

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE AN INTEREST IN THE LAND EMBRACED WITHIN THIS SUBDIVISION MAP, AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 4 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

WE HEREBY DEDICATE TO THE CITY OF SAN MARCOS AN EASEMENT FOR MUNICIPAL ACCESS AS SHOWN ON THIS MAP.

CR TOVR, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER.

BY: _____

NAME: DAN GABRIEL

TITLE: MANAGER

FIRST AMERICAN TITLE COMPANY, A DELAWARE CORPORATION AS TRUSTEE UNDER DEED OF TRUST RECORDED NOVEMBER 20, 2015 AS FILE NO. 2015-0602192 OF OFFICIAL RECORDS.

BY: _____

NAME: _____

TITLE: _____

BY: _____

NAME: _____

TITLE: _____

FIRST AMERICAN TITLE COMPANY, A DELAWARE CORPORATION AS TRUSTEE UNDER DEED OF TRUST RECORDED OCTOBER 19, 2017 AS FILE NO. 2017-0487506 OF OFFICIAL RECORDS.

BY: _____

NAME: _____

TITLE: _____

BY: _____

NAME: _____

TITLE: _____

THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED UNDER THE PROVISION OF SECTION 66436, SUBSECTION (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

- SAN DIEGO GAS AND ELECTRIC, HOLDER OF EASEMENTS RECORDED APRIL 4, 1917 IN BOOK 735, PAGE 24 OF DEEDS, RECORDED FEBRUARY 19, 2016 AS FILE NO. 2016-0072004, AND RECORDED MARCH 9, 2018 AS FILE NO. 2018-0093768 OF OFFICIAL RECORDS.
- THE CITY OF SAN MARCOS, HOLDER OF EASEMENT FOR PUBLIC ACCESS, MUNICIPAL MAINTENANCE, AND GENERAL UTILITIES DEDICATED PER PARCEL MAP NO. 21286, AND EASEMENT FOR SEWER RECORDED JANUARY 28, 2000 AS FILE NO. 2000-0046317 OF OFFICIAL RECORDS.
- VALLECITOS WATER DISTRICT, HOLDER OF EASEMENTS RECORDED APRIL 8, 1968 AS FILE NO. 58374, RECORDED OCTOBER 20, 2015 AS FILE NO. 2015-0548470, RECORDED JANUARY 8, 2018 AS FILE NO. 2018-0007947, RECORDED JANUARY 17, 2018 AS FILE NO. 2018-0017488, AND RECORDED APRIL 8, 1968 AS FILE NO. 58374 OF OFFICIAL RECORDS.

Leppert Engineering

CORPORATION

5190 Governor Drive, Suite 205, San Diego, Ca. 92122-2848

Phone: (858) 597-2001 Fax: (858) 597-2009

SAN MARCOS TSM NO. 15-002

BEING A SUBDIVISION OF PARCEL 3 OF SAN MARCOS TPM NO. 659, PARCEL MAP NO. 21286 IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER ON OCTOBER 14, 2015 AS FILE NO. 2015-7000402.

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 COUNCIL RESOLUTION NO. 2017-8308, DATED FEBRUARY 14, 2017 APPROVES 118 RESIDENTIAL CONDOMINIUM UNITS. LOT 1 WILL CONTAIN 118 UNITS AND LOT 2 WILL CONTAIN 0 UNITS.

THE SLOPE, ACCESS, DRAINAGE, AND SEWER EASEMENTS GRANTED TO THE CITY OF SAN MARCOS PER DOCUMENT RECORDED JULY 19, 1996 AS FILE NO. 1996-0363162 ARE NOT SHOWN ON THIS MAP BECAUSE THEY HAVE BEEN ABANDONED PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT.

SUBDIVISION GUARANTEE BY: FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. LJ-4328327, DATED: AUGUST 29, 2018.

