

000141

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

DATE: December 21, 2007
TO: Elizabeth Maland, City Clerk
FROM: Gerri Bollenbach, Assistant Engineer
SUBJECT: Approval of the final map "4410 41st Street"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "4410 41st Street". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for January 14, 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 "4410 41st Street" (T.M No. 222674 PTS No. 105877) located on the west side of 41st Street north of Meade Avenue in the Mid-City: Kensington-Talmadge 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. 426587 PTS 105877

Attachment: Vicinity map, reduced copy of map

4410 41ST STREET

OWNER'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM THE OWNER OF OR ARE INTERESTED IN THE LAND EMBRACED WITHIN THE SUBMVISION TO BE KNOWN AS 4410 41ST STREET AND I 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 SUBMIDE 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.

HUNTSMAN 6, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS OWNER.

HUNTSMAN PROPERTIES, INC., MANAGER OF HUNTSMAN 6, LLC

BY: CAMMY PATRIDGE, PRESIDENT OF HUNTSMAN PROPERTIES, INC.

CALIFORNIA BANK & TRUST AS BENEFICIARY UNDER DEED OF TRUST RECORDED MARCH 15, 2005 AS FILE NO. 2005-0212829 OF OFFICIAL RECORDS.

BY: NAME TITLE

SIGNATURE OMISSION:

THE SIGNATURE OF THE CITY OF SAN DIEGO, OWNER OF AN EASEMENT AND RIGHT OF WAY FOR STREET PURPOSES AS DEDICATED BY THE MAP OF OLIVE HILL NO. 1199, HAS BEEN OMITTED UNDER THE PROMIONS 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) S.S. COUNTY OF SAN DIEGO)

ON 2007 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED CAMMY PATRIDGE 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 SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY, AND THAT BY HER 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 2007 BEFORE ME, AND 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:

000143

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

BEING A CONSOLIDATION AND SUBMVISION OF LOTS 27, 28 AND THE SOUTH 10 FEET OF LOT 29 IN BLOCK 63 OF OLIVE HILL, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1199, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 6, 1909, TOGETHER WITH THOSE PORTIONS OF 41ST STREET AND THE UNNAMED ALLEY AS DEDICATED TO PUBLIC USE.

SUBDIVISION GUARANTEE BY: CHICAGO TITLE COMPANY ORDER NO. 603050263-052

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 3983-PC, DATED MARCH 30, 2006, APPROVES SIX (6) RESIDENTIAL CONDOMINIUM UNITS.

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 CAMMY PATRIDGE ON FEBRUARY 2006, AND 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 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.

HOSSEIN RUH, 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

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 2007, AT O'CLOCK M.

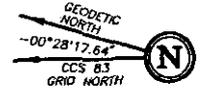
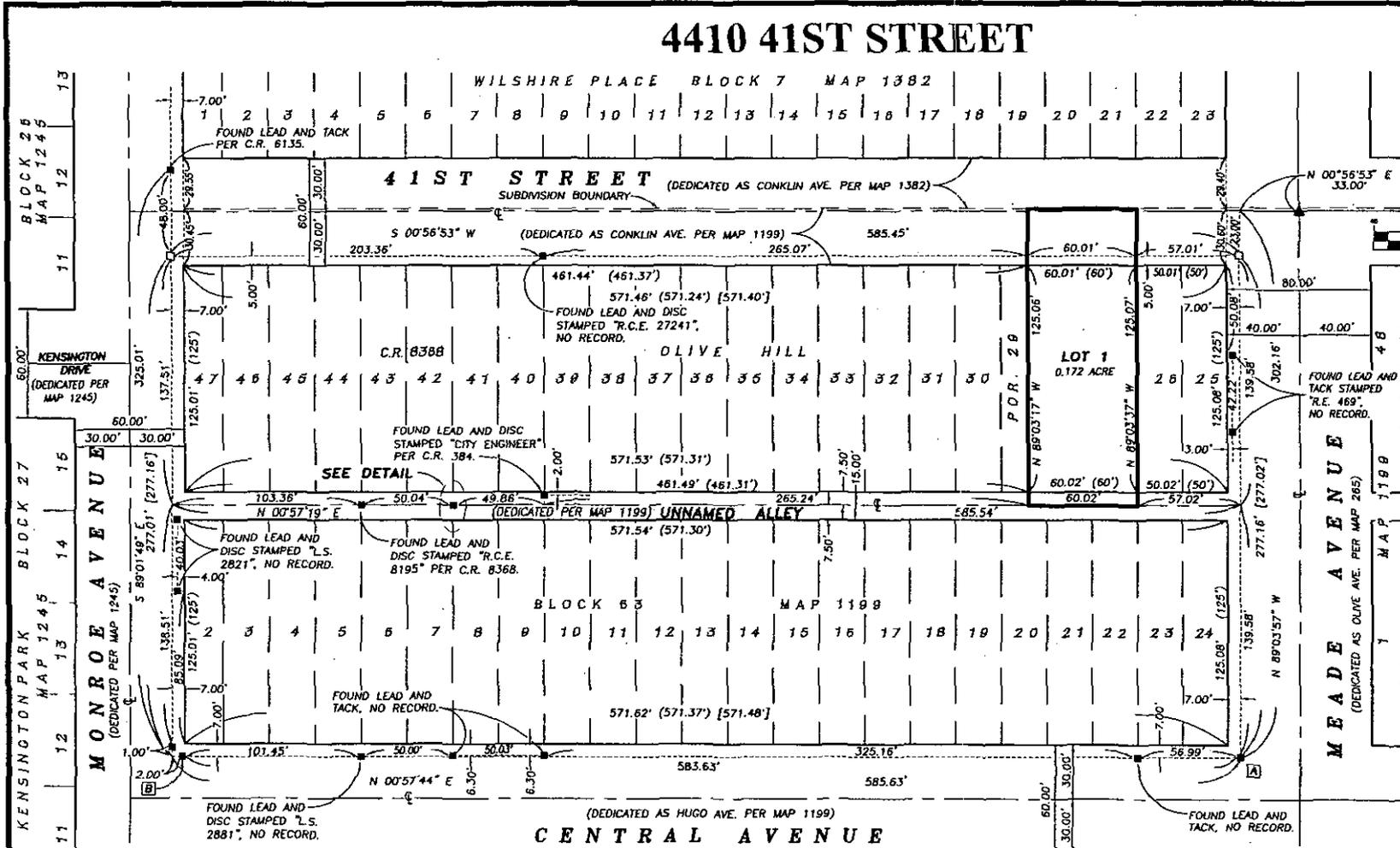
GREGORY J. SMITH COUNTY RECORDER FEE: \$10.00

