

OWNER'S STATEMENT

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 SAID MAP, CONSISTING OF 6 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

WE HEREBY DEDICATE TO THE CITY OF SAN MARCOS AN EMERGENCY ACCESS EASEMENT, AS SHOWN HEREON.

VIEWPOINT COMMONS, LLC

BY Michael B. Levin 8-28-17
MICHAEL B. LEVIN, GENERAL MANAGER- DATE
BY Theodore Caligiuri 8-28-17
THEODORE CALIGURI, GENERAL MANAGER DATE

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 CALIFORNIA) SS
COUNTY OF San Diego)

ON August 28, 2017, BEFORE ME, Deborah T. Drake
NOTARY PUBLIC, PERSONALLY APPEARED Michael D. Levin
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 SEAL:

SIGNATURE Deborah T. Drake
NOTARY PUBLIC IN AND FOR SAID STATE

Deborah T. Drake
PRINT NAME

MY COMMISSION NUMBER: 2050730

MY COMMISSION EXPIRES: NOV 30, 2017

MY PRINCIPAL PLACE OF BUSINESS IS IN San Diego COUNTY.

NOTARY ACKNOWLEDGMENT

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STATE OF CALIFORNIA) SS
COUNTY OF San Diego)

ON August 28, 2017, BEFORE ME, Deborah T. Drake
NOTARY PUBLIC, PERSONALLY APPEARED Theodore L. Caligiuri
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.

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MY COMMISSION EXPIRES: NOV 30, 2017

MY PRINCIPAL PLACE OF BUSINESS IS IN San Diego COUNTY.

CITY OF SAN MARCOS TRACT NO. 472

ONE CONDOMINIUM LOT AND TWO SINGLE FAMILY RESIDENTIAL LOTS

THIS IS A MAP OF A COMMON INTEREST DEVELOPMENT PROJECT AS DEFINED IN SECTION 4125 ET SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF 78 DWELLING UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

LEGAL DESCRIPTION

THE PORTION OF LOT 2 IN BLOCK 50, RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1895. PARCELS 1, 2, 3 & 4 OF PARCEL MAP 9444, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DECEMBER 4, 1979, AS FILE NO. 79-508460 AND PARCEL 1 OF PARCEL MAP NO. 7591 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 19, 1978 AS FILE NO. 78-302858, OF OFFICIAL RECORDS.

SUBDIVISION GUARANTEE FURNISHED BY CHICAGO TITLE INSURANCE COMPANY ORDER NO.: 73014328-RT4, DATED JUNE 30, 2017.

THE TOTAL NUMBER OF LOTS IS 3.
THE TOTAL GROSS AREA IS 7.23 ACRES.

SIGNATURE OMISSIONS

THE SIGNATURE(S) OF THE PARTIES LISTED BELOW, OWNER(S) 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.

EASEMENTS FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC, RECORDED: OCTOBER 26, 1948 IN DEED BOOK 2996 PAGE 115; MAY 25, 1956 AS INSTRUMENT NO. 73155; SEPTEMBER 12, 1973 AS INSTRUMENT NO. 73-256719; OCTOBER 27, 1948 IN BOOK 2998 PAGE 180; JULY 27, 1970 AS INSTRUMENT NO. 70-131478; OCTOBER 9, 1987 AS INSTRUMENT NO. 87-0571218; APRIL 4, 1917 IN BOOK 722 PAGE 187; OCTOBER 20, 1948 AS INSTRUMENT NO. 104211; OCTOBER 26, 1948 IN BOOK 2996 PAGE 116; SEPTEMBER 12, 1973 AS INSTRUMENT NO. 73-0256720; SEPTEMBER 12, 1973 AS INSTRUMENT NO. 73-256721; OCTOBER 26, 1948 AS INSTRUMENT NO. 107113, ALL OF OFFICIAL RECORDS.

EASEMENTS FOR EMERGENCY ACCESS AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF SAN MARCOS, RECORDED MARCH 28, 1990 AS INSTRUMENT NO. 90-164288 AND MARCH 28, 1990 AS INSTRUMENT NO. 90-0164233, BOTH OF OFFICIAL RECORDS. AND August 31, 1964 AS INSTRUMENT No 158742 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY.

EASEMENT FOR ROAD PURPOSES AND INCIDENTAL RIGHTS IN FAVOR OF LESLIE PAGE AND JOAN PAGE, RECORDED MAY 23, 1947, IN BOOK 2414 PAGE 157 OF OFFICIAL RECORDS.

EASEMENT FOR ROAD PURPOSES AND INCIDENTAL RIGHTS IN FAVOR OF MICHAEL ZIGMOND, RECORDED DECEMBER 31, 1951, IN BOOK 4331 PAGE 103 OF OFFICIAL RECORDS.

EASEMENT FOR ROAD PURPOSES AND INCIDENTAL RIGHTS IN FAVOR OF LESLIE PAGE, ET AL, RECORDED JULY 13, 1960 AS INSTRUMENT NO. 141556 OF OFFICIAL RECORDS.

EASEMENT FOR ROAD, PUBLIC UTILITY AND INCIDENTAL PURPOSES IN FAVOR OF MONA JAMISON, RECORDED NOVEMBER 12, 1965 AS INSTRUMENT NO. 205216 OF OFFICIAL RECORDS.

EASEMENT FOR ROAD, UTILITY AND INCIDENTAL PURPOSES IN FAVOR OF THOMAS MYERS, AS HOLDER OF EASEMENT, RECORDED DECEMBER 21, 1979 AS INSTRUMENT NO. 79-533291 OF OFFICIAL RECORDS.

