

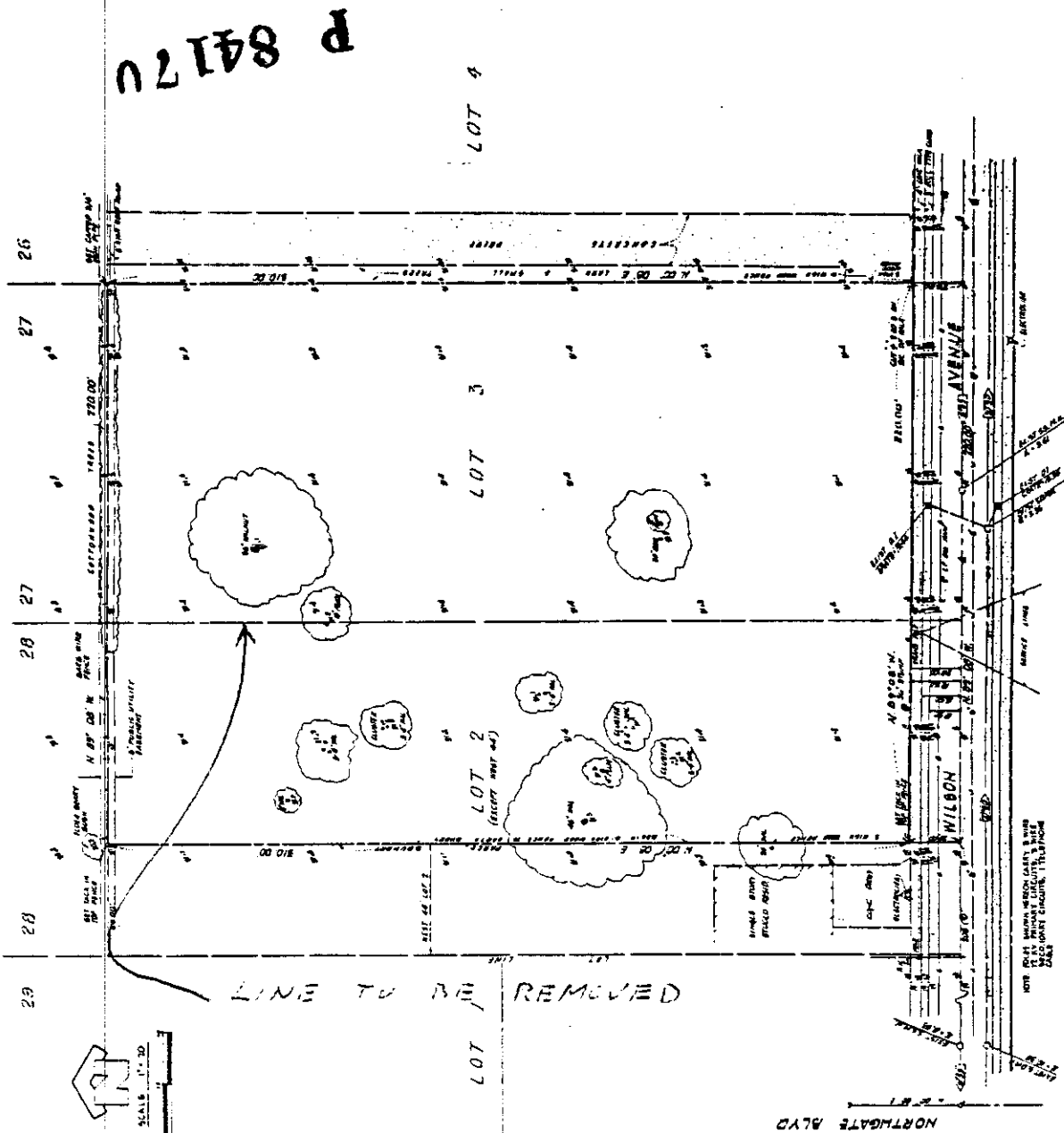
EXHIBIT B

BOUNDARY & TOPOGRAPHIC SURVEY

OF
LOT 3 & A PORTION OF LOT 2 - GARDENLAND NO 2
 CITY OF SACRAMENTO, STATE OF CALIFORNIA
 MAY, 1984 SCALE: 1" = 30'

CONY, SHAWNEE & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 1000 UNIVERSITY BLVD., SUITE 200
 SACRAMENTO, CA 95811

P 84170



LEGAL DESCRIPTION
 Lot 3 and a portion of Lot 2 of Gardenland No. 2, as shown on the Official Plat of said lots, recorded as Map No. 3, the Official Plat of which is on file in the Office of the Recorder of Sacramento County, California, to Book 18 of Maps, Map No. 70.

