

000083

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

DATE: October 15, 2007
TO: Elizabeth Maland, City Clerk
FROM: Gerri Bollenbach, Assistant Engineer
SUBJECT: Approval of the final map "9054 Gramercy Drive"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "9054 Gramercy Drive". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for October 29, 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 "9054 Gramercy Drive" (T.M No. 47066 PTS No. 93960) located on the north side of Gramercy Drive easterly of Sandrock Road in the Serra Mesa Community Plan area in Council District 6, 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:

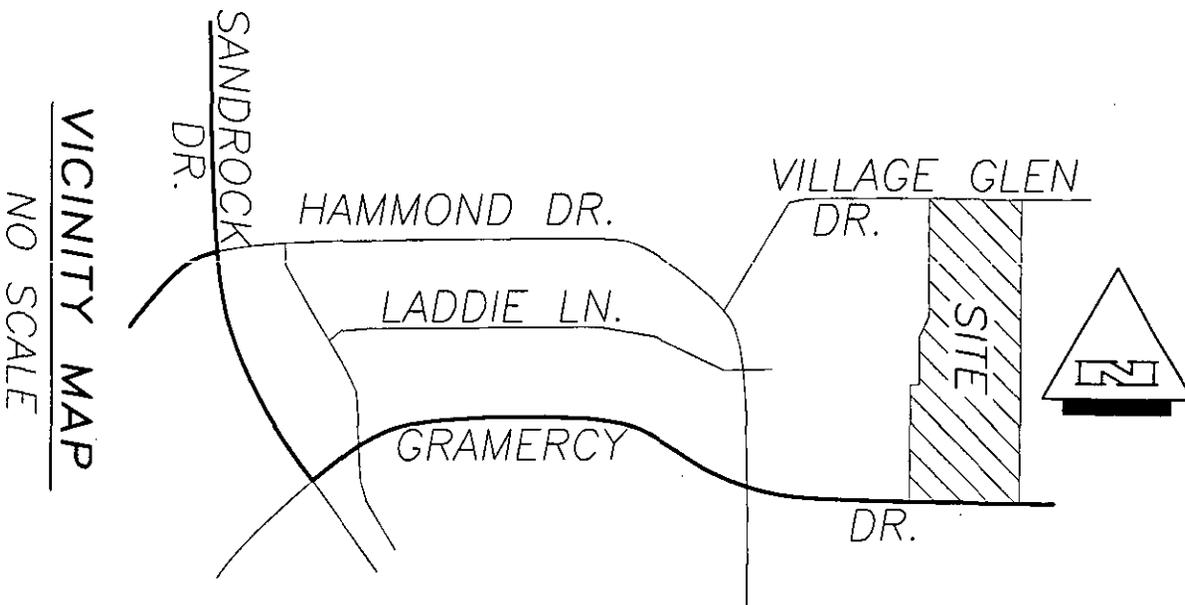
- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.**
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval 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. 425902 PTS 93960

Attachment: Vicinity map, reduced copy of map

000084



VICINITY MAP

NO SCALE

MAP NO.

SHEET 1 OF 3 SHEETS

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND EMBRACED WITHIN THE SUBDIVISION TO BE KNOWN AS 9054 GRAMERCY DRIVE AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, CONSISTING OF 3 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 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 DRAINAGE FACILITIES ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION DESIGNATED AS DRAINAGE EASEMENT GRANTED HEREON, 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 WALLS, MASONRY FENCES AND OTHER STRUCTURES; OR THE PLANTING OR GROWING OF TREES OR SHRUBS; OR CHANGING THE SURFACE GRADE; OR THE INSTALLATION OF PRIVATELY OWNED PIPELINES SHALL BE PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE.

GRANMA'S APARTMENTS,
A CALIFORNIA LIMITED PARTNERSHIP

BY: MAJOR ACQUISITIONS CORPORATION,
A CALIFORNIA LIMITED CORPORATION
IT'S: GENERAL PARTNER

BY: _____
FRED HAMEETMAN, PRESIDENT

WACHOVIA BANK, NATIONAL ASSOCIATION, AS BENEFICIARY UNDER DEED OF TRUST RECORDED OCTOBER 11, 2006, AS FILE NO. 2006-0723437, OF OFFICIAL RECORDS.

WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF WACHOVIA BANK COMMERCIAL MORTGAGE TRUST, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-C29.

BY: WACHOVIA BANK, NATIONAL ASSOCIATION
ITS MASTER SERVICER

BY: _____

NAME: _____ TITLE: _____

SIGNATURE OMISSION:

THE SIGNATURE OF THE FOLLOWING PARTIES HAVE 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 RISE INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

THE CITY OF SAN DIEGO, OWNER OF AN EASEMENT AND RIGHT OF WAY FOR STREET PURPOSES AS DEDICATED BY MAP 3676.

THE CITY OF SAN DIEGO, OWNER OF AN EASEMENT FOR A STORM DRAIN OR DRAINS, RECORDED JULY 11, 1957 IN BOOK 6658, PAGE 218 OF OFFICIAL RECORDS.

THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, OWNER OF AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED SEPTEMBER 23, 1957 IN BOOK 6759, PAGE 417 OF OFFICIAL RECORDS.

THE CITY OF SAN DIEGO, OWNER OF AN EASEMENT FOR STORM DRAIN OR DRAINS AND APPURTENANCES THERETO, BY DEED RECORDED NOVEMBER 8, 1972 FILE/PAGE NO. 299489, THE CITY OF SAN DIEGO QUITCLAIMED A PORTION OF SAID EASEMENT.

THE CITY OF SAN DIEGO, OWNER OF AN EASEMENT FOR DRAINAGE BY DEED RECORDED NOVEMBER 8, 1972 FILE/PAGE NO. 299489, THE CITY OF SAN DIEGO QUITCLAIMED A PORTION OF SAID EASEMENT.

THE CITY OF SAN DIEGO, OWNER OF AN EASEMENT FOR EARTH EXCAVATION OR EMBANKMENT, SLOPE OR SLOPES GRANTED BY DEED RECORDED JUNE 5, 1964 AS FILE NO. 101869, OF OFFICIAL RECORDS.

THE CITY OF SAN DIEGO, OWNER OF AN EASEMENT FOR STORM DRAIN OR DRAINS GRANTED BY DEED RECORDED JUNE 5, 1964 AS FILE NO. 101870, OFFICIAL RECORDS.

THE CITY OF SAN DIEGO, OWNER OF AN EASEMENT FOR DRAINAGE FACILITIES GRANTED BY DEED RECORDED AUGUST 29, 1972 AS FILE NO. 230669, OFFICIAL RECORDS.

SAN DIEGO GAS & ELECTRIC COMPANY, OWNER OF AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS GRANTED BY DEED RECORDED JANUARY 10, 1978 AS FILE NO. 78-010200, OFFICIAL RECORDS.

THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, OWNER OF AN EASEMENT FOR FOR PUBLIC UTILITIES, INGRESS AND EGRESS GRANTED BY DEED RECORDED AUGUST 16, 1978 AS FILE NO. 78-348709 OF OFFICIAL RECORDS.

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CALIFORNIA 92123-1354 (858)-565-8362

9054 GRAMERCY DRIVE

BEING A CONSOLIDATION AND SUBDIVISION OF A LOT 2 OF MISSION VISTA UNIT NO. 2 IN THE CITY OF SAN DIEGO COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5255, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 14, 1963, TOGETHER WITH THOSE PORTIONS OF GRAMERCY DRIVE AS DEDICATED TO PUBLIC USE.

SUBDIVISION GUARANTEE BY: CHICAGO TITLE COMPANY
ORDER NO. 43050323-US2

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. 3613-PC, DATED DECEMBER 9, 2004, APPROVES 184 RESIDENTIAL CONDOMINIUMS.

STATE OF _____ } S.S.
COUNTY OF _____ }

ON _____, 2007 BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED FRED HAMEETMAN, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINT NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

MY COMMISSION EXPIRES: _____

STATE OF _____ } S.S.
COUNTY OF _____ }

ON _____, 2007 BEFORE ME, _____ A NOTARY PUBLIC, 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/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.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINT NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

MY COMMISSION EXPIRES: _____

CITY CLERK'S 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: _____
DEPUTY

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 FRED HAMEETMAN IN MARCH, 2005. 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.

