Report to the Auburn City Council

Action Item
6
Agenda Item No.
City Manager's Approval

To:	Mayor and City Council
From:	Bernie Schroeder, Director of Public Works
By:	Carie Huff, Associate Civil Engineer
Date:	November 22, 2010
Subject:	Auburn Towers Final Condominium Map (1240 High Street)

The Issue

Shall the City Council authorize the Auburn Towers Final Condominium Map to be filed with the Placer County Recorder's office?

Conclusions and Recommendation

Staff recommends that the City Council, by **RESOLUTION**, approve the Auburn Towers Final Condominium Map at 1240 High Street for recording at the Placer County Recorder's Office.

Background

The Auburn Towers Final Condominium Map, previously called Courtyard Professional Center, is located at 1240 High Street. The tentative parcel map to convert and existing commercial building into an 11-unit commercial condominium development on a ±1.18 acre parcel was approved by the Planning Commission on May 20, 2009. The final condominium map and the Declaration of Covenants, Conditions and Restrictions have been reviewed by the City Engineer and the City Attorney. The fees identified in the Planning Commission conditions of approval have been paid by the applicant and the map is now ready for recording.

Alternatives Available to Council; Implications of Alternatives

Because the applicant has paid all of the necessary fees and met all of the conditions of approval, recording of the Final Condominium Map is appropriate.

