

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 13 SHEETS AND DESCRIBED BY THE CAPTION THEREOF.

WE HEREBY DEDICATE TO THE CITY OF SAN MARCOS THE REAL PROPERTY DESCRIBED HEREIN AS AN IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES AS SHOWN HEREON.

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 PORTION OF LOT 3.

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 PORTIONS OF LOTS 2 AND 3.

WE HEREBY GRANT TO THE CITY OF SAN MARCOS THE REAL PROPERTY DESCRIBED HEREIN AS A PUBLIC DRAINAGE EASEMENT AS SHOWN HEREON IN PORTIONS OF LOTS 2 AND 3.

WE HEREBY GRANT TO THE CITY OF SAN MARCOS AN EMERGENCY ACCESS EASEMENT AS SHOWN HEREON IN LOTS 1, 2 AND 3.

WE HEREBY GRANT TO THE CITY OF SAN MARCOS A LINE OF SIGHT EASEMENT AS SHOWN HEREON IN A PORTION OF LOT 3.

WE HEREBY RELINQUISH AND WAIVE ALL ACCESS RIGHTS FROM LOT 3 IN AND TO SAN MARCOS BOULEVARD, EXCEPT AT ACCESS OPENINGS 1 AND 2 AS SHOWN HEREON.

ABUTTERS RIGHTS OF ACCESS TO SAN MARCOS BOULEVARD AS RELINQUISHED AND WAIVED BY PARCEL MAP 17325 RECORDED FEBRUARY 28, 1994 AS FILE NO. 1994-0133864 ARE HEREBY MODIFIED AND PARTIALLY RESTORED AS SHOWN HEREON, IN ACCORDANCE WITH CITY COUNCIL RESOLUTION 2023-9245 FOR TSM 22-0003, INCLUDING CONDITION OF APPROVAL C.9.

BY OWNER: SB-HS LOT OPTION POOL 02, L.P.,
A DELAWARE LIMITED PARTNERSHIP

NAME:
TITLE:

OPTIONEE

MEMORANDUM OF OPTION AND DEVELOPMENT AGREEMENT RECORDED MAY 3, 2024 AS DOCUMENT NO. 2024-0111640 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.

SAN DIEGO GAS & ELECTRIC COMPANY, HOLDER OF THE FOLLOWING EASEMENTS:
FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES RECORDED MARCH 17, 1982 AS INSTRUMENT NO. 82-072337;
FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES RECORDED FEBRUARY 06, 1987 AS INSTRUMENT NO. 87-068767;
FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 11, 1987 AS INSTRUMENT NO. 87-515996;
FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES RECORDED MAY 10, 1991 AS INSTRUMENT NO. 1991-0220851;
FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES RECORDED FEBRUARY 16, 2018 AS INSTRUMENT NO. 2018-0062627

VALLECITOS WATER DISTRICT, SUCCESSOR IN INTEREST FOR SAN MARCOS WATER DISTRICT, HOLDER OF THE FOLLOWING EASEMENT:
FOR PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES RECORDED DECEMBER 2, 1980 AS INSTRUMENT NO. 80-0405415 OF OFFICIAL RECORDS.
FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED JANUARY 23, 1991 AS INSTRUMENT NO. 1991-0031626;
FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED JANUARY 23, 1991 AS INSTRUMENT NO. 1991-0031627 OF OFFICIAL RECORDS. SAID EASEMENT WAS PARTIALLY QUITCLAIMED BY DEED RECORDED DECEMBER 11, 2017 AS INSTRUMENT NO. 2017-0574165;
FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED JULY 29, 1993 AS INSTRUMENT NO. 1993-0486549; ALL OF OFFICIAL RECORDS.

AT&T, SUCCESSOR IN INTEREST FOR PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF THE FOLLOWING EASEMENT:
FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES RECORDED APRIL 8, 1981 AS INSTRUMENT NO. 81-0107542 OF OFFICIAL RECORDS.

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

CITY OF SAN MARCOS TSM NO. 22-0003

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

BEING A RESUBDIVISION OF PARCEL 1 ACCORDING TO PARCEL MAP THEREOF NO. 17325, RECORDED FEBRUARY 28, 1994 AS FILE NO. 1994-0133864 OF OFFICIAL RECORDS TOGETHER WITH PARCEL A OF A LOT LINE ADJUSTMENT NO. BA24-00001, RECORDED MARCH 27, 2024 AS DOC NO. 2024-0076450, BEING PARCELS 2 AND 3 OF SAID PARCEL MAP NO. 17325, PER GRANT DEED DOC NO. 2024-0080877 RECORDED APRIL 2, 2024, ALL IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

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. 2023-9245 DATED DECEMBER 12, 2023, APPROVES A MAXIMUM OF 202 RESIDENTIAL CONDOMINIUM UNITS AND 30 COMMERCIAL CONDOMINIUM UNITS..

SUBDIVISION GUARANTEE ISSUED BY _____, ORDER NO. _____ DATED _____
TOTAL GROSS AREA = 10.516 ACRES TOTAL NUMBER OF LOTS = 3
TOTAL NET AREA = 9.591 ACRES
ASSESSOR PARCEL MAP NUMBERS: 219-200-30, 219-200-53

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
CITY MANAGER
CITY OF SAN MARCOS

BY: _____
FISCAL AGENT-CITY OF SAN MARCOS
DATED: _____

CITY CLERK'S CERTIFICATE

I, PHILLIP SCOLLICK, CITY CLERK FOR THE CITY OF SAN MARCOS, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE COUNCIL OF SAID CITY HAS APPROVED THIS MAP HAS REJECTED ON BEHALF OF THE PUBLIC THE IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES AS DEDICATED ON THIS MAP; HAS ACCEPTED ON BEHALF OF THE PUBLIC FOR USE AS PUBLIC VEHICULAR ACCESS EASEMENT PURPOSES, PUBLIC PEDESTRIAN ACCESS EASEMENT PURPOSES, PUBLIC DRAINAGE EASEMENT PURPOSES, PUBLIC UTILITY EASEMENT PURPOSES, EMERGENCY ACCESS EASEMENT PURPOSES, LINE OF SIGHT EASEMENT PURPOSES; HAS ACCEPTED ON BEHALF OF THE PUBLIC THE RELINQUISHMENT OF ACCESS RIGHTS FROM LOT 3 IN AND TO SAN MARCOS BOULEVARD, EXCEPT AT ACCESS OPENINGS 1 AND 2; AND HAS ACCEPTED THE MODIFICATION AND PARTIAL RESTORATION OF RELINQUISHED AND WAIVED ABUTTERS RIGHTS OF ACCESS TO SAN MARCOS BOULEVARD; ALL AS SHOWN ON THIS MAP.

DATED: _____

PHILLIP SCOLLICK
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
TREASURER-TAX COLLECTOR

BY: _____
DEPUTY
DATED: _____

WILLIAM MORGAN
INTERIM DIRECTOR OF
PUBLIC WORKS

BY: _____
FOR DIRECTOR
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 HAVE BEEN SET OR 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
COUNTY RECORDER

