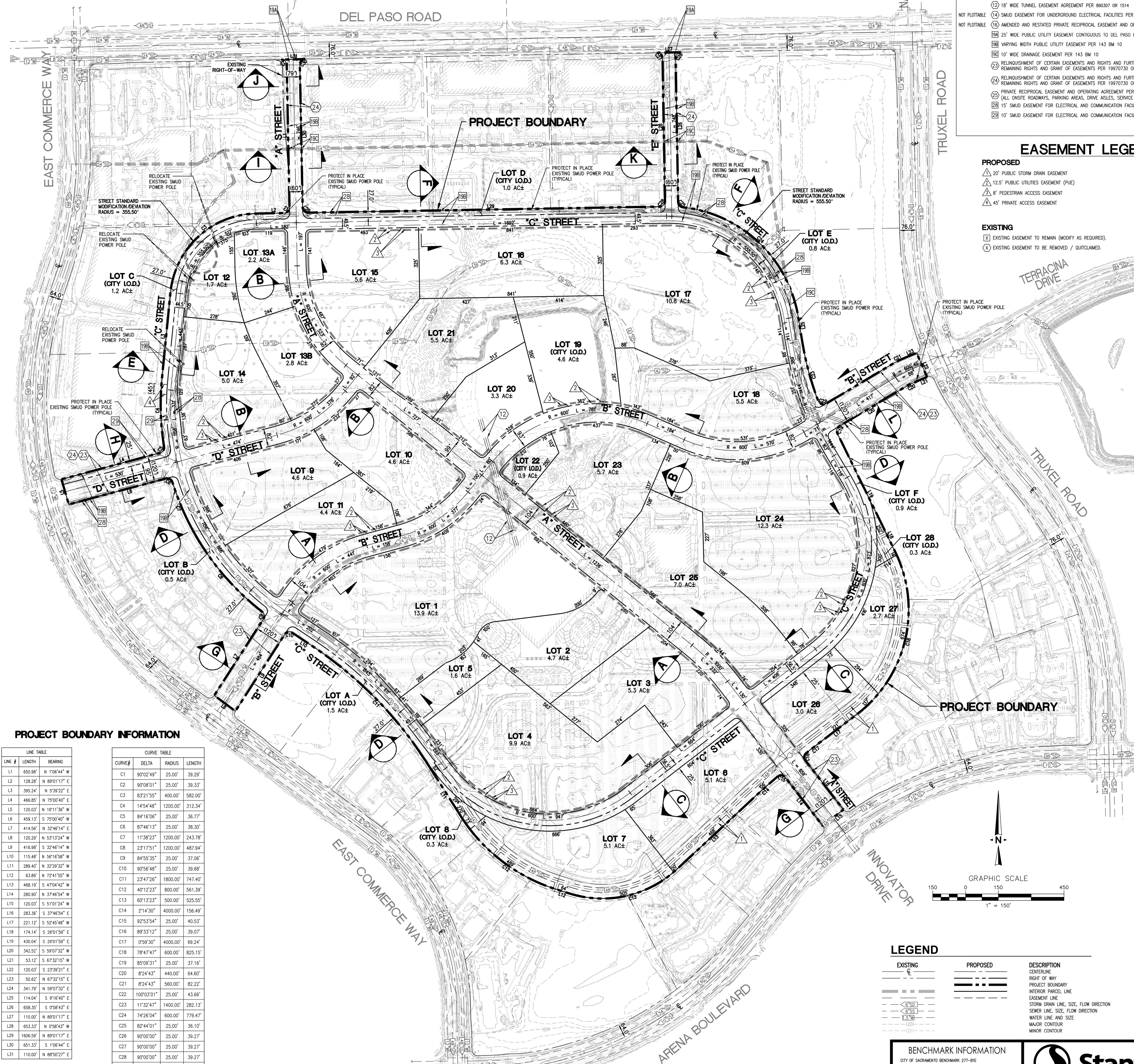


TENTATIVE SUBDIVISION MAP

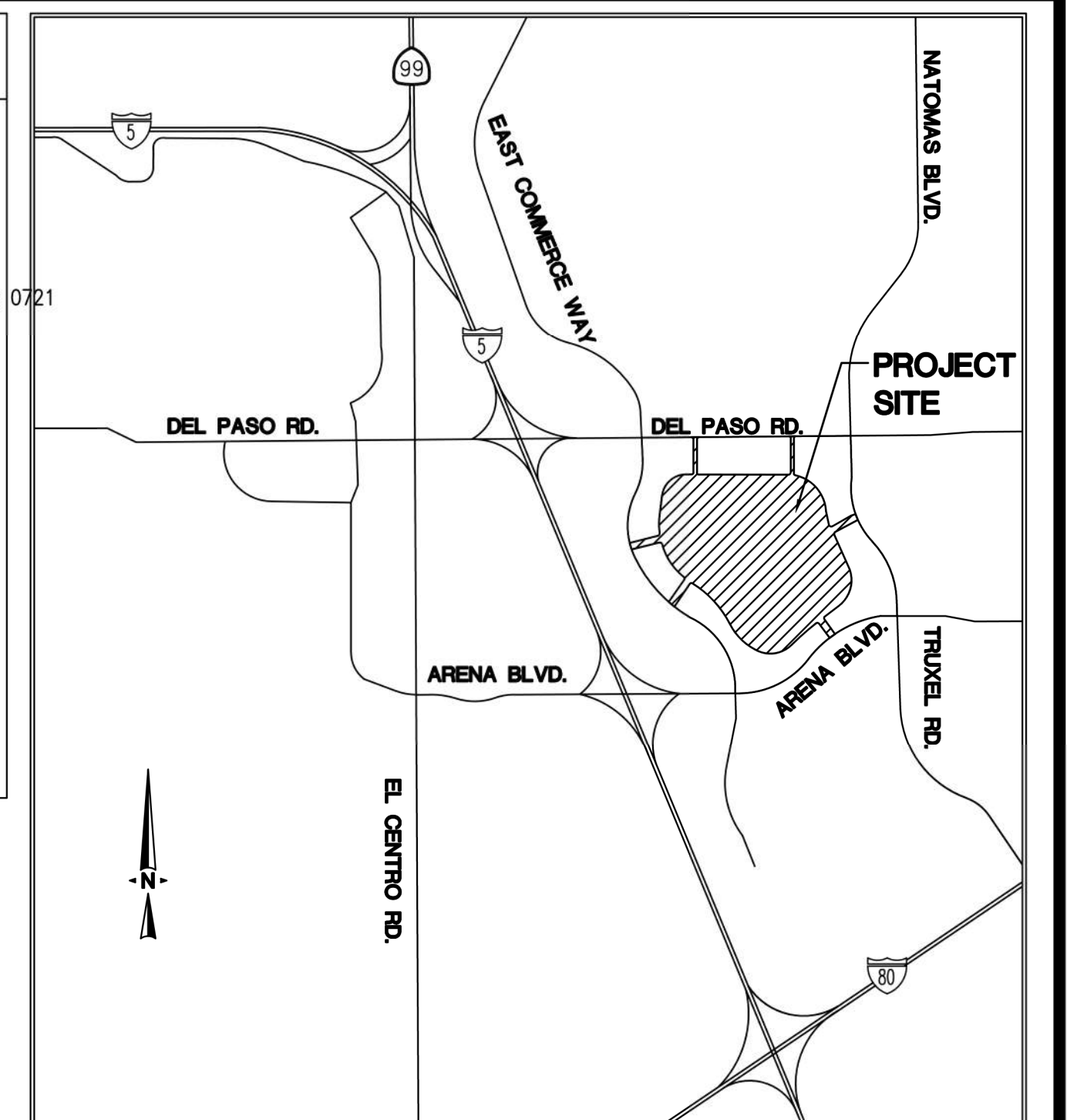


LIST OF EASEMENTS

- EASEMENTS LISTED BELOW PER TITLE REPORT EFFECTIVE DATE JULY 13, 2021, BY FIDELITY NATIONAL TITLE COMPANY:
- NOT PLIABLE: (1) PRIVATE RECIPROCAL EASEMENT AGREEMENT PER 890307 OR 1426
 - (12) 18" WIDE TUNNEL EASEMENT AGREEMENT PER 890307 OR 1514
 - NOT PLIABLE: (14) SMUD EASEMENT FOR UNDERGROUND ELECTRICAL FACILITIES PER 890623 OR 1667
 - NOT PLIABLE: (16) AMENDED AND RESTATED PRIVATE RECIPROCAL EASEMENT AND OPERATING AGREEMENT PER 920406 OR 0271
 - (24) 25' WIDE PUBLIC UTILITY EASEMENT CONTIGUOUS TO DEL PASO ROAD PER 143 BM 10
 - (198) VARYING WIDTH PUBLIC UTILITY EASEMENT PER 143 BM 10
 - (190) 10' WIDE DRAINAGE EASEMENT PER 143 BM 10
 - (23) RELINQUISHMENT OF CERTAIN EASEMENTS AND RIGHTS AND FURTHER DEFINITION OF EXERCISE OF REMAINING RIGHTS AND GRANT OF EASEMENTS PER 19970730 OR 1715
 - (24) RELINQUISHMENT OF CERTAIN EASEMENTS AND RIGHTS AND FURTHER DEFINITION OF EXERCISE OF REMAINING RIGHTS AND GRANT OF EASEMENTS PER 19970730 OR 1716
 - (25) PRIVATE RECIPROCAL EASEMENT AND OPERATING AGREEMENT PER 19970730 OR 1717 (ALL ON-SITE ROADWAYS, PARKING AREAS, DRIVE AISLES, SERVICE AREAS)
 - (28) 15' SMUD EASEMENT FOR ELECTRICAL AND COMMUNICATION FACILITIES PER 20011005 OR 0824
 - (28) 10' SMUD EASEMENT FOR ELECTRICAL AND COMMUNICATION FACILITIES PER 20021004 OR 1212

EASEMENT LEGEND

- PROPOSED**
- (A) 20" PUBLIC STORM DRAIN EASEMENT
