

City of Sacramento
City Council - 2PM Report
915 I Street Sacramento, CA 95814
www.cityofsacramento.org

File ID: 2026-01165

6/9/2026

Notification of Final Map of Panhandle 105 Phase 3 (Z21-124.3/FPM 24-0010)

File ID: 2026-01165

Location: District 1

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 James 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 James Veasey, Supervising Surveyor, Phone: (916) 808-6364

This notice to be included in the City Council Agenda for

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP OF "PANHANDLE 105 PHASE 3".

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

THE UNDERSIGNED OFFER FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE AVENUES, DRIVES, WAYS, ROADS, AND COURTS SHOWN HEREON AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- (A) EASEMENT FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, 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 LOTS A3, B3, D3, E3, G3, H3, M3, N3 AND THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH AND CONTIGUOUS TO THE AVENUES, DRIVES, COURTS AND WAYS SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (PUE) AND 12.5' PUE.
- (B) EASEMENT FOR PLANTING AND THE INSTALLATION AND MAINTENANCE OF GAS PIPES, 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 LOTS F3, L3 AND THOSE STRIPS OF LAND FIVE (5.00) FEET IN WIDTH SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (PUE) AND 5' PUE.
- (C) EASEMENT FOR CONSTRUCTING 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 STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC AVENUES, WAYS AND COURTS SHOWN HEREON.
- (D) 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" (EVAE).
- (E) EASEMENT FOR UNRESTRICTED ACCESS TO DEPARTMENT OF UTILITIES PERSONNEL AND MAINTENANCE VEHICLES AT ALL TIMES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND DRAINAGE PIPELINES TOGETHER WITH ANY AND ALL APPURTENANCES THERETO ON, OVER, UNDER AND ACROSS LOT I3 AND THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "DRAINAGE EASEMENT" (DE).
- (F) AN IRREVOCABLE OFFER OF DEDICATION FOR LANDSCAPE EASEMENT FOR MAINTENANCE OF LANDSCAPING, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS A3, B3, D3, E3, G3, H3, I3, K3, M3 AND N3 SHOWN HEREON AND DESIGNATED "LANDSCAPE EASEMENT IRREVOCABLE OFFER OF DEDICATION" (LEIOD).
- (G) AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC SEWER PIPES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, AND ACROSS LOTS F3, L3, I3, AND THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED (SE)
- (H) AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER PIPES TOGETHER WITH ANY AND ALL APPURTENANCES THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "WATER LINE EASEMENT" (WLE).

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS

FINAL MAP OF
PANHANDLE 105 PHASE 3

SUBDIVISION NO. Z21-124.3

BEING A SUBDIVISION OF LOTS DD AND EE AS SHOWN AND DEPICTED ON THAT CERTAIN FINAL MAP TITLED "PANHANDLE 105 PHASE 1" FILED FOR RECORD ON MAY 31, 2024 IN BOOK 456 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS AND SITUATED IN SECTION 1, TOWNSHIP 9 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN AND SECTION 36, TOWNSHIP 10 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN.

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OWNER'S STATEMENT (CONT'D)

- (I) AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF WATER METER FACILITIES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER LOTS F3, L3 AND ACROSS THOSE STRIPS OF LAND FIVE (5) FEET IN WIDTH ADJACENT TO LOTS F3 AND L3 AS SHOWN HEREON AND DESIGNATED "WATER METER EASEMENT" (WME) AND 5' WME.
- (J) EASEMENT FOR BIKE PATH AND SIDEWALK, AND PEDESTRIAN ACCESS TOGETHER WITH ANY AND ALL APURTENANCES PERTAINING THERETO ON, OVER AND ACROSS STRIPS OF LAND SHOWN HEREON AND DESIGNATED AS "EASEMENT FOR BIKE PATH, SIDEWALK AND PEDESTRIAN ACCESS" (BPSE)


MERITAGE HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION

BY: 
NAME: JUSTIN R. DERBY
TITLE: VICE PRESIDENT - NORTHERN CALIFORNIA DIVISION

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 MERITAGE HOMES OF CALIFORNIA INC., IN AUGUST, 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE THE ISSUANCE OF NOTICE OF COMPLETION BY THE CITY FOR CONSTRUCTION OF THE REQUIRED PUBLIC INFRASTRUCTURE, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

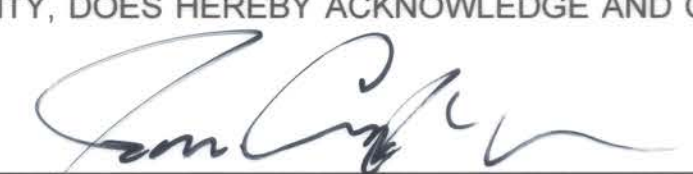

PEDRO JARQUIN, PLS 8268
EXPIRATION DATE: DECEMBER 31, 2027

DATE: 3/10/26



SACRAMENTO AREA FLOOD CONTROL AGENCY

SACRAMENTO AREA FLOOD CONTROL AGENCY, A JOINT POWERS AUTHORITY ESTABLISHED PURSUANT TO THE LAWS OF THE STATE TO CALIFORNIA, UNDER LIS PENDENS RECORDED DECEMBER 28, 2023, AS DOCUMENT NUMBER 202312280571, OFFICIAL RECORDS OF SACRAMENTO COUNTY, CALIFORNIA, AND AS AMENDED BY THE AMENDED LIS PENDENS RECORDED APRIL 9, 2025 AS DOCUMENT NUMBER 202504090914, OFFICIAL RECORDS OF SACRAMENTO COUNTY, DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE FILING OF THIS MAP.

BY: 
NAME: JASON D. CAMPBELL
TITLE: SAFCA EXECUTIVE DIRECTOR

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "PANHANDLE 105 PHASE 3" 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 MAP OF "PANHANDLE 105 PHASE 3" AND ACCEPT ON BEHALF OF THE PUBLIC, THE EASEMENTS HEREON OFFERED FOR DEDICATION TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, SUBJECT TO IMPROVEMENTS THEREOF, BUT REJECT AT THIS TIME THE IRREVOCABLE OFFERS OF DEDICATION. SAID OFFERS MAY BE ACCEPTED BY THE CITY AT ANY TIME.

THE ABANDONMENTS LISTED ON NOTE 5 ON SHEET 2 PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE ARE HEREBY APPROVED.

DAVID JAMES VEASEY
L.S. 9326, EXP. 3-31-2027
LICENSED LAND SURVEYOR
CITY OF SACRAMENTO

DATE: _____

CITY CLERK'S STATEMENT

I HEREBY ATTEST TO THE APPROVAL OF THIS FINAL MAP OF "PANHANDLE 105 PHASE 3".

DATE: _____
CITY CLERK
CITY OF SACRAMENTO

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2026, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC. AND FIRST AMERICAN TITLE COMPANY, TITLE TO THE LAND IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE WITH THIS OFFICE.

DONNA ALLRED, COUNTY RECORDER

BY: _____
DEPUTY COUNTY RECORDER

FILE NO.: _____

FEE: \$ _____

NOTARY'S 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 March 12, 2026 BEFORE ME, Lyndee Russell, A NOTARY PUBLIC, PERSONALLY APPEARED Jason D. Campbell, 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.

Lyndee Russell Lyndee Russell
SIGNATURE PRINTED NAME

MY COMMISSION NUMBER: 2502201

MY COMMISSION EXPIRES: Nov. 13, 2028

MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY

NOTARY'S 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 March 31, 2026 BEFORE ME, J. Edward Gorton, A NOTARY PUBLIC, PERSONALLY APPEARED Justin Deby, 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.

