



## City Council Report

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

Sacramento, CA 95814

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**File ID:** 2021-01040

September 14, 2021

**Information Item 25**

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**Title:** Notification of Final Map Approval for Greenbriar Phase 1 Village 12A (Z18-096.20 / FPM19-0057)

**Location:** District 1

**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

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**CITY OF SACRAMENTO**  
CALIFORNIA

**MEMORANDUM**

DATE: August 17, 2021

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: GREENBRIAR PHASE 1 VILLAGE 12A

Project No.: Z18-096.20 FPM No.: FPM19-0057

Location: Southwest corner of Elkhorn BLVD and Highway 99, North of I-5 and East of Lone Tree Road

Council District: 1

Community Plan: North Natomas

Developer: THE GREENBRIAR PROJECT OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

No. of Lots: 79

Type: Residential

Background: The tentative map revision Z18-096 entitled "Greenbriar Phase 1" was approved on 06/28/18. The project was originally entitled under City Res. 2017-0214. This project will subdivide 13.433 acres into 77 residential lots, 1 landscape lots and 1 paseo lot in the Single-Unit Dwelling (R-1-PUD); Single-Unit or Duplex Dwelling (R-1A-PUD), Multi-Unit Dwelling (R-3-PUD), Agriculture-Open Space (A-OS-PUD), and Shopping Center (SC-PUD) zones. This map is the 20th Final Map of 23 maps for Phase 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**

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND FILING OF FINAL MAP OF "GREENBRIAR PHASE 1 VILLAGE 12A".

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

THE UNDERSIGNED HEREBY OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE WAYS AND STREETS SHOWN HEREON AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

- 1. EASEMENTS 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, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOT A AND THOSE STRIPS OF LAND TWELVE AND ONE HALF (12.50) FEET IN WIDTH AND CONTIGUOUS TO THE WAYS, STREETS AND LOT 23 SHOWN HEREON AND DESIGNATED "12.5' PUBLIC UTILITY EASEMENT" (12.5' PUE).
- 2. AN EASEMENT FOR CONSTRUCTION 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 FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE WAYS, STREETS AND LOT 23 SHOWN HEREON.
- 3. AN IRREVOCABLE OFFER OF DEDICATION FOR LANDSCAPE EASEMENT, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS LOTS A AND B SHOWN HEREON AND DESIGNATED "LANDSCAPE EASEMENT IRREVOCABLE OFFER OF DEDICATION" (LEIOD).
- 4. AN EASEMENT FOR MAINTENANCE VEHICLES FOR INGRESS AND EGRESS BY CITY OPERATIONS AND MAINTENANCE AND THEIR PERSONNEL FOR LAKE DRAINAGE MAINTENANCE PURPOSES ON, OVER AND ACROSS LOT B AS SHOWN HEREON AND DESIGNATED "MAINTENANCE VEHICLE EASEMENT" (MVE).

THE GREENBRIAR PROJECT OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]  
NAME: JOHN STANEK, AUTHORIZED REPRESENTATIVE

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 )  
COUNTY OF Orange )

ON THIS 22<sup>nd</sup> DAY OF July, 2021 BEFORE ME, Anne Nguyen, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED John Stanek 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] Anne Nguyen  
SIGNATURE PRINTED NAME

MY PRINCIPLE PLACE OF BUSINESS IS IN THE  
COUNTY OF: Orange

MY COMMISSION EXPIRES: Aug. 14, 2023

MY COMMISSION No.: 2291405

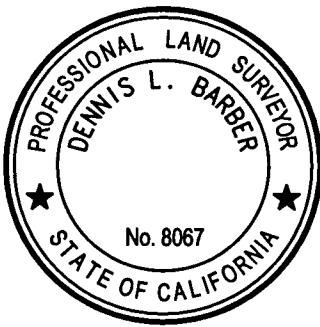
SURVEYOR'S STATEMENT

THIS FINAL 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 THE GREENBRIAR PROJECT OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN JULY, 2018. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS AS INDICATED, OR WILL BE SET IN THOSE POSITIONS BEFORE ISSUANCE OF NOTICE OF COMPLETION BY THE CITY FOR THE CONSTRUCTION OF REQUIRED PUBLIC IMPROVEMENTS AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF.