ROBERT J. BATEMAN, L.S. 7046 _____ DATE _____
LICENSE EXPIRES DECEMBER 31, 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 IMPROVEMENT ACTS OF THE STATE OF CALIFORNIA AGAINST THIS SUBDIVISION.

HOSSEIN RUHL, CITY ENGINEER

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

DATE: _____

CLERK OF THE BOARD OF SUPERVISORS STATEMENT:

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

DATE: _____

BY: _____
DEPUTY

RECORDER'S CERTIFICATE:

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 ROBERT J. BATEMAN THIS _____ DAY OF _____, 2007, AT _____ O'CLOCK _____ M.

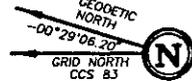
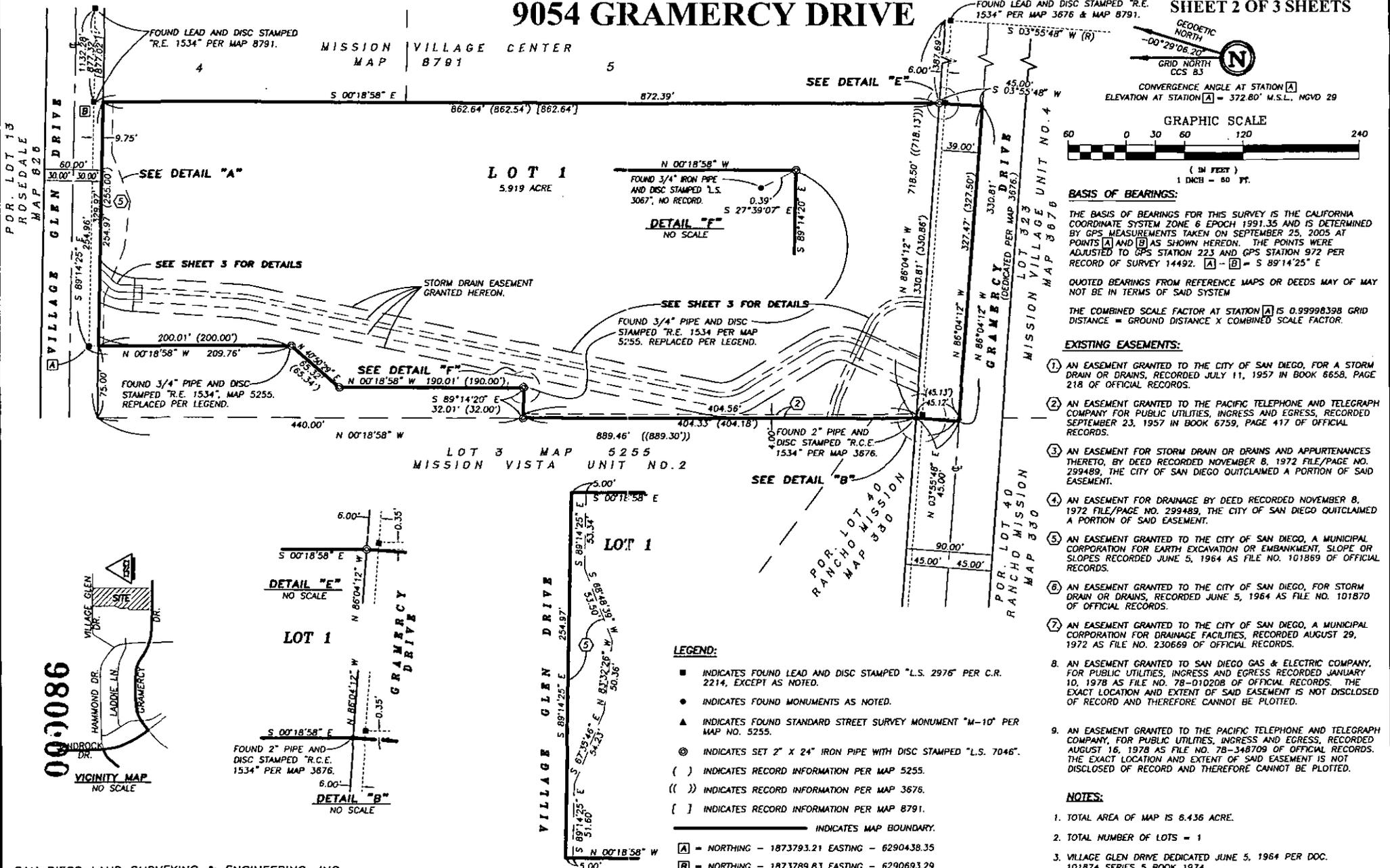
GREGORY J. SMITH
COUNTY RECORDER
FEE: \$12.00

