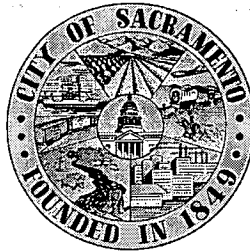


APPROVED
JUL 22 2003
OFFICE OF THE
CITY CLERK



3.14

DEPARTMENT OF
PUBLIC WORKS

DEVELOPMENT SERVICES DIVISION

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET, 2nd Floor
SACRAMENTO, CA 95814-2700

PH. (916) 264-7995
FAX (916) 264-5786

July 8, 2003

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR "RYLAND COTTAGES" (P02-140)**

LOCATION AND COUNCIL DISTRICT:

Southwest corner of Myotis Drive and Duckhorn Drive (See attachment A-1 through A-7 for project location).
Council District 1

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution approving the Final Map and Subdivision Improvement Agreement for Ryland Cottages.

CONTACT PERSONS:

Bob Robinson, Supervising Surveyor, 264-8970
Ronald Fong, Associate Engineer, 264-7915

FOR COUNCIL MEETING OF: July 22, 2003

SUMMARY:

On March 27, 2003, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. The subdivider, Ryland Homes of California, Inc., a Delaware Corporation, wishes to file the Final Map prior to completing the required subdivision improvements. The deferral of these improvements requires the subdivider to enter into a Subdivision Improvement Agreement with the City wherein the subdivider agrees to complete the improvements at a later date. All other conditions of the subdivision's Tentative Map have been met by the subdivider.

Department of
PUBLICWORKS
CITY OF
SACRAMENTO

City Council
Final Map for Ryland Cottages
July 8, 2003

The Final Map and the Subdivision Improvement Agreement require approval by the City Council.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On March 27, 2003, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision.

Pursuant to Sacramento City Code Section 16.28.110 and Government Code Section 66458, the City Council may approve Final Maps by resolution. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code applicable at the time of conditional approval of the Tentative Map.

The Final Map is consistent with the North Natomas Community Plan. The deferred improvement work has been secured through a Subdivision Improvement Agreement, all other conditions of approval have been met, and the Final Map is presented for approval.

FINANCIAL CONSIDERATIONS:

All subdivision costs are being paid by the subdivider, Ryland Homes of California, Inc., a Delaware Corporation.

ENVIRONMENTAL CONSIDERATIONS:

On March 7, 2002, the City Planning Commission adopted a Notice of Decision ratifying the Negative Declaration and approving the Mitigation Monitoring Plan for this project.

POLICY CONSIDERATIONS:

Pursuant to Sacramento City Code Section 16.28.110 and Government Code Section 66458, the City Council may approve Final Maps by resolution. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code applicable at the time of conditional approval of the Tentative Map.

City Council
Final Map for Ryland Cottages
July 8, 2003

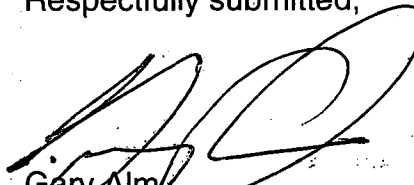
The Council action recommended in this report supports the following City Strategic Plan goals:

- Enhance and preserve the neighborhoods
- Promote and support economic vitality
- Improve and diversify the transportation system

ESBD CONSIDERATIONS:

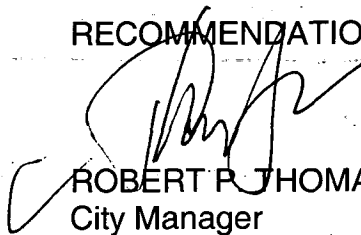
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



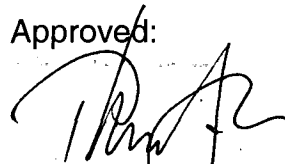
Gary Alm
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

