



City Council Report

915 I Street, 1st Floor
Sacramento, CA 95814

www.cityofsacramento.org

File #: 2016-01515

December 6, 2016

Information Item 24

Title: Notification of Final Map Approval for Westshore Village F

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 21, 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: Westshore Village F
Project No.: P15-019
Location: East side of Natomas Central Drive at Po River Way
Council District: 1
Community Plan: North Natomas
Developer: K. Hovnanian at Westshore, LLC, a California Limited Liability Company
No. of Lots: 51
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.

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF WESTSHORE VILLAGE F.

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:

- EASEMENT FOR GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOT A THROUGH F, INCLUSIVE, AND THOSE STRIPS OF LAND THREE AND ONE HALF (3.5), FOUR (4), FIVE (5), TEN (10), AND TWELVE AND ONE HALF (12.5) FEET IN WIDTH AND CONTIGUOUS TO THE PRIVATE STREETS SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E).
- AN EASEMENT FOR CONSTRUCTION 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 PRIVATE STREETS SHOWN HEREON.
- EASEMENTS FOR INSTALLATION AND MAINTENANCE OF WATER, AND GAS PIPES AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, AND ACROSS LOTS A THROUGH E, INCLUSIVE, AS SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E).
- EASEMENTS FOR INSTALLATION AND MAINTENANCE OF GAS PIPES AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, AND ACROSS LOT F, INCLUSIVE, AS SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E).
- EASEMENTS FOR INSTALLATION AND MAINTENANCE OF WATER METERS AND FIRE HYDRANTS ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND THREE (3) FEET IN WIDTH, LYING CONTIGUOUS TO THE PRIVATE STREETS SHOWN HEREON.
- EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC SEWER PIPES, TOGETHER WITH AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS LOT A, SHOWN HEREON AND DESIGNATED AS SANITARY SEWER EASEMENT (S.S.E).

K. HOVNANIAN AT WESTSHORE, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: *Mike Wyatt*

**FINAL MAP OF
WESTSHORE VILLAGE F**

SUBDIVISION NO. P15-019

BEING A PORTION OF THE FINAL MAP OF "NATOMAS CENTRAL VILLAGE F", FILED IN BOOK 366 OF MAPS, AT PAGE 11, SACRAMENTO COUNTY RECORDS CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



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SURVEYOR'S STATEMENT

THIS FINAL MAP OF WESTSHORE VILLAGE F 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 K. HOVNANIAN AT WESTSHORE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN FEBRUARY 2015. I HEREBY STATE THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED, OR WILL BE SET BY SEPTEMBER 30, 2018 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP

WOOD RODGERS, INC.

Michael E. Long
MICHAEL E. LONG, P.L.S. 6185
EXP. 09-30-18



11/8/16
DATE

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF WESTSHORE VILLAGE F AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE SACRAMENTO CITY 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 WESTSHORE VILLAGE F AND ACCEPT ON BEHALF OF THE PUBLIC, THE EASEMENTS HEREON OFFERED FOR DEDICATION.

THE ABANDONMENT OF THE EASEMENTS AND I.O.D. LISTED HEREON PURSUANT TO SECTION 66434 (G) OF THE GOVERNMENT CODE IS HEREBY APPROVED.

Jimmy L. Byrum
JIMMY L. BYRUM L.S. 9275
EXP. 9-30-2018
ACTING CITY SURVEYOR
CITY OF SACRAMENTO

DATE

CITY CLERK'S STATEMENT

I HEREBY ATTEST TO THE APPROVAL OF THIS FINAL MAP OF WESTSHORE VILLAGE F.

DATE _____ CITY CLERK, CITY OF SACRAMENTO

RECORDER'S STATEMENT

FILED THIS ___ DAY OF _____ 16, AT _____ M
IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF WOOD
RODGERS, INC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS BEING
VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

FEE: \$ _____ DOCUMENT NO.: _____

RECORDER OF SACRAMENTO COUNTY
STATE OF CALIFORNIA

BY: _____
DEPUTY

NOTARY'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 SACRAMENTO)

ON 11th DAY OF NOVEMBER, 2016 BEFORE ME, Rosa Catanzaro,
Notary Public, PERSONALLY APPEARED MIKE WYATT

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 IS TRUE AND CORRECT.