 - (B) 12.5" PUBLIC UTILITIES EASEMENT (PUE)
 - (C) 8" PEDESTRIAN ACCESS EASEMENT
 - (D) 45' PRIVATE ACCESS EASEMENT
- EXISTING**
- (X) EXISTING EASEMENT TO REMAIN (MODIFY AS REQUIRED)
 - (Y) EXISTING EASEMENT TO BE REMOVED / OUTLINED



LAND USE SUMMARY

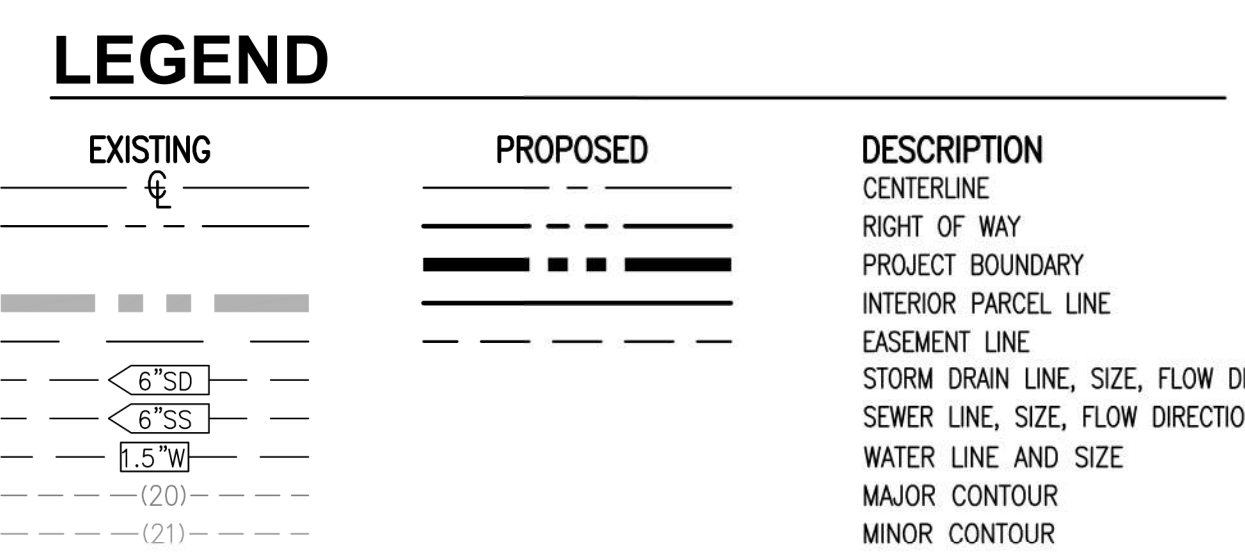
LOT	ZONING	ACRES (G)
LOT 1	C-2-SPD	13.9 AC
LOT 2	C-2-SPD	4.7 AC
LOT 3	C-2-SPD	5.3 AC
LOT 4	C-2-SPD	9.9 AC
LOT 5	C-2-SPD	1.6 AC
LOT 6	C-2-SPD	5.1 AC
LOT 7	C-2-SPD	5.1 AC
LOT 8 (CITY I.O.D.)	OPEN SPACE	0.3 AC
LOT 9	C-2-SPD	4.6 AC
LOT 10	C-2-SPD	4.6 AC
LOT 11	C-2-SPD	4.4 AC
LOT 12	C-2-SPD (SMUD)	1.7 AC
LOT 13A	C-2-SPD	2.2 AC
LOT 13B	C-2-SPD	2.8 AC
LOT 14	C-2-SPD	5.0 AC
LOT 15	C-2-SPD	5.6 AC
LOT 16	C-2-SPD	6.3 AC
LOT 17	C-2-SPD	10.8 AC
LOT 18	C-2-SPD	5.5 AC
LOT 19 (CITY I.O.D.)	OPEN SPACE	4.6 AC
LOT 20	C-2-SPD	3.3 AC
LOT 21	C-2-SPD	5.5 AC
LOT 22 (CITY I.O.D.)	OPEN SPACE	0.9 AC
LOT 23	C-2-SPD	5.7 AC
LOT 24	C-2-SPD (SCHOOL)	12.3 AC
LOT 25	C-2-SPD	7.0 AC
LOT 26	C-2-SPD	3.0 AC
LOT 27	C-2-SPD	2.7 AC
LOT 28 (CITY I.O.D.)	OPEN SPACE	0.3 AC
LOT A (CITY I.O.D.)	LANDSCAPE / BIKE TRAIL LOT	1.5 AC
LOT B (CITY I.O.D.)	LANDSCAPE / BIKE TRAIL LOT	0.5 AC
LOT C (CITY I.O.D.)	LANDSCAPE / BIKE TRAIL LOT	1.2 AC
LOT D (CITY I.O.D.)	LANDSCAPE / BIKE TRAIL LOT	1.0 AC
LOT E (CITY I.O.D.)	LANDSCAPE / BIKE TRAIL LOT	0.8 AC
LOT F (CITY I.O.D.)	LANDSCAPE / BIKE TRAIL LOT	0.9 AC
LOTS SUBTOTAL		± 150.8 AC
RIGHT-OF-WAY DEDICATION		± 331 AC
TOTAL SITE ACREAGE		± 183.7 AC