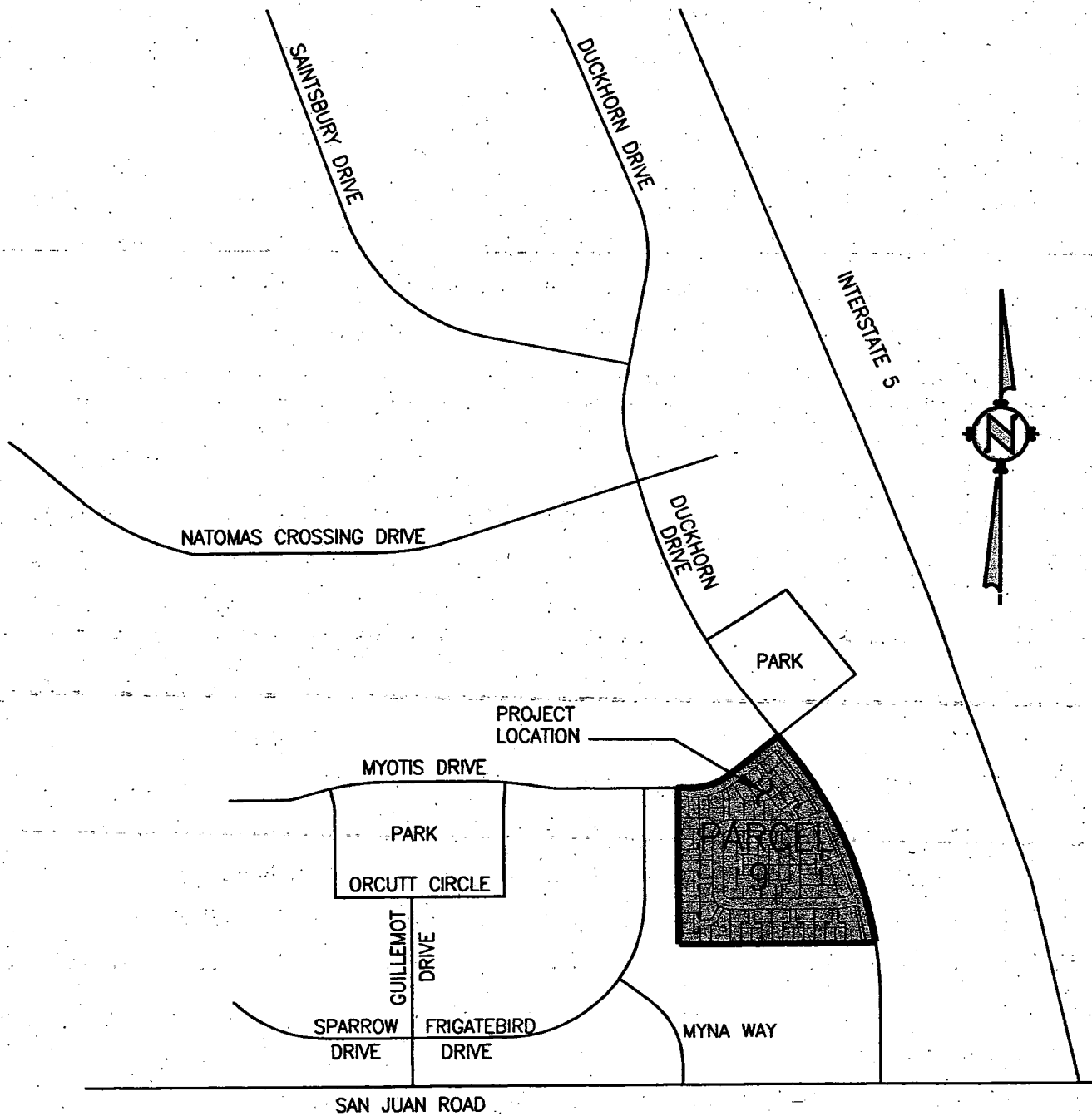
Approved:



Thomas V. Lee
Deputy City Manager

TABLE OF CONTENTS:

1. Attachment A-1, Ryland Cottages Map, pg. 4
2. Attachment A-2 through A-7, Final Map of Ryland Cottages, pg. 5
3. Resolution approving Final Map and Subdivision Improvement Agreement, pg.11




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 3301 C St., Bldg. 100-B Tel 916.341.7760
 Sacramento, CA 95818 Fax 916.341.7767

RYLAND COTTAGES



SCALE: 1" = 600'

JUNE 24, 2003

FINAL MAP OF
RYLAND COTTAGES

SUBDIVISION NO. P02-140
BEING ALL OF PARCEL 9 OF THE MASTER PARCEL MAP OF
PARKVIEW FILED IN 169 P.M. 2
SACRAMENTO COUNTY RECORDS AND SITUATE WITHIN
SECTIONS 15, T. 9 N., R. 4 E., M.D.M.
CITY OF SACRAMENTO STATE OF CALIFORNIA



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Sacramento, CA 95818 Fax 916.341.7767

