

RESOLUTION NO. 4036

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD
ACCEPTING THE FINAL SUBDIVISION MAP FOR THE SOLEDAD VILLAGE
CENTER SUBDIVISION PROJECT ON NESTLES ROAD AND LOS COCHES DRIVE
(APN 022-291-018)**

WHEREAS, the City of Soledad, by Resolution No. 4020, dated June 6, 2007, approved an amended tentative subdivision map for the Soledad Village Center Subdivision (hereinafter "Subdivision,") subject to certain conditions; and

WHEREAS, Soledad Village Center, LLC (hereinafter "SVC") has now completed the Final Map for the Subdivision, titled " Soledad Village Center," in accordance with the provisions of the Subdivision Map Act, The Soledad Municipal Code (Title 16) and relevant conditions of approval established by the Soledad City Council; and

WHEREAS, SVC has requested that the City of Soledad accept the Soledad Village Center Final Map as prepared and that the City records the map upon final confirmation that all map conditions have been met.

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 SVC is in substantial compliance with all conditions of approval imposed on the Subdivision, either through Tentative Map Condition or other agreement, so as to allow for acceptance of a Final Map.

Section 2. That the City Engineer, Public Works Director and Planning Director have reviewed the proposed Final Map and have found the Map to be in substantial compliance with relevant provisions of the Subdivision Map Act and the Soledad Municipal Code.

Section 3. That the City of Soledad hereby accepts the Soledad Village Center Final Map in the form of the document attached hereto and marked Exhibit "A". Staff is hereby authorized and directed to record the Final Map only after SVC 's compliance with all Tentative Map Conditions and relevant terms and conditions of any and all other agreements pertaining to recordation have been confirmed by the City Engineer, Public Works Director, Planning Director, City Attorney and City Manager.

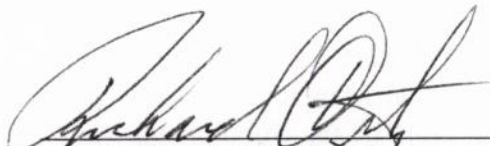
PASSED AND ADOPTED at a regular meeting of the City Council of the City of Soledad duly held on the 20th day of June, 2007, by the following vote:

AYES, and in favor thereof, Councilmembers: Martha Camacho, Juan Saavedra,
Pat Stephens, Mayor Richard Ortiz

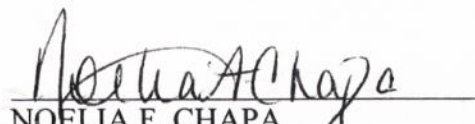
NOES, Councilmembers: None

ABSTAIN, Councilmembers: None

ABSENT, Councilmember: Mayor Pro Tem Christopher Bourke


RICHARD V. ORTIZ, Mayor

ATTEST:


NOELIA F. CHAPA
City Clerk

OWNERS' STATEMENT

We hereby state that we are the owners of, or have some right, title or interest in and to, the real property included within the subdivision shown upon this map, and that we are the only persons whose consent is necessary to pass a clear title to said property, and we consent to the preparation and recordation of said map and subdivision as shown within the subdivision boundary lines.

We hereby dedicate for public use and offer to dedicate to the City of Soledad that certain parcel designated as Area N4 (Nestles Road); said dedications and offers of dedication are for any and all public street and utility uses under, upon and over said parcels, streets, and portions thereof as shown within the subdivision boundary lines.

We also hereby dedicate for public use easements for public sanitary sewer pipelines and their necessary appurtenances on, over and under those certain strips of land designated as "Public Sewer Easement", as shown on said map within said subdivision; said strips of land are to be kept open and free from buildings and structures not serving the purposes of the easement.

We also hereby dedicate for public use easements for public utilities including but not limited to electricity, gas, communication, water, sanitary sewer, storm drain and their necessary appurtenances on, over and under those certain strips of land designated as "Public Utilities Easements" (PUE) as shown on said map within said subdivision; such strips of land are to be kept open and free from buildings and structures not serving the purposes of the easements.

We also hereby dedicate for public use easements for public water mains and water service lines on, over and under those certain strips of land designated as "Public Waterline Easements" (PWE) as shown on said map within said subdivision; such strips of land are to be kept open and free from buildings and structures not serving the purposes of the easements.

KENNETH FERRASCO, Trustee of the 2003 Kenneth E. Ferrasco Separate Property Revocable Trust UTA dated Sept. 17, 2003

KENNETH FERRASCO

The signatures of the holders of the following interest may be omitted in as much as their interest are such that they cannot ripen into fee and if their names and nature of their respective interest are stated on the final map and upon compliance with or pursuant to Section 6443c(3)(A) of Title 7 of Division 2 of the Government Code.

