

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

File ID: 2026-01219

6/23/2026

Notification of Parcel Map of 1917 15th Street (IR25-201/FPM 26-0011)

File ID: 2026-01219

Location: District 4

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-Parcel Map

CITY OF SACRAMENTO
CALIFORNIA

MEMORANDUM

DATE: May 29, 2026

TO: Mindy Cuppy, City Clerk

FROM: David Veasey, Supervising Surveyor, Director of Public Works Designee

SUBJECT: Notification of "Parcel 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 Parcel Map:

Project Name: 1917 15th Street

Project No: IR25-201 **FPM No.:** 26-0011

Location: Southeast Corner of 15th Street at Solons Alley

Council District: 4

Community Plan: Central City

Developer: TAYLOR INVESTMENTS, LLC, A NEVADA LIMITED LIABILITY COMPANY

No. of Lots: 3

Type: Residential

Background: The Tentative Map entitled "1917 15th Street" was approved by the City of Sacramento Zoning Administrator on March 2, 2026, to subdivide a 0.07-acre parcel into 3 lots within the R-3A-SPD zone and Central City SPD this project will create 3 new dwelling units fronting Solons Alley.

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 June 23, 2026.

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS PARCEL MAP OF "1917 15TH STREET".

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

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

- 1. EASEMENT FOR 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 THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "5.00' PUBLIC UTILITY EASEMENT" (5.00' PUE) AND "3.00' PUBLIC UTILITY EASEMENT" (3.00' PUE).

TAYLOR INVESTMENTS, LLC, A NEVADA LIMITED LIABILITY COMPANY

[Handwritten Signature]

BY: YURIY KNYSH, MANAGER

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 May 14, 2026 BEFORE ME, C. Vick A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

Yuriy Knysh, 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

[Handwritten Signature]

SIGNATURE C. Vick PRINTED NAME



MY COMMISSION NUMBER: 2511840

MY COMMISSION EXPIRES: 2/23/2029

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF Sacramento

PARCEL MAP
OF
1917 15TH STREET
SUBDIVISION NO. IR25-201

THE NORTH ONE-QUARTER OF LOT 8, IN THE BLOCK BOUNDED BY "S" AND "T", 15TH AND 16TH STREETS, AS SHOWN ON THE "PLAN OF SACRAMENTO CITY", FILED IN BOOK 3 OF MAPS, PAGE 27, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
JUNE, 2026
SHEET 1 OF 4

TOP ENGINEERING INC.

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 TAYLOR INVESTMENTS, LLC, A NEVADA LIMITED LIABILITY COMPANY IN MARCH, 2026. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

[Handwritten Signature]

VAL TARASOV
PLS 9625
EXP. 09/30/2027

5/18/2026

DATE



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF "1917 15TH STREET", AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY OF SACRAMENTO PLANNING DIVISION 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 PARCEL MAP OF "1917 15TH STREET" AND ACCEPT ON BEHALF OF THE PUBLIC THE EASEMENTS HEREON OFFERED FOR DEDICATION.

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

DATE

CITY CLERK'S STATEMENT

I HEREBY ATTEST TO THE APPROVAL OF THIS PARCEL MAP OF "1917 15TH STREET".

CITY CLERK
CITY OF SACRAMENTO

DATE

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____,
AT _____ .M. IN BOOK _____ OF PARCEL 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
STATE OF CALIFORNIA

BY: _____
DEPUTY

PARCEL MAP
OF
1917 15TH STREET
SUBDIVISION NO. IR25-201

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BY "S" AND "T", 15TH AND 16TH STREETS, AS SHOWN ON THE
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CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
JUNE, 2026
SHEET 2 OF 4

TOP ENGINEERING INC.

TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION,
ITS SUCCESSORS AND ASSIGNS, AS TRUSTEE UNDER CORPORATE
ASSIGNMENT OF DEED OF TRUST DATED NOVEMBER 5, 2025 AND
RECORDED NOVEMBER 6, 2025, IN BOOK 20251106, AT PAGE 1066,
OFFICIAL RECORDS OF SACRAMENTO COUNTY, HEREBY CONSENTS TO
THE FILING OF THIS MAP.

BY: 

NAME: Jamie A Corcoran

TITLE: Vice President

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 CA

COUNTY OF Placer

ON May 20, 2024 BEFORE ME, Ada Ayon A
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY
APPEARED

Jamie A. Corcoran, 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

 Ada Ayon
SIGNATURE PRINTED NAME

MY COMMISSION NUMBER: 2529582

MY COMMISSION EXPIRES: 08/10/2029

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF Placer

MAP REFERENCES

- (1) . . RECORD PER PLAN OF SACRAMENTO CITY (3 BM 27)
- (2) . . RECORD PER PARCEL MAP OF SOLONS ALLEY DWELLINGS (255 PM 8)
- (3) . . RECORD PER PARCEL MAP OF 15TH STREET BROWNSTONES (229 PM 15)
- (4) . . RECORD PER PARCEL MAP OF KHASIGIAN (244 PM 12)
- (5) . . RECORD PER PARCEL MAP OF 1615 "U" STERET (238 PM 3)

PARCEL MAP
OF
1917 15TH STREET
SUBDIVISION NO. IR25-201

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CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
JUNE, 2026
SHEET 3 OF 4

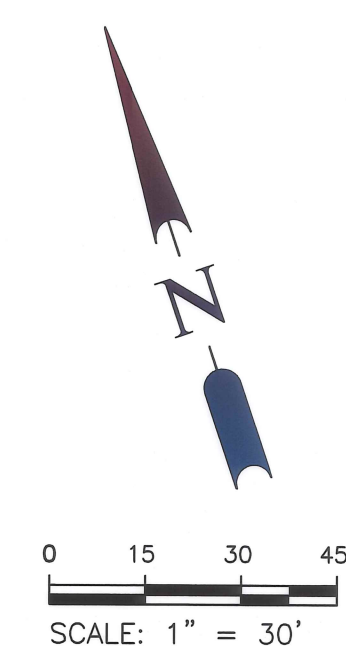
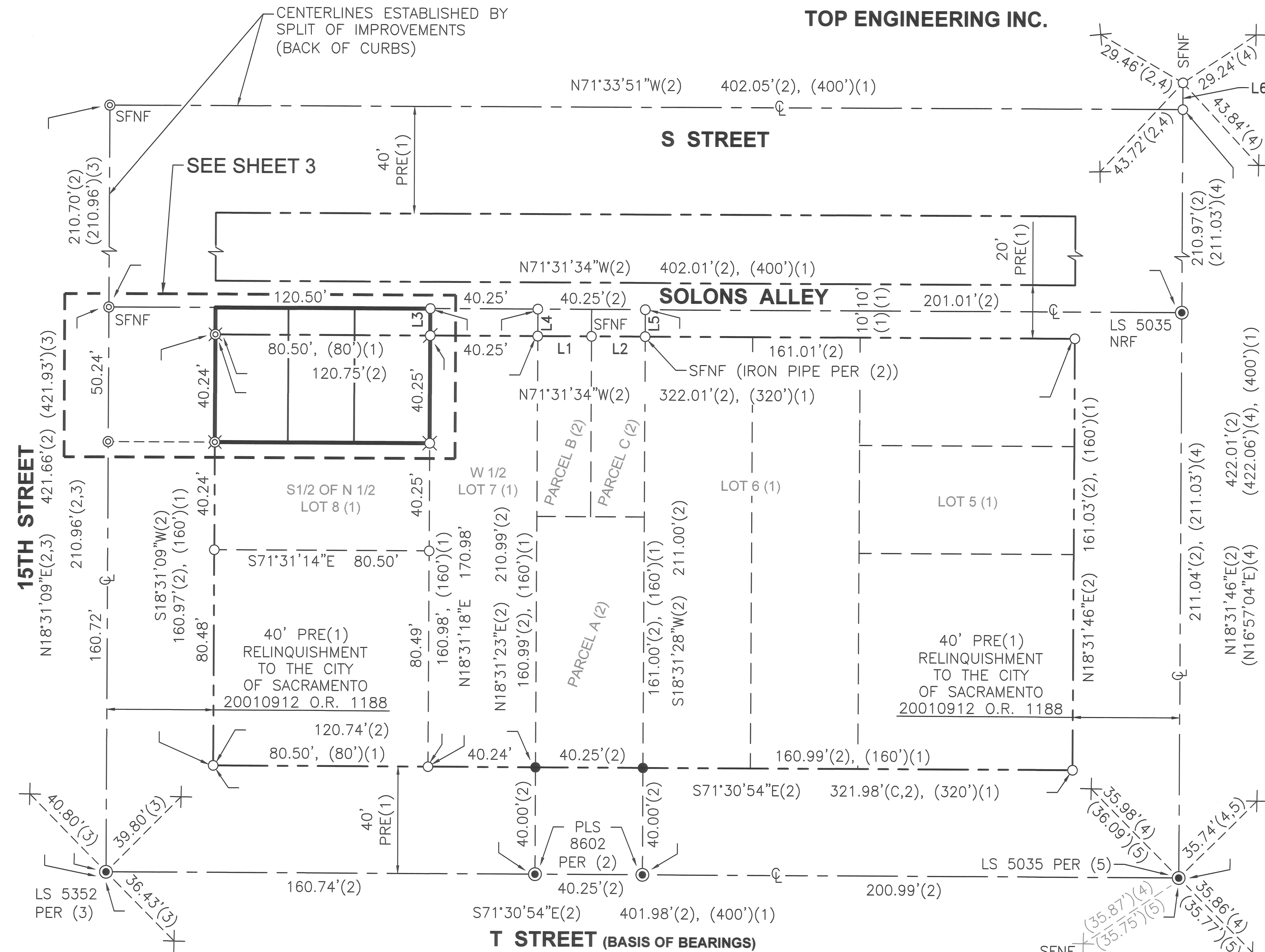
TOP ENGINEERING INC.

