



3.9

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

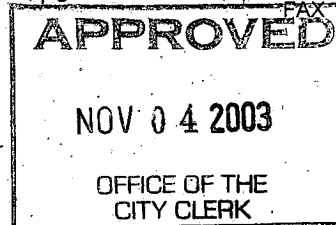
1231 F STREET, 2ND Floor
SACRAMENTO, CA 95814-
2700

DEVELOPMENT SERVICES DIVISION

October 10, 2003

AG 2003-186 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 "MEADOWVIEW ESTATES UNIT 3" (P00-116)**

LOCATION AND COUNCIL DISTRICT:

South of Meadowview Road between Amherst Street and John Still Drive located in Council District 8 (see attachment "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 Meadowview Estates Unit 3.

CONTACT PERSONS:

Bob Robinson, Supervising Surveyor, 264-8970
Ronald Fong, Senior Engineer, 264-7915

FOR COUNCIL MEETING OF: November 4, 2003

SUMMARY:

On June 25, 2002, the City Council approved a Tentative Subdivision Map by adopting Resolution 2002-429. The subdivider, JTS Communities, Inc., a California Corporation, 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.

Department of
PUBLICWORKS
CITY OF
SACRAMENTO

City Council
Final Map for Meadowview Estates Unit 3
October 10, 2003

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

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On June 25, 2002, the City Council approved a Tentative Subdivision Map by adopting Resolution 2002-429.

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 Airport Meadowview 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, JTS Communities, Inc., a California Corporation.

ENVIRONMENTAL CONSIDERATIONS:

On June 25, 2002, the City Council adopted Resolution 2002-429 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.

City Council
Final Map for Meadowview Estates Unit 3
October 10, 2003

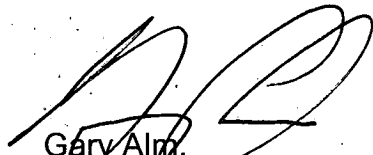
The Council action recommended in this report supports the following City Strategic Plan goals:

- Enhance and preserve the neighborhoods
- Promote and support economic vitality

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:



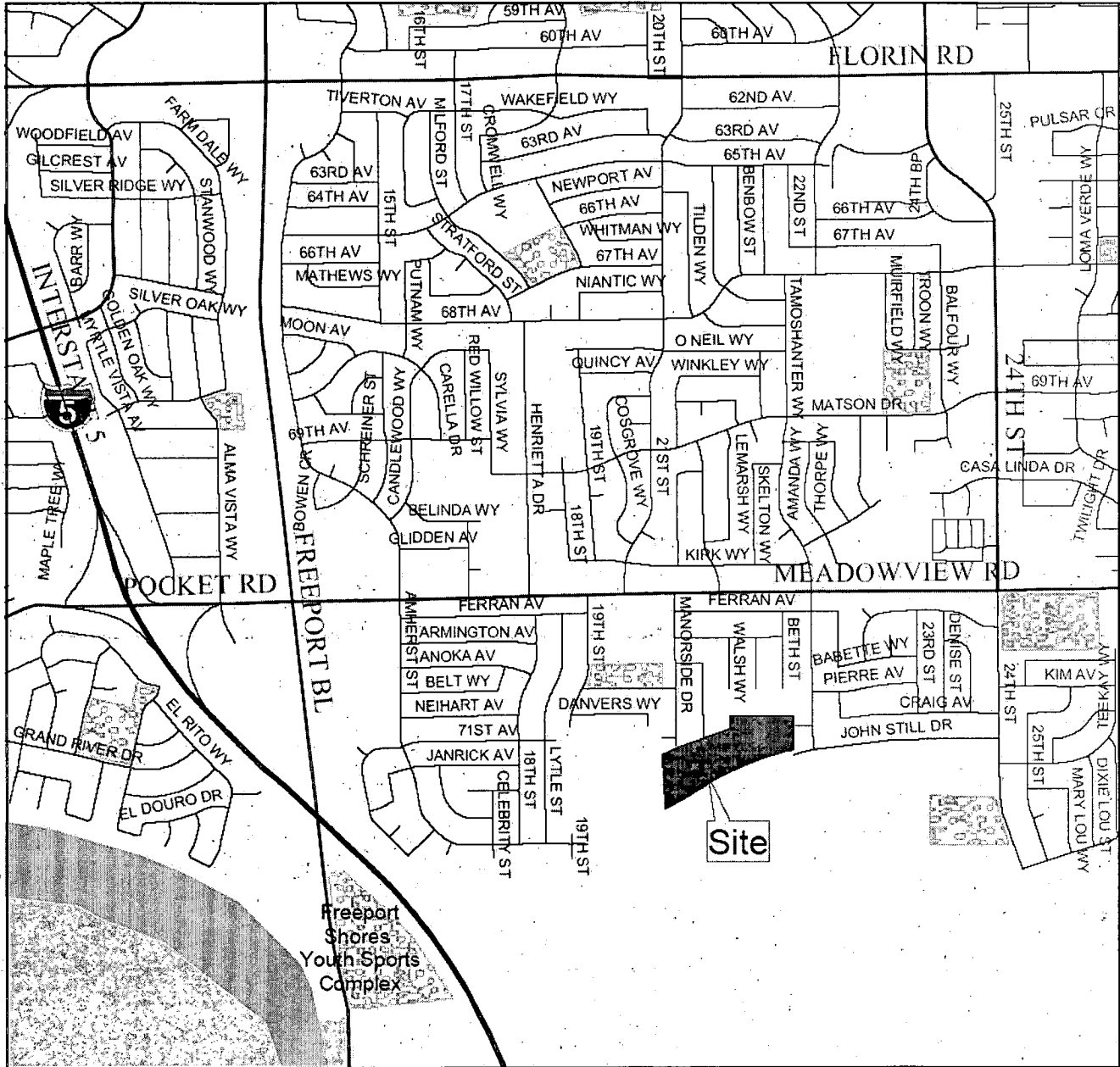
Thomas V. Lee
Deputy City Manager

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2. Attachment A-2 through A-6, Final Map of Meadowview Estates Unit 3, pg. 5
3. Resolution approving Final Map and Subdivision Improvement Agreement, pg. 10

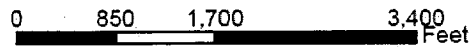
RR/sr

Vicinity Map For Meadowview Estates Unit 3



Department of
PUBLICWORKS
CITY OF SACRAMENTO
Development Services & Special Districts

RLit 9/22/03



OWNERS STATEMENT:

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS PLAT OF MEADOWVIEW ESTATES UNIT 3 AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE AVENUE, STREET, DRIVE AND WAY SHOWN HEREON AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- (A) AN 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 ELECTRIC, TELEVISION AND TELEPHONE SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS STRIPS OF LAND 12.5 FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC AVENUE, STREET, DRIVE AND WAY SHOWN HEREON.
- (B) AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTAL AND SLABS TOGETHER WITH ANY AND ALL APPURTENANCES THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC AVENUE, STREET, DRIVE AND WAY SHOWN HEREON.
- (C) A DRAINAGE EASEMENT FOR THE PURPOSE OF DIGGING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, AND FOREVER MAINTAINING THEREON A DRAINAGE CANAL, DITCH, OR PIPELINE FOR DRAINAGE PURPOSES, TOGETHER WITH THE SPOIL BANKS AND APPURTENMENT STRUCTURES THEREOF OVER THAT CERTAIN REAL PROPERTY SHOWN HEREON AND DESIGNATED "DRAINAGE EASEMENT".
- (D) A PERPETUAL RIGHT OF WAY OVER UPON AND ACROSS THOSE STRIPS OF LAND LYING BETWEEN THE REAR AND/OR SIDE LINES OF LOTS FOR THE PURPOSE OF DIGGING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, AND FOREVER MAINTAINING WATER PIPELINES SHOWN HEREON AND DESIGNATED "WATER EASEMENT".

