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DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

201 L STREET, 1st Floor  
SACRAMENTO, CA 95814-  
2700

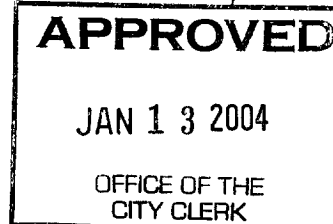
DEVELOPMENT SERVICES DIVISION

December 12, 2003

AG 2004-004

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

City Council  
Sacramento, California



Honorable Members in Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "PHOENIX PARK" (SUBDIVISION NO. P03-006)**

**LOCATION AND COUNCIL DISTRICT:**

West of Highway 99 at the southwest corner of G Parkway and Franklin Boulevard located in Council District 8 (see Attachments A-1 through A-6 for project location).

**RECOMMENDATION:**

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

**CONTACT PERSONS:** Bob Robinson, Supervising Surveyor, 264-8970  
Ronald Fong, Senior Engineer, 264-7915

**FOR COUNCIL MEETING OF:** January 13, 2004

**SUMMARY:**

On May 22, 2003, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. The subdivider, The Housing Authority of the City of Sacramento, a Public Body, Corporate and Politic, 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.

City Council  
Final Map for Phoenix Park (SUBDIVISION NO. P03-006)  
December 12, 2003

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

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

On May 22, 2003, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision.

Pursuant to Sacramento City Code Chapter 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 South Sacramento 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, The Housing Authority of the City of Sacramento, a Public Body, Corporate and Politic.

**ENVIRONMENTAL CONSIDERATIONS:**

On May 22, 2003, 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 Chapter 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 improvements for this subdivision include various traffic calming and pedestrian safety devices consistent with the Pedestrian Safety Strategy adopted by the City Council in January 2003. The Pedestrian Safety Strategy was prepared in accordance with the City Strategic Plan.

City Council  
Final Map for Phoenix Park (SUBDIVISION NO. P03-006)  
December 12, 2003

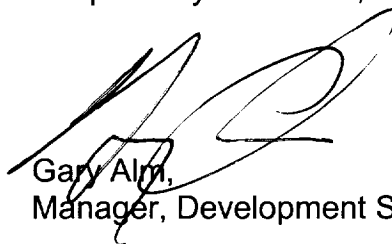
The Council action recommended in this report supports the following City Strategic Plan goals:

- 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

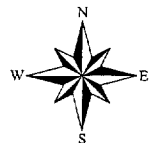
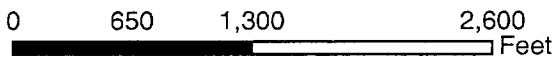
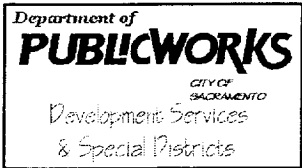
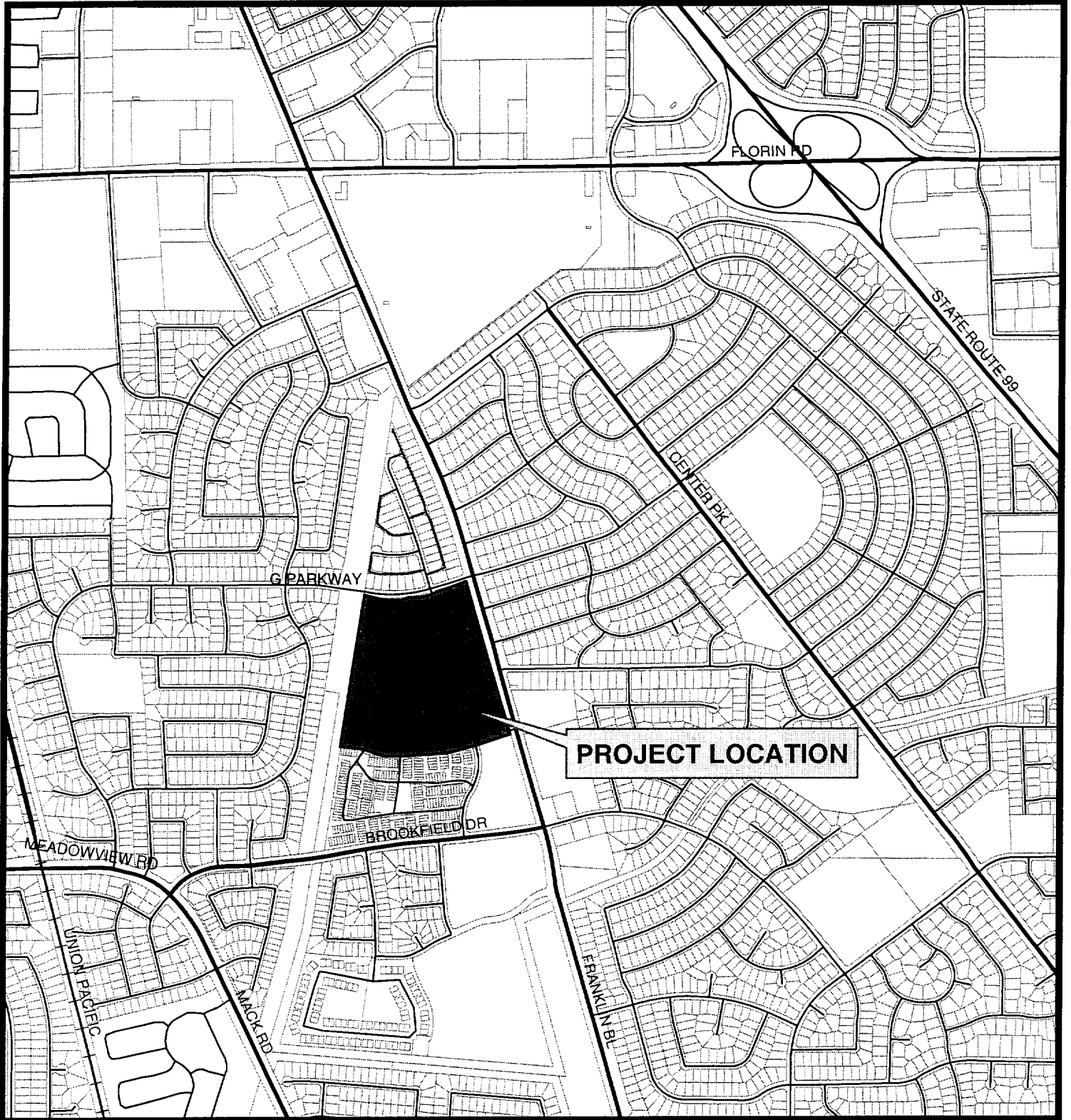
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3. Resolution approving Final Map and Subdivision Improvement Agreement, pg. 10

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RR/dkl

VICINITY MAP  
FOR  
**PHOENIX PARK**  
ATTACHMENT A-1



**FINAL MAP  
PHOENIX PARK  
SUBMISSION NO. P03-006  
BEING A RESUBMISSION OF  
FRANKLIN VILLA ESTATES UNIT NO. 2, 85 BM 4  
& FRANKLIN VILLA ESTATES UNIT NO. 2-A 86 BM 2**  
COUNTY OF SACRAMENTO, CALIFORNIA  
JANUARY 2004  
MORTON & PITALO, INC.  
SHEET 1 OF 5 SHEETS

**OWNER'S STATEMENT**

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF PHOENIX PARK AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE CORNER, CORNER, WAYS AND BOULEVARD SHOWN HEREON AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- (A) EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLING AND MAINTAINING ELECTROLINERS, TRAFFIC SIGNALS, WATER, SEWER AND DRAINAGE FACILITIES AND GAS PIPES AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, CABLE TELEVISION AND TELEPHONE SERVICES TOGETHER WITH ANY AND ALL APURTENANCES PERTAINING THEREON ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND 14.50 FEET IN WIDTH LYING CONTIGUOUS TO THE COURT, WAYS AND CIRCLE SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (PUE).
- (B) EASEMENTS FOR THE ACCESS, INSTALLATION AND MAINTENANCE OF ELECTROLINERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, CABLE TELEVISION AND TELEPHONE SERVICES TOGETHER WITH ANY AND ALL APURTENANCES PERTAINING THEREON ON, OVER UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (PUE).
- (C) AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, FEEDSTALS AND SLUGS, TOGETHER WITH ANY AND ALL APURTENANCES PERTAINING THEREON ON, OVER, UNDER AND ACROSS STRIPS OF LAND 14.50 FEET IN WIDTH LYING CONTIGUOUS TO THE COURT, CIRCLE, WAYS AND BOULEVARD SHOWN HEREON, THE LOCATION TO BE DETERMINED BY THE U.S. POSTAL SERVICE WITH THE FUTURE PLACEMENT OF MAIL DELIVERY BOXES.
- (D) EASEMENTS FOR PEDESTRIAN ACCESS ON, OVER, UNDER AND ACROSS STRIPS OF LAND FORTY-FIVE (45) FEET IN WIDTH LYING CONTIGUOUS TO THE STREETS, AVENUES, WAYS, DRIVES AND COURTS EXCEPTING THEREFROM ANY AND ALL THOSE PORTIONS LYING OUTSIDE OR BEHIND THE MARGINAL SIDEWALKS ALONG SAID STREETS, AVENUES, WAYS, DRIVES AND COURTS.