BY: _____
DEPUTY COUNTY RECORDER

FEE: _____

GP23-00015	GP24-00006	IP23-00015	CITY MF- 2057	VWD-
	CALIF COORD INDEX	350-1707		TSM22-0003

CITY OF SAN MARCOS TSM NO. 22-0003

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

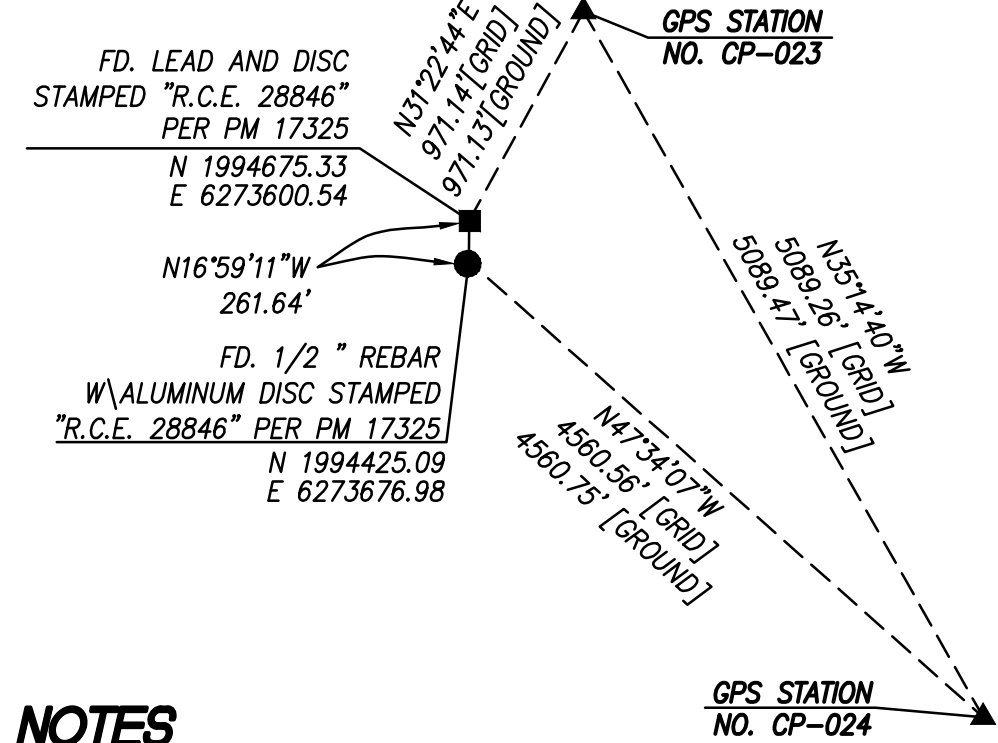
PROCEDURE OF SURVEY

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.

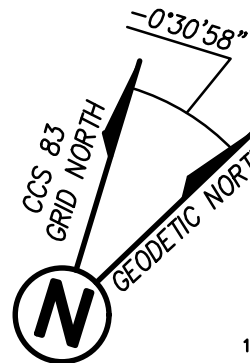


NOTES

- TOTAL NUMBER OF EXISTING PARCELS: 2
- TOTAL NUMBER OF PROPOSED PARCELS: 3
- FIELD SURVEY ORIGINALLY PERFORMED JULY 2021, AND A SUBSEQUENT FIELD REVIEW IN MARCH 2024.
- TOTAL AREA WITHIN SUBDIVISION MAP BOUNDARY:
10.516 ACRES (GROSS)
9.591 ACRES (NET)*
*NET AREA = GROSS AREA ACCEPTING THE FOLLOWING:
 - SAN MARCOS BOULEVARD DEDICATED HEREON
 - IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC STREET AND UTILITY EASEMENT DEDICATED HEREON (OLD CALIFORNIA)
 - PUBLIC VEHICULAR ACCESS EASEMENT DEDICATED HEREON

MONUMENTATION NOTES

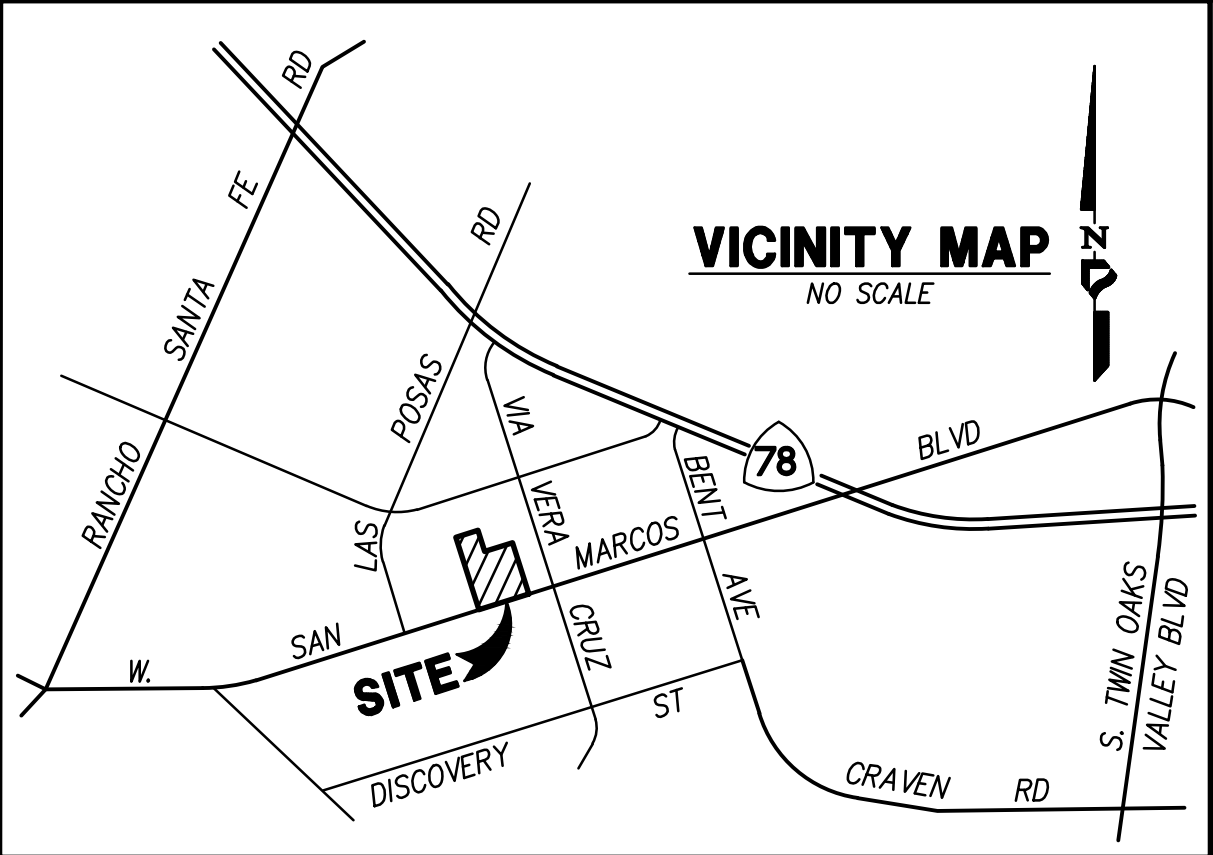
- PROJECT BOUNDARY CORNERS WILL BE MONUMENTED AS FOLLOWS:
 - IF CORNER FALLS WITHIN CONCRETE: WILL SET LEAD & BRASS DISC STAMPED "LS 9601 SQUIRE"
 - IF CORNER FALLS WITHIN ASPHALT PAVEMENT: WILL SET GEAR SPIKE AND WASHER STAMPED "LS 9601 SQUIRE"
 - IF CORNER FALLS WITHIN DIRT/LANDSCAPE: WILL SET 2"x24" IRON PIPE WITH BRASS DISC STAMPED "LS 9601 SQUIRE"
 - IF ANY EXISTING BOUNDARY MONUMENTS SHOWN HEREON ARE DESTROYED, THEY WILL BE REPLACED IN-KIND UPON COMPLETION OF CONSTRUCTION.
- LOT CORNERS WILL BE MONUMENTED AS FOLLOWS:
 - IF CORNER FALLS WITHIN CONCRETE: WILL SET LEAD & BRASS DISC STAMPED "LS 9601 SQUIRE"
 - IF CORNER FALLS WITHIN ASPHALT PAVEMENT: WILL SET GEAR SPIKE AND WASHER STAMPED "LS 9601 SQUIRE"
 - IF CORNER FALLS WITHIN DIRT/LANDSCAPE: WILL SET 1"x18" IRON PIPE WITH BRASS DISC STAMPED "LS 9601 SQUIRE"



GRAPHIC SCALE

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

(IN FEET)
1 inch = 120 ft.

