



3.3

DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

1231 G STREET, 2<sup>ND</sup> Floor  
SACRAMENTO, CA 95814-  
2700

DEVELOPMENT SERVICES DIVISION

September 23, 2003

AG 2003-172

**APPROVED**  
OCT 14 2003  
OFFICE OF THE  
CITY CLERK

(916) 264-7995  
FAX (916) 264-5786

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: APPROVAL OF THE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "GARDEN OAKS SUBDIVISION" (P00-176)**

**LOCATION AND COUNCIL DISTRICT:**

3216 Northgate Boulevard (east side of Northgate Boulevard between Winterhaven Avenue and Senator Avenue), located in Council District 1 (see attachment "A-1 through A-7" for project location).

**RECOMMENDATION:**

This report recommends the City Council adopt the attached resolution:

- Approving the Final Map and Subdivision Improvement Agreement for Garden Oaks Subdivision.

**CONTACT PERSONS:** Bob Robinson, Supervising Surveyor, 264-8970  
Ronald Fong, Associate Civil Engineer, 264-7915

**FOR COUNCIL MEETING OF:** October 14, 2003

**SUMMARY:**

On February 28, 2002, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. The subdivider, Tim Lewis Construction, 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.

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

Department of  
**PUBLICWORKS** ACTION:  
CITY OF  
SACRAMENTO

City Council  
Final Map for Garden Oaks Subdivision (P00-176)  
September 23, 2003

None.

**BACKGROUND INFORMATION:**

On February 28, 2002, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision.

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 South Natomas 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, Tim Lewis Construction, Inc., a California Corporation.

**ENVIRONMENTAL CONSIDERATIONS:**

On February 28, 2002, the City Planning Commission adopted a Notice of Decision ratifying the Negative Declaration and approving the Mitigation Monitoring Plan for this project.

**POLICY CONSIDERATIONS:**

Pursuant to Sacramento City Code Section 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 Council action recommended in this report supports the following City Strategic Plan goals:

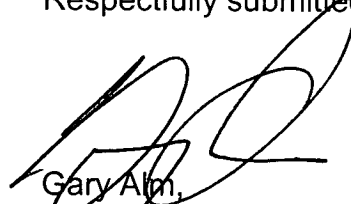
- Enhance and preserve the neighborhoods
- Promote and support economic vitality

City Council  
Final Map for Garden Oaks Subdivision (P00-176)  
September 23, 2003

**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

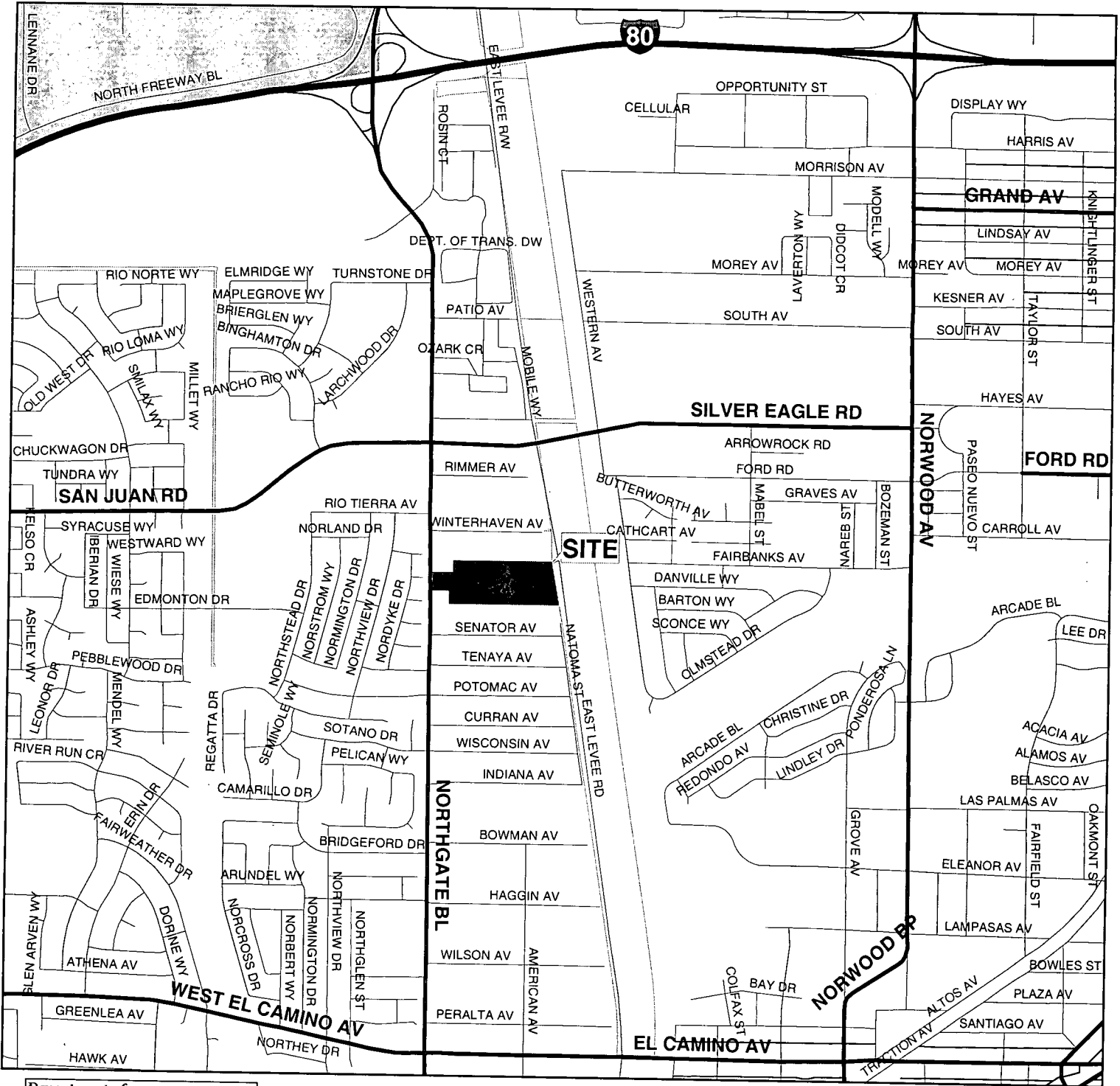
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2. Attachment A-2 through A-7, Final Map of Garden Oaks Subdivision, pg. 5
3. Resolution approving Final Map and Subdivision Improvement Agreement, pg. 11

