



3.7

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

1251 G STREET, 2nd Floor
SACRAMENTO, CA 95814-
2700

DEVELOPMENT SERVICES DIVISION

AG 2003-184

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

October 10, 2003

APPROVED

City Council
Sacramento, California

NOV 04 2003

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT ENTITLED "MEADOWVIEW ESTATES UNIT 1" (P00-116)**

LOCATION AND COUNCIL DISTRICT:

South of Meadowview Road between Amherst Street and John Still Drive located in Council District 8 (see attachment "A-1 through A-7" for project location).

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution:

- Approving the Final Map and Subdivision Improvement Agreement for Meadowview Estates Unit 1.

CONTACT PERSONS:

Bob Robinson, Supervising Surveyor, 264-8970
Ronald Fong, Senior Engineer, 264-7915

FOR COUNCIL MEETING OF: November 4, 2003

SUMMARY:

On June 25, 2002, the City Council approved a Tentative Subdivision Map by adopting Resolution 2002-429. The subdivider, JTS Communities, Inc., a California Corporation, 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 Meadowview Estates Unit 1
October 10, 2003

The Final Map and the Subdivision Improvement Agreement require approval by the City Council.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On June 25, 2002, the City Council approved a Tentative Subdivision Map by adopting Resolution 2002-429.

Pursuant to Sacramento City Code Chapter 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 Airport Meadowview 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, JTS Communities, Inc., a California Corporation.

ENVIRONMENTAL CONSIDERATIONS:

On June 25, 2002, the City Council adopted Resolution 2002-429 ratifying the Negative Declaration and approving the Mitigation Monitoring Plan for this project.

POLICY CONSIDERATIONS:

Pursuant to Sacramento City Code Chapter 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 Pedestrian Safety Strategy adopted by the City Council in January 2003. The Pedestrian Safety Strategy was prepared in accordance with the City Strategic Plan.

City Council
Final Map for Meadowview Estates Unit 1
October 10, 2003

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:

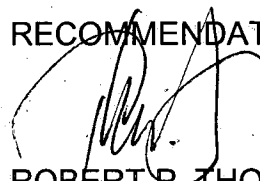
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



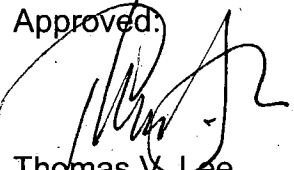
Gary Alm,
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