WOOD RODGERS, INC.

[Signature]  
DENNIS L. BARBER, P.L.S. 8067

7/20/21  
DATE



FINAL MAP OF  
GREENBRIAR PHASE 1  
VILLAGE 12A  
SUBDIVISION NO. Z18-096.

BEING ALL OF PARCEL 12 OF THAT CERTAIN MAP ENTITLED MASTER PARCEL MAP OF "GREENBRIAR PHASE 1", FILED IN BOOK 238 OF PARCEL MAPS, AT PAGE 9, SACRAMENTO COUNTY RECORDS, AND SITUATE WITHIN SECTION 33, T.10N. R.4E. M.D.M. CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



WOOD RODGERS  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
3301 C ST, BLDG. 100-B TEL 916.341.7760  
SACRAMENTO, CA 95816 FAX 916.341.7767

AUGUST 2021

SHEET 1 OF 6  
1116.020

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "GREENBRIAR PHASE 1 VILLAGE 12A", AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF SACRAMENTO, 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 "GREENBRIAR PHASE 1 VILLAGE 12A" AND ACCEPT ON BEHALF OF THE PUBLIC, THE EASEMENTS HEREON OFFERED FOR DEDICATION, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, SUBJECT TO IMPROVEMENTS THEREOF, BUT REJECT AT THIS TIME REJECT THE IRREVOCABLE OFFERS OF DEDICATION, SAID OFFERS MAY BE ACCEPTED BY THE CITY AT ANY TIME.

THE ABANDONMENTS LISTED HEREON PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE ARE HEREBY APPROVED.

JIMMY L. BYRUM, P.L.S. 9275  
EXP. 09-30-22  
CITY SURVEYOR  
CITY OF SACRAMENTO

DATE

CITY CLERK'S STATEMENT

I HEREBY ATTEST TO THE APPROVAL OF THIS FINAL MAP OF "GREENBRIAR PHASE 1 VILLAGE 12A".

DATE CITY CLERK  
CITY OF SACRAMENTO

RECORDER'S STATEMENT

FILED THIS DAY OF 2021, AT M IN BOOK OF MAPS, AT PAGE, AT THE REQUEST OF WOOD RODGERS, INC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS BEING VESTED AS PER CERTIFICATE NO. ON FILE IN THIS OFFICE.

FEE: \$ DOCUMENT NO.:

RECORDER OF SACRAMENTO COUNTY  
STATE OF CALIFORNIA

BY: DEPUTY

FPM 19-0057

LEGEND

◦	DIMENSION POINT
⊙	SET 2-1/2" LONG X 1/4" DIA. MAG NAIL TAGGED "LS 8067" FLUSH WITH SURFACE.
⊗	SET WELL MONUMENT PER CITY STANDARDS STAMPED L.S. 8067.
⊠	SET 1" X 18" LONG IRON PIPE WITH PLUG STAMPED L.S. 8067.
⦿	FOUND 1" X 18" LONG IRON PIPE WITH PLUG STAMPED L.S. 8067.
⦿	FOUND 2-1/2" LONG X 1/4" DIA. MAG NAIL TAGGED "LS 8067" FLUSH WITH SURFACE.
⊗	SET 1" BRASS DISK STAMPED "LS 8067" AT 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO THE SIDEWALK.
⊗	FOUND 1" BRASS DISK STAMPED "LS 8067" AT 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO THE SIDEWALK.
℄	CENTERLINE
Δ=	XX°XX'XX" (CENTRAL ANGLE OF CURVE)
BM	BOOK OF MAPS
PM	BOOK OF PARCEL MAPS
L=	ARC LENGTH
ORSC	OFFICIAL RECORDS SACRAMENTO COUNTY
PUE	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT
MVE	MAINTENANCE VEHICLE EASEMENT
SSE	SANITARY SEWER EASEMENT
(R)	RADIAL BEARING
(OA)	OVERALL
R=	RADIUS
RIOD	ROAD IRREVOCABLE OFFER OF DEDICATION
LEIOD	IRREVOCABLE OFFER OF DEDICATION FOR LANDSCAPE EASEMENT
SF	SQUARE FEET
7	SHEET NUMBER REFERENCE

