

RESOLUTION NO. 2444

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD
ACCEPTING FOR RECORDATION A FINAL SUBDIVISION MAP
AND SUBDIVISION GUARANTEE SUBMITTED BY SOUTH
COUNTY HOMES II FOR VISTA SOLEDAD VESTING
TENTATIVE MAP, PHASE I, STAGE I
PINNACLES SUBDIVISION**

WHEREAS, South County Homes II, (Woodman Development) is the proposed subdivider of a 48 lot (47 residential lots and 1 remainder lot) designated as the Pinnacles Subdivision, Vista Soledad Vesting Tentative Map, Phase I, Stage I; and

WHEREAS, the subdivider has now completed the Final Map for the subject subdivision in accordance with the requirements of the Subdivision Map Act, the Soledad Municipal Code and the Conditions of Approval set forth by the Soledad Planning Commission; and

WHEREAS, the Subdivider requests that the City of Soledad accept said map and Subdivision Guarantee as prepared.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Soledad; as follows:

Section 1. That the City Council hereby finds and determines that all Conditions of Approval, and Development Agreement have been met for the recording of this map.

Section 2. That the City Engineer and Planning Director have reviewed the proposed Final Map and Subdivision Guarantee and found the documents to be in compliance with the Subdivision Map Act, the Soledad Municipal Code and Conditions of Approval set forth by the Planning Commission and City Council on August 8, 1994.

Section 3. That the City Manager, City Engineer and the Planning Director have reviewed the proposed final map and subdivision guarantee and found the documents to be in compliance with the Development Agreement approved by the City Council on February 13, 1995.

Section 4. That the City Council of Soledad certified the Vista Soledad Environmental Impact Report on August 8, 1994.

Section 5. That the City of Soledad accepts the Final Map for recordation with the Monterey County Recorder.

Section 6. That the City Council of the City of Soledad hereby accepts the Subdivision Guarantee prepared by Chicago Title Insurance Company (Guarantee No. 1700125A-MM), in the form of the document hereunto attached marked, "Exhibit B" and by reference made a part hereof.

Section 7. That the City Council of the City of Soledad hereby accepts the Final Map in the form of the document hereunto attached marked, "Exhibit A" and by reference made a part hereof.

Section 8. That the City Council of the City of Soledad received an Impact Fee Report on August 14, 1995.

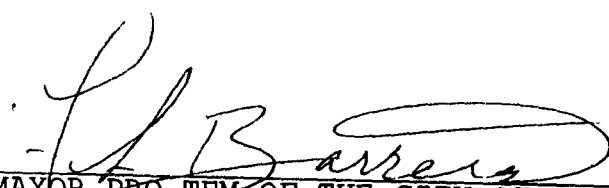
Section 9. That the recordation of the map is subject to completion of all terms and conditions of the Subdivision Improvements Plan, Development Agreement, Conditions of Approval, Mitigation Monitoring Program, Knox Nesbitt Act and the Monterey County Local Agency Formation Commission (LAFCo).

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 14th day of August 1995, by the following vote:

AYES, and in favor thereof, Councilmembers: John Holguin, Richard Ortiz, Mayor Pro Tem Fabian Barrera

NAYES, Councilmembers: None

ABSENT, Councilmembers: Mayor Ben Jimenez, Jr., and Councilmember Fred Ledesma


MAYOR PRO TEM OF THE CITY OF SOLEDAD

ATTEST:


CITY CLERK OF THE CITY OF SOLEDAD

LAND DIVISION GUARANTEE

CHICAGO TITLE INSURANCE COMPANY

a corporation of Missouri, herein called the Company, for a valuable consideration, hereby GUARANTEES the parties herein, called the ASSURED, against loss not exceeding the liability amount shown herein, which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records, on the effective date:

The only parties whose signatures are necessary, under the requirements of the Subdivision Map Act, on the certificates consenting to the recordation of the map of said land and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map are as herein stated.

