



CITY OF SACRAMENTO

DEPARTMENT OF PUBLIC WORKS

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ENGINEERING DIVISION

THOMAS M. FINLEY
Engineering Division Manager

August 14, 1986

CITY MANAGER'S OFFICE
RECEIVED
AUG 6 1986

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Charter Pointe, (P-85314) (JN:1424) - Approval of Property Exchange,
Final Subdivision Map and Agreement

SUMMARY

Adoption of a resolution authorizing the exchange of property and a resolution approving a Final Subdivision Map and agreement for Charter Pointe, located south of Rush River Drive, west of Windbridge Drive and north of the drainage canal is recommended.

BACKGROUND

On October 8, 1985 the City Council approved a Tentative Subdivision Map by adopting Resolution No. 85-777. One of the conditions of approval of the Tentative Subdivision Map was that the developer exchange property with the City to better utilize the property fronting on Cutting Way. This exchange will provide the City with contiguous properties for park development. The developer has further agreed to fully develop the park site to City specifications as stipulated in the Park Development Agreement dated May 21, 1986.

All conditions in the staff report have been met and the resolution authorizing the exchange of property and the Final Subdivision Map is presented for approval.

FINANCIAL

All subdivision costs are being paid by the subdivider, Placer Savings and Loan Association.

APPROVED
BY THE CITY COUNCIL

AUG 14 1986

OFFICE OF THE
CITY CLERK

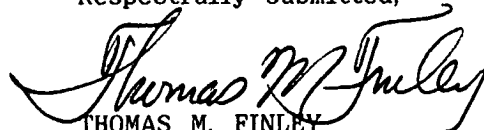
AG 86039

City Council
Charter Pointe (P-85314) (JN:1424)
August 14, 1986
Page 2


RECOMMENDATION

It is recommended that the attached resolution authorizing the exchange of property and the resolution approving the Final Subdivision Map and agreement be adopted.

Respectfully submitted,


THOMAS M. FINLEY
Engineering Division Manager

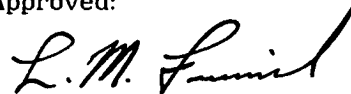
Recommendation Approved:


WALTER J. SLIPE
City Manager

BF:vr
TD2-04.wp(B)
08.0186

Attachment

Approved:


MELVIN H. JOHNSON
Director of Public Works

August 14, 1986
District No. 8

APPROVED
BY THE CITY COUNCIL

AUG 14 1986

OFFICE OF THE
CITY CLERK

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RESOLUTION NO. 86-618

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION AUTHORIZING THE EXCHANGE
OF PROPERTY BETWEEN THE CITY OF SACRAMENTO
AND PLACER SAVINGS AND LOAN ASSOCIATION

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO,

That the City Manager and City Clerk are hereby authorized to execute a Grant Deed to Placer Savings and Loan Association, a California corporation for a portion of Assessors Parcels Nos. 031-0030-050 and 031-0020-090, and described as Parcels Nos. 1 and 2 below in exchange for a portion of Assessors Parcel No. 031-0030-034, described as Parcel No. 3 below.

Parcel No. 1

All that portion of Parcel B, as said parcel is shown on that certain Parcel Map entitled "Portion of Parcel A, 51 P.M. 17", recorded in the office of the Recorder of Sacramento County in Book 80 of Parcel Maps at Page 17 and all that portion of Section 4, Township 7 North, Range 4 East M.D.B. & M., described as follows:

Beginning at a point located on the Easterly boundary of said Parcel B, from which the most Northerly corner thereof bears North 35° 18' 04" West 20.00 feet; thence from said point of beginning along the Easterly boundary of said Parcel B the following two (2) courses: (1) South 24° 21' 14" East 142.30 feet, and (2) South 02° 29' 03" West 8.56 feet; thence, Southwesterly, curving to the left on an arc of 206.00 feet radius, said arc being subtended by a chord bearing South 59° 47' 27" West 165.27 feet; thence South 53° 51' 32" East 18.00 feet; thence South 23° 51' 23" West 40.00 feet; thence North 66° 08' 37" West 197.28 feet; thence North 54° 41' 56" East 326.64 feet to the point of beginning; containing 0.846 acre, more or less.