BY: _____
DEPUTY COUNTY RECORDER

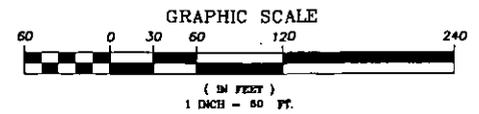
MAP NO.

SHEET 2 OF 3 SHEETS

9054 GRAMERCY DRIVE



CONVERGENCE ANGLE AT STATION [A] = 03°55'48\"/>



BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE 6 EPOCH 1991.35 AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON SEPTEMBER 25, 2005 AT POINTS [A] AND [B] AS SHOWN HEREIN. THE POINTS WERE ADJUSTED TO GPS STATION 223 AND GPS STATION 972 PER RECORD OF SURVEY 14492. [A] - [B] = S 89°14'25\"/>

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OF MAY NOT BE IN TERMS OF SAID SYSTEM
 THE COMBINED SCALE FACTOR AT STATION [A] IS 0.99998398 GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR.

- EXISTING EASEMENTS:**
- AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO, FOR A STORM DRAIN OR DRAINS, RECORDED JULY 11, 1957 IN BOOK 6658, PAGE 218 OF OFFICIAL RECORDS.
 - AN EASEMENT GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED SEPTEMBER 23, 1957 IN BOOK 6759, PAGE 417 OF OFFICIAL RECORDS.
 - AN EASEMENT FOR STORM DRAIN OR DRAINS AND APPURTENANCES THERETO, BY DEED RECORDED NOVEMBER 8, 1972 FILE/PAGE NO. 289489, THE CITY OF SAN DIEGO QUITCLAIMED A PORTION OF SAID EASEMENT.
 - AN EASEMENT FOR DRAINAGE BY DEED RECORDED NOVEMBER 8, 1972 FILE/PAGE NO. 289489, THE CITY OF SAN DIEGO QUITCLAIMED A PORTION OF SAID EASEMENT.
 - AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION FOR EARTH EXCAVATION OR EMBANKMENT, SLOPE OR SLOPES RECORDED JUNE 5, 1964 AS FILE NO. 101869 OF OFFICIAL RECORDS.
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 - AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION FOR DRAINAGE FACILITIES, RECORDED AUGUST 29, 1972 AS FILE NO. 230669 OF OFFICIAL RECORDS.
 - AN EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY, FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED JANUARY 10, 1978 AS FILE NO. 78-010208 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE CANNOT BE PLOTTED.
 - AN EASEMENT GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED AUGUST 16, 1978 AS FILE NO. 78-348709 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE CANNOT BE PLOTTED.

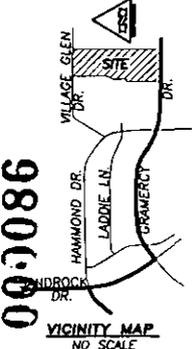
- LEGEND:**
- INDICATES FOUND LEAD AND DISC STAMPED "L.S. 2976" PER C.R. 2214, EXCEPT AS NOTED.
 - INDICATES FOUND MONUMENTS AS NOTED.
 - ▲ INDICATES FOUND STANDARD STREET SURVEY MONUMENT "M-10" PER MAP NO. 5255.
 - ⊙ INDICATES SET 2" X 24" IRON PIPE WITH DISC STAMPED "L.S. 7046".
 - () INDICATES RECORD INFORMATION PER MAP 5255.
 - (()) INDICATES RECORD INFORMATION PER MAP 3676.
 - [] INDICATES RECORD INFORMATION PER MAP 8791.
 - INDICATES MAP BOUNDARY.

- NOTES:**
- TOTAL AREA OF MAP IS 6.436 ACRE.
 - TOTAL NUMBER OF LOTS = 1
 - VILLAGE GLEN DRIVE DEDICATED JUNE 5, 1964 PER DOC. 101874 SERIES 5 BOOK 1974.

