Title: Notification of Final Map Approval for Sutter Triangle (Z18-235)

Location: District 3

Recommendation: Receive and file.

Contact: Jimmy L Byrum, City Surveyor, (916) 808-7918, Department of Public Works

Presenter: None

Attachments:
1-Memo to City Clerk
2-Final Map
MEMORANDUM

DATE: 10/07/2019

TO: Mindy Cuppy, City Clerk

FROM: Jimmy Byrum, City Surveyor, Director of Public Works Designee

SUBJECT: Notification of "Final Map Approval" in City Council Agenda

In accordance with Section 17.832.090 of the Sacramento City Code, this notice is from the Director of Public Works designee pending decision for the following Final Map:

Subdivision Name: SUTTER TRIANGLE
Project No.: Z18-235
Location: 5191 Sutter Park Way
Council District: 3
Community Plan: East Sacramento
Developer: Sutter Triangle, LLC, A California Limited Liability Company
No. of Lots: 1
Type: Residential (Condominiums)

Background: Planning file Z18-235 titled "Sutter Triangle" was approved on May 23, 2019. The project will subdivide a 0.3 acre parcel to create 11 airspace condominium residential units within mixed-use RMX-PUD zone and Sutter Park PUD, previously entitled under P12-031.

Proposed Decision: Approve

Contact Person: Jimmy Byrum, City Surveyor, Phone: (916) 808-7918

This notice is to be included in the City Council Agenda for 10/22/2019
OWNERS' STATEMENT:
The undersigned hereby consents to the preparation and filing of this final map of "Sutter Triangle."

Sutter Triangle, LLC, a California Limited Liability Company

BY: ____________________________
NAME: ____________________________
TITLE: Manager

SURVEYOR'S STATEMENT:
This map was prepared by me and is based upon a field survey dated May 2007 and updated in March 2016 in conformance with the requirements of the subdivision map act and local ordinance at the request of Sutter Triangle, LLC, a California Limited Liability Company on November 2018. I hereby state that all the monuments are of the character and occupy the positions indicated and that the monuments will be sufficient to enable the survey to be retraced and that this final map substantially conforms to the conditionally approved tentative map.

MATT D. MORROW, L.S. NO. 8501
DATE: 10/19/99

CITY SURVEYOR'S STATEMENT:
I hereby state that I have examined this final map of "Sutter Triangle" and find it to be substantially the same as the tentative map approved by the city of Sacramento zoning administrator 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 final map is technically correct.

I hereby approve this final map of "Sutter Triangle."

THE ABANDONMENT OF THE PUBLIC UTILITY EASEMENT LISTED HEREON PURSUANT TO SECTION 66434.9 OF THE GOVERNMENT CODE IS HEREBY APPROVED.

JIMMY L. BYRUM
CITY SURVEYOR
P.L.S. 9275, EXP 9/30/2020
CITY OF SACRAMENTO

CITY CLERK'S STATEMENT:
I hereby attest to the approval of this final map of "Sutter Triangle."

CITY CLERK
CITY OF SACRAMENTO

RECORDER'S STATEMENT:
Filed this _______ day of _______ 2019 at _______ M in book of maps, at page _______, at the request of Sutter Triangle, LLC, a California Limited Liability Company, title to the land included in this subdivision being vested as per certificate no. _______ on file in this office.

RECORER OF SACRAMENTO COUNTY
DEPUTY OF STATE OF CALIFORNIA

DOCUMENT NO. 
FEE: $
LEGEND:

- Property Dimension Point: Nothing found or set
- Iron Pipe: Per 407 BM 4 removed
- Brass Nail: Tagged L.S. 8501, at 1.00 foot projection into concrete; Per 407 BM 4 removed
- Found 1/4" Magnal: Tagged L.S. 8501 Per 407 BM 4
- Found City Standard Well Monument: Stamped L.S. 8501 Per 407 BM 4
- Set 1/4" x 2 1/2" Magnal: Tagged 8501
- Record Per 407 BM 4
- Record Per Doc# 201906190346

NOTES:

1. The sum of the parts of a line, curve or area may not be equal to the whole length or acreage due to rounding.
2. All distances shown are ground, unless otherwise noted, and expressed in United States Survey Feet and decimals thereof.
3. Front lot corners will be set on a 1.00 foot projection into the concrete with a 3/4" Brass Tag; with Brass Nail, stamped L.S. 8501.
4. A portion of the following easement for public utilities not shown hereon and is hereby vacated pursuant to Section 66434(g) of the California Government Code.
   (A) Easement for public utilities as described in the Map filed in Book 407 of Maps, at Page 4, Official Records of Sacramento County.

Scale: 1" = 20'

Final Map of Sutter Triangle for Condominium Purposes

Subdivision No: 218-235

Resultant Lot 26 Per Certificate of Compliance for Lot Line Adjustment, Document No. 201906190346, Sacramento County Official Records

City of Sacramento, Sacramento County, State of California
Cunningham Engineering
October 2019
Sheet 2 of 3
ADDITIONAL INFORMATION SHEET

NOTES:

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 66434.2 (THE SUBDIVISION MAP ACT).

A. RECIPROCAL EASEMENTS FOR UTILITIES, WATER, DRAINAGE 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.

B. THE LOT SHOWN HEREON IS SUBJECT TO A "DECLARATION OF CONVENTANTS, CONDITIONS AND RESTRICTIONS" RECORDED IN BOOK ___________, PAGE ___________, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

C. THIS MAP IS SUBJECT TO AN AGREEMENT ENTITLED "AGREEMENT FOR CONVEYANCE OF EASEMENTS" RECORDED IN BOOK 20181119 PAGE 487, OFFICIAL RECORDS.

D. THIS MAP MAY BE SUBJECT TO PRIVATE RECIPROCAL EASEMENTS AS INDICATED ON "FINAL MAP OF SUTTER PARK NEIGHBORHOOD" FILED IN BOOK 407 OF MAPS AT PAGE 4.

E. THE OWNER/DEVELOPER MUST DISCLOSE TO FUTURE POTENTIAL OWNERS THE EXISTING 21KV ELECTRICAL FACILITIES ALONG "F" STREET AND PORTIONS OF "C" STREET AND PROPOSED EXTENSION "F" STREET, 51ST STREET, 55RD STREET AND OTHER NEW STREETS AND ALLEYS.