

CITY OF SAN MARCOS TSM 18-0003  
IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

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 4 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

WE HEREBY RELINQUISH AND WAIVE ALL ACCESS RIGHTS FROM LOT 1 IN AND TO MISSION ROAD AND WOODWARD STREET, EXCEPT AT ACCESS OPENING AS SHOWN ON SAID MAP.

WE HEREBY OFFER TO THE CITY OF SAN MARCOS ONSITE EMERGENCY ACCESS AND OTHER GENERAL MUNICIPAL ACCESS. (BLANKET EASEMENT IN NATURE)

KB HOME COASTAL INC., A CALIFORNIA CORPORATION

BY \_\_\_\_\_ DATE \_\_\_\_\_  
JESSE KLEIST  
VICE PRESIDENT, FORWARD PLANNING

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 \_\_\_\_\_ )

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, 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 AND SEAL:

SIGNATURE \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID STATE

PRINT NAME \_\_\_\_\_

MY COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.

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 (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, AS HOLDER OF EASEMENTS, RECORDED: OCTOBER 19, 1948 IN BOOK 2985, PAGE 237 AND OCTOBER 20, 1948 IN BOOK 2988, PAGE 440, BOTH OF OFFICIAL RECORDS.
- AN EASEMENT FOR DRAINAGE, SLOPE, PUBLIC STREET, UTILITY AND DRAINAGE AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF SAN MARCOS, A CHARTER CITY, RECORDED MARCH 26, 2002 AS INSTRUMENT NO. 2002-0251944 OF OFFICIAL RECORDS
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED 'GRANT OF EASEMENT', RECORDED MAY 6, 2015 AS INSTRUMENT NO. 2015-0225378 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED 'RECIPROCAL STREET EASEMENT AGREEMENT', RECORDED MAY 6, 2015 AS INSTRUMENT NO. 2015-0225380 OF OFFICIAL RECORDS.
- STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT AND EASEMENT IN FAVOR OF CITY OF SAN MARCOS, RECORDED JANUARY 14, 202 AS DOCUMENT NO. 2021-0028955 OF OFFICIAL RECORDS.

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. THERE WILL BE A MAXIMUM OF 67 DWELLING UNITS ON LOT 1.

LEGAL DESCRIPTION

THE MAP HEREINBEFORE REFERRED TO IS A SUBDIVISION OF:

PARCEL A AS SHOWN ON LOT LINE ADJUSTMENT BA 07-213, AS EVIDENCED BY DOCUMENT RECORDED FEBRUARY 29, 2008 AS INSTRUMENT NO. 2008-0107275 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 233.00 FEET OF LOT 5, MEASURED CONCENTRIC TO THE NORTHERLY RIGHT-OF-WAY OF MISSION ROAD THEREOF, IN BLOCK 52 OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, 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.

SUBDIVISION GUARANTEE FURNISHED BY FIRST AMERICAN TITLE COMPANY, GUARANTEE NO. NHSC-6271453, DATED 2/11/2021.

THE TOTAL NUMBER OF LOT IS ONE (1) RESIDENTIAL.  
THE TOTAL GROSS AREA IS 3.714 ACRES.

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 THE CAPTION THEREOF.

DAN McALLISTER, COUNTY  
TREASURER-TAX COLLECTOR

BY \_\_\_\_\_  
DEPUTY

DATED \_\_\_\_\_

RICHARD E. CROMPTON,  
DIRECTOR OF PUBLIC WORKS

BY \_\_\_\_\_  
DEPUTY

DATED \_\_\_\_\_

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 \_\_\_\_\_  
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 AND HAS ACCEPTED ON BEHALF OF THE CITY, SUBJECT TO IMPROVEMENTS: THE RELINQUISHMENT OF ALL ACCESS RIGHTS FROM LOT 1 IN AND TO MISSION ROAD AND WOODWARD STREET EXCEPT AS SHOWN, ONSITE EMERGENCY ACCESS AND OTHER GENERAL MUNICIPAL ACCESS, ALL AS SHOWN ON SAID MAP.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
PHILLIP SCOLLICK, CITY CLERK, CITY OF SAN MARCOS