GENERAL NOTES

- LOT DIMENSIONS AND ACREAGES ARE APPROXIMATE. ACTUAL LOT DIMENSIONS WILL BE ESTABLISHED WITH THE FINAL MAPS, SUBJECT TO THE APPROVAL OF THE CITY OF SACRAMENTO.
- PURSUANT TO GOVERNMENT CODE SECTION 66456.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE SUBDIVISION MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP.
- LOT NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING OR ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING SHALL BE ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.
- RIGHT-OF-WAY GEOMETRY SHOWN DOES NOT ACCOUNT FOR ADDITIONAL RIGHT-OF-WAY FOR TURN LANES AT INTERSECTIONS. LAYOUT TO BE REFINED WITH THE PROJECT'S CONSTRUCTION DRAWINGS AND FINAL TRACT MAPS.
- REQUESTED SUBDIVISION MODIFICATIONS FOR:
 - A. "D" STREET BETWEEN "D" STREET AND "A" STREET
 - B. "C" STREET BETWEEN "E" STREET AND "B" STREET
- FUTURE ACCESS TO LOTS 6, 7, 26, AND 27 MAY AFFECT CONTINUITY OF LANDSCAPE LOTS "A" AND "F". SPECIAL TREATMENTS WILL BE PROVIDED AT FUTURE DRIVEWAY LOCATIONS INTERSECTING PROPOSED BIKE TRAIL.

PROJECT BOUNDARY INFORMATION

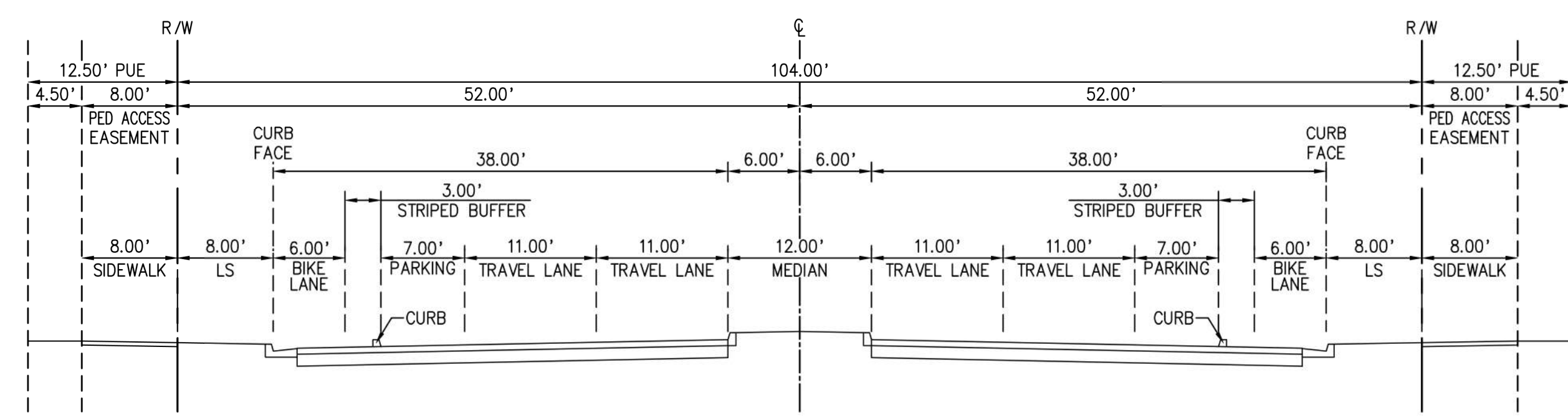
LINE TABLE			CURVE TABLE			
LINE #	LENGTH	BEARING	CURVE#	DELTA	RADIUS	LENGTH
L1	650.98'	N 1°06'44" W	C1	90°02'49"	25.00'	39.29'
L2	128.28'	N 89°01'17" E	C2	90°08'01"	25.00'	39.33'
L3	395.24'	N 5°39'22" E	C3	83°21'55"	400.00'	582.00'
L4	466.85'	N 75°00'40" E	C4	14°54'48"	1200.00'	312.34'
L5	120.03'	N 16°11'36" W	C5	84°16'06"	25.00'	36.77'
L6	459.13'	S 75°00'40" W	C6	87°46'13"	25.00'	38.30'
L7	414.56'	N 32°46'14" E	C7	11°38'23"	1200.00'	243.78'
L8	120.29'	N 53°13'24" W	C8	23°17'51"	1200.00'	487.94'
L9	416.98'	S 32°46'14" W	C9	84°55'35"	25.00'	37.06'
L10	115.48'	N 56°16'58" W	C10	90°36'48"	25.00'	39.88'
L11	289.40'	N 32°29'32" W	C11	23°47'26"	1800.00'	747.40'
L12	63.89'	N 72°41'55" W	C12	40°12'23"	800.00'	561.39'
L13	468.18'	S 47°04'42" W	C13	60°13'23"	500.00'	525.55'
L14	280.90'	N 37°46'54" W	C14	2°14'30"	4000.00'	156.49'
L15	120.03'	S 51°01'24" W	C15	92°53'54"	25.00'	40.53'
L16	283.36'	S 37°46'54" E	C16	89°33'12"	25.00'	39.07'
L17	221.12'	S 52°45'48" W	C17	0°59'30"	4000.00'	69.24'
L18	174.14'	S 26°01'59" E	C18	78°47'47"	600.00'	825.15'
L19	430.04'	S 26°01'59" E	C19	85°09'31"	25.00'	37.16'
L20	342.52'	S 59°07'33" W	C20	8°24'43"	440.00'	64.60'
L21	53.12'	S 67°32'15" W	C21	8°24'43"	560.00'	82.22'
L22	120.03'	S 23°39'21" E	C22	100°03'01"	25.00'	43.66'
L23	50.62'	N 67°32'15" E	C23	11°32'47"	1400.00'	282.13'
L24	341.79'	N 59°07'32" E	C24	74°26'04"	600.00'	779.47'
L25	114.04'	S 9°16'40" E	C25	82°44'01"	25.00'	36.10'
L26	656.35'	S 0°58'43" E	C26	90°00'00"	25.00'	39.27'
L27	110.00'	N 89°01'17" E	C27	90°00'00"	25.00'	39.27'
L28	653.33'	N 0°58'43" W	C28	90°00'00"	25.00'	39.27'
L29	1606.59'	N 89°01'17" E	C29	89°51'59"	25.00'	39.21'
L30	651.33'	S 1°06'44" E	C30	89°57'11"	25.00'	39.25'
L31	110.00'	N 89°50'27" E				



