



City Council Report

915 I Street, 1st Floor

Sacramento, CA 95814

www.cityofsacramento.org

File #: 2016-01315

Information Item 18

Title: Notification of Final Map Approval for Natomas Field Phase 3A

Recommendation: Receive and file.

Location: District 1

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



**DEPARTMENT OF
PUBLIC WORKS**

ENGINEERING SERVICES DIVISION

**CITY OF SACRAMENTO
CALIFORNIA**

DEVELOPMENT ENGINEERING
300 RICHARDS BLVD., 3RD FL.
SACRAMENTO, CA
95811-0218

PH (916) 808-8300
FAX (916) 448-8450

October 7, 2016

MEMORANDUM

TO: Shirley Concolino, City Clerk

FROM: Faith Recio, 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: Natomas Field Phase 3A
Project No.: P04-236
Location: The subdivision is located on the east side of Samuelson Way, between Prosper Road and Amelia Earhart Avenue
Council District: 1
Community Plan: North Natomas
Developer: Beazer Homes Holdings Corp., a Delaware Corporation
No. of Lots: 19
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 October 25, 2016.

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF "NATOMAS FIELD PHASE 3A".

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 SHOWN HEREON AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

(A) EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLING AND MAINTAINING ELECTROLIERS, TRAFFIC SIGNALS, WATER AND GAS PIPES AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, CABLE TELEVISION AND TELEPHONE SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TEN (10) FEET IN WIDTH LYING CONTIGUOUS TO THE WAYS SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P. U. E.).

(B) AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS, 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 5 (FIVE) FEET IN WIDTH CONTIGUOUS TO THE WAYS SHOWN HEREON.

BEAZER HOMES HOLDINGS CORP.
A DELAWARE CORPORATION


LAURA STICKELMAN
DIVISION PRESIDENT,
NORTHERN CALIFORNIA


MANUEL SILVA
VICE PRESIDENT,
LAND DEVELOPMENT

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 Placer

ON September 20, 2016 BEFORE ME, Anna E. Kine,
NOTARY PUBLIC, PERSONALLY APPEARED Laura Stickelman and Manuel Silva,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE
THE PERSON(S) WHOSE NAME(S) ~~IS/ARE~~ 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 PUBLIC, STATE OF CA
PRINT NAME Anna E. Kine

MY PRINCIPAL PLACE OF BUSINESS
IS IN THE COUNTY OF Placer
MY COMMISSION EXPIRES: August 31, 2020
COMMISSION NO. 2161836



FINAL MAP
NATOMAS FIELD PHASE 3A

SUBDIVISION NO. P04-236.4

LOT "M" OF NATOMAS FIELD PHASE 1A, 364 B.M. 1,
AND A PORTION OF PARCEL 5 OF THE MASTER PARCEL MAP
OF NATOMAS FIELD, 191 P.M. 5

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA

OCTOBER, 2016
MORTON & PITALO, INC.
SHEET 1 OF 4 SHEETS

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

TRACT ONE:

PARCEL 5, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "MASTER PARCEL MAP OF NATOMAS FIELD" FILED FOR RECORD ON MAY 5, 2006 IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA IN BOOK 191 OF PARCEL MAPS, AT PAGE 5.

EXCEPTING THEREFROM ALL OIL, MINERALS, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET UNDER THE ABOVE DESCRIBED REAL PROPERTY, AS RESERVED IN THE DEED FROM RICHARD N. MOSEMAN, ET AL, TO TO SACRAMENTO SPORTS ASSOCIATION, A PARTNERSHIP, DATED JUNE 28, 1979, RECORDED JULY 10, 1979, IN BOOK 7907-10 OF OFFICIAL RECORDS, PAGE 1243.

TRACT TWO:

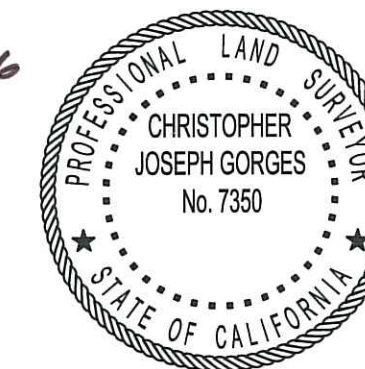
LOT M, AS SHOWN ON THE MAP ENTITLED "NATOMAS FIELD PHASE 1A", FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON FEBRUARY 7, 2007 IN BOOK 364 OF MAPS, AT PAGE 1.


EXCEPTING THEREFROM ALL OIL, MINERALS, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET UNDER THE ABOVE DESCRIBED REAL PROPERTY, AS RESERVED IN THE DEED FROM RICHARD N. MOSEMAN, ET AL, TO TO SACRAMENTO SPORTS ASSOCIATION, A PARTNERSHIP, DATED JUNE 28, 1979, RECORDED JULY 10, 1979, IN BOOK 790710 OF OFFICIAL RECORDS, PAGE 1243.

