

PARCEL MAP

A PORTION OF LOTS 12 & 13 OF
THE PLAT OF "KARA TRACT" BOOK
27 OF MAPS, PAGE 03

COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
SCALE: 1" = 50'

PREPARED BY: JUNE 1980

J.T.S. ENGINEERING
CONSULTANTS.

SHEET 1 OF 1 SHEET

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND
RECORDATION OF THIS PARCEL MAP.

COMMERCIAL DEVELOPMENT CO., A LIMITED PARTNERSHIP

BY: Donald W. Bryant
DONALD W. BRYANT - GENERAL PARTNER

BY: Anthony Caruso
ANTHONY CARUSO - GENERAL PARTNER

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) SS:

ON MARCH 5, 1980, BEFORE ME, THE UNDERSIGNED,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY
APPEARED DONALD W. BRYANT AND ANTHONY CARUSO, KNOWN TO ME TO BE THE
GENERAL PARTNERS OF COMMERCIAL DEVELOPMENT CO., THE PARTNERSHIP THAT
EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH
PARTNERSHIP EXECUTED THE SAME.

JAMES P. KIERNAN
NOTARY PUBLIC
SACRAMENTO COUNTY, CALIFORNIA
My Commission Expires May 17, 1982

J. Kiernan
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE

TRUSTEE'S CERTIFICATE

WESTERN TITLE INSURANCE COMPANY, A CORPORATION, AS TRUSTEE UNDER DEED
OF TRUST RECORDED IN BOOK 750219 OF OFFICIAL RECORDS, AT PAGE 292

BY: Phillip Pennington
VICE PRESIDENT

BY: Paul Bunyan
ASSISTANT SECRETARY

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) SS:

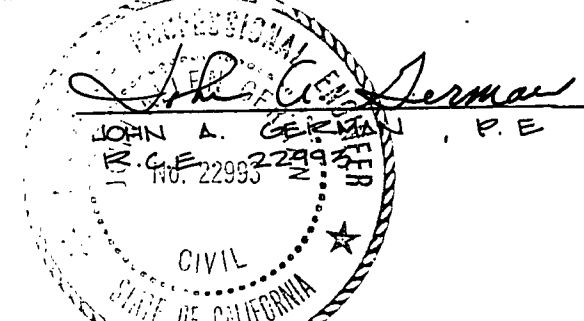
ON June 4, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY
PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Phillip C. Pennington,
KNOWN TO ME TO BE THE Vice President, AND Paul Bunyan,
KNOWN TO ME TO BE THE Assistant Secretary OF WESTERN TITLE INSURANCE
COMPANY, THE CORPORATION DESCRIBED IN AND THAT EXECUTED THE WITHIN
INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT
SUCH CORPORATION EXECUTED THE SAME.

OFFICIAL SEAL
LAURIN MORGAN
NOTARY PUBLIC-CALIFORNIA
Principal Office in Sacramento County
My Commission Expires July 30, 1982

Laurin Morgan
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE.

ENGINEER'S CERTIFICATE

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
ANTHONY CARUSO ON DECEMBER, 1980.
I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS
TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF
ANY.



NOTES:

- 1 - R/W GRANTED TO COUNTY
OF SACRAMENTO BOOK 6074
OR PAGE 781
- THE LAND SHOWN HEREON, BEING
LOTS 12 & 13 OF KARA TRACT IS
HEREBY MERGED AND ALL PUBLIC
EASEMENTS AND RIGHT-OF-WAYS
NOT SHOWN ARE HEREBY
ABANDONED PURSUANT TO SECTION
66499.203 14 OF THE
GOVERNMENT CODE

COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUB-
DIVISION MAP ACT AND LOCAL ORDINANCE.