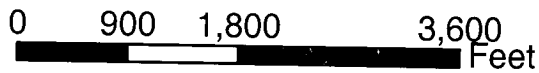
RR/sr

# Vicinity Map for Garden Oaks Subdivision

ATTACHMENT A-1



Department of  
**PUBLICWORKS**  
 CITY OF  
 SACRAMENTO  
 Development Services & Special District



RLiu 10/1/2003

FINAL MAP OF  
**GARDEN OAKS SUBDIVISION**

SUBDIVISION NO. P00-176

PARCEL 2, OF CERTIFICATE OF COMPLIANCE  
 FOR LOT LINE ADJUSTMENT  
 RECORDED IN BK. 20000713 Q.R. PG. 486  
 A PORTION OF THE NORTHWEST ONE QUARTER OF SECTION 2 OF  
 "RANCHO DEL PASO"  
 BOOK "A" OF SURVEYS, MAP NO. 94,  
 SACRAMENTO COUNTY RECORDS  
 CITY OF SACRAMENTO STATE OF CALIFORNIA  
 SEPTEMBER 2003  
 SHEET 1 OF 6



**CLAYBAR ENGINEERING**  
 9354 ELK GROVE-FLORIN ROAD  
 ELK GROVE, CA 95624  
 Ph.: 916-684-7301  
 Fax: 916-684-2627

**LEGAL DESCRIPTION:**

ALL OF PARCEL "B" OF THAT CERTAIN CERTIFICATE OF COMPLIANCE  
 FOR LOT LINE ADJUSTMENT AS RECORDED IN BOOK 20000713 OF  
 OFFICIAL RECORDS, AT PAGE 486, RECORDS OF SACRAMENTO  
 COUNTY, CONTAINING 16.601 ACRES MORE OR LESS.

**OWNER'S STATEMENT:**

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND  
 RECORDATION OF THIS FINAL MAP OF "GARDEN OAKS SUBDIVISION" AND  
 OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC  
 USES, THE STREET, WAY, AVENUE AND COURTS SHOWN HEREON AND ALSO  
 OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIAL PURPOSES  
 THE FOLLOWING:

- A. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION  
 AND MAINTENANCE OF ELECTROLIBERS, TRAFFIC CONTROL DEVICES,  
 WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS  
 FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH  
 ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER  
 AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET  
 IN WIDTH, LYING CONTIGUOUS TO THE STREET, WAY, AVENUE AND COURTS  
 SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).
- B. AN 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  
 STREET, WAY, AVENUE AND COURTS SHOWN HEREON.
- C. EASEMENT FOR DRAINAGE PIPES, DRAINAGE DITCHES AND MAINTAINING,  
 INSTALLING ANY AND ALL APPURTENANCES PERTAINING THERETO ON,  
 OVER, UNDER AND ACROSS THE AREAS SHOWN HEREON AND DESIGNATED  
 "DRAINAGE EASEMENT".

OWNER:  
 TIM LEWIS CONSTRUCTION, INC., A CALIFORNIA CORPORATION

BY: JAY TIMOTHY LEWIS, PRESIDENT

**NOTARY'S ACKNOWLEDGMENT:**

STATE OF CALIFORNIA }  
 COUNTY OF \_\_\_\_\_ } S.S.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003, BEFORE ME, \_\_\_\_\_ A NOTARY  
 PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, \_\_\_\_\_  
 PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY  
 EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT  
 AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED  
 CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON OR ENTITY  
 UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: \_\_\_\_\_ COUNTY OF: \_\_\_\_\_  
 PRINTED NAME: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**BENEFICIARY CERTIFICATE:**

CALIFORNIA BANK & TRUST, A CALIFORNIA CORPORATION, BENEFICIARY  
 UNDER DEED OF TRUST RECORDED IN BOOK 20020912,  
 PAGE 1457, OFFICIAL RECORDS.

BY: \_\_\_\_\_  
 NAME/TITLE \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT:**

STATE OF CALIFORNIA }  
 COUNTY OF \_\_\_\_\_ } S.S.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003, BEFORE ME, \_\_\_\_\_ A NOTARY  
 PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, \_\_\_\_\_  
 PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY  
 EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT  
 AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED  
 CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON OR ENTITY  
 UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: \_\_\_\_\_ COUNTY OF: \_\_\_\_\_  
 PRINTED NAME: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**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 TIM  
 LEWIS CONSTRUCTION ON JANUARY 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 JANUARY 2004 AND THAT SAID  
 MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRADED.



TERRY L. CASTLE, LS 4154  
 LICENSE EXPIRES: 08/30/04

DATE: \_\_\_\_\_

**CITY ENGINEER'S STATEMENT:**

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "GARDEN OAKS  
 SUBDIVISION" 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.