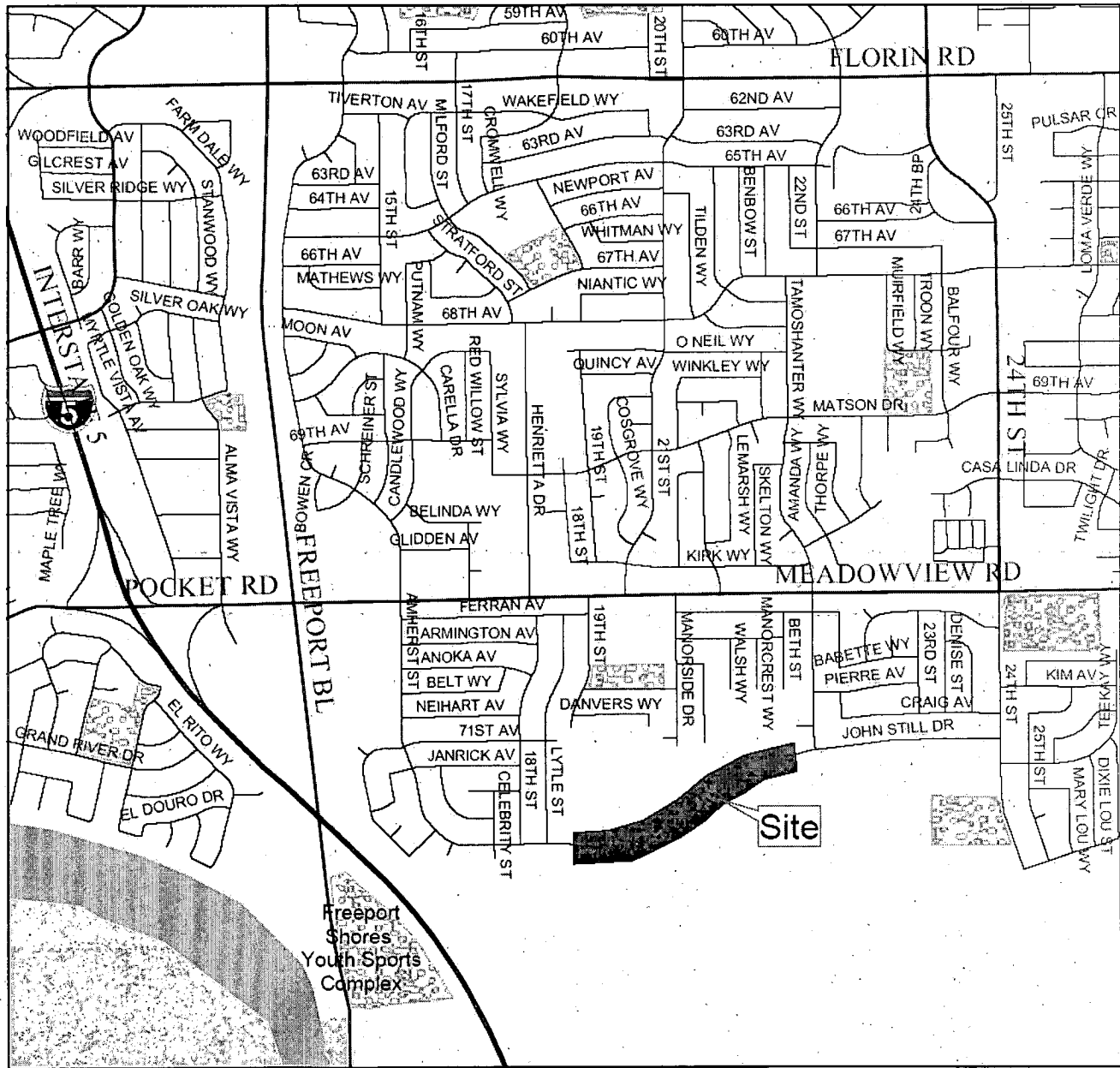
Thomas V. Lee
Deputy City Manager

TABLE OF CONTENTS:

1. Attachment A-1, Vicinity Map for Meadowview Estates Unit 1, pg. 4
2. Attachment A-2 through A-7, Final Map of Meadowview Estates Unit 1, pg. 5
3. Resolution approving Final Map and Subdivision Improvement Agreement, pg. 11

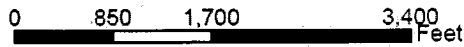
RR/sr

Vicinity Map For Meadowview Estates Unit 1



Department of
PUBLICWORKS
CITY OF
SACRAMENTO
Development Services & Special District

RLiu 9/22/03



OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS PLAT OF MEADOWVIEW ESTATES UNIT 1 AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE WAYS, DRIVES, COURTS AND CIRCLES SHOWN HEREON AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

1A) AN EASEMENT FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTRIC LINES, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND AND OVERHEAD WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND TELEPHONE SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS STRIPS OF LAND 10 FEET AND 12.5 FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC WAYS, DRIVES, COURTS AND CIRCLES SHOWN HEREON.

1B) AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, FEEDTRAIL AND GRASS TOGETHER WITH ANY AND ALL APPURTENANCES THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL, ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC WAYS, DRIVES, COURTS AND CIRCLES SHOWN HEREON.

1C) AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF WATER, GAS, AND FOR POLES AND OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS STRIPS OF LAND LYING BETWEEN THE REAR AND/OR SIDE LINES OF LOTS B SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (PUE).

JTS COMMUNITIES, INC.

BY: _____
TITLE: _____

NOTARY'S STATEMENT:

STATE OF CALIFORNIA)

COUNTY OF _____) SS

ON THIS _____ DAY OF _____, 2003, BEFORE ME _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____

PERSONALLY KNOWN TO ME OR FROM TO ME ON BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT EACH/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY/IES AND THAT BY HIS/HER/THEY SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ON THE ENTIRETY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

NOTARY PUBLIC

PRINT NAME

**PLAT OF
MEADOWVIEW ESTATES UNIT 1**

SUBDIVISION NO. P00-16.01

PARCEL 2 OF "CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT" RECORDED IN BOOK 2003-07-25 AT PAGE 686, OFFICIAL RECORDS CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
AUGUST, 2003
BAKER WILLIAMS ENGINEERING GROUP
SHEET 1 OF 6

LEGAL DESCRIPTION:

ALL THAT REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND BEING A PORTION OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 8 EAST, MERID., AND ALSO BEING ALL OF PARCEL 2 OF THAT "CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT" FILED IN BOOK 2003-07-25 AT PAGE 686, OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID T.J. CURRAN 1/2 ACRES, SAID POINT ALSO BEING ON THE WEST LINE OF LOT 108 SHOWN ON THE PLAT OF MEADOWVIEW VILLAGE UNIT NO. 2, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SACRAMENTO ON SEPTEMBER 18, 1989 IN BOOK 50 OF MAPS, MAP NO. 27, FROM WHICH POINT, THE NORTHEAST CORNER OF SAID T.J. CURRAN 1/2 ACRES BEARS NORTH 00° 43' 42" EAST, 217.78 FEET, THENCE FROM SAID POINT OF BEGINNING ALONG A LINE COMMON WITH THE ABOVEMENTIONED TRACTS OF LAND AND THE WEST LINE OF "PARCEL A" AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON SEPTEMBER 30, 1979 IN BOOK 02 OF PARCEL MAPS, AT PAGE 7, SOUTH 00° 43' 40" WEST, 242.48 FEET, THENCE SOUTH 89° 52' 41" WEST, 80.18 FEET, THENCE SOUTH 89° 02' 12" WEST, 47.84 FEET, THENCE SOUTH 89° 02' 22" WEST 87.26 FEET, THENCE SOUTH 89° 04' 02" WEST 84.48 FEET, THENCE SOUTH 89° 04' 21" WEST 84.41 FEET, THENCE SOUTH 89° 03' 45" WEST 84.41 FEET, THENCE SOUTH 89° 03' 02" WEST 84.41 FEET, THENCE SOUTH 89° 02' 52" WEST 84.41 FEET, THENCE SOUTH 89° 02' 52" WEST 84.41 FEET, THENCE SOUTH 89° 04' 57" WEST 46.77 FEET, THENCE SOUTH 49° 03' 13" WEST 71.00 FEET, THENCE ALONG THE ARC OF A NON-TANGENT, 108.50 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, THROUGH A CENTRAL ANGLE OF 00° 32' 17", THE CHORD OF WHICH BEARS NORTH 40° 08' 52" WEST 94.98 FEET, THENCE SOUTH 89° 04' 20" WEST, 80.28 FEET, THENCE SOUTH 89° 03' 27" WEST, 88.58 FEET, THENCE SOUTH 89° 03' 18" WEST, 80.18 FEET, THENCE SOUTH 89° 02' 37" WEST, 80.46 FEET, THENCE SOUTH 89° 04' 49" WEST, 88.44 FEET, THENCE SOUTH 73° 04' 54" WEST, 88.44 FEET, THENCE SOUTH 77° 05' 02" WEST, 88.44 FEET, THENCE SOUTH 80° 48' 22" WEST, 88.44 FEET, THENCE SOUTH 84° 03' 37" WEST, 88.44 FEET, THENCE SOUTH 85° 15' 52" WEST, 88.44 FEET TO THE SOUTH-EAST CORNER OF LOT 108 AS SHOWN ON THE PLAT OF FREESPORT MEADOWS UNIT NO. 2, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON APRIL 23, 1971 IN BOOK 07 OF MAPS, MAP NO. 6, THENCE ALONG THE EAST LINE OF LOTS 102, 104 AND 106, NORTH 00° 04' 25" WEST, 284.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 106, THENCE NORTH 00° 35' 37" WEST, 437.0 FEET, THENCE NORTH 68° 05' 54" EAST, 168.50 FEET, THENCE NORTH 76° 04' 48" EAST, 162.00 FEET, THENCE SOUTH 1° 25' 14" EAST, 80.28 FEET, THENCE NORTH 76° 04' 48" EAST, 162.00 FEET, THENCE NORTH 22° 02' 17" WEST, 88.58 FEET, THENCE NORTH 89° 03' 05" EAST, 88.58 FEET, THENCE ALONG THE ARC OF A NON-TANGENT, 43.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 25° 00' 49' 45", THE CHORD OF WHICH BEARS NORTH 24° 33' EAST 73.36 FEET, THENCE ALONG THE ARC OF A REVERBING 80.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, THROUGH A CENTRAL ANGLE OF 0° 02' 57", THE CHORD OF WHICH BEARS NORTH 32° 53' WEST, 5.87 FEET, THENCE NORTH 87° 37' 45" EAST, 58.00 FEET, THENCE NORTH 88° 54' 53" EAST, 17.48 FEET, THENCE SOUTH 88° 03' 02" EAST, 88.40 FEET, THENCE NORTH 88° 23' 52" EAST, 11.00 FEET, THENCE NORTH 87° 03' 37" EAST, 4.10 FEET, THENCE ALONG THE ARC OF A NON-TANGENT, 478.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, THROUGH A CENTRAL ANGLE OF 00° 19' 40", THE CHORD OF WHICH BEARS SOUTH 89° 03' 18" WEST, 27.74 FEET, THENCE NORTH 02° 02' EAST, 10.52 FEET, THENCE NORTH 89° 10' 50" WEST, 172. FEET, THENCE NORTH 88° 33' 05" EAST, 105.00 FEET, THENCE NORTH 21° 25' 52" WEST, 12.8 FEET, THENCE NORTH 88° 33' 05" EAST, 148.00 FEET, THENCE NORTH 11° 50' 11" WEST, 3.81 FEET, THENCE NORTH 71° 25' 33" EAST, 108.84 FEET, THENCE ALONG THE ARC OF A NON-TANGENT, 800.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, THROUGH A CENTRAL ANGLE OF 4° 48' 08", THE CHORD OF WHICH BEARS NORTH 1° 02' 33" WEST, 43.81 FEET, THENCE NORTH 76° 17' 41" EAST, 4.10 FEET, THENCE NORTH 68° 03' 48" EAST, 214.00 FEET, THENCE NORTH 00° 43' 40" EAST, 218 FEET, THENCE SOUTH 88° 15' 20" EAST, 16.00 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 18744 ACRES.

