

City of Sacramento
City Council - 2PM Report
915 I Street Sacramento, CA 95814
www.cityofsacramento.org

File ID: 2025-01294

7/1/2025

Notification of Final Map Approval of Panhandle 105 Phase 2 (Z21-124/FPM24-0009)

File ID: 2024-01294

Location: District 1

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-Final 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 "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: David James Veasey, Supervising Surveyor, Phone: (916) 808-6364

This notice to be included in the City Council Agenda for

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP OF "PANHANDLE 105 PHASE 2".

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

THE UNDERSIGNED OFFER FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE ROAD, WAYS, CIRCLES, DRIVE, COURT, AND STREETS SHOWN HEREON AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- (A) EASEMENT 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, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS C2, E2, G2, H2, I2 AND L2, AND THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH AND CONTIGUOUS TO THE WAYS, DRIVE, CIRCLES, COURT AND STREETS SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (PUE).
- (B) EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS A2, B2, J2, K2, M2 AND L2 AND THOSE STRIPS OF LAND FIVE (5.00) FEET IN WIDTH SHOWN HEREON AND DESIGNATED "LIMITED PUBLIC UTILITY EASEMENT" (LPUE).
- (C) 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 STREETS, WAYS, CIRCLES, AND COURT SHOWN HEREON.
- (D) EASEMENT FOR BIKE PATH AND SIDEWALK, AND PEDESTRIAN ACCESS TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS LOTS E2 AND F2 SHOWN HEREON AND DESIGNATED AS "EASEMENT FOR BIKE PATH, SIDEWALK AND PEDESTRIAN ACCESS' (BPSE).
- (E) EASEMENT FOR EMERGENCY VEHICLES FOR INGRESS AND EGRESS BY POLICE, FIRE AND SIMILAR EMERGENCY PERSONNEL AND THEIR VEHICLES ON, OVER AND ACROSS LOTS A2, B2, J2, K2, L2 AND M2 AND THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "EMERGENCY VEHICLE ACCESS EASEMENT" (EVAE).
- (F) AN IRREVOCABLE OFFER OF DEDICATION FOR LANDSCAPE EASEMENT FOR MAINTENANCE OF LANDSCAPING, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS C2, D2, E2, F2, G2, H2, AND I2 SHOWN HEREON AND DESIGNATED (LEIOD).
- (G) AN EASEMENT FOR FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC SEWER PIPES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, AND ACROSS LOTS A2, B2, J2, K2, L2 AND M2 AND THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED (SE).
- (H) AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER METER FACILITIES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER, AND ACROSS LOTS A2, B2, J2, K2, L2 AND M2 AND THOSE STRIPS OF LAND FIVE (5) FEET IN WIDTH ADJACENT TO SAID LOTS AS SHOWN HEREON AND DESIGNATED "WATER METER EASEMENT" (WME).

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENT

FINAL MAP
OF
PANHANDLE 105 PHASE 2

SUBDIVISION NO. Z21-124.2
BEING A SUBDIVISION OF LOTS, AA, BB, AND CC SHOWN AND DEPICTED ON THAT CERTAIN FINAL MAP TITLED "PANHANDLE 105 PHASE 1" FILED FOR RECORD ON MAY 31, 2024 IN BOOK 456 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS AND SITUATED IN SECTION 1, TOWNSHIP 9 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN AND SECTION 36, TOWNSHIP 10 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN.

CITY OF SACRAMENTO • SACRAMENTO COUNTY • CALIFORNIA
JUNE 2025
SHEET 1 OF 9



27141

OWNER'S STATEMENT (CONT'D)

- (I) AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF UNDERGROUND DRAINAGE PIPE TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, AND ACROSS LOT D2 SHOWN HEREON AND DESIGNATED DRAINAGE EASEMENT (DE).

MERITAGE HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION

BY:
NAME: JUSTIN R. DERBY
TITLE: VICE PRESIDENT - NORTHERN CALIFORNIA DIVISION

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 MERITAGE HOMES OF CALIFORNIA INC, IN AUGUST, 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE THE ISSUANCE OF NOTICE OF COMPLETION BY THE CITY FOR CONSTRUCTION OF THE REQUIRED PUBLIC INFRASTRUCTURE, 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 CONDITIONALLY APPROVED TENTATIVE MAP.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

PEDRO JARQUIN, PLS 8268
EXPIRATION DATE: DECEMBER 31, 2025

DATE: 4/23/25



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "PANHANDLE 105 PHASE 2" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY OF SACRAMENTO ZONING ADMINISTRATOR OF THE CITY OF SACRAMENTO, 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 "PANHANDLE 105 PHASE 2" AND ACCEPT ON BEHALF OF THE PUBLIC, THE EASEMENTS HEREON OFFERED FOR DEDICATION TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, SUBJECT TO IMPROVEMENTS THEREOF, BUT REJECT AT THIS TIME THE IRREVOCABLE OFFERS OF DEDICATION. SAID OFFERS MAY BE ACCEPTED BY THE CITY AT ANY TIME.

THE ABANDONMENTS LISTED ON NOTE 5 ON SHEET 2 PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE ARE HEREBY APPROVED.

DAVID JAMES VEASEY
L.S. 9326, EXP. 3-31-2027
LICENSED LAND SURVEYOR
CITY OF SACRAMENTO

DATE: _____

CITY CLERK'S STATEMENT

I HEREBY ATTEST TO THE APPROVAL OF THIS FINAL MAP OF "PANHANDLE 105 PHASE 2".

DATE: _____
CITY CLERK
CITY OF SACRAMENTO

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2025, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC. AND FIRST AMERICAN TITLE COMPANY, TITLE TO THE LAND IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE WITH THIS OFFICE.

DONNA ALLRED, COUNTY RECORDER

BY: _____
DEPUTY COUNTY RECORDER

FILE NO.: _____

FEE: \$ _____

NOTES:

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND ARE IN FEET AND DECIMALS THEREOF. DUE TO ROUNDING THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
2. THIS FINAL MAP CONTAINS 30.745± ACRES GROSS CONSISTING OF 156 RESIDENTIAL LOTS AND 13 LETTERED LOTS.
3. FRONT RESIDENTIAL LOT CORNERS ALONG STREETS WITH ATTACHED SIDEWALKS WILL BE SET WITH A 1" BRASS DISC STAMPED "LS 8268" AT A 1.00 FOOT EXTENSION OF THE SIDE PROPERTY LINE ONTO THE SIDEWALK. FOR FRONT RESIDENTIAL LOT CORNERS ALONG PRIVATE DRIVES WITH A MOUNTABLE CONCRETE CURB AND GUTTER, A 1" BRASS DISC STAMPED "LS 8268" WILL BE SET AT A 2.00 FOOT EXTENSION OF THE SIDE PROPERTY LINE ONTO THE GUTTER PAN. FRONT RESIDENTIAL LOT CORNERS ALONG PRIVATE DRIVES WITH A FLUSH CURB AND NO GUTTER, A 1" BRASS DISC STAMPED "LS 8268" WILL BE SET AT A 0.4 FOOT EXTENSION OF THE SIDE PROPERTY LINE ONTO THE FLUSH CURB.
4. ALL REAR RESIDENTIAL LOT CORNERS AND ANGLE POINTS, UNLESS SHOWN OTHERWISE, WILL BE MARKED WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 8268". WHERE REAR CORNERS FALL IN A MASONRY WALL OR FOOTING, A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 8268" WILL BE SET ON THE SIDE LOT LINE WITH A 4.00' OFFSET TO THE REAR CORNER OR, WHERE AN OFFSET MONUMENT CANNOT BE SET, A 3/4" BRASS TAG STAMPED "LS 8268" WILL BE SET WITH EPOXY TO THE FACE OF WALL 2.00 FEET ABOVE GROUND OR ON TOP OF THE WALL.
5. PURSUANT TO SECTION 66434(g) OF THE OF SUBDIVISION MAP ACT, THE FILING OF THIS FINAL MAP CONSTITUTES ABANDONMENT OF PORTIONS OF THE FOLLOWING IRREVOCABLE OFFERS OF DEDICATION WITHIN THE BOUNDARY OF THIS MAP AND NOT SHOWN HEREON:
- a. PORTION OF IRREVOCABLE OFFER OF DEDICATION PER DN 202105260971
- b. PORTION OF IRREVOCABLE OFFER OF DEDICATION PER DN 202105260972
- c. 30' PUBLIC ROAD EASEMENT AS SHOWN ON 17 BM 34
6. THE PRIVATE DRIVE LOTS A2, B2, J2, K2, L2 AND M2 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. LANDSCAPE LOTS C2, D2, G2, H2 I2 AND L2 SHALL BE GRANTED IN FEE TO THE PANHANDLE 105 HOMEOWNER'S ASSOCIATION BY SEPARATE INSTRUMENT. THE PANHANDLE 105 HOMEOWNER'S ASSOCIATION IS SOLELY RESPONSIBLE FOR THE MAINTENANCE OF SAID LANDSCAPE LOTS. ADDITIONALLY, THESE LOTS ARE FOR BIKE TRAIL, AND PUBLIC SIDEWALK PEDESTRIAN PURPOSES.
8. LANDSCAPE LOTS E2 AND F2 SHALL BE GRANTED IN FEE TO THE PANHANDLE 105 HOMEOWNER'S' ASSOCIATION BY SEPARATE INSTRUMENT. THE PANHANDLE 105 HOMEOWNER'S ASSOCIATION IS SOLELY RESPONSIBLE FOR THE MAINTENANCE OF SAID LANDSCAPE LOTS. ADDITIONALLY, THESE LOTS ARE FOR BIKE TRAIL, AND PUBLIC SIDEWALK PEDESTRIAN PURPOSES.
9. PRIVATE RECIPROCAL ACCESS AND UTILITY EASEMENTS SHALL BE GRANTED THROUGH LOTS A2, B2, J2, K2, L2, M2, AS NEEDED, WITH THE SALE OF THOSE LOTS.
- 10.PER SACRAMENTO CITY CODE SECTION 17.852.010, THIS MAP IS SUBJECT TO REQUIREMENT OF PUBLIC IMPROVEMENTS, REFERENCE RPC 24-0016.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE SOUTHERLY BOUNDARY LINE AS SHOWN ON THAT CERTAIN FINAL MAP TITLED "PANHANDLE 105 PHASE 1" FILED FOR RECORD ON MAY 31, 2024 IN BOOK 456 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS AND HAVING A BEARING OF NORTH 89°35'51" EAST BETWEEN FOUND MONUMENTS SHOWN HEREON.

REFERENCES

- (1) 456 BM 1 (PANHANDLE 105 PHASE 1)

LEGAL DESCRIPTION

BEING ALL OF LOTS, AA, BB, AND CC SHOWN AND DEPICTED ON THAT CERTAIN FINAL MAP TITLED "PANHANDLE 105 PHASE 1" FILED FOR RECORD ON MAY 31, 2024 IN BOOK 456 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS AND SITUATED IN SECTION 1, TOWNSHIP 9 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN AND SECTION 36, TOWNSHIP 10 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN. CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

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 April 29, 2025 BEFORE ME,
J. Edward Gorton, A NOTARY PUBLIC, PERSONALLY
APPEARED Justin Derby, 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.

J. Edward Gorton
SIGNATURE PRINTED NAME

MY COMMISSION NUMBER: #2369652
MY COMMISSION EXPIRES: Jul 14, 2025
MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY

LEGEND:

- DIMENSION POINT
- ⊙ FOUND 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 6815" AS NOTED
- ⊙ FOUND MAG NAIL AND WASHER STAMPED "LS 8268"
- ⊙ FLUSH WITH PAVEMENT PER (1)
- ⊙ FOUND 5/8" REBAR AND PLASTIC CAP STAMPED "LS 8268" PER (1)
- ⊙ FOUND 1" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 8268" PER (1)
- ⊙ FOUND 1" BRASS DISC STAMPED "LS 8268" IN CONCRETE PER (1)
- ⊙ SET MAG NAIL AND WASHER STAMPED "LS 8268" FLUSH WITH PAVEMENT
- ⊙ SET 5/8" REBAR AND PLASTIC CAP STAMPED "LS 8268"
- ⊙ SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 8268"
- ⊙ SET 1" BRASS DISC STAMPED "LS 8268" AT A 1.00 FOOT EXTENSION OF SIDE LOT LINE
- ⊙ SET 1" BRASS DISC STAMPED "LS 8268" IN CONCRETE
- ⊙ SET 2" BRASS DISC STAMPED "LS 8268" IN MONUMENT WELL
- ⊙ SET 1" BRASS DISC STAMPED "LS 8268" AT A 1.00' OFFSET ONTO SIDEWALK OR GUTTERPAN
- ⊙ SET 3/4" BRASS TAG STAMPED "LS 8268" PER NOTE #4
- ⊙ CENTERLINE
- AC ACRES
- BM BOOK OF MAPS
- BPSE BIKE PATH / PUBLIC SIDEWALK EASEMENT
- DE DRAINAGE EASEMENT
- DN DOCUMENT NUMBER, OR
- ESMT EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- FD FOUND
- IOD IRREVOCABLE OFFER OF DEDICATION
- LEIOD LANDSCAPE EASEMENT IRREVOCABLE OFFER OF DEDICATION
- LPUE LIMITED PUBLIC UTILITY EASEMENT
- NAPOTS NOT A PART OF THIS SURVEY
- (OA) OVERALL
- OR OFFICIAL RECORDS OF SACRAMENTO COUNTY
- PAE PEDESTRIAN ACCESS EASEMENT
- PAE PEDESTRIAN ACCESS EASEMENT
- PM BOOK OF PARCEL MAPS
- PRE PUBLIC ROAD EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- RIOD IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC ROAD EASEMENT
- RS RECORD OF SURVEY
- SE SEWER EASEMENT
- SF SQUARE FEET
- SMUD SACRAMENTO MUNICIPAL UTILITY DISTRICT
- () RECORD REFERENCE
- WLE WATER LINE EASEMENT
- WME WATER METER EASEMENT
- CENTERLINE
- PUBLIC ROAD EASEMENT
- SHEET INDEX/DETAIL LINE
- ⑮ SHEET INDEX NUMBER

