City Council Report

915 I Street, 1st Floor
Sacramento, CA 95814
www.cityofsacramento.org

File #: 2016-01480 | November 29, 2016 | **Information Item 19**

Title: Notification of Final Map Approval for 20th Street Townhomes

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-Memo to City Clerk
2-Final Map

City of SACRAMENTO
Department of Public Works

Engineering Services Division
Development Engineering Section
300 Richards Blvd, 2nd Floor
Sacramento, CA 95811

Phone: 916-808-8300

November 8, 2016

MEMORANDUM

TO: Shirley Concolino, City Clerk

FROM: Jimmy Byrum, 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:	20th Street Townhomes
Project No.:	P15-070
Location:	The project is located on west side of 20th Street between P Street and R Street
Council District:	4
Community Plan:	Central City
Developer:	Grupe-McKinleyDCF 20th St, L.P., a Delaware limited partnership
No. of Lots:	32
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 November 29, 2016.

FINAL MAP OF

20TH STREET TOWNHOMES

SUBDIVISION NO: P15-070

BEING A MERGER AND RESUBDIVISION OF ALL OF LOTS 4 AND 5 IN THE BLOCK BOUNDED BY P AND Q STREETS AND 19TH AND 20TH STREETS, TOGETHER WITH ALL OF LOTS 4 AND 5 IN THE BLOCK BOUNDED BY Q AND R STREETS AND 19TH AND 20TH STREETS

CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA

CUNNINGHAM ENGINEERING

NOVEMBER 2016

SHEET 1 OF 6 SHEETS

OWNERS' STATEMENT:

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF "20TH STREET TOWNHOMES".

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

THE UNDERSIGNED HEREBY OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

1. EASEMENT FOR INSTALLATION AND MAINTENANCE OF WATER, SANITARY SEWER, STORM DRAINAGE, GAS PIPES, AND FOR POLES AND OVERHEAD LINES AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION, AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "20' PUBLIC UTILITY EASEMENT" (20' PUE).
2. EASEMENT FOR INSTALLATION AND MAINTENANCE OF GAS PIPES, AND FOR POLES AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION, AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING BETWEEN THE REAR OF LOTS AND LINES SHOWN HEREON AND DESIGNATED "23' PUBLIC UTILITY EASEMENT" (23' PUE).
3. 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 STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC RIGHT -OF-WAY SHOWN HEREON.
4. EASEMENT FOR ACCESS BY CITY PERSONNEL AND THEIR VEHICLES ON, OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "ACCESS EASEMENT".

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THEIR NAMES TO BE SUBSCRIBED ON THIS 1 DAY OF November, 2016.

GRUPE-MCKINLEYDCF 20TH ST, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: 20TH & Q STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER

BY: 20TH & Q STREET INVESTORS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
ITS: MANAGING MEMBER

BY: GRUPE INVESTMENT COMPANY, INC. A CALIFORNIA CORPORATION
ITS: MANAGING MEMBER

BY: Chris Conklin

ITS: VICE PRESIDENT

NOTARY ACKNOWLEDGMENT:

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)
) §.
COUNTY OF SAN JOAQUIN)

ON Nov. 1, 2016, BEFORE ME, Denise R. Lucchesi, NOTARY PUBLIC, PERSONALLY APPEARED Chris Conklin 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.

BY: (NOTARY PUBLIC SIGNATURE) Denise R. Lucchesi

NAME: (PRINT NAME) DENISE R. Lucchesi

NOTARY'S PRINCIPAL PLACE OF BUSINESS (COUNTY) SAN JOAQUIN

NOTARY'S COMMISSION EXPIRES June 23, 2018
#2069610

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT 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 GRUPE-MCKINLEYDCF 20TH ST, L.P. ON AUGUST 2016. I HEREBY STATE THAT ALL MONUMENTS WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND WILL BE SET IN THOSE POSITIONS ON OCT. 2017 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED, OR CONDITIONALLY APPROVED TENTATIVE MAP; THAT THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

Tom O. Morrow

TOM O. MORROW, L.S. NO. 5161

DATED 10-28-2016

LICENSED LAND SURVEYOR
TOM O. MORROW
No. 5161
STATE OF CALIFORNIA

CITY ENGINEER STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "20TH STREET TOWNHOMES" 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 FINAL MAP IS TECHNICALLY CORRECT.

