

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP OF "NERRADSCALI SUBDIVISION".

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES.

THE UNDERSIGNED HEREBY OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

- 1) EASEMENT FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, 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 THOSE STRIPS OF LAND EIGHTEEN (18.00) FEET IN WIDTH AND CONTIGUOUS TO THE AVENUE SHOWN HEREON AND DESIGNATED 18.00' PUBLIC UTILITY EASEMENT (18.00' PUE)
- 2) PURSUANT TO THE PROVISIONS OF SECTION 66475 OF THE GOVERNMENT CODE, WE HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF SACRAMENTO, AN EASEMENT FOR ANY PUBLIC ROAD PURPOSES, ON, OVER, UNDER, AND ACROSS THE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "ROAD IRREVOCABLE OFFER OF DEDICATION" (R.I.O.D.).
- 3) AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF GAS PIPES AND FOR POLES AND 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 THE PRIVATE ROAD "NERRADS COURT" AND (10.00) FEET ADJACENT THERETO AND (4.00) FEET ADJACENT THERETO, AS SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E., 10' P.U.E., 4' P.U.E. AND 4' X 4' P.U.E.)
- 4) AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF GAS PIPES AND FOR POLES AND 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 THE FIVE (5.00) FEET ADJACENT TO THE 100' WIDE PG&E EASEMENT PER 270 DEEDS 498, AS SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (5' P.U.E.)
- 5) AN EASEMENT FOR CONSTRUCTION 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 THOSE STRIPS OF LAND (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC AVENUE SHOWN HEREON.
- 6) EASEMENT FOR EMERGENCY VEHICLES FOR INGRESS AND EGRESS BY POLICE, FIRE AND SIMILAR EMERGENCY PERSONNEL AND THEIR VEHICLES ON, OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "EMERGENCY VEHICLE ACCESS EASEMENT". (E.V.A.E.).
- 7) AN EASEMENT FOR ACCESS, INSTALLATION AND MAINTENANCE OF WATER METER FACILITIES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THE PRIVATE ROAD "NERRADS PLACE" AND (3.00) FEET ADJACENT THERETO, AS SHOWN HEREON AND DESIGNATED "WATER METER EASEMENT (W.M.E. AND 3' W.M.E.).

BY DARREN B. BROWN AND YUHUI BROWN, HUSBAND AND WIFE AS TRUSTEES OF THE 2023 DBY/BROWN FAMILY TRUST, DATED 02/23/2023

DARREN B. BROWN

YUHUI BROWN

FINAL MAP OF

NERRADSCALI SUBDIVISION

SUBDIVISION NO. P19-036

ALL THAT PORTION OF LOT 61 OF THE "PLAT OF SUBDIVISION OF SECTION 11 OF THE RANCHO DEL PASO" FILED IN BOOK 14 OF MAPS, MAP NO. 5, OFFICIAL RECORDS OF SACRAMENTO COUNTY, CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

FEBRUARY 2024

SHEET 1 OF 10 SHEETS

STANTEC CONSULTING SERVICES INC.

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California

COUNTY OF Sacramento

ON 11-16-2023 BEFORE ME, Windy Krueger, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Darren B Brown and Yuhui Brown WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

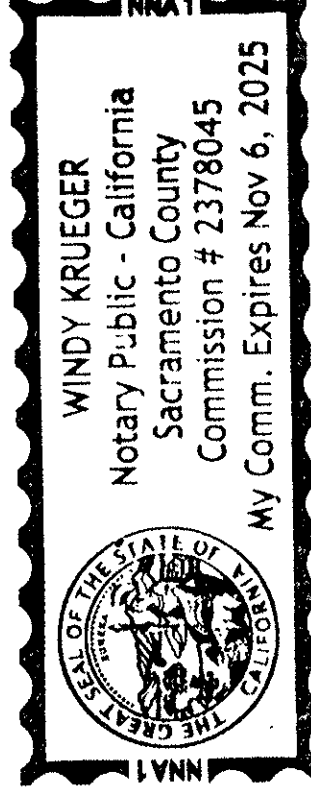
SIGNATURE: Windy Krueger

PRINT NAME Windy Krueger

MY COMMISSION NUMBER: 2378045

MY COMMISSION EXPIRES: 11-06-2025

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: Sacramento



SURVEYOR'S STATEMENT

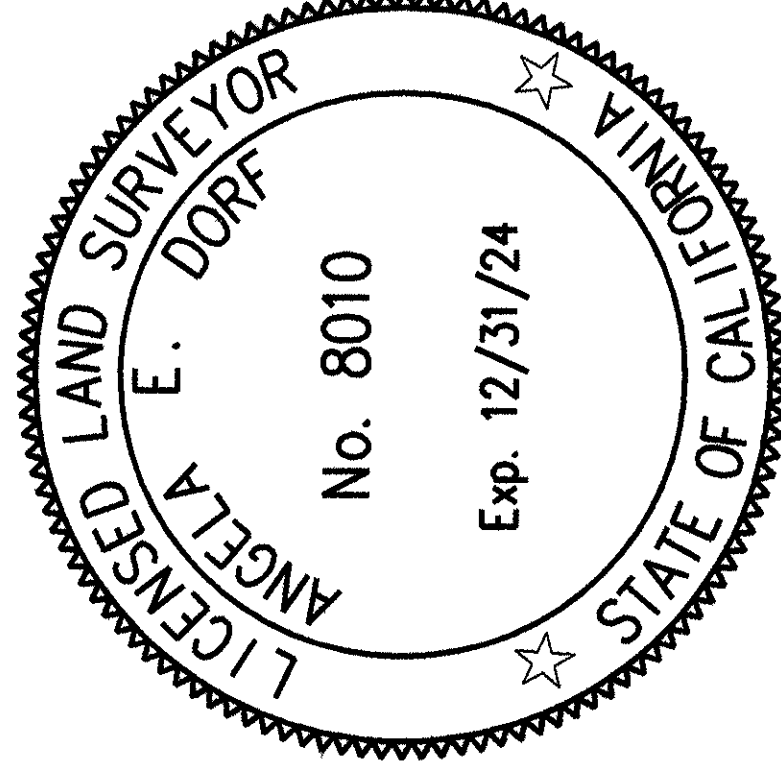
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF DARREN BROWN ON JANUARY 3, 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN THOSE POSITIONS BEFORE ISSUANCE OF NOTICE OF COMPLETION BY CITY FOR CONSTRUCTION OF THE REQUIRED PUBLIC IMPROVEMENTS AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

Angela E. Dorf

ANGELA E. DORF, L.S. 8010  
LICENSE EXPIRES: 12/31/2024

Nov 15 2023

DATE



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "NERRADSCALI SUBDIVISION", AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY CITY OF SACRAMENTO ZONING ADMINISTRATOR AND ANY APPROVED ALTERATIONS THEREOF, 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.

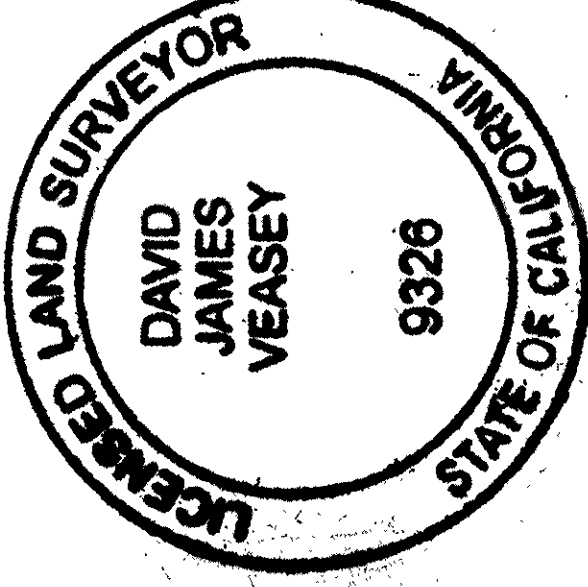
I HEREBY APPROVE THIS FINAL MAP OF "NERRADSCALI SUBDIVISION", AND ACCEPT, ON BEHALF OF THE PUBLIC, THE EASEMENTS HEREON OFFERED FOR DEDICATION TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, SUBJECT TO THE IMPROVEMENTS THEREOF, BUT REJECT AT THIS TIME THE IRREVOCABLE OFFERS FOR DEDICATION. SAID OFFERS MAY BE ACCEPTED BY THE CITY AT ANY TIME.

David Jamie Veasey

DAVID JAMIE VEASEY  
L.S. 9326, EXP. 03/31/2025  
SUPERVISING SURVEYOR  
CITY OF SACRAMENTO

02-07-2024

DATE



CITY CLERK'S STATEMENT

I HEREBY ATTEST TO THE APPROVAL OF THIS FINAL MAP OF "NERRADSCALI SUBDIVISION".

Donna Allred

CITY CLERK  
CITY OF SACRAMENTO

02-07-2024

DATE

RECORDER'S STATEMENT:

FILED THIS 28th DAY OF February, 2024, AT 11:00 A.M. IN BOOK 454 OF MAPS, AT PAGE 2, AT THE REQUEST OF STANTEC CONSULTING SERVICES, INC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. 1603 ON FILE IN THIS OFFICE.

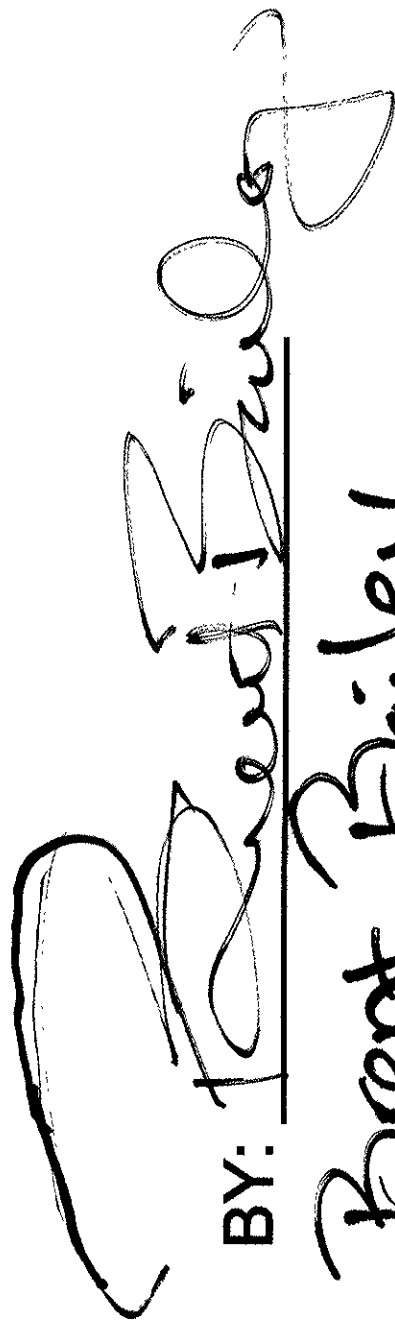

DOCUMENT NO. 202402280811 Fee: \$ 284.00

Donna Allred BY: JPD DEPUTY  
RECORDER OF SACRAMENTO COUNTY  
STATE OF CALIFORNIA



TRUSTEE'S STATEMENT

ORANGE COAST TITLE COMPANY, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST DATED JUNE 1, 2018, AND RECORDED JUNE 6, 2018 AS DOCUMENT NO. 201806061246, OFFICIAL RECORDS OF SACRAMENTO COUNTY, HEREBY CONSENTS TO THE FILING OF THIS MAP.

