

007461

REQUEST FOR COUNCIL ACTION
CITY OF SAN DIEGO

1. CERTIFICATE (FOR AUDIT)

TO: CITY ATTORNEY
2. FROM (ORIGINATING DEPARTMENT): Development Services
3. DATE: July 24, 2007

4. SUBJECT: Black Mountain Ranch North Village Unit No. 3A Final Map

5. PRIMARY CONTACT (NAME, PHONE, & MAIL STA.): G. Bollenbach Ext. 65417 MS 501
6. SECONDARY CONTACT (NAME, PHONE, & MAIL STA.): Anne Hoppe Ext. 65290 MS 501
7. CHECK BOX IF REPORT TO COUNCIL IS ATTACHED

8. COMPLETE FOR ACCOUNTING PURPOSES

FUND	DEPT.	ORGANIZATION	OBJECT ACCOUNT	JOB ORDER	C.I.P. NUMBER	AMOUNT	9. ADDITIONAL INFORMATION / ESTIMATED COST:

10. ROUTING AND APPROVALS

ROUTE (#)	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED	ROUTE (#)	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
1	ORIG. DEPT	<i>[Signature]</i>	8/21/07	4	DEPUTY CHIEF	<i>[Signature]</i>	8/21/07
2	EAS	<i>[Signature]</i>	8/13/07	5	CITY ATTORNEY	<i>[Signature]</i>	8/31/07
3	LIAISON OFFICE	<i>[Signature]</i>	8/15/07	6	ORIG. DEPT	<i>[Signature]</i>	8/21/07
				DOCKET COORD: <i>[Signature]</i> COUNCIL LIAISON <i>[Signature]</i>			
				<input checked="" type="checkbox"/> COUNCIL PRESIDENT <input type="checkbox"/> SPOB <input checked="" type="checkbox"/> CONSENT <input type="checkbox"/> ADOPTION <input type="checkbox"/> REFER TO: _____ COUNCIL DATE: 9/15/07			

11. PREPARATION OF: RESOLUTIONS ORDINANCE(S) AGREEMENT(S) DEED(S)

1. Approving the final map Black Mountain Ranch North Village Unit No. 3A including the vacation of a building restricted easement.

11A. STAFF RECOMMENDATIONS:

Approve the resolution

12. SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION.)

COUNCIL DISTRICT(S): 1
COMMUNITY AREA(S): BLACK MOUNTAIN RANCH
ENVIRONMENTAL IMPACT: THIS ACTIVITY IS NOT A "PROJECT" AND IS THEREFORE NOT SUBJECT TO CEQA PURSUANT TO STATE CEQA GUIDELINES SECTION 15060 (c) (3).
HOUSING IMPACT: NONE
OTHER ISSUES: NONE
ATTACHMENTS: VICINITY MAP, REDUCED COPY OF MAP
WORK ORDER NO. 426607 PTS NO. 106264

007463

EXECUTIVE SUMMARY SHEET

DATE REPORT ISSUED: July 24, 2007

REPORT NO.: N/A

ATTENTION: Council President and City Council
ORIGINATING DEPARTMENT: Development Services
SUBJECT: Black Mountain Ranch North Village Unit No. 3A Final Map
COUNCIL DISTRICT(S): 1
STAFF CONTACT: G. Bollenbach ext. 65417

REQUESTED ACTION:

Council approval of Black Mountain Ranch North Village Unit 3A Final Map, including the vacation of a building restricted easement

STAFF RECOMMENDATION:

Approve the final map

EXECUTIVE SUMMARY:

This project is located in the Black Mountain Rancho Community Plan area southeasterly of Paseo Del Sur and Camino Del Sur. This map is an amendment of a portion of Black Mountain Ranch North Village Unit No. 3. This map requires Council approval because a building restricted easement granted on Black Mountain Ranch North Village Unit No. 3 is being vacated. A building restricted easement in the same location of almost identical size is being granted on the new map. This easement will be maintained by the Home Owner's Association.

A Substantial Conformance Review was approved on November 27, 2001. All public improvements for this subdivision were provided for in connection with Black Mountain Ranch North Village Unit 3. There are no additional requirements for approval of this map.

FISCAL CONSIDERATIONS:

There are no fiscal impacts in connection with this action. All costs are being paid by the applicant.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

N/A

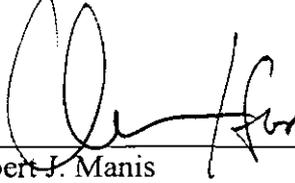
COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

N/A

007464

KEY STAKEHOLDERS & PROJECTED IMPACTS (if applicable):