SURVEYOR'S STATEMENT

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 ON AUGUST 2017 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 \_\_\_\_\_ DATE \_\_\_\_\_  
MICHAEL D. LEVIN L.S. 6896  
MY REGISTRATION EXPIRES 06/30/21



CITY ENGINEER'S STATEMENT

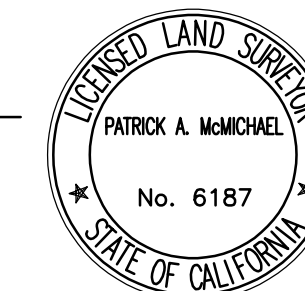
I, ISAAC M. ETCHAMENDY, CITY ENGINEER, CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION ORDINANCE OF THE CITY OF SAN MARCOS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

DATE \_\_\_\_\_  
ISAAC M. ETCHAMENDY, CITY ENGINEER  
R.C.E. 81294, EXP. 9/30/21



I, PATRICK A. McMICHAEL, PROFESSIONAL LAND SURVEYOR AND SURVEY CONSULTANT TO THE CITY OF SAN MARCOS, STATE THAT I HAVE EXAMINED THIS MAP AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

DATE \_\_\_\_\_  
PATRICK A. McMICHAEL  
P.L.S. 6187, EXP. 03/31/22



APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

HELEN HOLMES PEAK  
CITY ATTORNEY

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.

ANDREW POTTER  
CLERK OF THE BOARD OF SUPERVISORS

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 \_\_\_\_\_, 2021, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.

ERNEST J. DRONENBURG, JR.,  
COUNTY RECORDER BY \_\_\_\_\_

FEE \_\_\_\_\_

DEPUTY

CITY OF SAN MARCOS TSM 18-0003

BASIS OF BEARINGS

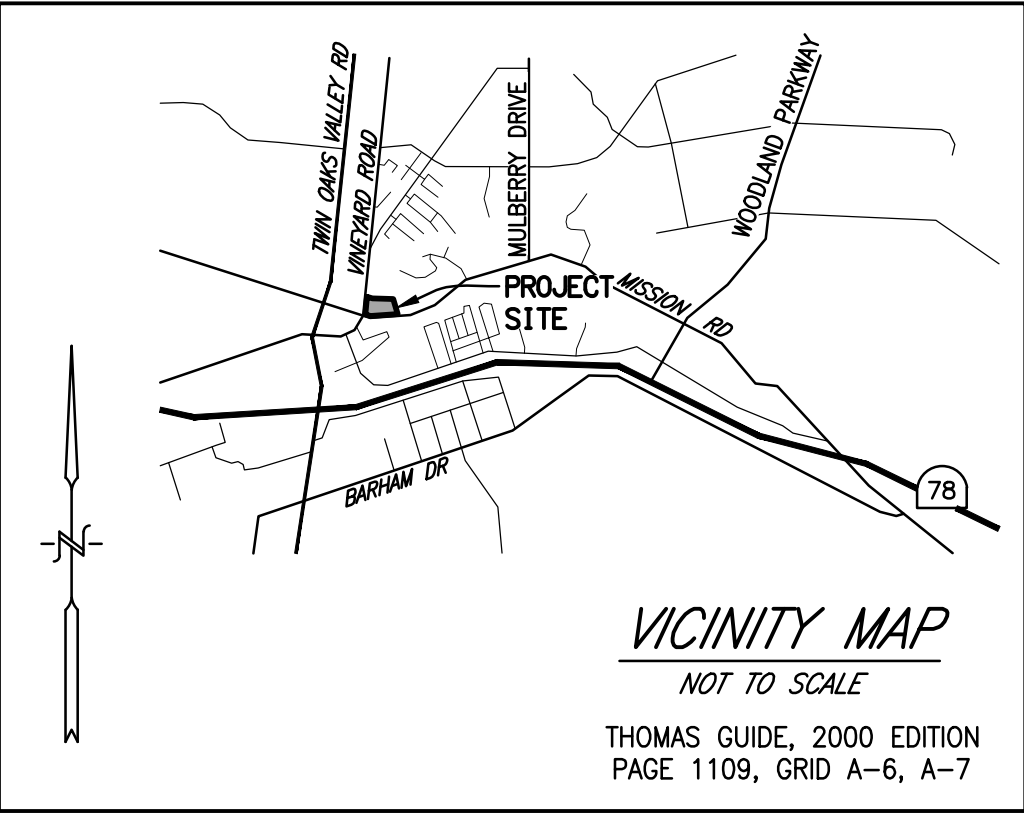
THE BASIS OF BEARINGS FOR THIS PROJECT IS BETWEEN SURVEY CONTROL POINT #105 AND SURVEY CONTROL POINT #10 AS SHOWN ON RECORD OF SURVEY 23731, RECORDED NOVEMBER 5, 2020 AS FILE NO. 2020-7000375.

