

RESOLUTION NO. 2000-471

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF AUG 8 2000

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "NORTHBOROUGH PHASE 1 VILLAGE 5 UNIT 2" (P95-085)

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

- A The Final Map for Northborough Phase 1 Village 5 Unit 2, located in North Natomas - west of Natomas Boulevard and North of North Park Drive, with provisions for its design and improvement, is consistent with the North Natomas Community Plan. See Exhibit "A-1 through A-4" for project location.
- 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 project is hereby approved subject to the execution by all parties of the Subdivision Improvement Agreement for that subdivision.
- 2. All offers of dedication 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 Centex Homes, a Nevada General Partnership to provide for the subdivision improvements required by the Subdivision Map Act and Title 16 (Subdivision Regulations) of the Sacramento City Code.


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


MAYOR

ATTEST:

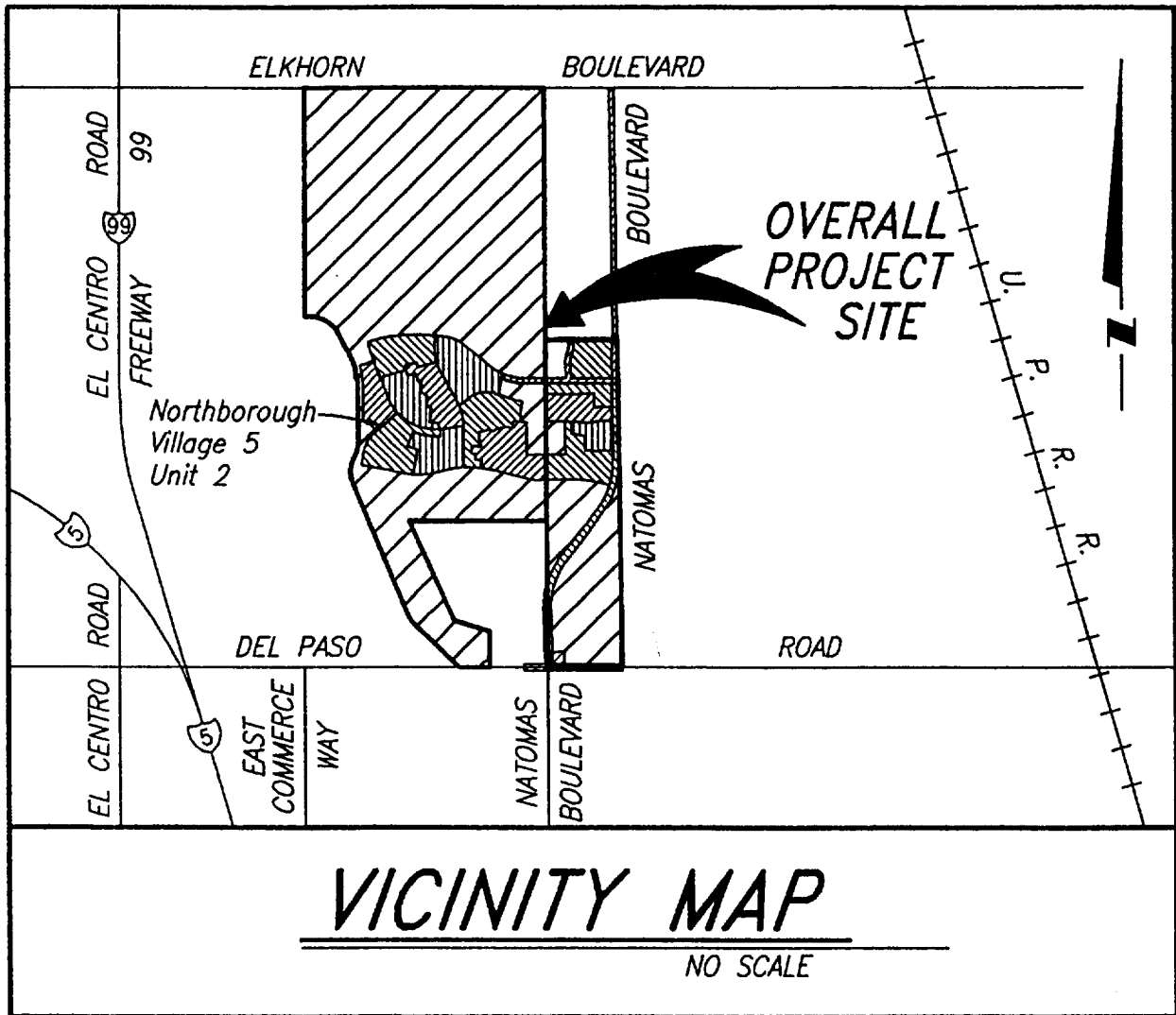

CITY CLERK

S:\SWrkGrpDocs\devsvs\council\P95-085Northborough\Phase1 Village5Unit2ccltr
06.2000