- LEGEND:**
- INDICATES FOUND LEAD AND DISC STAMPED "L.S. 2976" PER C.R. 2214, EXCEPT AS NOTED.
 - INDICATES FOUND MONUMENTS AS NOTED.
 - ▲ INDICATES FOUND STANDARD STREET SURVEY MONUMENT "M-10" PER MAP NO. 5255.
 - ⊙ INDICATES SET 2" X 24" IRON PIPE WITH DISC STAMPED "L.S. 7046".
 - () INDICATES RECORD INFORMATION PER MAP 5255.
 - (()) INDICATES RECORD INFORMATION PER MAP 3676.
 - [] INDICATES RECORD INFORMATION PER MAP 8791.
 - INDICATES MAP BOUNDARY.
- [A] = NORTHING - 1873793.21 EASTING - 6290438.35
 [B] = NORTHING - 1873789.83 EASTING - 6290693.29

PDR LOT 13
 ROSEDALE
 MAP 828

00:00:00



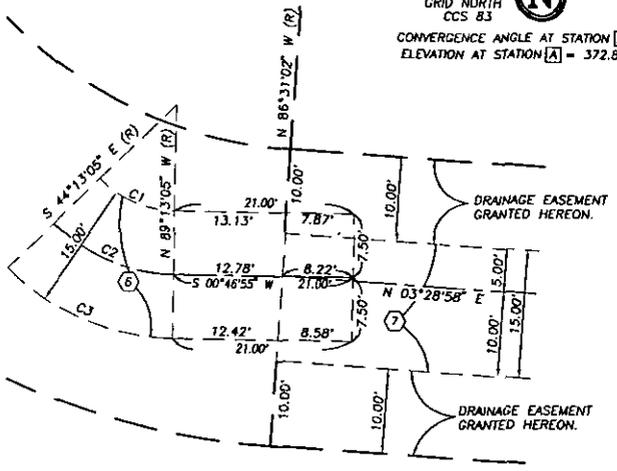
SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
 9665 CHESAPEAKE DRIVE, SUITE 445
 SAN DIEGO, CALIFORNIA 92123 (858)565-8362

MAP NO.

SHEET 3 OF 3 SHEETS

9054 GRAMERCY DRIVE

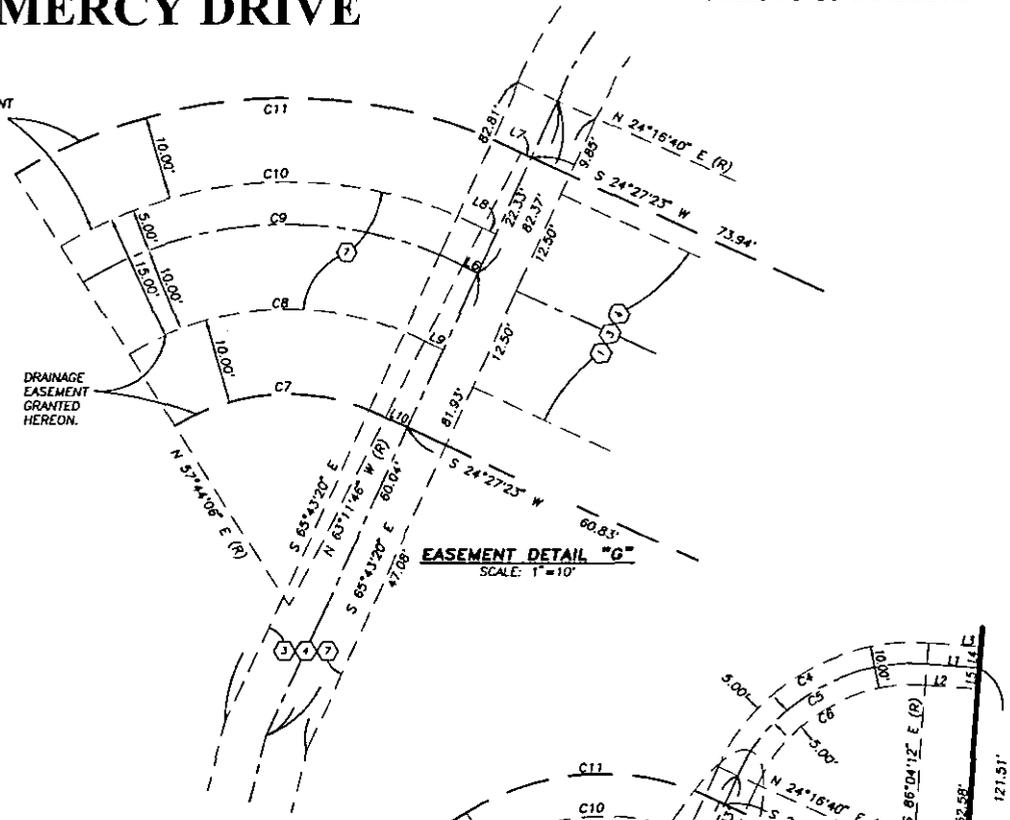
GEODETIC NORTH
 -00°29'06.20"
 GRID NORTH
 CCS 83
 CONVERGENCE ANGLE AT STATION [A]
 ELEVATION AT STATION [A] = 372.8