FINAL MAP
OF
PANHANDLE 105 PHASE 2

SUBDIVISION NO. Z21-124.2
BEING A SUBDIVISION OF LOTS, AA, BB, AND CC SHOWN AND DEPICTED ON THAT CERTAIN FINAL MAP TITLED "PANHANDLE 105 PHASE 1" FILED FOR RECORD ON MAY 31, 2024 IN BOOK 456 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS AND SITUATED IN SECTION 1, TOWNSHIP 9 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN AND SECTION 36, TOWNSHIP 10 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN.

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JUNE 2025
SHEET 2 OF 9

MACKEY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

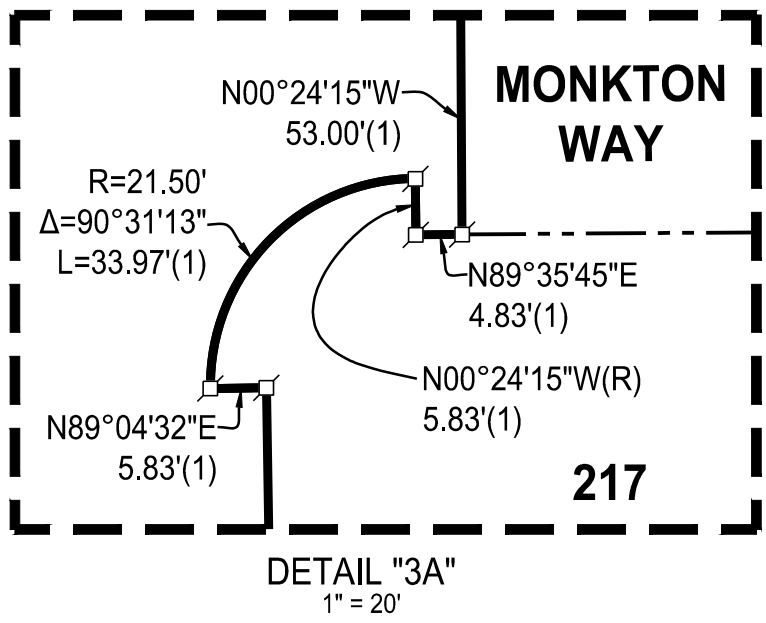
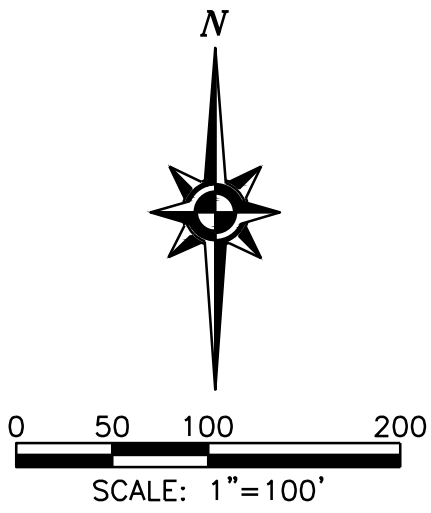
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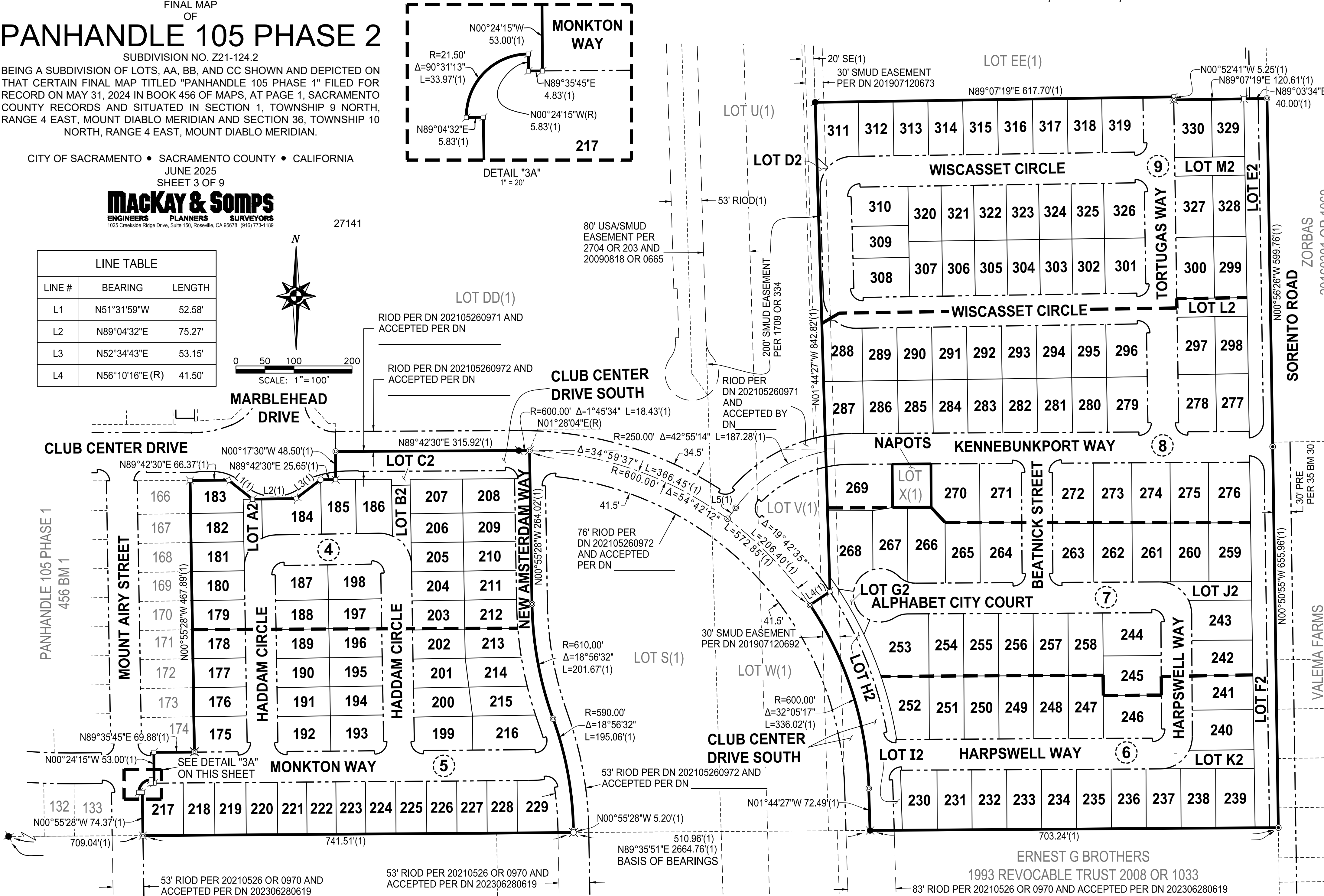
CITY OF SACRAMENTO • SACRAMENTO COUNTY • CALIFORNIA
JUNE 2025
SHEET 3 OF 9

