

(B) 304
(R-2009-273) 9/23
HEE

RESOLUTION NUMBER R- 304161

DATE OF FINAL PASSAGE SEP 23 2008

WHEREAS, Abbott & Saratoga, LLC, Applicant/Subdivider, Florez Engineering, Engineer, submitted an application to the City of San Diego for a tentative map and public right-of-way vacation (Tentative Map No. 490631 and Public Right-of-Way Vacation No. 490632), for the creation of a 12-unit residential development, to be known as the Ocean Park Villas project [Project], located at 5113 Saratoga Avenue, and legally described as Lots 15,16,17,18 and 19, Block 79, Map No 279, in the Ocean Beach Community Plan area, in the RM-2-4 zone, and

WHEREAS, on August 7, 2008, the Planning Commission of the City of San Diego considered Tentative Map No 490361, and Public Right-of-Way Vacation No 490362, and pursuant to Resolution No PC- 4442 voted to recommend City Council approval of the tentative map and public right-of-way vacation, and

WHEREAS, the Map proposes the subdivision of a 0 40-acre site into 12 residential condominium lots and the vacation of two abutting alley rights-of-ways, and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to the Subdivision Map Act and Section 144 0220 of the Municipal Code of the City of San Diego, and

WHEREAS, the subdivision is a condominium project as defined in Section 1350 et seq. of the Civil Code of the State of California and filed pursuant to the Subdivision Map Act The total number of condominium units is 12, and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on SEP 23 2008, testimony having been heard, evidence having been submitted, and City Council having fully considered the matter and being fully advised concerning the same, NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Tentative Map No 490361 and Public Right-of-Way Vacation No 490362

1 The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (Land Development Code [LDC] section 125 0440(a) and Subdivision Map Act Sections 66473.5, 66474(a), and 66474(b)

2 The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (LDC section 125.0440 (b)).

3 The site is physically suitable for the type and density of development (LDC section 125.0440(c) and Subdivision Map Act Sections 66474(c) and 66474(d))

4 The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat (LDC section 125 0440(d) and Subdivision Map Act Section 66474(e))

5 The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (LDC section 125.0440(e) and Subdivision Map Act Section 66474(f))

6 The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (LDC section 125 0440(f) and Subdivision Map Act Section 66474(g)).

7 The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (LDC section 125.0440(g) and Subdivision Map Act Section 66473.1).

8 The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (LDC section 125.0440(h) and Subdivision Map Act Section 66412.3)

9 The property contains a right-of-way which must be vacated to implement the Final Map in accordance with San Diego Municipal Code 125.0430

10 That there is no prospective use for the easement or right-of-way, either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated in that the vehicle access for which the right-of-way was intended has been barricaded and no circulation is permitted.

11 That the public will benefit from the action through improved utilization of land made possible by the street vacation because physical access to the shoreline would be preserved and a portion of the vacated right-of-way would be utilized as public held parkland and the land value will lead to higher property tax revenues. The adjacent property owners can recover their property use unencumbered by street right-of-way, deter undesirable activities, and improve unsightly conditions

12 The vacation is consistent with the General Plan, an approved Community Plan, and the Local Coastal Program in that the property is designated for medium density residential development and would serve to visually enhance the project site while providing additional parkland and maintaining public access to the shoreline

13 That the facility for which the right-of-way as originally acquired will not be detrimentally affected by the street vacation because the alley has been barricaded to prevent vehicular circulation and there are no future plans to construct a street in this area

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference

BE IT FURTHER RESOLVED, that pursuant to California Government Code section 66434(g), portions of the unnamed alley, located within the project boundaries as shown in Tentative Map No 490361, shall be vacated, contingent upon the recordation of the approved final map for the project

BE IT FURTHER RESOLVED, that Tentative Map No. 490361 and Public Right-of-Way Vacation No 490362, is granted to Abbott & Saratoga, LLC, Applicant/Subdivider and Florez Engineering, Engineer, subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED MICHAEL J. AGUIRRE, City Attorney

By Marianne Greene
Marianne Greene
Deputy City Attorney

MG js
09/09/2008
Or Dept DSD
R-2009-273

CONDITIONS FOR TENTATIVE MAP NO 490361

AND PUBLIC RIGHT-OF-WAY

VACATION NO. 490361

OCEAN PARK VILLAS PROJECT

ADOPTED BY RESOLUTION NO R- 304161 ON SEP 23 2008

GENERAL

- 1 This Tentative Map will expire SEPTEMBER 23, 2011.
- 2 Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted
- 3 Prior to the Tentative Map expiration date, a Final Map to consolidate the existing lots into one lot shall be recorded in the Office of the County Recorder
- 4 Prior to the issuance of the Final Map taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition
- 5 The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, including, but not limited to, any to any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant

AFFORDABLE HOUSING

- 6 Prior to the issuance of any building permits, the developer shall comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code.