BY:   
Brent Bailey  
NAME  
  
David J. General Manager  
TITLE

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California  
COUNTY OF Sacramento

ON 11-20-23 BEFORE ME Cathy Clark, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Brent Bailey, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: 

PRINT NAME Cathy Clark

MY COMMISSION NUMBER: 2328382

MY COMMISSION EXPIRES: 6-30-2024

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: Sacramento

FINAL MAP  
OF  
**NERRADSCALI SUBDIVISION**  
SUBDIVISION NO. P19-036  
ALL THAT PORTION OF LOT 61 OF THE "PLAT OF SUBDIVISION OF SECTION 11 OF THE RANCHO DEL PASO" FILED IN BOOK 14 OF MAPS, MAP NO. 5, OFFICIAL RECORDS OF SACRAMENTO COUNTY, CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA  
**February 26 2024**  
SHEET 2 OF 10 SHEETS  
STANTEC CONSULTING SERVICES INC.

FINAL MAP  
OF

NERRADSCALI SUBDIVISION

SUBDIVISION NO. P19-036

ALL THAT PORTION OF LOT 61 OF THE "PLAT OF SUBDIVISION OF SECTION 11 OF THE  
RANCHO DEL PASO" FILED IN BOOK 14 OF MAPS, MAP NO. 5, OFFICIAL RECORDS OF  
SACRAMENTO COUNTY, CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF  
CALIFORNIA  
**FEBRUARY 2024**  
SHEET 3 OF 10 SHEETS  
STANTEC CONSULTING SERVICES INC.

LEGAL DESCRIPTION

ALL THAT PORTION OF LOT 61 OF THE "PLAT OF SUBDIVISION OF SECTION NO. 11 OF THE RANCHO DEL PASO" IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON APRIL 18, 1913, IN BOOK 14 OF MAPS, MAP NO. 5, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 61, SAID POINT BEING ON THE NORTH LINE OF NORTH AVENUE AS SAID NORTH AVENUE IS SHOWN ON SAID MAP; THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTH LINE OF SAID NORTH AVENUE NORTH 89°30'07" WEST 227.61 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED DATED SEPTEMBER 15, 1952, RECORDED SEPTEMBER 30, 1952, IN BOOK 2289 OF OFFICIAL RECORDS, PAGE 406, EXECUTED BY MATTIE MAY BUNDOCK TO OLIN WILLBOURN AND RUBY WILLBOURN, HIS WIFE; THENCE ALONG THE EAST LINE OF SAID WILLBOURN PARCEL NORTH 01°28'18" WEST 220.84' TO THE SOUTH LINE OF THAT CERTAIN PROPERTY DESCRIBED IN DEED RECORDED JANUARY 12, 1972, IN BOOK 720612 OF OFFICIAL RECORDS, PAGE 300, EXECUTED BY THE STATE OF CALIFORNIA TO THE CITY OF SACRAMENTO; THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES:

1) NORTH 77°54'20" EAST 177.50 FEET AND

2) NORTH 73°32'44" EAST 60.65 FEET TO THE EAST LINE OF SAID LOT 61;

THENCE ALONG THE EAST LINE OF SAID LOT 61 SOUTH 00°19'09" EAST 277.12' TO THE POINT OF BEGINNING, CONTAINING 1.305 ACRES, MORE OR LESS.

454-2-3



FINAL MAP  
OF

NERRADSCALI SUBDIVISION

SUBDIVISION NO. P19-036

ALL THAT PORTION OF LOT 61 OF THE "PLAT OF SUBDIVISION OF SECTION 11 OF THE RANCHO DEL PASO" FILED IN BOOK 14 OF MAPS, MAP NO. 5, OFFICIAL RECORDS OF SACRAMENTO COUNTY, CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

FEBRUARY 2024  
SHEET 4 OF 10 SHEETS

STANTEC CONSULTING SERVICES INC.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF JESSIE AVENUE AS SHOWN ON THAT CERTAIN MAP ENTITLED "PLAT OF SHERMAN OAKS ESTATES" FILED IN BOOK 223 OF MAPS, MAP NO. 4, RECORDS OF SACRAMENTO COUNTY, THE BEARING OF WHICH IS SHOWN TO BE SOUTH 89°01'22" WEST AND FOR PURPOSES OF THIS SURVEY HAS BEEN ROTATED COUNTER-CLOCKWISE 01°26'34", THE BEARING OF WHICH IS DETERMINED TO BE AND SHOWN HEREON AS NORTH 89°32'04" WEST

NOTES:

- ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE SUM OF THE PARTS MAY NOT ADD UP TO THE WHOLE DUE TO ROUNDING.
- THE AREA WITHIN THE DISTINCTIVE BORDER IS 1.305 ACRES, MORE OR LESS.
- THE PRIVATE INGRESS-EGRESS ACCESS EASEMENTS SHOWN HEREON AND DESIGNATED "PRIVATE INGRESS/EGRESS ACCESS EASEMENT" (P.I.E.A.E.) SHOWN HEREON IS TO BE GRANTED AT THE TIME OF SALE OR CONVEYANCE OF LOTS 3, 4, 5, 6, 7, AND 8 SHOWN ON THIS MAP.
- PER SACRAMENTO CITY CODE, SECTION 17.852.010 THIS MAP IS SUBJECT TO PUBLIC IMPROVEMENTS. REFERENCE RPC23-0011.
- LOTS FRONTING NORTH AVENUE MAY OWN FEE TITLE TO THE SECTION LINE. VACATING NORTH AVENUE MAY RESULT IN THOSE PORTIONS OF NORTH AVENUE REVERTING TO THE UPLAND OWNERS.

LEGEND:

- DIMENSION POINT (NOTHING FOUND OR SET)
- ✕ FOUND CITY SWING TIE
- FOUND NAIL AS NOTED
- ✕ SET 1" IPON PIPE, 18" LONG, TAGGED LS 8010 WITH PLASTIC CAP STAMPED LS 8010
- ✕ SET 5/8" REBAR WITH PLASTIC CAP STAMPED LS 8010
- ⊙ SET 1/4" x 2-1/2" MAG NAIL WITH WASHER STAMPED L.S. 8010 IN PAVEMENT
- ✕ CONCRETE NAIL TAGGED LS 8010
- (T) INDICATES TOTAL DISTANCE BASE ON CALCULATIONS

- FOUND MONUMENT AS NOTED

REFERENCES:

SEE SHEET 5

RAILROAD NOTE:

THE 100' WIDE RAILROAD SHOWN HEREON HAS BEEN HAS BEEN ACQUIRED THROUGH EMINENT DOMAIN AS FEE TITLE IN FAVOR OF THE CITY OF SACRAMENTO PER DOCUMENT NO. 830915 O.R. 1057

SCALE 1" = 200'

FOUND 3/4" IRON PIPE AT P.I. OF JESSIE AVE AND RIO LINDA BLVD. NO ID PER (R5)

60' WIDE ROAD PER 14 B.M. 5

40' WIDE ROAD PER 14 B.M. 5 (N89°01'20"E(R7) (N88°59'55"W(R5)) N89°32'04"W 1220.60'(R7)

LOT 52 14 B.M. 5 100' WIDE RAILROAD PER 14 B.M. 5 (SEE RAILROAD NOTE ABOVE)

RIO LINDA BOULEVARD

WEST LINE OF SECTION 11

SUBJECT PROPERTY

NORTH

FOUND 1" IRON PIPE W/60d NAIL IN THE CENTER NO ID ACCEPTED AS NORTHEAST CORNER OF LOT 49, 14 B.M. 5

FOUND 3/4" IRON PIPE AT P.I. OF JESSIE AVE AND RIO LINDA BLVD. NO ID PER (R5)

FOUND 1" IRON PIPE W/60d NAIL IN THE CENTER NO ID ACCEPTED AS NORTHEAST CORNER OF LOT 49, 14 B.M. 5

FOUND 1" IRON PIPE W/60d NAIL IN THE CENTER NO ID ACCEPTED AS NORTHEAST CORNER OF LOT 49, 14 B.M. 5

HARRIS AVENUE N89°29'32"W 30.00'

(720.28'(R8)) N89°29'32"W 690.24'

SEE DETAIL "G" SHEET 3

SEE DETAIL "H" SHEET 3

SEE DETAIL "I" SHEET 3

SEE DETAIL "J" SHEET 3

SEE DETAIL "K" SHEET 3

SEE DETAIL "L" SHEET 3

SEE DETAIL "M" SHEET 3

SEE DETAIL "N" SHEET 3

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SEE DETAIL "IF" SHEET 3



FINAL MAP  
OF

NERRADSCALI SUBDIVISION

SUBDIVISION NO. P19-036

ALL THAT PORTION OF LOT 61 OF THE "PLAT OF SUBDIVISION OF SECTION 11 OF THE RANCHO DEL PASO" FILED IN BOOK 14 OF MAPS, MAP NO. 5, OFFICIAL RECORDS OF SACRAMENTO COUNTY, CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

February 2024  
SHEET 5 OF 10 SHEETS

STANTEC CONSULTING SERVICES INC.