In Witness Whereof, CHICAGO TITLE INSURANCE COMPANY has caused this Guarantee to be signed and sealed as of the effective date, the Guarantee to become valid when countersigned by an authorized signatory

CHICAGO TITLE INSURANCE COMPANY

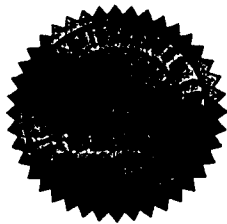
Issued by:
CHICAGO TITLE COMPANY
50 Winham Street
Salinas, CA 93901
(408) 424 - 8011

By
Richard L. Polle
President.

Countersigned

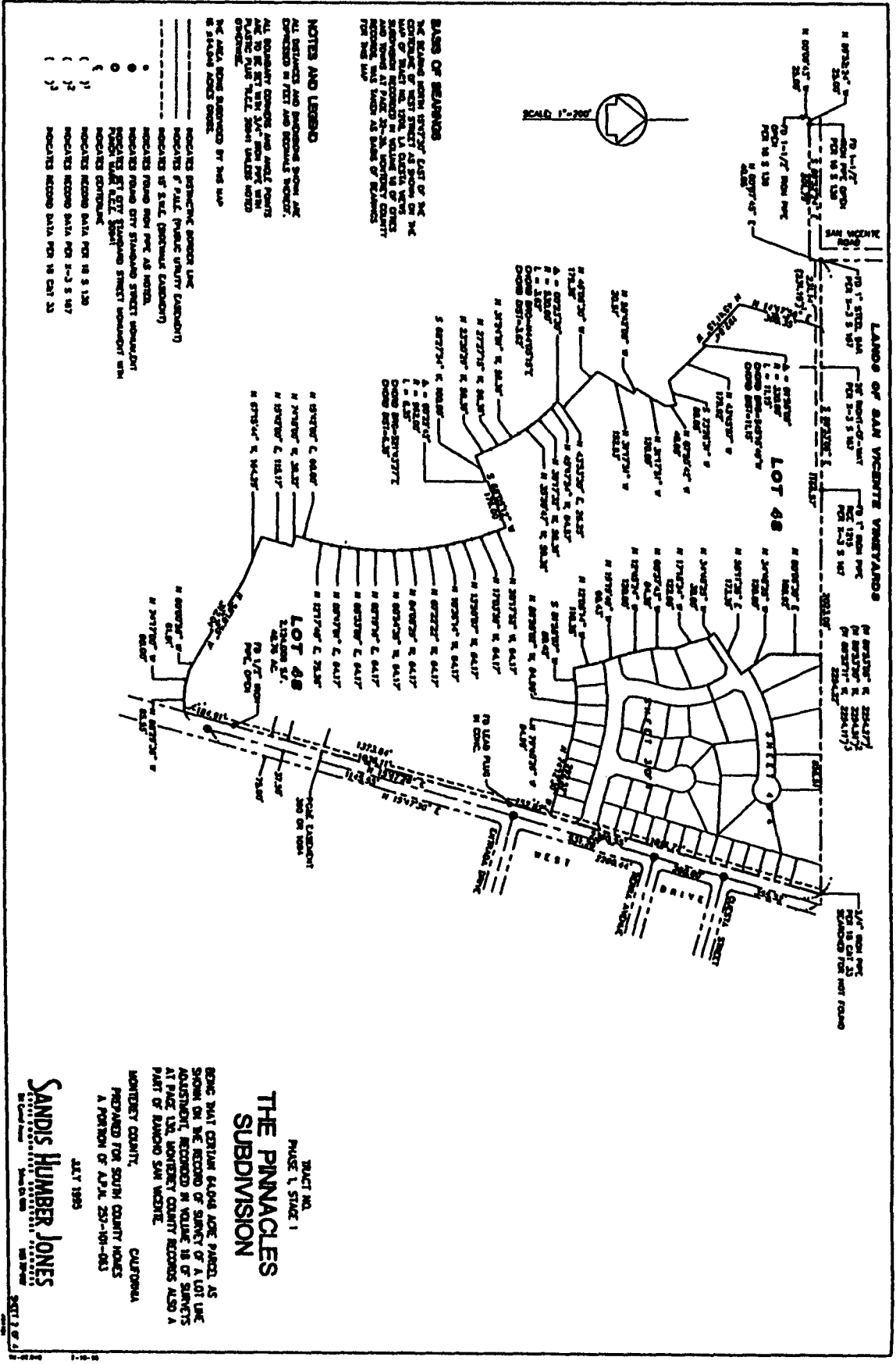
Margaret Morata

Authorized Signatory



ATTEST

Thomas J. Adams
Secretary



BASES OF BEARINGS
 THE BEARING NORTH STREET LIST OF THE
 CONTRACTOR OF THIS STREET AS SHOWN ON THE