ENGINEERING

- 7 The subdivider shall replace the existing curb ramp with City standard curb ramp with truncated domes, adjacent to the project site at the intersection of Abbott Street and Saratoga Avenue, per Standard Drawing SDG-132, SDG-100
- 8 The subdivider shall obtain an Encroachment Maintenance and Removal Agreement for the private drainage, landscape and irrigation located within Abbott Street and Saratoga Avenue right-of-way
- 9 The subdivider shall close the existing alley entrances, on Abbott Street and Saratoga Avenue, with City standard curb, gutter and sidewalk
- 10 The subdivider shall close all non-utilized driveways with City standard curb, gutter and sidewalk
- 11 The subdivider shall construct a City standard 20-foot wide driveway, on Saratoga Avenue, per Standard Drawing G-14B, G-16 and SDG-100
- 12 The subdivider shall replace all damaged curb and gutter with City standard curb and gutter, along the project frontage on Abbott Street and Saratoga Avenue, per Standard Drawing G-2 and SDG-100
- 13 The subdivider shall construct City standard sidewalk, along the project frontage on Saratoga Avenue, per Standard Drawing G-7 and G-9
- 14 Prior to the issuance of any building permits, the applicant shall submit an building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying the pad elevation based on USGS datum is consistent with Exhibit "A", satisfactory to the City Engineer
- 15 The subdivider shall obtain a bonded shoring/grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code
- 16 The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

- 17 The subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer
18. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized

All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376

MAPPING

19. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83)
- 20 "California Coordinate System means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983 "
- 21 The Final Map shall
 - a Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations
 - b Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better These tie lines to the existing control shall be shown in relation to the California Coordinate System (i e , grid bearings and grid distances) All other distances shown on the map are to be shown as ground distances A combined factor for conversion of grid-to-ground distances shall be shown on the map

SEWER AND WATER

- 22 Prior to the issuance of any building permits the Owner/Permittee shall assure, by permit and bond, the design and construction of a new water services outside of any driveway or drive aisle and the removal of any existing unused water services within all rights-of-way adjacent to the project site, in a manner satisfactory to the Water Department Director and the City Engineer.
- 23 The Owner/Permittee shall obtain an Encroachment, Maintenance and Removal Agreement for the water service located within the water easement reserved from the vacated portions of the two alleys adjacent to the project site
- 24 Prior to the issuance of any building or engineering permits, except grading, the Owner/Permittee shall grant a minimum 15-foot, fully paved, drivable water easement, including vehicular access, for all public water facilities that are not located within fully improved public rights of way, in order to provide the City legal access to the existing water facilities, in a manner satisfactory to the Water Department Director and the City Engineer All paving within easements shall conform to Schedule "J" or better
- 25 Prior to the issuance of any building permits, the Owner/Permittee shall apply for plumbing permit(s) for the installation of appropriate private back flow prevention devices on all proposed water services to the development, including all domestic, fire and irrigation services, in a manner satisfactory to the Cross Connection Control Group, the Water Department Director and the City Engineer
- 26 Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall install fire hydrants, if required, at locations satisfactory to the Fire Department, the Water Department Director and the City Engineer Fire hydrants shall be located a minimum of five feet from any structures above, at or below grade All on-site fire hydrants shall be private
- 27 Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall design and construct new public water facilities in acceptable alignments and rights-of-way
- 28 Prior to the issuance of any certificates of occupancy all public water facilities necessary to serve this development, including mains, meters and services, shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer
- 29 All on-site water facilities shall be private including domestic, fire and irrigation systems

30. The Owner/Permittee shall provide a letter to the Development Project Manager agreeing to prepare CC&Rs for the operation and maintenance of all private water facilities that serve or traverse more than one unit or lot.
31. It is the sole responsibility of the Owner/Permittee for any damage caused to or by public water facilities, adjacent to the project site, due to the construction activities associated with this development. In the event any such facility loses integrity then, prior to the issuance of any certificates of occupancy, the Owner/Permittee shall reconstruct any damaged public water facility in a manner satisfactory to the Water Department Director and the City Engineer.
32. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities and associated easements, as shown on approved Exhibit "A," may require modification based on standards at final engineering.

