



City Council Report

915 I Street, 1st Floor
Sacramento, CA 95814

www.cityofsacramento.org

File #: 2016-01535

December 13, 2016

Information Item 16

Title: Notification of Final Map Approval for Alchemy at 34th (P06-108)

Recommendation: Receive and file.

Location: District 5

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

Presenter: None

Department: Public Works

Attachments:

1-Memo to City Clerk (Alchemy at 34th)

2-Final Map (Alchemy at 34th)

November 09, 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: Alchemy at 34th
Project No.: P06-108
Location: The project is located at north east corner of 34th Street
and 1st Avenue
Council District: 5
Community Plan: East Broadway
Developer: Alli Home Fund 1, LP
No. of Lots: 9
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 December 13, 2016.

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF "ALCHEMY AT 34TH."

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 PLANTING AND MAINTAINING TREES, INSTALLING AND MAINTAINING ELECTROLIERS,TRAFFIC CONTROL DEVCES, WATER AND GAS PIPES AND FOR OVERHEAD AND UNDERGROUND WIRES, CONDUITS AND CABLES FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS STRIPS OF LAND 12.5 FEET IN WIDTH LYING ADJACENT TO AVENUE AND STREET, SHOWN HEREON AND DESIGNATED 12.5' PUBLIC UTILITY EASEMENT (12.5' P.U.E.).

(2) EASEMENT FOR INSTALLING AND MAINTAINING OF, GAS PIPES AND FOR OVERHEAD AND UNDERGROUND WIRES, CONDUITS AND CABLES FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS STRIPS OF LAND 5 FEET IN WIDTH LYING ADJACENT TO ALLEY AND ADJACENT TO PRIVATE DRIVE, SHOWN HEREON AND DESIGNATED 5' PUBLIC UTILITY EASEMENT (5' P.U.E.).

(3) EASEMENT FOR INSTALLING AND MAINTAINING OF GAS PIPES AND FOR OVERHEAD AND UNDERGROUND FACILITIES, CONDUITS AND CABLES FOR ELECTRIC, TELEPHONE, GAS AND TELEVISION SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS STRIPS OF LAND LYING BETWEEN THE PRIVATE DRIVE, SHOWN HEREON AND DESIGNATED PUBLIC UTILITY EASEMENT (P.U.E.).

4) 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 34TH STREET SHOWN HEREON AND DESIGNATED 5' MAIL DELIVERY EASEMENT (5' M.D.E.).

(5) THE EXCLUSIVE RIGHT OF VEHICULAR INGRESS AND/OR EGRESS IS GRANTED TO THE CITY OF SACRAMENTO ACROSS THE LOT LINES SHOWN HEREON AND DESIGNATED "NO INGRESS OR EGRESS RIGHT LINE"

ALLI HOME FUND 1, LP
BY:


MANAGING PARTNER

**FINAL MAP OF
ALCHEMY AT 34TH
SUBDIVISION NO. P06-108**

LOTS 14,15, AND 16 IN BLOCK SEVEN
AS SHOWN ON THE "PLAT OF OAK PARK AND SOUTH SACRAMENTO",
BOOK 2 OF MAPS, MAP NO. 26,
CITY OF OAK PARK
SACRAMENTO COUNTY, CALIFORNIA
NOVEMBER 2016
SHEET 1 OF 4



Peabody Engineering
1700 Alhambra Blvd., Suite 102
Sacramento, CA. 95816
(916) 731-8088 office (916) 731-8089 fax

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SACRAMENTO COUNTY OF SACRAMENTO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 14, 15 AND 16, IN BLOCK SEVEN, AS SHOWN ON THE MAP OF OAK PARK AND SOUTH SACRAMENTO", RECORDED IN BOOK 2 OF MAPS, MAP NO. 26, RECORDS OF SAID COUNTY.

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 TO THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF Sacramento

ON November 9, 2016 BEFORE ME, - Kao Lee Yang, A NOTARY

PUBLIC PERSONALLY APPEARED

Ali Asnaachari

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHO'S NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND 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 FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND OF OFFICIAL SEAL.