JULY 2003

Sheet 1 of 6

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF RYLAND COTTAGES AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE CIRCLE AND DRIVES SHOWN HEREON AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- A. EASEMENTS, SUBJECT TO SACRAMENTO CITY CODE SECTION 16.48.060, 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 WITH VARIABLE WIDTHS (TWELVE AND ONE-HALF (12.5) FEET AND EIGHT (8) FEET) CONTIGUOUS TO THE CIRCLE AND DRIVES AND FIVE (5) FEET IN WIDTH CONTIGUOUS TO LOTS E THROUGH R AND ALL OF LOTS A THROUGH R SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).
- B. AN 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 STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC CIRCLE AND DRIVES SHOWN HEREON.
- C. A 21' FOOT EXCLUSIVE DRAINAGE EASEMENT (E.D.E.), TO CONSTRUCT, OWN, OPERATE, EXCAVATE, MAINTAIN AND REPAIR ANY AND ALL DRAINAGE FACILITIES REQUIRED IN CITY'S SOLE AND EXCLUSIVE JUDGMENT, EITHER PRESENTLY OR IN THE FUTURE, INCLUDING BUT NOT LIMITED TO PIPELINES, TRENCHES, DITCHES, PUMPING AND OUTFALL FACILITIES, AND ALL OTHER IMPROVEMENTS AND EQUIPMENT RELATED TO PROVISION OF DRAINAGE SERVICES. THIS EASEMENT ALSO INCLUDES THE RIGHT TO HAVE ACCESS TO THE EASEMENT AREA AT ALL TIMES ACROSS THE SURROUNDING PROPERTY AS IS REASONABLY NECESSARY TO CARRY OUT THE PURPOSES OF THE EASEMENT. THE EASEMENT AREA SHALL NOT BE USED FOR ANY PURPOSE BY OWNER OR ITS SUCCESSORS AND/OR ASSIGNS, WHICH WOULD IN ANY MANNER TEMPORARILY OR PERMANENTLY DAMAGE, IMPEDE, INTERFERE WITH OR OTHERWISE OBSTRUCT CITY'S EXCLUSIVE USE OF THE EASEMENT AREA. PLANTING OF ANY VEGETATION OR CONSTRUCTION OF STRUCTURES, ROADWAYS OR OTHER IMPROVEMENTS WITHIN THE EASEMENT AREA WITHOUT THE EXPRESS WRITTEN ADVANCE PERMISSION OF THE CITY IS PROHIBITED. ANY PLANTINGS, STRUCTURES, ROADWAYS OR OTHER IMPROVEMENTS, INSTALLED WITHOUT CITY'S WRITTEN PERMISSION, SHALL BE IMMEDIATELY REMOVED AT OWNER'S SOLE EXPENSE UPON DEMAND BY CITY. THE EASEMENT IS SHOWN HEREON AS LOT F, AND DESIGNATED AS "21' EXCLUSIVE DRAINAGE EASEMENT" (21' E.D.E.).

RYLAND HOMES OF CALIFORNIA, INC.
A DELAWARE CORPORATION

BY: _____ DATE: _____
PRINT NAME: _____
TITLE: _____

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 2003, BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED,
 PERSONALLY KNOWN TO ME
OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIG-
NATURE, ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON
ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____
PRINTED NAME: _____
COUNTY OF: _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF RYLAND HOMES OF CALIFORNIA, INC., A DELAWARE CORPORATION IN JULY, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED WITHIN 60 DAYS AFTER COMPLETION OF ALL REQUIRED STREET IMPROVEMENTS, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



Michael E. Long
MICHAEL E. LONG
P.L.S. 6815 EXP. 09-30-04
WOOD RODGERS, INC.

DATE: 6/24/03

LEGAL DESCRIPTION

ALL OF PARCEL 9 AS SHOWN ON THE MAP ENTITLED "MASTER PARCEL MAP OF PARKVIEW", RECORDED IN BOOK 169 OF PARCEL MAPS, AT PAGE 2, SACRAMENTO COUNTY RECORDS.

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF RYLAND COTTAGES AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP SUBMITTED TO THE CITY PLANNING COMMISSION OF THE CITY OF SACRAMENTO; 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.

ROBERT T. ROBINSON
SUPERVISING SURVEYOR, L.S. 7534
FOR THE DIRECTOR OF PUBLIC WORKS
CITY OF SACRAMENTO, CALIFORNIA

DATE: _____

CITY CLERK'S STATEMENT

I, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS FINAL MAP ENTITLED RYLAND COTTAGES AND HAS ACCEPTED SUBJECT TO IMPROVEMENTS ON BEHALF OF THE PUBLIC, ALL LANDS, RIGHTS-OF-WAY, AND EASEMENTS HEREON OFFERED FOR DEDICATION, PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE THE IRREVOCABLE OFFER OF DEDICATION (I.O.D.) AND PUBLIC UTILITY EASEMENT (P.U.E.), PER 169 P.M. 2, NOT SHOWN HEREON IS ABANDONED.

DATE: _____

CITY CLERK
CITY OF SACRAMENTO

RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK _____ OF MAPS, AT PAGE _____ THIS _____ DAY OF _____, 2003, AT _____ HOURS, _____ MINUTES, _____ M., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY
STATE OF CALIFORNIA

DOCUMENT NO.: _____

BY: _____

FEE: \$ _____

NOTES

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.
 SEE SHEET 5 FOR EASEMENTS.
 SEE SHEET 6 FOR WITNESS CORNERS.



0 20 40 80
 SCALE: 1"=40'

PARKVIEW VILLAGE 7
 310 B.M. 8

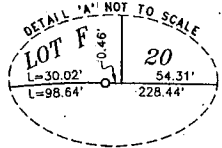
DESIGNATED
 REMAINDER A
 169 P.M. 2

PUBLIC ROAD EASEMENT
 PER 200411-15 O.R. 506

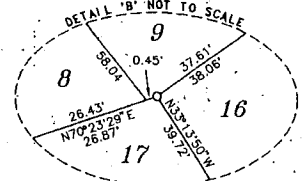
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T2	N26°09'07"W	12.57'
T3	N51°20'59"E	17.50'
T4	N51°20'59"E	17.50'
T5	N56°46'10"E	17.00'
T6	N56°46'10"E	7.84'
T7	N33°13'50"W	16.00'
T8	N00°02'16"E	15.56'
T9	N89°57'44"W	17.50'
T10	N89°57'44"W	17.50'
T11	N00°02'16"E	17.50'
T12	N00°23'05"W	17.50'
T13	N00°23'05"W	17.50'