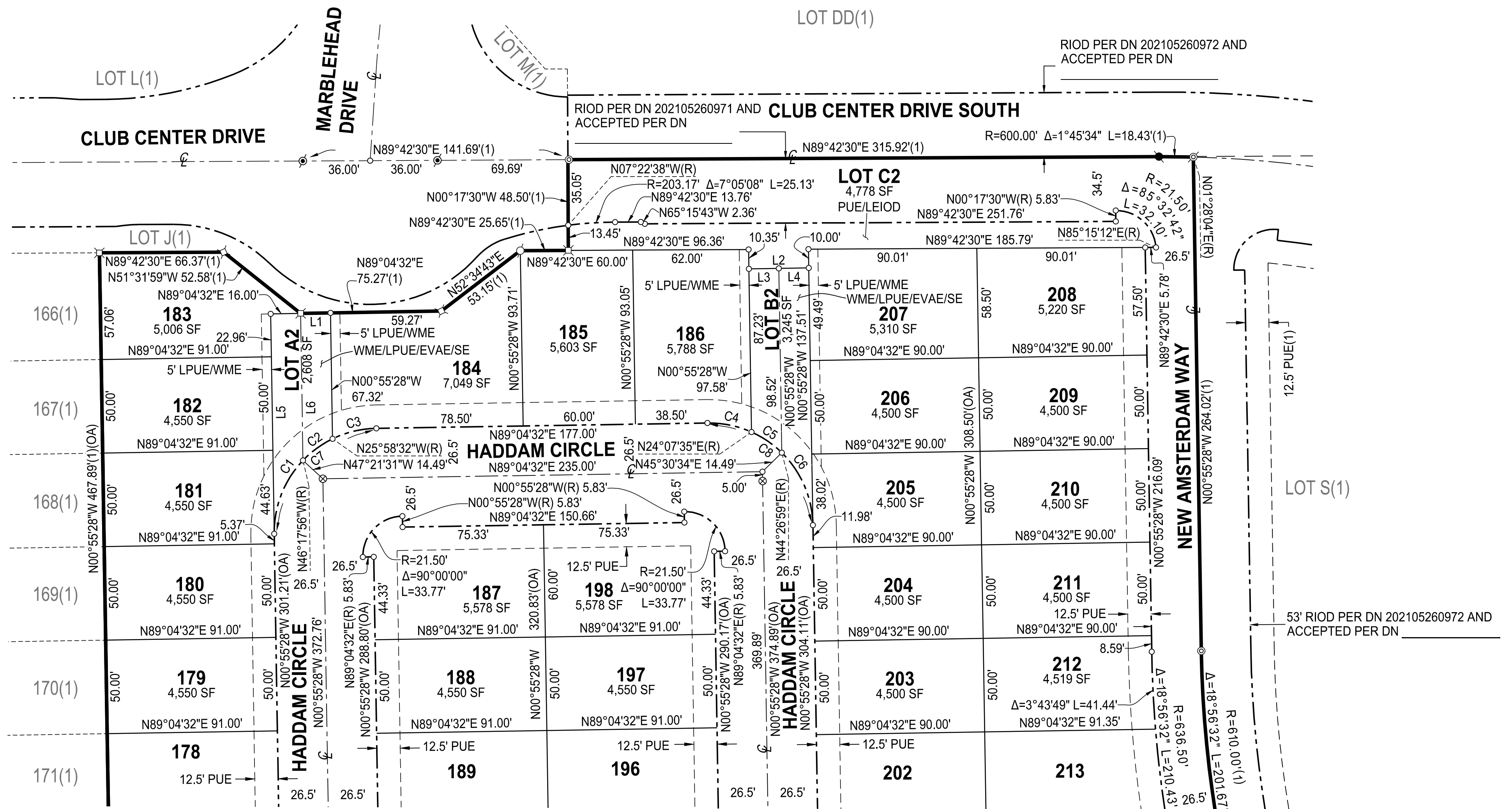
Mackay & Somps
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N51°31'59"W	52.58'
L2	N89°04'32"E	75.27'
L3	N52°34'43"E	53.15'
L4	N56°10'16"E (R)	41.50'



SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES





SEE SHEET 5

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	55.50'	44°37'32"	43.23'
C2	55.50'	20°19'24"	19.69'
C3	55.50'	25°03'03"	24.27'
C4	55.50'	25°03'03"	24.27'
C5	55.50'	20°19'24"	19.69'
C6	55.50'	44°37'32"	43.23'
C7	55.50'	90°00'00"	87.18'
C8	55.50'	90°00'00"	87.18'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°04'32"E	16.00'
L2	N89°04'32"E	32.00'
L3	N89°04'32"E	16.00'
L4	N89°04'32"E	16.00'
L5	N00°55'28"W	117.60'
L6	N00°55'28"W	78.61'

FINAL MAP
OF

PANHANDLE 105 PHASE 2

SUBDIVISION NO. Z21-124.2

BEING A SUBDIVISION OF LOTS, AA, BB, AND CC SHOWN AND DEPICTED ON THAT CERTAIN FINAL MAP TITLED "PANHANDLE 105 PHASE 1" FILED FOR RECORD ON MAY 31, 2024 IN BOOK 456 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS AND SITUATED IN SECTION 1, TOWNSHIP 9 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN AND SECTION 36, TOWNSHIP 10 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN.

