

OWNER'S CERTIFICATE

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 6 SHEETS AND DESCRIBED BY THE CAPTION THEREOF.

WE HEREBY DEDICATE TO THE CITY OF SAN MARCOS THE REAL PROPERTY DESCRIBED HEREIN AS AN EASEMENT FOR PUBLIC VEHICULAR ACCESS PURPOSES AS SHOWN HEREON IN A PORTION OF LOT 1.

WE HEREBY DEDICATE TO THE CITY OF SAN MARCOS THE REAL PROPERTY DESCRIBED HEREIN AS AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AS SHOWN HEREON IN A PORTION OF LOT 1.

WE HEREBY GRANT TO THE CITY OF SAN MARCOS AN EMERGENCY ACCESS EASEMENT AS SHOWN HEREON IN LOT 1.

WE HEREBY RELINQUISH AND WAIVE ALL ACCESS RIGHTS FROM LOT 1 IN AND TO SAN MARCOS BOULEVARD, AS SHOWN HEREON.

WE HEREBY OFFER FOR ACCEPTANCE THE IRREVOCABLE OFFER OF DEDICATION FOR 18' WIDE PUBLIC STREET, UTILITY AND DRAINAGE PURPOSES PER DOCUMENT NO. 2024-0046378, RECORDED FEBRUARY 23, 2024, AS SHOWN HEREON.

WE HEREBY ACCEPT THE 2' WIDE IRREVOCABLE OFFER OF DEDICATION FOR GENERAL UTILITY AND PUBLIC PEDESTRIAN PURPOSES EASEMENT DEDICATED PER DOCUMENT NO. 2025-0093203, RECORDED APRIL 11, 2025, AS SHOWN HEREON.

BY OWNER: SB-HS LOT OPTION POOL 01, L.P.,
A DELAWARE LIMITED PARTNERSHIP

NAME:
TITLE:

OPTIONEE

MEMORANDUM OF OPTION AND DEVELOPMENT AGREEMENT RECORDED FEBRUARY 18, 2025 AS DOCUMENT NO. 2025-0039982 OF OFFICIAL RECORDS.

BY OPTIONEE: LENNAR HOMES OF CALIFORNIA, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

NAME:
TITLE:

SIGNATURE OMISSIONS STATEMENT

THE SIGNATURE(S) OF THE PARTIES LISTED BELOW, OWNERS OF EASEMENTS AS DISCLOSED BY DOCUMENTS NOTED BELOW HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

CITY OF SAN MARCOS, HOLDER OF THE FOLLOWING EASEMENTS:
FOR PUBLIC HIGHWAY PURPOSES RECORDED JULY 28, 1972 AS INSTRUMENT NO. 196985;
FOR PUBLIC HIGHWAY PURPOSES RECORDED JULY 28, 1972 AS INSTRUMENT NO. 196986;
FOR PUBLIC HIGHWAY PURPOSES RECORDED JULY 28, 1972 AS INSTRUMENT NO. 196987;
FOR IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC STREET RECORDED FEBRUARY 23, 2024 AS INSTRUMENT NO. 2024-0046378;
FOR IRREVOCABLE OFFER OF DEDICATION FOR GENERAL UTILITY AND PUBLIC PEDESTRIAN PURPOSES RECORDED APRIL 11, 2025 AS INSTRUMENT NO. 2025-0093203.

Bowman Consulting Group Ltd
701 B Street, Suite 800
San Diego, CA 92101
Phone: 619.235.6471

CITY OF SAN MARCOS TSM NO. 24-0002

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

BEING A RESUBDIVISION OF THE EASTERLY 200 FEET OF LOT 2 IN BLOCK 77 OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1895, EXCEPTING THEREFROM, THE NORTHERLY 50 FEET.

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE CITY OF SAN MARCOS RESOLUTION NO. PC 24-513 DATED 12/2/2024, APPROVES A MAXIMUM OF 71 RESIDENTIAL CONDOMINIUM UNITS AND 10 COMMERCIAL CONDOMINIUM UNITS.

SUBDIVISION GUARANTEE ISSUED BY LENNAR TITLE, ORDER NO. 192002-001838, DATED _____
TOTAL GROSS AREA = 2.806 ACRES TOTAL NUMBER OF LOTS = 1
TOTAL NET AREA = 2.640 ACRES
ASSESSOR PARCEL MAP NUMBER: 219-200-47

NOTARY ACKNOWLEDGEMENT

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)
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 _____

NAME (TYPED OR PRINTED), NOTARY PUBLIC
IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____, 20__

COMMISSION NUMBER OF NOTARY: _____

NOTARY ACKNOWLEDGEMENT

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)
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 _____

NAME (TYPED OR PRINTED), NOTARY PUBLIC
IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____, 20__

COMMISSION NUMBER OF NOTARY: _____

CITY TREASURER'S CERTIFICATE

I, MICHELLE BENDER, 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 ON 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.

MICHELLE BENDER BY: _____
CITY MANAGER FISCAL AGENT-CITY OF SAN MARCOS
CITY OF SAN MARCOS DATED: _____

CITY CLERK'S CERTIFICATE

I, PHILLIP SCOLLOCK, CITY CLERK FOR THE CITY OF SAN MARCOS, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE COUNCIL OF SAID CITY HAS APPROVED THIS MAP AND HAS ACCEPTED ON BEHALF OF THE PUBLIC FOR USE AS PUBLIC VEHICULAR ACCESS EASEMENT PURPOSES, PUBLIC PEDESTRIAN ACCESS EASEMENT PURPOSES, AND EMERGENCY ACCESS EASEMENT PURPOSES; HAS ACCEPTED ON BEHALF OF THE PUBLIC THE RELINQUISHMENT OF ACCESS RIGHTS FROM LOT 1 IN AND TO SAN MARCOS BOULEVARD; AND ACCEPT ON BEHALF OF THE PUBLIC THE 18' WIDE IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC STREET, UTILITY AND DRAINAGE PURPOSES PER DOCUMENT NO. 2024-0046378, RECORDED FEBRUARY 23, 2024; AND ACCEPT ON BEHALF OF THE PUBLIC THE 2' WIDE IRREVOCABLE OFFER OF DEDICATION FOR GENERAL UTILITY AND PUBLIC PEDESTRIAN PURPOSES EASEMENT DEDICATED PER DOCUMENT NO. 2025-0093203, RECORDED APRIL 11, 2025; ALL AS SHOWN ON THIS MAP.

