



2.9

DEPARTMENT OF
PUBLIC WORKS

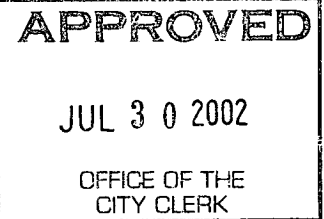
CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET, 2nd Floor
SACRAMENTO, CA 95814-2700

DEVELOPMENT SERVICES DIVISION

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

July 1, 2002



City Council
Sacramento, California

Honorable Members in Session:

06-2002-129

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR "CAMBAY WEST VILLAGE 1" (P99-135)**

LOCATION/COUNCIL DISTRICT:

North Natomas - south of Del Paso Road and east of El Centro Road
Council District 1

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution approving the Final Map and Subdivision Improvement Agreement for Cambay West Village 1.

CONTACT PERSON:

Fritz Buchman, Senior Engineer, 264-7493

Bob Robinson, Supervising Surveyor, 264-8970

FOR COUNCIL MEETING OF: July 30, 2002

SUMMARY:

On February 13, 2001, the City Council approved a Tentative Subdivision Map by adopting Resolution No. 2001-099. The subdivider, Natomas Heritage 1, LLC, a California Limited Liability Company, 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 Cambay West Village 1
July 1, 2002

The Final Map and the Subdivision Improvement Agreement require approval by the City Council. See Exhibits "A-1" through "A-8" for project location.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On February 13, 2001, the City Council approved a Tentative Subdivision Map by adopting Resolution No. 2001-099.

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 Final Map is consistent with the North 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, Natomas Heritage 1, LLC, a California Limited Liability Company.

ENVIRONMENTAL CONSIDERATIONS:

On February 13, 2001, the City Council adopted Resolution No. 2001-099 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 improvements for this subdivision include various traffic calming and pedestrian safety devices consistent with the proposed Pedestrian Safety Strategy to be recommended for adoption by the Council in August 2002. The Pedestrian Safety Strategy was prepared in accordance with the City Strategic Plan.

City Council
Final Map for Cambay West Village 1
July 1, 2002

ESBD CONSIDERATIONS:

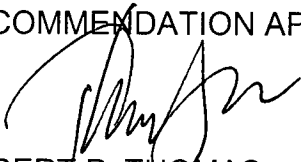
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm,
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

FB/pt

Approved:



Michael Kashiwagi
Director of Public Works

VICINITY MAP

CAMBAY WEST VILLAGE 1
PROJECT LOCATION

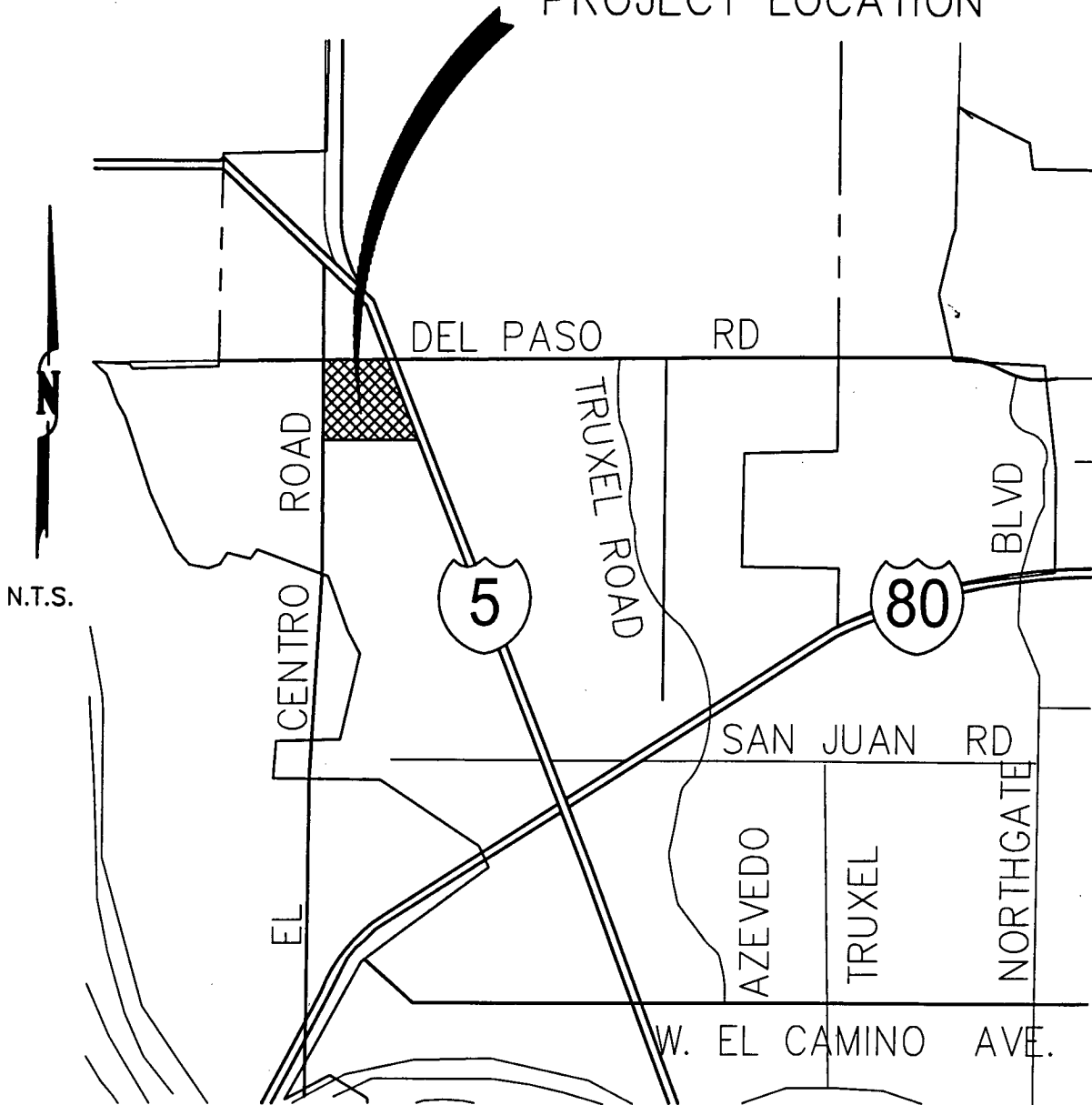


EXHIBIT A-2

PLAT OF CAMBAY WEST VILLAGE 1

SUBDIVISION NO. P99-135.1
BEING A SUBDIVISION OF PARCEL 1 AND H OF THE
"MASTER PARCEL MAP OF CAMBAY WEST"
FILED IN BOOK 163, OF PARCEL MAPS, AT PAGE
14 CITY OF SACRAMENTO, COUNTY OF
SACRAMENTO STATE OF CALIFORNIA
JULY, 2002
CARTER & BURGESS INC.
2033 HOWE AVE. - SACRAMENTO, CALIFORNIA
SHEET 1 OF 7

DESCRIPTION:

PARCEL 1 OF THE MASTER PARCEL MAP OF CAMBAY WEST FILED IN BOOK 163
OF PARCEL MAPS AT PAGE 14, COUNTY OF SACRAMENTO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 1, BEING ALSO THE
SOUTHEASTERLY TERMINUS OF A LINE SHOWN ON SAID MASTER PARCEL MAP AS
"44°22'11"W 38.46' ", THENCE FROM SAID POINT OF BEGINNING AND CONCORDANT
WITH LAST SAID LINE AND THE ENTIRE BOUNDARY OF SAID PARCEL 1 ALL OF THE
FOLLOWING COURSES: N00°41'42"W 998.40 FEET; THENCE N44°19'19"E 35.39 FEET;
THENCE N00°41'42"W 34.50 FEET; THENCE N89°19'19"E 615.50 FEET; THENCE
S00°41'42"E 475.56 FEET; THENCE N89°19'19"E 149.88 FEET; THENCE ALONG THE
ARC OF A 1740.00 FEET RADIUS CURVE TO THE LEFT, SAID ARC BEING SUBSTENDED
BY A CHORD BEARING N84°42'50"E 279.36 FEET; THENCE N80°07'22"E 22.56 FEET;
THENCE S89°00'16"E 128.23 FEET; THENCE S81°05'16"W 68.14 FEET; THENCE
S82°39'37"W 63.56 FEET; THENCE S84°38'40"W 70.98 FEET; THENCE S86°42'08"W
63.66 FEET; THENCE S89°38'11"W 70.99 FEET; THENCE S00°41'42"E 125.50 FEET;
THENCE N89°19'19"E 17.57 FEET; THENCE ALONG THE ARC OF A 2000.00 FEET
RADIUS CURVE TO THE LEFT HAVING A RADIUS OF 2000.00 FEET AND BEING
SUBSTENDED BY A CHORD BEARING N80°09'01"E 288.80 FEET; THENCE N80°59'44"E
240.82 FEET; THENCE S07°26'45"E 47.92 FEET; THENCE ALONG THE ARC OF A
1500.00 FEET RADIUS CURVE TO THE RIGHT AND BEING SUBSTENDED BY A CHORD
BEARING S03°55'58"E 183.82 FEET; THENCE S00°29'11"E 41.91 FEET; THENCE
S89°34'49"W 49.20 FEET; THENCE ALONG THE ARC OF A 700.00 FEET RADIUS
CURVE TO THE LEFT AND BEING SUBSTENDED BY A CHORD BEARING S85°03'49"W
110.25 FEET; THENCE S80°32'48"W 108.25 FEET; THENCE ALONG THE ARC OF A
800.00 FEET RADIUS CURVE TO THE RIGHT, SAID ARC BEING SUBSTENDED BY A
CHORD BEARING S84°59'33"W 122.17 FEET; THENCE S89°19'19"W 775.34 FEET;
THENCE S00°41'42"E 120.88 FEET; THENCE ALONG THE ARC OF A 48.50 FEET RADIUS
CURVE TO THE RIGHT, SAID ARC BEING SUBSTENDED BY A CHORD BEARING N51°06'57"W
19.88 FEET; THENCE S43°00'48"W 130.77 FEET TO THE POINT OF BEGINNING AND
CONTAINING AN AREA OF 20.652 ACRES, MORE OR LESS.