WITNESS MY HAND: *Rosa Catanzaro*

PRINTED NAME: Rosa Catanzaro

MY PRINCIPLE PLACE OF BUSINESS IS IN THE
COUNTY OF: SACRAMENTO

MY COMMISSION EXPIRES: April 28, 2020

MY COMMISSION No.: 2150978

LEGEND

◦	DIMENSION POINT, NOTHING FOUND OR SET
⊙	SET 2" LONG x 1/4" DIA. MAG NAIL TAGGED "LS 6815" FLUSH WITH SURFACE
⊙	FOUND MAG NAIL TAGGED "LS 6815" PER (1)
⊙	FOUND BRASS DISC STAMPED "LS 6815" IN MONUMENT WELL PER (1)
⊙	FOUND 5/8" REBAR TAGGED "LS 6815" PER (1)
L=	ARC LENGTH
NAPOTS	NOT A PART OF THIS SUBDIVISION
O.R.S.C.	OFFICIAL RECORDS OF SACRAMENTO COUNTY
PUE	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
R=	RADIUS
SF	SQUARE FEET
⑥	SHEET NUMBER REFERENCE
Δ=	XX"XX"XX"

LEGAL DESCRIPTION

LOTS A, C, D, E, F, G, H, 9 THROUGH 14, AND 23 THROUGH 54, AS SHOWN ON THAT CERTAIN FINAL MAP OF NATOMAS CENTRAL VILLAGE F, FILED FOR RECORD ON MAY 4, 2007, IN BOOK 366 OF MAPS, AT PAGE 11, O.R.S.C.

REFERENCES:

(1) 366 MAPS 11 FINAL MAP OF NATOMAS CENTRAL VILLAGE F

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF NATOMAS CENTRAL DRIVE AS LOCATED BETWEEN TWO FOUND MONUMENTS AS SHOWN ON THE FINAL MAP OF NATOMAS CENTRAL VILLAGE F, FILED IN BOOK 366 OF MAPS, AT PAGE 11, O.R.S.C. SAID BEARING IS TAKEN TO BEAR NORTH 00°40'37" WEST.

NOTES

1. ALL CURVES DIMENSIONED WITH RADIUS, DELTA, AND ARC LENGTH.
2. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. DUE TO ROUNDING THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. TOTAL AREA FOR THIS WESTSHORE VILLAGES F SUBDIVISION IS 7.66± ACRES, CONSISTING OF 51 RESIDENTIAL LOTS, 3 LANDSCAPE LOTS, 2 EMERGENCY VEHICLE ACCESS LOTS AND 1 PRIVATE STREET LOT.
5. 5/8" REBAR CAPPED LS 6815 WILL BE SET AT ALL REAR LOT CORNERS, ALONG WITH ALL LOT LINE ANGLE POINTS OR AT 2.00 FOOT PROJECTION ALONG LOT LINES ADJACENT TO WALLS (2.00 FOOT BY 2.00 FOOT OFFSET FOR ANGLE POINTS ADJACENT TO WALLS). FRONT CORNERS WILL BE SET WITH A 1" BRASS DISK LS 6815 AT 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO THE SIDEWALK.
6. PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, THE FINAL MAP OF NATOMAS CENTRAL VILLAGE F, 366 MAPS 11 IS HEREBY MERGED AND RESUBDIVIDED; AND THE FOLLOWING EASEMENTS ABANDONED:
 - 6.1. PUBLIC UTILITY EASEMENTS OVER LOTS A, B, C, D, AND E OF THE FINAL MAP OF NATOMAS CENTRAL VILLAGE F, 366 MAPS 11.
 - 6.2. PUBLIC UTILITY EASEMENT OVER LOT H OF THE FINAL MAP OF NATOMAS CENTRAL VILLAGE F, 366 MAPS 11.
 - 6.3. SANITARY SEWER EASEMENT OVER LOT H OF THE FINAL MAP OF NATOMAS CENTRAL VILLAGE F, 366 MAPS 11.
 - 6.4. 12.5' PUBLIC UTILITY EASEMENT ALONG NATOMAS CENTRAL DRIVE AS DEDICATED ON THE FINAL MAP OF NATOMAS CENTRAL VILLAGE F, 366 MAPS 11.
 - 6.5. THE 5' EASEMENT FOR CENTRAL MAIL DELIVERY BOXES, AND APPURTENANCES PERTAINING THERETO, AS DEDICATED ON THE FINAL MAP OF NATOMAS CENTRAL VILLAGE F, 366 MAPS 11.
7. AREAS (NET) FOR LETTERED LOTS AREA AS FOLLOWS:
LOT A: 1.69± ACRES
LOT B: 405± SF
LOT C: 521± SF
LOT D: 12,467± SF
LOT E: 11,664± SF
LOT F: 27,467± SF
8. THE LOTS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH THE RECORDED HOLD HARMLESS AGREEMENT RECORDED IN BOOK 20160503, AT PAGE 0847, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