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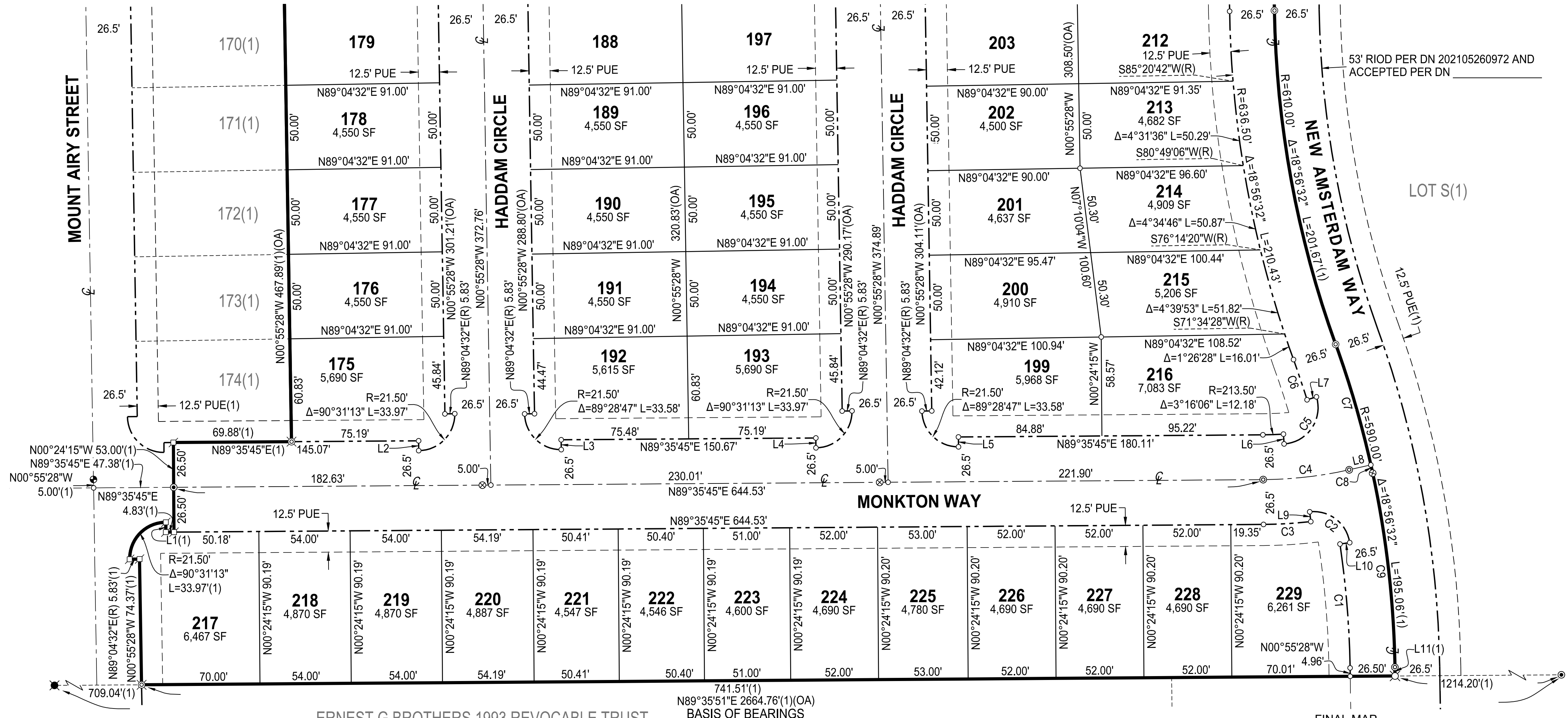
SHEET 4 OF 9

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

27141

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES

SEE SHEET 4



ERNEST G BROTHERS 1993 REVOCABLE TRUST
20080616 OR 1033

741.51'(1)
N89°35'51"E 2664.76'(1)(OA)
BASIS OF BEARINGS

FINAL MAP
OF

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°24'15"W	5.83'
L2	N00°24'15"W (R)	5.83'
L3	N00°24'15"W (R)	5.83'
L4	N00°24'15"W (R)	5.83'
L5	N00°24'15"W (R)	5.83'
L6	N03°40'21"W (R)	5.83'

LINE TABLE		
LINE #	BEARING	LENGTH
L7	S72°41'08"W (R)	5.83'
L8	N77°21'15"E (R)	13.13'
L9	N06°25'57"W (R)	5.83'
L10	S81°35'43"W (R)	5.83'
L11	N00°55'28"W	5.20'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	563.50'	7°28'49"	73.57'
C2	21.50'	88°01'40"	33.03'
C3	266.50'	6°01'42"	28.04'
C4	240.00'	12°14'30"	51.28'
C5	21.50'	103°38'32"	38.89'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C6	563.50'	2°33'08"	25.10'
C7	590.00'	7°13'15"	74.36'
C8	590.00'	0°29'08"	5.00'
C9	590.00'	11°14'08"	115.70'



0 20 40 80
SCALE: 1"=40'

PANHANDLE 105 PHASE 2

SUBDIVISION NO. Z21-124.2

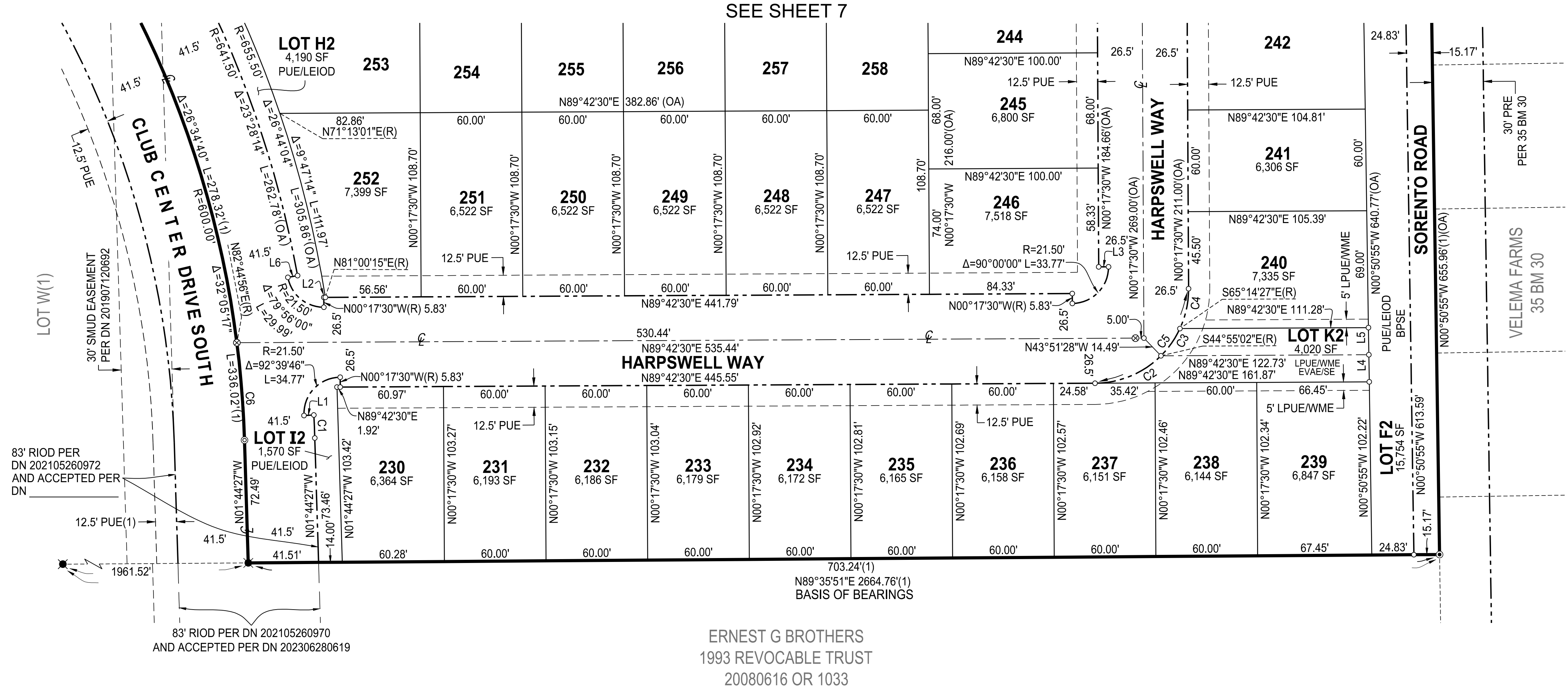
BEING A SUBDIVISION OF LOTS, AA, BB, AND CC SHOWN AND DEPICTED ON THAT CERTAIN FINAL MAP TITLED "PANHANDLE 105 PHASE 1" FILED FOR RECORD ON MAY 31, 2024 IN BOOK 456 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS AND SITUATED IN SECTION 1, TOWNSHIP 9 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN AND SECTION 36, TOWNSHIP 10 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN.

