

I MINA'TRENTAI DOS NA LIHESLATURAN GUÅHAN
2013 (FIRST) Regular Session

Bill No. 217-32(LS)

Introduced By:

V.C. Pangelinan ~~_____~~

**AN ACT TO REZONE LOT NO. 3 OF TRACT 1419, LOCATED
IN THE MUNICIPALITY OF DEDEDO, FROM
AGRICULTURAL ZONE (A) TO COMMERCIAL ZONE (C).**

1 **BE IT ENACTED BY THE PEOPLE OF GUAM:**

2 **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan* finds
3 that it is the desire of the owners of Lot No. 3 of Tract 1419, which fronts Tun
4 Columbo St. (Alegeta Road) in Macheche, to own and operate a mom-and-pop
5 store for the retail of food and other general merchandise.

6 *I Liheslaturan Guåhan* further finds that the owners propose to utilize the
7 two thousand four hundred and fifty (2,450) square foot first floor of the existing
8 two-story building located on the property for the operation of the convince store.

9 Therefore, to assist the owners in servicing those who live and commute the
10 Macheche/Alegeta road vicinity, *I Liheslaturan Guåhan* intends to authorize the
11 rezoning of the lots described herein for the operation of a mom-and-pop store.

12 **Section 2. Lot Rezoning.** Notwithstanding any other provisions of law,
13 Lot No. 3 of Tract 1419, containing an area of 1,861+/- square meters, located in
14 Macheche in the Municipality of Dededo, is hereby rezoned from Agricultural
15 Zone (A) to Commercial Zone (C).

16 **Section 3. Effective Date.** This provisions contained herein shall take
17 effect immediately upon enactment of this Act.

2013 NOV -5 AM 8:52


1 **SECTION 4. Severability.** If any of the provisions of this Act or the
2 application thereof to any person or circumstance is held invalid, such
3 invalidity *shall* not affect any other provision or application of this Act
4 which can be given effect without the invalid provision or application, and
5 to this end the provisions of this Act are severable.

6

I, Robert A. Beam, hereby certify that this map was prepared by me or under my direct supervision; that it is based upon a field survey made in August and September of 1979 in conformance with applicable laws and regulations.

Dated: Nov 19, 1979
Robert A. Beam
 Licensed Surveyor No. 21

This map has been examined for conformance with the requirements of Chapter 9 Title 14 Government Code of Guam and regulations thereunder on this 3rd day of Dec., 1979.

Donna O. Pardo
 Territorial Surveyor

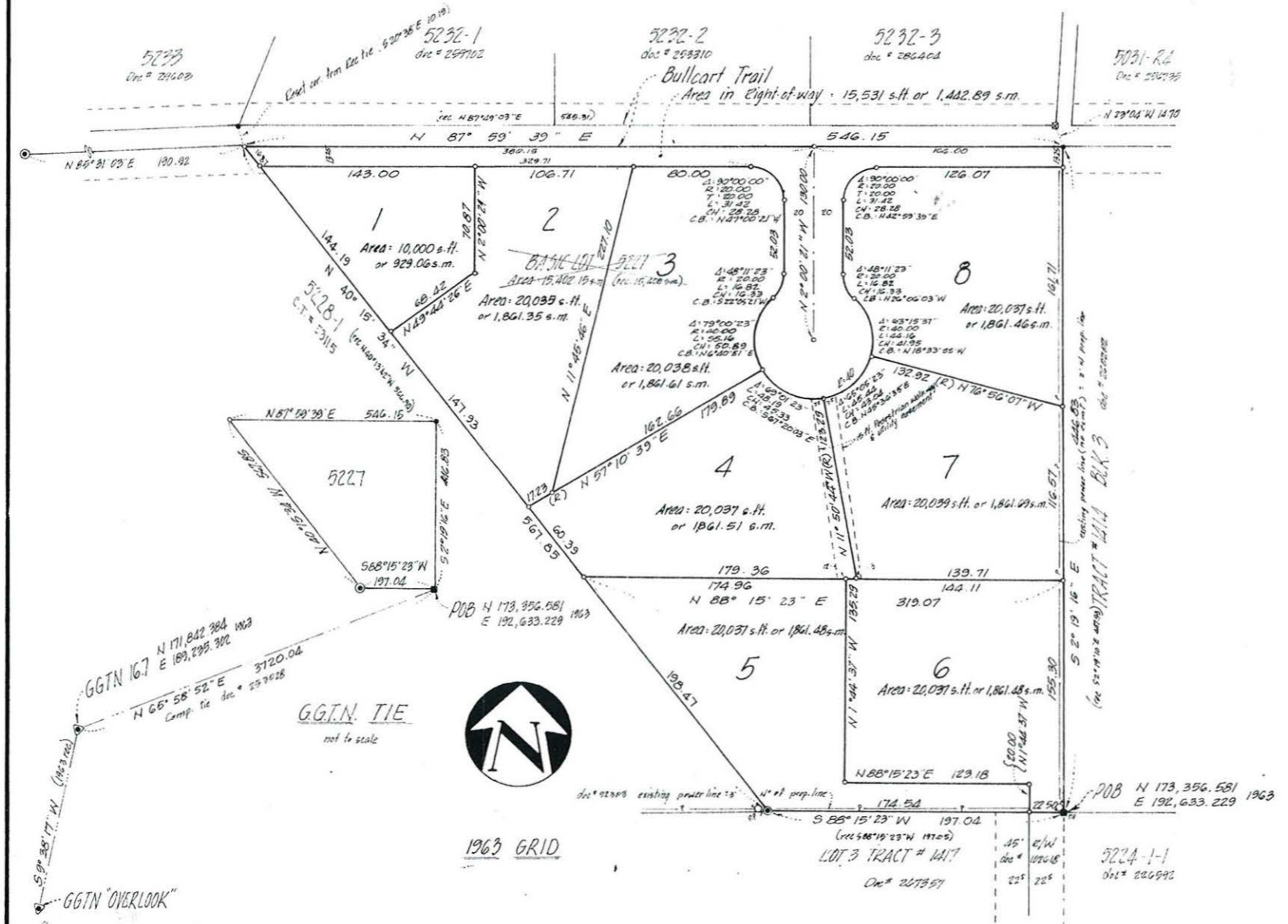
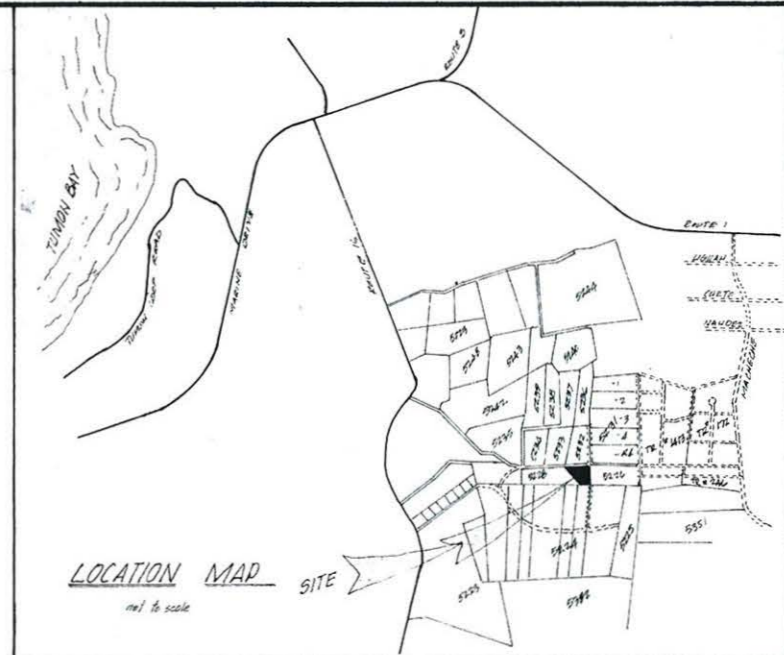
APPROVAL PURSUANT TO PUBLIC LAW 6-134 GOVERNMENT CODE OF GUAM. THIS MAP MUST BE RECORDED PRIOR TO SALE. IF NOT SUCH APPROVAL HEREIN IS NULL AND VOID UPON APPROVAL THESE LOTS SHALL NOT BE SOLD OR LEASE WITH IN FIVE (5) YEARS.