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 THE BEAZER HOMES HOLDING CORP. IN JANUARY, 2016, I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, 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 APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

DATED 9/12/2016




CHRISTOPHER J. GORGES
P. L. S. 7350
EXPIRES: 12/31/2017

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "NATOMAS FIELD PHASE 3A", 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 "NATOMAS FIELD PHASE 3A" AND ACCEPT, ON BEHALF OF THE PUBLIC, THE EASEMENTS HEREON OFFERED FOR DEDICATION.

FAITH B. RECIO, L. S. 8424
EXPIRES: 12/31/2016
CITY SURVEYOR
CITY OF SACRAMENTO

DATE _____

CITY CLERK'S STATEMENT

I HEREBY ATTEST TO THE APPROVAL OF THIS FINAL MAP OF "NATOMAS FIELD PHASE 3A".

DATED: _____
CITY CLERK
CITY OF SACRAMENTO

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2016, AT _____
M., IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST
OF MORTON AND PITALO, INC, TITLE TO THE LAND INCLUDED IN THIS
SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____
ON FILE IN THIS OFFICE.

DOCUMENT NO. _____ RECORDER OF SACRAMENTO COUNTY
FEE \$ _____ STATE OF CALIFORNIA
BY: _____
DEPUTY

FINAL MAP
NATOMAS FIELD PHASE 3A

SUBDIVISION NO. P04-236.4

LOT "M" OF NATOMAS FIELD PHASE 1A, 364 B.M. 1,
AND A PORTION OF PARCEL 5 OF THE MASTER PARCEL MAP
OF NATOMAS FIELD, 191 P.M. 5

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA

OCTOBER, 2016

MORTON & PITALO, INC.

SHEET 2 OF 4 SHEETS

TRUSTEE'S STATEMENT

CHICAGO TITLE INSURANCE COMPANY, AS TRUSTEE UNDER DEED OF
TRUST RECORDED OCTOBER 16, 2009 IN BOOK 20091016, PAGE 979,
SACRAMENTO COUNTY OFFICIAL RECORDS.

BY: Will Sayre

PRINT NAME: Will Sayre

PRINT 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 9-23-2016, BEFORE ME, Jenny Taylor, A
NOTARY PUBLIC, PERSONALLY APPEARED Will Sayre,
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

Jenny Taylor
NOTARY PUBLIC, STATE OF CA
PRINT NAME Jenny Taylor

MY PRINCIPAL PLACE OF BUSINESS
IS IN THE COUNTY OF Sacramento
MY COMMISSION EXPIRES: 1-22-2019
COMMISSION NO. 2094965

TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA
CORPORATION, AS TRUSTEE UNDER DEEDS OF TRUST RECORDED OCTOBER
2, 2012 IN BOOK 20121002, PAGE 45, AND RECORDED FEBRUARY 8,
2013 IN BOOK 20130208, PAGE 1136, SACRAMENTO COUNTY OFFICIAL
RECORDS.

BY: Tim Ward

PRINT NAME: Tim Ward

PRINT 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 Placer

ON September 26, 2016, BEFORE ME, Gayle Kuzmich, A
NOTARY PUBLIC, PERSONALLY APPEARED Tim Ward,
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

