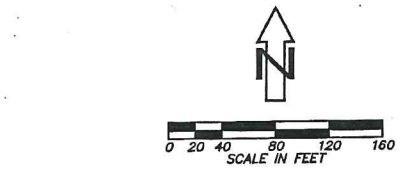
TENTATIVE MAP
TRACT NO. _____

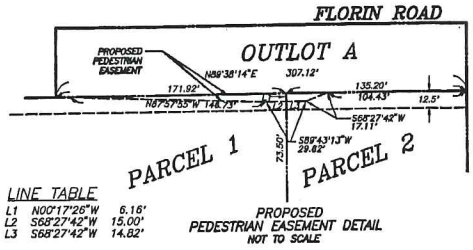
Sheet One of One Sheet
IN
CITY OF SACRAMENTO
SACRAMENTO COUNTY

ALL THOSE PORTIONS OF LOT "A" AND LOT "G" AND ALL OF LOT "H" AS SHOWN ON THE AMENDED PLAN OF OAKMONT TERRACE, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON APRIL 2, 1956, IN BOOK 43 OF MAPS, MAP NO. 36, TOGETHER WITH THAT PORTION OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN, SHOWN ON SAID AMENDED PLAT OF OAKMONT TERRACE AS "NOT A PART OF THIS SUBDIVISION

