

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
APPROVING FINAL TRACT MAP NO. 078325,
FOR THE SUBDIVISION OF ONE LAND LOT INTO NINE LAND LOTS FOR
RESIDENTIAL PURPOSES AT 655 WESTMINSTER DRIVE**

WHEREAS, the Subdivision Hearing Officer of the City of Pasadena approved the Tentative Tract Map No. 078325 on December 2, 2015;

WHEREAS, the Department of Public Works of the City has determined that the developer of said tract map has complied with all conditions of approval and other standards and requirements imposed by the City;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pasadena as follows:

1. That Final Tract Map No. 078325, for the subdivision of one land lot into nine land lots for residential purposes at 655 Westminster Drive, presented herewith, is approved;
2. The offer of dedications for public street purposes and for public sewer purposes as shown on said map and presented herewith, is approved and accepted; and
3. The City Clerk is authorized and directed to execute the Certificate on the Map showing the City's approval of said map.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2018, by the following vote:

AYES:

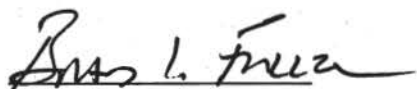
NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, City Clerk

Approved as to form:


Brad L. Fuller
Assistant City Attorney

9 LOTS
55,998 SQ. FT. (GROSS)
34,572 SQ. FT. (NET)

TRACT NO. 78325

SHEET 1 OF 3 SHEETS

IN THE CITY OF PASADENA,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL A, OF PARCEL MAP NO. 72547,
AS PER MAP FILED IN BOOK 379, PAGES 24, 25, AND 26, OF
PARCEL MAPS, OFFICIAL RECORDS OF SAID COUNTY.

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.
WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP. WE HEREBY DEDICATE TO THE CITY OF PASADENA THE EASEMENT FOR SANITARY SEWER PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENTAL THERETO INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ADJOINING PROPERTIES.

SAN GABRIEL VALLEY HABITAT FOR HUMANITY, INC. (OWNER)

BY: Mark Van Lue DATE: 6/19/2018
BY: MARK VAN LUE, EXECUTIVE DIRECTOR

NOTARY'S ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA,)
COUNTY OF LOS ANGELES) SS.
ON 6/19/2018 BEFORE ME, Suzanne TSE, Notary Public
PERSONALLY APPEARED Mark Van Lue

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/IT/THEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR CAPACITY(IES) AND THAT BY HIS/HER/ITS/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 OF NOTARY PUBLIC
Suzanne Tse
PRINT NAME
MY COMMISSION EXPIRES: July 21, 2020
MY COMMISSION NO.: 2157444
MY PRINCIPAL PLACE OF BUSINESS IS IN THE
COUNTY OF LOS ANGELES
TEL: (626) 287-2899

NOTARY'S ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA,)
COUNTY OF LOS ANGELES) SS.
ON _____ BEFORE ME, _____
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 TO ME THAT HE/SHE/IT/THEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR CAPACITY(IES) AND THAT BY HIS/HER/ITS/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 OF NOTARY PUBLIC

PRINT NAME
MY COMMISSION EXPIRES: _____
MY COMMISSION NO.: _____
MY PRINCIPAL PLACE OF BUSINESS IS IN THE
COUNTY OF _____
TEL: _____

SIGNATURE OMISSIONS NOTE:

THE SIGNATURE(S) OF THE CITY OF PASADENA, A BODY POLITICAL AND CORPORATE, HOLDER OF AN EASEMENT FOR WATER PIPE AND INCIDENTAL PURPOSES, RECORDED AS BOOK 7185, PAGE 39, OF OFFICIAL RECORDS, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) (3) (A) (1)-(4) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE CITY OF PASADENA. SAID EASEMENT IS PLOTTED HEREON.

THE SIGNATURE(S) OF THE CITY OF PASADENA, A BODY POLITICAL AND CORPORATE, HOLDER OF AN EASEMENT FOR GAS LINES AND INCIDENTAL PURPOSES, RECORDED MARCH 15, 2004 AS INSTR. NO. 04-68094 OF OFFICIAL RECORDS, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) (3) (A) (1)-(4) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE CITY OF PASADENA. SAID EASEMENT IS PLOTTED HEREON.

THE SIGNATURE(S) OF THE SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR GAS LINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 8, 2017 AS INSTR. NO. 2017-1426206 OF OFFICIAL RECORDS, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) (3) (A) (1)-(4) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE CITY OF PASADENA. SAID EASEMENT IS BLANKET IN NATURE AND UNPLOTTABLE.

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 THE SAN GABRIEL VALLEY HABITAT FOR HUMANITY, IN DECEMBER OF 2015. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. I ADVISE THAT THE ADJUSTMENTS OF THE DIMENSIONS AND LOCATIONS SHOWN HEREON WILL BE IN PLACE WITHIN 12 MONTHS FROM THE FILING DATE OF THIS MAP THAT SAID ADJUSTMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT REQUIRED NOTES TO THE CENTERLINE MONUMENTS, IF ANY, WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN THE TIME LIMITATION STATED ABOVE.

Eugene C. Dunham
EUGENE C. DUNHAM
LS 17445, EXPIRES 12/31/2019
DATE: 15 June, 2018



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 00° 22' 22" W ON THE CENTERLINE OF CALIFORNIA TERRACE AS SHOWN ON PARCEL MAP NO. 72547, AS PER MAP FILED IN BOOK 379, PAGES 24, 25, AND 26, OF PARCEL MAPS, OFFICIAL RECORDS OF SAID COUNTY.

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF THAT ALL PROVISIONS OF SUBDIVISION ORDINANCES OF THE CITY OF PASADENA APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66442 (c) (1) (2) AND (3) HAVE BEEN COMPLIED WITH.

CITY ENGINEER, CITY OF PASADENA

R.C.E. _____ EXPIRES: _____
DATE: _____

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA, BY RESOLUTION NO. _____ PASSED ON THE _____ DAY OF _____ 2018, APPROVED THE ATTACHED MAP, AND ACCEPTED THE DEDICATIONS FOR STREET PURPOSES AND SANITARY SEWER PURPOSES SHOWN HEREON, AND ACCEPTED THE VACATION OF A PORTION OF WESTMINSTER DRIVE, SHOWN AS "TO BE VACATED" HEREON.

CITY CLERK, CITY OF PASADENA

DATE: _____

COUNTY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP THAT IT COMPLIES WITH ALL PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED BY THE CITY ENGINEER.

COUNTY SURVEYOR
BY: FABRIZIO G. PACHANG, DEPUTY DATE: _____
L.S. NO. 7274

LOS ANGELES COUNTY CERTIFICATIONS:

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

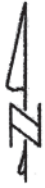
EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BY: _____ DEPUTY DATE: _____

I HEREBY CERTIFY THAT THE SECURITY IN THE AMOUNT OF _____ HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON TRACT NO. 78325 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BY: _____ DEPUTY DATE: _____

TRACT NO. 78325

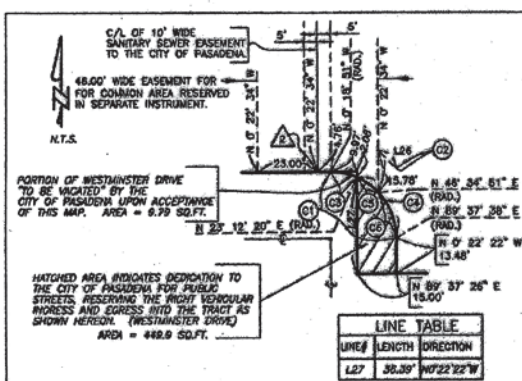
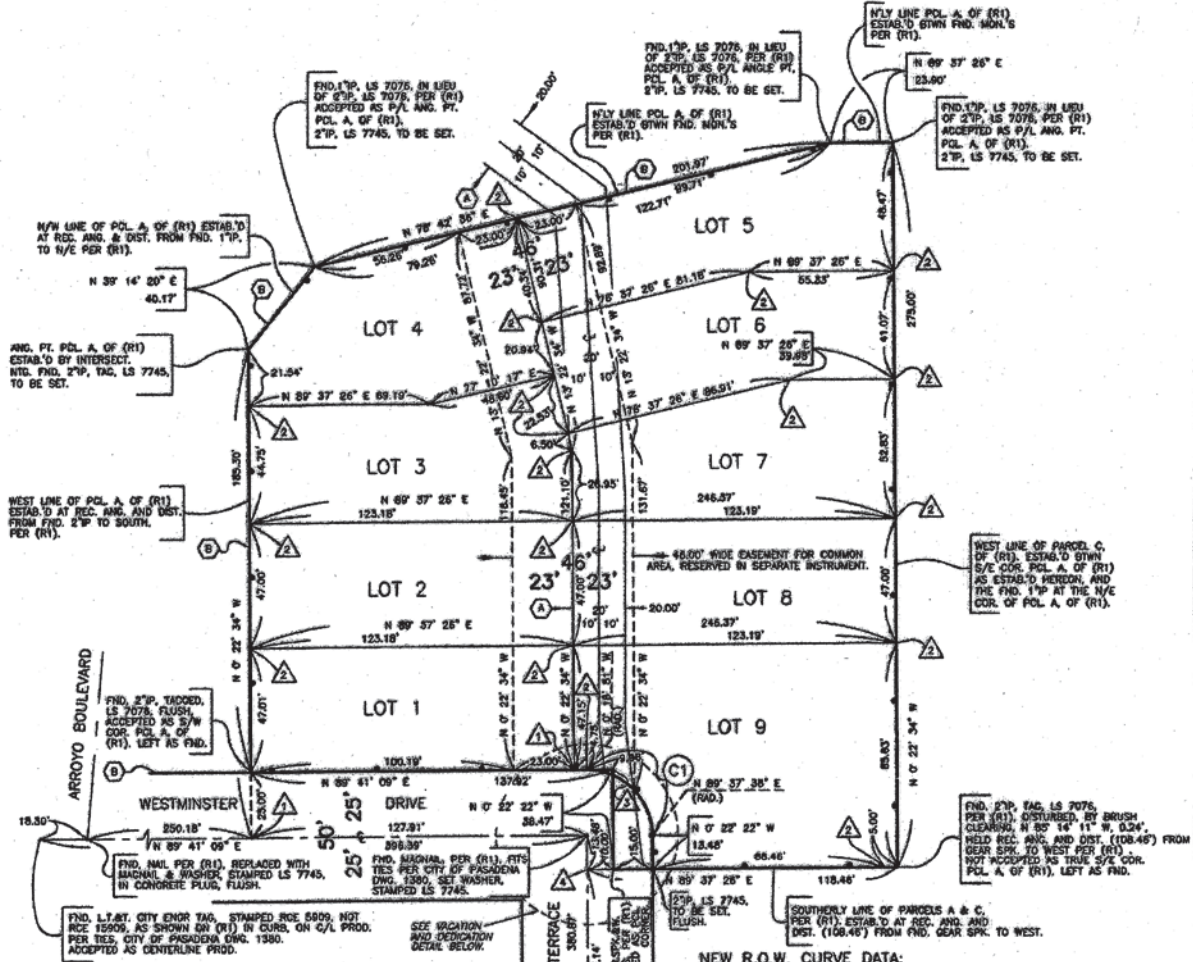
IN THE CITY OF PASADENA,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



- LEGEND:**
- INDICATES THE BOUNDARY OF THE LANDS BEING SUBDIVIDED BY THIS MAP.
 - (R1) - DENOTES PARCEL MAP NO. 72542, P.M.B. 278/24-26.
 - △ - INDICATES SPK. & WASHER, LS 7745, TO BE SET.
 - △ - INDICATES LEAD, DICK. & TRG. OR 1" P. & TAG, LS 7745, TO BE SET.
 - △ - INDICATES FND. 2" P. LS 7076, PER FND. ACCEPTED AS PCL. CORNER. THIS POINT HAS BEEN OBLITERATED BY CONSTRUCTION, AND WILL NOT BE REPLACED.
 - △ - FND. GEAR SPK. & W. LS 7076, PER (R1), ACCEPTED AS PARCEL CORNER. THIS POINT HAS BEEN OBLITERATED BY CONSTRUCTION, AND WILL NOT BE REPLACED.
 - NOTE: NO MONUMENTS WERE FOUND ON SET UNLESS INDICATED BELOW, AND/OR DESCRIBED IN THE LEGEND ABOVE.
 - (A) - FORMER 20' WIDE EASEMENT FOR WATERLINE RIGHT-OF-WAY, RECORDED MARCH 15, 2004, PER INSTR. NO. 04-002604 O.R. PER (R1), ABANDONED AND OUTCLEARED BY THE CITY OF PASADENA PER SOUTHERLY DEED RECORDED OCTOBER 20, 2016, AS INSTR. NO. 2016026408 O.R.
 - (B) - ACCEPTED AS THE SOUTHERLY, SOUTHEASTERLY, AND EASTERLY LINES OF PARCEL B-2, OF (R1).

GROSS AND NET LOT AREAS:
(ROUNDED UP TO NEAREST SQUARE FOOT)

LOT NO.	GROSS AREA	NET AREA
LOT 1	5,800 SQ. FT. (GROSS)	3,767 SQ. FT. (NET)
LOT 2	5,789 SQ. FT. (GROSS)	3,462 SQ. FT. (NET)
LOT 3	5,738 SQ. FT. (GROSS)	3,350 SQ. FT. (NET)
LOT 4	5,093 SQ. FT. (GROSS)	4,133 SQ. FT. (NET)
LOT 5	8,028 SQ. FT. (GROSS)	4,401 SQ. FT. (NET)
LOT 6	5,610 SQ. FT. (GROSS)	3,802 SQ. FT. (NET)
LOT 7	5,714 SQ. FT. (GROSS)	4,055 SQ. FT. (NET)
LOT 8	5,790 SQ. FT. (GROSS)	3,458 SQ. FT. (NET)
LOT 9	9,639 SQ. FT. (GROSS)	4,254 SQ. FT. (NET)
TOTALS	55,998 SQ. FT. (GROSS)	34,572 SQ. FT. (NET)



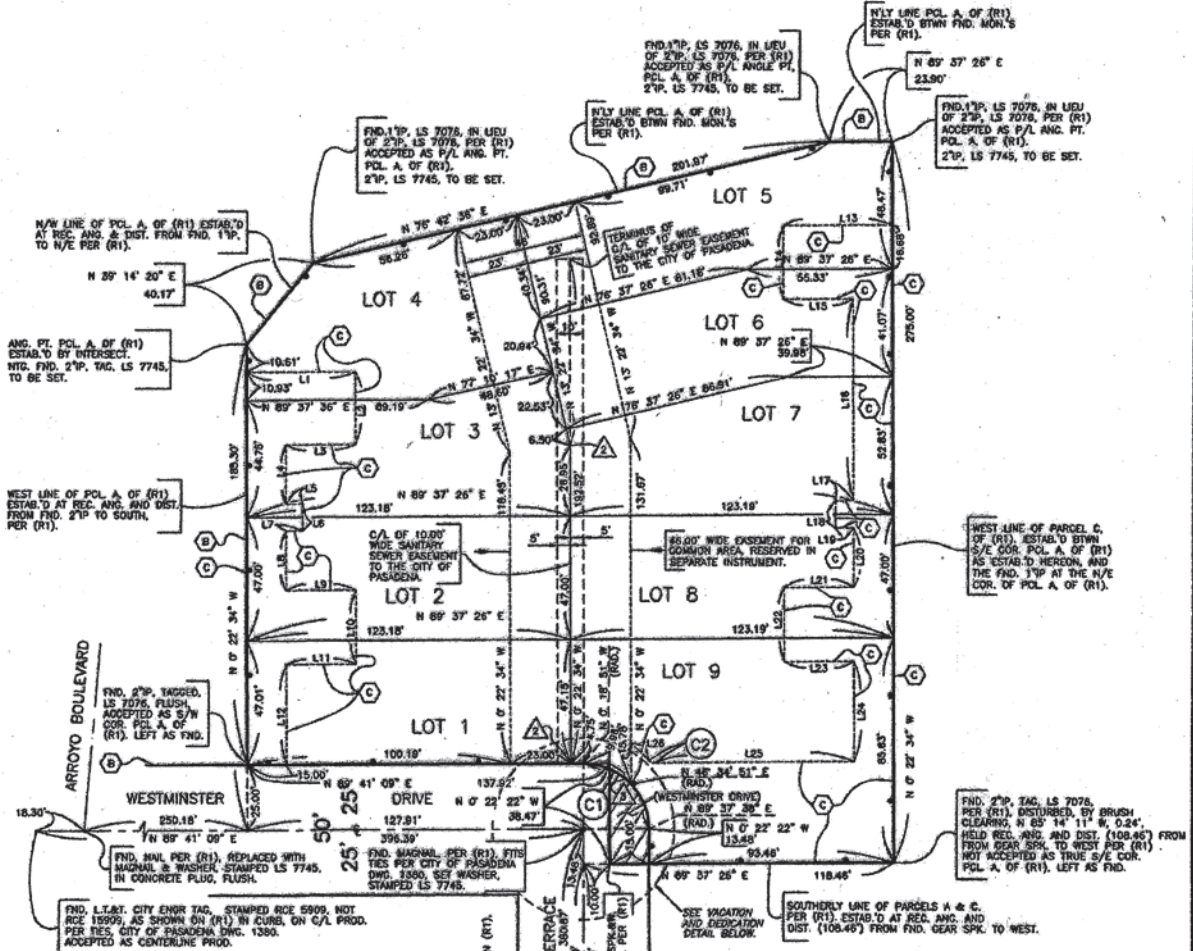
DETAIL OF VACATION AND DEDICATION FOR PUBLIC STREET PURPOSES.

TRACT NO. 78325

IN THE CITY OF PASADENA,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

EASEMENT, DEDICATION, AND VACATION DETAILS.

- (B) - ACCEPTED AS THE SOUTHERLY, SOUTHEASTERLY, AND EASTERLY LINES OF PARCEL 8-2, OF (R1).
- (C) - RECIPROCAL VARIABLE WIDTH EASEMENT FOR INGRESS, EGRESS, AND UTILITY PURPOSES, RESERVED IN SEPARATE INSTRUMENT.
- (R1) - DENOTES PARCEL MAP NO. 72547, P.A.M.B. 370/24-26.
- (XXX.XX) - INDICATES RECORD DISTANCE PER (R1).

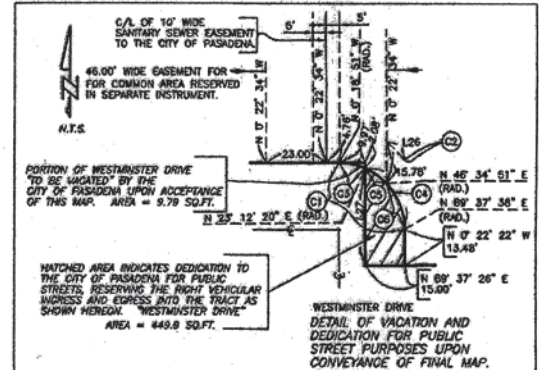


LINE #	LENGTH	DIRECTION
L1	41.58'	N89°37'26"E
L2	27.88'	N0°22'34"W
L3	26.58'	N89°37'26"E
L4	22.56'	N0°22'34"W
L5	6.35'	N89°37'26"E
L6	10.34'	N0°22'34"W
L7	6.35'	N89°37'26"E
L8	22.66'	N0°22'34"W
L9	26.58'	N89°37'26"E
L10	28.19'	N0°22'34"W
L11	28.58'	N89°37'26"E
L12	37.88'	N0°22'34"W
L13	41.58'	N89°37'26"E
L14	28.05'	N0°22'34"W
L15	26.58'	N89°37'26"E
L16	77.21'	N0°22'34"W
L17	6.85'	N89°37'26"E
L18	10.44'	N0°22'34"W
L19	6.85'	N89°37'26"E
L20	22.88'	N0°22'34"W

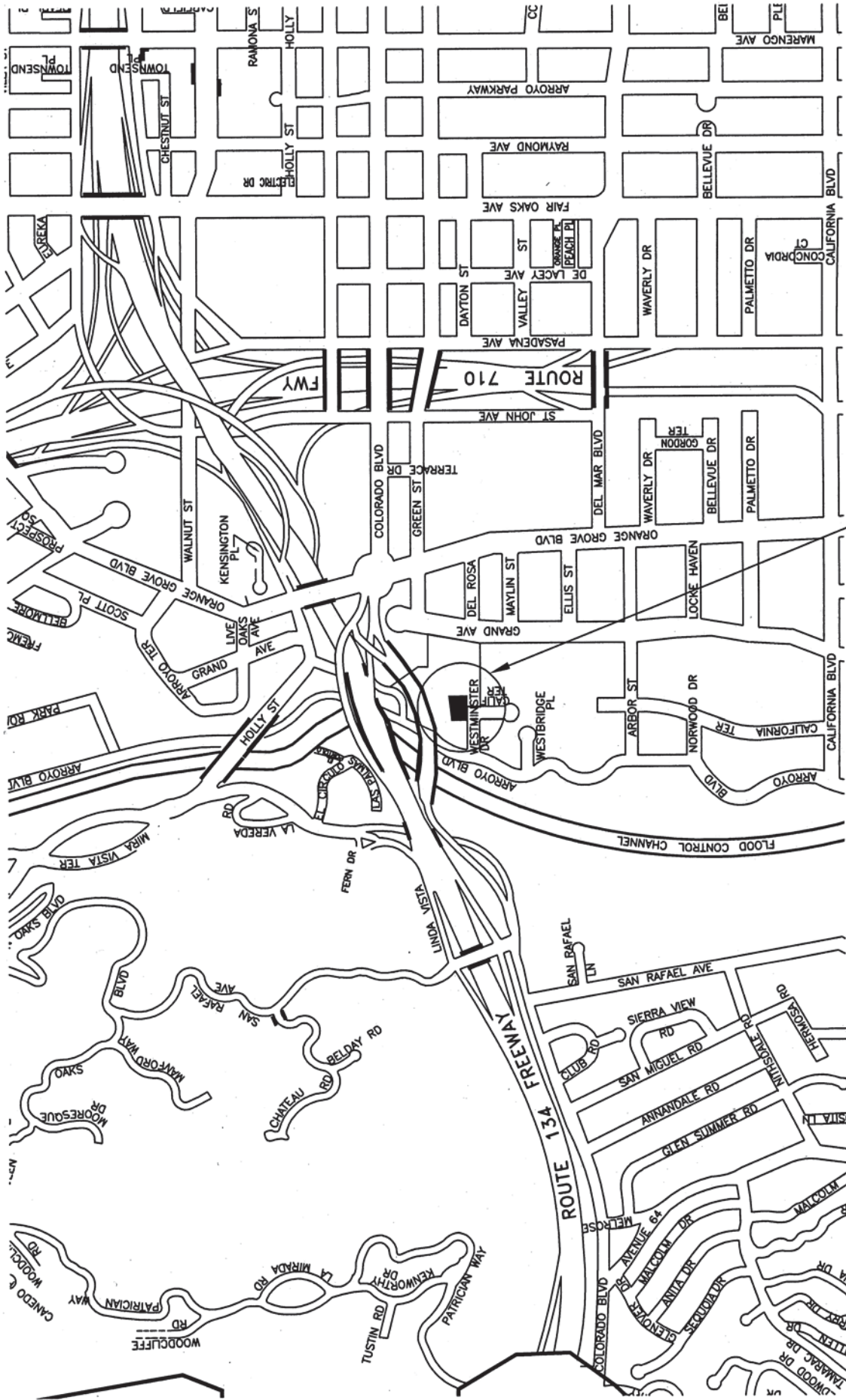
LINE #	LENGTH	DIRECTION
L21	26.58'	N89°37'26"E
L22	28.27'	N0°22'34"W
L23	26.58'	N89°37'26"E
L24	37.91'	N0°22'34"W
L25	76.28'	N89°37'26"E
L26	9.56'	N45°22'34"W
L27	36.39'	N0°22'22"W

CURVE NO.	DELTA	RADIUS	LENGTH	TAN
C1	89°58'29"	25.00'	33.93'	34.97'
C2	45°00'00"	3.00'	2.36'	1.24'
C3	23°31'11"	25.00'	10.26'	6.20'
C4	66°25'18"	25.00'	28.98'	16.37'
C5	23°22'31"	25.00'	10.20'	6.17'
C6	43°02'47"	25.00'	18.78'	9.86'

FND. L.S. & C. TAG. CITY ENGR. TAG. REC. 5909, NOT REC. 1899, AS SHOWN ON (R1) IN CURVE ON C/L PROD. PER RES. CITY OF PASADENA DIV. 1380. ACCEPTED AS CENTERLINE PROD. POINT ON CENTERLINE PROLONGATION.



Attachment B - Vicinity Map



Tract Map No. 78325