

RESOLUTION NO

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF DECEMBER 18, 1986

APPROVING A LOT LINE ADJUSTMENT TO THE NORTH SIDE
OF MAJORCA CIRCLE. APN 117-647-09,10

(P86-444)

WHEREAS, the Planning Director submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the north side of Majorca Circle; and

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

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan and 1986 South Sacramento Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential 4-8 use by the 1986 South Sacramento Community Plan and the proposed lot line adjustment conforms with the Plan Designation:

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

that the lot line adjustment for property located at the north side of Majorca Circle, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto:

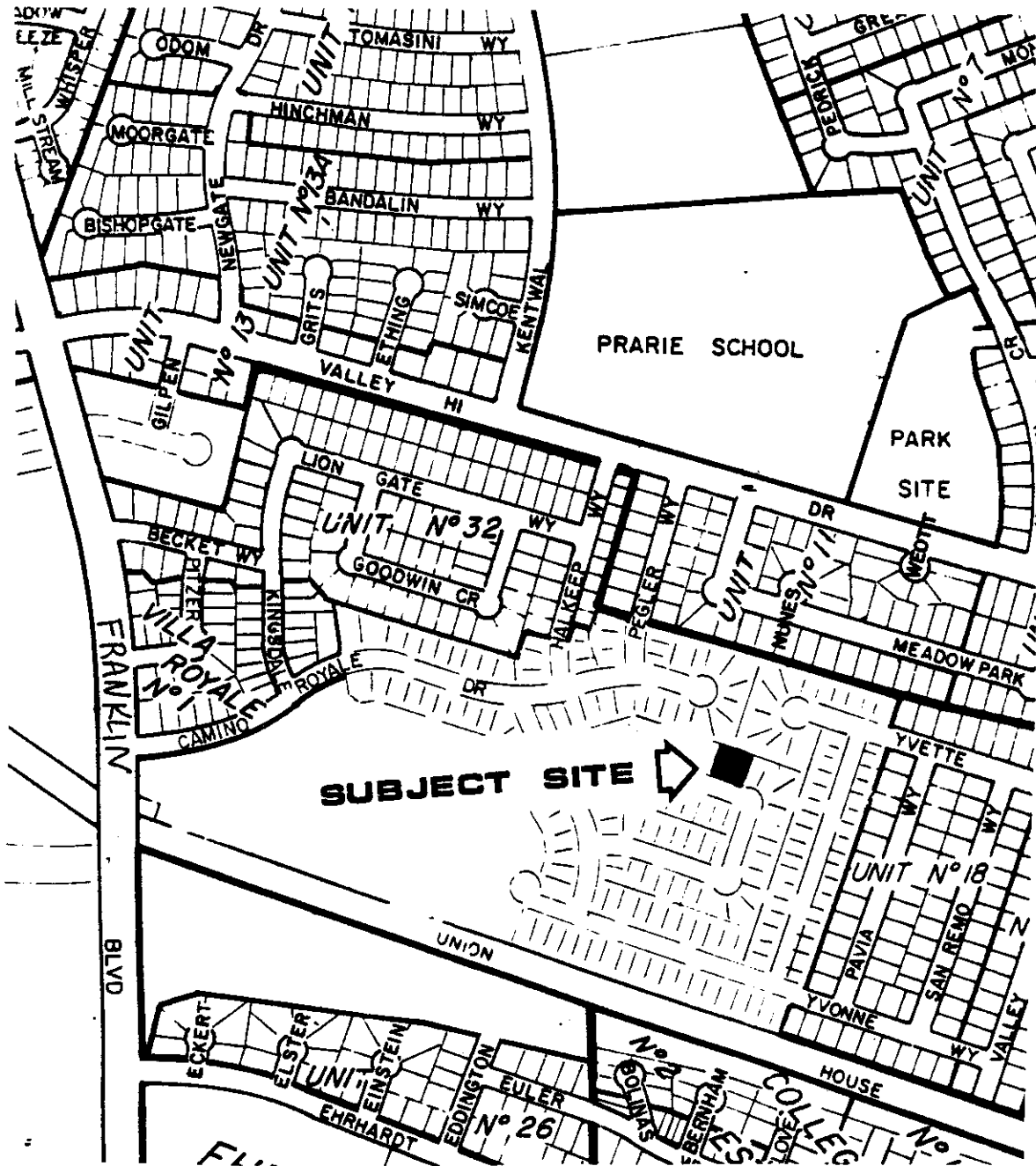
Subject to the following condition:

Monument new lot lines.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



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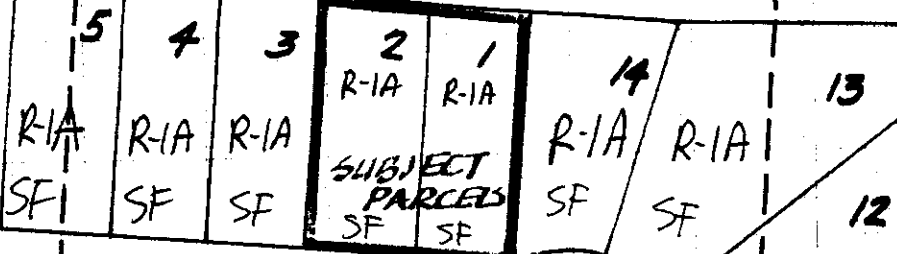
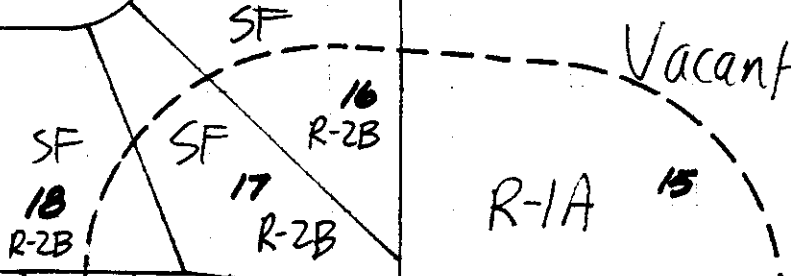
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VICINITY MAP

CAMINO ROYALE
DRIVE

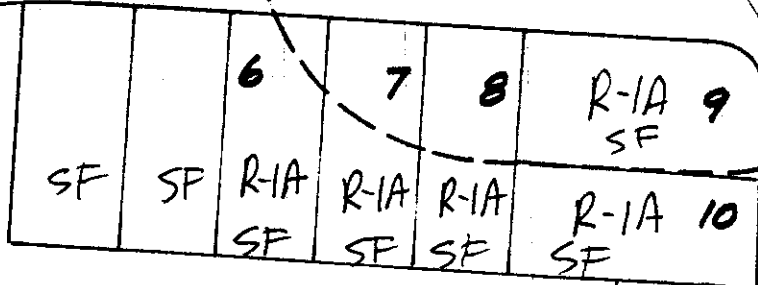
Vacant



SUBJECT
PARCELS

MAJORCA

CIRCLE



100'

YVONNE
WAY

LAND USE & ZONING MAP



MORTON & PITALO, INC.