SIGNATURE Kao Lee Yang

PRINCIPAL PLACE OF BUSINESS IS: UPS Store 4601

COMMISSION EXPIRES: December 26, 2017

COMMISSION # OF NOTARY: 2053394



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 ORDINANCES AT THE REQUEST OF BERGEN HOMES 1 L.L.C, A CALIFORNIA LIMITED LIABILITY COMPANY IN SEPTEMBER 2014. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY OCTOBER 2016 AND THAT SET 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.


RYAN L. MING, L.S. 8409

11/09/16
DATE



CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "ALCHEMY AT 34TH" 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 "ALCHEMY AT 34TH" AND ACCEPT, ON BEHALF OF THE PUBLIC, THE EASEMENTS HEREON OFFERED FOR DEDICATION.

JIMMY L. BYRUM, L.S. 9275
EXP. DATE: 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 "ALCHEMY AT 34TH".

CLERK OF THE CITY OF SACRAMENTO

DATE

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____ 2016, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF PEABODY ENGINEERING, TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NUMBER _____ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY
STATE OF CALIFORNIA

BY: _____ DOCUMENT NO.: _____
DEPUTY

FEE.: _____

LEGEND

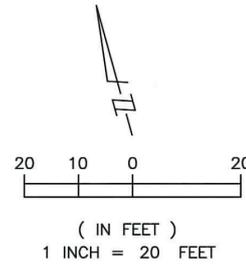
- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- α SET 5/8" REBAR WITH PLASTIC CAP L.S. 8409
- ⊙ SET 2" LONG X 1/4" MAG NAIL TAGGED L.S. 8409, SET FLUSH WITH PAVEMENT
- ⋈ SET 5/8" BRASS TAG L.S. 8409
- P.U.E. PUBLIC UTILITY EASEMENT
- M.D.E. MAIL DELIVERY EASEMENT
- (T) TOTAL
- (R1) RECORDS PER 204 P.M. 23
- ⊕ CENTERLINE
- ||||| NO INGRESS / EGRESS RIGHTS

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY IS THE CENTERLINE OF 35TH STREET ESTABLISHED BY FOUND MONUMENTS, AS SHOWN ON THE PARCEL MAP "3528 Y STREET" AS SHOWN ON 240 PM 23, BEING SOUTH 18°48'13" WEST.

NOTES:

1. THIS SUBDIVISION CONTAINS 0.414 ACRES GROSS.
2. THE SUM OF DISTANCES ALONG PARTS OF A LINE MAY NOT EQUAL THE TOTAL LENGTH SHOWN DUE TO ROUNDING ERROR.



