



City Council Report

915 I Street, 1st Floor

Sacramento, CA 95814

www.cityofsacramento.org

File #: 2016-01242

Information Item 13

Title: Notification of Final Map Approval for Mansion Flats Modern (P15-059)

Recommendation: Receive and file.

Location: District 4

Contact: Jerry Lovato, Program Analyst, (916) 808-7918, Department of Public Works

Presenter: None

Department: Public Works

Attachments:

1-Notice to City Clerk

2-Final Map

DEPARTMENT OF
PUBLIC WORKS

ENGINEERING SERVICES DIVISION

CITY OF SACRAMENTO
CALIFORNIA

DEVELOPMENT ENGINEERING
300 RICHARDS BLVD., 3RD FL.
SACRAMENTO, CA
95811-0218

PH (916) 808-8300
FAX (916) 448-8450

09/26/2016

MEMORANDUM

TO: Shirley Concolino, City Clerk

FROM: Faith Recio, City Surveyor, City Manager's Designee

SUBJECT: Notification of "Final Map Approval" in City Council Agenda

In accordance with Section 16.28.110 of the Sacramento City Code, this notice is from the City Manager's designee pending decision for the following Final Map:

Subdivision Name: Mansion Flats Modern
Project No.: P15-059
Location: This subdivision is located on the north side of D Street between 15th Street, 16th Street and the Alley
Council District: 4
Community Plan: Central City
Developer: SAC INFILL, LLC, a California Limited Liability Company
No. of Lots: 8
Type: Residential
Proposed Decision: Approve

Contact Person: Jerry Lovato, Program Analyst, Phone: 808-7918

This notice is to be included in the City Council Agenda for October 13, 2016.

FINAL MAP OF
MANSION FLATS MODERN

SUBDIVISION NO. P15-059

LOT 7 AND PORTIONS OF LOTS 6 AND 8, IN THE BLOCK
BOUNDED BY 'C' AND 'D' STREETS AND 15TH AND 16TH STREETS

CITY OF SACRAMENTO COUNTY OF SACRAMENTO CALIFORNIA
SEPTEMBER 2016 SHEET 1 OF 3

JTS ENGINEERING
CONSULTANTS, INC.

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF "MANSION FLATS MODERN".

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES;

THE UNDERSIGNED HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

- EASEMENT FOR INSTALLATION AND MAINTENANCE OF GAS AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER THE WESTERLY 3.00 FEET OF LOTS 1 AND 8 SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (3' P.U.E.).
- EASEMENT FOR INSTALLATION AND MAINTENANCE OF GAS AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER THOSE AREAS SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).
- EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "POSTAL EASEMENT".

SAC INFILL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Nathan L. Cunningham BY: Erica Cunningham
NATHAN L. CUNNINGHAM, MEMBER ERICA CUNNINGHAM, MEMBER

NOTARY'S STATEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California) SS
COUNTY OF Sacramento)
ON September 9, 2016, BEFORE ME, Jenny Vega,
Cunningham & Erica Cunningham NOTARY PUBLIC, PERSONALLY APPEARED Nathan L. Cunningham & Erica Cunningham WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND
Jenny Vega
SIGNATURE PRINTED NAME
MY COMMISSION NO. 2055672 EXPIRES ON: Feb. 20, 2018
MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF Sacramento

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL OF THE PARCELS OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED TO SAC INFILL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, RECORDED NOVEMBER 17, 2015 IN BOOK 20151117, PAGE 0783, OFFICIAL RECORDS OF SAID COUNTY.

BENEFICIARY'S STATEMENT:

FIRST NORTHERN BANK OF DIXON, AS THE BENEFICIARY UNDER DEED OF TRUST RECORDED NOVEMBER 17, 2015 IN BOOK 20151117, PAGE 0784, OFFICIAL RECORDS OF SACRAMENTO COUNTY HEREBY CONSENTS TO RECORDATION OF THIS MAP.

BY: Ryan Litke
Ryan Litke, Vice President

NOTARY'S STATEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California) SS
COUNTY OF Sacramento)
ON September 12, 2016, BEFORE ME, Jenny Vega,
Ryan Litke NOTARY PUBLIC, PERSONALLY APPEARED Ryan Litke WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND
Jenny Vega
SIGNATURE PRINTED NAME
MY COMMISSION NO. 2055672 EXPIRES ON: Feb 20 2018
MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF Sacramento

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ERICA CUNNINGHAM ON MARCH 2016. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

Frank N. Walker 9/15/16
FRANK N. WALKER, LS 5352 DATE
EXPIRES: 12/31/2017



CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "MANSION FLATS MODERN" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY OF SACRAMENTO PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

I HEREBY APPROVE THIS FINAL MAP OF "MANSION FLATS MODERN" AND ACCEPT, ON BEHALF OF THE PUBLIC, THE EASEMENTS HEREON OFFERED FOR DEDICATION.