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 JTS COMMUNITIES INC. IN OCTOBER, 2002. 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 ALNE, BODA AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE _____

MICHAEL F. WILLIAMS LS 4782
EXPIRES 04/30/2008



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF MEADOWVIEW ESTATES UNIT 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 PLAT IS TECHNICALLY CORRECT.

DATE _____

ROBERT T. ROBINSON
SUPERVISING SURVEYOR, L.S. 7354
FOR THE DIRECTOR OF PUBLIC WORKS
CITY OF SACRAMENTO, CALIFORNIA

CITY CLERK'S STATEMENT:

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS PLAT OF MEADOWVIEW ESTATES UNIT 1 AND HAS ACCEPTED IN BEHALF OF THE PUBLIC ALL LANDS, EASEMENTS AND RIGHTS-OF-WAY 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, MAP NO. _____ THIS _____ DAY OF _____, 2003, AT _____ HOURS.
WITNESSED MY HAND AND SEAL 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: _____

FEES: _____

ATTACHMENT A-2

103-02-07

PLAT OF
MEADOWVIEW ESTATES UNIT 1

SUBDIVISION NO. P00-18.01

PARCEL 2 OF "CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT" RECORDED IN
BOOK 2003-07-25 AT PAGE 688, OFFICIAL RECORDS
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
AUGUST, 2003
BAKER WILLIAMS ENGINEERING GROUP
SHEET 2 OF 8

TRUSTEE'S STATEMENT:

BANK ONE, N/A A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER DEED OF TRUST
DATED NOVEMBER 7, 2002 AND FILED NOVEMBER 7, 2002, IN BOOK 200207, PAGE NO. 793
OFFICIAL RECORDS

BY: _____ BY: _____
TITLE: _____ TITLE: _____

NOTARY'S STATEMENT:

STATE OF CALIFORNIA)
COUNTY OF _____) SS

ON THIS _____ DAY OF _____ 2003, BEFORE ME
COUNTY AND STATE, PERSONALLY APPEARED _____, A NOTARY PUBLIC IN AND FOR SAID
PERSONALLY KNOWN TO ME OR PROVED TO ME ON
BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES (ARE
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
HE(S) SHE (THEY) EXECUTED THE SAME IN HIS(HER) OTHER AUTHORIZED CAPACITY(IES), AND
THAT BY HIS(HER) THEY 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 _____
MY PRINCIPAL PLACE OF BUSINESS
IS IN _____ COUNTY.