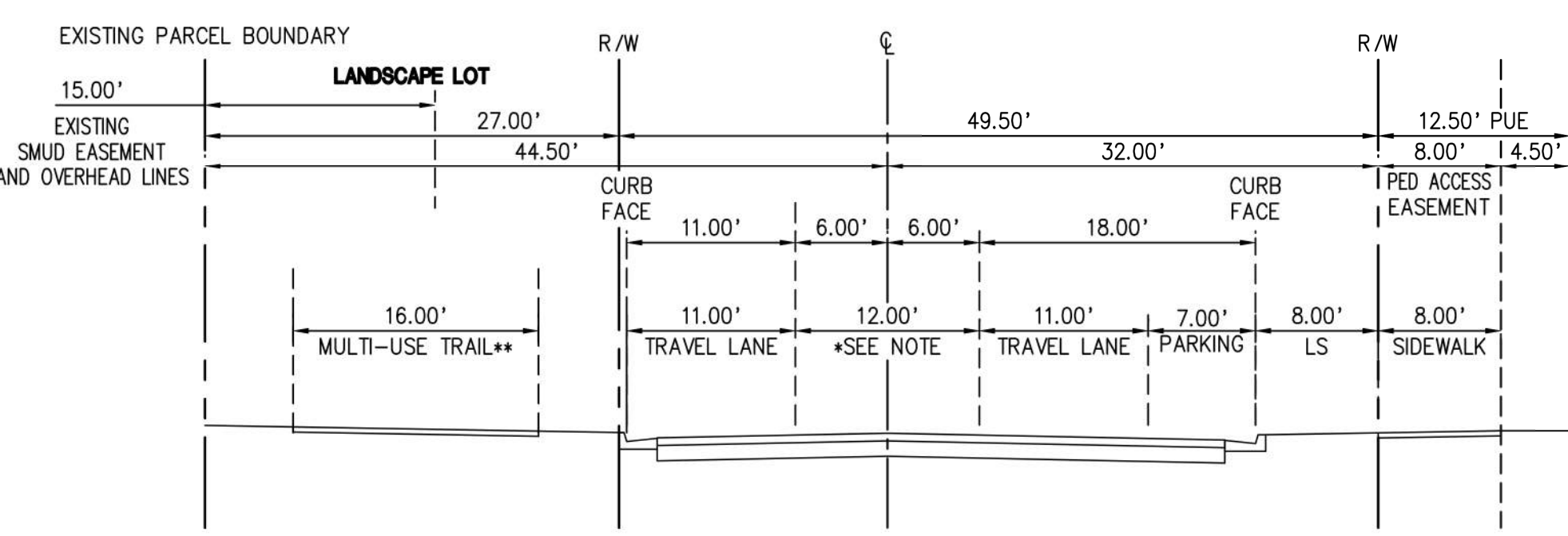
BENCHMARK INFORMATION
 CITY OF SACRAMENTO BENCHMARK 277-BE
 ELEVATION: 12.667' NAVD83
 DESCRIPTION: HELI NAIL IN TRAFFIC SIGNAL STREET LIGHT BASE SW CORNER ARENA BLVD. AND TRUXEL ROAD.
 TO OBTAIN CITY OF SACRAMENTO DATUM, SUBTRACT 2.10 FEET FROM THE ELEVATIONS SHOWN ON THESE PLANS.



