

BOUNDARY LINES:

BASED UPON A FIELD SURVEY AND FOUND MONUMENTS

LEGAL DESCRIPTION:

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF SACRAMENTO, CITY OF CITRUS HEIGHTS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THAT CERTAIN 20.00 ACRE TRACT OF LAND DESIGNATED "PARCEL NO.1, 20.00 ACRES" ON THAT CERTAIN PARCEL MAP ENTITLED "PORTION OF SECTION 36, T. 10 N., 6 E, M.D.B. & M.," RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 3 OF PARCEL MAPS, AT PAGE 41, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID 20,000 ACRE TRACT OF LAND; THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHERLY BOUNDARY OF SAID 20,000 ACRE TRACT OF LAND NORTH 88° 14' 35" EAST 288.92 FEET; THENCE SOUTH 01° 45' 25" EAST 701.36 FEET TO A POINT LOCATED ON THE SOUTHERLY BOUNDARY OF SAID 20,000 ACRE TRACT OF LAND; THENCE ALONG THE BOUNDARY OF SAID 20,000 ACRE TRACT OF LAND THE FOLLOWING TWO COURSES AND DISTANCE: (1) SOUTH 88° 14' 35" WEST 332.16 FEET, AND (2) NORTH 01° 46' 15" EAST 702.69 FEET TO THE POINT OF BEGINNING

APN: 242-0191-023.

VERTICAL DATUM:

NAVD 88 AS ADJUSTED TO THE COUNTY OF SACRAMENTO BENCHMARK 14-205 (164.53) BEING A 2" BRASS DISC IN CONCRETE BASE OF LIGHT POLE TOP BACK OF SIDEWALK EAST END OF CURB RETURN SOUTH EAST CORNER OF GREENBACK LANE AND PATTERSON LANE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF BIRDCAGE STREET AS SHOWN ON THAT PARCEL MAP RECORDED IN BOOK 177 OF PARCEL MAPS, AT PAGE 3, SACRAMENTO COUNTY OFFICIAL RECORDS

FLOOD ZONE:

ZONE X - AREA WITH REDUCED FLOOD RISK
COMMUNITY PANEL NUMBER: 06067C0092H MAP EFFECTIVE: AUGUST 16, 2012

ZONING:

ZONING DESIGNATION: SC-SHOPPING CENTER

EXCEPTIONS TO COVERAGE:

EASEMENT RIGHTS: PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE EASEMENTS AND OTHER NOTEWORTHY EXCEPTIONS TO TITLE ARE NOTED PER TITLE REPORT EXCEPTION NUMBER. IT IS RECOMMENDED THAT LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.
TITLE REPORT: FIDELITY NATION TITLE COMPANY ORDER NO. 01006307-010-PA-SLD
DATED: MARCH 21, 2022 AT 7:30 A.M.
ITEMS SUCH AS ASSESSMENTS, TAXES, LIENS AND OWNERSHIP ARE BEYOND THE SCOPE OF THIS SURVEY AND ARE NOT ADDRESSED HEREON. REFERENCE TO SAID DOCUMENTS FOR FULL PARTICULARS.

7. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
GRANTED TO: COUNTY OF SACRAMENTO
FOR: 5' ADJACENT TO 40' RIGHT OF WAY FOR FOOTINGS AND HEADWALLS FOR A CONCRETE BRIDGE
RECORDED: DECEMBER 18, 1959 IN BOOK 3961 OF OFFICIAL RECORDS, PAGE 613
AFFECTS: OFFSITE AND TO THE EAST ON ADJACENT PARCEL

8. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
GRANTED TO: NORTHWEST SACRAMENTO COUNTY SANITATION DISTRICT
FOR: 30' SANITARY SEWER AND FACILITIES
RECORDED: NOVEMBER 25, 1964 IN BOOK 5119 OF OFFICIAL RECORDS, PAGE 106
AFFECTS: NORTH PORTION OF PARCEL

9. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
GRANTED TO: CITY OF SACRAMENTO
FOR: DRAINAGE FACILITIES
RECORDED: OCTOBER 15, 1968 IN BOOK 681015 OF OFFICIAL RECORDS, PAGE 379
AFFECTS: NORTHEAST CORNER OF PARCEL
PLOTTED ON SURVEY

10. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
GRANTED TO: COUNTY OF SACRAMENTO
FOR: DRAINAGE PIPELINE
RECORDED: NOVEMBER 9, 1970 IN BOOK 701109 OF OFFICIAL RECORDS, PAGE 218
AFFECTS: NORTHEAST CORNER OF PARCEL
PLOTTED ON SURVEY

11. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
GRANTED TO: SACRAMENTO MUNICIPAL UTILITY DISTRICT
FOR: CONSTRUCTING, PLACING, INSPECTING, MAINTAINING AND REPLACE ELECTRICAL FACILITIES CONSISTING OF SWITCH AND FUSE CUBICLES, CUBICLES ADS, UNDERGROUND CONDUITS, WIRES AND CABLES WITH ASSOCIATED ABOVEGROUND OR BELOW GROUND SPLITTING AND PULL BOXES, AND ALL OTHER NECESSARY FIXTURES, TOGETHER WITH RIGHT OF INGRESS THERETO AND EGRESS THEREFROM
RECORDED: OCTOBER 24, 1973 IN BOOK 731024 OF OFFICIAL RECORDS, PAGE 198
AFFECTS: THE SOUTH PORTION OF PARCEL
PLOTTED ON SURVEY

12. THE EFFECT OF THE CERTAIN AMENDED AND RESTATED DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS INSTRUMENT:
FOR: EASEMENT
RECORDED: NONEXCLUSIVE EASEMENT FOR AUTOMOBILE PARKING, PEDESTRIANS AND INCIDENTAL USES
RECORDED: MARCH 18, 1977 IN BOOK 770518 OF OFFICIAL RECORDS, PAGE 816.
AFFECTS: COMMON AREAS DEFINED IN DOCUMENT
PLOTTED ON SURVEY

18. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
GRANTED TO: CITY OF CITRUS HEIGHTS, A MUNICIPAL CORPORATION
FOR: UTILITIES AND PUBLIC SERVICES
RECORDED: SEPTEMBER 24, 2019 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 201909240322
AFFECTS: NORTH AND WEST PORTION OF PARCEL
PLOTTED ON SURVEY

19. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
GRANTED TO: CITY OF CITRUS HEIGHTS, A MUNICIPAL CORPORATION
FOR: PUBLIC HIGHWAY OR ROAD
RECORDED: SEPTEMBER 24, 2019 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 201909240322
AFFECTS: NORTH AND WEST PORTION OF PARCEL
PLOTTED ON SURVEY

