

2.12

DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET, 2<sup>nd</sup> Floor  
SACRAMENTO, CA 95814-2700

DEVELOPMENT SERVICES DIVISION

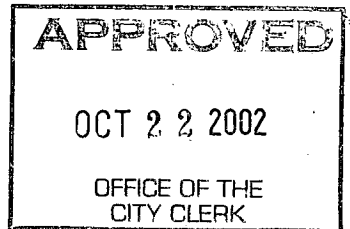
PH. (916) 264-7995  
FAX (916) 264-5786

October 8, 2002

City Council  
Sacramento, California

Honorable Members in Session:

06-2002-194



**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT  
AGREEMENT FOR "NORTHPOINTE PARK VILLAGE 21" (P96-058)**

**LOCATION/COUNCIL DISTRICT:**

North Natomas - south of Elkhorn Blvd and east of the East Drainage Canal  
Council District 1

**RECOMMENDATION:**

This report recommends the City Council adopt the attached resolution approving the Final Map and Subdivision Improvement Agreement for Northpointe Park Village 21.

**CONTACT PERSONS:** Fritz Buchman, Senior Engineer, 264-7493  
Bob Robinson, Supervising Surveyor, 264-8970

**FOR COUNCIL MEETING OF:** October 22, 2002

**SUMMARY:**

On December 19, 1996, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. The subdividers, Northpointe North LLC a California Limited Liability Company and K. Hovnanian Forecast Homes, Inc., a California Corporation, wish to file the Final Map prior to completing the required subdivision improvements. The deferral of these improvements requires the subdividers to enter into a Subdivision Improvement Agreement with the City wherein the subdividers agree to complete the improvements at a later date. All other conditions of the subdivision's Tentative Map have been met by the subdividers.

Department of  
**PUBLICWORKS**  
CITY OF  
SACRAMENTO

City Council  
Final Map for Northpointe Park Village 21  
October 7, 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 December 19, 1996, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision.

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 subdividers, Northpointe North LLC a California Limited Liability Company and K. Hovnanian Forecast Homes, Inc., a California Corporation.

**ENVIRONMENTAL CONSIDERATIONS:**

On December 19, 1996, 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 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 October 2002. The Pedestrian Safety Strategy was prepared in accordance with the City Strategic Plan.

City Council  
Final Map for Northpointe Park Village 21  
October 7, 2002

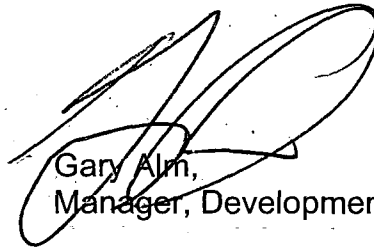
The Council action recommended in this report supports the following City Strategic Plan goals:

- Enhance and preserve the neighborhoods
- Promote and support economic vitality
- Improve and diversify the transportation system

**ESBD CONSIDERATIONS:**

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

Respectfully submitted,



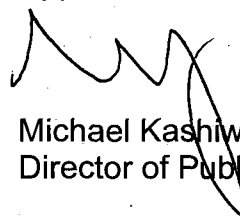
Gary Alm,  
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

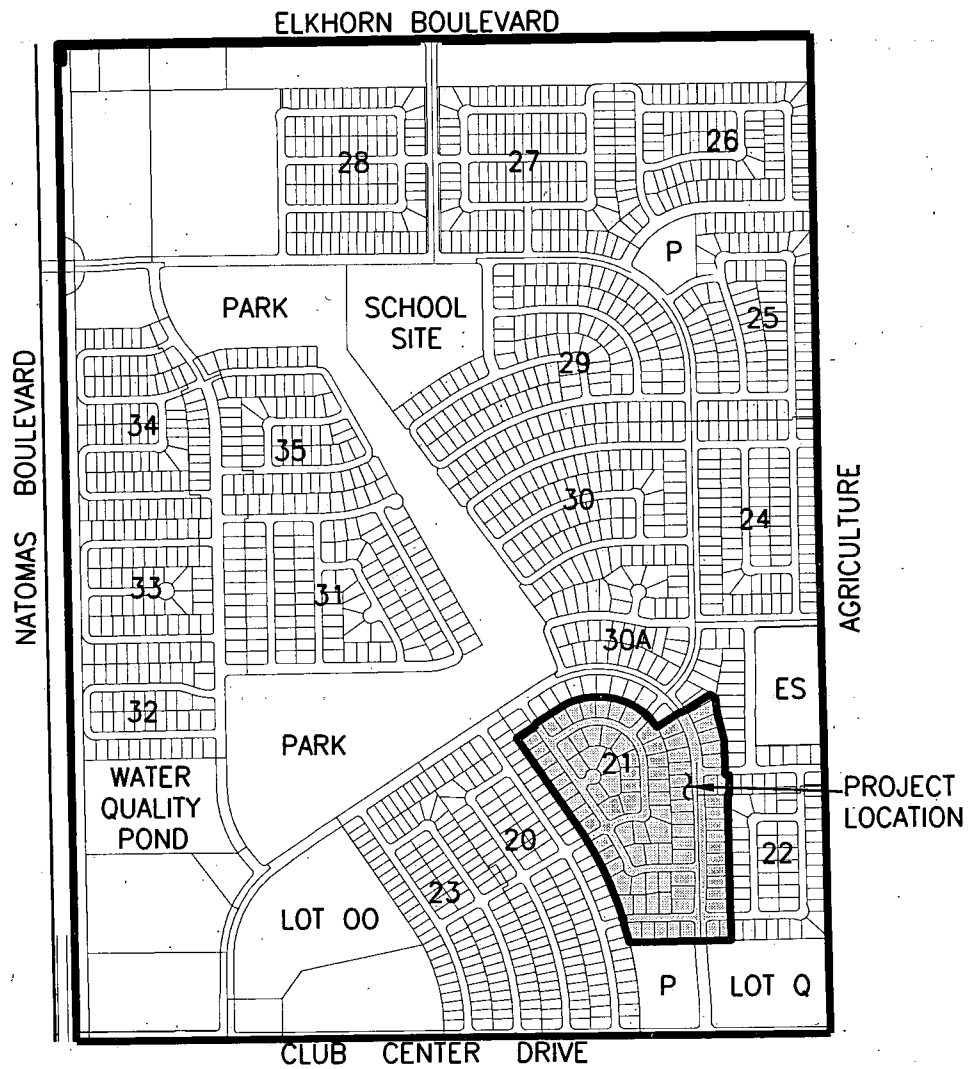
Approved:



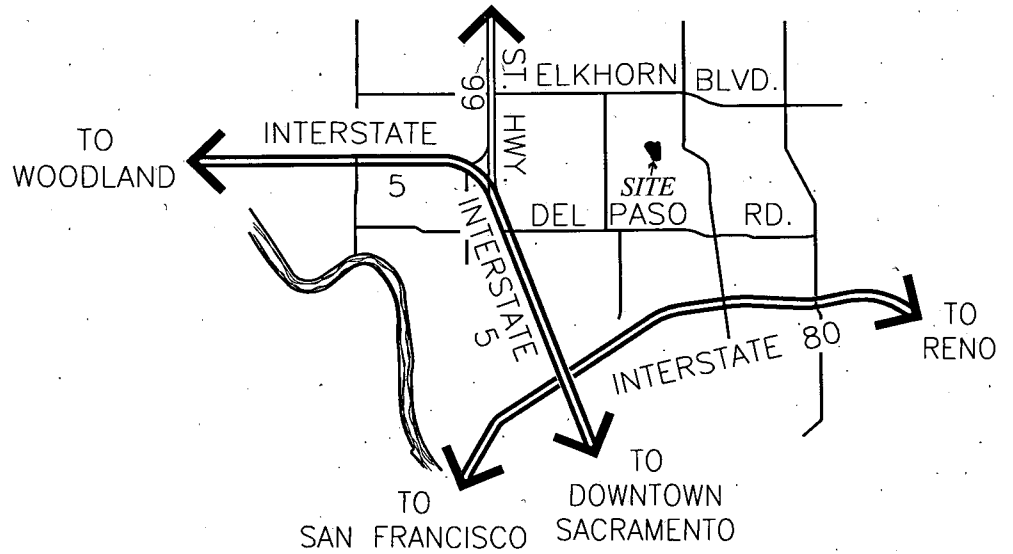
Michael Kashiwagi  
Director of Public Works

FB/pt

# NORTHPOINTE PARK VILLAGE 21



NOT TO SCALE



OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 21 AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE WAYS, CIRCLES, COURT AND AVENUE SHOWN HEREON AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- A. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, 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 AND CONTIGUOUS TO THE WAYS, CIRCLES, COURT AND AVENUE 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 PUBLIC WAYS, CIRCLES, COURT AND AVENUE SHOWN HEREON.

K. HOVNANIAN FORECAST HOMES, INC. A CALIFORNIA CORPORATION

NORTHPOINTE NORTH, LLC A LIMITED LIABILITY COMPANY

BY: NAME: LARRY YOUNG TITLE: DIVISION PRESIDENT DATE:

By: Northpointe North, LLC a California limited liability company
By: Lennar Northpointe North, LLC a California limited liability company its sole member
By: Lennar Renaissance, Inc. a California corporation its Managing Member

PRINT NAME: TITLE: DATE:

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF } SS

ON THE DAY OF 200, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED,

OR I 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 EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

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

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF } SS

ON THE DAY OF 200, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED,

OR I 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 EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

