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

DATE: June 11, 2007  
TO: Elizabeth Maland, City Clerk  
FROM: Gerri Bollenbach, Assistant Engineer  
SUBJECT: Approval of the final map "4432-4436 56<sup>th</sup> Street"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "4432-4436 56<sup>th</sup> Street". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for June 25, 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 "4432-4436 56<sup>th</sup> Street" (T.M. No. 255399 PTS No. 111294), located on the southwest corner of 56<sup>th</sup> Street and Adelaide Avenue in the Mid-City: Eastern Area Community Plan area in Council District 7, 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 maps or your appeal rights, please feel free to contact Anne Hoppe at (619) 446-5290.

cc: W.O. 426848 PTS No. 111294  
Attachments: Vicinity map, reduced copy of map

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**4432-4436 56TH STREET**

BEING A CONSOLIDATION AND SUBDIVISION OF LOT 8, EXCEPTING THE SOUTH 50 FEET, AND ALL OF LOTS 10 AND 11, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2073, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 10, 1922, TOGETHER WITH THOSE PORTIONS OF 56TH STREET AND ADELARDE 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. 4029-PC DATED JUNE 29, 2006 APPROVES 15 RESIDENTIAL CONDOMINIUM UNITS. SUBDIVISION GUARANTEE FURNISHED BY: FIRST AMERICAN TITLE COMPANY ORDER NO. 2497853 (22)

**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 4436 PROPERTIES, LLC, ON JULY 7, 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:

D. SCOTT PETERS, L.S. 7190 DATE  
EXPIRES DECEMBER 31, 2007



**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.

BY THE AUTHORITY GRANTED TO ME BY CITY ORDINANCE, I ACCEPT ON BEHALF OF THE CITY COUNCIL, THAT PORTION OF LOT 1 MARKED 'STREET' DEDICATED HEREIN.

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

HOSSEIN RUKA, CITY ENGINEER

BY: ANNE L. HOPPE L.S. 7196 DATE

**CLERK OF THE BOARD CERTIFICATE:**

I, THOMAS J. PASTUSZKA, 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. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS. BY: DEPUTY DATE

**COUNTY RECORDER'S CERTIFICATE:**

I, GREGORY J. SMITH, RECORDER OF THE COUNTY OF SAN DIEGO, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF D. SCOTT PETERS, THIS DAY OF 2007 AT O'CLOCK.

GREGORY J. SMITH, COUNTY RECORDER. BY: DEPUTY

FEE: \$ 10.00

**OWNERS CERTIFICATE:**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND EMPACED WITHIN THE SUBDIVISION TO BE KNOWN AS "4432-4436 56TH STREET", AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 2 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

WE HEREBY DEDICATE TO PUBLIC USE 56TH STREET FOR USE AS PUBLIC STREET AND APPURTENANCES THERETO, ALL AS SHOWN ON 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 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.

4436 PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS OWNER

BY: BY:

TITLE: TITLE:

COMMERCIAL CAPITAL BANK, S.B., ITS SUCCESSORS AND/OR ASSIGNS, AS BENEFCIARY UNDER TRUST RECORDED JANUARY 5, 2005 AS INSTRUMENT NO. 2005-007503 OF OFFICIAL RECORDS

BY: BY:

TITLE: TITLE:

**SIGNATURE OMISSION STATEMENT:**

THE SIGNATURE OF THE CITY OF SAN DIEGO, OWNER OF AN EASEMENT AND RIGHT OF WAY FOR STREET PURPOSES AS DEDICATED BY THE MAPS THEREOF NOS. 2073 AND 3758, 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 ACKNOWLEDGMENT:**

STATE OF CALIFORNIA SS  
COUNTY OF SAN DIEGO

ON BEFORE ME,

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 THE PERSON (S) ACTED EXECUTED THE INSTRUMENT.

WITNESS MY HAND

SIGNATURE:

PRINTED NAME:

A NOTARY PUBLIC IN AND FOR SAID STATE

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF

MY COMMISSION EXPIRES

STATE OF CALIFORNIA SS  
COUNTY OF SAN DIEGO

ON BEFORE ME,

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 THE PERSON (S) ACTED EXECUTED THE INSTRUMENT.

WITNESS MY HAND

SIGNATURE:

PRINTED NAME:

A NOTARY PUBLIC IN AND FOR SAID STATE

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF

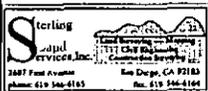
MY COMMISSION EXPIRES

**CITY CLERK'S CERTIFICATE:**

I, ELIZABETH MALAND, 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 2006, AND THAT THE LEGAL APPEAL PERIOD HAS EXPIRED.