SUPERVISING SURVEYOR  
 DEPARTMENT OF PUBLIC WORKS  
 CITY OF SACRAMENTO

DATE: \_\_\_\_\_

**CITY CLERK'S STATEMENT:**

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO  
 HAS APPROVED THIS FINAL MAP ENTITLED "GARDEN OAKS SUBDIVISION" AND  
 HAS ACCEPTED ON BEHALF OF THE PUBLIC ALL LANDS, RIGHTS OF WAY  
 EASEMENTS HEREON OFFERED FOR DEDICATION, PURSUANT TO SECTION  
 66434(g) OF THE GOVERNMENT CODE, THE 10' DRAINAGE EASEMENT PER  
 BOOK 3288 O.R. PAGE 30 AND THE 10' SEWER EASEMENT PER BOOK 3055  
 O.R. PAGE 328 NOT SHOWN HEREON ARE ABANDONED.

CITY CLERK  
 CITY OF SACRAMENTO

DATE: \_\_\_\_\_

**COUNTY RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003, AT \_\_\_\_\_ A.M./P.M.,  
 IN BOOK \_\_\_\_\_ OF SUBDIVISION MAPS, AT PAGE \_\_\_\_\_ AT THE  
 REQUEST OF CLAYBAR ENGINEERING, TITLE TO THE LAND INCLUDED IN THIS  
 PARCEL MAP BEING VESTED PER CERTIFICATE NO. \_\_\_\_\_ ON  
 FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY  
 STATE OF CALIFORNIA

DOCUMENT NO.: \_\_\_\_\_

BY: \_\_\_\_\_  
 DEPUTY RECORDER

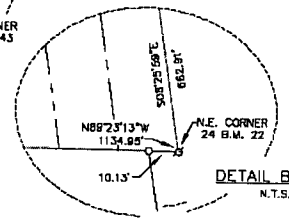
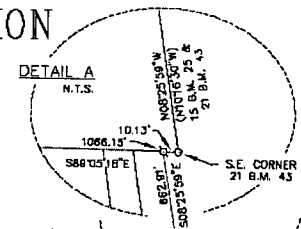
FEE: \_\_\_\_\_

ATTACHMENT A-2

# FINAL MAP OF GARDEN OAKS SUBDIVISION

SUBDIVISION NO. P00-176

PARCEL 2, OF CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT  
RECORDED IN BK. 20000713 O.R. PG. 488  
A PORTION OF THE NORTHWEST ONE QUARTER OF SECTION 2 OF  
"RANCHO DEL PASO"  
BOOK "A" OF SURVEYS, MAP NO. 84,  
SACRAMENTO COUNTY RECORDS  
CITY OF SACRAMENTO STATE OF CALIFORNIA  
SEPTEMBER 2003 SHEET 2 OF 8



**NOTES:**

1. THE 10 FOOT WIDE DRAINAGE EASEMENT AS DESCRIBED IN BOOK 3288 OF OFFICIAL RECORDS, AT PAGE 30, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 6643.4(g) OF THE GOVERNMENT CODE.
2. THE 10' SEWER EASEMENT AS DESCRIBED IN BOOK 3055 O.R. PAGE 328, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 6643.4(g) OF THE GOVERNMENT CODE.
3. BOUNDARY RESOLUTION NOTES:  
THE EASTERLY LINE OF THIS SUBDIVISION IS BASED UPON THE CENTERLINE OF THE EXISTING RAILROAD TRACIS BEING THE CENTERLINE OF THE RAILROADS 200.00 FOOT WIDE RIGHT-OF-WAY. REFERENCE IS MADE TO 15 B.M. 25 AND 24 B.M. 22.
4. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND DISTANCE. ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
5. LOT "A" SHALL BE DEDICATED TO THE CITY OF SACRAMENTO IN FEE TITLE FOR DRAINAGE PURPOSES.

**BASIS OF BEARINGS:**

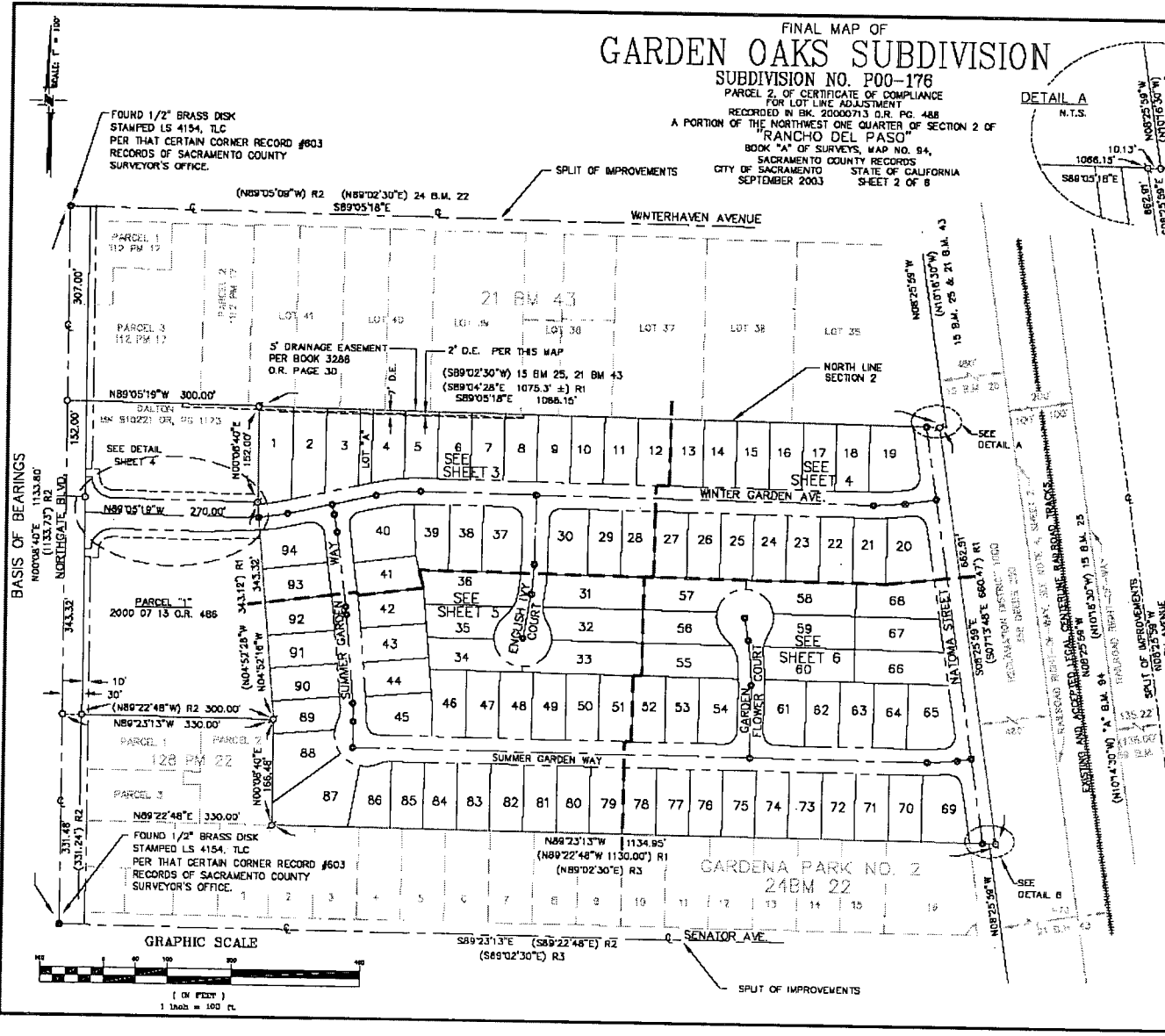
THE BASIS OF BEARINGS FOR THIS FINAL MAP IS THE CENTERLINE OF NORTHGATE BOULEVARD AS ESTABLISHED BY FOUND MONUMENT'S SHOWN HEREON. THE BEARING IS NORTH 00°08'40" EAST AS SHOWN ON THAT CERTAIN PART OF "NORTHGATE UNIT NO. 1" FILED IN BOOK 40 OF MAPS, MAP NUMBER 25.

