

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

DATE: October 31, 2008

TO: Elizabeth Maland, City Clerk

FROM: Gerri Bollenbach, Assistant Engineer

SUBJECT: Approval of the final map "559-565 61st Street"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "559-565 61st Street". Pursuant to Section 125:0630 M.C., please place the following notice as an information item in the Council Docket for November 17, 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 "559-565 61st Street" (T.M. No. 293842 PTS No. 157339) located on the east side of 61st Street between Brooklyn Avenue and Akins Avenue in the Encanto Neighborhoods, Southeastern Community Plan area in Council District 4, 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:

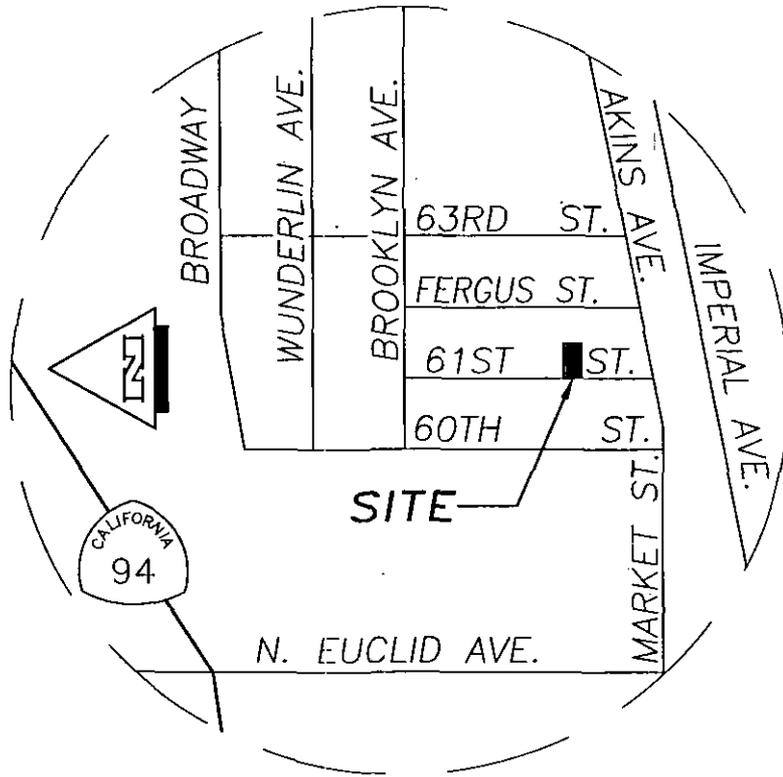
- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of 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. 430992 PTS 157339

Attachment: Vicinity map, reduced copy of map

000915



VICINITY MAP
NO SCALE

MAP NO.

SHEET 1 OF 2 SHEETS

559-565 61ST STREET

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE AN INTEREST IN THE LAND EMBRACED WITHIN THE SUBDIVISION TO BE KNOWN AS 559-565 61ST STREET, 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, 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.

SILVERGATE INVESTMENTS, INC. RETIREMENT TRUST

TOM COFFMAN, TRUSTEE

BEING A SUBDIVISION OF LOT 8 IN BLOCK 2 OF ENCANTO HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1063 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1907.

SUBDIVISION GUARANTEE BY: COMMONWEALTH LAND TITLE COMPANY
ORDER NO. 04806344-54

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. PC-08-4377-1, DATED FEBRUARY 21, 2008 APPROVES SEVEN (7) 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 TOM COFFMAN IN JULY OF 2008. 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, P.L.S. 7048
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.

AFSHIN OSKOUR, CITY ENGINEER

BY: GREGORY P. HOPKINS, DEPUTY
P.L.S. 7730

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

COUNTY RECORDER'S STATEMENT:

I, GREGORY J. SMITH, COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, CALIFORNIA, HEREBY STATE 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: \$12.00

BY: _____
DEPUTY COUNTY RECORDER

STATE OF _____) S.S.
COUNTY OF _____)

ON _____, 2008 BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ 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 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.

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

WITNESS MY HAND.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINT NAME: _____

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION NO. OF NOTARY: _____

EAST WEST BANK AS BENEFICIARY UNDER DEED OF TRUST RECORDED JANUARY 29, 2003 AS FILE NO. 2003-001081118 OF OFFICIAL RECORDS.