J. Edward Gorton J. Edward Gorton
SIGNATURE PRINTED NAME

MY COMMISSION NUMBER: 2531213

MY COMMISSION EXPIRES: Aug 28, 2029

MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY

REFERENCES

- (1) 456 BM 1 (PANHANDLE 105 PHASE 1)
- (2) ~~466~~ BM 1 (PANHANDLE 105 PHASE 2)

NOTES:

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND ARE IN FEET AND DECIMALS THEREOF. DUE TO ROUNDING THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
2. THIS FINAL MAP CONTAINS 24.585± ACRES GROSS CONSISTING OF 111 RESIDENTIAL LOTS AND 14 LETTERED LOTS.
3. FRONT RESIDENTIAL LOT CORNERS ALONG STREETS WITH ATTACHED SIDEWALKS WILL BE SET WITH A 1" BRASS DISC STAMPED "LS 8268" AT A 1.00 FOOT EXTENSION OF THE SIDE PROPERTY LINE ONTO THE SIDEWALK. FOR FRONT RESIDENTIAL LOT CORNERS ALONG PRIVATE DRIVES WITH A MOUNTABLE CONCRETE CURB AND GUTTER, A 1" BRASS DISC STAMPED "LS 8268" WILL BE SET AT A 2.00 FOOT EXTENSION OF THE SIDE PROPERTY LINE ONTO THE GUTTER PAN. FRONT RESIDENTIAL LOT CORNERS ALONG PRIVATE DRIVES WITH A FLUSH CURB AND NO GUTTER, A 1" BRASS DISC STAMPED "LS 8268" WILL BE SET AT A 0.4 FOOT EXTENSION OF THE SIDE PROPERTY LINE ONTO THE FLUSH CURB.
4. ALL REAR RESIDENTIAL LOT CORNERS AND ANGLE POINTS, UNLESS SHOWN OTHERWISE, WILL BE MARKED WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 8268". WHERE REAR CORNERS FALL IN A MASONRY WALL OR FOOTING, A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 8268" WILL BE SET ON THE SIDE LOT LINE AT A 4.00' OFFSET TO THE REAR CORNER OR, WHERE AN OFFSET MONUMENT CANNOT BE SET, A 3/4" BRASS TAG STAMPED "LS 8268" WILL BE SET WITH EPOXY ON TOP OF THE WALL.
5. PURSUANT TO SECTION 66434(g) OF THE OF SUBDIVISION MAP ACT, THE FILING OF THIS FINAL MAP CONSTITUTES ABANDONMENT OF PORTIONS OF THE FOLLOWING IRREVOCABLE OFFERS OF DEDICATION WITHIN THE BOUNDARY OF THIS MAP AND NOT SHOWN HEREON:
 - a. PORTIONS OF IRREVOCABLE OFFER OF DEDICATION PER DN 202105260971
 - b. 30' PUBLIC ROAD EASEMENT AS SHOWN ON 17 BM 34
6. THE PRIVATE DRIVE LOTS F3 AND L3 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
7. LANDSCAPE LOTS A3, B3, C3, D3, E3, G3, H3, I3 AND K3 SHALL BE GRANTED IN FEE TO THE PANHANDLE 105 HOMEOWNER'S ASSOCIATION BY SEPARATE INSTRUMENT. THE PANHANDLE 105 HOMEOWNER'S ASSOCIATION IS SOLELY RESPONSIBLE FOR THE MAINTENANCE OF SAID LANDSCAPE LOTS.
8. LANDSCAPE LOTS M3 AND N3 SHALL BE GRANTED IN FEE TO THE PANHANDLE 105 HOMEOWNER'S ASSOCIATION BY SEPARATE INSTRUMENT. THE PANHANDLE 105 HOMEOWNER'S ASSOCIATION IS SOLELY RESPONSIBLE FOR THE MAINTENANCE OF SAID LANDSCAPE LOTS. ADDITIONALLY THESE LOTS ARE FOR BIKE TRAIL AND PUBLIC PEDESTRIAN PURPOSES.
9. PRIVATE RECIPROCAL ACCESS AND UTILITY EASEMENTS SHALL BE GRANTED THROUGH LOTS F3 AND L3, AS NEEDED, WITH THE SALE OF THOSE LOTS.
10. PER SACRAMENTO CITY CODE SECTION 17.852.010, THIS MAP IS SUBJECT TO REQUIREMENT OF PUBLIC IMPROVEMENTS, REFERENCE FPM24-0008.
11. LOT J3 SHALL BE GRANTED IN FEE TITLE TO THE SACRAMENTO AREA FLOOD CONTROL AGENCY BY SEPARATE INSTRUMENT.

LEGAL DESCRIPTION

BEING ALL OF LOTS, DD, AND EE SHOWN AND DEPICTED ON THAT CERTAIN FINAL MAP TITLED "PANHANDLE 105 PHASE 1" FILED FOR RECORD ON MAY 31, 2024 IN BOOK 456 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS AND SITUATED IN SECTION 1, TOWNSHIP 9 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN AND SECTION 36, TOWNSHIP 10 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN. CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

LEGEND:

- FOUND MONUMENT AS NOTED
- DIMENSION POINT
- ⊙ FOUND 2" BRASS DISC STAMPED "LS 8268" IN MONUMENT WELL
- ⊙ FOUND MAG NAIL AND WASHER STAMPED "LS 8268" FLUSH WITH PAVEMENT
- ⊙ FOUND 1" BRASS DISC STAMPED "LS 8268" IN CONCRETE
- ⊙ FOUND 5/8" REBAR AND PLASTIC CAP STAMPED "LS 8268"
- ⊙ FOUND 1" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 8268"
- ⊙ FOUND 3/4" BRASS TAG STAMPED "LS 8268" PER (2)
- ⊙ SET MAG NAIL AND WASHER STAMPED "LS 8268" FLUSH WITH PAVEMENT
- ⊙ SET 5/8" REBAR AND PLASTIC CAP STAMPED "LS 8268"
- ⊙ SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 8268"
- ⊙ SET 1" BRASS DISC STAMPED "LS 8268" IN CONCRETE
- ⊙ SET 1" BRASS DISC STAMPED "LS 8268" AT A 1.00 FOOT EXTENSION OF THE SIDE PROPERTY LINE ONTO THE SIDEWALK
- ⊙ SET 2" BRASS DISC STAMPED "LS 8268" IN MONUMENT WELL
- ⊙ SET 1" BRASS DISC STAMPED "LS 8268" AT A 1.00' OFFSET ONTO SIDEWALK OR GUTTER PAN
- ⊙ CENTERLINE
- AC ACRES
- BPSE BIKE PATH AND SIDEWALK AND PEDESTRIAN ACCESS EASEMENT
- BM BOOK OF MAPS
- DE DRAINAGE EASEMENT
- DN DOCUMENT NUMBER OFFICIAL RECORDS OF THE COUNTY OF SACRAMENTO
- ESMT EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- LEIOD LANDSCAPE EASEMENT IRREVOCABLE OFFER OF DEDICATION
- LPUE LIMITED PUBLIC UTILITY EASEMENT
- RIOD IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC ROAD EASEMENT
- (OA) OVERALL
- OR OFFICIAL RECORDS OF SACRAMENTO COUNTY
- PM BOOK OF PARCEL MAPS
- PRE PUBLIC ROAD EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- SE SEWER EASEMENT
- SF SQUARE FEET
- SMUD SACRAMENTO MUNICIPAL UTILITY DISTRICT
- () RECORD REFERENCE
- WME WATER METER EASEMENT
- WLE WATER LINE EASEMENT
- CENTERLINE
- - - - PUBLIC ROAD EASEMENT
- - - - SHEET INDEX/DETAIL LINE
- ⑮ SHEET INDEX NUMBER

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE NORTHERLY BOUNDARY LINE AS SHOWN ON THAT CERTAIN FINAL MAP TITLED "PANHANDLE 105 PHASE 1" FILED FOR RECORD ON MAY 31 IN BOOK 456 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS AND HAVING A BEARING OF NORTH 89°38'18" EAST BETWEEN FOUND MONUMENTS SHOWN HEREON.

FINAL MAP
OF
PANHANDLE 105 PHASE 3

SUBDIVISION NO. Z21-124.3

BEING A SUBDIVISION OF LOTS DD AND EE AS SHOWN AND DEPICTED ON THAT CERTAIN FINAL MAP TITLED "PANHANDLE 105 PHASE 1" FILED FOR RECORD ON MAY 31, 2024 IN BOOK 456 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS AND SITUATED IN SECTION 1, TOWNSHIP 9 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN AND SECTION 36, TOWNSHIP 10 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN.