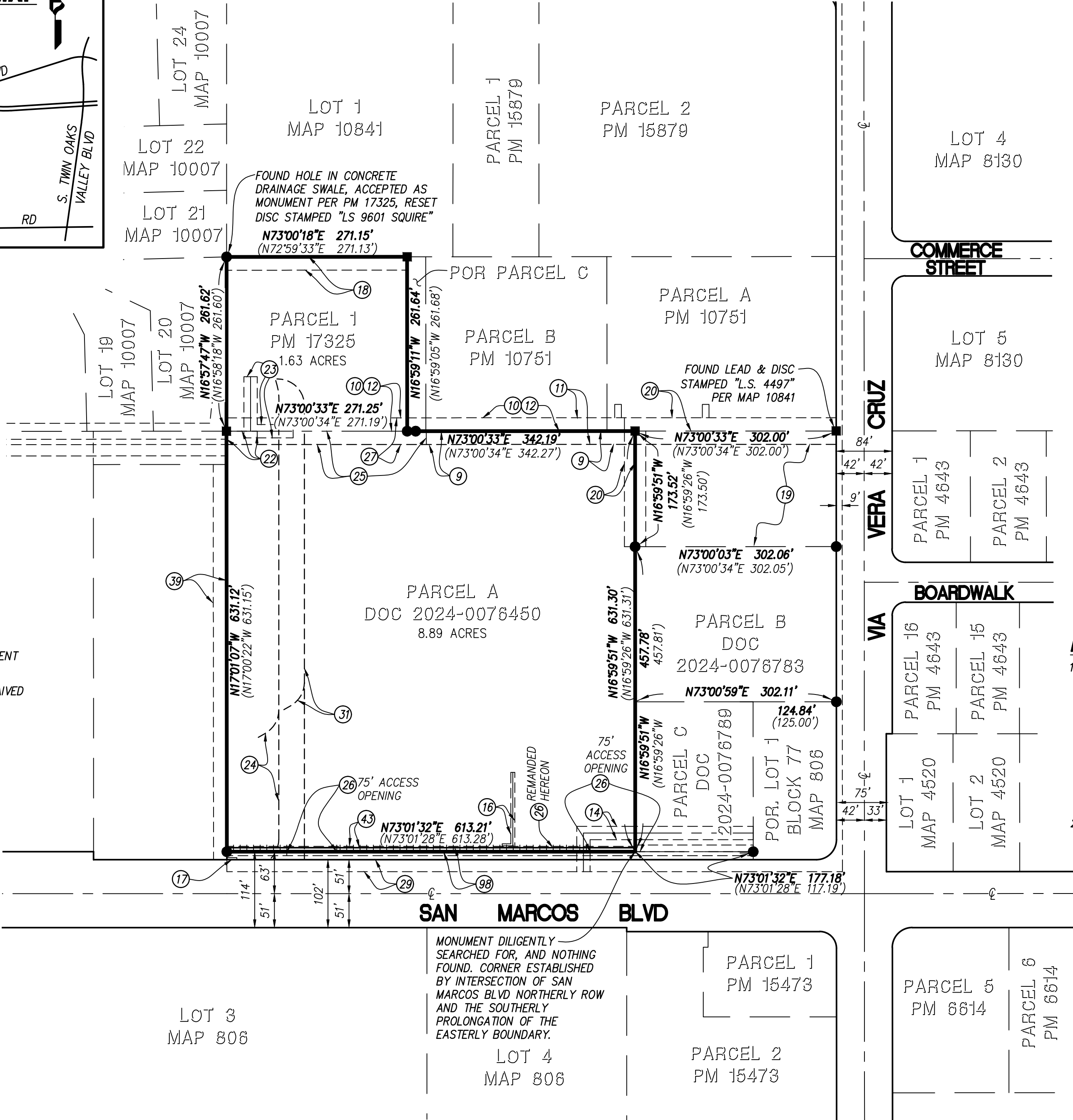


VICINITY MAP
NO SCALE

LEGEND

- INDICATES FOUND 1/2" REBAR W/ALUMINUM DISC STAMPED "R.C.E. 28846" PER PM 17325, ACCEPTED, UNLESS OTHERWISE NOTED.
- INDICATES LEAD AND DISC STAMPED "R.C.E. 28846" PER PM 17325, ACCEPTED, UNLESS OTHERWISE NOTED.
- INDICATES CONTROL POINT UTILIZED FOR BASIS OF BEARINGS PER CITY OF SAN MARCOS GEODETIC CONTROL NETWORK RECORD OF SURVEY NO. 23731
- 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 EXISTING ACCESS RIGHTS RELINQUISHMENT REMANDED HEREON
- INDICATES ACCESS RIGHTS RELINQUISHED AND WAIVED HEREON (SEE SHEETS 5, 11, 12)
- INDICATES RECORD DATA PER PM 17325
- INDICATES CORNER RECORD
- INDICATES FOUND
- INDICATES IRON PIPE
- INDICATES PARCEL MAP
- INDICATES RADIAL BEARING
- INDICATES EXISTING EASEMENT, SEE SHEET 3 FOR EXISTING EASEMENT LEGEND, SEE SHEETS 4 THROUGH 12 FOR EASEMENT LABELING.

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



MONUMENT DILIGENTLY SEARCHED FOR, AND NOTHING FOUND. CORNER ESTABLISHED BY INTERSECTION OF SAN MARCOS BLVD NORTHERLY ROW AND THE SOUTHERLY PROLONGATION OF THE EASTERLY BOUNDARY.

CITY OF SAN MARCOS TSM NO. 22-0003

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

EXISTING EASEMENTS

EXISTING EASEMENTS

- 9

AN EASEMENT FOR INGRESS AND EGRESS, UTILITY AND INCIDENTAL PURPOSES TO VERA CRUZ ASSOCIATES RECORDED AUGUST 21, 1980 AS INSTRUMENT NO. 80-267790 OF OFFICIAL RECORDS.
- 10

AN EASEMENT FOR INGRESS AND EGRESS, UTILITY AND INCIDENTAL PURPOSES TO JAMES R. EUBANK AND VERA EUBANK RECORDED AUGUST 21, 1980 AS INSTRUMENT NO. 80-0267791 OF OFFICIAL RECORDS.
- 11

THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED DECEMBER 02, 1980 AS INSTRUMENT NO. 80-405414 OF OFFICIAL RECORDS.
- 12

AN EASEMENT FOR PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES TO SAN MARCOS COUNTY WATER DISTRICT OR VALLECITOS WATER DISTRICT RECORDED DECEMBER 02, 1980 AS INSTRUMENT NO. 80-0405415 OF OFFICIAL RECORDS.
- 14

AN EASEMENT FOR PARKING AND INGRESS AND EGRESS, INCLUDING INCIDENTAL RIGHTS OF REPAIR, MAINTENANCE AND REPLACEMENT AND INCIDENTAL PURPOSES TO NORTH COUNTY BANK RECORDED NOVEMBER 05, 1981 AS INSTRUMENT NO. 81-0351356 OF OFFICIAL RECORDS.
- 16

AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES TO SAN DIEGO GAS & ELECTRIC COMPANY RECORDED FEBRUARY 06, 1987 AS INSTRUMENT NO. 87-068767 OF OFFICIAL RECORDS.
- 17

AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES TO SAN DIEGO GAS & ELECTRIC COMPANY RECORDED SEPTEMBER 11, 1987 AS INSTRUMENT NO. 87-515996 OF OFFICIAL RECORDS.
- 18

AN EASEMENT FOR SEWER LINE AND INCIDENTAL PURPOSES TO ROYAL BENGAL DEVELOPMENT, INC. RECORDED APRIL 11, 1988 AS INSTRUMENT NO. 88-164942 OF OFFICIAL RECORDS.
- 19

THE TERMS, PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR EASEMENT", RECORDED JULY 18, 1989 AS INSTRUMENT NO. 89-378260 OF OFFICIAL RECORDS.
- 20

AN EASEMENT FOR ROAD AND UTILITY PURPOSES AND APPURTENANCES THERETO AND INCIDENTAL PURPOSES TO JERALD CHARLES EUBANK AND ROBERT GLENN EUBANK RECORDED JANUARY 30, 1990 AS INSTRUMENT NO. 1990-50968 OF OFFICIAL RECORDS.
- 22

AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES TO VALLECITOS WATER DISTRICT RECORDED JANUARY 23, 1991 AS INSTRUMENT NO. 1991-0031626 OF OFFICIAL RECORDS.
- 23

AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES TO VALLECITOS WATER DISTRICT RECORDED JANUARY 23, 1991 AS INSTRUMENT NO. 1991-0031627 OF OFFICIAL RECORDS.

SAID EASEMENT WAS PARTIALLY QUITCLAIMED BY DEED RECORDED DECEMBER 11, 2017 AS INSTRUMENT NO. 2017-0574165 OF OFFICIAL RECORDS.
- 24

AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES TO SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED MAY 10, 1991 AS INSTRUMENT NO. 1991-0220851 OF OFFICIAL RECORDS, APPROXIMATE LOCATION.