LINE	BEARING
R1	N60°31'20"E
R2	S44°11'01"E
R3	N1°30'44"W
R4	N62°12'58"E
R5	N67°31'49"E
R6	S09°46'56"E
R7	N80°07'42"E

CURVE	CURVE TABLE		
	RADIUS	DELTA	LENGTH
C1	R=286.50	04°12'02"	L=21.00'
C2	R=10	90°00'00"	L=15.71'
C3	R=10	72°32'33"	L=12.66'
C4	R=10	17°27'27"	L=3.05'
C5	R=10	90°00'00"	L=15.71'
C6	R=10	17°27'27"	L=3.05'
C7	R=10	72°32'33"	L=12.66'
C8	R=1452.50	00°08'09"	L=3.45'
C9	R=26.50	47°18'13"	L=21.88'
C10	R=26.50	15°33'10"	L=7.19'
C11	R=26.50	31°45'03"	L=12.66'
C12	R=26.50	47°18'13"	L=21.88'
C13	R=26.50	31°45'03"	L=14.69'
C14	R=26.50	15°33'10"	L=7.19'
C15	R=611	23°21'32"	L=24.87'
C16	R=10	90°00'00"	L=15.71'
C17	R=10	72°32'33"	L=12.66'
C18	R=10	17°27'27"	L=3.05'
C19	R=10	90°00'00"	L=15.71'
C20	R=40	21°38'00"	L=15.08'
C21	R=185.50	08°30'24"	L=21.07'
C22	R=185.50	03°18'48"	L=10.73'
C23	R=226.50	08°34'34"	L=33.90'
C24	R=10	90°00'00"	L=15.71'
C25	R=10	17°27'27"	L=3.05'
C26	R=10	72°32'33"	L=12.66'
C27	R=10	90°00'00"	L=15.71'
C28	R=10	75°15'08"	L=13.15'
C29	R=10	14°40'52"	L=2.58'
C30	R=10	90°00'00"	L=15.71'
C31	R=10	17°27'27"	L=3.05'
C32	R=10	72°32'33"	L=12.66'
C33	R=10	90°00'00"	L=15.71'
C34	R=10	72°32'33"	L=12.66'
C35	R=10	17°27'27"	L=3.05'
C36	R=10	90°00'00"	L=15.71'
C37	R=10	72°32'33"	L=12.66'
C38	R=10	17°27'27"	L=3.05'
C39	R=62.50	02°59'39"	L=3.27'
C40	R=62.50	19°10'47"	L=20.92'
C41	R=10	102°40'28"	L=13.92'
C42	R=10	72°32'33"	L=12.66'
C43	R=10	30°07'56"	L=5.26'
C44	R=89.50	09°25'08"	L=14.71'



