

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

File ID: 2024-01857

11/12/2024

Information Item 16.

Notification of Parcel Map of 1251 Blumenfeld Drive (Z21-119/FPM23-0021)

File ID: 2024-01857

Location: District 2, Represented by Councilmember Thao

Recommendation: Receive and file.

Contact: David Veasey, Supervising Surveyor, (916) 808-6364, dveasey@cityofsacramento.org,
Department of Public Works

Presenter: None

Attachments:

- 1-Notice to City Clerk
- 2-Parcel Map

CITY OF SACRAMENTO
CALIFORNIA

MEMORANDUM

DATE:

TO: Mindy Cuppy, City Clerk

FROM: David James Veasey, Licensed Land Surveyor, Director of Public Works Designee

SUBJECT: Notification of "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: David James Veasey, Licensed Land Surveyor, Phone: (916) 808-6364

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 PARCEL MAP OF "1251 BLUMENFELD DRIVE".

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:

EASEMENT FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND AND OVERHEAD WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND TELEPHONE 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 DRIVE SHOWN HEREON AND DESIGNATED "12.5' PUBLIC UTILITY EASEMENT"(12.5' PUE).

TOWER BLUMENFELD DRIVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: TOWER INVESTMENTS, LLC
ITS: SOLE MEMBER

BY: TOWER MANAGEMENT GROUP, INC.
ITS: MANAGER


STEPHEN MARKS Jr., SVP & SECRETARY

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 Yolo)

ON Oct 2, 2024 BEFORE ME, Melissa Ann Velasco

A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY

APPEARED Stephen Marks, Jr.

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:

Melissa Ann Velasco Melissa Ann Velasco
SIGNATURE PRINT NAME

MY COMMISSION NUMBER 2348529
MY COMMISSION EXPIRES Feb 13, 2025
MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF Yolo

PARCEL MAP OF
1251 BLUMENFELD DRIVE

FOR CONDOMINIUM PURPOSES
SUBDIVISION NO. Z21-119

A PORTION OF SECTIONS 14 AND 15 OF RANCHO DEL PASO, RECORDED IN
BOOK "A" OF SURVEYS, MAP NO. 94.

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
OCTOBER 2024 SHEET 1 OF 4



1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8898

BENEFICIARYS STATEMENT

CITIZENS BUSINESS BANK, SUCCESSOR BY MERGER TO SUNCREST BANK, AS BENEFICIARY UNDER DEED OF TRUST DATED MARCH 22, 2021 AND RECORDED MARCH 30, 2021, IN DOCUMENT NO. 202103301746, OFFICIAL RECORDS OF SACRAMENTO COUNTY HEREBY CONSENTS TO THE FILING OF THIS MAP

BY: Dean Pena
DEAN PENA, 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 Yolo)

ON October 2 2024 BEFORE ME, Victor Presinal

A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY

APPEARED Dean Pena

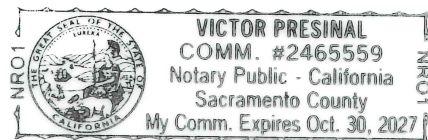
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), 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:

Victor Presinal Victor Presinal
SIGNATURE PRINT NAME

MY COMMISSION NUMBER 2465559
MY COMMISSION EXPIRES Oct 30 2027
MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF Sacramento



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 TOWER BLUMENFELD DRIVE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON MARCH 3, 2023. I HEREBY STATE THAT ALL THE MONUMENTS 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 PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

J. C. Koo
JIM C. KOO L.S. 7829
LICENSE EXPIRES: 12-31-24

DATE: 10/02/2024



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF "1251 BLUMENFELD DRIVE" 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 PARCEL MAP OF "1251 BLUMENFELD DRIVE" AND ACCEPT ON BEHALF OF THE PUBLIC, THE EASEMENTS HEREON OFFERED FOR DEDICATION.