THE COMBINED FACTOR FOR THIS PROJECT IS BASED ON SURVEY CONTROL POINT #105, BEING 0.99995969 GROUND TO GRID.

(ie NORTH 49° 34' 24" EAST)

LEGEND

- FOUND MONUMENT AS NOTED
- ▲ FOUND 3" BRASS DISC STAMPED "LS 5653" IN WELL MONUMENT ACCEPTED PER ROS 14825, UNLESS OTHERWISE NOTED.
- FOUND LEAD AND DISC STAMPED "LS 6896" ON TOP OF CURB PER MAP 16111
- SET 2" x 24" IRON PIPE WITH TAG STAMPED "LS 6896" AT POSITION SHOWN OR LEAD AND TAG MARKED "LS 6896" ON CONCRETE.
- ( ) RECORD AND MEASURED PER MAP 16111, FILE NO. 2016-7000234, UNLESS NOTED OTHERWISE
- [ ] RECORD DATA PER MAP 14483, FILE NO. 2002-1001345
- { } RECORD DATA PER ROS 14825, FILE NO. 95-110240
- < > RECORD DATA PER PM 10177, FILE NO. 80-204014
- (( )) RECORD DATA PER ROS 17012, FILE NO. 2001-0382797
- DD1 RECORD DATA PER C.O.C. ADJUSTMENT PLAT, FILE NO. 1999-0631820, RECORDED SEPT. 15, 1999
- DD2 RECORD DATA PER C.O.C. ADJUSTMENT PLAT, FILE NO. 2015-0520560, RECORDED OCT. 02, 2015
- PROPERTY LINE
- STREET RIGHT-OF-WAY LINE
- STREET CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE



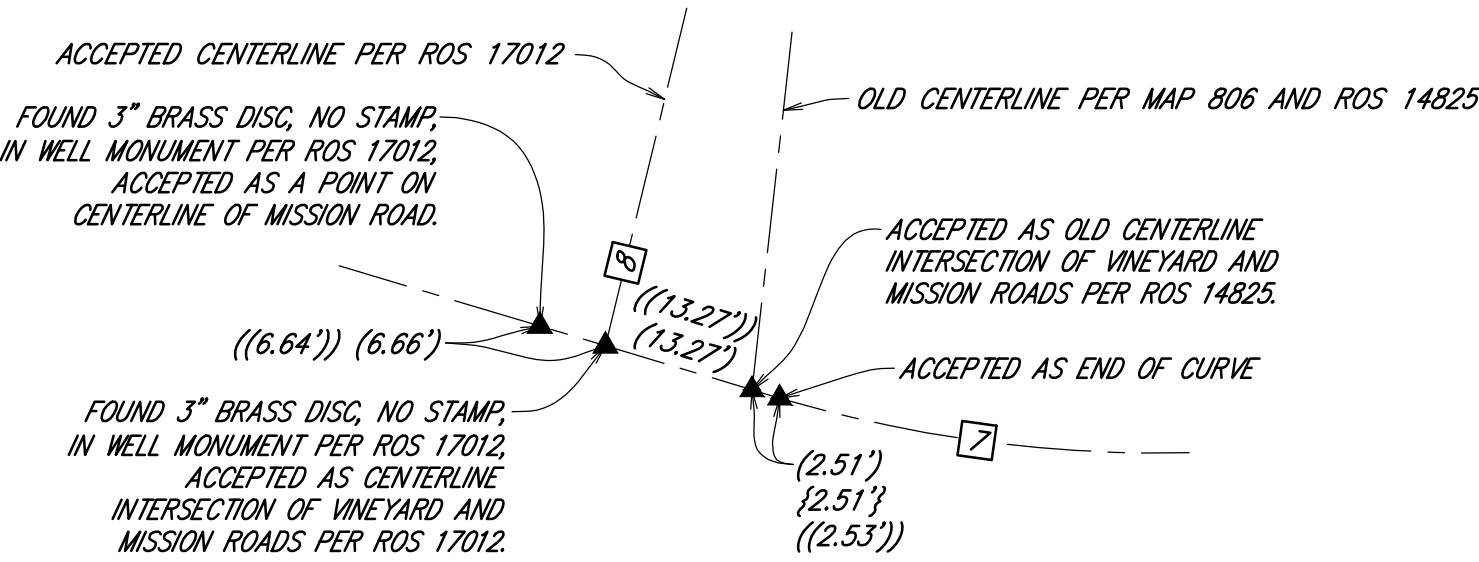
EXISTING EASEMENTS

- 1 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY; RECORDED OCTOBER 19, 1948 IN BOOK 2985, PAGE 237 OF OFFICIAL RECORDS.
- 2 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY; RECORDED OCTOBER 20, 1948 IN BOOK 2988, PAGE 440 OF OFFICIAL RECORDS.
- 3 AN EASEMENT FOR DRAINAGE, SLOPE, PUBLIC STREET, UTILITY AND DRAINAGE AND INCIDENTAL PURPOSES, IN FAVOR OF: CITY OF SAN MARCOS, A CHARTER CITY, RECORDED MARCH 26, 2002 AS INSTRUMENT NO. 2002-0251944 OF OFFICIAL RECORDS.
- 4 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED 'GRANT OF EASEMENT', RECORDED MAY 6, 2015 AS INSTRUMENT NO. 2015-0225378 OF OFFICIAL RECORDS.  
(SURVEYOR'S NOTE: THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.)
- 5 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED 'GRANT OF EASEMENT' FOR RECIPROCAL BRUSH MANAGEMENT, RECORDED MAY 6, 2015 AS INSTRUMENT NO. 2015-0225379 OF OFFICIAL RECORDS. (APPROXIMATE LIMITS SHOWN)
- 6 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED 'RECIPROCAL STREET EASEMENT AGREEMENT', RECORDED MAY 6, 2015 AS INSTRUMENT NO. 2015-0225380 OF OFFICIAL RECORDS.
- 7 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED GRANT OF EASEMENT, RECORDED MARCH 4, 2020 AS INSTRUMENT NO. 2020-0113186 OF OFFICIAL RECORDS.
- 8 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED GRANT OF VEHICULAR AND PEDESTRIAN ACCESS EASEMENT, RECORDED MARCH 4, 2020 AS INSTRUMENT NO. 2020-0113187 OF OFFICIAL RECORDS.

LINE DATA		
NO	BEARING	LENGTH
L1	(N73°20'57"E	113.91'
L2	N13°31'53"E	33.56'
	[[N12°30'53"E	33.88']]
L3	N06°23'48"E	62.50'

CURVE DATA			
NO	DELTA	RADIUS	LENGTH
C1	(10°03'06"	1463.00'	256.66')
C2	(07°07'31"	1463.00'	181.94')
	(DD2 07°09'07"	1463.00'	182.62')
C3	(23°47'07"	1337.00'	555.03')
C4	(10°30'01"	1337.00'	245.03')
	(DD2 10°30'01"	1337.00'	245.03')
C5	(13°17'06"	1337.00'	310.00')
C6	(03°18'00"	1747.00'	100.62')
C7	88°40'18"	35.00'	54.17'
	[[88°44'16"	35.00'	54.17']]
C8	07°08'05"	842.00'	104.85'