FINAL MAP OF WESTSHORE VILLAGE F SUBDIVISION NO. P15-019

BEING A PORTION OF THE FINAL MAP OF "NATOMAS CENTRAL VILLAGE F", FILED IN BOOK 366 OF MAPS, AT PAGE 11, SACRAMENTO COUNTY RECORDS CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



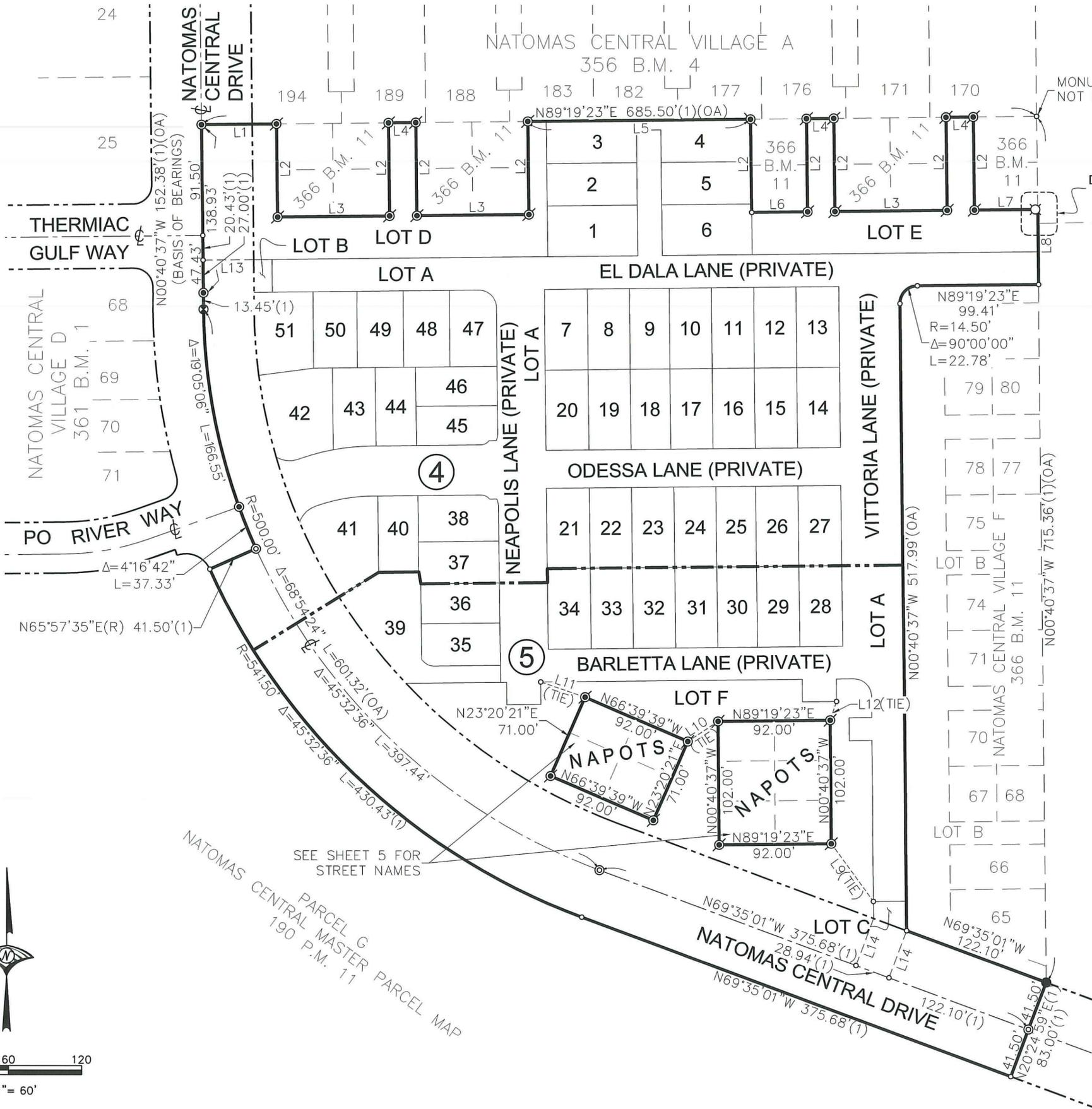
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LINE TABLE - THIS SHEET ONLY