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SHEET 5 OF 9

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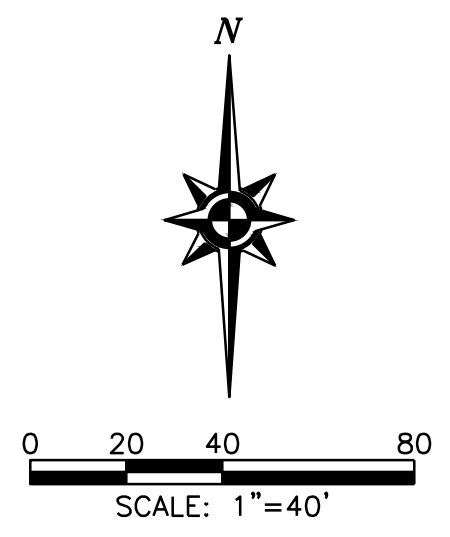
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES



ERNEST G BROTHERS
1993 REVOCABLE TRUST
20080616 OR 1033

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	641.50'	1°12'49"	13.59'
C2	55.50'	44°37'32"	43.23'
C3	55.50'	20°19'24"	19.69'
C4	55.50'	25°03'03"	24.27'
C5	55.50'	90°00'00"	87.18'
C6	600.00'	5°30'37"	57.70'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N87°02'44"E (R)	5.83'
L2	N89°42'30"E	0.90'
L3	N89°42'30"E (R)	5.83'
L4	N00°50'55"W	16.00'
L5	N00°50'55"W	16.00'
L6	N79°38'30"E (R)	5.83'



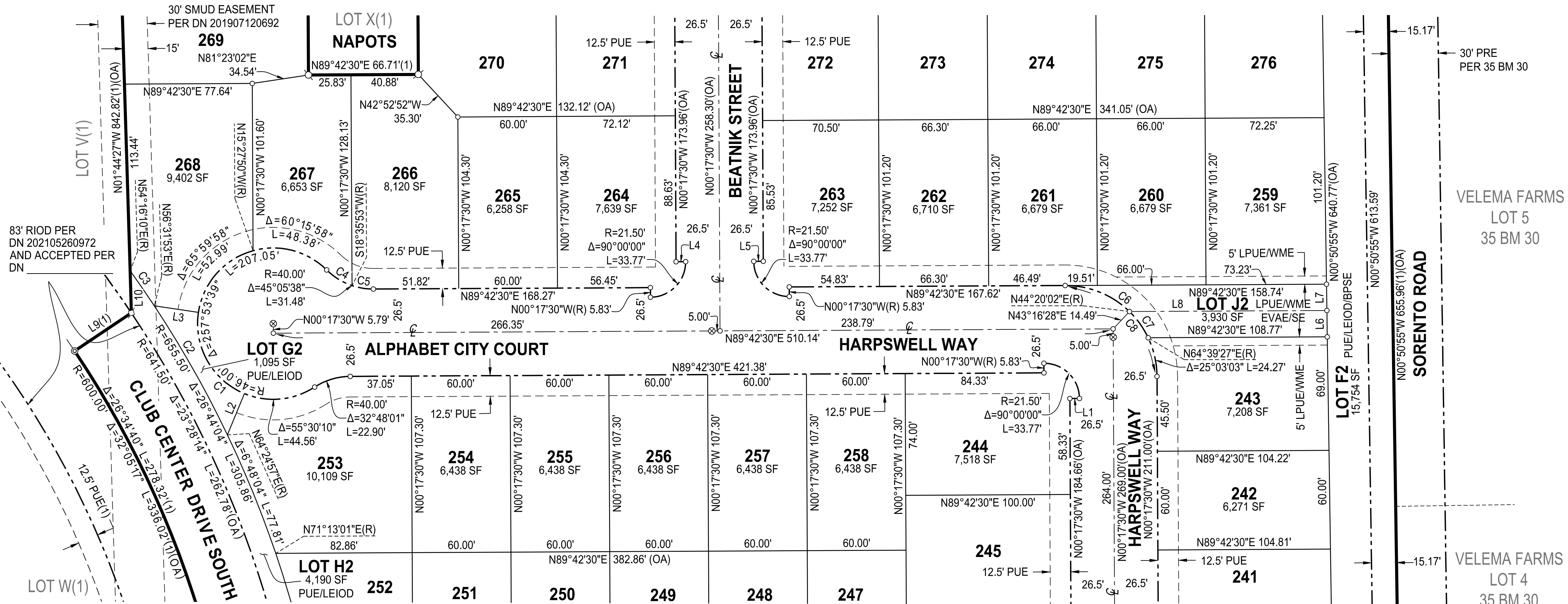
FINAL MAP
OF
PANHANDLE 105 PHASE 2
SUBDIVISION NO. Z21-124.2
BEING A SUBDIVISION OF LOTS, AA, BB, AND CC SHOWN AND DEPICTED ON THAT CERTAIN FINAL MAP TITLED "PANHANDLE 105 PHASE 1" FILED FOR RECORD ON MAY 31, 2024 IN BOOK 456 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS AND SITUATED IN SECTION 1, TOWNSHIP 9 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN AND SECTION 36, TOWNSHIP 10 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN.

