

RESOLUTION NO. ZA 93-003

ADOPTED BY THE SACRAMENTO CITY ZONING ADMINISTRATOR

ON DATE OF MAY 4, 1993

APPROVING A LOT LINE ADJUSTMENT

(APN: 079-0182-024, 025 & 014)

(Z93-008)

WHEREAS, the Planning Director has submitted to the Zoning Administrator a report and recommendation concerning the lot line adjustment for property located at 8383 Folsom Boulevard; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the lot line adjustment is consistent with the General Plan; and the proposed lot line adjustment conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Zoning Administrator of the City of Sacramento:

that the lot line adjustment for property located at 8383 Folsom Boulevard, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

Conditions:

1. Applicant shall complete the following at the Public Works Department, Development Section, prior to each lot line adjustment being recorded:
 - a. File certificate of compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
 - b. File a waiver of parcel map.
 - c. Place note on Certificate of Compliance: Sewer and water services to each lot shall be provided at time of obtaining building permits.
 - d. Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, Dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services, Room 100, 927 19th Street.



Joy D. Patterson
ZONING ADMINISTRATOR

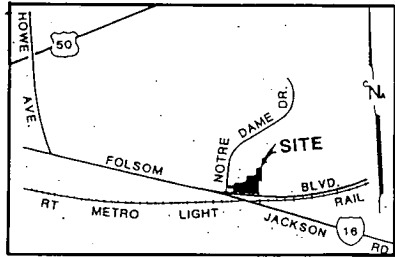
COLLEGE GREENS PLAZA - SHOPPING CENTER
8383 FOLSOM BOULEVARD

LOT LINE ADJUSTMENT

PARCEL 3, 109 PM 20 & PARCELS 6A & 9A PER LOT
LINE ADJUSTMENT, BK.90-06-01, PG.1409, O.R.

CITY OF SACRAMENTO CALIFORNIA
SCALE: 1" = 50' MARCH, 1993

A.P.N. 079-0182-024-0000



LOCATION MAP
NO SCALE

NOTES:

- BOUNDARY, PARCEL, EASEMENT AND OTHER INFORMATION SHOWN HEREON WAS OBTAINED FROM RECORD INFORMATION AND NOT A FIELD SURVEY. REFER TO 109 P.M. 20, DATED JAN, 1989 AND ALSO TO A "LOT LINE ADJUSTMENT" BY CNA ENGINEERING INC. DATED MAY, 1990 AND RECORDED JUNE 1, 1990 IN BOOK 90-06-01, PAGE 1409, SACRAMENTO COUNTY OFFICIAL RECORDS FOR THE PARCELS.
- THIS LOT LINE ADJUSTMENT EXHIBIT IS NOT BASED UPON AN ACTUAL FIELD SURVEY BY J.T.S. ENGINEERING CONSULTANTS INC.
- IMPROVEMENTS SHOWN HEREON WERE OBTAINED FROM AN A.L.T.A. PREPARED BY CNA ENGINEERING, INC. TITLED "COLLEGE GREENS PLAZA" DATED JULY 17, 1991. A VISUAL OBSERVATION WAS DONE BY A SITE VISIT ON MAR 4, 1993.