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PLAT OF
NORTHBOROUGH PHASE 1, VILLAGE 5, UNIT 2
BEING PARCEL 14 OF MASTER PARCEL MAP
OF NORTHBOROUGH PHASE 1 (152 P.M. 15)
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
JULY, 2000
MURRAY SMITH & ASSOCIATES
SHEET 1 OF 3

SURVEYOR'S STATEMENT
I HEREBY STATE THAT THIS PLAT OF "NORTHBOROUGH PHASE 1, VILLAGE 5, UNIT 2" WAS LAYED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACTS OF THE STATE OF CALIFORNIA, AND THAT THE MEASUREMENTS WERE MADE BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACTS OF THE STATE OF CALIFORNIA, AND THAT SAID MEASUREMENTS WILL BE SUFFICIENT TO DEFINE THE BOUNDARIES TO BE ESTABLISHED.

DATE: _____
MICHAEL S. COSTA
EXPIRATION DATE: 12-31-03
L.S. 6800



CITY ENGINEER'S STATEMENT:
I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF "NORTHBOROUGH PHASE 1, VILLAGE 5, UNIT 2" AND THE INFORMATION SUBMITTED TO THE CITY PLANNING COMMISSION OF THE CITY OF SACRAMENTO AND AM APPROVED ALTERNATING THEREWITH AND CITY ENGINEER'S STATEMENT IS TECHNICAL AND THAT I AM Satisfied THAT SAID PLAT IS TECHNICALLY CORRECT.

DATE: _____ 2000
CITY OF PUBLIC WORKS
CITY OF SACRAMENTO

CITY CLERK'S STATEMENT:
I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS REVIEWED AND APPROVED THIS PLAT OF "NORTHBOROUGH PHASE 1, VILLAGE 5, UNIT 2" AND HAS ACCEPTED ON BEHALF OF THE PUBLIC ALL OF THE RIGHTS-OF-WAY AND EASEMENTS, AND ALL RIGHTS-OF-WAY SHOWN AS THE PUBLIC DRINK, WATER AND COURTS SHOWN HEREON.

DATE: _____ 2000
CITY CLERK, CITY OF SACRAMENTO

RECORDER'S STATEMENT:
I HEREBY STATE THAT I HAVE RECEIVED AND FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY THIS PLAT OF "NORTHBOROUGH PHASE 1, VILLAGE 5, UNIT 2" AND THAT THE SAME IS CORRECTLY FILED IN THE PUBLIC RECORDS OF SACRAMENTO COUNTY, CALIFORNIA, AND THAT THE SAME WILL BE SUFFICIENT TO DEFINE THE BOUNDARIES TO BE ESTABLISHED.

BOOK: _____ PAGE: _____
U.S. _____
RECORD OF SACRAMENTO COUNTY
BY _____

LEGAL DESCRIPTION
PARCEL 14 AS SAID PARCEL IS SHOWN AND SO DESCRIBED ON THE MASTER PARCEL MAP OF NORTHBOROUGH PHASE 1, VILLAGE 5, UNIT 2, AND OTHER PARCELS SHOWN THEREON, AND IS DESCRIBED IN THE PUBLIC RECORDS OF SACRAMENTO COUNTY, CALIFORNIA, AS FOLLOWS:

OWNER'S STATEMENT
THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS PLAT OF "NORTHBOROUGH PHASE 1, VILLAGE 5, UNIT 2" AND OTHER PARCELS SHOWN THEREON, AND TO ACCEPT ON BEHALF OF THE PUBLIC ALL OF THE RIGHTS-OF-WAY AND EASEMENTS, AND ALL RIGHTS-OF-WAY SHOWN AS THE PUBLIC DRINK, WATER AND COURTS SHOWN HEREON.