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JUNE 2025
SHEET 6 OF 9

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SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES

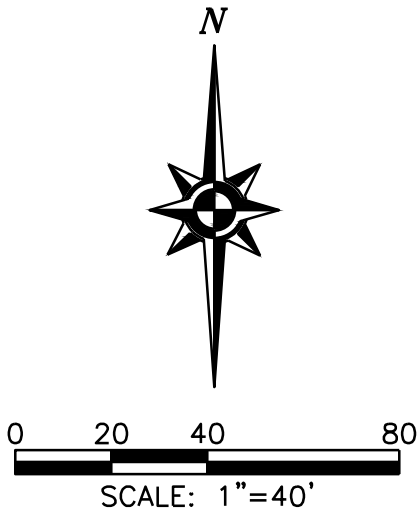
SEE SHEET 8



SEE SHEET 6

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°42'30"E	5.83'
L2	N22°24'39"E(R)	27.10'
L3	N81°27'48"W(R)	27.10'
L4	N89°42'30"E(R)	5.83'
L5	N89°42'30"E(R)	5.83'
L6	N00°50'55"W(R)	16.00'
L7	N00°50'55"W	16.00'
L8	N89°42'30"E	119.91'
L9	N56°10'16"E(R)	41.50'
L10	N01°44'27"W	25.67'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	46.00'	76°07'33"	61.12'
C2	655.50'	7°53'04"	90.20'
C3	655.50'	2°15'43"	25.88'
C4	40.00'	26°12'15"	18.29'
C5	40.00'	18°53'23"	13.19'
C6	55.50'	44°37'32"	43.23'
C7	55.50'	20°19'24"	19.69'
C8	55.50'	45°22'28"	43.95'



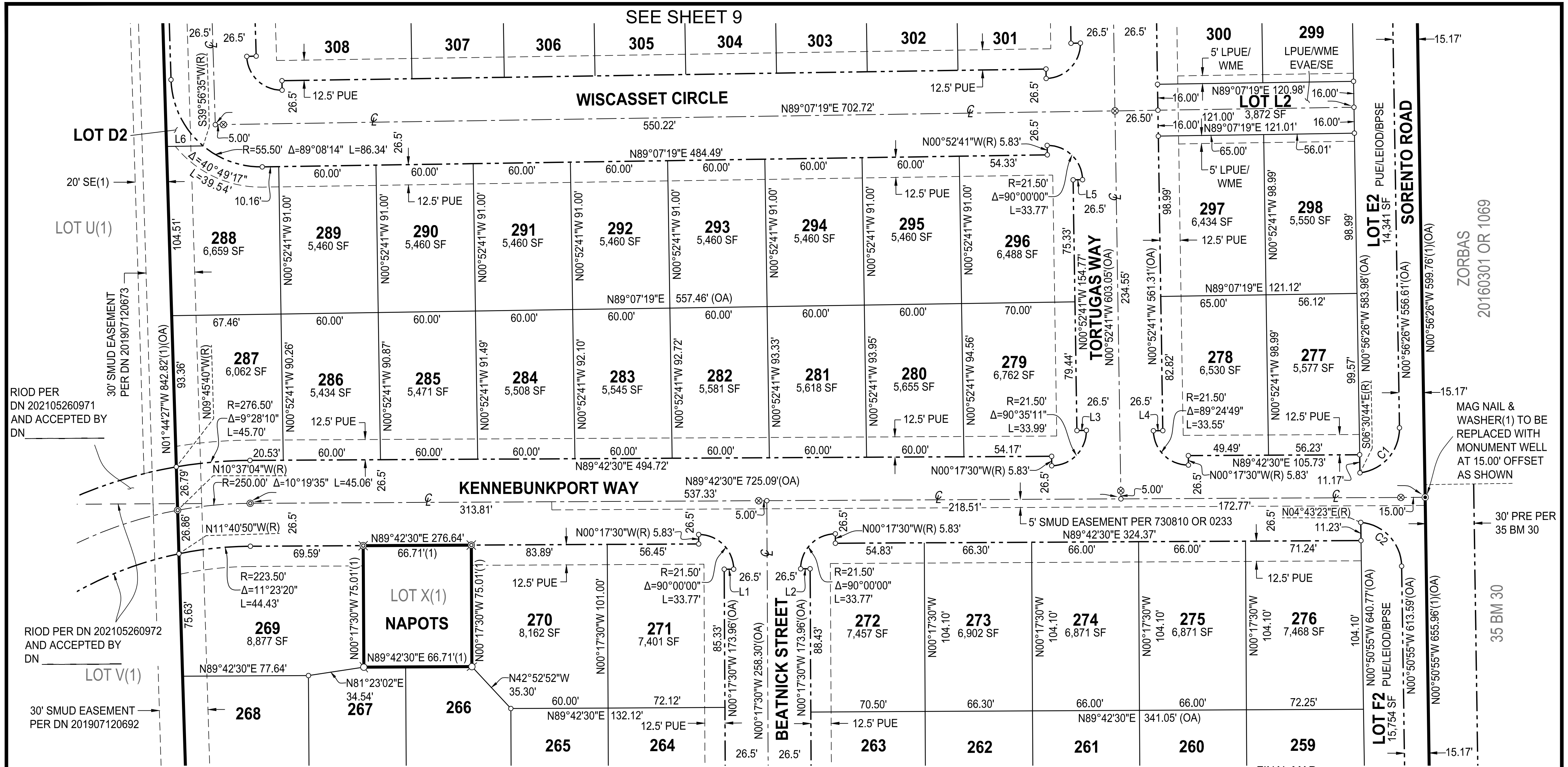
FINAL
OF
PANHANDLE 105 PHASE 2

SUBDIVISION NO. Z21-124.2
BEING A SUBDIVISION OF LOTS, AA, BB, AND CC SHOWN AND DEPICTED ON THAT CERTAIN FINAL MAP TITLED "PANHANDLE 105 PHASE 1" FILED FOR RECORD ON MAY 31, 2024 IN BOOK 456 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS AND SITUATED IN SECTION 1, TOWNSHIP 9 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN AND SECTION 36, TOWNSHIP 10 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN.