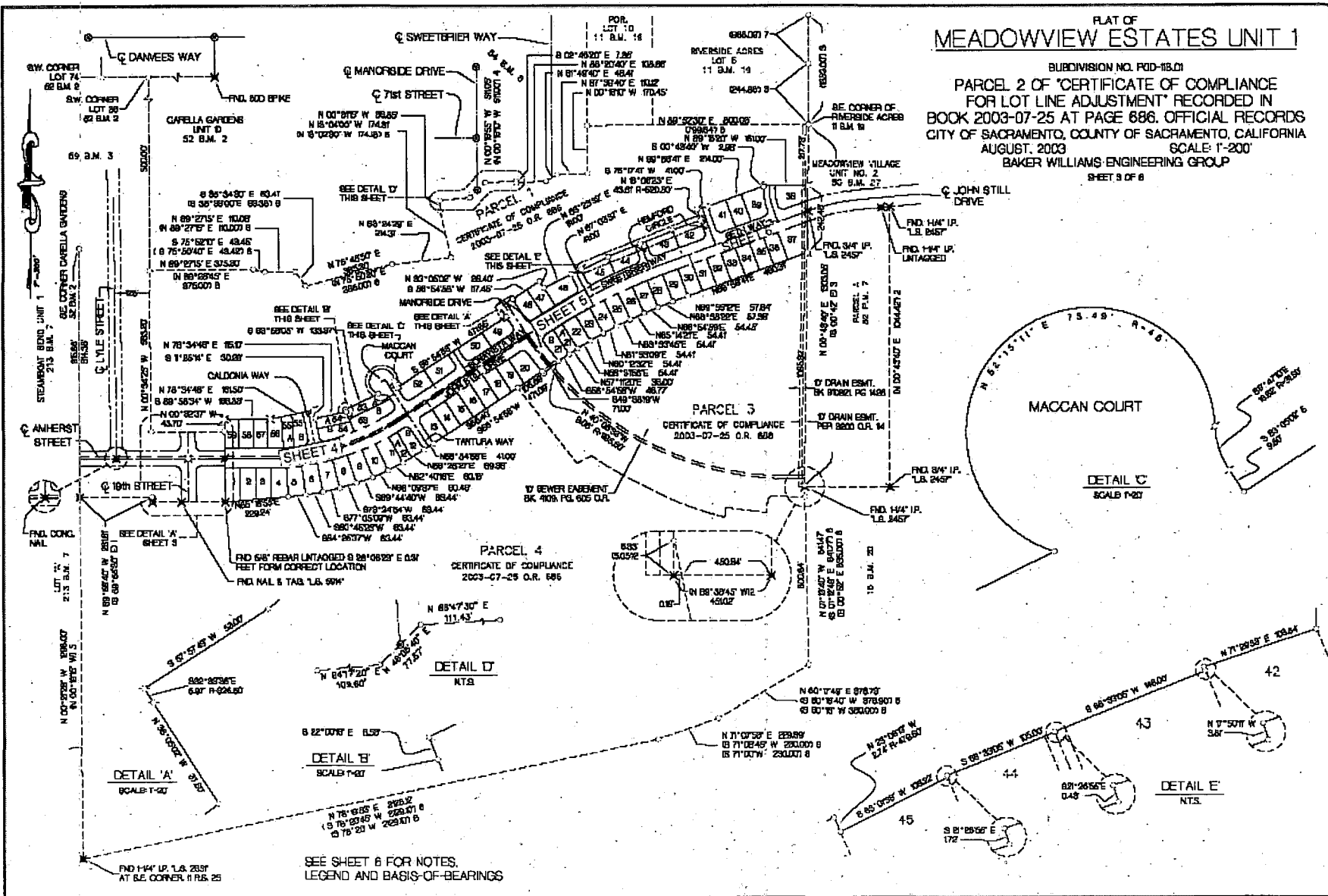
NOTARY PUBLIC

PRINT NAME

ATTACHMENT A-3

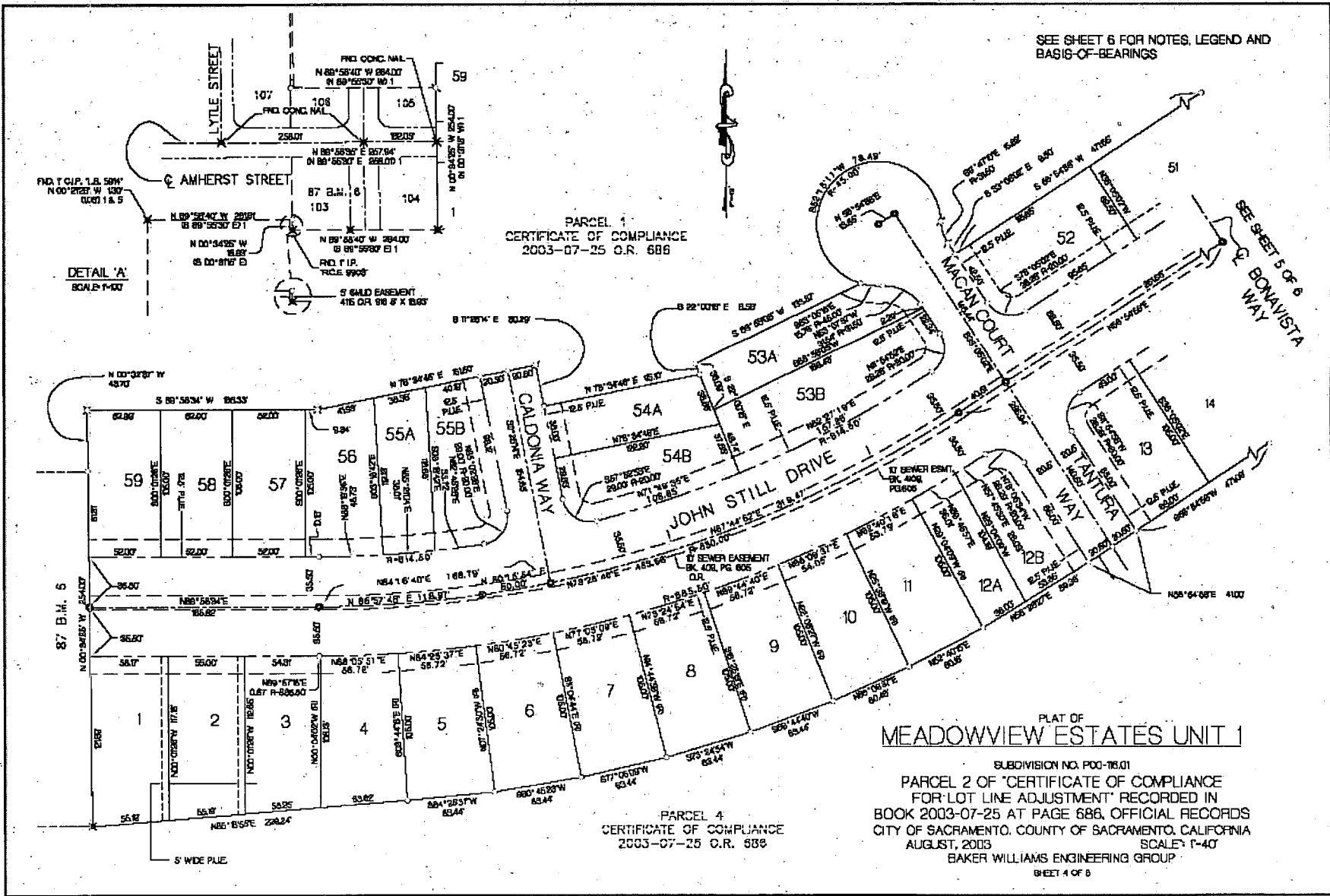
FLAT OF
MEADOWVIEW ESTATES UNIT 1

BUDIVISION NO. PD-115.01
**PARCEL 2 OF "CERTIFICATE OF COMPLIANCE
 FOR LOT LINE ADJUSTMENT" RECORDED IN
 BOOK 2003-07-25 AT PAGE 686, OFFICIAL RECORDS
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
 AUGUST, 2003 SCALE: 1"=200'**
 BAKER WILLIAMS ENGINEERING GROUP
 SHEET 3 OF 6