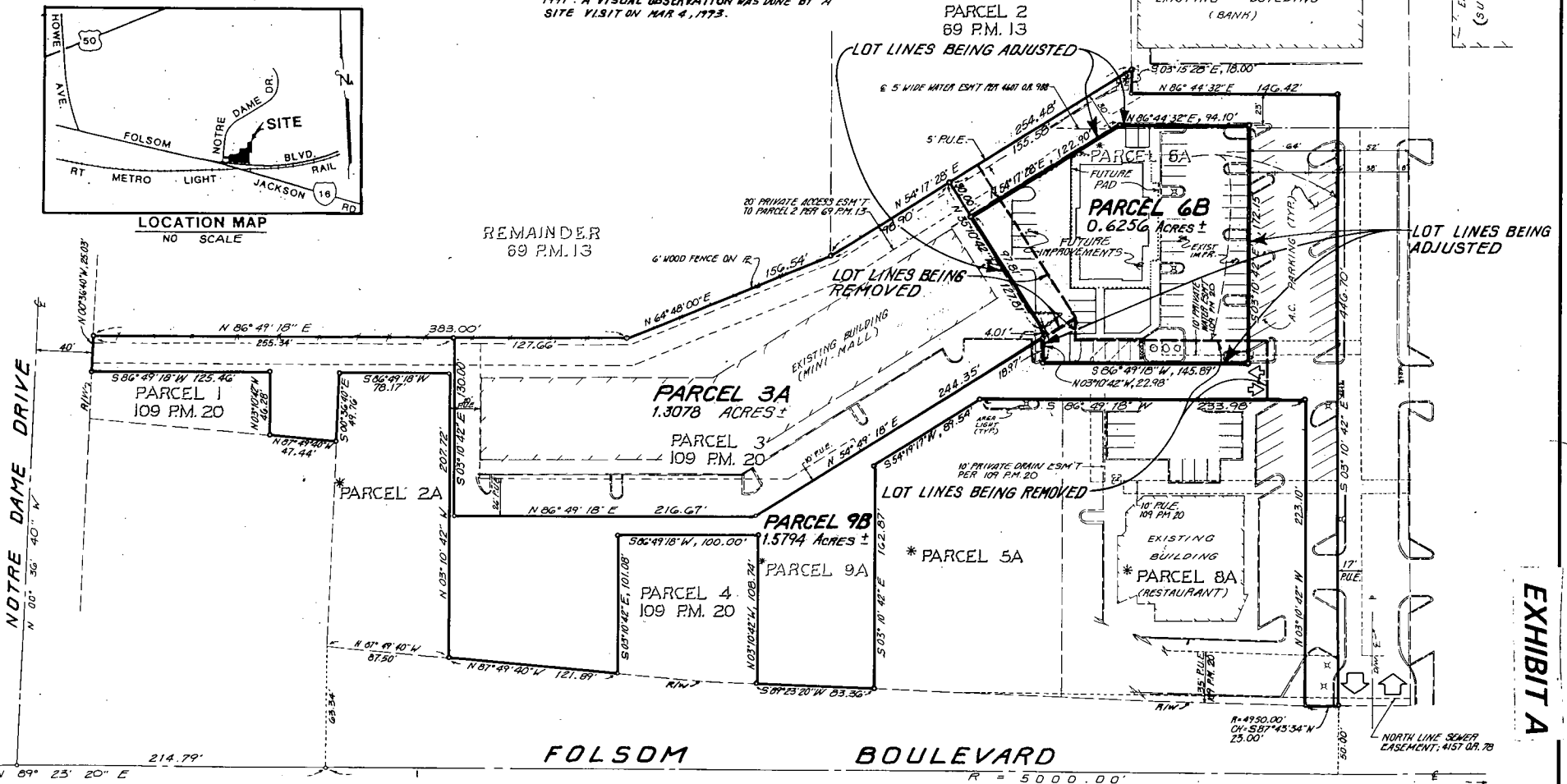


EXHIBIT A

COLLEGE GREENS PLAZA SHOPPING CENTER, 8383 FOLSOM BOULEVARD PROPOSED LEGAL DESCRIPTIONS:

PARCEL 9B

ALL THAT REAL PROPERTY SITUATED IN SITE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO BEING ALL THAT PORTION OF AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED 'PARCEL 1 AS SHOWN ON 69 P.M. 13 AND A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 14, T.8N., R.5 E., M.D.B. & M., CITY OF SACRAMENTO, STATE OF CALIFORNIA.' FILED AT THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 109 OF PARCEL MAPS AT PAGE 20, (109 P.M. 20) AND PARCEL 6A AND PARCEL 9A AS DESCRIBED IN THAT CERTAIN LOT LINE ADJUSTMENT CERTIFICATE OF COMPLIANCE FILED AT THE OFFICE OF RECORDER OF SACRAMENTO COUNTY IN BOOK 90-06-01 OFFICIAL RECORDS AT PAGE 1409 AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID PARCEL 3 THAT IS SOUTH 54°17'28" WEST 25.00 FEET FROM THE MOST NORTHERLY EASTERLY CORNER OF SAID PARCEL 3; THENCE ENTERING SAID PARCEL 3, SOUTH 35°10'42" EAST 30.00 FEET TO A LINE THAT IS PARALLEL WITH AND 30.00 FEET SOUTHEASTERLY MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY LINE OF SAID PARCEL 6A; THENCE ALONG SAID PARALLEL LINE NORTH 54°17'28" EAST 122.90 FEET TO A LINE PARALLEL WITH AND 23.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID PARCEL 6A; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE NORTH 86°44'32" EAST 94.10 FEET TO A LINE PARALLEL WITH AND 64.00 FEET WESTERLY MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID PARCEL 6A; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE SOUTH 03°10'42" EAST 172.15 FEET; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID PARCEL 9A SOUTH 86°49'18" WEST 145.89 FEET; THENCE NORTH 03°10'42" WEST 18.97 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 3; THENCE ALONG THE BOUNDARY OF SAID PARCEL 9A THE FOLLOWING NINETEEN (19) COURSES:

- (1) SOUTH 54°49'18" WEST 244.35 FEET;
- (2) SOUTH 86°49'18" WEST 216.67 FEET;
- (3) NORTH 03°10'42" WEST 130.00 FEET;
- (4) SOUTH 86°49'18" WEST 255.34 FEET;
- (5) SOUTH 00°36'40" WEST 25.03 FEET;
- (6) NORTH 86°49'18" EAST 125.46 FEET;
- (7) SOUTH 03°10'42" EAST 46.28 FEET;
- (8) SOUTH 87°49'40" EAST 47.44 FEET;
- (9) NORTH 00°36'40" WEST 49.76 FEET;
- (10) NORTH 86°49'18" EAST 78.17 FEET;
- (11) SOUTH 03°10'42" EAST 207.72 FEET;
- (12) SOUTH 87°49'40" EAST 121.89 FEET;
- (13) NORTH 03°10'42" WEST 101.08 FEET;
- (14) NORTH 86°49'18" EAST 100.00 FEET;
- (15) SOUTH 03°10'42" EAST 108.74 FEET;
- (16) NORTH 89°23'20" EAST 83.36 FEET;
- (17) NORTH 03°10'42" WEST 162.87 FEET;
- (18) NORTH 54°19'17" EAST 89.54 FEET;
- (19) NORTH 86°49'18" EAST 207.20 FEET;

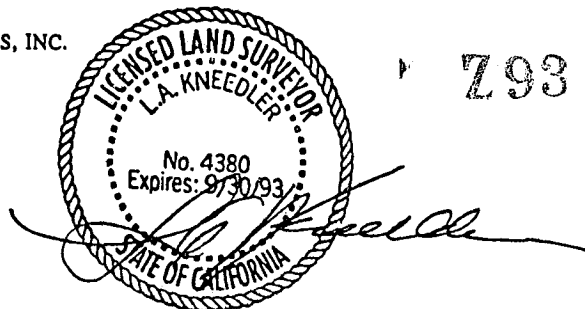
THENCE ALONG THE BOUNDARY OF SAID PARCEL 6 THE FOLLOWING SEVEN (7) COURSES:

- (1) NORTH 86°49'18" EAST 26.78 FEET;
- (2) SOUTH 03°10'42" EAST 223.10 FEET;
- (3) ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 4,950 FEET THE CHORD OF WHICH BEARS NORTH 87°43'34" EAST 23.00 FEET;
- (4) NORTH 03°10'42" WEST 466.70 FEET;
- (5) SOUTH 86°44'32" WEST 146.42 FEET;
- (6) NORTH 03°15'28" WEST 18.00 FEET;
- (7) SOUTH 54°17'28" WEST 130.00 FEET;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 3, SOUTH 54°17'28" WEST 25.00 FEET TO THE POINT OF BEGINNING.

THIS DESCRIPTION WAS PREPARED FROM RECORD DATA AND IS NOT BASED ON A SURVEY.

PREPARED BY:
JTS ENGINEERING CONSULTANTS, INC.
L.A. KNEEDLER, LS 4380



793 008

293-008

5-493

ITEM NO

COLLEGE GREENS PLAZA SHOPPING CENTER, 8383 FOLSOM BOULEVARD PROPOSED LEGAL DESCRIPTIONS:

PARCEL 3A

ALL THAT REAL PROPERTY SITUATED IN STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO BEING THAT PORTION OF PARCEL 3 AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL 1 AS SHOWN ON 69 P.M. 13 AND A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 14, T.8 N., R.5 E., M.D.B. & M., CITY OF SACRAMENTO, STATE OF CALIFORNIA." FILED AT THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 109 OF PARCEL MAPS AT PAGE 20, (109 P.M. 20). DESCRIBED AS FOLLOWS:

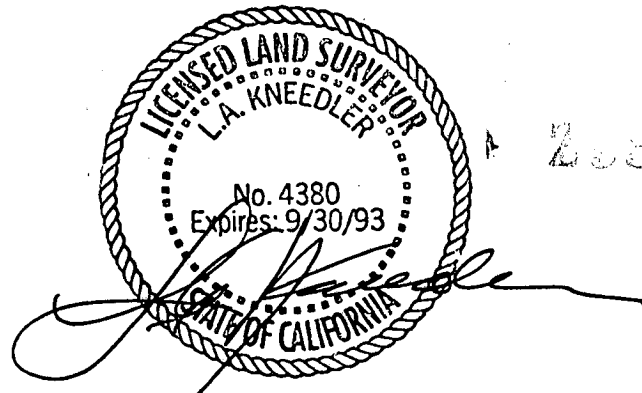
BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID PARCEL 3 THAT IS SOUTH 54°17'28" WEST 25.00 FEET FROM THE MOST NORTHERLY EASTERLY CORNER OF SAID PARCEL 3; THENCE ENTERING SAID PARCEL 3 SOUTH 35°10'42" EAST 127.81 FEET; THENCE SOUTH 03°10'42" EAST 4.01 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 3; THENCE ALONG THE BOUNDARY OF SAID PARCEL 3 THE FOLLOWING SIX (6) COURSES:

- (1) SOUTH 54°49'18" WEST 244.35 FEET;
- (2) SOUTH 86°49'18" WEST 216.67 FEET;
- (3) NORTH 03°10'42" WEST 130.00 FEET;
- (4) NORTH 86°49'18" EAST 127.66 FEET;
- (5) NORTH 64°48'00" EAST 156.54 FEET;
- (6) NORTH 54°17'28" EAST 98.90 FEET

TO THE POINT OF BEGINNING.

THIS DESCRIPTION WAS PREPARED FROM RECORD DATA AND IS NOT BASED ON A SURVEY.

PREPARED BY:
JTS ENGINEERING CONSULTANTS, INC.
L.A. KNEEDLER, LS 4380



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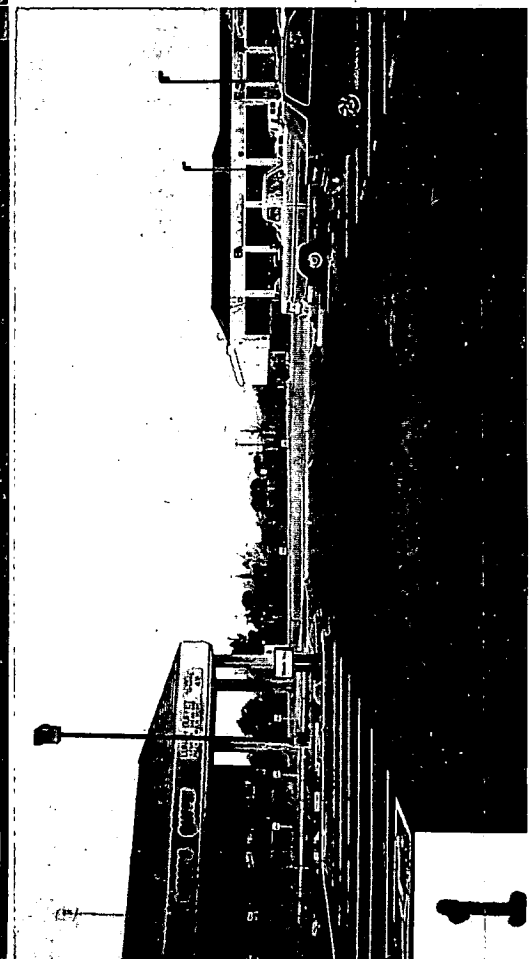
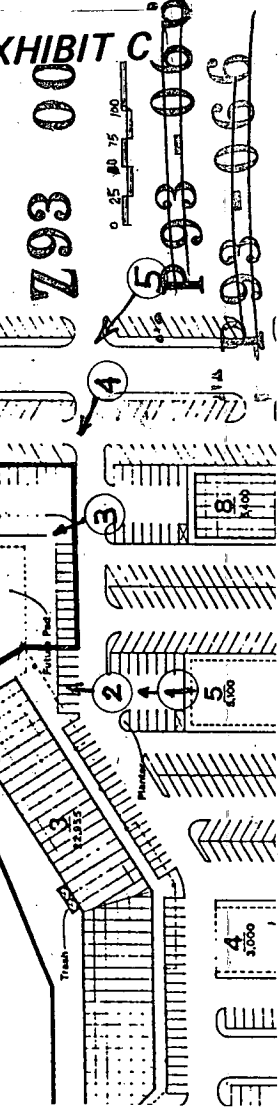
COLLEGE GREENS PLAZA