JIMMY L. BYRUM DATE
ACTING CITY SURVEYOR
P.L.S. 9275, EXP. 9/30/2018
CITY OF SACRAMENTO

CITY CLERK'S STATEMENT:

I HEREBY ATTEST TO THE APPROVAL OF THIS FINAL MAP OF "MANSION FLATS MODERN".

CITY CLERK DATE
CITY OF SACRAMENTO

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____ 2016, AT _____ O'CLOCK __M., IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF J.T.S. ENGINEERING CONSULTANTS, INC., TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

DOCUMENT NO. _____ FEE: \$ _____

RECORDER OF SACRAMENTO COUNTY BY: _____ DEPUTY
STATE OF CALIFORNIA

FINAL MAP OF MANSION FLATS MODERN

SUBDIVISION NO. P15-059

LOT 7 AND PORTIONS OF LOTS 6 AND 8, IN THE BLOCK
BOUNDED BY 'C' AND 'D' STREETS AND 15TH AND 16TH STREETS

CITY OF SACRAMENTO
SEPTEMBER 2016

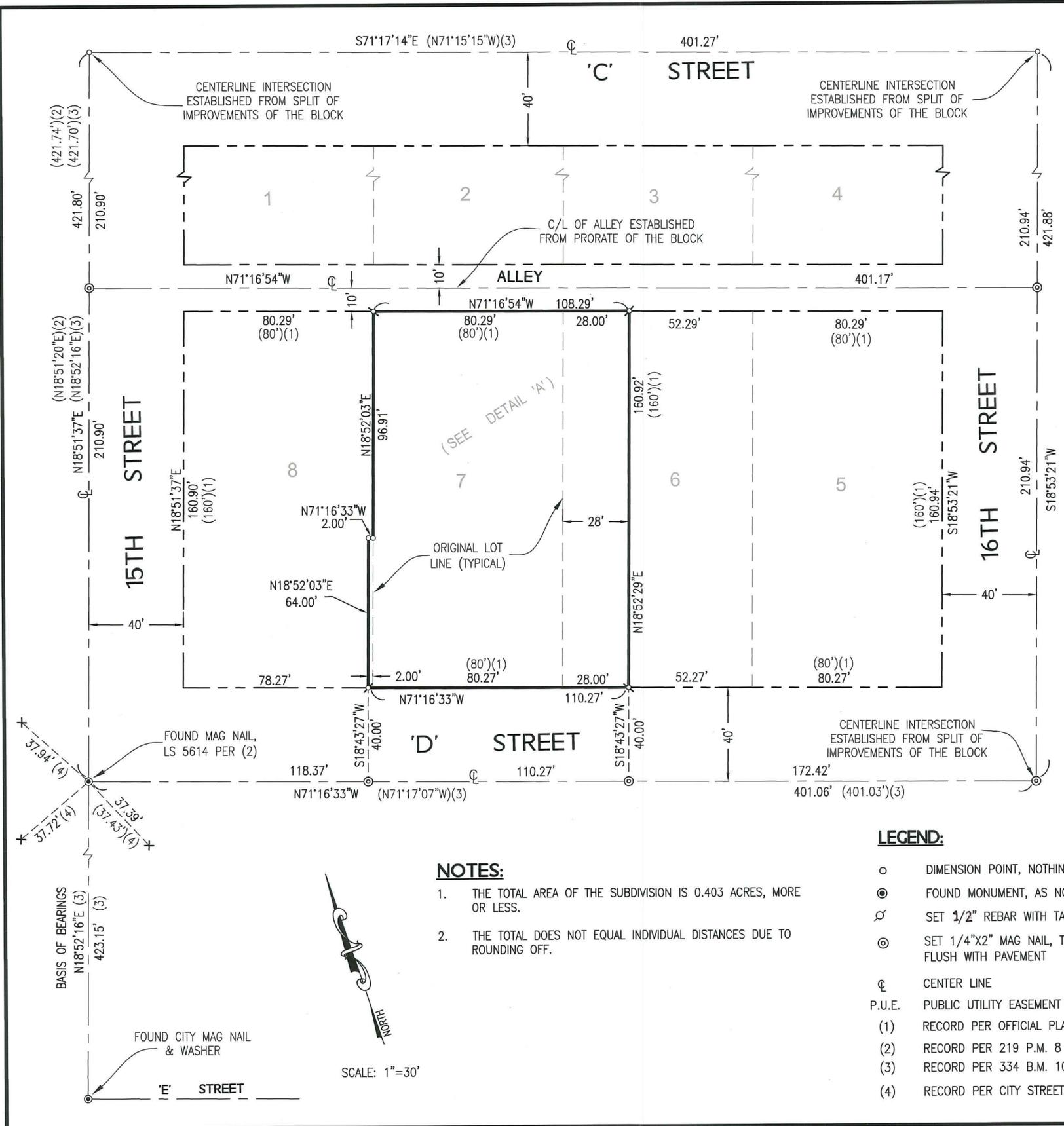
COUNTY OF SACRAMENTO
SCALE: 1"=30'

CALIFORNIA
SHEET 2 OF 3

JTS ENGINEERING
CONSULTANTS, INC.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 18°52'16" EAST, ALONG THE CENTERLINE OF 15TH STREET BETWEEN 'D' & 'E' STREETS, AS SHOWN ON THE FINAL MAP RECORDED IN BOOK 334 OF MAPS, PAGE 10 AND ESTABLISHED FROM MONUMENTS SHOWN HEREON.