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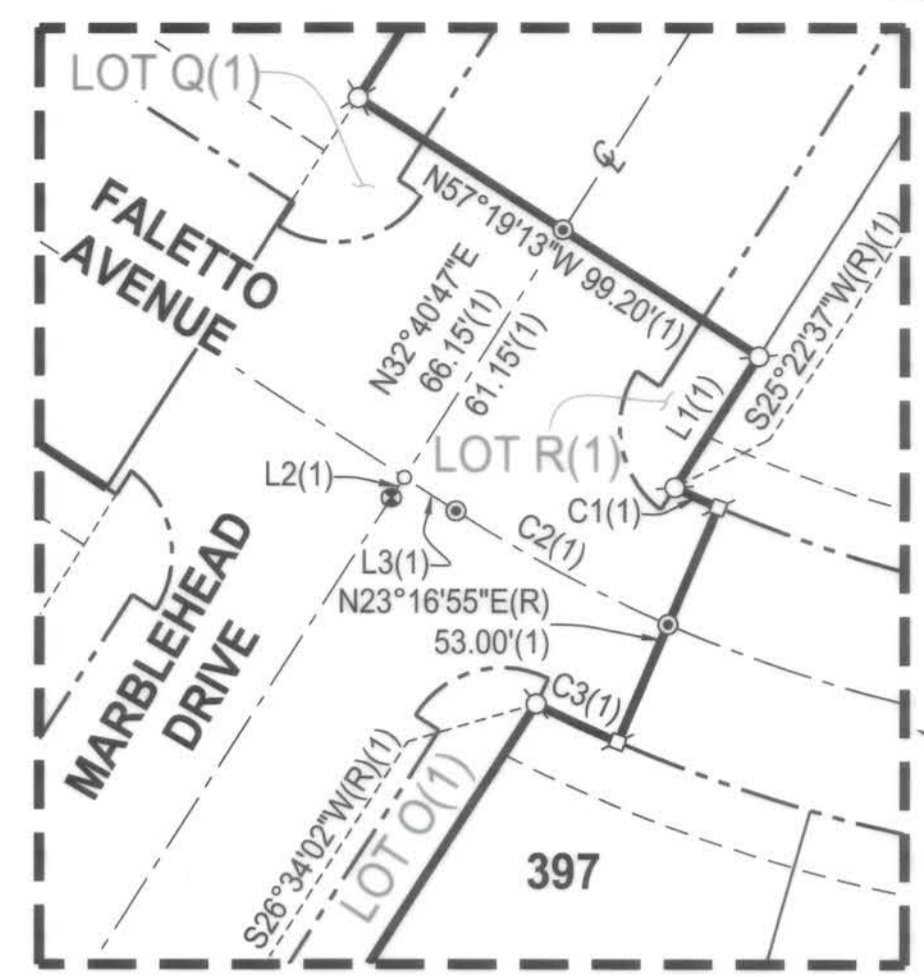
Mackay & Somps
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 775-1189

TWIN RIVERS UNIFIED SCHOOL DISTRICT 20130123 OR 0101
 FOUND 1/2" REBAR NO TAG. 0.4' SOUTH OF PROPERTY CORNER
 BASIS OF BEARINGS N89°38'18"E 884.05'(1)

FOUND REBAR NO TAG NOT OF RECORD. 0.4' NORTH AND 0.7' EAST FROM CORNER OF LOT 75 (17 BM 34)

FOUND PK NAIL NOT OF RECORD LOCATED NORTH 0.9' AND WEST 0.7' FROM PROPERTY CORNER

ZORBAS JOHN/HARRY
 20061006 OR 0958



DETAIL "3A"
 SCALE: 1"=40'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	273.50'	2°05'42"	10.00'
C2	300.00'	9°34'03"	50.10'
C3	326.50'	3°17'07"	18.72'
C4	250.00'	7°48'02"	34.04'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N32°40'47"E	32.47'
L2	N32°40'47"E	5.00'
L3	N57°09'02"W	12.85'
L4	N32°40'47"E	109.20'

FINAL MAP OF
PANHANDLE 105 PHASE 3

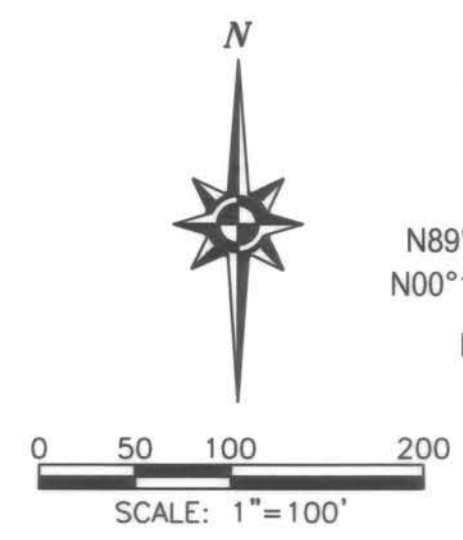
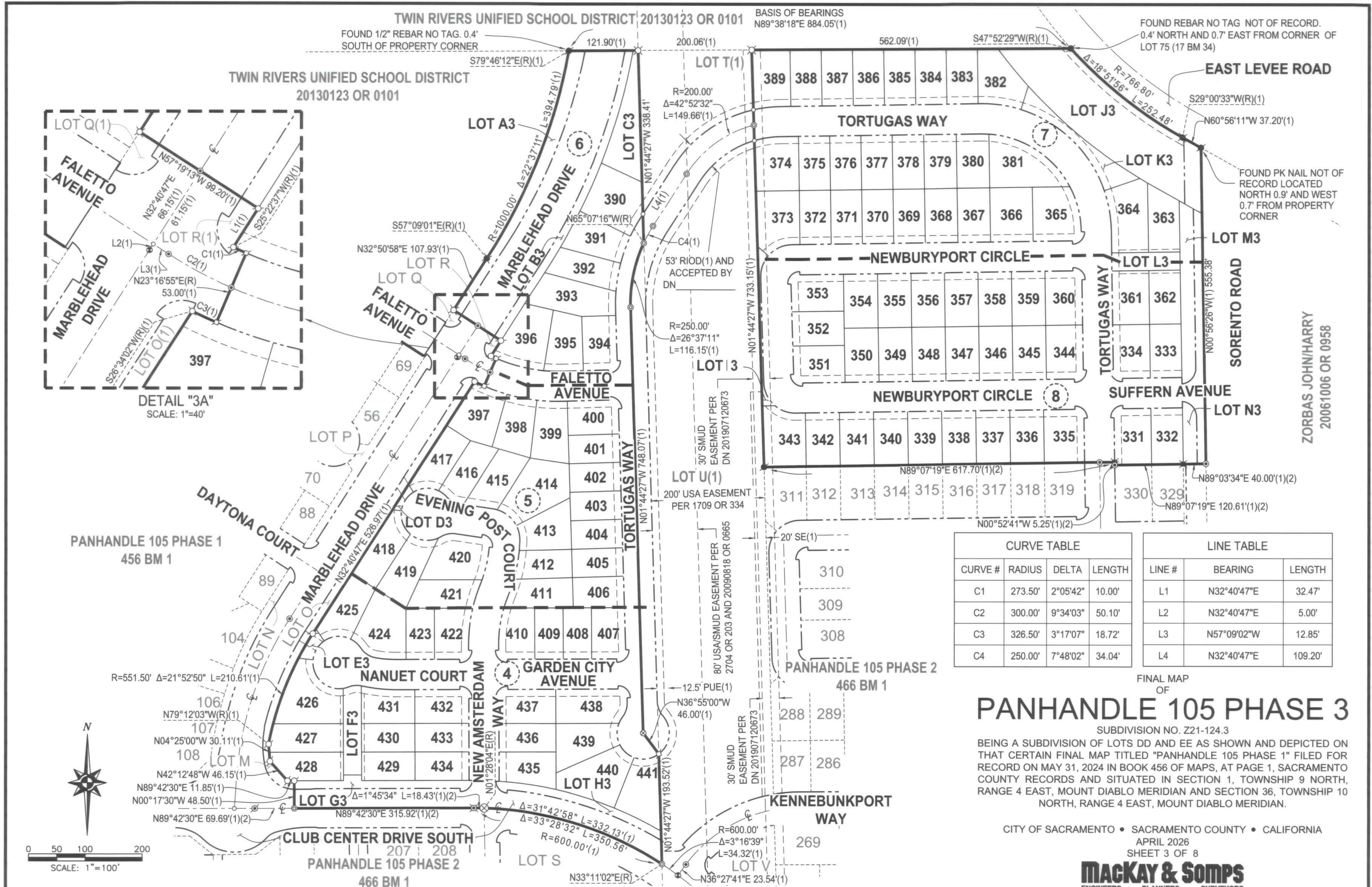
SUBDIVISION NO. Z21-124.3
 BEING A SUBDIVISION OF LOTS DD AND EE AS SHOWN AND DEPICTED ON THAT CERTAIN FINAL MAP TITLED "PANHANDLE 105 PHASE 1" FILED FOR RECORD ON MAY 31, 2024 IN BOOK 456 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS AND SITUATED IN SECTION 1, TOWNSHIP 9 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN AND SECTION 36, TOWNSHIP 10 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN.