 PLAN OF THIS SUBDIVISION IS THE BEARING
 AND DISTANCE AS SHOWN ON THE PLAN OF THIS
 SUBDIVISION AND IS THE BEARING AND DISTANCE
 AS SHOWN ON THE PLAN OF THIS SUBDIVISION
 FOR THE MAP

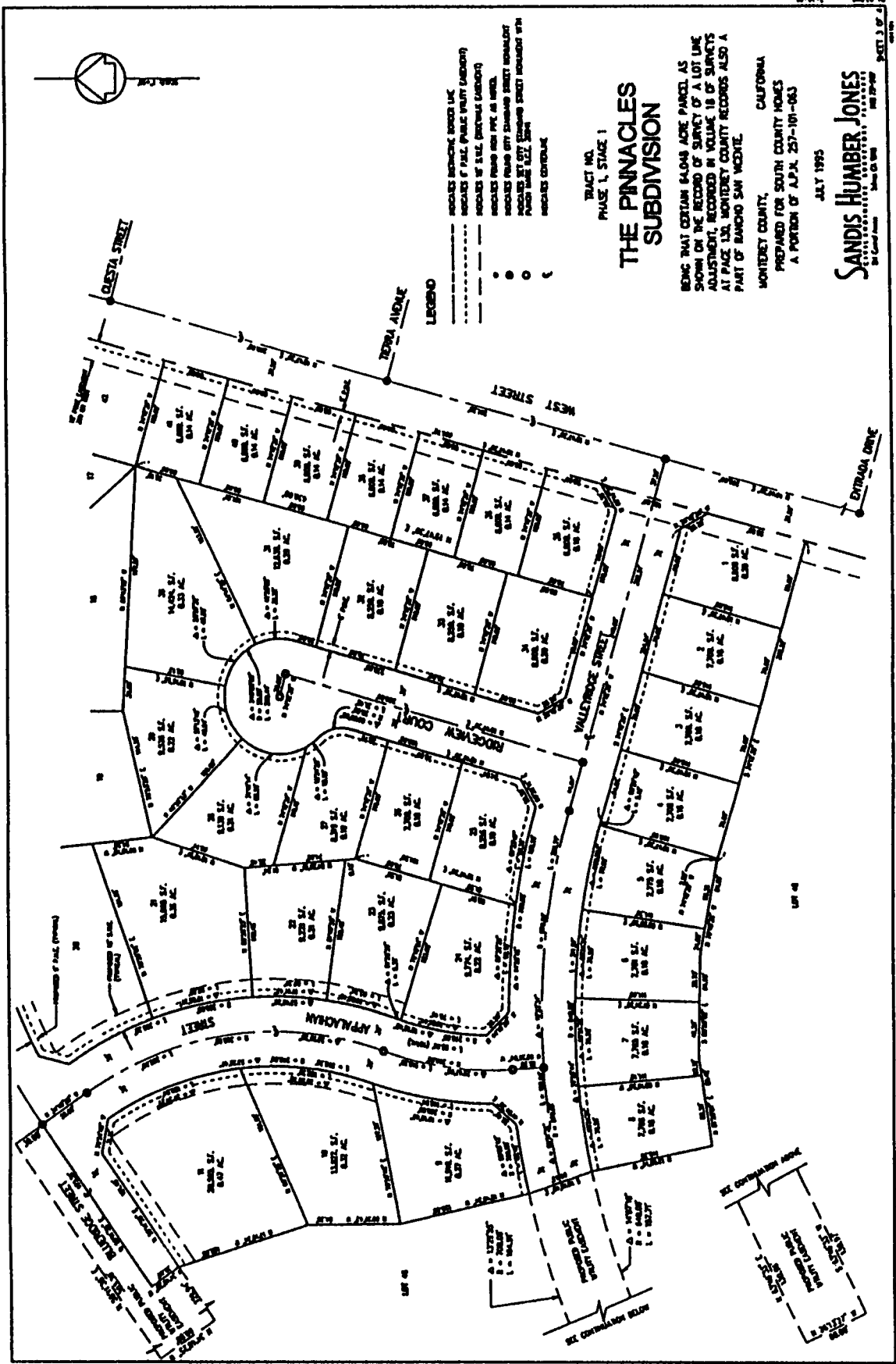
NOTES AND LEGEND
 ALL DISTANCES AND BEARINGS SHOWN ARE
 OBTAINED BY FIELD AND RECONNAISSANCE SURVEY.
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- LOCATES DISTRICTIVE EASEMENT LINE
- LOCATES FULL PUBLIC UTILITY EASEMENT
- LOCATES ROAD ROW PER AB ORDER
- LOCATES ROAD CITY STIPULATED STREET DIMENSION WITH
- LOCATES RECORD DATA PER 18 S 120
- LOCATES RECORD DATA PER 1-3 S 187
- LOCATES RECORD DATA PER 18 DIST 20