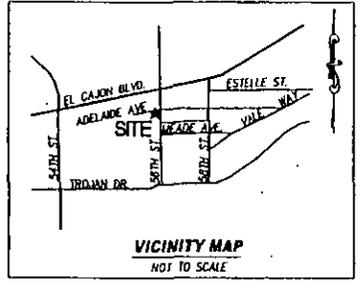
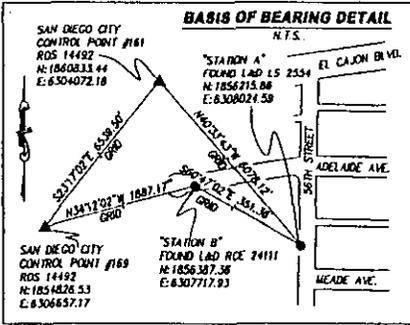
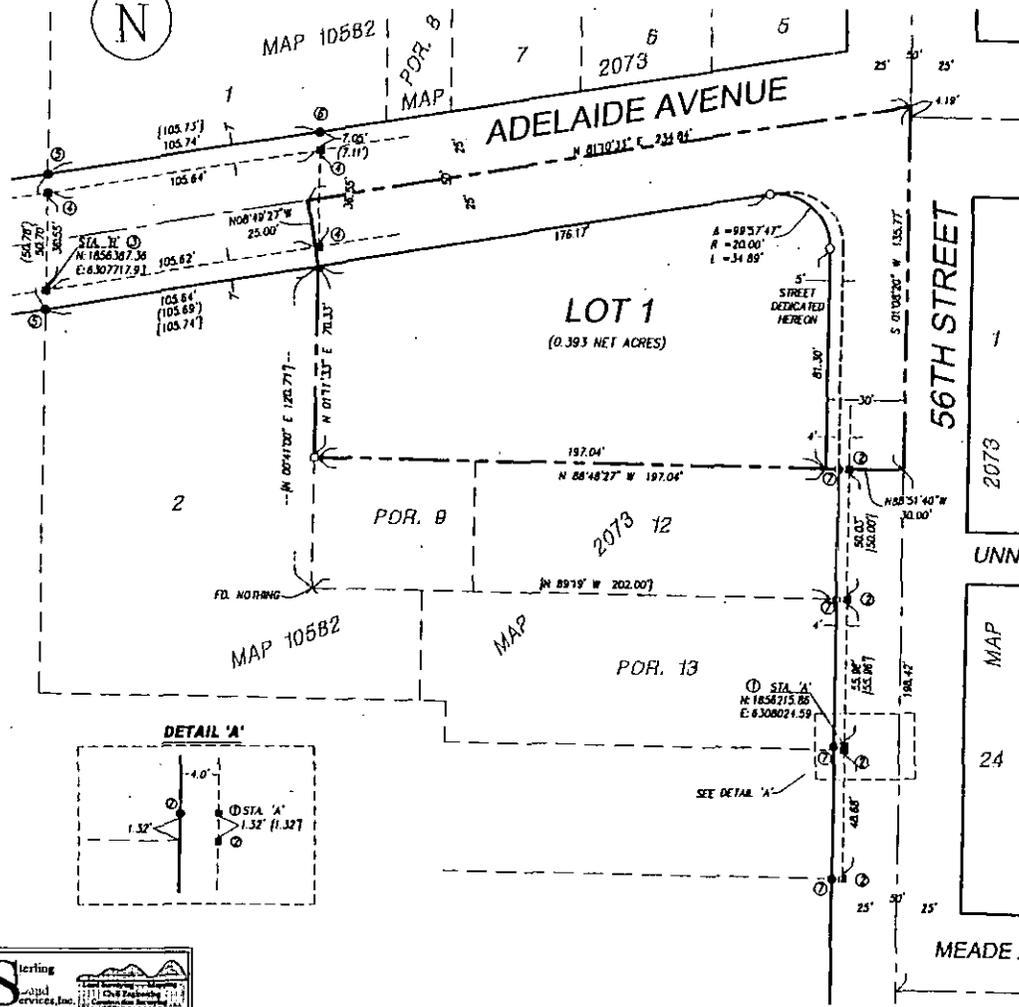
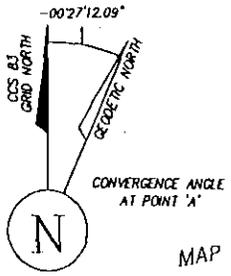
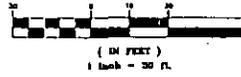
IN WITNESS WHEREOF THESE PRESENTS, I HEREBY EXECUTE AND ATTEST BY SEAL THIS DAY OF 2007.

