

City of Sacramento  
**City Council - 5PM Report**  
915 I Street Sacramento, CA 95814  
www.cityofsacramento.org

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**File ID:** 2023-01234

9/19/2023

**Information Item 21.**

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**Notification of Master Parcel Map Approval for Schumacher Property Phase 10 (P98-041.11/FPM 23-0004)**

File ID: 2023-01234

**Location:** District 1, Represented by Councilmember Kaplan

**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-Master Parcel Map

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**CITY OF SACRAMENTO**  
CALIFORNIA

**MEMORANDUM**

DATE:

TO: Mindy Cuppy, City Clerk

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

**SUBJECT: Notification of "Master 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: Jimmy Byrum, City Surveyor, Phone: (916) 808-7918

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

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MASTER PARCEL MAP OF "SCHUMACHER PROPERTY PHASE 10".

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

THE UNDERSIGNED OFFER FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE DRIVES SHOWN HEREON AND DOES HEREBY DEDICATE FOR 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 THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH AND CONTIGUOUS TO THE DRIVES SHOWN HEREON AND DESIGNATED "12.5' PUE" (12.5' PUBLIC UTILITY EASEMENT).

NATOMAS CREEK, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY

BY:   
NAME: KERN SCHUMACHER  
TITLE: MANAGING MEMBER

NOTARY'S ACKNOWLEDGEMENT

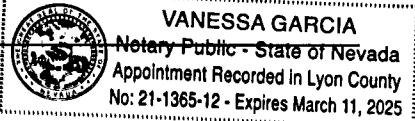
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA <sup>V.G.</sup> Nevada )  
COUNTY OF Washoe ) SS

ON 14th DAY OF June, 2023 BEFORE ME, Vanessa Garcia, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Kern Schumacher 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 IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:   
PRINTED NAME: Vanessa Garcia

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

MY COMMISSION EXPIRES: March 11, 2025

MY COMMISSION No.: 21-1365-12

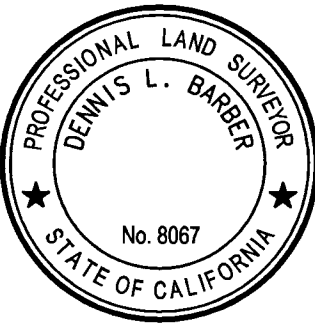
SURVEYOR'S STATEMENT

THIS MASTER PARCEL MAP OF "SCHUMACHER PROPERTY PHASE 10" 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 NATOMAS CREEK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN NOVEMBER 2022. I HEREBY STATE THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS AS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS MASTER PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

WOOD RODGERS, INC.

  
DENNIS L. BARBER, P.L.S. 8067

6/13/23  
DATE



MASTER PARCEL MAP OF  
SCHUMACHER PROPERTY  
PHASE 10

SUBDIVISION NO. P98-041.11

A PORTION OF THE DESIGNATED REMAINDER OF THAT  
CERTAIN MASTER PARCEL MAP OF "SCHUMACHER PROPERTY PHASE 9",  
FILED IN BOOK 198 OF PARCEL MAPS, AT PAGE 4,  
SACRAMENTO COUNTY RECORDS  
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



JUNE 2023

SHEET 1 OF 3  
1217.040

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MASTER PARCEL MAP OF "SCHUMACHER PROPERTY PHASE 10" 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 MASTER PARCEL MAP OF "SCHUMACHER PROPERTY PHASE 10" AND ACCEPT ON BEHALF OF THE PUBLIC, THE EASEMENTS HEREON OFFERED FOR DEDICATION.

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

JIMMY L. BYRUM, P.L.S. 9275  
EXP. 09-30-2024  
CITY SURVEYOR  
CITY OF SACRAMENTO

DATE

CITY CLERK'S STATEMENT

I HEREBY ATTEST TO THE APPROVAL OF THIS MASTER PARCEL MAP OF "SCHUMACHER PROPERTY PHASE 10".

DATE CITY CLERK, CITY OF SACRAMENTO

RECORDER'S STATEMENT

FILED THIS \_\_\_ DAY OF \_\_\_, 2023, AT \_\_\_ M IN BOOK \_\_\_ OF PARCEL 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

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 MASTER PARCEL MAP OF "SCHUMACHER PROPERTY PHASE 10" SUBDIVISION IS 8.940± ACRES AND CONSISTING OF 1 SCHOOL PARCEL.
5.

ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE DRIVE 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.
6.

PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE, THE FOLLOWING ROAD IRREVOCABLE OFFER OF DEDICATION (IOD) ARE HEREBY ABANDONED:
- 6.1.

THOSE PORTIONS OF THE IOD AS DEPICTED IN THE IRREVOCABLE OFFER TO DEDICATE, RECORDED SEPTEMBER 29, 2005 IN BOOK 20050929 OF OFFICIAL RECORDS, AT PAGE 0787, SACRAMENTO COUNTY RECORDS. WHICH LIE WITHIN THE BOUNDARY OF THIS MAP THAT ARE NOT SHOWN HEREON.
7.

