

000383

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4/9

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

DATE: March 23, 2007
TO: Elizabeth Maland, City Clerk
FROM: Gerri Bollenbach, Assistant Engineer
SUBJECT: Approval of the final map "Riviera Drive Townhomes"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "Riviera Drive Townhomes". 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 "Riviera Drive Townhomes" (T.M. No. 231311 PTS No. 99345) located on the east side of Riviera Drive between Fortuna Avenue and Roosevelt Avenue in the Pacific Beach Community Plan area in Council District 2, 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:

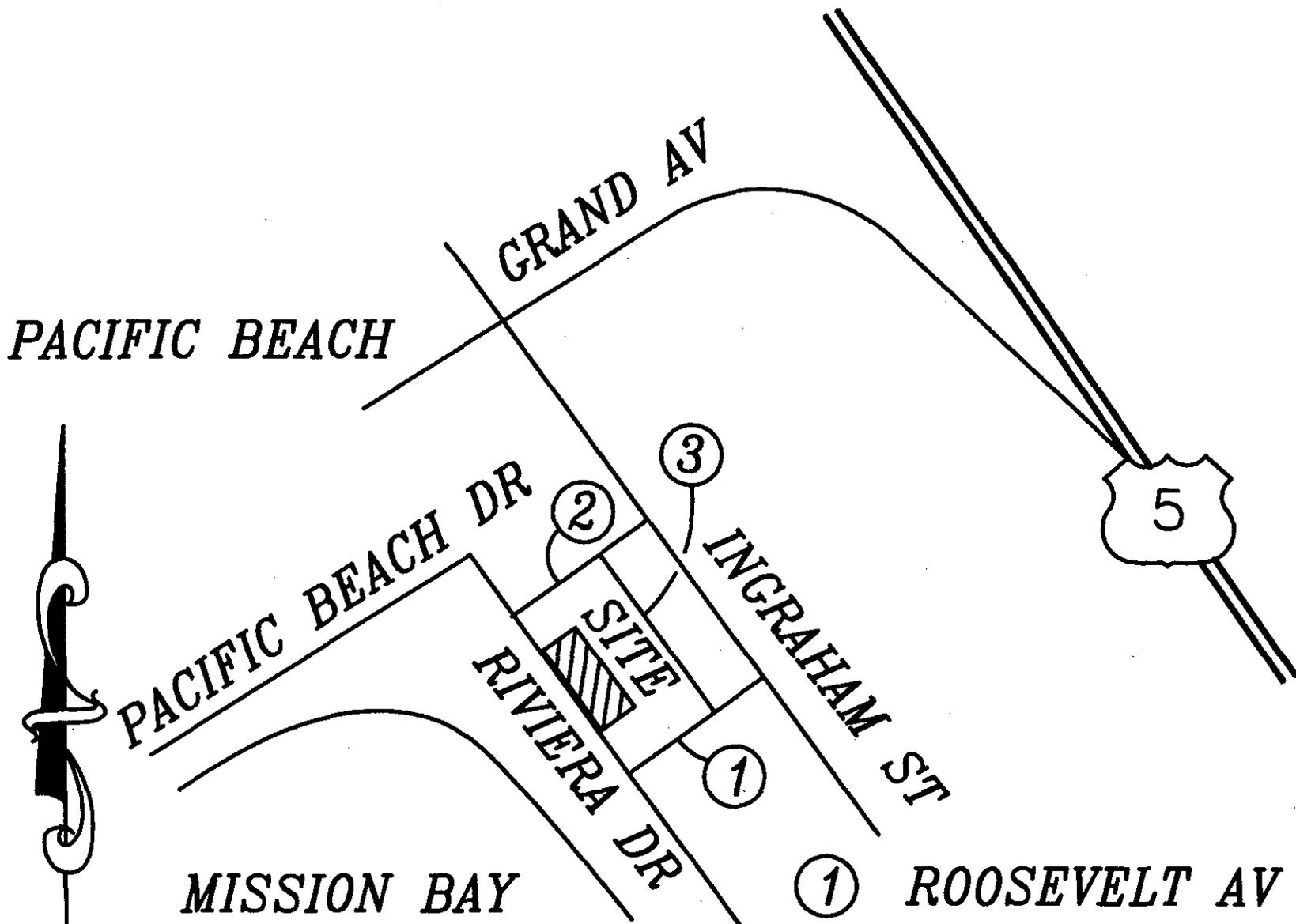
- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of 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 Annie Hoppe at (619) 446-5290.

cc: W.O. 426261 PTS 99345

Attachments: Vicinity map, reduced copy of map

000384



MISSION BAY

- ① ROOSEVELT AV
- ② FORTUNA AV
- ③ HAINES ST.

VICINITY MAP

NO SCALE

MAP NO.