BY: _____
NAME _____ TITLE _____
NAME _____ TITLE _____

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

ON _____, 2008 BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED TOM COFFMAN WHO 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 PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINT NAME: _____

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION NO. OF NOTARY: _____

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 _____, 2008.

ELIZABETH MALAND
CITY CLERK

BY: _____
DEPUTY

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

CCS. 83 1838-8298 L.C. 198-1749 S.D.P. NO. 448381 T.M. 293842 P.T.S. NO. 157359 J.O. 430992

000917

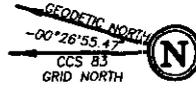
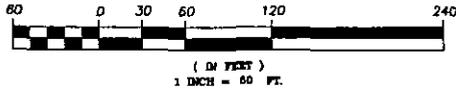
MAP NO.

SHEET 2 OF 2 SHEETS

559-565 61ST STREET

CONVERGENCE ANGLE AT STATION [A] = 204.70" M.S.L., NCVD 29
ELEVATION AT STATION [A] = 204.70" M.S.L., NCVD 29

GRAPHIC SCALE



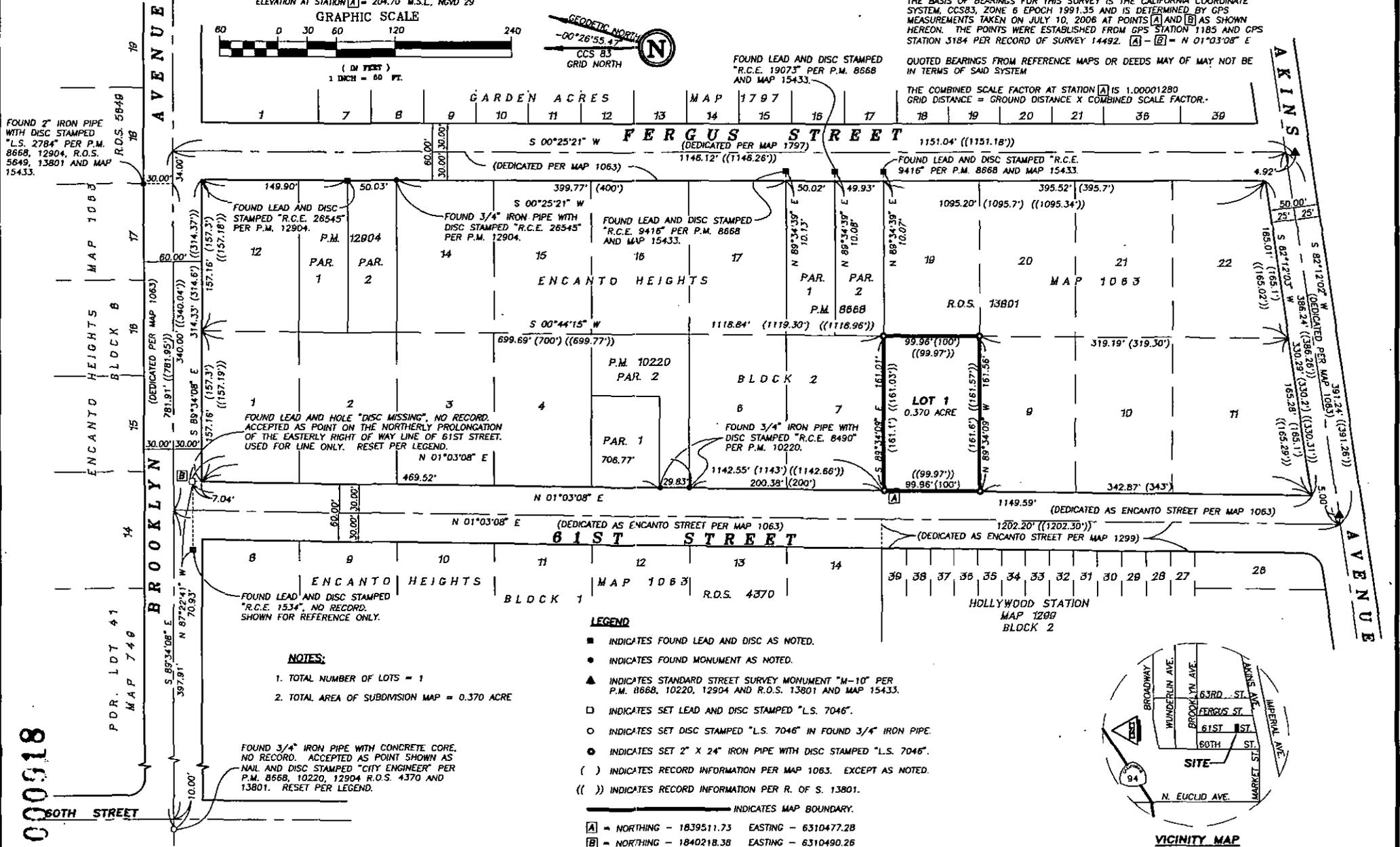
FOUND LEAD AND DISC STAMPED "R.C.E. 19073" PER P.M. 8668 AND MAP 15433.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6 EPOCH 1991.35 AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON JULY 10, 2006 AT POINTS [A] AND [B] AS SHOWN HEREON. THE POINTS WERE ESTABLISHED FROM GPS STATION 1185 AND GPS STATION 3184 PER RECORD OF SURVEY 14492. [A] - [B] = N 01°03'08" E

