

City of Sacramento  
**City Council - 5PM Report**  
915 I Street Sacramento, CA 95814  
[www.cityofsacramento.org](http://www.cityofsacramento.org)

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**File ID:** 2024-00798

4/2/2024

**Information Item 15.**

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**Notification of Master Parcel Map Approval of Solons Alley Dwellings (Z21-125/FPM23-0024)**

File ID: 2024-00798

**Location:** District 4, Represented by Councilmember Valenzuela

**Recommendation:** Receive and file.

**Contact:** David Veasey, Supervising Surveyor, (916) 808-6364, [dveasey@cityofsacramento.org](mailto:dveasey@cityofsacramento.org),  
Department of Public Works

**Presenter:** None.

**Attachments:**

- 1-Notice to City Clerk
- 2-Parcel Map

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**CITY OF SACRAMENTO**  
CALIFORNIA

**MEMORANDUM**

DATE:

TO: Mindy Cuppy, City Clerk

FROM: David Veasey, Supervising 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:

Project No.:

FPM No.:

Location:

Council District:

Community Plan:

Developer:

No. of Lots:

Type:

Background:

Proposed Decision: Approve

Contact Person: David Veasey, Supervising Surveyor, Phone: (916) 808-6364

**This notice is to be included in the City Council Agenda for**

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS PARCEL MAP OF "SOLONS ALLEY DWELLINGS".

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

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

1. EASEMENT FOR INSTALLATION AND MAINTENANCE OF GAS PIPES, 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 AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "5' PUBLIC UTILITY EASEMENT" ( 5' PUE).

MILLENNIAL HOMES, INC A CALIFORNIA CORPORATION

BY: NATALIA BOYKO, PRESIDENT

NOTARY 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  
COUNTY OF SACRAMENTO

ON 10/25/23 BEFORE ME,  
N. WARNER A NOTARY PUBLIC IN AND FOR SAID  
COUNTY AND STATE, PERSONALLY APPEARED  
NATALIA BOYKO, 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 N. WARNER  
PRINTED NAME

MY COMMISSION NUMBER: 2415481  
MY COMMISSION EXPIRES ON: 9/12/26  
MY PRINCIPAL PLACE OF BUSINESS IS IN THE COUNTY OF: SACRAMENTO

PARCEL MAP  
OF  
SOLONS ALLEY DWELLINGS

SUBDIVISION NO: Z21-125

E 1/2 OF LOT 7 IN THE BLOCK BOUNDED BY S & T, 15TH & 16TH STREETS  
IN THE CITY OF SACRAMENTO,  
ACCORDING TO THE OFFICIAL MAP OR PLAN

CITY OF SACRAMENTO ~ COUNTY OF SACRAMENTO ~ STATE OF CALIFORNIA  
DECEMBER, 2023 ~ SHEET 1 OF 3



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TRUSTEE'S STATEMENT

FIDELITY NATIONAL TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST DATED SEPTEMBER 5, 2023, RECORDED SEPTEMBER 7, 2023, IN BOOK 20230907, PAGE 0461 OF OFFICIAL RECORDS OF SACRAMENTO COUNTY, HEREBY CONSENTS TO THE FILING OF THIS MAP.

BY: Bryan Shank

PRINT NAME: Bryan Shank

TITLE: Vice President

NOTARY 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  
COUNTY OF SACRAMENTO

ON 9/28/23 BEFORE ME,  
N. WARNER A NOTARY PUBLIC IN AND FOR SAID  
COUNTY AND STATE, PERSONALLY APPEARED  
BRYAN SHANK, 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 N. WARNER  
PRINTED NAME

MY COMMISSION NUMBER: 2415481  
MY COMMISSION EXPIRES ON: 9/12/26  
MY PRINCIPAL PLACE OF BUSINESS IS IN THE COUNTY OF: SACRAMENTO

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MILLENNIAL HOMES, INC., IN DECEMBER, 2020. I HEREBY STATE THAT ALL 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 PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP.

KRISTOPHER KLIMA, PLS 8602  
DATE 9-26-23



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF "SOLONS ALLEY DWELLINGS" 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 PARCEL MAP OF "SOLONS ALLEY DWELLINGS" AND ACCEPT ON BEHALF OF THE PUBLIC THE EASEMENTS HEREON OFFERED FOR DEDICATION.

