



City Council Report

915 I Street, 1st Floor

Sacramento, CA 95814

www.cityofsacramento.org

File #: 2016-01481

November 29, 2016

Information Item 20

Title: Notification of Final Map Approval for Broadway Redux

Recommendation: Receive and file.

Location: District 4

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

Presenter: None

Department: Public Works

Attachments:

1-Memo to City Clerk

2-Final Map

November 08, 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: Broadway Redux
Project No.: P15-058
Location: The project is located on the south east corner of 10th Street and Yale Street
Council District: 4
Community Plan: Central City
Developer: Sac Infill, LLC
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 November 29, 2016.

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF "BROADWAY REDUX".

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

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

1. EASEMENT FOR INSTALLATION AND MAINTENANCE OF GAS, WATER AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER THOSE STRIPS OF LAND 12.50 FEET IN WIDTH LYING CONTIGUOUS TO YALE STREET SHOWN HEREON AND DESIGNATED "12.50' PUBLIC UTILITY EASEMENT" (12.50' P.U.E.).
2. EASEMENT FOR INSTALLATION AND MAINTENANCE OF GAS, WATER AND FOR UNDERGROUND AND OVERHEAD WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER THOSE STRIPS OF LAND 12.50 FEET IN WIDTH LYING CONTIGUOUS TO BROADWAY SHOWN HEREON AND DESIGNATED "12.50' PUBLIC UTILITY EASEMENT" (12.50' 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 THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "POSTAL EASEMENT".

SAC INFILL, LLC

BY: *Nathan L. Cunningham*
NATHAN L. CUNNINGHAM, MEMBER

BY: *Erica Cunningham*
ERICA CUNNINGHAM, MEMBER

NOTARY'S STATEMENT:

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 October 14, 2016, BEFORE ME, Julie Bastian,
NOTARY PUBLIC, PERSONALLY APPEARED Nathan L. Cunningham and Erica Cunningham 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

Julie Bastian
SIGNATURE
MY COMMISSION NO. 2088162 EXPIRES ON: Nov. 24, 2018
MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF Placer

TRUSTEE'S STATEMENT:

PLACER TITLE COMPANY, A CALIFORNIA CORPORATION, AS THE TRUSTEE UNDER DEED OF TRUST RECORDED JULY 30, 2015 IN BOOK 20150730, PAGE 0861, OFFICIAL RECORDS OF SACRAMENTO COUNTY HEREBY CONSENTS TO RECORDATION OF THIS MAP.

BY: *Don D. Hill*

**FINAL MAP OF
BROADWAY REDUX**

SUBDIVISION NO. P15-058

BEING ALL OF THAT LAND DEPICTED ON RECORD OF SURVEY, FILED IN
BOOK 37 OF SURVEYS, AT PAGE 41, SACRAMENTO COUNTY RECORDS.

CITY OF SACRAMENTO
NOVEMBER 2016

COUNTY OF SACRAMENTO

CALIFORNIA
SHEET 1 OF 3

JTS ENGINEERING
CONSULTANTS, INC.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1
LOT 78, AS SHOWN ON THE OFFICIAL PLAT OF HOWELL CLARK TRACT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SACRAMENTO COUNTY, MARCH 27, 1913 IN BOOK 13 OF MAPS, MAP NO. 51, RECORDS OF SAID COUNTY.

PARCEL 2
LOT 79, AS SHOWN ON THE OFFICIAL PLAT OF HOWELL CLARK TRACT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SACRAMENTO COUNTY, MARCH 27, 1913 IN BOOK 13 OF MAPS, MAP NO. 51, RECORDS OF SAID COUNTY.

PARCEL 3
THE SOUTH BY 80 FEET OF THE NORTH BY 110 FEET OF THE WEST BY 20 FEET OF LOT 7, AND THE SOUTH BY 80 FEET OF THE NORTH BY 110 FEET OF LOT 8 IN THE BLOCK BOUNDED BY "X" AND "Y", (NOW KNOWN AS BROADWAY), TENTH AND ELEVENTH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP OR PLAN OF SAID CITY.