Gayle Kuzmich
NOTARY PUBLIC, STATE OF California
PRINT NAME Gayle Kuzmich

MY PRINCIPAL PLACE OF BUSINESS
IS IN THE COUNTY OF Sacramento
MY COMMISSION EXPIRES: 10/15/2019
COMMISSION NO. 2130227

FINAL MAP
NATOMAS FIELD PHASE 3A

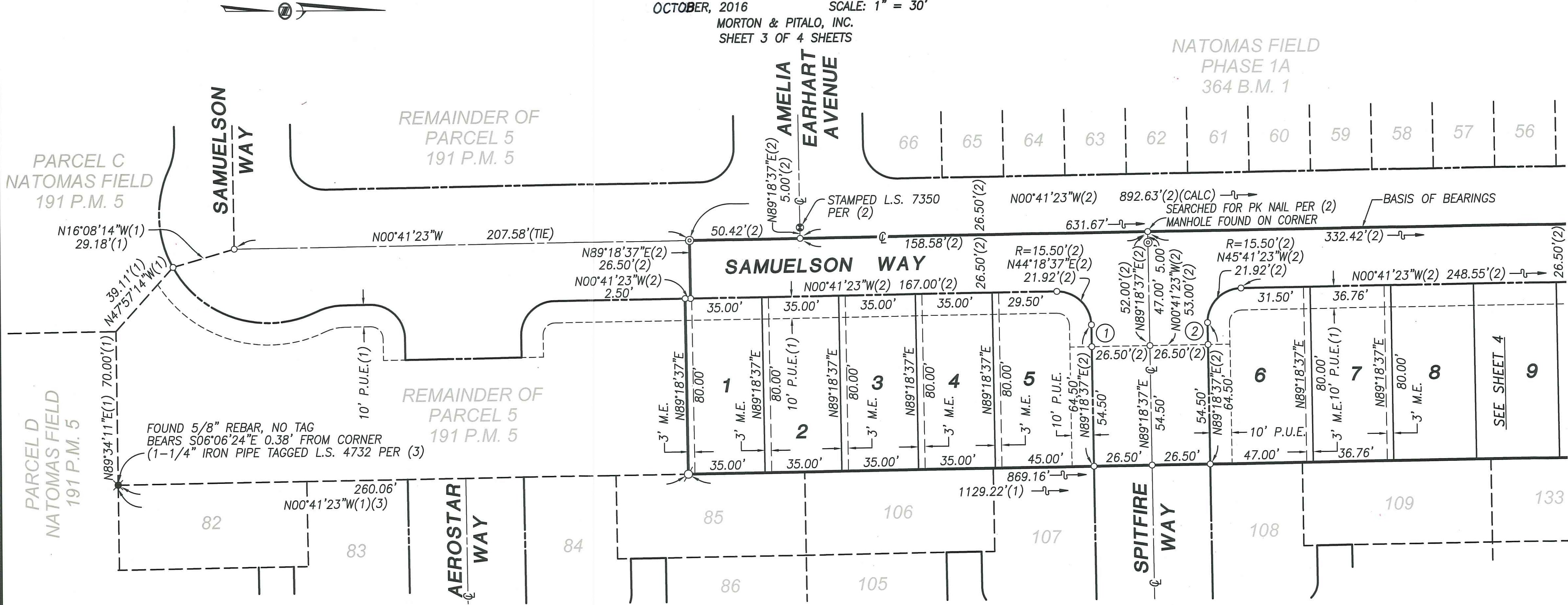
SUBDIVISION NO. P04-236.4

LOT "M" OF NATOMAS FIELD PHASE 1A, 364 B.M. 1,
AND A PORTION OF PARCEL 5 OF THE MASTER PARCEL MAP
OF NATOMAS FIELD, 191 P.M. 5

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
OCTOBER, 2016 SCALE: 1" = 30'
MORTON & PITALO, INC.
SHEET 3 OF 4 SHEETS

TABULATION

1. N89°18'37"E(2) 10.00'(2)
2. N89°18'37"E(2) 10.00'(2)



LEGEND

-DIMENSION POINT, NOTHING FOUND OR SET
- ⊙FOUND BRASS DISK IN MONUMENT WELL AS NOTED
- ⊙FOUND 1/4" DIA. x 1 1/2" LONG P.K. NAIL TAGGED L.S. 7350 PER (2)
- ⊙SET 1/2" DIA. x 2" LONG MAG NAIL TAGGED L.S. 7350, SET FLUSH WITH PAVEMENT
- ⊙SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 7350
- ⊙SET STANDARD CITY WELL MONUMENT STAMPED L.S. 7350
- ⊙FOUND MONUMENT AS NOTED
- P.U.EPUBLIC UTILITY EASEMENT
- M.E.PRIVATE MAINTENANCE EASEMENT
- (1).....RECORD PER 191 P.M. 5, MASTER PARCEL MAP OF NATOMAS FIELD
- (2).....RECORD PER 364 B.M. 1, NATOMAS FIELD PHASE 1A
- (3).....RECORD PER 357 B.M. 12, STRAWBERRY FIELD

NOTE

SEE SHEET 4 FOR NOTES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL THE CENTERLINE OF SAMUELSON WAY AS SHOWN ON THE FINAL MAP OF "NATOMAS FIELD PHASE 1A" FILED IN BOOK 364 OF MAPS, PAGE 1, SACRAMENTO COUNTY RECORDS. THE BEARING OF WHICH IS N 00°41'23" W AND IS BASED ON MONUMENTS SHOWN HEREON AS FOUND.

FINAL MAP
NATOMAS FIELD PHASE 3A

SUBDIVISION NO. P04-236.4

LOT "M" OF NATOMAS FIELD PHASE 1A, 364 B.M. 1,
AND A PORTION OF PARCEL 5 OF THE MASTER PARCEL MAP
OF NATOMAS FIELD, 191 P.M. 5

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA

OCTOBER, 2016

SCALE: 1" = 30'

MORTON & PITALO, INC.