**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 ORDINANCES AT THE REQUEST OF THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO IN APRIL 2003. I HEREBY STATE THAT THIS FINAL MAP OF PHOENIX PARK SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, THAT THE MONUMENTS ARE OF CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED \_\_\_\_\_ CHRISTOPHER J. CORRES, P.L.S. 7350



**CITY ENGINEER'S STATEMENT**

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

DATED \_\_\_\_\_  
ROBERT T. ROBINSON  
SUPERVISING SURVEYOR  
FOR THE DIRECTOR OF PUBLIC WORKS  
CITY OF SACRAMENTO, CALIFORNIA  
L.S. 7534, EXP. 12-31-06

**CITY CLERK'S STATEMENT**

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS FINAL MAP OF PHOENIX PARK AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE COURT, WAYS AND CIRCLES AND EASEMENTS HEREON OFFERED FOR RECORDATION, PURSUANT TO SECTION 86499.20 OF THE GOVERNMENT CODE, ALL EASEMENTS AND PORTION OF RIGHT OF WAYS AND ALLEYS NOT SHOWN HEREON ARE ABANDONED.

DATED \_\_\_\_\_ 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 FINAL MAPS, PAGE NO. \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2003 AT \_\_\_\_\_ HOURS, \_\_\_\_\_ MINUTES, \_\_\_\_\_ M., AT THE REQUEST OF MORTON & PITALO, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. \_\_\_\_\_ ON FILE IN THIS OFFICE.

DOCUMENT NO. \_\_\_\_\_ RECORDER OF SACRAMENTO COUNTY  
DEPUTY

**BENEFICIARY'S STATEMENT**

MORTON & PITALO, INC. FOR THE BENEFIT OF BANK OF AMERICA, A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER DEED OF TRUST RECORDED SEPTEMBER 8, 2003 IN BOOK 20030900A, PAGE 2872, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

**NOTARY'S STATEMENT**

STATE OF \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ PERSONALLY APPEARED \_\_\_\_\_ PERSONALLY KNOWN TO ME \_\_\_\_\_ OR \_\_\_\_\_ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE/SHE/THEY 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.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC, STATE OF \_\_\_\_\_  
PRINT NAME \_\_\_\_\_  
MY PRINCIPAL PLACE OF BUSINESS IS \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY'S STATEMENT**

STATE OF \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ PERSONALLY APPEARED \_\_\_\_\_ PERSONALLY KNOWN TO ME \_\_\_\_\_ OR \_\_\_\_\_ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE/SHE/THEY 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.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC, STATE OF \_\_\_\_\_  
PRINT NAME \_\_\_\_\_  
MY PRINCIPAL PLACE OF BUSINESS IS \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

HOUSING AUTHORITY OF THE CITY OF SACRAMENTO, A PUBLIC BODY,  
CORPORATE AND POLITICAL

BY: \_\_\_\_\_ PRINT NAME \_\_\_\_\_  
\_\_\_\_\_ PRINT NAME \_\_\_\_\_  
\_\_\_\_\_ TITLE \_\_\_\_\_

**NOTARY'S STATEMENT**

STATE OF \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ PERSONALLY APPEARED \_\_\_\_\_ PERSONALLY KNOWN TO ME \_\_\_\_\_ OR \_\_\_\_\_ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE/SHE/THEY 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.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC, STATE OF \_\_\_\_\_  
PRINT NAME \_\_\_\_\_  
MY PRINCIPAL PLACE OF BUSINESS IS \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**FINAL MAP  
PHOENIX PARK**  
SUBDIVISION NO. P03-006  
BEING A RESUBDIVISION OF  
FRANKLIN VILLA ESTATES UNIT NO. 2, 85 BM 4  
& FRANKLIN VILLA ESTATES UNIT NO. 2-A 86 BM 2  
CITY OF SACRAMENTO  
COUNTY OF SACRAMENTO, CALIFORNIA  
JANUARY 2004  
MORTON & PITALO, INC.  
SHEET 2 OF 5 SHEETS

