

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

DATE: December 20, 2007
TO: Elizabeth Maland, City Clerk
FROM: Gerri Bollenbach, Assistant Engineer
SUBJECT: Approval of the final map "7538 Draper Avenue"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "7538 Draper Avenue". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for January 7, 2008.

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 "7538 Draper Avenue" (T.M No. 356243 PTS No. 142470) located on the west side of Draper Avenue north of Pearl Street in the La Jolla Community Plan area in Council District 1, 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. 428770 PTS 142470

Attachment: Vicinity map, reduced copy of map

00073

MAP NO.

SHEET 1 OF 2 SHEETS

7538 DRAPER AVENUE

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE INTEREST IN THE LAND EMBRACED WITHIN THE SUBDIVISION TO BE KNOWN AS 7538 DRAPER AVENUE, 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 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.

MISSION BEACH DEVELOPERS, INC., A CALIFORNIA CORPORATION

DEBORAH A SMITH, PRESIDENT

CALIFORNIA BANK AND TRUST AS BENEFICIARY UNDER DEED OF TRUST RECORDED SEPTEMBER 15, 2005 AS FILE NO. 2005-0836870 OF OFFICIAL RECORDS.

BY: _____
NAME NAME
TITLE TITLE

SIGNATURE OMISSION:

THE SIGNATURE OF THE CITY OF SAN DIEGO, OWNER OF A RIGHT OF WAY FOR STREET PURPOSES AS DEDICATED PER MAP NO. 352 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.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO) S.S.

ON _____ BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED DEBORAH A. SMITH PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINT NAME: _____
MY PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY
MY COMMISSION EXPIRES: _____

STATE OF CALIFORNIA) S.S.
COUNTY OF SAN DIEGO)

ON _____ 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 SAN DIEGO COUNTY
MY COMMISSION EXPIRES: _____

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

BEING A CONSOLIDATION AND SUBDIVISION OF LOTS 31 AND 32, IN BLOCK 12 OF LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 352, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 22, 1887, TOGETHER WITH THOSE PORTIONS OF DRAPER AVENUE AND THE UNNAMED ALLEY AS DEDICATED TO PUBLIC USE.

SUBDIVISION GUARANTEE BY: CHICAGO TITLE COMPANY.
ORDER NO. 43050554-US0

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 4120-2-PC, DATED AUGUST 3, 2006 APPROVES FIVE (5) RESIDENTIAL CONDOMINIUM UNITS.

SURVEYOR'S STATEMENT:

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 DEBORAH A SMITH IN MARCH OF 2007. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

(SEE LEGEND ON SHEET NO. 2)

ROBERT J. BATEMAN, L.S. 7046
LICENSE EXPIRES DECEMBER 31, 2008.

DATE: _____



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.

CITY ENGINEER

BY: _____
DEPUTY

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

BY: _____
DEPUTY

DATE: _____

RECORDER'S CERTIFICATE:

FILE NO. _____

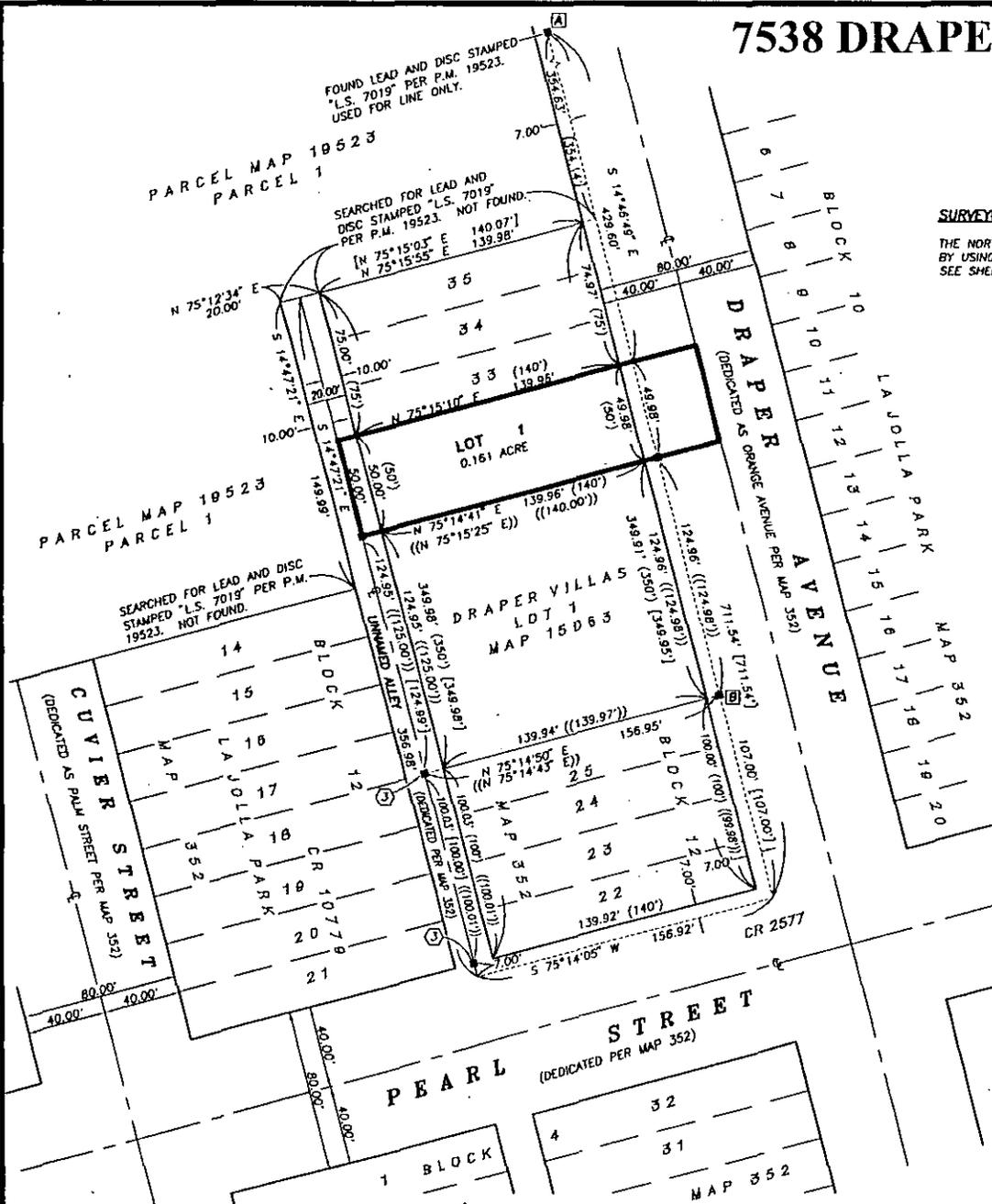
I, GREGORY J. SMITH, COUNTY RECORDER OF THE COUNTY OF SAN DIEGO CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF ROBERT J. BATEMAN THIS _____ DAY OF _____ 2008, AT _____ O'CLOCK _____ M.

GREGORY J. SMITH
COUNTY RECORDER
FEE: \$10.00

BY: _____
DEPUTY COUNTY RECORDER

MAP NO.

7538 DRAPER STREET



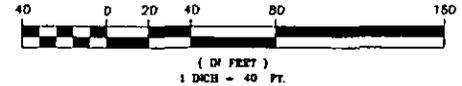
SURVEYOR'S NOTE:

THE NORTHERLY LINE OF LOT 35 WAS ESTABLISHED BY USING RECORD INFORMATION PER P.M. 19523. SEE SHEET 4 OF 6.



CONVERGENCE ANGLE AT STATION [A]
ELEVATION AT STATION [A] = 78.3' M.S.L., NGVD 29

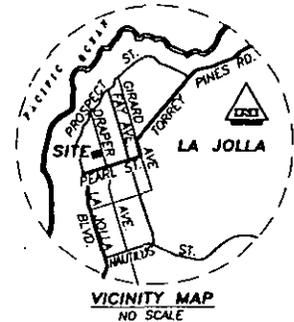
GRAPHIC SCALE



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CCS 83 CALIFORNIA COORDINATE SYSTEM ZONE 6 EPOCH 1991.35 AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON JULY 23, 2007 AT POINTS [A] AND [B] AS SHOWN HEREON. THE POINTS WERE ADJUSTED TO GPS STATION 202 AND GPS STATION 748 PER RECORD OF SURVEY 14492. [A] - [B] = 5 14°46'49\" E

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.
THE COMBINED SCALE FACTOR AT STATION [A] IS 0.99999258
GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR.