DESIGNATED
 REMAINDER A
 169 P.M. 2



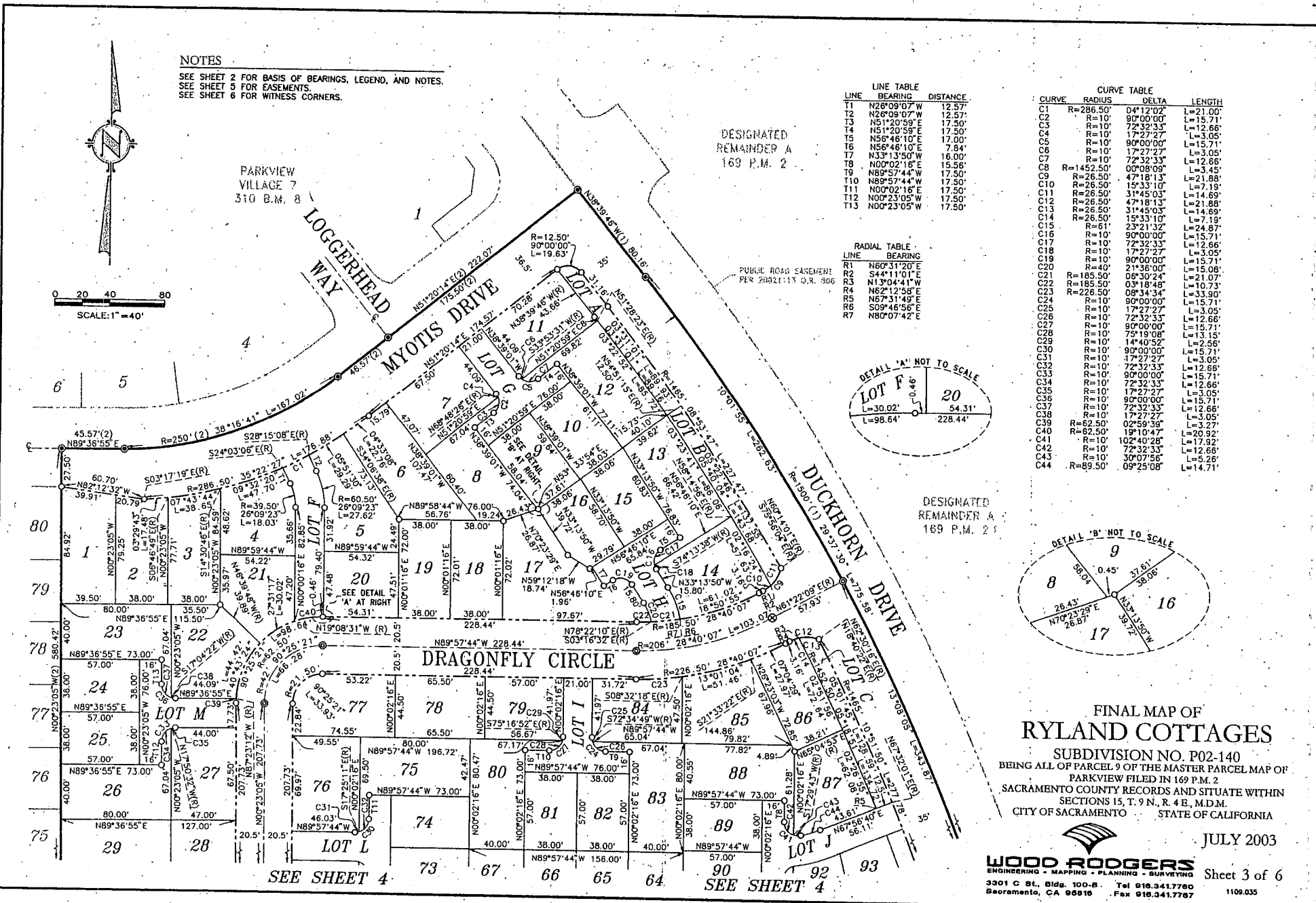
FINAL MAP OF
RYLAND COTTAGES
 SUBDIVISION NO. P02-140
 BEING ALL OF PARCEL 9 OF THE MASTER PARCEL MAP OF
 PARKVIEW FILED IN 169 P.M. 2
 SACRAMENTO COUNTY RECORDS AND SITUATE WITHIN
 SECTIONS 15, T. 9 N., R. 4 E., M.D.M.
 CITY OF SACRAMENTO STATE OF CALIFORNIA



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 Sacramento, CA 95816 Fax 916.341.7787

JULY 2003
 Sheet 3 of 6
 1109.035

ATTACHMENT A-4



SEE SHEET 3

SEE SHEET 3

NOTES

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.
SEE SHEET 5 FOR EASEMENTS.
SEE SHEET 6 FOR WITNESS CORNERS.

DESIGNATED
REMAINDER A
169 P.M. 2



SCALE: 1"=40'

DESIGNATED
REMAINDER A
169 P.M. 2

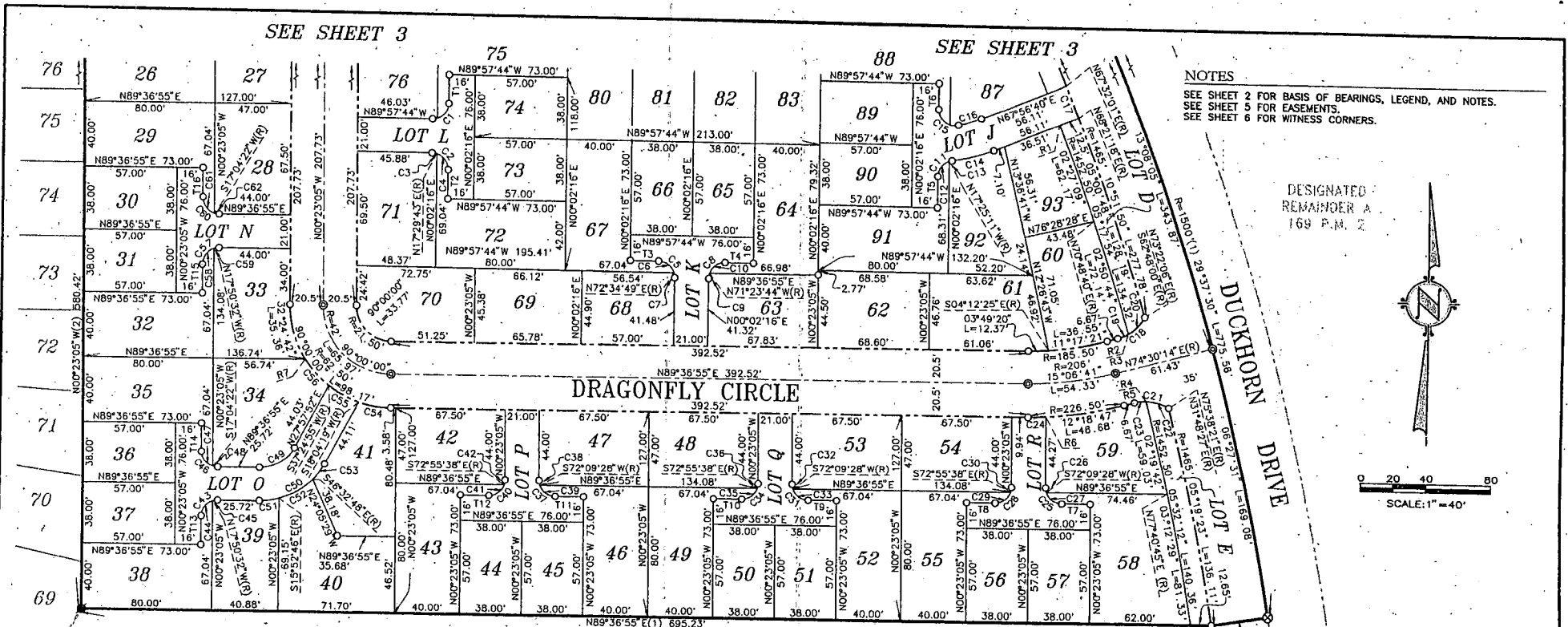
FINAL MAP OF
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BEING ALL OF PARCEL 9 OF THE MASTER PARCEL MAP OF
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CITY OF SACRAMENTO STATE OF CALIFORNIA

