

RESOLUTION NUMBER R- 300150

ADOPTED ON FEB 28 2005

APPROVING PARCEL MAP W.O.NO. 421267.

BE IT RESOLVED, by the Council of the City of San Diego, that the Council finds that certain map surveyed by Robert G. Schoettmer, Licensed Land Surveyor, titled "PARCEL MAP W.O. No. 421267 PTS No. 6398" [MAP], being a lot line adjustment of Lots 1 and "A" of Black Mountain Ranch Unit No. 10, in the City of San Diego, County of San Diego, State of California according to Map thereof No. 14179, filed in the Office of the County Recorder of San Diego County, March 29, 2001, together with a portion of Via Azul and a portion of Camino Del Sur as dedicated to public use is made in the manner and form prescribed by law and conforms to the surrounding surveys; that the MAP and the subdivision of land shown thereon is hereby approved and accepted as shown on the MAP and subject to the conditions as set forth thereon.

BE IT FURTHER RESOLVED, that the sewer easement granted to the City of San Diego per Map No. 14179 recorded March 29, 2001, is not shown within the Parcel Map because they are vacated pursuant to Section 66445 (J) of the Subdivision Map Act.

BE IT FURTHER RESOLVED, that the City Clerk is authorized and directed to endorse upon the MAP, as and for the act of the Council, and that the Council has approved the MAP on behalf of the public as stated in this resolution.

BE IT FURTHER RESOLVED, that the City Clerk is directed to transmit the MAP to the County Recorder of the County of San Diego, California, for recordation.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By

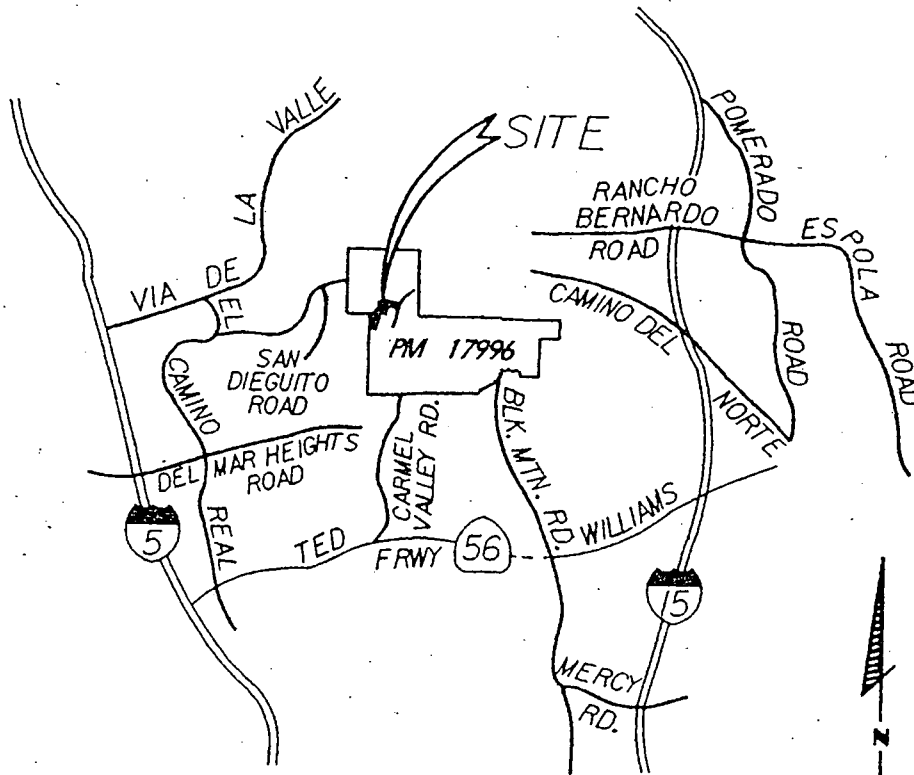


John C. Hemmerling
Deputy City Attorney

JCH:als
02/10/05
W.O.421267
Or.Dept:DSD
R-2005-825
MMS#1412

R-300150

PARCEL MAP W.O. NO. 421267



VICINITY MAP

NO SCALE

W.O.# 421267 PTS 6398

R- 300150

PARCEL MAP NO. _____

SHEET 1 OF 2 SHEETS

WE ARE THE OWNERS OF OR ARE INTERESTED IN THE PROPERTY COVERED BY THIS MAP, HEREBY APPROVE SAID MAP AND THE FILING THEREOF.

