
File ID: 2025-02003

3/3/2026

Notification of Final Map of Bell Triangle (Z23-035/FPM 24-0017)

File ID: 2025-02003

Location: District 2

Recommendation: Receive and file.

Contact: David Veasey, Supervising Surveyor, (916) 808-6364, dveasey@cityofsacramento.org,
Department of Public Works

Presenter: None

Attachments:

1-Notice to Clerk

2-Final Map

CITY OF SACRAMENTO
CALIFORNIA

MEMORANDUM

DATE:

TO: Mindy Cuppy, City Clerk

FROM: David Veasey, Licensed Land Surveyor, Director of Public Works Designee

SUBJECT: Notification of "Final Map Approval" in City Council Agenda

In accordance with Section 17.832.090 of the Sacramento City Code, this notice is from the Director of Public Works designee pending decision for the following Final Map:

Subdivision Name:

Project No.:

FPM No.:

Location:

Council District:

Community Plan:

Developer:

No. of Lots:

Type:

Background:

Proposed Decision: Approve

Contact Person: David Veasey, Licensed Land Surveyor, Phone: (916) 808-6364

This notice is to be included in the City Council Agenda for

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP OF "BELL TRIANGLE".

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

THE UNDERSIGNED OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE AVENUE AND BOULEVARD SHOWN HEREON.

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

- EASEMENT FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, POLES, AND FOR 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 THOSE STRIPS OF LAND FIVE (5.0') FEET IN WIDTH AND TWELVE AND ONE-HALF (12.5') FEET IN WIDTH AND CONTIGUOUS TO THE STREET, AVENUE AND BOULEVARD SHOWN HEREON AND DESIGNATED "5.00' PUBLIC UTILITY EASEMENT AND 12.50' PUBLIC UTILITY EASEMENT" (5.00' PUE AND 12.50' PUE).
- EASEMENT FOR GAS PIPES, POLES AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, UNDER, OVER AND ACROSS THOSE STRIPS OF LAND TWENTY (20.0') FEET IN WIDTH AND DESIGNATED AS A P.I.E.A.E. AS SHOWN HEREON AND ACROSS THOSE STRIPS OF LAND FIVE (5.0') FEET IN WIDTH AND ADJACENT TO THE P.I.E.A.E. AND DESIGNATED "5.0' PUBLIC UTILITY EASEMENT AND 20.0' PUBLIC UTILITY EASEMENT" (5.0' PUE & 20.0' PUE).
- EASEMENT FOR INGRESS AND EGRESS FOR THE PURPOSE OF ACCESSING WATER METERS BY CITY PERSONNEL AND THEIR VEHICLES ON, OVER, AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "WATER ACCESS EASEMENT" (WAE).
- EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER METERS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "WATER METER EASEMENT" (WME).

AMARJIT SINGH, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY AND GURMINDER S. BHELA, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, AS JOINT TENANTS

AMARJIT SINGH, A MARRIED MAN

Amarjit Singh
BY: AMARJIT SINGH, OWNER

GURMINDER S. BHELA, A MARRIED MAN

Gurminder S. Bhela
BY: GURMINDER S. BHELA, OWNER

FINAL MAP
OF
BELL TRIANGLE

SUBDIVISION NO. Z23-035

LOT 2B, AS SHOWN ON THE PLAT OF COPE SUBDIVISION NO. 11, FILED IN BOOK 14 OF MAPS, AT PAGE NO. 30, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA
SHEET 1 OF 4 DECEMBER, 2025

TOP ENGINEERING INC.

NOTARY ACKNOWLEDGEMENT

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 11/24/2025 BEFORE ME, T. Loughran Smith Notary Public NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

Amarjit Singh & Gurminder S. Bhela, 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

T. Loughran Smith
SIGNATURE

T. Loughran Smith
PRINTED NAME

MY COMMISSION NUMBER: 2427180

MY COMMISSION EXPIRES: 12/16/2026

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 ORDINANCE AT THE REQUEST OF AMARJIT SINGH IN MAY, 2024.

I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN THOSE POSITIONS BEFORE THE ISSUANCE OF NOTICE OF COMPLETION BY THE CITY FOR CONSTRUCTION OF THE REQUIRED PUBLIC IMPROVEMENTS AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

Val Tarasov
VAL TARASOV
PLS 9625
EXP. 09/30/2027

11/19/2025
DATE



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "BELL TRIANGLE", AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE 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 OF "BELL TRIANGLE" AND ACCEPT ON BEHALF OF THE PUBLIC, THE EASEMENTS HEREON OFFERED FOR DEDICATION.