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 SHEET 3 OF 8

MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

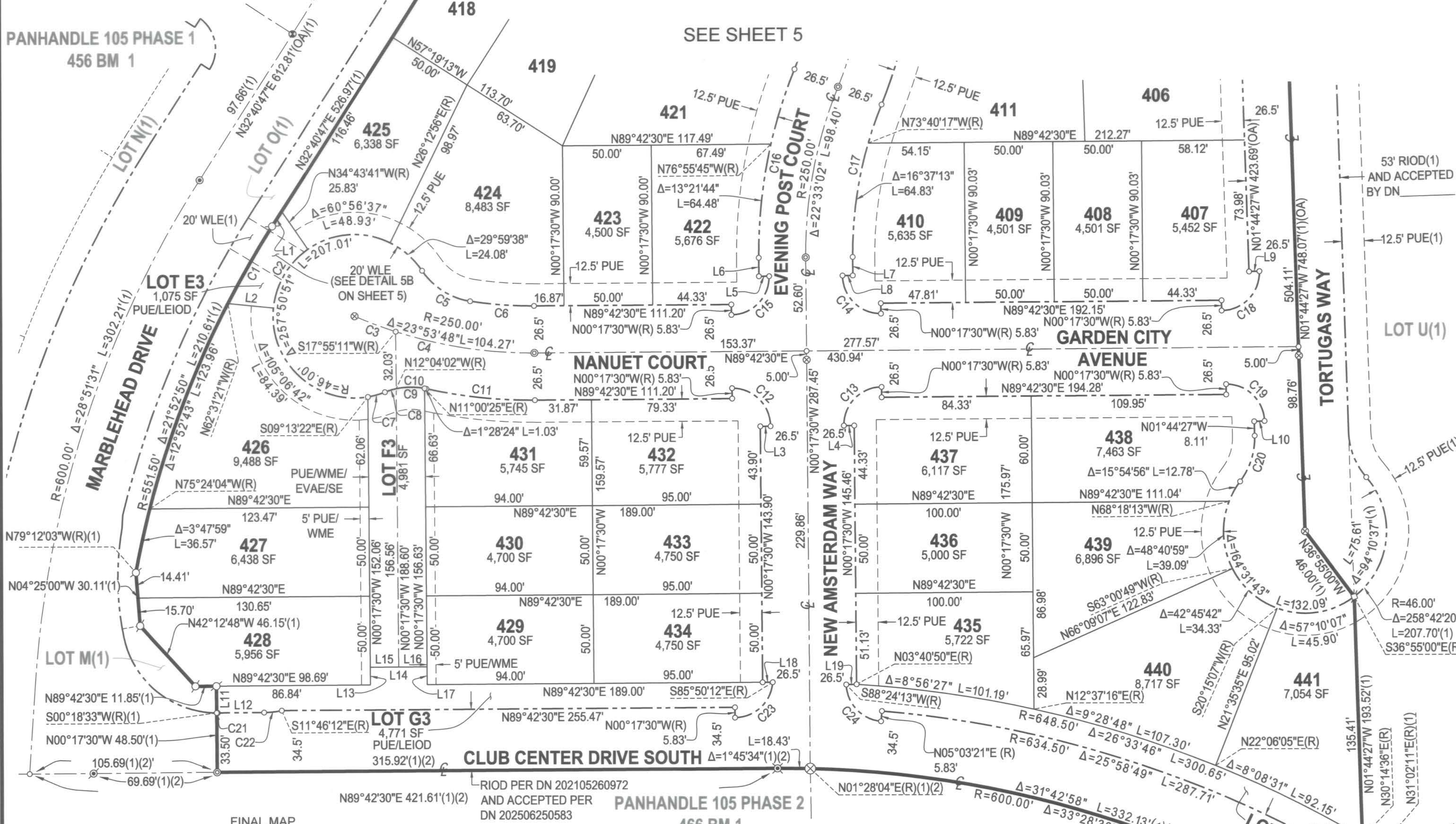
27141

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES



SCALE: 1"=100'

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	551.50'	5°12'08"	50.07'
C2	46.00'	49°22'58"	39.65'
C3	250.00'	5°41'07"	24.81'
C4	250.00'	18°12'41"	79.46'
C5	40.00'	47°13'54"	32.97'
C6	223.50'	9°16'10"	36.16'
C7	46.00'	12°24'55"	9.97'
C8	40.00'	9°34'15"	6.68'
C9	40.00'	23°04'27"	16.11'
C10	40.00'	34°07'06"	23.82'
C11	276.50'	12°46'18"	61.63'
C12	21.50'	90°00'00"	33.77'
C13	21.50'	90°00'00"	33.77'
C14	21.50'	90°00'00"	33.77'
C15	21.50'	90°00'00"	33.77'
C16	276.50'	22°33'02"	108.83'
C17	223.50'	22°33'02"	87.97'
C18	21.50'	91°26'57"	34.32'
C19	21.50'	88°33'03"	33.23'
C20	40.00'	39°21'10"	27.47'
C21	53.50'	0°36'03"	0.56'
C22	50.00'	11°28'42"	10.02'
C23	21.50'	85°32'42"	32.10'
C24	21.50'	83°20'52"	31.28'

PANHANDLE 105 PHASE 3

SUBDIVISION NO. Z21-124.3
 BEING A SUBDIVISION OF LOTS DD AND EE AS SHOWN AND DEPICTED ON THAT CERTAIN FINAL MAP TITLED "PANHANDLE 105 PHASE 1" FILED FOR RECORD ON MAY 31, 2024 IN BOOK 456 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS AND SITUATED IN SECTION 1, TOWNSHIP 9 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN AND SECTION 36, TOWNSHIP 10 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN.

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 APRIL 2026
 SHEET 4 OF 8

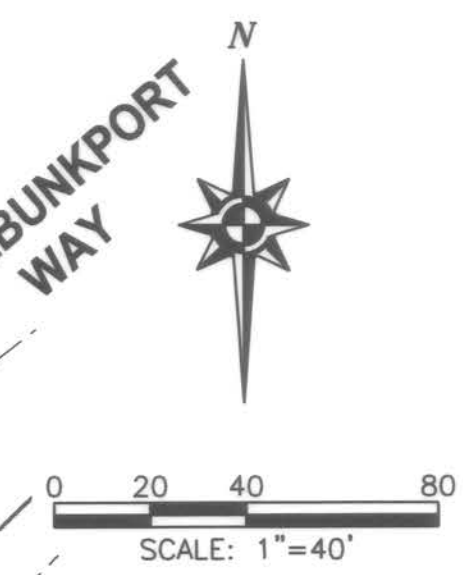


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LINE TABLE		
LINE #	BEARING	LENGTH
L1	N32°40'47"E	9.93'
L2	N84°06'40"W (R)	25.75'
L3	N89°42'30"E (R)	5.83'
L4	N89°42'30"E (R)	5.83'
L5	N89°42'30"E (R)	5.83'
L6	N00°17'30"W	10.43'
L7	N00°17'30"W	10.43'

LINE TABLE		
LINE #	BEARING	LENGTH
L8	N89°42'30"E (R)	5.83'
L9	N88°15'33"E (R)	5.83'
L10	N88°15'33"E (R)	5.83'
L11	N00°17'30"W	15.00'
L12	N89°42'30"E	26.19'
L13	N00°17'30"W	10.00'
L14	N89°42'30"E	32.00'