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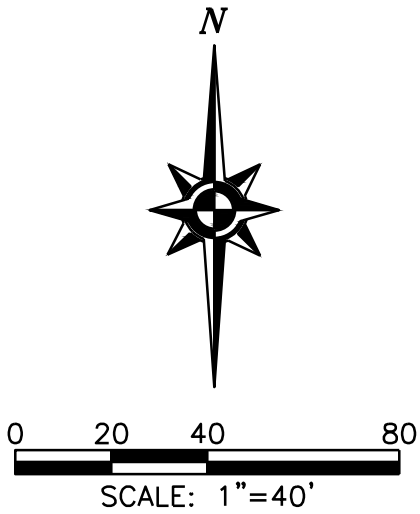
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°42'30"E(R)	5.83'
L2	N89°42'30"E(R)	5.83'
L3	N89°07'19"E(R)	5.83'
L4	N89°07'19"E(R)	5.83'
L5	N89°07'19"E(R)	5.83'
L6	N89°07'19"E(R)	22.59'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	27.50'	84°25'42"	40.52'
C2	27.50'	84°25'42"	40.52'

SEE SHEET 7



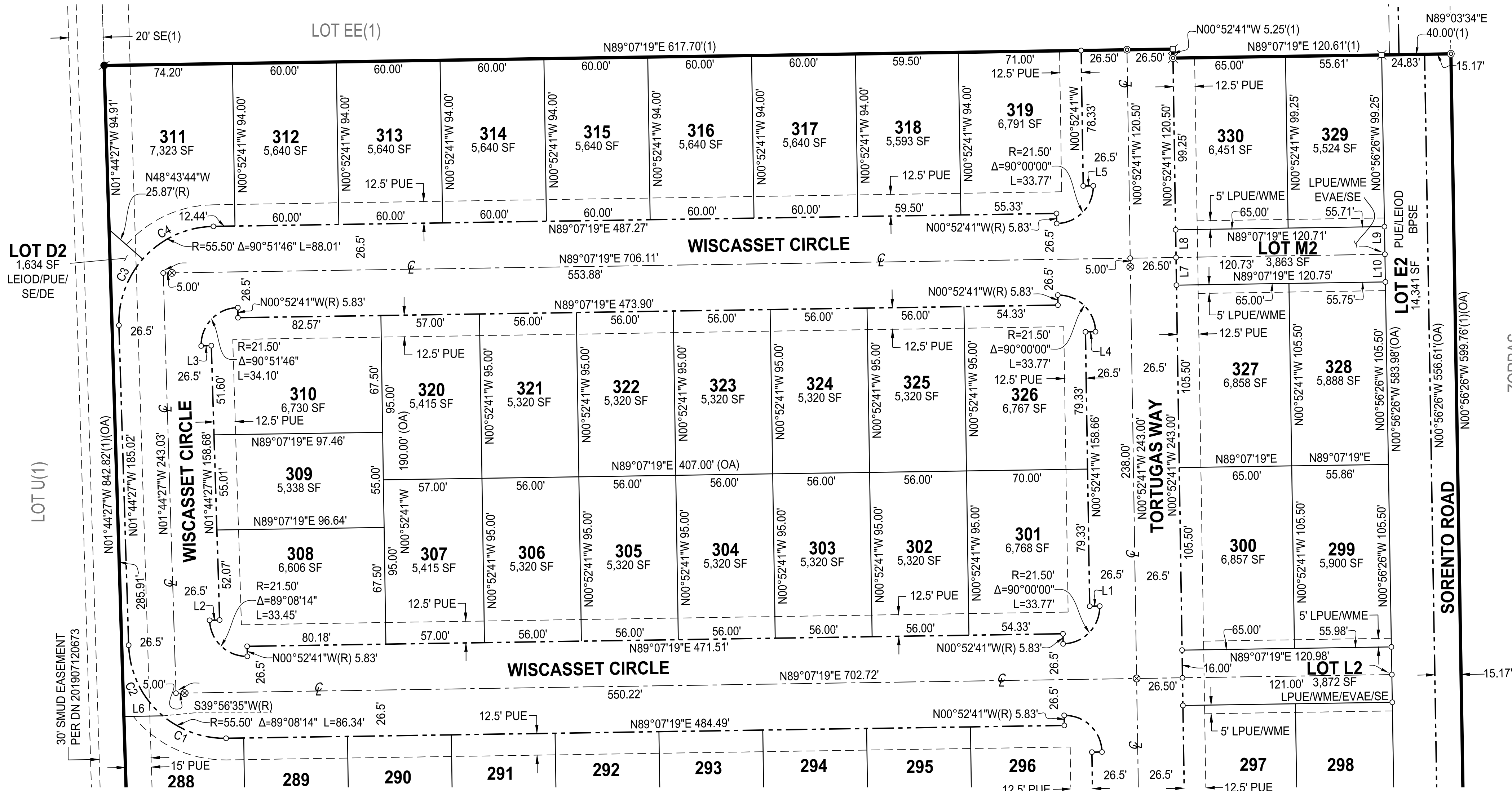
PANHANDLE 105 PHASE 2

SUBDIVISION NO. Z21-124.2
BEING A SUBDIVISION OF LOTS, AA, BB, AND CC SHOWN AND DEPICTED ON THAT CERTAIN FINAL MAP TITLED "PANHANDLE 105 PHASE 1" FILED FOR RECORD ON MAY 31, 2024 IN BOOK 456 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS AND SITUATED IN SECTION 1, TOWNSHIP 9 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN AND SECTION 36, TOWNSHIP 10 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN.

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SHEET 8 OF 9

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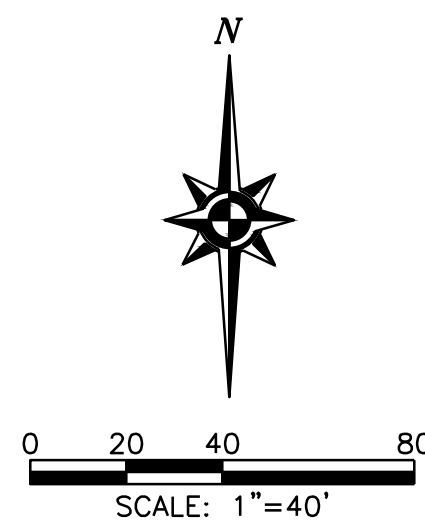


LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°07'19"E (R)	5.83'
L2	N88°15'33"E (R)	5.83'
L3	N88°15'33"E (R)	5.83'
L4	N89°07'19"E (R)	5.83'
L5	N89°07'19"E (R)	5.83'

LINE TABLE		
LINE #	BEARING	LENGTH
L6	N89°07'19"E(R)	22.59'
L7	N00°52'41"W	16.00'
L8	N00°52'41"W	16.00'
L9	N00°56'26"W	16.00'
L10	N00°56'26"W	16.00'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	55.50'	40°49'17"	39.54'
C2	55.50'	48°18'58"	46.80'
C3	55.50'	43°00'42"	41.66'
C4	55.50'	47°51'03"	46.35'

SEE SHEET 8



FINAL MAP
OF
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SUBDIVISION NO. Z21-124.2
BEING A SUBDIVISION OF LOTS, AA, BB, AND CC SHOWN AND DEPICTED ON
THAT CERTAIN FINAL MAP TITLED "PANHANDLE 105 PHASE 1" FILED FOR
RECORD ON MAY 31, 2024 IN BOOK 456 OF MAPS, AT PAGE 1, SACRAMENTO
COUNTY RECORDS AND SITUATED IN SECTION 1, TOWNSHIP 9 NORTH,
RANGE 4 EAST, MOUNT DIABLO MERIDIAN AND SECTION 36, TOWNSHIP 10
NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN.

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SHEET 9 OF 9

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