BY: DEPUTY COUNTY RECORDER

MAP NO.

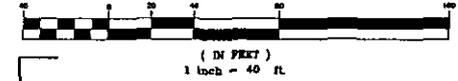
SHEET 2 OF 2 SHEETS

4410 41ST STREET



CONVERGENCE ANGLE AT STATION [A] = 33.00°
ELEVATION AT STATION [A] = 374.5' M.S.L., NGVD 29

GRAPHIC SCALE



BASIS OF BEARINGS:

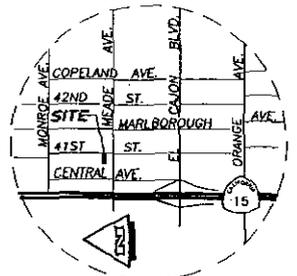
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM CCS 83 ZONE 6 EPOCH 1991.33 AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON MAY 26, 2006 AT POINTS [A] AND [B] AS SHOWN HEREON. THE POINTS WERE ADJUSTED TO GPS STATION 169 AND GPS STATION 246 PER RECORD OF SURVEY 14492.
[A] - [B] = N 00°57'44\" 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 0.99999187. GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR.

MONUMENTATION NOTES:

- LOT CORNERS SET ALONG THE SIDELINE OF 41ST STREET ARE MONUMENTED BY A DISC STAMPED "L.S. 7046". SET ALONG THE EXTENSION OF THE PROPERTY LINE AT AN OFFSET OF 5.00' IN THE CONCRETE SIDEWALK; MEASURED AT RIGHT ANGLES TO THE RIGHT OF WAY LINE.
- LOT CORNERS SET ALONG THE CENTERLINE OF THE UNNAMED ALLEY ARE MONUMENTED BY A DISC STAMPED "L.S. 7046". SET ALONG THE EXTENSION OF THE PROPERTY LINE AT AN OFFSET OF 7.50' IN THE CONCRETE ALLEY; MEASURED AT RIGHT ANGLES TO THE RIGHT OF WAY LINE.



VICINITY MAP
NO SCALE

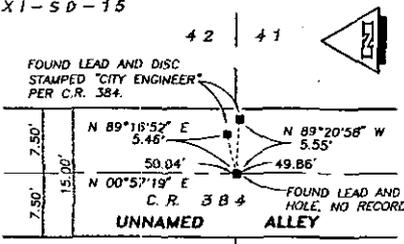
LEGEND:

- INDICATES FOUND LEAD AND DISC STAMPED "CALDOT" PER R.O.S. 17279, EXCEPT AS NOTED.
- ▲ INDICATES FOUND STANDARD STREET CENTERLINE MONUMENT (NO STAMPINGS) PER R.O.S. 17279.
- INDICATES SET LEAD AND DISC STAMPED "L.S. 7046".
- () INDICATES RECORD INFORMATION PER MAP 1199.
- [] INDICATES RECORD INFORMATION PER C.R. 8368.
- INDICATES MAP BOUNDARY.

[A] = NORTHING - 1856373.67 EASTING - 6297838.79
[B] = NORTHING - 1856957.22 EASTING - 6297848.59

NOTES:

- TOTAL GROSS AREA OF LOT IS 0.225 ACRE.
- TOTAL NUMBER OF LOTS = 1

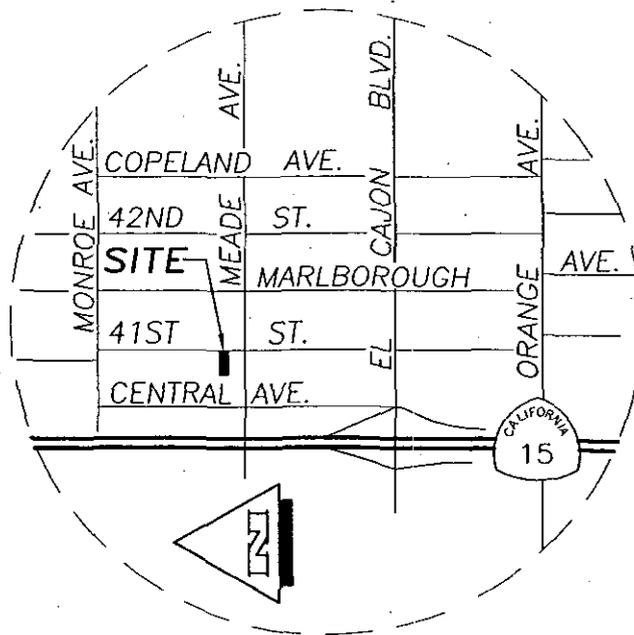


DETAIL 7 8
NO SCALE

000144

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

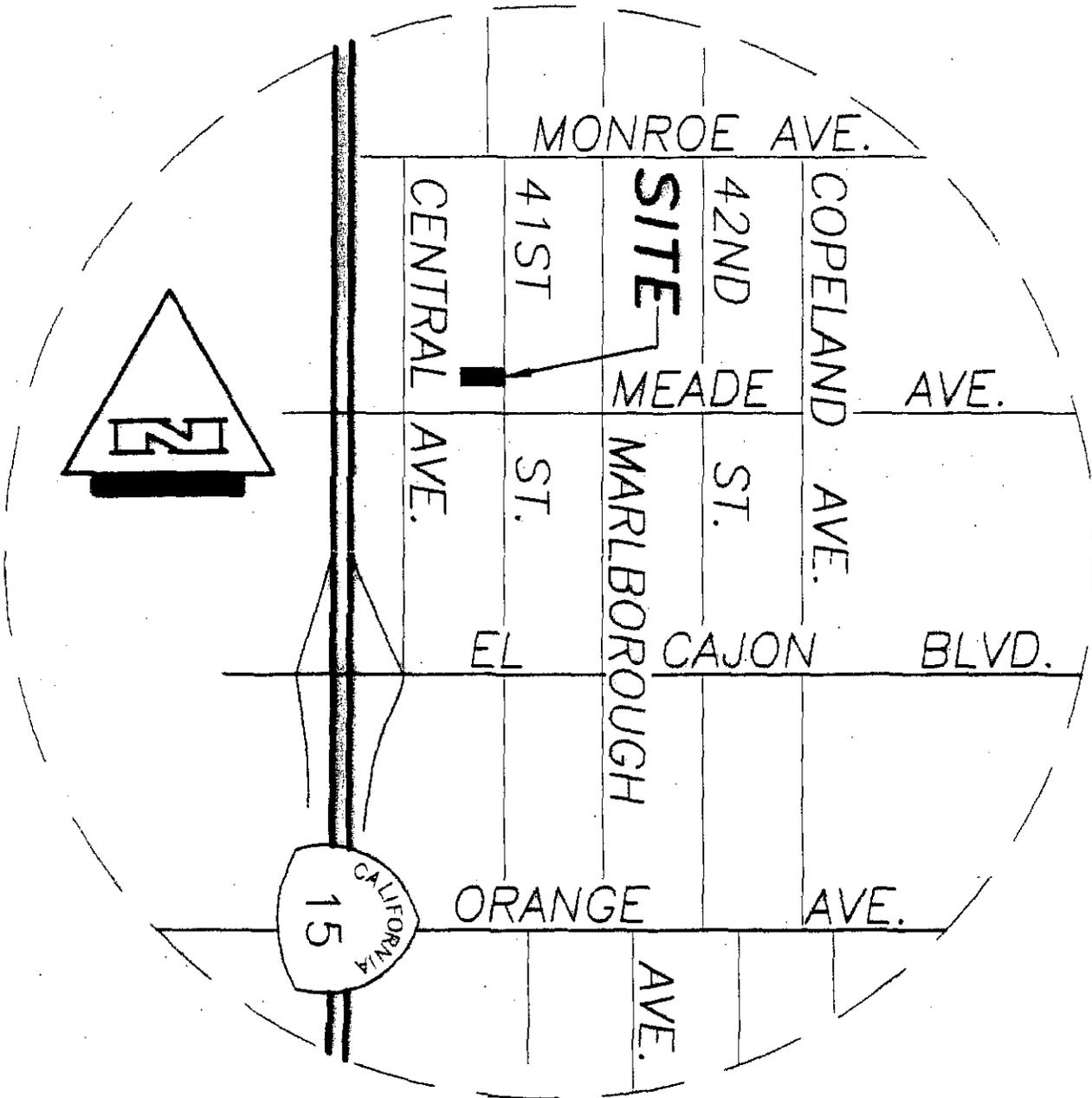
000145



VICINITY MAP

NO SCALE

000147



VICINITY MAP

NO SCALE