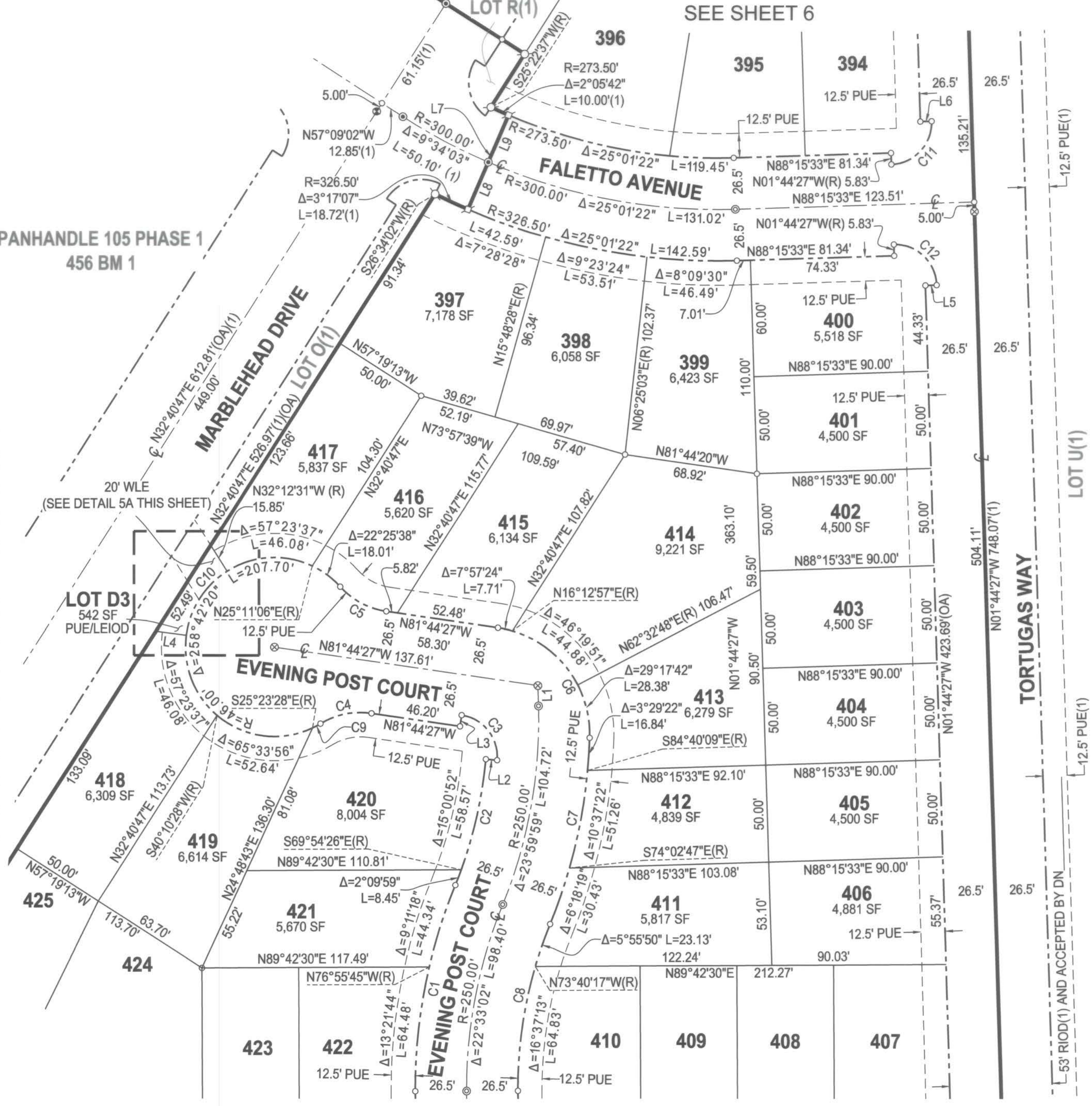
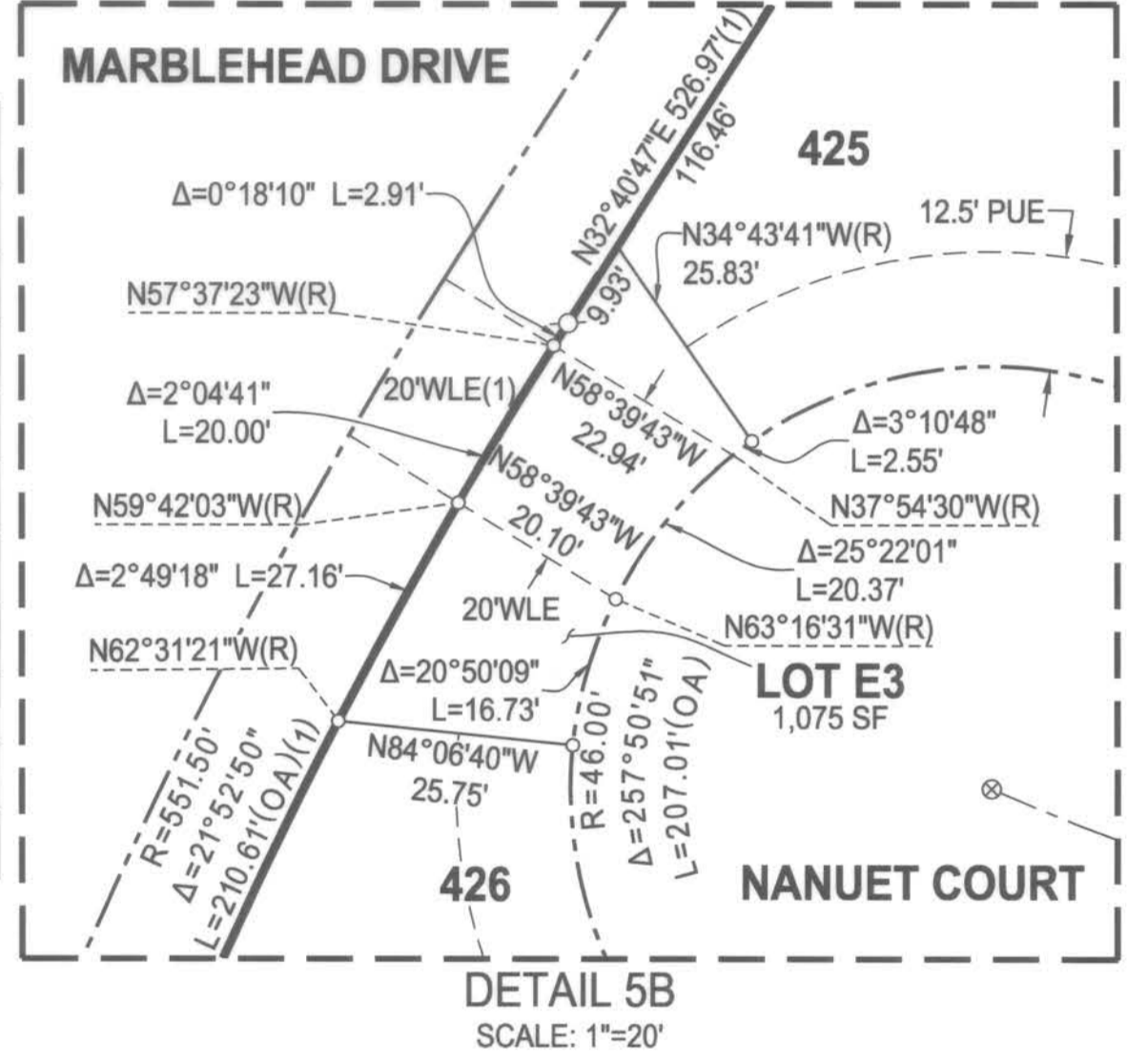
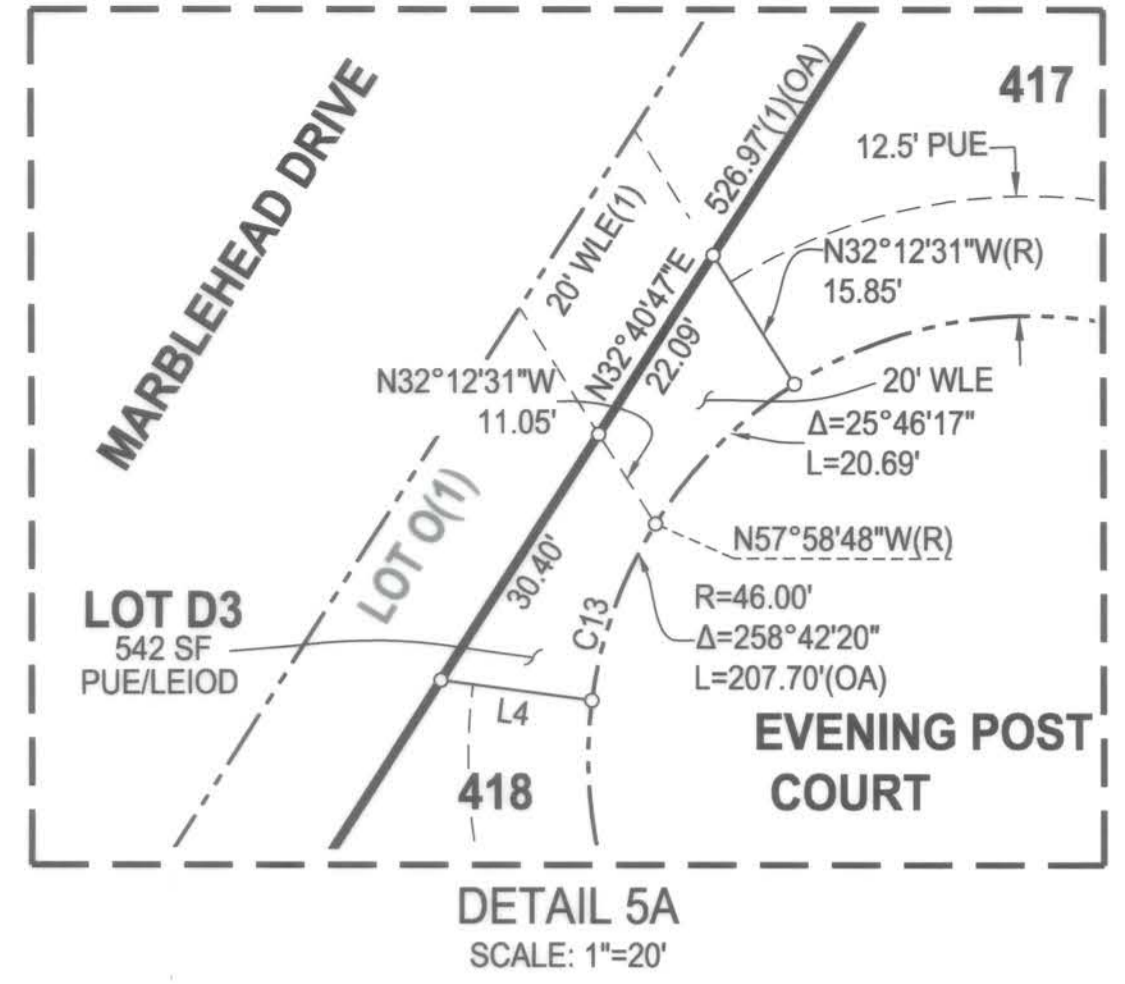
LINE TABLE		
LINE #	BEARING	LENGTH
L15	N89°42'30"E	16.00'
L16	N89°42'30"E	16.00'
L17	N00°17'30"W	10.00'
L18	N89°42'30"E	5.77'
L19	N88°48'32"E	5.83'