GEOLOGY

33. Prior to the issuance of a grading permit, a geotechnical report shall be submitted and approved by the City Engineer in accordance with the City of San Diego's Technical Guidelines for Geotechnical Reports."

TRANSPORTATION

34. No fewer than twenty-five off-street parking spaces, two motorcycle spaces, and eleven bicycle spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibits "A," on file in the Office of the Development Services Department. Parking spaces shall comply at all times with requirements of the Land Development Code and shall not be converted for any other use unless otherwise authorized by the City Manager.

ENVIRONMENTAL

35. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program [MMRP]. These MMRP conditions are incorporated into the Tentative Map Resolution by reference or authorization for the project.
36. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in Mitigated Negative Declaration No. 140430, shall be noted on the construction plans and specifications under the heading ENVIRONMENT/MITIGATION REQUIREMENTS.

PARKS AND OPEN SPACE

37. Prior to issuance of final occupancy permit, the applicant/owner shall insure the removal of all existing private utilities within the City's portion of the vacated alley
38. Prior to issuance of final occupancy permit, the applicant/owner shall remove all existing non-park related above grade structures within the City's portion of the vacated alley .
39. Prior to issuance of building permits, the applicant/owner shall make a contribution of \$50,000 for the design and construction of park improvements on the City's portion of the vacated alley The applicant's contribution shall be deposited into a City of San Diego account to be used for this purpose
40. Prior to issuance of building permits, the applicant/owner shall insure that the project pedestrian circulation directs pedestrians to the public right of way (sidewalk) within the project boundaries
41. Prior to the issuance of building permits the Park & Recreation Department shall review and approve the development plans

INFORMATION:

- The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC Section 1531 et seq)
- If the subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then the subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a

written protest with the City Clerk pursuant to California Government Code Section 66020

- Where in the course of development of private property, public facilities are damaged or removed the property owner shall at no cost to the City obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer Municipal Code Section 142 0607

CR 7

RESOLUTION NUMBER R- 304162

DATE OF FINAL PASSAGE SEP 23 2008

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO APPROVING A PUBLIC RIGHT-OF-WAY
AND EASEMENT VACATION FOR FLO JO
ELEMENTARY SCHOOL

WHEREAS, San Diego Municipal Code section 125.0910 provides that a public right of way may be summarily vacated provided that the public right of way is excess and is not required for street or highway purposes, and

WHEREAS, portions of Van Dyke Avenue, between Myrtle Avenue, Thorn Street, an unnamed alley, and an easement for public street purposes are excess right of way and are not required for street purposes, and

WHEREAS, San Diego Municipal Code Section 125 1010 provides that a public service easement or other easement may be summarily abandoned if it does not contain public utility facilities or does not contain active public utility facilities that would be affected by the abandonment and the easement has been superceded by relocation and there are no other public facilities located within the easement

WHEREAS, the public street easement, identified on Vacation Exhibit, L C 206-1737, does not contain active public utilities that would be affected by the relocation

WHEREAS, Subdivision Map Act Section 66445(j) provides a procedure for the abandonment of public easements, such that the filing of a parcel map shall constitute as an abandonment of all public streets and easements not shown on the map, and

WHEREAS, the affected property owner has requested the vacation of the public street easement to unencumber this property, and

WHEREAS, this action is exempt from the California Environmental Quality Act [CEQA] pursuant to State CEQA Guidelines Sections 15060(c)(3) and 15378(c), and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented,
NOW, THEREFORE,

BE IT RESOLVED, that the Council of the City of San Diego finds that

(a) there are no present or prospective uses for the public rights-of-way, public services easements, and other easements either for a public facility or the purposes for which they were originally acquired, or for any other public use of a like nature that can be anticipated, and

(b) the public will benefit from the vacation through the improved utilization of land, and

(c) the vacation does not adversely affect any applicable land use plan and is consistent with the General Plan and approved Community Plan, and

(d) the public street system and the other public purposes for which the public service easements and the right-of-way were originally acquired will not be detrimentally affected by this vacation; and

BE IT FURTHER RESOLVED, by the Council of the City of San Diego, that the Council finds that certain map surveyed by James L. Meyer, licensed Land Surveyor, titled "Parcel Map W O. No. 422712" [MAP], being a lot consolidation of Lots 25 to 48 inclusive in Block 105, and Lots 1 to 24 and 33 to 48 of Lot 104 of Amended Map of City Heights, according to map thereof No 1007, and lot 1 of Casa Van Dyke, according to Map 10211 all filed in the office of the County Recorder of San Diego County, and together with those portions of Van Dyke Avenue, Myrtle Avenue, Thorn Avenue, 43rd Street and the unnamed alleys as dedicated to public use