JULY 2003

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Sacramento, CA 95818 Fax: 916.341.7767

Sheet 4 of 6

ATTACHMENT A-5



PARCEL 10
169 B.M. 2

LINE TABLE

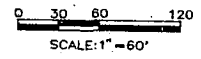
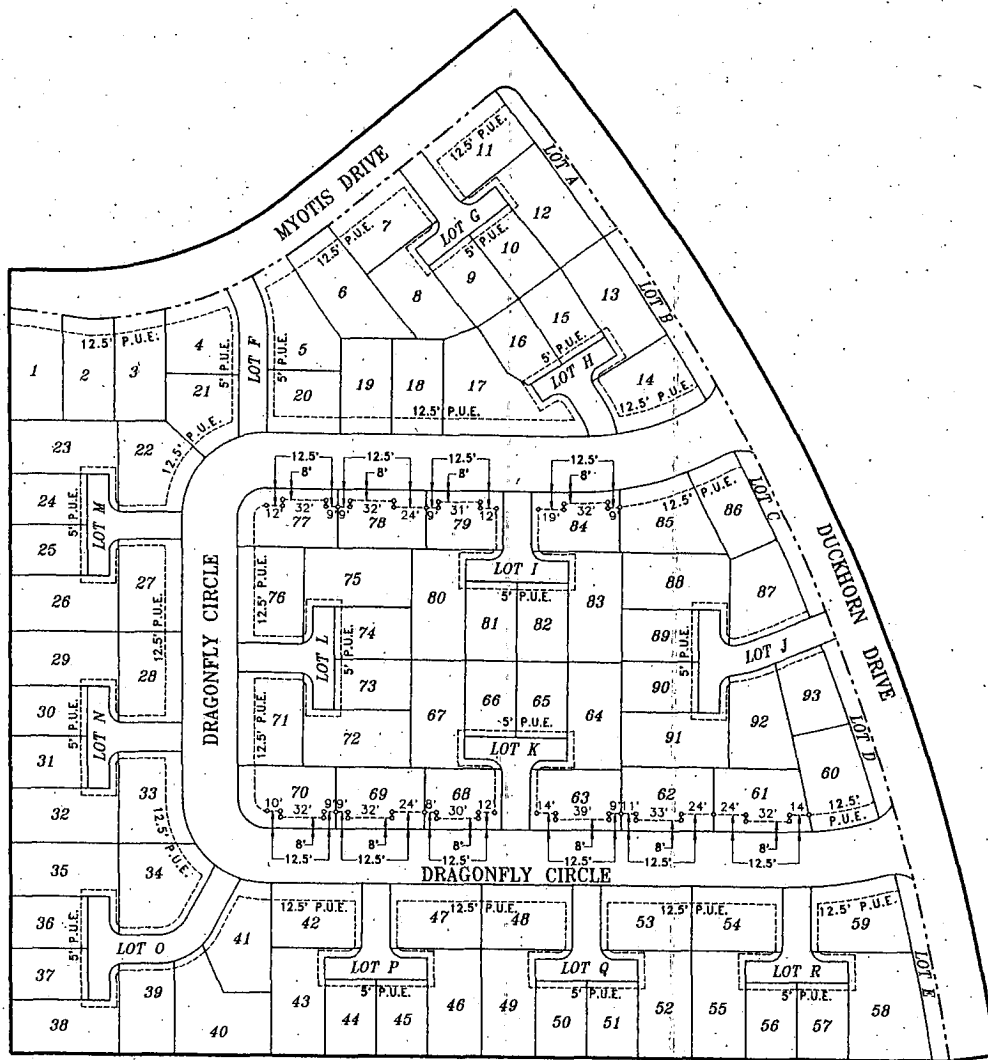
LINE	BEARING	DISTANCE
T1	N00°02'16"E	17.50'
T2	N00°02'16"E	17.50'
T3	N89°57'44"W	17.50'
T4	N89°57'44"W	17.50'
T5	N00°02'16"E	18.77'
T6	N00°02'16"E	15.56'
T7	N89°36'55"E	17.50'
T8	N89°36'55"E	17.50'
T9	N89°36'55"E	17.50'
T10	N89°36'55"E	17.50'
T11	N89°36'55"E	17.50'
T12	N89°36'55"E	17.50'
T13	N00°23'05"W	17.50'
T14	N00°23'05"W	17.50'
T15	N00°23'05"W	17.50'
T16	N00°23'05"W	17.50'