80' USA/SMUD EASEMENT PER 2704 OR 203 AND 20090818 OR 0665

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	276.50'	22°33'02"	108.83'
C2	223.50'	17°10'51"	67.02'
C3	21.50'	86°49'08"	32.58'
C4	40.00'	39°21'10"	27.47'
C5	40.00'	39°21'10"	27.47'
C6	55.50'	83°34'56"	80.96'
C7	276.50'	20°25'03"	98.53'
C8	223.50'	22°33'02"	87.97'
C9	46.00'	5°42'09"	4.58'
C10	46.00'	50°13'24"	40.32'
C11	21.50'	90°00'00"	33.77'
C12	21.50'	90°00'00"	33.77'
C13	46.00'	24°27'07"	19.63'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N01°44'27"W	10.45'
L2	N84°55'18"W (R)	5.83'
L3	N08°15'33"E (R)	5.83'
L4	N82°25'56"W (R)	15.85'
L5	N88°15'33"E (R)	5.83'
L6	N88°15'33"E (R)	5.83'
L7	N23°16'55"E (R)	53.00'
L8	N23°16'55"E (R)	26.50'
L9	N23°16'55"E (R)	26.50'



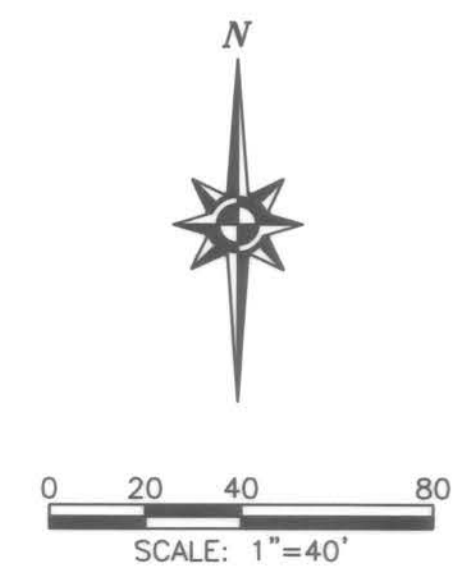
FINAL MAP OF
PANHANDLE 105 PHASE 3
 SUBDIVISION NO. Z21-124.3

BEING A SUBDIVISION OF LOTS DD AND EE AS SHOWN AND DEPICTED ON THAT CERTAIN FINAL MAP TITLED "PANHANDLE 105 PHASE 1" FILED FOR RECORD ON MAY 31, 2024 IN BOOK 456 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS AND SITUATED IN SECTION 1, TOWNSHIP 9 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN AND SECTION 36, TOWNSHIP 10 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN.

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 APRIL 2026
 SHEET 5 OF 8



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SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N23°16'55"E (R)	53.00'
L2	N23°16'55"E (R)	26.50'
L3	N57°19'13"W	14.00'
L4	N57°19'13"W	99.20'
L5	N57°19'13"W	16.20'
L6	N89°38'18"E	14.24'
L7	N89°38'18"E	8.66'
L8	N88°15'33"E (R)	5.83'
L9	N01°44'27"W (R)	5.83'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	273.50'	2°05'42"	10.00'
C2	273.50'	18°04'59"	86.32'
C3	273.50'	6°56'23"	33.13'
C4	21.50'	90°00'00"	33.77'
C5	276.50'	5°58'32"	28.84'
C6	276.50'	7°39'06"	36.93'
C7	226.50'	12°03'36"	47.67'
C8	200.00'	13°34'00"	47.36'
C9	173.50'	15°32'52"	47.08'