DATED: _____
PHILLIP SCOLLOCK
CITY CLERK, CITY OF SAN MARCOS

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.

DEPUTY
ANDREW POTTER
CLERK OF THE BOARD OF SUPERVISORS

DATE: _____

BOND & ASSESSMENT 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 BY: _____
TREASURER-TAX COLLECTOR DEPUTY
DATED _____

WILLIAM MORGAN BY: _____
INTERIM DIRECTOR OF FOR DIRECTOR
PUBLIC WORKS DATED _____

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, I HEREBY STATE THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS OF THE CHARACTER AND OCCUPYING THE POSITIONS INDICATED WILL BE SET WITHIN 30 DAYS AFTER THE COMPLETION OF THE REQUIRED IMPROVEMENTS, AND THAT SUCH MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE SUBDIVISION MAP.

SEAN C. SQUIRE
L.S. 9601

DATE: _____



CITY ENGINEER'S STATEMENT

I, ISAAC ETCHAMENDY, CITY ENGINEER, CERTIFY THAT I HAVE EXAMINED THIS MAP AND THIS MAP IS A MAP OF A MAJOR SUBDIVISION FOR WHICH A FINAL MAP IS REQUIRED PURSUANT TO SECTION 66426 OF THE SUBDIVISION MAP ACT. THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF SUBDIVISION MAP ACT AND THE SUBDIVISION ORDINANCE OF THE CITY OF SAN MARCOS HAVE BEEN COMPLIED WITH.

ISAAC ETCHAMENDY
CITY ENGINEER
RCE 81294
CITY OF SAN MARCOS

DATED: _____



CITY SURVEYOR CONSULTANT'S STATEMENT

I, FLOYD R. HUBER, PROFESSIONAL LAND SURVEYOR, SURVEY CONSULTANT TO THE CITY OF SAN MARCOS, STATE THAT I HAVE EXAMINED THIS MAP AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

FLOYD R. HUBER
PLS # 4936, EXP. DATE 12/31/2026

DATE: _____



CITY ATTORNEY CERTIFICATE

APPROVED AS TO FORM THIS ____ DAY OF _____, 202__

HELEN HOLMES PEAK
CITY ATTORNEY, CITY OF SAN MARCOS

COUNTY RECORDER'S CERTIFICATE

FILE NO. _____

I, JORDAN Z. MARKS, COUNTY 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 _____ THIS ____ DAY OF _____, 2025 AT ____ O'CLOCK ____ M.

JORDAN Z. MARKS BY: _____
COUNTY RECORDER DEPUTY COUNTY RECORDER

FEE: _____

CITY OF SAN MARCOS TSM NO. 24-0002

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

PROCEDURE OF SURVEY

MONUMENTATION NOTES

WITHIN 30 DAYS OF THE COMPLETION OF IMPROVEMENTS THE PROJECT BOUNDARY CORNERS WILL BE MONUMENTED AS FOLLOWS;

- A. IF CORNER FALLS WITHIN CONCRETE: WILL SET LEAD & BRASS DISC STAMPED "LS 9601 SQUIRE"
B. IF CORNER FALLS WITHIN ASPHALT PAVEMENT: WILL SET GEAR SPIKE AND WASHER STAMPED "LS 9601 SQUIRE"
C. IF CORNER FALLS WITHIN DIRT/LANDSCAPE: WILL SET 2"x24" IRON PIPE WITH BRASS DISC STAMPED "LS 9601 SQUIRE"
D. IF ANY EXISTING BOUNDARY MONUMENTS SHOWN HEREON ARE DESTROYED, THEY WILL BE REPLACED IN-KIND UPON COMPLETION OF CONSTRUCTION.

LOTS 1 THRU 11
MAP 10007

LINDA VISTA DRIVE

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATES OF 1983 (CCS83) ZONE 6, 2017.50 EPOCH, GRID BEARING BETWEEN G.P.S. STATION NOS. CP-023 AND CP-024 PER CITY OF SAN MARCOS GEODETIC CONTROL NETWORK RECORD OF SURVEY NO. 23731.

I.E. SOUTH 35°14'40" EAST

THE COMBINED SCALE FACTOR AT G.P.S. STATION NO. CP-023 IS 0.99995990

DISTANCES SHOWN HEREON ARE GROUND DISTANCES. GRID DISTANCE = GROUND DISTANCE x COMBINED SCALE FACTOR. BEARINGS AND DISTANCES FROM REFERENCE DEEDS/MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

FD. LEAD AND DISC STAMPED "R.C.E. 28846" PER PM 17325
N. 6,273,417.565'
E. 1,994,345.836'

N17°01'07"W
631.10'[GRID]
631.12'[GROUND]

FD. 1/2" REBAR W/ALUMINUM DISC STAMPED "R.C.E. 28846" PER PM 17325
N. 6,273,602.284'
E. 1,993,742.349'