Coast Valleys Gas and Electric Company, easement holder under document recorded December 26, 1912 in Book 127 of Deeds, at Page 286.
J.P. Meyenberg Inc. a corporation, easement holder under document recorded June 15, 1927 in Book 118 of Official Records, at Page 53.

Pacific Gas and Electric Company, a California Corporation, easement holder under the following:
Document recorded October 21, 1938 in Book 593 of Official Records, at Page 172
Document recorded April 14, 1939 in Book 612 of Official Records, at Page 484
Document recorded August 26, 1951 in Book 1524 of Official Records, at Page 537
Major Distributing Company, a Corporation, easement holder under document recorded February 21, 1946 in Book 674 of Official Records, at Page 250

Pacific Telephone and Telegraph Company, a California Corporation, easement holder under document recorded February 4, 1982 in Real 1531 of Official Records, at Page 390
Byrne G. Vancil and Ann Vancil, easement holder under document recorded November 16, 1983 in Real 1684 of Official Records, at Page 848
The Redevelopment Agency of the City of Soledad, easement holder under document recorded July 30, 1986 in Real 1983 of Official Records, at Page 155

Soledad Shopping Center, LLC, easement holder under the following:
Document recorded February 27, 2003, Instrument No. 2003022600, Official Records
Document recorded February 27, 2003, Instrument No. 2003022601, Official Records

**STATE OF CALIFORNIA } SS
COUNTY OF MONTEREY }**

On _____ before me, _____ a Notary Public in and for said County and State, personally appeared _____ personally known to me (or 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 that the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

**STATEMENT OF THE CITY CLERK
OF THE CITY OF SOLEDAD**

I, Noella F. Chapa, Clerk of the City of Soledad, hereby state that said City Council approved the within map on the _____ day of _____, 2007, and accepted on behalf of the public, all offers of dedication for public use, in conformity with the terms of the offer of dedication.

Noella F. Chapa
Clerk of the City Council of the
City of Soledad, State of California

COUNTY RECORDER'S STATEMENT

Filed for record at the request of MJ GOETZ & ASSOCIATES, this _____ day of _____, 2007, at _____ minutes past _____ M., in Volume _____ of Clites and Taung, at Page _____, Records of Monterey County, California

Stephen L. Vaughn
County Recorder

By _____ Deputy

CITY SURVEYOR'S STATEMENT

I, Larry Johnson, City Surveyor of the City of Soledad, hereby state that I have examined this map and that this map is technically correct.

Larry Johnson, City Surveyor
PLS 4986 expires 12-31-07
City of Soledad, California

Date _____

CITY ENGINEER'S STATEMENT

I, Walter A. Grant, City Engineer of the City of Soledad, hereby state that I have examined this map; that the subdivision shown herein is substantially the same as it appeared on the tentative map, and any approved alterations thereof as approved by the City Council of the City of Soledad on June 6, 2007; that all of the subdivision is located entirely within the Corporate Limits of the City of Soledad; that all provisions of the California "Subdivision Map Act", as amended; and of the Soledad City Ordinance No. 264, applicable at the time of approval of said "Tentative Map" have been complied with.

Walter A. Grant
RCE 42100 expires 3-31-08
City Engineer of the City of Soledad

Date _____

**STATEMENT OF APPROVAL BY
SECRETARY OF PLANNING COMMISSION**

I, Don Fleming, Secretary of the Planning Commission of the City of Soledad, hereby state that I have examined this map; that the subdivision shown herein is substantially the same as it appeared on the "Tentative Map," and any approved alterations thereof as approved by the City Council of Soledad, California on June 6, 2007; that all the provisions of the California "Subdivision Map Act", as amended; and of the Soledad City Ordinance No. 264, applicable at the time of approval of said "Tentative Map" have been complied with.

Don Fleming
Secretary of the Planning Commission
City of Soledad, California

Date _____

SURVEYORS STATEMENT

I, Michael K. Goetz, Professional Land Surveyor, hereby state that this survey was completed, measured, planned, marked, and completed as shown, that all the monuments are of the character and occupy the positions indicated, or they will be set on or before one year after the recordation of this map by the Monterey County Recorder. The monuments are or will be sufficient to enable the survey to be retraced.

Professional Land Surveyor, No. 56637
of the State of California expires 9-30-07
Date _____



JUNE 14, 2007

Date

Exhibit "A"

TRACT NO.