JTS COMMUNITIES, INC., A CALIFORNIA CORPORATION

BY: _____
TITLE: _____

NOTARY'S STATEMENT:

STATE OF CALIFORNIA)
 COUNTY OF _____) SS
 ON THIS _____ DAY OF _____, 2003, BEFORE ME _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ PERSONALLY KNOWN TO ME OR PROVED TO ME ON BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY/IES, AND THAT BY HIS/HER/THEY 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.
 MY COMMISSION EXPIRES _____
 MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY. _____
 NOTARY PUBLIC
 PRINT NAME _____

PLAT OF MEADOWVIEW ESTATES UNIT 3

SUBDIVISION NO. P00-116.03
 A PORTION OF PARCEL 1 OF "CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT" RECORDED IN BOOK 2003-07-25 AT PAGE 686, OFFICIAL RECORDS CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA OCTOBER, 2003
 BAKER WILLIAMS ENGINEERING GROUP
 SHEET 1 OF 6

LEGAL DESCRIPTION:

ALL THAT REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND BEING A PORTION OF SECTION 32, TOWNSHIP 17 NORTH, RANGE 4 EAST, 102 AND ALSO BEING A PORTION OF THE TULL CURRAN 1465 ACRES ACRES SHOWN ON THAT CERTAIN PLAT OF SURVEY, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 2 OF SURVEYS, AT PAGE 81 AND BEING A PORTION OF PARCEL 1 AS SAID PARCEL IS DESCRIBED AND SHOWN ON THAT "CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT" FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 2003-07-25, PAGE 686, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TULL CURRAN 1465 ACRES; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 88 AS SHOWN ON THE PLAT OF MEADOWVIEW VILLAGE UNIT NO. 17, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SACRAMENTO ON SEPTEMBER 16, 1958 IN BOOK 20 OF MAPS, MAP NO. 27; THENCE ALONG THE PROPERTY LINE COMMON TO THE ADJACENT TRACTS OF LAND, SOUTH 00° 43' 40" WEST, 20.73 FEET; THENCE LEAVING SAID PROPERTY LINE, NORTH 09° 15' 20" WEST, 10.00 FEET; THENCE SOUTH 00° 43' 40" WEST, 2.98 FEET; THENCE SOUTH 89° 58' 41" WEST, 84.00 FEET; THENCE SOUTH 78° 17' 41" WEST, 4.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 520.50 FOOT RADIUS CURVE, CONVEX TO THE NORTHEAST, THROUGH A CENTRAL ANGLE OF 4° 48' 05", THE CHORD OF WHICH BEARS SOUTH 16° 06' 23" EAST, 43.61 FEET; THENCE SOUTH 71° 29' 33" WEST, 106.54 FEET; THENCE SOUTH 17° 30' 1" EAST, 3.81 FEET; THENCE SOUTH 66° 33' 05" WEST, 105.00 FEET; THENCE SOUTH 88° 35' 05" WEST, 4.00 FEET; THENCE NORTH 21° 25' 55" WEST, 0.43 FEET; THENCE SOUTH 88° 33' 05" WEST, 105.00 FEET; THENCE 21° 20' 55" EAST, 1.72 FEET; THENCE SOUTH 63° 01' 38" WEST, 108.22 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 478.50 FOOT RADIUS CURVE, CONVEX TO THE NORTHEAST, THROUGH A CENTRAL ANGLE OF 1° 19' 40", THE CHORD OF WHICH BEARS NORTH 23° 02' 15" WEST, 2.74 FEET; THENCE SOUTH 67° 03' 57" WEST, 4.00 FEET; THENCE SOUTH 63° 23' 32" WEST, 11.00 FEET; THENCE NORTH 33° 05' 02" WEST, 26.40 FEET; THENCE SOUTH 58° 54' 58" WEST, 17.45 FEET; THENCE SOUTH 67° 57' 49" WEST, 53.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 328.50 FOOT RADIUS CURVE, CONVEX TO THE NORTHEAST, THROUGH A CENTRAL ANGLE OF 1° 02' 51", THE CHORD OF WHICH BEARS SOUTH 52° 33' 38" EAST, 5.97 FEET; THENCE SOUTH 39° 05' 02" EAST, 37.50 FEET; THENCE SOUTH 58° 54' 58" WEST, 105.00 FEET; THENCE NORTH 03° 05' 02" EAST, 88.7 FEET; THENCE NORTH 26° 11' 48" WEST, 227.0 FEET; THENCE NORTH 11° 39' 40" WEST, 65.79 FEET; THENCE NORTH 19° 11' 05" WEST, 68.69 FEET; THENCE NORTH 31° 04' 00" WEST, 74.31 FEET; THENCE NORTH 00° 31' 15" WEST, 36.85 FEET TO THE SOUTHWEST CORNER OF LOT 20 AS SHOWN ON THE PLAT OF MEADOWVIEW MANOR UNIT NO. 1, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON MAY 11, 1959 IN BOOK 54 OF MAPS, MAP NO. 6; THENCE ALONG THE SOUTH LINE OF SAID TRACT OF LAND THE FOLLOWING BEING COURSES AND DISTANCES:

- 1) NORTH 84° 17' 20" EAST, 108.80 FEET;
- 2) NORTH 46° 05' 40" EAST, 77.87 FEET;
- 3) NORTH 66° 47' 30" EAST, 114.9 FEET;
- 4) SOUTH 02° 45' 20" EAST, 7.35 FEET;
- 5) NORTH 88° 20' 40" EAST, 106.56 FEET;
- 6) NORTH 48° 14' 48" EAST, 48.14 FEET;
- 7) NORTH 87° 39' 40" EAST, 104.12 FEET;
- 8) ALONG THE EAST LINE OF LOTS 45, 46 AND 47 AS SHOWN ON SAID PLAT, NORTH 00° 16' 10" WEST, 170.45 FEET TO A POINT ON THE SOUTH LINE OF LOT 10 AS SHOWN ON THE PLAT OF RIVERSIDE ACRES, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON NOVEMBER 8, 1910 IN BOOK 1 OF MAPS, MAP NO. 3; THENCE ALONG THE SOUTH LINE OF LOT 10 AND LOT 5, NORTH 86° 52' 30" EAST, 800.63 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINING 10,8224 ACRES.

SURVEYOR'S STATEMENT:

THE 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 JTS COMMUNITIES INC. IN OCTOBER, 2002 I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY OCTOBER, 2004 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE _____ MICHAEL F. WILLIAMS L.S. 4732
EXPIRES 6/30/2003



CITY ENGINEERS STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF MEADOWVIEW ESTATES UNIT 3 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP SUBMITTED TO THE CITY PLANNING COMMISSION OF THE CITY OF SACRAMENTO, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT.

DATED _____ ROBERT T. ROBINSON
SUPERVISING SURVEYOR L.S. 7534
FOR THE DIRECTOR OF PUBLIC WORKS
CITY OF SACRAMENTO, CALIFORNIA

CITY CLERK'S STATEMENT:

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS PLAT OF MEADOWVIEW ESTATES UNIT 3 AND HAS ACCEPTED IN BEHALF OF THE PUBLIC ALL LANDS, EASEMENTS AND RIGHTS-OF-WAY HEREON OFFERED FOR DEDICATION.

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 MAPS, MAP NO. _____ THIS _____ DAY OF _____, 2003, AT _____ HOURS _____ MINUTES _____ M, TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY STATE OF CALIFORNIA DOCUMENT NO. _____

BY: _____ FEE \$ _____

ATTACHMENT A-2

PLAT OF
MEADOWVIEW ESTATES UNIT 3

SUBDIVISION NO. P00-116.03

A PORTION OF PARCEL 1 OF "CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT" RECORDED IN
BOOK 2003-07-25 AT PAGE 886, OFFICIAL RECORDS
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
OCTOBER, 2003

BAKER WILLIAMS ENGINEERING GROUP

SHEET 2 OF 6

TRUSTEE'S STATEMENT:

BANK ONE, N.A. A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER
DEED OF TRUST DATED NOVEMBER 7, 2002 AND FILED NOVEMBER 7, 2002
IN BOOK 2002017, PAGE NO. 1785 OFFICIAL RECORDS.

BY: _____ BY: _____
TITLE: _____ TITLE: _____

NOTARY'S STATEMENT:

STATE OF CALIFORNIA)

COUNTY OF _____) SS

ON THIS _____ DAY OF _____, 2003, BEFORE ME
A NOTARY PUBLIC IN AND FOR SAID

COUNTY AND STATE, PERSONALLY APPEARED _____ PERSONALLY KNOWN TO
ME (OR PROVED TO ME ON 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/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED
CAPACITY(IES), AND THAT BY HIS/HER/IT/HEY 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.