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 _____ BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ 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 _____

PRINT NAME _____
A NOTARY PUBLIC IN AND FOR SAID STATE

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF _____

MY COMMISSION EXPIRES: _____ COMMISSION # OF NOTARY: _____

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 _____ BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ 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 _____

PRINT NAME _____
A NOTARY PUBLIC IN AND FOR SAID STATE

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF _____

MY COMMISSION EXPIRES: _____ COMMISSION # OF NOTARY: _____

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 _____ BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ 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 _____

PRINT NAME _____
A NOTARY PUBLIC IN AND FOR SAID STATE

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF _____

MY COMMISSION EXPIRES: _____ COMMISSION # OF NOTARY: _____

CITY CLERK'S CERTIFICATE

I, PHILLIP SCOLICK, 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 THE EASEMENT FOR MUNICIPAL ACCESS AS DEDICATED ON THIS MAP.

I FURTHER CERTIFY THAT THOSE EASEMENTS LISTED AS BEING ABANDONED PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT ARE HEREBY ABANDONED BY THE RECORDATION OF THIS MAP.

PHILLIP SCOLICK _____ DATE _____
CITY CLERK, CITY OF SAN MARCOS

BOND AND ASSESSMENT CERTIFICATE

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 AS SHOWN ON THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF.

JACK GRIFFIN
CITY MANAGER

BY: _____ DATE _____
FISCAL AGENT
CITY OF SAN MARCOS

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CR TOVR, LLC, AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN TWO YEARS OF THE RECORDATION OF THIS MAP UNLESS EXTENDED BY THE CITY LAND SURVEYOR, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. (SEE LEGEND ON SHEET NO. 2)

JOHN D. LEPPERT, RCE 26283

DATE: _____

LICENSE EXPIRES: MARCH 31, 2018



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.

MATT LITTLE, CITY ENGINEER _____ DATE _____
R.C.E. 60569, EXP. 12-31-18



I, DALE K. BREWER, LAND SURVEYOR, AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DALE K. BREWER _____ DATE _____
L.S. 5653, EXP. 9-30-2019



APPROVED AS TO FORM THIS _____ DAY OF _____ 2018.

HELEN HOLMES PEAK _____ DATE _____
CITY ATTORNEY

TAX 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 _____ BY: _____
CLERK OF THE BOARD OF SUPERVISORS DEPUTY
DATE: _____

FILE NO. _____

FILED THIS ____ DAY OF _____, 2018, AT _____M. IN BOOK OF MAPS, AT PAGE _____, AT THE REQUEST OF JOHN D. LEPPERT.

ERNEST J. DRONENBURG, JR. BY: _____
COUNTY RECORDER DEPUTY
FEE: \$

TSM 15-002	CCS 83 C. 1996-6281	L.C. 390-1725
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GP: 17-00006	IP: N/A	MF: 1589	VWD: W.O. 188282
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SHEET 2 OF 4 SHEETS

PROCEDURE OF SURVEY

POINT "B"
STATION "SMVC053"
N: 1,999,359.883
E: 6,286,408.954
NGVD ELEV = 633.6'
FOUND 3" BRASS DISC IN STD.
WELL MON. PER ROS 13928

— 100 VE.

DETAIL ~ BASIS OF BEARINGS
NO SSCALE

SAN MARCOS BOULEVARD

LOT 22
BLOCK 62
MAP 806

LOT 23
BLOCK 62
MAP 806

PARCEL 3
PARCEL MAP
21286

MAP
13218

VICINITY MAP
N.T.S.

NOTE: BOUNDARY DATA IS

PARCEL 4
PARCEL MAP 21286

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, GRID BEARING BETWEEN STATION "SMVC021" AND STATION "SMVC053", BOTH HAVING A CALIFORNIA COORDINATE VALUE OF FIRST ORDER ACCURACY OR BETTER, AS SAID STATIONS ARE PUBLISHED PER RECORD OF SURVEY NO. 13928. I.E. N58°57'10"E.