NOTES

1. ALL CURVES DIMENSIONED WITH RADIUS, DELTA, AND ARC LENGTH.
2. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. DUE TO ROUNDING THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. TOTAL AREA FOR THIS "GREENBRIAR PHASE 1 VILLAGE 12A" SUBDIVISION IS 13.433± ACRES AND CONSISTING OF 77 RESIDENTIAL LOTS, 1 LANDSCAPE LOT AND 1 PASEO LOT.
5. 5/8" REBAR WITH CAP STAMPED "LS 8067" WILL BE SET AT ALL REAR LOT CORNERS, ALONG WITH ALL LOT LINE ANGLE POINTS OR AT 2.00 FOOT PROJECTION ALONG LOT LINES ADJACENT TO WALLS (2.00 FOOT BY 2.00 FOOT OFFSET FOR ANGLE POINTS ADJACENT TO WALLS). FRONT CORNERS WILL BE SET WITH A 1" BRASS DISK STAMPED "LS 8067" AT A 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO THE SIDEWALK.
6. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE STREETS AND WAYS SHOWN HEREON, EXCEPT WHERE THE PUBLIC ROAD EASEMENT LINE IS ALSO THE COMMON LINE OF THE SUBDIVISION BOUNDARY, THEN THE FEE TITLE IS TO THE SUBDIVISION BOUNDARY.
7. PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE, THE FOLLOWING ROAD IRREVOCABLE OFFER OF DEDICATION (RIOD), PUBLIC UTILITY EASEMENT (PUE), DRAINAGE EASEMENT (DE) AND SANITARY SEWER EASEMENT (SSE) ARE HEREBY ABANDONED:

A. THOSE PORTIONS OF THE RIOD AS DEPICTED ON THE MASTER PARCEL MAP ENTITLED "GREENBRIAR PHASE 1", FILED IN BOOK 238 OF PARCEL MAPS, AT PAGE 9, ORSC WHICH LIE WITHIN THE BOUNDARY OF THIS MAP THAT ARE NOT SHOWN HEREON.

B. THOSE PORTIONS OF THE PUE AS DEPICTED ON THE MASTER PARCEL MAP ENTITLED "GREENBRIAR PHASE 1", FILED IN BOOK 238 OF PARCEL MAPS, AT PAGE 9, ORSC WHICH LIE WITHIN THE BOUNDARY OF THIS MAP THAT ARE NOT SHOWN HEREON.

C. THOSE PORTIONS OF THE DE AS DEPICTED ON THE MASTER PARCEL MAP ENTITLED "GREENBRIAR PHASE 1", FILED IN BOOK 238 OF PARCEL MAPS, AT PAGE 9, ORSC WHICH LIE WITHIN THE BOUNDARY OF THIS MAP THAT ARE NOT SHOWN HEREON.

D. THOSE PORTIONS OF THE SSE AS DEPICTED ON THE MASTER PARCEL MAP ENTITLED "GREENBRIAR PHASE 1", FILED IN BOOK 238 OF PARCEL MAPS, AT PAGE 9, ORSC WHICH LIE WITHIN THE BOUNDARY OF THIS MAP THAT ARE NOT SHOWN HEREON.
8. LOTS A AND B SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR LANDSCAPING AND PEDESTRIAN PURPOSES.
9. PER SACRAMENTO CITY CODE SECTION 17.852.010, THIS MAP IS SUBJECT TO THE REQUIREMENT OF PUBLIC IMPROVEMENTS, REFERENCE RPC 19-0040.
10. THIS SUBDIVISION IS COVERED BY THE GRANT OF AVIGATION AND NOISE EASEMENT RECORDED JANUARY 28, 2020 IN BOOK 20200128 OF OFFICIAL RECORDS, AT PAGE 1634, SACRAMENTO COUNTY RECORDS.

LEGAL DESCRIPTION

BEING ALL OF PARCEL 12 OF THAT CERTAIN MAP ENTITLED MASTER PARCEL MAP OF "GREENBRIAR PHASE 1", FILED IN BOOK 238 OF PARCEL MAPS, AT PAGE 9, SACRAMENTO COUNTY RECORDS, AND SITUATE IN SECTION 33, TOWNSHIP 10 NORTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

REFERENCES:


- (1) 238 PM 9 MASTER PARCEL MAP OF "GREENBRIAR PHASE 1"
- (2) 423 BM 11 FINAL MAP OF "GREENBRIAR PHASE 1 VILLAGE 11"

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT MAP ENTITLED MASTER PARCEL MAP OF "GREENBRIAR PHASE 1" FILED IN BOOK 238 OF PARCEL MAPS, AT PAGE 9, ORSC.

