

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

DATE: October 2, 2007

TO: Elizabeth Maland, City Clerk

FROM: Gerri Bollenbach, Assistant Engineer

SUBJECT: Approval of the final map "4054 Illinois Street"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "4054 Illinois Street". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for October 15, 2007.

**NOTICE of Pending Final Map Approval**

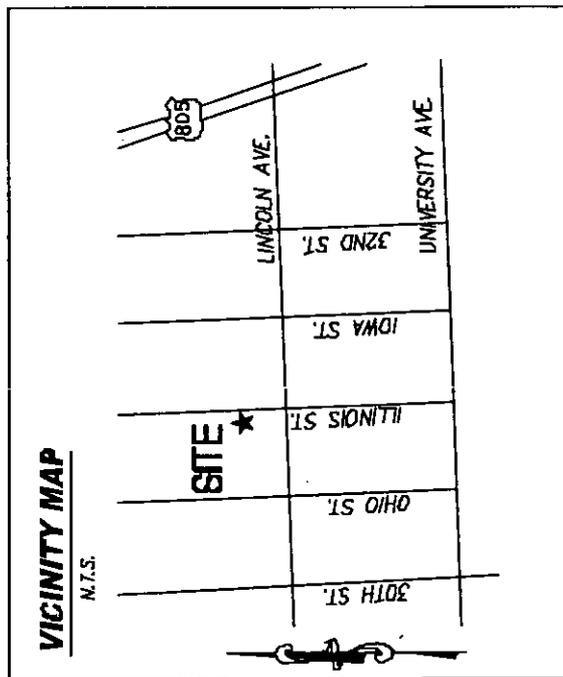
**Notice is hereby given that the City Engineer has reviewed and will approve on the date of this City Council meeting that certain final map entitled "4054 Illinois Street" (T.M No. 266350 PTS No. 128568) located on the west side of Illinois Street between Polk Avenue and Lincoln Avenue in the Greater North Park 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. 427744 PTS 128568

Attachment: Vicinity map, reduced copy of map



# 4054 ILLINOIS STREET

BEING A CONSOLIDATION AND SUBDIVISION OF LOTS 37 & 38 IN BLOCK 183 OF UNIVERSITY HEIGHTS IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY G.J. O'HANCOFF IN BOOK 8, PG. 38 ET SEQ OF US PATENTS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

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. 4150-PG DATED SEPTEMBER 21, 2008 APPROVES (8) RESIDENTIAL CONDOMINIUM UNITS.

SUBDIVISION GUARANTEE FURNISHED BY: FIRST AMERICAN TITLE CO. ORDER NO. 2020381 (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 TROY SMITH AND BRADFORD SHOEMAKER ON OCTOBER 15, 2008. 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, I.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 COMPLES 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.

HOSSSEN RUAL, CITY ENGINEER

BY: ANNE L. HOPPE, DEPUTY P.L.S. 7198 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 BY: \_\_\_\_\_ DATE  
CLERK OF THE BOARD OF SUPERVISORS DEPUTY

### COUNTY RECORDER'S CERTIFICATE:

FILE NO. \_\_\_\_\_  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_ AT \_\_\_\_\_ M. IN  
BOOK OF \_\_\_\_\_, AT PAGE \_\_\_\_\_, AT THE REQUEST OF D. SCOTT PETERS.

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

### OWNERS CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND EMBRACED WITHIN THE SUBDIVISION TO BE KNOWN AS "4054 ILLINOIS STREET", 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.

4054 ILLINOIS STREET, LLC, AS OWNER

BY: TROY SMITH, AS TRUSTEE DATE \_\_\_\_\_

BY: BRADFORD L. SHOEMAKER, AS TRUSTEE DATE \_\_\_\_\_

FIRST PRIVATE BANK AND TRUST, AS BENEFCIARY UNDER DEED OF TRUST RECORDED JANUARY 2, 2007 AS FILE NO. 2007-0001282 OF OFFICIAL RECORDS.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

BRADFORD L. SHOEMAKER, DBA EXPRESS FUNDING MORTGAGE CO., AS BENEFCIARY UNDER DEED OF TRUST RECORDED JUNE 8, 2007 AS FILE NO. 2007-0306674 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 MAP THEREOF NO. 558, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 84436, SUBSECTION (X)(1)(A)(I) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT THEY CANNOT APPEAR 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,  
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 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 \_\_\_\_\_ DATE

STATE OF CALIFORNIA SS  
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) 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 \_\_\_\_\_

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WITNESS MY HAND

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_  
A NOTARY PUBLIC IN AND FOR SAID STATE

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ DATE

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COUNTY OF SAN DIEGO

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WITNESS MY HAND

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_  
A NOTARY PUBLIC IN AND FOR SAID STATE

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ DATE

STATE OF CALIFORNIA SS  
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) 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 \_\_\_\_\_ DATE

### 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 \_\_\_\_\_, 2007, AND THAT THE LEGAL APPEAL PERIOD HAS EXPIRED.

