

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

DATE: July 12, 2007  
TO: Elizabeth Maland, City Clerk  
FROM: Gerri Bollenbach, Assistant Engineer  
SUBJECT: Approval of the final map "Sunset Pointe"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "Sunset Pointe". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for July 30, 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 "Sunset Pointe" (T.M No. 11750 PTS No. 122123) located southwesterly of Sorrento Valley Road and Camino Santa Fe in the Mira Mesa Community Plan area in Council District 5, 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.**

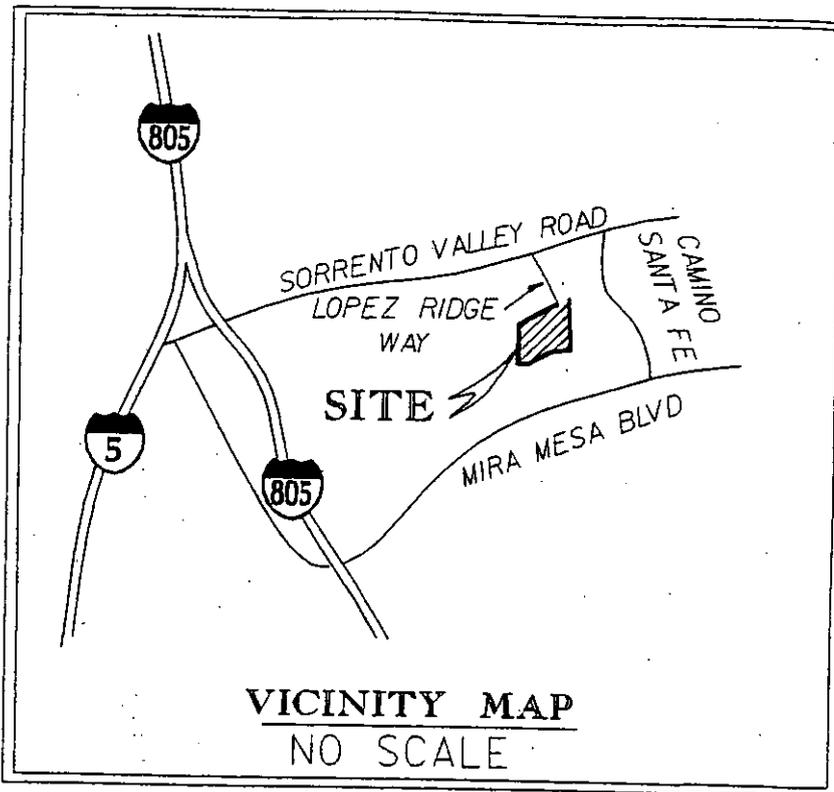
**Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 PM, 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. 427378 PTS 122123**

Attachment: Vicinity map, reduced copy of map

**SUNSET POINTE**

**FINAL MAP**



SUNSET POINTE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND EMBRACED WITHIN THIS SUBDIVISION TO BE KNOWN AS SUNSET POINTE AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 7 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

WE HEREBY DEDICATE TO PUBLIC USE THAT PORTION OF LOPEZ RIDGE WAY FOR USE AS A PUBLIC STREET AND APPURTENANCES THEREON, ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION.

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 WATER AND SEWER FACILITIES, DESIGNATED AS "WATER AND SEWER EASEMENT GRANTED HEREON" OVER A PORTION OF LOT 8 AND "SEWER & ACCESS EASEMENT HEREON" OVER A PORTION OF LOT 22; "DRAINAGE EASEMENT GRANTED HEREON" OVER A PORTION OF LOT 22 ALL 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 ERRECTING 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 ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE.