EASEMENT FOR ROAD AND INCIDENTAL PURPOSES IN FAVOR OF R.N. GOODWIN, MARY C. BLEAU AND MAJORE E. DILLBECK, RECORDED MARCH 23, 1961 AS INSTRUMENT NO. 516111 OF OFFICIAL RECORDS.

EASEMENTS IN FAVOR OF THOMAS V. NELSON AND KATHLEEN A. NELSON, FOR THE RIGHT TO RECEIVE LIGHT, AIR AND UNOBSTRUCTED VIEW, RECORDED NOVEMBER 22, 1991 AS INSTRUMENT NO. 1991-0604335 AND FOR INGRESS AND EGRESS ROAD AND UTILITY PURPOSES, RECORDED NOVEMBER 22, 1991 AS INSTRUMENT NO. 1991-0604336, BOTH OF OFFICIAL RECORDS.

EASEMENTS FOR ACCESS AND UTILITY PURPOSES IN FAVOR OF VALLECITOS WATER DISTRICT, RECORDED JULY 21, 1952 AS INSTRUMENT NO. 8916 AND RECORDED MAY 3, 1960 AS FILE NO. 91455, BOTH OF OFFICIAL RECORDS.

CITY CLERK'S STATEMENT

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 CITY THE EMERGENCY ACCESS EASEMENT AS GRANTED ON SAID MAP.

UNDER THE AUTHORITY CONFERRED BY SECTION 66434(g) OF THE SUBDIVISION MAP ACT THE FILING OF THIS MAP CONSTITUTES THE ABANDONMENT OF AN EASEMENT GRANTED TO CITY OF SAN MARCOS FOR ACCESS EASEMENT FOR EMERGENCY VEHICLES INCLUDING BUT NOT LIMITED TO, FIRE SUPPRESSION PER DOCUMENT RECORDED MARCH 28, 1990 AS INSTRUMENT NO. 90-0164233 OF OFFICIAL RECORDS.

BY Phillip Scollick DATE
PHILLIP SCOLLICK, CITY CLERK

BONDS & ASSESSMENTS CERTIFICATES

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 CAPTION THEREOF.

DAN MCALLISTER, COUNTY TREASURER-TAX COLLECTOR

BY Richard E. Crompton DATE
DEPUTY

RICHARD E. CROMPTON, DIRECTOR OF PUBLIC WORKS

BY Richard E. Crompton DATE
DEPUTY

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

BY Jack Griffin DATE
DEPUTY

SURVEYOR'S CERTIFICATE

I, MICHAEL D. LEVIN, A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECTION IN JUNE 2013 AND THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL STAKES, MONUMENTS AND MARKS FOUND, TOGETHER WITH THOSE SET, ARE OF THE CHARACTER INDICATED AND OCCUPY THE POSITIONS SHOWN THEREON. I WILL SET ALL OTHER MONUMENTS OF THE CHARACTER AND AT THE POSITION INDICATED BY THE LEGEND IN THIS MAP WITHIN THIRTY (30) DAYS AFTER THE COMPLETION OF THE REQUIRED IMPROVEMENTS AND THEIR ACCEPTANCE BY THE CITY OF SAN MARCOS, AND ALL SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. (SEE LEGEND ON SHEET 2)

BY Michael D. Levin 8-28-17
MICHAEL D. LEVIN L.S. 6896 DATE



CITY ENGINEER'S STATEMENT

I, MATT LITTLE, CITY ENGINEER, CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION ORDINANCE OF THE CITY OF SAN MARCOS HAVE BEEN COMPLIED WITH.

BY Matt Little DATE
MATT LITTLE R.C.E. 60569



I, MICHAEL A. HAVENER, SURVEY CONSULTANT TO THE CITY OF SAN MARCOS, STATE THAT I HAVE EXAMINED THIS MAP, AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

BY Michael A. Havener DATE
MICHAEL A. HAVENER P.L.S. 7354



APPROVED AS TO FORM THIS _____ DAY OF _____, 2017.

BY Helen Holmes Peak
HELEN HOLMES PEAK, CITY ATTORNEY

TAX DEPOSIT CERTIFICATE

I, DAVID HALL, 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.

DAVID HALL
CLERK OF THE BOARD OF SUPERVISORS

BY David Hall DATE
DEPUTY

RECORDER'S CERTIFICATE

FILE NO. _____

I, ERNEST J. DRONENBURG, JR., RECORDER OF THE COUNTY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF MICHAEL D. LEVIN THIS _____ DAY OF _____, 2017, AT _____ O'CLOCK ____ M.

ERNEST J. DRONENBURG, JR.,
COUNTY RECORDER BY _____
DEPUTY

FEE _____
M.F. _____

CITY OF SAN MARCOS TRACT NO. 472

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

SHEET 2 OF 5 SHEETS

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM 83, ZONE 6, NAD83, EPOCH 1991.35 AS DETERMINED LOCALLY BY THE LINE BETWEEN FIRST ORDER STATIONS "SMVC021" AND "SM085" AS SHOWN ON ROS 13928 RECORDED OCTOBER 1, 1992 AS FILE NO. 92-625379. REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM. (UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE SHOWN IN GROUND DISTANCES)

ie (N 08° 36' 30" E)

LEGEND

- FOUND MONUMENT AS NOTED
- SET 2" x 24" IRON PIPE WITH BRASS DISC STAMPED "LS 6896"
- (R) RADIAL BEARING
- () INDICATES RECORD DATA AS INDICATED.
- <> INDICATES RECORD DATA PER PARCEL MAP 7591.
- [] INDICATES RECORD DATA PER PARCEL MAP 9444.
- DD1 = DOCUMENT NO. 2006-0090663, RECORDED FEBRUARY 7, 2006 O.R.
- SNF = SEARCHED NOTHING FOUND
- = EXAGGERATED FOR CLARITY WHEN CALLED OFF IN MONUMENT NOTES
- STREET RIGHT OF WAY/INTERIOR LOT LINES
- SUBDIVISION BOUNDARY
- STREET CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE

1. UNLESS OTHERWISE NOTED A 3/4" IRON PIPE WITH DISC MARKED "L.S. 6896" WILL BE SET FLUSH AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE. WHERE A PIPE CANNOT BE SET DUE TO CONCRETE, A LEAD AND TAG MARKED "L.S. 6896" WILL BE SET FLUSH IN ITS PLACE.