A) CONDUITS FOR INSTALLATION AND MAINTENANCE OF GAS SERVICE AND WATER PIPES AND FOR TRAFFIC CONTROL DEVICES, ELECTRICITY AND TELEPHONE LINES, AND FOR PLUMBING, MECHANICAL, AND ALL UTILITIES, AND FOR PLANTING AND MAINTENANCE TREES, OVER, UNDER AND ACROSS STRIPS OF LAND 5.0 FEET AND 13.5 FEET WIDE, INCLUDING OCCUPANED PUBLIC UTILITY EASEMENT PLATS AND ADJACENT LOTS "A", "B" AND "C" SHOWN HEREON.

B) EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ACCESSWAYS TO THE INSTALLATION AND MAINTENANCE OF UTILITIES, AND TO ACCESS TO ALL UTILITIES, INCLUDING OCCUPANED PUBLIC UTILITY EASEMENT PLATS AND ADJACENT LOTS "A", "B" AND "C" SHOWN HEREON.

C) RIGHTS OF WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC DRINK, WATER AND COURTS SHOWN HEREON, AND ALL UTILITIES, INCLUDING OCCUPANED PUBLIC UTILITY EASEMENT PLATS AND ADJACENT LOTS "A", "B" AND "C" SHOWN HEREON.

CORTEX HOMES, A NEVADA GENERAL PARTNERSHIP
BY: _____ TITLE: _____
ITS MANAGING PARTNER

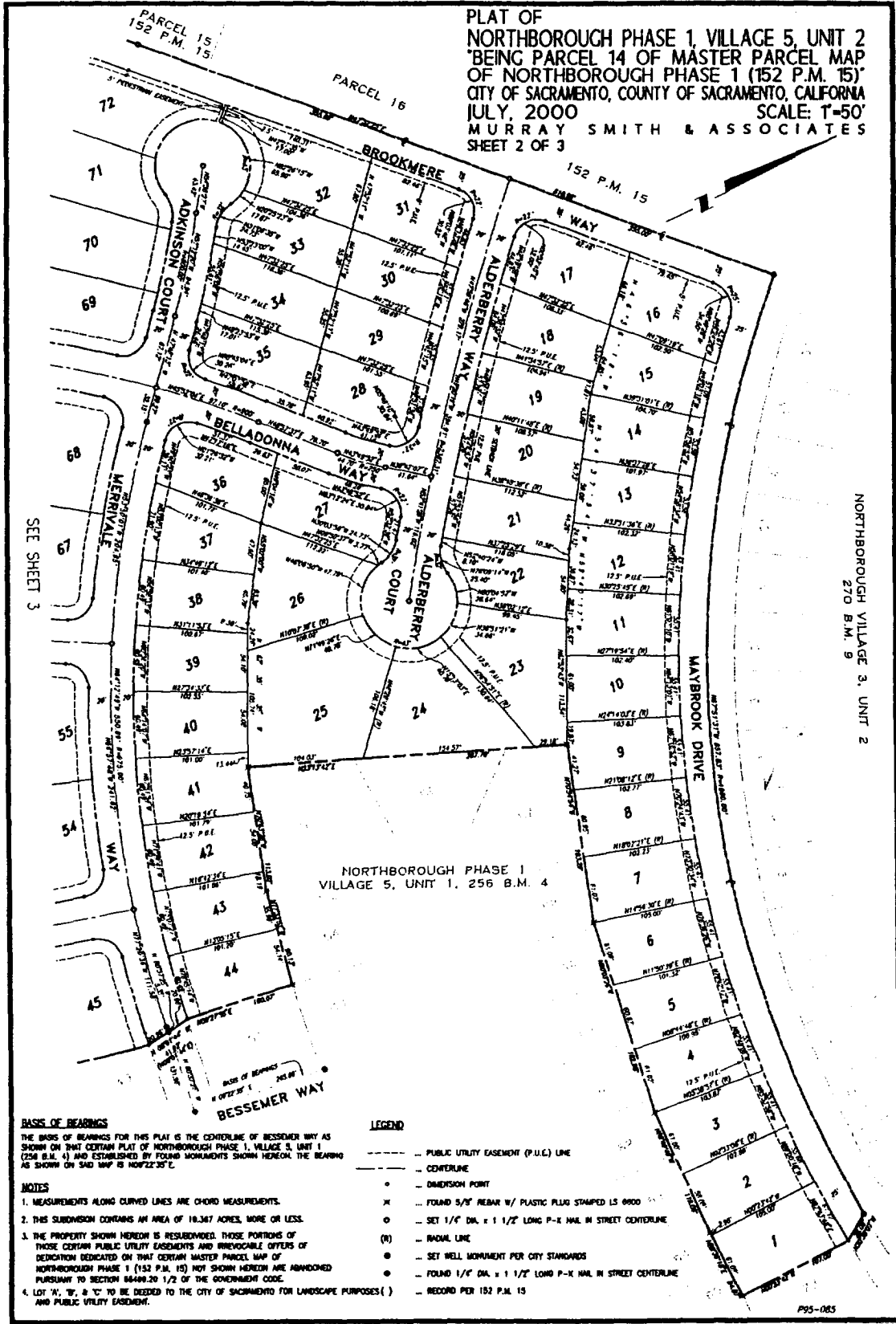
NOTARY STATEMENT
I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF SACRAMENTO, COUNTY AND STATE PERSONALLY APPEARED TO _____, PERSONALLY KNOWN TO ME OR THROUGH TO BE ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT PERSON(S) AND THAT SAID INSTRUMENT WAS EXECUTED BY SAID PERSON(S) AND THAT SAID INSTRUMENT IS THE INSTRUMENT BY WHICH THE PERSON(S) HAS/HAVE(S) EXECUTED THE INSTRUMENT.