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF T STREET, AS SHOWN ON THE MAP FILED IN BOOK 255 OF PARCEL MAPS, PAGE 8 AND ESTABLISHED FROM MONUMENTS SHOWN HEREON, THE BEARING BEING SOUTH 71°30'54" EAST.

LEGEND

- DIMENSION POINT (NOTHING FOUND OR SET)
- FOUND MAG NAIL AND WASHER, STAMPED AS NOTED
- FOUND 1" IRON PIPE WITH CAP, STAMPED "LS 8602" PER (2)
- ✕ FOUND CHISELED "X" IN CONCRETE CURB
- ⊙ 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" DIA. X 18" LONG IRON PIPE TAGGED "PLS 9625"
- ⊙ SET 1 1/4" BRASS DISK STAMPED "PLS 9625" IN CONCRETE
- (C) CALCULATED
- SFNF SEARCHED FOR, NOT FOUND
- PUE PUBLIC UTILITY EASEMENT
- BM BOOK OF MAPS
- PM PARCEL MAP
- PRE PUBLIC ROAD EASEMENT
- NRF NO REFERENCE FOUND



LINE TABLE		
LINE	BEARING	LENGTH
L1	N71°31'34"W(2)	20.13'(2)
L2	N71°31'34"W(2)	20.13'(2)
L3	N71°31'18"W	10.00'(1)
L4	N71°31'23"W(2)	10.00'(1,2)
L5	N71°31'28"W(2)	10.00'(1,2)
L6	N18°31'49"E(2) (N16°57'04"E)(4)	10.00'(2,4)

SEE SHEET 4 FOR NOTES