MONUMENTATION NOTES:

- THE NORTHEASTERLY LOT CORNER ALONG THE SIDELINE OF THE DRAPER AVENUE RIGHT OF WAY IS MONUMENTED BY A DISC STAMPED "L.S. 7046", SET ALONG THE EXTENSION OF THE PROPERTY LINE AT AN OFFSET OF 7.00 FEET IN THE CONCRETE SIDEWALK; THE OFFSET IS MEASURED AT RIGHT ANGLES TO THE RIGHT OF WAY LINE.
- THE NORTHWESTERLY LOT CORNER ALONG THE SIDELINE OF THE UNNAMED ALLEY IS MONUMENTED BY A DISC STAMPED "L.S. 7046", SET ALONG THE EXTENSION OF THE PROPERTY LINE AT AN OFFSET OF 5.00 FEET IN THE CONCRETE ALLEY; THE OFFSET IS MEASURED AT RIGHT ANGLES TO THE RIGHT OF WAY LINE.
- [A] INDICATES FOUND LEAD AND DISC STAMPED "R.C.E. 28204" PER C.R. 10779, C.R. 13753 AND P.M. 19523.

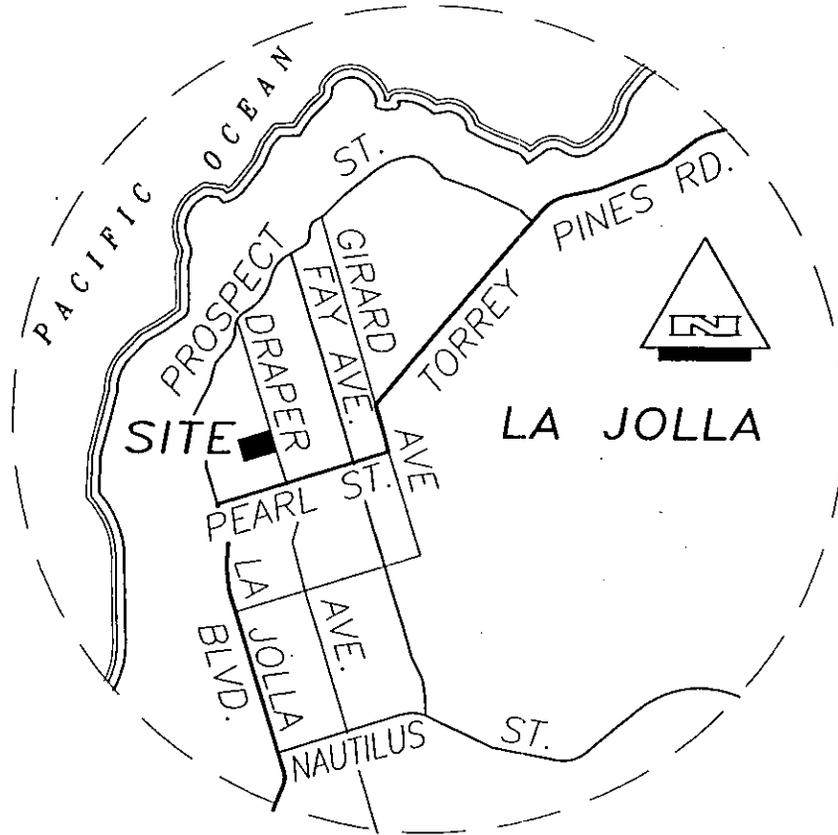
LEGEND

- INDICATES FOUND LEAD AND DISC STAMPED "RCE 8195" PER MAP 15063, PARCEL MAP 19523 AND C.R. 13753. EXCEPT AS NOTED.
- () INDICATES RECORD INFORMATION FROM MAP 352.
- (()) INDICATES RECORD INFORMATION FROM MAP 15063.
- [] INDICATES RECORD INFORMATION FROM PARCEL MAP 19523.
- INDICATES SUBDIVISION MAP BOUNDARY.

- [A] = NORTHING - 1887551.12 EASTING - 6246277.46
- [B] = NORTHING - 1886966.58 EASTING - 6246431.69

NOTES:

- TOTAL AREA OF THE MAP IS 0.218 ACRE.
- TOTAL NUMBER OF LOT = 1.



VICINITY MAP
NO SCALE