BY: _____ PRINT NAME
IF PRINCIPAL PLACE OF BUSINESS IS _____ IF COMMON DEEDS.

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EXHIBIT "A-3"



PLAT OF
 NORTHBOROUGH PHASE 1, VILLAGE 5, UNIT 2
 BEING PARCEL 14 OF MASTER PARCEL MAP
 OF NORTHBOROUGH PHASE 1 (152 P.M. 15)
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
 JULY, 2000 SCALE: T=50'
 MURRAY SMITH & ASSOCIATES
 SHEET 2 OF 3

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS PLAT IS THE CENTERLINE OF BESSEMER WAY AS SHOWN ON THAT CERTAIN PLAT OF NORTHBOROUGH PHASE 1, VILLAGE 5, UNIT 1 (256 B.M. 4) AND ESTABLISHED BY FOUND MONUMENTS SHOWN HEREON. THE BEARING AS SHOWN ON SAID MAP IS N07°22'35"E.

NOTES

- MEASUREMENTS ALONG CURVED LINES ARE CHORD MEASUREMENTS.
- THIS SUBDIVISION CONTAINS AN AREA OF 18.367 ACRES, MORE OR LESS.
- THE PROPERTY SHOWN HEREON IS RESUBDIVIDED. THOSE PORTIONS OF THOSE CERTAIN PUBLIC UTILITY EASEMENTS AND IRREVOCABLE OFFERS OF DEDICATION DEDICATED ON THAT CERTAIN MASTER PARCEL MAP OF NORTHBOROUGH PHASE 1 (152 P.M. 15) NOT SHOWN HEREON ARE ABANDONED PURSUANT TO SECTION 86499.20 1/2 OF THE GOVERNMENT CODE.
- LOT "X", "Y", & "Z" TO BE DECEDED TO THE CITY OF SACRAMENTO FOR LANDSCAPE PURPOSES () AND PUBLIC UTILITY EASEMENT.

LEGEND

- PUBLIC UTILITY EASEMENT (P.U.E.) LINE
- CENTERLINE
- o DIMENSION POINT
- x FOUND 5/8" REBAR W/ PLASTIC PLUG STAMPED LS 6800
- SET 1/4" DIA. x 1 1/2" LONG P-X NAIL IN STREET CENTERLINE
- (R) RADIAL LINE
- SET WELL MONUMENT PER CITY STANDARDS
- o FOUND 1/4" DIA. x 1 1/2" LONG P-X NAIL IN STREET CENTERLINE
- RECORD PER 152 P.M. 15