BE IT FURTHER RESOLVED, that those portions of Van Dyke Avenue, between Myrtle Avenue and Thorn Street, in Blocks 104 and 105 as dedicated to public use per document recorded April 26, 1956, and an unnamed alley in Block 104, and the easement for public street purposes granted to the City of San Diego per Book 6076, Page 119, recorded April 26, 1956, of official records, are not shown within this map because they have been vacated pursuant to Section 66445(j) of the Subdivision Map Act

BE IT FURTHER RESOLVED, that the Council of the City of San Diego finds

1 Prior to recordation of the Parcel Map, the applicant shall design and construct a drainage system, in accordance with City standards, to collect and convey runoff resulting from the proposed development.

2 The applicant shall construct City standard curb, gutter, and sidewalk on Myrtle Avenue and Thorn Street, across the vacated portions of the unnamed alley and Van Dyke Avenue

3. The applicant shall dedicate and construct a 20-foot concrete alley, beginning from the east right-of-way line of the existing alley running east through portions of lots 33 and 34 in block 104 of City Heights Map 1007 and ending on the west side of 43rd Street

4 The applicant shall construct 2 curb returns, 2 alley pedestrian ramps, and an alley apron at the intersection of 43rd street and the proposed alley

5 Whenever street rights-of-way are required to be dedicated, it is the responsibility of the subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities

APPROVED MICHAEL AGUIRRE, City Attorney

By 

Marianne Greene
Deputy City Attorney

MR:als js
07/25/08
09/11/08 Corr
Or Dept DSD
R-2009-127
MMS#6560

R-304162

PARCEL MAP NO.

SHEET 1 OF 3 SHEETS

OWNER'S STATEMENT

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

WE HEREBY DEDICATE TO PUBLIC USE THE ALLEY FOR USE AS A PUBLIC STREET AND APPURTENANCES THERETO ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION.

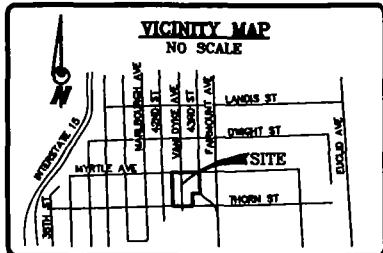
WE HEREBY DEDICATE TO PUBLIC USE THE PEDESTRIAN AND NON-MOTOR VEHICULAR RIGHT OF WAY ALL AS SHOWN WITHIN THIS MAP WITHIN THIS SUBDIVISION

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 RIGHT OF WAY. IT IS NOT OUR INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

SAN DIEGO UNIFIED SCHOOL DISTRICT OF SAN DIEGO COUNTY, CALIFORNIA, A PUBLIC SCHOOL DISTRICT

PETER M. IVERSON
INTERIM EXECUTIVE DIRECTOR OF FACILITIES

PARCEL MAP GUARANTEE BY FIRST AMERICAN TITLE INSURANCE COMPANY
AS ORDER NO. 01V-1528506(15)
TOTAL ACRES 7.840
NUMBER OF PARCELS 1



PARCEL MAP

BEING A CONSOLIDATION OF LOTS 25 THROUGH 48 IN BLOCK 105 AND LOTS 1 THROUGH 24 AND LOTS 33 THROUGH 48 OF BLOCK 104 OF AMENDED MAP OF CITY HEIGHTS, ACCORDING TO MAP THEREOF NO 1007, AND LOT 1 OF CASA VAN DYKE, ACCORDING TO MAP 10211 ALL FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, TOGETHER WITH THOSE PORTIONS OF VAN DYKE AVENUE, MYRTLE AVENUE, THORN AVENUE, 43RD STREET AND THE UNNAMED ALLEYS AS DEDICATED TO PUBLIC USE.

PORTIONS OF VAN DYKE STREET DEDICATED TO PUBLIC USE PER DOCUMENT RECORDED APRIL 26 1956 IN BOOK 6076, PAGE 119 OF OFFICIAL RECORDS AND DEDICATED PER MAP 1007, AND THE UNNAMED ALLEY WITHIN BLOCK 104 DEDICATED PER MAP 1007 ARE NOT SHOWN WITHIN THIS PARCEL MAP BECAUSE THEY HAVE BEEN VACATED PURSUANT TO SECTION 66445(J) OF THE STATE SUBDIVISION MAP ACT

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 THE SAN DIEGO UNIFIED SCHOOL DISTRICT, AND I CERTIFY THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SET, TOGETHER WITH THOSE FOUND, ARE OF THE CHARACTER INDICATED AND OCCUPY THE POSITIONS SHOWN HEREON AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED (SEE LEGEND ON SHEET NO 2).