Black Mountain Ranch LLC



Robert J. Manis
Deputy Director
Entitlements Division, Development Services

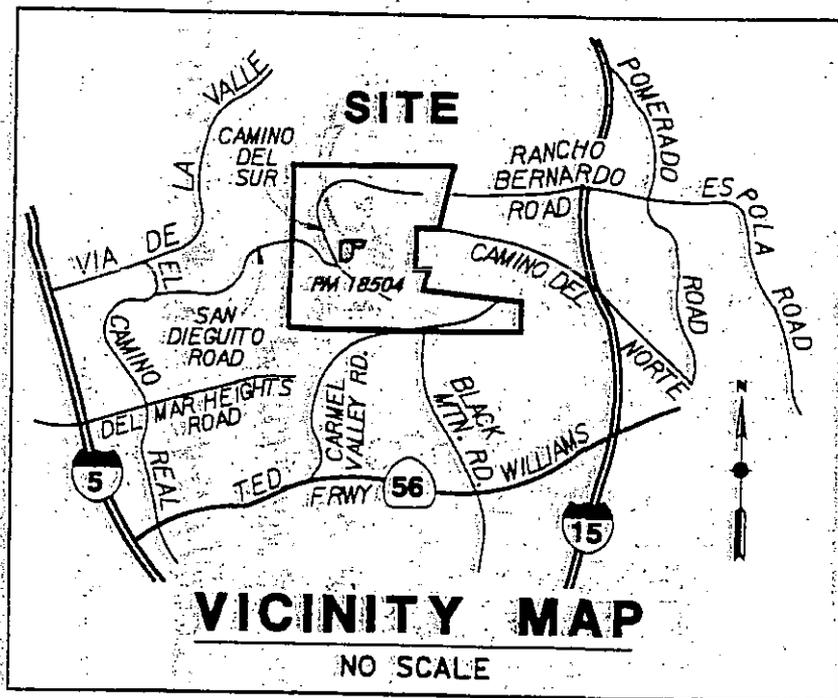


Deputy Chief of Land Use and
Economic Development

007465

BLACK MOUNTAIN RANCH
NORTH VILLAGE UNIT NO. 3A

FINAL MAP



00000001

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND EMBRACED WITHIN THE SUBDIVISION TO BE KNOWN AS BLACK MOUNTAIN RANCH NORTH VILLAGE UNIT NO. 3A, AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 6 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 AND RELINQUISH TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, ANY AND ALL RIGHTS TO CONSTRUCT, ERECT OR MAINTAIN ANY ABOVE GROUND ROOFED BUILDING OR COVERED STRUCTURE, EXCEPT FOR A RECREATIONAL BUILDING AND ASSOCIATED FACILITIES AS PROVIDED FOR IN PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 40-0528, OVER, UPON OR ACROSS ALL THOSE PORTIONS OF LOT A, WITH THE EXCEPTION OF THOSE PORTIONS OF SAID LOT AS ARE SHOWN AND DESIGNATED AS BUILDING SITES, AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND DESIGNATED "BUILDING RESTRICTED EASEMENT FOR RECREATION LOT GRANTED HEREON", RESERVING TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENT(S) HEREIN GRANTED THE CONTINUED USE OF SAID REAL PROPERTY FOR ANY PURPOSE EXCEPT AS HEREIN PROVIDED AND THE RIGHT TO GRANT EASEMENTS TO ANY PUBLIC UTILITY COMPANY FOR DISTRIBUTION FACILITIES PROVIDED THE SAME ARE INSTALLED UNDERGROUND. 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 DO HEREBY GRANT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, THE EASEMENTS FOR GENERAL UTILITY AND ACCESS PURPOSES OVER, UNDER, UPON, AND ACROSS PORTIONS OF LOT 9, AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND IDENTIFIED AS "GENERAL UTILITY AND ACCESS EASEMENT GRANTED HEREON INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR THE REPAIR, MAINTENANCE, AND ALTERATION OF ANY UTILITY EQUIPMENT OR FACILITY SITUATED IN OR ON SAID EASEMENT; AND ALSO THE RIGHT OF INGRESS AND EGRESS OF EMERGENCY VEHICLES FOR ACCESS TO THE PROPERTIES WITHIN THIS SUBDIVISION OR THE OTHER ADJACENT LANDS FOR EMERGENCY PURPOSES; RESERVING, HOWEVER, TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENT HEREIN GRANTED, (1) THE CONTINUED USE OF THE SURFACE OF SAID REAL PROPERTY SUBJECT TO THE FOLLOWING CONDITIONS: THE CHANGING OF THE SURFACE GRADE AND THE INSTALLATION OF PRIVATELY-OWNED UTILITIES, WHICH MAY INCLUDE SEWER AND WATER MAINS, WATER SERVICES AND SEWER LATERALS, CONDUITS, STORM DRAINS, FIRE HYDRANTS, ELECTRICAL WIRING, ETC. SHALL BE PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE, AND (2) THE RIGHT TO GRANT EASEMENTS TO SAN DIEGO GAS AND ELECTRIC COMPANY, PACIFIC BELL, A COMMUNITY TELEVISION ANTENNA COMPANY, OR OTHER PUBLICLY FRANCHISED ENTITY PROVIDING A MASTER TELEVISION ANTENNA SYSTEM, PROVIDED THE LOCATION OF SUCH UTILITIES CONFORM TO THE LOCATION OF SIMILAR UTILITIES IN DEDICATED STREETS.

BLACK MOUNTAIN RANCH LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Eric J. Mays
ERIC J. MAYS
PRESIDENT

UNIONRANCH MORTGAGE CORPORATION, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED FEBRUARY 27, 2004 AS FILE NO. 004-0156003 OF OFFICIAL RECORDS.

NAME: Kendra Kharraz TITLE: Assistant Vice President
NAME: _____ TITLE: _____

THIS MAP SECURES VESTED DEVELOPMENT RIGHTS AND THE RIGHTS THIS VESTED SHALL REMAIN IN EFFECT FOR TWO YEARS FROM DATE OF RECORDATION (REFERENCE CITY OF SAN DIEGO MUNICIPAL CODE)

BLACK MOUNTAIN RANCH NORTH VILLAGE UNIT NO. 3A

BEING A RESUBDIVISION OF LOTS 144 THROUGH 153 INCLUSIVE, 175 THROUGH 181 INCLUSIVE, 184 THROUGH 189 INCLUSIVE, F, A.A, AH, AND AI OF BLACK MOUNTAIN RANCH NORTH VILLAGE UNIT NO. 3 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15207 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 16, 2005, THE BUILDING RESTRICTED EASEMENT FOR RECREATION LOT GRANTED TO THE CITY OF SAN DIEGO PER MAP NO. 15207 OVER LOT 7A OF SAID MAP IS NOT SHOWN WITHIN THIS MAP BECAUSE IT HAS BEEN ABANDONED AND VACATED PURSUANT TO SECTION 66434(d) OF THE SUBDIVISION MAP ACT.