000385

RIVIERA DRIVE TOWNHOMES

SHEET 1 OF 2 SHEETS

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND EMBRACED WITHIN THE SUBDIVISION TO BE KNOWN AS RIVIERA DRIVE TOWNHOMES AND WE 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 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 DEDICATE TO PUBLIC USE, THAT PORTION OF THE UNNAMED ALLEY FOR USE AS PUBLIC STREET AND APPURTENANCES THERE TO, AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION.

3G RIVIERA LIMITED PARTNERSHIP

BY: HOWARD GEE, PRESIDENT

STATE OF CALIFORNIA) JSS
COUNTY OF SAN DIEGO)

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

ON THE INSTRUMENT, THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE
PRINCIPAL PLACE OF BUSINESS COUNTY
MY COMMISSION EXPIRES

STATE OF CALIFORNIA) JSS
COUNTY OF SAN DIEGO)

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

ON THE INSTRUMENT, THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE
PRINCIPAL PLACE OF BUSINESS COUNTY
MY COMMISSION EXPIRES

1ST PACIFIC BANK OF CALIFORNIA AS TRUSTEE AND BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED MARCH 30, 2004, AS FILE NO. 2004-267275, OFFICIAL RECORDS

BY: WICE PRESIDENT

BY: SECRETARY

THE SIGNATURE OF THE CITY OF SAN DIEGO, OWNER OF AN EASEMENT AND RIGHT-OF-WAY FOR STREET PURPOSES AS DEDICATED ON SECOND FORTUNA ADDITION, MAP NO. 895, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(i) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RISEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

ALTA CONSULTANTS
4901 MORENA BLVD., SUITE 409
SAN DIEGO, CA 92117
TELE (858) 581-6101 FAX (858) 581-6138

BEING A CONSOLIDATION AND SUBDIVISION OF LOTS 7 THROUGH 12 INCLUSIVE IN BLOCK 11 OF SECOND FORTUNA PARK ADDITION, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO.895 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 30, 1993, TOGETHER WITH THOSE PORTIONS OF RIVIERA DRIVE AND UNNAMED ALLEY 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 HEARING OFFICER RESOLUTION NO. 5295-1-HO DATED MARCH 22, 2008 APPROVES TEN (10) RESIDENTIAL CONDOMINIUM UNITS.

SUBDIVISION GUARANTEE BY: CHICAGO TITLE INSURANCE COMPANY.; ORDER NO. 53050300-U50

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 HOWARD GEE, BETWEEN JULY 2003 AND OCTOBER 2006. I CERTIFY THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT ALL MONUMENTS FOUND, TOGETHER WITH THOSE SET, ARE OF CHARACTER INDICATED AND OCCUPY THE POSITIONS SHOWN THEREON AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED (SEE LEGEND ON SHEET NO. 2)

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



BY: DATE: 02/05/07
VICTOR RODRIGUEZ-FERNANDEZ, L.S. 5335
LICENSE EXPIRES ON DECEMBER 31, 2007

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 ACCEPT THOSE ITEMS LISTED IN THE CERTIFICATE SIGNED BY THE OWNERS UNDER THE CONDITIONS EXPRESSED THEREIN.

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

HOSSEIN RUMI
CITY ENGINEER

BY: DATE:
LEROY C. HENNES, DEPUTY, LS 4804

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) DEPOSIT 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 BY: DEPUTY
CLERK OF THE BOARD OF SUPERVISORS DATE:

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 TO BE EXECUTED BY THE CITY CLERK AND ATTESTED BY ITS SEAL THIS DAY OF 20