EXISTING EASEMENTS

1. 18' WIDE EASEMENT FOR PUBLIC HIGHWAY PER FILE/PAGE NOS. 196985, 196986, 196987 RECORDED JULY 28, 1972 OF OFFICIAL RECORDS.
2. 18' WIDE IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC STREET, UTILITY AND DRAINAGE PURPOSES PER DOCUMENT NO. 2024-0046378 RECORDED FEBRUARY 23, 2024 OF OFFICIAL RECORDS, ACCEPTED HEREON.
3. NON-EXCLUSIVE PEDESTRIAN INGRESS, EGRESS AND ACCESS PASEO EASEMENT TO SM BOULEVARD LLC, PER DOCUMENT NO. 2021-0569362 RECORDED AUGUST 10, 2021 OF OFFICIAL RECORDS.
4. AN IRREVOCABLE OFFER OF DEDICATION FOR 2' WIDE GENERAL UTILITY AND PUBLIC PEDESTRIAN PURPOSES EASEMENT DEDICATED PER DOCUMENT NO. 2025-0093203, RECORDED APRIL 11, 2025, OF OFFICIAL RECORDS, ACCEPTED HEREON.
5. TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BETWEEN SAN MARCOS DEVELOPMENT GROUP, LLC AND LENNAR HOMES OF CALIFORNIA, LLC, RECORDED AUGUST 26, 2024 AS INSTRUMENT NO. 2024-0227758 OF OFFICIAL RECORDS.

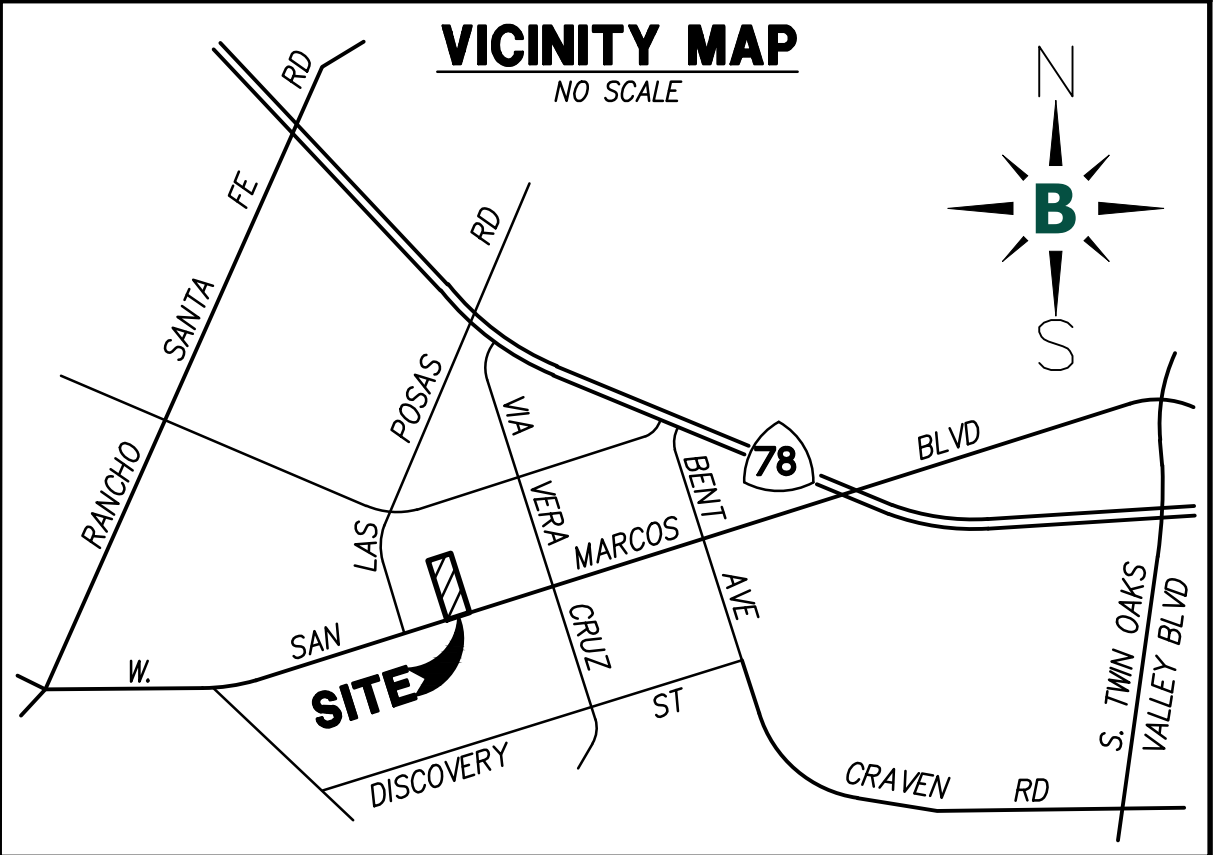
NOTES

1. TOTAL NUMBER OF EXISTING PARCELS: 1
2. TOTAL NUMBER OF PROPOSED LOTS: 1
3. FIELD SURVEY ORIGINALLY PERFORMED DURING MAY 2024.
4. TOTAL AREA WITHIN SUBDIVISION MAP BOUNDARY:
2.806 ACRES (GROSS)
2.640 ACRES (NET)

FLOODPLAIN NOTE

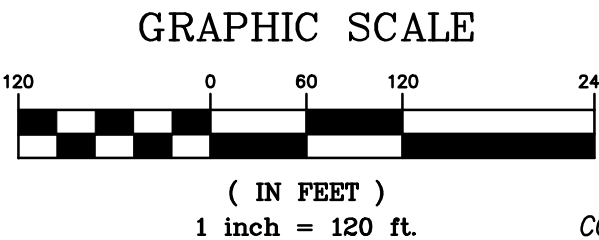
DETERMINED BY GRAPHIC PLOTTING ONLY PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NO. 0789H OF 2375, MAP NO. 06073C0789H, DATED MAY 16, 2012, AND REVISED TO REFLECT LETTER OF MAP REVISION DETERMINATION DOCUMENT (LOMR) CASE NO. 12-09-1029P, EFFECTIVE MARCH 7, 2013, THE PROPERTY IS LOCATED WITHIN THE FOLLOWING:

- A. OTHER AREAS - ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
B. OTHER FLOOD AREAS - ZONE X: AREAS OF 0.2% ANNUAL CHANCE (500-YEAR) FLOODPLAIN; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
C. SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN - ZONE AE: BASE FLOOD ELEVATIONS DETERMINED.
D. FLOODWAY AREAS IN ZONE AE, 1% ANNUAL CHANCE (100-YEAR) FLOODWAY: THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.