THE ABANDONMENT OF THE PUBLIC ROAD EASEMENT LISTED HEREON PURSUANT TO SECTION 66434(G) OF THE GOVERNMENT CODE IS HEREBY APPROVED.

DAVID JAMES VEASEY, DATE _____
L.S. 9326 EXP. 03/31/27
LICENSED LAND SURVEYOR
CITY OF SACRAMENTO

CITY CLERK'S STATEMENT

I HEREBY ATTEST TO THE APPROVAL OF THIS FINAL MAP OF "BELL TRIANGLE".

CITY CLERK DATE _____
CITY OF SACRAMENTO

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____
AT _____ .M. IN BOOK _____ OF MAPS, AT PAGE _____,
AT THE REQUEST OF TOP ENGINEERING INC., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

DOCUMENT NO. _____ FEE: \$ _____

RECORDER OF SACRAMENTO COUNTY BY: _____
STATE OF CALIFORNIA DEPUTY

LEGEND

- DIMENSION POINT (NOTHING FOUND OR SET)
- FOUND AS NOTED
- ⊙ FOUND CITY MONUMENT WELL
- ⊙ FOUND MAG NAIL AND WASHER TAGGED "CITY OF SACRAMENTO", O.U.
- ⊙ SET 1/4" X 2 1/2" MAG NAIL TAGGED PLS 9625 FLUSH WITH PAVEMENT
- ⊙ SET 5/8" REBAR CAPPED WITH ALUMINUM CAP STAMPED PLS 9625
- ⊙ SET 1-1/4" BRASS DISK STAMPED "PLS 9625" IN BACK OF WALK ON PROJECTION OF BOUNDARY LINE
- I.D. INSIDE DIAMETER
- (C) CALCULATED
- PUE PUBLIC UTILITY EASEMENT
- BM BOOK OF MAPS
- PRE PUBLIC ROAD EASEMENT
- O.U. ORIGIN UNKNOWN
- PER REFERENCE THAT SET MONUMENT
- ASO AS SHOWN ON: REFERENCE THAT FOUND AND SHOWED MONUMENT
- ⊔ CENTERLINE

MAP REFERENCES

- (1) . . RECORD PER PLAT OF COPE SUBDIVISION NO. 11 (14 BM 30)
- (2) . . RECORD PER PLAT OF YOUNG'S HEIGHTS (13 BM 14)
- (3) . . RECORD PER PLAT OF HERTEL SUBDIVISION NO. 2 (68 BM 26)
- (4) . . RECORD PER PLAT OF SHERMAN OAKS ESTATES (223 BM 4)
- (5) . . RECORD PER PLAT OF CREEKSIDE SUBDIVISION (226 BM 10)
- (6) . . RECORD PER AS-BUILTS - IMPROVEMENT PLANS FOR YOUNGS HEIGHTS STREET RECONSTRUCTION
- (7) . . RECORD PER CORNER RECORD 56

SURVEYOR'S NARRATIVE

1. EAST LINE OF (2) IS ESTABLISHED AND HELD AS THE WEST LINE OF (1). THIS WEST LINE IS THE PRE LINE 20' OFF THE CENTERLINE OF HURON STREET. CENTERLINE OF HURON IS ESTABLISHED BY THE MAG NAIL AT THE INTERSECTION OF HURON STREET AND MARYSVILLE BOULEVARD AND EXISTING IMPROVEMENTS ON HURON SOUTH OF THE INTERSECTION. BEARING AGREES WITH THE RECORD PER (1).
2. BEARING OF MARYSVILLE BLVD CONSTRUCTION CL IS ESTABLISHED BY THE BEST 3 FOUND NAILS AND EXISTING IMPROVEMENTS ALONG MARYSVILLE BOULEVARD.
3. DISTANCE IN THE EAST-WEST DIRECTION BETWEEN THE WEST LINE OF HURON STREET AND CENTERLINE OF FELL STREET AGREE WITH THE RECORD PER (1). THEREFORE THE SUBJECT LOT IS GIVEN THE RECORD LENGTH ALONG THE NORTH LINE (BELL AVENUE).
4. DISTANCE IN THE NORTH-SOUTH DIRECTION BETWEEN THE SOUTH LINE OF NORTH HALF OF LOT 8 PER (1) AND THE CENTERLINE OF BELL AVENUE HAS BEEN FOUND SHORTER THAN THE RECORD PER (1). THEREFORE THE LENGTHS IN THIS DIRECTION ARE PRORATED.