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

FINAL MAP OF NORTHPOINTE PARK VILLAGE 21

SUBDIVISION NO. P96-058.11 BEING ALL THE DESIGNATED REMAINDER OF THE FINAL MAP OF NORTHPOINTE PARK VILLAGE 20 FILED IN 303 B.M. 5, AND ALL OF PARCEL 10 OF THE MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 2 FILED IN 164 P.M. 4, SACRAMENTO COUNTY RECORDS CITY OF SACRAMENTO STATE OF CALIFORNIA



WOOD RODGERS ENGINEERING - MAPPING - PLANNING - SURVEYING 3301 C St., Bldg. 100-B Tel 916.341.7760 Sacramento, CA 95818 Fax 916.341.7767

OCTOBER 2002

Sheet 1 of 7

1045.051

LEGAL DESCRIPTION

ALL THE DESIGNATED REMAINDER OF THE FINAL MAP OF NORTHPOINTE PARK VILLAGE 20, RECORDED IN BOOK 303 OF MAPS, AT PAGE 5, AND ALL OF PARCEL 10 OF THE MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 2, RECORDED IN BOOK 164 OF PARCEL MAPS, AT PAGE 4, SACRAMENTO COUNTY RECORDS, IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

TRUSTEE'S STATEMENT

NORTH AMERICAN TITLE GUARANTY COMPANY, AS TRUSTEE UNDER DEEDS OF TRUST RECORDED MAY 29, 2002, IN BOOK 200205-29 PAGE 1333, AND AUGUST 6, 2002, IN BOOK 200208-08 PAGES 1304 AND 1305, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

BY: PRINT NAME: BY: PRINT NAME:

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF } SS

ON THE DAY OF 200, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED,

OR I 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 EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

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

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF NORTHPOINTE NORTH, L.L.C. IN OCTOBER, 2002. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY OCTOBER 2004, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MICHAEL E. LONG P.L.S. 0815 EXP. 09-30-04 WOOD RODGERS, INC.

DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 21 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.

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

DATE

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS FINAL MAP ENTITLED NORTHPOINTE PARK VILLAGE 21 AND HAS ACCEPTED, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, ALL LANDS, RIGHTS-OF-WAY, AND EASEMENTS HEREON OFFERED FOR DEDICATION.