EXISTING EASEMENTS

1. AN EASEMENT GRANTED TO LESLIE PAGE AND JOAN PAGE FOR ROAD PURPOSES PER DOCUMENT RECORDED MAY 23, 1947 IN BOOK 2414, PAGE 157 OF OFFICIAL RECORDS. (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.)
2. AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS, EGRESS PER DOCUMENT RECORDED OCTOBER 26, 1948 IN BOOK 2996, PAGE 115 OF OFFICIAL RECORDS. (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.)
3. AN EASEMENT GRANTED TO MICHAEL ZIGMOND FOR ROAD PURPOSES PER DOCUMENT RECORDED DECEMBER 31, 1951 IN BOOK 4331, PAGE 103 OF OFFICIAL RECORDS.
4. AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS, EGRESS PER DOCUMENT RECORDED MAY 25, 1956 AS INSTRUMENT NO. 73155 IN BOOK 6116, PAGE 65 OF OFFICIAL RECORDS.
5. AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS, EGRESS PER DOCUMENT RECORDED SEPTEMBER 12, 1973 AS INSTRUMENT NO. 73-256719 OF OFFICIAL RECORDS.

EXISTING EASEMENTS (continued)

6. AN EASEMENT GRANTED TO THE CITY OF SAN MARCOS FOR ACCESS EASEMENT AND EMERGENCY VEHICLE FIRE SUPPRESSION EQUIPMENT PER DOCUMENT RECORDED MARCH 28, 1990 AS INSTRUMENT NO. 90-164228 OF OFFICIAL RECORDS.
7. AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS, EGRESS PER DOCUMENT RECORDED OCTOBER 27, 1948 IN BOOK 2998, PAGE 180 OF OFFICIAL RECORDS.
8. AN EASEMENT GRANTED TO LESLIE M. PAGE, ET AL FOR ROAD PURPOSES PER DOCUMENT RECORDED JULY 13, 1960 AS INSTRUMENT NO. 141536 OF OFFICIAL RECORDS.
9. AN EASEMENT GRANTED TO THE CITY OF SAN MARCOS FOR PUBLIC HIGHWAY AND PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED AUGUST 31, 1964 AS INSTRUMENT NO. 158742 OF OFFICIAL RECORDS.
10. AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOCUMENT RECORDED JULY 27, 1970 AS INSTRUMENT NO. 70-131478 OF OFFICIAL RECORDS.
11. AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOCUMENT RECORDED OCTOBER 9, 1987 AS INSTRUMENT NO. 87-0571218 OF OFFICIAL RECORDS. (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.)
12. AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOCUMENT RECORDED APRIL 4, 1917 IN BOOK 722, PAGE 187 OF DEEDS. (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.)
13. AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOCUMENT RECORDED OCTOBER 20, 1948 AS INSTRUMENT NO. 104211 OF OFFICIAL RECORDS. (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.)
15. AN EASEMENT GRANTED TO MONA JAMISON FOR ROAD AND PUBLIC UTILITY PER DOCUMENT RECORDED NOVEMBER 12, 1965 AS INSTRUMENT NO. 205216 OF OFFICIAL RECORDS. (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.)
16. AN EASEMENT GRANTED ON PARCEL MAP NO. 9444 FOR PRIVATE ROAD AND UTILITY PURPOSES.
17. AN EASEMENT GRANTED TO THOMAS MYERS FOR ROAD AND UTILITY PER DOCUMENT RECORDED DECEMBER 21, 1979 AS INSTRUMENT NO. 79-533291 OF OFFICIAL RECORDS.
18. AN EASEMENT GRANTED TO CITY OF SAN MARCOS FOR ACCESS EASEMENT FOR EMERGENCY VEHICLES INCLUDING BUT NOT LIMITED TO, FIRE SUPPRESSION PER DOCUMENT RECORDED MARCH 28, 1990 AS INSTRUMENT NO. 90-0164233 OF OFFICIAL RECORDS. (TO BE ABANDONED)
21. AN EASEMENT GRANTED TO R.N. GOODWIN, MARY C. BLEAU AND MARJORIE E. DILLBECK FOR ROAD PURPOSES PER DOCUMENT RECORDED MARCH 23, 1961 AS INSTRUMENT NO. 51611 OF OFFICIAL RECORDS.
23. AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOCUMENT RECORDED SEPTEMBER 12, 1973 AS INSTRUMENT NO. 73-0256720 OF OFFICIAL RECORDS.
25. AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOCUMENT RECORDED SEPTEMBER 12, 1973 AS INSTRUMENT NO. 73-256721 OF OFFICIAL RECORDS.
26. AN EASEMENT GRANTED ON PARCEL MAP NO. 7591 FOR PROPOSED PRIVATE ROAD AND UTILITY.
28. AN EASEMENT GRANTED TO THOMAS V. NELSON AND KATHLEEN A. NELSON FOR RIGHT TO RECEIVE LIGHT, AIR AND UNOBSTRUCTED VIEW PER DOCUMENT RECORDED NOVEMBER 22, 1991 AS INSTRUMENT NO. 1991-0604335 OF OFFICIAL RECORDS.
29. AN EASEMENT GRANTED TO THOMAS V. NELSON AND KATHLEEN A. NELSON FOR INGRESS AND EGRESS ROAD AND UTILITY PURPOSES INCLUDING BUT NOT LIMITED TO ELECTRIC POWER, TELEPHONE, GAS, WATER, SEWER AND CABLE TELEVISION LINES PER DOCUMENT RECORDED NOVEMBER 22, 1991 AS INSTRUMENT NO. 1991-0604336 OF OFFICIAL RECORDS.
30. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED MAY 15, 2017 AS INSTRUMENT NO. 2017-0216436 OF OFFICIAL RECORDS.
31. AN EASEMENT GRANTED TO SAN MARCOS COUNTY WATER DISTRICT FOR ACCESS AND UTILITY PURPOSES PER DOCUMENT RECORDED JULY 21, 1952 IN BOOK 4533, PAGE 90 OF OFFICIAL RECORDS.