WE HEREBY GRANT AND RELINQUISH TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, ANY AND ALL RIGHTS TO CONSTRUCT, ERECT OR MAINTAIN ANY STRUCTURE; TO CONSTRUCT, ERECT OR MAINTAIN FENCES; TO REMOVE LIVE TREES AND SHRUBS, TO CHANGE THE GRADE; OR TO OTHERWISE CHANGE THE OPEN SPACE CHARACTER OF THE LAND UNLESS APPROVED BY THE CITY ENGINEER. OVER, UPON OR ACROSS ALL OF LOT 24 AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND DESIGNATED "OPEN SPACE EASEMENT GRANTED HEREON", RESERVING TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENTS HEREIN GRANTED THE RIGHT TO GRANT EASEMENTS TO ANY PUBLIC UTILITY COMPANY FOR DISTRIBUTION FACILITIES PROVIDED THE SAME ARE INSTALLED UNDERGROUND. AND THE RIGHT TO MAINTAIN FIREBREAKS, TRIM OR REMOVE BRUSH AND OTHERWISE PERFORM PREVENTIVE MEASURES REQUIRED BY THE FIRE DEPARTMENT TO PROTECT STRUCTURES AND OTHER IMPROVEMENTS FROM POTENTIAL FIRES. RESPONSIBILITY FOR MAINTENANCE OF SAID LANDS SHALL REMAIN WITH THE OWNER OF THE FEE TITLE OF SAID LAND AND NOTHING CONTAINED HEREIN SHALL BE CONSTRUED TO ASSIGN ANY MAINTENANCE RESPONSIBILITY TO THE CITY OF SAN DIEGO, NOR SHALL ANYTHING CONTAINED HEREIN BE CONSTRUED TO CONFER ANY RIGHTS TO THE GENERAL PUBLIC.

WE HEREBY GRANT AND RELINQUISH TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, ANY AND ALL RIGHTS TO CONSTRUCT, ERECT OR MAINTAIN ANY STRUCTURE; MASONRY WALLS, MONUMENT SIGNS; PLANT AND MAINTAIN SHRUBBERY OR HEDGES; RAISE THE GRADE; OR DO ANYTHING THAT WOULD CAUSE OBSTRUCTION OR CLEAR VIEW FROM ADJACENT STREETS OVER, UPON OR ACROSS ALL THAT PORTION OF LOT 24 AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND DESIGNATED "SIGHT VISIBILITY EASEMENT GRANTED HEREON", RESERVING TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENTS HEREIN GRANTED THE CONTINUED USE OF SAID REAL PROPERTY FOR ANY PURPOSE EXCEPT AS HEREIN PROVIDED, AND SUBJECT TO THE FOLLOWING CONDITIONS: THE CONSTRUCTION OF WIRE FENCES, PLANTING AND MAINTAINING TREES, AND INSTALLATION OF POLE MOUNTED SIGNS MAY BE PERMITTED, PROVIDED THEY DO NOT OBSTRUCT THE VIEW FROM ADJACENT STREETS AND AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY ENGINEER. RESPONSIBILITY FOR MAINTENANCE OF SAID LANDS SHALL REMAIN WITH THE OWNER OF THE FEE TITLE OF SAID LAND AND NOTHING CONTAINED HEREIN SHALL BE CONSTRUED TO ASSIGN ANY MAINTENANCE RESPONSIBILITY TO THE CITY OF SAN DIEGO, NOR SHALL ANYTHING CONTAINED HEREIN BE CONSTRUED TO CONFER ANY RIGHTS TO THE GENERAL PUBLIC.

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.

THIS MAP SECURES VESTED DEVELOPMENT RIGHTS AND THE RIGHTS THUS VESTED SHALL REMAIN IN EFFECT FOR TWO YEARS FROM DATE OF RECORDATION (SEE MUNICIPAL CODE SEC. 125.0131)

BEING A SUBDIVISION OF PORTIONS OF LOT 2 AND OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO OFFICIAL PLAT THEREOF.

A PORTION OF THE SEWER EASEMENT DEDICATED PER DOCUMENT RECORDED DECEMBER 20, 1987 AS F/P 87-13712, Q.R., WITHIN THE BOUNDARY OF THIS MAP HAS BEEN VACATED PURSUANT TO SECTION 66.314 (d) OF THE SUBDIVISION MAP ACT.

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

SUBDIVISION GUARANTEE FURNISHED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 2541280

WE HEREBY GRANT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPING, IRRIGATION SYSTEMS, EROSION CONTROL FACILITIES, HIKING TRAILS, EQUESTRIAN TRAILS, BIKENAYS, AND OTHER SIMILAR FACILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO THE GENERAL PUBLIC, OVER, UPON, AND ACROSS LOT 24, AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND DESIGNATED "RECREATION EASEMENT GRANTED HEREON", ALSO GRANTING TO THE CITY OF SAN DIEGO THE RIGHT TO PERMIT ANY PUBLIC UTILITY COMPANY TO CONSTRUCT DISTRIBUTION FACILITIES, PROVIDED SUCH FACILITIES ARE CONSTRUCTED UNDERGROUND.

PARDEE CONSTRUCTION COMPANY, A CALIFORNIA CORPORATION, AS OWNER.