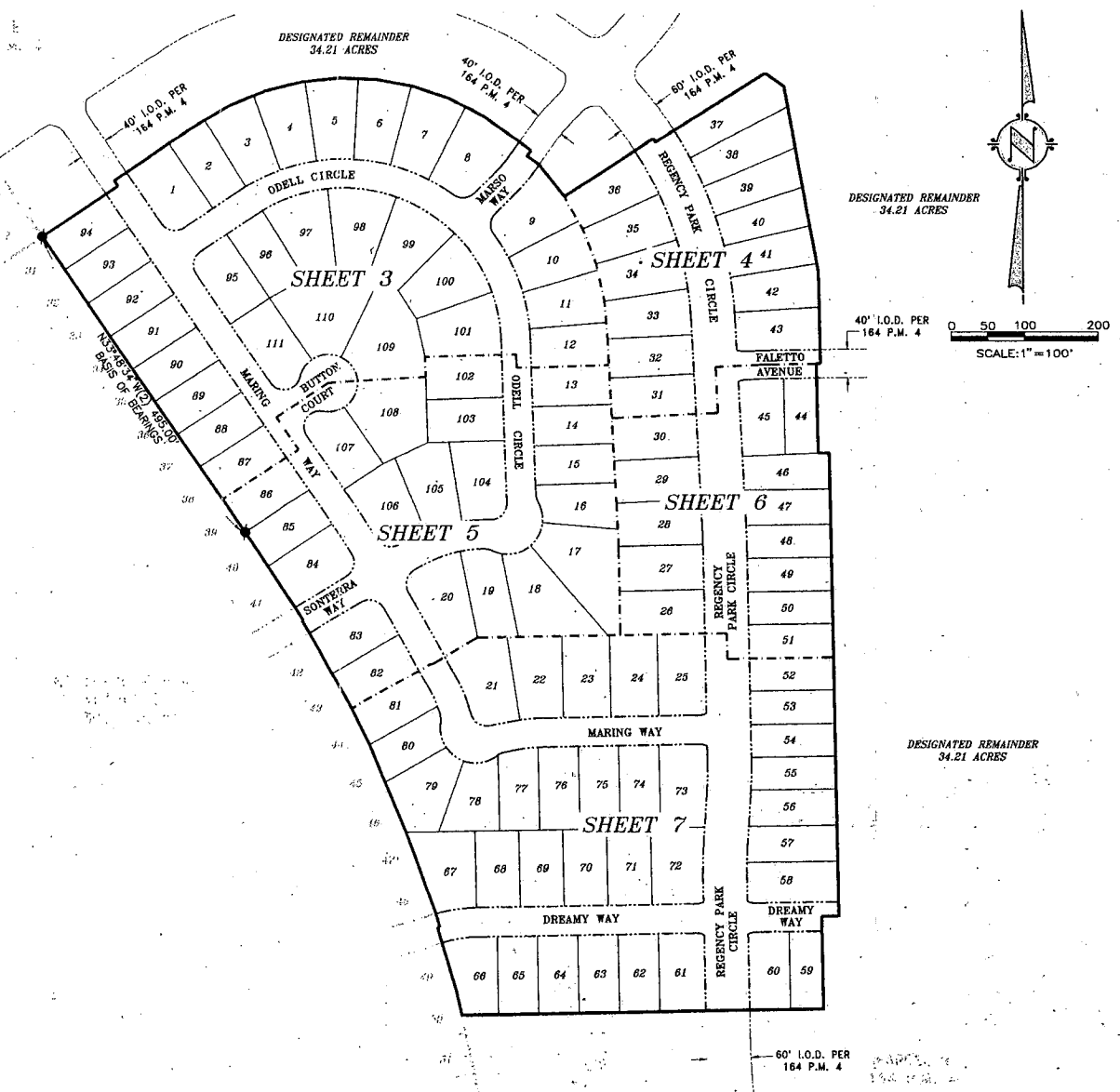
DATE: CITY CLERK CITY OF SACRAMENTO

RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK OF MAPS, AT PAGE THIS DAY OF 200 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: \$

EXHIBIT "A-2"



**NOTES**

1. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
2. TOTAL AREA FOR THIS SUBDIVISION IS 55.92± ACRES GROSS, CONSISTING OF 21.71± ACRES GROSS OF 111 RESIDENTIAL LOTS AND CREATING A DESIGNATED REMAINDER OF 34.21 ACRES GROSS.
5. THE IRREVOCABLE OFFER OF DEDICATION (I.O.D.), PER 164 P.M. 4, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE.
6. THE PUBLIC UTILITY EASEMENT (P.U.E.), PER 164 P.M. 4, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE.
7. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE WAYS, CIRCLES, COURT AND AVENUE AS SHOWN.

**LEGEND**

- DIMENSION POINT
- SET 5/8" REBAR CAPPED P.L.S. 6815 AT ALL REAR LOT CORNERS AND ALL FRONT LOT CORNERS OR 1" BRASS DISK STAMPED P.L.S. 6815 AT 1.00' PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS.
- ⊙ SET 1-1/2" LONG x 1/4" DIA. PK NAIL
- SET 1-1/4" IRON PIPE TAGGED "P.L.S. 6815"
- ⊙ SET WELL MONUMENT STAMPED "P.L.S. 6815"
- ⊙ FOUND 1/4" DIA. PK NAIL
- FOUND 1-1/4" IRON PIPE TAGGED "P.L.S. 6815"
- ⊙ FOUND WELL MONUMENT STAMPED "P.L.S. 6815"
- (R) RADIAL LINE
- ΔΔΔ ΔΔΔ ΔΔΔ DELTA XX" XX' XX'
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- P.U.E. PUBLIC UTILITY EASEMENT

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED FROM THE MONUMENTS SHOWN ON THE NORTHPOINTE PARK VILLAGE 20 FINAL MAP RECORDED IN 303 B.M. 5, SACRAMENTO COUNTY RECORDS. THE BEARING BETWEEN SAID MONUMENTS IS NORTH 33°48'34" WEST.

**REFERENCES**

- (1) 164 P.M. 4, MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 2
- (2) 303 B.M. 5, FINAL MAP OF NORTHPOINTE PARK VILLAGE 20

FINAL MAP OF  
**NORTHPOINTE PARK**  
VILLAGE 21  
SUBDIVISION NO. P96-058.11  
BEING ALL THE DESIGNATED REMAINDER OF THE  
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CITY OF SACRAMENTO STATE OF CALIFORNIA