IT IS OUR INTENT TO SUBDIVIDE AND LATER CONVEY OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE ADJOINING PUBLIC RIGHTS-OF-WAY, IT IS NOT OUR INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

WE HEREBY GRANT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, THE EASEMENT WITH THE RIGHT OF INGRESS AND EGRESS FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES, DESIGNATED AS "SEWER EASEMENT GRANTED HEREON, AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION, RESERVING, HOWEVER, TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENT HEREIN GRANTED THE CONTINUED USE OF THE SURFACE OF SAID REAL PROPERTY AND SUBJECT TO THE FOLLOWING CONDITIONS: THE ERECTING OF BUILDINGS, MASONRY FENCES, MASONRY WALLS AND OTHER STRUCTURES; OR THE PLANTING OR GROWING OF TREES OR SHRUBS; OR CHANGING THE SURFACE GRADE; OR THE INSTALLATION OF PRIVATELY OWNED PIPELINE SHALL BE PROHIBITED UNLESS AN ENDOACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE.

SANTALUZ, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS BLACK MOUNTAIN RANCH DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS

BY: TAYLOR WOODROW HOMES, INC., A CALIFORNIA CORPORATION,
IT'S MANAGING MEMBER

BY: _____ BY: _____
NAME: _____ NAME: _____
TITLE: _____ TITLE: _____

BY: DMB REALCO II LLC, AN ARIZONA LIMITED LIABILITY COMPANY,
BY: DMB REALCO LLC, AN ARIZONA LIMITED LIABILITY COMPANY, MANAGER
BY: DMB ASSOCIATES, INC., AN ARIZONA CORPORATION, MANAGER

BY: _____ BY: _____
NAME: _____ NAME: _____
TITLE: _____ TITLE: _____

CHICAGO TITLE INSURANCE COMPANY AS TRUSTEE UNDER DEED OF TRUST RECORDED JUNE 16, 1998 AS FILE NO. 1998-0367090, O.R.

BY: _____ BY: _____
NAME: _____ NAME: _____
TITLE: _____ TITLE: _____

BANK ONE, N.A., A NATIONAL BANKING ASSOCIATION, AS BENEFICIARY UNDER DEED OF TRUST RECORDED AUGUST 7, 2002 AS FILE NO. 2002-0666553, O.R.

BY: _____ BY: _____
NAME: _____ NAME: _____
TITLE: _____ TITLE: _____

THIS MAP SECURES VESTED DEVELOPMENT RIGHTS AND THE RIGHTS THUS VESTED SHALL REMAIN IN EFFECT FOR TWO YEARS FROM DATE OF RECORDATION (REFERENCE CITY OF SAN DIEGO MUNICIPAL CODE.)

STATE OF CALIFORNIA SS.
COUNTY OF _____

ON _____ 20____ BEFORE ME
_____ A NOTARY PUBLIC, PERSONALLY APPEARED

AND
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE _____

(PRINT NAME) _____
NOTARY PUBLIC IN AND FOR SAID STATE

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF _____

MY COMMISSION EXPIRES _____

STATE OF CALIFORNIA SS.
COUNTY OF _____

ON _____ 20____ BEFORE ME
_____ A NOTARY PUBLIC, PERSONALLY APPEARED

AND
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE _____

(PRINT NAME) _____
NOTARY PUBLIC IN AND FOR SAID STATE

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF _____

MY COMMISSION EXPIRES _____

STATE OF CALIFORNIA SS.
COUNTY OF _____

ON _____ 20____ BEFORE ME
_____ A NOTARY PUBLIC, PERSONALLY APPEARED

AND
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE _____

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MY COMMISSION EXPIRES _____

STATE OF CALIFORNIA SS.
COUNTY OF _____

ON _____ 20____ BEFORE ME
_____ A NOTARY PUBLIC, PERSONALLY APPEARED

AND
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE _____

(PRINT NAME) _____
NOTARY PUBLIC IN AND FOR SAID STATE

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF _____

MY COMMISSION EXPIRES _____

PARCEL MAP

BEING A LOT LINE ADJUSTMENT OF LOTS 1 AND "A" OF BLACK MOUNTAIN RANCH UNIT NO. 10, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 1478, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 29, 2001, TOGETHER WITH A PORTION OF VIA AZUL AND A PORTION OF CAMINO DEL SUR AS DEDICATED TO PUBLIC USE.

