



City Council Report

915 I Street, 1st Floor
Sacramento, CA 95814

www.cityofsacramento.org

File #: 2016-01513

December 6, 2016

Information Item 22

Title: Notification of Final Map Approval for Natomas Place Village 1 Phase 5

Recommendation: Receive and file.

Location: District 1

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

November 17, 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: Natomas Place Village 5, Phase 1
Project No.: P05-129
Location: The project is located on the south side of Yellowwood Avenue between Gateway Park Boulevard and Breezy Meadow Drive
Council District: 1
Community Plan: North Natomas
Developer: Granite Bay – Natomas Meadows, LP, a Washington Limited Partnership
No. of Lots: 22
Type: Residential
Proposed Decision: Approve

Contact Person: Jerry Lovato, Program Analyst, (916) 808-7918

This notice is to be included in the City Council Agenda for December 6, 2016.

FINAL MAP OF
NATOMAS PLACE - VILLAGE 5, PHASE 1
 SUBDIVISION NO. P05-129.9

BEING A SUBDIVISION OF PARCEL 5 AS SHOWN
 ON THE AMENDED MASTER PARCEL MAP OF NATOMAS PLACE,
 FILED IN BOOK 214 OF PARCEL MAPS AT PAGE 6,
 OFFICIAL RECORDS OF SACRAMENTO COUNTY

CITY OF SACRAMENTO
 SACRAMENTO COUNTY, CALIFORNIA
 RUGGERI-JENSEN-AZAR
 CIVIL ENGINEERS, PLANNERS, SURVEYORS
 ROCKLIN, CALIFORNIA
 (916) 630-8900
 NOVEMBER 2016
 SHEET 1 OF 6 SHEETS

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF "NATOMAS PLACE - VILLAGE 5, PHASE 1".

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

THE UNDERSIGNED HEREBY OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE AVENUE, DRIVE AND BOULEVARD SHOWN HEREON AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

- (1.) EASEMENTS FOR INSTALLATION AND MAINTENANCE OF GAS PIPES, WATER METERS AND FIRE HYDRANTS, 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 SHOWN HEREON AND DESIGNATED AS "3' PUE" AND "10' PUE" (PUBLIC UTILITY EASEMENT).
- (2.) 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 FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC AVENUE AND PRIVATE LANE SHOWN HEREON.
- (3.) AN EASEMENT FOR EMERGENCY VEHICLES FOR INGRESS AND EGRESS BY POLICE, FIRE AND SIMILAR EMERGENCY PERSONNEL AND THEIR VEHICLES ON, OVER AND ACROSS LOTS A-E AS SHOWN HEREON AND DESIGNATED "EMERGENCY VEHICLE EASEMENT" (EVE).

GRANITE BAY - NATOMAS MEADOWS, LP, A WASHINGTON LIMITED PARTNERSHIP

BY: David Ragland
 NAME
 TITLE VP

ENGINEER'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 GRANITE BAY - NATOMAS MEADOWS, LP. IN SEPTEMBER 2006. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JANUARY 2018 AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



Piero P. Ruggeri 10/10/16
 PIERO P. RUGGERI, R.C.E. 25281 DATE

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP "NATOMAS PLACE - VILLAGE 5, PHASE 1", 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 "NATOMAS PLACE - VILLAGE 5, PHASE 1", AND ACCEPT, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, THE EASEMENTS AND RIGHT-OF-WAY HEREON OFFERED FOR DEDICATION.

THE ABANDONMENT OF THE I.O.D. WITHIN THE BOUNDARY OF THIS MAP PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE IS HEREBY APPROVED.

DATED: _____

JIMMY L. BYRUM
 CITY SURVEYOR
 P.L.S. 9275, EXPIRES 9-30-2018
 CITY OF SACRAMENTO, CALIFORNIA

OWNER'S ACKNOWLEDGEMENT

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 PLACER) SS

ON November 7, 2016, BEFORE ME Shelly Rathbone-Ellis, A NOTARY PUBLIC, PERSONALLY APPEARED DAVID RAGLAND 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 ON 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.

SIGNATURE: Shelly Rathbone-Ellis
 PRINT: Shelly Rathbone-Ellis
 MY COMMISSION NUMBER: 2047130
 MY COMMISSION EXPIRES: 10/27/17
 PRINCIPAL COUNTY OF BUSINESS: Placer



CITY CLERK'S STATEMENT

I HEREBY ATTEST TO THE APPROVAL OF THIS FINAL MAP "NATOMAS PLACE - VILLAGE 5, PHASE 1".

