City Council Report

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

File #: 2016-01516 | December 6, 2016 | **Information Item 25**

Title: Notification of Final Map Approval for Westshore Village Q

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

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 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 Q
Project No.:	P15-020
Location:	Northeast corner Natomas Central Drive and Baffin Bay Court
Council District:	1
Community Plan:	North Natomas
Developer:	K. Hovnanian at Westshore, LLC, a California Limited Liability Company
No. of Lots:	21
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 Q.

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

1. EASEMENT FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, 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, UNDER AND ACROSS LOT A AND THOSE STRIPS OF LAND 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 "PUE" (PUBLIC UTILITY EASEMENT).

2. 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.

3. 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 LOTS A THROUGH E, INCLUSIVE, AS SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E).

4. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF WATER METERS AND FIRE HYDRANTS ON, OVER, UNDER AND ACROSS LOTS A THROUGH E, INCLUSIVE, AS SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).

5. EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC SEWER PIPES, TOGETHER WITH AND AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS LOT A, LOT C, LOT D, AND LOT E, SHOWN HEREON AND DESIGNATED (S.S.E).

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

BY: _____

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)
COUNTY OF SACRAMENTO)

ON 9TH DAY OF NOVEMBER, 2016 BEFORE ME, ROSA CATANZARO, NOTARY PUBLIC, PERSONALLY APPEARED MIKE WATT 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: _____

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

FINAL MAP OF

WESTSHORE VILLAGE Q

SUBDIVISION NO. P15-020

BEING ALL LOT 142 OF THAT CERTAIN FINAL MAP OF "NATOMAS CENTRAL VILLAGE B", FILED IN BOOK 366 OF MAPS, AT PAGE 3, SACRAMENTO COUNTY RECORDS
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

WOOD RODGERS
DEVELOPING • INNOVATIVE • DESIGN • SOLUTIONS
3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

NOVEMBER 2016

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TRUSTEE'S STATEMENT

ORANGE COAST TITLE, TRUSTEE UNDER DEED OF TRUST DATED MARCH 22, 2013 IN BOOK 20130327, PAGE 0263, AND DEED OF TRUST DATED MARCH 22, 2013 IN BOOK 20130327, PAGE 0264, OFFICIAL RECORDS OF SACRAMENTO COUNTY, HEREBY CONSENT TO THE RECORDATION OF THIS MAP.

BY: _____ Vice President

Helen Johnson
PRINT NAME

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)
COUNTY OF San Bernardino)

ON 14TH DAY OF November, 2016 BEFORE ME, Helena Johnson P.K. Fenger, notary Public PERSONALLY APPEARED Helen Johnson, 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: _____

PRINTED NAME: P.K. Fenger

MY PRINCIPLE PLACE OF BUSINESS IS IN THE COUNTY OF: San Bernardino

MY COMMISSION EXPIRES: 4-7-2018

MY COMMISSION No.: 2063743

SURVEYOR'S STATEMENT

THIS FINAL MAP OF WESTSHORE VILLAGE Q 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 OCTOBER, 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, P.L.S 6185
EXP. 09-30-18

10/28/16
DATE

PROFESSIONAL LAND SURVEYOR
MICHAEL E. LONG
EXP:09-30-18
No. 6815
STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF WESTSHORE VILLAGE Q AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE SACRAMENTO CITY COUNCIL 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 Q 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, L.S. 9275
EXP. 9-30-18
ACTING CITY SURVEYOR
CITY OF SACRAMENTO

_____
DATE

CITY CLERK'S STATEMENT

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

_____ _____
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 SUBDIVSION IS BEING VESTED AS PER CERTIFICATE NO. _____ON FILE IN THIS OFFICE.

FEE: $ _____ DOCUMENT NO.: _____

_____
RECORDER OF SACRAMENTO COUNTY
STATE OF CALIFORNIA

BY: _____
DEPUTY

LEGEND

∘	DIMENSION POINT
⌀	SET 1" IRON PIPE TAGGED "LS 6815"
◎	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 1" IRON PIPE TAGGED "LS 6815" PER (1)
L=	ARC LENGTH
O.R.S.C.	OFFICIAL RECORDS OF SACRAMENTO COUNTY
PUE	PUBLIC UTILITY EASEMENT
(OA)	OVERALL
(R)	RADIAL BEARING
R=	RADIUS
SF	SQUARE FEET
SSE	SANITARY SEWER EASEMENT
Δ=	XX°XX'XX"

LEGAL DESCRIPTION

LOT 142 OF THAT CERTAIN FINAL MAP OF NATOMAS CENTRAL VILLAGE B, FILED FOR RECORD ON APRIL 3, 2007, IN BOOK 366 OF MAPS AT PAGE 3, O.R.S.C.

REFERENCES:

(1) 366 MAPS 3 FINAL MAP OF NATOMAS CENTRAL VILLAGE B

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. 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 VILLAGE Q SUBDIVISION IS 2.55± ACRES, CONSISTING OF 21 RESIDENTIAL LOTS, 1 COMMON AREA LOT, AND 1 PRIVATE STREET LOT AND 3 PRIVATE ALLEY LOTS.
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 FOLLOWING EASEMENTS ARE HEREBY ABANDONED:
   - 6.1. 12.5' PUBLIC UTILITY EASEMENT ALONG NATOMAS CENTRAL DRIVE AS DEDICATED ON THE FINAL MAP OF NATOMAS CENTRAL VILLAGE B, 366 MAPS 3.
   - 6.2. 10' PUBLIC UTILITY EASEMENT ALONG BAFFIN BAY COURT AS DEDICATED ON THE FINAL MAP OF NATOMAS CENTRAL VILLAGE B, 366 MAPS 3.
7. AREAS(NET) FOR LETTERED LOTS AREA AS FOLLOWS:
   LOT A: 17,221± SF
   LOT B: 7,674± SF
   LOT C: 1,420± SF
   LOT D: 2,627± SF
   LOT E: 2,386± SF