SOLEDAD VILLAGE SHOPPING CENTER

BEING A SUBDIVISION OF PARCEL "D", AS SHOWN ON MAP FILED IN VOLUME 17 OF PARCEL MAPS, AT PAGE 86, IN THE CITY OF SOLEDAD, MONTEREY COUNTY, CALIFORNIA

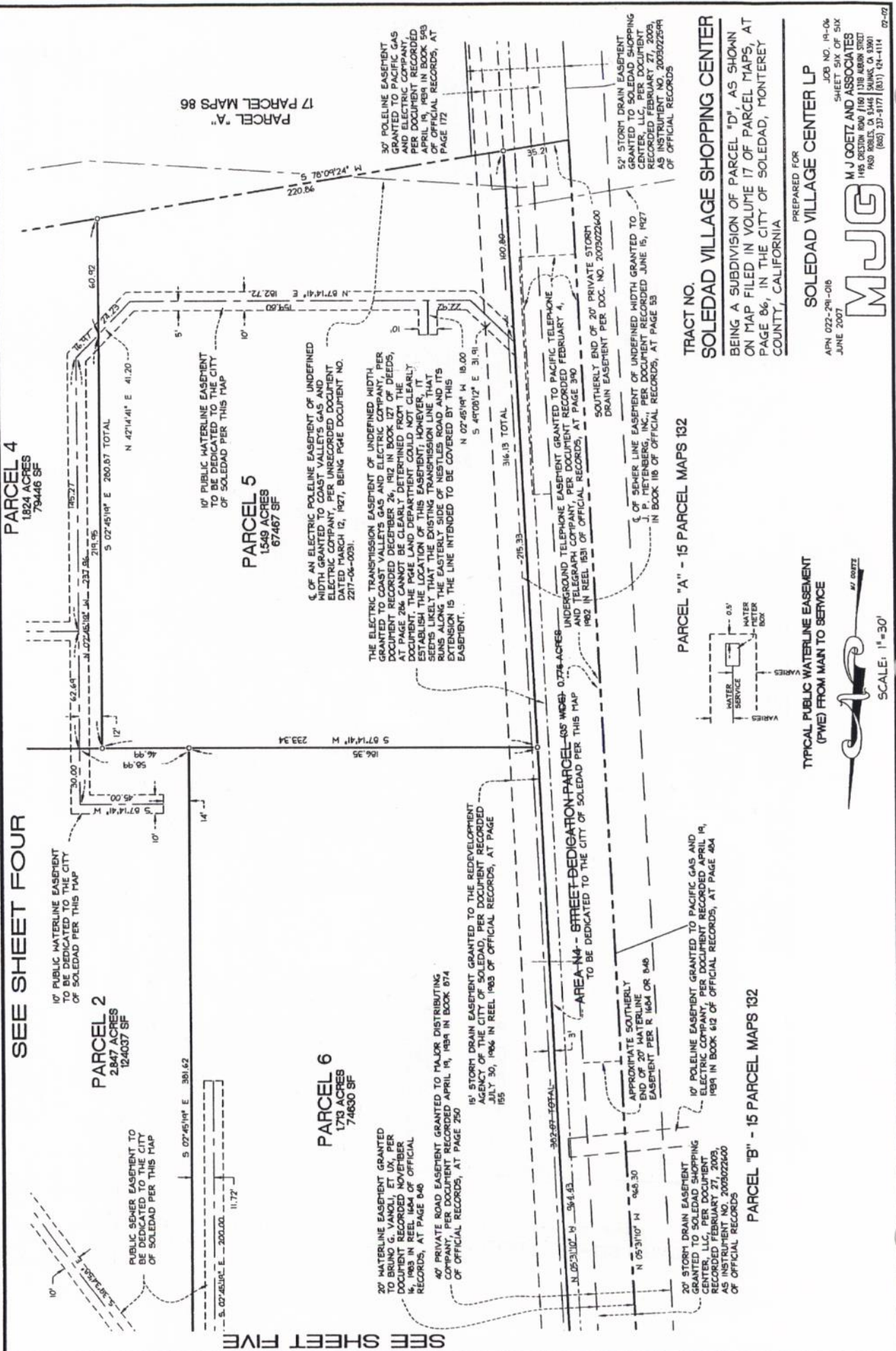
PREPARED FOR

SOLEDAD VILLAGE CENTER LP

JUNE 2007

APN 022-291-00 JOB NO. 18-06 SHEET ONE OF SIX

MJG M.J. GOETZ AND ASSOCIATES
1100 MARKET STREET
PO BOX 1200
SAN JOSE, CA 95121
(408) 237-4771 (fax) 424-1114



SEE SHEET FOUR

SEE SHEET FIVE

PARCEL 4
1824 ACRES
73446 SF

PARCEL 2
2.847 ACRES
124037 SF

PARCEL 5
1549 ACRES
67467 SF

PARCEL 6
173 ACRES
74630 SF

TRACT NO.
SOLEDAD VILLAGE SHOPPING CENTER

PARCEL "B" - 15 PARCEL MAPS 132

PARCEL "A" - 15 PARCEL MAPS 132



PREPARED FOR
SOLEDAD VILLAGE CENTER LP
JOB NO. 19-06
SHEET SIX OF SIX
JUNE 2007

MJG
M. J. GOETZ AND ASSOCIATES
145 ORESTON ROAD / 150 / 1318 ALBION STREET
PASO ROBLES, CA 93446
(805) 237-9177 (831) 424-1114

SCALE: 1"=30'

02-02

10' PUBLIC WATERLINE EASEMENT TO BE DEDICATED TO THE CITY OF SOLEDAD PER THIS MAP

PUBLIC WATER EASEMENT TO BE DEDICATED TO THE CITY OF SOLEDAD PER THIS MAP

10' PUBLIC WATERLINE EASEMENT TO BE DEDICATED TO THE CITY OF SOLEDAD PER THIS MAP

10' OF AN ELECTRIC POLELINE EASEMENT OF UNDEFINED WIDTH GRANTED TO COAST VALLEYS GAS ELECTRIC COMPANY, PER UNRECORDED DOCUMENT DATED MARCH 12, 1927, BEING PG&E DOCUMENT NO. 2217-04-0031.

20' WATERLINE EASEMENT GRANTED TO BRUNO G. VANOLI, ET UX, PER DOCUMENT RECORDED NOVEMBER 14, 1983 IN REEL 1664 OF OFFICIAL RECORDS, AT PAGE 646

40' PRIVATE ROAD EASEMENT GRANTED TO MAJOR DISTRIBUTING COMPANY, PER DOCUMENT RECORDED APRIL 19, 1999 IN BOOK 974 OF OFFICIAL RECORDS, AT PAGE 250