**LEGEND:**

- --- DIMENSION POINT, NOTHING SET OR FOUND
- --- FOUND MONUMENT AS NOTED
- ⊙ --- SET 1" IRON PIPE WITH ALUMINUM DISK, STAMPED LS 4154, TLC
- ⊙ --- SET 1-1/2" LONG BY 1/4" DIA. PK NAIL
- ⊙ --- SET WELL MONUMENT PER CITY STD'S, STAMPED L.S. 4154, TLC
- ( ) --- RECORD INFORMATION
- R1 --- RECORD PER BK 2000 07 13, O.R. PG. 488
- R2 --- RECORD PER 128 P.M. 22
- R3 --- RECORD PER 24 B.M. 22
- P.U.E. --- PUBLIC UTILITY EASEMENT
- D.E. --- DRAINAGE EASEMENT
- --- CENTERLINE



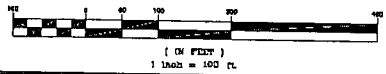
**CLAYBAR ENGINEERING**  
9354 ELK GROVE - FLORIN ROAD  
ELK GROVE, CA 95624  
PH: 916-684-7301  
Fax: 916-684-2627



FOUND 1/2" BRASS DISK  
STAMPED LS 4154, TLC  
PER THAT CERTAIN CORNER RECORD #803  
RECORDS OF SACRAMENTO COUNTY  
SURVEYOR'S OFFICE.

FOUND 1/2" BRASS DISK  
STAMPED LS 4154, TLC  
PER THAT CERTAIN CORNER RECORD #603  
RECORDS OF SACRAMENTO COUNTY  
SURVEYOR'S OFFICE.