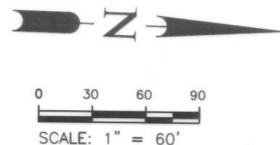
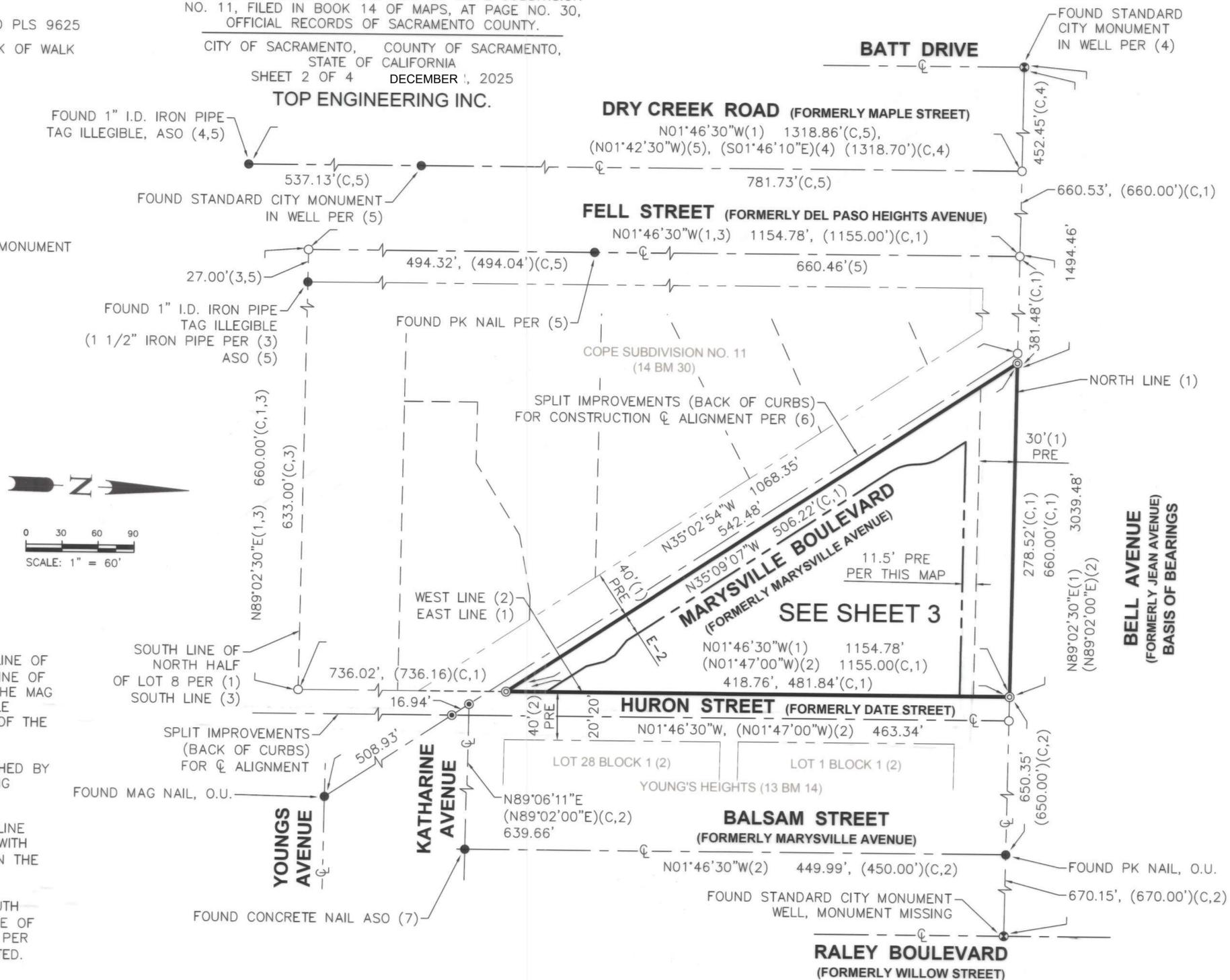
FINAL MAP
OF
BELL TRIANGLE
SUBDIVISION NO. Z23-035

LOT 2B, AS SHOWN ON THE PLAT OF COPE SUBDIVISION NO. 11, FILED IN BOOK 14 OF MAPS, AT PAGE NO. 30, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA
SHEET 2 OF 4 DECEMBER 1, 2025
TOP ENGINEERING INC.