I HEREBY APPROVE THIS FINAL MAP OF "20TH STREET TOWNHOMES" AND ACCEPT ON BEHALF OF THE PUBLIC, THE EASEMENTS HEREON OFFERED FOR DEDICATION.

THE ABANDONMENT OF THE EASEMENT LISTED HEREON PURSUANT TO THE SECTION 66434(g) OF THE GOVERNMENT CODE IS HEREBY APPROVED.

_____ DATE: _____
JIMMY L. BYRUM
ACTING CITY SURVEYOR
PLS 9275, EXPIRES: 9/30/2018
CITY OF SACRAMENTO

CITY CLERK'S STATEMENT:

I HEREBY ATTEST TO THE APPROVAL OF THIS FINAL MAP OF "20TH STREET TOWNHOMES".

_____ _____
CITY CLERK DATE
CITY OF SACRAMENTO

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2016 AT _____M IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF GRUPE-MCKINLEYDCF 20TH ST, L.P., A DELAWARE LIMITED PARTNERSHIP, TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

SIGNED: _____ BY: _____
COUNTY RECORDER DEPUTY

DOCUMENT NO.: _____
FEE: _____

FINAL MAP OF

20TH STREET TOWNHOMES

SUBDIVISION NO: P15-070

BEING A MERGER AND RESUBDIVISION OF ALL OF LOTS 4 AND 5 IN THE BLOCK BOUNDED BY P AND Q STREETS AND 19TH AND 20TH STREETS, TOGETHER WITH ALL OF LOTS 4 AND 5 IN THE BLOCK BOUNDED BY Q AND R STREETS AND 19TH AND 20TH STREETS
CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA

CUNNINGHAM ENGINEERING
NOVEMBER 2016
SHEET 2 OF 6 SHEETS

TRUSTEE'S STATEMENT:

FIRST SANTA CLARA CORPORATION, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER THE DEED OF TRUST RECORDED JUNE 16, 2016 IN BOOK 20160616, PAGE 1417 OF OFFICIAL RECORDS, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

BY: Sarah J. Burns
TITLE: Vice President
DATE: 11/3/16

NOTARY ACKNOWLEDGMENT:

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)
) §.
COUNTY OF Contra Costa)

ON 11/3/16, BEFORE ME, Kristy Nunes, NOTARY PUBLIC, PERSONALLY APPEARED Sarah J. Burns WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(~~S~~) WHOSE NAME(~~S~~) IS/A~~RE~~ 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.

BY: (NOTARY PUBLIC SIGNATURE) Kristy Nunes

NAME: (PRINT NAME) Kristy Nunes

NOTARY'S PRINCIPAL PLACE OF BUSINESS (COUNTY) Contra Costa

NOTARY'S COMMISSION EXPIRES March 7, 2020
Commission # 2145457

LEGAL DESCRIPTION:

PARCEL ONE:
THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF LOT 4, IN THE BLOCK BOUNDED BY 19TH AND 20TH, "P" AND "Q" STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE MAP OR PLAN THEREOF.

PARCEL TWO:
THE SOUTH ¼ OF LOT 4 IN THE BLOCK BOUNDED BY 19TH AND 20TH, AND "P" AND "Q" STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL THREE:
THE EAST ONE-HALF OF THE NORTH ONE-HALF OF LOT 4, IN THE BLOCK BOUNDED BY "P" AND "Q", NINETEENTH AND TWENTIETH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE MAP OR PLAN THEREOF.