R.D. Kie 6/5/80
COUNTY SURVEYOR DATE

COUNTY RECORDER'S CERTIFICATE

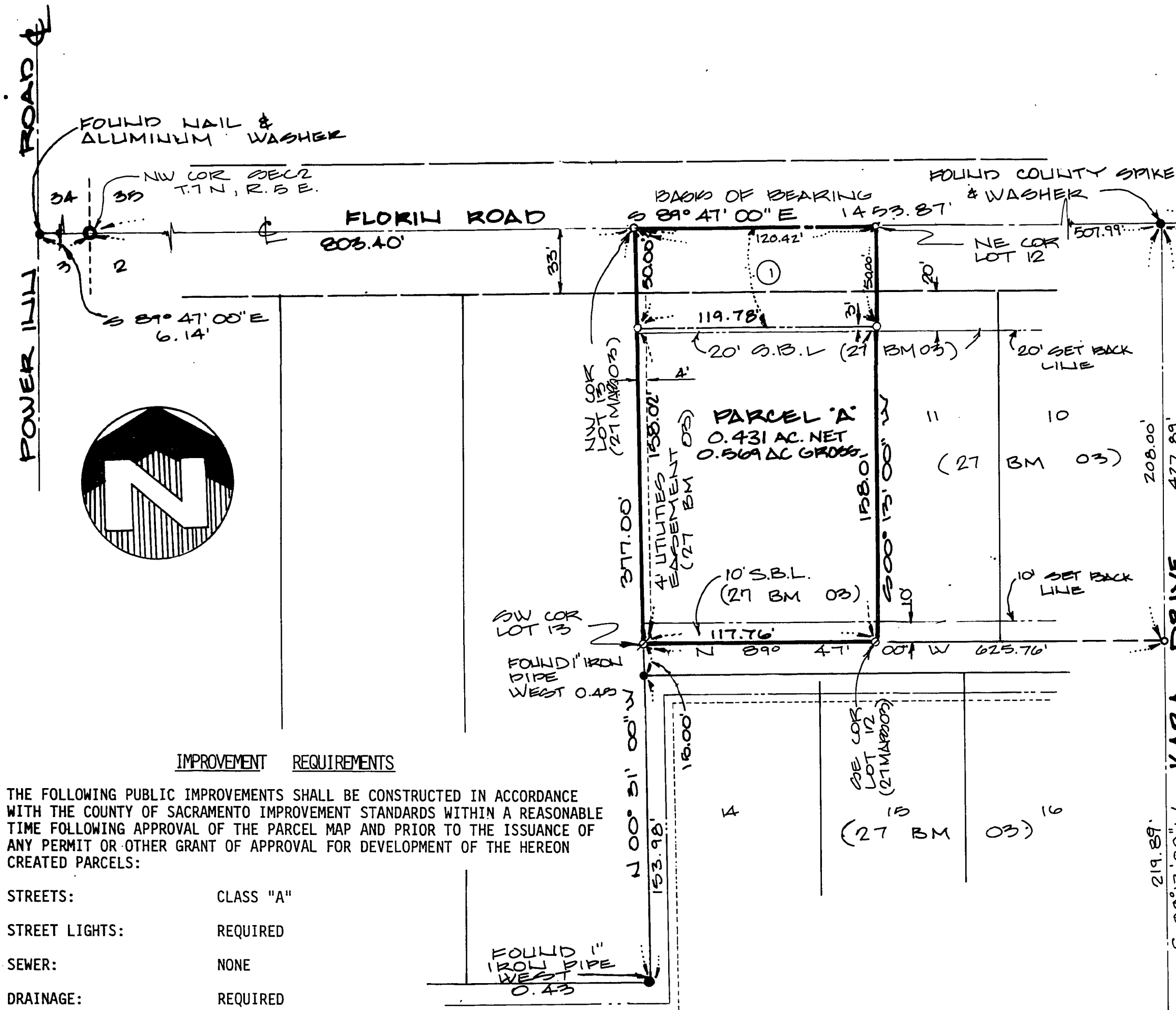
FILED THIS 9th DAY OF June 1980 AT 2:15
P.M. IN BOOK 58 OF PARCEL MAPS AT PAGE 17
AT THE REQUEST OF JTS ENGINEERING CONSULTANTS, INC.
TITLE TO THE LAND INCLUDED IN THIS PARCEL MAP BEING
VESTED PER CERT. NO. 1543 ON FILE IN THIS OFFICE.

ALVIN V. RODDA
COUNTY RECORDER
BY: Jane M. Whene
DEPUTY # 85847

c/c 302/171

(E)

79107



IMPROVEMENT REQUIREMENTS

THE FOLLOWING PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE
WITH THE COUNTY OF SACRAMENTO IMPROVEMENT STANDARDS WITHIN A REASONABLE
TIME FOLLOWING APPROVAL OF THE PARCEL MAP AND PRIOR TO THE ISSUANCE OF
ANY PERMIT OR OTHER GRANT OF APPROVAL FOR DEVELOPMENT OF THE HEREON
CREATED PARCELS:

STREETS:	CLASS "A"
STREET LIGHTS:	REQUIRED
SEWER:	NONE
DRAINAGE:	REQUIRED

LEGEND

- FOUND MONUMENT (AS NOTED) •
- SET 3/8" REBAR TAGGED X
- RCE 22995
- DIMENSION POINT ○
- SECTION CORNER (30 BM 9 & 27 BM 03) ⊙
- BUILDING SET BACK LINE SBL (27 BM 03)

BASIS OF BEARING

THE BEARINGS ON THIS MAP ARE BASED
ON THE MONUMENTS FOUND ON THE
CENTERLINE OF FLORIN ROAD. THE
BEARING AS SHOWN ON BOOK 27 OF MAPS,
PAGE 03. THE BEARING BEING
S 89° 47' 00" E.