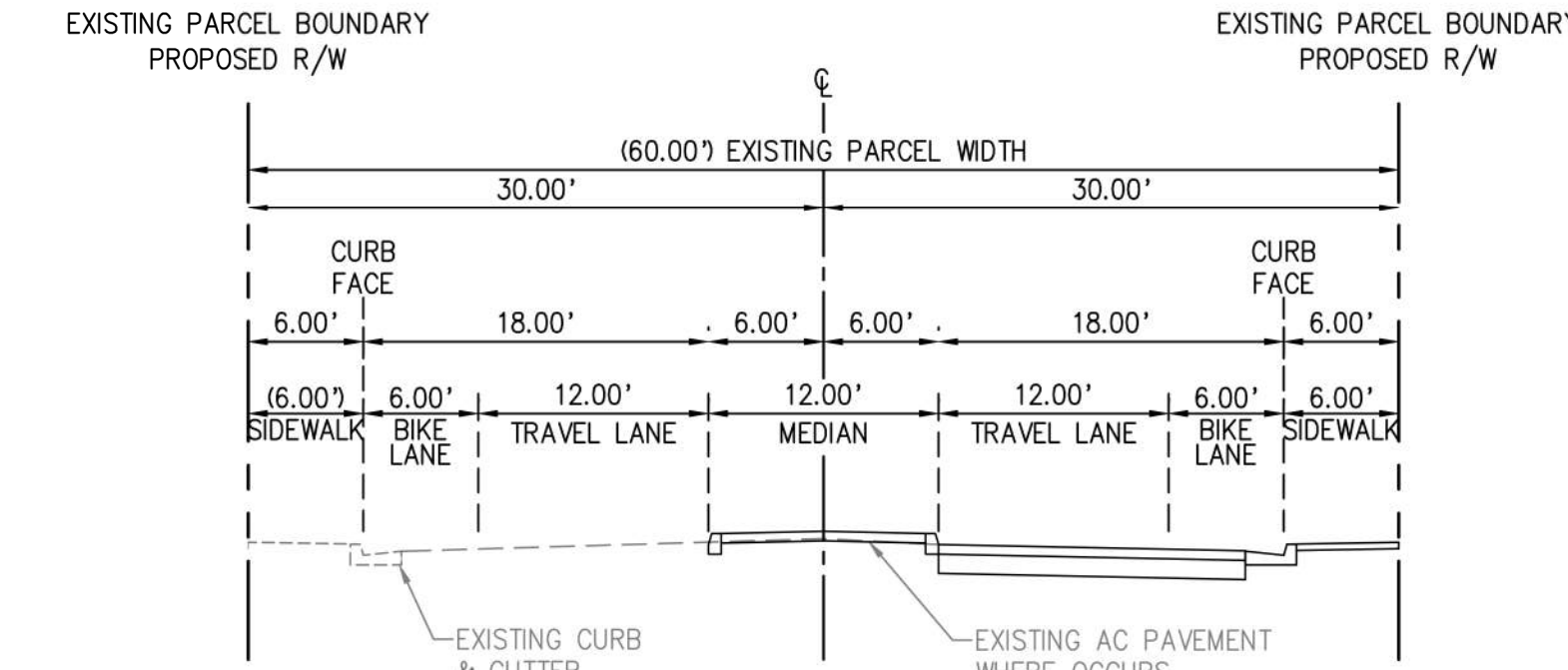
- OWNER/APPLICANT:**
 381 NATOMAS LLC
 500 J STREET 4TH FLOOR
 SACRAMENTO, CA 95814
 (916) 840-5670
- CIVIL ENGINEER:**
 STANTEC
 555 CAPITOL MALL, SUITE 650
 SACRAMENTO, CA 95814
 CONTACT: JOSEPH SAMAHIA, PE
 JOSEPH.SAMAHIA@STANTEC.COM
 (916) 669-5945
- ASSESSOR'S PARCEL NUMBERS**
 225-0070-074-0000, 225-0070-059-0000, 225-0070-060-0000,
 225-0070-067-0000, 225-0070-063-0000
- SITE ACREAGE**
 183.7 ± ACRES
- EXISTING USE**
 VACANT SPORTS ARENA AND ASSOCIATED PARKING
- EXISTING ZONING**
 SPX - SPORTS COMPLEX
- PROPOSED ZONING**
 MIXED USE
 C-2-SPD
- LOT SIZES**
 SEE LAND USE SUMMARY TABLE HEREON
- PROPOSED IMPROVEMENTS**
 CITY OF SACRAMENTO
- SEWER**
 SACRAMENTO AREA SEWER DISTRICT (SASD)
- WATER**
 CITY OF SACRAMENTO
- DRAINAGE**
 CITY OF SACRAMENTO
- FIRE PROTECTION**
 CITY OF SACRAMENTO
- TELEPHONE SERVICE**
 AT&T
- ELECTRIC SERVICE**
 SACRAMENTO MUNICIPAL UTILITY DISTRICT (SMUD)
- GAS SERVICE**
 PACIFIC GAS & ELECTRIC (PG&E)
- SCHOOL DISTRICT**
 SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
- PARK DISTRICT**
 CITY OF SACRAMENTO



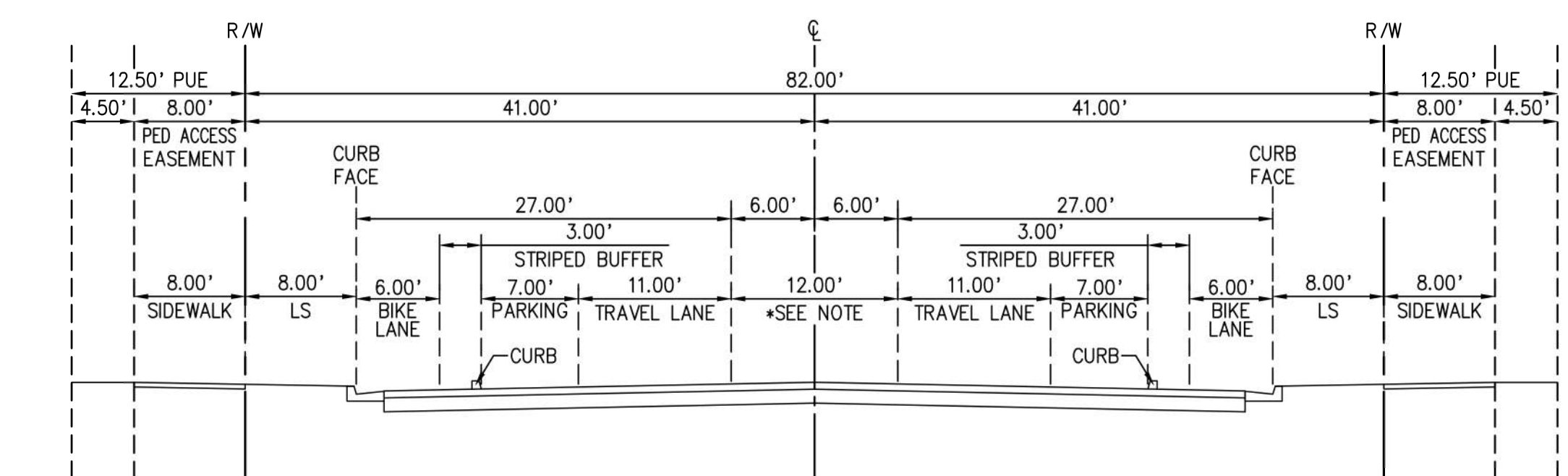
A SECTION A



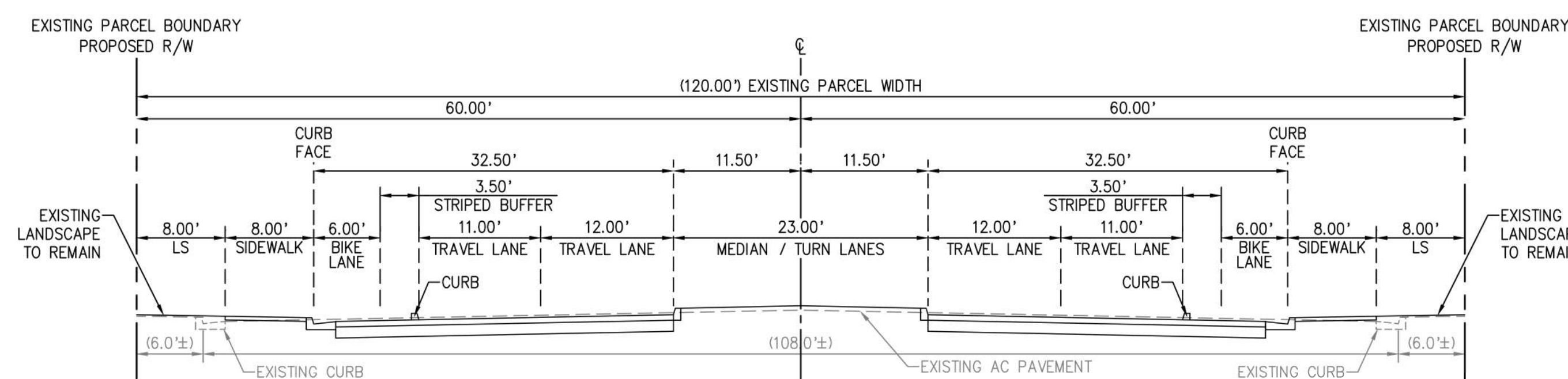
F SECTION F
 *NOTE: TWO WAY LEFT TURN LANE, 2' ACCESS CONTROL MEDIAN, OR LEFT TURN POCKET WITH NO ON-STREET PARKING
 **CLEARANCE SHALL BE PROVIDED TO EXISTING SMUD POWER POLES TO THE SATISFACTION OF SMUD AND PUBLIC WORKS.