EXISTING EASEMENTS CONTINUED

- 25

AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES VALLECITOS WATER DISTRICT RECORDED JULY 29, 1993 AS INSTRUMENT NO. 1993-0486549 OF OFFICIAL RECORDS.
- 26

ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM SAN MARCOS BOULEVARD, EXCEPT FOR ACCESS OPENING NO. 1 AND 2 HAVE BEEN DEDICATED OR RELINQUISHED AND WAIVED ON THE MAP OF PARCEL MAP NO. 17325 OF PARCEL MAPS RECORDED FEBRUARY 28, 1994 **REMANDED HEREON**
- 27

AN EASEMENT FOR INGRESS, EGRESS, UTILITY AND INCIDENTAL PURPOSES SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED FEBRUARY 28, 1994 AS PARCEL MAP NO. 17325 OF PARCEL MAPS.
- 29

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PERMIT TO ENCROACH ON CITY STREET" RECORDED MARCH 14, 2001 AS INSTRUMENT NO. 2001-0145872 OF OFFICIAL RECORDS.
- 31

AN EASEMENT FOR UNDERGROUND FACILITIES AND ABOVEGROUND STRUCTURES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES TO SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED FEBRUARY 16, 2018 AS INSTRUMENT NO. 2018-0062627 OF OFFICIAL RECORDS, APPROXIMATE LOCATION.
- 39

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.
- 98

AN IRREVOCABLE OFFER TO DEDICATE FOR 6' WDE PUBLIC STREET, UTILITY AND DRAINAGE PURPOSES EASEMENT TO THE CITY OF SAN MARCOS, RECORDED APRIL 11, 2025 AS INSTRUMENT NO. 2025-0093165 OF OFFICIAL RECORDS.
- 43

AN IRREVOCABLE OFFER OF DEDICATION FOR 2' WIDE GENERAL UTILITY AND PUBLIC PEDESTRIAN ACCESS PURPOSES EASEMENT TO THE CITY OF SAN MARCOS, RECORDED APRIL 11, 2025 AS INSTRUMENT NO. 2025-0093169 OF OFFICIAL RECORDS.

EXISTING EASEMENTS NON-PLOTTABLE:

- THE FOLLOWING EASEMENTS HAVE NO EXACT LOCATION AND THEREFORE CANNOT BE PLOTTED.
- 13

AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED APRIL 08, 1981 AS INSTRUMENT NO. 81-0107542 OF OFFICIAL RECORDS.
- 15

AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES TO SAN DIEGO GAS & ELECTRIC COMPANY RECORDED MARCH 17, 1982 AS INSTRUMENT NO. 82-072337 OF OFFICIAL RECORDS.
- 21

THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED JANUARY 30, 1990 AS INSTRUMENT NO. 90-050972 OF OFFICIAL RECORDS. TO BE AMENDED OR EXTINGUISHED PER SEPARATE DOCUMENT.
- 28

THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RECIPROCAL EASEMENT AGREEMENT" RECORDED NOVEMBER 07, 1996 AS INSTRUMENT NO. 1996-0564623 OF OFFICIAL RECORDS. TO BE AMENDED OR EXTINGUISHED PER SEPARATE DOCUMENT.
- 34

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DECLARATION ESTABLISHING EASEMENTS, MAINTENANCE AND COST SHARING OBLIGATIONS FOR ROW, EXECUTED BY AND BETWEEN SAN MARCOS ROW, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED APRIL 02, 2024 AS INSTRUMENT NO. 2024-0080876 OF OFFICIAL RECORDS.

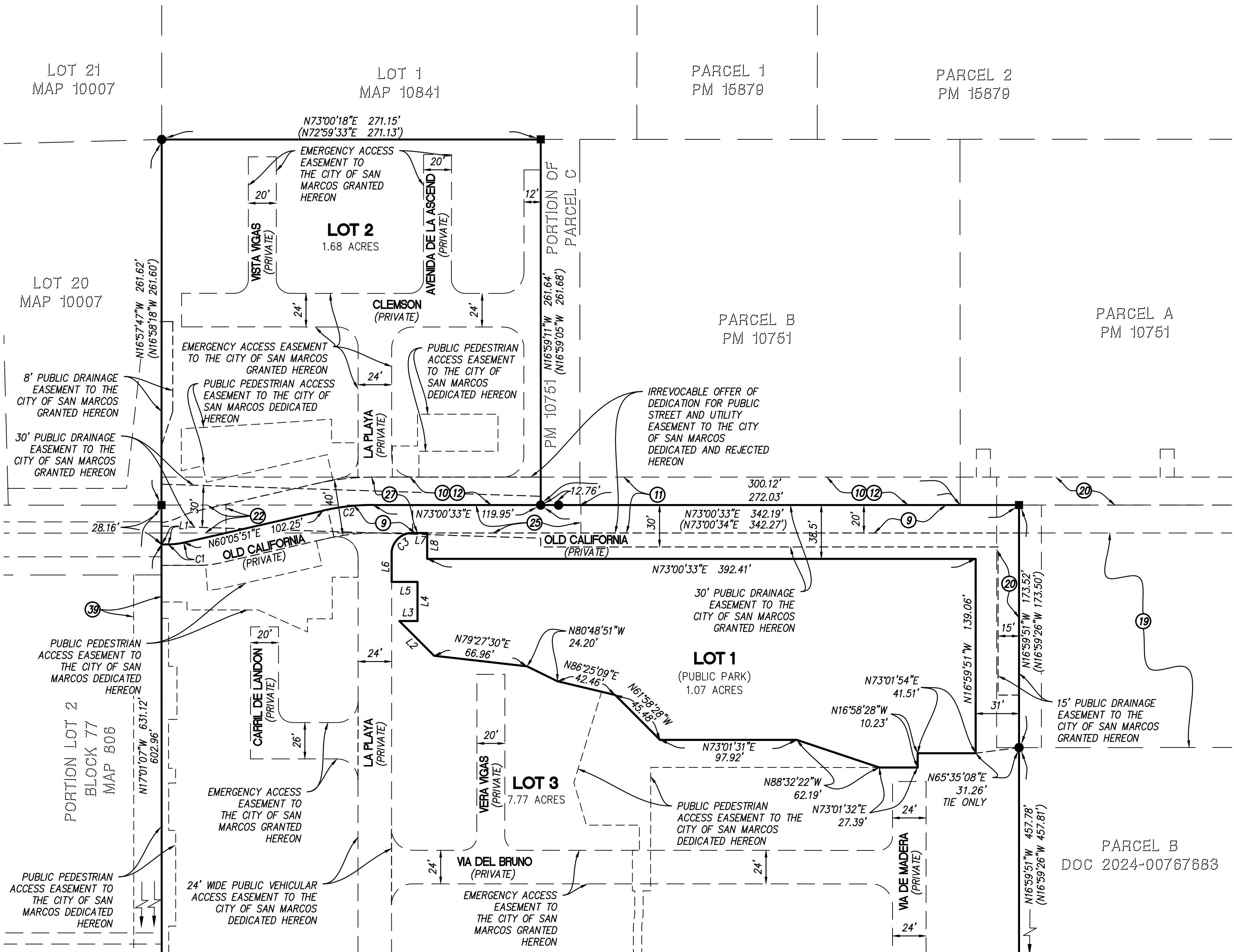
CITY OF SAN MARCOS TSM NO. 22-0003

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

LINE TABLE		
NO.	BEARING	LENGTH
L1	N72°59'58"E	4.71'
L2	N61°58'28"W	35.13'
L3	N73°01'32"E	13.00'
L4	N16°58'28"W	28.00'
L5	N73°01'10"E	18.50'
L6	N16°58'06"W	20.01'
L7	N73°00'33"E	10.42'
L8	N16°59'27"W	18.50'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	Δ=12°54'07"	50.00'	11.26'
C2	Δ=12°54'42"	160.00'	36.06'
C3	Δ=89°59'01"	15.00'	23.56'

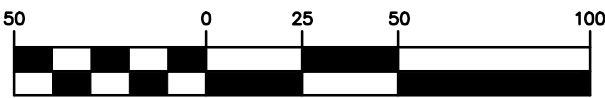
NOTE
SEE SHEETS 6-12 FOR EASEMENT ANNOTATION.