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN
TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT STATION "SMVC053" IS 0.99993420.
GRID DISTANCE= GROUND DISTANCE x COMBINED SCALE FACTOR.

NOTES

1. AREA WITHIN THIS SUBDIVISION IS 6.792 ACRES
2. TOTAL NUMBER OF LOTS IS 2.

LEGEND

INDICATES MAP BOUNDARY

I.P. *INDICATES IRON PIPE*

(R) INDICATES RADIAL BEARING

▲ INDICATES FOUND STREET SURVEY MONUMENT MARKED "RCE 26433" PER ROS 13873, UNLESS OTHERWISE NOTED.

 INDICATES FOUND STREET SURVEY MONUMENT MARKED "LS 4810"
PER MAP NO. 13218.

INDICATES FOUND 1" IRON PIPE WITH DISC MARKED "CALDOT" PER
ROS 16707

INDICATES 3/4" IRON PIPE WITH DISC MARKED "LS 7632" PER
PARCEL MAP NO. 21286, NOT SET PRIOR TO THE RECORDATION
OF THIS MAP, UNLESS OTHERWISE NOTED.

INDICATES 2" IRON PIPE WITH DISC MARKED "LS 7632" PER
PARCEL MAP NO. 21286, NOT SET PRIOR TO THE RECORDATION
OF THIS MAP

○ INDICATES WILL SET 3/4" X 18" IRON PIPE WITH DISC MARKED "RCE 26283"

() INDICATES RECORD DATA AS NOTED

INDICATES ABUTTER'S RIGHTS OF ACCESS RELINQUISHED PER
DOCUMENT RECORDED FEBRUARY 6, 1964 AS FILE NO. 23519, OF
OFFICIAL RECORDS.

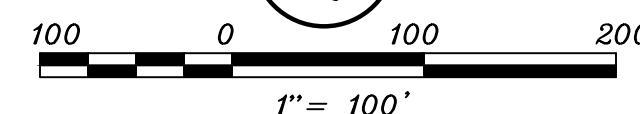
EXISTING EASEMENTS

- A** EASEMENT TO SAN DIEGO GAS AND ELECTRIC PER DOCUMENT RECORDED APRIL 4, 1917 IN BOOK 735, PAGE 24 OF DEEDS.
 - B** EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES TO VALLECITOS WATER DISTRICT RECORDED OCTOBER 20, 2015 AS F/P 2015-0548470 OF O.R.
 - C** EASEMENT FOR PUBLIC ACCESS, MUNICIPAL MAINTENANCE, AND GENERAL UTILITY PURPOSES TO THE CITY OF SAN MARCOS DEDICATED ON PARCEL MAP NO. 21286.
 - D** EASEMENT FOR SEWER TO THE CITY OF SAN MARCOS RECORDED JANUARY 28, 2000 AS FILE NO. 2000-0046317 OF O.R.
 - E** EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES TO VALLECITOS WATER DISTRICT RECORDED JANUARY 8, 2018 AS F/P 2018-0007947 OF O.R.
 - F** EASEMENT FOR GENERAL UTILITY PURPOSES IN FAVOR OF VALLECITOS WATER DISTRICT RECORDED JANUARY 17, 2018 AS F/P 2018-0017488 OF O.R.
 - G** EASEMENT FOR SEWER PIPELINE AND INCIDENTAL PURPOSES TO VALLECITOS WATER DISTRICT RECORDED APRIL 8, 1968 AS FILE NO. 58374 OF O.R.

THE FOLLOWING EASEMENT(S) HAVE NO LOCATION SET FORTH IN THE RECORD DOCUMENT AND CANNOT BE PLOTTED ON THIS MAP:

1. EASEMENT TO SAN DIEGO GAS AND ELECTRIC PER DOCUMENT RECORDED FEBRUARY 19, 2016 AS F/P 2016-0072004 OF OFFICIAL RECORDS.
2. EASEMENT TO SAN DIEGO GAS AND ELECTRIC PER DOCUMENT RECORDED MARCH 9, 2018 AS F/P 2018-0093788 OF OFFICIAL RECORDS.