MY COMMISSION EXPIRES _____

MY PRINCIPAL PLACE OF BUSINESS _____ COUNTY, _____

CS #1

NOTARY PUBLIC

PRINT NAME

NOTES:

1. THIS SUBDIVISION CONTAINS 10.8224 ACRES GROSS MORE OR LESS.
2. ALL DIMENSIONS ON CURVED LINES ARE CHORD MEASUREMENTS.
3. ALL RIGHTS-OF-WAY BEING DEDICATED AND ACCEPTED BY THE CITY OF SACRAMENTO ARE AS AN EXCLUSIVE EASEMENT FOR "PUBLIC USE" UNLESS OTHERWISE NOTED.
4. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE AVENUE, STREET, CIRCLE, DRIVE AND WAYS.

LEGEND:

- P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
SET 3/4" C.I.P. STAMPED L.S. 4732
FND. 3/4" C.I.P. STAMPED L.S. 4732
DIMENSION POINT
X FOUND MONUMENT AS NOTED
FOUND PK NAIL PER 52 BM 2
SET P-K NAIL W/ BRASS TAG STAMPED L.S. 4732
FOUND 5/8" REBAR PER _____ BM _____
RADIAL LINE
RECORD PER 87 BM 6
RECORD PER 52 P.M. 7
RECORD PER 11 BM 19
RECORD PER 54 BM 6
RECORD PER 2B BM 7
RECORD PER DEED BK. 20000412, PG. 0799
RECORD PER 67 BM 10
RECORD PER 2 P.S. 61
SET 5/8" REBAR AT ALL REAR LOT CORNERS
SET WELL MONUMENT PER CITY STANDARDS STAMPED L.S. 4732
FND. WELL MONUMENT STAMPED L.S. 4732