DATED: _____

SHIRLEY CONCOLINO
 CITY CLERK
 CITY OF SACRAMENTO, CALIFORNIA

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2016, AT _____ M.,
 IN BOOK _____ OF MAPS AT PAGES _____, AT THE REQUEST OF
 FIRST AMERICAN TITLE COMPANY TO THE LAND INCLUDED IN THIS SUBDIVISION BEING
 VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

FEE: \$ _____ DOCUMENT NO. _____

DONNA ALLRED
 COUNTY RECORDER IN AND FOR THE
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

BY: _____
 DEPUTY COUNTY RECORDER

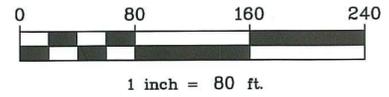
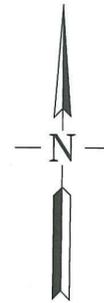
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE LINE BETWEEN FOUND MONUMENTS IN YELLOWWOOD AVENUE, AS SHOWN ON 368 BM 12, OFFICIAL RECORDS OF SACRAMENTO COUNTY, THE BEARING OF WHICH IS N89°15'15"E.

FINAL MAP OF
NATOMAS PLACE - VILLAGE 5, PHASE 1
SUBDIVISION NO. P05-129.9

BEING A SUBDIVISION OF PARCEL 5 AS SHOWN ON THE AMENDED MASTER PARCEL MAP OF NATOMAS PLACE, FILED IN BOOK 214 OF PARCEL MAPS AT PAGE 6, OFFICIAL RECORDS OF SACRAMENTO COUNTY

CITY OF SACRAMENTO
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NOVEMBER 2016
SHEET 3 OF 6 SHEETS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°15'15"E	64.00'
L2	N00°44'45"W	10.00'
L3	N89°15'15"E	48.00'
L4	N00°44'45"W	27.50'
L5	N00°44'45"W	57.00'
L6	N00°44'45"W	10.00'
L7	N00°44'45"W	46.50'
L8	N89°15'15"E	49.72'
L9	N62°18'52"E	26.50'
L10	N00°44'45"W	46.34'
L11	N18°55'54"W	25.67'
L12	N00°44'45"W	14.61'
L13	N89°10'30"E	10.55'