ELIZABETH MALAND
CITY CLERK

BY: DEPUTY

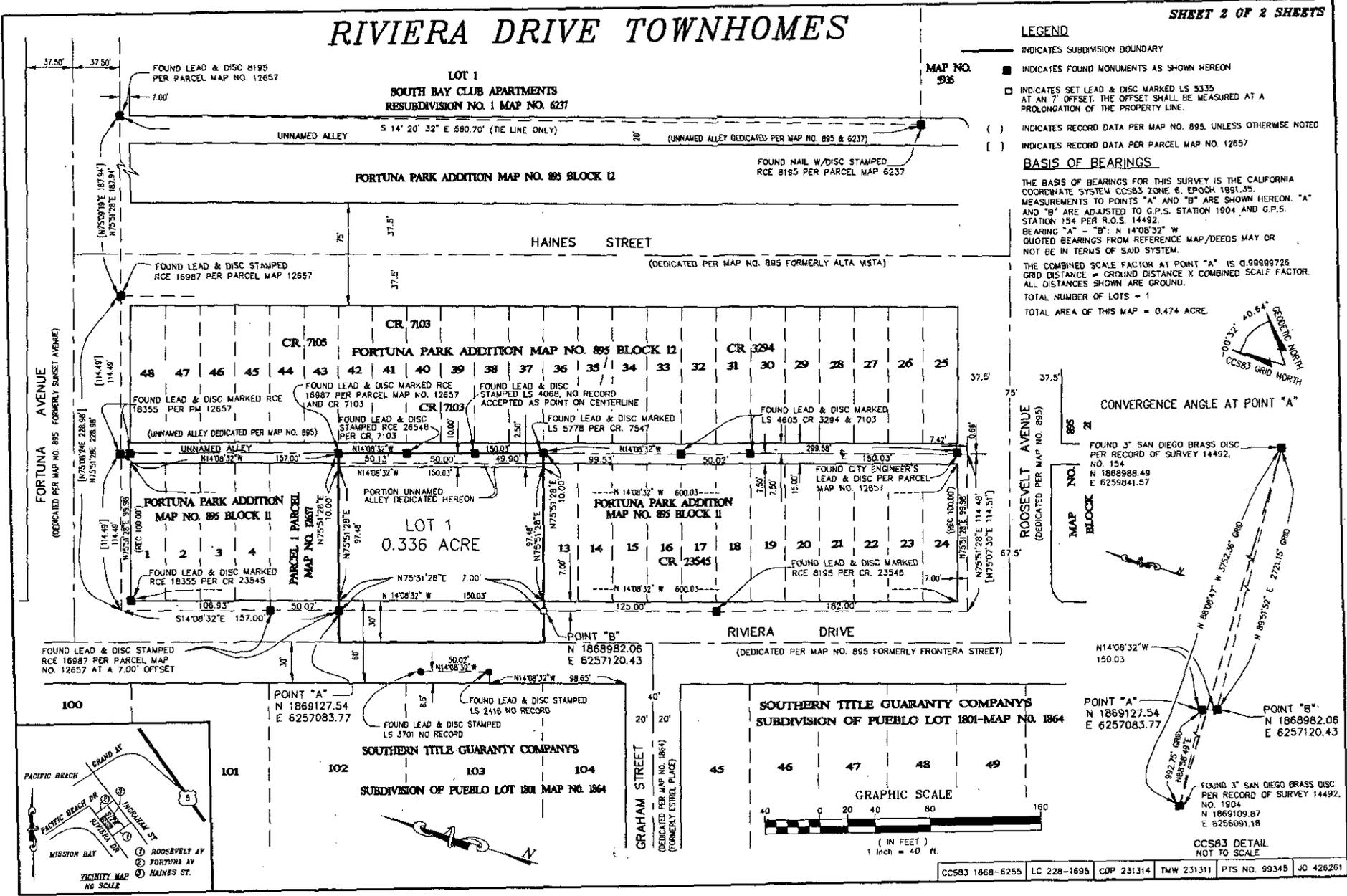
FILE NO.

I, GREGORY J. SMITH, 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 VICTOR RODRIGUEZ-FERNANDEZ.

THIS DAY OF 2007, AT O'CLOCK M.

GREGORY J. SMITH BY: DEPUTY COUNTY RECORDER
COUNTY RECORDER FEE: \$10.00

RIVIERA DRIVE TOWNHOMES



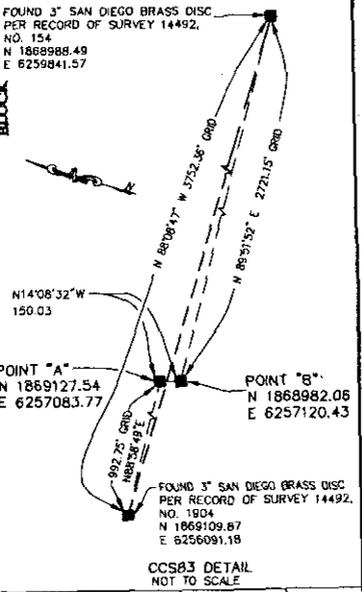
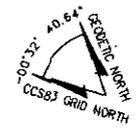
LEGEND

- INDICATES SUBDIVISION BOUNDARY
- INDICATES FOUND MONUMENTS AS SHOWN HEREON
- INDICATES SET LEAD & DISC MARKED LS 5335 AT AN 7' OFFSET, THE OFFSET SHALL BE MEASURED AT A PROLONGATION OF THE PROPERTY LINE.
- () INDICATES RECORD DATA PER MAP NO. 895, UNLESS OTHERWISE NOTED
- [] INDICATES RECORD DATA PER PARCEL MAP NO. 12657

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM CCS83 ZONE 6, EPOCH 1981.35. MEASUREMENTS TO POINTS "A" AND "B" ARE SHOWN HEREON. "A" AND "B" ARE ADJUSTED TO G.P.S. STATION 1904 AND G.P.S. STATION 154 PER R.O.S. 14492. BEARING "A" - "B": N 14°08'32" W QUOTED BEARINGS FROM REFERENCE MAP/DEEDS MAY OR NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED SCALE FACTOR AT POINT "A" IS 0.99999726
GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR
ALL DISTANCES SHOWN ARE GROUND.
TOTAL NUMBER OF LOTS = 1
TOTAL AREA OF THIS MAP = 0.474 ACRE.



FORTUNA AVENUE
(DEDICATED PER MAP NO. 895 FORMERLY SUNSET AVENUE)

ROOSEVELT AVENUE
(DEDICATED PER MAP NO. 895)