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		TSM 15-002	CCS 83 C. 1996-6281	L.C. 390-1725
GP: 17-00006	IP: N/A	MF: 1589	VWD: W.O. 188282	

SAN MARCOS TSM NO. 15-002

EXISTING EASEMENTS

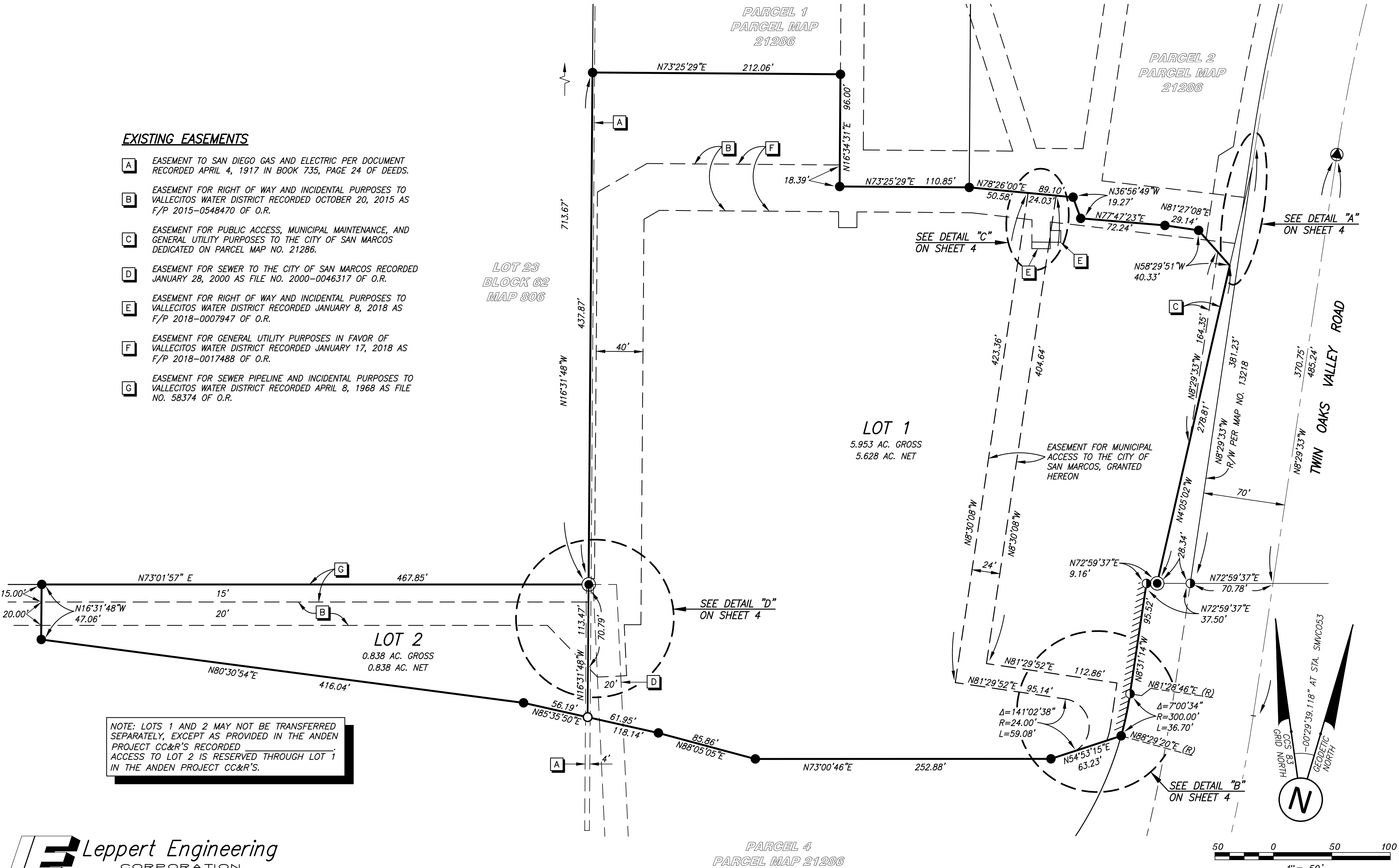
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- D** EASEMENT FOR SEWER TO THE CITY OF SAN MARCOS RECORDED JANUARY 28, 2000 AS FILE NO. 2000-0046317 OF O.R.
- E** EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES TO VALLECITOS WATER DISTRICT RECORDED JANUARY 8, 2018 AS F/P 2018-0007947 OF O.R.
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- G** EASEMENT FOR SEWER PIPELINE AND INCIDENTAL PURPOSES TO VALLECITOS WATER DISTRICT RECORDED APRIL 8, 1968 AS FILE NO. 58374 OF O.R.

