

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

File ID: 2023-00099

2/21/2023

Information Item 16.

Notification of Final Map Approval of North side of E Street (Z20-087/FPM21-0051)

File ID: 2023-00099

Location: District 4, Represented by Councilmember Valenzuela

Recommendation: Receive and file.

Contact: Jimmy L Byrum, City Surveyor, (916) 808-7918, jbyrum@cityofsacramento.org, Department of Public Works

Presenter: None

Attachments:

1-Notice to City Clerk

2-Final Map

CITY OF SACRAMENTO
CALIFORNIA

MEMORANDUM

DATE:

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:

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 CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP OF "1523 E STREET".

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

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

- 1. EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLAPBS, 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 (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC STREET SHOWN HEREON.

E STREET DEVELOPMENTS, INC., A CALIFORNIA CORPORATION

BY: [Signature] 1-06-2023
NAVINDER BHANDAL, PRESIDENT DATE

NOTARY'S 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 January 6, 2023, BEFORE ME, Nikki Davis, A NOTARY PUBLIC,

PERSONALLY APPEARED Navinder Bhandal, 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 [Signature]
PRINTED NAME Nikki Davis

MY COMMISSION NUMBER: 2360224
MY COMMISSION EXPIRES: 6-7-25
MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF Sacramento

FINAL MAP
OF
1523 E STREET
FOR CONDOMINIUM PURPOSES
SUBDIVISION NO. Z20-087

A PORTION OF LOT 5 AND 6 IN THE BLOCK BOUNDED BY 15TH/16TH STREETS AND "D"/"E" STREETS, IN THE CITY OF SACRAMENTO ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
FEBRUARY, 2023 SHEET 1 OF 3

WONG & ASSOCIATES
ENGINEERING * SURVEYING * LAND PLANNING
2730 ARDEN WAY, SUITE 232
SACRAMENTO, CALIFORNIA 95825
TEL: (916) 283-4800 FAX: (916) 283-4809

LEGAL DESCRIPTION

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

THE WEST 18 FEET OF THE SOUTH 120 FEET OF LOT 5 AND THE EAST 33.55 FEET OF LOT 6, IN THE BLOCK BOUNDED BY "D" AND "E", 15TH AND 16TH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE MAP OR PLAN THEREOF.

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 NAVINDER BHANDAL IN JUNE, 2017. I HEREBY STATE THAT ALL MONUMENTS SHOWN 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 FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

[Signature]
GARY TIMOTHY WONG, P.L.S. 5035

01-05-2023
DATE



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "1523 E STREET" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY OF SACRAMENTO ZONING ADMINISTRATOR 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 "1523 E STREET" AND ACCEPT ON BEHALF OF THE PUBLIC, EASEMENTS THEREON OFFERED FOR DEDICATION. TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, SUBJECT TO IMPROVEMENTS THEREOF.