**DESCRIPTION**

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

THAT PORTION OF LAND LYING WITHIN THE BOUNDARIES OF THAT CERTAIN PLAT ENTITLED "FRANKLIN VILLA ESTATES UNIT NO. 2", FILED IN BOOK 85 OF MAPS, PAGE 4, SACRAMENTO COUNTY RECORDS, TOGETHER WITH THAT PORTION OF LAND LYING WITHIN THE BOUNDARIES OF THAT CERTAIN PLAT ENTITLED "FRANKLIN VILLA ESTATES UNIT NO. 2-A", FILED IN BOOK 86 OF MAPS, PAGE 2, SACRAMENTO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED LANDS OF "FRANKLIN VILLA ESTATES UNIT NO. 2", THENCE FROM THE POINT OF BEGINNING ALONG THE WESTERLY AND EASTERLY LINES OF SAID LANDS OF "FRANKLIN VILLA ESTATES UNIT NO. 2", THE FOLLOWING SIX (6) COURSES: (1) SOUTH 81°45'18" EAST 82.53 FEET; (2) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, CONCAVE TO THE NORTH, HAVING A RADIUS OF 987.28 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 85°49'33" EAST 424.85 FEET; (3) NORTH 73°24'25" EAST 242.00 FEET; (4) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 61°36'36" EAST 35.36 FEET; (5) NORTH 73°24'25" EAST 50.00 FEET AND (6) SOUTH 19°36'36" EAST 853.02 FEET TO THE MOST NORTHEASTERLY CORNER OF THE ABOVE MENTIONED LANDS OF "FRANKLIN VILLA ESTATES UNIT NO. 2-A"; THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID LANDS OF "FRANKLIN VILLA ESTATES UNIT NO. 2-A", THE FOLLOWING SEVEN COURSES: (1) SOUTH 19°36'36" EAST 368.36 FEET; (2) SOUTH 73°37'53" WEST 42.42 FEET; (3) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE TO THE WEST, HAVING A RADIUS OF 25 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 81°28'28" WEST 35.43 FEET; (4) SOUTH 73°24'25" WEST 203.61 FEET; (5) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 20 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 28°24'25" WEST 28.28 FEET; (6) SOUTH 19°36'36" EAST 7.15 FEET; (7) SOUTH 73°24'25" WEST 54.00 FEET; (8) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 20 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 62°24'25" WEST 28.68 FEET; (9) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 233 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 73°25'25" WEST 13.02 FEET; (10) ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, SUBTENDED BY A CHORD BEARING SOUTH 79°34'39" WEST 284.01 FEET AND BEING SUBTENDED BY A COMPOUND CURVE TO THE RIGHT, SUBTENDED BY A CHORD BEARING NORTH 68°33'37" WEST 418.13 FEET; (11) ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 74 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 30°29'38" WEST 62.08 FEET; (12) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 58°28'07" WEST 6.37 FEET; (13) NORTH 81°10'35" WEST 145.70 FEET AND (14) NORTH 08°46'25" EAST 722.70 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE AND ALONG THE WESTERLY LINE OF SAID LANDS OF "FRANKLIN VILLA ESTATES UNIT 2", NORTH 08°46'25" EAST 440.32 FEET TO THE POINT OF BEGINNING. CONTAINING 741 AREA OF 36.507 ACRES.

