



City Council Report

915 I Street, 1st Floor

Sacramento, CA 95814

www.cityofsacramento.org

File ID: 2018-01420

October 16, 2018

Information Item 13

Title: Notification of Final Map Approval for 14th and C Street Homes (P17-052)

Location: District 4

Recommendation: Receive and file.

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

Presenter: None

Attachments:

1-Memo to City Clerk

2-Final Map

CITY OF SACRAMENTO

MEMORANDUM

DATE: September 27, 2018

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 from the Director of Public Works designee pending decision for the following Final Map:

Subdivision Name: P17-052

Project Name: 14th and C Street Homes

Location: On the southwest corner of C street and 14th Street

Council District: 4

Community Plan: Central City

Developer: NGC 14C LLC, a California Limited Liability Company

No. of Lots: 21

Type: Residential, single family residential unit

Background: On January 25, 2018, The City Planning Commission approved the tentative map P17-052, project entitled 14th and C Street Homes. All conditions of approval have been met. The map will subdivide a single residential parcel into 21 residential Parcels.

Proposed Decision: Approve

Contact Person: Jerry Lovato, Program Analyst, Phone: (916) 808-7918

This notice is to be included in the City Council Agenda for October 16, 2018

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF "14TH AND C HOMES".

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

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

- 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, TELEVISION, AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS THOSE STRIPS OF LAND ELEVEN AND ONE HALF (11.5) FEET IN WIDTH AND CONTIGUOUS TO 14TH STREET SHOWN HEREON AND DESIGNATED "11.5' PUBLIC UTILITY EASEMENT" (11.5' P.U.E.)
- 2. EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF GAS PIPES, AND FOR POLES 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 SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E)
- 3. 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 STREETS AND ALLEY SHOWN HEREON.

NGC 14C LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: Donnie Hanly
TITLE: manager

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.

ACKNOWLEDGMENT

STATE OF CALIFORNIA SS.
COUNTY OF Sacramento

ON Sept. 27, 2018 BEFORE ME, K. Hsieh
A NOTARY PUBLIC PERSONALLY APPEARED Donnie Hanly
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.

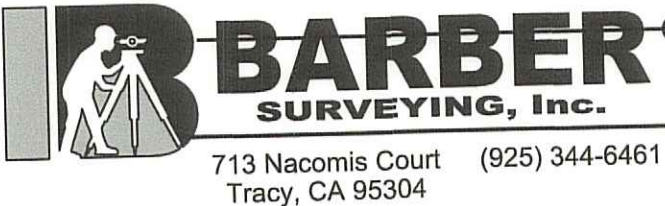
WITNESS MY HAND:

NOTARY'S SIGNATURE: K. Hsieh
PRINTED NOTARY'S NAME: K. Hsieh
NOTARY'S PRINCIPAL PLACE OF BUSINESS: Sacramento County
NOTARY'S COMMISSION NUMBER: 21423111
EXPIRATION OF NOTARY'S COMMISSION: Feb. 11, 2020

FINAL MAP
14TH AND C HOMES
SUBDIVISION NO. P17-052

BEING A SUBDIVION OF LOTS 3 AND 4, IN THE BLOCK BOUND BY "C" AND "D", 13TH AND 14TH STREETS, LYING WITHIN THE

CITY OF SACRAMENTO
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
OCTOBER, 2018
SHEET 1 OF 3



TRUSTEE STATEMENT

FIRST AMERICAN TITLE COMPANY, AS TRUSTEE UNDER THAT DEED OF TRUST RECORDED AUGUST 1, 2018 AS INSTRUMENT NO. 201808010890, OF OFFICIAL RECORDS.

BY: [Signature]
NAME: Donnie Corcoran
TITLE: Vice President

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.

ACKNOWLEDGMENT

STATE OF CALIFORNIA SS.
COUNTY OF

ON Sept. 27th, 2018 BEFORE ME, Ada Ayon
A NOTARY PUBLIC PERSONALLY APPEARED Donnie Corcoran
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:

NOTARY'S SIGNATURE: [Signature]
PRINTED NOTARY'S NAME: Ada Ayon
NOTARY'S PRINCIPAL PLACE OF BUSINESS: Placer
NOTARY'S COMMISSION NUMBER: 2204890
EXPIRATION OF NOTARY'S COMMISSION: 07/14/21

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 ORDINANCE AT THE REQUEST OF NGC 14C LLC ON FEBRUARY, 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN THOSE POSITIONS BEFORE APRIL, 2020, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

24 Sept 2018
DATE

SHANE R. BARBER L.S. 9097



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "14TH AND C HOMES", AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE 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 "14TH AND C HOMES" AND ACCEPT ON BEHALF OF THE PUBLIC, THE EASEMENTS HEREON OFFERED FOR DEDICATION.