RADIAL TABLE

LINE	BEARING
R1	N69°23'31"E
R2	N73°39'25"E
R3	S31°02'56"E
R4	N00°03'24"E
R5	N75°21'03"E
R6	S03°11'00"E
R7	S57°12'13"W

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CURVE	RADIUS	DELTA	LENGTH
C1	R=10'	90°00'00"	L=15.71'	C32	R=10'	17°27'27"	L=3.05'
C2	R=10'	90°00'00"	L=15.71'	C33	R=10'	72°32'33"	L=12.66'
C3	R=10'	17°27'27"	L=3.05'	C34	R=10'	90°00'00"	L=15.71'
C4	R=10'	72°32'33"	L=12.66'	C35	R=10'	72°32'33"	L=12.66'
C5	R=10'	72°32'33"	L=12.66'	C36	R=10'	17°27'27"	L=3.05'
C6	R=10'	17°27'27"	L=3.05'	C37	R=10'	90°00'00"	L=15.71'
C7	R=10'	90°00'00"	L=15.71'	C38	R=10'	17°27'27"	L=3.05'
C8	R=10'	18°34'00"	L=3.24'	C39	R=10'	72°32'33"	L=12.66'
C9	R=10'	71°26'00"	L=12.47'	C40	R=10'	90°00'00"	L=15.71'
C10	R=10'	81°40'36"	L=14.26'	C41	R=10'	72°32'33"	L=12.66'
C11	R=10'	90°00'00"	L=15.71'	C42	R=10'	17°27'27"	L=3.05'
C12	R=10'	72°32'33"	L=12.66'	C43	R=10'	90°00'00"	L=15.71'
C13	R=10'	09°08'04"	L=1.59'	C44	R=10'	72°32'33"	L=12.66'
C14	R=110.50'	13°46'12"	L=14.59'	C45	R=10'	17°27'27"	L=3.05'
C15	R=10'	102°40'28"	L=17.92'	C46	R=10'	72°32'33"	L=12.66'
C16	R=69.50'	09°25'08"	L=14.71'	C47	R=10'	90°00'00"	L=15.71'
C17	R=148.5'	4°18'13"	L=21.00'	C48	R=10'	72°32'33"	L=12.66'
C18	R=26.50'	47°18'13"	L=21.88'	C49	R=10'	17°27'27"	L=3.05'
C19	R=26.50'	15°33'10"	L=7.19'	C50	R=24.50'	61°39'03"	L=26.36'
C20	R=26.50'	31°45'03"	L=14.89'	C51	R=45.50'	61°39'03"	L=48.96'
C21	R=26.50'	47°18'13"	L=21.88'	C52	R=45.50'	15°29'41"	L=12.30'
C22	R=26.50'	31°45'03"	L=14.89'	C53	R=45.50'	30°40'02"	L=24.35'
C23	R=26.50'	15°33'10"	L=7.19'	C54	R=45.50'	15°29'21"	L=12.30'
C24	R=226.50'	02°47'58"	L=11.06'	C55	R=62.50'	18°27'24"	L=20.13'
C25	R=10'	90°00'00"	L=15.71'	C56	R=62.50'	17°27'27"	L=12.10'
C26	R=10'	72°32'33"	L=12.66'	C57	R=10'	19°47'18"	L=21.59'
C27	R=10'	17°27'27"	L=3.05'	C58	R=10'	90°00'00"	L=15.71'
C28	R=10'	90°00'00"	L=15.71'	C59	R=10'	72°32'33"	L=12.66'
C29	R=10'	72°32'33"	L=12.66'	C60	R=10'	17°27'27"	L=3.05'
C30	R=10'	17°27'27"	L=3.05'	C61	R=10'	90°00'00"	L=15.71'
C31	R=10'	90°00'00"	L=15.71'	C62	R=10'	72°32'33"	L=12.66'



NOTES
 SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.
 SEE SHEET 6 FOR WITNESS CORNERS.