**FINAL MAP  
PHOENIX PARK**  
SUBDIVISION NO. P03-006  
BEING A RESUBDIVISION OF  
FRANKLIN VILLA ESTATES UNIT NO. 2, 85 BM 4  
& FRANKLIN VILLA ESTATES UNIT NO. 2-A 86 BM 2

CITY OF SACRAMENTO  
COUNTY OF SACRAMENTO, CALIFORNIA  
SCALE: 1"=100' JANUARY 2004  
MORTON & PITALO, INC.  
SHEET 3 OF 5 SHEETS

**BASIS OF BEARINGS**

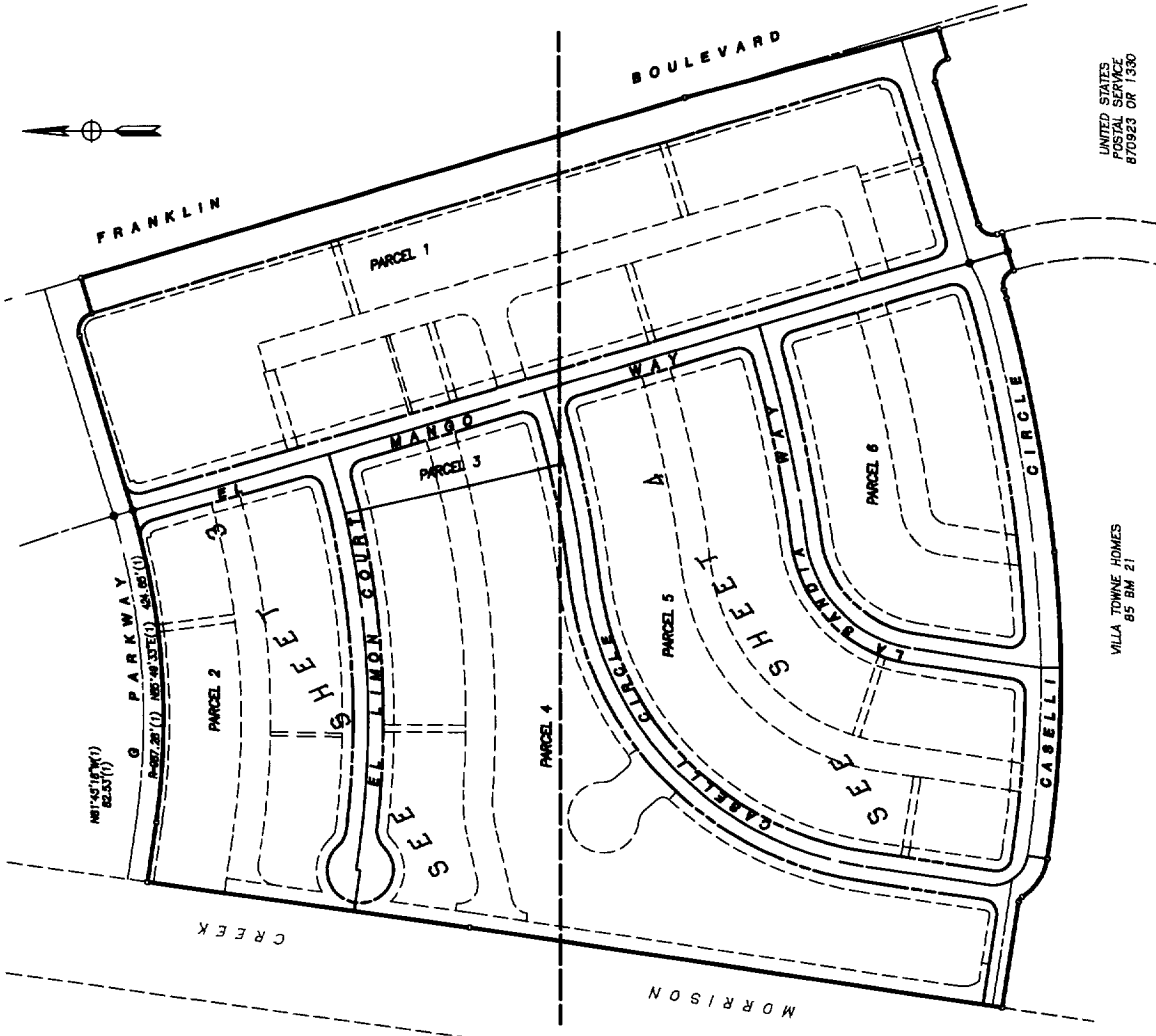
THE MERIDIAN OF THIS SURVEY IS THE CENTERLINE OF EL MANGO WAY AS SHOWN ON THAT CERTAIN MAP ENTITLED "PLAT OF FRANKLIN VILLA ESTATES UNIT NO. 2", FILED IN BOOK 85 OF MAPS, PAGE 4, SACRAMENTO COUNTY RECORDS, THE BEARING OF WHICH BEING N10°35'35"W AND WAS BASED ON MONUMENTS SHOWN HEREON AS FOUND.