NO.	BEARING	LENGTH
L1	N89°19'23"E	61.50'
L2	N0°40'37"W	76.93'
L3	N89°19'23"E	92.00'
L4	N89°19'23"E	22.40'
L5	N89°19'23"E	182.80'
L6	N89°19'23"E	46.00'
L7	N89°19'23"E	52.00'
L8	N00°40'37"W	62.00'
L9	N35°59'13"W	58.82'
L10	N56°05'42"E	29.89'
L11	N71°00'03"W	38.41'
L12	N18°31'19"E	16.41'
L13	N89°19'23"E	41.50'
L14	N20°24'59"E	41.50'

NATOMAS CENTRAL VILLAGE A
366 B.M. 11

FINAL MAP OF WESTSHORE VILLAGE F
SUBDIVISION NO. P15-019

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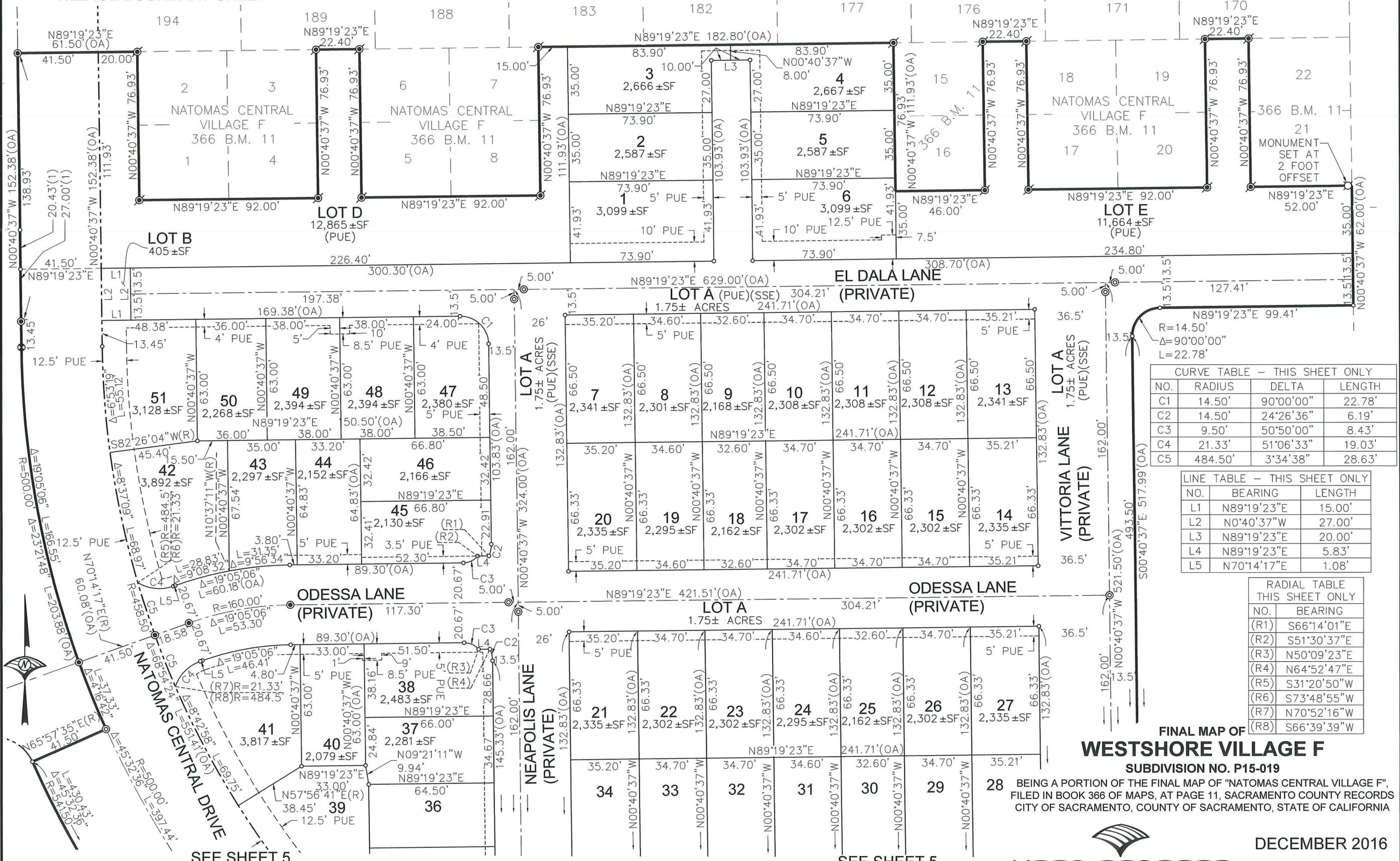
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OVERALL BOUNDARY SITE PLAN

VILLAGE BOUNDARY SHEET

NATOMAS CENTRAL VILLAGE A 356 B.M. 4



CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH
C1	14.50'	90°00'00"	22.78'
C2	14.50'	24°26'36"	6.19'
C3	9.50'	50°50'00"	8.43'
C4	21.33'	51°06'33"	19.03'
C5	484.50'	3°34'38"	28.63'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	LENGTH
L1	N89°19'23"E	15.00'
L2	N0°40'37"W	27.00'
L3	N89°19'23"E	20.00'
L4	N89°19'23"E	5.83'
L5	N70°14'17"E	1.08'

RADIAL TABLE THIS SHEET ONLY

NO.	BEARING
(R1)	S66°14'01"E
(R2)	S51°30'37"E
(R3)	N50°09'23"E
(R4)	N64°52'47"E
(R5)	S31°20'50"W
(R6)	S73°48'55"W
(R7)	N70°52'16"W
(R8)	S66°39'39"W

FINAL MAP OF WESTSHORE VILLAGE F

SUBDIVISION NO. P15-019

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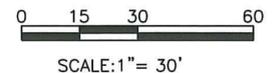


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SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.



SEE SHEET 5

SEE SHEET 5

INFORMATIONAL NOTES

THE FOLLOWING INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST IN ACCORDANCE WITH SECTION 66434.2(a) OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA

1. 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.
2. LOT A SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION FOR PRIVATE RECIPROCAL INGRESS AND EGRESS.
3. LOTS B THROUGH F, INCLUSIVE, SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION FOR LANDSCAPE PURPOSES.

FINAL MAP OF
WESTSHORE VILLAGE F
SUBDIVISION NO. P15-019

BEING A PORTION OF THE FINAL MAP OF "NATOMAS CENTRAL VILLAGE F",
FILED IN BOOK 366 OF MAPS, AT PAGE 11, SACRAMENTO COUNTY RECORDS
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



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