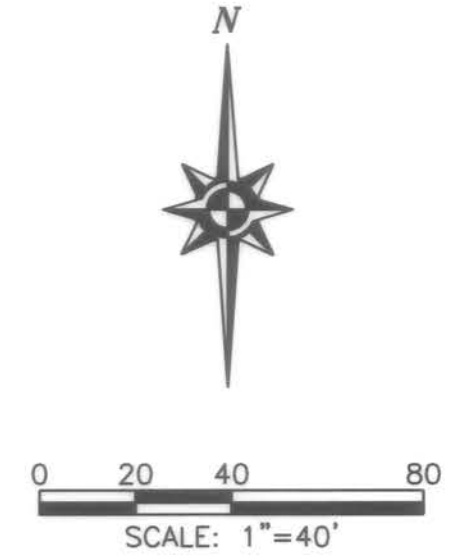
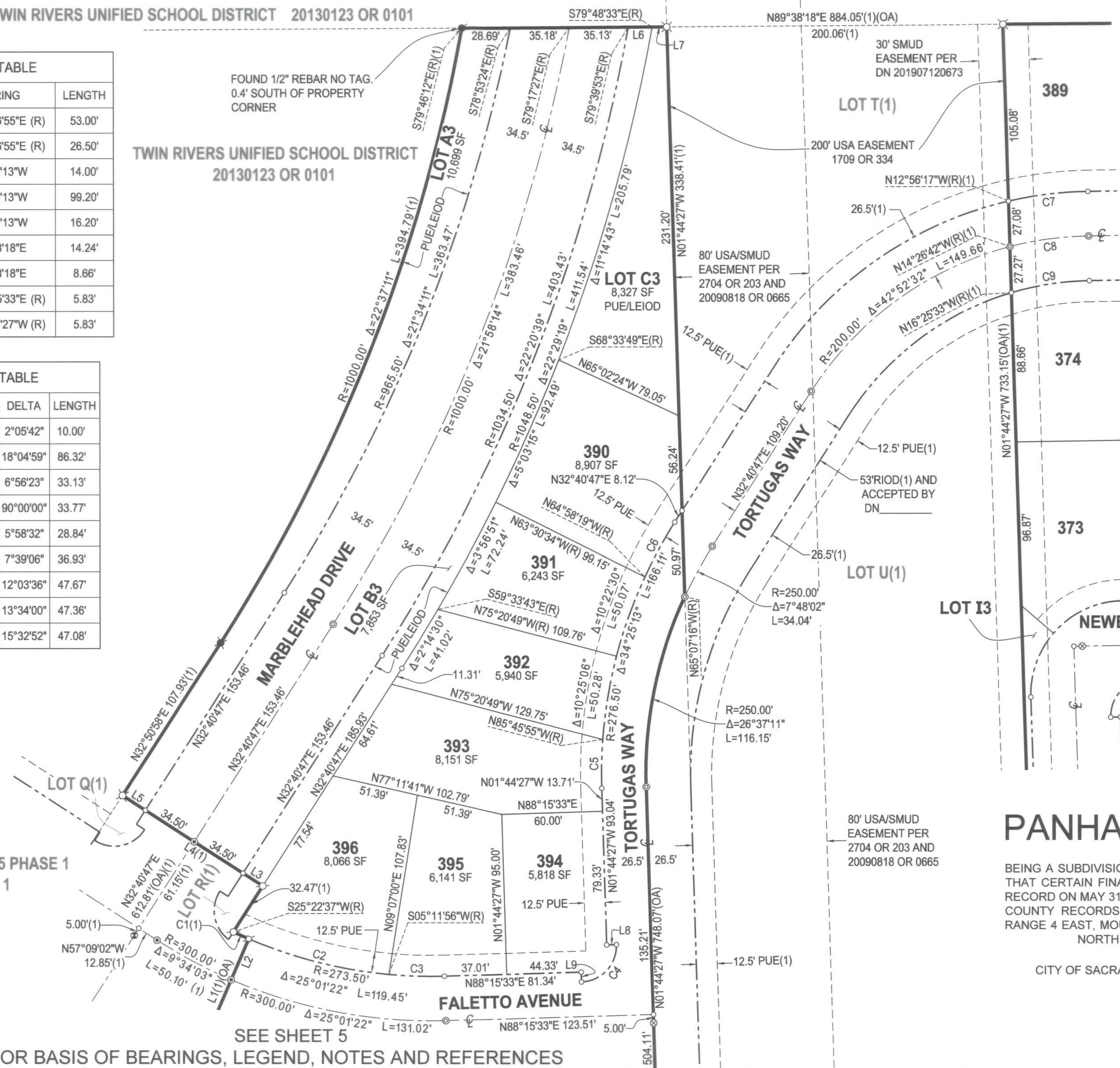
TWIN RIVERS UNIFIED SCHOOL DISTRICT
20130123 OR 0101

FOUND 1/2" REBAR NO TAG.
0.4' SOUTH OF PROPERTY
CORNER

PANHANDLE 105 PHASE 1
456 BM 1

SEE SHEET 5

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES



SEE SHEET 7

SEE SHEET 8

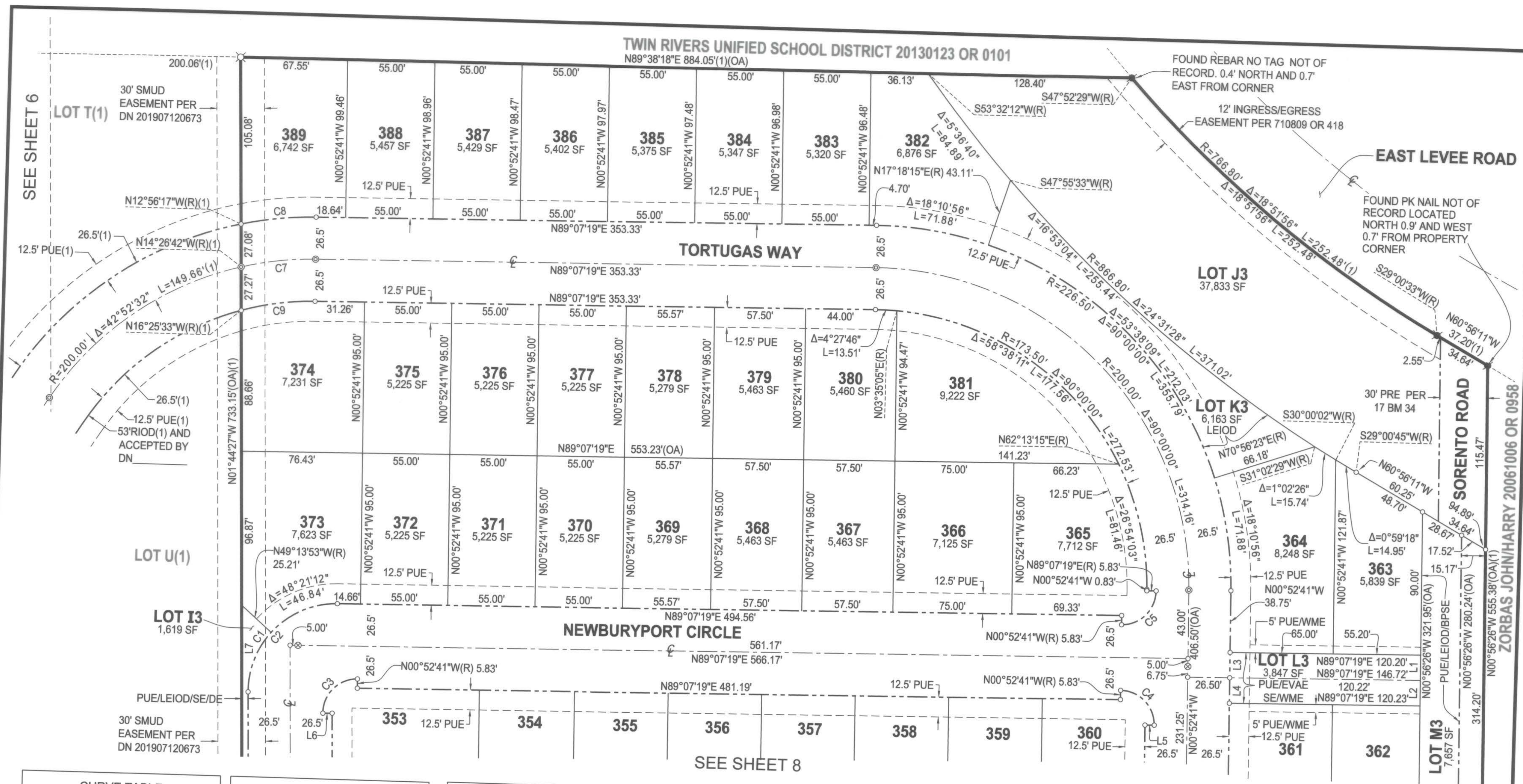
FINAL MAP
OF
PANHANDLE 105 PHASE 3

SUBDIVISION NO. Z21-124.3
BEING A SUBDIVISION OF LOTS DD AND EE AS SHOWN AND DEPICTED ON THAT CERTAIN FINAL MAP TITLED "PANHANDLE 105 PHASE 1" FILED FOR RECORD ON MAY 31, 2024 IN BOOK 456 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS AND SITUATED IN SECTION 1, TOWNSHIP 9 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN AND SECTION 36, TOWNSHIP 10 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN.