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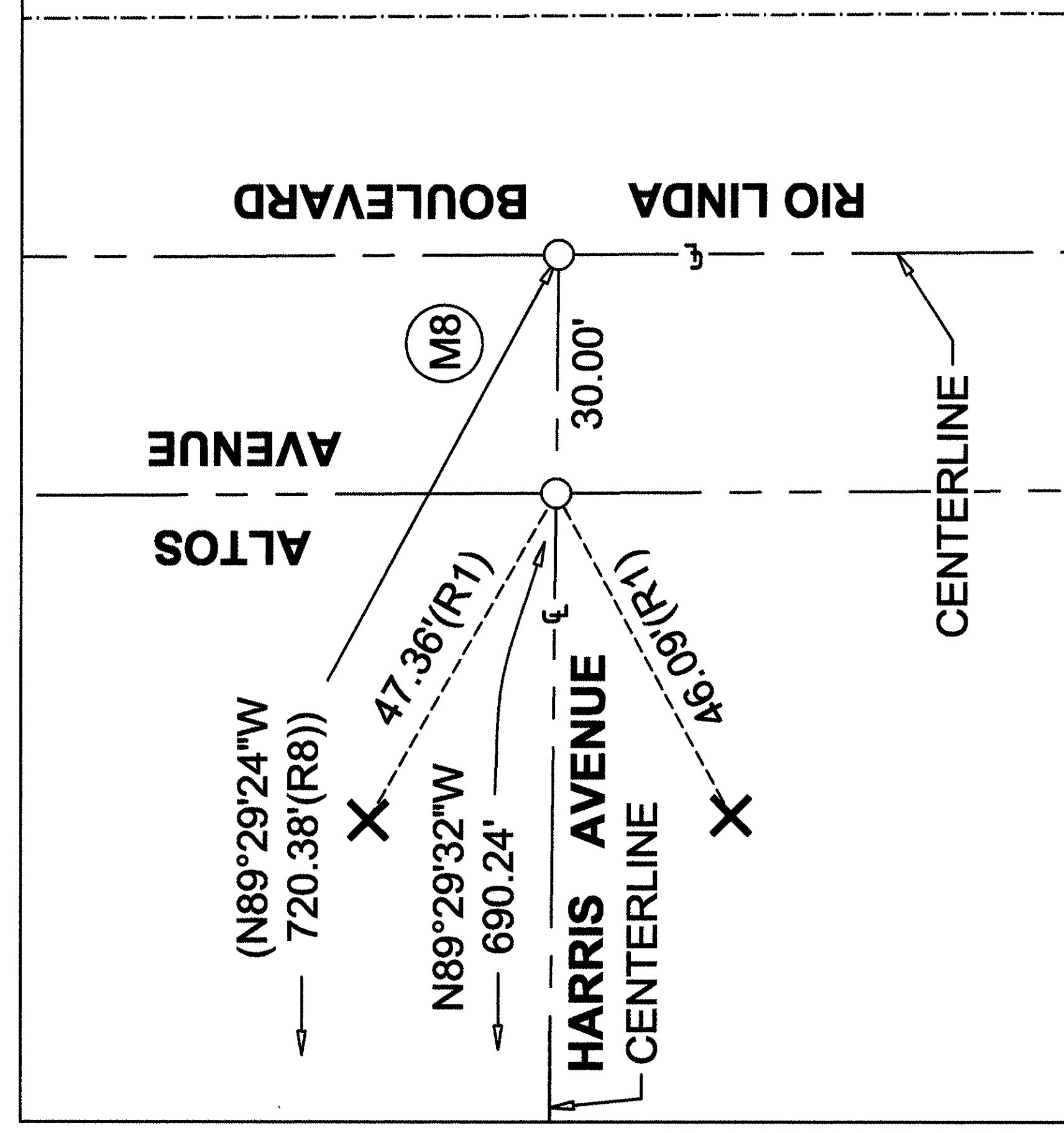
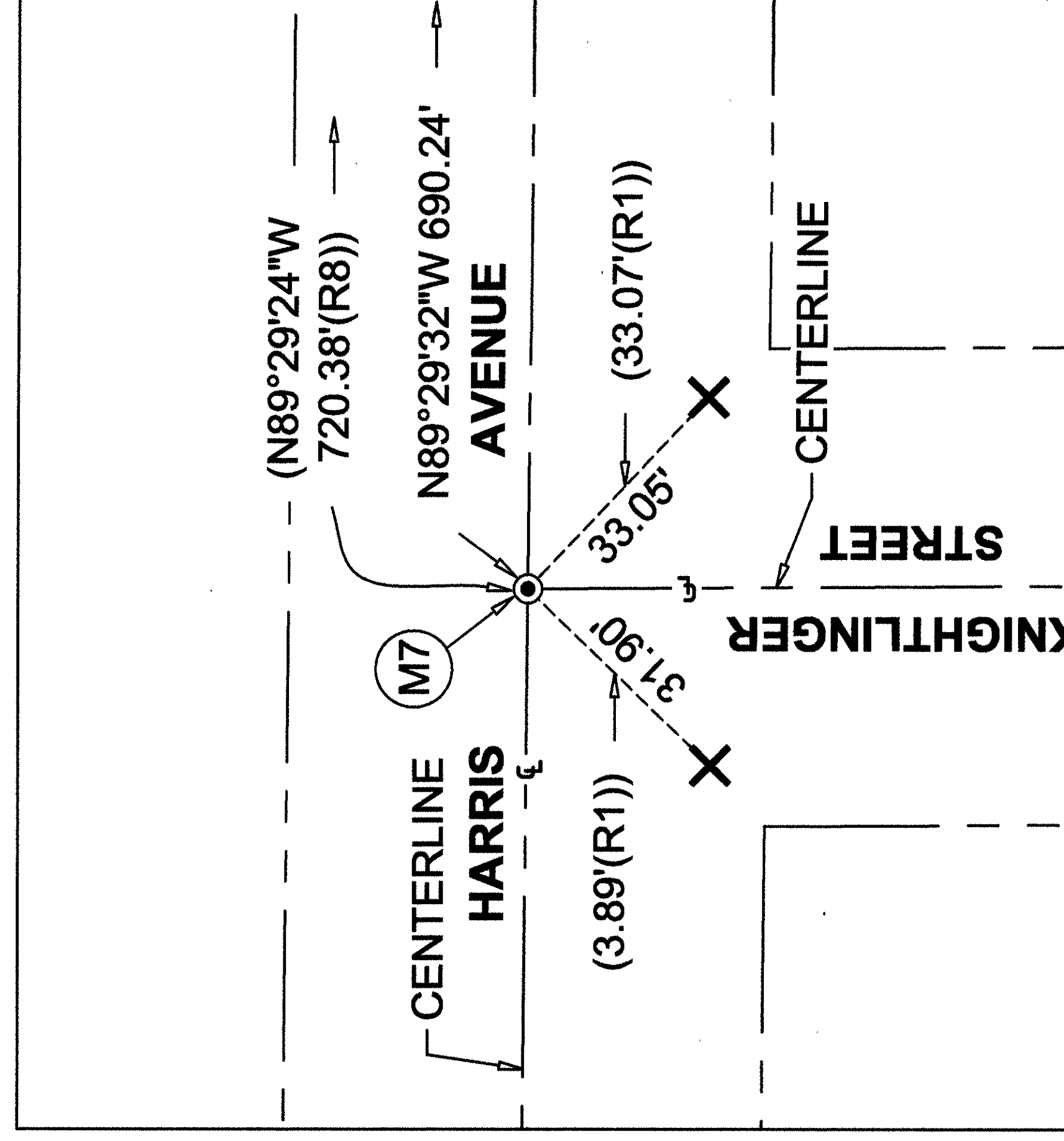
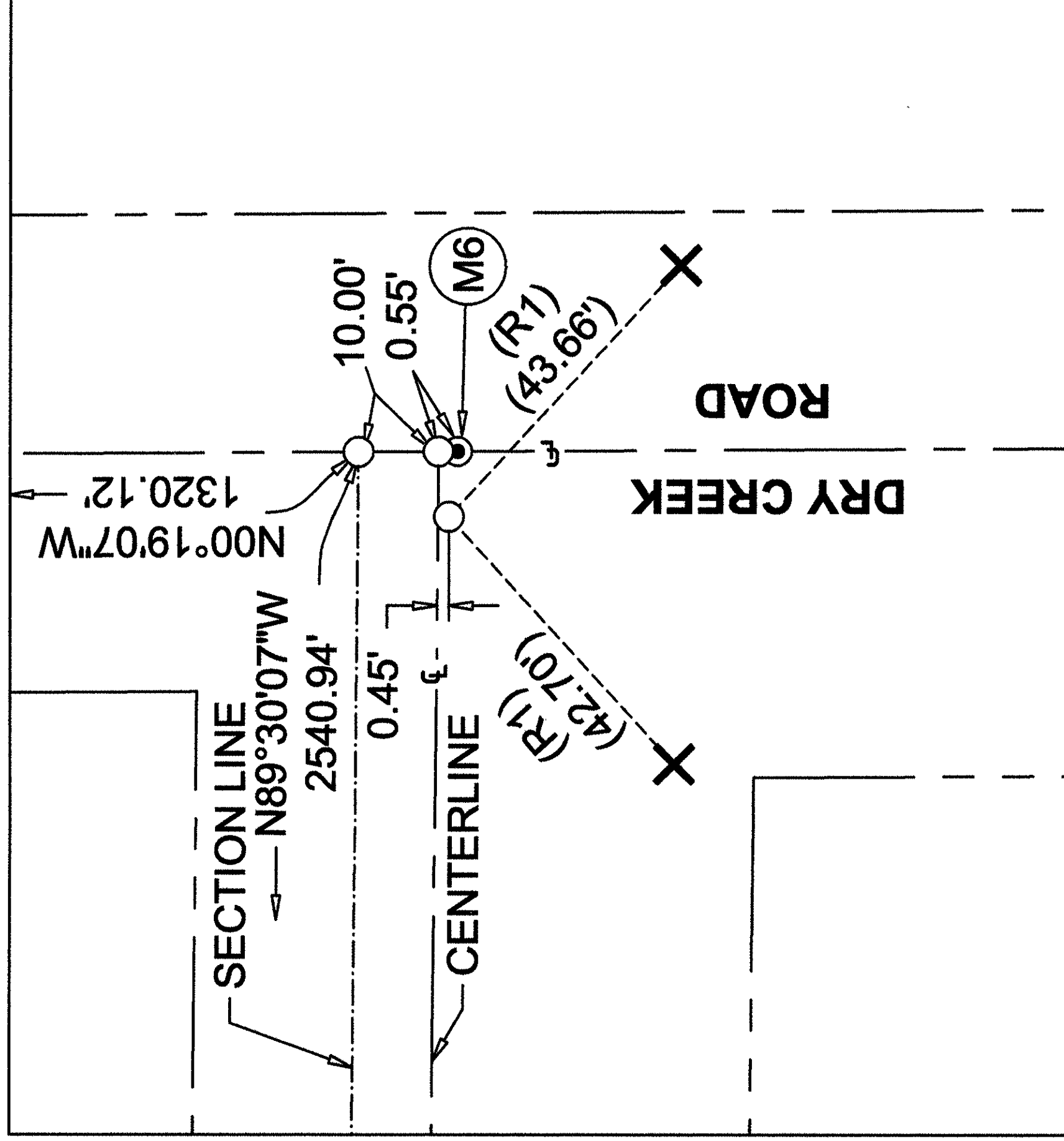
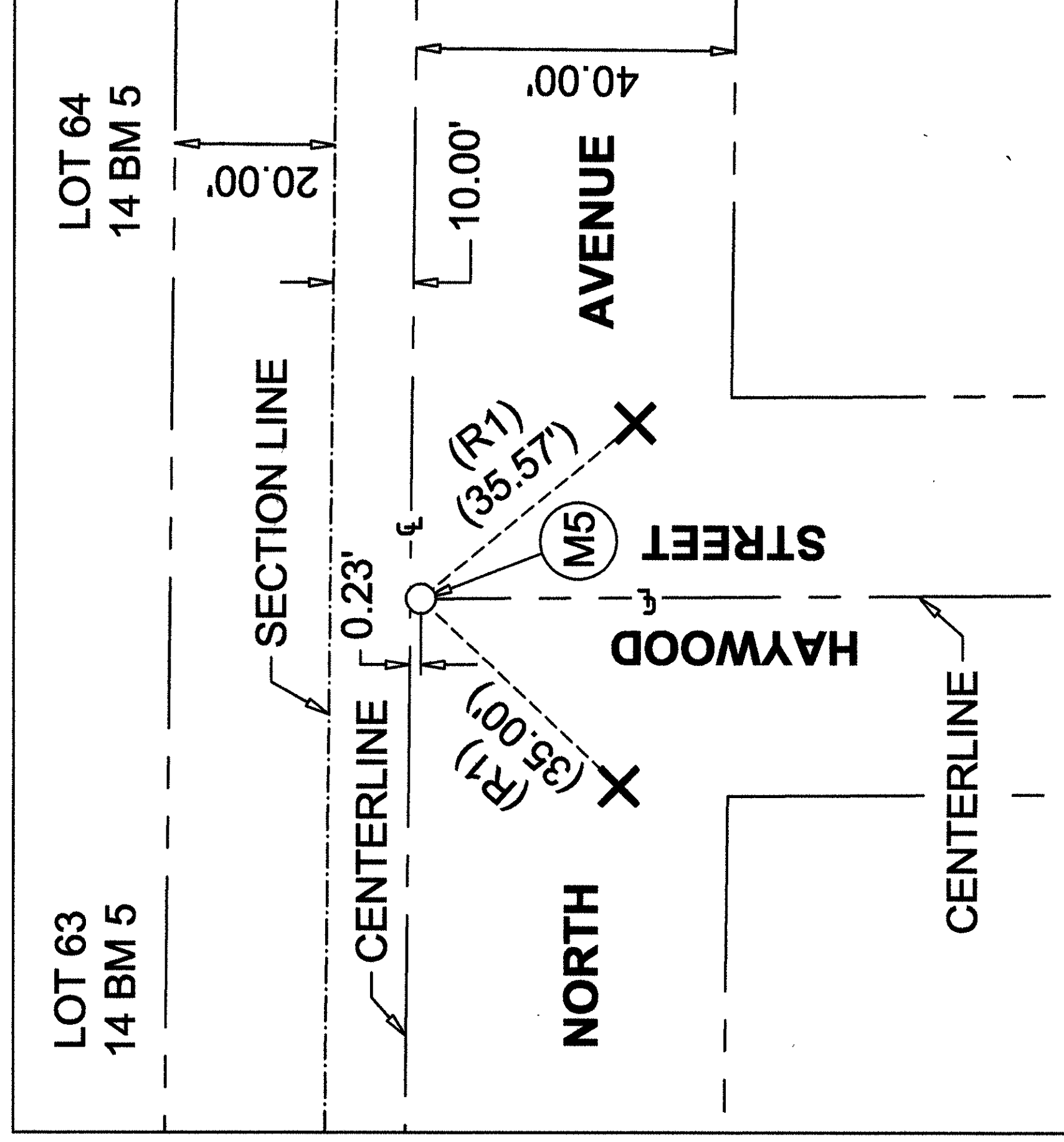
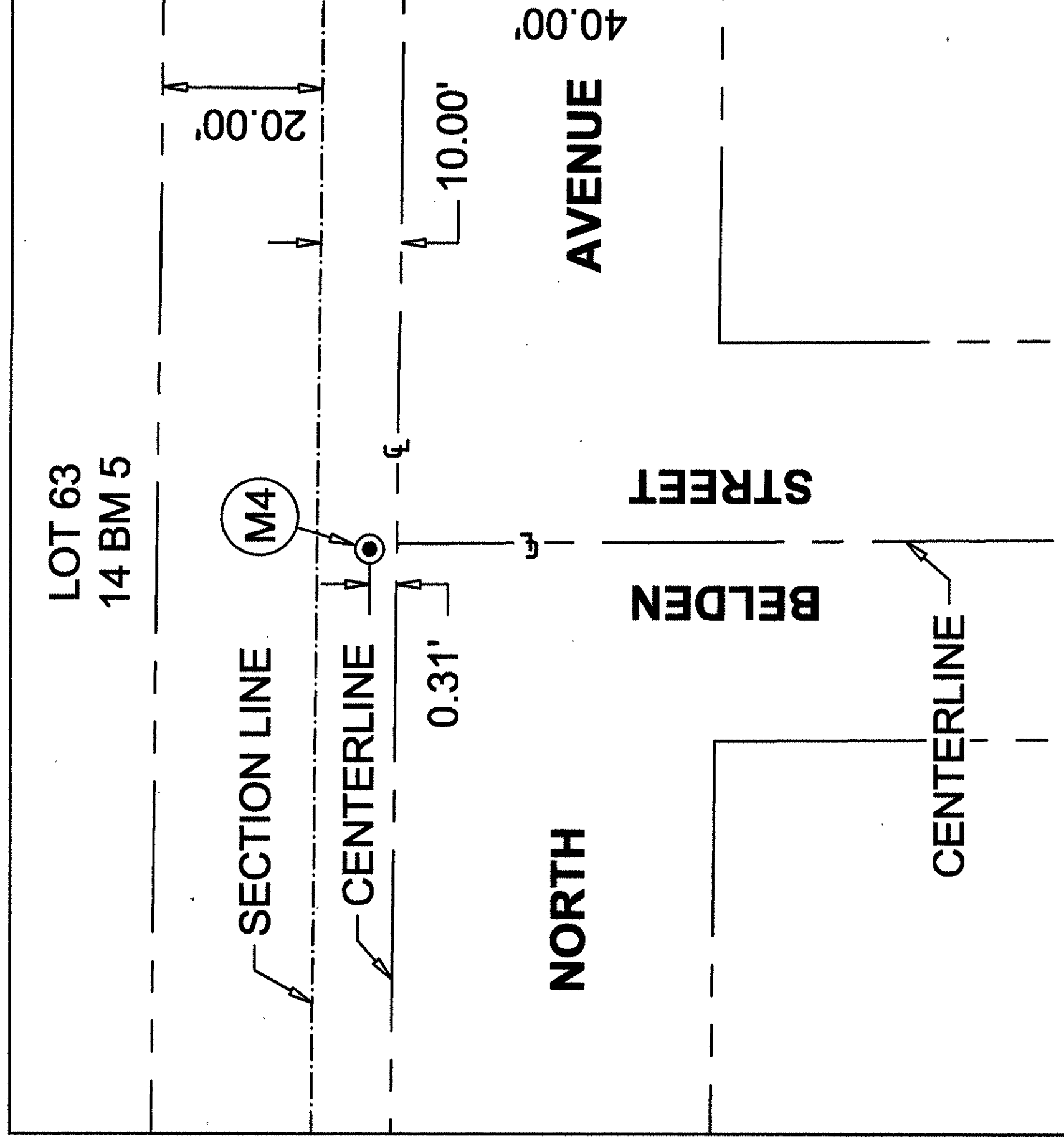
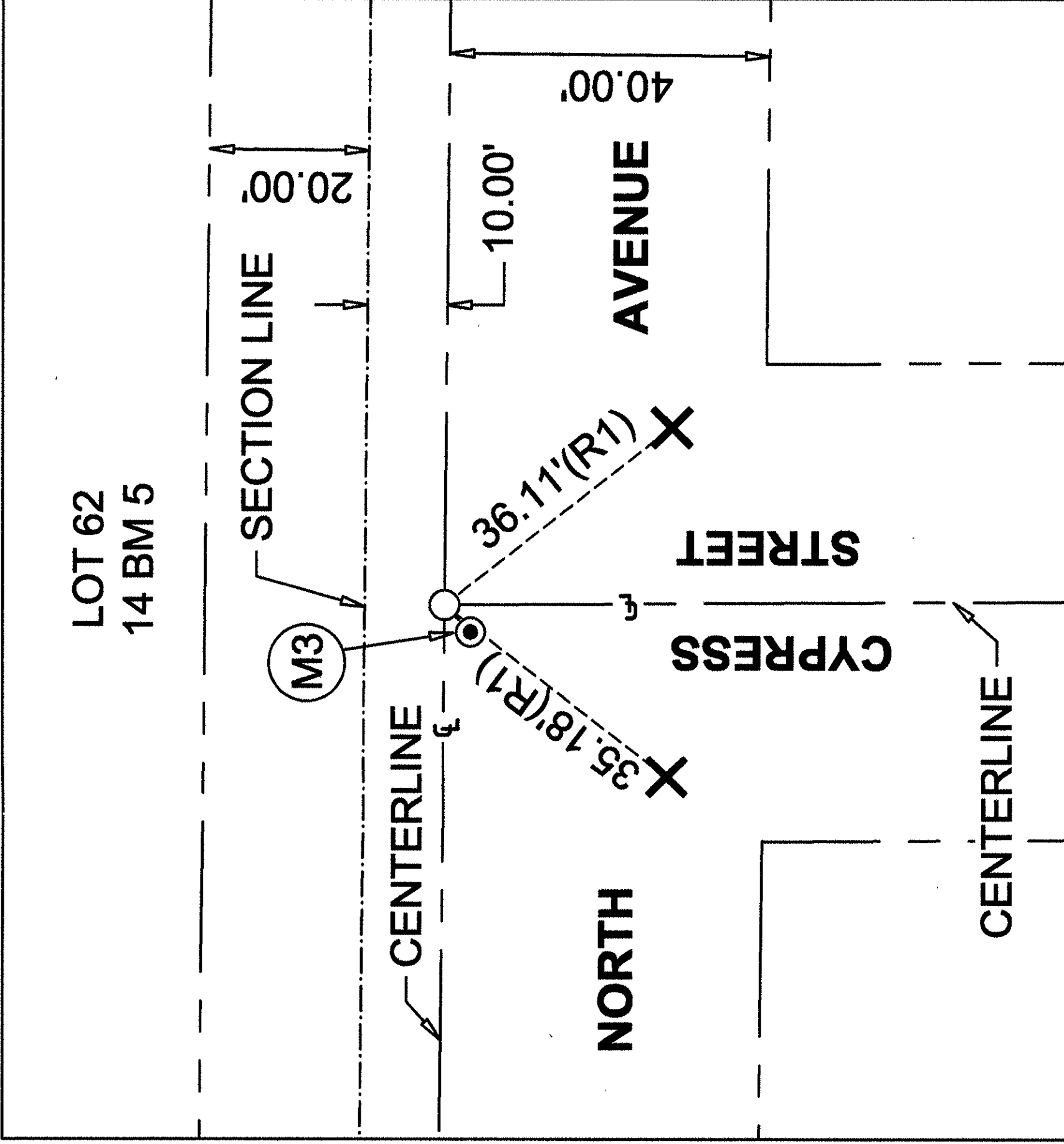
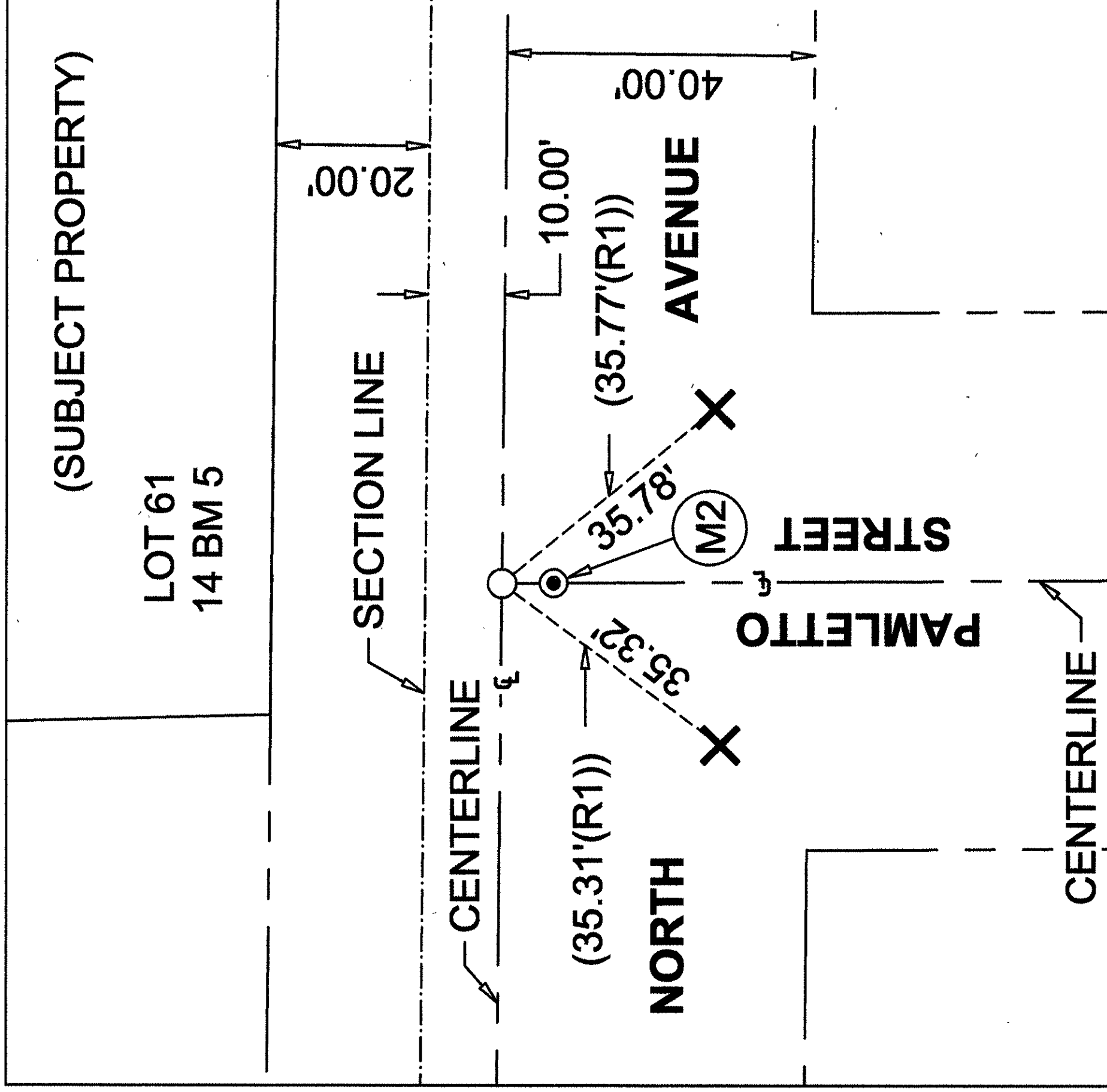
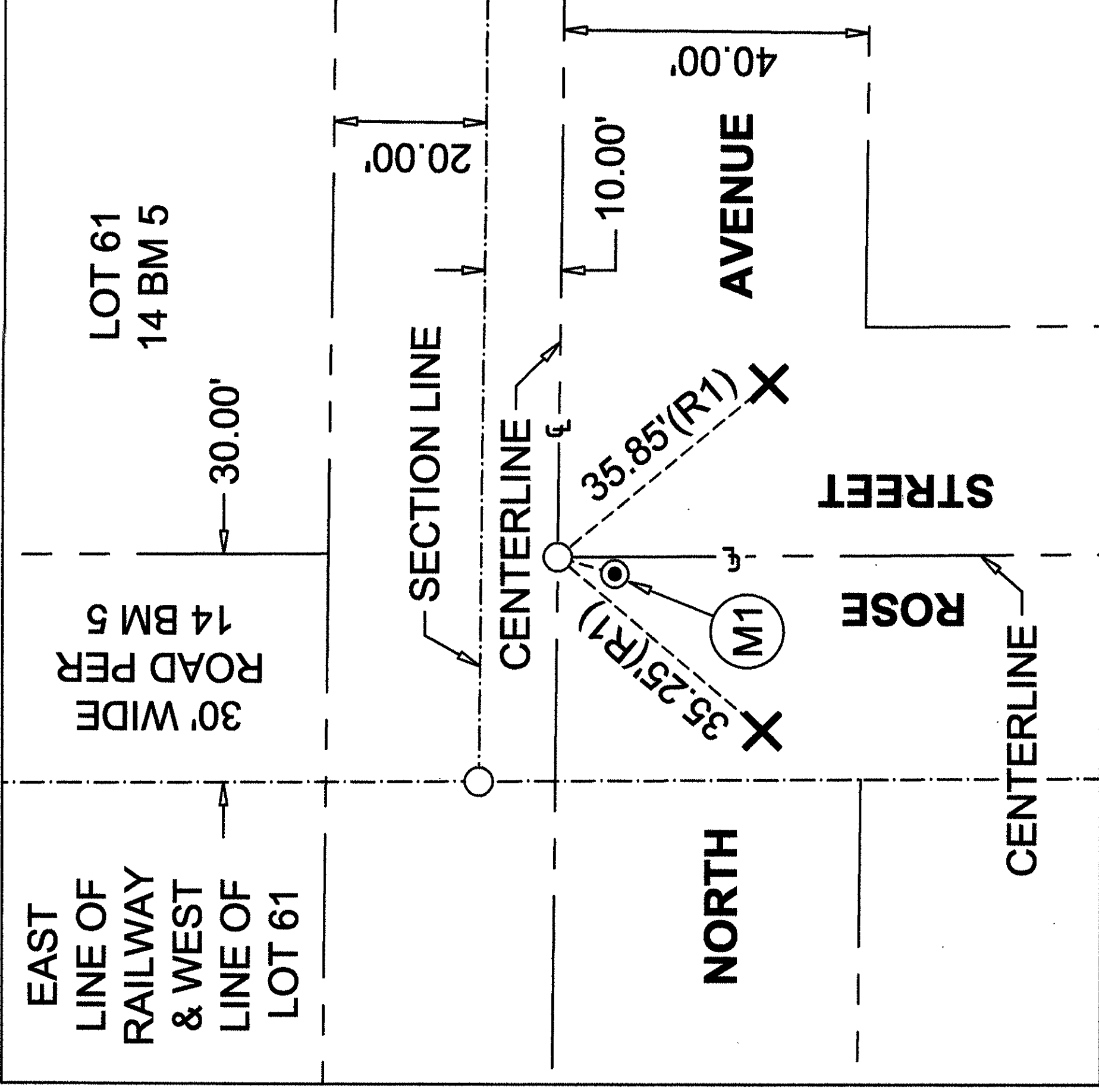
- (R1) CITY TIES
- (R2) CALTRANS RIGHT OF WAY AND MONUMENT MAPS, DISTRICT 3 RECORDS (INTERSTATE ROUTE 80) POST MILE 6.2 TO 7.4
- (R3) 359 B.M. 4 PLAT OF DRY CREEK POINTE
- (R4) 223 B.M. 4 PLAT OF SHERMAN OAKS ESTATES
- (R5) 198 B.M. 12 PLAT OF SUNRIDGE
- (R6) 189 B.M. 11 PLAT OF CINDY WOODS
- (R7) 46 R.S. 5 RECORD OF SURVEY A PORTION OF LOT 45 14 B.M. 5
- (R8) 148 B.M. 10 PLAT OF NORWOOD-80 BUSINESS PARK UNIT NO. 2B
- (R9) 14 B.M. 5 PLAT OF SUBDIVISION OF SECTION NO. 11 OF THE RANCHO DEL PASO
- (R10) 12 B.M. 01 DEL PASO HEIGHTS LOCATED IN SECTION 12, RANCHO DEL PASO