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF BELL AVENUE (FORMERLY JEAN AVENUE) AS SHOWN ON COPE SUBDIVISION NO. 11 (14 BM 30), THE BEARING BEING N89°02'30"E BETWEEN FOUND MONUMENTS.



NOTES:

- THIS SUBDIVISION CONTAINS 1.339 ACRES MORE OR LESS, CONSISTING OF 6 RESIDENTIAL LOTS.
- PER SACRAMENTO CITY CODE SECTION 17.852.010, THIS MAP IS SUBJECT TO PUBLIC IMPROVEMENTS. REFERENCE RPC24-0023.
- PRIVATE INGRESS/EGRESS ACCESS EASEMENT TO BE GRANTED AT THE TIME OF SALE OR CONVEYANCE OF LOT 2, 3, 4, 5, 6 ON THIS MAP PER NOTE A ON SHEET 4, SHOWN HEREON AND DESIGNATED PRIVATE INGRESS/EGRESS ACCESS EASEMENT (P.I.E.A.E.).
- PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS FINAL MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING EASEMENT WITHIN THE BOUNDARY OF THIS MAP AND NOT SHOWN HEREON:
 - A. 14 BM 30 PUBLIC ROAD EASEMENT.
- ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE STREETS, EXCEPT WHERE THE PUBLIC ROAD EASEMENT LINE IS ALSO THE COMMON LINE OF THE SUBDIVISION BOUNDARY, THEN THE FEE TITLE IS TO THE SUBDIVISION BOUNDARY.

FINAL MAP
OF
BELL TRIANGLE
SUBDIVISION NO. Z23-035

LOT 2B, AS SHOWN ON THE PLAT OF COPE SUBDIVISION NO. 11, FILED IN BOOK 14 OF MAPS, AT PAGE NO. 30, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA
SHEET 3 OF 4 DECEMBER, 2025

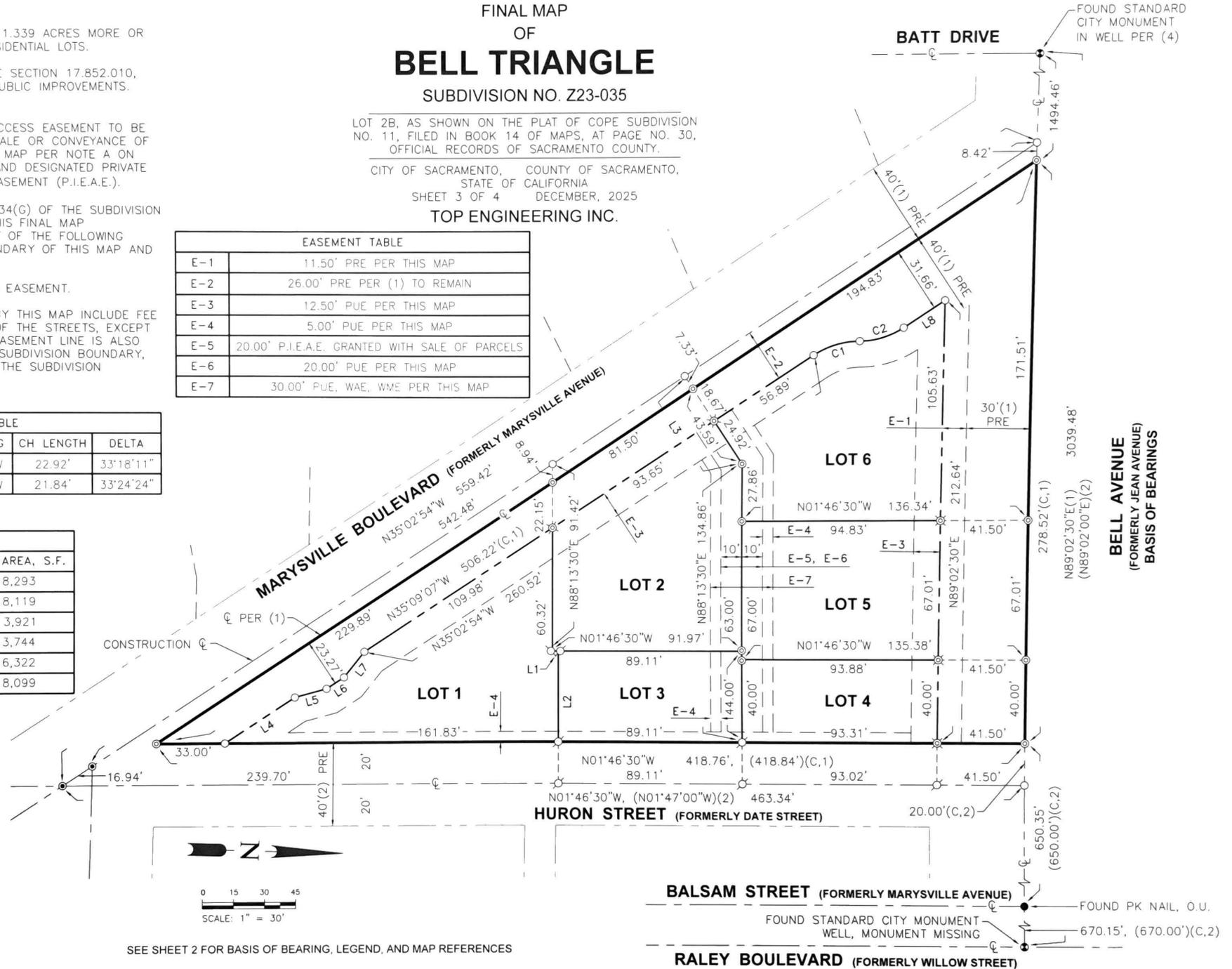
TOP ENGINEERING INC.

