

**LEGAL DESCRIPTION:**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 (CITY OF SACRAMENTO)  
 LOT 230, BLOCK K, AS SHOWN ON THE CORRECTED AMENDED PLAT OF OAK GROVE TRACT, RECORDED IN BOOK 3 OF MAPS, MAP NO. 15, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE STATE OF CALIFORNIA IN DEED RECORDED MARCH 19, 1957, IN BOOK 3265 OF OFFICIAL RECORDS AT PAGE 269, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 230 DISTANT SOUTH 89°09'12" WEST 20.01 FEET FROM THE SOUTHEAST CORNER OF SAID LOT; SAID POINT ALSO BEING DISTANT 155.04 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM ENGINEERS STATION "B4" 772+97.08 OF THE BASE LINE OF THE DEPARTMENT OF PUBLIC WORKS 1953 SURVEY FROM 2 MILES SOUTH OF FLORIN ROAD TO 30TH AND U STREETS IN SACRAMENTO ROAD III-SAC-4-B, SAC (THE CALIFORNIA STATE ZONE II COORDINATES OF SAID POINT OF BEGINNING ARE X=2,150,631.00 AND Y=320,309.50); THENCE FROM SAID POINT OF BEGINNING FROM A TANGENT THAT BEARS NORTH 89°09'12" EAST, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 20 FEET, THROUGH AN ANGLE OF 87°30'26" AN ARC DISTANCE OF 30.55 FEET (THE CHORD OF WHICH CURVE BEARS NORTH 45°23'59" EAST 27.66 FEET) TO A POINT IN THE EAST LINE OF SAID LOT; THENCE SOUTH 00°57'12" EAST 19.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 89°09'12" WEST 20.01 FEET; TO THE POINT OF BEGINNING.  
 APN: 013-0281-036

**LEGEND:**

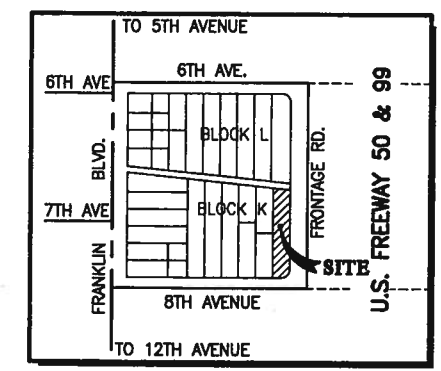
- BOUNDARY LINE
- PARCEL LINE
- \*\*\*\*\* EXISTING FENCE
- P.U.E. --- PUBLIC UTILITY EASEMENT
- ⊕ --- CENTERLINE
- R/W --- RIGHT-OF-WAY
- ( ) --- RECORD INFORMATION
- T.B.C. --- TOP BACK OF CURB
- T.B.W. --- TOP BACK OF WALK
- W --- WATER
- SS --- SANITARY SEWER
- SD --- STORM DRAIN
- PP --- POWER OR UTILITY POLE

**ELEVATION/BENCHMARK NOTE**

BENCHMARK 317-E18  
 HILTl NAIL AT BASE OF STREET LIGHT  
 WEST SIDE OF FRANKLIN BLVD. AT  
 5TH AVENUE  
 ELEVATION: 24.48

TENTATIVE MAP FOR  
**RAMIREZ PARCEL MAP**

3059 8TH AVENUE  
 SUBDIVISION NO. \_\_\_\_\_  
 LOT 230, BLOCK K  
 "CORRECTED AMENDED PLAT OF OAK GROVE TRACT"  
 AS RECORDED IN 3 B.M. 15  
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO  
 CALIFORNIA  
 MAY 2009 SHEET 1 OF 1



**VICINITY MAP**  
 N.T.S.

**PARCEL:**  
 APN: 013-0281-036  
 3059 8TH AVENUE  
 SACRAMENTO, CA 95817

**OWNERS:**  
 RAYMOND & ELIZABETH RAMIREZ  
 440 THE BLUFF  
 MODESTO, CALIFORNIA 95355  
 (510) 521-2941

**APPLICANT/ENGINEER:**  
 CLAYBAR ENGINEERING, INC.  
 9354 ELK GROVE-FLORIN ROAD  
 ELK GROVE, CA 95624  
 Ph: 916-684-7301  
 Fax: 916-684-2627  
 CONTACT: DENNIS BARKSDALE, P.E.

**PRESENT USE:** . . . . . R-1  
**PROPOSED USE:** . . . . . R-1  
**WATER:** . . . . . CITY OF SACRAMENTO  
**SANITATION:** . . . . . CSD-1  
**SCHOOL DISTRICT:** . . . . . SACRAMENTO CITY UNIFIED  
**FIRE DISTRICT:** . . . . . SACRAMENTO CITY FIRE DEPARTMENT  
**PARK DISTRICT:** . . . . . CITY OF SACRAMENTO

**NUMBER OF LOTS:** . . . . . TWO  
**TOTAL AREA:** . . . . . 8,255.60 SQUARE FEET ±  
 . . . . . 0.190 ACRES ±

**PARCEL 1 AREA:** . . . . . 3,719.73 SQUARE FEET ±  
**PARCEL 1 HOUSE FOOTPRINT AREA:** . 703 SQUARE FEET ±  
**PARCEL 2 AREA:** . . . . . 4,535.87 SQUARE FEET ±  
**PARCEL 2 HOUSE FOOTPRINT AREA:** . 997 SQUARE FEET ±

THIS PRELIMINARY MAP WAS PREPARED  
 BY ME OR UNDER MY DIRECTION:  
  
 DENNIS C. BARKSDALE, P.E.  
 DATE: 5/19/09

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