THIS IS A MAP OF A PLANNED DEVELOPMENT PROJECT AS DEFINED IN THE SAN DIEGO LAND DEVELOPMENT, SUBDIVISION GUARANTEE FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 603040490-US0

THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (b) (3) (A) (1) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

1. CITY OF SAN DIEGO, HOLDER OF A 5' GENERAL UTILITY & ACCESS EASEMENT PER FILE NO. 2004-0505802 REC. 6-01-2004; DRAINAGE FACILITIES PER FILE NOS. 2004-0505799 & 2004-0505800 REC. 6-01-2004; PUBLIC ROAD PURPOSES PER FILE NO. 2004-0505804 REC. 6-01-2004 & MAP NO. 14879 WATER FACILITIES PER FILE NO. 2004-0505801 REC. 6-01-2004, ALL OF OFFICIAL RECORDS.
2. SAN DIEGO GAS & ELECTRIC COMPANY, HOLDER OF A UTILITY EASEMENT PER FILE NO. 2005-0099953 REC. 2-07-2005.

STATE OF CALIFORNIA) SS.
COUNTY OF SAN DIEGO)

ON January 25 2007 BEFORE ME
Ann M. Futo A NOTARY PUBLIC, PERSONALLY APPEARED
AND
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.

WITNESS MY HAND,
SIGNATURE Ann M. Futo
PRINT NAME Ann M. Futo
NOTARY PUBLIC IN AND FOR SAID STATE
PRINCIPAL PLACE OF BUSINESS IS COUNTY OF San Diego
MY COMMISSION EXPIRES 1-23-09

STATE OF CALIFORNIA) SS.
COUNTY OF SAN DIEGO)

ON FEBRUARY 5 2007 BEFORE ME
JAMES L. FURBER A NOTARY PUBLIC, PERSONALLY APPEARED
AND
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.

WITNESS MY HAND,
SIGNATURE James L. Furber
PRINT NAME JAMES L. FURBER
NOTARY PUBLIC IN AND FOR SAID STATE
PRINCIPAL PLACE OF BUSINESS IS COUNTY OF SAN DIEGO
MY COMMISSION EXPIRES MAY 4, 2010

STATE OF CALIFORNIA) SS.
COUNTY OF SAN DIEGO)

ON _____ 20____ 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 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.

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) SS.
COUNTY OF SAN DIEGO)

ON _____ 20____ 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 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.

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, BY RESOLUTION NO. _____ THE COUNCIL OF SAID CITY HAS APPROVED THIS MAP.

INCLUDING THE VACATION OF THE BUILDING RESTRICTED EASEMENT FOR RECREATION PURPOSES AS INDICATED HEREON PURSUANT TO THE PROVISIONS OF SECTION 66434(d) OF THE STATE SUBDIVISION MAP ACT, AND HAS ACCEPTED THOSE ITEMS LISTED IN THE CERTIFICATE SIGNED BY THE OWNERS UNDER THE CONDITIONS EXPRESSED THEREIN. IN WITNESS WHEREOF, SAID COUNCIL HAS CAUSED THESE PRESENTS TO BE EXECUTED BY THE CITY CLERK AND ATTESTED BY ITS SEAL THIS DAY OF _____ 20____.

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 BLACK MOUNTAIN RANCH, LLC, DURING MAY OF 2003, AND I CERTIFY THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN. I WILL SET ALL MONUMENTS OF CHARACTER AND AT THE POSITION INDICATED BY THE LEGEND IN THIS MAP WITHIN TWO (2) YEARS OF THE RECORDATION OF THIS MAP UNLESS EXTENDED BY THE CITY ENGINEER AND ALL SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. (SEE LEGEND SHEET 2)



Patrick A. McMichael 1-22-2007
PATRICK A. MCMICHAEL, L.S. 6187
LICENSE EXPIRES 3-31-2009

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 FURTHER CERTIFY THAT THERE ARE NO LIENS AGAINST THE SUBDIVISION, OR ANY PART THEREOF, FOR UNPAID SPECIAL TAXES, EXCEPT SPECIAL TAXES NOT YET PAYABLE.

HOSSEIN RUMI, CITY ENGINEER

BY: Anne L. Hoppe, DEPUTY, LS 7196

DATE: _____

I, 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) 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: _____

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. MCMICHAEL, THIS DAY OF _____ 2007, AT _____ O'CLOCK, _____ M.

GREGORY J. SMITH
COUNTY RECORDER

FEES \$0.00

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
419.291.0707
FAX 419.291.4165

San Diego Riverside Sacramento Orange Phoenix Tucson

MAP NO.