**GRAPHIC SCALE**

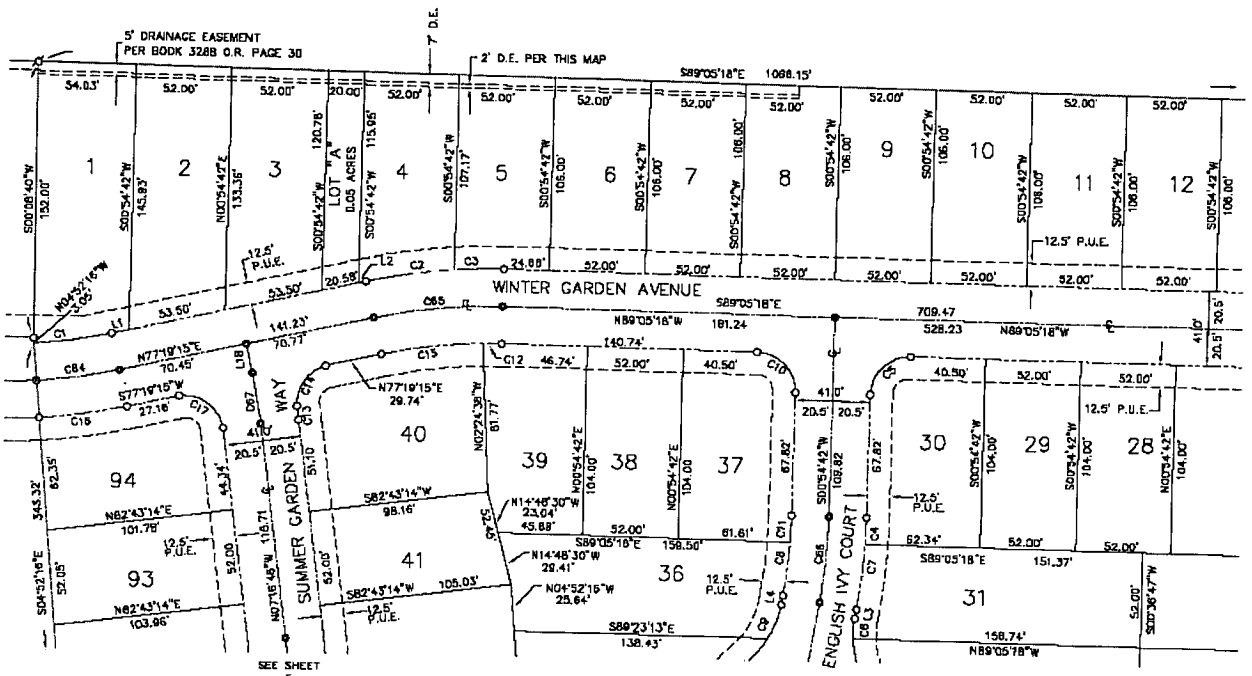


ATTACHMENT A-3

# FINAL MAP OF GARDEN OAKS SUBDIVISION

SUBDIVISION NO. P00-176

PARCEL 2, OF CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT  
RECORDED IN BK. 20000713 O.R. PG. 485  
A PORTION OF THE NORTHWEST ONE QUARTER OF SECTION 2 OF  
"RANCHO DEL PASO"  
BOOK "A" OF SURVEYS, MAP NO. 84,  
SACRAMENTO COUNTY RECORDS  
CITY OF SACRAMENTO STATE OF CALIFORNIA  
SEPTEMBER 2003  
SHEET 3 OF 8



**CURVE TABLE**

CURVE No.	BEARING	DISTANCE	RADIUS	DELTA	LENGTH
C1	N81°43'59"E	43.00'	279.50'	08°49'27"	43.05'
C2	S81°40'09"W	48.60'	320.50'	08°41'47"	48.83'
C3	N82°27'52"E	27.37'	320.50'	04°53'40"	27.38'
C4	S02°13'26"W	14.48'	320.50'	02°37'28"	14.68'
C5	S45°54'42"W	30.41'	21.50'	00°00'00"	33.77'
C6	S04°07'37"W	11.18'	55.00'	11°40'45"	11.21'
C7	N06°45'05"E	35.95'	320.50'	06°28'49"	35.97'
C8	S06°56'39"W	28.47'	279.50'	06°02'42"	28.49'
C9	S20°22'02"W	19.86'	55.00'	20°48'05"	19.97'
C10	N44°05'18"W	30.41'	21.50'	90°00'00"	33.77'
C11	S02°25'00"W	14.88'	279.50'	03°00'36"	14.68'
C12	S89°52'25"W	10.12'	279.50'	02°04'31"	10.12'
C13	N07°49'33"E	6.11'	320.50'	01°05'34"	6.11'
C14	S34°28'28"W	28.24'	21.50'	85°41'36"	32.18'
C15	S83°04'13"W	28.09'	279.50'	11°30'55"	28.17'
C16	N18°40'05"E	48.59'	320.50'	08°41'39"	48.63'
C17	N54°58'45"W	31.80'	21.50'	95°23'59"	35.80'
C18	N81°41'54"E	45.79'	300.00'	08°45'17"	45.84'
C65	S84°06'58"W	70.99'	300.00'	13°35'27"	71.16'
C68	N05°26'21"E	47.36'	300.00'	09°03'18"	47.41'
C67	N09°58'45"W	28.28'	300.00'	05°23'59"	28.27'

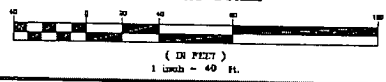
**LINE TABLE**

LINE No.	BEARING	DISTANCE
L1	S77°19'15"W	9.51'
L2	N77°19'15"E	4.15'
L3	S05°28'00"W	3.13'
L4	S05°58'00"W	5.13'
L18	N12°40'45"W	16.32'

**LEGEND**

- --- DIMENSION POINT, NOTHING SET OR FOUND
- ⊙ --- FOUND MONUMENT AS NOTED
- ⊙ --- SET 1" IRON PIPE WITH ALUMINUM DISK, STAMPED L.S. 4154, T.L.C.
- ⊙ --- SET 1-1/2" LONG BY 1/4" DIA. PK. NAIL, STAMPED L.S. 4154, T.L.C.
- ⊙ --- SET WELL MONUMENT PER CITY STD'S, STAMPED L.S. 4154, T.L.C.
- ( ) --- RECORD INFORMATION
- R1 --- RECORD PER BK 2000 07 13, O.R. PG. 485
- R2 --- RECORD PER 128 P.M. 22
- R3 --- RECORD PER 24 B.M. 22
- P.U.E. --- PUBLIC UTILITY EASEMENT
- D.E. --- DRAINAGE EASEMENT
- ⊙ --- CENTERLINE

