



## City Council Report

915 I Street, 1<sup>st</sup> Floor

Sacramento, CA 95814

[www.cityofsacramento.org](http://www.cityofsacramento.org)

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**File ID:** 2021-01043

September 14, 2021

**Information Item 28**

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**Title:** Notification of Parcel Map Approval for Wilson Estates (Z20-109 / FPM21-0033)

**Location:** District 5

**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-Parcel Map

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**CITY OF SACRAMENTO**  
CALIFORNIA

**MEMORANDUM**

DATE: 8/17/2021

TO: Mindy Cuppy, City Clerk

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

**SUBJECT: Notification of "Parcel 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 Parcel Map:

Subdivision Name: WILSON ESTATES

Project No.: Z20-109

FPM No.: FPM21-0022

Location: NORTH OF 16TH AVE BETWEEN 34TH ST AND TEMPLE AVE

Council District: 5

Community Plan: FRUITRIDGE BROADWAY

Developer: NORCAL HOUSING & ECONOMIC DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION

No. of Lots: 4

Type: RESIDENTIAL

Background: PARCEL MAP ENTITLED "WILSON ESTATES" WAS APPROVED ON 03/25/2021. THE PROJECT WILL SUBDIVIDE A 0.26-ACRE PARCEL INTO FOUR PARCELS WITHIN THE SINGLE-UNIT DWELLING ZONE (R-1).

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 September 14, 2021**



PARCEL MAP OF  
WILSON ESTATES

SUBDIVISION NO. Z20-109

LOTS 9 AND 10, AS SHOWN ON THE PLAT OF ZETZ SUBDIVISION, FILED  
IN BOOK 7 OF MAPS, MAP NO. 38, RECORDS OF SACRAMENTO COUNTY

CITY OF SACRAMENTO  
AUGUST, 2021

COUNTY OF SACRAMENTO

CALIFORNIA  
SHEET 1 OF 3

**JTS** ENGINEERING  
CONSULTANTS, INC.

**OWNER'S STATEMENT:**

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS  
PARCEL MAP OF "WILSON ESTATES".

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

THE UNDERSIGNED HEREBY OFFER FOR DEDICATION AND DOES HEREBY DEDICATE FOR  
SPECIFIC PURPOSES THE FOLLOWING:

- EASEMENT FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE  
OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR  
OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION  
AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES  
PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND  
TWELVE AND ONE-HALF (12.5) FEET IN WIDTH AND CONTIGUOUS TO THE STREET  
AND AVENUE SHOWN HEREON AND DESIGNATED "12.5' PUBLIC UTILITY EASEMENT"  
(12.5' PUE).

NORCAL HOUSING & ECONOMIC DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION

BY: Trevon Malic Wilson  
TREVON MALIC WILSON, PRESIDENT

**NOTARY'S ACKNOWLEDGMENT:**

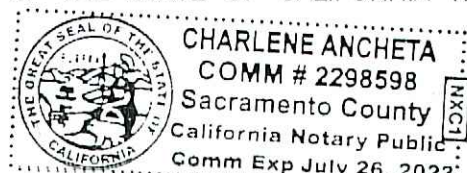
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE  
IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS  
ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California ) SS  
COUNTY OF Sacramento )  
ON 8/11/2021, 2021, BEFORE ME, CHARLENE ANCHETA  
NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE,  
PERSONALLY APPEARED TREVON MALIC WILSON

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 PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL



SIGNATURE Charlene Ancheta PRINTED NAME CHARLENE ANCHETA  
MY REGISTRATION NO.: 2298598 MY COMMISSION EXPIRES: July 26, 2023  
MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF SACRAMENTO

**BENEFICIARY'S STATEMENT:**

BUCKLEY REAL ESTATE, INC., BENFICIARY UNDER DEED OF TRUST RECORDED OCTOBER 28,  
2020 IN BOOK 20201028, PAGE 0090, OFFICIAL RECORDS OF SACRAMENTO COUNTY, STATE  
OF CALIFORNIA, HEREBY CONSENTS TO THE FILING OF THIS PARCEL MAP.

BY: Sean C. Buckley DATE: 8/10/2021

**NOTARY'S ACKNOWLEDGMENT:**

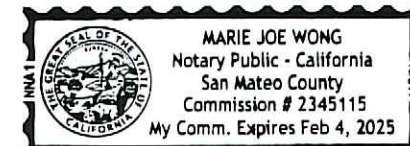
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE  
IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS  
ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA ) SS  
COUNTY OF SAN FRANCISCO )  
ON AUGUST 10, 2021, BEFORE ME, MARIE JOE WONG  
NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE,  
PERSONALLY APPEARED SEAN C. BUCKLEY

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 PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

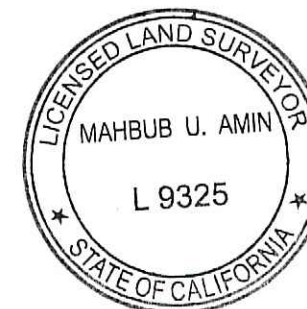


SIGNATURE Marie Joe Wong PRINTED NAME MARIE JOE WONG  
MY REGISTRATION NO.: 2345115 MY COMMISSION EXPIRES: FEB. 4, 2025  
MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF SAN MATEO