LOT 23
BLOCK 62
MAP 806

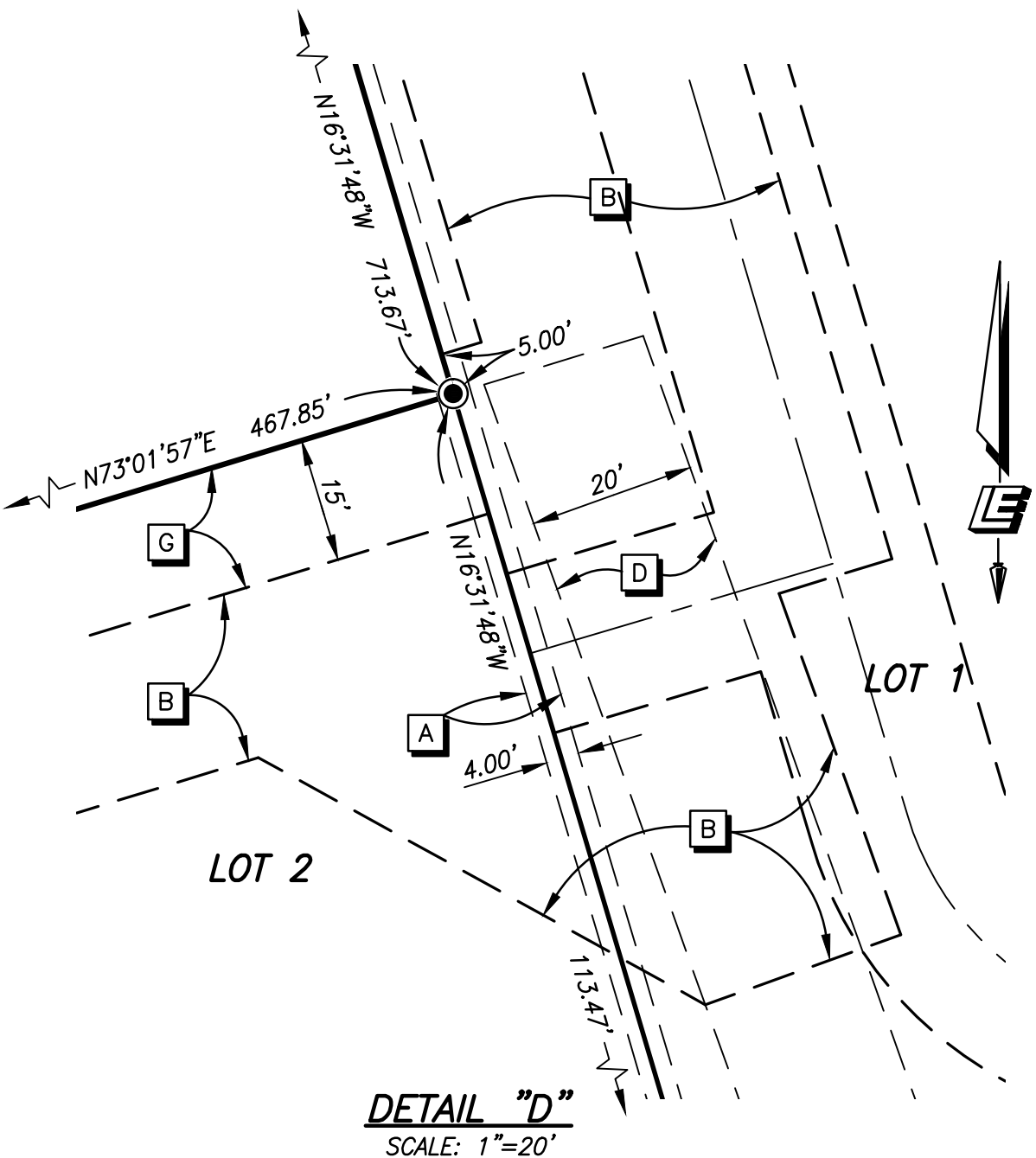
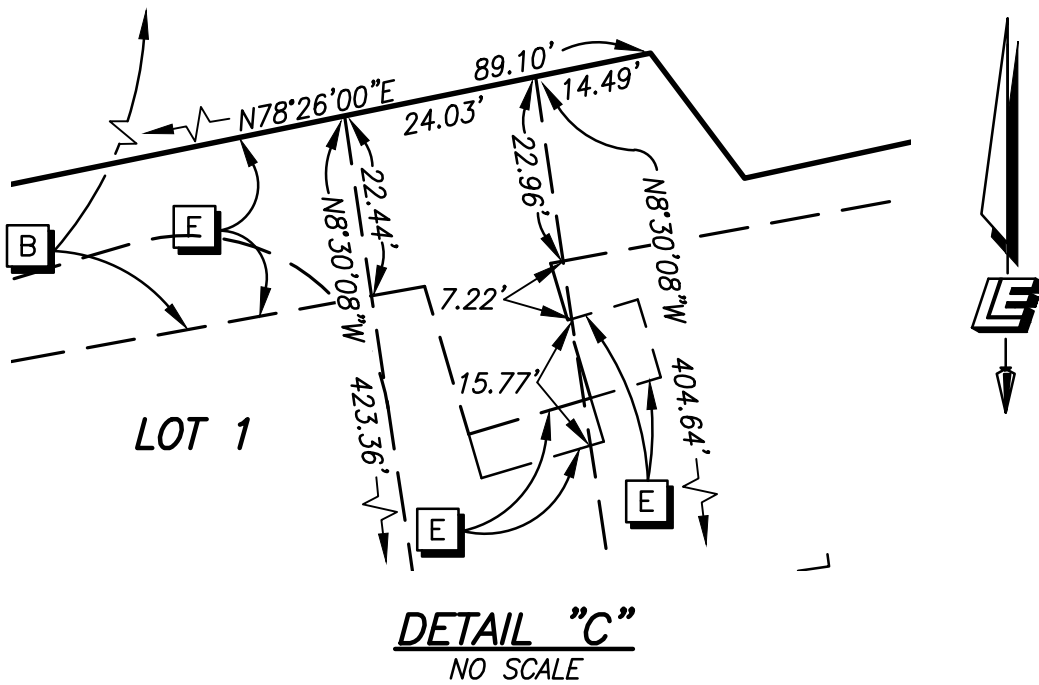
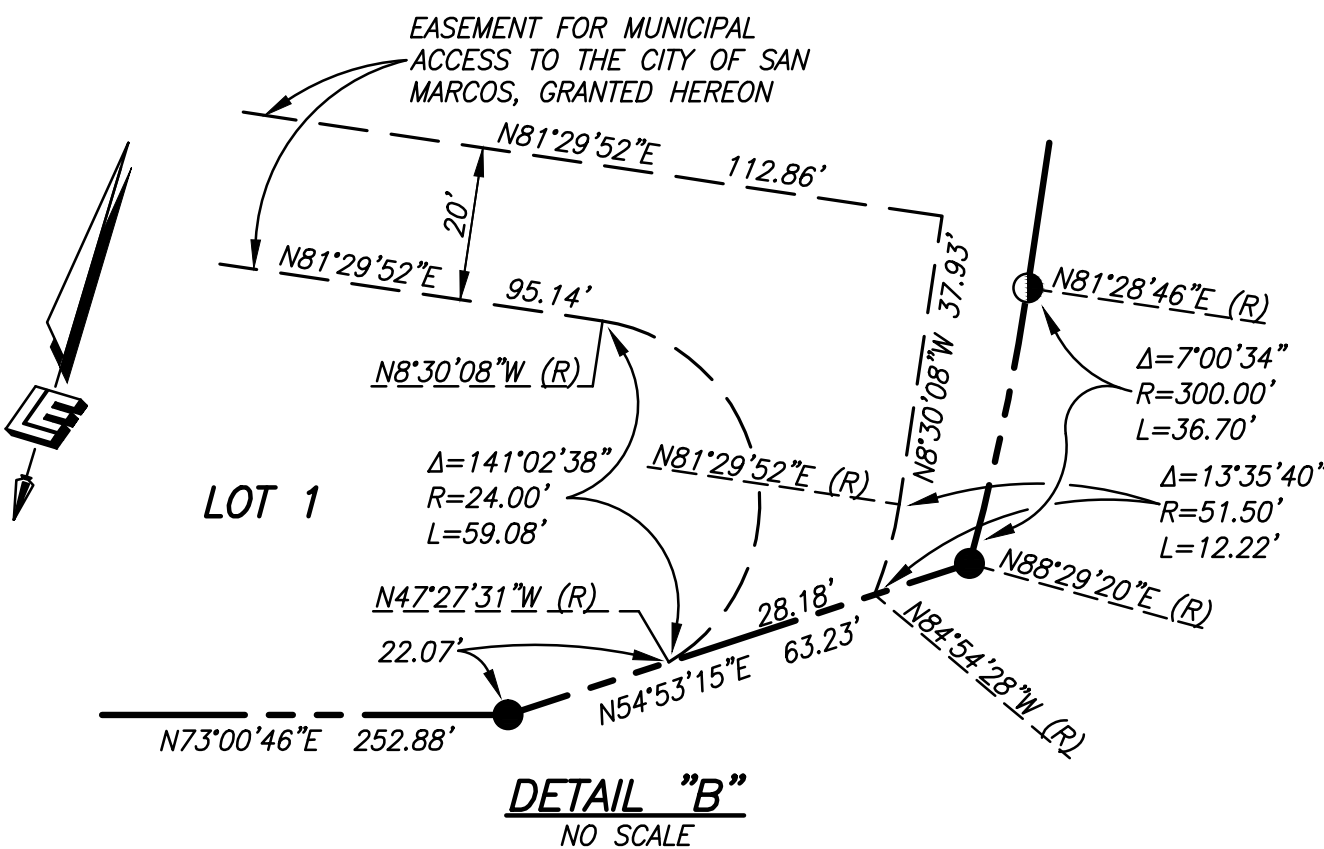