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDING OF
THIS PLAT OF CAMBAY WEST VILLAGE 1 AND OFFERS FOR DEDICATION AND DOES
HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE AVENUES, STREETS, CIRCLES
AND WAYS SHOWN HEREON; AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY
DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

(A) EASEMENTS FOR INSTALLATION AND MAINTAINING TREES, INSTALLATION AND
MAINTENANCE OF ELECTRICIERS 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 THOSE
STRIPS OF LAND 12.5 FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC AVENUES,
STREETS, CIRCLE, AND WAYS SHOWN HEREON.

(B) EASEMENTS 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) FEET IN WIDTH,
LYING CONTIGUOUS TO THE PUBLIC AVENUES, STREETS, CIRCLE AND WAYS SHOWN
HEREON.

NATOMAS HERITAGE-1, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: THE GRIFFIN HOMEBUILDING GROUP, LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGING MEMBER

BR: GRIFFIN INDUSTRIES, INC
A CALIFORNIA CORPORATION
ITS MANAGING MEMBER

BY: PAUL E. GRIFFIN, II, PRESIDENT

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF _____ } S.S.

ON _____ BEFORE ME, _____

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

PERSONALLY KNOWN TO ME OR (PROVED TO ME ON THE 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/HEY
EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY
HIS/HER/THEIR 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 _____ NOTARY SIGNATURE _____

MY PRINCIPAL PLACE OF BUSINESS IS
THE COUNTY OF _____

TRUSTEE'S STATEMENT:

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE
UNDER DEED OF TRUST RECORDED OCTOBER 21, 1998 IN BOOK 9810-21 PAGE 1188
OFFICIAL RECORDS.

BY: _____ BY: _____

TITLE: _____ TITLE: _____

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

PERSONALLY KNOWN TO ME OR (PROVED TO ME ON THE 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/HEY
EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY
HIS/HER/THEIR 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 _____ NOTARY SIGNATURE _____

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF _____

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

PERSONALLY KNOWN TO ME OR (PROVED TO ME ON THE 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/HEY
EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY
HIS/HER/THEIR 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 _____ NOTARY SIGNATURE _____

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF _____

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 THE CAMBAY GROUP, INC. ON MAY
31, 2000. 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 MARCH
1, 2004, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO
BE RETRAZED.

DATE: _____

GARY T. LEONARD PLS 6303
EXPIRATION DATE 12/31/03



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF "CAMBAY WEST VILLAGE 1"
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 MAP IS TECHNICALLY CORRECT.

DATE: _____

ROBERT T. ROBINSON
SUPERVISING SURVEYOR
FOR THE DIRECTOR OF PUBLIC WORKS
CITY OF SACRAMENTO
L.S. 7634 EXP. DATE: 12-31-03

CITY CLERK'S STATEMENT:

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED
THIS PLAT OF "CAMBAY WEST VILLAGE 1" AND HAS ACCEPTED ON BEHALF OF THE
PUBLIC, ALL THE LANDS, RIGHTS-OF-WAY, AND EASEMENTS, HEREON OFFERED FOR
DEDICATION.

DATE: _____ CITY CLERK, CITY OF SACRAMENTO

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2002, AT _____ M IN BOOK _____
OF MAPS, AT PAGE _____, AT THE REQUEST OF CARTER & BURGESS, INC. TITLE TO
THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE
NO. _____ ON FILE IN THIS OFFICE.