**GRAPHIC SCALE**



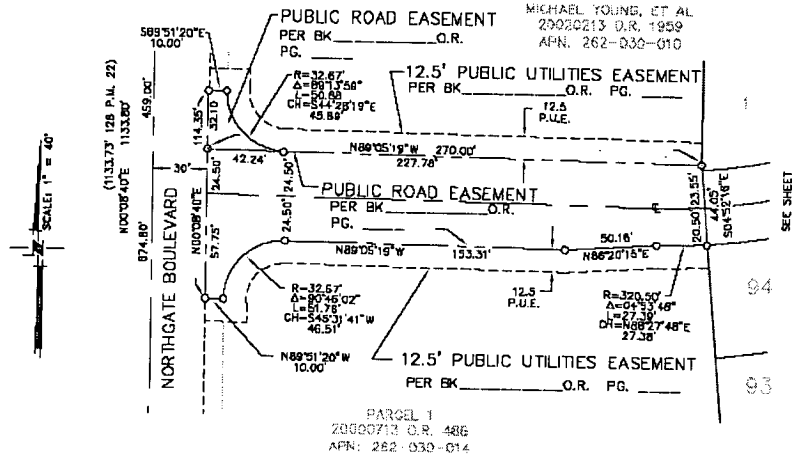
ATTACHMENT A-4

**CLAYBAR ENGINEERING**  
9334 ELK GROVE-FLORIN ROAD  
ELK GROVE, CA 95624  
Ph: 916-684-7301  
Fax: 916-684-2627

# FINAL MAP OF GARDEN OAKS SUBDIVISION

SUBDIVISION NO. P00-176

PARCEL 2, OF CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT  
RECORDED IN BK. 20000713 O.R. PG. 486  
A PORTION OF THE NORTHWEST ONE QUARTER OF SECTION 2 OF  
"RANCHO DEL PASO"  
BOOK "A" OF SURVEYS, MAP NO. 84,  
SACRAMENTO COUNTY RECORDS  
CITY OF SACRAMENTO STATE OF CALIFORNIA  
SEPTEMBER 2003  
SHEET 4 OF 8



**LINE TABLE:**

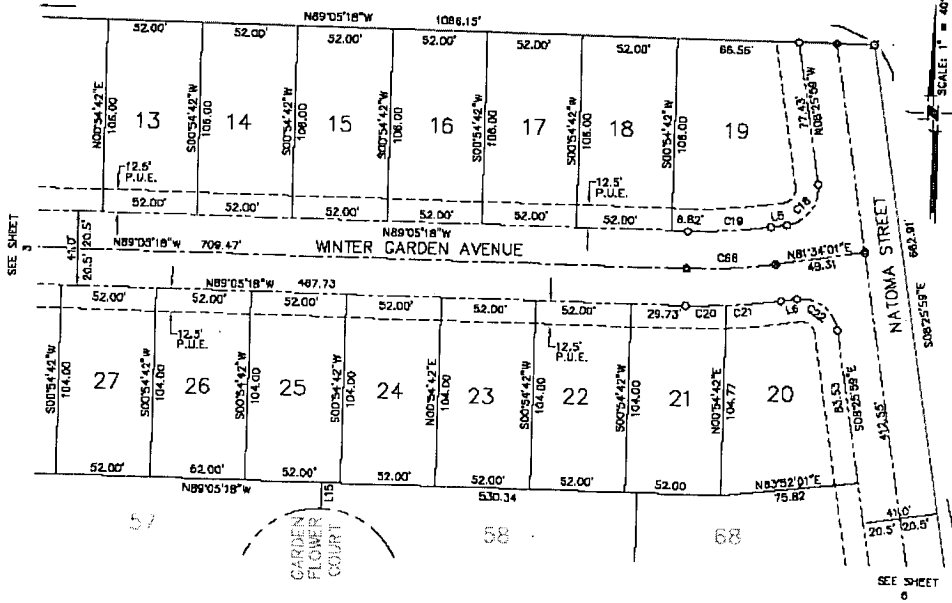
LINE No.	BEARING	DISTANCE
L5	N81°34'01"E	7.31'
L8	S81°34'01"W	7.31'
L15	S00°54'42"W	14.18'

**CURVE TABLE:**

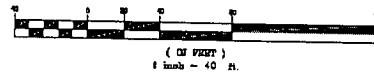
CURVE No.	BEARING	DISTANCE	RADIUS	DELTA	LENGTH
C18	N36°34'01"E	30.41'	21.80'	90°00'00"	33.77'
C19	N85°14'21"E	45.53'	278.00'	09°20'41"	45.59'
C20	S80°50'00"W	22.28'	320.50'	03°59'05"	22.28'
C21	S84°14'49"W	29.87'	320.50'	05°21'38"	29.88'
C22	N53°25'59"W	30.41'	21.80'	90°00'00"	33.77'
C88	N88°14'21"E	48.07'	300.00'	09°20'41"	48.93'

**LEGEND:**

- --- DIMENSION POINT, NOTHING SET OR FOUND
- ⊙ --- FOUND MONUMENT AS NOTED
- ⊙ --- SET 1" IRDM PIPE WITH ALUMINUM DISK, STAMPED LS 4154, TLC
- ⊙ --- SET 1-1/2" LONG BY 1/4" DIA. PK HAIL
- ⊙ --- SET WELL MONUMENT PER CITY STD'S, STAMPED L.S. 4154, TLC
- ( ) --- RECORD INFORMATION
- R1 --- RECORD PER BK 20000713, O.R. PG. 488
- R2 --- RECORD PER 128 P.M. 22
- R3 --- RECORD PER 24 B.M. 22
- P.U.E. --- PUBLIC UTILITY EASEMENT
- D.E. --- DRAINAGE EASEMENT
- CL --- CENTERLINE



**GRAPHIC SCALE**



**CLAYBAR ENGINEERING**  
9354 ELK GROVE - FLORIN ROAD  
ELK GROVE, CA 95624  
Ph: 916-684-7301  
Fax: 916-684-2627

ATTACHMENT A-5



# FINAL MAP OF GARDEN OAKS SUBDIVISION

SUBDIVISION NO. P00-176

PARCEL 2, OF CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT  
RECORDED IN BK. 20000713 O.R. PG. 488  
A PORTION OF THE NORTHWEST ONE QUARTER OF SECTION 2 OF  
"RANCHO DEL PASO"  
BOOK "A1" OF SURVEYS, MAP NO. 84,  
SACRAMENTO COUNTY RECORDS  
CITY OF SACRAMENTO STATE OF CALIFORNIA  
SEPTEMBER 2003  
SHEET 5 OF 6