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY



JAMES L. MEYER LS 4307
EXPIRATION: 6-30-2008

DATE: _____

CITY ENGINEER'S STATEMENT

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 WITH 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

I ALSO CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER THE STREET IMPROVEMENT ACTS OF THE STATE OF CALIFORNIA AGAINST THIS SUBDIVISION

AFSHIN OSKOUL, CITY ENGINEER

BY
GREGORY P. HOPKINS, DEPUTY
L.S. 7730
DATED _____

RECORDER'S STATEMENT

FILE NO. _____
FILED THIS _____ DAY OF _____, 2008 AT _____ AM/PM
IN BOOK OF PARCEL MAPS AT PAGE _____, AT THE
REQUEST OF JAMES L. MEYER
GREGORY J. SMITH BY _____
COUNTY RECORDER DEPUTY COUNTY RECORDER
FEE \$ 14.00

STATE OF CALIFORNIA } s.s.
COUNTY OF _____

ON _____ BEFORE ME, _____

PERSONALLY APPEARED _____

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 THEY 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.

SIGNATURE _____

PRINT NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

MY COMMISSION EXPIRES _____

CITY CLERK'S STATEMENT

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 VACATION OF VAN DYKE AVENUE AND A PORTION OF AN UNNAMED ALLEY AS INDICATED HEREON PURSUANT TO 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 _____, 2008.

ELIZABETH MALAND, BY _____
CITY CLERK DEPUTY

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I, THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES, AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH

THOMAS J. PASTUSZKA
CLERK OF THE BOARD
OF SUPERVISORS

BY _____
DEPUTY

DATE _____

SIGNATURE OMISSION STATEMENT

THE SIGNATURES OF THE PARTIES LISTED BELOW, OWNERS OF EASEMENTS PER DOCUMENTS NOTED BELOW HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY

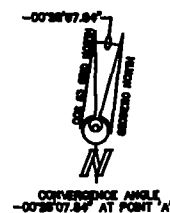
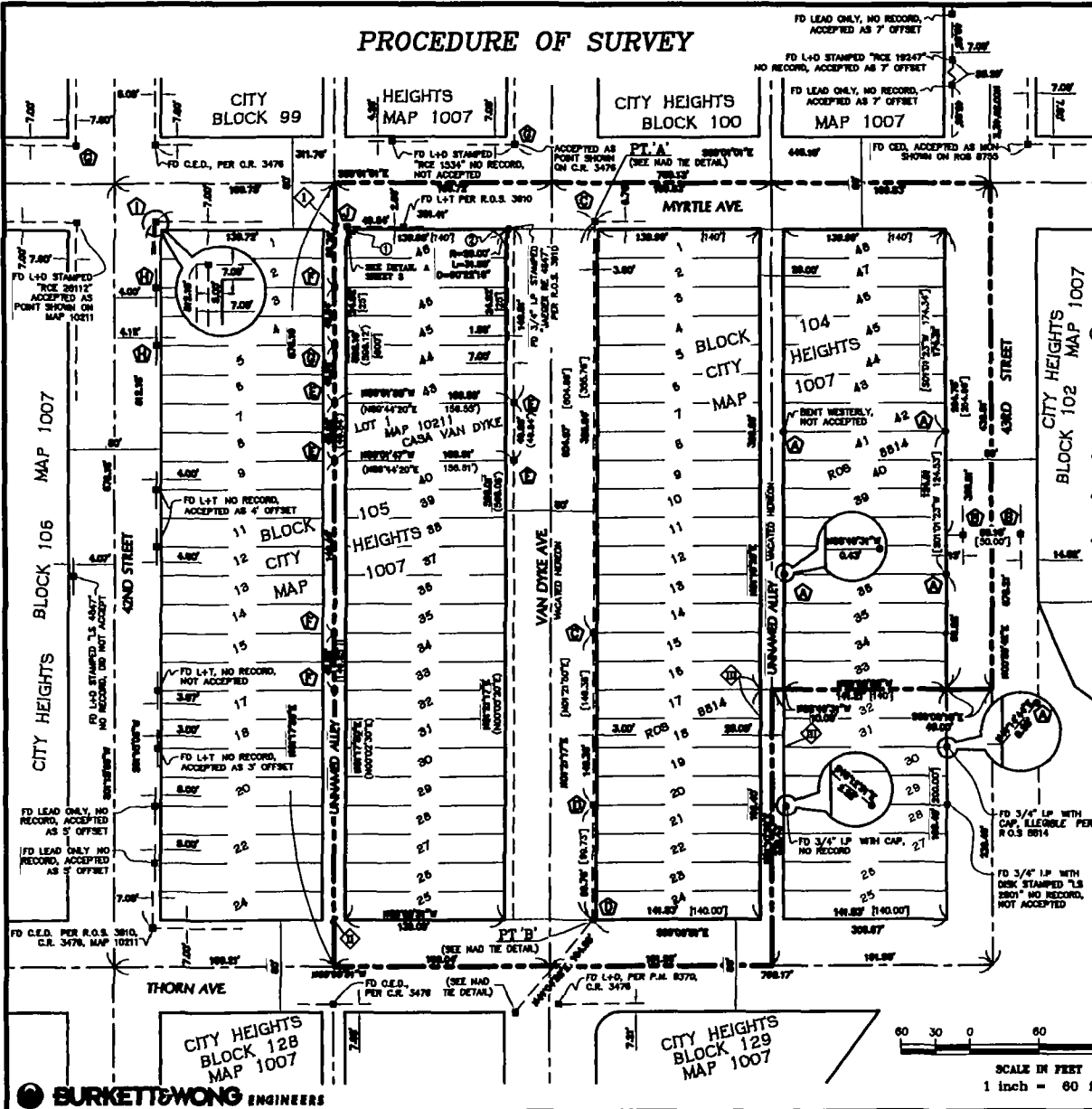
THE CITY OF SAN DIEGO, OWNER OF AN EASEMENT AND RIGHT-OF-WAY FOR ALLEY PURPOSES GRANTED PER THE DOCUMENT RECORDED FEBRUARY 24, 1956 IN BOOK 5990, PAGE 158 AND RE-RECORDED MARCH 21, 1956 IN BOOK 6025, PAGE 405 OF OFFICIAL RECORDS.