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

CITY CLERK'S STATEMENT

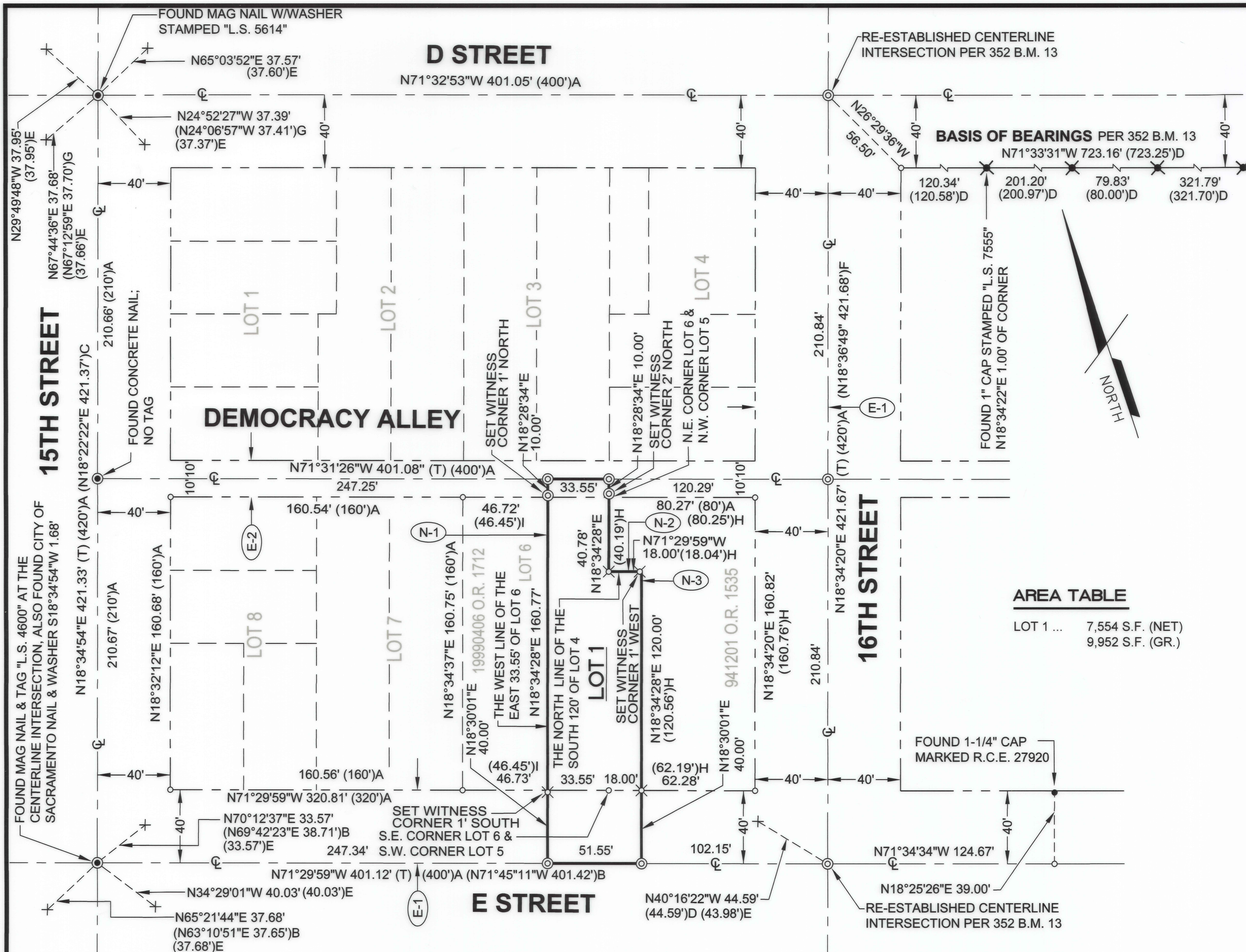
I HEREBY ATTEST TO THE APPROVAL OF THIS FINAL MAP "1523 E STREET".

CLERK OF CITY OF SACRAMENTO DATE

RECORDER'S CERTIFICATE

FILED THIS DAY OF , 2023, AT M., IN BOOK
 OF MAPS, AT PAGE , AT THE
REQUEST OF WONG & ASSOCIATES, TITLE TO THE LAND INCLUDED IN THIS
SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. ON
FILE IN THIS OFFICE.

RECORDED BY: DEPUTY



LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ⊙ SET 1/4" DIA X 2-1/2" LONG MAG NAIL TAGGED "L.S. 5035" SET FLUSH WITH SURFACE
- FOUND NAIL AS NOTED
- ✕ SET 1" X 18" LONG IRON PIPE W/TAG "L.S. 5035"
- ✕ FOUND CITY OF SACRAMENTO CUT/CHISELED "X"
- ✕ FOUND 1" CAP STAMPED "L.S. 7555" (1-1/4" IRON PIPE W/PLASTIC CAP TAGGED "L.S. 7555")D OR AS NOTED
- P.M. PARCEL MAP
- B.M. BOOK OF MAPS
- (T) TOTAL DISTANCE MEASURED
- FOUND MONUMENT AS NOTED
- S.F. SQUARE FEET