FINAL MAP OF  
GREENBRIAR PHASE 1  
VILLAGE 12A  
SUBDIVISION NO. Z18-096.\_\_\_\_

BEING ALL OF PARCEL 12 OF THAT CERTAIN MAP ENTITLED MASTER PARCEL MAP OF "GREENBRIAR PHASE 1", FILED IN BOOK 238 OF PARCEL MAPS, AT PAGE 9, SACRAMENTO COUNTY RECORDS, AND SITUATE WITHIN SECTION 33, T.10N. R.4E. M.D.M. CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



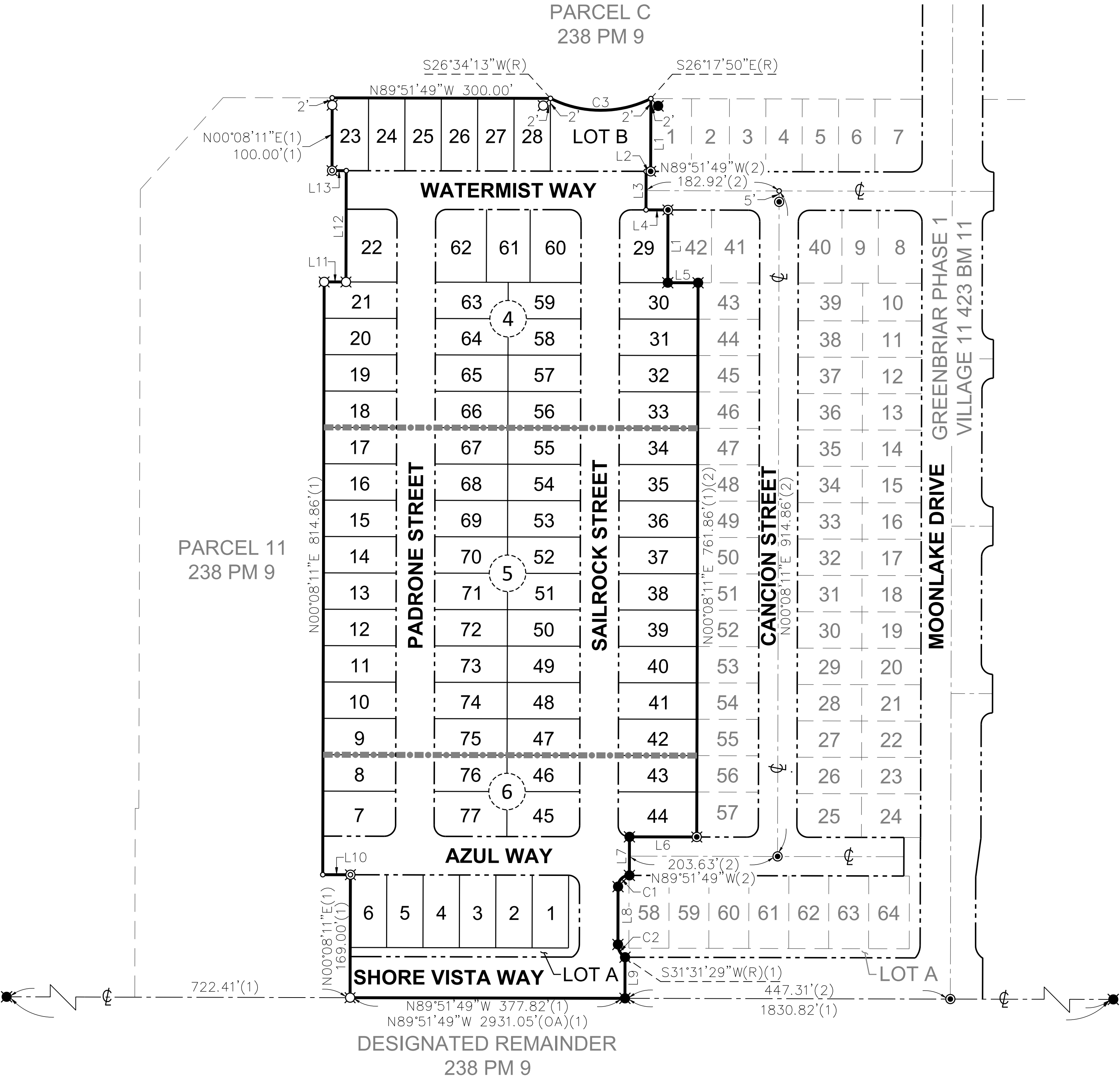
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AUGUST 2021