SEE SHEET 5

SEE SHEET 5

GRAPHIC SCALE

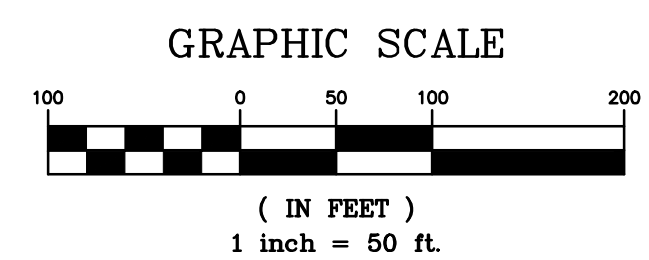
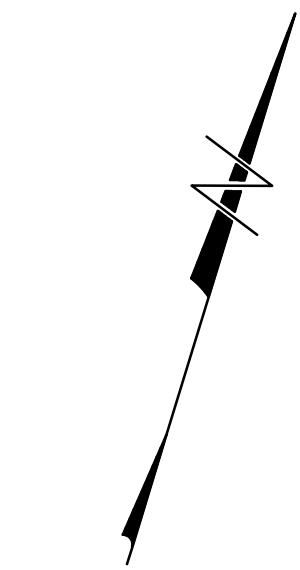
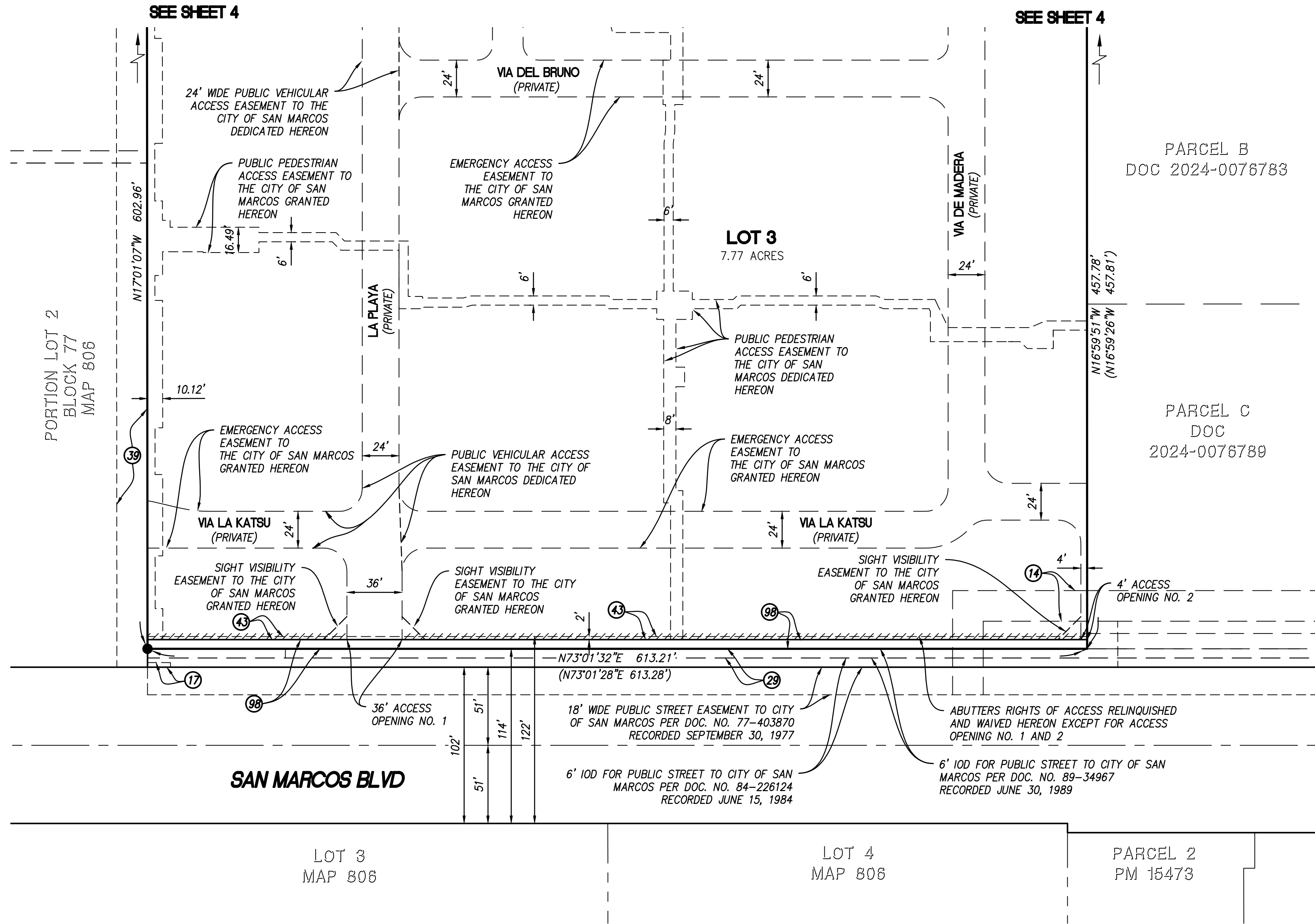


(IN FEET)
1 inch = 50 ft.

CITY OF SAN MARCOS TSM NO. 22-0003

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

NOTE
SEE SHEETS 6-12 FOR EASEMENT ANNOTATION.



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

GP23-00015	GP24-00006	IP23-00015	CITY MF- 2057	VWD-
	CALIF COORD INDEX 350-1707			TSM22-0003

CITY OF SAN MARCOS TSM NO. 22-0003

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

EASEMENTS

LINE TABLE		
NO.	BEARING	LENGTH
L1	N73°02'13"E	8.00'
L2	N73°00'33"E	27.04'
L3	N16°58'28"W	22.26'
L4	N73°00'33"E	19.00'
L5	N16°38'57"W	24.98'
L6	N60°05'51"E	18.38'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	Δ=77°04'19"	15.00'	20.18'
C2	Δ=90°00'59"	15.00'	23.57'
C3	Δ=03°26'31"	180.00'	10.81'
C4	Δ=05°41'36"	180.00'	17.89'
C5	Δ=03°46'35"	180.00'	11.86'

LOT 21
MAP 10007

LOT 1
MAP 10841

LOT 20
MAP 10007

LOT 2
1.68 ACRES

VISTA VIGAS
(PRIVATE)

AVENIDA DE LA ASCEND
(PRIVATE)

LORENZO
(PRIVATE)

CLEMSON
(PRIVATE)

LA PLAYA
(PRIVATE)

LORENZO
(PRIVATE)