R-304162

PARCEL MAP NO.

SHEET 2 OF 3 SHEETS

PROCEDURE OF SURVEY



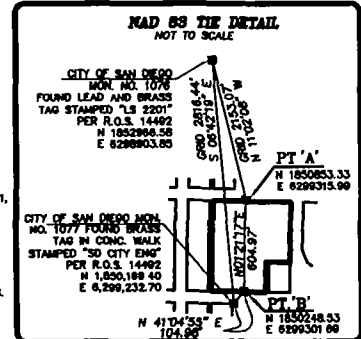
BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE 8, NAD 83 EPOCH 1981.33. MEASUREMENTS TO POINTS "A" AND "B" ARE SHOWN HEREIN. "A" AND "B" ARE ADJUSTED TO G.P.S. STATION 1076 AND G.P.S. STATION 1077 PER ROB 14492.
BEARING PT "A" - PT "B" N 01°21'77"E

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF S&D SYSTEM.
THE COMBINED GRID FACTOR AT STATION "A" IS 0.999991248. GRID DISTANCE-GROUND DISTANCE X COMBINED SCALE FACTOR

STREET DEDICATION
THE AVENUES, STREETS, AND ALLEYS SHOWN HEREON WERE DEDICATED TO PUBLIC USE PER MAP OF CITY HEIGHTS, ACCORDING TO MAP THEREOF NO 1007, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 9, 1908.

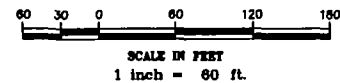
EASEMENTS & DEDICATIONS
ALLEY DEDICATED TO PUBLIC USE PER DOCUMENT RECORDED MARCH 21, 1906 IN BOOK 802A, PAGE 405, OF OFFICIAL RECORD.
AN EASEMENT FOR PUBLIC STREET PURPOSES RECORDED APRIL 28, 1906 IN BOOK 807B, PAGE 119 OF OFFICIAL RECORD. VACATED HEREON

NOTE
SEARCHED FOR MON. SHOWN AS "LS 3380" PER C.R. 3476 AND MAP NO. 10211, NOT FOUND.
SEARCHED FOR MON. SHOWN AS "C.E.D." PER C.R. 3476 AND MAP NO. 10211, NOT FOUND.
SEARCHED FOR MON. SHOWN AS 3/4" IP WITH DISC STAMPED "LS 2976" PER R.O.S. NO. 8814, NOT FOUND.