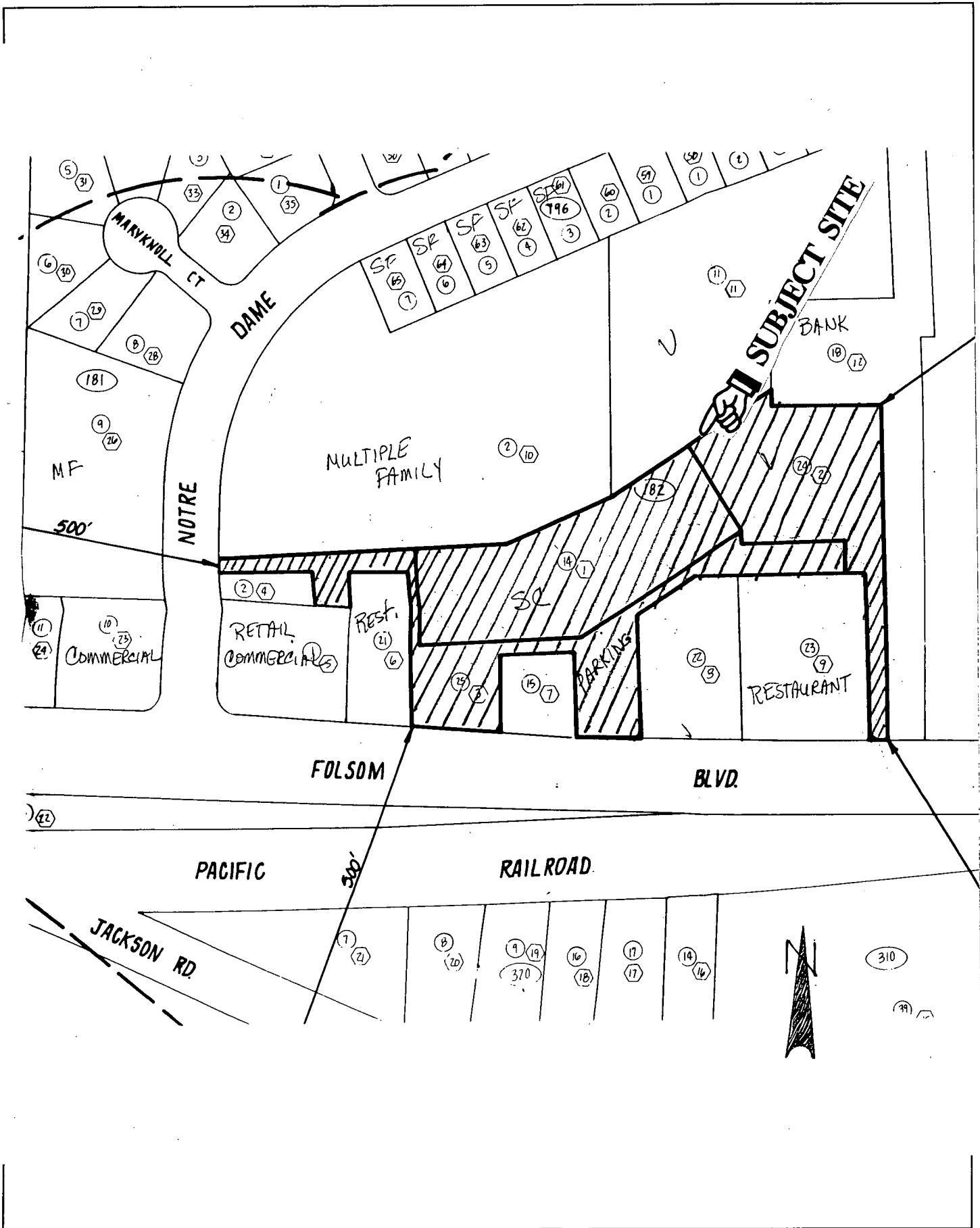
LOT LINE ADJUSTMENT FOR
PARCEL 6A AND PARCEL 9A

JTS ENGINEERING
CONSULTANTS, INC.

1808 J STREET
SACRAMENTO, CA 95814-3010
TEL (916) 441-6708 FAX (916) 441-5336

EXHIBIT C





VICINITY, LAND USE AND ZONING MAP