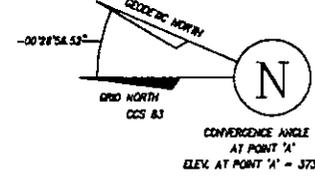
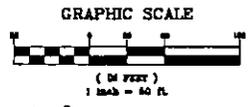
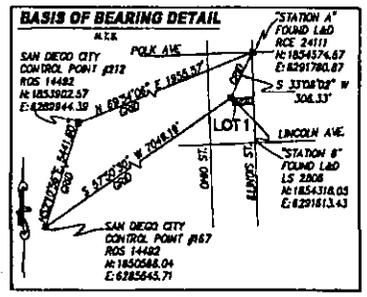
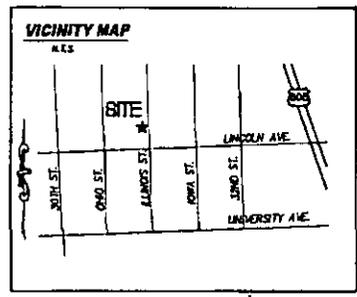
IN WITNESS WHEREOF THESE PRESENTS, I HEREBY EXECUTE AND ATTEST BY SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

ELIZABETH MALAND BY: \_\_\_\_\_  
CITY CLERK DEPUTY



PTS 128568	T.M. NO. 268350	A.G. 427744	CCS 83 1852-4289	L.C. 212-1729
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# 4054 ILLINOIS STREET



**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NAD '83 CALIFORNIA COORDINATE SYSTEM ZONE 4, EPOCH 1991.33 MEASUREMENT TO STATION 'A' AND STATION 'B' ARE SHOWN HEREON. STATIONS 'A' AND 'B' ARE ADJUSTED TO G.P.S. STATION 167 AND G.P.S. STATION 212 PER RGS 1448Z.  
 BEARING FROM STATION A TO STATION B BEING S 33°00'22" W  
 QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN THE TERMS OF SAID SYSTEM.

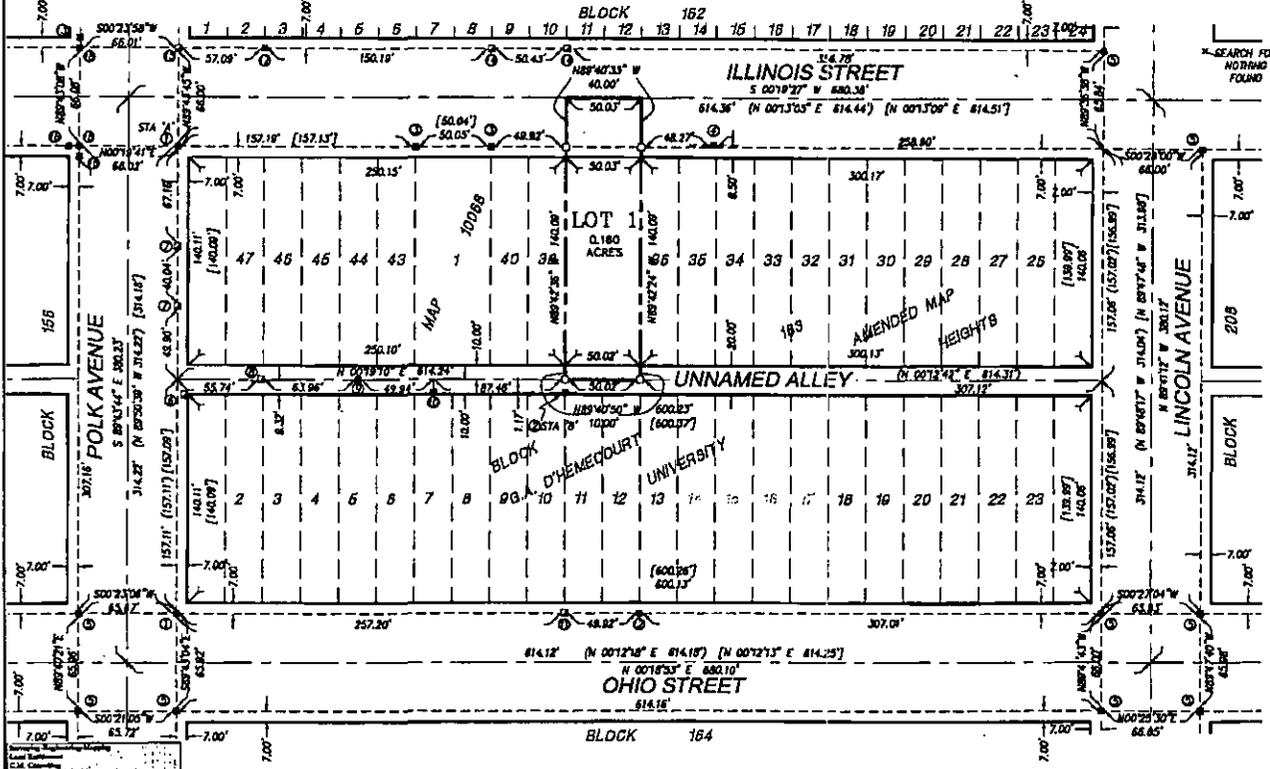
THE COMBINED GRID FACTOR AT STATION 'A' IS 0.999992938  
 GRID DISTANCE = GROUND DISTANCE (X) COMBINED GRID FACTOR