LEGEND

- FOUND LEAD & DISK AS NOTED BELOW
- FOUND 3/4" IRON PIPE AS NOTED BELOW
- INDICATES SET 3/4"x18" IRON PIPE W/DISK STAMPED "LS 4307"
- ① FOUND 3/4" IRON PIPE WITH DISK STAMPED "LS 4312" PER R.O.S. NO. 8814
- ② FOUND LEAD AND DISK STAMPED "CITY ENGR." PER ROB NO. 8814
- ③ FOUND LEAD AND DISK PER R.O.S. 8814 STAMPED "LS 2976"
- ④ FOUND LEAD AND TACK PER R.O.S. 8814
- ⑤ FOUND LEAD AND DISK STAMPED "LS 3380" PER MAP 10211
- ⑥ FOUND CITY ENGINEER'S DISK, NO RECORD, ACCEPTED AS POINT SHOWN ON PER C.R. 3037
- ⑦ FOUND CITY ENGINEER'S DISK, NO RECORD, ACCEPTED AS SHOWN
- ⑧ FOUND LEAD AND DISK STAMPED "LS 2717" NO RECORD, ACCEPTED AS SHOWN
- ⑨ FOUND LEAD AND DISK STAMPED "LS 2201" PER C.R. 3037, MAP 10211, C.R. 3476, R.O.S. 3910
- ⑩ FOUND LEAD ONLY, NO RECORD, ACCEPTED AS 2.00' OFFSET TO THE NORTHWEST CORNER OF LOT 48
- INDICATES PARCEL MAP BOUNDARY
- INDICATES RECORD DATA PER MAP NO 10211 ()
- INDICATES RECORD DATA PER C.R. 3037 (())
- INDICATES RECORD DATA PER ROB 8814 []
- INDICATES RECORD DATA PER MAP 1007 [|]
- INDICATES CITY ENGINEER'S DISC C.E.D.
- INDICATES LEAD AND TACK L+T



Burkett & Wong Engineers
PHO 619 444-0077 FAX 619 442-7112 T.R. MINE L.C. 889-1787

R-304162

BURKETT & WONG ENGINEERS

PARCEL MAP NO.