**TRACT NO. 1
 PHASE I, STAGE 1
 THE PINNACLES
 SUBDIVISION**

BEING THAT CERTAIN ALIQUOT ARE PARCELS AS
 SHOWN ON THE RECORD OF SURVEY OF A LOT LINE
 ADJACENT, RECORDED IN VOLUME 18 OF BOOKS
 AT PAGE 101, MONTEREY COUNTY RECORDS ALSO A
 PART OF RANCHO SAN VICENTE,
 MONTEREY COUNTY, CALIFORNIA
 PREPARED FOR SOUTH COUNTY HOMES
 A PORTION OF A.P.M. 252-101-043
 JULY 1993

SANDIS HUMBER JONES
 CIVIL ENGINEER
 1000 W. GARDEN AVENUE
 SAN JOSE, CALIF. 95128
 408-261-1111



Guarantee Number 1700125A -MM

LAND DIVISION GUARANTEE

Parties whose signatures are necessary, under the requirements of the Subdivision Map Act, are as follows:

SOUTH COUNTY HOMES II,
A CALIFORNIA LIMITED PARTNERSHIP,
AS OWNER

1. Pacific Gas and Electric Company, easement holder under document recorded February 19, 1965 in Reel 390, Page 1084, Official Records

The above signature may be omitted at such time as this Map is approved by the legislative body See Section 66436 (c) (1) of the Government Code

LAND DIVISION GUARANTEE

Guarantee Number 1700125A -MM
Liability \$ \$1,000.00
Fee: \$ \$300.00

Type of Map:

Map No:
Consisting of Sheet(s)

Effective Date: May 16, 1995 @ 7:30 AM

Assured: The County of Monterey and any City within which said division of land is located.

Description of the land referred to in this Guarantee:

That certain "64.048 Acres" as shown on the Record of Survey filed July 7, 1994 in Volume 18, at Page 130, Monterey County Records.

A.P NO. 257-101-063