

001845

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

DATE: May 12, 2008  
TO: Elizabeth Maland, City Clerk  
FROM: Gerri Bollenbach, Assistant Engineer  
SUBJECT: Approval of the final map "4351 Alabama Street Condominiums"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "4351 Alabama Street Condominiums". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for May 27, 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 "4351 Alabama Street Condominiums" (T.M No. 163977 PTS No. 153732) located on the east side of Alabama Street between Meade Avenue and El Cajon Blvd. 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 Greg Hopkins at (619) 446-5291.**

cc: W.O. 430677 PTS 153732

Attachment: Vicinity map, reduced copy of map

# 4351 ALABAMA STREET CONDOMINIUMS

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND EMBRACED WITHIN THE SUBDIVISION TO BE KNOWN AS 4351 ALABAMA STREET CONDOMINIUMS 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, 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 REVERSIONARY RIGHTS THROUGH PRIOR CONVEYANCES.

KENNETH H. LOUNSBERY AND DORCAS A. LOUNSBERY, TRUSTEES OR SUCCESSOR TRUSTEES OF THE LOUNSBERY FAMILY TRUST DATED AUGUST 2, 1985, AS TO AN UNDIVIDED 50% INTEREST AND NICHOLAS C. TSOULOS AND RUTH M. TSOULOS, TRUSTEES OF THE NICHOLAS AND RUTH TSOULOS FAMILY TRUST, DATED DECEMBER 9, 1997, AS TO AN UNDIVIDED 50% INTEREST.

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

BANK OF ESCROWING AS BENEFICIARY UNDER DEED OF TRUST RECORDED DECEMBER 27, 2006 AS INSTRUMENT NO. 2006-0916978 OF OFFICIAL RECORDS

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

BEING A CONSOLIDATION AND SUBDIVISION OF LOTS 11, 12 AND 13 IN BLOCK 101 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY D'HEMECOURT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, TOGETHER WITH THOSE PORTIONS OF ALABAMA STREET AND UNNAMED ALLEY AS DEDICATED TO PUBLIC USE.

SUBDIVISION GUARANTEE FOR THIS SUBDIVISION FURNISHED BY FIRST AMERICAN TITLE COMPANY, FILE NO. 1610310.

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. 3780-PC DATED JUNE 9, 2005 APPROVES A TOTAL OF 16 RESIDENTIAL CONDOMINIUM UNITS.

STATE OF CALIFORNIA }  
 COUNTY OF SAN DIEGO } SS

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ A NOTARY PUBLIC, PERSONALLY APPEARED WHO 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 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES ON \_\_\_\_\_

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

STATE OF CALIFORNIA }  
 COUNTY OF SAN DIEGO } SS

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ A NOTARY PUBLIC, PERSONALLY APPEARED WHO 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 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES ON \_\_\_\_\_

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

**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 SPEES FAMILY LIMITED PARTNERSHIP ON SEPTEMBER, 2005. 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 2).

ALAN J. REAM, LS 7619  
 MY REGISTRATION EXPIRES 12/31/2008

DATED: \_\_\_\_\_



**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.

AFSHIN OSKOUL, CITY ENGINEER

BY: \_\_\_\_\_  
 GREGORY P. HOPKINS, DEPUTY  
 LS 7730

DATED: \_\_\_\_\_

**CLERK OF THE BOARD'S OF CERTIFICATE**

I, CLERK OF THE BOARD OF SUPERVISORS HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF 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

**RECORDER'S CERTIFICATE**

FILE NO. \_\_\_\_\_  
 FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008, AT \_\_\_\_\_ M. IN BOOK OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF ALAN J. REAM.

GREGORY J. SMITH  
 COUNTY RECORDER

BY: \_\_\_\_\_  
 DEPUTY

FEE: \$ 12.00

**SIGNATURE OMISSION:**

THE SIGNATURE OF THE CITY OF SAN DIEGO, OWNER OF AN EASEMENT AND RIGHT OF WAY FOR STREET AND UNNAMED ALLEY PURPOSES AS DEDICATED PER UNIVERSITY HEIGHTS C.A. D'HEMECOURT, MAP AMENDED HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 SUBSECTION (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT. THEIR INTEREST OF SUCH THAT THEY CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

