



20

# CITY OF SACRAMENTO

## DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION

THOMAS M. FINLEY  
Engineering Division Manager

February 14, 1986

**APPROVED**  
BY THE CITY COUNCIL

CITY MANAGER'S OFFICE  
**RECEIVED**  
FEB 19 1986

City Council  
Sacramento, California

FEB 25 1986

OFFICE OF THE  
CITY CLERK

AG 85129

Honorable Members in Session:

**SUBJECT:** Future Corridor Between Franklin Boulevard and Center  
Parkway (Abandoned Route 148 Freeway)

### SUMMARY

It is requested that the City Council approve a resolution authorizing the exchange of property between the City of Sacramento and the Dong family which will provide the necessary right-of-way to construct a new street between Franklin Boulevard and Center Parkway.

### BACKGROUND

The community plan for the Mack Road area shows a major street to be constructed between Franklin Boulevard and Center Parkway just north of Ehrhardt Avenue. Through development of the area north of Ehrhardt Avenue developers have dedicated the center section of this proposed new street leaving a section some 1,300 feet long adjacent to Franklin Boulevard and some 2,200 feet long adjacent to Center Parkway to be either dedicated to the City or acquired by the City at a later date. The right-of-way through these two segments passes through property that was owned by the State of California and was eventually sold by them at an auction held on August 21, 1985.

The Council authorized City staff to participate in the State auction in an attempt to acquire the two parcels. Staff was successful in submitting the highest bid on APN 117-0130-017 for the parcel adjacent to Center Parkway but was out bid on APN 117-0130-001 adjacent to Franklin Boulevard by Alfred Dong Jr. Since August 21, 1985 staff has been working with Mr. Dong to exchange properties whereby the City would obtain the right-of-way necessary for our roadway through the property Mr. Dong is acquiring from the State (APN 117-0130-001). In exchange for this right-of-way the City is to deed the excess property in APN 117-0130-017 to Mr. Dong which is not necessary for the roadway right-of-way. Mr. Dong has agreed to pay to the State the sum of \$284,232.50 which is the balance owed by the City to the State for APN 117-0130-017.

Alfred Dong Jr. and his family have signed the attached property exchange agreements which are now being submitted for your approval.

City Council  
Future Corridor Between Franklin Boulevard and Center Parkway  
February 14, 1986  
Page 2

FINANCIAL

No further City funds are involved in this exchange as Mr. Dong will pay the amount the City presently owes the State.

RECOMMENDATION

It is recommended that the attached resolution authorizing the City Manager and the City Clerk to execute the Property Exchange Agreement between the City of Sacramento and Alfred Dong Jr., et al be adopted.

Respectfully submitted,



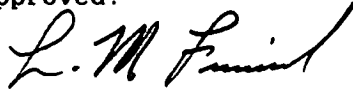
THOMAS M. FINLEY  
Engineering Division Manager

Recommendation Approved:



WALTER J. SLIPE  
City Manager

Approved:



*FOR* MELVIN H. JOHNSON  
Director of Public Works

IEM:mo  
IM518cd4

February 25, 1986  
District No. 7

# RESOLUTION NO. 86-145

Adopted by The Sacramento City Council on date of

**APPROVED**  
BY THE CITY COUNCIL

RESOLUTION AUTHORIZING THE EXCHANGE  
OF REAL PROPERTY LOCATED AT FRANKLIN  
BOULEVARD AND CENTER PARKWAY

FEB 25 1986

OFFICE OF THE  
CITY CLERK

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO,  
that the City Manager and City Clerk are hereby authorized and directed to  
execute a Property Exchange Agreement between the City of Sacramento and  
Alfred Dong Jr., Marjorie Dong, Gregory Alfred Dong, Edwin Dong, Maylene  
Dong and Jeffrey Dong to exchange properties adjacent to Franklin  
Boulevard and Center Parkway.

BE IT FURTHER RESOLVED that the City Manager and City Clerk are hereby  
authorized and directed to execute a Grant Deed to Alfred Dong Jr., et al  
for the following described property.