SHEET 2 OF 6

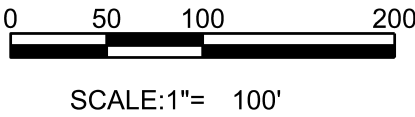
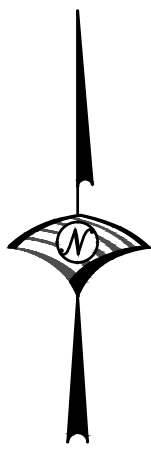
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VILLAGE BOUNDARY AND SHEET INDEX



CURVE TABLE — THIS SHEET ONLY				
NO.	RADIUS	DELTA	LENGTH	REF
C1	15.50'	90°00'00"	24.35'	(1)(2)
C2	20.50'	58°36'43"	20.97'	(1)(2)
C3	155.00'	52°52'02"	143.02'	(1)

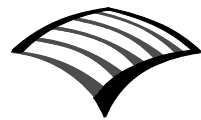
LINE TABLE — THIS SHEET ONLY			
NO.	BEARING	LENGTH	REF
L1	N0°08'11"E	100.00'	(1)(2)
L2	N89°51'49"W	6.29'	(1)(2)
L3	N0°08'11"E	53.00'	(1)(2)
L4	N89°51'49"W	30.10'	(1)(2)
L5	N89°51'49"W	41.68'	(1)(2)
L6	N89°51'49"W	92.50'	(1)(2)
L7	N0°08'11"E(R)	53.00'	(1)(2)
L8	N0°08'11"E	79.50'	(1)(2)
L9	N0°08'11"E	56.50'	(1)(2)
L10	N89°51'49"W	38.00'	(1)
L11	N89°51'49"W	30.00'	(1)
L12	N0°08'11"E	153.00'	(1)
L13	N89°51'49"W	19.50'	(1)



FINAL MAP OF  
**GREENBRIAR PHASE 1**  
**VILLAGE 12A**

SUBDIVISION NO. **Z18-096**.

BEING ALL OF PARCEL 12 OF THAT CERTAIN MAP ENTITLED  
MASTER PARCEL MAP OF "GREENBRIAR PHASE 1", FILED IN BOOK 238 OF  
PARCEL MAPS, AT PAGE 9, SACRAMENTO COUNTY RECORDS,  
AND SITUATE WITHIN SECTION 33, T.10N. R.4E. M.D.M.  
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