MONUMENT TABLE:

- (M1) FOUND PK NAIL S06°12'46"W 0.23' FROM PI ESTABLISHED FROM SWING TIES
- (M2) FOUND PK NAIL S00°09'30"W 0.06 FROM PI ESTABLISHED FROM SWING TIES
- (M3) FOUND PK NAIL S45°53'20"W 0.31' FROM PI ESTABLISHED FROM SWING TIES
- (M4) FOUND PK NAIL 0.31' NORTHERLY OF ESTABLISHED EXISTING CENTERLINE
- (M5) POSITION OF PI ESTABLISHED FROM SWING TIES IS 0.23' SOUTHERLY OF ESTABLISHED EXISTING CENTERLINE
- (M6) FOUND PK NAIL HELD FOR POSITION OF THE CENTERLINE OF DRY CREEK ROAD
- (M7) FOUND PK NAIL AND SWING TIES. ACCEPTED PK NAIL FOR PI OF HARRIS STREET AND KNIGHTLINGER STREET
- (M8) ESTABLISHED PI OF ALTOS AVENUE AND HARRIS STREET FROM SWING TIES. PROJECTED HARRIS AVENUE CENTERLINE 30' EASTERLY TO CENTERLINE OF RIO LINDA BOULEVARD.

LEGEND:

SEE SHEET 4





FINAL MAP  
OF

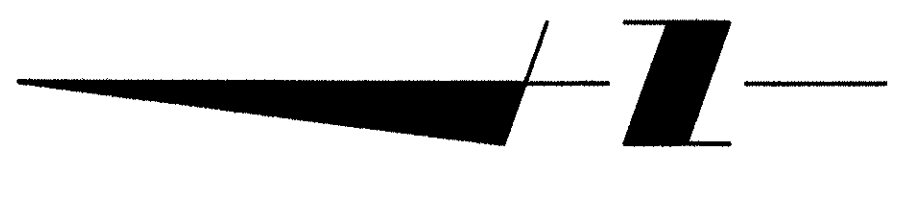
NERRADSCALI SUBDIVISION

SUBDIVISION NO. P19-036

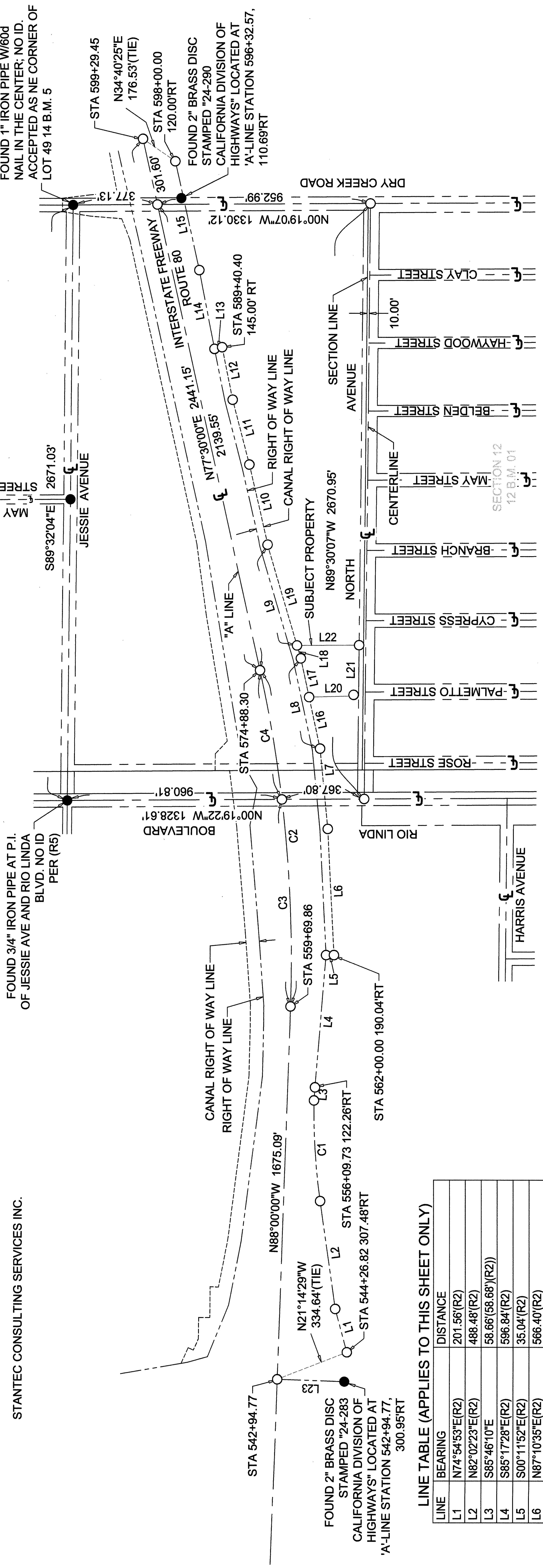
ALL THAT PORTION OF LOT 61 OF THE "PLAT OF SUBDIVISION OF SECTION 11 OF THE  
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SACRAMENTO COUNTY, CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF  
CALIFORNIA

February 2024  
SHEET 6 OF 10 SHEETS

STANTEC CONSULTING SERVICES INC.