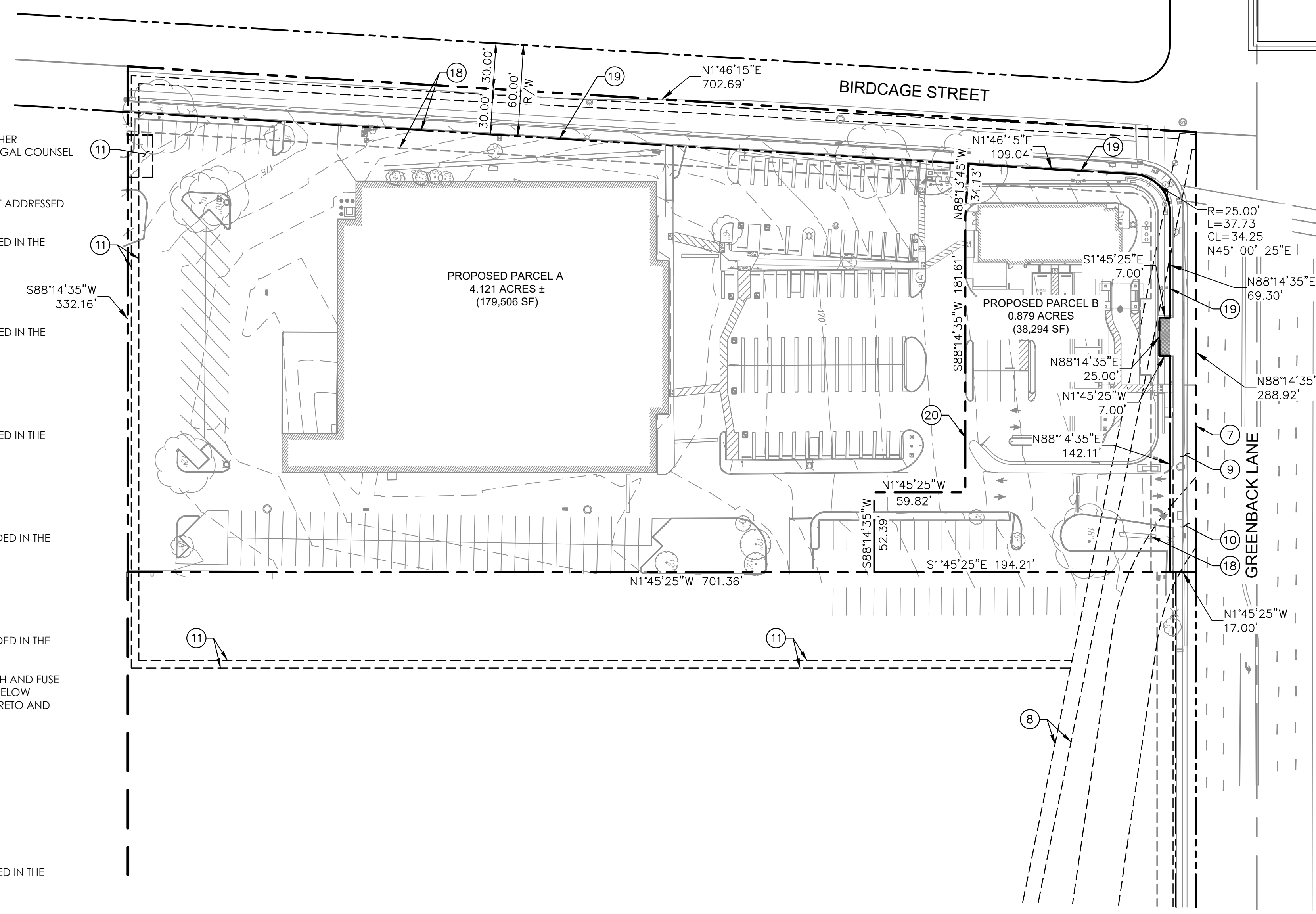
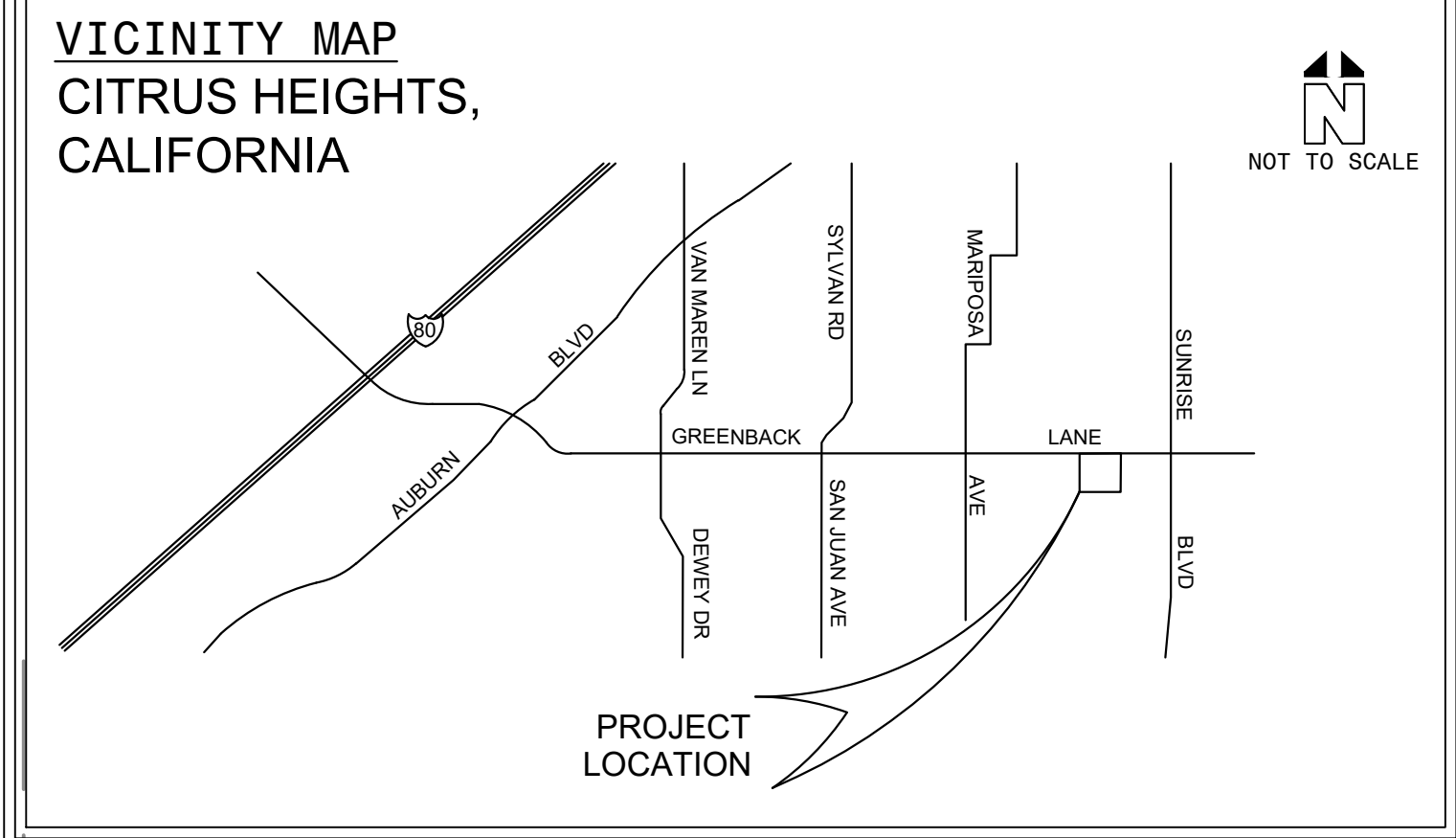
20. A LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN, INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
LESSOR: CORDANO ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP; ALAND AND MARY LYNN CORDANO FAMILY REVOCABLE TRUST, J. J. AND J. S. ZORDANO FAMILY CHILDRENS TRUST AND JFL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
LESSEE: RAISING CANE'S RESTAURANT, L.L.C., A LOUISIANA LIMITED LIABILITY COMPANY
RECORDED: MAY 7, 2021 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 20210507 PAGE 1921
AFFECTS: NORTHERLY PORTION OF PARCEL
PLOTTED ON SURVEY

21. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
GRANTED TO: SACRAMENTO MUNICIPAL UTILITY DISTRICT
FOR: #20/ELECTRICAL AND COMMUNICATIONS FACILITIES & #21/TREE TRIMMING AND REMOVAL
RECORDED: MAY 26, 2021 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 202105262432
AFFECTS: 5 FOOT CENTERLINE COINCIDENTAL WITH CENTERLINE OF FACILITIES SAID IN DOCUMENT
NOT PLOTTED - LOCATION TO BE DEFINED BY SUBSEQUENT SURVEY AS DEFINED IN DOCUMENT

TENTATIVE PARCEL MAP NO. 1

BIRDCAGE ST. & GREENBACK LN.

CITRUS HEIGHTS, CA



LEGAL DESCRIPTION:

PARCEL A PARKING TABLE:

REGULAR PARKING STALLS	159
HANDICAP PARKING STALLS	7
TOTAL PARKING STALLS	170

*DOES NOT INCLUDE FRONTAGE ROAD PARKING STALLS (OFFSITE)

PARCEL B PARKING TABLE:

REGULAR PARKING STALLS	22
HANDICAPPED PARKING STALLS	2
TOTAL PARKING STALLS	24

*DOES NOT INCLUDE FRONTAGE ROAD PARKING STALLS (OFFSITE) OR PARKING STALLS SHARED WITH ADJACENT PARCELS

LEGEND AND ABBREVIATIONS

- PROPERTY LINE
- - - RIGHT OF WAY
- - - EASEMENT / SETBACK

- APN - ASSESSOR'S PARCEL NUMBER
S - SOUTH
N - NORTH
W - WEST
E - EAST
CL - CENTERLINE
- TYP - TYPICAL

ZONING INFORMATION

ZONE: SC - SHOPPING CENTER
ALL SITE RESTRICTIONS WERE OBTAINED PER CITY OF CITRUS HEIGHTS PLANNING DEPARTMENT

ZONE - SC
CURRENT SETBACK INFORMATION

FLOOR-AREA RATIO	0.6
BUILDING HEIGHT (MAX)	50 FT
SETBACKS	
FRONT	20 FT
REAR	0 FT
SIDE	0 FT
CORNER	20 FT

PROJECT NARRATIVE:

THE PROPOSED PROJECT IS A TENTATIVE PARCEL MAP FOR THE PURPOSE OF SUBDIVIDING THE ONE EXISTING PARCEL INTO TWO PARCELS.

PARCEL SUMMARY:

PARCEL A:	38,294 S.F.	0.879 AC GROSS
PARCEL B:	179,506 S.F.	4.121 AC GROSS
TOTAL:	217,800 S.F.	5.000 AC GROSS

SITE INFORMATION:

SITE ADDRESS:	CORDANO ASSOCIATES, LP 7800 GREENBACK LANE 243-0191-044 5.000 ACRES	
APN:	242-0191-023	
GROSS SITE AREA:	5.000 ACRES	
NUMBER OF EXISTING LOTS:	1	
NUMBER OF PROPOSED LOTS:	2	
NUMBER OF TREES TO BE REMOVED:	0	

OWNER
LARRY LIP
JFL LLC.
5150 FAIR OAKS BLVD, SUITE 101 #378
CARMICHAEL, CA 95608
LLIPP@JFLREALESTATE.COM

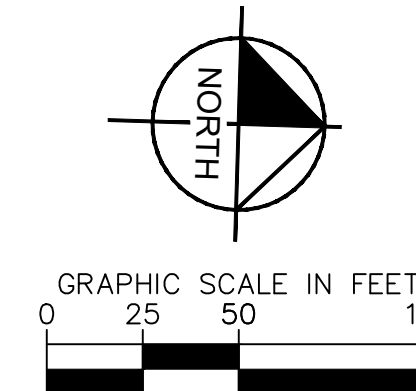
SURVEYOR
RYAN MING, P.L.S. 8409
UNICO ENGINEERING
110 BLUE RAVINE RD, SUITE 101
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(916) 900-6623

APPLICANT
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CIVIL ENGINEER
GREGG MCMILLON,
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ENGINEER OF RESPONSIBLE CHARGE
KIMLEY-HORN AND ASSOCIATES, INC.
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SACRAMENTO, CA 95814
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EMAIL: GREGG.MCMILLON@KIMLEY-HORN.COM

Gregg McMillon 6/2/2022
GREGG MCMILLON, PE DATE ENGINEER'S SEAL
R.C.E. 92886



Plotted By: Mollison, Gregg Sheet Set: Kha Layout: Layout1 June 02, 2022 03:37:30pm K:\SAC\LD\DEV\197565001 - 7804 Greenback - TM\08 CAD\DEV\Exhibits\TPM\Greenback TPM.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	KHA PROJECT 197565001 DATE 6/2/2022 SCALE AS SHOWN DESIGNED BY GM DRAWN BY JZ CHECKED BY GM	7800 GREENBACK LANE PREPARED FOR CORDANO ASSOCIATES CITY OF CITRUS HEIGHTS, CALIFORNIA	TENTATIVE MAP	SHEET NUMBER 1 OF 1
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