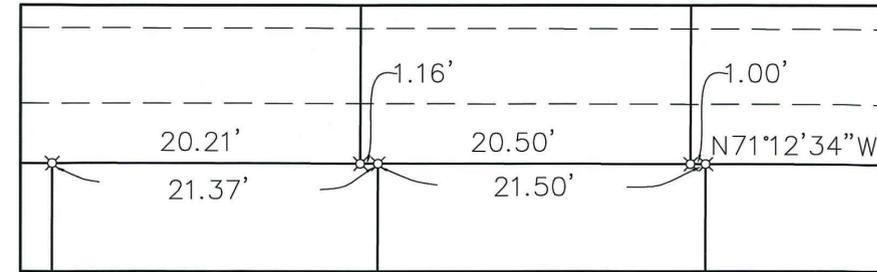
**FINAL MAP OF
ALCHEMY AT 34TH**

SUBDIVISION NO. P06-108

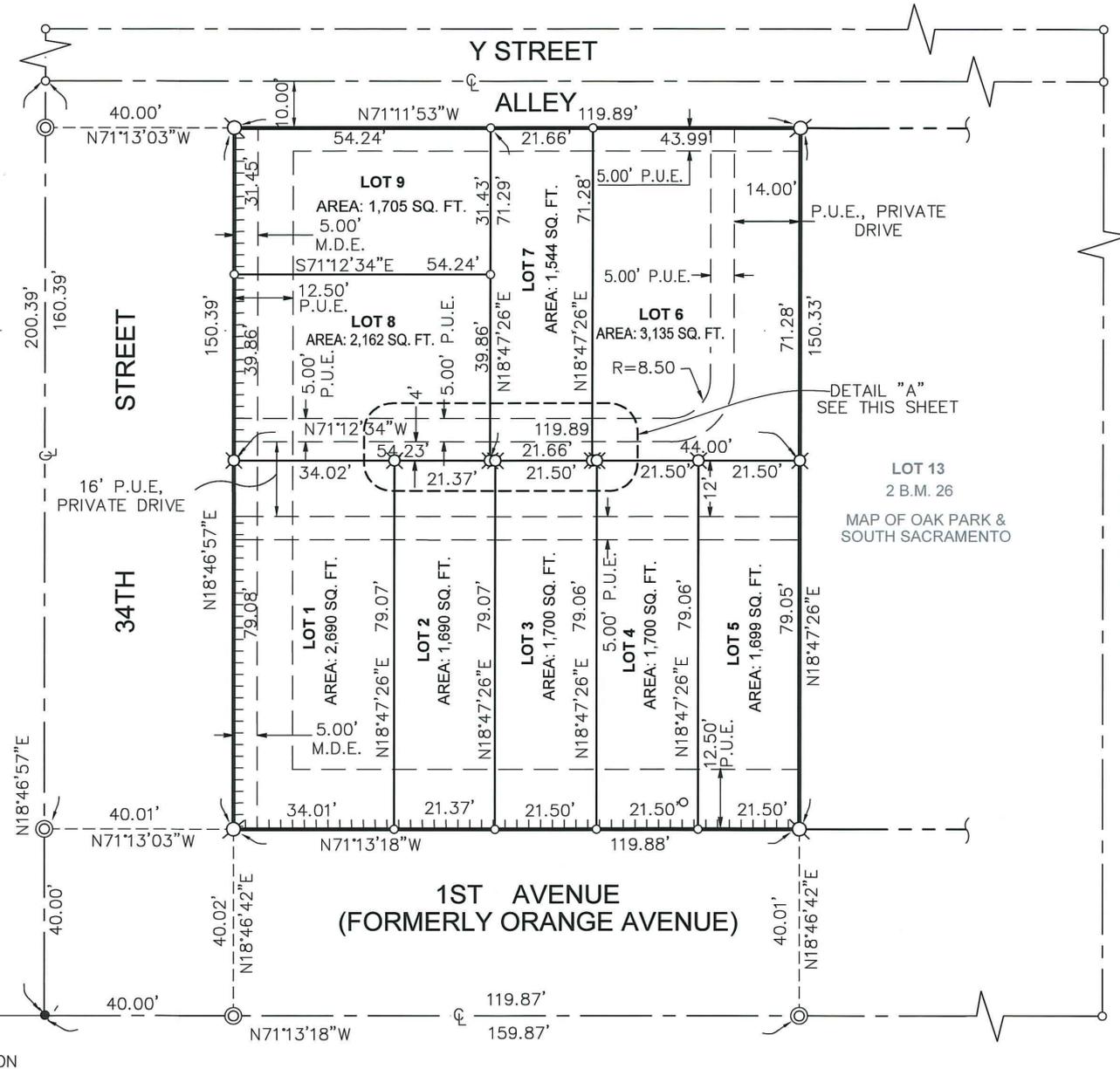
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NOVEMBER 2016
SHEET 2 OF 4



PEABODY ENGINEERING
1700 ALHAMBRA BLVD., SUITE 102
SACRAMENTO, CA. 95816
(916) 731-8088 OFFICE (916) 731-8089 FAX



DETAIL "A"
N.T.S.