LEGEND

- INDICATES FD. 1/2" REBAR W/ALUMINUM DISC STAMPED "R.C.E. 28846" PER PM 17325, ACCEPTED, UNLESS OTHERWISE NOTED.
■ INDICATES FOUND LEAD AND DISC MARKED "R.C.E. 28846" PER PM 17325, ACCEPTED, UNLESS OTHERWISE NOTED.
▲ INDICATES FOUND CENTERLINE WELL MONUMENT, AS NOTED HEREON.
○ INDICATES MONUMENT TO BE SET, SEE MONUMENTATION NOTE
— INDICATES SUBDIVISION BOUNDARY
--- INDICATES EXISTING LOT LINE
--- INDICATES EXISTING OFFSITE LOT LINE
--- INDICATES EXISTING RIGHT-OF-WAY
--- INDICATES CENTERLINE
--- INDICATES EXISTING EASEMENT
--- INDICATES PROPOSED EASEMENT
||||| INDICATES ACCESS RIGHTS RELINQUISHED
() INDICATES RECORD DATA PER PM 17325
(()) INDICATES RECORD DATA PER PM 17775
INDICATES EXISTING EASEMENT
INDICATES EASEMENT DEDICATED OR GRANTED HEREON
FD. INDICATES FD.
IP INDICATES IRON PIPE
PM INDICATES PARCEL MAP



CONVERGENCE ANGLE AT GPS STA. NO. CP-023 ELEV.=534.39' (NAVD 88)

Bowman Consulting Group Ltd
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Phone: 619.235.6471

CITY OF SAN MARCOS TSM NO. 24-0002

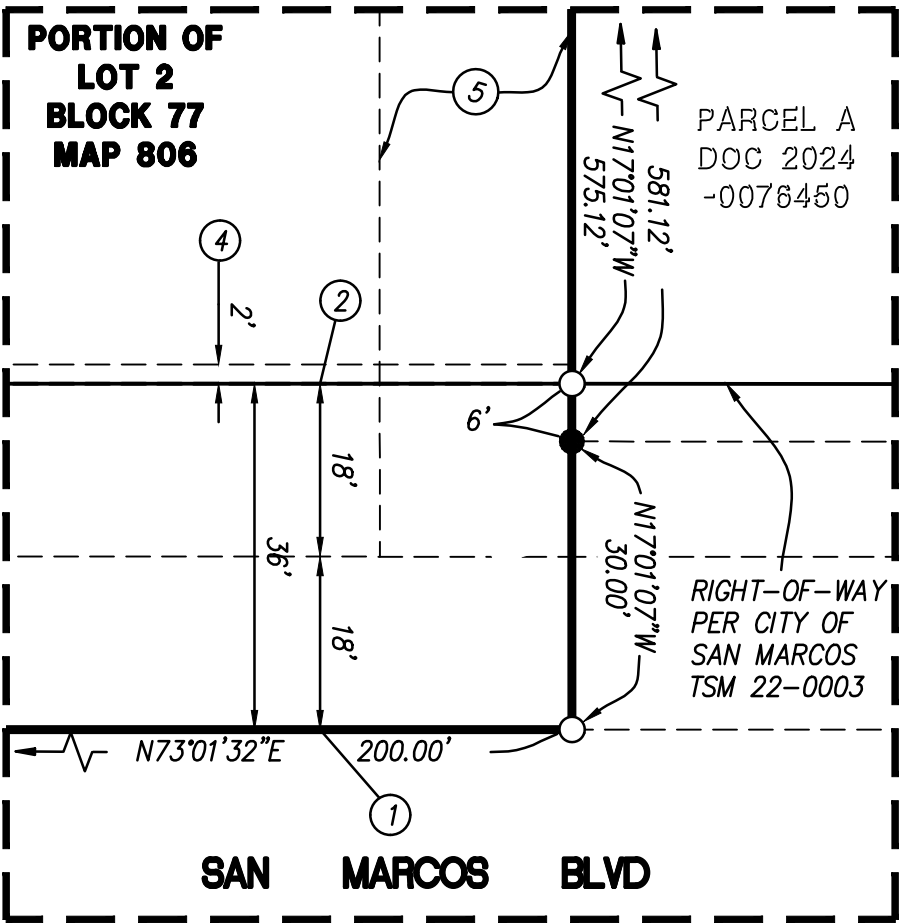
IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

PROPOSED EASEMENTS

- [A] INDICATES PUBLIC VEHICULAR ACCESS EASEMENT TO THE CITY OF SAN MARCOS DEDICATED HEREON.
- [B] INDICATES PUBLIC PEDESTRIAN ACCESS EASEMENT TO THE CITY OF SAN MARCOS DEDICATED HEREON.
- [C] INDICATES EMERGENCY ACCESS EASEMENT TO THE CITY OF SAN MARCOS GRANTED HEREON.

