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CITY OF SAN DIEGO  
M E M O R A N D U M

DATE: March 19, 2007  
TO: Elizabeth Maland, City Clerk  
FROM: Gerri Bollenbach, Assistant Engineer  
SUBJECT: Approval of the final map "The Village in University Heights"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "The Village in University Heights". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for April 9, 2007.

**NOTICE of Pending Final Map Approval**

Notice is hereby given that the City Engineer has reviewed and will approve on the date of this City Council meeting that certain final map entitled "The Village in University Heights" (T.M. No. 199698 PTS No. 96583) located on the southeast corner of Madison Avenue and Campus Avenue in the Uptown Community Plan area in Council District 3, a copy of which is available for public viewing at the office of the San Diego City Clerk. Specifically, the City Engineer has caused the map to be examined and has made the following findings:

- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.
- (3) The map is technically correct.

Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 PM, 10 calendar days from the date of this City Council meeting stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the map approval findings or need additional information about the map or your appeal rights, please feel free to contact Anne Hoppe at (619) 446-5290.

cc: W.O. 426099 PTS 96583

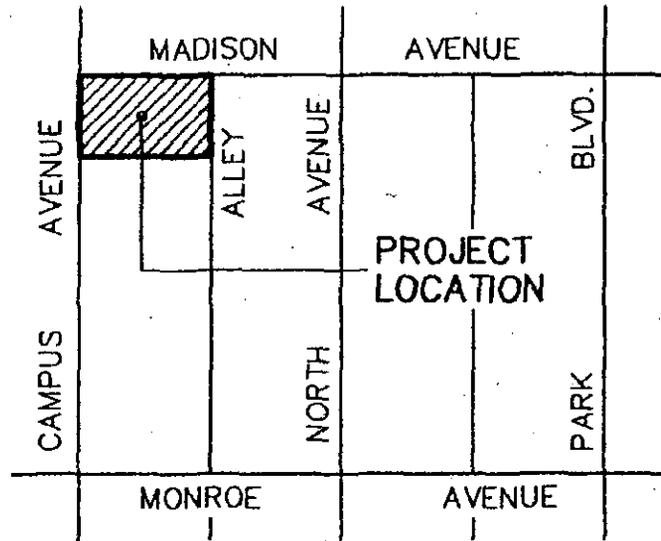
Attachments: Vicinity map, reduced copy of map

000376

**THE VILLAGE IN UNIVERSITY  
HEIGHTS**

**FINAL MAP**

**VICINITY MAP**



000377

# MAP NO.

SHEET 1 OF 2 SHEETS

# THE VILLAGE IN UNIVERSITY HEIGHTS

## OWNER'S STATEMENT:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND EMBRACED WITHIN THE SUBDIVISION TO BE KNOWN AS THE VILLAGE IN UNIVERSITY HEIGHTS, AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 2 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

IT IS OUR INTENT TO CONSOLIDATE 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.

MADISON-CAMPUS 92116, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 91.5524% INTEREST, AND MARK A. BRIGHTWELL, AN UNMARRIED MAN AS TO AN UNDIVIDED 8.4476% INTEREST, AS TENANTS IN COMMON.

MADISON-CAMPUS 92116, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BY: JUDY E. PRESTON, MANAGING MEMBER BY: MARK A. BRIGHTWELL, OWNER

CHICAGO TITLE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE UNDER DEED OF TRUST DATED DECEMBER 18, 2004 RECORDED DECEMBER 28, 2004 AS PER FILE NO. 2004-1219542 OF OFFICIAL RECORDS.

BY: BY:

OLD REPUBLIC TITLE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE UNDER DEED OF TRUST DATED JULY 5, 2006 RECORDED JULY 28, 2006 AS PER FILE NO. 2006-0534073 AND FEBRUARY 12, 2007 RECORDED FEBRUARY 21, 2007 AS PER FILE NO. 2007-0118552 ALL OF OFFICIAL RECORDS.