David James Veasey
DAVID JAMES VEASEY
L.S. 9326, EXP. 03/31/2025
LICENSED LAND SURVEYOR
CITY OF SACRAMENTO

DATE: _____

CITY CLERK'S STATEMENT

I HEREBY ATTEST TO THE APPROVAL OF THIS PARCEL MAP OF "1251 BLUMENFELD DRIVE"

City Clerk
CITY CLERK
CITY OF SACRAMENTO

DATE: _____

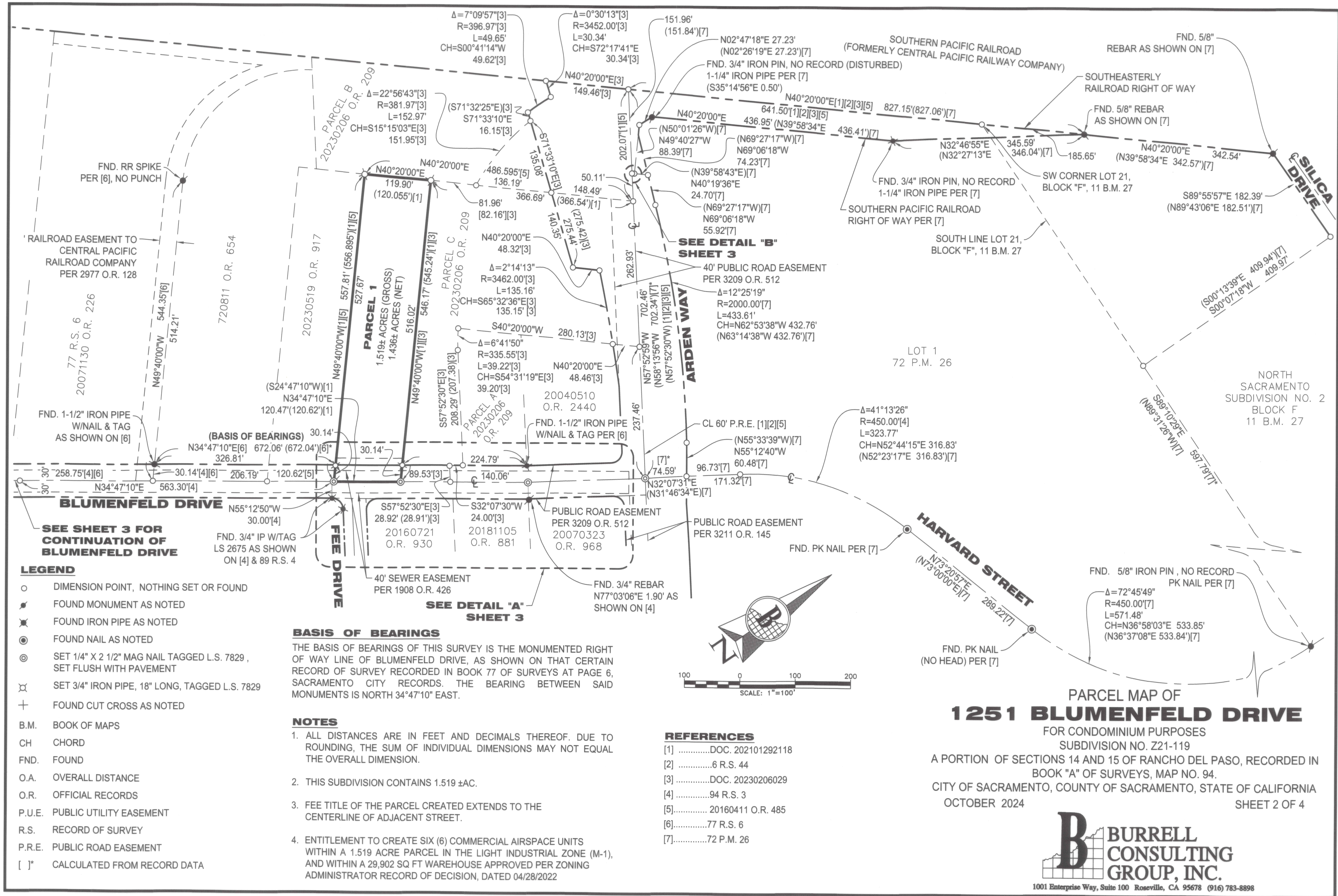
RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____
M IN BOOK _____ OF PARCEL MAPS, AT PAGE _____, AT THE REQUEST OF BURRELL CONSULTING GROUP, INC., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