SHEET 2 OF 6 SHEETS

007468

BLACK MOUNTAIN RANCH NORTH VILLAGE UNIT NO. 3A

PROCEDURE OF SURVEY

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM CCS ZONE 6, EPOCH 1993.5 AND IS DETERMINED BY STAKE G.P.S. MEASUREMENTS TAKEN IN 1998 AT POINTS 'A' AND 'B' AS SHOWN HEREON. THE POINTS WERE ADJUSTED TO G.P.S. STATION 338 AND 334 PER RECORD OF SURVEY NO. 1492, BEARING A-B, N73°37'W. QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED SCALE FACTOR AT STATION 'K' IS 0.99996543
GRID DISTANCE - GROUND DISTANCE X COMBINED SCALE FACTOR (CSF)

LEGEND

- (R) INDICATES RADIAL BEARING
- INDICATES SUBDIVISION BOUNDARY
- INDICATES FOUND 3/4" IRON PIPE & DISK MARKED "S 687" PER MAP NO. 15207 (NOT SET PRIOR TO RECORDATION OF THIS MAP)
- INDICATES FOUND LEAD & DISK STAMPED "S 687" SET ALONG AN EXTENSION OF THE LOT LINE AT AN OFFSET OF 125 FEET IN THE CURB
- ⊙ INDICATES FOUND 2" x 24" IRON PIPE MARKED "S 687" PER MAP NO. 15207 (NOT SET PRIOR TO RECORDATION OF THIS MAP)
- ▲ INDICATES FOUND STREET SURVEY MONUMENT STAMPED "S 687" PER CITY OF SAN DIEGO REGIONAL STANDARD DRAWING M-10 PER MAP NO. 15207 (NOT SET PRIOR TO RECORDATION OF THIS MAP)
- (R) INDICATES BUILDING RESTRICTED EASEMENT FOR RECREATION LOT GRANTED HEREON
- (S) INDICATES SEWER EASEMENT GRANTED PER MAP NO. 15207
- (OS) INDICATES OPEN SPACE EASEMENT GRANTED PER MAP NO. 15207
- (G) INDICATES GENERAL UTILITY AND ACCESS EASEMENT GRANTED PER MAP NO. 15207
- (1) (2) INDICATES FIRST AND LAST LOT NUMBERS (SEE SHEET 3)

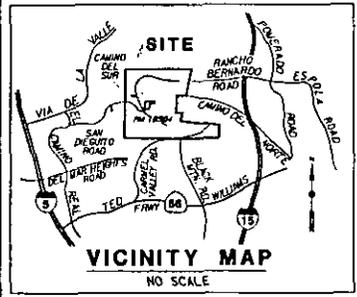
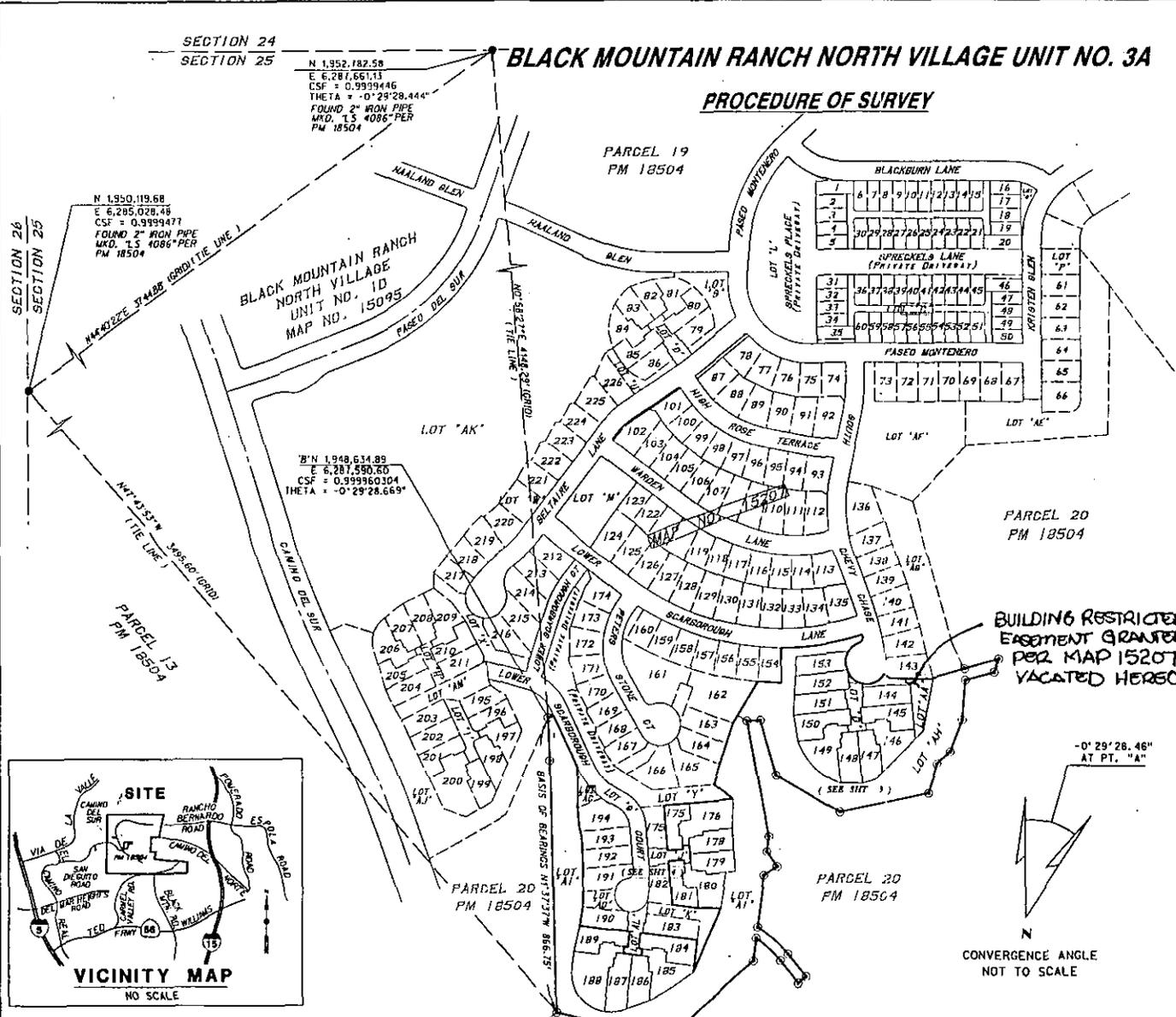
NOTES