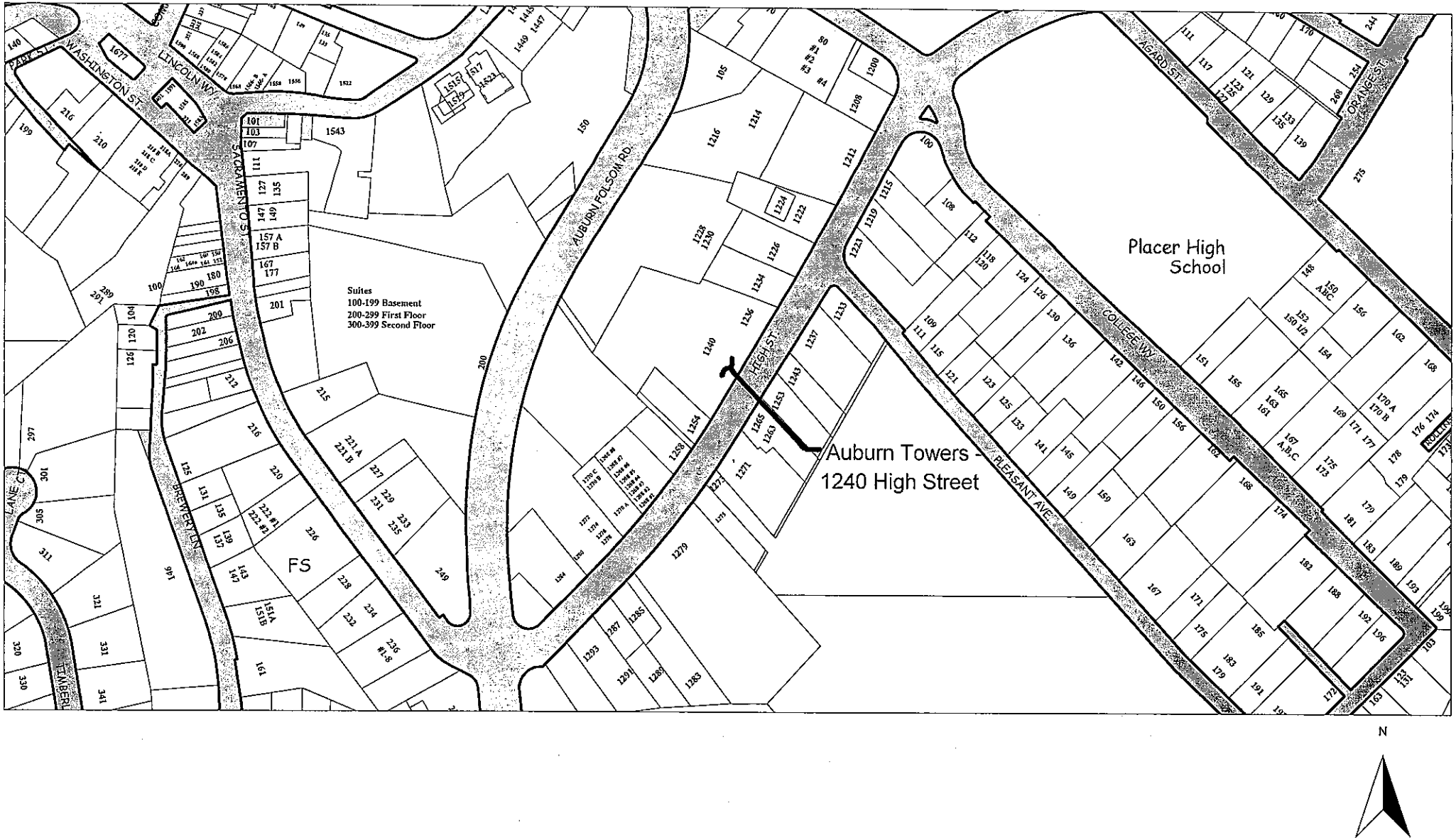
Fiscal Impact

None.

Attachments:

1. Vicinity Map
2. Resolution – Final Map
3. Final Map

City of Auburn



OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION; AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS SUBDIVISION MAP.

AND THAT THEY HEREBY IRREVOCABLY OFFER TO DEDICATE TO PUBLIC USE PUBLIC UTILITY EASEMENTS ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND DESIGNATED P.U.E. FOR ANY AND ALL UTILITY SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, GAS, STORM, SANITARY AND WATER SERVICES, AND ALL APPURTENANCES THERETO TOGETHER WITH THE RIGHT TO TRIM AND REMOVE TREES AND VEGETATION.

GREEN-MINDED ASSETS, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY:_____
DAVE SEMAN

OWNER'S ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF PLACER
ON _____, 2010, 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 THIS INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL.

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

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE_____

NOTARY NAME:_____

MY PRINCIPLE PLACE OF BUSINESS IS IN THE COUNTY OF _____

MY COMMISSION EXPIRES _____

CONDOMINIUM NOTE

THIS FINAL MAP IS BEING RECORDED CONCURRENTLY WITH THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS; RECORDED AS INSTRUMENT NO. _____, RECORDING DATE _____, OFFICIAL RECORDS OF PLACER COUNTY.

TRUSTEE'S STATEMENT

TRUSTEE: DENNIS D. BROWN, ESQ., AS TRUSTEE UNDER DEED OF TRUST RECORDED OCTOBER 27, 2010, INSTRUMENT NUMBER 2010-0067006, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND JOINS IN ALL DEDICATIONS THEREON, IF ANY.

IN WITNESS WHEREOF, THE TRUSTEE HAS EXECUTED THIS STATEMENT ON _____, 2010, BY ITS DULY AUTHORIZED OFFICERS AS TRUSTEE.

BY:_____
DENNIS D. BROWN, ESQ.

TRUSTEE'S ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF PLACER
ON _____, 2010, 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 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 THIS INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL.

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

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE_____

NOTARY NAME:_____

MY PRINCIPLE PLACE OF BUSINESS IS IN THE COUNTY OF _____

MY COMMISSION EXPIRES _____

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 GREEN-MINDED ASSETS, LLC SEPTEMBER 2010.

I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

_____
EDWARD M. GIULIANI, P.L.S. No. 5907
LICENSE EXPIRES: DEC. 31, 2010

LICENSED LAND SURVEYOR
EDWARD M. GIULIANI
NO. LS 5907
EXP. 12-31-10
STATE OF CALIFORNIA

CITY COUUNCIL'S STATEMENT

THE CITY COUNCIL OF THE CITY OF AUBURN, COUNTY OF PLACER, STATE OF CALIFORNIA BY RESOLUTION ADOPTED AT A REGULAR MEETING HELD ON THE ____ DAY OF _____, 2010, DID APPOVE THIS MAP ENTITLED 'AUBURN TOWERS'.