DOCUMENT NO. _____ FEE: \$ _____

Recorder of Sacramento County
RECORDER OF SACRAMENTO COUNTY
STATE OF CALIFORNIA

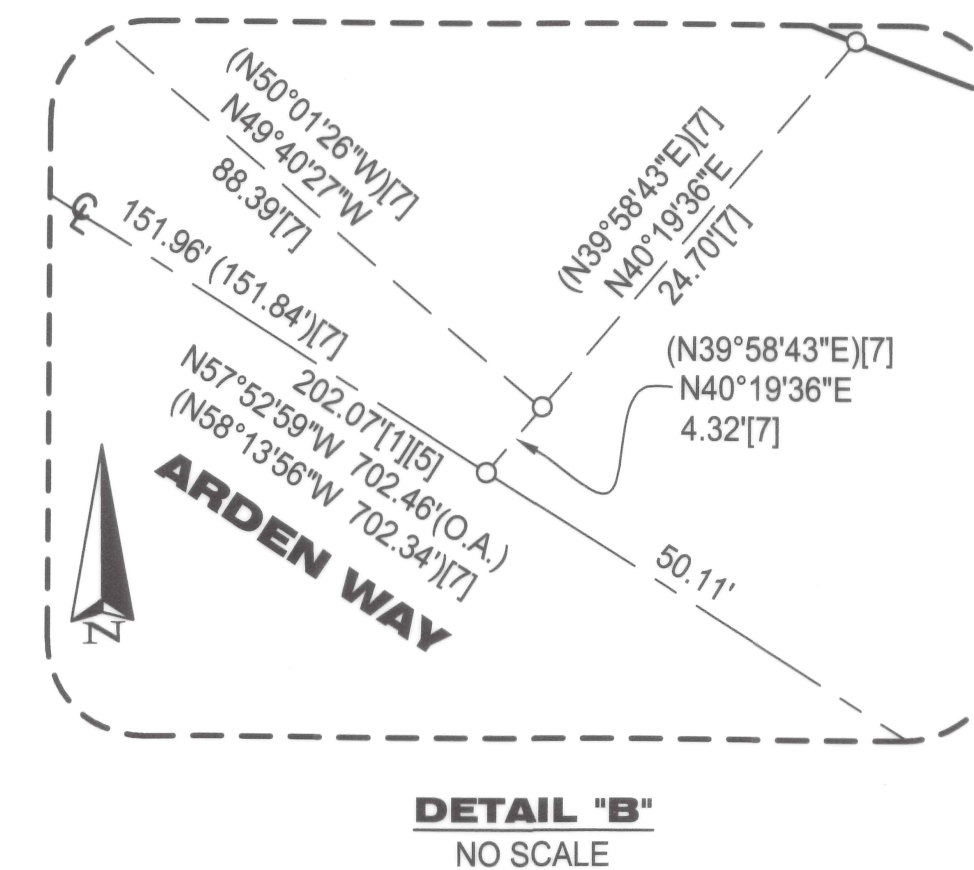
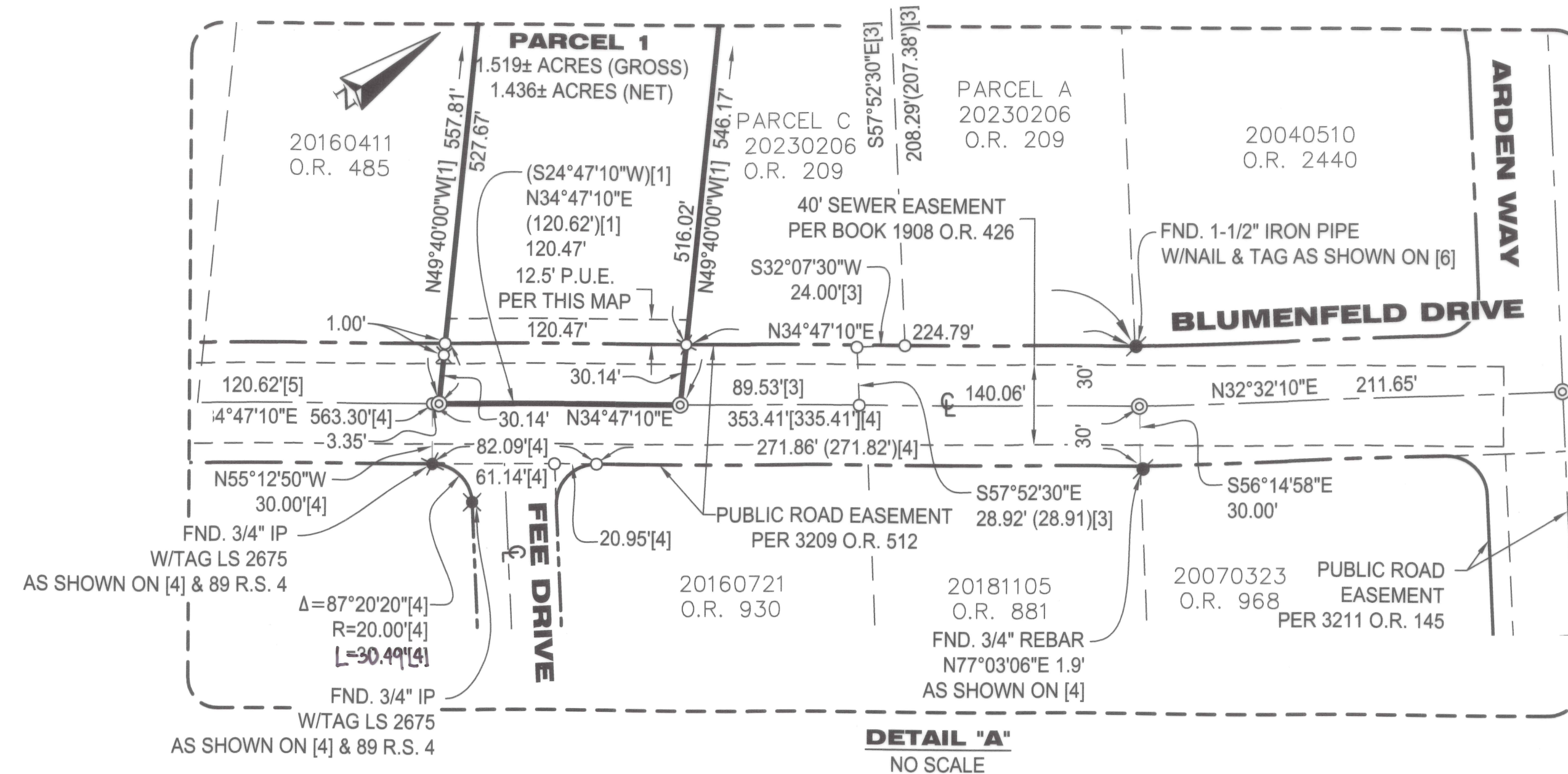
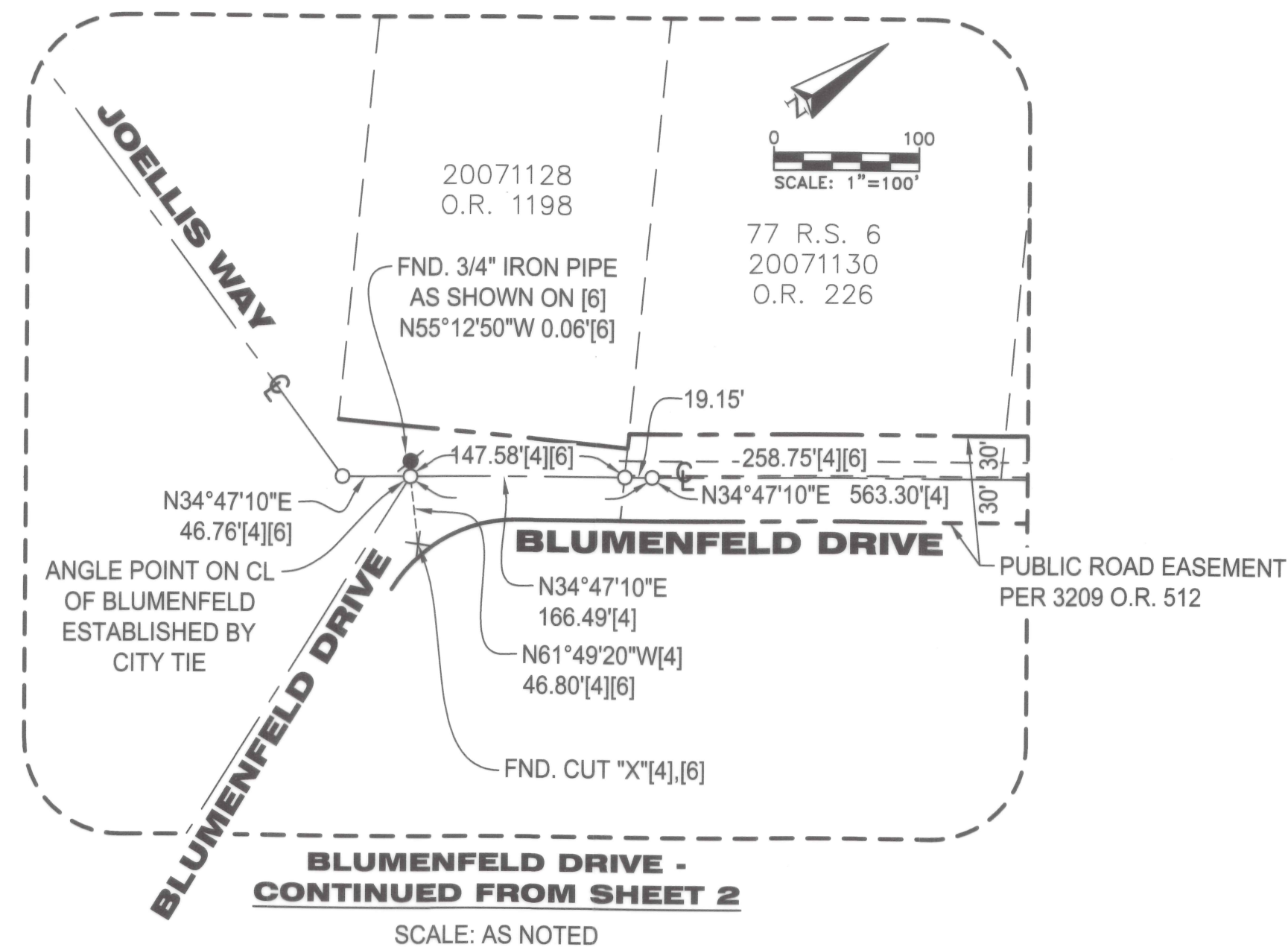
BY: _____
DEPUTY