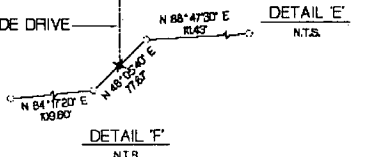
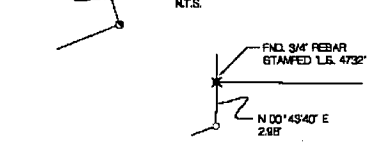
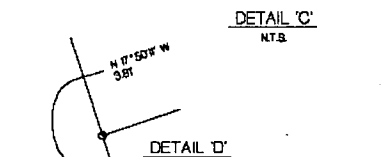
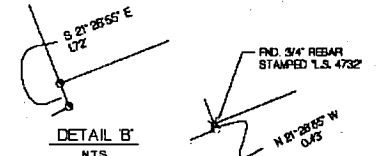
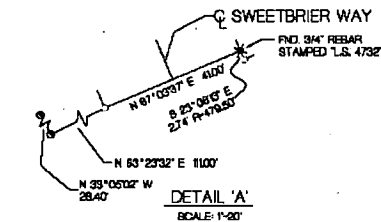
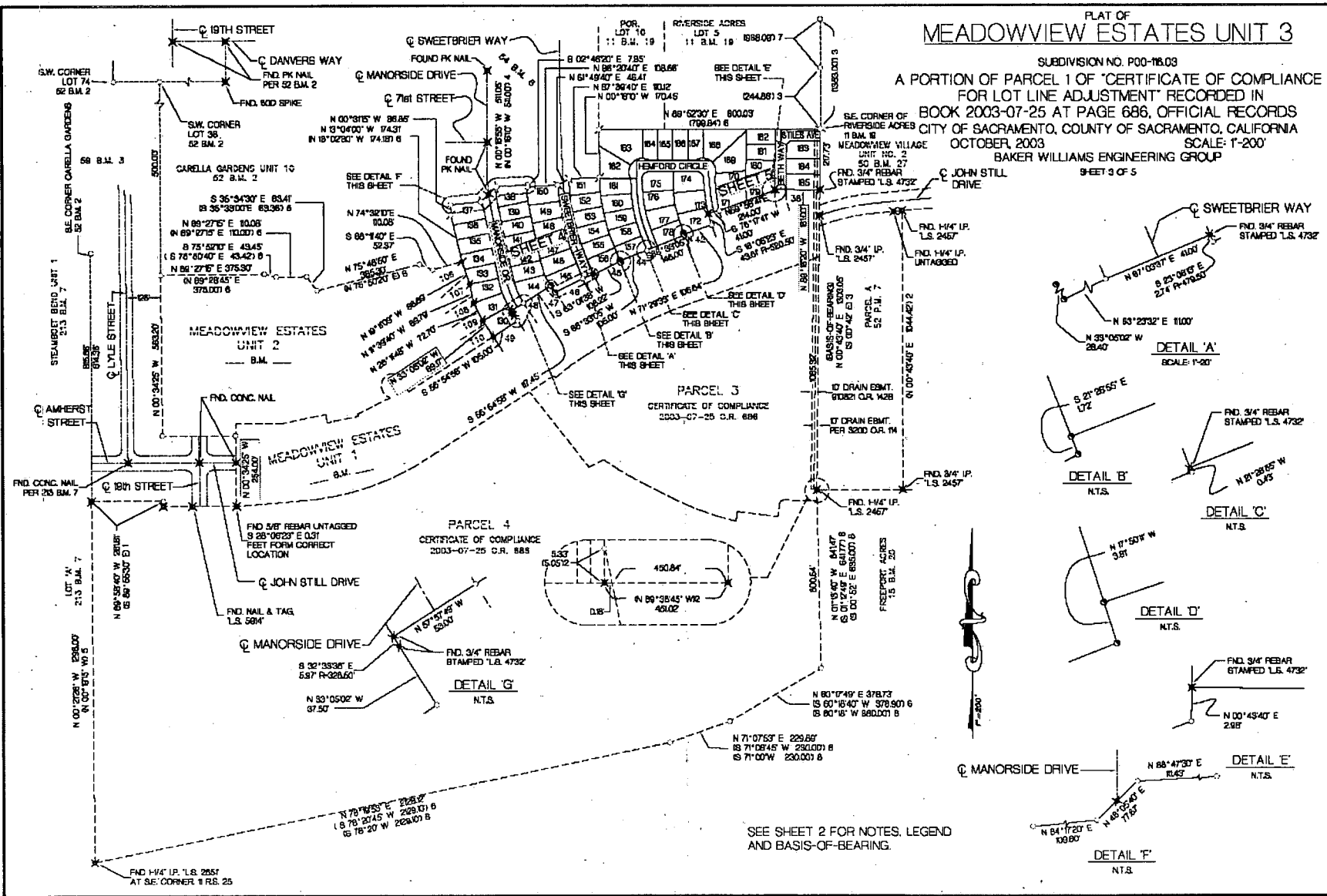
BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL TO
THE WEST LINE OF PARCEL A PER 52 P.M. 7, BEING S 00°43'40" E,
ESTABLISHED BY MONUMENTS SHOWN AS FOUND.