THE SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER MAP NO. 1479 RECORDED MARCH 29, 2001 IS NOT SHOWN WITHIN THIS MAP BECAUSE IT HAS BEEN ABANDONED PURSUANT TO SECTION 66445(J) OF THE SUBDIVISION MAP ACT.

THIS IS A MAP OF A PLANNED RESIDENTIAL DEVELOPMENT PROJECT AS DEFINED IN THE SAN DIEGO MUNICIPAL CODE.

TOTAL ACRES: 21.976 TOTAL NUMBER OF PARCELS: 2
TITLE REPORT PREPARED BY: CHICAGO TITLE COMPANY
ORDER NO. 33040039-U

SURVEYOR'S CERTIFICATE

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 SANTALUZ, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN JANUARY OF 2003, AND I CERTIFY THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT ALL STAKES, MONUMENTS AND MARKS FOUND, TOGETHER WITH THOSE SET ARE OF THE CHARACTER INDICATED AND OCCUPY THE POSITIONS SHOWN THEREON. ALL SUCH MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. (SEE LEGEND SHEET 2.)



Robert G. Schoettner 10-14-04
ROBERT G. SCHOETTNER, L.S. 4324
LICENSE EXPIRES 6-30-2006

CITY ENGINEER

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF, THAT IT COMPLIES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

FRANK BELOCK, JR., CITY ENGINEER

BY: _____
LEROY C. HENNES, DEPUTY
L.S. 4804

DATED: _____

CITY CLERK CERTIFICATE

I, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT BY RESOLUTION NO. _____ THE COUNCIL OF SAID CITY HAS APPROVED THIS MAP INCLUDING THE ABANDONMENT OF THE EASEMENT AS INDICATED HEREON PURSUANT TO THE PROVISIONS OF SECTION 66445(J) OF THE STATE SUBDIVISION MAP ACT, AND HAS ACCEPTED THOSE ITEMS LISTED IN THE CERTIFICATE SIGNED BY THE OWNERS UNDER THE CONDITIONS EXPRESSED THEREIN.

IN WITNESS WHEREOF, SAID COUNCIL HAS CAUSED THESE PRESENTS TO BE EXECUTED BY THE CITY CLERK AND ATTESTED BY ITS SEAL THIS _____ DAY OF _____ 2004.

CHARLES G. ABDELHOUR, CITY CLERK

RECORDER'S CERTIFICATE

FILE NO. _____

FILED THIS _____ DAY OF _____, 2004
AT _____ O'CLOCK _____ M. IN BOOK OF PARCEL MAPS AT
PAGE _____ AT THE REQUEST OF ROBERT G. SCHOETTNER.

GREGORY J. SMITH BY: _____
COUNTY RECORDER DEPUTY

FEE: \$ 10.00

RICK ENGINEERING COMPANY J. 14173
12-527-8004 11120
San Diego Riverside Orange Phoenix Tucson
8820 Friess Road San Diego, CA 92110-4596 (619) 291-0707 FAX (619) 291-4183 www.rickeng.com

PROJECT NUMBER 14173	J.O. NO. 421267
P.T.S. NO. 6398	T.M. NO. 95-1073
L.C. 302-1719	CCS83C 1942-6279

300150

PARCEL MAP NO.