BOOK _____ PAGE _____ RECORDER OF SACRAMENTO COUNTY

BY: _____ DEPUTY

EXHIBIT A-3

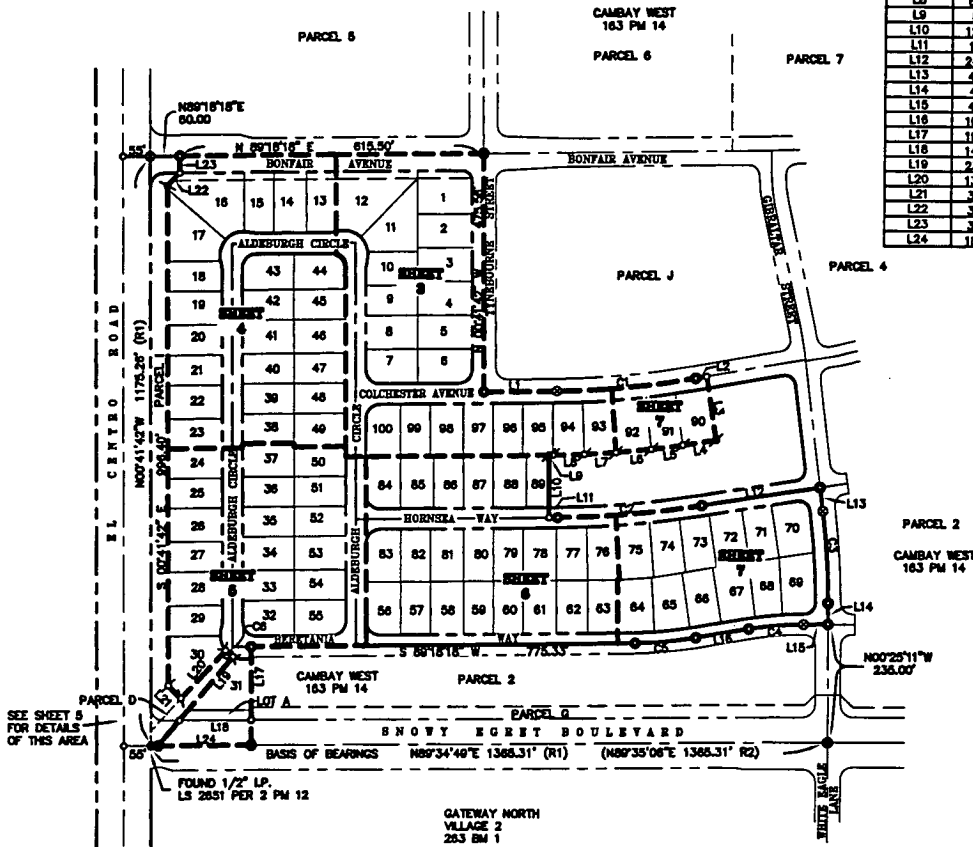
PLAT OF
CAMBAY WEST VILLAGE 1

SUBDIVISION NO. P99-135.1
BEING A SUBDIVISION OF PARCEL 1 AND H OF THE
"MASTER PARCEL MAP OF CAMBAY WEST"
FILED IN BOOK 163, OF PARCEL MAPS, AT PAGE
14 CITY OF SACRAMENTO, COUNTY OF
SACRAMENTO STATE OF CALIFORNIA
JULY, 2002
CARTER & BURGESS INC.
2033 HOME AVE. - SACRAMENTO, CALIFORNIA
SHEET 2 OF 7

CURVE TABLE		
CURVE	RADIUS	CHORD
C1	1745.00'	N84°42'50"E 279.36'
C2	2000.00'	N85°09'01"E 289.87'
C3	1800.00'	N83°55'58"W 183.82'
C4	700.00'	S83°03'40"W 110.25'
C5	800.00'	N84°55'33"E 122.17'
C6	48.50'	S81°08'07"E 19.89'

LINE TABLE		
LINE	LENGTH	BEARING
L1	148.88	N89°18'18"E
L2	22.56	S80°07'22"W
L3	129.24	S89°02'18"E
L4	88.14	N81°05'18"E
L5	63.56	N82°35'15"E
L6	70.88	N84°38'40"E
L7	63.56	N86°42'08"E
L8	62.89	N88°36'51"E
L9	8.00	N89°18'18"E
L10	128.50	S00°41'42"E
L11	17.57	N89°18'18"E
L12	240.57	S89°58'44"W
L13	47.62	S07°26'45"E
L14	41.81	N00°25'11"W
L15	48.20	N89°34'49"E
L16	108.25	S89°32'48"W
L17	188.89	S09°41'42"E
L18	158.39	N89°24'49"E
L19	231.87	S49°11'42"W
L20	130.77	S43°00'45"W
L21	38.49	N45°25'11"W
L22	35.36	N44°18'18"E
L23	34.50	N00°41'42"E
L24	188.51	N89°24'49"E

SCALE 1" = 150'



LEGEND

- FOUND PK NAIL AND WASHER L.S. 5303 PER 163 PM 14
- ⊕ FOUND 5/8" REBAR WITH PLASTIC CAP L.S. 5303 PER 163 PM 14
- FOUND MONUMENT WELL PER CITY STANDARDS, STAMPED L.S. 5303 PER 163 PM 14
- FOUND MONUMENT AS NOTED
- SET MONUMENT WELL PER CITY STANDARDS, STAMPED L.S. 5303
- SET 1/4" DIAMETER X 1 1/2" LONG PK NAIL AND WASHER L.S. 5303
- ⊗ SET GASH AT BACK OF SIDEWALK ON LOT LINE PROJECTED
- ⊕ SET 5/8" REBAR WITH PLASTIC CAP L.S. 5303 OR RAMSET AND TAG L.S. 5303
- DIMENSION POINT, NOTHING FOUND OR SET
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- (R) RADIAL BEARING
- (R1) RECORD DATA PER 163 PM 14
- (R2) RECORD DATA PER 263 B.M. 1

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON FOUND MONUMENTS IN THE CENTERLINE OF SNOWY EGRET BOULEVARD AS SHOWN ON THE MASTER PARCEL MAP OF CAMBAY WEST FILED IN BOOK 163 OF PARCEL MAPS, MAP No. 14, WHICH BEARS N89°34'49"E.