DAVID VEASEY, LS. 9326  
EXP. DATE: 03/31/2025  
SUPERVISING SURVEYOR  
CITY OF SACRAMENTO  
DATE

CITY CLERK'S STATEMENT

I HEREBY ATTEST TO THE APPROVAL OF THIS PARCEL MAP OF "SOLONS ALLEY DWELLINGS".

BY: CITY CLERK  
CITY OF SACRAMENTO  
DATE

RECORDER'S STATEMENT

FILED THIS DAY OF 2023 AT .M. IN

BOOK OF PARCEL MAPS, AT PAGE, AT THE REQUEST OF KLIMA LAND SURVEYS, TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. ON FILE IN THIS OFFICE.

DOCUMENT NO. FEE: \$

BY: RECORDER OF SACRAMENTO COUNTY  
STATE OF CALIFORNIA  
DEPUTY

P A R C E L  
OF  
M A P  
**SOLONS ALLEY DWELLINGS**

SUBDIVISION NO: Z21-125  
E 1/2 OF LOT 7 IN THE BLOCK BOUNDED BY S & T, 15TH & 16TH STREETS  
IN THE CITY OF SACRAMENTO,  
ACCORDING TO THE OFFICIAL MAP OR PLAN  
CITY OF SACRAMENTO ~ COUNTY OF SACRAMENTO ~ STATE OF CALIFORNIA  
DECEMBER, 2023 ~ SHEET 2 OF 3



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**LINE DATA**

LINE	BEARING	LENGTH
L1	N71° 31' 34"W	20.13'
L2	N71° 31' 34"W	20.13'
L3	N71° 31' 34"W	20.13'
L4	N71° 31' 34"W	20.13'
L5	N18° 31' 23"W	10.00'
L6	N18° 31' 26"W	10.00'
L7	N18° 31' 28"W	10.00'

**LEGEND**

- SET 1/4" DIA x 2-1/2" LONG MAG NAIL  
TAGGED PLS 8602, FLUSH WITH PAVEMENT ..... (C)  
SET 1" IRON PIPE, 18" LONG  
CAPPED PLS 8602 ..... (X)  
SET 5/8" REBAR CAPPED  
PLS 8602 ..... (O)  
FOUND MAG NAIL ..... (●)  
AND WASHER STAMPED AS NOTED  
FOUND CUT "+" TOP OF CURB, CITY TIES ..... (+)  
DIMENSION POINT, NOTHING  
FOUND OR SET ..... (○)  
GROSS AREA (SQUARE FEET) ..... (G)  
NET AREA (SQUARE FEET) ..... (N)