PORTION OF PARCEL C
PM 10751

PARCEL B
PM 10751

DRAINAGE EASEMENT
GRANTED PER MAP
NO. 10007

8' PUBLIC DRAINAGE
EASEMENT TO THE
CITY OF SAN MARCOS
GRANTED HEREON

EMERGENCY ACCESS EASEMENT
TO THE CITY OF SAN MARCOS
GRANTED HEREON

EMERGENCY ACCESS EASEMENT
TO THE CITY OF SAN MARCOS
GRANTED HEREON

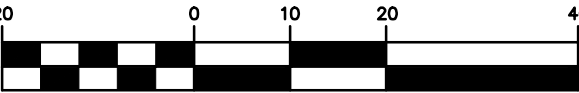
EMERGENCY ACCESS EASEMENT
TO THE CITY OF SAN MARCOS
GRANTED HEREON

PUBLIC PEDESTRIAN ACCESS
EASEMENT TO THE CITY OF
SAN MARCOS DEDICATED
HEREON

PUBLIC PEDESTRIAN
ACCESS EASEMENT TO
THE CITY OF SAN
MARCOS DEDICATED
HEREON

SEE SHEET 7

GRAPHIC SCALE

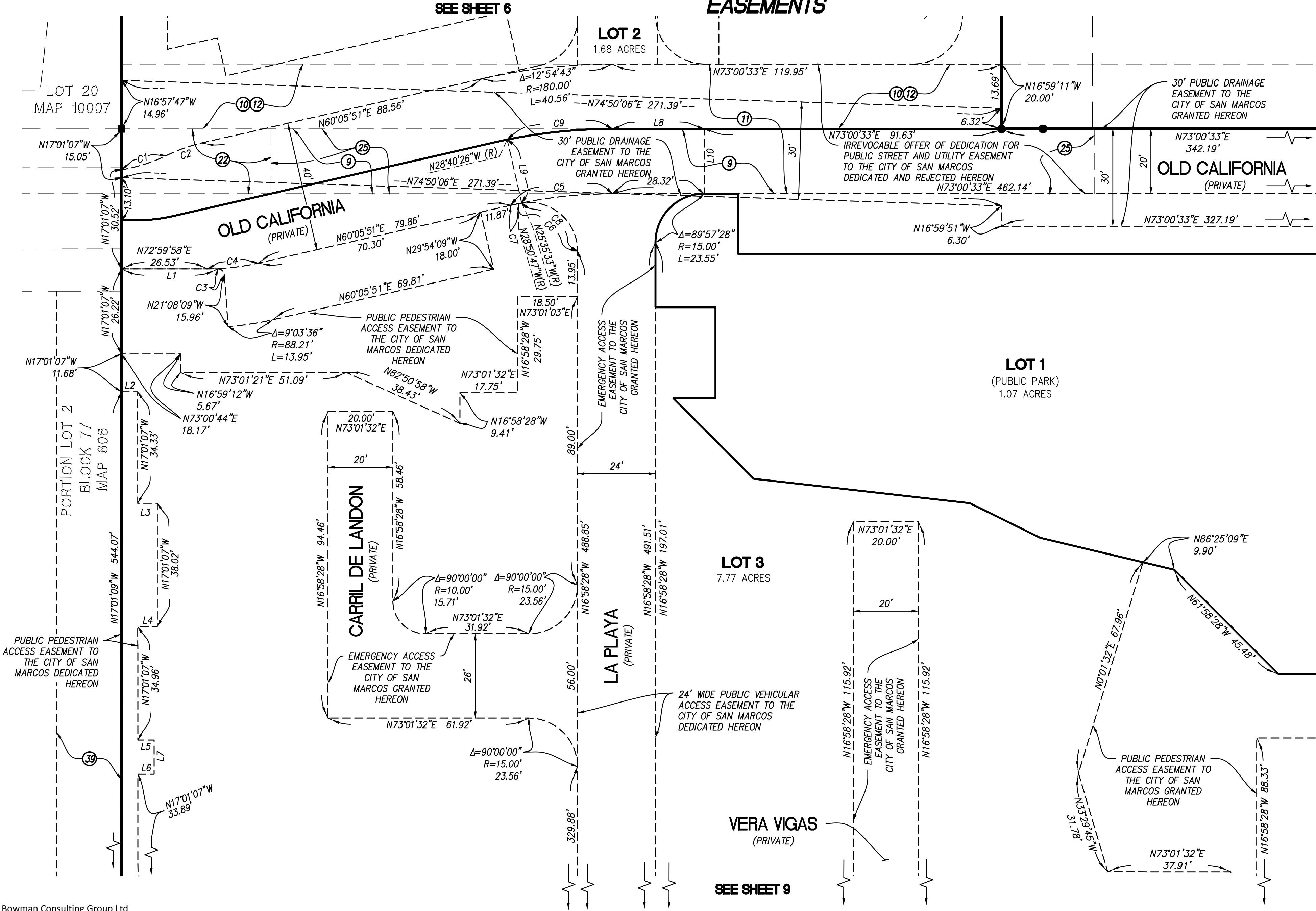


(IN FEET)
1 inch = 20 ft.

CITY OF SAN MARCOS TSM NO. 22-0003

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

EASEMENTS



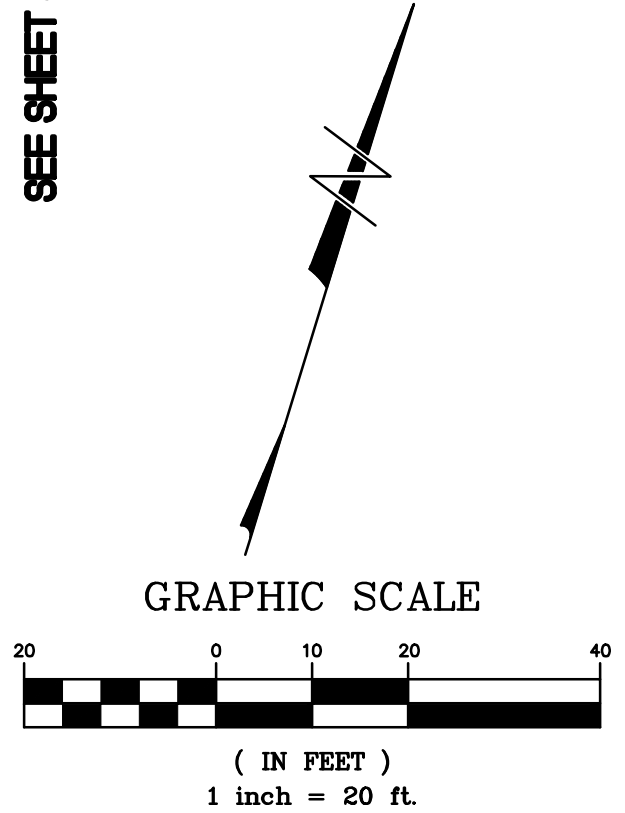
SEE SHEET 8

SEE SHEET 8

SEE SHEET 8

LINE TABLE		
NO.	BEARING	LENGTH
L1	N73°01'48"E	29.74'
L2	N72°58'53"E	5.00'
L3	N72°58'53"E	6.00'
L4	N72°58'53"E	6.00'
L5	N72°58'53"E	5.00'
L6	N72°58'53"E	5.00'
L7	N17°01'07"W	10.56'
L8	N73°00'33"E	28.32'
L9	N29°54'09"W	20.03'
L10	N16°59'27"W	20.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	16°46'35"	50.00'	14.64'
C2	13°14'02"	50.00'	11.55'
C3	86°45'59"	1.97'	2.98'
C4	12°54'08"	70.00'	15.76'
C5	12°54'42"	140.00'	31.55'
C6	101°52'19"	15.00'	26.67'
C7	01°03'22"	140.00'	2.58'
C8	98°37'05"	15.00'	25.82'
C9	11°40'59"	160.00'	32.63'