THIS MASTER PARCEL MAP DOES NOT AUTHORIZE CONSTRUCTION OF ANY IMPROVEMENT ON THE LAND SUBJECT TO THE MAP; PRIOR TO ANY IMPROVEMENT OF CONSTRUCTION, ALL REQUIRED LAND USE ENTITLEMENTS, INCLUDING BUT NOT LIMITED TO A SPECIAL PERMIT, MUST BE APPLIED FOR AND APPROVED, AND ALL APPLICABLE CONDITIONS OF APPROVAL MUST BE SATISFIED.
8.

THIS PROPERTY IS SUBJECT TO ANY CONDITIONS OR AGREEMENTS SET FORTH IN CONNECTION WITH THE NORTH NATOMAS DEVELOPMENT GUIDELINES PLANNED UNIT DEVELOPMENT (PUD), PLANNING NUMBER P98-041, NOT YET PERFORMED AT THE TIME OF THIS MASTER PARCEL MAP FILING.

REFERENCES

- (1)

194 PM 8 MASTER PARCEL MAP OF "SCHUMACHER PROPERTY PHASE 8"
- (2)

198 PM 4 MASTER PARCEL MAP OF "SCHUMACHER PROPERTY PHASE 9"
- (3)

344 BM 4 FINAL MAP OF "HAMPTONS VILLAGE 5"
- (4)

399 BM 2 FINAL MAP OF "HAMPTONS VILLAGE 8 PHASE 1"
- (5)

403 BM 3 FINAL MAP OF "HAMPTONS VILLAGE 8 PHASE 2"

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN MONUMENTS MARKING THE EAST BOUNDARY LINE AND ALSO BEING THE THE CENTERLINE OF MABRY DRIVE AS SHOWN ON THAT CERTAIN MAP ENTITLED MASTER PARCEL MAP OF "SCHUMACHER PROPERTY PHASE 9" RECORDED IN 198 PM 4, SACRAMENTO COUNTY RECORDS. THE BEARING BETWEEN SAID MONUMENTS IS NORTH 00°57'36" EAST.

LEGEND

◦	DIMENSION
⊙	SET 1/4" X 2 1/2" MAG NAIL TAGGED "LS 8067" SET FLUSH WITH PAVEMENT
⌞	SET 1" IRON PIPE, 18" LONG, TAGGED "LS 8067"
⬮	FOUND 1-1/4" LONG IRON PIPE TAGGED "LS 8067"
⦿	FOUND 1/4" MAG NAIL TAGGED "LS 8067"
⦿	FOUND WELL MON STAMPED "LS 8067"
L=	ARC LENGTH
PUE	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
R=	RADIUS
SF	SQUARE FEET
X	SHEET NUMBER REFERENCE
Δ=	XX°XX'XX"
(OA)	OVERALL

LEGAL DESCRIPTION

BEING A PORTION OF THE DESIGNATED REMAINDER OF THAT CERTAIN MAP ENTITLED MASTER PARCEL MAP OF "SCHUMACHER PROPERTY PHASE 9", FILED IN BOOK 198 OF PARCEL MAPS, AT PAGE 4, SACRAMENTO COUNTY RECORDS, AND SITUATE IN SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, AND IN SECTION 3, TOWNSHIP 9 NORTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

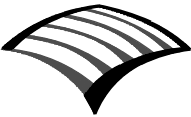
BEGINNING AT A POINT BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID DESIGNATED REMAINDER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF PARCEL 1 AS SHOWN ON SAID MAP; THENCE FROM SAID POINT OF BEGINNING, ALONG THE SOUTHERLY LINE OF SAID DESIGNATED REMAINDER, ALSO BEING THE NORTH LINE OF THAT CERTAIN MASTER PARCEL MAP ENTITLED "SCHUMACHER PROPERTY PHASE 8", FILED IN BOOK 194 OF PARCEL MAPS, AT PAGE 8, SAID COUNTY RECORDS, NORTH 89°02'24" WEST, A DISTANCE OF 771.11 FEET; THENCE LEAVING SAID NORTH LINE, AND INTO SAID DESIGNATED REMAINDER, NORTH 00°57'36" EAST, A DISTANCE OF 505.00 FEET TO THE WESTERLY PROJECTION OF THE SOUTH LINE OF THAT CERTAIN MAP ENTITLED FINAL MAP OF "THE HAMPTONS VILLAGE 5", FILED IN BOOK 344 OF MAPS, AT PAGE 4, SAID COUNTY RECORDS; THENCE ALONG SAID PROJECTION AND SOUTH LINE, RESPECTIVELY, SOUTH 89°02'24" EAST, A DISTANCE OF 771.11 FEET TO THE WESTERLY LINE OF SAID PARCEL 1; THENCE ALONG SAID WESTERLY LINE OF SOUTH 00°57'36" WEST, A DISTANCE OF 505.00 FEET TO THE POINT OF BEGINNING.