SCALE 1" = 300'



LINE TABLE (APPLIES TO THIS SHEET ONLY)

LINE	BEARING	DISTANCE
L1	N74°54'53"E(R2)	201.56'(R2)
L2	N82°02'23"E(R2)	488.48'(R2)
L3	S85°46'10"E	58.66'(58.68')(R2))
L4	S85°17'28"E(R2)	596.84'(R2)
L5	S00°11'52"E(R2)	35.04'(R2)
L6	N87°10'35"E(R2)	566.40'(R2)
L7	N84°28'23"E(R2)	362.27'(R2)
L8	N77°54'20"E(R2)	413.77'(R2)
L9	N73°32'44"E(R2)	531.45'(R2)
L10	N76°58'45"E(R2)	368.73'(R2)
L11	N75°35'27"E(R2)	300.17'(R2)
L12	N78°41'37"E(R2)	240.05'(R2)
L13	N12°30'03"W(R2)	35.01'(R2)
L14	N79°05'28"E(R2)	360.14'(R2)
L15	N77°30'00"E(R2)	500.00'(R2)
L16	N77°54'20"E	236.27'
L17	N77°54'20"E	177.50'
L18	N73°32'44"E	60.65'
L19	N73°32'44"E	470.80'
L20	N01°28'18"W	220.84'
L21	S89°30'07"E	227.60'
L22	N00°19'09"W	277.12'
L23	S02°00'00"W	300.95'(R2)

CURVE TABLE (APPLIES TO THIS SHEET ONLY)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	453.06'(R2)	2945.00'(R2)	8°48'52"(R2)	S86°26'49"W(R2)	452.62'(R2)
C2	1518.44'(R2)	6000.00'(R2)	14°30'00"(R2)	N84°45'00"E(R2)	1514.39'(R2)
C3	931.03'	6000.00'	8°53'26"	N87°33'17"E	930.09'
C4	587.42'	6000.00'	5°36'34"	N80°18'17"E	587.19'

LEGEND: REFERENCES:

SEE SHEET 4 SEE SHEET 5

'A'-LINE STATION OFFSET LIST

STATION	OFFSET	DESCRIPTION
542+94.77(R2)	300.95'(R2)	FOUND CALTRANS MONUMENT 2" BRASS DISC STAMPED "24-283 CALIFORNIA DIVISION OF HIGHWAYS"
544+26.82(R2)	307.48'(R2)	RIGHT OF WAY
556+09.73(R2)	122.26'(R2)	RIGHT OF WAY
559+69.86(R2)	0.00'	CENTERLINE BEGIN CURVE
562+00.00(R2)	190.04'(R2)	RIGHT OF WAY
574+88.30(R2)	0.00'	CENTERLINE END CURVE
589+40.00(R2)	145.00'(R2)	RIGHT OF WAY
596+32.57(R2)	110.69'(R2)	FOUND CALTRANS MONUMENT 2" BRASS DISC STAMPED "24-290 CALIFORNIA DIVISION OF HIGHWAYS"
598+00.00(R2)	120.00'(R2)	RIGHT OF WAY
599+29.45(R2)	0.00'	CENTERLINE

454-2-6



FINAL MAP  
OF

NERRADSCALI SUBDIVISION

SUBDIVISION NO. P19-036  
ALL THAT PORTION OF LOT 61 OF THE "PLAT OF SUBDIVISION OF SECTION 11 OF THE  
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CALIFORNIA  
FEBRUARY 2024

SHEET 7 OF 10 SHEETS

STANTEC CONSULTING SERVICES INC.

SCALE 1" = 20'

NOTE

SEE SHEET 4 FOR LEGEND  
SEE SHEET 9 FOR LINE AND CURVE TABLES

INTERSTATE FREEWAY ROUTE 80

CITY OF SACRAMENTO  
720612 O.R. 300

LOT 5  
12,108±  
SQUARE FEET  
100' WIDE PG&E EASEMENT  
PER 270 DEEDS 498

LOT 4  
5,275±  
SQUARE FEET

LOT 3  
5,761±  
SQUARE FEET

LOT 6  
10,435±  
SQUARE FEET

LOT 7  
7,006±  
SQUARE FEET

LOT 1  
4,600±  
SQUARE FEET

LOT 2  
3,961±  
SQUARE FEET

LOT 8  
7,711±  
SQUARE FEET

NERRADS  
PLACE (PRIVATE)

NORTH AVENUE  
APARTMENTS L.P.  
20041223 O.R. 0326

WILLBOURN, ET UX  
2289 O.R. 406

N01°28'18"W

TO SW COR.

LOT 61  
332.60'  
N89°30'07"W  
463.22'  
N89°30'07"W  
333.00'

PALMETTO

STREET

NORTH AVENUE

WATER METER EASEMENT

3' WIDE WATER METER EASEMENTS ADJACENT TO  
NERRADS PLACE BEING DEDICATED PER THIS MAP  
ARE SHOWN ON SHEET 8.