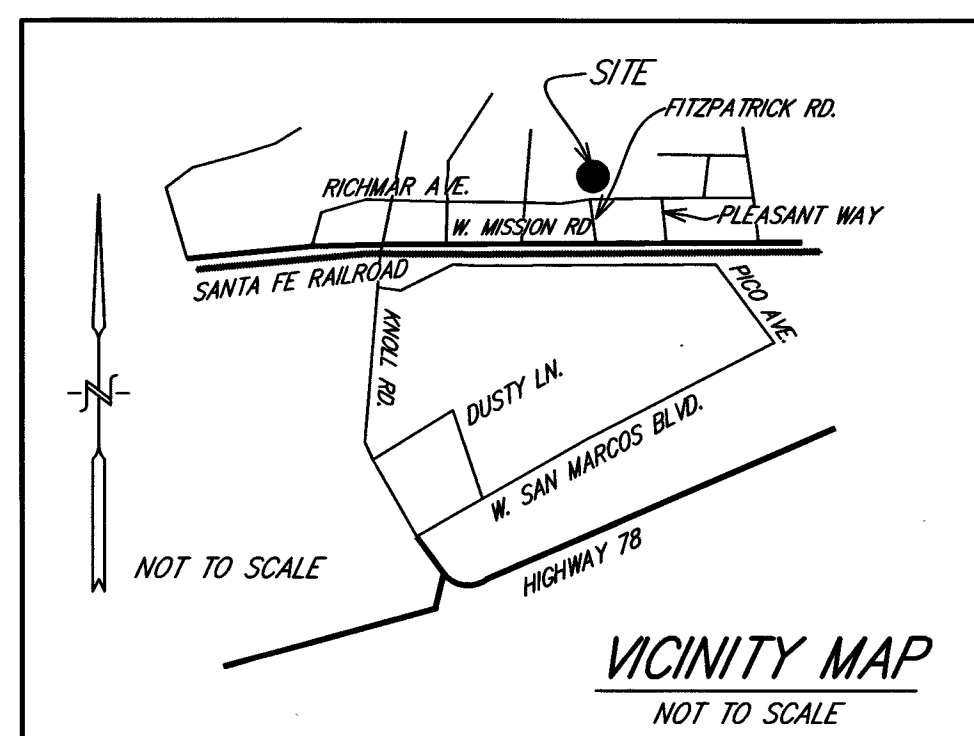
EXISTING EASEMENTS (continued)

32. AN EASEMENT GRANTED TO SAN MARCOS COUNTY WATER DISTRICT FOR ACCESS AND UTILITY PURPOSES PER DOCUMENT RECORDED MAY 3, 1960 FILE NO. 91455 OFFICIAL RECORDS.
33. AN EASEMENT GRANTED TO VIEWPOINT COMMONS FOR EMERGENCY ACCESS ROAD AND UTILITY PURPOSES PER DOCUMENT RECORDED JULY 11, 2017 AS INSTRUMENT NO. 2017-0311748 OFFICIAL RECORDS.