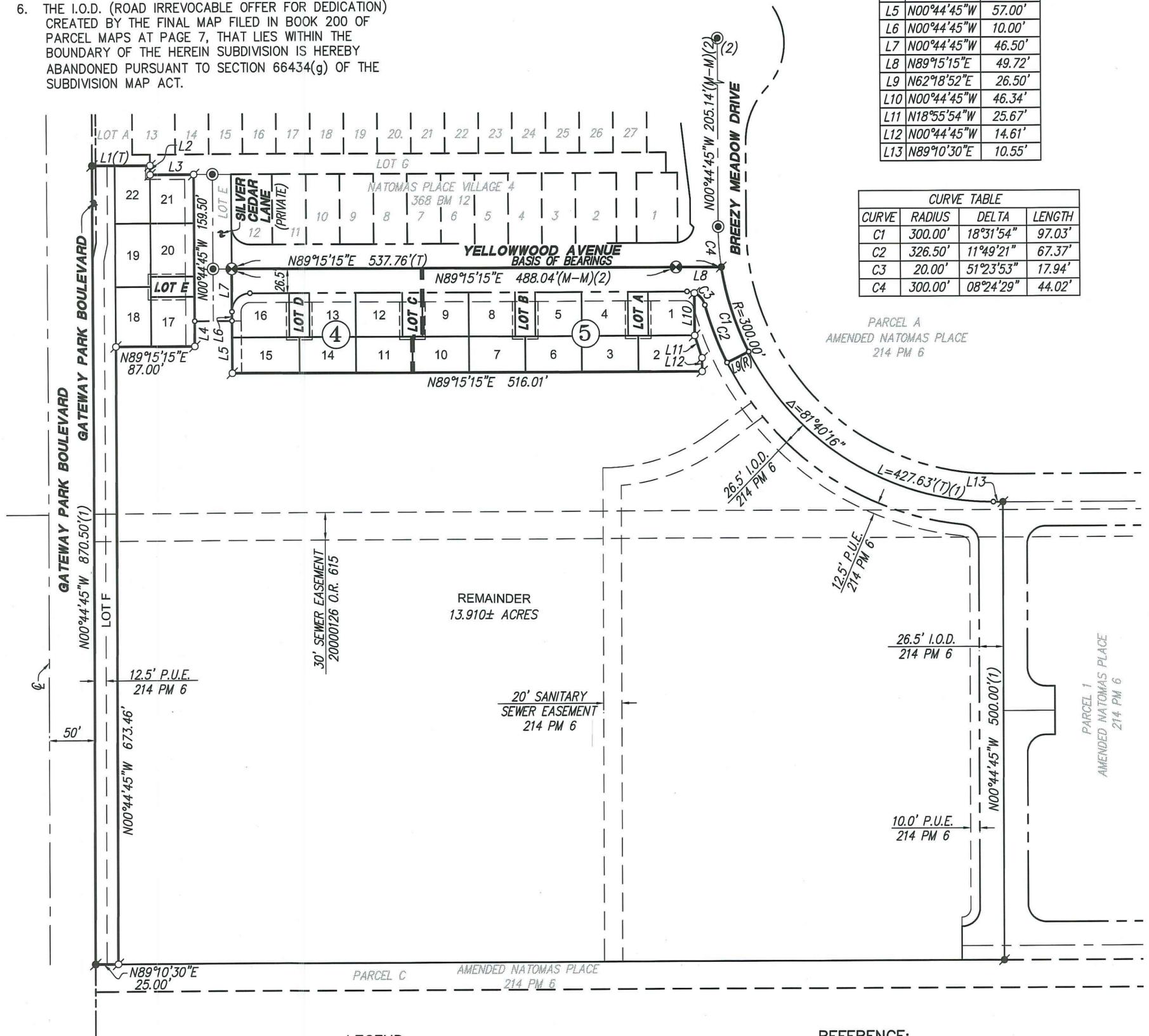
CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	300.00'	18°31'54"	97.03'
C2	326.50'	11°49'21"	67.37'
C3	20.00'	51°23'53"	17.94'
C4	300.00'	08°24'29"	44.02'

PARCEL A
AMENDED NATOMAS PLACE
214 PM 6

PARCEL 1
AMENDED NATOMAS PLACE
214 PM 6

NOTES:

1. THIS SUBDIVISION CONTAINS 2.278 GROSS ACRES.
2. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA AND LENGTH. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. ALL CENTERLINE TIES ARE AT RIGHT ANGLES TO THE CENTERLINE UNLESS OTHERWISE NOTED.
4. THE AREAS DESIGNATED AS LOTS A, B, C, D AND E SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
5. THE AREA DESIGNATED AS LOT F SHALL BE GRANTED AS AN I.O.D. IN FEE TO THE CITY OF SACRAMENTO FOR LANDSCAPE PURPOSES.
6. THE I.O.D. (ROAD IRREVOCABLE OFFER FOR DEDICATION) CREATED BY THE FINAL MAP FILED IN BOOK 200 OF PARCEL MAPS AT PAGE 7, THAT LIES WITHIN THE BOUNDARY OF THE HEREIN SUBDIVISION IS HEREBY ABANDONED PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT.



LEGEND

- | | | | |
|---|---|-------------|--------------------------------------|
| ● | FOUND 1/4" DIA. X 1 1/2" LONG PK NAIL PER 368 BM 12, TAGGED C 31952 | ⊕ | CENTERLINE |
| ⊙ | FOUND 5/8" REBAR PER 214 PM 6, PER 214 PM 6, TAGGED C 31952 | EVE | EMERGENCY VEHICLE EASEMENT |
| ⊗ | FOUND STANDARD CITY WELL MONUMENT, PER 368 BM 12, TAGGED C 31952 | I.O.D. | ROAD IRREVOCABLE OFFER OF DEDICATION |
| ○ | DIMENSION POINT, NOTHING FOUND OR SET | P.U.E. | PUBLIC UTILITY EASEMENT |
| ⊘ | SET 1" DIA. X 18" LONG IRON PIPE TAGGED RCE 25281 | (R) | RADIAL BEARING |
| ⊙ | SET 1/4" DIA. X 1 1/2" LONG MAG NAIL TAGGED RCE 25281 | (T) | TOTAL |
| | | (M-M) | MONUMENT TO MONUMENT |
| | | (DATA)(1) | RECORD DATA & REFERENCE |
| | | --- | SHEET COVERAGE |
| | | ③ | SHEET NUMBER |