**WOOD RODGERS**  
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Tel 916.341.7760 Fax 916.341.7767

OCTOBER 2002

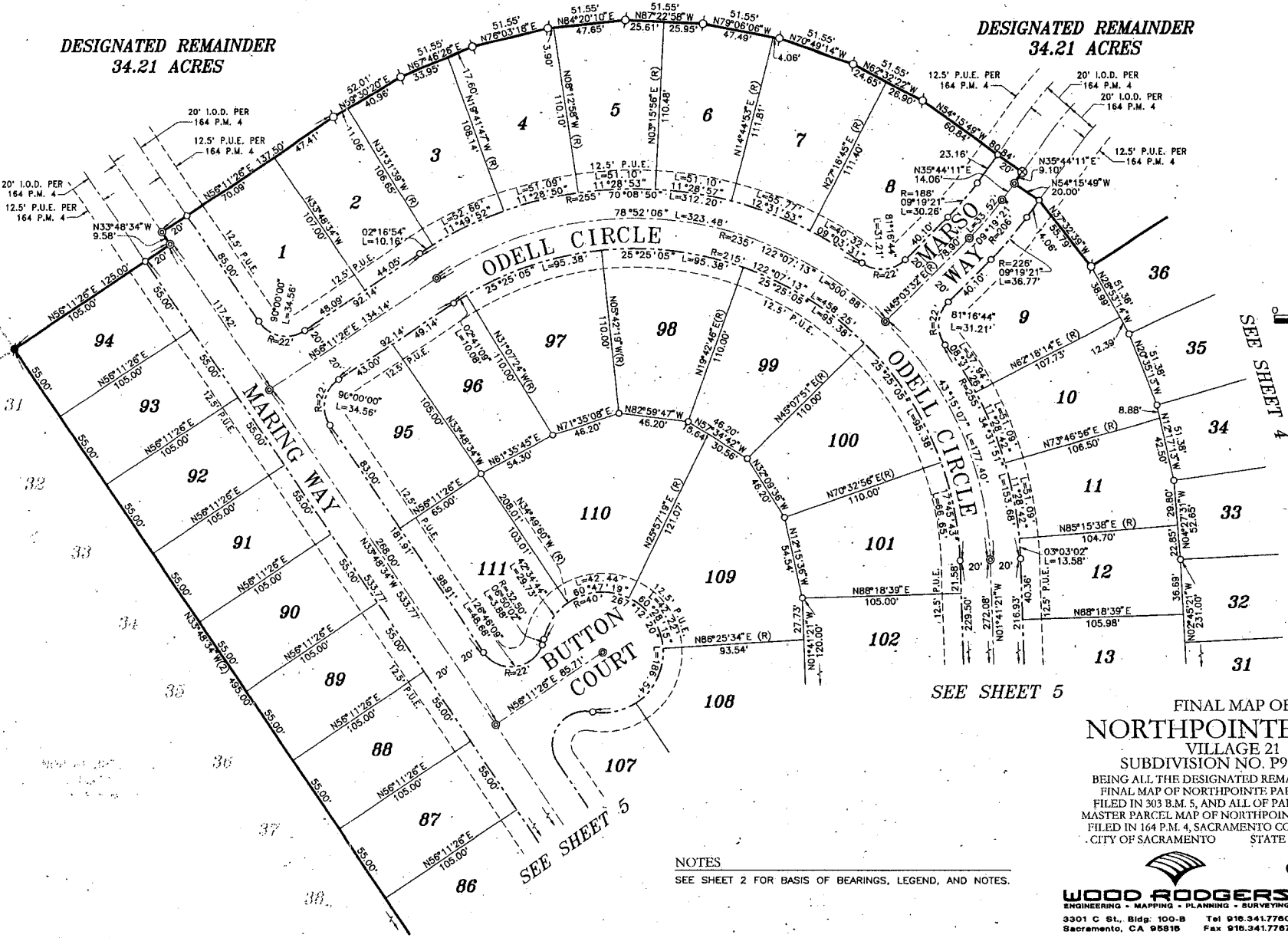
Sheet 2 of 7

1045.051

EXHIBIT "A-3"

DESIGNATED REMAINDER  
34.21 ACRES

DESIGNATED REMAINDER  
34.21 ACRES



0 20 40 80  
SCALE: 1" = 40'

EXHIBIT "A-4"

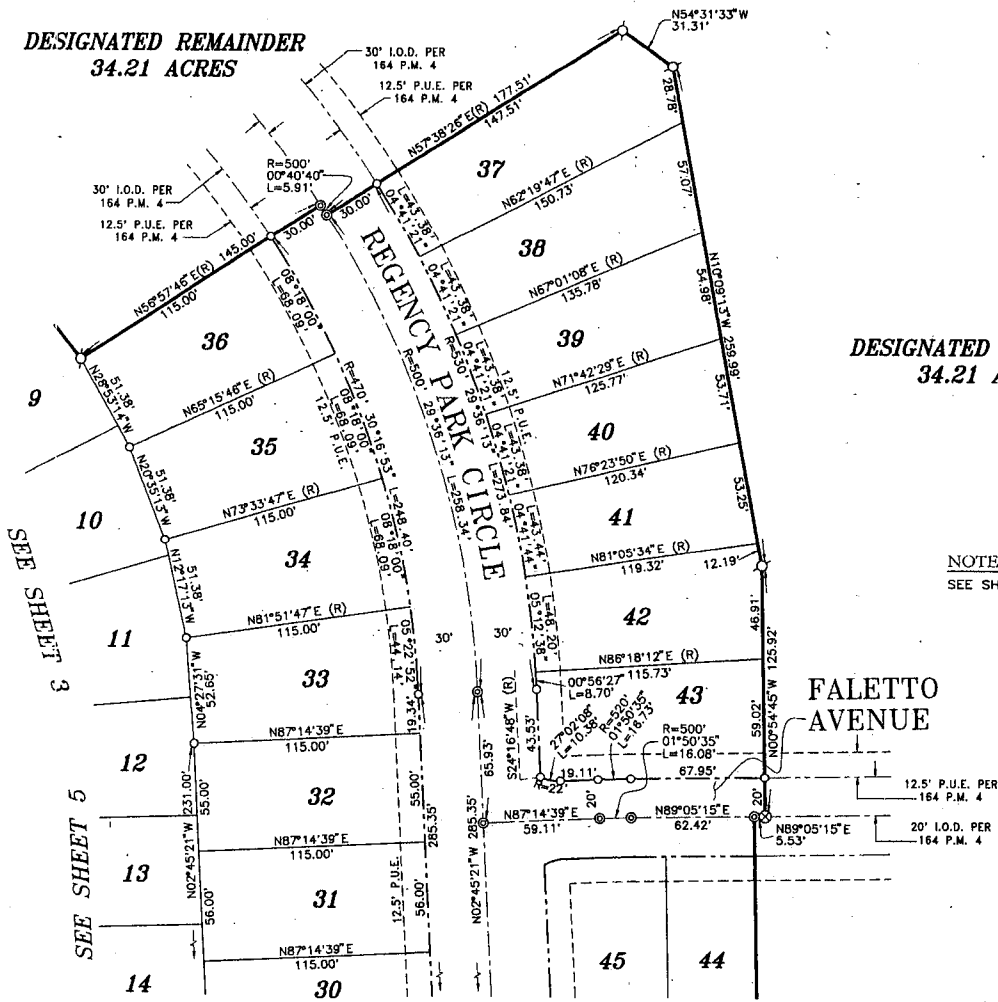
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NOTES  
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