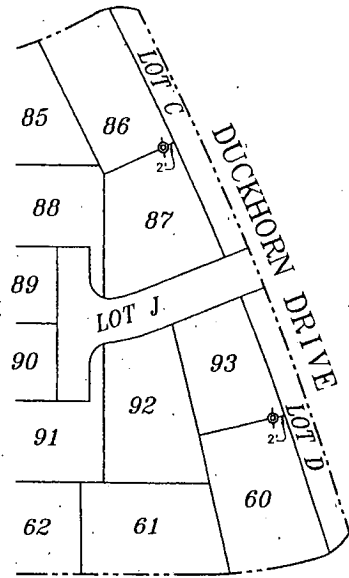
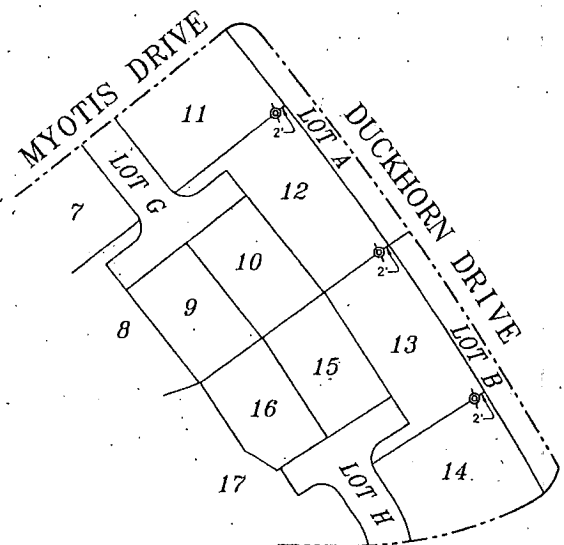
**FINAL MAP OF
 RYLAND COTTAGES**

SUBDIVISION NO. P02-140
 BEING ALL OF PARCEL 9 OF THE MASTER PARCEL MAP OF
 PARKVIEW FILED IN 169 P.M. 2
 SACRAMENTO COUNTY RECORDS AND SITUATE WITHIN
 SECTIONS 15, T. 9 N., R. 4 E., M.D.M.
 CITY OF SACRAMENTO STATE OF CALIFORNIA

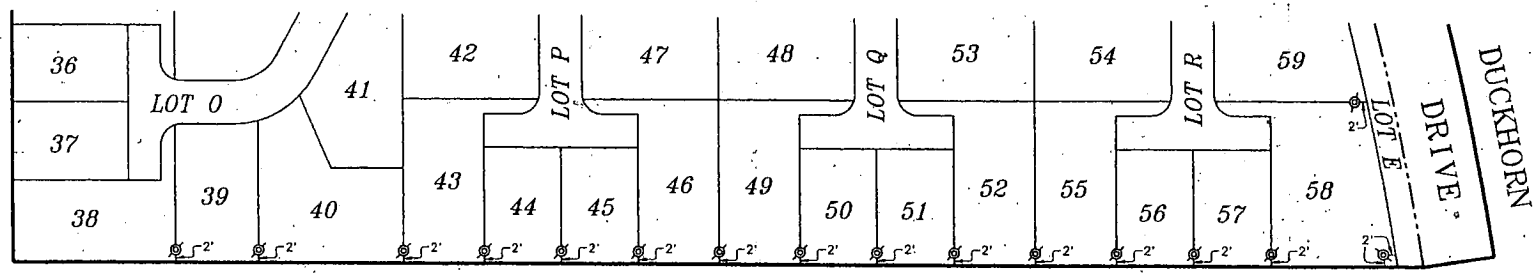
JULY 2003

WOOD RODGERS
 ENGINEERING - MAPPING - PLANNING - SURVEYING
 3301 C St., Bldg. 100-B Sacramento, CA 95816
 Tel 916.341.7760 Fax 916.341.7767

Sheet 5 of 6



0 20 40 80
SCALE: 1" = 40'



NOTES
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.
SEE SHEET 5 FOR EASEMENTS.

FINAL MAP OF
RYLAND COTTAGES

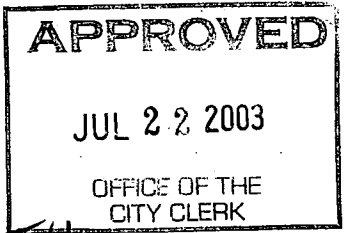
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Sacramento, CA 95816 Fax 916.341.7767 1109.035

Sheet 6 of 6

ATTACHMENT A-7



RESOLUTION NO. 2003-511

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "RYLAND COTTAGES" (P02-140)

WHEREAS, THE CITY COUNCIL OF THE CITY OF SACRAMENTO FINDS AND DETERMINES AS FOLLOWS:

- A. The Final Map for Ryland Cottages, located at the southwest corner of Myotis Drive and Duckhorn Drive, with provisions for its design and improvement, is consistent with the North Natomas Community Plan.
B. The Final Map is in substantial compliance with the previously approved Tentative Map.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO AS FOLLOWS:

- 1. The Final Map for this subdivision is hereby approved subject to the execution by all parties of its Subdivision Improvement Agreement.
2. All dedications shown on said map are hereby accepted subject to the improvement thereof required by the Subdivision Improvement Agreement.
3. The City Manager and City Clerk are authorized and directed to execute on behalf of the City of Sacramento that certain Subdivision Improvement Agreement between the City and Ryland Homes of California, Inc., a Delaware Corporation to provide for the subdivision improvements required by the Subdivision Map Act, Title 16 (Subdivision Regulations) of the Sacramento City Code, and the adopted conditions of the approved Tentative Map.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

4. The City Clerk is authorized and directed to record the above-mentioned agreement in the official records of Sacramento County.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____