STREET CENTERLINE DATA				
NO	DELTA/BRG	RADIUS	LENGTH	REMARK
1	{Δ=09°33'48" Δ=09°33'53"	1400.00' 1400.00'	233.68' 233.71'}	
2	(N24°37'52"W (N24°40'00"W	-- --	187.31' 187.19'	PER MAP 13752)
2A	{Δ=30°38'40" Δ=30°43'00"	200.00' 200.00'	106.97' 107.22'	PER MAP 13752)
3	{Δ=14°12'32" Δ=14°12'33"	1400.00' 1400.00'	347.19' 347.20'}	
4	{N49°33'50"E {N49°03'49"E	-- --	201.32' 201.32'}	
5	{Δ=23°47'07" Δ=23°47'07"	1400.00' 1400.00'	581.18' 581.18'}	
6	{N73°20'57"E {N72°50'56"E	-- --	113.91' 113.91'}	
7	{Δ=33°22'35" Δ=33°22'34"	1810.00' 1810.00'	1054.38' 1054.37'}	
8	N13°31'53"E ((N13°11'06"E	-- --	128.20' 128.49'}}	
9	{Δ=07°08'05" {Δ=07°06'37"	800.00' 800.00'	99.62' 99.28'}}	
10	{N06°23'48"E {N06°04'29"E	-- --	1356.77' 1356.92'}}	