ITEMS #14, 19, 20, 22, 24, 27 INTENTIONALLY OMITTED

MONUMENT NOTES

1. FOUND 3" BRASS DISC IN WELL MONUMENT STAMPED "CITY ENGINEER" (SMVC034) RECORD PER ROS 13928, 9297 AND MAP 14869, ACCEPTED AS A POINT ON THE CENTERLINE OF MISSION RD.
2. FOUND 3" BRASS DISC IN WELL MONUMENT STAMPED "CITY ENGINEER" (SMVC035) RECORD PER ROS 13928, 10445, 12810, 9297, PM 15214 AND MAP 14869, ACCEPTED AS A POINT ON THE CENTERLINE OF MISSION RD.
3. FOUND LEAD AND DISC STAMPED "RCE 8195", RECORD PER ROS 12810, ACCEPTED AS THE SOUTHWEST RIGHT-OF-WAY INTERSECTION OF PICO AVE. 30' HALF STREET AND RICHMAR RD. 25' HALF STREET.
4. FOUND LEAD AND DISC STAMPED "RCE 8195", RECORD PER ROS 12810, ACCEPTED AS A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF RICHMAR RD. 25' HALF STREET.
5. FOUND LEAD AND DISC STAMPED "RCE 8195", RECORD PER ROS 12810, ACCEPTED AS THE SOUTHEAST RIGHT-OF-WAY INTERSECTION OF PLEASANT WAY. 30' HALF STREET AND RICHMAR RD. 25' HALF STREET.
6. FOUND NAIL AND TAG ILLEGIBLE, NO RECORD, N43°20'07"E 0.24' FROM POSITION ESTABLISHED HEREON.
7. FOUND NAIL AND TAG LS 3654, RECORD PER PM 15214, ACCEPTED AS A POINT ON EASTERLY LINE OF LOT 2 OF MAP 806.
8. FOUND NAIL AND TAG LS 3654, RECORD PER PM 15214, ACCEPTED AS A POINT ON EASTERLY LINE OF LOT 2 OF MAP 806.
9. FOUND 1/2" IRON PIPE WITH CAP RCE 25115, RECORD PER PM 7591 AND 9444, NOT ACCEPTED, N18°29'48"E 0.14' FROM POSITION ESTABLISHED HEREON.
10. FOUND 1/2" IRON PIPE OPEN, NO RECORD, ACCEPTED AS THE NORTHEAST CORNER OF LOT 2 OF MAP 806.
11. FOUND 5/8" REBAR WITH PLASTIC CAP ILLEGIBLE, IN LIEU OF 5/8" REBAR WITH ALUMINUM CAP RCE 25115 PER PM 7591, ACCEPTED AS THE NORTHWEST CORNER OF PARCEL 3.
12. FOUND 5/8" REBAR WITH ALUMINUM CAP ILLEGIBLE, IN LIEU OF 5/8" REBAR WITH ALUMINUM CAP RCE 25115 PER PM 7591, ACCEPTED AS THE NORTHWEST CORNER OF PARCEL 2.
13. FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED RCE 25115, RECORD PER PM 7591, ACCEPTED AS THE NORTHWEST CORNER OF PARCEL 1 OF PM 7591 AND THE MIDPOINT OF LOT 2.
14. FOUND 3/4" IRON PIPE WITH TAG STAMPED LS 1162, RECORD PER PM 7591, 9444, MAP 14869, 4698 AND 14530, ACCEPTED AS A POINT ON THE WESTERLY LINE OF LOT 2 OF MAP 806.
15. FOUND 3/4" IRON PIPE WITH TAG STAMPED LS 1162, RECORD PER ROS 4889 AND MAP 14869, NOT ACCEPTED AS A POINT ON THE WESTERLY LINE OF LOT 2 OF MAP 806, S 83°43'16" E 0.25'
16. FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED RCE 16421, RECORD PER PM 9444, ROS 10445 AND PM 15214, ACCEPTED AS THE NORTHEAST CORNER OF PARCEL 2 OF PM 9444.
17. FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED RCE 16421, RECORD PER PM 9444, AND MAP 14530, ACCEPTED AS AN ANGLE POINT OF PARCEL 1 OF PM 9444.
18. FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED RCE 16421, RECORD PER PM 9444, ACCEPTED AS THE NORTHWEST CORNER OF PARCEL 1 OF PM 9444.
19. FOUND 3" BRASS DISK IN WELL MONUMENT, RECORD PER PM 18601, ACCEPTED AS INTERSECTION OF MARCOS STREET AND RICHMAR AVENUE.
20. FOUND 3" BRASS DISK IN WELL MONUMENT, STAMPED "CITY ENGINEER", RECORD PER PM 18601, ROS 9297 AND PM 15214, ACCEPTED AS INTERSECTION MARCOS STREET AND MISSION ROAD.
21. FOUND 3" BRASS DISC, IN CONCRETE MONUMENT, STAMPED "CITY OF SAN MARCOS VERTICAL CONTROL VC 021 1990" PER ROS 13928.
22. FOUND 2" IRON PIPE WITH 2" BRASS DISC, STAMPED "SM85", PER ROS 13928.
23. FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED RCE 16421, RECORD PER PM 9444, 14530, ROS 10445 AND PM 15214, ACCEPTED AS AN ANGLE POINT OF PARCEL 1 OF PM 9444.



CITY OF SAN MARCOS TRACT NO. 472

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

PROCEDURE OF SURVEY

NO.	DELTA	RADIUS	LENGTH	REMARKS
C1	08°13'40"	2800.00'	402.08'	PM 18601
C2	03°49'12"	2800.00'	186.68'	
C3	03°44'43"	2830.00'	184.99'	
C4	09°46'01"	836.00'	142.51'	PM 18601

CCS NAD. 83 GRID NORTH
GEODETTIC NORTH
STA. "SMVC 1021"
-0°30'52.893"
SCALE 1" = 100'
COMBINED SCALE FACTOR
AT STA SMVC 1021 = 0.999940054
GROUND DISTANCE = GRID DISTANCE / 0.999940054

SNF POINT ESTABLISHED AT THE INTERSECTION OF THE RECORD ANGLE PER DD#1 WITH THE WESTERLY LINE OF LOT 2.

SOUTHERLY LINE OF THE NORTHERLY 740' OF LOT 2.

SEE SURVEYORS NOTE #6

SNF POINT ESTABLISHED AT RECORD ANGLE AND DISTANCE PER DD#1.