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OCTOBER 2002  
Sheet 3 of 7  
1045.051

DESIGNATED REMAINDER  
34.21 ACRES



DESIGNATED REMAINDER  
34.21 ACRES



0 20 40 80  
SCALE: 1" = 40'

NOTES

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

SEE SHEET 3

SEE SHEET 5

SEE SHEET 6

FINAL MAP OF  
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OCTOBER 2002

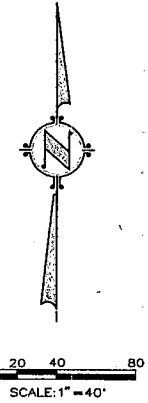
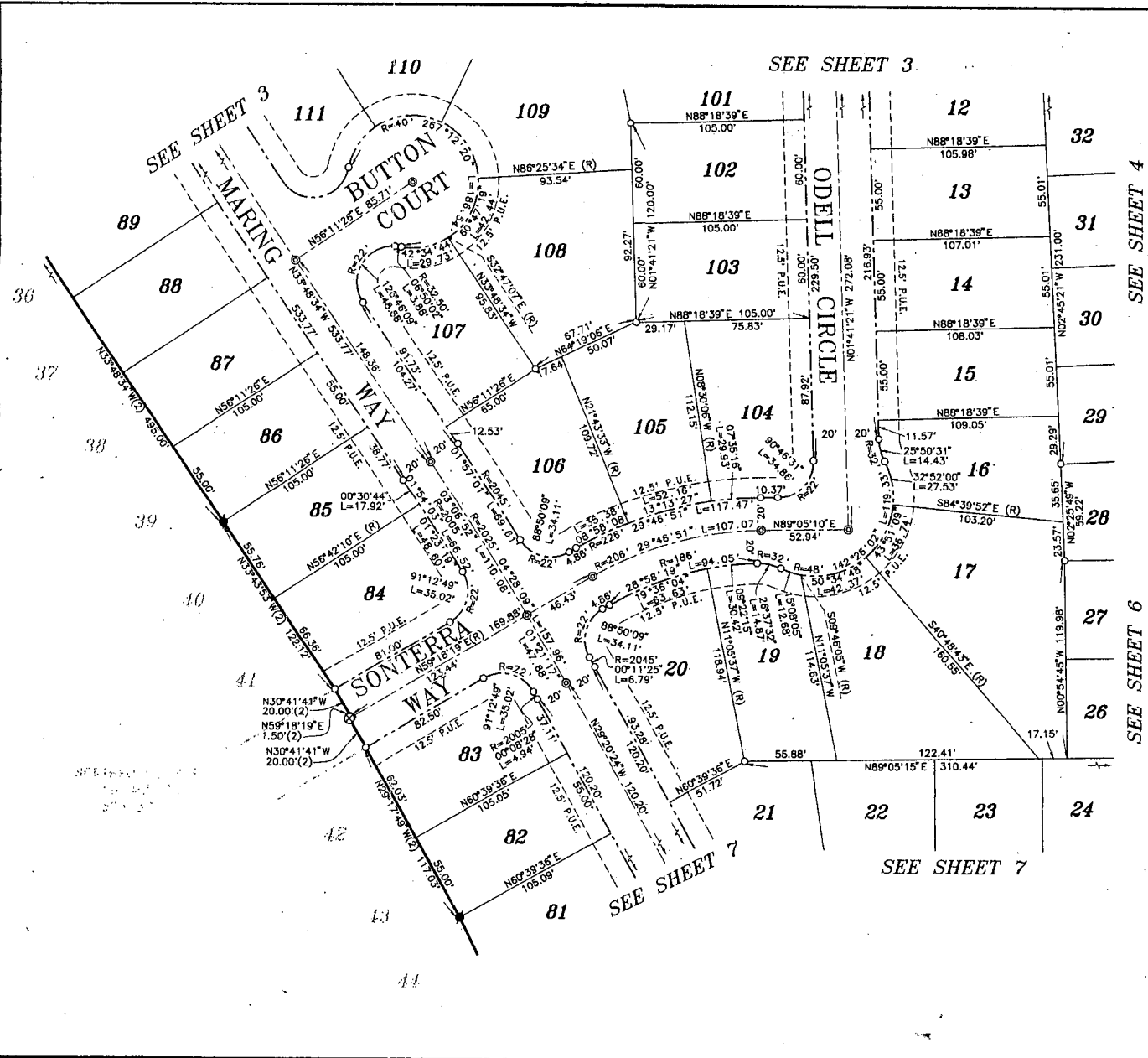
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Sacramento, CA 95816 Fax 916.341.7767