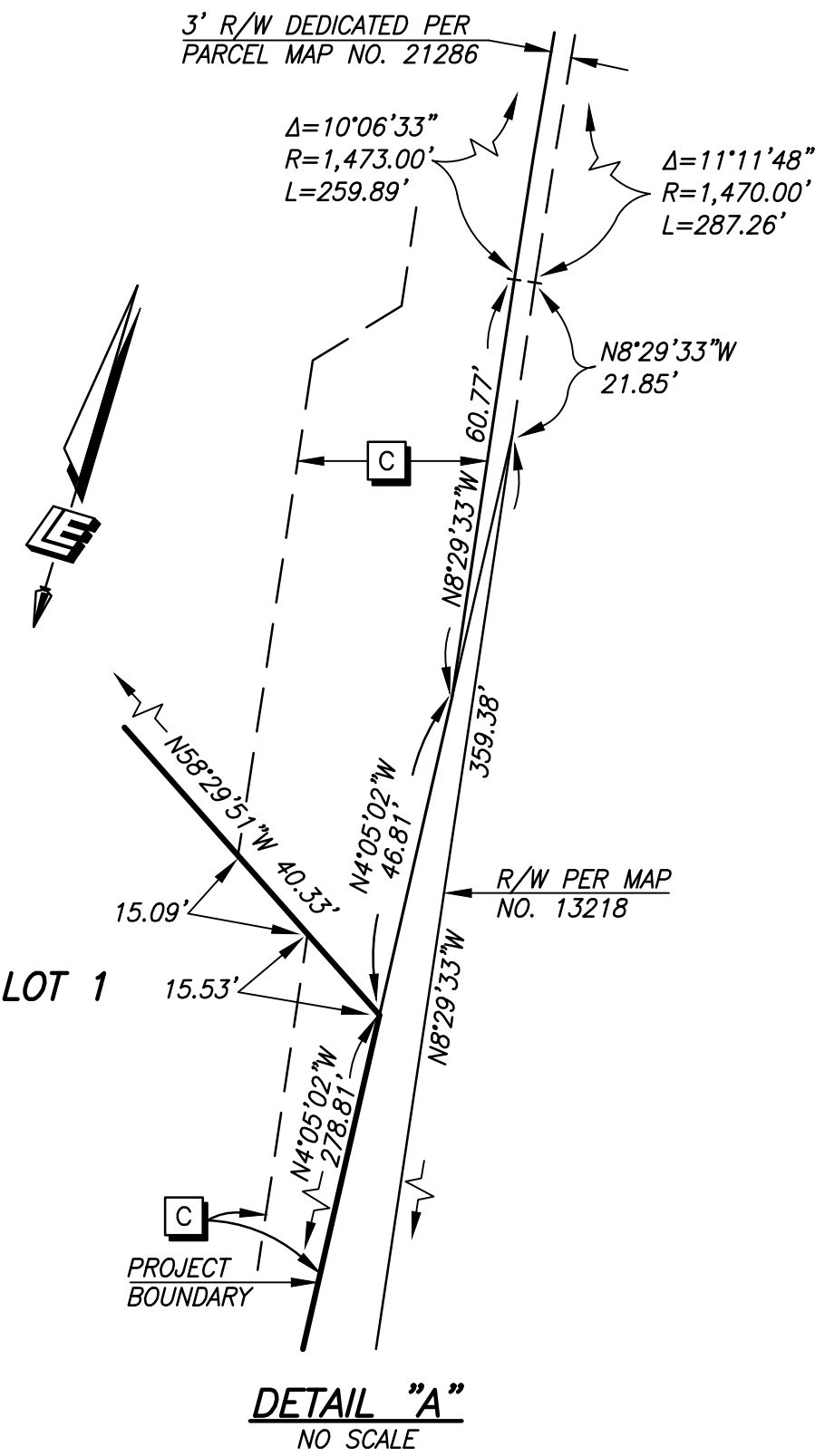
LOT 1
5.953 AC. GROSS
5.628 AC. NET

LOT 2
0.838 AC. GROSS
0.838 AC. NET

NOTE: LOTS 1 AND 2 MAY NOT BE TRANSFERRED SEPARATELY, EXCEPT AS PROVIDED IN THE ANDEN PROJECT CC&R'S RECORDED. ACCESS TO LOT 2 IS RESERVED THROUGH LOT 1 IN THE ANDEN PROJECT CC&R'S.



SAN MARCOS TSM NO. 15-002



EXISTING EASEMENTS

- A** EASEMENT TO SAN DIEGO GAS AND ELECTRIC PER DOCUMENT RECORDED APRIL 4, 1917 IN BOOK 735, PAGE 24 OF DEEDS.
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