FINAL MAP OF

WESTSHORE VILLAGE Q

SUBDIVISION NO. P15-020

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NOVEMBER 2016

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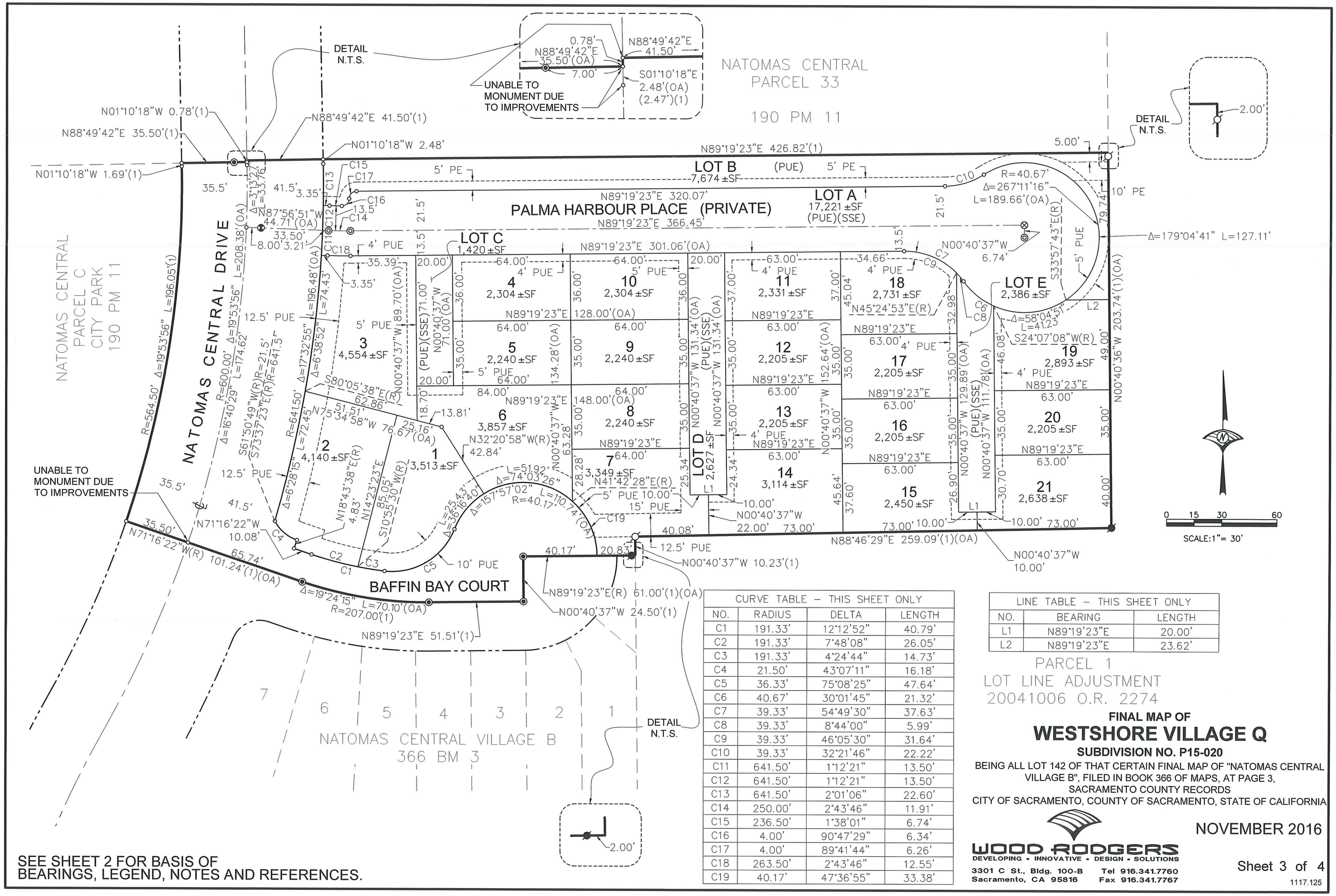

CURVE TABLE – THIS SHEET ONLY			
NO.	RADIUS	DELTA	LENGTH
C1	191.33'	12°12'52"	40.79'
C2	191.33'	7°48'08"	26.05'
C3	191.33'	4°24'44"	14.73'
C4	21.50'	43°07'11"	16.18'
C5	36.33'	75°08'25"	47.64'
C6	40.67'	30°01'45"	21.32'
C7	39.33'	54°49'30"	37.63'
C8	39.33'	8°44'00"	5.99'
C9	39.33'	46°05'30"	31.64'
C10	39.33'	32°21'46"	22.22'
C11	641.50'	1°12'21"	13.50'
C12	641.50'	1°12'21"	13.50'
C13	641.50'	2°01'06"	22.60'
C14	250.00'	2°43'46"	11.91'
C15	236.50'	1°38'01"	6.74'
C16	4.00'	90°47'29"	6.34'
C17	4.00'	89°41'44"	6.26'
C18	263.50'	2°43'46"	12.55'
C19	40.17'	47°36'55"	33.38'

LINE TABLE – THIS SHEET ONLY		
NO.	BEARING	LENGTH
L1	N89°19'23"E	20.00'
L2	N89°19'23"E	23.62'

PARCEL 1
LOT LINE ADJUSTMENT
20041006 O.R. 2274

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

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, LOT C, LOT D AND LOT E SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION FOR PRIVATE RECIPROCAL INGRESS AND EGRESS.

3. LOT B SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION FOR LANDSCAPE PURPOSES.

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