SEE SURVEYORS NOTE #8

DETAIL A
NOT TO SCALE

SURVEYORS NOTES

- THE EASTERLY LINE OF THE WESTERLY HALF LOT 2 IS ESTABLISHED FROM THE FOUND NORTHWESTERLY CORNER OF PARCEL 1 OF PM 7591 THROUGH A POINT 30.00' MEASURED PERPENDICULAR TO THE NORTHEAST CORNER OF PARCEL 2, PM 9444.
- WESTERLY BOUNDARY OF PM 9444 ESTABLISHED 165.00' WEST OF AND PARALLEL TO THE EASTERLY LINE OF THE WESTERLY HALF LOT 2.
- SNF SW CORNER LOT 2 ESTABLISHED AT RECORD DISTANCE FROM MARCOS STREET PER MAP 4698 AND PM 18601.
- POSITION ESTABLISHED AT THE INTERSECTION OF THE WESTERLY LINE OF THE EASTERLY 165.00' OF THE WESTERLY HALF OF LOT 2 AND THE NORTHERLY RIGHT OF WAY OF MISSION AVE.
- POSITION ESTABLISHED AT THE INTERSECTION OF RECORD DISTANCE FROM THE SOUTH LINE OF LOT 2 PER DD#1 WITH THE PROLONGATION OF THE WESTERLY LINE OF PARCEL 1 OF PARCEL MAP 9444 AS ESTABLISHED HEREON.
- ESTABLISHED AT RECORD DISTANCE PER PM 9444.
- ESTABLISHED AT THE INTERSECTION OF RECORD ANGLE PER PM 9444 WITH THE WESTERLY LINE OF THE EASTERLY 165.00' OF THE WESTERLY HALF OF LOT 2.
- ESTABLISHED AT RECORD ANGLE PER PM 9444 WITH THE ESTABLISHED LINE PER DD#1.

NO.	BEARING	DISTANCE	REMARKS
L1	N 09°25'11" E	78.80'	
L2	N 83°44'58" W [N 83°14'29" W]	13.86' 13.88']	
L3	N 06°14'54" E [N 06°44'11" E]	45.00' 45.00']	
L4	S 83°40'56" E [N 83°14'29" W]	16.35' 16.39']	
L5	N 09°25'11" E	94.43'	
L6	N 83°47'49" W	21.58'	
L7	N 06°15'52" E	6.84'	
L8	S 73°15'12" E [S 72°19'00" E]	40.00' 40.00']	DD1)
L9	N 15°05'55" W	26.98'	
L10	N 06°16'51" E [N 07°16'20" E]	55.00' 55.00']	DD1)

ROS 9297

SANTA FE RAILROAD

PLEASANT WAY 30.00'

PICO AVENUE

MISSION AVENUE

NOTE

- SEE SHEETS 2 FOR BASIS OF BEARINGS, LEGEND, EASEMENT NOTES, MONUMENT NOTES AND VICINITY MAP. SEE SHEET 4 FOR SET MONUMENTS.



POR. LOT 3
MAP 806

POR. LOT 1
MAP 806

POR. LOT 2
MAP 806

POR. LOT 12
MAP 806

PM 15214
PARCEL 1

PM 9444

PM 7591

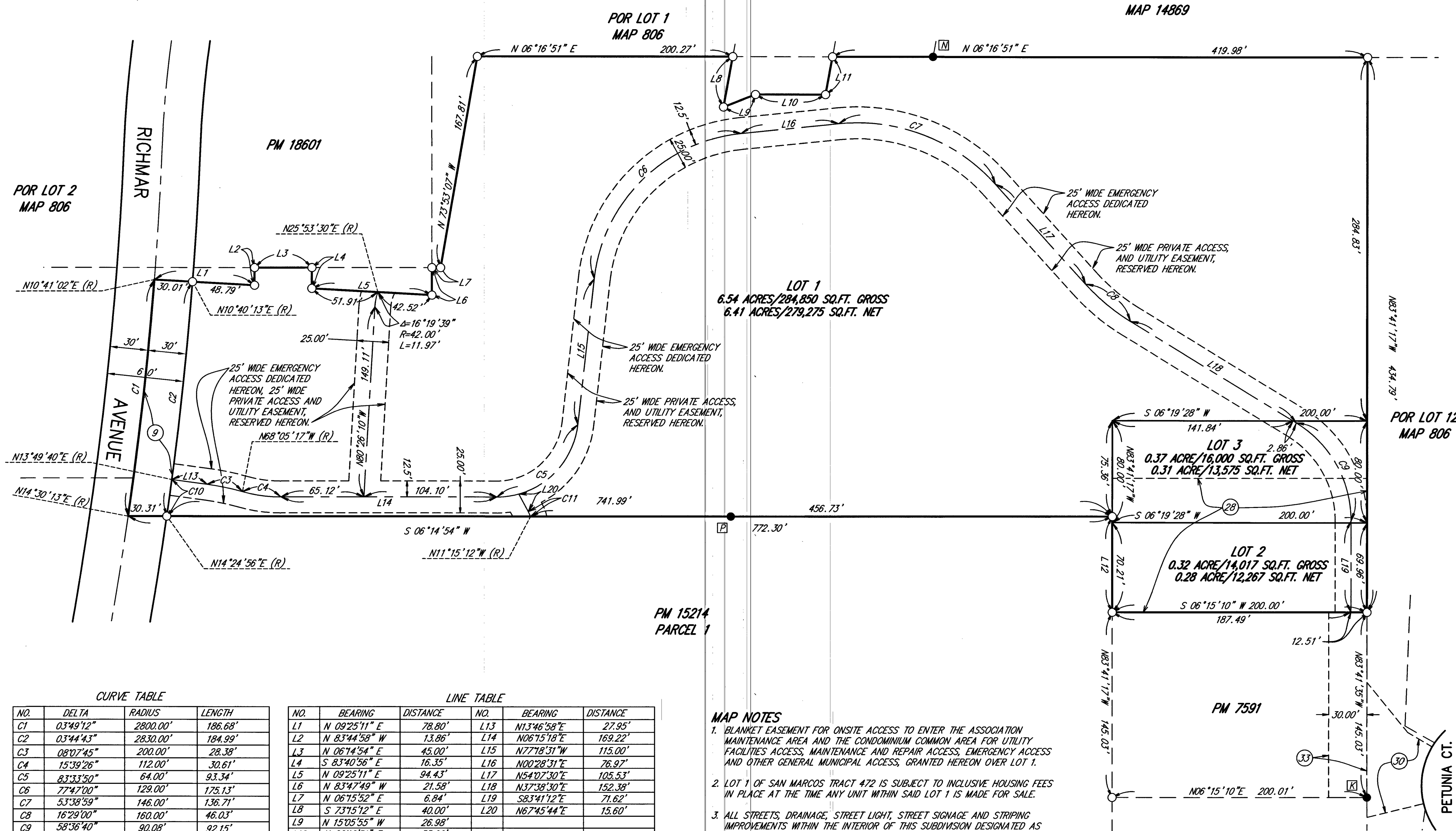
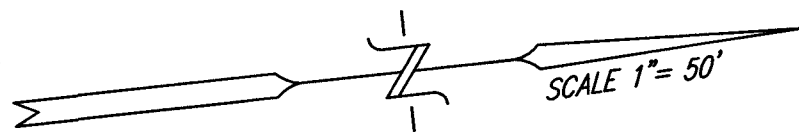
MAP 14530