ELIZABETH MALAND, CITY CLERK. BY: DEPUTY



**4432-4436 56TH STREET**  
PROCEDURE OF SURVEY

GRAPHIC SCALE



**NOTES:**

STREETS, AVENUES AND THE UN-NAMED ALLEY SHOWN HEREON WERE DEDICATED PER MAPS NOS. 2073 & 3756

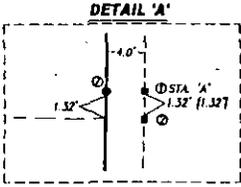
**LEGEND:**

- INDICATES SET 3/4" IRON PIPE WITH DISK STAMPED "L.S. 7190"
- INDICATES FOUND LEAD AND DISC OR AS NOTED, SEE MONUMENT TABLE
- INDICATES FOUND MONUMENT AS NOTED
- ▲ INDICATES FOUND OPS SURVEY MONUMENT AS NOTED
- ( ) INDICATES RECORD DATA PER MAP NO. 10582
- [ ] INDICATES RECORD DATA PER MAP NO. 3756
- | | INDICATES RECORD DATA PER R.O.S. 5611
- — — — — INDICATES SUBDIVISION BOUNDARY
- - - - - INDICATES PROPERTY OFFSET LINE
- — — — — INDICATES CENTERLINE OF STREET

TOTAL AREA OF SUBDIVISION BOUNDARY= 26,331 SQ. FT. (0.604 ACRES)  
TOTAL AREA OF LOT 1 = 17,155 SQ. FT. (0.393 ACRES)  
TOTAL NUMBER OF LOTS = 1

**MONUMENT TABLE:**

- ① STATION 'A' FD L&S 2554 ACCEPTED AS 4' OFFSET (NO RECORD)
- ② FD L&S 2554 ACCEPTED AS 4' OFFSET (NO RECORD)
- ③ STATION 'B' FD L&S RCE 24111 ON 7' OFFSET PER MAP NO. 10582
- ④ FD L&S RCE 24111 ON 7' OFFSET PER MAP NO. 10582
- ⑤ FD 3/4" IRON PIPE LS 2785 PER MAP NO. 6478
- ⑥ FD 2" IRON PIPE LS 2201 PER MAP 3756
- ⑦ FD 3/4" IRON PIPE NO DISC IN LIEU OF POINT PER MAP 3756

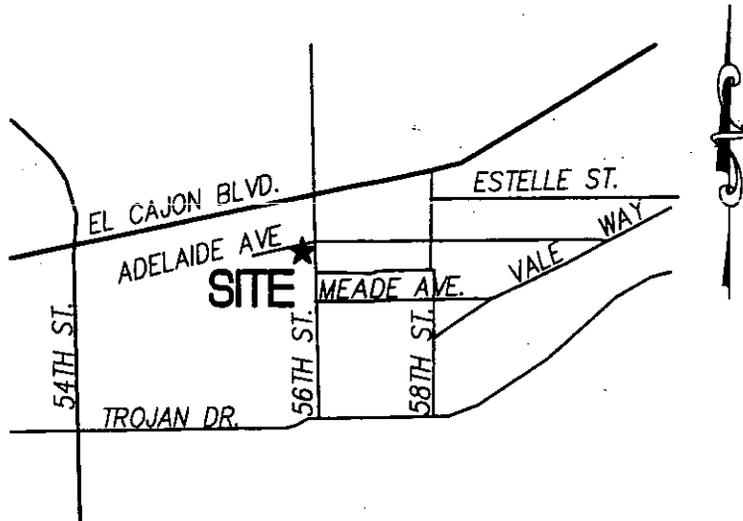


**Sterling**  
Surveying & Mapping  
Services, Inc.  
2867 Fay Avenue  
San Diego, CA 92161  
Phone: 619-546-6165 Fax: 619-546-6164

PTS 111294	T.M. NO. 255399	JO 426848	CCS 83 1864-6305	L.C. 214-1745
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**VICINITY MAP**

NOT TO SCALE