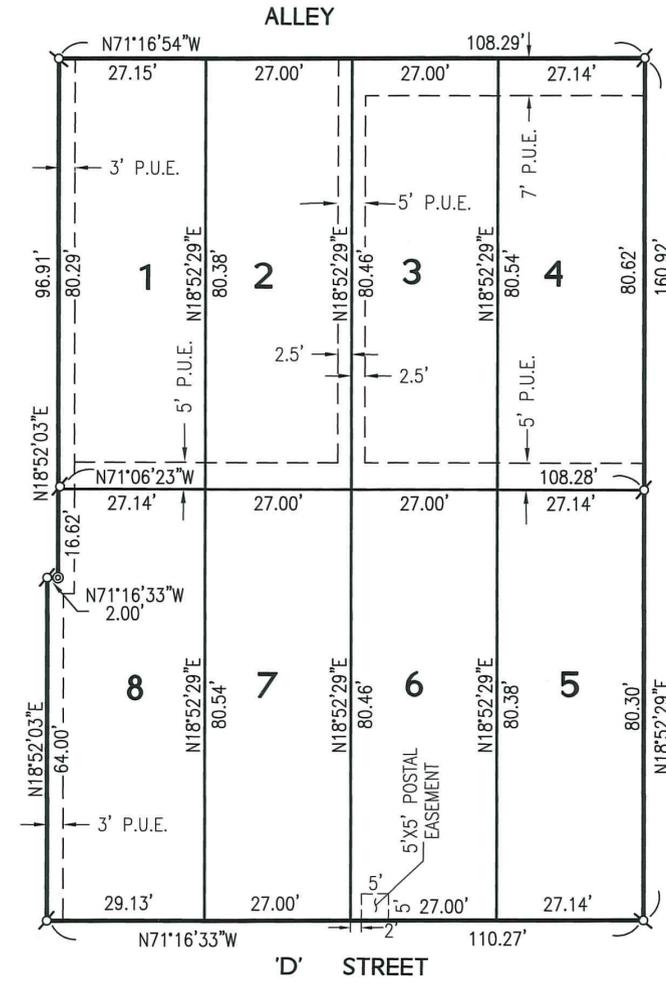


NOTES:

1. THE TOTAL AREA OF THE SUBDIVISION IS 0.403 ACRES, MORE OR LESS.
2. THE TOTAL DOES NOT EQUAL INDIVIDUAL DISTANCES DUE TO ROUNDING OFF.

LEGEND:

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT, AS NOTED
- ⊗ SET 1/2" REBAR WITH TAG LS 5352
- ⊙ SET 1/4"x2" MAG NAIL, TAG LS 5352 FLUSH WITH PAVEMENT
- ⊕ CENTER LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- (1) RECORD PER OFFICIAL PLAT OF SACRAMENTO
- (2) RECORD PER 219 P.M. 8
- (3) RECORD PER 334 B.M. 10
- (4) RECORD PER CITY STREET TIES



DETAIL 'A' (SCALE: 1"=20')

FINAL MAP OF
MANSION FLATS MODERN

SUBDIVISION NO. P15-059

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BOUNDED BY 'C' AND 'D' STREETS AND 15TH AND 16TH STREETS

CITY OF SACRAMENTO
SEPTEMBER 2016

COUNTY OF SACRAMENTO

CALIFORNIA
SHEET 3 OF 3

JTS ENGINEERING
CONSULTANTS, INC.

ADDITIONAL INFORMATION SHEET

NOTES:

1. ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO AFFECT TITLE INTEREST PER STATE OF CALIFORNIA GOVERNMENT CODE SECTION 66434.2 (THE SUBDIVISION MAP ACT).
2. RECIPROCAL EASEMENTS FOR INGRESS/EGRESS, PARKING, UTILITIES, DRAINAGE, WATER AND SANITARY SEWER FACILITIES, AND SURFACE STORM DRAINAGE SHALL BE GRANTED AND RESERVED, AS NECESSARY AND AT NO COST, AT OR BEFORE THE TIME OF SALE OR CONVEYANCE OF ANY LOT SHOWN IN THIS MAP.
3. COVENANT, CONDITIONS AND RESTRICTIONS (CC&R's) AND PRIVATE MAINTENANCE AGREEMENT SHALL BE RECORDED BY SEPARATE DOCUMENT.