BY: BY:

## SIGNATURE OMISSION STATEMENT:

THE SIGNATURES OF THE CITY OF SAN DIEGO, OWNER OF AN EASEMENT AND RIGHT OF WAY FOR STREET PURPOSES AS DEDICATED PER AMENDED MAP MADE BY G.A. D'HEMECOURT IN BOOK 8, PG. 36 ET SEQ. OF LIS PENDENS, AND SAN DIEGO GAS AND ELECTRIC COMPANY, IN FAVOR OF AN EASEMENT FOR ACCESS AND UTILITIES RECORDED SEPT. 11, 2006 AS FILE NO. 2006-0543593 OF OFFICIAL RECORDS HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(I) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT THEY CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

## NOTARY ACKNOWLEDGMENTS:

STATE OF CALIFORNIA ) COUNTY OF SAN DIEGO ) SS.

ON BEFORE ME, A NOTARY PUBLIC PERSONALLY APPEARED PERSONALLY KNOWN TO ME (OR 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 PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND. SIGNATURE PRINT NAME A NOTARY PUBLIC IN AND/FOR SAID STATE MY PRINCIPAL PLACE OF BUSINESS IS COUNTY OF SAN DIEGO. MY COMMISSION EXPIRES:

INGENUITY ENGINEERING CORPORATION, 3035 E. 8TH STREET NATIONAL CITY, CALIFORNIA 91950 TELE: (619) 327-0817 FAX: (619) 327-0807

BEING A CONSOLIDATION AND SUBDIVISION OF LOTS 1, 2, 3, AND 4, IN BLOCK 44 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO AMENDED MAP THEREOF MADE BY G.A. D'HEMECOURT, IN BOOK 8, PAGE 36 OF LIS PENDENS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY TOGETHER WITH THOSE PORTIONS OF CAMPUS AVENUE AND MADISON AVENUE AS DEDICATED TO PUBLIC USE.

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE PLANNING COMMISSION RESOLUTION NO. 3892-PC, DATED NOVEMBER 17, 2005, APPROVES 15 RESIDENTIAL CONDOMINIUM UNITS.

SUBDIVISION GUARANTEE BY: STEWART TITLE OF CALIFORNIA ORDER NO. 01-0270282

STATE OF CALIFORNIA ) COUNTY OF SAN DIEGO ) SS.

ON BEFORE ME, A NOTARY PUBLIC PERSONALLY APPEARED PERSONALLY KNOWN TO ME (OR 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 PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND. SIGNATURE PRINT NAME A NOTARY PUBLIC IN AND/FOR SAID STATE MY PRINCIPAL PLACE OF BUSINESS IS COUNTY OF SAN DIEGO. MY COMMISSION EXPIRES:

STATE OF CALIFORNIA ) COUNTY OF SAN DIEGO ) SS.

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STATE OF CALIFORNIA ) COUNTY OF SAN DIEGO ) SS.

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WITNESS MY HAND. SIGNATURE PRINT NAME A NOTARY PUBLIC IN AND/FOR SAID STATE MY PRINCIPAL PLACE OF BUSINESS IS COUNTY OF SAN DIEGO. MY COMMISSION EXPIRES:

STATE OF CALIFORNIA ) COUNTY OF SAN DIEGO ) SS.

ON BEFORE ME, A NOTARY PUBLIC PERSONALLY APPEARED PERSONALLY KNOWN TO ME (OR 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 PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND. SIGNATURE PRINT NAME A NOTARY PUBLIC IN AND/FOR SAID STATE MY PRINCIPAL PLACE OF BUSINESS IS COUNTY OF SAN DIEGO. MY COMMISSION EXPIRES:

## CITY CLERK CERTIFICATE:

I, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT THE CITY ENGINEER HAS APPROVED THIS SUBDIVISION MAP.

I ALSO CERTIFY THAT PROPER PUBLIC NOTICE HAS BEEN GIVEN OF THAT APPROVAL ON AND THAT THE LEGAL APPEAL PERIOD HAS EXPIRED.