PETUNIA CT.

NO.	BEARING	DISTANCE	REMARKS
L11	N 73°15'12" W [N 72°19'00" W]	30.00' 30.00']	DD1)
L12	N 83°41'17" W	74.85'	
L13	N 09°25'11" E [N 09°55'00" E]	105.15' 105.14']	
L14	N 83°42'00" W [N 83°14'29" W]	10.00' 10.00']	MAP 14530)
L15	N 09°25'11" E [N 09°55'00" E]	28.53' 28.57']	
L16	N 73°15'23" W [N 73°14'29" W]	149.27' 149.26']	ROS 12810)
L17	N 73°15'23" W [N 73°14'29" W]	176.42' 176.30']	ROS 12810)

NO.	BEARING	DISTANCE	REMARKS
L18	N 74°53'13" W [N 74°54'17" W]	181.31' 181.30']	PM 15214)
L19	S 73°15'12" E [S 72°19'00" E]	180.59' 181.36']	DD1)
L20	N 16°44'48" E [N 17°41' E]	77.00' 77.00']	DD1)
L21	N 83°47'49" W [N 83°18' W]	10.01' 10.01']	DD1)
L22	N 06°30'10" E [N 06°41' E]	162.67' 162.67']	DD1)
L23	N 09°25'11" E [N 09°55' E]	376.98' 376.98']	DD1)
L24	N 09°25'11" E [N 09°55' E]	4.78' 4.76']	DD1)

CITY OF SAN MARCOS TRACT NO. 472
IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	03°49'12"	2800.00'	186.68'
C2	03°44'43"	2830.00'	184.99'
C3	08°07'45"	200.00'	28.38'
C4	15°39'26"	112.00'	30.61'
C5	83°33'50"	64.00'	93.34'
C6	77°47'00"	129.00'	175.13'
C7	53°38'59"	146.00'	136.71'
C8	16°29'00"	160.00'	46.03'
C9	58°36'40"	90.08'	92.15'
C10	00°35'20"	2830.00'	29.03'
C11	10°59'03"	22.00'	4.22'

LINE TABLE

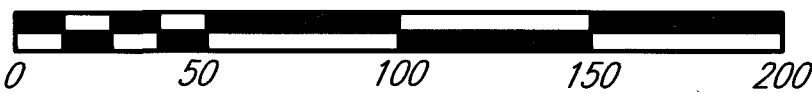
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	N 09°25'11" E	78.80'	L13	N13°46'58"E	27.95'
L2	N 83°44'58" W	13.86'	L14	N06°15'18"E	169.22'
L3	N 06°14'54" E	45.00'	L15	N77°18'31"W	115.00'
L4	S 83°40'56" E	16.35'	L16	N00°28'31"E	76.97'
L5	N 09°25'11" E	94.43'	L17	N54°07'30"E	105.53'
L6	N 83°47'49" W	21.58'	L18	N37°38'30"E	152.38'
L7	N 06°15'52" E	6.84'	L19	S83°41'12"E	71.62'
L8	S 73°15'12" E	40.00'	L20	N67°45'44"E	15.60'
L9	N 15°05'55" W	26.98'			
L10	N 06°16'51" E	55.00'			
L11	N 73°15'12" W	30.00'			
L12	N 83°41'17" W	74.85'			

MAP NOTES

1. BLANKET EASEMENT FOR ONSITE ACCESS TO ENTER THE ASSOCIATION MAINTENANCE AREA AND THE CONDOMINIUM COMMON AREA FOR UTILITY FACILITIES ACCESS, MAINTENANCE AND REPAIR ACCESS, EMERGENCY ACCESS AND OTHER GENERAL MUNICIPAL ACCESS, GRANTED HEREON OVER LOT 1.
2. LOT 1 OF SAN MARCOS TRACT 472 IS SUBJECT TO INCLUSIVE HOUSING FEES IN PLACE AT THE TIME ANY UNIT WITHIN SAID LOT 1 IS MADE FOR SALE.
3. ALL STREETS, DRAINAGE, STREET LIGHT, STREET SIGNAGE AND STRIPING IMPROVEMENTS WITHIN THE INTERIOR OF THIS SUBDIVISION DESIGNATED AS PRIVATE SHALL REMAIN PRIVATE AND MAINTAINED BY A INDIVIDUAL HOMEOWNERS ASSOC./MASTER HOMEOWNERS ASSOC., OR SUCH OTHER PROVISION FOR MAINTENANCE WHICH MAY BE SUBSEQUENTLY REQUESTED BY THE CITY COUNSEL.

NOTE

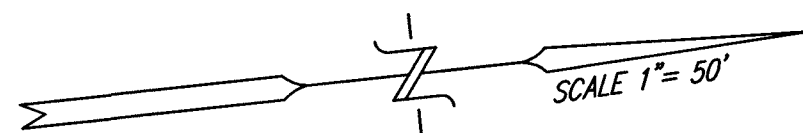
1. SEE SHEET 2 & 3 FOR BASIS OF BEARINGS, MONUMENT NOTES, LEGEND, EASEMENT NOTES AND VICINITY MAP.