1. ALL DISTANCES AND OR STREET WIDTHS SHOWN WITHOUT DECIMALS REPRESENT THAT DISTANCE TO ZERO HUNDREDTHS.
2. TOTAL NUMBER OF NUMBERED LOTS - 22 (1 THRU 22)
3. TOTAL NUMBER OF LETTERED LOTS - 4 ('A', 'M', 'N', 'Y')

4. TOTAL AREA OF SUBDIVISION - 12.473 ACRES

MONUMENTATION NOTES

1. UNLESS OTHERWISE SHOWN ON THIS MAP,
 - A. ALL LOT CORNERS OF THIS MAP WILL BE MONUMENTED BY A 3/4" x 18" IRON PIPE WITH DISK STAMPED "S 687"
 - B. LEAD AND DISK STAMPED "S 687" SET ALONG AN EXTENSION OF THE LOT LINE AT AN OFFSET OF 125 FEET IN THE CURB.



5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.293.0707
(FAX) 619.291.4165

ENGINEERING COMPANY

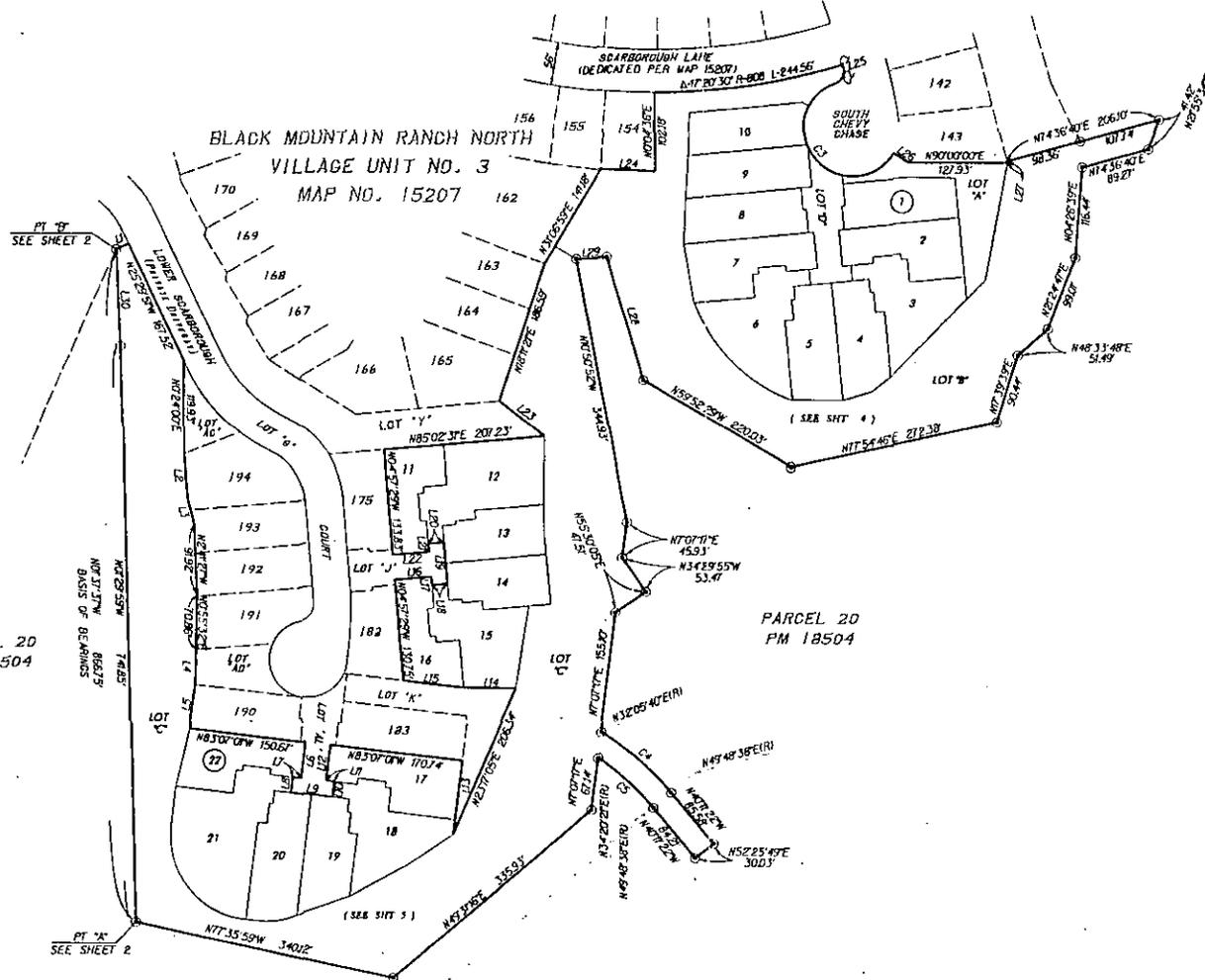
'A' N 1.941,768.51
E 6,281,635.21
THETA = -0°29'28.46"