_____
DATE

_____
BRIDGET POWERS
MAYOR, CITY OF AUBURN

CITY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED BY ME AND I AM SATISFIED THAT IS TECHNICALLY CORRECT.

_____
DATE

_____
JACK WARREN
R.C.E. 16053
REG. EXP. 6-30-2011

CITY ENGINEER'S STATEMENT

I, JACK WARREN, CITY ENGINEER, CITY OF AUBURN, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP, AND FIND THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AS APPROVED BY PLANNING COMMISSION, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

_____
DATE

_____
JACK WARREN
R.C.E. 16053
REG. EXP. 6-30-2011

RECORDER'S STATEMENT

FILED THIS _____,DAY OF _____, 2010 AT ____, __M.
IN BOOK _____ OF MAPS AT PAGE_____, AT THE REQUEST OF GIULIANI & KULL, INC.

FILE NO. _____ BY:_____
JIM MCCAULEY
PLACER COUNTY RECORDER

FEE: _____ BY:_____
DEPUTY RECORDER

AUBURN TOWERS

1240 HIGH STREET

FOR CONDOMINIUM PURPOSES

SCALE: 1"=20' OCTOBER, 2010

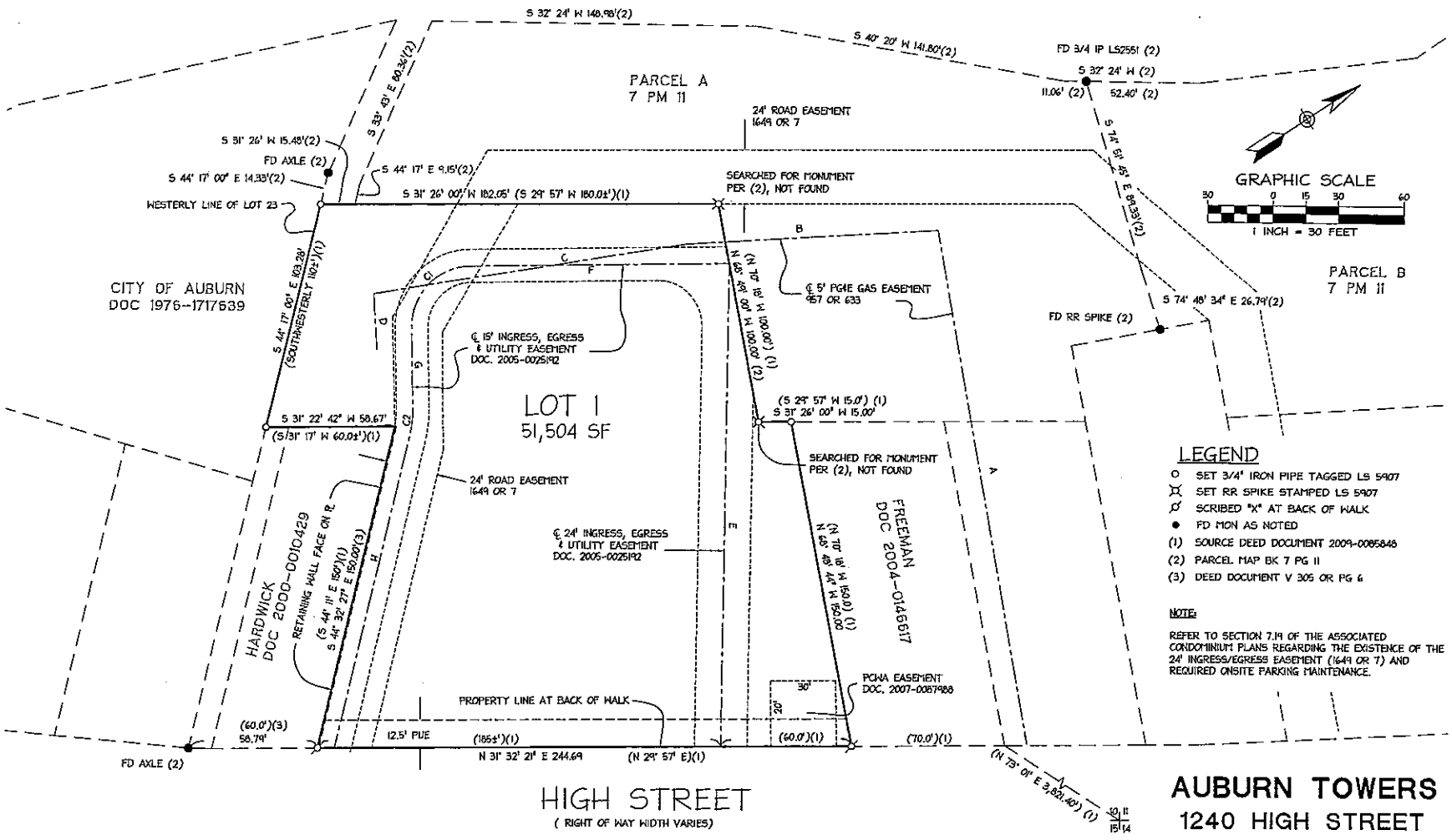
BEING A RESUBDIVISION OF THAT CERTAIN PROPERTY SITUATED WITHIN A PORTION OF LOT 23, BLOCK NO. 15