All that portion of Lots 48 through 52 as said Lots are shown upon  
that plat entitled "Ehrhardt Acres" recorded in the office of the Recorder  
of Sacramento County in Book 12 of Maps, Map No. 24 described as follows:

Beginning at the Northeast corner of that certain Plat entitled  
"Summerfield-Unit No.1," recorded in the office of said Recorder in Book  
120 of Maps, Map No. 6; thence from said point of beginning Westerly along  
the Northerly boundary of said Summerfield Unit No. 1 the following five  
(5) courses and distances: (1) South 80° 37' 46" West 95.59 feet, (2)  
North 74° 22' 00" West 123.18 feet, (3) North 68° 29' 06" West 345.81  
feet, (4) North 58° 13' 32" West 448.38 feet and (5) North 63° 04' 07"  
West 157.48 feet to the Northwest corner of said Summerfield Unit No. 1  
and also being the Southeast corner of Parcel 2 as said Parcel 2 is  
described in that Grant Deed to the State of California recorded in the  
office of said Recorder in Book 670119 Official Records at Page 252;  
thence Westerly along the Southerly and Westerly boundary of said Parcel 2  
the following four (4) courses and distances: (1) North 63° 04' 07"  
West 428.41 feet, (2) North 70° 23' 58" West 800.06 feet, (3) North  
69° 56' 37" West 148.44 feet, (4) North 00° 09' 03" East 309.41 feet,  
to a point that is 145.66 feet Southerly measured at right angles from the  
Northerly line of said Lot 52; thence South 72° 29' 31" East and  
parallel to said last mentioned Northerly line 1336.84 feet; thence  
Easterly along a curve to the right having an arc of 1438.00 feet, said  
arc being subtended by a chord bearing South 68° 19' 20" East 209.12  
feet; thence South 64° 09' 08" East 203.04 feet; thence Easterly along a

curve to the left having an arc of 2062.00 feet radius, said arc being subtended by a chord bearing South 69° 05' 30" East 355.09 feet; thence South 71° 17' 20" East 50.05 feet; thence Easterly along a curve to the left having an arc of 2065.00 feet radius, said arc being subtended by a chord bearing South 78° 11' 40" East 200.00 feet to a point of a reverse curve; thence Southeasterly along said reverse curve having an arc of 25.00 feet, said arc being subtended by a chord bearing South 45° 10' 13" East 29.25 feet to a point on the Westerly right-of-way of Center Parkway, said point being 50.00 feet Westerly measured radially from the centerline of said Parkway; thence South 09° 22' 14" East along said right-of-way 509.16 feet to the point of beginning, containing 21.420 acres, more or less.

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MAYOR

ATTEST:

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CITY CLERK

NORTHWEST CORNER LOT 53 EHRHARDT ACRES

S 72° 29' 31" E  
43.08'

PARCEL 1  
BX 670119 O.R. PG. 252

1.491 A.C.

S 48° 42' 31" E  
35.34' R=25'

N 87° 19' 04" E  
73.98' R=206.5'

N 86° 17' 29" E  
126.05'

S 88° 33' 29" E  
120.11'

S 85° 32' 33" E  
120.11'

1.476 A.C.

S 86° 17' 29" W  
126.05'

S 86° 13' 03" W  
180.56'

N 80° 13' 42" W  
180.56'

S 41° 17' 29" W  
35.36' R=25'

S 87° 23' 11" W  
73.96' R=193.5'

PARCEL 1  
BX 670119 O.R. PG. 252  
1.667 A.C.

N 05° 42' 11" W

S 05° 42' 31" E  
46.46'

S 68° 11' 48" W  
84.64'

N 86° 52' 47" W  
325.00'

N 85° 08' 21" W  
441.16'

VALLEY HI UNIT NO. 26

S 86° 17' 29" W 3.00'  
S 86° 17' 29" W  
40.16'

BLVD  
FRANKLIN

EHRHARDT AVE.

DONG PROPERTY

20

SCALE

NORTHERLY LOT LINE, LOTS 49-52

PROPOSED REALIGNMENT ROUTE 148

EMERHART ACRES

1.820 Ac. ±

21.420 Ac. ±

City Property

EAST CORNER  
PARCEL 2  
19 OR 258

NORTHEAST CORNER  
PARCEL 2  
57-48

SUMMERFIELD UNIT 2

NORTHEASTERLY CORNER  
SUMMERFIELD UNIT 1

SUMMERTIDE  
WAY

CENTER PARKWAY