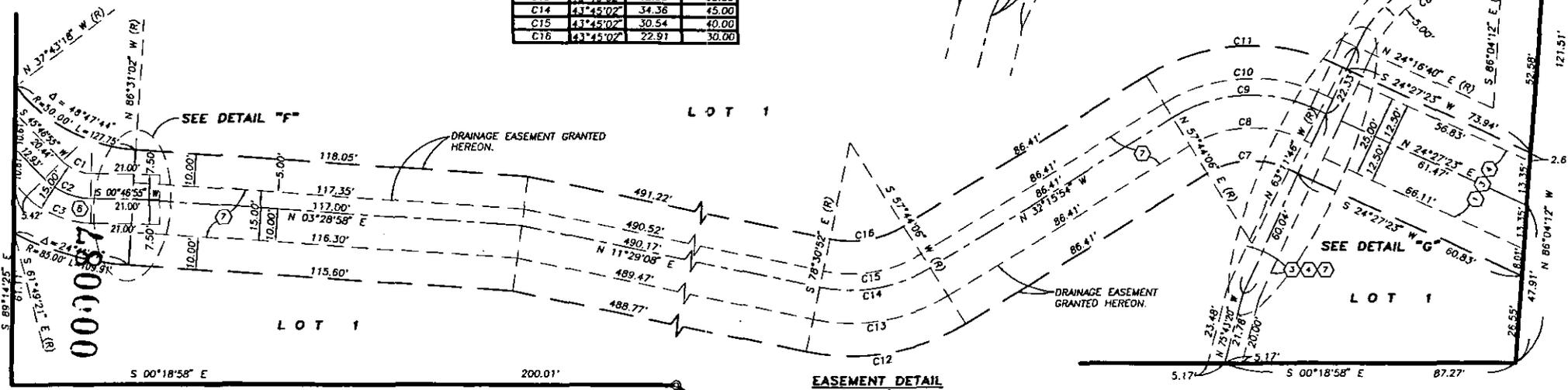
EASEMENT DETAIL "F"
SCALE: 1"=10'

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.28	N03°55'48"E
L2	12.28	N03°55'48"E
L3	12.28	N03°55'48"E
L4	5.00	S85°54'37"E
L5	5.00	S86°14'17"E
L6	1.98	N24°27'23"E
L7	1.71	N24°27'23"E
L8	1.86	N24°27'23"E
L9	2.23	N24°27'23"E
L10	2.47	N24°27'23"E

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	45°00'00"	9.82	12.50
C2	45°00'00"	15.71	20.00
C3	45°00'00"	21.60	27.50
C4	69°19'08"	60.78	50.00
C5	69°19'08"	54.70	45.00
C6	69°19'08"	48.63	40.00
C7	59°52'16"	26.12	25.00
C8	59°23'00"	36.28	35.00
C9	59°04'08"	46.39	45.00
C10	58°58'54"	51.44	50.00
C11	58°46'16"	61.53	50.00
C12	43°45'02"	49.63	55.00
C13	43°45'02"	42.00	55.00
C14	43°45'02"	34.36	45.00
C15	43°45'02"	30.54	40.00
C16	43°45'02"	22.91	30.00



EASEMENT DETAIL "G"
SCALE: 1"=10'



EASEMENT DETAIL
SCALE: 1"=20'