By: NAME: TITLE: By: NAME: TITLE:

STATE OF CALIFORNIA) COUNTY OF SAN DIEGO)

ON BEFORE ME, PERSONALLY APPEARED AND 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/HEY 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 THE PERSON(S) 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) COUNTY OF SAN DIEGO)

ON BEFORE ME, PERSONALLY APPEARED AND 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/HEY 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 THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

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PRINCIPAL PLACE OF BUSINESS IS COUNTY OF

MY COMMISSION EXPIRES

STATE OF CALIFORNIA) COUNTY OF SAN DIEGO)

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WITNESS MY HAND

SIGNATURE PRINT NAME NOTARY PUBLIC IN AND FOR SAID STATE

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF

MY COMMISSION EXPIRES

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



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

PATRICK A. MOWICHAEL, L.S. 6187 LICENSE EXPIRES 3-31-2008

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 CERTIFY THAT THE SUBDIVISION, OR PART THEREOF, SHOWN ON THE ATTACHED MAP AND DESCRIBED IN THE CAPTION THEREOF, IS SUBJECT TO A LIEN FOR A REASSESSMENT IMPOSED PURSUANT TO THE PROVISIONS OF DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE REGARDING CODE (REFUNDING ACT OF 1984 FOR 1915 IMPROVEMENT ACT BONDS). I FURTHER CERTIFY THAT THERE ARE NO LIENS AGAINST THE SUBDIVISION, OR ANY PART THEREOF, FOR UNPAID REASSESSMENTS COLLECTED AS TAXES, EXCEPT FOR REASSESSMENTS NOT YET PAYABLE.

I ALSO CERTIFY THAT THE REASSESSMENT HAS EITHER BEEN PAID IN FULL OR PROVISION HAS BEEN MADE FOR SEGREGATION OF THE RESPONSIBILITY OF EACH OF THE PROPOSED NEW PARCELS FOR A PORTION OF THE ASSESSMENT PAYMENT OBLIGATION AS PROVIDED IN THE REFUNDING ACT.

HOSSEIN RUHL, CITY ENGINEER

By: ANNE L. HOPPE, DEPUTY L.S. 7196

DATE:

I, THOMAS J. PASTUSKA, CLERK OF THE BOARD OF SUPERVISORS, HEREBY STATE 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. PASTUSKA CLERK OF THE BOARD OF SUPERVISORS

By: DEPUTY

DATE:

FILE NO.

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

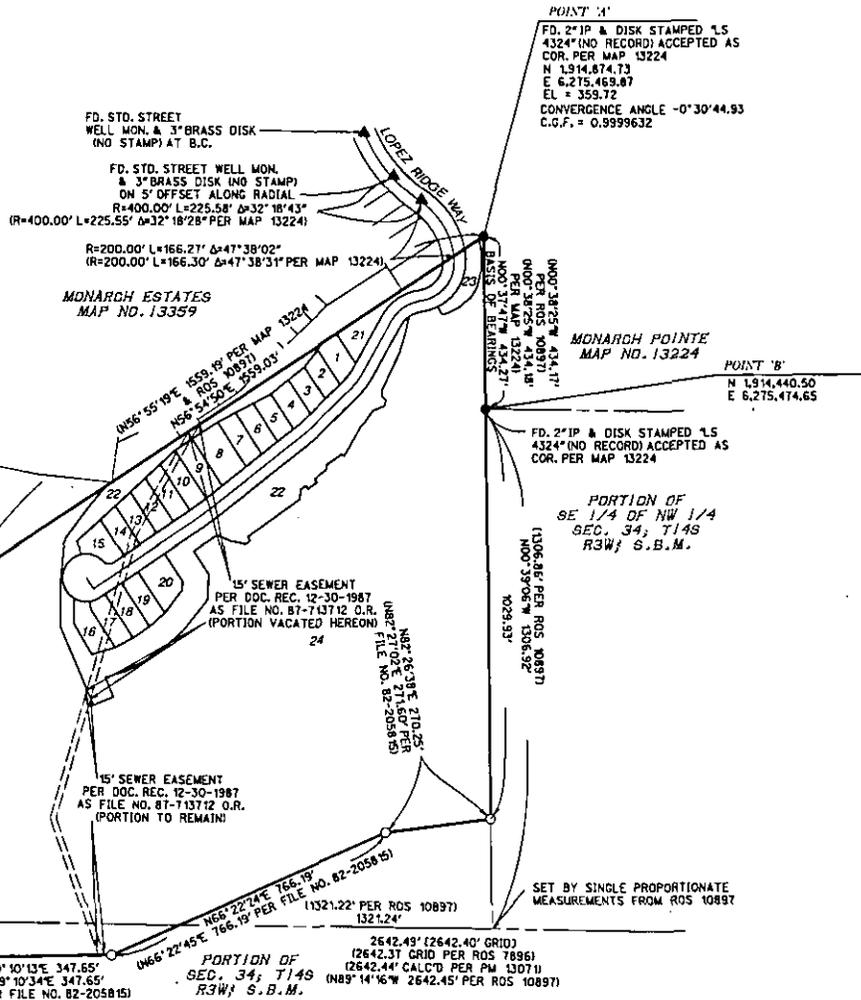
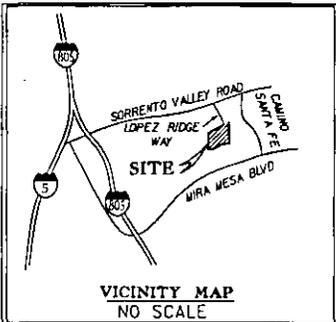
GREGORY J. SMITH BY: COUNTY RECORDER DEPUTY