IN WITNESS WHEREOF THESE PRESENTS, I HEREBY EXECUTE AND ATTEST BY SEAL THIS DAY OF 2007

ELIZABETH MALAND, CITY CLERK

BY: DATED DEPUTY

## 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 MADISON-CAMPUS 92116, LLC ON FEBRUARY, 2006 AND I CERTIFY THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT ALL MONUMENTS FOUND TOGETHER WITH THOSE SET, ARE OF THE CHARACTER INDICATED AND OCCUPY THE POSITION SHOWN THEREON. I WILL SET ALL MONUMENTS AS INDICATED BY THE LEGEND IN THIS MAP WITHIN TWO YEARS OF THE RECORDATION OF THIS MAP UNLESS EXTENDED BY THE CITY ENGINEER AND ALL SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. (SEE LEGEND ON SHEET 2)

I HEREBY STATE THAT THIS SUBDIVISION MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



KARL F. CEBEL, LS 6668 REGISTRATION EXPIRES 6-30-2008

## 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 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 IMPROVEMENTS ACT OF THE STATE OF CALIFORNIA, AGAINST THIS SUBDIVISION.

HOSSEIN RUH, CITY ENGINEER

BY: ANNE L. HOPPE, DEPUTY P.L.S. 7196

DATED:

## CLERK OF THE BOARD CERTIFICATE:

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 EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS J. PASTUSZKA CLERK OF THE BOARD OF SUPERVISORS

DATE: BY: DEPUTY

## COUNTY RECORDER'S CERTIFICATE:

FILE NO.

I, GREGORY J. SMITH, COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF KARL F. CEBEL THIS DAY OF 2007, AT O'CLOCK M

GREGORY J. SMITH COUNTY RECORDER BY: DEPUTY

FEE: \$ 10.00

000378

# THE VILLAGE IN UNIVERSITY HEIGHTS

SHEET 2 OF 2 SHEETS

**LEGEND:**

- INDICATES FOUND MONUMENTS AS NOTED.
- ① INDICATES FOUND LEAD AND NAIL PER PM 19811.
- ② INDICATES FOUND LEAD AND DISC STAMPED "LS 7355" PER PM 19811.
- ③ INDICATES FOUND LEAD AND DISC STAMPED "LS 6165" PER R.O.S. NO. 16569 AND PM 19811.
- INDICATES WILL SET LEAD AND DISC STAMPED "LS 6668".
- ( ) INDICATES RECORD DATA PER MAP MADE BY G.A. D'HEMECOURT IN BOOK 8, PG. 36 OF DEEDS.
- [ ] INDICATES RECORD DATA PER R. OF S. 16569.
- < > INDICATES RECORD DATA PER PARCEL MAP NO. 19811.
- { | } INDICATES RECORD DATA PER MAP NO. 12889.

**GENERAL NOTES:**

- 1) TOTAL NUMBER OF LOTS: 1
- 2) TOTAL MAP AREA: 0.611 ACRE
- 3) ALL DISTANCES AND/OR STREET WIDTHS SHOWN WITHOUT DECIMALS REPRESENT THAT DISTANCE TO ZERO HUNDREDTHS.
- 4) THE FOLLOWING EASEMENT HAS NO SET FORTH RECORD LOCATION AND CANNOT BE PLOTTED ON THIS MAP:  
AN EASEMENT IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION FOR ACCESS AND UTILITIES PURPOSES RECORDED SEPTEMBER 11, 2006, AS FILE NO. 2006-0643593 OF OFFICIAL RECORDS.

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS 83 ZONE 6 EPOCH 1991.35, AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON JUNE, 2006 AT POINTS [A] AND [B] SHOWN HEREON. [A] AND [B] ARE ADJUSTED TO GPS STATIONS 1051 AND 1062 PER RECORD OF SURVEY NO. 14492.

BEARING [A]-[B] : S. 00°15'17" W.

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT STATION A IS 0.9959920  
GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR

**GRAPHIC SCALE:**

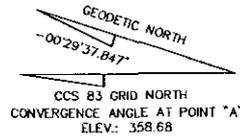
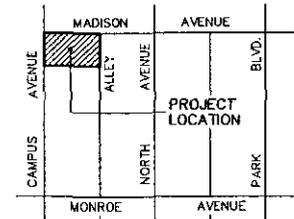
SCALE: 1" = 50'



**VICINITY MAP**



FEE: \$ 10.00



[A]	N. 1857809.80	E. 6285385.40
[B]	N. 1857351.69	E. 6285383.36