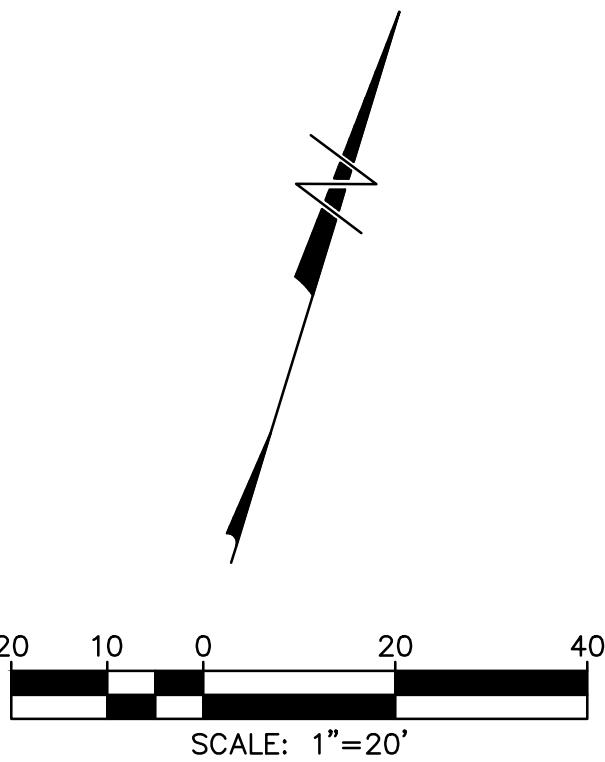
EXISTING EASEMENTS

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- ⑤ TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BETWEEN SAN MARCOS DEVELOPMENT GROUP, LLC AND LENNAR HOMES OF CALIFORNIA, LLC, RECORDED AUGUST 26, 2024 AS INSTRUMENT NO. 2024-0227758 OF OFFICIAL RECORDS.

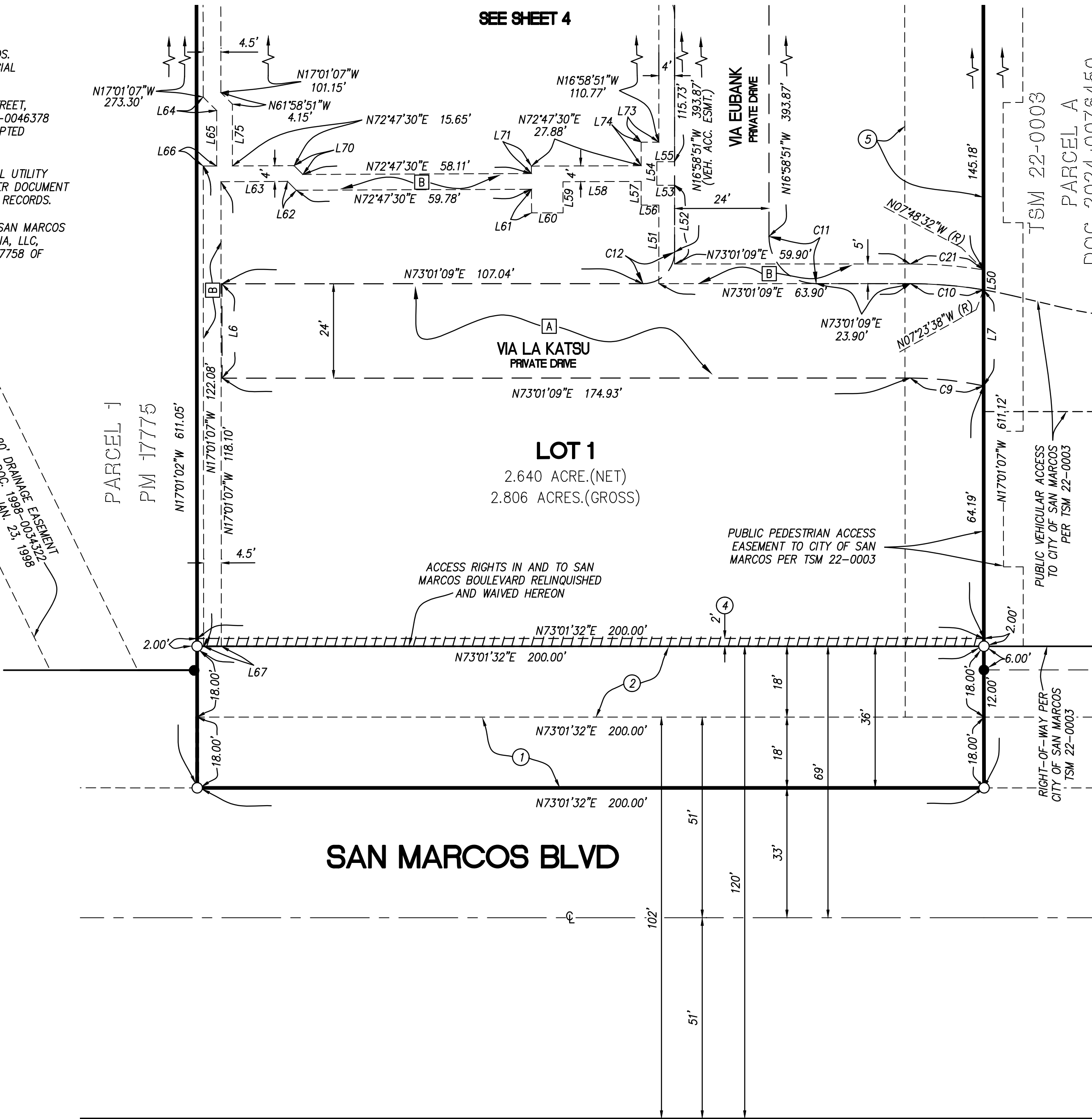


LINE TABLE		
NO.	BEARING	LENGTH
L6	N16°59'55"W	24.00'
L7	N17°01'07"W	24.44'
L50	N17°01'07"W	5.07'
L51	N16°58'51"W	19.98'
L52	N16°58'51"W	20.02'
L53	N72°47'30"E	4.50'
L54	N16°58'51"W	6.00'
L55	N72°47'30"E	4.50'
L56	N72°47'30"E	4.50'
L57	N16°58'51"W	6.03'
L58	N72°47'30"E	19.86'
L59	N17°12'30"W	7.92'
L60	N73°01'09"E	8.00'
L61	N17°12'30"W	6.00'
L62	N61°58'51"W	3.16'
L63	N72°47'30"E	16.92'
L64	N61°58'51"W	4.85'
L65	N16°58'51"W	14.08'
L66	N72°47'30"E	3.42'
L67	N73°01'32"E	4.50'
L70	N61°58'51"W	3.16'
L71	N17°12'30"W	1.88'
L73	N72°47'30"E	4.50'
L74	N16°58'51"W	5.96'
L75	N16°58'51"W	15.72'