FEES \$18.00

PROJECT NUMBER J13512 P.T.S. NO. 122123 J.O. NO. 427378 T.M. NO. 11750 L.C. 272-1711 CCS83 1912-6271

RICK ENGINEERING COMPANY logo and contact information: 5620 FRIARS ROAD, SAN DIEGO, CA 92110, 619.291.0707, FAX 619.291.4185, www.rickengineering.com

**SUNSET POINTE**  
PROCEDURE OF SURVEY



**BASIS OF BEARINGS**

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE 6, EPOCH 1991.35 AS DETERMINED BY RTK G.P.S. MEASUREMENTS TAKEN AUGUST 22, 2006 AT PT \*114 AND \*624 AS SHOWN HEREON, PER RECORD OF SURVEY NO. 14492.

THE BEARING FROM POINT 'A' TO POINT 'B' IS N 00°31'47\"/>

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 0.9999632. GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR. ELEVATION AT POINT 'A' IS 359.72.

**LEGEND**

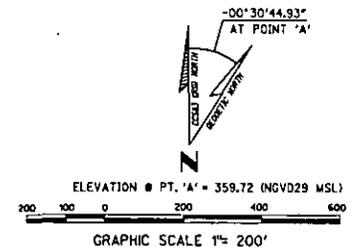
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES WILL SET 2\"/>

**NOTES**

1. TOTAL NUMBER OF LOTS - 24
2. TOTAL AREA OF SUBDIVISION - 37.313 ACRES

**MONUMENTATION NOTES**

1. UNLESS OTHERWISE SHOWN ON THIS MAP:
  - A. ALL LOT CORNERS OF THIS MAP WILL BE MONUMENTED BY A 1/4\"/>
  - B. LOT CORNERS ALONG THE SIDELINES OF DEDICATED STREET RIGHT-OF-WAY WILL BE MONUMENTED BY A LEAD AND DISK STAMPED \"LS 088\" SET ALONG AN EXTENSION OF THE LOT LINE AT AN OFFSET OF 175 FEET IN THE CURB.
  - C. ALL POINTS OF CURVE OF THE SIDELINES OF DEDICATED STREETS WILL BE MONUMENTED BY A LEAD AND DISK STAMPED \"LS 088\" SET AT AN OFFSET OF 175 FEET IN THE CURB MEASURED RADially.



**RICK**  
ENGINEERING COMPANY

5620 FRIARS ROAD  
SAN DIEGO, CA 92110  
619.291.0707  
(FAX) 619.291.4145

T. 13512-A  
13512-001  
13512-002  
13512-003  
13512-004  
13512-005  
13512-006  
13512-007  
13512-008  
13512-009  
13512-010

PROJECT NUMBER J13512	P.T.S. NO. 122123	J.O. NO. 427378
T.M. NO. 11750	L.C. 272-1711	CCS83 1912-6271





SUNSET POINTE

MONARCH ESTATES  
UNIT NO. 6  
MAP NO. 13359

LOT 57

COURSE TABLE

Name	Direction	Length
L1	N 33° 38' 37" W	33.00
L2	N 56° 21' 23" E	34.04
L3	N 22° 01' 14" E	20.00
L4	N 10° 58' 29" W	34.61
L5	N 3° 45' 42" E	22.69
L6	N 56° 21' 23" E	34.64
L7	N 56° 21' 23" E	33.11
L8	N 56° 21' 23" E	16.49
L9	N 10° 22' 31" W	21.31