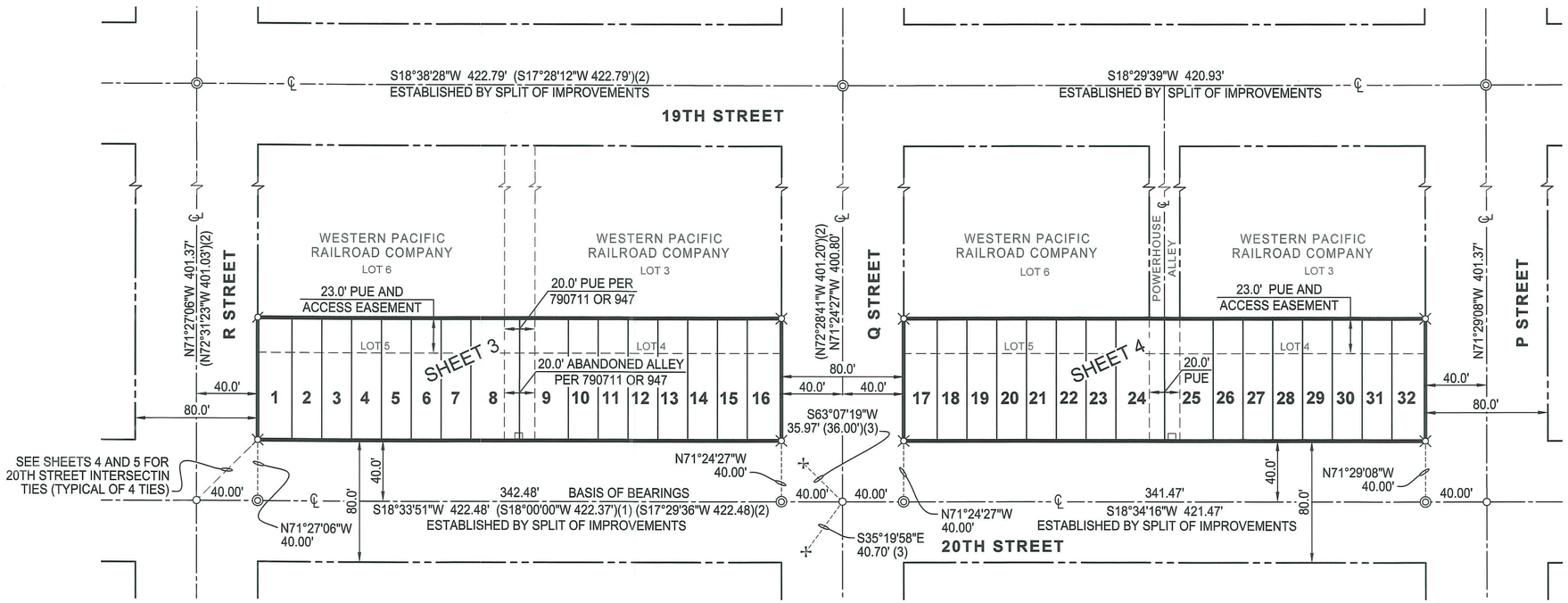
PARCEL FOUR:
THE WEST ½ OF THE NORTH ½ OF LOT 4, IN THE BLOCK BOUNDED BY 19TH AND 20TH, "P" AND "Q" STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL FIVE:
LOT 5, IN THE BLOCK BOUNDED BY 19TH AND 20TH AND "P" AND "Q" STREETS, IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

PARCEL SIX:
LOTS 4 AND 5 IN THE BLOCK BOUNDED BY Q AND R STREETS AND 19TH AND 20TH STREETS IN THE CITY OF SACRAMENTO, ACCORDING TO THE MAP OR PLAN THEREOF, TOGETHER WITH THAT PORTION OF THE ABANDONED ALLEY, LYING BETWEEN THE SOUTHERLY PRODUCTION OF THE EASTERLY AND WESTERLY LINE OF SAID LOT 4.