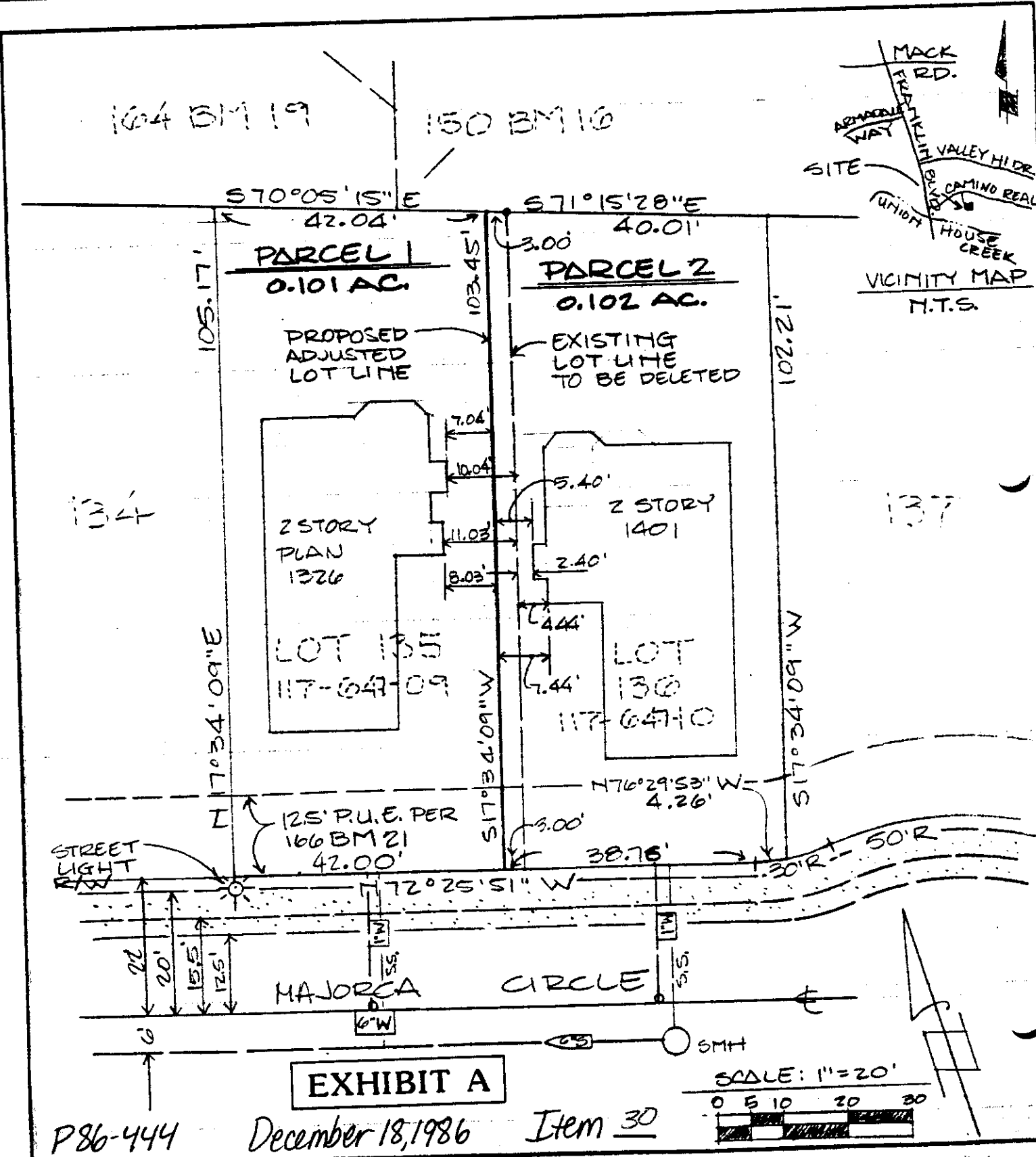
CIVIL ENGINEERING
PLANNING SURVEYING

JOB NO. 800300

PROJECT LOT LINE ADJUSTMENT

DESCRIPTION VILLA ROYALE III

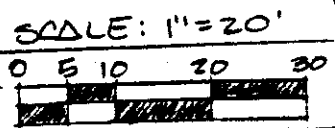
DATE 11-86 BY CMC



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November 10, 1986
86-0350

MORTON & PITALO, INC.
Civil Engineering, Planning, Surveying
1430 Alhambra Blvd., Suite 200
Sacramento, Ca. 95816
916/454-9600

LOT LINE ADJUSTMENT

PARCEL 1

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

All that portion of Lot 135, as shown on the Plat of Villa Royale Unit No. 3, filed in Book 166 of Maps, Map No. 21, Official Records of Sacramento County, described as follows:

BEGINNING at the Southwest corner of said Lot 135; thence, from said point of beginning, along the common line between said Lot 135 and Lot 134, as shown on said Plat, North 17°34'09" East 105.17 feet to the Northwest corner of said Lot 135; thence, along the Northerly line of said Lot 135, South 70°05'15" East 42.04 feet; thence, leaving said Northerly line, South 17°34'09" West 103.45 feet to a point in the Southerly line of said Lot 135; thence, along said Southerly line, North 72°25'51" West 42.00 feet to the point of beginning.

Refer this description to your title company before incorporating it into any document.

EXHIBIT B

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LOT LINE ADJUSTMENT

PARCEL 2

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

All that portion of Lot 135 and all of Lot 136, as shown on the Plat of Villa Royale Unit No. 3, filed in Book 166 of Maps, Map No. 21, Official Records of Sacramento County, described as follows:

BEGINNING at the Southeast corner of said Lot 136; thence, from said point of beginning, along the Southerly line of said Lots 136 and 135, the following two (2) courses: (1) along the arc of a curve to the right, concave Northerly, having a radius of 30.00 feet and subtended by a chord bearing North 76°29'53" West 4.26 feet; and (2) North 72°25'51" West 38.76 feet; thence, leaving said Southerly line, North 17°34'09" East 103.45 feet to a point in the Northerly line of said Lot 135; thence, along the Northerly line of said Lots 135 and 136, the following two (2) courses: (1) South 70°05'15" East 3.00 feet; and (2) South 71°15'28" East 40.01 feet to the Northeast corner of said Lot 136; thence, along the line common to said Lot 136 and Lot 137, as shown on said Plat, South 17°34'09" West 102.21 feet to the point of beginning.

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before incorporating it into any document.

EXHIBIT B

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