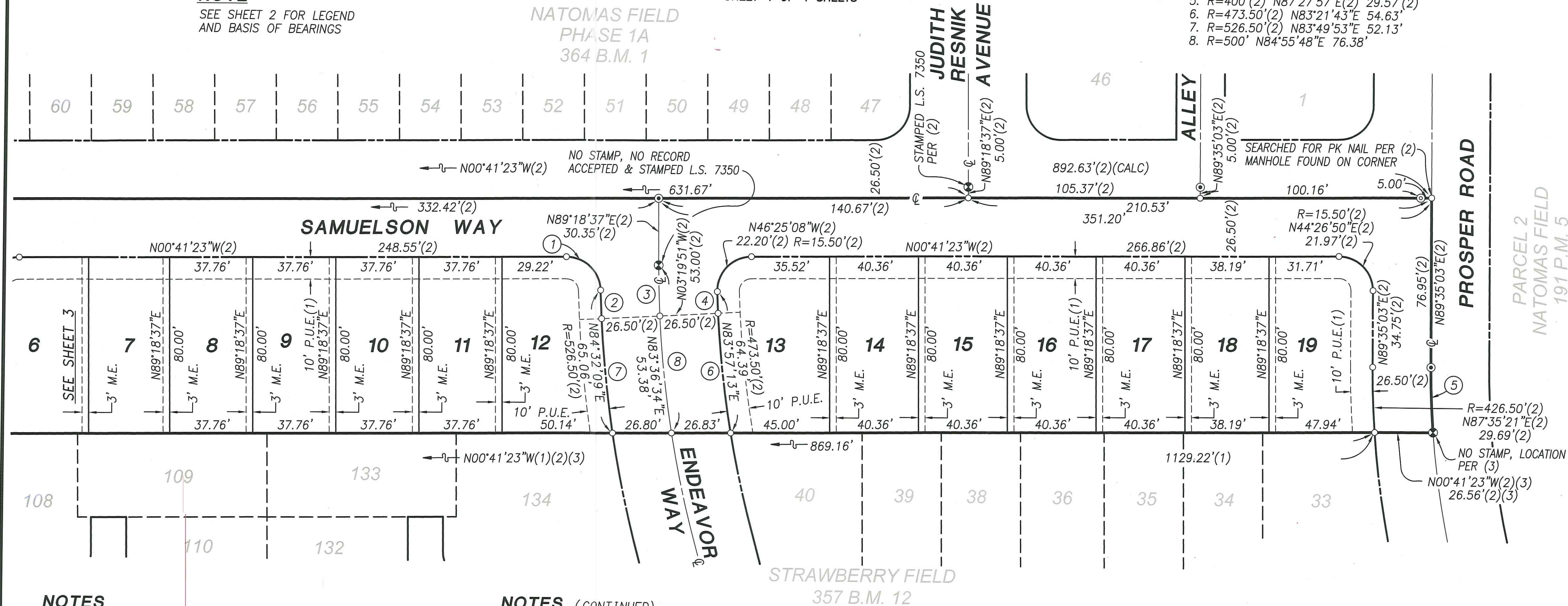
SHEET 4 OF 4 SHEETS

NOTE

SEE SHEET 2 FOR LEGEND
AND BASIS OF BEARINGS

TABULATION

1. R=15.50'(2) N43°41'39"E(2) 21.68'(2)
2. R=526.50'(2) N87°22'25"E(2) 12.95'(2)
3. R=500'(2) N87°59'23"E(2) 23.05'(2)
4. R=473.50'(2) N87°15'38"E(2) 9.78'(2)
5. R=400'(2) N87°27'57"E(2) 29.57'(2)
6. R=473.50'(2) N83°21'43"E 54.63'
7. R=526.50'(2) N83°49'53"E 52.13'
8. R=500' N84°55'48"E 76.38'



NOTES

1. THE AREA OF THIS SUBDIVISION IS 2.187 GROSS ACRES.
2. DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE PUBLIC ROADS 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.
4. FRONT LOT CORNER WILL BE REFERENCED WITH A CHISELED SLASH AT THE BACK OF SIDEWALK ON THE LOT LINE PROJECTED. REAR LOT CORNERS WILL BE MARKED WITH A 1" IRON PIPE WITH PLASTIC PLUG STAMPED L. S. 7350.

NOTES (CONTINUED)

5. EASEMENTS SHOWN HEREON AND DESIGNATED "M.E." (MAINTENANCE EASEMENT) SHALL BE GRANTED OR RESERVED UPON THE CONVEYANCE OF THE LOTS AND ARE FOR THE BENEFIT OF THE ADJACENT LOT CONTIGUOUS TO THE EASEMENT AREA FOR INSTALLATION AND MAINTENANCE OF GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE SERVICES AND APPURTENANCES PERTAINING THERETO, AND FOR INGRESS AND EGRESS FOR THE PURPOSE OF REPAIR AND MAINTENANCE OF ANY IMPROVEMENTS, DRAINAGE AND ANY INCIDENTALS THERETO.