Sheet 4 of 7

1045.051

EXHIBIT "A-5"





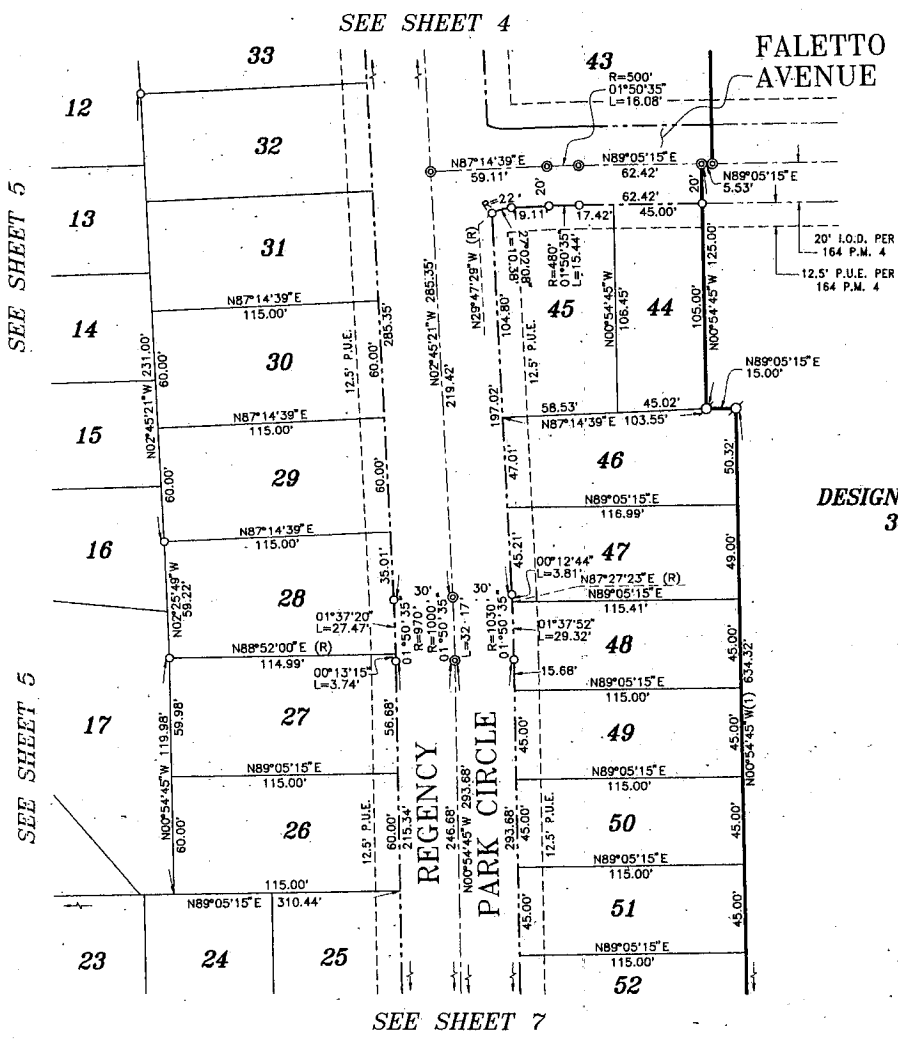
**NOTES**  
 SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