**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 \_\_\_\_\_ 2008, AND THAT THE LEGAL APPEAL PERIOD HAS EXPIRED.

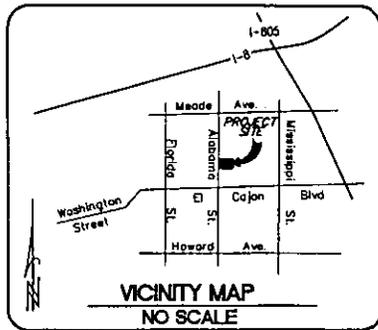
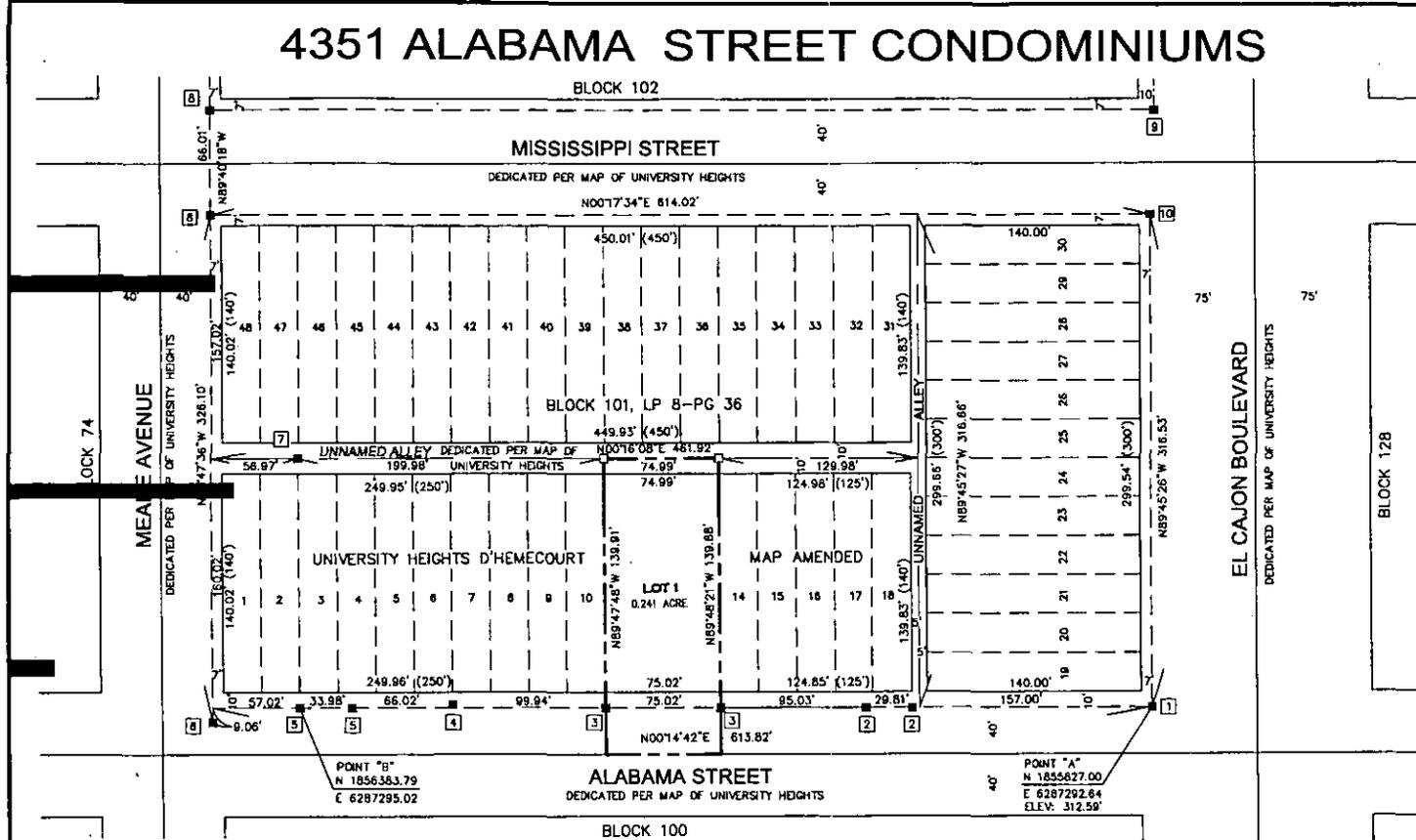
ELIZABETH WALAND

BY: \_\_\_\_\_  
 DEPUTY

**TERRA SURVEYING CONSULTANTS**  
 1179 HORSEWELL ROAD  
 ES CAJON, CALIFORNIA 92021  
 PHONE/FAX: (619) 328-9614

P.T.S. 153732	J.O. 430677	T.M. 163977	CCS 1854-6285	L.C. 214-1725
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# 4351 ALABAMA STREET CONDOMINIUMS



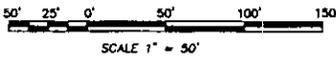
**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS 83 ZONE 6, EPOCH 1991.JS. MEASUREMENTS TO POINTS 'A' AND 'B' ARE SHOWN HEREON. 'A' AND 'B' ARE ADJUSTED TO GPS STATION 1056 AND GPS STATION 3057 PER ROS 14492. BEARING "A" - "B": N 007°42' E

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED SCALE FACTOR AT POINT "A" IS 0.999989803. GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR. ALL DISTANCES SHOWN ARE GROUND.

TOTAL NUMBER OF LOTS = 1  
TOTAL AREA OF THIS MAP = 0.327 ACRE



**FOUND MONUMENT HISTORY**

- 1 FOUND LEAD & CED, PER CR 4057 AT A 7' X 10' OFFSET.
- 2 FOUND LEAD & DISC RCE 9416, NO RECORD AT A 10' OFFSET.
- 3 FOUND LEAD & DISC LS 2881, NO RECORD AT A 10' OFFSET.
- 4 FOUND LEAD & DISC LS 2806, NO RECORD AT AN 8' OFFSET.
- 5 FOUND LEAD & DISC RCE 20518, NO RECORD AT A 10' OFFSET.
- 6 FOUND LEAD & TACK, NO RECORD AT A 19.06' X 7' OFFSET.
- 7 FOUND SPIKE A WASHER STAMPED CED, NO RECORD. USED FOR CENTERLINE UNNAMED ALLEY.
- 8 FOUND LEAD & CED, NO RECORD AT A 7' X 7' OFFSET.
- 9 FOUND LEAD & DISC LS 3168, NO RECORD AT A 7' X 10' OFFSET.
- 10 FOUND LEAD & TACK, PER CR 1677 AND CR 4057 AT A 7' X 7' OFFSET.

**LEGEND**

- — — — — INDICATES MAP BOUNDARY
- 1 INDICATES INDEX TO FOUND MONUMENT HISTORY
- INDICATES FOUND LEAD AND DISC OR LEAD AND TACK, AS NOTED
- INDICATES SET LEAD & TAG LS 7619 AT A 10' OFF-SET
- ( ) INDICATES RECORD DATA PER BOOK 8, PAGE 36 UNIVERSITY HEIGHTS D'HEMECOURT MAP AMENDED



**CONVERGENCE ANGLE**  
(N.T.S.)

001848

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PTS 153732