ATTACHMENT A-4

12-25-03 09:10



SEE SHEET 8 FOR NOTES, LEGEND AND BASIS-OF-BEARINGS

FLAT OF MEADOWVIEW ESTATES UNIT 1

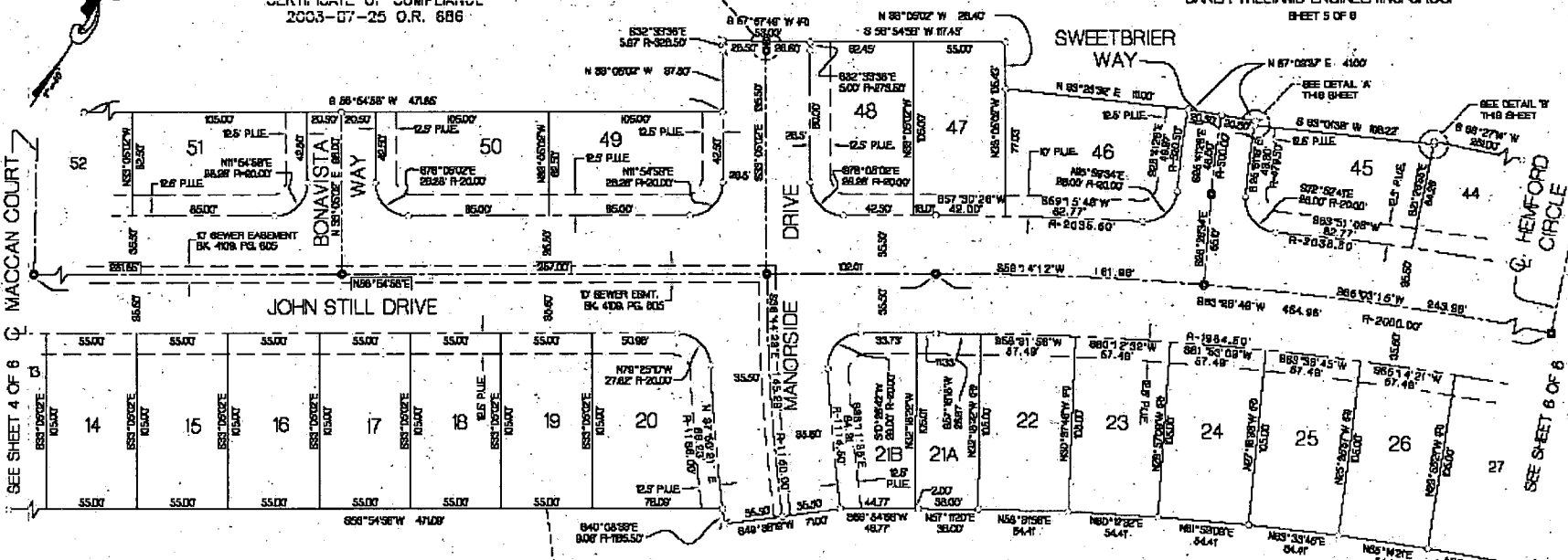
SUBDIVISION NO. F00-18.01

PARCEL 2 OF 'CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT' RECORDED IN BOOK 2003-07-25 AT PAGE 686, OFFICIAL RECORDS CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA AUGUST, 2003 SCALE: 1"=40'

BAKER WILLIAMS ENGINEERING GROUP

SHEET 5 OF 8

PARCEL 1
CERTIFICATE OF COMPLIANCE
2003-07-25 O.R. 686



DETAIL 'A'
N.T.S.

S 21° 29' 55" E
172

DETAIL 'B'
N.T.S.