MAPPING INFORMATION: The base datum used is said Lot 3.

MERCATOR'S DECLARATION
 I hereby certify that this is a true and correct copy of the original and that the same has been filed in the Office of the Recorder of Sacramento County, California, to Book 18 of Maps, Map No. 70.

DATE: MAY 11, 1984

MAPLE J. SHAWNEE, P.E.

MAPLE J. SHAWNEE
 CIVIL ENGINEER AND LAND SURVEYOR
 1000 UNIVERSITY BLVD., SUITE 200
 SACRAMENTO, CA 95811

© 1984 Cony, Shawnee & Associates, Inc.

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EXHIBIT A

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lot 3 and a portion of Lot 2, "Plat of Gardenland Number 2", according to the official Plat thereof, filed in the office of the Recorder of Sacramento County in Book 18 of Maps, Map No. 70, more particularly described as follows:

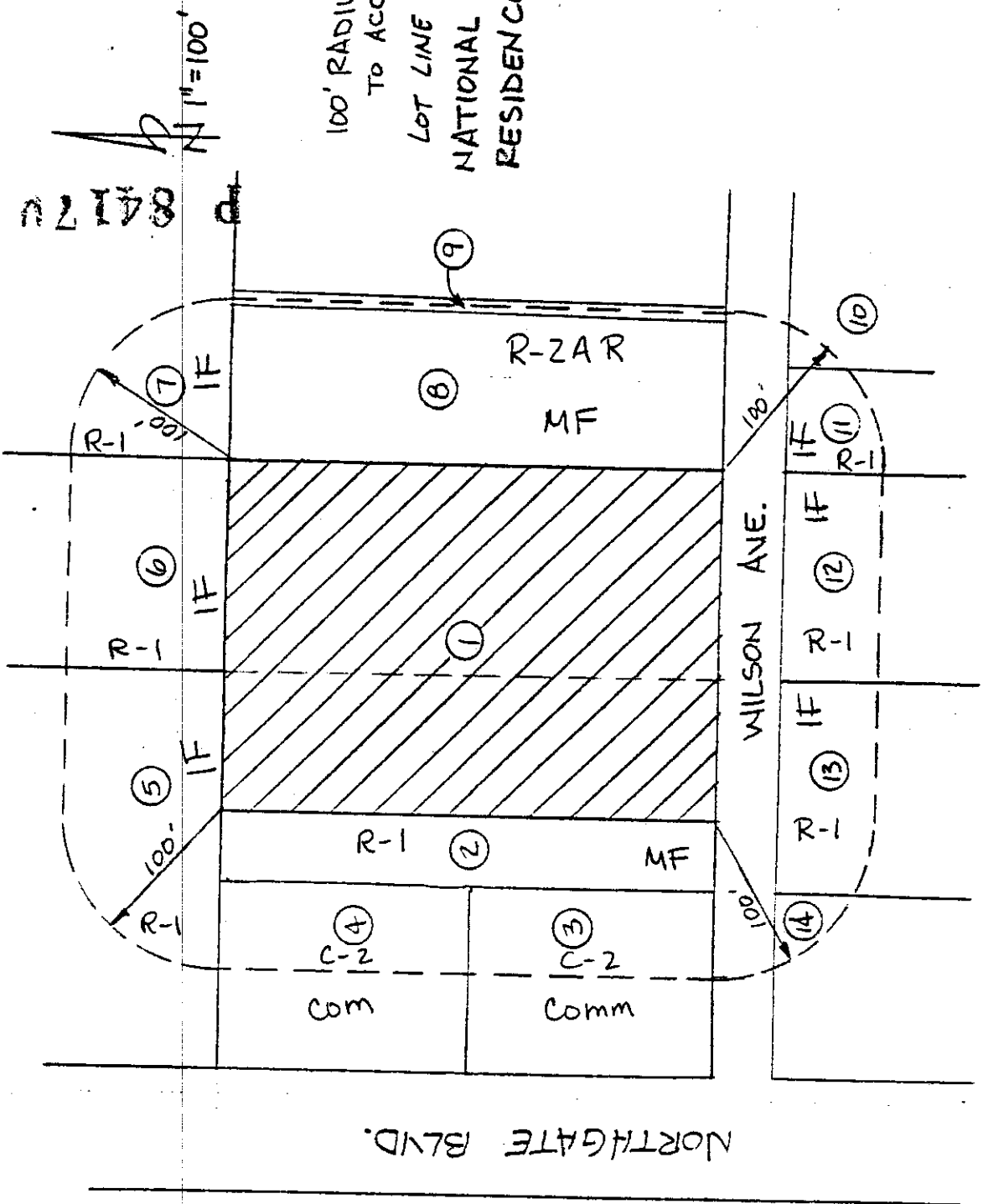
BEGINNING at the Northeast corner of said Lot 3, THENCE, from said point of beginning, South 00°08'00" West, 310.00 feet to a point on the Northerly right of way line of Wilson Avenue, a public street having a full width of 40.00 feet; THENCE, Westerly along said Northerly right of way line North 89°08'00" West, 220.00 feet; THENCE, North 00°08'00" East, 310.00 feet to a point on the Northerly line of said Lots 2 & 3; THENCE, Easterly along said northerly line, South 89°08'00" East, 220.00 feet to the point of beginning, containing 1.566 acres (net), more or less.