EASEMENT TABLE	
E-1	11.50' PRE PER THIS MAP
E-2	26.00' PRE PER (1) TO REMAIN
E-3	12.50' PUE PER THIS MAP
E-4	5.00' PUE PER THIS MAP
E-5	20.00' P.I.E.A.E. GRANTED WITH SALE OF PARCELS
E-6	20.00' PUE PER THIS MAP
E-7	30.00' PUE, WAE, WME PER THIS MAP

CURVE TABLE				
CURVE	RADIUS	CH BEARING	CH LENGTH	DELTA
C1	40.00'	N18°23'48"W	22.92'	33°18'11"
C2	38.00'	N18°26'55"W	21.84'	33°24'24"

AREA TABLE		
LOT #	GROSS AREA, S.F.	NET AREA, S.F.
LOT 1	12,266	8,293
LOT 2	9,747	8,119
LOT 3	3,921	3,921
LOT 4	5,404	3,744
LOT 5	9,103	6,322
LOT 6	17,870	8,099

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°46'30"W	2.86'
L2	N88°13'30"E	44.00'
L3	N54°57'06"E	50.92'
L4	N35°02'54"W	40.16'
L5	N16°36'48"W	15.81'
L6	N35°02'54"W	10.00'
L7	N53°29'00"W	15.81'
L8	N35°09'07"W	23.42'



SEE SHEET 2 FOR BASIS OF BEARING, LEGEND, AND MAP REFERENCES

FINAL MAP
OF
BELL TRIANGLE
SUBDIVISION NO. Z23-035

LOT 2B, AS SHOWN ON THE PLAT OF COPE SUBDIVISION
NO. 11, FILED IN BOOK 14 OF MAPS, AT PAGE NO. 30,
OFFICIAL RECORDS OF SACRAMENTO COUNTY.

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA
SHEET 4 OF 4 DECEMBER, 2025
TOP ENGINEERING INC.

ADDITIONAL INFORMATION SHEET

ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR
INFORMATIONAL PURPOSES AND IS 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 LOT SHOWN
IN THIS MAP.
- B. THIS MAP IS SUBJECT TO AN "AGREEMENT FOR
CONVEYANCE OF EASEMENTS" RECORDED AS DOCUMENT
NO. _____, OFFICIAL RECORDS OF
SACRAMENTO COUNTY.
- C. ALL LOTS CREATED WITH THIS MAP ARE SUBJECT TO
THE DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND RESERVATION OF EASEMENTS
RECORDED AS DOCUMENT NO. _____
OF OFFICIAL RECORDS OF SACRAMENTO COUNTY.