### LEGEND:

- --- DIMENSION POINT, NOTHING SET OR FOUND
- --- FOUND MONUMENT AS NOTED
- ⊙ --- SET 1" IRON PIPE WITH ALUMINUM DISK,  
STAMPED L.S. 4154, T.L.C.
- ⊙ --- SET 1-1/2" LONG BY 1/4" DIA. PK. NAIL
- ⊙ --- SET WELL MONUMENT PER CITY SID'S,  
STAMPED L.S. 4154, T.L.C.
- (R) --- RECORD INFORMATION
- R2 --- RECORD PER BK 2000 07 13, O.R. PG. 488
- R3 --- RECORD PER 128 P.M. 22
- R4 --- RECORD PER 24 B.M. 22
- P.U.E. --- PUBLIC UTILITY EASEMENT
- D.E. --- DRAINAGE EASEMENT
- C --- CENTERLINE

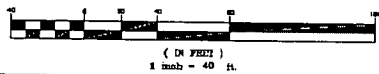
### LINE TABLE:

LINE No.	BEARING	DISTANCE
L8	N02°54'42"E	8.85'
L11	N07°16'48"W	15.81'
L12	S04°52'16"E	8.62'
L13	S89°23'13"E	4.07'

### CURVE TABLE:

CURVE No.	BEARING	DISTANCE	RADIUS	DELTA	LENGTH
C24	S84°07'37"E	11.18'	55.00'	11°40'44"	11.21'
C25	N08°44'05"E	35.95'	320.50'	06°23'49"	35.97'
C26	N14°00'03"W	26.32'	43.00'	34°00'53"	26.72'
C27	N48°57'33"E	27.82'	55.00'	28°17'44"	28.12'
C28	S43°53'49"E	61.56'	45.00'	86°18'58"	67.75'
C29	S24°05'04"E	40.66'	45.00'	53°42'48"	42.15'
C30	N40°31'16"E	19.27'	55.00'	20°10'24"	19.37'
C31	N08°56'38"E	29.47'	278.50'	08°02'42"	29.49'
C32	S20°22'02"W	19.88'	85.00'	20°48'05"	19.97'
C33	S05°04'31"E	13.47'	320.50'	02°24'30"	13.47'
C34	S02°10'47"E	30.10'	320.50'	05°22'37"	30.11'
C35	S44°28'18"E	30.38'	21.50'	89°53'55"	33.77'
C36	N01°56'07"E	30.38'	21.50'	89°53'55"	33.77'
C37	N77°01'22"E	31.23'	50.00'	37°00'19"	32.29'
C38	S44°28'18"E	14.80'	31.50'	27°10'50"	14.94'
C39	S58°13'51"E	38.38'	50.00'	42°39'44"	37.23'
C39	S14°26'03"E	35.21'	50.00'	44°55'32"	35.21'
C40	S03°54'28"E	9.40'	278.50'	01°55'38"	9.40'
C41	S12°03'08"W	16.30'	31.50'	28°58'36"	16.46'
C42	S17°32'24"W	16.32'	50.00'	19°01'03"	16.60'
C43	N08°04'31"W	11.75'	278.50'	02°24'30"	11.75'
C49	N03°04'31"W	12.81'	300.00'	02°24'30"	12.81'
C70	S02°07'44"E	28.70'	300.00'	05°29'03"	28.72'

