

**OWNER'S STATEMENT**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR ARE INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 4 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

WE HEREBY DEDICATE TO THE PUBLIC THE REAL PROPERTY DESCRIBED HEREIN AS LOT "A" FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

WE HEREBY RELINQUISH ALL RIGHTS OF ACCESS TO MONTIEL ROAD, AS SHOWN HEREON, TO THE CITY OF SAN MARCOS.

WE HEREBY DEDICATE TO THE PUBLIC AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS AS SHOWN HEREON TO THE CITY OF SAN MARCOS.

WE HEREBY RESERVE ONTO OURSELVES AND ASSIGNS, THOSE EASEMENTS SHOWN HEREON AS PROPOSED PRIVATE EASEMENTS FOR STORM DRAIN, ACCESS AND MAINTENANCE OF STORM DRAIN FACILITIES.

CASAS DE MONTIEL, LLC., A CALIFORNIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**BENEFICIARY/TRUSTEE STATEMENT**

MOHAMMAD SEDHASANI, TRUSTEE OF THE MOHAMMAD AND SHIRIN SEDHASANI FAMILY TRUST DATED FEBRUARY 21, 2000 AND ANY AMENDMENTS THERETO, BENEFICIARY UNDER DEED OF TRUST RECORDED OCTOBER 7, 2021 AS INSTRUMENT NO. 2021-0700192 OF OFFICIAL RECORDS.

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**SIGNATURE OMISSION STATEMENT**

THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION(a)(3)(A)(i) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT THEY CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE ARE NOT REQUIRED BY THE GOVERNING BODY:

SAN DIEGO GAS & ELECTRIC, HOLDERS OF AN EASEMENT RECORDED MAY 27, 1982 AS INSTRUMENT NUMBER 82-161783 OF OFFICIAL RECORDS.

SAN DIEGO GAS & ELECTRIC, HOLDER OF AN EASEMENT RECORDED DECEMBER 10, 1947 AS BOOK 2576, PAGE 203 OF OFFICIAL RECORDS.

SAN DIEGO GAS & ELECTRIC, HOLDER OF AN EASEMENT RECORDED JULY 24, 1961 AS DOCUMENT NUMBER 126240 OF OFFICIAL RECORDS.

## CITY OF SAN MARCOS TSM 14-006

IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 3, BLOCK 6 OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE COUNTY OF SAN DIEGO, ACCORDING TO MAP THEREOF NO. 806 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1895 DESCRIBED AS PARCEL B AND PARCEL C IN THE CERTIFICATE OF COMPLIANCE RECORDED AUGUST 14, 2017 AS FILE NUMBER 2017-0367343 OF OFFICIAL RECORDS.

SUBDIVISION GUARANTEE FOR THIS SUBDIVISION FURNISHED BY FIDELITY NATIONAL TITLE COMPANY AS ORDER NO. 00106482-992-SD1-KM4 AND 00106483-992-SD1-KM4, DATED: \_\_\_\_\_

TOTAL GROSS AREA= 2.735 ACRES TOTAL NUMBER OF LOTS= 10

TOTAL NUMBERED LOTS= 9 TOTAL LETTERED LOTS= 1

**BONDS & ASSESSMENTS CERTIFICATE**

WE, COUNTY TREASURER-TAX COLLECTOR OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND DIRECTOR OF PUBLIC WORKS OF SAID COUNTY, HEREBY CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR BONDS WHICH MAY BE PAID IN FULL, SHOWN BY THE BOOKS OF OUR OFFICES, AGAINST THE TRACT OR SUBDIVISION OR ANY PART THEREOF SHOWN ON THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF.

DAN McALLISTER, COUNTY  
TREASURER-TAX COLLECTOR

BY: \_\_\_\_\_  
DEPUTY

DATE: \_\_\_\_\_

RICHARD E. CROMPTON  
DIRECTOR OF PUBLIC WORKS

BY: \_\_\_\_\_  
FOR DIRECTOR

DATE: \_\_\_\_\_

**CITY TREASURER'S CERTIFICATE**

I, JACK GRIFFIN, FISCAL AGENT OF THE CITY OF SAN MARCOS, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR BONDS WHICH MAY BE PAID IN FULL, SHOWN BY THE BOOKS OF THIS OFFICE, AGAINST THE TRACT OR SUBDIVISION OR ANY PART THEREOF SHOWN ON THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF.

JACK GRIFFIN  
CITY MANAGER  
CITY OF SAN MARCOS

BY: \_\_\_\_\_  
FISCAL AGENT  
CITY OF SAN MARCOS

DATE: \_\_\_\_\_

**CITY ATTORNEY CERTIFICATE**

APPROVED AS TO FORM THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_

HELEN HOLMES PEAK  
CITY ATTORNEY  
CITY OF SAN MARCOS

**CITY CLERK'S CERTIFICATE**

I, PHILLIP SCOLLIK, CITY CLERK OF THE CITY OF SAN MARCOS, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE COUNCIL OF SAID CITY HAS APPROVED THIS MAP AND HAS REJECTED ON BEHALF OF THE PUBLIC THE DEDICATION OF LOT "A" AS DESCRIBED HEREIN, AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE RELINQUISHMENT OF ALL RIGHTS OF ACCESS TO MONTIEL ROAD AND HAS ACCEPTED THE PUBLIC PEDESTRIAN ACCESS EASEMENTS AS SHOWN HEREON.