SHEET 2 OF 2 SHEETS

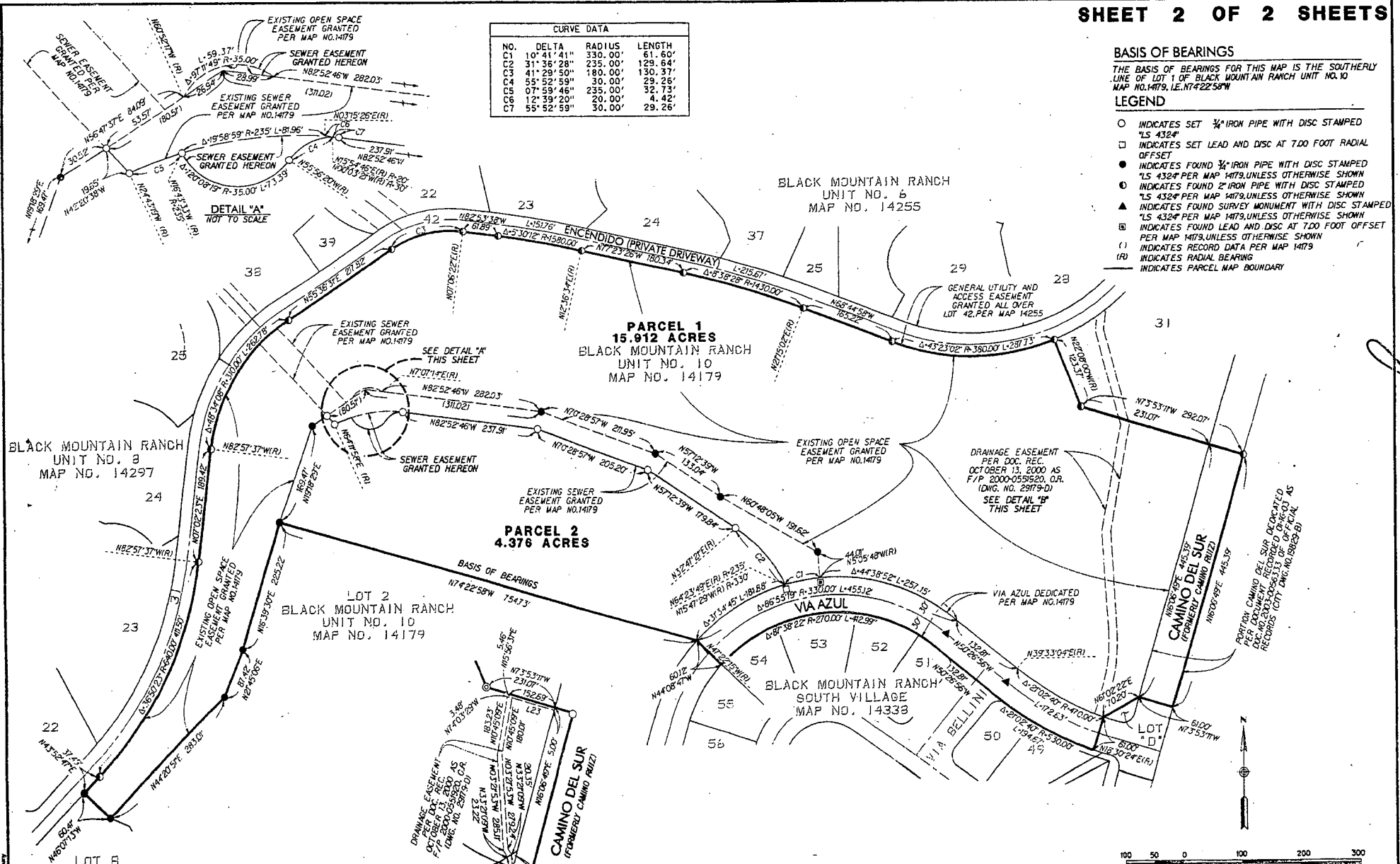
CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	10° 41' 41"	330.00'	61.60'
C2	31° 38' 28"	235.00'	129.64'
C3	41° 29' 50"	180.00'	130.37'
C4	55° 52' 59"	30.00'	29.26'
C5	07° 59' 46"	235.00'	32.73'
C6	12° 59' 20"	20.00'	4.42'
C7	55° 52' 59"	30.00'	29.26'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE SOUTHERLY LINE OF LOT 1 OF BLACK MOUNTAIN RANCH UNIT NO. 10 MAP NO. 14179, I.E. N74°22'58"W

LEGEND

- INDICATES SET 3/4" IRON PIPE WITH DISC STAMPED "LS 4324"
- INDICATES SET LEAD AND DISC AT 7.00 FOOT RADIAL OFFSET
- INDICATES FOUND 3/4" IRON PIPE WITH DISC STAMPED "LS 4324" PER MAP 14179, UNLESS OTHERWISE SHOWN
- INDICATES FOUND 2" IRON PIPE WITH DISC STAMPED "LS 4324" PER MAP 14179, UNLESS OTHERWISE SHOWN
- ▲ INDICATES FOUND SURVEY MONUMENT WITH DISC STAMPED "LS 4324" PER MAP 14179, UNLESS OTHERWISE SHOWN
- ⊠ INDICATES FOUND LEAD AND DISC AT 7.00 FOOT OFFSET PER MAP 14179, UNLESS OTHERWISE SHOWN
- (R) INDICATES RECORD DATA PER MAP 14179
- (R) INDICATES RADIAL BEARING
- INDICATES PARCEL MAP BOUNDARY



R 300150

RICK ENGINEERING COMPANY
 114173
 1124
 San Diego Riverside Orange Phoenix Tucson
 6820 Friars Road San Diego, CA 92110-4396 (619) 291-0707 FAX (619) 291-4165 www.rickeng.com

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