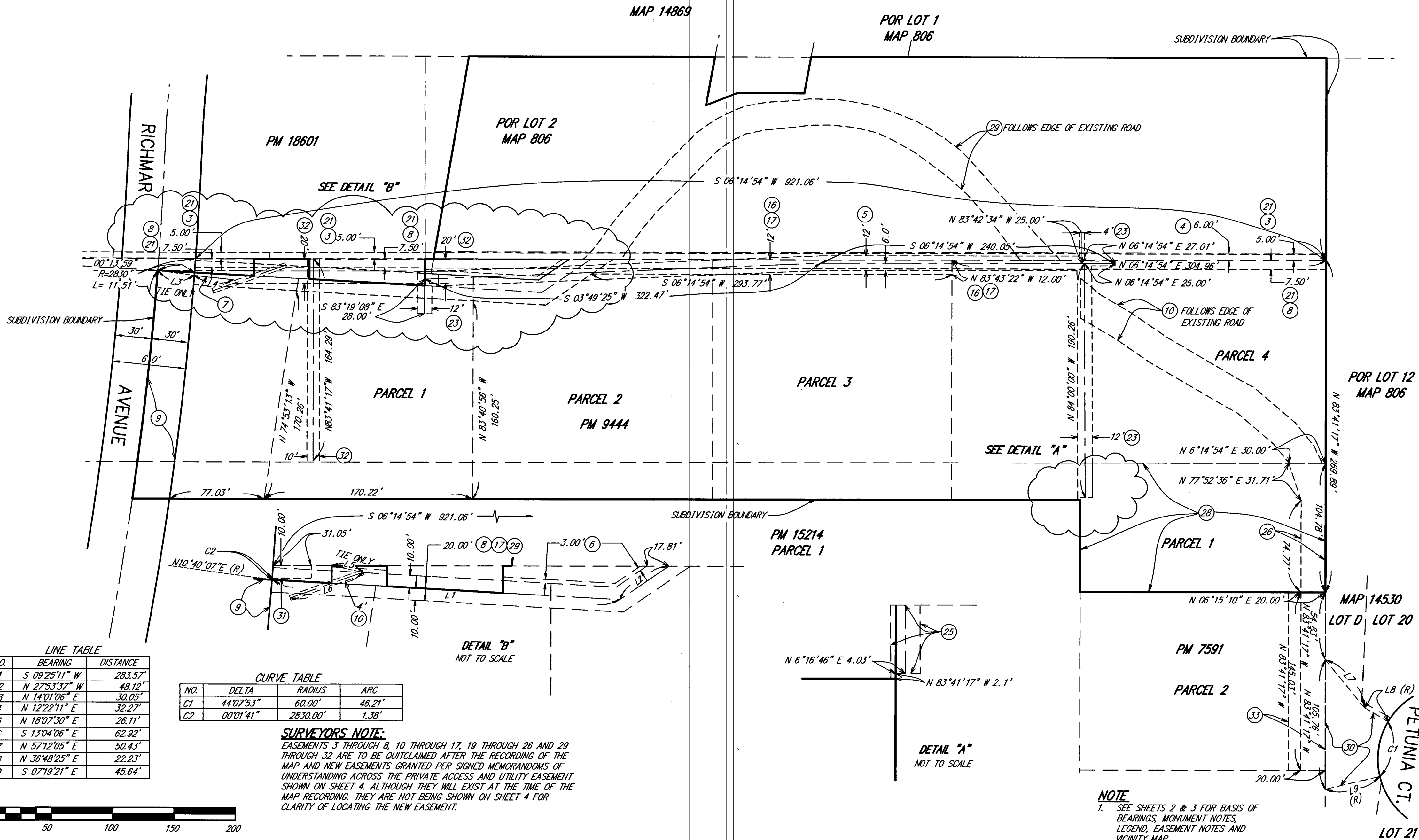
CITY OF SAN MARCOS TRACT NO. 472

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

SHEET 5 OF 5 SHEETS



EXISTING EASEMENTS



NO.	BEARING	DISTANCE
L1	S 09°25'11" W	283.57'
L2	N 27°53'37" W	48.12'
L3	N 14°01'06" E	30.05'
L4	N 12°22'11" E	32.27'
L5	N 18°07'30" E	26.11'
L6	S 13°04'06" E	62.92'
L7	N 57°12'05" E	50.43'
L8	N 36°48'25" E	22.23'
L9	S 07°19'21" E	45.64'

NO.	DELTA	RADIUS	ARC
C1	44°07'53"	60.00'	46.21'
C2	00°01'41"	2830.00'	1.38'

SURVEYORS NOTE:

EASEMENTS 3 THROUGH 8, 10 THROUGH 17, 19 THROUGH 26 AND 29 THROUGH 32 ARE TO BE QUITCLAIMED AFTER THE RECORDING OF THE MAP AND NEW EASEMENTS GRANTED PER SIGNED MEMORANDUMS OF UNDERSTANDING ACROSS THE PRIVATE ACCESS AND UTILITY EASEMENT SHOWN ON SHEET 4. ALTHOUGH THEY WILL EXIST AT THE TIME OF THE MAP RECORDING, THEY ARE NOT BEING SHOWN ON SHEET 4 FOR CLARITY OF LOCATING THE NEW EASEMENT.

NOTE

1. SEE SHEETS 2 & 3 FOR BASIS OF BEARINGS, MONUMENT NOTES, LEGEND, EASEMENT NOTES AND VICINITY MAP.

