MAP NO.	
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SHEET 1 OF 5 SHEETS

OWNER'S STATEMENT:

WE HEREBY STATE 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.

WE HEREBY DEDICATE TO THE CITY OF SAN MARCOS, PUBLIC ROADWAY AND UTILITY AS SHOWN ON THIS MAP

WE HEREBY RELINQUISH ALL RIGHT OF DIRECT VEHICULAR INGRESS AND EGRESS TO SAID GRAND AVENUE, EXCEPT FOR DRIVEWAY OPENINGS AS SHOWN ON SAID MAP.

PALOMA TOWNHOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: BRIAN BLAIN, COO

U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS BENEFICIARY UNDER DEED OF TRUST RECORDED MARCH 28, 2025 AS DOCUMENT NO. 2025-0080191, OF OFFICIAL RECORDS.

BY:

DAVID PROWSE, SENIOR VICE PRESIDENT

SIGNATURE OMISSIONS:

THE SIGNATURES OF THE PARTIES LISTED BELOW, OWNERS OF EASEMENTS PER 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 EASEMENTS FOR PUBLIC ROADWAY AND RIGHTS INCIDENTAL THERETO, BY DOCUMENTS RECORDED JANUARY 13, 1975 AS INSTRUMENT NO. 75-007239, JANUARY 14, 1975 AS INSTRUMENT NO. 75-008370, JUNE 16, 1975 AS INSTRUMENT NO. 75-150456, ALL OF OFFICIAL RECORDS.

VALLECITOS WATER DISTRICT HOLDER OF AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES RECORDED OCTOBER 15, 2013 AS INSTRUMENT NO. 2013-0620124, RECORDED APRIL 9, 2025 AS INSTRUMENT NO. 2025-0090036, RECORDED APRIL 9, 2025 AS INSTRUMENT NO. 2025-0090037 AND SEWER AND APPURTENANCES RECORDED APRIL 30, 1968 AS FILE NO. 721000, ALL OF OFFICIAL RECORDS.

CITY OF SAN MARCOS HOLDER OF AN EASEMENT FOR PUBLIC HIGHWAY AND RIGHTS INCIDENTAL THERETO, BY DOCUMENT RECORDED APRIL 9, 1969 AS INSTRUMENT NO. 61168 OF OFFICIAL RECORDS

CITY OF SAN MARCOS HOLDER OF AN EASEMENT FOR CITY CREEK MAINTENANCE ACCESS AND CITY EMERGENCY ACCESS BY DOCUMENT RECORDED MARCH 28, 2025 AS DOCUMENT NO. 2025-0079452 OF OFFICIAL RECORDS.

SAN DIEGO GAS & ELECTRIC, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT RECORDED SEPTEMBER 30, 2025 AS DOCUMENT NO. 2025-0271812.

CITY OF SAN MARCOS TSM 22-0002

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF PARCEL 1 AS SHOWN ON CERTIFICATE OF COMPLIANCE, RECORDED FEBRUARY 13, 2025 AS INSTRUMENT NO. 2025—0036220 OF OFFICIAL RECORDS AND A PORTION OF LOT 3 OF RANCHO LOS VALLECITOS DE SAN MARCOS MAP NO. 806, BOTH IN THE CITY OF SAN MARCOS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

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 CITY COUNCIL RESOLUTION NO. PC23-5064, DATED 9/18/23, APPROVES A MAXIMIM OF 102 CONDOMINIUM UNITS.

SUBDIVISION GUARANTEE ISSUED BY FIDELITY NATIONAL TITLE, ORDER NO. 00204588-RT4 DATED

BOND & ASSESSMENT STATEMENT:

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

DATED: ____

WILLIAM MORGAN,
INTERIM DIRECTOR OF PUBLIC WORKS

DATED: _____

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 BY THE BOOKS OF THIS OFFICE, AGAINSE THE TRACT OR SUBDIVISION OR ANY PART THEREOF SHOWN ON THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF.

MICHELLE BENDER, CITY MANAGER

DATED: _____

CITY CLERK'S CERTIFICATE:

CITY CLERK, CITY OF SAN MARCOS

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 AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, AND EASEMENT FOR PUBLIC ROADWAY AND UTILITY AND ALSO THE RELINQUISHMENT OF ALL ACCESS RIGHTS FROM LOT 1 IN AND TO GRAND AVENUE EXCEPT AS SHOWN, AS DEDICATED ON THIS MAP.

BY: _____ DATE: _____
PHILLIP SCOLLICK

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 TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS OF THE CHARACTER AND OCCUPYING THE POSITIONS INDICATED HAVE BEEN SET OR WILL BE SET WITHIN TWENTY—FOUR MONTHS FROM THE FILING DATE OF THIS MAP, 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, IF ANY.

J. MARTY SMITH, L.S. 8070 DATE



CITY ENGINEER'S STATEMENT:

I, ISAAC ETCHAMENDY, CITY ENGINEER, CERTIFY THAT I HAVE EXAMINED THIS MAP AND THIS MAP IS A MAP OF 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.

	C ETCHAMEN
SAAC ETCHAMENDY, CITY ENGINEER CE 81294 ITY OF SAN MARCOS	No. 81294
ATE	OF CALIFOR

CITY SURVEYOR CONSULTANT'S STATEMENT:

I, JOSE D. DENNIS, 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.

	LAND SU
	FLOYD R. HUBER
FLOYD R. HUBER PLS 4936	₩ NO. 4936
DATE	OF CALIFO

CITY ATTORNEY CERTIFICATE:

APPROVED AS TO FORM THIS ______, DAY OF _______, 2024.

HELEN HOLMES PEAK CITY ATTORNEY, CITY OF SAN MARCOS

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 THE 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

DATE: BY:	
DE	PUTY

RECORDER'S CERTIFICATE:

I, JORDAN Z. MARKS, COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, HEREBY CERTIFY I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF J. MARTY SMITH THIS ______ DAY OF______, 2024 AT _____ O'CLOCK

JORDAN Z MARKS COUNTY RECORDER

FILE NO. ____

DEPUTY

FEE: \$____

GP25-00003	IP24-00003	CITY MF-2044	VWD-291294
CALIF COORD	INDEX (CCS83		TSM 22-0002

MAP NO	
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SHEET 2 OF 5 SHEETS

CITY OF SAN MARCOS TSM 22-0002

FOR CONDOMINIUM PURPOSES

NOTARY	ACKNOWL	FDGMFNT

	IPLETING THIS CERTIFICATE VERIFIES ONLY THE HE DOCUMENT TO WHICH THIS CERTIFICATE IS IRACY, OR VALIDITY OF THAT DOCUMENT.
STATE OF)	
COUNTY OF)	
IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMEN EXECUTED THE SAME IN HIS/HER/THEIR AUTHOR	ME,
I CERTIFY UNDER PENALTY OF PERJURY UNDER FOREGOING PARAGRAPH IS TRUE AND CORRECT.	THE LAWS OF THE STATE OF CALIFORNIA THAT THE
WITNESS MY HAND:	
	MY PRINCIPAL PLACE OF BUSINESS IS
NOTARY PUBLIC IN AND FOR SAID STATE	IN COUNTY
	MY COMMISSION EXPIRES:
(PRINT NAME)	
	IPLETING THIS CERTIFICATE VERIFIES ONLY THE HE DOCUMENT TO WHICH THIS CERTIFICATE IS IRACY, OR VALIDITY OF THAT DOCUMENT.
A NOTARY PUBLIC OR OTHER OFFICER COMIDENTITY OF THE INDIVIDUAL WHO SIGNED T	HE DOCUMENT TO WHICH THIS CERTIFICATE IS
A NOTARY PUBLIC OR OTHER OFFICER COMIDENTITY OF THE INDIVIDUAL WHO SIGNED TATTACHED, AND NOT THE TRUTHFULNESS, ACCU	HE DOCUMENT TO WHICH THIS CERTIFICATE IS
A NOTARY PUBLIC OR OTHER OFFICER COMIDENTITY OF THE INDIVIDUAL WHO SIGNED TATTACHED, AND NOT THE TRUTHFULNESS, ACCUSTATE OF	HE DOCUMENT TO WHICH THIS CERTIFICATE IS
A NOTARY PUBLIC OR OTHER OFFICER COMIDENTITY OF THE INDIVIDUAL WHO SIGNED TATTACHED, AND NOT THE TRUTHFULNESS, ACCUSTATE OF	HE DOCUMENT TO WHICH THIS CERTIFICATE IS IRACY, OR VALIDITY OF THAT DOCUMENT. TME,, WHO CEVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) T AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY RIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR
A NOTARY PUBLIC OR OTHER OFFICER COMIDENTITY OF THE INDIVIDUAL WHO SIGNED TATTACHED, AND NOT THE TRUTHFULNESS, ACCUSTATE OF	HE DOCUMENT TO WHICH THIS CERTIFICATE IS IRACY, OR VALIDITY OF THAT DOCUMENT. TME,, WHO CEVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) T AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY RIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR N(S), OR THE ENTITY UPON BEHALF OF WHICH THE
A NOTARY PUBLIC OR OTHER OFFICER COMIDENTITY OF THE INDIVIDUAL WHO SIGNED TATTACHED, AND NOT THE TRUTHFULNESS, ACCUSTATE OF	HE DOCUMENT TO WHICH THIS CERTIFICATE IS IRACY, OR VALIDITY OF THAT DOCUMENT. THE ME,
A NOTARY PUBLIC OR OTHER OFFICER COMIDENTITY OF THE INDIVIDUAL WHO SIGNED TATTACHED, AND NOT THE TRUTHFULNESS, ACCUSTATE OF	HE DOCUMENT TO WHICH THIS CERTIFICATE IS IRACY, OR VALIDITY OF THAT DOCUMENT. ME,

NON-MAPPING NOTE:

ALL STREETS, DRAINAGE, STREET LIGHTS, STREET SIGNAGE AND STRIPING IMPROVEMENTS WITHIN THE INTERIOR OF THIS SUBDIVISION DESIGNATED AS PRIVATE SHALL REMAIN PRIVATE AND BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.