NOTARY'S STATEMENT:

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 October 17, 2016, BEFORE ME, Julie Bastian,
NOTARY PUBLIC, PERSONALLY APPEARED Donald D. Keller 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

Julie Bastian
SIGNATURE
MY COMMISSION NO. 2088162 EXPIRES ON: Nov. 24, 2018
MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF Placer Co.

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 ERICA CUNNINGHAM ON MARCH 2016. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

Frank N. Walker 10/13/16
FRANK N. WALKER, LS 5352 DATE
EXPIRES: 12/31/2017



CITY SURVEYOR'S STATEMENT:

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

Jimmy L. Byrum _____
ACTING CITY SURVEYOR DATE
P.L.S. 9275, EXP. 9/30/2018
CITY OF SACRAMENTO

CITY CLERK'S STATEMENT:

I HEREBY ATTEST TO THE APPROVAL OF THIS FINAL MAP OF "BROADWAY REDUX".

Jimmy L. Byrum _____
CITY CLERK DATE
CITY OF SACRAMENTO

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____ 2016, AT _____
O'CLOCK ____M., IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF J.T.S. ENGINEERING CONSULTANTS, INC., TITLE TO THE LAND INCLUDED IN THIS FINAL 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

LEGEND:

- DIMENSION POINT, NOTHING FOUND OR SET
- ✕ FOUND MONUMENT, AS NOTED
- ⊙ SET 1/2" REBAR WITH TAG LS 5352
- ⊙ SET 1/4"x2" MAG NAIL, TAG LS 5352
FLUSH WITH PAVEMENT
- ⊕ CENTER LINE
- P.U.E. PUBLIC UTILITY EASEMENT

REFERENCE:

- (1) RECORD PER 13 B.M. 51
- (2) RECORD PER 37 R.S. 41

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF YALE STREET, AS DEPICTED ON THE RECORD OF SURVEY RECORDED IN BOOK 37 OF SURVEYS, AT PAGE 41, THE BEARING OF WHICH IS SOUTH 70°51'49" EAST.