CITY OF AUBURN
PLACER COUNTY, CALIFORNIA

SHEET 1 OF 2

Giuliani & Kull, Inc.
Engineers • Planners • Surveyors
500 Wall Street, Suite A, Auburn, CA 95603
(530) 885-5107 Fax (530) 885-5157
Auburn • San Jose • Oakdale

BOOK ___ OF MAPS, PAGE ___



LEGEND

- ○ SET 3/4" IRON PIPE TAGGED LS 5907
- SET RR SPIKE STAMPED LS 5907
- SCRIBED "X" AT BACK OF WALK
- ● FD MON AS NOTED
- (1) SOURCE DEED DOCUMENT 2009-0085848
- (2) PARCEL MAP BK 7 PG 11
- (3) DEED DOCUMENT V 305 OR PG 6

NOTE:

REFER TO SECTION 7.19 OF THE ASSOCIATED CONDOMINIUM PLANS REGARDING THE EXISTENCE OF THE 24' INGRESS/EGRESS EASEMENT (1649 OR 7) AND REQUIRED ONSITE PARKING MAINTENANCE.

LINE TABLE		
LINE	BEARING	DISTANCE
A	N68°04'00"W	237.00'
B	S28°23'00"W	115.00'
C	S22°45'00"W	145.70'
D	S61°37'00"W	25.00'
E	N57°10'03"W	219.41'
F	S90°56'33"W	118.57'
G	S59°03'27"E	37.07'
H	S44°32'27"E	146.69'

CURVE TABLE			
CURVE	LENGTH	DELTA	RADIUS
C1	43.20'	90°00'00"	27.50'
C2	10.77'	14°31'00"	42.50'

BASIS OF BEARINGS

THE MERIDIAN FOR THIS SURVEY IS IDENTICAL TO THAT OF 7 PM 11 AND WAS ESTABLISHED FROM MONUMENTS SHOWN HEREON AS FOUND.

AUBURN TOWERS

1240 HIGH STREET

FOR CONDOMINIUM PURPOSES

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(530) 885-5107 Fax (530) 885-5157
Auburn • San Jose • Oakdale

RESOLUTION NO. 10-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBURN APPROVING AUBURN TOWERS CONDOMINIUM MAP

THE CITY COUNCIL OF THE CITY OF AUBURN DOES HEREBY RESOLVE:

That the City Council of the City of Auburn does hereby approve the Auburn Towers Final Condominium Map at 1240 High Street for recording at the Placer County Recorder's Office.

DATED: November 22, 2010

_____
Bridget Powers, Mayor

ATTEST:

_____
Joseph G. R. Labrie, City Clerk

I, Joseph G. R. Labrie, City Clerk of the City of Auburn, hereby certify that the foregoing resolution was duly passed at a regular meeting of the City Council of the City of Auburn held on the 22nd day of November 2010 by the following vote on roll call:

Ayes:
Noes:
Absent:

_____
Joseph G. R. Labrie, City Clerk

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