SHEET 3 OF 3 SHEETS

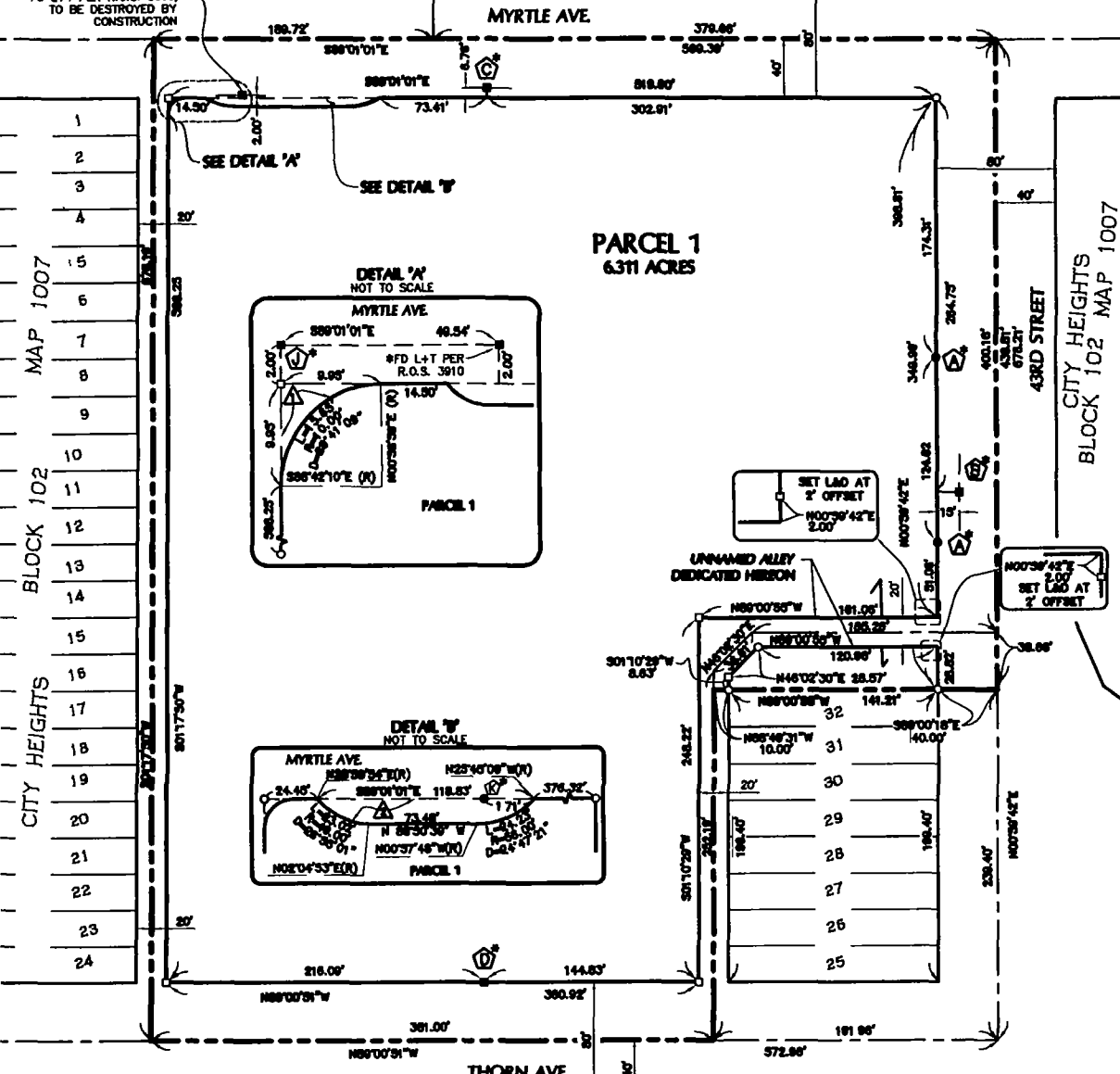
BLOCK 99

MAP 1007

BLOCK 100

MAP 1007

FD L+T PER R.O.S. 3910,
TO BE DESTROYED BY
CONSTRUCTION



CONVERGENCE ANGLE
-00°28'07.84" AT POINT 'A'
COMBINED SCALE FACTOR
0.999991246
GND DISTANCE × COMBINED SCALE FACTOR =
SCALE IN FEET
1 inch = 50 ft.

EXISTING EASEMENT

ALLEY DEDICATED TO PUBLIC USE PER DOCUMENT RECORDED FEBRUARY 24, 1956 IN BOOK 3690, PAGE 158 AND RE-RECORDED MARCH 21, 1956 IN BOOK 6025, PAGE 405 OF OFFICIAL RECORDS.

DEDICATION

PEDESTRIAN AND NON-MOTOR VEHICULAR RIGHT OF WAY DEDICATED HEREOF

LEGEND

- FOUND LEAD & DISK AS NOTED BELOW
- FOUND 3/4" IRON PIPE AS NOTED BELOW
- INDICATES SET L&D STAMPED "LS 4307"
- INDICATES SET 3/4"x18" IRON PIPE W/DISK STAMPED "LS 4307"
- FOUND 3/4" IRON PIPE WITH DISK STAMPED "LS 4312" PER R.O.S. NO. 8814
- FOUND LEAD AND DISK STAMPED "CITY ENGR." PER ROS NO. 8814
- FOUND LEAD AND DISK PER R.O.S. 8814 STAMPED "LS 2976"
- FOUND LEAD AND TACK PER R.O.S. 8814
- FOUND LEAD AND DISK STAMPED "LS 3368" PER MAP 10211
- FOUND CITY ENGINEER'S DISK, NO RECORD, ACCEPTED AS POINT SHOWN ON PER C.R. 5037
- FOUND CITY ENGINEER'S DISK, NO RECORD, ACCEPTED AS SHOWN
- FOUND LEAD AND DISK STAMPED "LS 2717" NO RECORD, ACCEPTED AS SHOWN
- FOUND LEAD AND DISK STAMPED "LS 2201" PER C.R. 5037 MAP 10211, C.R. 3478, R.O.S. 3910
- FOUND LEAD ONLY, NO RECORD, ACCEPTED AS 2.00' OFFSET TO THE NORTHWEST CORNER OF LOT 48
- FD 3/4" LP STAMPED "JAEGER RE 4847", PER R.O.S. 3910
- INDICATES PARCEL MAP BOUNDARY
- INDICATES RECORD DATA PER MAP NO 10211 ()
- INDICATES RECORD DATA PER C.R. 5037 (())
- INDICATES RECORD DATA PER ROS 8814 []
- INDICATES RECORD DATA PER MAP 1007 [{]
- INDICATES CITY ENGINEER'S DISC C.E.D.
- INDICATES LEAD AND TACK L+T
- INDICATES MONUMENT WILL BE DESTROYED DUE TO CONSTRUCTION *

R-304162

BLOCK 128

MAP 1007

BLOCK 129

MAP 1007