**SURVEYOR'S STATEMENT:**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS BASED ON A FIELD  
SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND  
LOCAL ORDINANCE AT THE REQUEST OF NORCAL HOUSING & ECONOMIC DEVELOPMENT  
CORPORATION, IN MARCH 2021. I HEREBY STATE THAT ALL MONUMENTS SHOWN HEREON ARE  
OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED. THE MONUMENTS ARE  
SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS PARCEL MAP SUBSTANTIALLY  
CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

MAHBUB U. AMIN 7/14/2021  
MAHBUB U. AMIN, L.S. 9325 DATE  
EXPIRES: 3/31/2023



**CITY SURVEYOR'S STATEMENT:**

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF "WILSON ESTATES" 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 MAP IS TECHNICALLY  
CORRECT.

I HEREBY APPROVE THIS PARCEL MAP OF "WILSON ESTATES", AND ACCEPT ON BEHALF OF  
THE PUBLIC, THE EASEMENT HEREON OFFERED FOR DEDICATION.

JIMMY L. BYRUM  
CITY SURVEYOR  
P.L.S. 9275, EXP. 9/30/2022  
CITY OF SACRAMENTO

**CITY CLERK'S STATEMENT:**

I HEREBY ATTEST TO THE APPROVAL OF THIS PARCEL MAP OF "WILSON ESTATES".

CITY CLERK  
CITY OF SACRAMENTO

**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., IN  
BOOK \_\_\_\_\_ OF PARCEL MAPS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF J.T.S. ENGINEERING  
CONSULTANTS, INC., TITLE TO THE LAND INCLUDED IN THIS PARCEL MAP BEING VESTED AS  
PER CERTIFICATE NO. \_\_\_\_\_ ON FILE IN THIS OFFICE.

DOCUMENT NO. \_\_\_\_\_ FEE: \$ \_\_\_\_\_

RECORDED BY: \_\_\_\_\_  
RECORDER OF SACRAMENTO COUNTY DEPUTY  
STATE OF CALIFORNIA

FPM21-0022



PARCEL MAP OF  
WILSON ESTATES

SUBDIVISION NO. Z20-109

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CITY OF SACRAMENTO  
AUGUST, 2021

COUNTY OF SACRAMENTO

CALIFORNIA  
SHEET 2 OF 3

**JTS** ENGINEERING  
CONSULTANTS, INC.

**LEGEND:**

- DIMENSION POINT, NOTHING FOUND OR SET
- ⊗ SET 5/8" REBAR, WITH PLASTIC CAP LS 9325
- ⊗ SET 1"X18" IRON PIPE, TAG LS 9325
- ⊙ SET 1/4" X 2 1/2" MAG NAIL, TAG LS 9325  
FLUSH WITH PAVEMENT
- ⊗ SET NAIL & TAG LS 9325 IN CONCRETE
- FOUND MONUMENT AS NOTED
- + FOUND CHISELED CROSS IN CONCRETE
- P.U.E. PUBLIC UTILITY EASEMENT
- ⊕ CENTER LINE