ATTACHMENT A-3

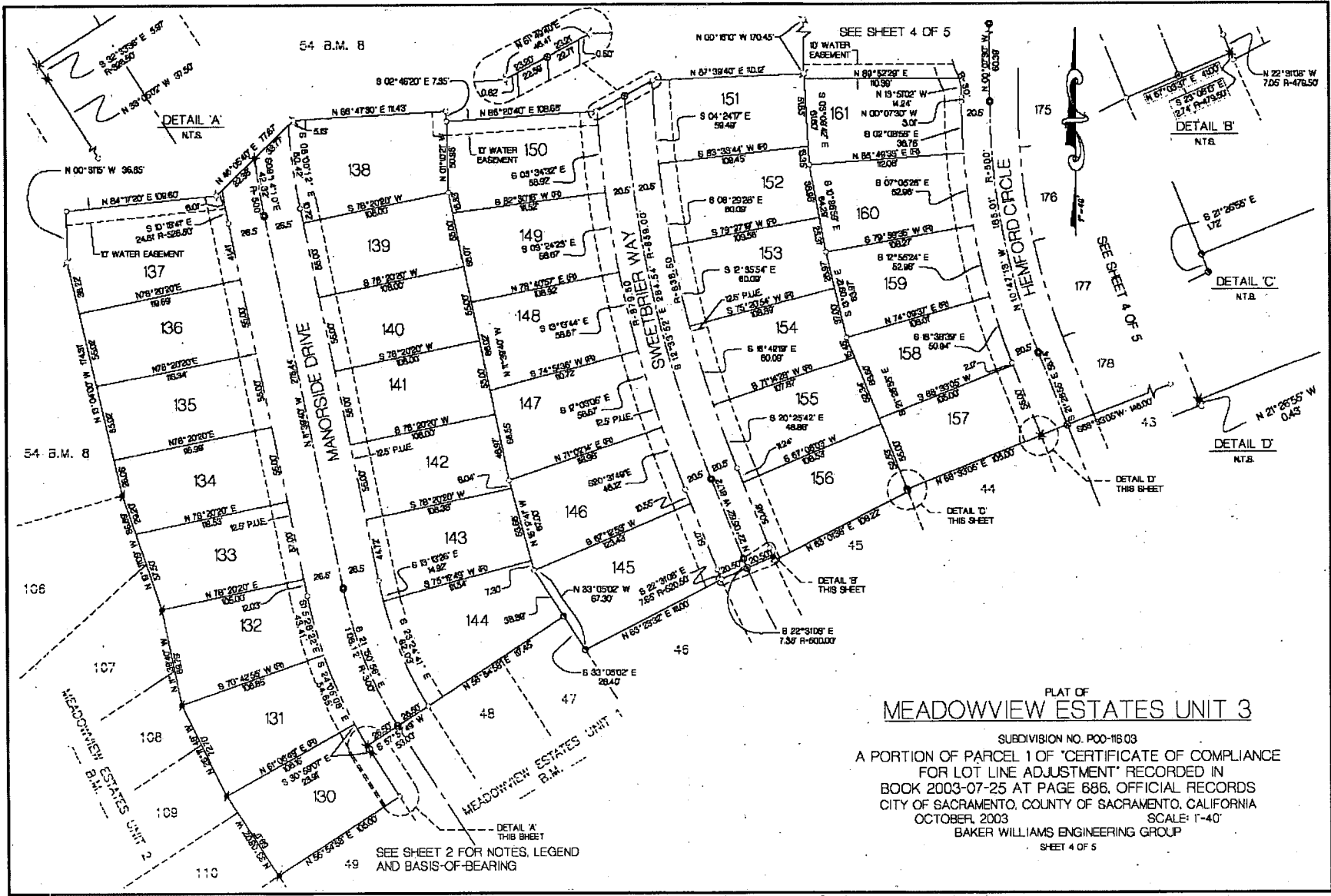
FLAT OF
MEADOWVIEW ESTATES UNIT 3

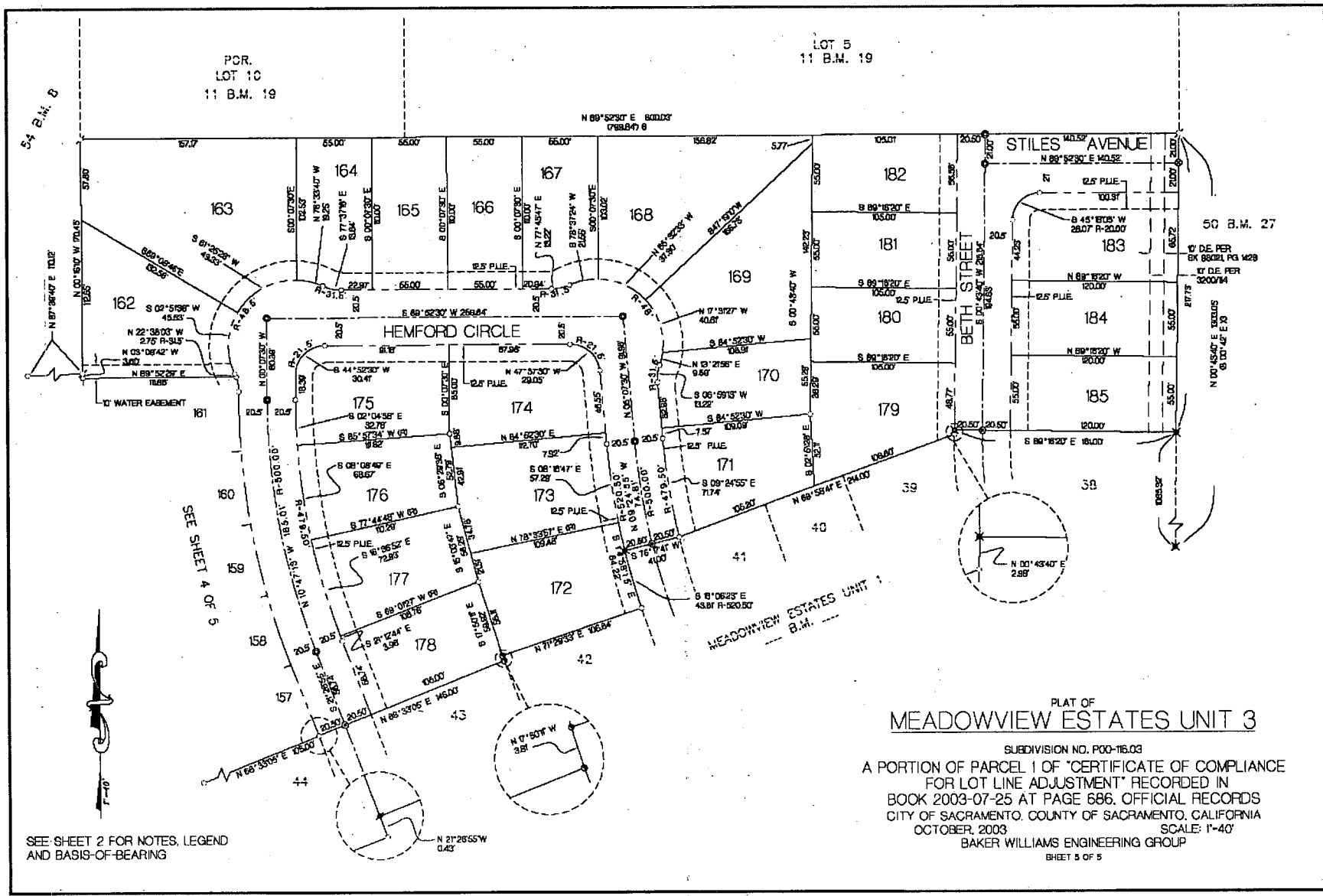
SUBDIVISION NO. P00-16.03
A PORTION OF PARCEL 1 OF "CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT" RECORDED IN BOOK 2003-07-25 AT PAGE 686, OFFICIAL RECORDS CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA OCTOBER, 2003 SCALE: 1"=200'
BAKER WILLIAMS ENGINEERING GROUP
SHEET 3 OF 5



SEE SHEET 2 FOR NOTES, LEGEND AND BASIS-OF-BEARING.

ATTACHMENT A-4





PCR.
LOT 10
11 B.M. 19

LOT 5
11 B.M. 19

N 89° 52' 20" E 800.00'
1788.04' 8

STILES AVENUE

BETH STREET

HEMFORD CIRCLE

PLAT OF
MEADOWVIEW ESTATES UNIT 3

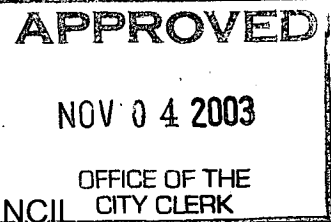
SUBDIVISION NO. P00-116.03

A PORTION OF PARCEL 1 OF "CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT" RECORDED IN
BOOK 2003-07-25 AT PAGE 686, OFFICIAL RECORDS
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
OCTOBER, 2003 SCALE: 1"=40'

BAKER WILLIAMS ENGINEERING GROUP
SHEET 5 OF 5

SEE SHEET 2 FOR NOTES, LEGEND
AND BASIS-OF-BEARING

ATTACHMENT A-6



RESOLUTION NO. 2003-764

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "MEADOWVIEW ESTATES UNIT 3" (P00-116)

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

- A. The Final Map for Meadowview Estates Unit 3, located south of Meadowview Road between Amherst Street and John Still Drive, with provisions for its design and improvement, is consistent with the Airport Meadowview 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 JTS Communities, Inc., a California Corporation 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: _____