REFERENCE:

- (1) AMENDED MASTER PARCEL MAP OF NATOMAS PLACE, FILED IN 214 PM 6, OFFICIAL RECORDS OF SACRAMENTO COUNTY.
- (2) FINAL MAP OF NATOMAS PLACE VILLAGE 4, FILED IN 368 BM 12, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

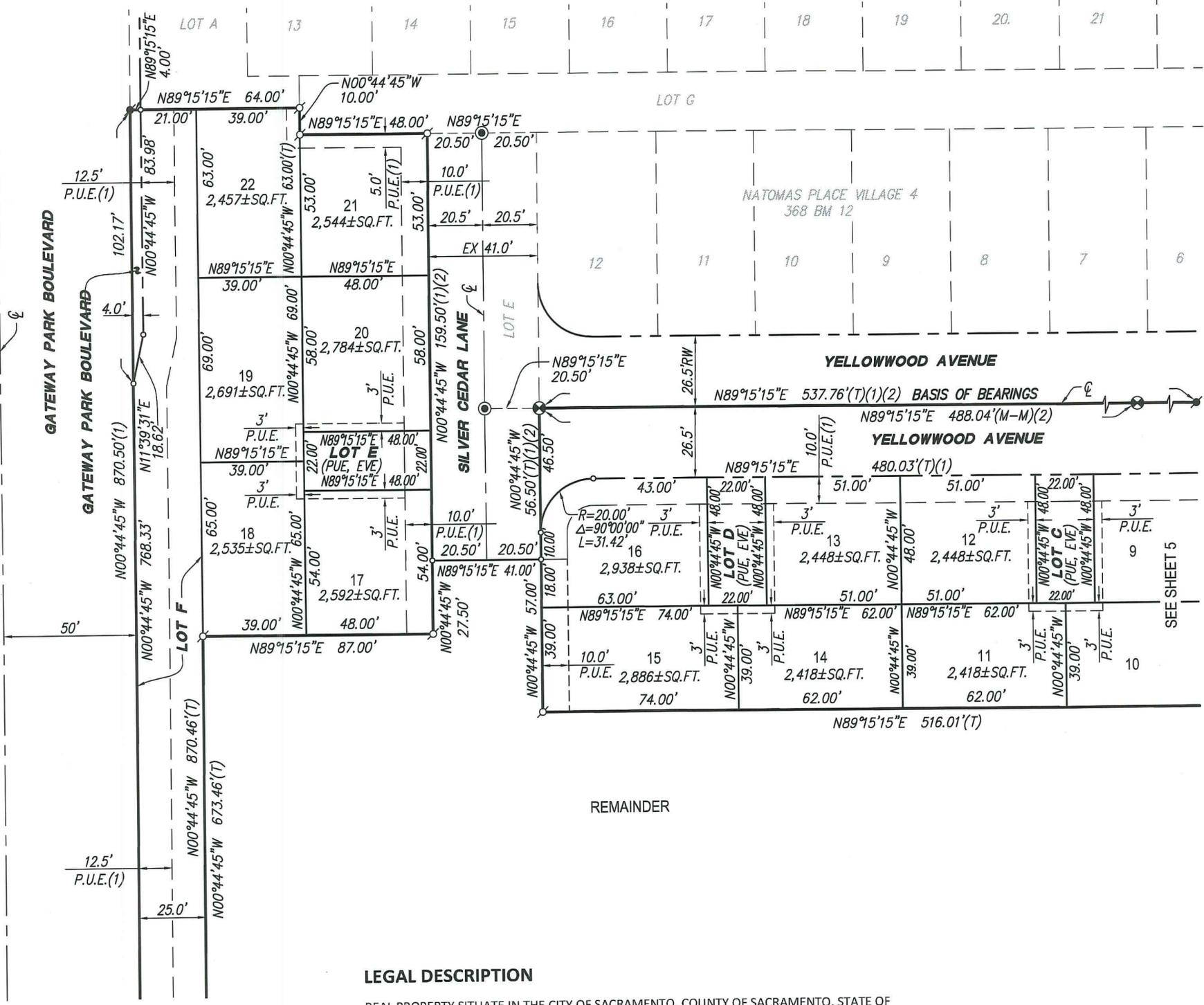
FINAL MAP OF
NATOMAS PLACE - VILLAGE 5, PHASE 1
 SUBDIVISION NO. P05-129.9

LOT ACREAGE SUMMARY TABLE

LOT NO.	SQUARE FEET
A	1,056±
B	1,056±
C	1,056±
D	1,056±
E	1,056±
F	21,390±

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 SHEET 4 OF 6 SHEETS



LEGAL DESCRIPTION

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

BEING A PORTION OF PARCEL 5 AS SAID PARCEL IS SHOWN ON THE AMENDED MASTER PARCEL MAP OF NATOMAS PLACE FILED ON NOVEMBER 10, 2009 IN BOOK 214 OF PARCEL MAPS AT PAGE 6, SACRAMENTO COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