PHILLIP SCOLLIK  
CITY CLERK, CITY OF SAN MARCOS

DATE: \_\_\_\_\_

**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 MONTIEL RD. PARTNERS, LP. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER INDICATED HEREON AND OCCUPY THE POSITIONS INDICATED HEREON OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN 30 DAYS AFTER THE COMPLETION OF THE REQUIRED IMPROVEMENTS, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

(SEE LEGEND ON SHEET 3)

CASEY R. LYNCH, L.S. 8380  
EXP. 12/31/2023

DATE: \_\_\_\_\_



**CITY ENGINEERS STATEMENT**

I, ISAAC ETCHAMENDY, CITY ENGINEER, CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; AND THAT THIS MAP COMPLIES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

ISAAC ETCHAMENDY, CITY ENGINEER  
R.C.E. 81294, EXP. 9/30/2023

DATED: \_\_\_\_\_



**CITY SURVEYOR CONSULTANT'S STATEMENT**

I, ANDREW G. KARYDES, LAND SURVEYOR, SURVEY CONSULTANT TO THE CITY OF SAN MARCOS, STATE THAT I HAVE EXAMINED THIS MAP AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

ANDREW G. KARYDES,  
L.S. 7442 EXP. 6/30/2024

DATE: \_\_\_\_\_



**COUNTY TAX DEPOSIT CERTIFICATE**

I, ANDREW POTTER, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES, AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

ANDREW POTTER  
CLERK OF THE BOARD OF SUPERVISORS

BY: \_\_\_\_\_  
DEPUTY

DATE: \_\_\_\_\_

**COUNTY RECORDER'S STATEMENT**

FILE No. \_\_\_\_\_

I, ERNEST J. DRONENBURG, JR., RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF MONTIEL RD. PARTNERS, LP, A CALIFORNIA LIMITED LIABILITY PARTNERSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK, \_\_\_\_M.

ERNEST J. DRONENBURG, JR.  
COUNTY RECORDER

BY: \_\_\_\_\_  
DEPUTY COUNTY RECORDER

FEE: \$ 67.00

CITY OF SAN MARCOS TSM 14-006

IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA } S.S.  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_,

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

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

WITNESS MY HAND AND OFFICIAL SEAL,

SIGNATURE : \_\_\_\_\_

PRINT NAME : \_\_\_\_\_

A NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN COUNTY OF \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA } S.S.  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_,

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

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

WITNESS MY HAND AND OFFICIAL SEAL,

SIGNATURE : \_\_\_\_\_

PRINT NAME : \_\_\_\_\_

A NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN COUNTY OF \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



## CITY OF SAN MARCOS TSM 14-006

IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	Δ=73°40'37"	60.00'	77.15'
C2	Δ=61°01'10"	25.00'	26.62'
C3	Δ=115°17'18"	60.00'	120.73'
C4	Δ=276°57'44"	60.00'	290.03'
C5	Δ=35°56'34"	25.00'	15.68'
C6	Δ=51°07'00"	60.00'	53.53'
C7	Δ=36°52'49"	60.00'	38.62'
C8	Δ=20°43'53"	25.00'	9.05'
C9	Δ=40°17'17"	25.00'	17.58'
C10	Δ=89°53'10"	25.00'	39.22'
C12	Δ=02°07'46"	60.00'	2.23'
C13	Δ=33°00'00"	35.00'	20.16'
C14	Δ=13°00'00"	21.00'	4.76'
C15	Δ=89°53'10"	25.00'	39.22'
C16	Δ=53°00'58"	25.00'	23.13'
C17	Δ=36°52'12"	25.00'	16.09'
C18	Δ=13°55'57"	25.00'	6.08'
	(TIE)	(TIE)	(TIE)
C19	Δ=14°09'38"	25.00'	6.18'
	(TIE)	(TIE)	(TIE)

LINE TABLE		
NO.	BEARING	LENGTH
L1	N27°47'53"E	23.57'
L2	N31°17'09"W	45.73'
L3	N27°41'18"E	5.00'
L4	N62°18'42"W	100.60'
L5	N62°32'33"E	49.22'
L6	N27°47'53"E	35.39'
L7	N62°18'42"W	5.60'
L11	N72°44'43"E	25.67'

RADIAL LINE TABLE		
NO.	BEARING	LENGTH
RAD1	N56°40'08"E	60.00'
RAD2	N08°02'34"W	60.00'
RAD3	N65°38'03"E	60.00'
RAD4	N77°29'08"W	60.00'
RAD5	N26°22'08"W	60.00'
RAD6	N26°22'08"W	25.00'
RAD7	N62°18'42"W	25.00'
RAD8	N62°18'42"W	25.00'
RAD9	N77°22'56"E	25.00'
RAD10	N56°40'08"E	25.00'
RAD11	N27°41'18"E	35.00'
RAD12	N05°18'42"W	35.00'
RAD13	N05°18'42"W	21.00'
RAD14	N07°41'18"E	21.00'
RAD15	N62°18'42"W	25.00'
RAD16	N48°09'04"W	25.00'
RAD17	N25°26'30"W	25.00'
RAD18	N13°38'31"E	25.00'
RAD19	N27°34'28"E	25.00'