NOTES

1. THIS SUBDIVISION CONTAINS 20.562± ACRES GROSS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS UNLESS OTHERWISE NOTED.
3. THE COURSES AND DISTANCES OF THE BOUNDARY SHOWN HEREON ARE IDENTICAL TO THE COURSES AND DISTANCES SHOWN ON THE MASTER PARCEL MAP OF CAMBAY WEST IN BOOK 163 OF PARCEL MAPS, MAP No. 14, EXCEPT FOR COURSE L8 ON SHEET 3 OF 7 OF THE MASTER PARCEL MAP.
4. THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED; THE 100 WITHIN ROADS, THE 25' P.U.E. AND 100 WITHIN PARCEL H PER THE MASTER PARCEL MAP OF CAMBAY WEST, 163 PM 14, NOT SHOWN HEREON ARE HEREBY ABANDONED PER SECTION 66469.20 1/2 OF THE SUBDIVISION MAP ACT.
5. LOT A IS TO BE GRANTED AS AN 100 IN FEE TITLE TO THE CITY OF SACRAMENTO FOR LANDSCAPE PURPOSES.
6. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE AVENUES, WAYS, STREETS, BOULEVARDS, AND CIRCLES AS SHOWN.

EXHIBIT A-4

PLAT OF
CAMBAY WEST VILLAGE 1

SUBDIVISION NO. P99-135.1
BEING A SUBDIVISION OF PARCEL 1 AND H OF THE
"MASTER PARCEL MAP OF CAMBAY WEST"
FILED IN BOOK 163, OF PARCEL MAPS, AT PAGE
14 CITY OF SACRAMENTO, COUNTY OF
SACRAMENTO STATE OF CALIFORNIA
JULY, 2002
CARTER & BURGESS INC.
2033 HOWE AVE. - SACRAMENTO, CALIFORNIA
SHEET 3 OF 7

PARCEL 5
MASTER PARCEL MAP
CAMBAY WEST
163 P.M. 14

PARCEL 6
MASTER PARCEL MAP
CAMBAY WEST
163 P.M. 14

PARCEL J
MASTER PARCEL MAP
CAMBAY WEST
163 P.M. 14

SCALE: 1"=40'
SEE SHEET 2 FOR
LEGEND AND NOTES

CURVE TABLE		
CURVE	RADIUS	CHORD
C3	48.50'	N45°31'28"V 67.33'
C5	1745.00'	N84°42'50"E 279.36'
C6	1768.50'	N84°42'50"E 283.12'

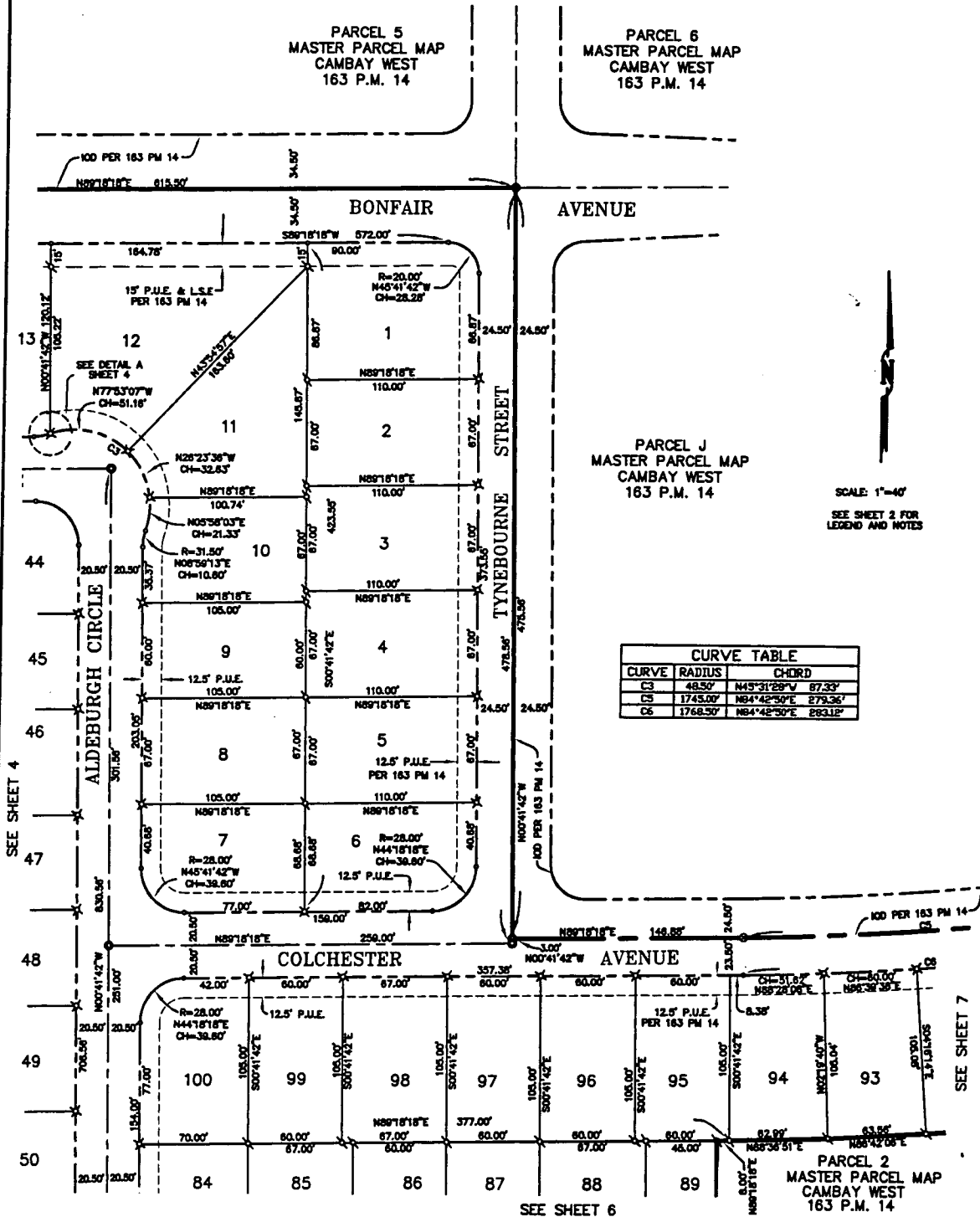
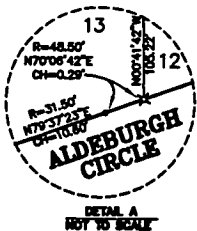