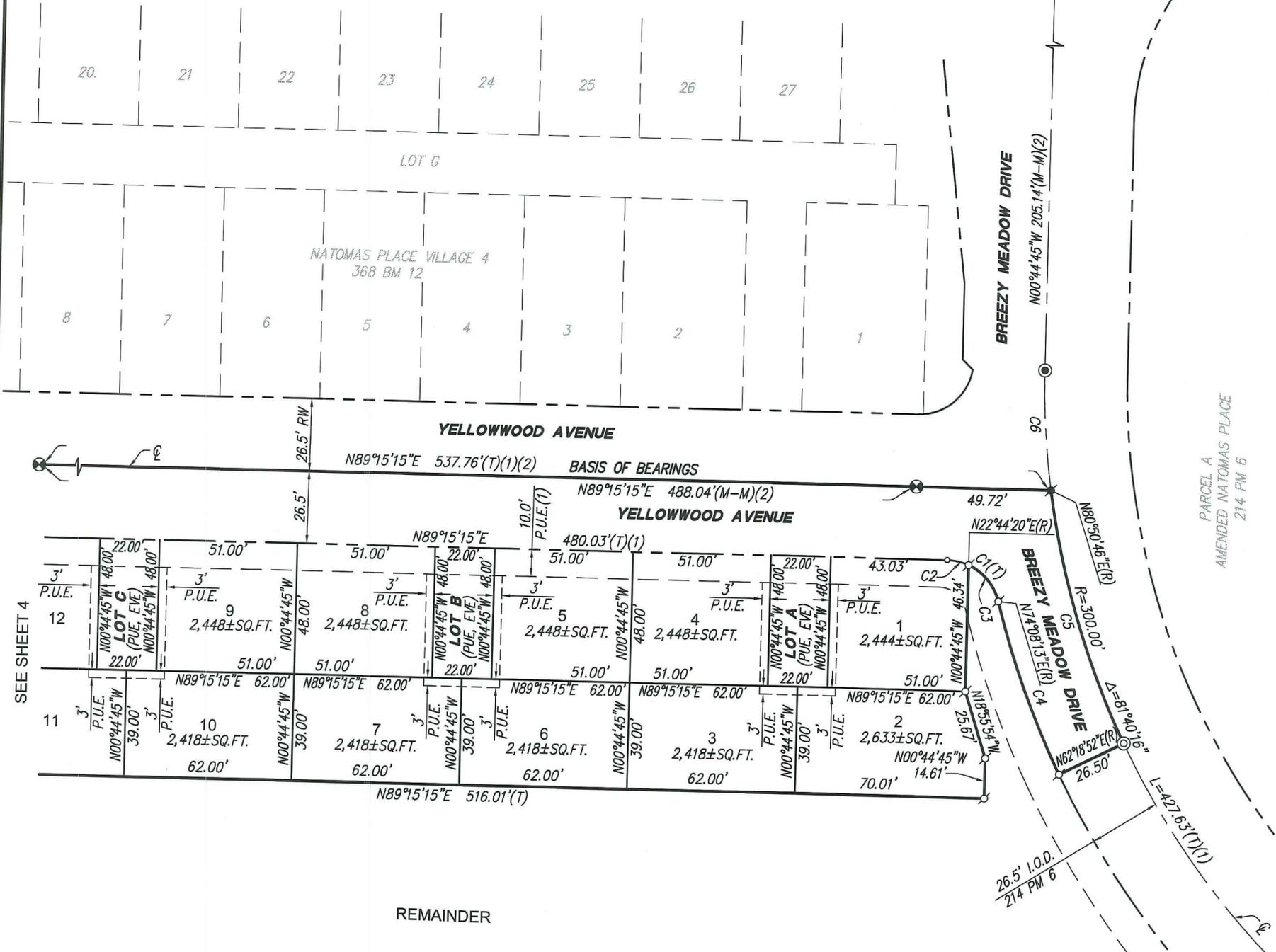
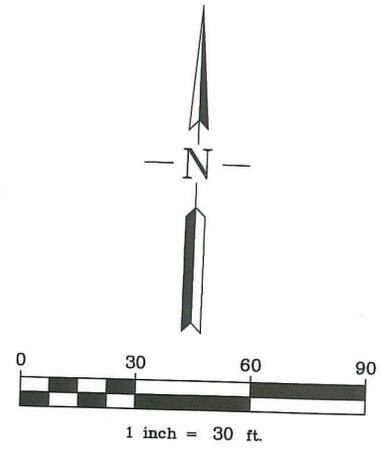
PARCEL 1
 BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 5; THENCE ALONG THE GENERALLY NORTHERLY LINE OF LAST SAID PARCEL NORTH 89°15'15" EAST 64.00 FEET, SOUTH 00°44'45" EAST 10.00 FEET AND NORTH 89°15'15" EAST 48.00 FEET; THENCE SOUTH 00°44'45" EAST 159.50 FEET; THENCE SOUTH 89°15'15" WEST 87.00 FEET; THENCE SOUTH 00°44'45" EAST 673.46 FEET TO THE SOUTHERLY LINE OF LAST SAID PARCEL; THENCE ALONG LAST SAID LINE SOUTH 89°10'30" WEST 25.00 FEET TO THE WESTERLY LINE OF LAST SAID PARCEL; THENCE ALONG LAST SAID LINE NORTH 00°44'45" WEST 870.50 FEET TO THE POINT OF BEGINNING.