CURVE TABLE			
NO.	DELTA	LENGTH	RADIUS
C9	Δ=12°14'54"	18.81'	88.00'
C10	Δ=09°35'13"	18.74'	112.00'
C11	Δ=90°00'00"	18.85'	12.00'
C12	Δ=90°00'00"	12.57'	8.00'
C21	Δ=09°10'19"	18.73'	117.00'



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PROPOSED EASEMENTS

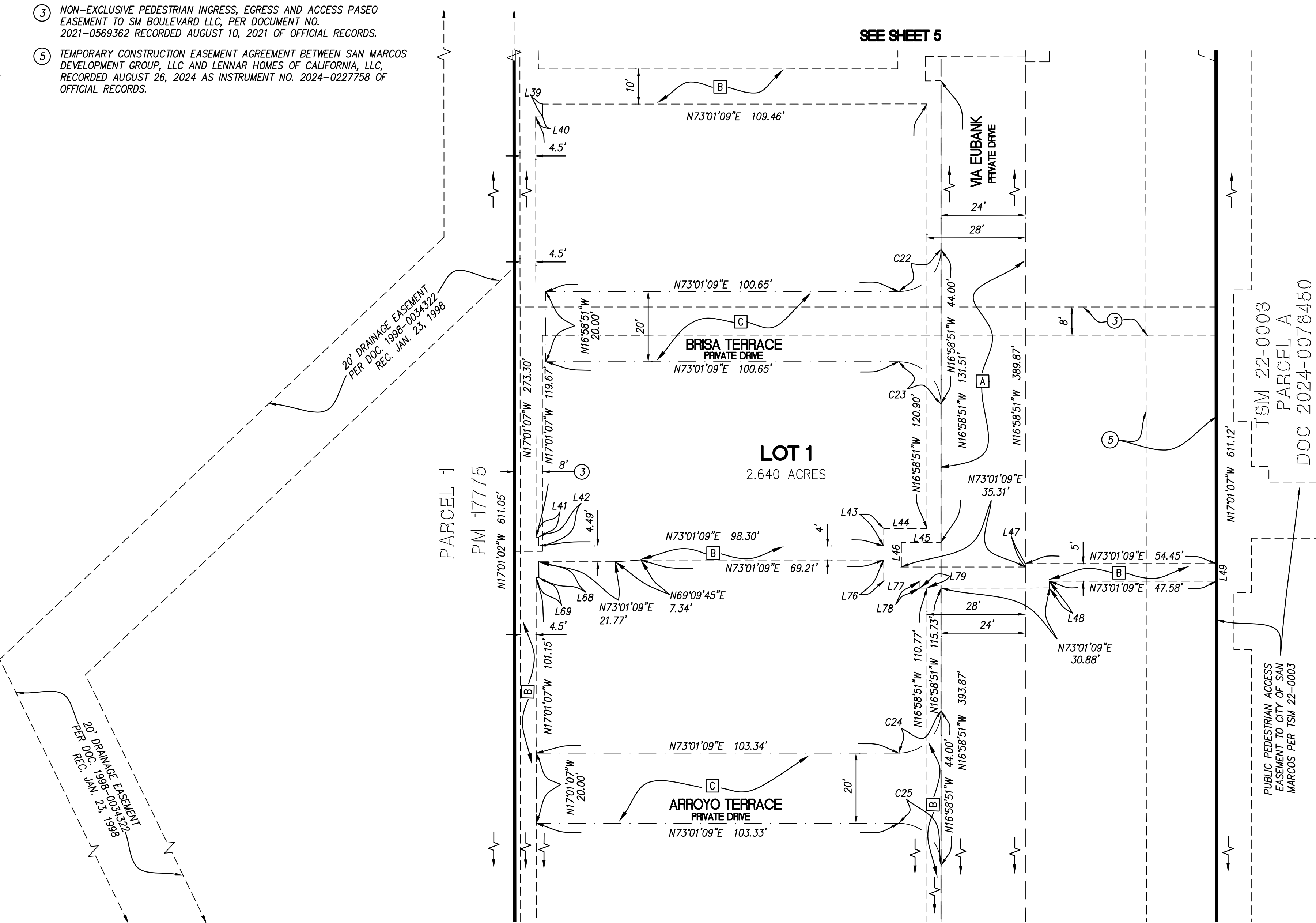
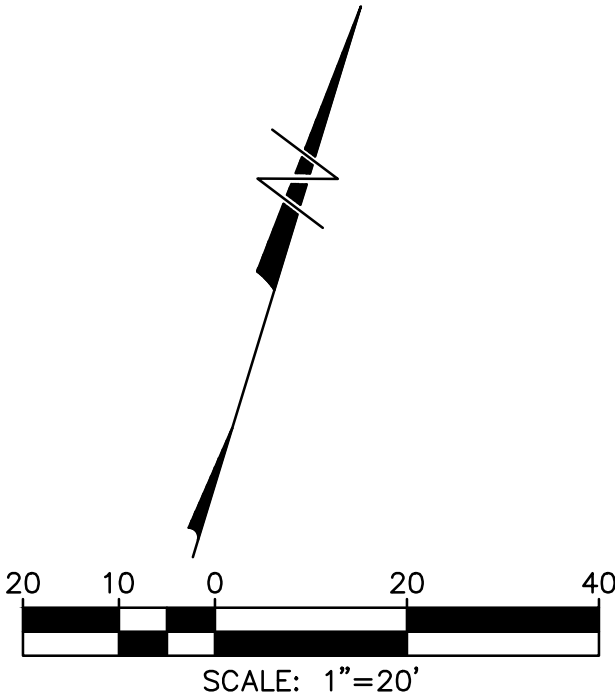
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EXISTING EASEMENTS