EXHIBIT A-5

PLAT OF
CAMBAY WEST VILLAGE 1

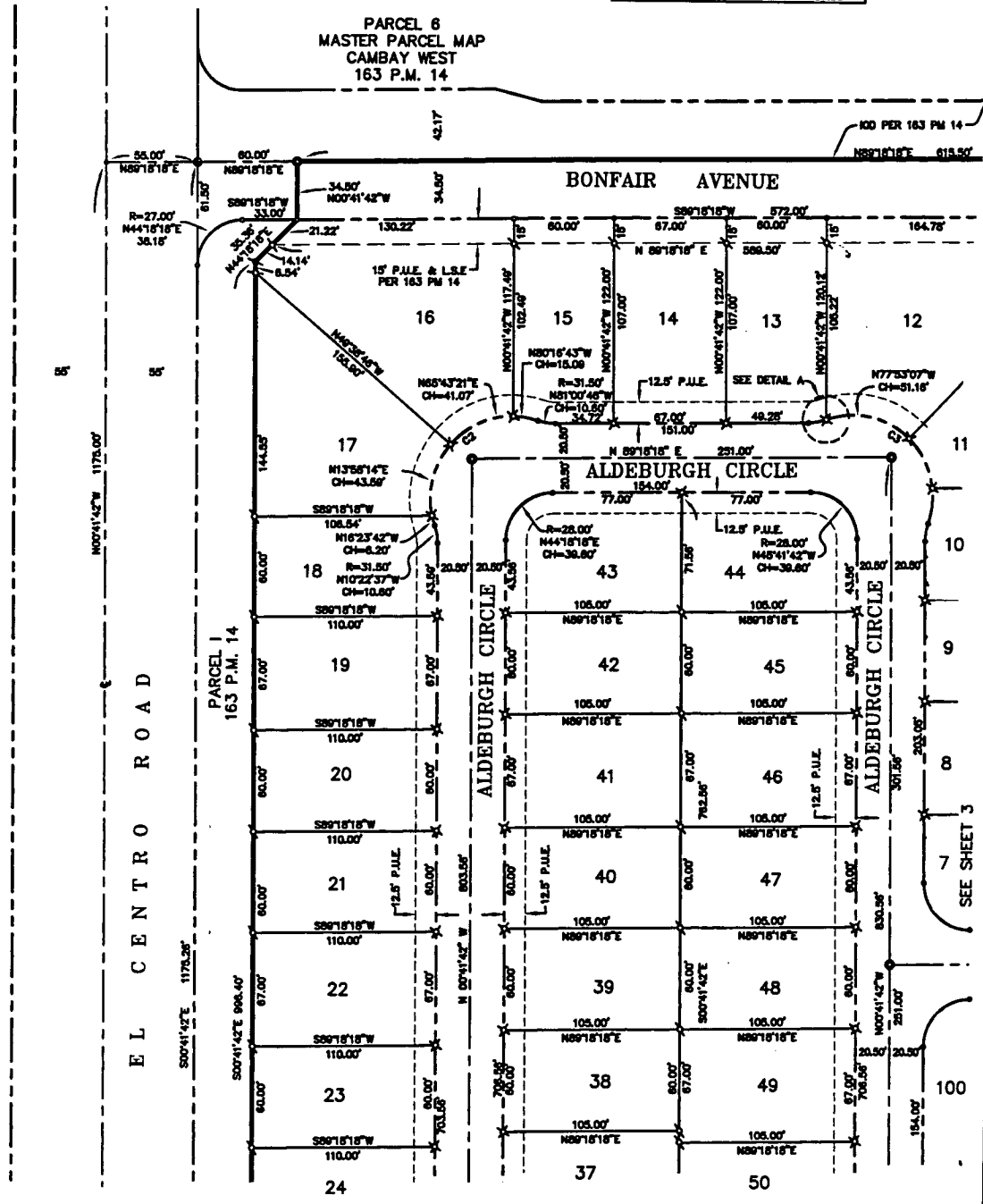
SUBDIVISION NO. P99-135.1
BEING A SUBDIVISION OF PARCEL 1 AND H OF THE
"MASTER PARCEL MAP OF CAMBAY WEST"
FILED IN BOOK 163, OF PARCEL MAPS, AT PAGE
14 CITY OF SACRAMENTO, COUNTY OF
SACRAMENTO STATE OF CALIFORNIA
JULY, 2002