454-a-7



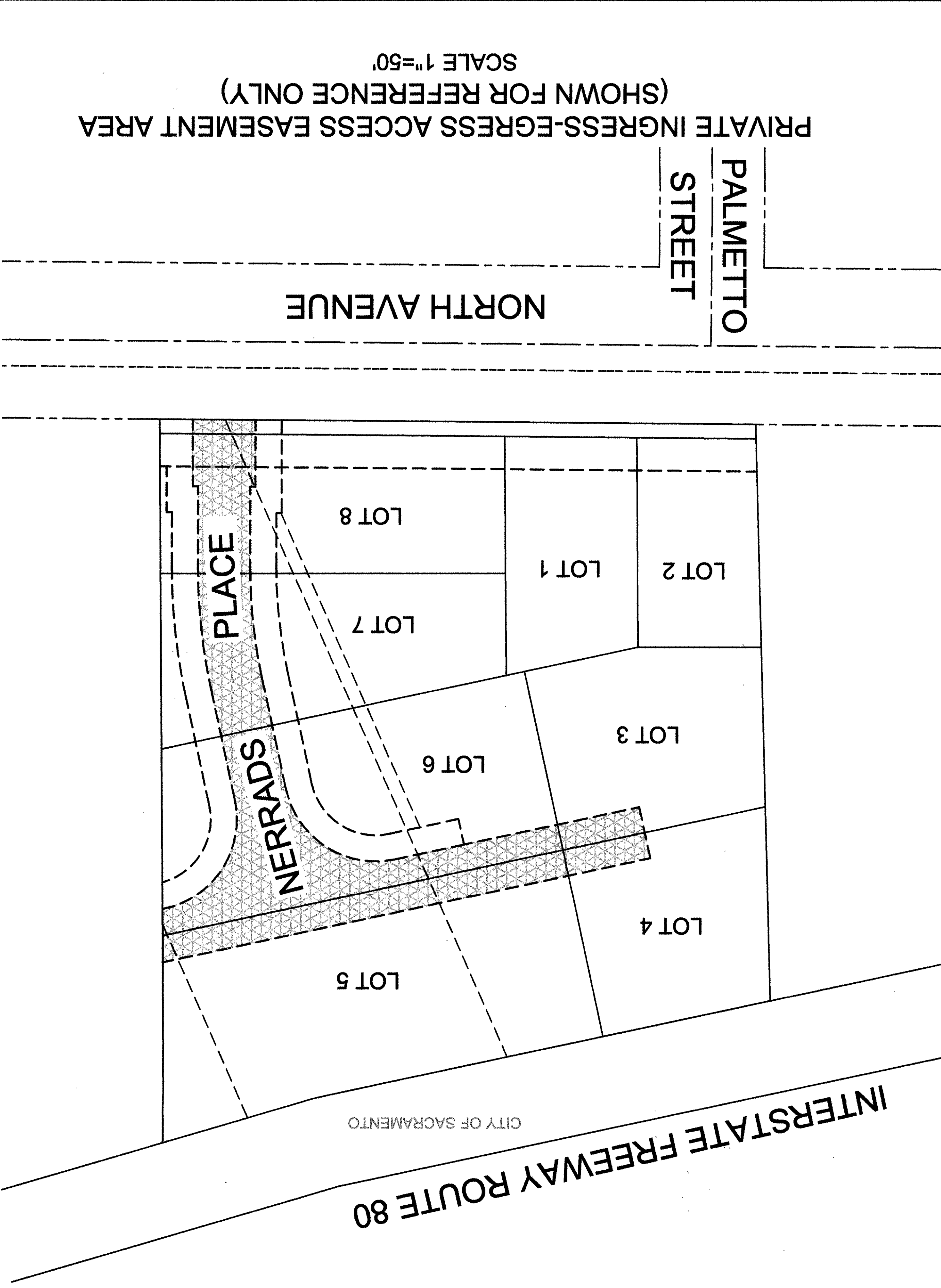
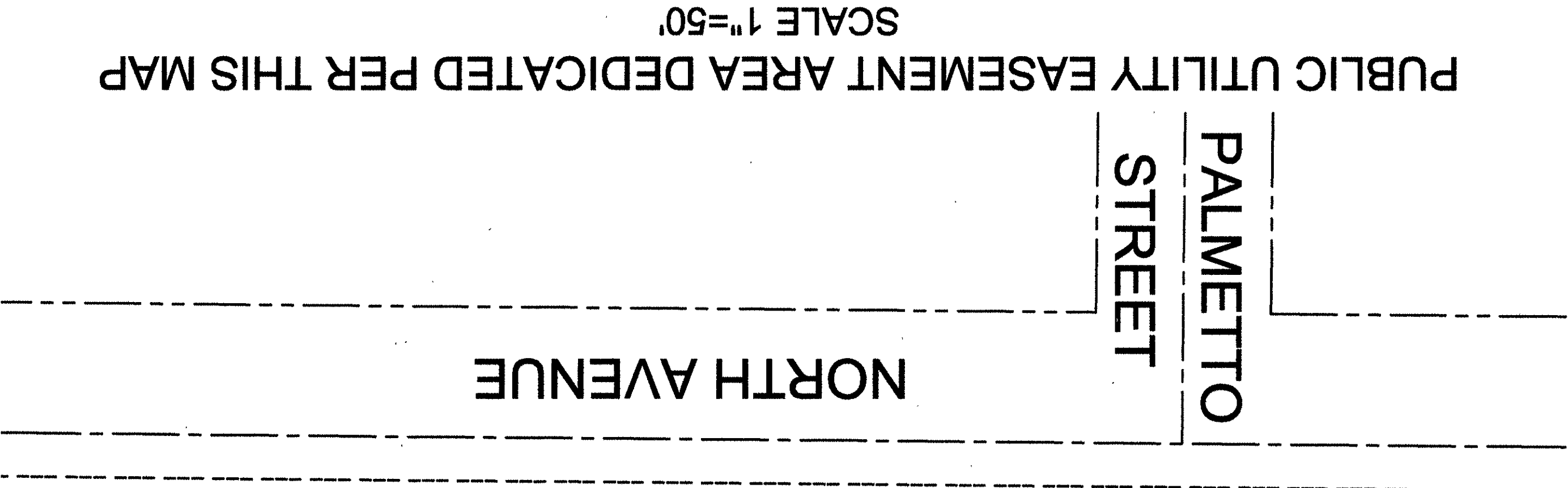
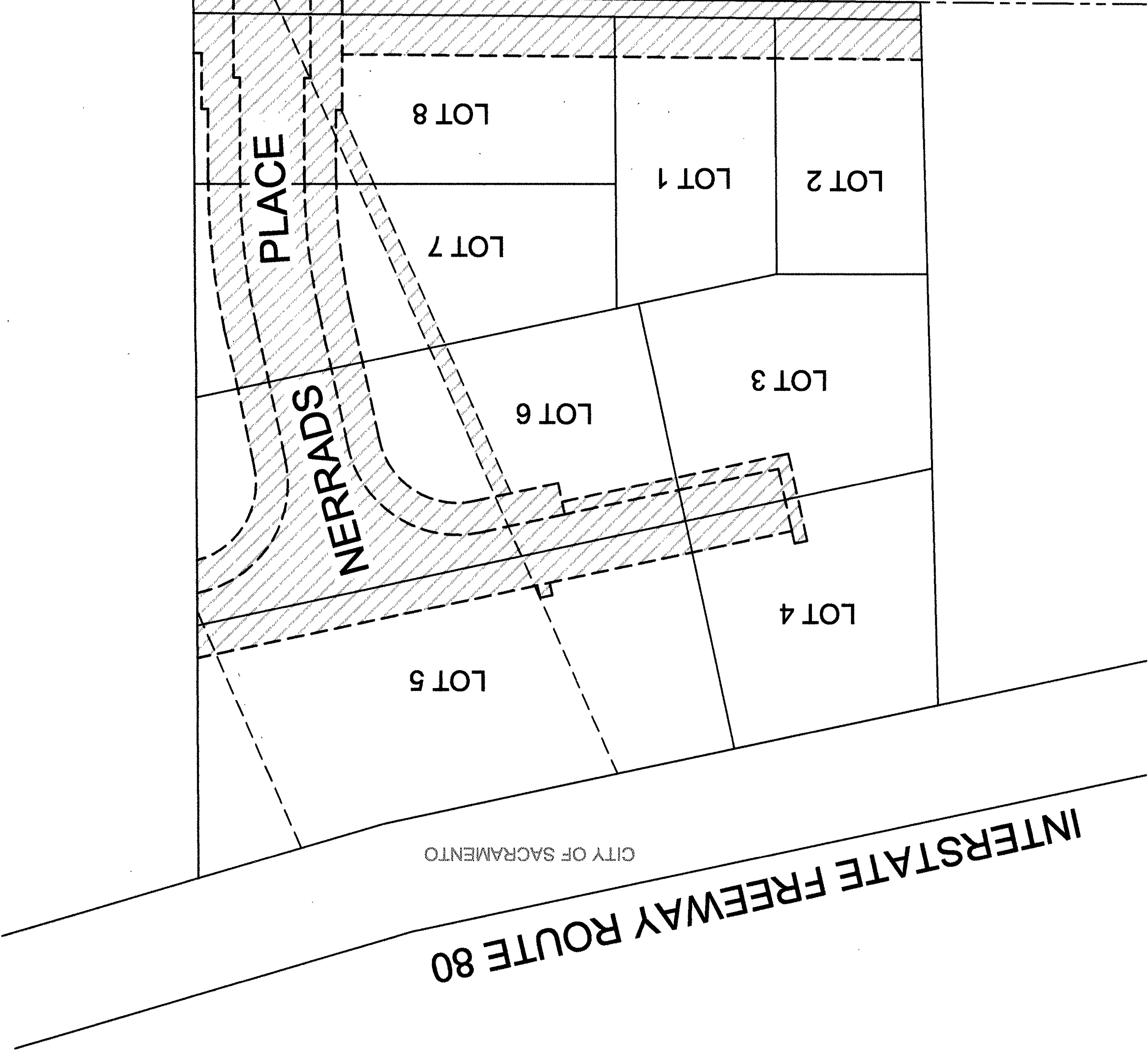
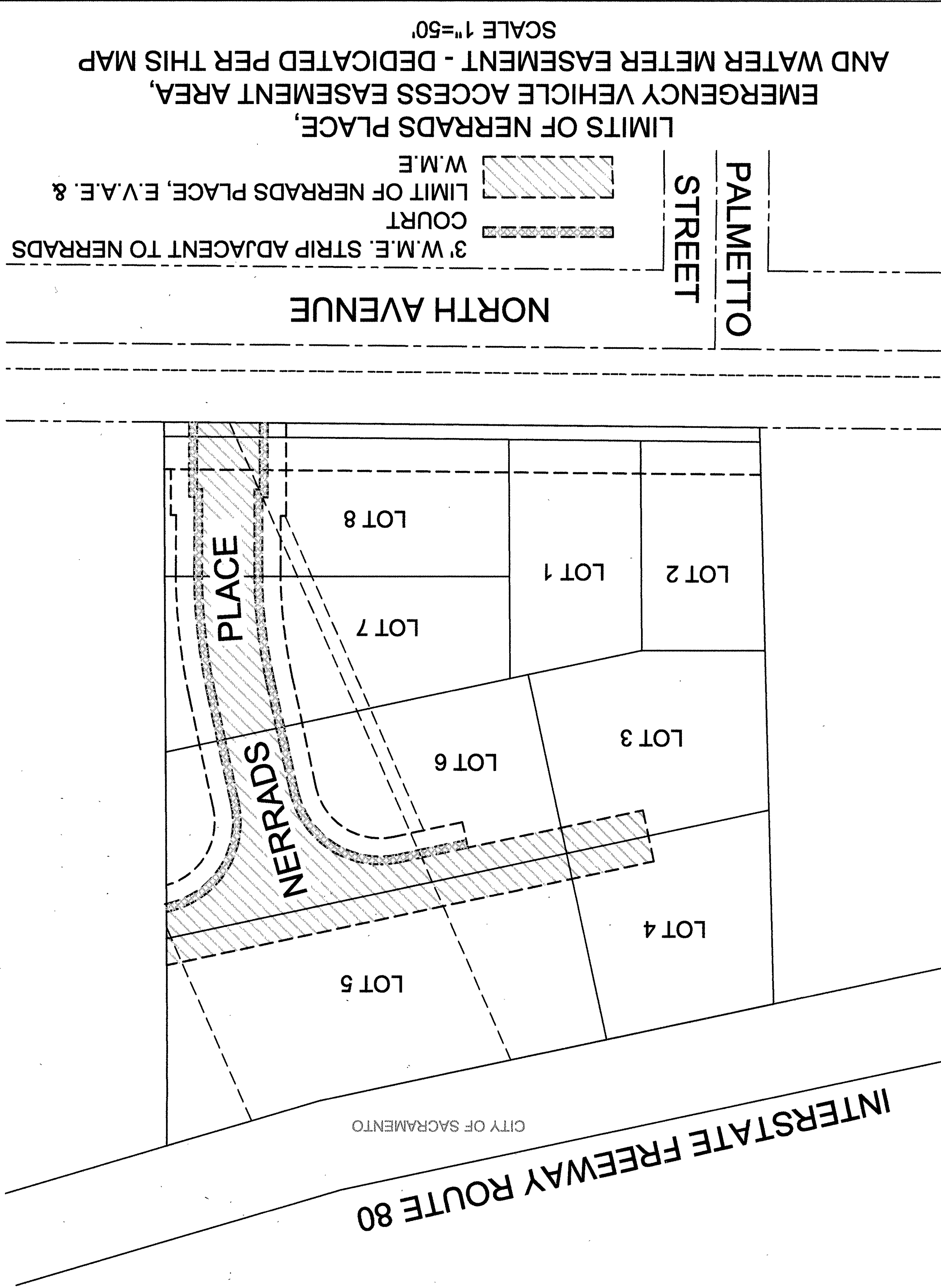
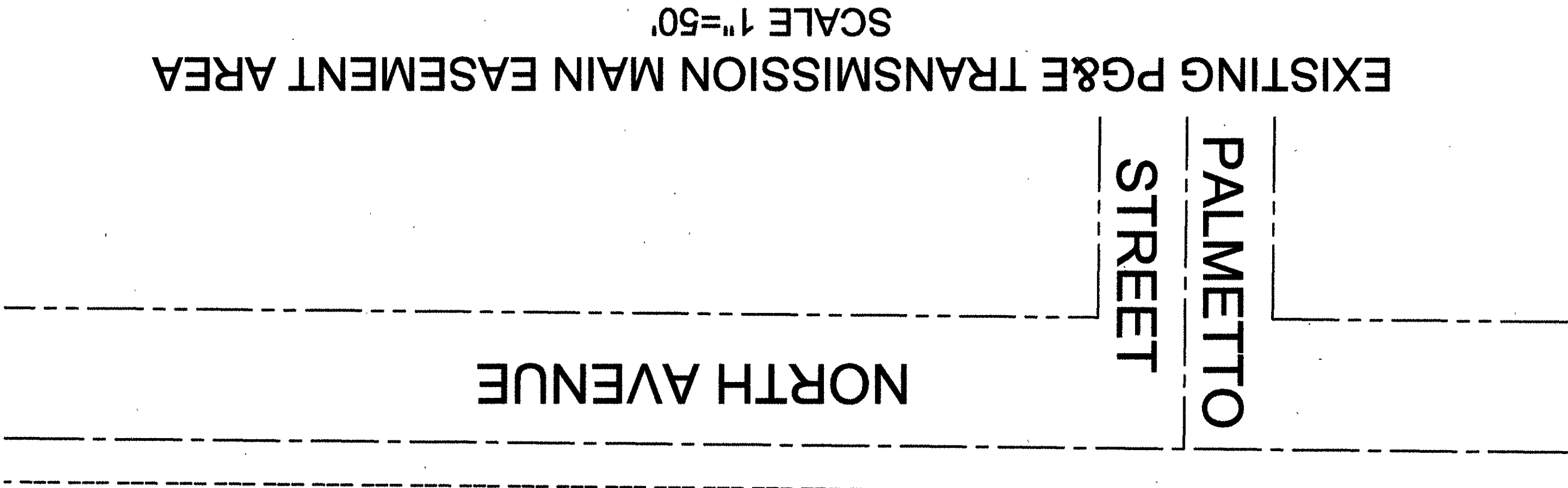
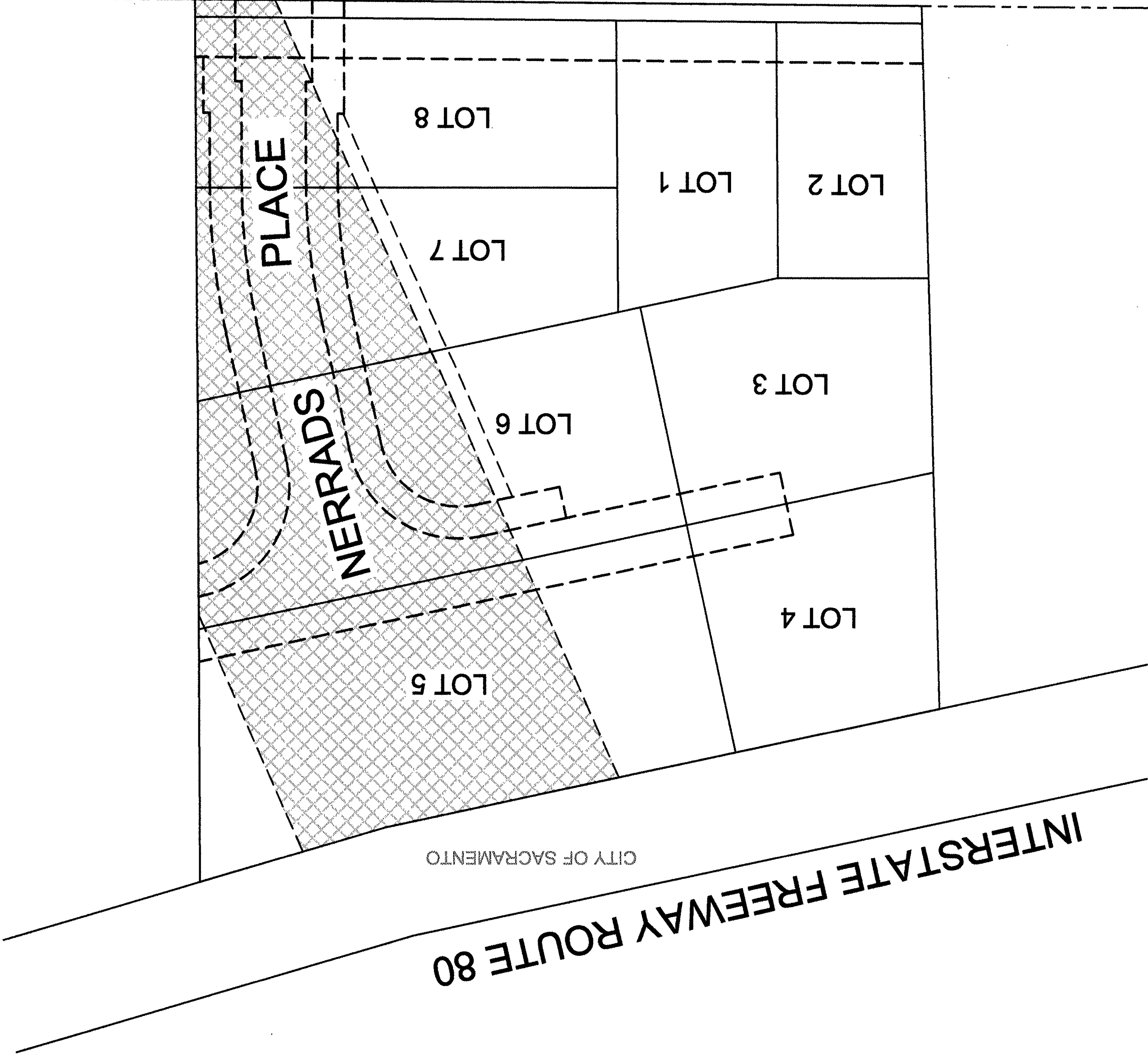
# NERRADSCALI SUBDIVISION