**FINAL MAP OF
BROADWAY REDUX
SUBDIVISION NO. P15-058**

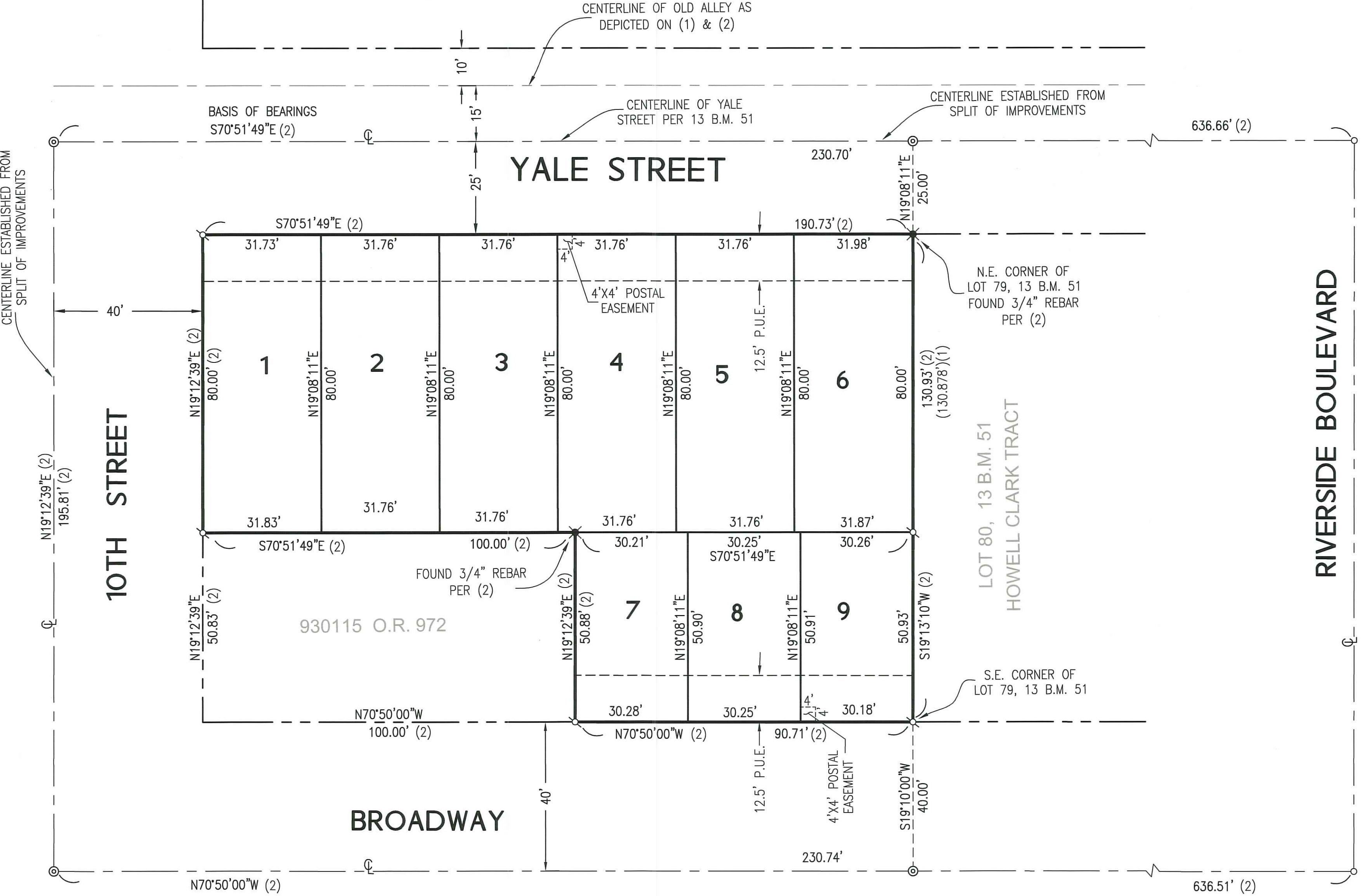
BEING ALL OF THAT LAND DEPICTED ON RECORD OF SURVEY, FILED IN BOOK 37 OF SURVEYS, AT PAGE 41, SACRAMENTO COUNTY RECORDS.

CITY OF SACRAMENTO
NOVEMBER 2016

COUNTY OF SACRAMENTO
SCALE: 1"=20'

CALIFORNIA
SHEET 2 OF 3

JTS ENGINEERING
CONSULTANTS, INC.



NOTES:

1. THE TOTAL AREA OF THE SUBDIVISION IS 0.456 ACRES, MORE OR LESS.
2. THE TOTAL DOES NOT EQUAL INDIVIDUAL DISTANCES DUE TO ROUNDING OFF.

FINAL MAP OF
BROADWAY REDUX

SUBDIVISION NO. P15-058

BEING ALL OF THAT LAND DEPICTED ON RECORD OF SURVEY, FILED IN
BOOK 37 OF SURVEYS, AT PAGE 41, SACRAMENTO COUNTY RECORDS.

CITY OF SACRAMENTO
NOVEMBER 2016

COUNTY OF SACRAMENTO

CALIFORNIA
SHEET 3 OF 3

JTS ENGINEERING
CONSULTANTS, INC.

ADDITIONAL INFORMATION SHEET

NOTES:

1. 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 SECTION 66434.2 (THE SUBDIVISION MAP ACT).
2. RECIPROCAL EASEMENTS FOR INGRESS/EGRESS, UTILITIES, DRAINAGE, WATER AND SANITARY SEWER FACILITIES, AND SURFACE STORM DRAINAGE SHALL BE GRANTED AND RESERVED, AS NECESSARY AND AT NO COST, AT OR BEFORE THE TIME OF SALE OR CONVEYANCE OF ANY LOT SHOWN IN THIS MAP.
3. COVENANT, CONDITIONS AND RESTRICTIONS (CC&R's) AND PRIVATE MAINTENANCE AGREEMENT SHALL BE RECORDED BY SEPARATE DOCUMENT.