15' STORM DRAIN EASEMENT GRANTED TO THE REDEVELOPMENT AGENCY OF THE CITY OF SOLEDAD, PER DOCUMENT RECORDED JULY 30, 1986 IN REEL 1983 OF OFFICIAL RECORDS, AT PAGE 155

AREA 14 - STREET DEDICATION PARCEL 605 W/058, 0.776 ACRES TO BE DEDICATED TO THE CITY OF SOLEDAD PER THIS MAP

APPROXIMATE SOUTHERLY END OF 20' WATERLINE EASEMENT PER R 1664 OR 646

10' POLELINE EASEMENT GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, PER DOCUMENT RECORDED APRIL 19, 1999 IN BOOK 612 OF OFFICIAL RECORDS, AT PAGE 404

52' STORM DRAIN EASEMENT GRANTED TO LEAD SHOPPING CENTER, LLC, PER DOCUMENT RECORDED FEBRUARY 27, 2009, AS INSTRUMENT NO. 2009022600 OF OFFICIAL RECORDS

5' OF SEWER LINE EASEMENT OF UNDEFINED WIDTH GRANTED TO J. P. HETENBERG, INC., PER DOCUMENT RECORDED JUNE 15, 1927 IN BOOK 118 OF OFFICIAL RECORDS, AT PAGE 95

SOUTHERLY END OF 20' PRIVATE STORM DRAIN EASEMENT PER DOC. NO. 2009022600

UNDERGROUND TELEPHONE EASEMENT GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, PER DOCUMENT RECORDED FEBRUARY 4, 1982 IN REEL 831 OF OFFICIAL RECORDS, AT PAGE 390

30' POLELINE EASEMENT GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, PER DOCUMENT RECORDED APRIL 19, 1999 IN BOOK 994 OF OFFICIAL RECORDS, AT PAGE 172

THE ELECTRIC TRANSMISSION EASEMENT OF UNDEFINED WIDTH GRANTED TO COAST VALLEYS GAS AND ELECTRIC COMPANY, PER DOCUMENT RECORDED DECEMBER 26, 1912 IN BOOK 127 OF DEEDS, AT PAGE 284 CANNOT BE CLEARLY DETERMINED FROM THE DOCUMENT. THE PG&E LAND DEPARTMENT COULD NOT CLEARLY ESTABLISH THE LOCATION OF THIS EASEMENT. THE LOCATION OF THIS TRANSMISSION LINE THAT SIGNS ALONG THE EASTERLY SIDE OF NESTLES ROAD AND ITS EXTENSION IS THE LINE INTENDED TO BE COVERED BY THIS EASEMENT.

17 PARCEL MAPS 86