JIMMY L. BYRUM
LS. 9275 EXP. 9-30-2020
CITY SURVEYOR
CITY OF SACRAMENTO

DATE

CITY CLERK'S STATEMENT

I HEREBY ATTEST TO THE APPROVAL OF THIS FINAL MAP OF "14TH AND C HOMES".

CITY CLERK
CITY OF SACRAMENTO

DATE

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2018 AT _____
_____ M. IN BOOK _____ OF MAPS AT PAGE _____
AT THE REQUEST OF BARBER SURVEYING, INC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

DOCUMENT NO. _____ FEE: \$ _____

RECORDER OF SACRAMENTO COUNTY
STATE OF CALIFORNIA

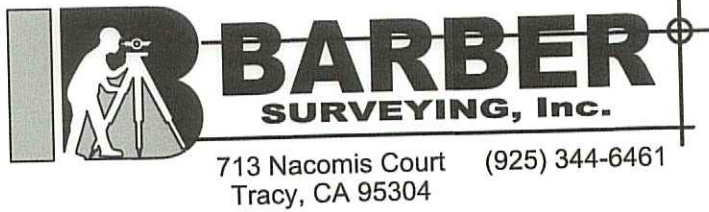
BY: _____
DEPUTY

FINAL MAP
14TH AND C HOMES
SUBDIVISION NO. P17-052

BEING A SUBDIVISION OF LOTS 3 AND 4, IN THE BLOCK BOUND BY "C"
AND "D", 13TH AND 14TH STREETS, LYING WITHIN THE

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OCTOBER, 2018
SHEET 2 OF 3



NOTES

- DISTANCES SHOWN HEREON, ARE GROUND DISTANCES SHOWN IN U.S. SURVEY FEET AND DECIMALS HEREON.
- THE AREA WITHIN THE DISTINCTIVE BORDER LINE IS 0.594 ± ACRES.

BASIS OF BEARINGS

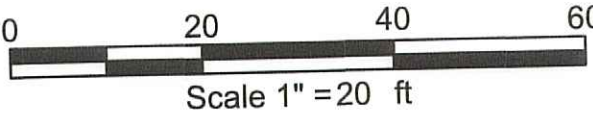
THE BEARING OF NORTH 18°50'23" EAST TAKEN ON THE CENTERLINE OF 13TH STREET AS SHOWN ON THAT CERTAIN FINAL MAP OF WASHINGTON DISTRICT HOUSING FILED FOR RECORD ON SEPTEMBER 08, 2004 IN BOOK 334 OF MAPS AT PAGE 10, SACRAMENTO COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

LEGEND

PROPOSED EASEMENTS	---
RECORD INFORMATION W/ REFERENCE	() ()
FOUND MONUMENT AS NOTED	●
SET 1/4" DIA. x 2.5" LONG MAG NAIL	⊙
TAGGED "LS 9097" FLUSH WITH PAVEMENT	⊗
SET 3/4" DIA. x 18" LONG IRON PIPE "LS 9097"	⊗
SET 1" DIA. x 18" LONG IRON PIPE "LS 9097"	⊗
SET WELL MONUMENT PER CITY STANDARDS	⊗
STAMPED "LS 9097"	⊗
DIMENSION POINT	○