CARTER & BURGESS INC.
2033 HOME AVE. - SACRAMENTO, CALIFORNIA
SHEET 4 OF 7



CURVE TABLE		
CURVE	RADIUS	CHORD
C2	48.50'	N44°18'18" E 87.45'
C3	48.50'	N45°31'28" W 87.33'

SEE SHEET 2
FOR LEGEND AND NOTES



SEE SHEET 5

EXHIBIT A-6

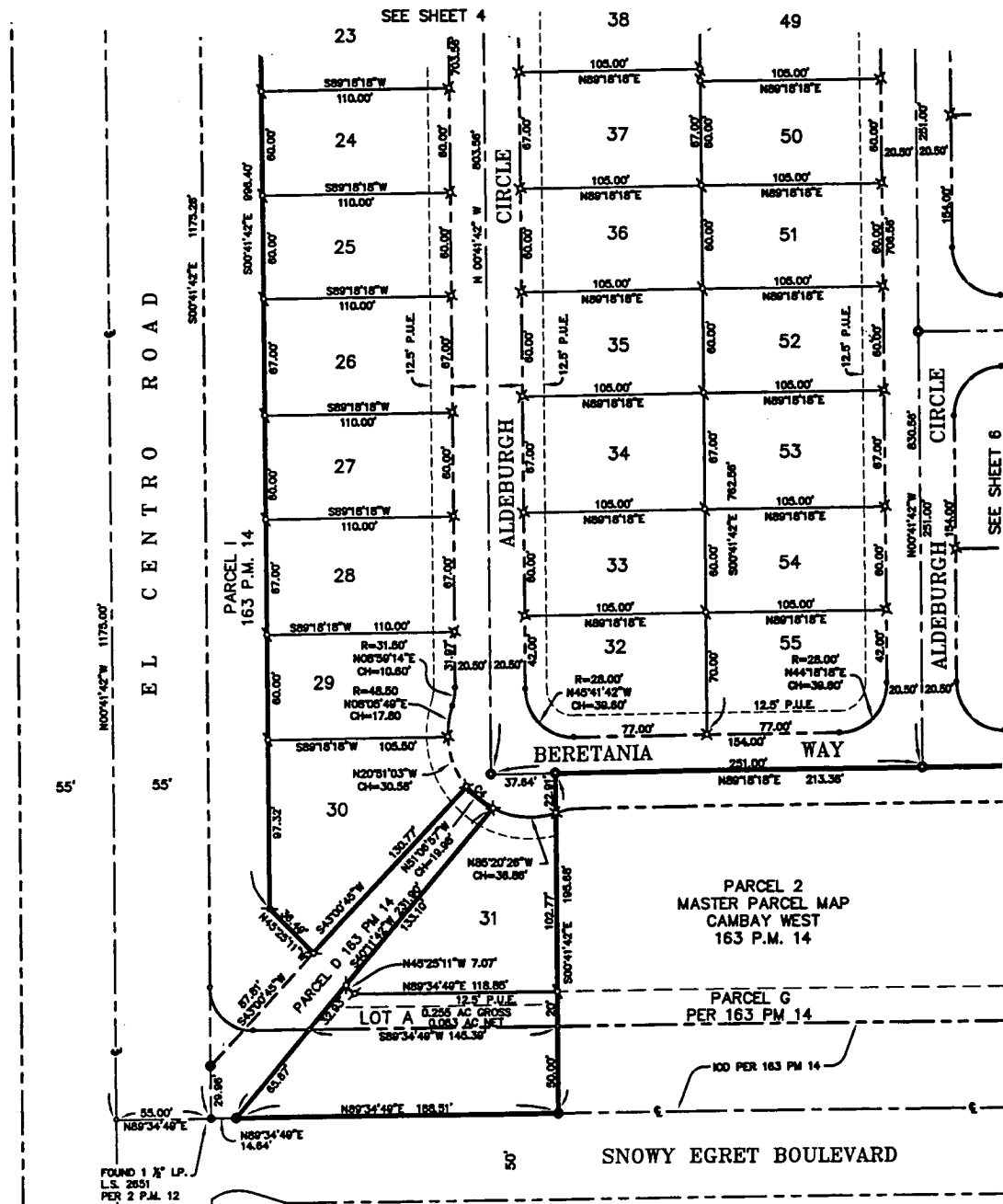
PLAT OF
CAMBAY WEST VILLAGE 1

SUBDIVISION NO. P99-135.1
BEING A SUBDIVISION OF PARCEL 1 AND H OF THE
"MASTER PARCEL MAP OF CAMBAY WEST"
FILED IN BOOK 163, OF PARCEL MAPS, AT PAGE
14 CITY OF SACRAMENTO, COUNTY OF
SACRAMENTO STATE OF CALIFORNIA
JULY, 2002

CARTER & BURGESS INC.
2033 HOME AVE. - SACRAMENTO, CALIFORNIA
SHEET 5 OF 7

SEE SHEET 2
FOR NOTES AND LEGEND

SCALE: 1"=40'