MASTER PARCEL MAP OF  
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PHASE 10

SUBDIVISION NO. P98-041.11

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WOOD RODGERS

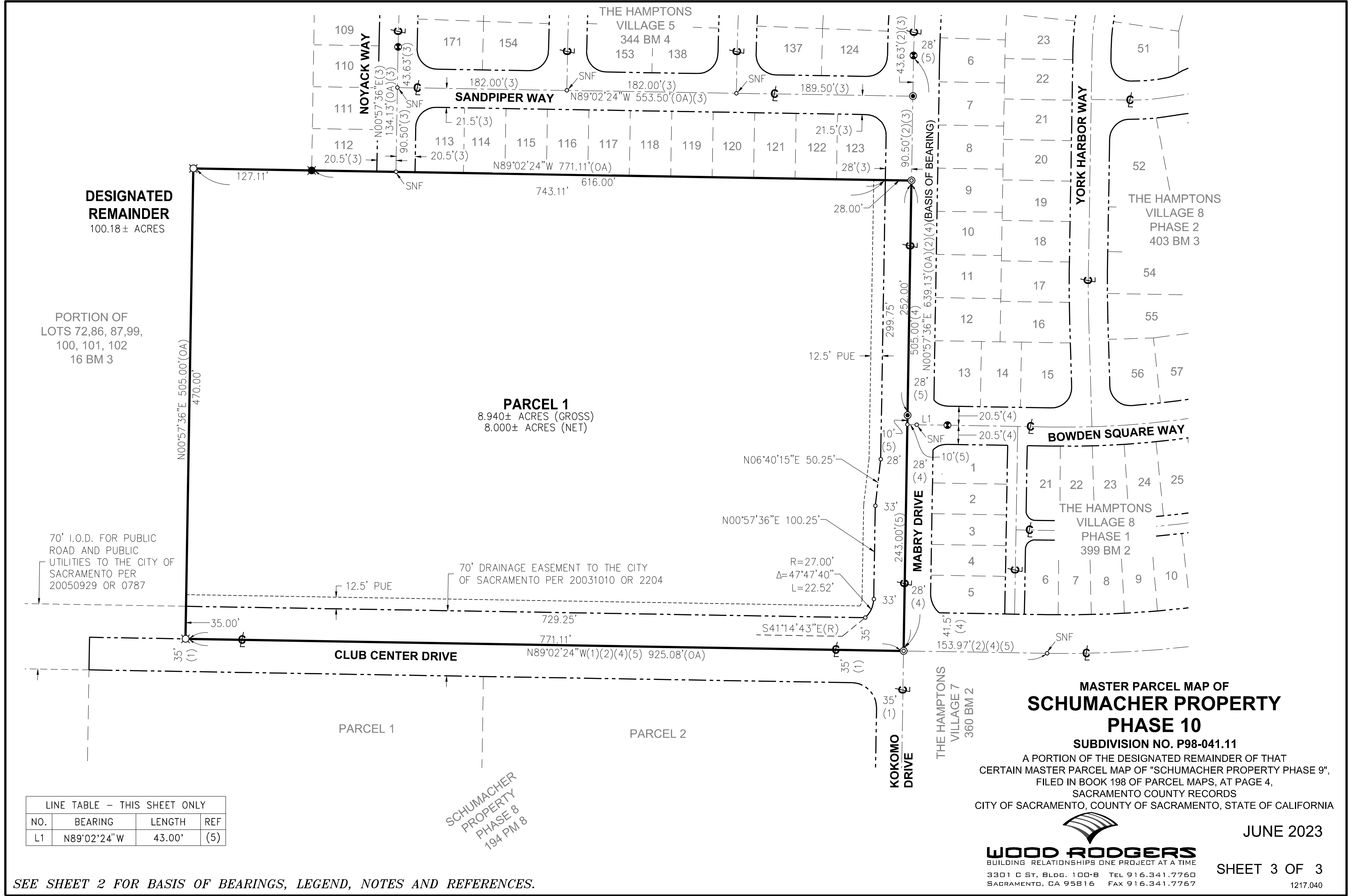
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

3301 C ST, BLDG. 100-B TEL 916.341.7760  
SACRAMENTO, CA 95816 FAX 916.341.7767

JUNE 2023

SHEET 2 OF 3

1217.040



MASTER PARCEL MAP OF  
**SCHUMACHER PROPERTY  
PHASE 10**  
SUBDIVISION NO. P98-041.11  
A PORTION OF THE DESIGNATED REMAINDER OF THAT  
CERTAIN MASTER PARCEL MAP OF "SCHUMACHER PROPERTY PHASE 9",  
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3301 C ST., BLDG. 100-B TEL 916.341.7760  
SACRAMENTO, CA 95816 FAX 916.341.7767

JUNE 2023  
SHEET 3 OF 3  
1217.040

LINE TABLE - THIS SHEET ONLY			
NO.	BEARING	LENGTH	REF
L1	N89°02'24"W	43.00'	(5)

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