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 1.00001280
GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR.



FOUND 2" IRON PIPE WITH DISC STAMPED "L.S. 2784" PER P.M. 8668, 12904, R.O.S. 5649, 13801 AND MAP 15433.

ENCANTO HEIGHTS BLOCK 8 MAP 1063

P.D.R. LDT 41 MAP 746

81500

FOUND LEAD AND DISC STAMPED "R.C.E. 28545" PER P.M. 12904.

FOUND 3/4" IRON PIPE WITH DISC STAMPED "R.C.E. 26545" PER P.M. 12904.

FOUND LEAD AND DISC STAMPED "R.C.E. 9416" PER P.M. 8668 AND MAP 15433.

FOUND LEAD AND DISC STAMPED "R.C.E. 9416" PER P.M. 8668 AND MAP 15433.

FOUND LEAD AND HOLE "DISC MISSING", NO RECORD. ACCEPTED AS POINT ON THE NORTHERLY PROLONGATION OF THE EASTERLY RIGHT OF WAY LINE OF 61ST STREET. USED FOR LINE ONLY. RESET PER LEGEND.

FOUND 3/4" IRON PIPE WITH DISC STAMPED "R.C.E. 8490" PER P.M. 10220.

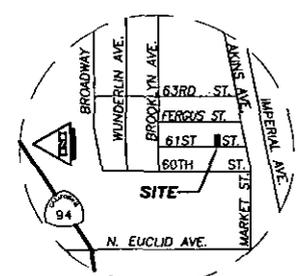
FOUND LEAD AND DISC STAMPED "R.C.E. 1534", NO RECORD. SHOWN FOR REFERENCE ONLY.

FOUND 3/4" IRON PIPE WITH CONCRETE CORE. NO RECORD. ACCEPTED AS POINT SHOWN AS NAIL AND DISC STAMPED "CITY ENGINEER" PER P.M. 8668, 10220, 12904 R.O.S. 4370 AND 13801. RESET PER LEGEND.

- NOTES:**
- TOTAL NUMBER OF LOTS = 1
 - TOTAL AREA OF SUBDIVISION MAP = 0.370 ACRE

- LEGEND**
- INDICATES FOUND LEAD AND DISC AS NOTED.
 - INDICATES FOUND MONUMENT AS NOTED.
 - ▲ INDICATES STANDARD STREET SURVEY MONUMENT "M-10" PER P.M. 8668, 10220, 12904 AND R.O.S. 13801 AND MAP 15433.
 - INDICATES SET LEAD AND DISC STAMPED "L.S. 7046".
 - INDICATES SET DISC STAMPED "L.S. 7046" IN FOUND 3/4" IRON PIPE.
 - INDICATES SET 2" X 24" IRON PIPE WITH DISC STAMPED "L.S. 7046".
 - () INDICATES RECORD INFORMATION PER MAP 1063, EXCEPT AS NOTED.
 - (()) INDICATES RECORD INFORMATION PER R. OF S. 13801.

— INDICATES MAP BOUNDARY.
[A] = NORTHING - 1839511.73 EASTING - 6310477.28
[B] = NORTHING - 1840218.38 EASTING - 6310490.26



VICINITY MAP
NO SCALE