**LEGEND**

- ..... DIMENSION POINT, NOTHING FOUND OR SET
- ⊕ ..... SET 5/8" REBAR TAGGED LS 7350
- ..... FOUND PK NAIL
- ..... SET 3/4" x 1 1/2" PK NAIL
- ..... SET MONUMENT WELL PER CITY STANDARDS, STAMPED LS 7350
- P.U.E. .... PUBLIC UTILITY EASEMENT
- (1) ..... RECORD PER 85 MAPS 4
- (2) ..... RECORD PER 86 MAPS 2

**NOTES**

1. DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
2. THIS SUBDIVISION CONTAINS 30.907 ACRES, MORE OR LESS.
3. ALL PARCELS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE COURTS, CIRCLE AND BOULEVARD AS SHOWN HEREON AND FEE TITLE TO THE SUBDIVISION BOUNDARY AS SHOWN HEREON.
4. THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT (BOOK PAGE).
5. THE LAND SHOWN HEREON IS HEREBY OFFERED AND RESERVED AND ALL EASEMENTS SHOWN HEREON OF WHATEVER KIND AND CHARACTER WHICH ARE SECTION 84988.20-1/2 OF THE GOVERNMENT CODE, THE ABANDONED ITEMS ARE AS FOLLOWS:
  - A) ALL OF EL LIMON COURT, EL MANGO CIRCLE, LA SANDIA WAY, THE UNNAMED COURT ALONG EL MANGO CIRCLE, AND THE ALLEYS, AND ALL PUBLIC UTILITY EASEMENTS LYING CONTIGUOUS TO SAID COURT, CIRCLE AND ALLEYS, AND ALL PUBLIC UTILITY EASEMENTS SHOWN ON THAT CERTAIN PLAT ENTITLED "FRANKLIN VILLA ESTATES UNIT NO. 2", FILED IN BOOK 85 OF MAPS, SACRAMENTO COUNTY RECORDS, SAID COURT, WAY AND A PORTION OF SAID CIRCLE, TO BE REDEDICATED PER THIS MAP, THESE PORTIONS OF SAID COURT, CIRCLE AND ALLEYS, AND PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE TO REMAIN. SEE SHEET 4 AND SHEET 5 FOR FURTHER CLARIFICATION.
  - B) ALL OF EL MANGO WAY, CASSELLI CIRCLE, AND LA SANDIA WAY AND THE ALLEYS, AND ALL PUBLIC UTILITY EASEMENTS LYING CONTIGUOUS TO SAID WAY AND CIRCLE, SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "FRANKLIN VILLA ESTATES UNIT NO. 2", FILED IN BOOK 85 OF MAPS, SACRAMENTO COUNTY RECORDS, SAID COURT, WAY AND A PORTION OF THE UNDERLYING PUBLIC UTILITY EASEMENTS WITHIN THE ABANDONED ALLEYS SHOWN HEREON ARE TO REMAIN. SEE SHEET 4 AND SHEET 5 FOR FURTHER CLARIFICATION.
  - C) A TEN FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, THE CENTERLINE OF WHICH BEING SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "FRANKLIN VILLA ESTATES UNIT NO. 2", FILED IN BOOK 85 OF MAPS, PAGE 4, SACRAMENTO COUNTY RECORDS.