CITY OF SACRAMENTO • SACRAMENTO COUNTY • CALIFORNIA
APRIL 2026
SHEET 6 OF 8

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

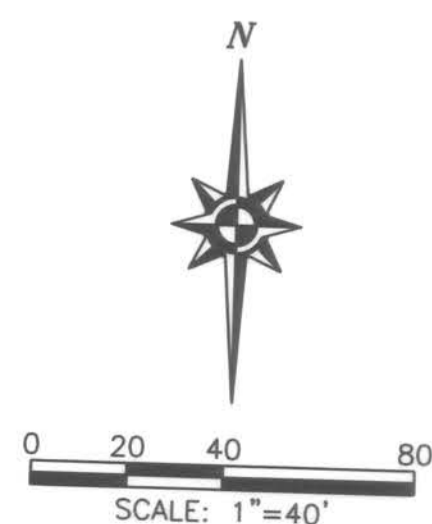
TWIN RIVERS UNIFIED SCHOOL DISTRICT 20130123 OR 0101



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	55.50'	42°30'34"	41.18'
C2	55.50'	90°51'46"	88.01'
C3	21.50'	90°51'46"	34.10'
C4	21.50'	90°00'00"	33.77'
C5	21.50'	90°00'00"	33.77'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C7	200.00'	13°34'00"	47.36'
C8	226.50'	12°03'36"	47.67'
C9	173.50'	15°32'52"	47.08'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°56'26"W	16.00'
L2	N00°56'26"W	16.00'
L3	N00°52'41"W	16.00'
L4	N00°52'41"W	16.00'
L5	N89°07'19"E (R)	5.83'
L6	N88°15'33"E (R)	5.83'
L7	N01°44'27"W	280.67'



FINAL MAP OF
PANHANDLE 105 PHASE 3

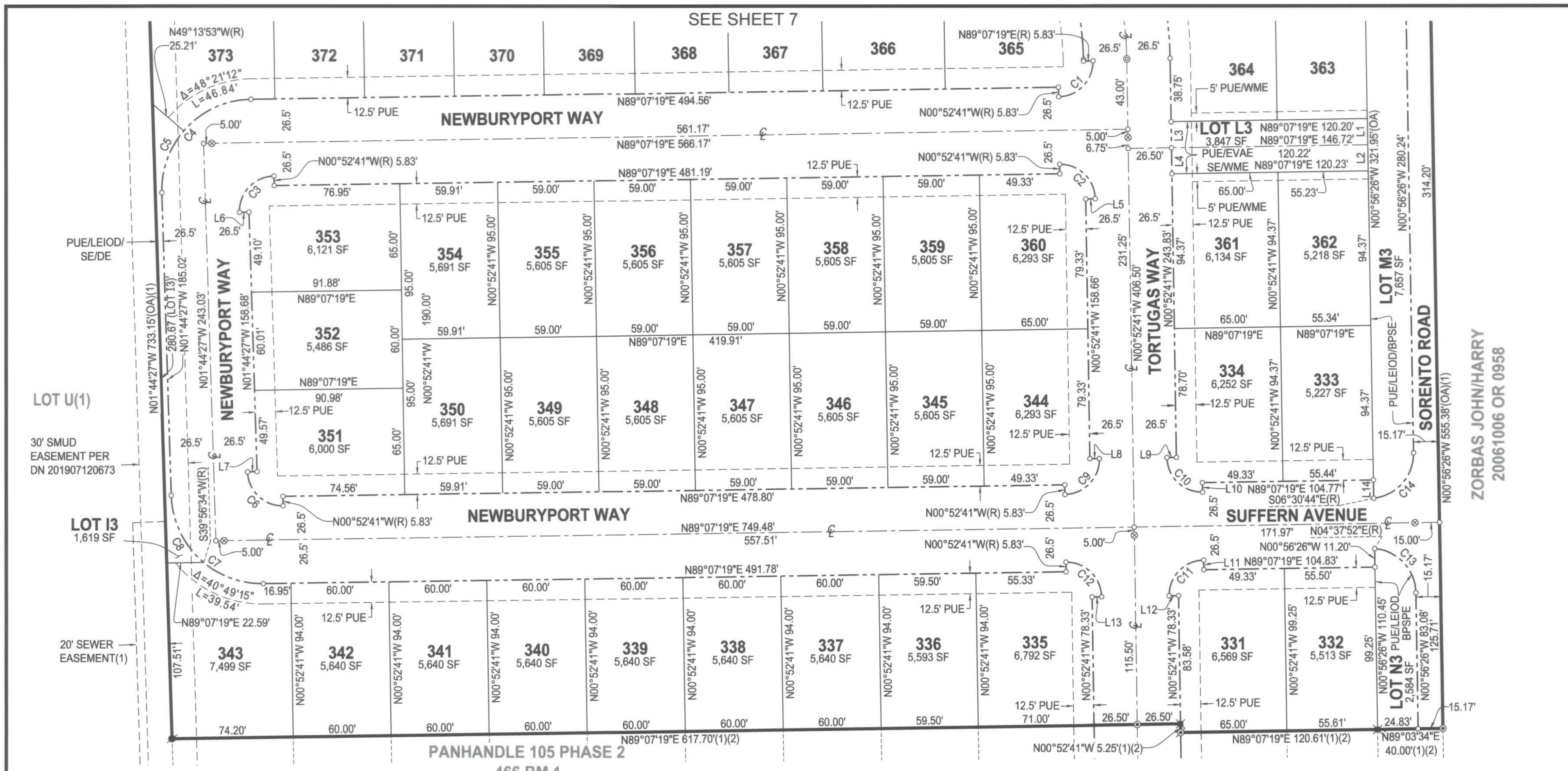
SUBDIVISION NO. Z21-124.3
BEING A SUBDIVISION OF LOTS DD AND EE AS SHOWN AND DEPICTED ON THAT CERTAIN FINAL MAP TITLED "PANHANDLE 105 PHASE 1" FILED FOR RECORD ON MAY 31, 2024 IN BOOK 456 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS AND SITUATED IN SECTION 1, TOWNSHIP 9 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN AND SECTION 36, TOWNSHIP 10 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN.

CITY OF SACRAMENTO • SACRAMENTO COUNTY • CALIFORNIA
APRIL 2026
SHEET 7 OF 8

Mackay & Soms
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES

SEE SHEET 7



ZORBAS JOHN/HARRY
20061006 OR 0958

PANHANDLE 105 PHASE 3

FINAL MAP OF
SUBDIVISION NO. Z21-124.3
BEING A SUBDIVISION OF LOTS DD AND EE AS SHOWN AND DEPICTED ON THAT CERTAIN FINAL MAP TITLED "PANHANDLE 105 PHASE 1" FILED FOR RECORD ON MAY 31, 2024 IN BOOK 456 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS AND SITUATED IN SECTION 1, TOWNSHIP 9 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN AND SECTION 36, TOWNSHIP 10 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN.

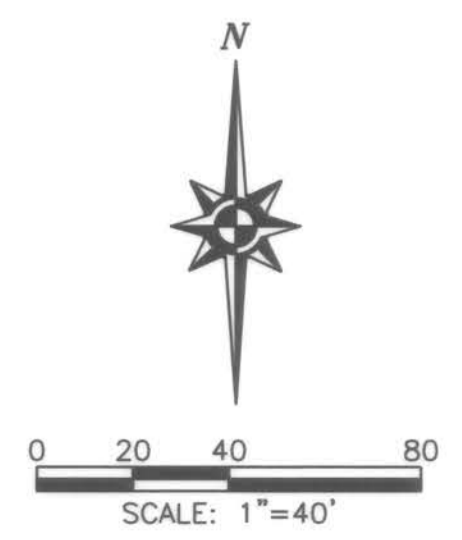
CITY OF SACRAMENTO • SACRAMENTO COUNTY • CALIFORNIA
APRIL 2026
SHEET 8 OF 8



27141

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N00°56'26"W	16.00'	L8	N89°07'19"E (R)	5.83'
L2	N00°56'26"W	16.00'	L9	N89°07'19"E (R)	5.83'
L3	N00°52'41"W	16.00'	L10	N00°52'41"W (R)	5.83'
L4	N00°52'41"W	16.00'	L11	N00°52'41"W (R)	5.83'
L5	N89°07'19"E (R)	5.83'	L12	N89°07'19"E (R)	5.83'
L6	N88°15'33"E (R)	5.83'	L13	N89°07'19"E (R)	5.83'
L7	N88°15'33"E (R)	5.83'	L14	N00°56'26"W	11.20'

CURVE TABLE				CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH	CURVE #	RADIUS	DELTA	LENGTH
C1	21.50'	90°00'00"	33.77'	C8	55.50'	48°18'59"	46.80'
C2	21.50'	90°00'00"	33.77'	C9	21.50'	90°00'00"	33.77'
C3	21.50'	90°51'46"	34.10'	C10	21.50'	90°00'00"	33.77'
C4	55.50'	90°51'46"	88.01'	C11	21.50'	90°00'00"	33.77'
C5	55.50'	42°30'34"	41.18'	C12	21.50'	90°00'00"	33.77'
C6	21.50'	89°08'14"	33.45'	C13	27.50'	84°25'42"	40.52'
C7	55.50'	89°08'14"	86.34'	C14	27.50'	84°25'42"	40.52'



SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES