

OWNER'S STATEMENT:

PALOMA TOWNHOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: DAVID PROWSE, SENIOR VICE PRESIDENT

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

CITY OF SAN MARCOS TSM 22-0002
FOR CONDOMINIUM PURPOSES

NOTARY ACKNOWLEDGMENT:

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 _____)

COUNTY OF _____)

ON _____ BEFORE ME, _____,
A NOTARY PUBLIC, 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:

_____ NOTARY PUBLIC IN AND FOR SAID STATE	MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY
_____ (PRINT NAME)	MY COMMISSION EXPIRES: _____ MY COMMISSION NO.: _____

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CITY OF SAN MARCOS TSM 22-0002
CONTROL MAP SHEET

BASIS OF BEARINGS:

THE BEARINGS HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83) ZONE VI, 2017.50 EPOCH, AS DERIVED LOCALLY BY GPS STATIONS 023 AND 018 AS SHOWN ON RECORD OF SURVEY 23731, BEARING N 53°14'08" E.

STATION	NORTHING	EASTING	FEL POINT
023	1995504.4314	6274106.2056	10045
018	1998129.5057	6277619.7570	10043

DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO APPROXIMATE GRID DISTANCES, MULTIPLY THE DISTANCES BY THE COMPUTED COMBINATION FACTOR (CF) 0.9999390316.

LINE LEGEND:

- SUBJECT PROPERTY LINES
- CENTERLINES
- EASEMENT LINES
- ADJACENT PROPERTY LINES

LOT 3
RANCHO LOS VALLECITOS
DE SAN MARCOS
MAP NO. 806

CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT
PARCEL 1
REC. 2/13/2025
DOC. NO. 2025-0036220

"018"
FD. 2" BRASS DISK
STAMPED "LS 6310"
ROS 23731
N:1998129.5057
E:6277619.7570

10018

N25°00'17"W 1587.29' (TIE)

N66°26'06"W 2740.44'

N53°14'08"E 4386.16' (4385.89' GRID)

GRAND AVENUE

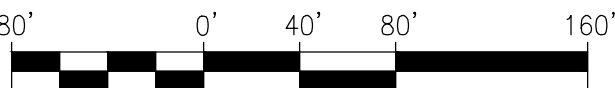
N36°14'21"E 2829.70' (TIE)

VIA VERA CRUZ

"023"
FD. 2" BRASS DISK
STAMPED "LS 6310"
PER ROS 23731
N:1995504.4314
E:6274106.2056



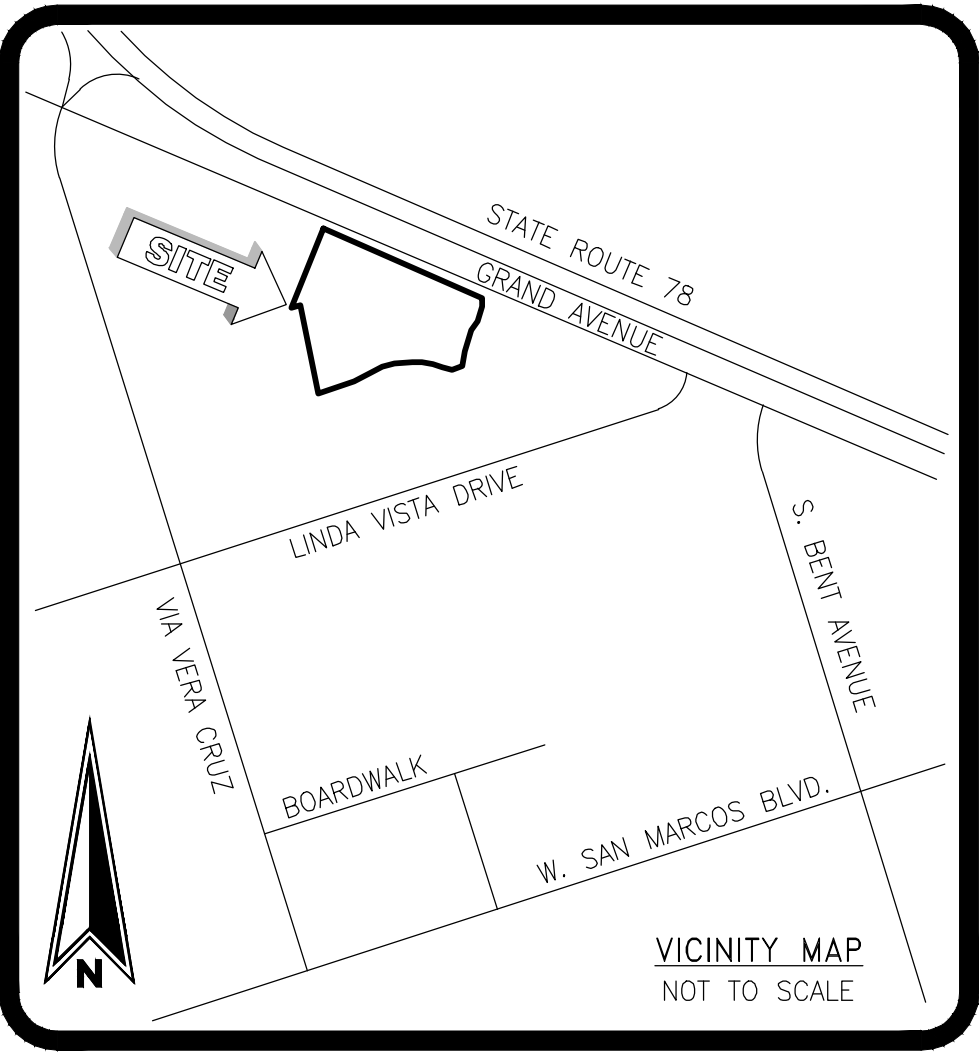
CONVERGENCE ANGLE AT
10001
y = -00°30'46.53"



SCALE: 1" = 80'

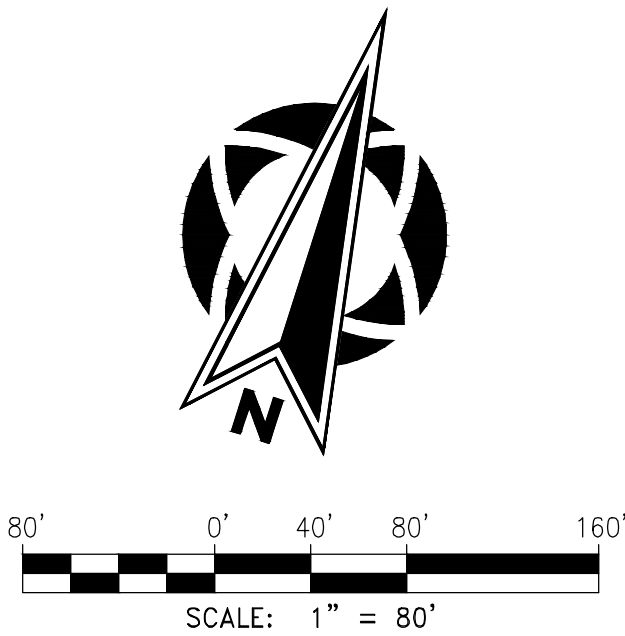
LINDA VISTA DRIVE

10001

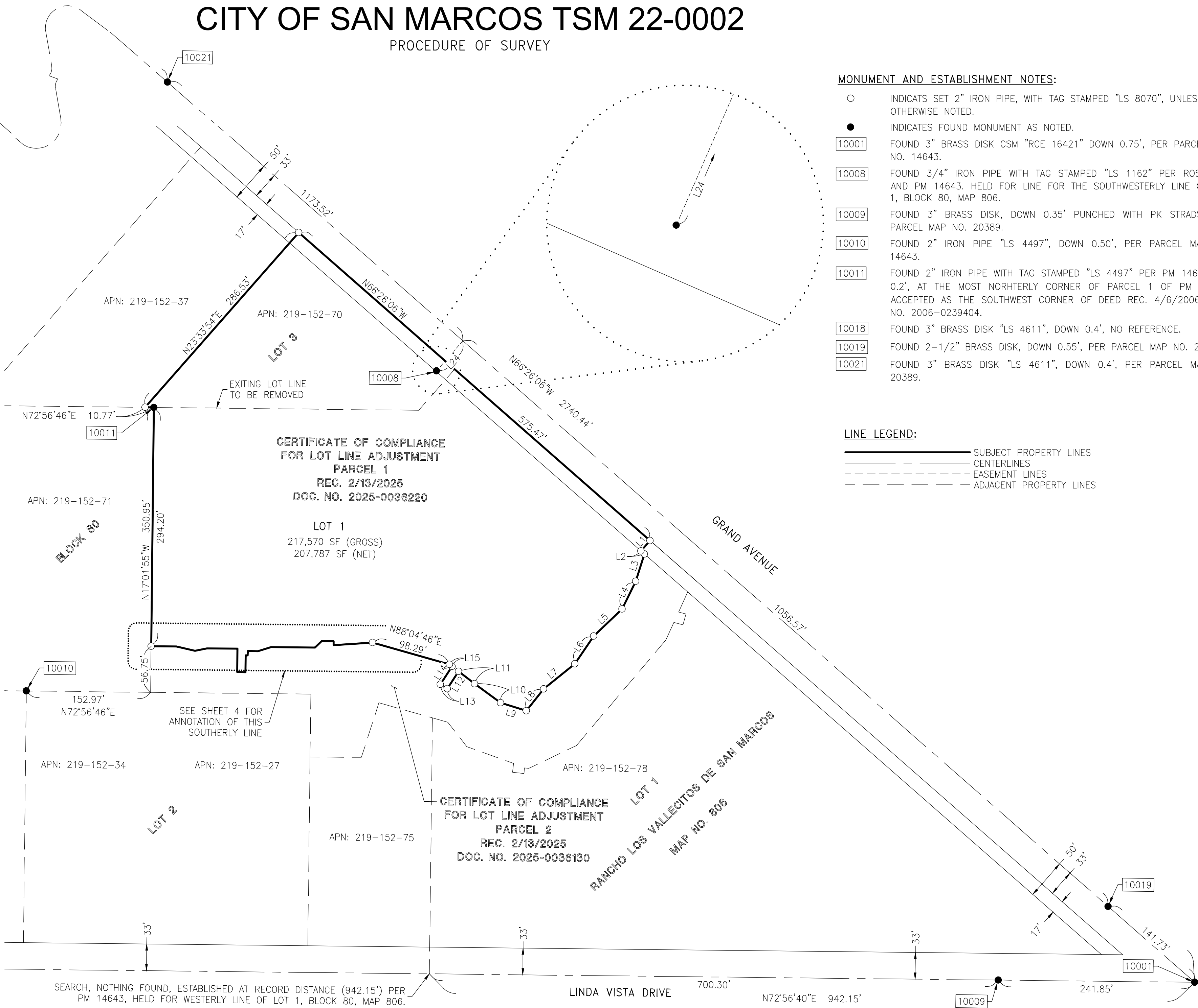


VICINITY MAP
NOT TO SCALE

CITY OF SAN MARCOS TSM 22-0002
PROCEDURE OF SURVEY



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N23°33'54"E	17.00'
L2	N66°26'06"W	5.70'
L3	N00°00'20"W	35.44'
L4	N08°17'32"E	38.02'
L5	N28°56'25"E	48.26'
L6	N16°33'54"E	41.29'
L7	N33°21'32"E	49.23'
L8	N20°27'23"E	34.48'
L9	N89°35'40"E	33.27'
L10	N71°32'16"W	39.74'
L11	N69°55'53"W	24.91'
L12	N15°09'13"E	25.44'
L13	N74°50'47"W	10.00'
L14	N15°09'13"E	26.30'
L15	N69°55'53"W	4.20'
L24	N23°33'54"E	49.23'



- MONUMENT AND ESTABLISHMENT NOTES:**
- INDICATS SET 2" IRON PIPE, WITH TAG STAMPED "LS 8070", UNLESS OTHERWISE NOTED.
 - INDICATES FOUND MONUMENT AS NOTED.
 - 10001 FOUND 3" BRASS DISK CSM "RCE 16421" DOWN 0.75', PER PARCEL MAP NO. 14643.
 - 10008 FOUND 3/4" IRON PIPE WITH TAG STAMPED "LS 1162" PER ROS 4669 AND PM 14643. HELD FOR LINE FOR THE SOUTHWESTERLY LINE OF LOT 1, BLOCK 80, MAP 806.
 - 10009 FOUND 3" BRASS DISK, DOWN 0.35' PUNCHED WITH PK STRADS, PER PARCEL MAP NO. 20389.
 - 10010 FOUND 2" IRON PIPE "LS 4497", DOWN 0.50', PER PARCEL MAP NO. 14643.
 - 10011 FOUND 2" IRON PIPE WITH TAG STAMPED "LS 4497" PER PM 14643, UP 0.2', AT THE MOST NORHTERLY CORNER OF PARCEL 1 OF PM 14643. ACCEPTED AS THE SOUTHWEST CORNER OF DEED REC. 4/6/2006, DOC. NO. 2006-0239404.
 - 10018 FOUND 3" BRASS DISK "LS 4611", DOWN 0.4', NO REFERENCE.
 - 10019 FOUND 2-1/2" BRASS DISK, DOWN 0.55', PER PARCEL MAP NO. 20389.
 - 10021 FOUND 3" BRASS DISK "LS 4611", DOWN 0.4', PER PARCEL MAP NO. 20389.

- LINE LEGEND:**
- SUBJECT PROPERTY LINES
 - CENTERLINES
 - EASEMENT LINES
 - ADJACENT PROPERTY LINES

CITY OF SAN MARCOS TSM 22-0002

EASEMENT SHEET
EXISTING EASEMENTS

- A AN EASEMENT FOR PUBLIC ROADWAY AND UTILITY IN FAVOR OF THE CITY OF SAN MARCOS BY DOCUMENT RECORDED JANUARY 14, 1975 AS DOCUMENT NO. 75-008370 OF OFFICIAL RECORDS.
- B AN EASEMENT FOR PUBLIC ROADWAY AND UTILITY IN FAVOR OF THE CITY OF SAN MARCOS BY DOCUMENT RECORDED JUNE 16, 1975 AS DOCUMENT NO. 75-150455 OF OFFICIAL RECORDS.
- C AN EASEMENT FOR PUBLIC ROADWAY AND UTILITY IN FAVOR OF THE CITY OF SAN MARCOS BY DOCUMENT RECORDED JUNE 16, 1975 AS DOCUMENT NO. 75-150456 OF OFFICIAL RECORDS.
- D AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES IN FAVOR OF VALLECITOS WATER DISTRICT BY DOCUMENT RECORDED OCTOBER 15, 2013 AS DOCUMENT NO. 2013-0620124 OF OFFICIAL RECORDS.
- E AN EASEMENT FOR PUBLIC HIGHWAY AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF SAN MARCOS BY DOCUMENT RECORDED APRIL 9, 1969 AS INSTRUMENT NO. 61168 OF OFFICIAL RECORDS.
- F AN EASEMENT FOR PUBLIC HIGHWAY AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF SAN MARCOS BY DOCUMENT RECORDED JANUARY 13, 1975 AS INSTRUMENT NO. 75-007239 OF OFFICIAL RECORDS.
- H AN EASEMENT FOR RIGHT-OF-WAY PURPOSES IN FAVOR OF VALLECITOS WATER DISTRICT BY DOCUMENT RECORDED APRIL 09, 2025 AS DOCUMENT NO. 2025-0090037 OF OFFICIAL RECORDS.
- I A 26' EASEMENT FOR CITY CREEK MAINTENANCE ACCESS AND CITY EMERGENCY ACCESS BY DOCUMENT RECORDED MARCH 28, 2025 AS DOCUMENT NO. 2025-0079452 OF OFFICIAL RECORDS.
- K AN EASEMENT AND RIGHT OF WAY FOR SEWERS AND APPURTENANCES IN FAVOR OF SAN MARCOS WATER DISTRICT BY DOCUMENT RECORDED APRIL 30, 1968 AS FILE NO. 72100 OF OFFICIAL RECORDS.
- L AN EASEMENT FOR RIGHT-OF-WAY PURPOSES IN FAVOR OF VALLECITOS WATER DISTRICT BY DOCUMENT RECORDED APRIL 09, 2025 AS DOCUMENT NO. 2025-0090037 OF OFFICIAL RECORDS.

PROPOSED EASEMENTS

- G AN EASEMENT FOR PUBLIC STREET, DRAINAGE AND UTILITY IN FAVOR OF THE CITY OF SAN MARCOS DEDICATED HEREON.
- J PROPOSED RELINQUISHMENTS OF ACCESS RIGHTS.

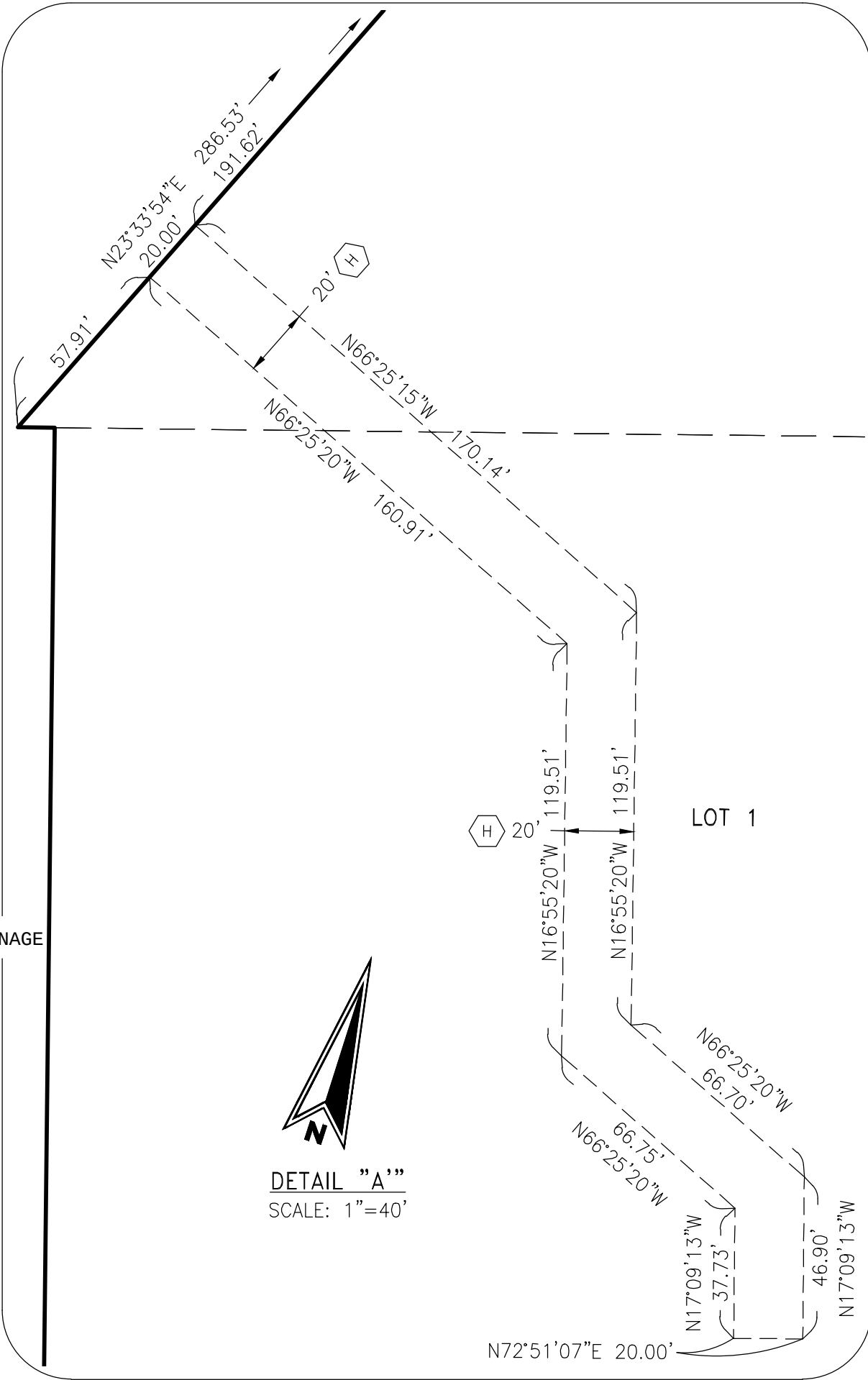
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	49°22'44"	23.00'	19.82'

CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT
PARCEL 1
REC. 2/13/2025
DOC. NO. 2025-0036220

PARCEL 1

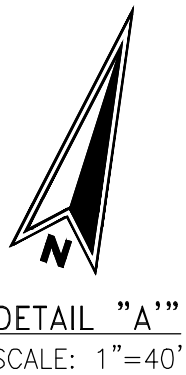
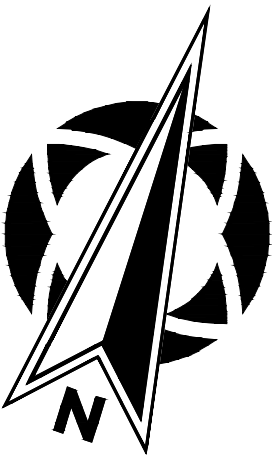
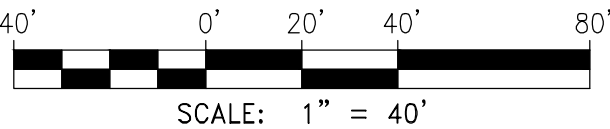
LOT 1
217,570 SF (GROSS)
207,787 SF (NET)

CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT
PARCEL 2
REC. 2/13/2025
DOC. NO. 2025-0036130



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N23°33'54"E	17.00'
L2	N66°26'06"W	5.70'
L11	N69°55'53"W	24.91'
L12	N15°09'13"E	25.44'
L13	N74°50'47"W	10.00'
L14	N15°09'13"E	26.30'
L15	N69°55'53"W	4.20'
L16	N72°51'00"E	14.75'
L17	N27°51'00"E	11.38'
L18	N55°34'52"E	17.05'
L19	N72°55'01"E	12.39'
L20	N17°04'59"W	5.37'
L21	N72°53'48"E	2.63'
L22	N17°06'12"W	20.67'
L23	N72°53'48"E	10.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L25	N17°03'04"W	25.47'
L27	N17°09'00"W	28.79'
L28	N72°51'00"E	37.54'
L29	N61°00'59"E	15.16'
L30	N85°21'48"E	23.58'
L31	N72°51'00"E	30.93'



SEE SHEET 2 FOR GPS TIES, BASIS OF BEARINGS AND VICINITY MAP
SEE SHEET 4 FOR PROCEDURE OF SURVEY AND MONUMENT AND ESTABLISHMENT NOTES