Prepared for and satisfactory to me. The names of my children and the lot to be conveyed to them are as follows:

- lot 1 (to be retained by me, Jose C. Cepeda)
- lot 2 (daughter) Ana C. Taitano
- lot 3 (daughter) Marilyn C. Gague
- lot 4 (son) Ramon G. Cepeda
- lot 5 (daughter) Julia C. Bermudes
- lot 6 (son) David G. Cepeda
- lot 7 (daughter) Jessica C. Mendiola
- lot 8 (son) Pedro G. Cepeda

Dated: Nov 27, 1979
José Cepeda
 Owner lot 5227

Dated: 11/27/79
Robert A. Beam
 Territorial Planner



GENERAL NOTES

- indicates G.G.T.N. monument - doc # 90990 & 253028
- indicates 4x4 concrete monument found - no ident - 15" x 10" doc # 102618
- indicates 4" rebar found - no ident - doc # 253028 &
- indicates 3/4" iron pipe with brass 1.5" dia. top - Doc #
- indicates 3/4" iron pipe with brass 1.5" dia. top - Doc #
- indicates 4x4 prewar conc. man found (top broken) see doc #

All distances and dimensions shown hereon are in feet and decimals thereof.
 All bearings shown hereon are based on 1963 grid, record data was taken from doc # 253028 and shown in parenthesis.
 Reference maps used for this survey: "Land Registration Survey Map of Lot 5227" Gregorio S. Torres, Jr., L.S. # 27 doc. no. 253028; "Land Registration & Parcelling for lots 5224 & 5225" H.M. Tolbert L.S. # 4 (L.C. Jannerud) doc # 90950; "Parcelling of Lots 5228-2 & 5228-3" R.A. Beam, L.S. # 24 doc #

REVISION	BY	DESCRIPTION	APPROVED	DATE
SURVEY & MAP DATA				
RESEARCH: E.A.B.				
SURVEY: M.J.B.				
COMPUTED: E.A.B.				
DRAWN: E.A.B.				
CHECKED: C.B. 11/18/79				
OWNER: JOSE C. CEPEDA				
BASIC LOT: 5227				
C.T. NO.: 40284				
REGISTERED: 12/10/79				
<p>TRACT NO. 1419 PARENTAL SUBDIVISION OF LOT 5227 IN YLISON - MUNICIPALITY OF DEDEDO LND. SQ. 14 SEC. 1</p> <p>ROBERT A. BEAM LAND SURVEYOR NO. 21 68 CHICHIRICA ST., DEDEDO TEL.: 632-7888</p> <p>SCALE: 1" = 50' SEPT. 27, 1979</p> <p style="text-align: right;">SH. 1 OF 1</p>				
Land Management Check No. 013-FY-80 Job 79-27 Dwg. L-506				

3403