PARCEL 4
CERTIFICATE OF COMPLIANCE
2003-07-25 O.R. 686

PARCEL 3
CERTIFICATE OF COMPLIANCE
2003-07-25 O.R. 686

ATTACHMENT A-6

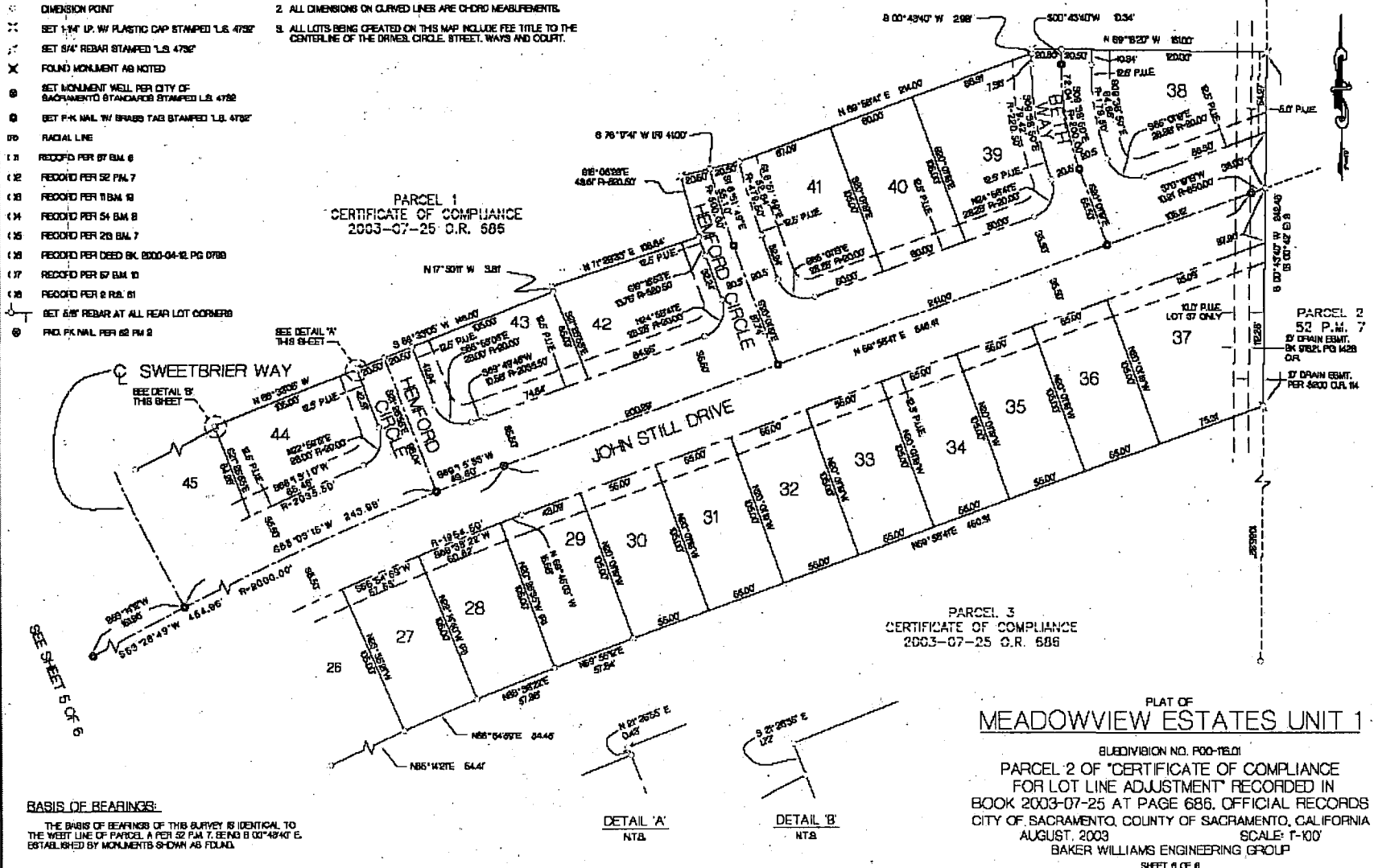
11-14-03 09:00

LEGEND:

- PUBLIC UTILITY EASEMENT
- DIMENSION POINT
- SET 1/4" UP, W/ PLASTIC CAP STAMPED "L.S. 4752"
- SET 3/4" REBAR STAMPED "L.S. 4752"
- ✕ FOUND MONUMENT AS NOTED
- ⊙ SET MONUMENT WELL PER CITY OF SACRAMENTO STANDARDS STAMPED "L.S. 4752"
- ⊙ SET P-NAIL W/ BRASS TAB STAMPED "L.S. 4752"
- RADIAL LINE
- 1. RECORD PER 37 B.M. 6
- 2. RECORD PER 52 P.M. 7
- 3. RECORD PER 11 B.M. 19
- 4. RECORD PER 54 B.M. 8
- 5. RECORD PER 23 B.M. 7
- 6. RECORD PER DEED BK. 2000-04-12 PG. 0788
- 7. RECORD PER 57 B.M. 10
- 8. RECORD PER 2 R.R. 01
- 9. SET 3/4" REBAR AT ALL REAR LOT CORNERS
- ⊙ P.N. NAIL PER 52 P.M. 2

NOTES:

1. THIS SUBDIVISION CONTAINS 13,074 ACRES GROSS MORE OR LESS.
2. ALL DIMENSIONS ON CURVED LINES ARE CHORD MEASUREMENTS.
3. ALL LOTS BEING CREATED ON THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE DRIVE, CIRCLE, STREET, WAYS AND COURT.



BASIS OF BEARINGS:
 THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL TO THE WEST LINE OF PARCEL A PER 52 P.M. 7, BEING 8 00' 48" 40" E, ESTABLISHED BY MONUMENTS SHOWN AS FOLLOWS.

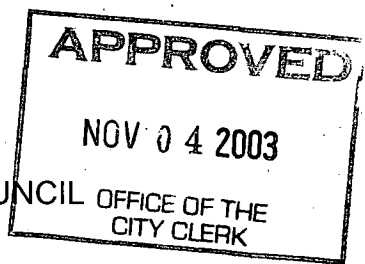
DETAIL 'A'
 N.T.S.

DETAIL 'B'
 N.T.S.

PLAT OF
MEADOWVIEW ESTATES UNIT 1

SUBDIVISION NO. F00-116.01
 PARCEL 2 OF "CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT" RECORDED IN BOOK 2003-07-25 AT PAGE 686, OFFICIAL RECORDS CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
 AUGUST, 2003
 SCALE: 1"=100'
 BAKER WILLIAMS ENGINEERING GROUP
 SHEET 6 OF 8

RESOLUTION NO. 2003-762



ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "MEADOWVIEW ESTATES UNIT 1" (P00-116)

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

- A. The Final Map for Meadowview Estates Unit 1, located south of Meadowview Road between Amherst Street and John Still Drive, with provisions for its design and improvement, is consistent with the Airport Meadowview 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 JTS Communities, 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.
- 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: _____