Parcel No. 2

All that portion of Section 4, Township 7 North, Range 4 East, M.D.B. & M., described as follows:

Beginning at the Southwest corner of Lake Crest Village Unit No. 7, the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 164 of Maps, Map No. 6; thence from said point of beginning along the Southerly boundary of said Lake Crest

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Village Unit No. 7, South 87° 30' 57" East 192.44 feet; thence South 58° 47' 21" West 231.29 feet; thence North 02° 29' 03" East 128.31 feet to the point of beginning containing 0.283 acre, more or less.

Parcel No. 3

All that portion of Section 4, Township 7 North, Range 4 East, M.D.B. & M. described as follows:



Beginning at a point located in said Section 4, from which the Southwest corner of Lake Crest Village Unit No. 7, the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 164 of Maps, Map No. 6, bears North 02° 29' 03" East 128.31 feet; thence from said point of beginning South 02° 29' 03" West 216.74 feet; thence curving to the left on an arc of 42.00 feet radius, said arc being subtended by a chord bearing South 22° 53' 14" East 35.99 feet; thence South 41° 44' 28" West 22.00 feet to a point located on the Northerly boundary of that certain tract of land described in the Grant Deed executed by Wilfried J. Kramer, et al, to the City of Sacramento, recorded in the office of said Recorder in Book 84-12-19 of Official Records at Page 1; thence along said Northerly boundary, North 73° 16' 00" West 299.52 feet; thence North 59° 47' 21" East 347.12 feet to the point of beginning; containing 0.888 acre, more or less.

MAYOR

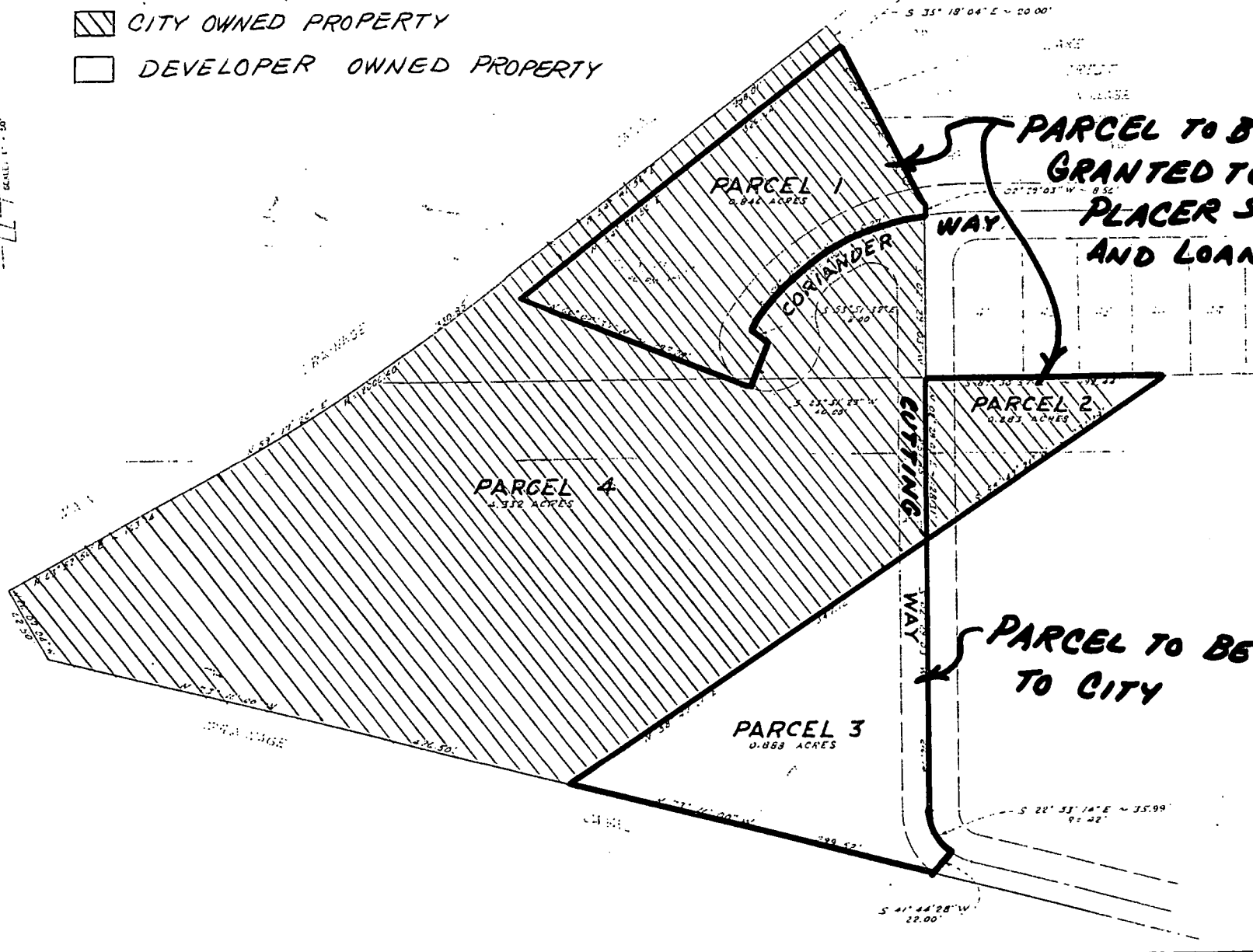
ATTEST:

CITY CLERK

EXCHANGE PROPERTY

-  CITY OWNED PROPERTY
-  DEVELOPER OWNED PROPERTY

SCALE 1" = 50'



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME
ADDRESS
CITY & STATE

Title Order No. _____ Escrow No. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

NAME
ADDRESS
CITY & STATE

Documentary transfer tax \$
 Computed on full value of property conveyed, or
 Computed on full value less liens and encumbrances
remaining thereon at time of sale.

Signature of declarant or agent determining tax — firm name

Corporation Grant Deed

WESTERN TITLE FORM NO. 102

FOR VALUE RECEIVED, CITY OF SACRAMENTO, a Municipal Corporation

GRANTS to PLACER SAVINGS AND LOAN ASSOCIATION, California Corporation

all that real property situate in the City of Sacramento

County of Sacramento, State of California, described as follows:

SEE ATTACHED EXHIBIT A

IN WITNESS WHEREOF, said corporation has executed these presents by its officers thereunto duly authorized, this day of _____, 19____

By _____
City Manager *RXXXXX*
By _____
City Clerk *RXXXXX*

STATE OF CALIFORNIA

County of _____ } ss.

On _____, 19____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ and _____, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as _____ President and _____ Secretary, respectively, on behalf of the corporation therein named, and acknowledged to me that the corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

NOTARY PUBLIC

FOR NOTARY SEAL OR STAMP

PARCEL NO. 1

All that portion of Parcel B, as said parcel is shown on that certain Parcel Map entitled "Portion of Parcel A, 51 P.M. 17", recorded in the office of the Recorder of Sacramento County in Book 80 of Parcel Maps at Page 17 and all that portion of Section 4, Township 7 North, Range 4 East, M.D.B. & M., described as follows:

Beginning at a point located on the Easterly boundary of said Parcel B, from which the most Northerly corner thereof bears North 35° 18' 04" West 20.00 feet; thence from said point of beginning along the Easterly boundary of said Parcel B the following two (2) courses: (1) South 24° 21' 14" East 142.30 feet and (2) South 02° 29' 03" West 8.56 feet; thence, Southwesterly, curving to the left on an arc of 206.00 feet radius, said arc being subtended by a chord bearing South 59° 47' 27" West 165.27 feet; thence South 53° 51' 32" East 18.00 feet; thence South 23° 51' 23" West 40.00 feet; thence North 66° 08' 37" West 197.28 feet; thence North 54° 41' 56" East 326.64 feet to the point of beginning; containing 0.846 acre, more or less.