- ③ NON-EXCLUSIVE PEDESTRIAN INGRESS, EGRESS AND ACCESS PASEO EASEMENT TO SM BOULEVARD LLC, PER DOCUMENT NO. 2021-0569362 RECORDED AUGUST 10, 2021 OF OFFICIAL RECORDS.
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LINE TABLE		
NO.	BEARING	LENGTH
L39	N17°01'07"W	3.67'
L40	N73°00'55"E	2.00'
L41	N73°01'09"E	0.78'
L42	N16°58'51"W	2.50'
L43	N16°58'51"W	4.94'
L44	N73°01'09"E	12.31'
L45	N73°01'09"E	11.31'
L46	N16°58'51"W	6.94'
L47	N16°58'51"W	0.94'
L48	N16°58'51"W	1.94'
L49	N17°01'07"W	5.00'
L68	N17°00'59"W	4.50'
L69	N72°54'14"E	0.77'
L76	N16°58'51"W	5.99'
L77	N73°01'09"E	10.31'
L78	N16°58'51"W	2.00'
L79	N73°01'09"E	2.00'

CURVE TABLE			
NO.	DELTA	LENGTH	RADIUS
C22	Δ=90°00'00"	18.85'	12.00'
C23	Δ=90°00'00"	18.85'	12.00'
C24	Δ=90°00'00"	18.85'	12.00'
C25	Δ=90°00'00"	18.85'	12.00'



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PROPOSED EASEMENTS

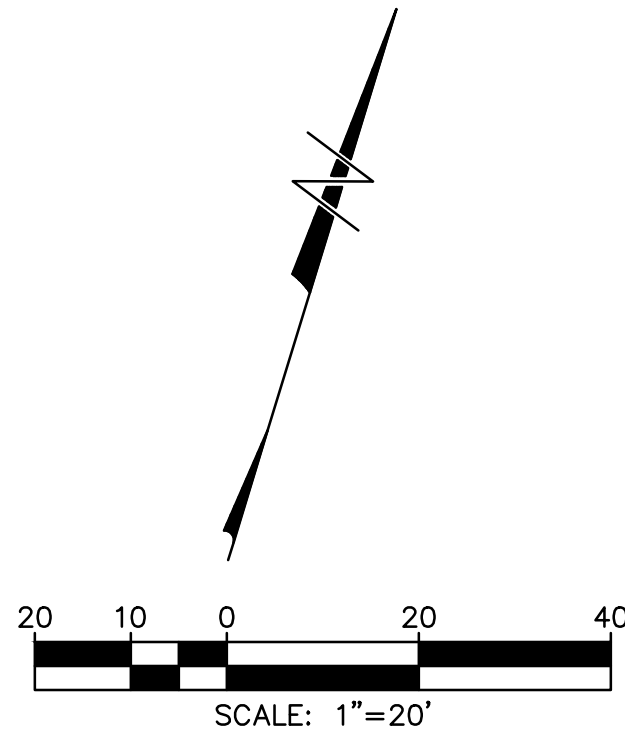
- [A] INDICATES PUBLIC VEHICULAR ACCESS EASEMENT TO THE CITY OF SAN MARCOS DEDICATED HEREON.
- [B] INDICATES PUBLIC PEDESTRIAN ACCESS EASEMENT TO THE CITY OF SAN MARCOS DEDICATED HEREON.
- [C] INDICATES EMERGENCY ACCESS EASEMENT TO THE CITY OF SAN MARCOS GRANTED HEREON.

EXISTING EASEMENTS

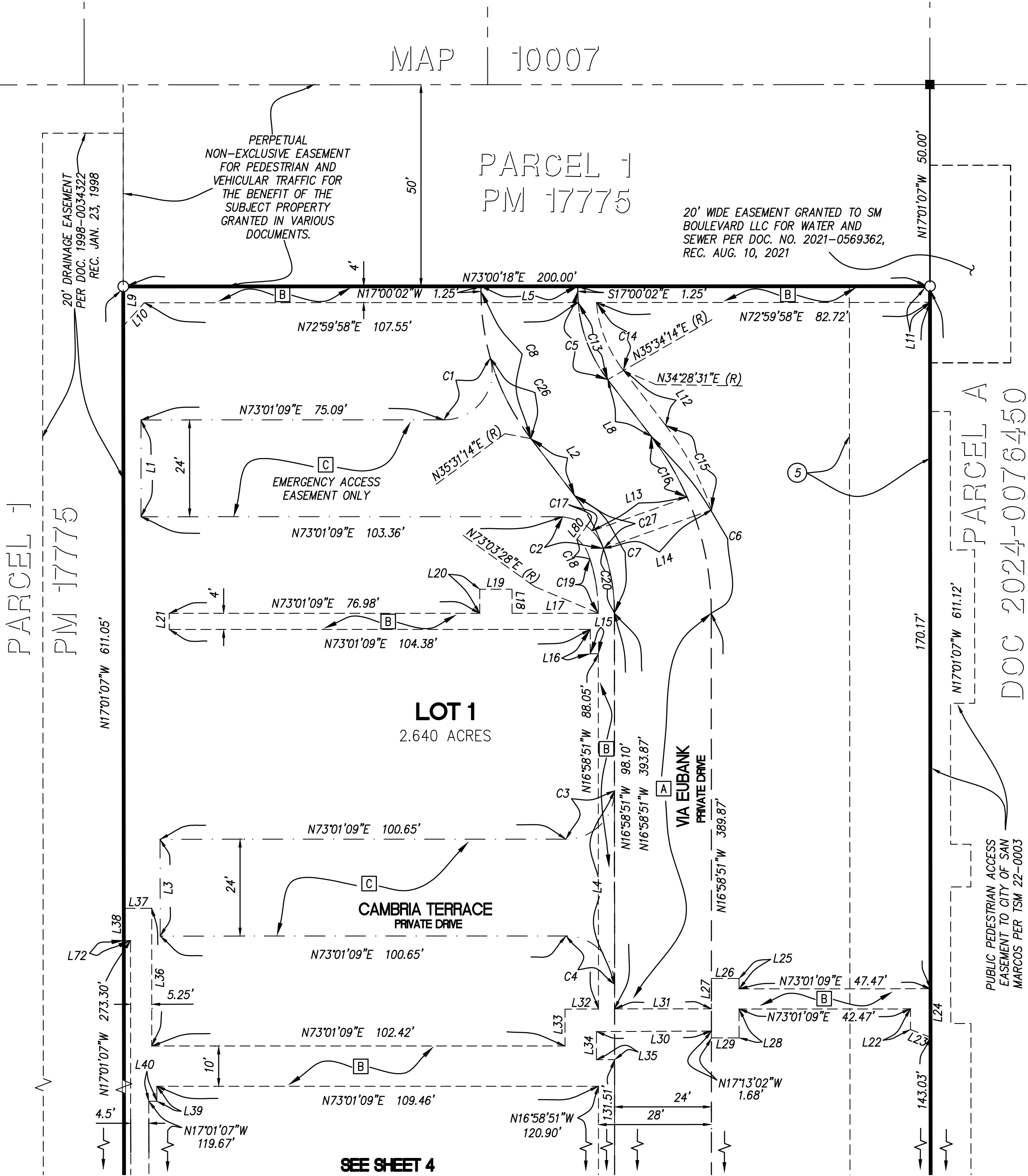
- ⑤ TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BETWEEN SAN MARCOS DEVELOPMENT GROUP, LLC AND LENNAR HOMES OF CALIFORNIA, LLC, RECORDED AUGUST 26, 2024 AS INSTRUMENT NO. 2024-0227758 OF OFFICIAL RECORDS.

