

**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 "835 Thomas Avenue"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "835 Thomas Avenue". 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 "835 Thomas Avenue" (T.M. No. 266188 PTS No. 165359) located on the south side of Thomas Avenue between Mission Boulevard and Bayard Street in the Pacific Beach Community Plan area in Council District 2, 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:

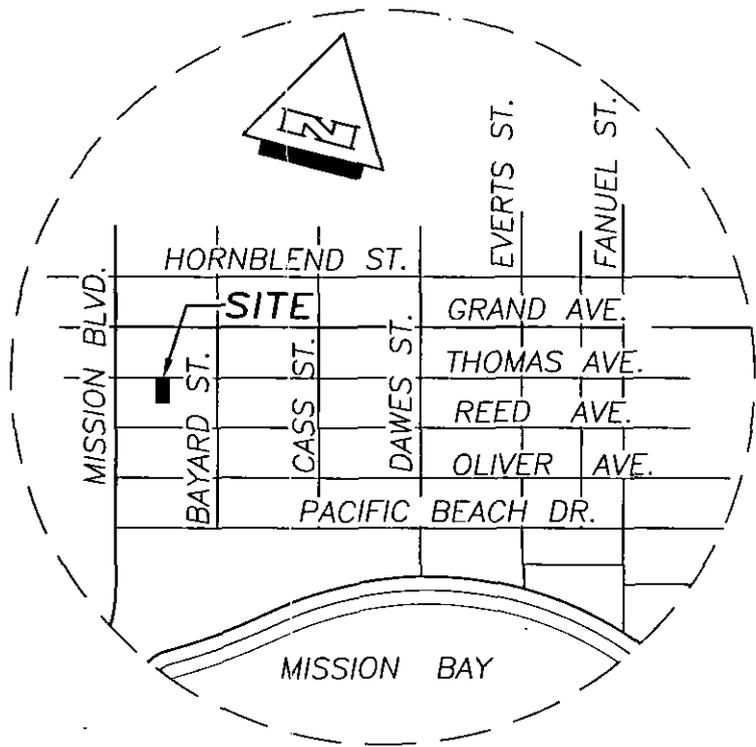
- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of 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. 431613 PTS 165359

Attachment: Vicinity map, reduced copy of map

000947



# MAP NO.

SHEET 1 OF 2 SHEETS

## 835 THOMAS AVENUE

### OWNER'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM THE OWNER OR HAVE AN INTEREST IN THE LAND EMBRACED WITHIN THE SUBDIVISION TO BE KNOWN AS 835 THOMAS AVENUE, AND I HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, CONSISTING OF 2 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

IT IS MY INTENT TO SUBDIVIDE MY 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 MY INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

I HEREBY DEDICATE FOR PUBLIC USE THOSE PORTIONS OF THE UNNAMED ALLEYS FOR USE AS PUBLIC STREET AND APPURTENANCES THERETO ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION.

WILLIAM G. CLARKE, SUCCESSOR TRUSTEE OF THE CLARKE TRUST  
DATED NOVEMBER 12, 1991.

WILLIAM G. CLARKE, TRUSTEE

CALIFORNIA FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION AS BENEFICIARY UNDER DEED OF TRUST RECORDED APRIL 12, 1985 AS FILE NO. 1885-125572 OF OFFICIAL RECORDS.

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

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

ON \_\_\_\_\_ 2008 BEFORE ME \_\_\_\_\_ A NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM G. CLARKE 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: \_\_\_\_\_

BEING A CONSOLIDATION AND SUBDIVISION OF LOTS 11 AND 12 IN BLOCK 262 OF PACIFIC BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 834 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY SEPTEMBER 28, 1994.

SUBDIVISION GUARANTEE BY: CHICAGO TITLE COMPANY ORDER NO. 53050413-USA.

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 CITY COUNCIL RESOLUTIONS R-303336 AND R-303337 BOTH DATED JANUARY 15, 2008 APPROVE ELEVEN (11) RESIDENTIAL CONDOMINIUM UNITS.

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 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

### 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 WILLIAM G. CLARKE IN AUGUST 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.

ALSO, I ACCEPT THOSE ITEMS LISTED IN THE CERTIFICATE SIGNED BY THE OWNERS UNDER THE CONDITIONS EXPRESSED THEREIN.

AFSHIN OSKOLA, 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

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

C.D.P. NO. 269513 CCS 83 1866-6251 L.C. 228-1691 T.M. NO. 286188 P.T.S. NO. 165359 J.O. 431613

009949

# MAP NO.

SHEET 2 OF 2 SHEETS

## 835 THOMAS AVENUE

**NOTES:**

- TOTAL AREA OF MAP IS 0.141 ACRE
- TOTAL NUMBER OF LOTS = 1
- UNNAMED ALLEYS DEDICATED PER MAP 854.
- (A) INDICATES PORTIONS OF UNNAMED ALLEYS DEDICATED HEREON.



CONVERGENCE ANGLE AT STATION (A)  
ELEVATION AT STATION (A) = 8.11' M.S.L., NVDY 28

GRAPHIC SCALE



( IN FEET )  
1 INCH = 50 FT.

**BASIS OF BEARINGS:**

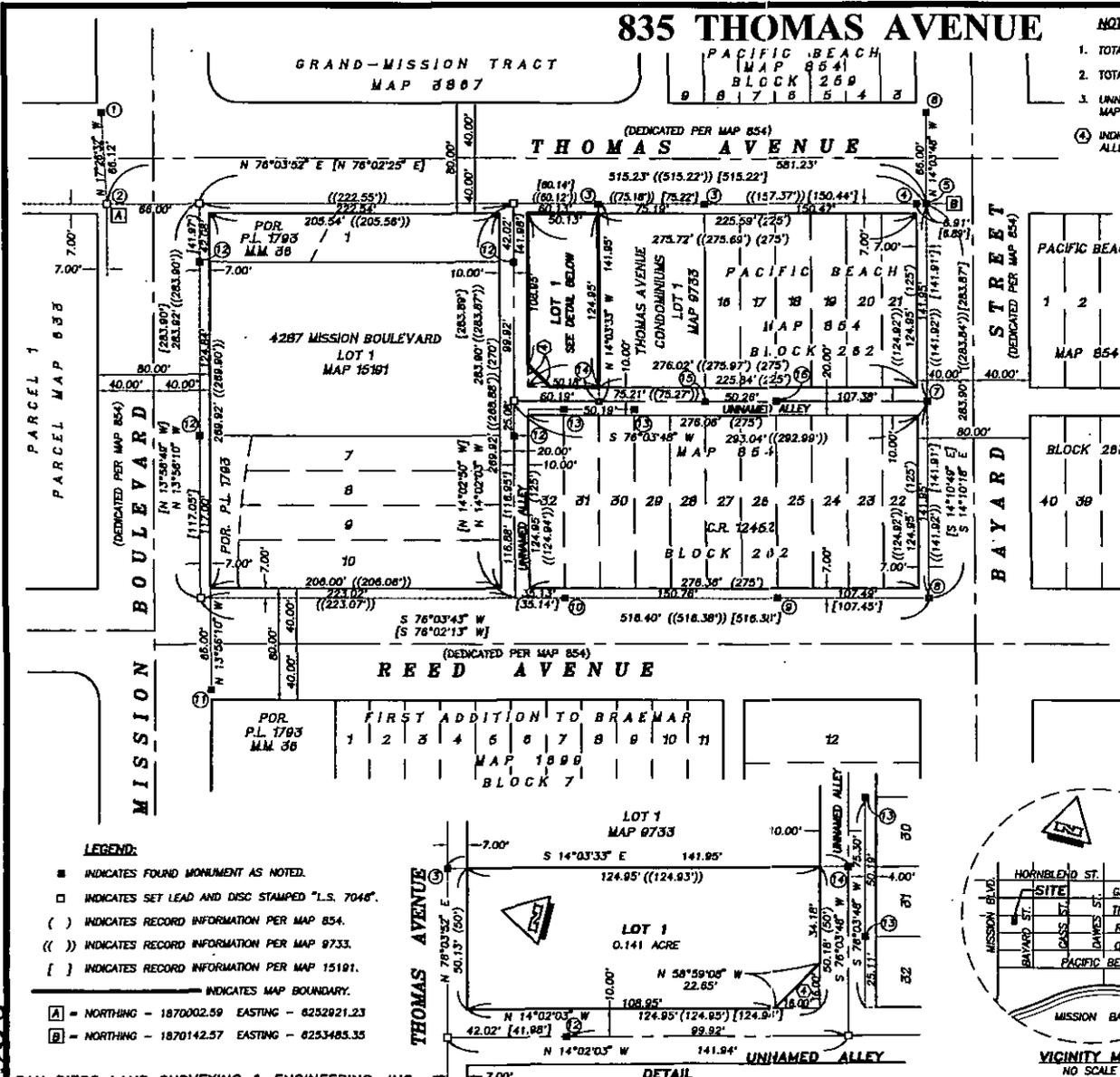
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS 83, ZONE 8, EPOCH 1991.35 AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON JULY 08, 2007 AT POINTS (A) AND (B) AS SHOWN HEREON. THE POINTS WERE ESTABLISHED FROM GPS STATION 843 AND GPS STATION 847 PER RECORD OF SURVEY 14492. (A) - (B) = N 78°03'52" 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 1.00000327  
GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE

**MONUMENTATION LEGEND:**

- INDICATES FOUND LEAD AND DISC STAMPED "L.S. 2976" PER R.O.S. 8552.
- INDICATES FOUND LEAD AND TACK "DISC MISSING", ACCEPTED AS POINT FOUND PER P.M. 633, 13829 AND R.O.S. 11499. RESET PER LEGEND.
- INDICATES FOUND LEAD AND DISC STAMPED "L.S. 2717" PER MAP 9733 AND 15191.
- INDICATES FOUND LEAD AND DISC STAMPED "R.C.E. 17108" PER MAP 15191.
- INDICATES FOUND LEAD AND DISC STAMPED "R.C.E. 18134" PER MAP 9733, 15191 AND C.R. 2506.
- INDICATES FOUND LEAD AND DISC STAMPED "CITY ENGINEER" PER MAP 15191, C.R. 2506 AND 2507.
- INDICATES FOUND LEAD AND DISC STAMPED "CITY ENGINEER" PER MAP 15191, C.R. 2179 AND 12452.
- INDICATES FOUND LEAD AND TACK PER MAP 9733 AND 15191.
- INDICATES FOUND LEAD AND DISC STAMPED "L.S. 5717" PER MAP 15191 AND C.R. 12452.
- INDICATES FOUND LEAD AND DISC STAMPED "R.C.E. 1534" PER MAP 15191 AND C.R. 12452.
- INDICATES FOUND LEAD AND DISC STAMPED "R.E. 7808" PER C.R. 20618.
- INDICATES FOUND LEAD AND DISC STAMPED "R.C.E. 30826" PER MAP 15191.
- INDICATES FOUND LEAD AND DISC STAMPED "R.C.E. 1534" AT A 4.00' OFFSET, NO RECORD. SHOWN FOR REFERENCE ONLY. SEE DETAIL.
- INDICATES FOUND LEAD AND DISC STAMPED "CITY ENGINEER" PER C.R. 2179, ACCEPTED AS POINT ON THE EXTENSION OF THE LOT LINE AT AN OFFSET OF 10.00'
- INDICATES FOUND LEAD AND DISC STAMPED "CITY ENGINEER" PER C.R. 2179 AND 12452.
- INDICATES FOUND LEAD AND DISC STAMPED "L.S. 5717" PER C.R. 12452.



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