UNITED STATES  
POSTAL SERVICE  
870923 OR 1330

VILLA TOWNE HOMES  
85 BM 21

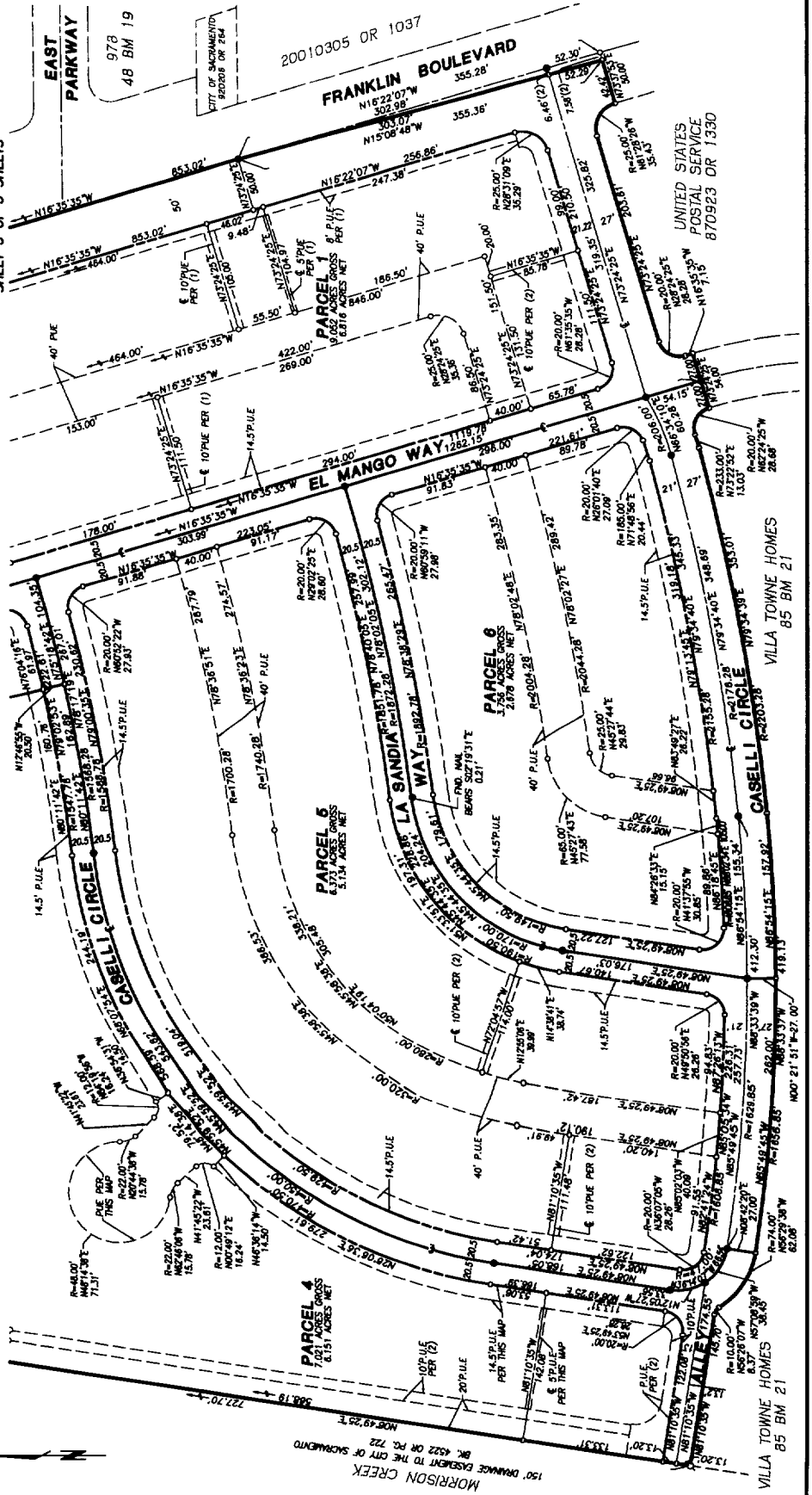


**FINAL MAP**  
**PHOENIX PARK**  
 SUBDIVISION NO. P03-006  
 BEING A RESUBDIVISION OF  
 FRANKLIN VILLA ESTATES UNIT NO. 2, 85 BM 4  
 & FRANKLIN VILLA ESTATES UNIT NO. 2-A, 86 BM 2

CITY OF SACRAMENTO  
 COUNTY OF SACRAMENTO, CALIFORNIA  
 SCALE: 1"=60'  
 JANUARY 2004  
 MORTON & PITALO, INC.  
 SHEET 5 OF 5 SHEETS

SEE SHEET 4

**NOTE**  
 SEE SHEET 3 FOR NOTES, LEGEND AND BASIS OF BEARING.



**APPROVED**

JAN 13 2004

OFFICE OF THE  
CITY CLERK

RESOLUTION NO. 2004-016

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED  
"PHOENIX PARK" (SUBDIVISION NO. P03-006)**

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

- A. The Final Map for Phoenix Park, located west of Highway 99 at the southwest corner of G Parkway and Franklin Boulevard, with provisions for its design and improvement, is consistent with the South Sacramento 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 The Housing Authority of the City of Sacramento, a Public Body, Corporate and Politic, 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.
- 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: \_\_\_\_\_