PARCEL MAP OF
1251 BLUMENFELD DRIVE

FOR CONDOMINIUM PURPOSES
SUBDIVISION NO. Z21-119

A PORTION OF SECTIONS 14 AND 15 OF RANCHO DEL PASO, RECORDED IN
BOOK "A" OF SURVEYS, MAP NO. 94.
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
OCTOBER 2024 SHEET 3 OF 4



PARCEL MAP OF
1251 BLUMENFELD DRIVE

FOR CONDOMINIUM PURPOSES

SUBDIVISION NO. Z21-119

A PORTION OF SECTIONS 14 AND 15 OF RANCHO DEL PASO, RECORDED IN
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CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2024

SHEET 4 OF 4



1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8898

ADDITIONAL INFORMATION SHEET

ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES
AND NOT INTENDED TO AFFECT RECORD TITLE INTEREST PER STATE OF CALIFORNIA
GOVERNMENT CODE SECTION 66434.2 (THE SUBDIVISION MAP ACT)

NOTES

- A) PRIVATE RECIPROCAL EASEMENTS FOR UTILITIES, DRAINAGE AND WATER
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.
- B) THIS MAP IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS AND GRANT OF EASEMENTS" RECORDED IN DOCUMENT NO.
_____, OFFICIAL RECORDS OF SACRAMENTO COUNTY.