ABBREVIATIONS

FND	FOUND
I.P.	IRON PIPE
PM	PARCEL MAP
MON	MONUMENT
O.R.	OFFICIAL RECORDS
P.U.E.	PUBLIC UTILITY EASEMENT
W/	WITH

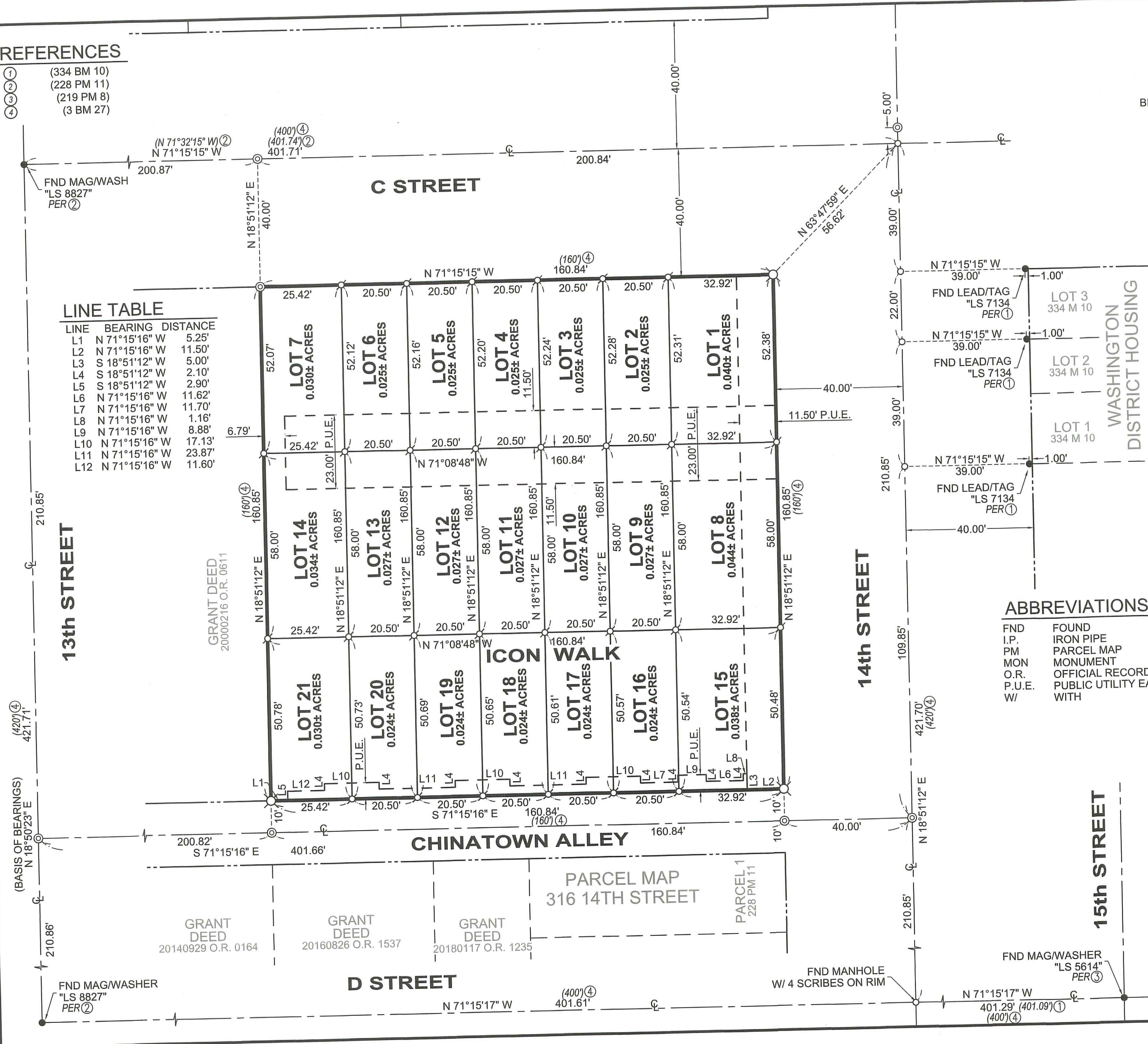


REFERENCES

- (334 BM 10)
- (228 PM 11)
- (219 PM 8)
- (3 BM 27)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 71°15'16" W	5.25'
L2	N 71°15'16" W	11.50'
L3	S 18°51'12" W	5.00'
L4	S 18°51'12" W	2.10'
L5	S 18°51'12" W	2.90'
L6	N 71°15'16" W	11.62'
L7	N 71°15'16" W	11.70'
L8	N 71°15'16" W	1.16'
L9	N 71°15'16" W	8.88'
L10	N 71°15'16" W	17.13'
L11	N 71°15'16" W	23.87'
L12	N 71°15'16" W	11.60'



NOTE

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

- A. PRIVATE RECIPROCAL EASEMENTS FOR INGRESS, EGRESS MANEUVERING, 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 LOT SHOWN IN THIS MAP.

FINAL MAP
14TH AND C HOMES
SUBDIVISION NO. P17-052

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SHEET 3 OF 3