**REFERENCES**

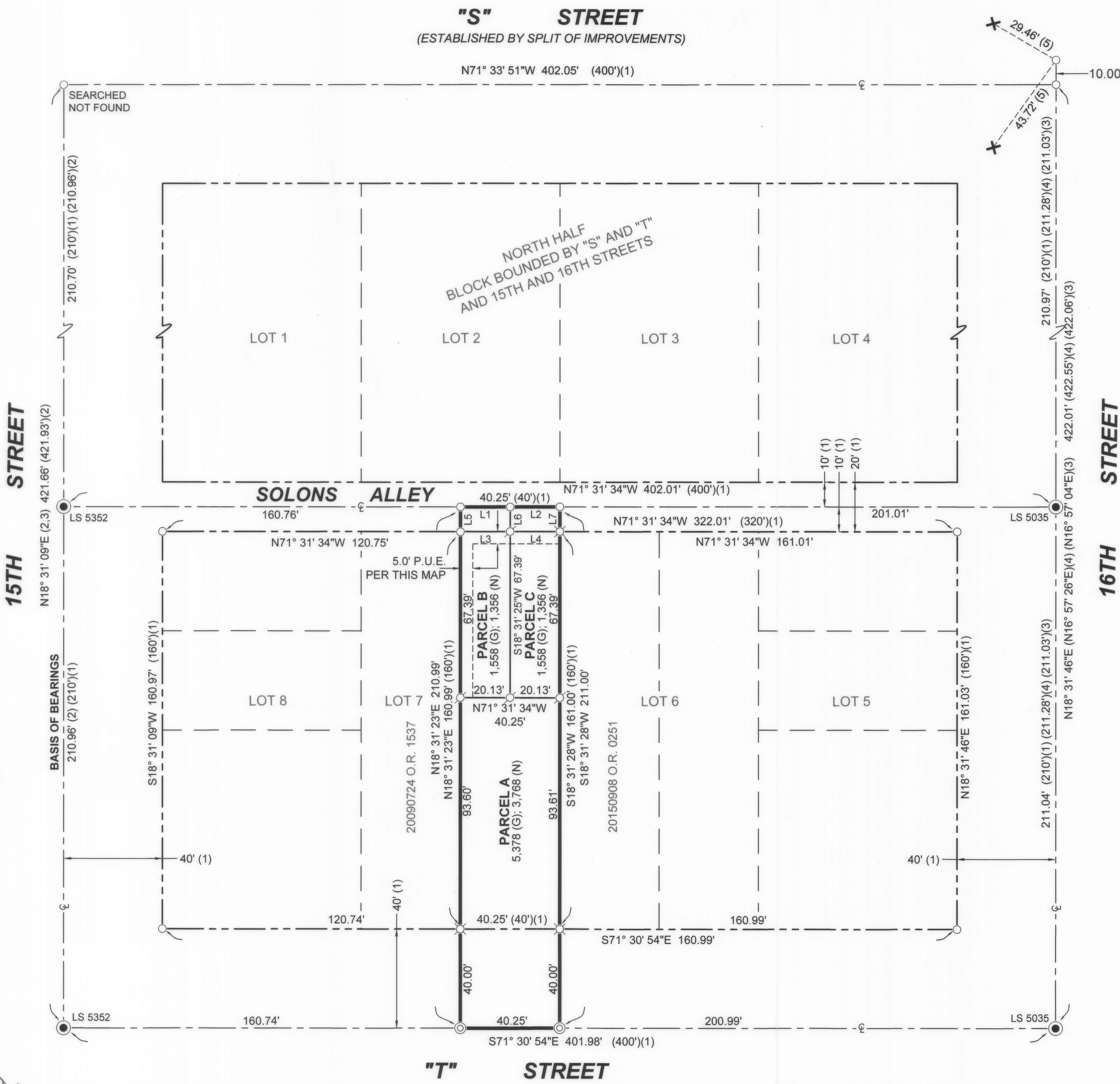
- OFFICIAL MAP OF SACRAMENTO.....(1)  
229 PM 15, "15TH STREET BROWNSTONES".....(2)  
244 PM 12, "KHASIGIAN".....(3)  
238 PM 03, "1615 U STREET".....(4)  
CITY TIES .....(5)

**BASIS OF BEARINGS**

THE BASIS OF BEARING FOR THIS SURVEY WAS  
TAKEN ALONG 15TH STREET CENTERLINE AS  
ESTABLISHED BY 229 PM 15 AND BEING N18°31'09"W.

**NOTES**

- IF SOME OF THE RECORD VALUES SHOWN HEREON DO NOT EXPLICITLY  
APPEAR ON THE REFERENCED MAP OR SURVEY, THE VALUES WERE  
CALCULATED FROM RECORD INFORMATION.
- THE SUM OF THE THE PARTS MAY NOT MATCH THE WHOLE, DUE TO  
TYPICAL ROUNDING ERRORS.
- DATE OF SURVEY: MARCH 20, 2021
- THIS SUBDIVISION CONTAINS 6,488 SQUARE FEET CONSISTING OF 3  
RESIDENTIAL PARCELS.



P A R C E L  
OF  
M A P  
**SOLONS ALLEY DWELLINGS**

SUBDIVISION NO: Z21-125

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**DECEMBER, 2023** ~ SHEET 3 OF 3



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**ADDITIONAL INFORMATION SHEET**

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

**NOTES**

- A. PRIVATE RECIPROCAL EASEMENTS FOR 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 PARCEL SHOWN IN THIS MAP.