SEE SHEET 3 FOR
COURSE DATA



PROJECT NUMBER 15232	P.T.S. NO. 106264	J.O. NO. 426607
V.T.M. NO. 40-0528	L.C. 308-1725	CCS83C 1948-6285

BLACK MOUNTAIN RANCH NORTH VILLAGE UNIT NO. 3A
INDEX SHEET



COURSE TABLE

No.	DIRECTION	LENGTH
L1	N 64°30'09" E	17.34
L2	N 5°18'28" W	55.97
L3	N 13°58'25" W	33.11
L4	N 1°32'50" E	44.96
L5	N 8°06'27" E	57.46
L6	N 6°52'59" E	46.83
L7	N 83°07'01" W	10.83
L8	N 6°52'59" E	20.00
L9	N 83°07'01" W	54.00
L10	N 6°52'59" E	20.00
L11	N 83°07'01" W	10.83
L12	N 6°52'59" E	46.83
L13	N 6°52'59" E	95.64
L14	N 89°55'27" W	68.45
L15	N 83°15'01" W	77.02
L16	N 85°02'31" E	46.83
L17	N 4°57'29" W	10.83
L18	N 85°02'31" E	20.00
L19	N 4°57'29" W	54.00
L20	N 85°02'31" E	20.00
L21	N 4°57'29" W	10.83
L22	N 85°02'31" E	46.83
L23	N 51°27'58" W	72.75
L24	N 87°33'09" W	70.62
L25	N 14°05'29" W	0.54
L26	N 58°04'24" W	23.53
L27	N 14°12'19" W	1.97
L28	N 16°37'50" W	166.20
L29	N 87°38'19" E	39.58
L30	N 2°23'03" W	124.89

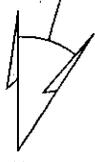
CURVE TABLE

No.	DELTA	RADIUS	ARC
C1	93°10'25"	3.00	4.88
C2	83°47'01"	18.00	26.32
C3	217°45'57"	62.00	235.65
C4	17°42'58"	390.00	120.53
C5	15°28'17"	360.00	97.21

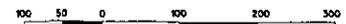
PARCEL 20
PM 18504

PARCEL 20
PM 18504

0° 29' 28.46"
AT PT. "A"



CONVERGENCE ANGLE
NOT TO SCALE



GRAPHIC SCALE 1" = 100'

5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
619.291.4165

ENGINEERING COMPANY
rickengineering.com

PROJECT NUMBER 15232 P.T.S. NO. 106264 J.O. NO. 426607
V.T.M. NO. 40-0528 L.C. 308-1725 CCS83C 1948-6285

001030

BLACK MOUNTAIN RANCH NORTH VILLAGE UNIT NO. 3

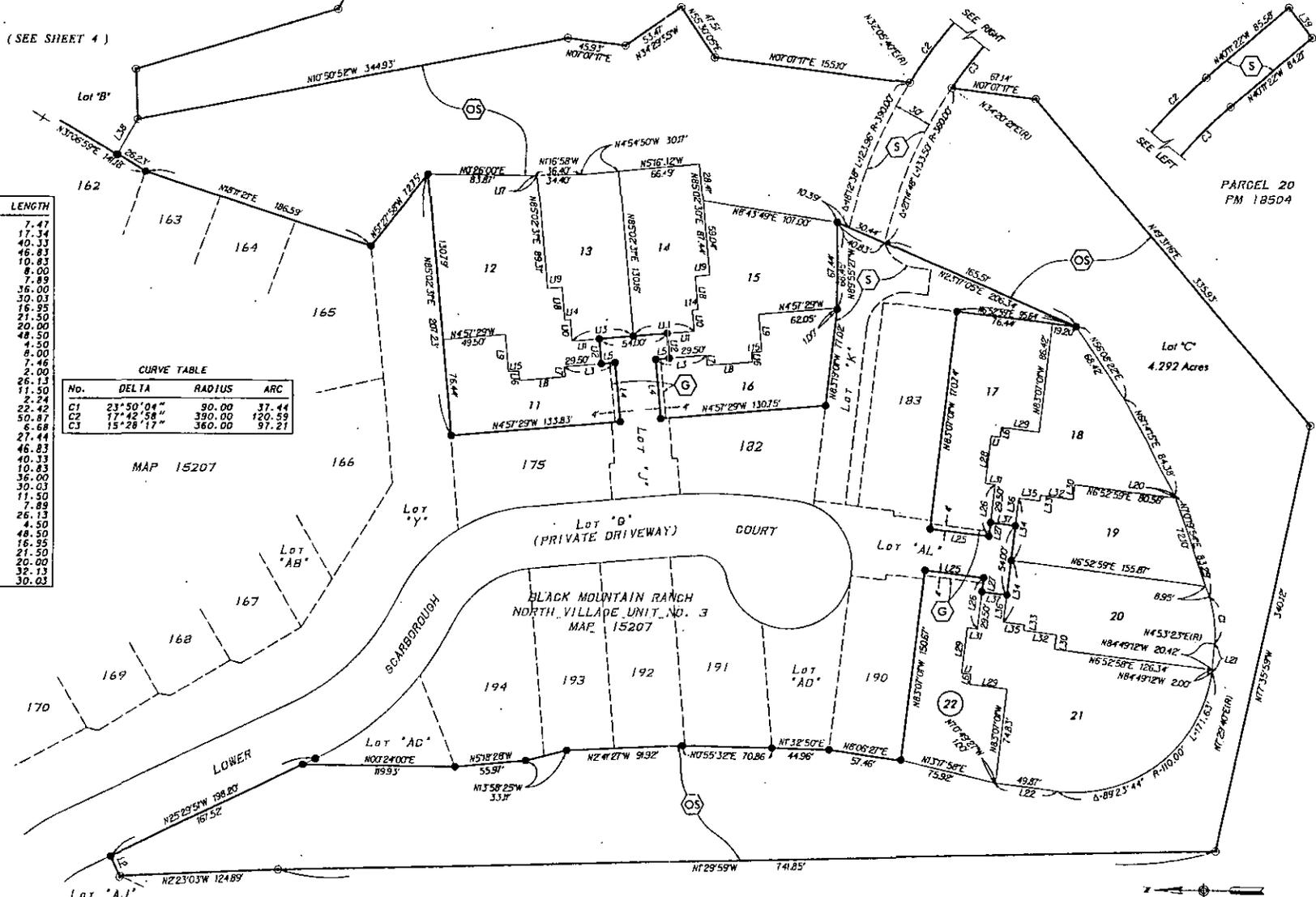
(SEE SHEET 4)