### GRAPHIC SCALE



CLAYBAR ENGINEERING

835+ ELK GROVE - FLORIN ROAD  
ELK GROVE, CA 95624  
Ph: 916-684-7301  
Fax: 916-684-2527

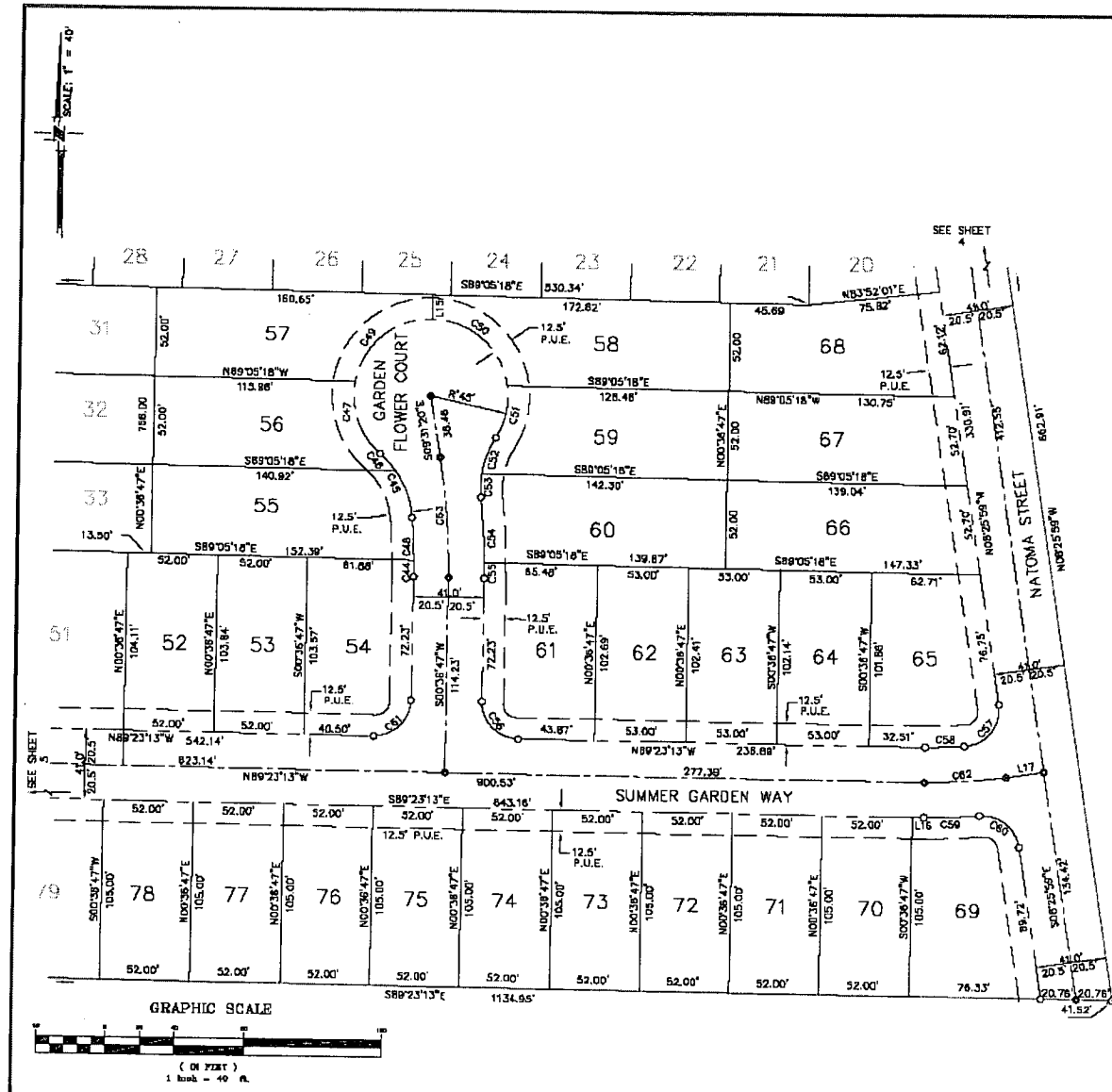
ATTACHMENT A-6

# FINAL MAP OF GARDEN OAKS SUBDIVISION

SUBDIVISION NO. P00-176

PARCEL 2, OF CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT  
RECORDED IN BK. 2000713 O.R. PG. 485  
A PORTION OF THE NORTHWEST ONE QUARTER OF SECTION 2 OF  
"RANCHO DEL PASO"  
BOOK "A" OF SURVEYS, MAP NO. 94,  
SACRAMENTO COUNTY RECORDS  
CITY OF SACRAMENTO STATE OF CALIFORNIA  
SEPTEMBER 2003  
SHEET 8 OF 8

ATTACHMENT A-7



### LEGEND:

- D --- DIMENSION POINT, NOTHING SET OR FOUND
- Q --- FOUND MONUMENT AS NOTED
- SET 1" IRON PIPE WITH ALUMINUM DISK, STAMPED LS 4154, TLC
- --- SET 1-1/2" LONG BY 1/4" DIA. PK. NAIL
- --- SET WELL MONUMENT PER CITY STD'S, STAMPED L.S. 4154, TLC
- ( ) --- RECORD INFORMATION
- R1 --- RECORD PER BK 2000 07 13, O.R. PG. 486
- R2 --- RECORD PER 128 P.M. 22
- R3 --- RECORD PER 24 B.M. 22
- P.U.E. --- PUBLIC UTILITY EASEMENT
- D.E. --- DRAINAGE EASEMENT
- F --- CENTERLINE

### LINE TABLE

LINE No.	BEARING	DISTANCE
L15	S00°54'42"W	14.15'
L16	S89°23'13"E	6.72'
L17	S81°34'01"W	22.34'

### CURVE TABLE

CURVE No.	BEARING	DISTANCE	RADIUS	DELTA	LENGTH
C44	S00°08'19"E	9.52'	378.60'	01°28'12"	9.52'
C45	S19°45'56"E	28.73'	55.00'	30°15'55"	29.07'
C46	N02°43'25"W	25.17'	379.50'	03°48'03"	25.17'
C47	S19°40'49"E	44.69'	45.00'	58°32'25"	46.28'
C48	S42°01'53"E	15.82'	55.00'	14°32'38"	13.98'
C49	S50°30'02"W	38.34'	45.00'	80°49'19"	63.48'
C50	N48°40'39"W	38.34'	45.00'	80°49'18"	63.45'
C51	N12°00'30"E	31.18'	45.00'	40°33'00"	31.85'
C52	S20°22'40"W	22.69'	55.00'	23°48'40"	22.85'
C53	S01°17'41"W	13.74'	55.00'	14°21'18"	13.75'
C54	N03°18'07"W	38.28'	420.60'	05°13'42"	38.37'
C55	S00°01'14"E	9.30'	420.60'	01°18'03"	9.30'
C56	S44°23'13"E	30.41'	21.50'	94°22'12"	33.77'
C57	N38°46'07"E	31.54'	21.50'	94°22'12"	35.41'
C58	S89°18'30"W	22.80'	275.60'	04°40'34"	22.81'
C59	S87°44'18"W	32.18'	320.60'	05°45'03"	32.17'
C60	N51°47'07"W	29.52'	21.50'	80°42'11"	32.54'
C61	N45°36'47"E	30.41'	21.50'	90°00'00"	33.77'
C62	N86°06'24"E	47.32'	300.00'	08°02'46"	47.37'
C63	N04°27'17"W	70.87'	400.00'	10°08'07"	70.76'



CLAYBAR ENGINEERING

8354 ELK GROVE-FLORIN ROAD  
ELK GROVE, CA 95624  
Ph: 916-884-7301  
Fax: 916-884-2827

**APPROVED**

OCT 14 2003

OFFICE OF THE  
CITY CLERK

RESOLUTION NO. 2003-716

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**APPROVING THE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT  
ENTITLED "GARDEN OAKS SUBDIVISION" (P00-176)**

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

- A. The Final Map for Garden Oaks Subdivision, located at 3216 Northgate Boulevard (east side of Northgate Boulevard between Winterhaven Avenue and Senator Avenue), with provisions for its design and improvement, is consistent with the South Natomas 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 Tim Lewis Construction, 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.

**FOR CITY CLERK USE ONLY**

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RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

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

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

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**FOR CITY CLERK USE ONLY**

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RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_