FINAL MAP  
OF

SUBDIVISION NO. P19-036  
ALL THAT PORTION OF LOT 61 OF THE "PLAT OF SUBDIVISION OF SECTION 11 OF THE  
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SACRAMENTO COUNTY, CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF  
CALIFORNIA

February 2024  
SHEET 8 OF 10 SHEETS

STANTEC CONSULTING SERVICES INC.



454-2-8



CURVE TABLE  
APPLIES TO THIS SHEET AND SHEET 7

CURVE	RADIUS	ARC LEN.	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	78.54'	70.71'	N57°05'40"W	90°00'00"
C2	25.00'	39.27'	35.36'	N57°05'40"W	90°00'00"
C3	35.00'	54.98'	49.50'	N57°05'40"W	90°00'00"
C4	35.00'	54.98'	49.50'	N57°05'40"W	90°00'00"
C5	25.00'	37.99'	34.44'	S31°26'35"W	87°04'29"
C6	188.00'	39.68'	39.61'	N06°02'50"W	12°05'40"
C7	188.00'	37.38'	37.32'	N06°23'54"W	11°23'32"
C8	188.00'	2.30'	2.30'	N00°21'04"W	0°42'08"
C9	190.00'	37.80'	37.74'	N06°23'41"W	11°23'59"
C10	190.00'	2.30'	2.30'	N00°20'51"W	00°41'41"
C11	190.00'	40.11'	40.03'	N06°02'50"W	12°05'40"
C12	200.00'	39.91'	39.85'	N06°22'38"W	11°26'04"
C13	200.00'	2.30'	2.30'	N00°19'48"W	0°39'36"
C14	200.00'	42.22'	42.14'	N06°02'50"W	12°05'40"
C15	220.00'	43.91'	43.84'	N06°22'38"W	11°26'04"
C16	220.00'	2.53'	2.53'	N00°19'48"W	0°39'36"
C17	220.00'	46.44'	46.35'	N06°02'50"W	12°05'40"
C18	230.00'	45.90'	45.82'	N06°22'38"W	11°26'04"
C19	230.00'	2.65'	2.65'	N00°19'48"W	0°39'36"
C20	230.00'	48.55'	48.46'	N06°02'50"W	12°05'40"

LINE TABLE  
APPLIES TO THIS SHEET  
AND SHEET 7

LINE	BEARING	DISTANCE
L24	S89°30'07"E	10.00'
L25	N00°00'00"W	31.15'
L26	S89°30'07"E	11.60'
L27	S89°30'07"E	12.63'
L28	S89°30'07"E	12.40'
L29	N00°00'00"W	56.37'
L30	N00°00'00"W	35.50'
L31	S77°54'20"W	0.82'
L32	N12°05'40"W	29.00'
L33	N12°05'40"W	19.00'
L34	N12°05'40"W	10.00'
L35	S89°30'07"E	2.00'
L36	N00°00'00"E	20.89'
L37	N12°05'40"W	44.00'
L38	N12°05'40"W	19.00'
L39	N12°05'40"W	25.00'
L40	S77°54'20"W	27.00'
L41	N12°05'40"W	10.00'
L42	N00°00'00"E	25.50'
L43	N00°00'00"W	21.24'
L44	N00°00'00"W	30.98'
L45	REMOVED	
L46	S77°54'20"W	10.00'
L45	S77°54'20"W	20.00'
L47	N90°00'00"E	20.00'

FINAL MAP  
OF

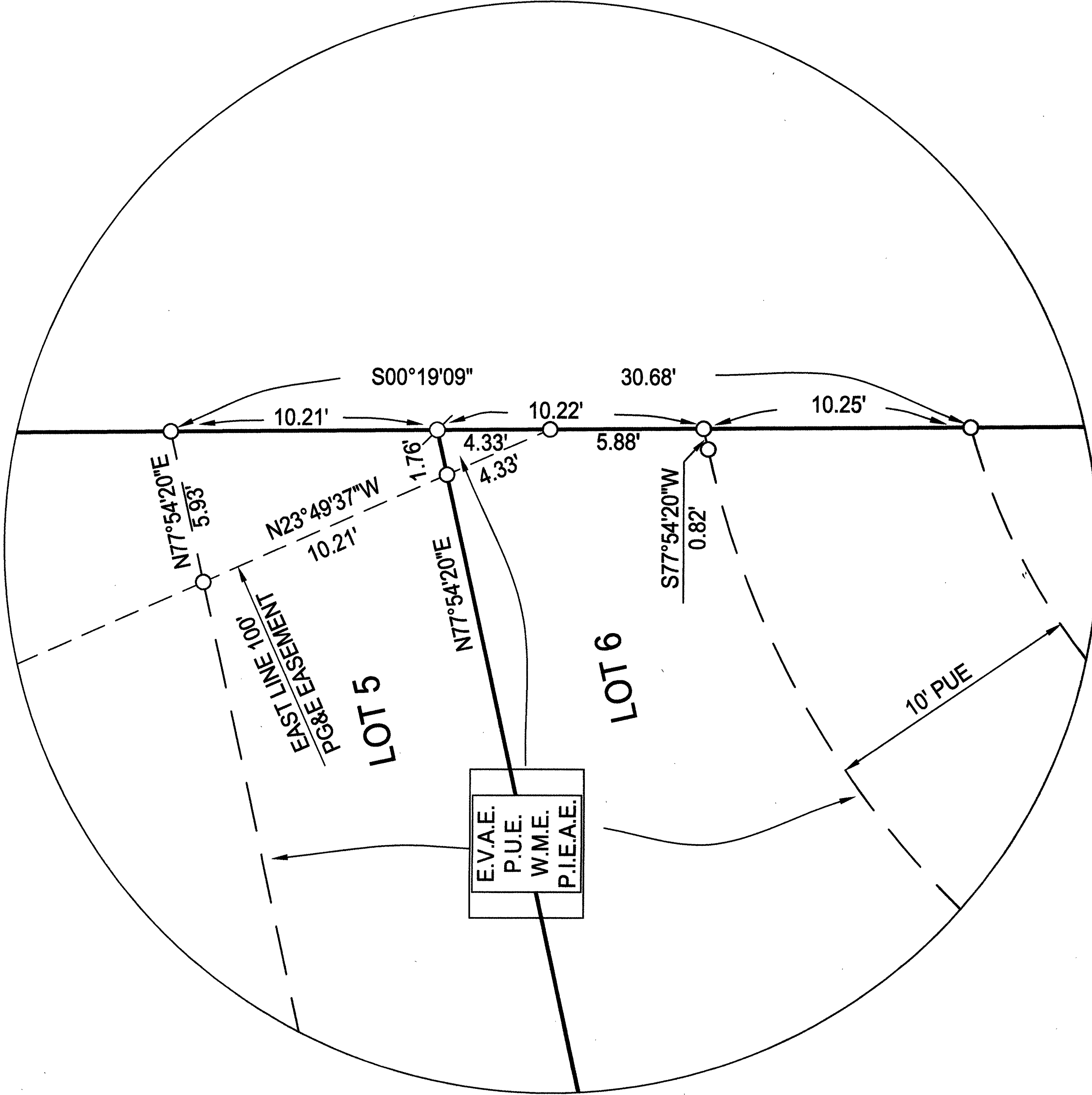
NERRADSCALI SUBDIVISION

SUBDIVISION NO. P19-036

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FEBRUARY 2024  
SHEET 9 OF 10 SHEETS

STANTEC CONSULTING SERVICES INC.



DETAIL A (SEE SHEET 7)

N.T.S.

454-2-9



FINAL MAP  
OF

NERRADSCALI SUBDIVISION

SUBDIVISION NO. P19-036

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CALIFORNIA

February 2024

SHEET 10 OF 10 SHEETS

STANTEC CONSULTING SERVICES INC.

ADDITIONAL INFORMATION SHEET

ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES AND NOT INTENDED TO AFFECT RECORD TITLE INTEREST PER STATE OF CALIFORNIA GOVERNMENT CODE SECTION 66434.2 (THE SUBDIVISION MAP ACT)

NOTES

- A. PRIVATE RECIPROCAL EASEMENTS FOR UTILITIES, DRAINAGE, WATER AND SANITARY SEWER FACILITIES, AND SURFACE STORM DRAINAGE SHALL BE GRANTED AND RESERVED, AS NECESSARY AND AT NO COST, AT THE TIME OF SALE OR CONVEYANCE OF ANY PARCELS SHOWN ON THIS MAP.
- B. THIS MAP IS SUBJECT TO AN "AN AGREEMENT FOR CONVEYANCE OF EASEMENTS" RECORDED IN BOOK 10740228, AT PAGE 0813, OFFICIAL RECORDS OF SACRAMENTO COUNTY
- C. THIS MAP IS SUBJECT TO "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS" RECORDED IN BOOK 20240228 AT PAGE 0814, OFFICIAL RECORDS OF SACRAMENTO COUNTY.