COURSE TABLE

No.	DIRECTION	LENGTH
L1	N 6°52'59" W	7.47
L2	N 64°30'09" E	17.34
L3	N 4°57'30" W	40.33
L4	N 85°02'31" E	46.83
L5	N 4°57'29" W	10.83
L6	N 83°07'01" W	8.00
L7	N 85°02'31" E	7.89
L8	N 4°57'29" W	16.00
L9	N 85°02'31" E	30.03
L10	N 85°02'31" E	16.95
L11	N 4°57'29" W	21.50
L12	N 85°02'31" E	20.00
L13	N 4°57'29" W	48.50
L14	N 4°57'30" W	4.50
L15	N 85°02'31" E	8.00
L16	N 85°02'31" E	7.46
L17	N 1°16'58" W	2.00
L18	N 85°02'31" E	26.13
L19	N 4°57'29" W	11.50
L20	N 70°19'54" E	2.24
L21	N 84°49'12" E	22.42
L22	N 6°52'59" E	50.87
L23	N 83°07'01" W	6.68
L24	N 6°52'59" E	27.44
L25	N 6°52'59" E	46.83
L26	N 83°07'01" W	40.33
L27	N 83°07'01" W	10.83
L28	N 83°07'01" W	36.00
L29	N 6°52'59" E	30.03
L30	N 83°07'01" W	11.50
L31	N 6°52'59" E	7.89
L32	N 6°52'59" E	26.13
L33	N 83°07'01" W	4.50
L34	N 83°07'01" W	48.50
L35	N 6°52'59" E	16.95
L36	N 83°07'01" W	21.50
L37	N 6°52'59" E	20.00
L38	N 59°26'07" W	32.13
L39	N 52°25'49" W	30.03

CURVE TABLE

No.	DELTA	RADIUS	ARC
C1	23°50'04"	30.00	37.44
C2	17°42'28"	380.00	120.59
C3	15°28'17"	360.00	97.21



PARCEL 20
FM 18504

Lot 'C'
4.292 Acres

PARCEL 20
FM 18504



GRAPHIC SCALE 1" = 50'

5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
(FAX) 619.291.4185
ENGINEERING COMPANY

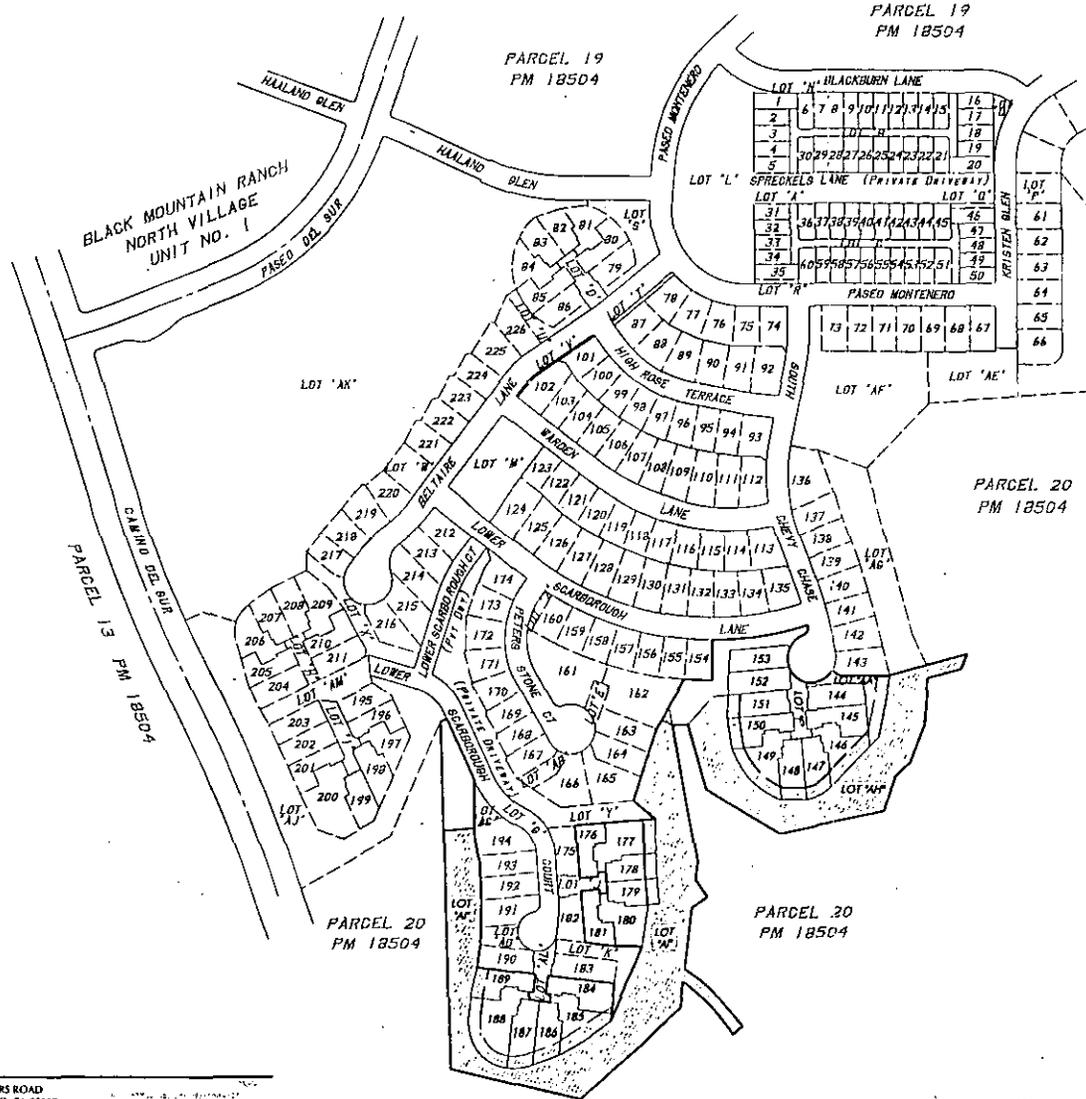
PROJECT NUMBER 15232 P.T.S. NO. 106264 J.O. NO. 426607
Y.T.W. NO. 40-0528 L.C. 308-1725 CCS83C 1948-6285