CURVE TABLE			
NO.	DELTA	LENGTH	RADIUS
C1	Δ=106°01'06"	22.20'	12.00'
C2	Δ=70°38'21"	14.79'	12.00'
C3	Δ=90°00'00"	18.85'	12.00'
C4	Δ=90°00'00"	18.85'	12.00'
C5	Δ=37°28'44"	23.55'	36.00'
C6	Δ=37°29'55"	47.12'	72.00'
C7	Δ=37°29'55"	31.41'	48.00'
C8	Δ=37°28'44"	39.25'	60.00'
C13	Δ=33°04'08"	20.78'	36.00'
C14	Δ=32°26'14"	17.83'	31.50'
C15	Δ=17°56'25"	23.95'	76.50'
C16	Δ=13°57'29"	17.54'	72.00'
C17	Δ=08°38'50"	1.81'	12.00'
C18	Δ=34°07'24"	4.76'	8.00'
C19	Δ=19°23'58"	14.90'	44.00'
C20	Δ=19°33'30"	16.39'	48.00'
C26	Δ=21°28'49"	22.49'	60.00'
C27	Δ=18°08'16"	15.20'	48.00'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N16°58'51"W	24.00'
L2	N54°28'46"W	17.72'
L3	N16°58'51"W	24.00'
L4	N16°58'51"W	48.00'
L5	N73°00'18"E	24.00'
L8	N54°28'46"W	17.72'
L9	N16°54'46"W	9.78'
L10	N25°16'57"E	7.78'
L11	N17°01'07"W	4.01'
L12	N54°28'46"W	17.72'
L13	N53°27'39"E	24.98'
L14	N53°27'39"E	28.50'
L15	N73°01'09"E	2.00'
L16	N16°58'51"W	6.03'
L17	N73°01'09"E	21.40'
L18	N16°58'51"W	5.96'
L19	N73°01'09"E	8.00'
L20	N16°58'51"W	5.96'
L21	N16°58'51"W	4.00'
L22	N16°58'51"W	5.10'
L23	N85°40'55"W	5.37'
L24	N17°01'07"W	12.05'
L25	N16°58'51"W	2.55'
L26	N72°58'09"E	6.88'
L27	N16°57'38"W	7.50'
L28	N16°58'51"W	7.17'
L29	N72°58'09"E	6.88'
L30	N72°47'30"E	28.50'
L31	N72°58'09"E	24.00'
L32	N72°47'30"E	8.30'
L33	N16°58'51"W	9.14'
L34	N16°58'51"W	6.98'
L35	N72°47'30"E	4.50'
L36	N17°01'07"W	34.15'
L37	N73°01'09"E	6.92'
L38	N17°01'07"W	8.00'
L39	N17°01'07"W	3.67'
L40	N73°00'55"E	2.00'
L72	N73°01'09"E	1.67'
L80	N19°32'06"E	4.00'



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CITY OF SAN MARCOS TSM NO. 24-0002

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

NON-TITLE SHEET

NOTES

- 1. THE HOA SHALL MAINTAIN ALL PUBLIC ACCESS EASEMENT AREAS INCLUDING THE PEDESTRIAN WALKWAYS THROUGH LOT 1, PRIVATE DRIVES (VIA EUBANK, VIA LA KATSU, ARROYO TERRACE, BRISA TERRACE, CAMBRIA TERRACE), THE SMALL POCKET PARK AND PASEO.
- 2. AMENITIES TO BE MAINTAINED AND OWNED BY THE HOA AT THE SOLE COST OF THE HOA IN PERPETUITY.
- 3. ALL STREETS, DRAINAGE, STREETLIGHTS, STREET SIGNAGE AND STRIPING IMPROVEMENTS WITHIN THE INTERIOR OF THIS SUBDIVISION DESIGNATED AS PRIVATE SHALL REMAIN PRIVATE AND BE MAINTAINED BY A PROPERTY-OWNER AND/OR HOMEOWNERS ASSOCIATION (HOA).
- 4. THE RECORDED COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS) WILL INCLUDE TERMS AND CONDITIONS ON THE ABOVE NON-MAPPING NOTES.