CURVE TABLE

Name	Delta	Radius	Length
C1	79° 55' 17"	20.00	27.90
C2	53° 45' 05"	60.00	62.57
C3	38° 43' 31"	60.00	40.55
C4	25° 46' 41"	60.00	26.99

SHAW LOPEZ RIDGE  
MAP NO. 13053

LOT 29

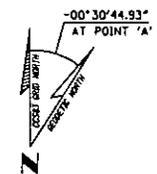
24  
29.21 ACRES

38" SEWER AND ACCESS  
EASEMENT GRANTED HEREON

(SEE SHEET 6)

RECREATION EASEMENT  
GRANTED HEREON  
SEE SHEET 6 FOR DETAIL

24  
29.21 ACRES



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J. 13512-A  
11/13/2008  
11/13/2008  
11/13/2008

San Diego Sacramento Escondido Phoenix Tucson



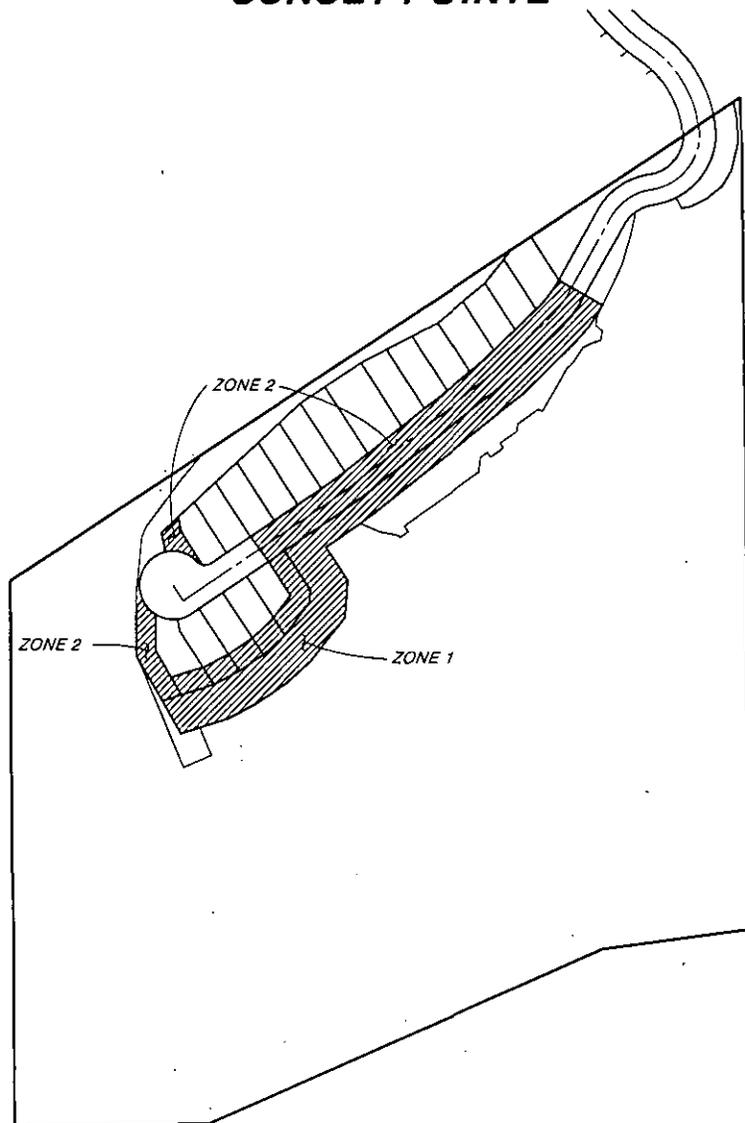
001075

**SUNSET POINTE**

NON-TITLE INFORMATION SHEET

LEGEND

 INDICATES FIRE HAZARD REDUCTION ZONE PER THE CITY OF SAN DIEGO MUNICIPAL CODE



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**RICK**  
 ENGINEERING COMPANY

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 FAX 619.291.4165

J. 13512-A  
 3/14/07  
 15-0007-0007

San Diego Riverside San Marcos Escondido Phoenix Tucson

PROJECT NUMBER J13512	P.T.S. NO. 122123	J.O. NO. 427378
T.M. NO. 11750	L.C. 272-1711	CCS83 1912-6271