PARCEL NO. 2

All that portion of Section 4, Township 7 North, Range 4 East, M.D.B. & M., described as follows:

Beginning at the Southwest corner of Lake Crest Village Unit No. 7, the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 164 of Maps, Map No. 6; thence from said point of beginning along the Southerly boundary of said Lake Crest Village Unit No. 7, South 87° 30' 57" East 192.44 feet; thence South 58° 47' 21" West 231.29 feet; thence North 02° 29' 03" East 128.31 feet to the point of beginning; containing 0.283 acre, more or less.

Portion of
031-0030-050 and 031-0020-090

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APPROVED
BY THE CITY COUNCIL

AUG 14 1986

OFFICE OF THE
CITY CLERK

AG86039

RESOLUTION NO. 86-619

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APPROVING FINAL SUBDIVISION MAP AND AGREEMENT FOR CHARTER POINTE (P-85314) (JN:1424)

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

FOLLOWS:

- A. The Final Subdivision Map for Charter Pointe (P-85314)(JN:1424), located south of Rush River Drive, west of Windbridge Drive and north of the Drainage Canal, with provisions for its design and improvement, is consistent with the 1978 South Pocket Community Plan.
- B. The Final Subdivision Map is in substantial compliance with the previously approved Tentative Map.

NOW, THEREFORE, BE ITS RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO AS

FOLLOWS:

1. The Final Subdivision Map for Charter Pointe (P-85314)(JN:1424), located south of Rush River Drive, west of Windbridge Drive and north of the Drainage Canal, be, and the same is hereby approved subject to the execution by all parties of the Subdivision Improvement Agreement for that subdivision.
2. All offers of dedication shown on said map are hereby accepted subject to the improvement thereof required by the subdivision agreement.

3. The City Manager and City Clerk be authorized and directed to execute on behalf of the City of Sacramento that certain Subdivision Improvement Agreement between the City and Placer Savings and Loan Association to provide for the subdivision improvements required by the Subdivision Map Act and Chapter 40 (Subdivision Regulations) of the Sacramento City Code.

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

MAYOR

ATTEST:

CITY CLERK

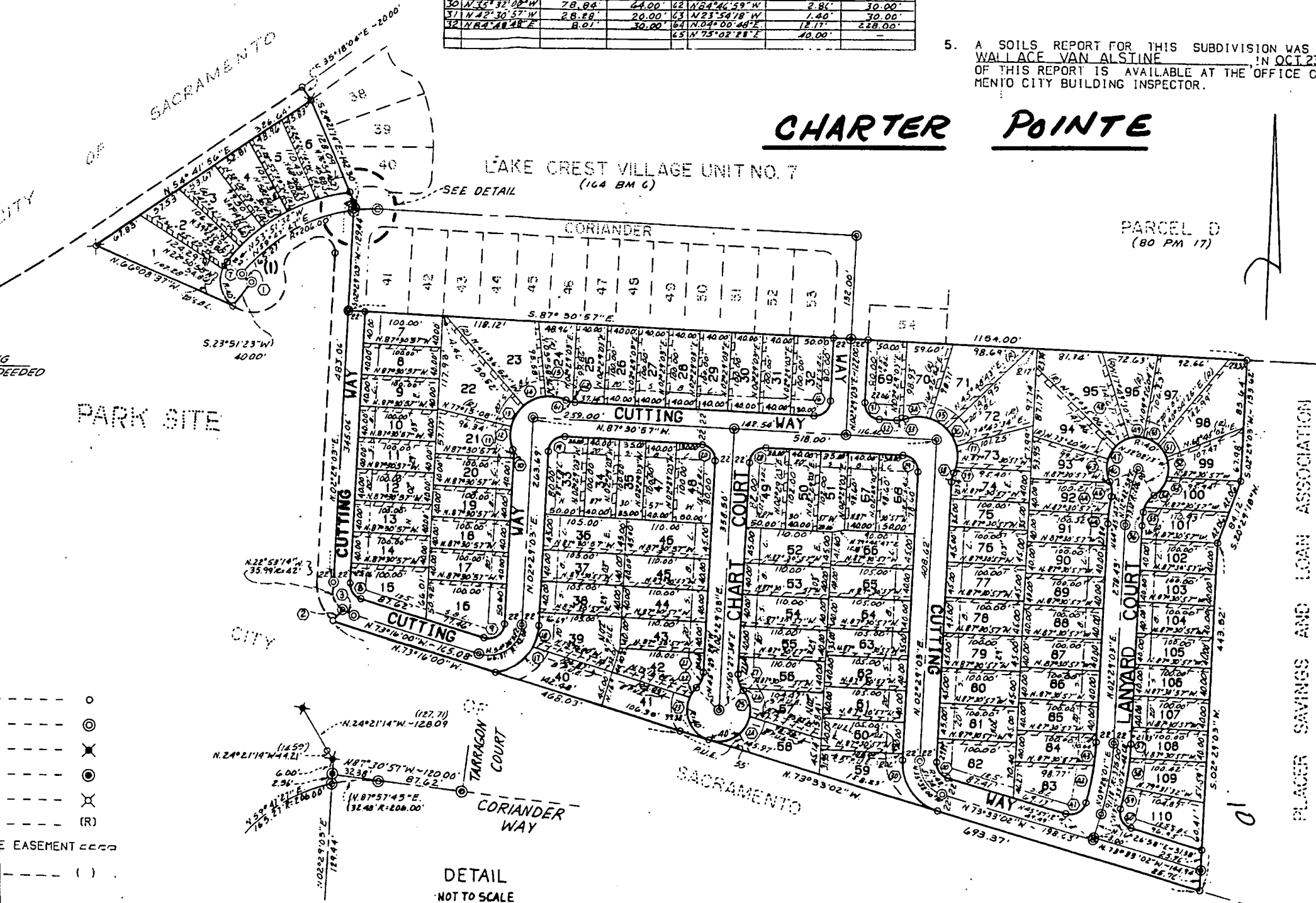
27	N 15° 17' 42" W	28.00	29.00	30.00	31.00	32.00	33.00	34.00	35.00
28	N 47° 29' 01" E	28.88	29.00	30.00	31.00	32.00	33.00	34.00	35.00
29	N 47° 30' 57" W	28.88	29.00	30.00	31.00	32.00	33.00	34.00	35.00
30	N 45° 32' 08" W	28.88	29.00	30.00	31.00	32.00	33.00	34.00	35.00
31	N 42° 30' 57" W	28.88	29.00	30.00	31.00	32.00	33.00	34.00	35.00
32	N 44° 48' 48" E	28.01	29.00	30.00	31.00	32.00	33.00	34.00	35.00
33	N 75° 02' 28" E	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00

5. A SOILS REPORT FOR THIS SUBDIVISION WAS WALLACE VAN ALSTINE IN OCT 23 OF THIS REPORT IS AVAILABLE AT THE OFFICE OF SACRAMENTO CITY BUILDING INSPECTOR.

CHARTER POINT

LAKE CREST VILLAGE UNIT NO. 7
(164 BM 6)

PARCEL D
(80 PM 17)



PLACER SAVINGS AND LOAN ASSOCIATION

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September 15, 1986

Placer Savings and Loan
c/o Reynen, Bardis and Winn
9985 Folsom Blvd
Sacramento, CA 95827

Dear Gentlemen:

On August 14, 1986 the Sacramento City Council adopted a Resolution No. 86-619 authorizing the execution of an agreement with Placer Savings and Loan Association and approving Final Subdivision Map for Charter Pointe Way..

Enclosed, for your records, is one fully certified copy of said agreement and authorizing resolution.

Sincerely,

LORRAINE MAGANA, CITY CLERK

Janice Beaman
Deputy City Clerk

JB/imc/10
Enclosure

cc: Public Works
Risk Management