BASIS OF BEARINGS:

ASSUMED BEARING OF THE CENTERLINE OF 20TH STREET, BETWEEN Q STREET AND R STREET, AND IS TAKEN AS SOUTH 18°33'51" WEST. THE SAME CENTERLINE IS SHOWN AS NORTH 18°00'00" EAST ON RECORD OF SURVEY, BOOK 45, PAGE 27, SACRAMENTO COUNTY RECORDS, AND IS ALSO ASSUMED.

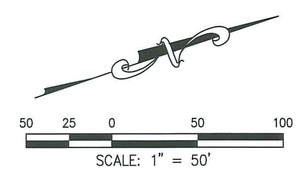


LEGEND:

◎	SET 2" LONG X 1/4" DIA. MAG NAIL, TAGGED L.S. 5161 SET FLUSH WITH PAVEMENT
⌀	SET 5/8" REBAR WITH PLASTIC CAP, L.S. 5161
⌘	SET 1" BRASS DISC, L.S. 5161
✢	FOUND CHISELED 'X' IN CURB
○	DIMENSION POINT - NOTHING FOUND OR SET
PUE	PUBLIC UTILITY EASEMENT
(1)	RECORD PER 45 RS 27
(2)	RECORD PER 43 RS 28
(3)	RECORD PER CITY OF SACRAMENTO STREET TIES

NOTES:

1. THE SUM OF THE PARTS OF A LINE, CURVE OR AREA MAY NOT BE EQUAL TO THE WHOLE LENGTH OR ACREAGE DUE TO ROUNDING.
2. ALL DISTANCE SHOWN ARE GROUND, UNLESS OTHERWISE NOTED, AND EXPRESSED IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
3. A SLASH WILL BE CUT AT BACK OF WALK AT FRONT LOT CORNERS AT PROPERTY LINE FRONTING PUBLIC STREETS.
4. PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE PORTION OF THE EXISTING 20' PUBLIC ALLEY LOCATED WITHIN LOTS 4 AND 5 IN THE BLOCK BOUNDED BY P AND Q STREETS AND 19TH AND 20TH STREETS, IN THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT OR MAP THEREOF, IS HEREBY ABANDONED WITH THIS MAP.
5. TOTAL AREA OF THIS MAP IS 1.260 ACRES (GROSS).



FINAL MAP OF

20TH STREET TOWNHOMES

SUBDIVISION NO: P15-070

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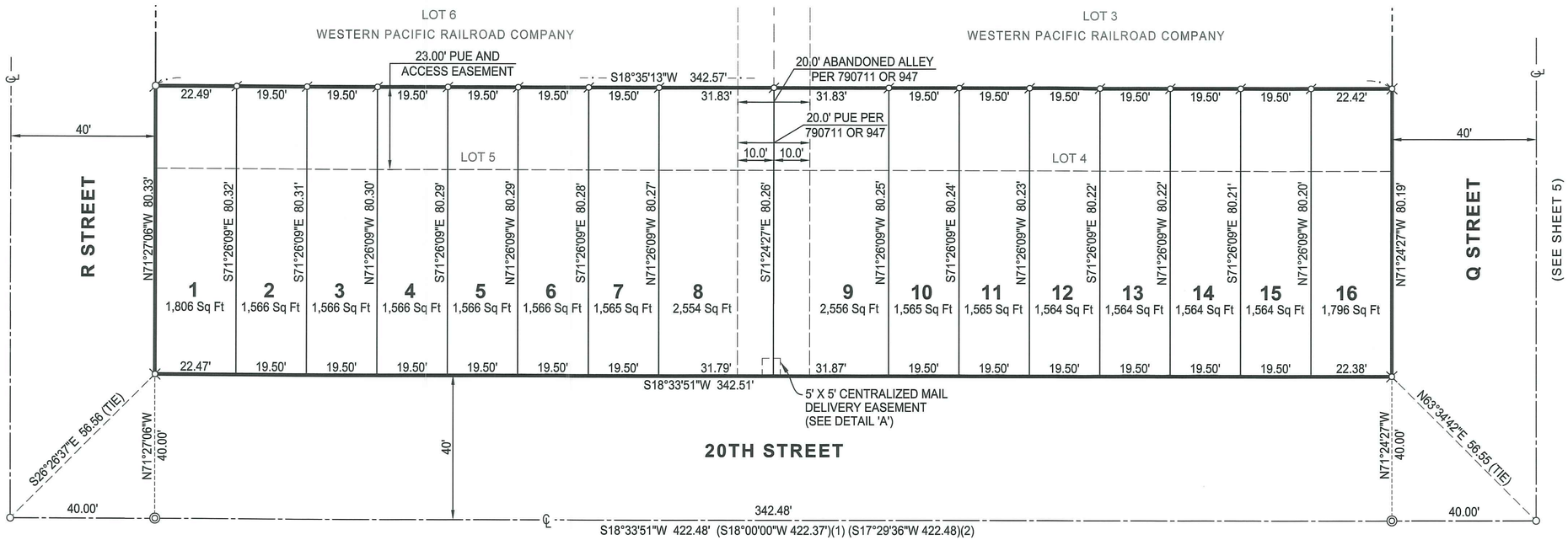
CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA

CUNNINGHAM ENGINEERING

NOVEMBER 2016

SHEET 3 OF 6 SHEETS



LEGEND:

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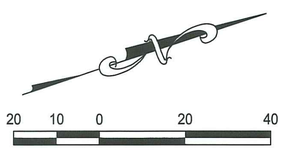
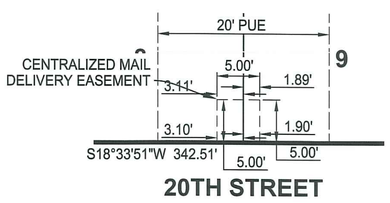


SCALE: 1" = 20'



DETAIL 'A'

SCALE: 1: = 10'

FINAL MAP OF

20TH STREET TOWNHOMES

SUBDIVISION NO: P15-070

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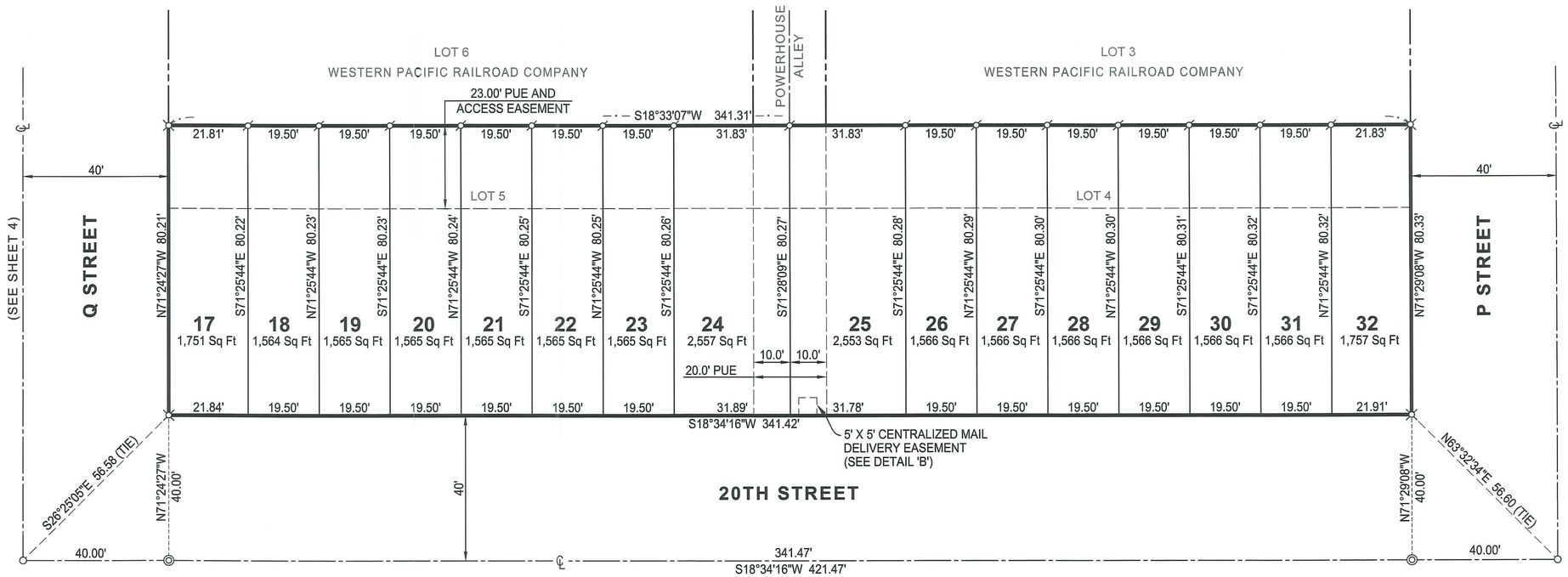
CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA

CUNNINGHAM ENGINEERING

NOVEMBER 2016

SHEET 4 OF 6 SHEETS



LEGEND:

◎	SET 2" LONG X 1/4" DIA. MAG NAIL, TAGGED L.S. 5161 SET FLUSH WITH PAVEMENT
⌀	SET 5/8" REBAR WITH PLASTIC CAP, L.S. 5161
⌘	SET 1" BRASS DISC, L.S. 5161
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2. ALL DISTANCE SHOWN ARE GROUND, UNLESS OTHERWISE NOTED, AND EXPRESSED IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
3. A SLASH WILL BE CUT AT BACK OF WALK AT FRONT LOT CORNERS AT PROPERTY LINE FRONTING PUBLIC STREETS.
4. PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE PORTION OF THE EXISTING 20' PUBLIC ALLEY LOCATED WITHIN LOTS 4 AND 5 IN THE BLOCK BOUNDED BY P AND Q STREETS AND 19TH AND 20TH STREETS, IN THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT OR MAP THEREOF, IS HEREBY ABANDONED WITH THIS MAP.
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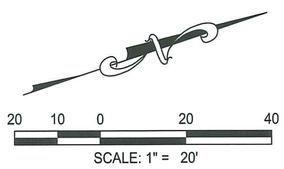

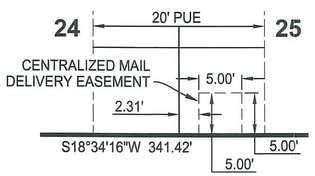

DETAIL 'B'
SCALE: 1: = 10'

FINAL MAP OF

20TH STREET TOWNHOMES

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CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA

CUNNINGHAM ENGINEERING
NOVEMBER 2016
SHEET 5 OF 6 SHEETS

ADDITIONAL INFORMATION PER SUBDIVISION MAP ACT CODE 66434.2:

1. A PRIVATE RECIPROCAL EASEMENT FOR INGRESS/EGRESS, UTILITIES, DRAINAGE, WATER, SANITARY SEWER FACILITIES, SURFACE STORM DRAINAGE, LANDSCAPE AND MAINTENANCE SHALL BE GRANTED AND RESERVED AS NECESSARY AND AT NO COST, AT THE TIME OF SALE OR CONVEYANCE OF ANY LOT SHOWN ON THIS MAP.

2. THIS MAP IS SUBJECT TO AN AGREEMENT ENTITLED "AGREEMENT FOR CONVEYANCE OF EASEMENTS" RECORDED IN BOOK _____ O.R. PAGE _____.

FINAL MAP OF

20TH STREET TOWNHOMES

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CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA

CUNNINGHAM ENGINEERING

NOVEMBER 2016

SHEET 6 OF 6 SHEETS