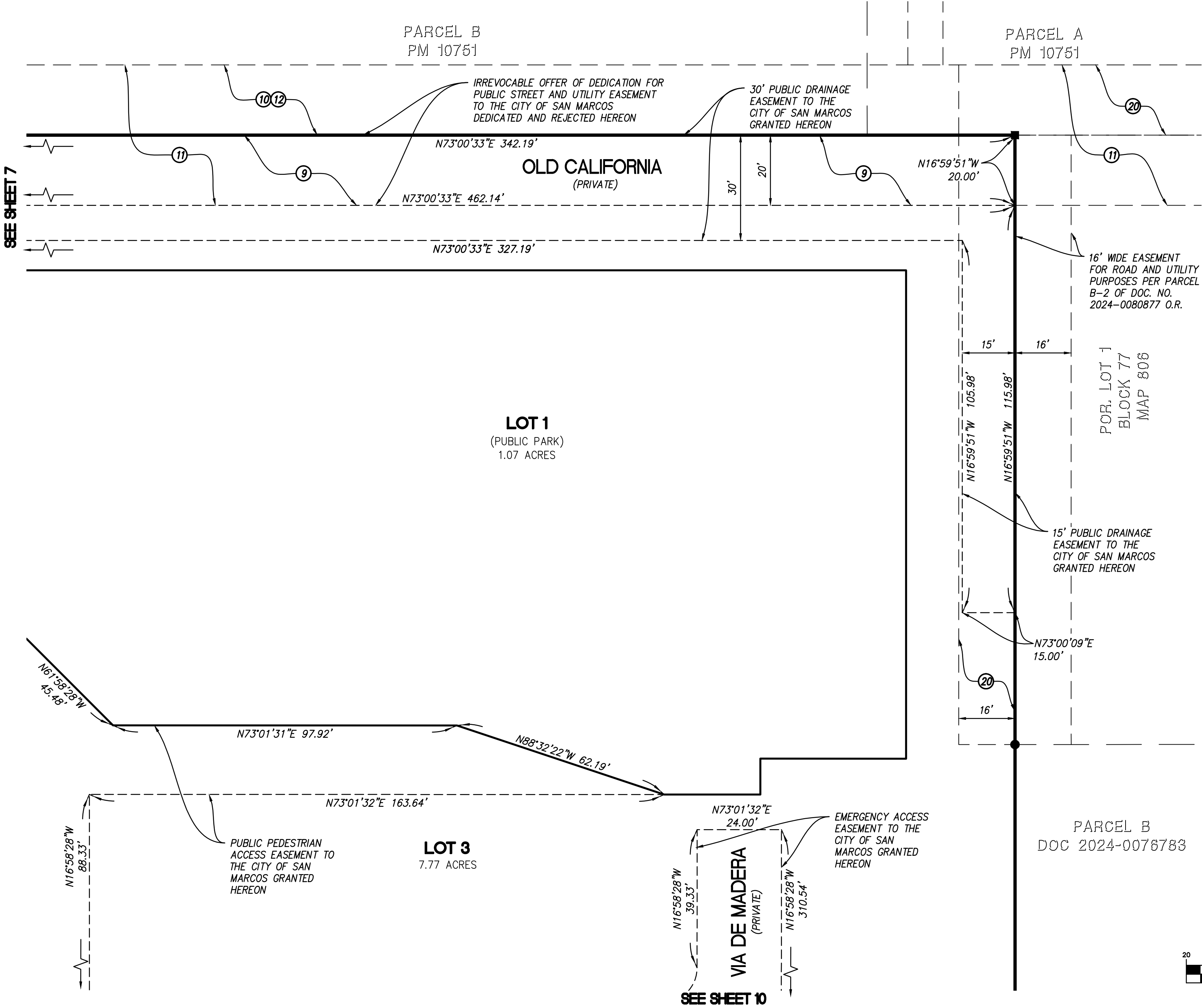


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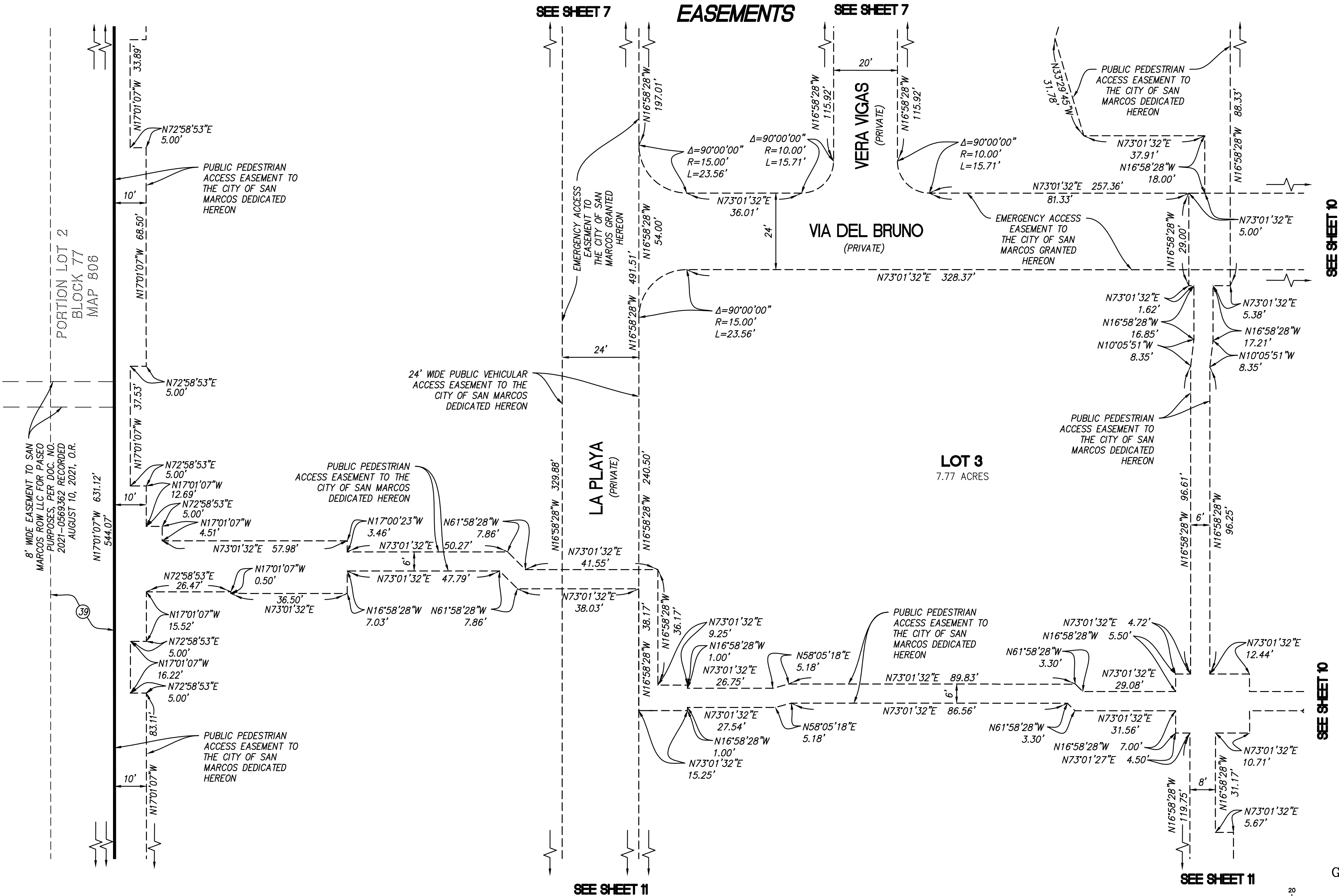
EASEMENTS



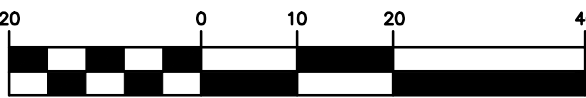
CITY OF SAN MARCOS TSM NO. 22-0003

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

EASEMENTS



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Bowman Consulting Group Ltd
701 B Street, Suite 800
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IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

SEE SHEET 8

A diagram showing a vertical line with a point labeled 20. An arrow points up from the point, and another arrow points right from the point. A curved arrow points from the point to the top left corner of the diagram.

SEE SHEET 9

N73°01'32"E 163.64'

$$\begin{aligned}\Delta &= 90^{\circ}00'00'' \\ R &= 10.00' \\ L &= 15.71'\end{aligned}$$

163.03'
- EMERGENCY ACCESS
EASEMENT TO
THE CITY OF SAN
MARCOS GRANTED
HEREON

$$\begin{aligned}\Delta &= 90^{\circ}00'00'' - \\ R &= 15.00' \\ L &= 23.56'\end{aligned}$$

----- N16°58'28"W 310.54'

243.83' N16°59'51"W 417.35' TO BOUNDARY CORNER

**PUBLIC PEDESTRIAN
ACCESS EASEMENT TO
THE CITY OF SAN
MARCOS GRANTED
HEREON**

N85°10'53"W—
6.28'