**FINAL MAP OF  
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 SUBDIVISION NO. P96-058.11  
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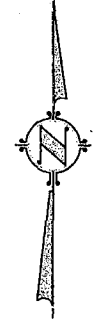
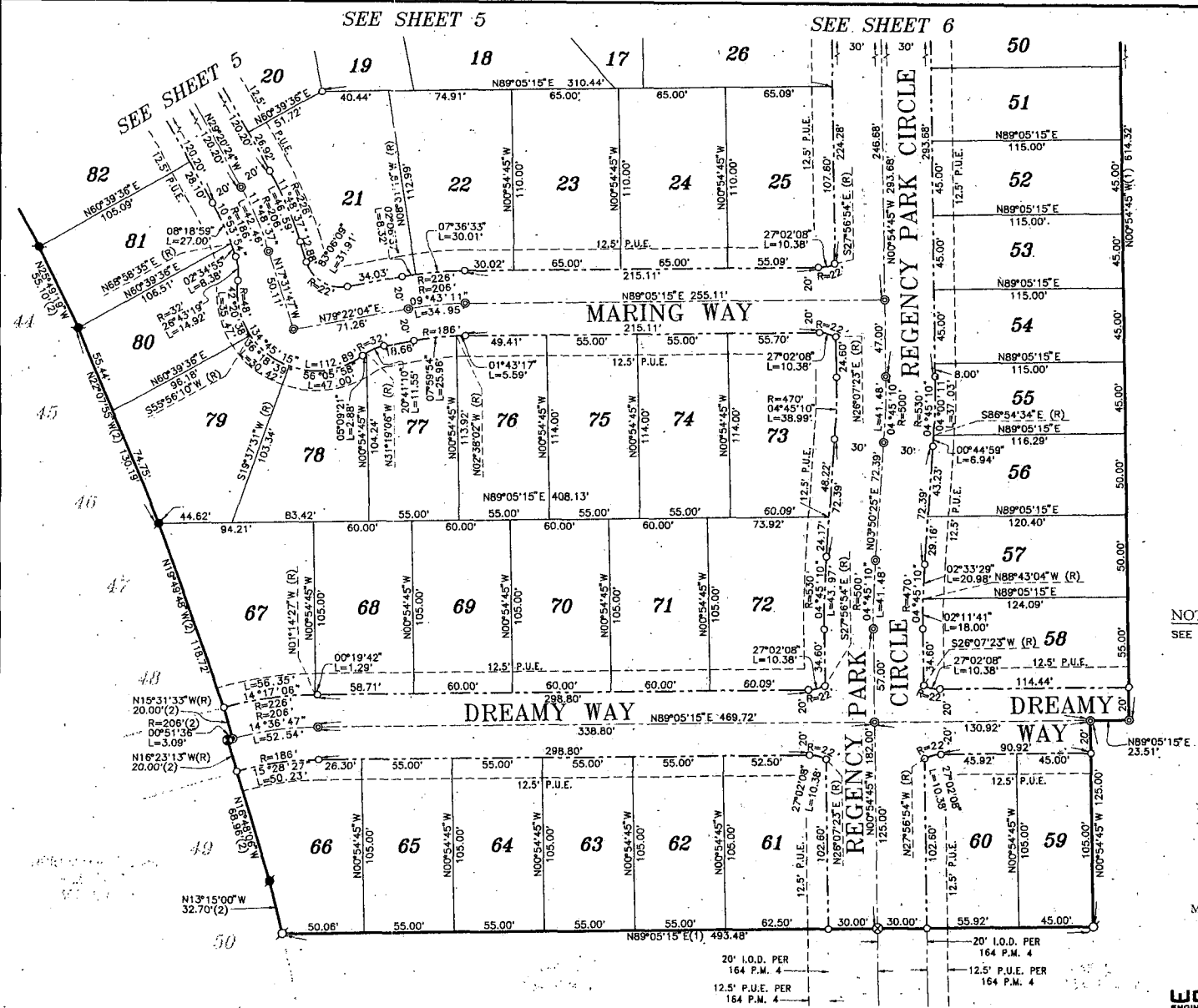
OCTOBER 2002  
 Sheet 5 of 7  
 1045.051

EXHIBIT "A-6"



0 20 40 80  
SCALE: 1" = 40'

EXHIBIT "A-7"



0 20 40 80  
SCALE: 1" = 40'

**DESIGNATED REMAINDER**  
**34.21 ACRES**

**NOTES**  
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

**FINAL MAP OF**  
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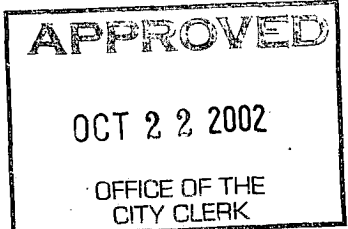
OCTOBER 2002

**WOOD ROGERS**  
ENGINEERING - MAPPING - PLANNING - SURVEYING  
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Sheet 7 of 7

1045.051

EXHIBIT "A-8"



RESOLUTION NO. 2002-704

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "NORTHPOINTE PARK VILLAGE 21" (P96-058)**

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

- A. The Final Map for Northpointe Park Village 21, located in North Natomas - south of Elkhorn Blvd and east of the East Drainage Canal, 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 Northpointe North LLC a California Limited Liability Company and K. Hovnanian Forecast Homes, 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**

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.

\_\_\_\_\_  
MAYOR

ATTEST:

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

---

**FOR CITY CLERK USE ONLY**

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

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