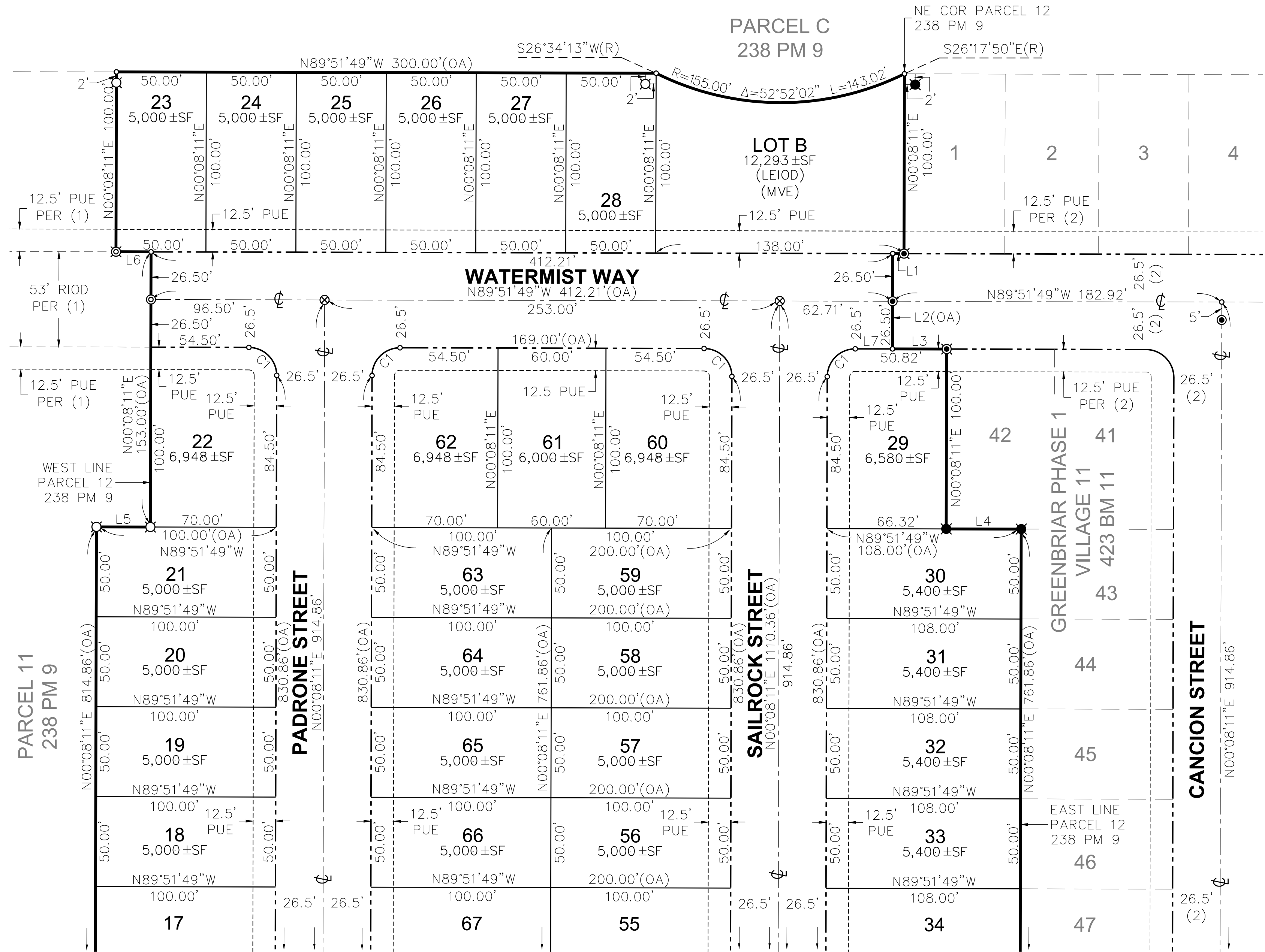
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AUGUST 2021

SHEET 3 OF 6

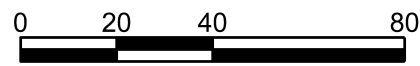
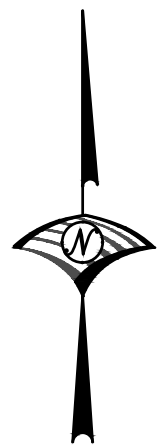
1116.020

SEE SHEET 2 FOR LEGEND, BASIS OF BEARINGS, NOTES AND REFERENCES.



LINE TABLE – THIS SHEET ONLY		
NO.	BEARING	LENGTH
L1	N89°51'49"W	6.29'
L2	N0°08'11"E	53.00'
L3	N89°51'49"W	30.10'
L4	N89°51'49"W	41.68'
L5	N89°51'49"W	30.00'
L6	N89°51'49"W	19.50'
L7	N89°51'49"W	20.71'

CURVE TABLE – THIS SHEET ONLY			
NO.	RADIUS	DELTA	LENGTH
C1	15.50'	90°00'00"	24.35'



SCALE:1"= 40'

FINAL MAP OF  
**GREENBRIAR PHASE 1**  
**VILLAGE 12A**

SUBDIVISION NO. Z18-096.