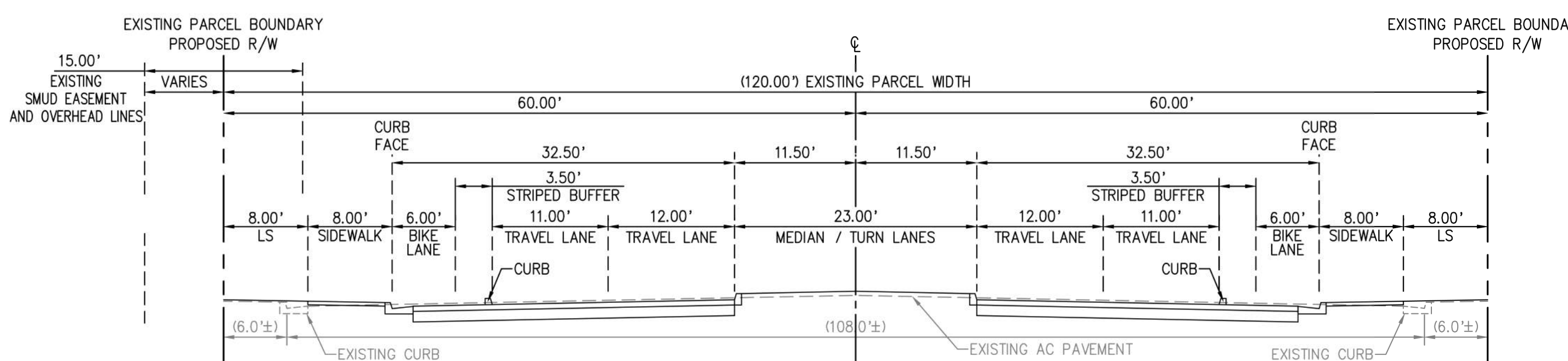
K SECTION K



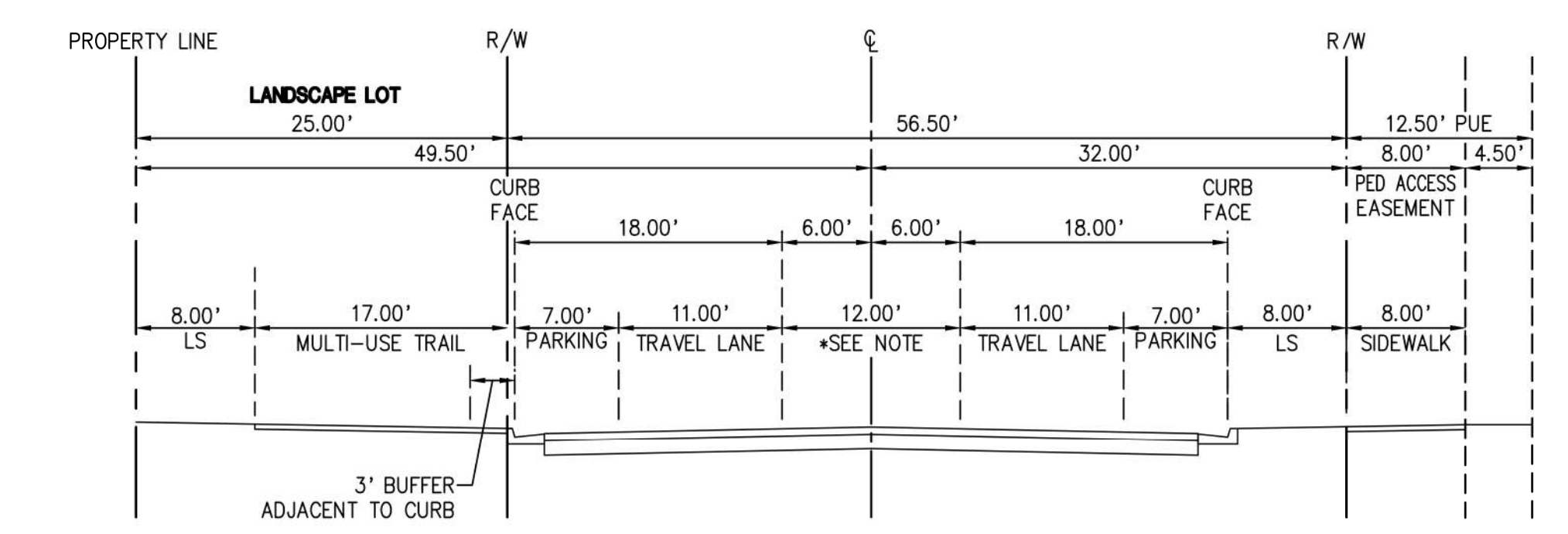
B SECTION B
 *NOTE: TWO WAY LEFT TURN LANE, 2' ACCESS CONTROL MEDIAN, OR LEFT TURN POCKET WITH NO ON-STREET PARKING