00017

MAP NO.

SHEET 6 OF 6 SHEETS

**BLACK MOUNTAIN RANCH NORTH VILLAGE UNIT NO. 3A
NON-TITLE INFORMATION SHEET**



LEGEND



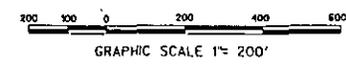
INDICATES FIRE HAZARD REDUCTION ZONE PER THE CITY OF SAN DIEGO MUNICIPAL CODE

INFORMATION SHOWN ON THIS SHEET IS ADVISORY ONLY AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

5620 FRIARS ROAD
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ENGINEERING COMPANY

rick@engineering.com



PROJECT NUMBER 15232	P. T. S. NO. 106264	J. O. NO. 426607
V. T. M. NO. 40-0528	L. C. 308-1725	CCSBJC 194B-6285

01/11/11

000473

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

APPROVING MAP BLACK MOUNTAIN RANCH NORTH
VILLAGE UNIT NO. 3A

WHEREAS, on November 27, 2001, VTM No. 40-0528 [VTM] for North Village at Black Mountain Ranch Project filed by Owner/Applicant Black Mountain Ranch, LLC, a California limited Liability Company and Rick Engineering Company, was approved by the City Council of San Diego according to Resolution No. R-295794; and

WHEREAS, the Tentative Map Resolution No. R-295794 was adopted on November 27, 2001, subsequent recorded final maps extended the termination date for VTM Map 40-0528 to November 27, 2011; and

WHEREAS, that certain map surveyed by Patrick A. Mc Michael, Licensed Land Surveyor, surveyed the map entitled "BLACK MOUNTAIN RANCH NORTH VILLAGE UNIT NO. 3A" [MAP], being a resubdivision of Lots 144 through 153 inclusive, 175 through 181 inclusive, 184 through 189 inclusive, F, AA, AH, and AI of Black Mountain Ranch North Village Unit No. 3 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 15207, filed in the Office of the County Recorder of San Diego County, December 16, 2005. The building restricted easement for recreation lot granted to the City of San Diego per Map No. 15207 over Lot "AA" of said map is not shown within this map because it has been abandoned and vacated pursuant to Section 66434(g) of the Subdivision Map Act is made in the manner and form prescribed by law and conforms to the surrounding surveys; that the MAP is in substantial conformance with the approved tentative map; that the MAP and the subdivision of land shown thereon is hereby approved and accepted.

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WHEREAS, under Charter section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicated due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, Final Environmental Impact Report No. 96-7902 (SCH No. 97111070) and Addendum to EIR LDR No. 40-0528 was certified and included environmental analysis and mitigation for potentially significant environmental effects caused by VTM No. 40-0528, therefore this final MAP is exempt from further environmental review under CEQA Guidelines section 15268(B)(3), NOW THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that all of the findings under section 66458 of the Subdivision Map Act are adopted as follows:

1. The MAP conforms to all requirements for the Subdivision Map Act, and
2. The Map conforms to all the requirements of the local subdivision ordinance contained in the San Diego Municipal code section 144.0401 et.seq.

BE IT FURTHER RESOLVED, by the Council of the City of San Diego, that the Council finds that the MAP is made in the manner and form prescribed by law and conforms to the surrounding surveys; that the MAP is in substantial conformance with the approved tentative map; and that the MAP and subdivision of land shown thereon is hereby approved and accepted.

BE IT FURTHER RESOLVED, as follows:

1. That the Council accepts, on behalf of the City of San Diego, the building restricted easement for recreation purposes over, upon or across all those portions of Lot "A"

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(R-2008-163)

with the exception of those portions of said lot as are shown and designated as building sites, as shown on the MAP and designated "Building Restricted Easement for Recreation Lot Granted Hereon," as granted and shown on the MAP and subject to the conditions set forth on the MAP.

2. That the Council accepts on behalf of the City of San Diego, the easements for general utility and access purposes over, under, upon and across a portion of Lot 9 as shown on the map and designated as "General Utility and Access Easement Granted Heron" as granted and shown on the MAP and subject to the Conditions set forth on the MAP.

BE IT FURTHER RESOLVED, that the City Clerk is authorized and directed to endorse upon the MAP, as and for the act of the Council, that the Council has approved the MAP as stated in this resolution.

BE IT FURTHER RESOLVED, that the City Clerk is directed to transmit the MAP to the County Recorder of the County of San Diego, California for recordation.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By Marianne Greene
Marianne Greene
Deputy City Attorney

MG:ca
08/28/08
Or.Dept: DSD
R-2008-163
MMS #5238