GATEWAY NORTH
VILLAGE 2
263 BM 1

CURVE TABLE		
CURVE	RADIUS	CHORD
C4	48.50'	N44°30'12"V 66.56'

EXHIBIT A-7

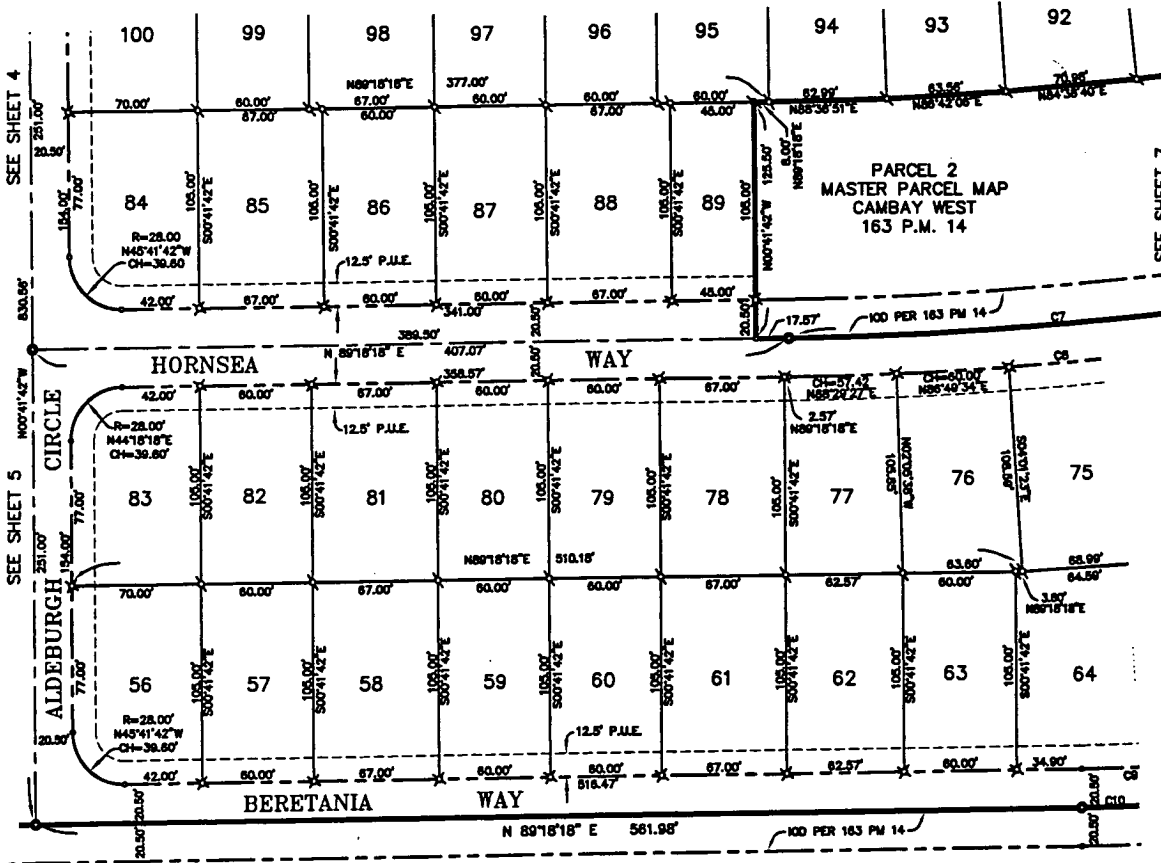
**PLAT OF
CAMBAY WEST VILLAGE 1**
 SUBDIVISION NO. P99-135.1
 BEING A SUBDIVISION OF PARCEL 1 AND H OF THE
 "MASTER PARCEL MAP OF CAMBAY WEST"
 FILED IN BOOK 183, OF PARCEL MAPS, AT PAGE
 14 CITY OF SACRAMENTO, COUNTY OF
 SACRAMENTO STATE OF CALIFORNIA
 JULY, 2002
 CARTER & BURGESS INC.
 2033 HOME AVE. - SACRAMENTO, CALIFORNIA
 SHEET 6 OF 7

CURVE TABLE		
CURVE	RADIUS	CHORD
C7	2000.00'	N85°09'01"E 269.80'
C8	2020.50'	N85°09'01"E 272.77'
C9	779.50'	N84°33'33"E 119.04'
C10	600.00'	N84°33'33"E 122.17'

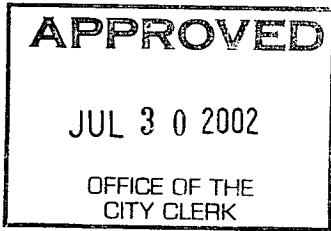


SEE SHEET 2 FOR
LEGEND AND NOTES

SEE SHEET 3



PARCEL 2
 MASTER PARCEL MAP
 CAMBAY WEST
 163 P.M. 14



RESOLUTION NO. 2002 - 506

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "CAMBAY WEST VILLAGE 1" P99-135)

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

- A. The Final Map for Cambay West Village 1, located in North Natomas - south of Del Paso Road and east of El Centro Road, with provisions for its design and improvement, is consistent with the North 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 Natomas Heritage 1, LLC, a California Limited Liability Company 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

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

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____