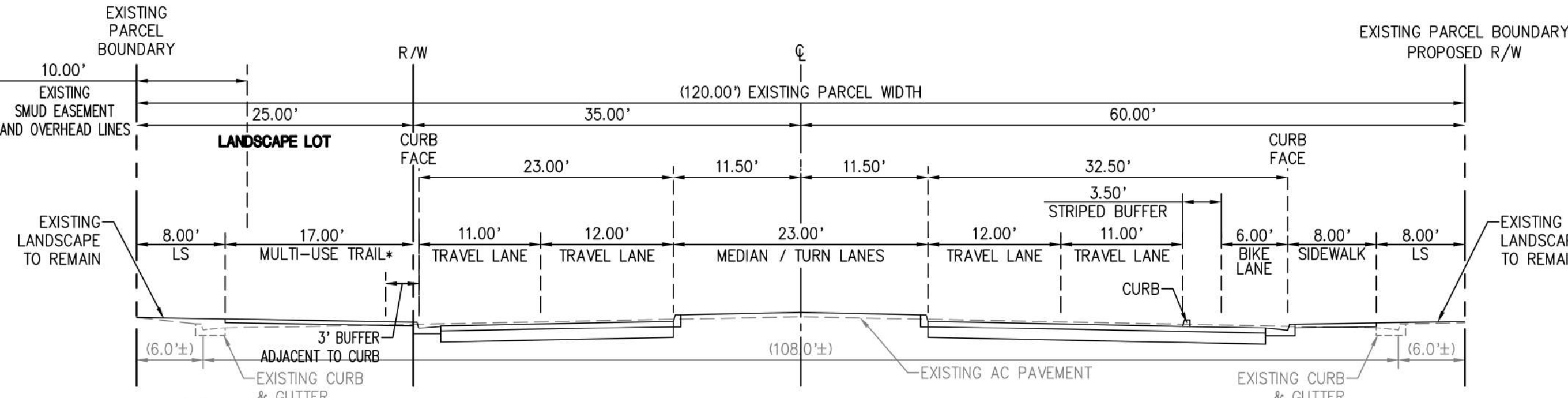
G SECTION G



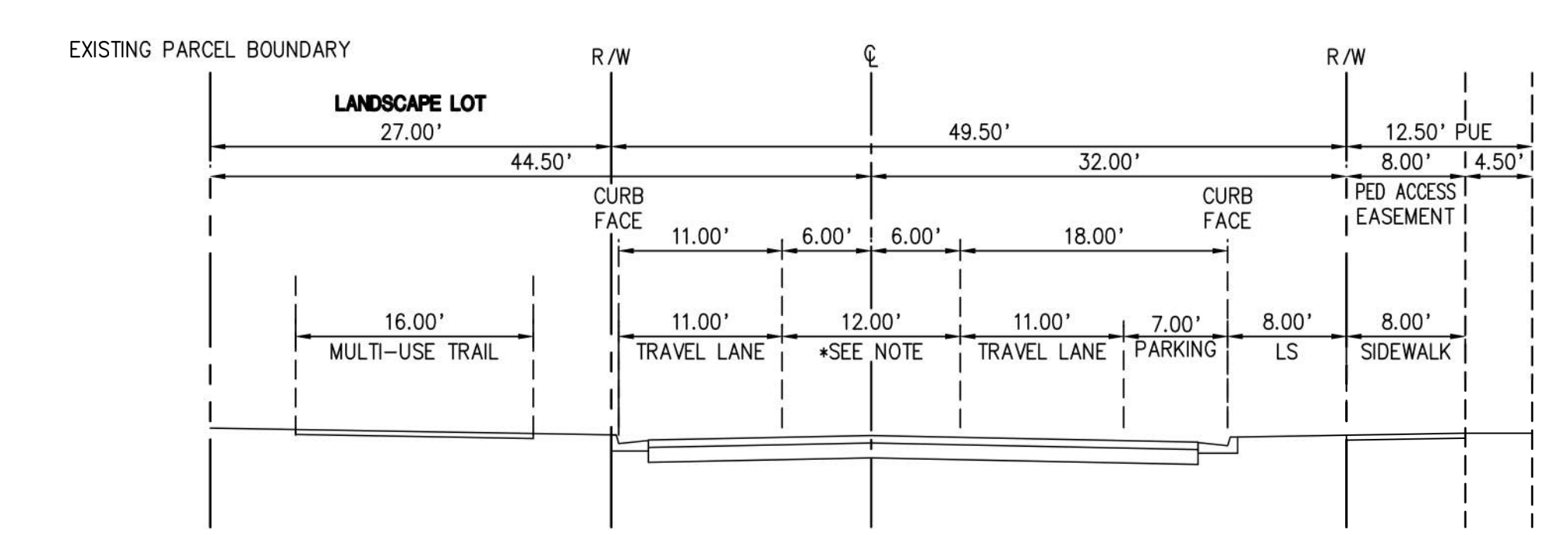
L SECTION L



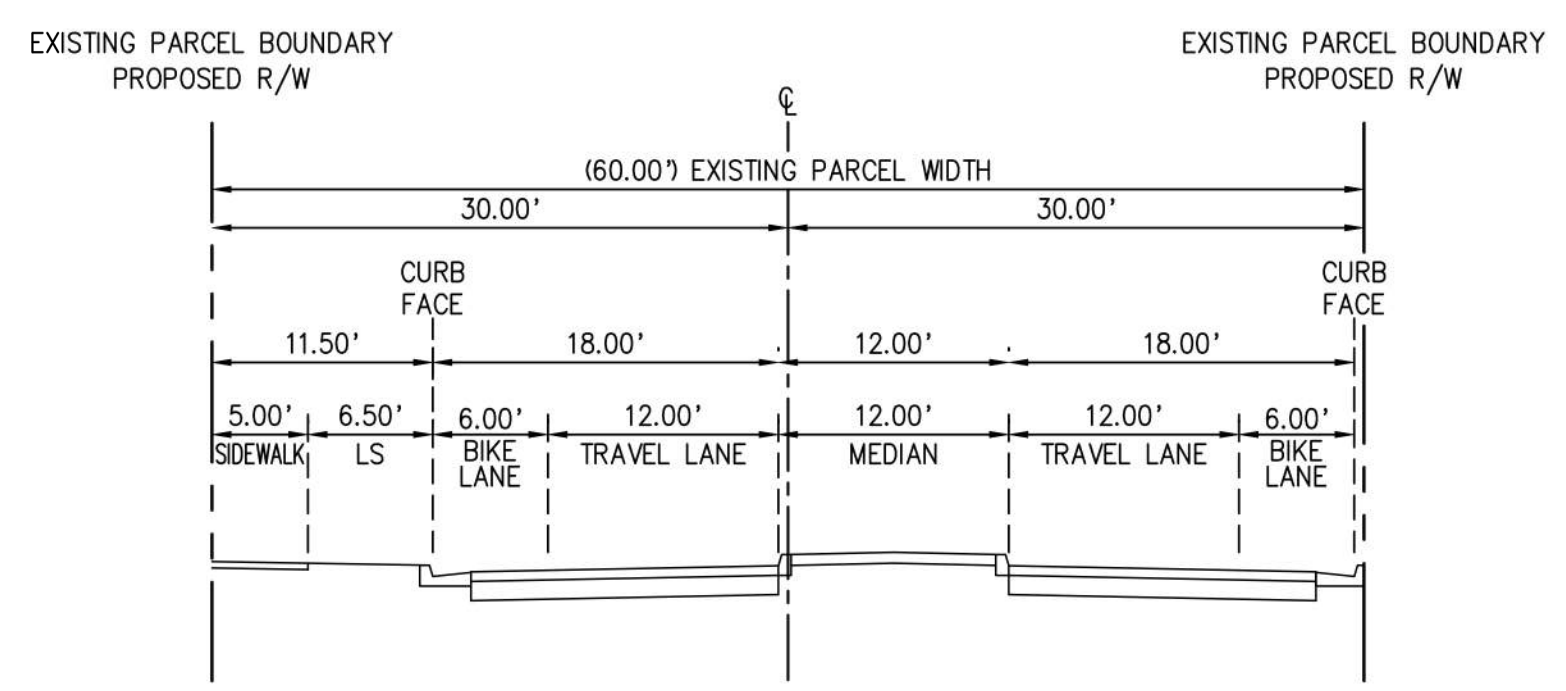
C SECTION C
 *NOTE: TWO WAY LEFT TURN LANE, 2' ACCESS CONTROL MEDIAN, OR LEFT TURN POCKET WITH NO ON-STREET PARKING