end
EB/jcc

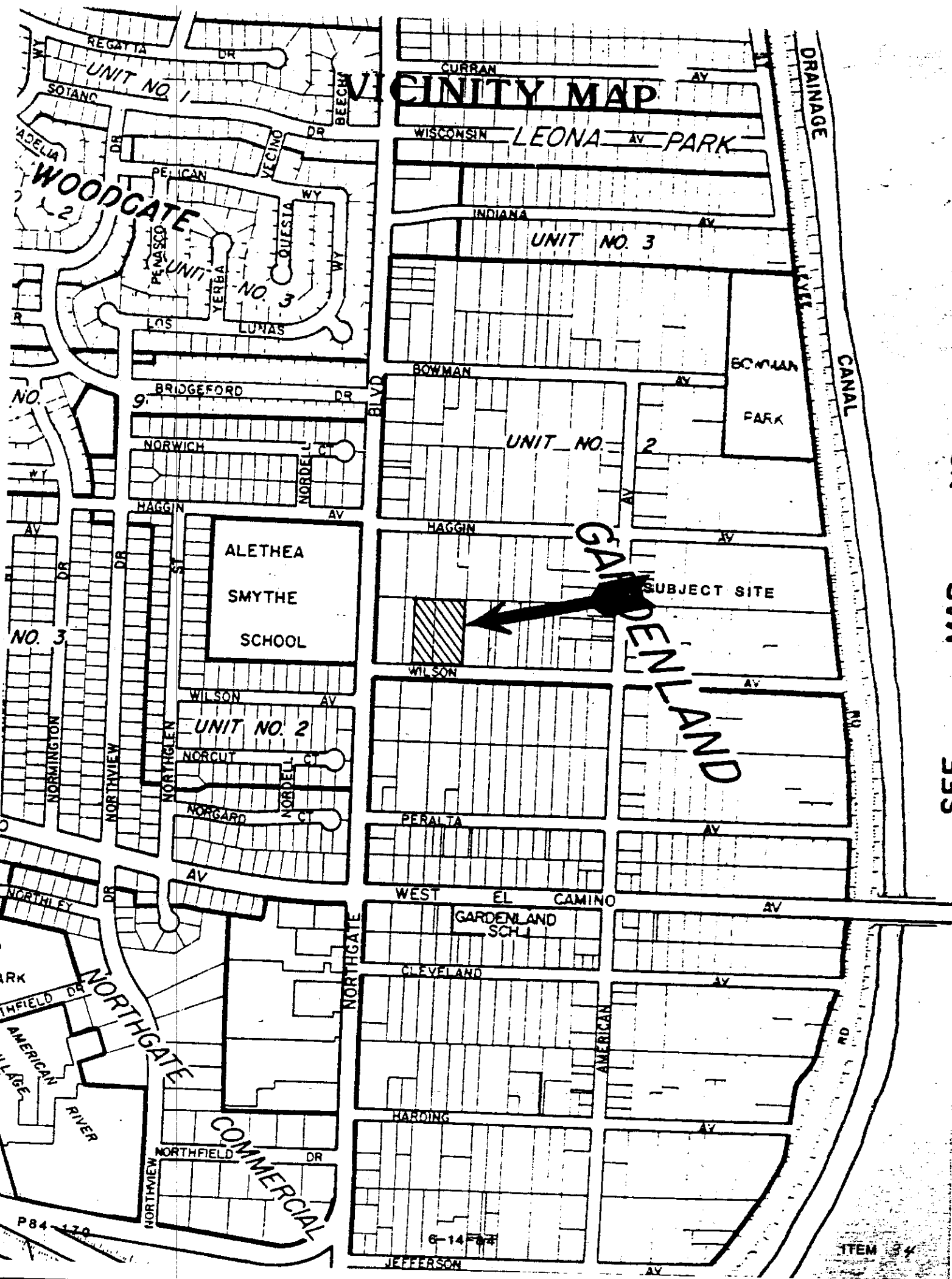
P 84170

ZONING AND LAND USE

100' RADIUS MAP
 TO ACCOMPANY
 LOT LINE MERGER APPLICATION
 NATIONAL CHURCH
 RESIDENCES OF SACRAMENTO



VICINITY MAP



SEE MAP NO. 3-N

ITEM 34

P84-170

6-14-84

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of

APPROVING A LOT LINE MERGER FOR
LOT 3 AND A PORTION OF LOT 2,
'PLAT OF GARDENLAND NUMBER 2'
ACCORDING TO THE OFFICIAL PLAT
THEREOF, FILED IN THE OFFICE OF
THE RECORDER OF SACRAMENTO COUNTY
IN BOOK 18 OF MAPS, MAP NO. 70
(P84-170)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located at 531 Wilson Avenue;

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

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the 1978 South Natomas Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line merger for property located at
531 Wilson Avenue

City of Sacramento, be approved as shown and described
in Exhibits A & B attached hereto, subject to
the following condition:

The applicant shall submit closure calculation for the overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's Office.

ATTEST:

CHAIR

SECRETARY TO CITY PLANNING COMMISSION

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

| | | | |
|-------------------|--|------------------------|----------------------------------|
| APPLICANT | Cooper, Thorne & Associates, Inc., 2011 Arden Way, Ste. 10, Sacto., CA 95825 | | |
| OWNER | Joseph Mohamed Sr., 4405 College Oak Dr., Sacramento, CA 95841 | | |
| PLANS BY | Cooper, Thorne & Associates, Inc., 2011 Arden Way, Ste. 10, Sacto., CA 95825 | | |