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SHEET 4 OF 6

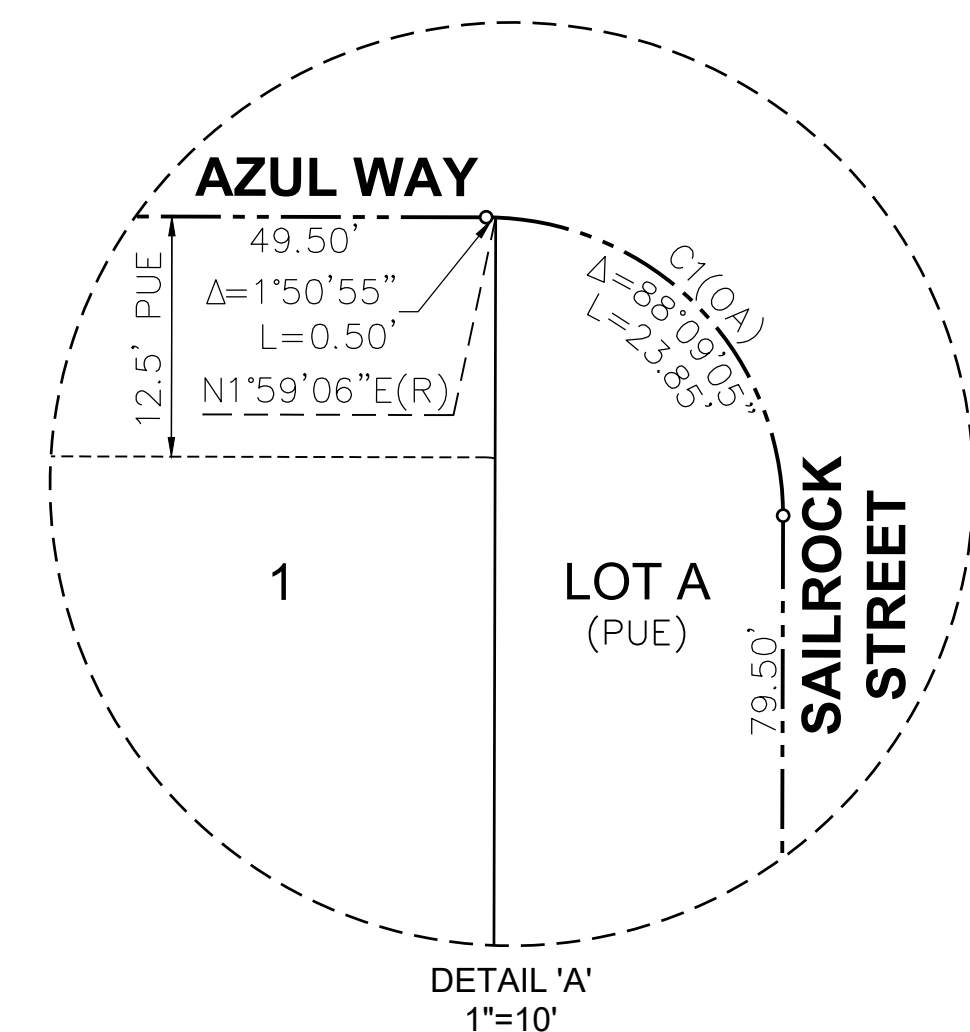
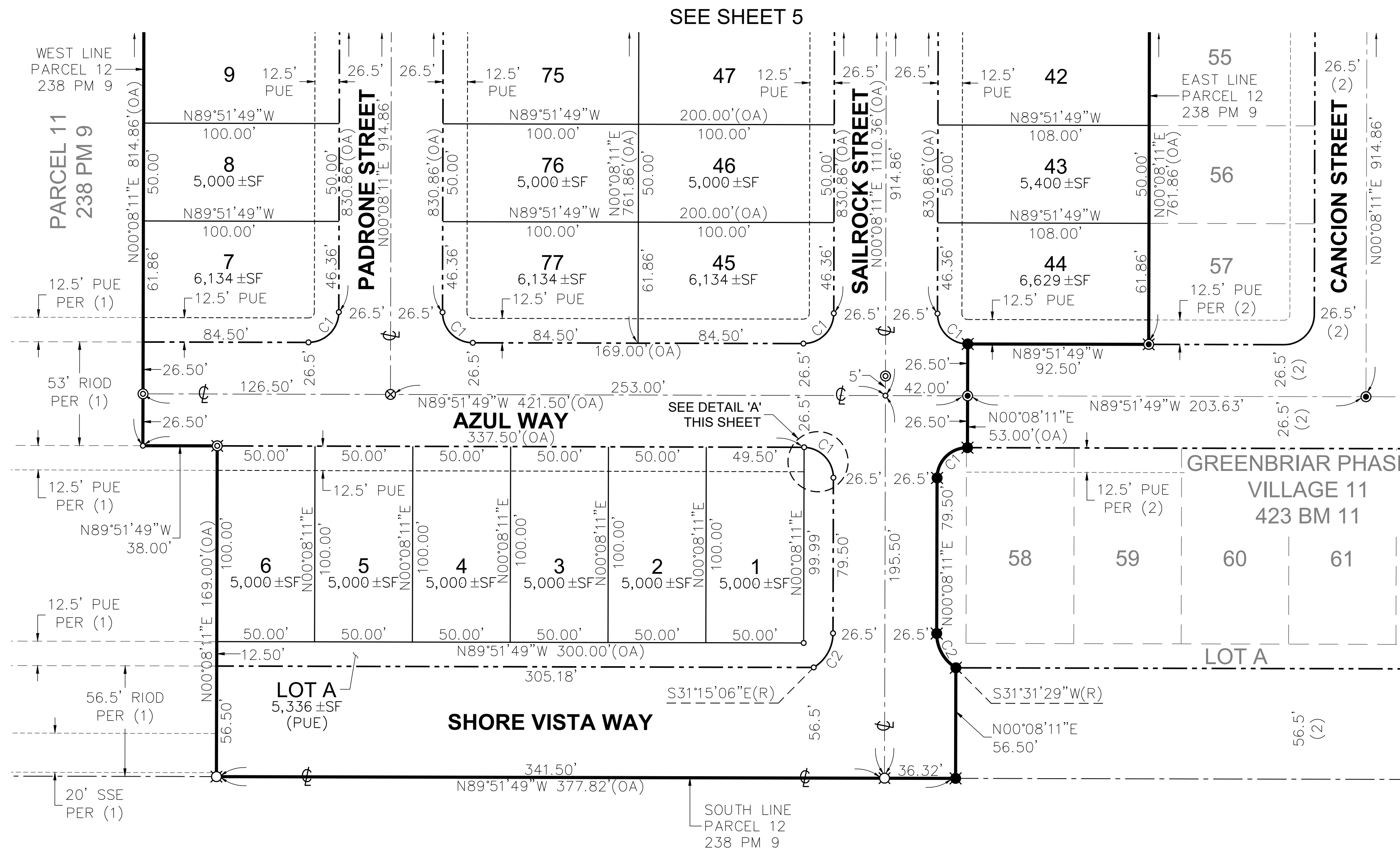
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SEE SHEET 2 FOR LEGEND, BASIS OF BEARINGS, NOTES AND REFERENCES.