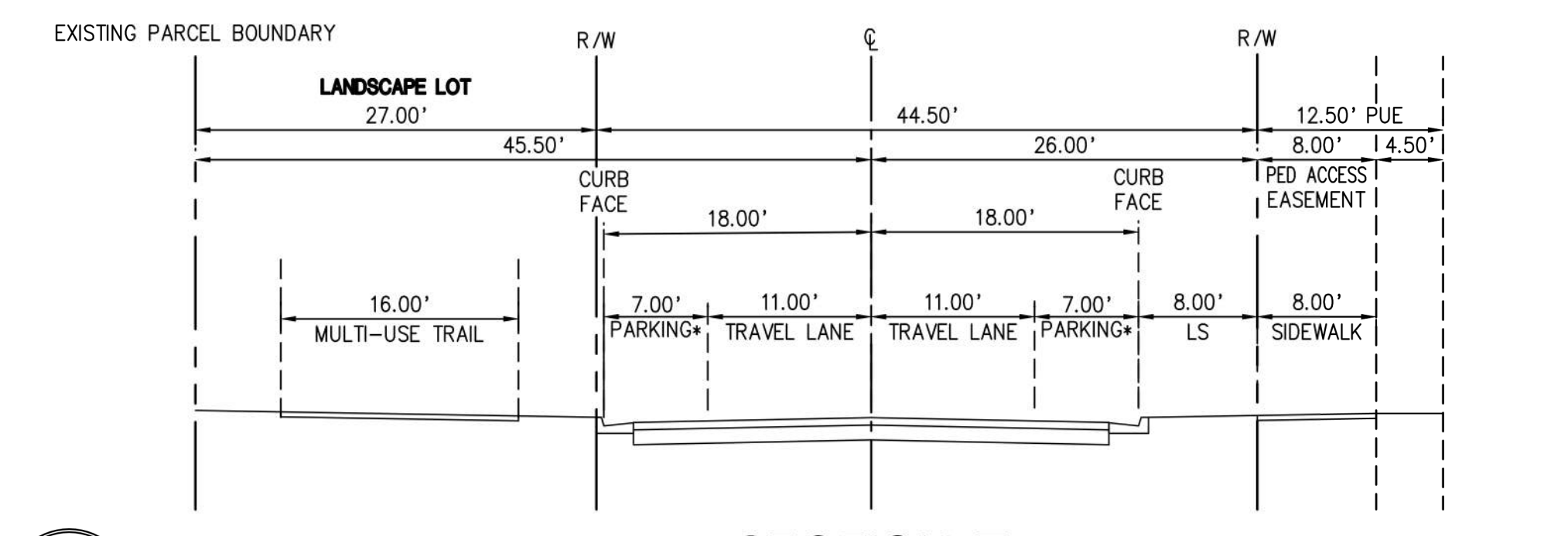
H SECTION H
 *CLEARANCE SHALL BE PROVIDED TO EXISTING SMUD POWER POLES TO THE SATISFACTION OF SMUD AND PUBLIC WORKS.



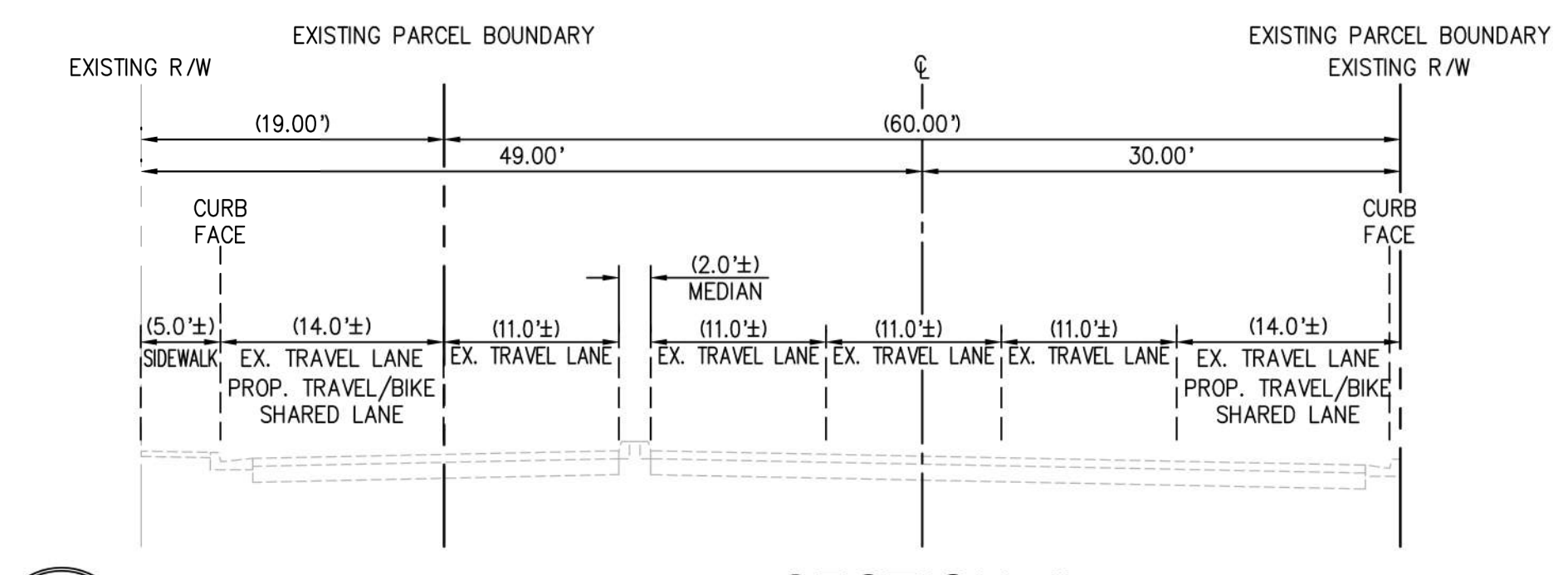
D SECTION D
 *NOTE: TWO WAY LEFT TURN LANE, 2' ACCESS CONTROL MEDIAN, OR LEFT TURN POCKET WITH NO ON-STREET PARKING



I SECTION I



E SECTION E
 NOTE: ROADWAY TO BE LOCAL COMMERCIAL PER CITY PLATE 15-3.
 *NO PARKING ADJACENT TO PROPOSED SMUD FACILITY (LOT 12) WITH 2' ACCESS CONTROL MEDIAN



J SECTION J