

REPORT TO CITY COUNCIL

DATE: APRIL 27, 2011
TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: GREG RAMIREZ, CITY MANAGER
BY: RAMIRO ADEVA III, CITY ENGINEER
SUBJECT: APPROVE PARCEL MAP NO. 71447 (KEITH BLINKINSOPH)

On November 18, 2010, the Planning Commission approved case number 10-CUP-004 (Keith Blinkinsoph) and TPM 71447 for the construction of a single-family residence located at 28441 Lewis Place.

Tentative Map No. 71447 was prepared in order to merge the applicant's three parcels (2061-022-023, 2061-022-024, and 2061-022-025), with two previously vacated alley easements, and two previously vacated public right-of-way easements. In addition, a portion of public right-of-way at the west end of Lewis Place and Laura La Plante Drive will be vacated by the City of Agoura Hills.

The Parcel Map has been reviewed and approved for technical accuracy, title information, and compliance with the State Subdivision Map Act, conditions of approval and City ordinances.

RECOMMENDATION

Staff respectfully recommends the City Council:

1. Approve Parcel Map No. 71447;
2. Authorize the City Clerk to endorse the certificate on the face of the Map which embodies the approval of the said Map;
3. Hereby find that this project will not violate any of the provisions of Sections 66473.5, 66474 and 66747.1 of the Subdivision Map Act; and
4. Direct the City Clerk to have the Map recorded at the Los Angeles County Recorder's office.

PARCEL MAP NO. 71447

IN THE CITY OF AGOURA HILLS,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A MERGER OF LOTS 21, 22, AND 23 IN BLOCK 1 OF TRACT NO. 8793 AS PER MAP FIELD IN BOOK 148 PAGES 88 THROUGH 94 INCLUSIVE OF MAPS, TOGETHER WITH A PORTION OF AN UNNAMED ALLEY, AS SHOWN ON SAID TRACT NO. 8793 AND VACATED BY DOCUMENT RECORDED JANUARY 3, 1995 AS INSTRUMENT NO. 95-1338 OF OFFICIAL RECORDS, TOGETHER WITH A PORTION OF LEWIS PLACE AS SHOWN ON SAID TRACT NO. 8793 AND VACATED BY DOCUMENT RECORDED DECEMBER 27, 1990 AS INSTRUMENT NO. 90-2122055 OF OFFICIAL RECORDS, ALL IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND 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:

ERASMUS PARTNERS INC., A NEVADA CORPORATION

Keith Blenkinsoph

BY: KEITH BLINKINSOPH PRESIDENT, ERASMUS PARTNERS INC.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF KEITH BLINKINSOPH ON AUGUST 6, 2010. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY:

Larry D. Pearson
LARRY D. PEARSON, L.S. NO. 4449

2/18/11
DATE



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREON; THAT ALL PROVISIONS OF THE SUBDIVISION ORDINANCES OF THE CITY OF AGOURA HILLS 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 (a) (1), (2) AND (3) HAVE BEEN COMPLIED WITH.

RAMIRO S. ADEVA III
CITY ENGINEER, CITY OF AGOURA HILLS
RCE 66865 EXPIRES: 9/30/2012

DATE

STATE OF CALIFORNIA

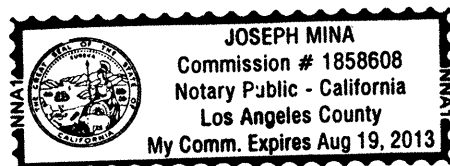
COUNTY OF Los Angeles ss

ON 2-19-11 BEFORE ME, Joseph Mina A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE PERSONALLY APPEARED Keith Blenkinsoph

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 THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Joseph Mina
NAME OF NOTARY: Joseph Mina
COUNTY IN WHICH COMMISSIONED: Los Angeles
DATE COMMISSION EXPIRES: 8-19-2013
COMMISSION NUMBER: 1858608



CITY SURVEYOR'S STATEMENT:

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

Michael James Knaptan
MICHAEL JAMES KNAPTON
L.S. 8012 EXPIRES: 12/31/2012

3/2/11
DATE

CITY CLERK'S CERTIFICATE:

PURSUANT TO SECTION 66445(J) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS PARCEL MAP CONSTITUTES ABANDONMENT OF THOSE STREETS ACQUIRED BY THE COUNTY OF LOS ANGELES ON TRACT NO. 8793, BOOK 148 PAGES 88 THROUGH 94, INCLUSIVE, NOT SHOWN ON THIS MAP.

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, BY MOTION PASSED ON THE _____ DAY OF _____, 2011, APPROVED THIS MAP.

KIMBERLY M. RODRIGUES
CITY CLERK, CITY OF AGOURA HILLS

DATE

BASIS OF BEARINGS:

THE BEARING OF NORTH 87 DEGREES 20 MINUTES 30 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF LEWIS PLACE AS SHOWN ON MAP OF TRACT 8793 RECORDED IN BOOK 148 PAGES 88-94 OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

SIGNATURE OMISSIONS:

THE SIGNATURES OF DUANE WIKHOLM AS TRUSTEE OF THE WILBUR A. WIKHOLM FAMILY TRUST DATED MAY 1, 1991 EASEMENT FOR INGRESS, EGRESS, UTILITY AND INCIDENTAL PURPOSES, HOLDERS FOR PUBLIC UTILITIES BY DEED RECORDED FEBRUARY 4, 1991 INST. NO. 91-165289 AND INST. NO. 20090225560 OF OFFICIAL OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) (3) (A) (I-VIII) OF THE SUBDIVISION MAP ACT.

THE SIGNATURE OF CITY OF AGOURA HILLS, INTEREST HOLDER FOR ONE HALF OF ALL OIL, PETROLEUM AND KINDRED SUBSTANCES AND NATURAL GAS UNDER OR IN SAID LAND AS SET FORTH BY DEED RECORDED DECEMBER 27, 1990 AS INST. NO. 90-2122055 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) (3) (C) (I-VIII) OF THE SUBDIVISION MAP ACT.

SPECIAL ASSESSMENT'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF AGOURA HILLS TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL HAVE BEEN PAID IN FULL.

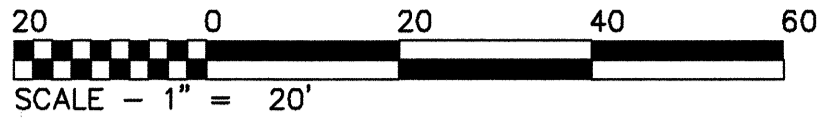
CITY TREASURER OF THE CITY OF AGOURA HILLS

DATE

SCALE 1" = 20'
1 LOT = 0.566 ACRES

PARCEL MAP NO. 71447

SHEET 2 OF 2 SHEETS



IN THE CITY OF AGOURA HILLS,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



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