| FILING DATE | 5-7-84 | 50 DAY CPC ACTION DATE | REPORT BY: FG:bw |
| NEGATIVE DEC. Ex. | 15305 | EIR | ASSESSOR'S PCL NO. 262-211-03,04 |

APPLICATION: Lot Line Merger of two lots to create a 1± acre lot

LOCATION: 531 Wilson Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots in order to allow future residential development.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community Plan Designation: Residential (4-21 du/ac; 7 du/ac min.)
Existing Zoning of Site: R-2A-R
Existing Land Use of Site: Vacant
Surrounding Land Use and Zoning:
North: Residence; R-1
South: Residence; R-1
East: Apartments; R-2A-R
West: Residence; R-2A-R
Property Dimensions: 220' x 310'
Property Area: 1.57± acres
Significant Features of Site: Numerous fruit and nut trees located on site
Topography: Flat
Street Improvements: Existing
Utilities: Available to site

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site consists of two parcels in the R-2A-R (Garden Apartment-Review) zone. Both parcels are presently vacant.
2. The applicant proposes to merge the two parcels to allow future development of low income housing.
3. The project was reviewed by the offices of City Traffic Engineering, Engineering, Building Inspections, Water/Sewer Division and Real Estate; they had no objections.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State CEQA Guidelines (Section 15305).

STAFF DETERMINATION: Staff recommends that the Commission approve the proposed Lot Line Adjustment to merge the two parcels by adopting the attached resolution.