PARCEL 2
 BEGINNING AT THE NORTHERLY NORTHEAST CORNER OF SAID PARCEL 5; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LAST SAID PARCEL ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, WHICH A RADIAL BEARS NORTH 80°50'46" EAST TO THE RADIUS POINT, HAVING A RADIUS OF 300.00 FEET; A CENTRAL ANGLE OF 18°31'54" AND AN ARC LENGTH OF 97.03 FEET; THENCE SOUTH 62°18'52" WEST 26.50 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, WHICH A RADIAL BEARS NORTH 62°18'52" EAST TO THE RADIUS POINT, HAVING A RADIUS OF 326.50 FEET; A CENTRAL ANGLE OF 11°49'21" AND AN ARC LENGTH OF 67.37 FEET; THENCE ALONG A REVERSE CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 51°23'53" AND AN ARC LENGTH OF 17.94 FEET; THENCE SOUTH 00°44'45" EAST 46.34 FEET; THENCE SOUTH 18°55'54" EAST 25.67 FEET; THENCE SOUTH 00°44'45" EAST 14.61 FEET; THENCE SOUTH 89°15'15" WEST 516.01 FEET; THENCE NORTH 00°44'45" WEST 57.00 FEET TO THE GENERALLY NORTHERLY LINE OF LAST SAID PARCEL; THENCE ALONG LAST SAID LINE NORTH 00°44'45" WEST 56.50 FEET AND NORTH 89°15'15" EAST 537.76 FEET TO THE POINT OF BEGINNING.

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 SHEET 5 OF 6 SHEETS



SEE SHEET 4

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	20.00'	74°52'58"	26.14'
C2	20.00'	23°29'05"	8.20'
C3	20.00'	51°23'53"	17.94'
C4	326.50'	11°49'21"	67.37'
C5	300.00'	18°31'54"	97.03'
C6	300.00'	08°24'29"	44.02'

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ADDITIONAL INFORMATION SHEET

1. ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST PER STATE OF CALIFORNIA GOVERNMENT CODE SECTION 66434.3 (THE SUBDIVISION MAP ACT).
2. PRIVATE 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 PARCEL SHOWN ON THIS MAP.
3. THIS MAP IS SUBJECT TO AN AGREEMENT ENTITLED "AGREEMENT FOR CONVEYANCE OF EASEMENTS" RECORDED IN BOOK _____ O.R. PAGE _____.