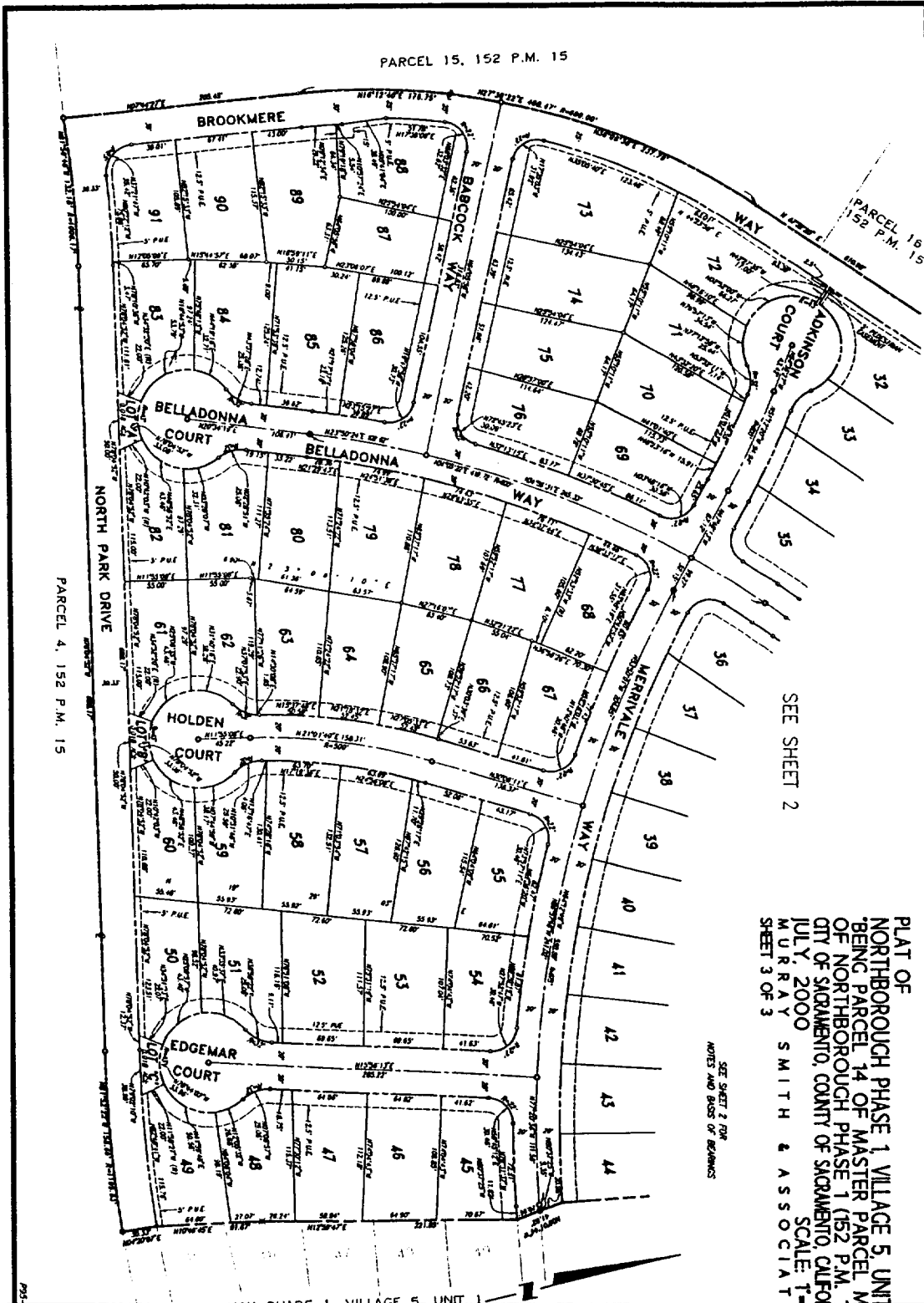
NORTHBOROUGH VILLAGE 3, UNIT 2
 270 B.M. 9

P95-085

890.10

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 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
 JULY, 2000
 MURRAY SMITH & ASSOCIATES
 SHEET 3 OF 3

SEE SHEET 2

SEE SHEET 2 FOR
 NOTES AND CROSS REFERENCES

NORTHBOROUGH PHASE 1, VILLAGE 5, UNIT 2
 256 B.M. 4 FOR CITY CLERK USE ONLY

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