SURVEYED MAY, 2010

BLAIR, CHURCH & FLYNN, CONSULTING ENGINEERS
451 CLOVIS AVENUE, STE. 200
CLOVIS, CALIFORNIA 93612
(559)326-1400

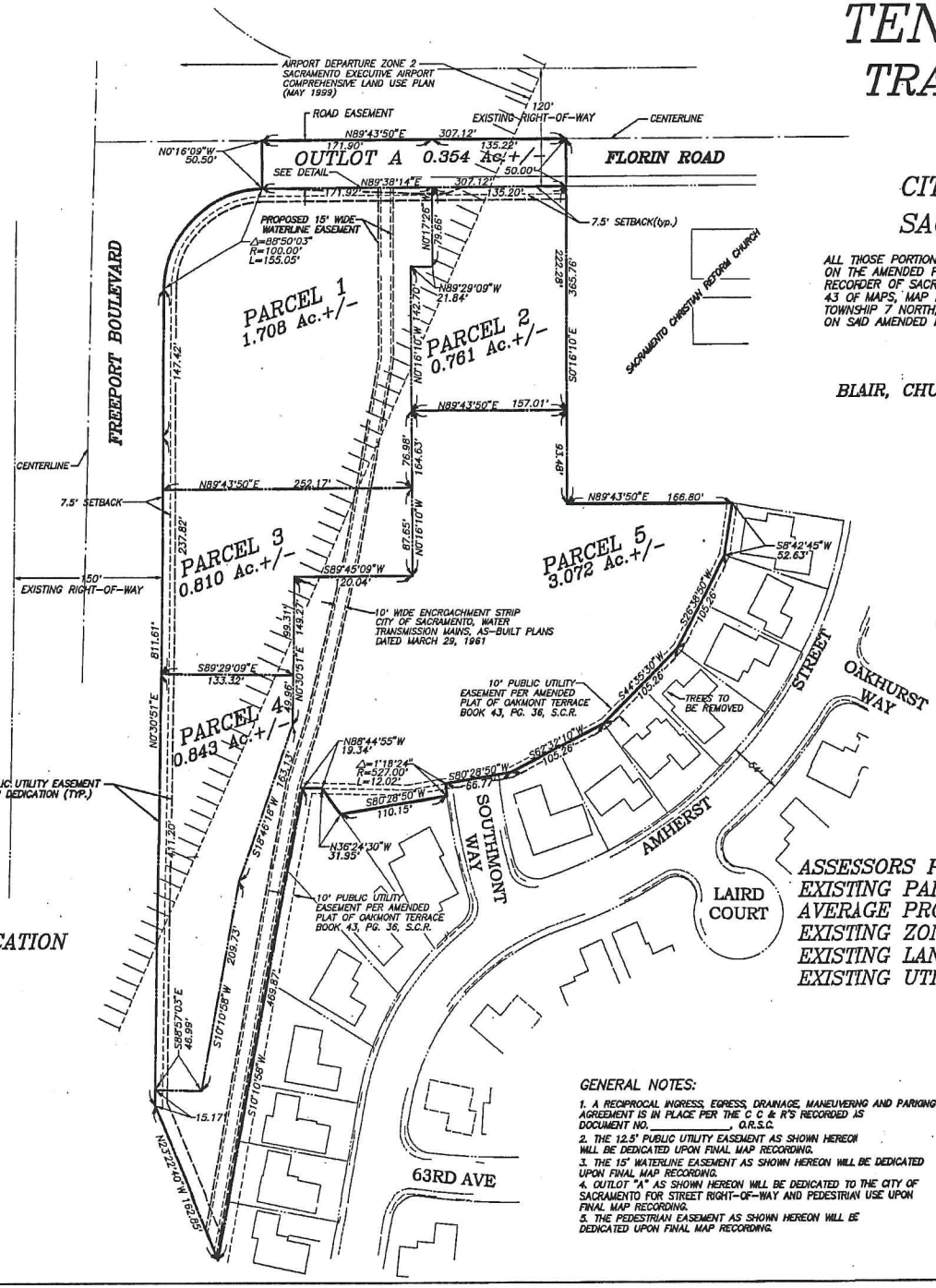




LINE TABLE

L1	N00°17'26"W	6.16'
L2	S68°27'42"W	15.00'
L3	S68°27'42"W	14.82'

PROPOSED PEDESTRIAN EASEMENT DETAIL
NOT TO SCALE



ARMSTRONG DEVELOPMENT PROPERTIES, INC.
1375 EXPOSITION BLVD., STE. 101
SACRAMENTO, CA. 95815
PH: 916-643-9610

ENGINEER/SURVEYOR
BLAIR, CHURCH & FLYNN
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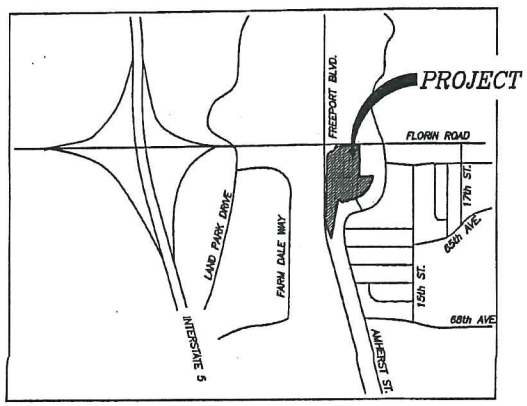

LEGEND

———	INDICATES EXISTING PARCEL LIMITS
———	INDICATES PROPOSED PARCEL LINES
- - - -	INDICATES EXISTING EASEMENT
— — —	INDICATES PROPOSED EASEMENT
▏▏▏	AIRPORT DEPARTURE ZONE 2 LIMITS
S.C.R.	SACRAMENTO COUNTY RECORDS
O.R.S.C.	OFFICIAL RECORDS SACRAMENTO COUNTY

PROJECT NO. P10-044
ACCEPTED FOR MEANING
CITY OF SACRAMENTO
DEAF PLANNING APPROVAL 2/3/11 DATE
FCZA APPROVAL DATE

ASSESSORS PARCEL NUMBER: 047-0021-018, 047-0091-015
EXISTING PARCEL SIZE: 7.55 AC. +/-
AVERAGE PROPOSED PARCEL SIZE: 1.26, AC. +/-
EXISTING ZONING: C-1 (COMMERCIAL)
EXISTING LAND USE: VACANT
EXISTING UTILITY PROVIDER: CITY OF SACRAMENTO

GENERAL NOTES:

1. A RECIPROCAL INGRESS, EGRESS, DRAINAGE, MANEUVERING AND PARKING AGREEMENT IS IN PLACE PER THE C C & R'S RECORDED AS DOCUMENT NO. _____, O.R.S.C.
2. THE 12.5' PUBLIC UTILITY EASEMENT AS SHOWN HEREON WILL BE DEDICATED UPON FINAL MAP RECORDING.
3. THE 15' WATERLINE EASEMENT AS SHOWN HEREON WILL BE DEDICATED UPON FINAL MAP RECORDING.
4. OUTLOT "A" AS SHOWN HEREON WILL BE DEDICATED TO THE CITY OF SACRAMENTO FOR STREET RIGHT-OF-WAY AND PEDESTRIAN USE UPON FINAL MAP RECORDING.
5. THE PEDESTRIAN EASEMENT AS SHOWN HEREON WILL BE DEDICATED UPON FINAL MAP RECORDING.

LICENSED LAND SURVEYOR HIMAWAN BRASALI L.S. 7800 EXP. 12/31/11 STATE OF CALIFORNIA
1/28/11

Blair, Church & Flynn
CONSULTING ENGINEERS
451 Clovis Avenue, Suite 200
Clovis, California 93612
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P:\209-0294\DWG-MAP\DWG\TENTATIVE MAP.DWG