**REFERENCE:**

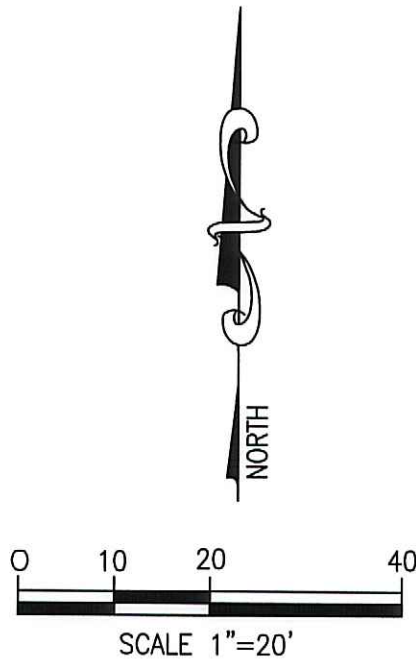
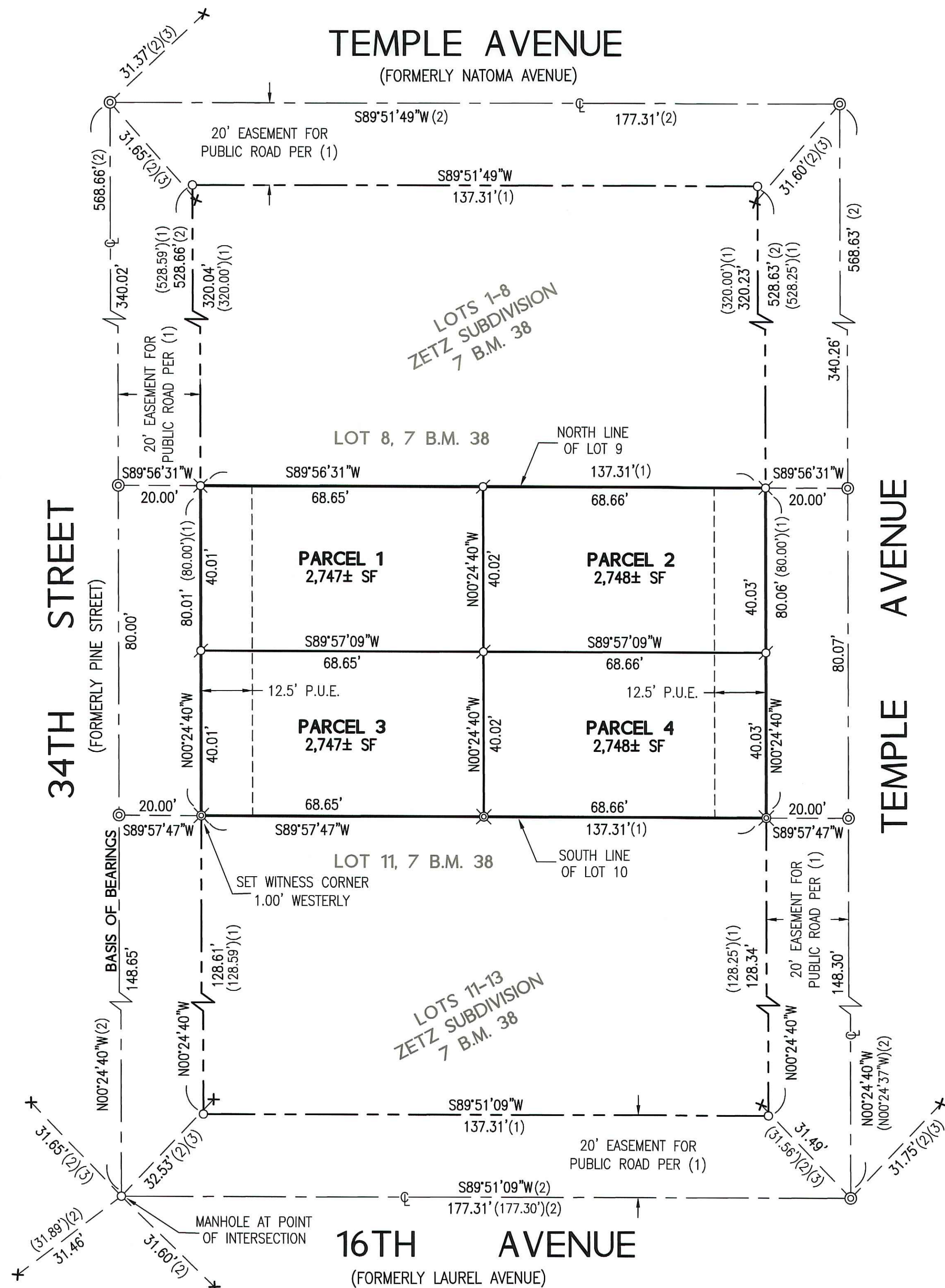
- (1) RECORD PER 7 B.M. 38
- (2) RECORD PER 188 P.M. 8 & 188 P.M. 9
- (3) RECORD PER CITY STREET TIES

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS OF THIS SURVEY IS THE CENTERLINE OF  
34TH STREET, THE BEARING OF WHICH IS N00°24'40"W PER  
PARCEL MAP FILED IN BOOK 188 OF PARCEL MAPS AT PAGE 9,  
ESTABLISHED FROM FOUND MONUMENTS AS SHOWN HEREON.

**NOTES:**

1. THIS PARCEL MAP CONTAINS 0.252 ACRES, MORE OR LESS.
2. THE TOTAL DOES NOT EQUAL INDIVIDUAL DISTANCES DUE TO  
ROUNDING OFF.
3. FEE TITLE OF THE PARCELS BEING CREATED BY THIS MAP  
EXTEND TO THE CENTERLINE OF ADJOINING STREETS.
4. MONUMENTS AS SHOWN FOR SET ON 188 P.M. 8 AND 188 P.M.  
9 WERE SEARCHED FOR, BUT NOT FOUND. THIS SURVEY RELIES  
ON THE ORIGINAL MONUMENTS FOUND AND HOLD FOR THE  
BLOCK PER (2) & (3)



JTS-2020-109



PARCEL MAP OF  
**WILSON ESTATES**

SUBDIVISION NO. Z20-109

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CALIFORNIA  
SHEET 3 OF 3

**JTS** ENGINEERING  
CONSULTANTS, INC.

ADDITIONAL INFORMATION

ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES  
AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST PER STATE OF  
CALIFORNIA GOVERNMENT CODE SECTION 66434.2 (THE SUBDIVISION MAP ACT).

NOTES:

- A. PRIVATE RECIPROCAL EASEMENTS FOR WATER FACILITIES SHALL BE GRANTED AND  
RESERVED, AS NECESSARY AND AT NO COST, AT THE TIME OF SALE OR  
CONVEYANCE OF ANY PARCEL SHOWN ON THIS MAP.