REFERENCES

- (A) ... RECORD DATA PER OFFICIAL PLAT OF THE CITY OF SACRAMENTO
- (B) ... RECORD DATA PER 44 R.S. 6 (WONG AND ASSOCIATES)
- (C) ... RECORD DATA PER 364 B.M. 8 (9 ON F SUBDIVISION)
- (D) ... RECORD DATA PER 352 B.M. 13 (THE VILLAGE AT WASHINGTON PARK SUBDIVISION)
- (E) ... RECORD DATA PER CITY OF SACRAMENTO STREET TIES DATA BASE
- (F) ... RECORD DATA PER 69 R.S. 4 (LAUGENOUR AND MEIKLE)
- (G) ... RECORD DATA PER 212 P.M. 10 (CAPITAL VILLA CONDOMINIUMS)
- (H) ... RECORD DATA PER 941201 O.R. 1535 (DEED)
- (I) ... RECORD DATA PER 990406 O.R. 1712 (DEED)

AREA TABLE

LOT 1 ...	7,554 S.F. (NET)
	9,952 S.F. (GR.)

**FINAL MAP
OF
1523 E STREET**
FOR CONDOMINIUM PURPOSES
SUBDIVISION NO. Z20-087

A PORTIONS OF LOT 5 AND 6 IN THE BLOCK BOUNDED
BY 15TH/16TH STREETS AND "D"/"E" STREETS, IN THE
CITY OF SACRAMENTO ACCORDING TO THE OFFICIAL
MAP OR PLAN THEREOF

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
FEBRUARY, 2023
SCALE: 1"=40'

- NOTES**
- THIS SURVEYOR DOES NOTE THE FOLLOWING GAPS BETWEEN THE ADJACENT PROPERTY LINES:
 - (N-1) ... ±0.27' (19990406 O.R. 1712 & 200509622 O.R. 1891)
 - (N-2) ... ±0.59' (941201 O.R. 1535 & 200509622 O.R. 1891)
 - (N-3) ... ±0.04' (941201 O.R. 1535 & 200509622 O.R. 1891)
 - PER SACRAMENTO CITY CODE SECTION 17.852.010 THIS MAP IS SUBJECT TO THE REQUIREMENT OF PUBLIC IMPROVEMENTS, REFERENCE RPC22-0019
 - APPROVED FOR NINE MULTIUNIT DWELLING CONDOMINIUM UNITS

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS MAP ARE BASED ON THE FOUND MONUMENTS ON THE SOUTHWESTERLY LINE OF "D" STREET, BETWEEN 16TH AND 18TH STREETS; THAT BEARING BEING N71°33'31"W PER THE FINAL MAP FILED IN BOOK 352 OF MAPS, AT PAGE 13.

- EASEMENT NOTES**
- (E-1) ... 40' ROADWAY EASEMENT PER 3 B.M. 27
 - (E-2) ... 20' ROADWAY EASEMENT PER 3 B.M. 27

ADDITIONAL INFORMATION SHEET

THE FOLLOWING INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY
AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST IN
ACCORDANCE WITH SECTION 66434.2(a) OF THE GOVERNMENT CODE OF
THE STATE OF CALIFORNIA.

NOTES:

- A) THIS FINAL MAP HAS BEEN APPROVED FOR CONDOMINIUM
PURPOSES AND CONSTRUCTION OF NINE (9) MULTI-UNIT DWELLINGS
UNITS.
- B) 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.
- C) THIS MAP IS SUBJECT TO AN "AGREEMENT FOR CONVEYANCE OF
EASEMENTS" RECORDED IN BOOK _____, AT
PAGE _____, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

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SUBDIVISION NO. Z20-087

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CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
FEBRUARY, 2023 SHEET 3 OF 3