FD. IRON PIPE
NO RECORD
ACCEPTED AS
STREET INTERSECTION

LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
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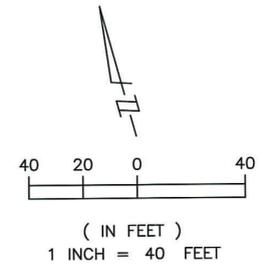
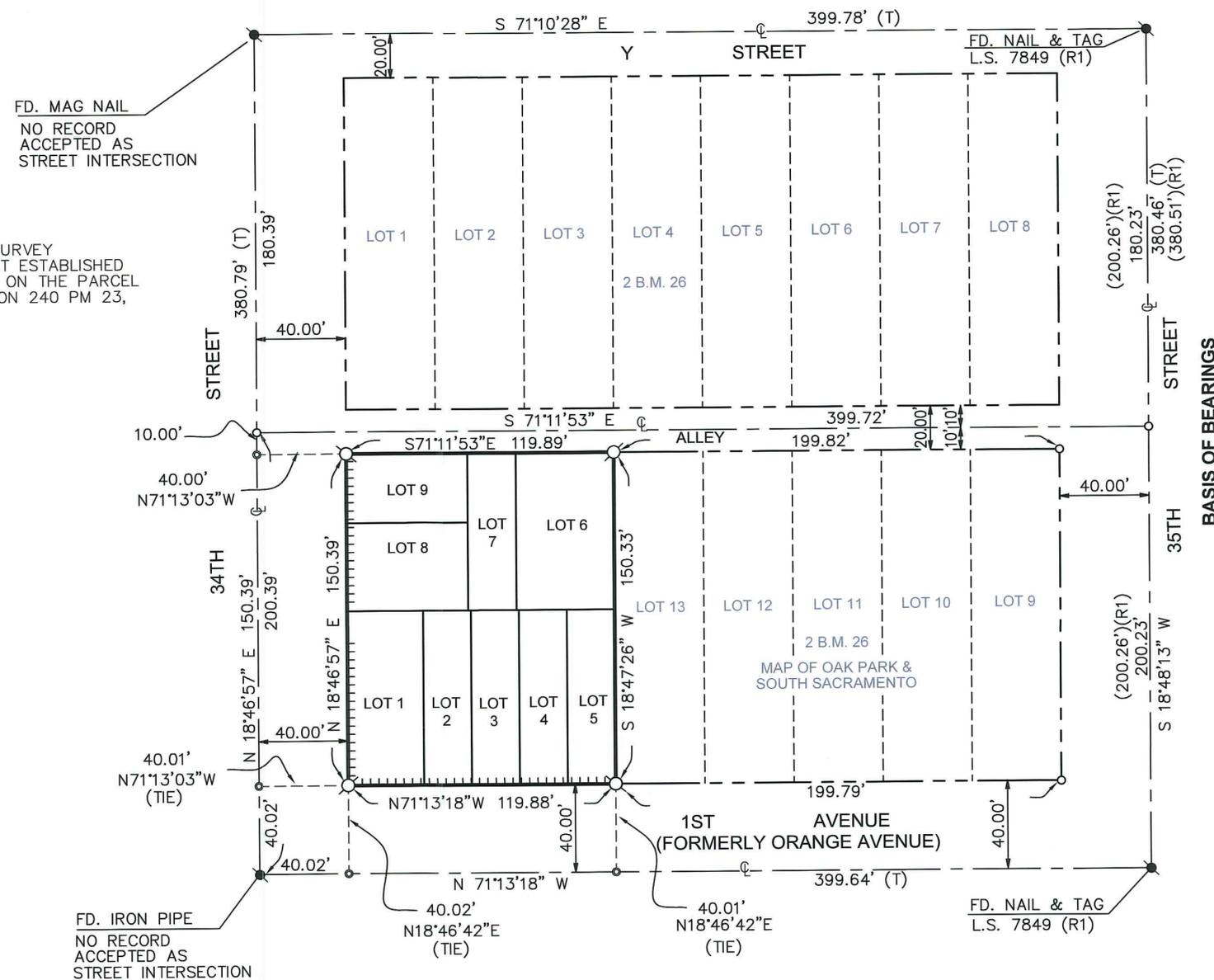
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ADDITIONAL INFORMATION

PER SUBDIVISION MAP ACT CODE 66434.2

1. THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH "AGREEMENT FOR CONVEYANCE OF EASEMENTS" RECORDED IN BOOK _____ O.R. PAGE _____.
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 THE TIME OF SALE OR CONVEYANCE OF ANY PARCEL SHOWN IN THIS MAP.
3. ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL, PURPOSES ONLY AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST PER SAID GOVERNMENT CODE.