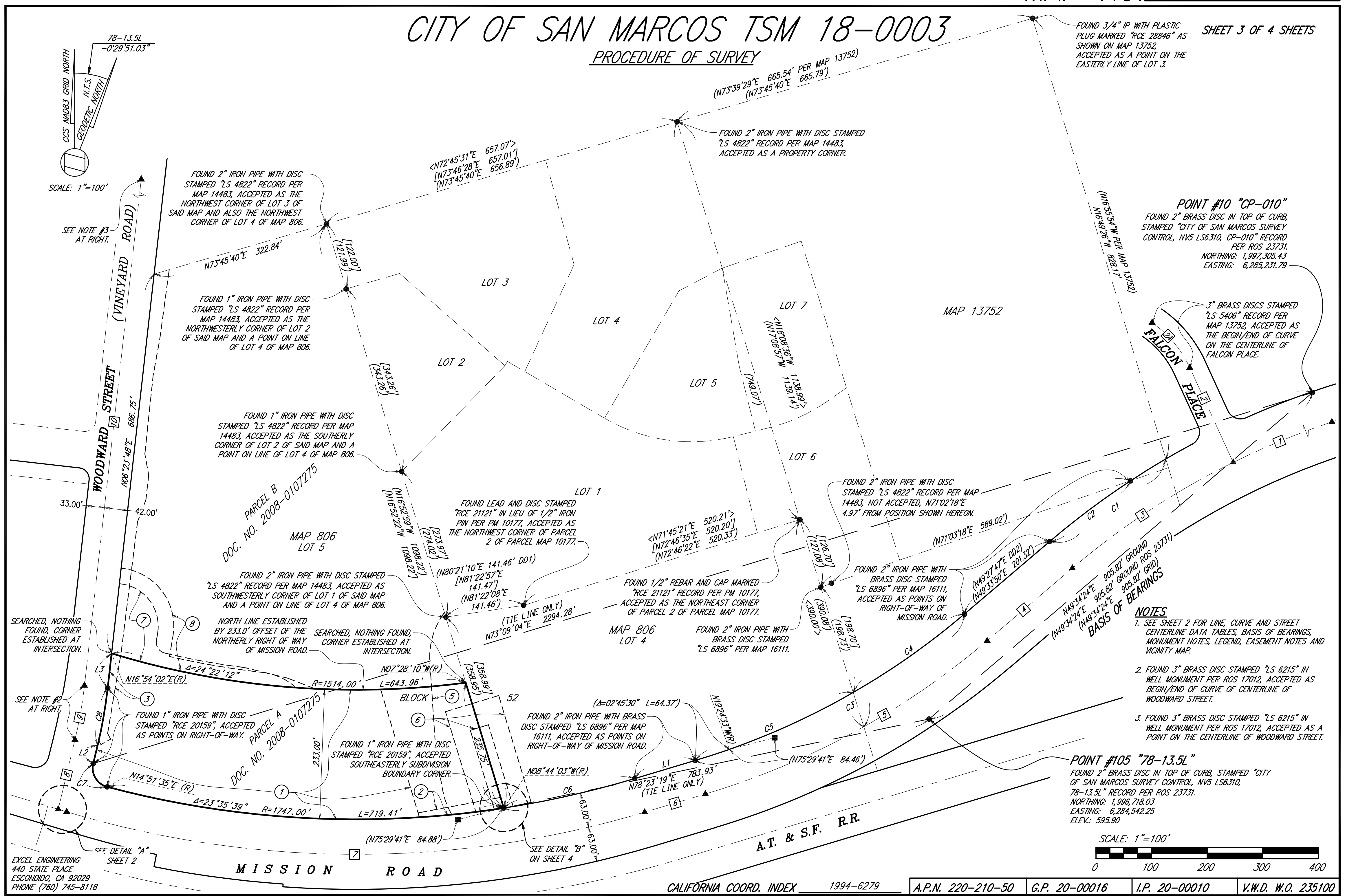


DETAIL "A"  
NOT TO SCALE

# CITY OF SAN MARCOS TSM 18-0003

## PROCEDURE OF SURVEY

SHEET 3 OF 4 SHEETS



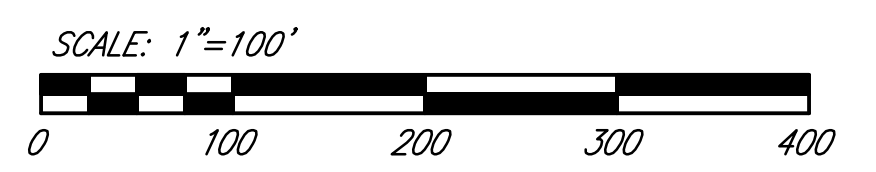
FOUND 3/4" IP WITH PLASTIC PLUG MARKED "RCE 28846" AS SHOWN ON MAP 13752, ACCEPTED AS A POINT ON THE EASTERLY LINE OF LOT 3.

**POINT #10 "CP-010"**  
FOUND 2" BRASS DISC IN TOP OF CURB, STAMPED "CITY OF SAN MARCOS SURVEY CONTROL, NV5 LS6310, CP-010" RECORD PER ROS 23731.  
NORTHING: 1,997,305.43  
EASTING: 6,285,231.79

3" BRASS DISCS STAMPED "LS 5406" RECORD PER MAP 13752, ACCEPTED AS THE BEGIN/END OF CURVE ON THE CENTERLINE OF FALCON PLACE.

- NOTES**
1. SEE SHEET 2 FOR LINE, CURVE AND STREET CENTERLINE DATA TABLES, BASIS OF BEARINGS, MONUMENT NOTES, LEGEND, EASEMENT NOTES AND VICINITY MAP.
  2. FOUND 3" BRASS DISC STAMPED "LS 6215" IN WELL MONUMENT PER ROS 17012, ACCEPTED AS BEGIN/END OF CURVE OF CENTERLINE OF WOODWARD STREET.
  3. FOUND 3" BRASS DISC STAMPED "LS 6215" IN WELL MONUMENT PER ROS 17012, ACCEPTED AS A POINT ON THE CENTERLINE OF WOODWARD STREET.

**POINT #105 "78-13.5L"**  
FOUND 2" BRASS DISC IN TOP OF CURB, STAMPED "CITY OF SAN MARCOS SURVEY CONTROL, NV5 LS6310, 78-13.5L" RECORD PER ROS 23731.  
NORTHING: 1,996,718.03  
EASTING: 6,284,542.25  
ELEV.: 595.90



EXCEL ENGINEERING  
440 STATE PLACE  
ESCONDIDO, CA 92029  
PHONE (760) 745-8118



# CITY OF SAN MARCOS TSM 18-0003

SHEET 4 OF 4 SHEETS