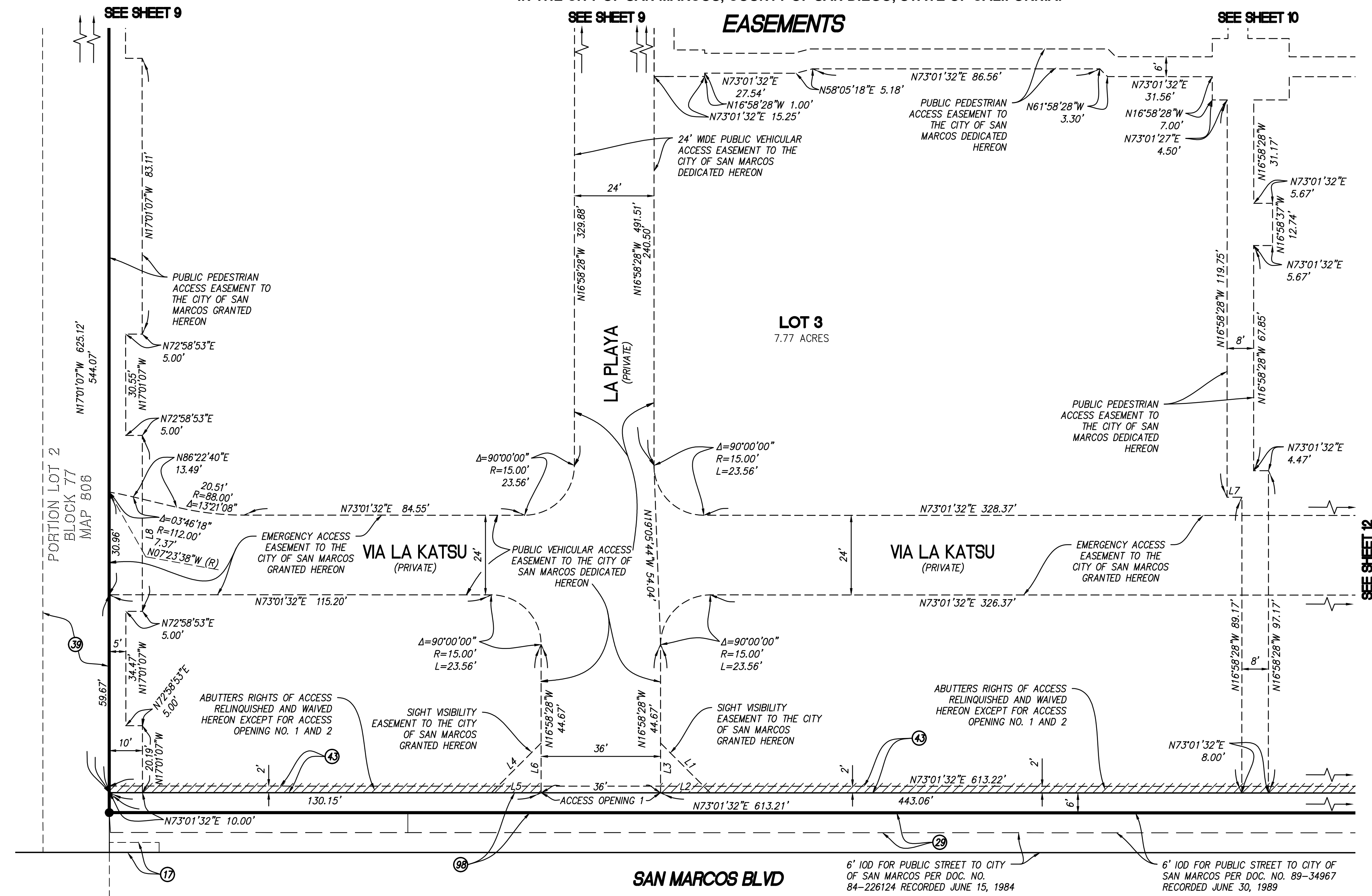
$N73^{\circ}01'32''$
 $- 27.21'$

GRAPHIC SCALE

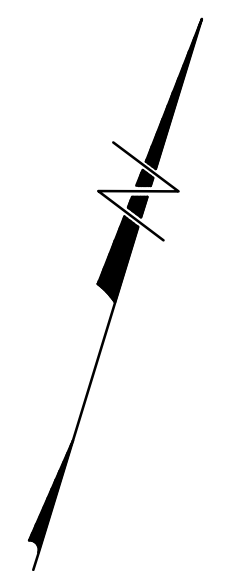
SEE SHEET 11

SEE SHEET 12

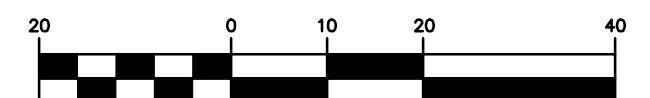
IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N61°58'28"W	21.21'
L2	N73°01'32"E	15.00'
L3	N16°58'28"W	15.00'
L4	N28°01'53"E	21.22'
L5	N73°01'32"E	15.01'
L6	N16°58'28"W	15.01'
L7	N73°01'32"E	4.47'
L8	N17°01'07"E	53.02'



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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

LINE TABLE

NO.	BEARING	LENGTH
L1	N28°00'50"E	21.21'
L2	N72°57'49"E	15.00'
L3	N16°59'51"W	14.98'

LOT 3
7.77 ACRES

VIA LA KATSU
(PRIVATE)

VIA DE MADERA
(PRIVATE)

PARCEL C
DOC
2024-0076789

SAN MARCOS BLVD

ABUTTERS RIGHTS OF ACCESS RELINQUISHED AND WAIVED HEREON EXCEPT FOR ACCESS OPENING NO. 1 AND 2

6' IOD FOR PUBLIC STREET TO CITY OF SAN MARCOS PER DOC. NO. 84-226124 RECORDED JUNE 15, 1984

6' IOD FOR PUBLIC STREET TO CITY OF SAN MARCOS PER DOC. NO. 89-34967 RECORDED JUNE 30, 1989

PUBLIC STREET EASEMENT TO CITY OF SAN MARCOS PER DOC. NO. 77-403870 RECORDED SEPTEMBER 30, 1977

EMERGENCY ACCESS EASEMENT TO THE CITY OF SAN MARCOS GRANTED HEREON

EMERGENCY ACCESS EASEMENT TO THE CITY OF SAN MARCOS GRANTED HEREON

EMERGENCY ACCESS EASEMENT TO THE CITY OF SAN MARCOS GRANTED HEREON

SIGHT VISIBILITY EASEMENT TO THE CITY OF SAN MARCOS GRANTED HEREON

ACCESS OPENING 1
N73°01'32"E 4.00'

ACCESS OPENING 2
N73°01'32"E 4.00'

SEE SHEET 10

SEE SHEET 11

14

29

43

98

12

13

16°59'51"W 6.00'

N73°01'32"E 22.00'

N16°59'51"W 12.00'

N73°05'55"E 16.97'

N63°11'55"W 6.49'

N73°01'32"E 58.57'

24'

516°58'28"E 240.50'

EMERGENCY ACCESS EASEMENT TO THE CITY OF SAN MARCOS GRANTED HEREON

N16°58'28"W 310.54'

Δ=90°00'00"
R=15.00'
L=23.56'

Δ=90°00'00"
R=15.00'
L=23.56'

N73°01'32"E 51.65'

24'

Δ=48°36'09"
R=15.00'
L=12.72'

Δ=48°36'09"
R=39.00'
L=33.08'

Δ=89°39'52"
R=15.00'
L=23.47'

N73°01'32"E 46.24'

4'

N16°59'51"W 62.95'

N16°59'56"W 101.96'

2'

6'

6'

18'

N73°01'32"E 613.22'

N73°01'32"E 613.21'

443.05'

PUBLIC STREET EASEMENT TO CITY OF SAN
MARCOS PER DOC. NO. 77-403870
RECORDED SEPTEMBER 30, 1977

(IN FEET)
1 inch = 20 ft.

CITY OF SAN MARCOS TSM NO. 22-0003
IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.
NON-TITLE SHEET

NOTES

1. THE HOA SHALL MAINTAIN A MINIMUM OF TEN PARKING SPACES FOR VISITORS TO THE PUBLIC PARK. A MINIMUM OF ONE PARK PARKING SPACE SHALL INCLUDE ACCESS TO AN ELECTRIC VEHICLE (EV) CHARGER. ADDITIONALLY, PARK USERS MAY OCCUPY PARKING SPACES BEYOND THE MINIMUM TEN SPACES RESERVED SOLELY FOR PARK USE.
2. THE HOA SHALL MAINTAIN ALL PUBLIC ACCESS EASEMENT AREAS INCLUDING THE PEDESTRIAN WALKWAYS THROUGH LOT 3, PRIVATE DRIVE 'A', THE SMALL AND LARGE DOG PARKS, AND THE COMMUNITY GATHERING AREA.
3. AMENITIES TO BE ACCESSIBLE BY THE PUBLIC AND MAINTAINED AND OWNED BY THE HOA SHALL BE MAINTAINED AT THE SOLE COST OF THE HOA IN PERPETUITY.
4. THE HOA SHALL MAINTAIN THE PUBLIC PARK MONUMENT SIGN IF REQUIRED BY THE PUBLIC WORKS DIRECTOR AND DEVELOPMENT SERVICES DIRECTOR.
5. 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).
6. THE RECORDED COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS) WILL INCLUDE TERMS AND CONDITIONS ON THE ABOVE NON-MAPPING NOTES.