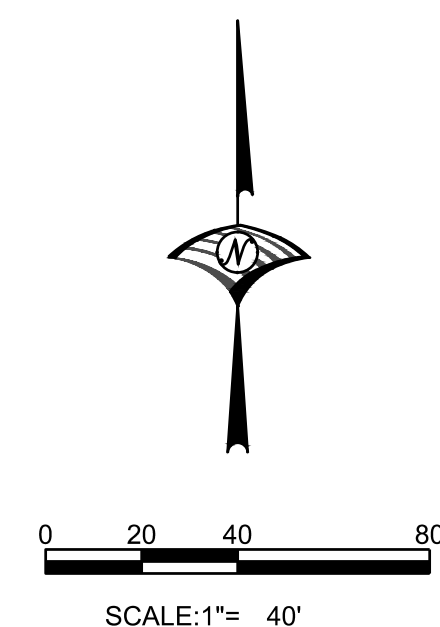
SEE SHEET 5







CURVE TABLE - THIS SHEET ONLY			
NO.	RADIUS	DELTA	LENGTH
C1	15.50'	90°00'00"	24.35'
C2	20.50'	58°36'43"	20.97'



## FINAL MAP OF GREENBRIAR PHASE 1 VILLAGE 12A

SUBDIVISION NO. Z18-096.\_\_\_\_

BEING ALL OF PARCEL 12 OF THAT CERTAIN MAP ENTITLED  
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SHEET 6 OF 6

1116.020

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