- LEGEND:**
- INDICATES SET LEAD AND DISC STAMPED "L.S. 7190"
  - INDICATES FOUND LEAD AND DISC AS NOTED
  - INDICATES FOUND POINT AS NOTED
  - ( ) INDICATES RECORD DATA PER R.G.S. 10350
  - [ ] INDICATES RECORD DATA PER MAP 10068
  - INDICATES SUBDIVISION BOUNDARY
  - - - INDICATES OFFSET LINE
  - INDICATES CENTERLINE OF STREET

TOTAL AREA OF SUBDIVISION BOUNDARY = 8,500 SQ. FT. (0.218 ACRES)  
 TOTAL AREA OF LOT 1 = 7,007 SQ. FT. (0.180 ACRES)  
 TOTAL NUMBER OF LOTS = 1

**NOTES:**  
 1. STREETS, ALLEYS, AND THE UNNAMED ALLEY WERE DEDICATED PER MAP NO. 558.

- MONUMENT NOTES:**
- ① FD LEAD & DISC RCE 24111 ON 7' x 7' 0/5 PER MAP 10068
  - ② FD LEAD & DISC LS 2208 ACCEPTED AS 1.17' 0/5 PER MAP 10068
  - ③ FD LEAD & DISC RCE 24111 ON 7' 0/5 PER MAP 10068
  - ④ FD LEAD & DISC RCE 24111 ACCEPTED AS 8.5' 0/5 (NO RECORD)
  - ⑤ FD LEAD & DISC CITY ENG ACCEPTED AS 7' x 7' 0/5 (NO RECORD)
  - ⑥ FD LEAD & TACK ACCEPTED AS 2.30' x 0.35' 0/5 (NO RECORD)
  - ⑦ FD LEAD & TACK ACCEPTED AS 7' 0/5 (NO RECORD)
  - ⑧ FD LEAD NO TAG ACCEPTED AS 8.32' 0/5 (NO RECORD)
  - ⑨ FD LEAD & DISC ON 10' 0/5 PER RGS 10350
  - ⑩ FD LEAD & DISC ON 8.74' 0/5 OFF C/A PER MAP 10068
  - ⑪ FD LEAD & HOLE ACCEPTED AS 7' 0/5 (NO RECORD)
  - ⑫ FD LEAD & DISC RCE 8195 ON 7' 0/5 PER MAP 10068
  - ⑬ FD LEAD & DISC LS 2117 ACCEPTED AS 7' x 0' 0/5 (NO RECORD)
  - ⑭ FD LEAD & TACK ACCEPTED AS 7' 0/5 (NO RECORD)
  - ⑮ FD LEAD & TACK ACCEPTED AS 7' x 7' 0/5 (NO RECORD)
  - ⑯ FD LEAD & DISC RCE 18240 ACCEPTED AS 7' x 0' 0/5 (NO RECORD)
  - ⑰ FD LEAD & DISC CITY ENG ACCEPTED AS 7' 0/5 (NO RECORD)
  - ⑱ FD LEAD & DISC CITY ENG ON 7' x 7' 0/5 PER OR 10243



**STERLING**  
 74 (619) 344-4145 Fax (619) 344-4144  
 3607 First Avenue San Diego, CA 92131-4300

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