

## CITY OF SAN MARCOS TSM NO. 20-0001

### OWNER'S CERTIFICATE

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 THIS MAP CONSISTING OF THREE (3) SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

WE HEREBY DEDICATE TO THE RINCON DEL DIABLO MUNICIPAL WATER DISTRICT THE WATER EASEMENT AS SHOWN ON SAID MAP.

AG EHC II (LEN) CA 2, L.P., A DELAWARE LIMITED PARTNERSHIP,

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY,  
ITS AUTHORIZED AGENT

STEVEN S. BENSON,  
ITS MANAGER

LENNAR HOMES OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS OPTIONEE UNDER MEMORANDUM OF OPTION AGREEMENT RECORDED NOVEMBER 16, 2023 AS DOCUMENT NO. 2023-0319797 OF OFFICIAL RECORDS.

RUSSELL POINDEXTER,  
ITS AUTHORIZED AGENT

### NOTARY ACKNOWLEDGEMENT

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  
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 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, NOTARY PUBLIC IN  
AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_

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

COMMISSION # OF NOTARY: \_\_\_\_\_

### SIGNATURE OMISSION STATEMENT

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 SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY:

THE CITY OF SAN MARCOS, HOLDER OF AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES PER FINAL ORDER OF CONDEMNATION RECORDED JULY 24, 2012 AS DOCUMENT NO. 2012-0429406, O.R.

BEING A SUBDIVISION OF PORTIONS OF LOTS 1 AND 3 OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 14, 1885.

THIS SUBDIVISION IS 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. 2022-9017 DATED MAY 10, 2022, APPROVES A MAXIMUM OF 151 RESIDENTIAL CONDOMINIUMS.

SUBDIVISION GUARANTEE PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. NHSC-6881214.

THE TOTAL NUMBER OF LOTS IS ONE (1).  
THE TOTAL GROSS AREA IS 10.937 ACRES.

### NOTARY ACKNOWLEDGEMENT

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  
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 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, NOTARY PUBLIC IN  
AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_

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

COMMISSION # OF NOTARY: \_\_\_\_\_

### RINCON DEL DIABLO MUNICIPAL WATER DISTRICT CERTIFICATE

THIS IS TO CERTIFY THAT THE WATER EASEMENT AS SHOWN ON THIS MAP GRANTED TO THE RINCON DEL DIABLO MUNICIPAL WATER DISTRICT, A PUBLIC AGENCY ORGANIZED UNDER THE MUNICIPAL WATER ACT OF 1911, IS HEREBY ACCEPTED BY THE UNDERSIGNED GENERAL MANAGER.

WE HEREBY STATE THAT WE ARE INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP BY VIRTUE OF AN EASEMENT RECORDED SEPTEMBER 23, 1959 IN BOOK 7897, PAGE 271 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY AND CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

CLINT BAZE  
GENERAL MANAGER  
RINCON DEL DIABLO MUNICIPAL WATER DISTRICT

### CITY TREASURER'S 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 ON 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  
CITY OF SAN MARCOS

BY: \_\_\_\_\_  
FISCAL AGENT-CITY OF SAN MARCOS

DATE: \_\_\_\_\_

### CITY CLERK'S CERTIFICATE

I, PHIL SCOLLIICK, CITY CLERK FOR THE CITY OF SAN MARCOS, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE COUNCIL OF SAID CITY HAS APPROVED THIS MAP.

SUBJECT TO GOVERNMENT CODE SECTION 66434(g), THE FILING OF THIS MAP CONSTITUTES THE ABANDONMENT OF THAT EASEMENT IN FAVOR OF THE CITY OF SAN MARCOS, A MUNICIPAL CORPORATION, FOR INTERIM SLOPE PURPOSES PER FINAL ORDER OF CONDEMNATION RECORDED 7/24/2012 AS DOCUMENT NO. 2012-0429406 OF OFFICIAL RECORDS, AS SHOWN ON THIS MAP.

BY: \_\_\_\_\_  
PHIL SCOLLIICK, CITY CLERK, CITY OF SAN MARCOS

DATE: \_\_\_\_\_

### BOND AND ASSESSMENT CERTIFICATE

WE, COUNTY TREASURER-TAX COLLECTOR OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND DIRECTOR, DEPARTMENT 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 THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF.

DAN McALLISTER,  
COUNTY TREASURER-TAX COLLECTOR

BY: \_\_\_\_\_  
DEPUTY DATE

DEREK GADE,  
INTERIM DIRECTOR OF PUBLIC WORKS

BY: \_\_\_\_\_  
FOR INTERIM DIRECTOR DATE

### CITY ATTORNEY CERTIFICATE

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_

HELEN HOLMES PEAK  
CITY ATTORNEY, CITY OF SAN MARCOS

### SURVEYOR'S STATEMENT

I, MICHAEL S. BUTCHER, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF CALIFORNIA, HEREBY STATE THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN MARCH 2020 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT. I HEREBY STATE THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS OF THE CHARACTER AND OCCUPYING THE POSITIONS INDICATED WILL BE SET WITHIN 30 DAYS AFTER THE COMPLETION OF THE REQUIRED IMPROVEMENTS AND THEIR ACCEPTANCE BY THE CITY OF SAN MARCOS, AND ALL 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 MAP, IF ANY. (SEE LEGEND ON SHEET 3)



MICHAEL S. BUTCHER  
L.S. 6922

DATE

### CITY ENGINEER'S STATEMENT

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



BY: \_\_\_\_\_  
ISAAC M. ETCHAMENDY  
CITY ENGINEER  
RCE 81294  
CITY OF SAN MARCOS

DATE

### 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.



BY: \_\_\_\_\_  
JOSE D. DENNIS  
PLS #8865

DATE

### COUNTY 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) OF THE STATE OF CALIFORNIA, AS AMENDED, 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 FOR THE PROPERTY WITHIN THE SUBDIVISION.

ANDREW POTTER  
CLERK OF THE BOARD  
OF SUPERVISORS

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

DATE: \_\_\_\_\_

### RECORDER'S CERTIFICATE

FILE NO. \_\_\_\_\_  
I, JORDAN Z. MARKS, RECORDER OF THE COUNTY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF MICHAEL S. BUTCHER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.

JORDAN Z. MARKS, COUNTY RECORDER

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

FEE: \_\_\_\_\_

## CITY OF SAN MARCOS TSM NO. 20-0001 PROCEDURE OF SURVEY

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE 6, NAD83 2017.50 EPOCH, AS DETERMINED LOCALLY BY A LINE BETWEEN STATION CP-013 AND CP-015 AS SAID COORDINATES ARE PUBLISHED IN RECORD OF SURVEY 23731 AND ARE PART OF THE CITY OF SAN MARCOS CONTROL NETWORK. I.E N 57°46'38" E

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM THE COMBINED GRID FACTOR AT STATION CP-013 IS 0.99993135

GRID DISTANCE = GROUND DISTANCE TIMES COMBINED SCALE FACTOR.

### LEGEND

- SUBDIVISION BOUNDARY
- - - CENTERLINE
- RIGHT-OF-WAY
- EXISTING LOT LINE
- - - EASEMENT LINE
- - - TIE LINES AND OFFSET LINES

### LEGEND

- INDICATES FOUND 2" IRON PIPE WITH TAG STAMPED "RCE 9525" PER MAP 11996, UNLESS OTHERWISE NOTED.
- ⊙ INDICATES FOUND 2" IRON PIPE STAMPED "LS 9416" PER PM 8779. NOT ACCEPTED.
- ⊙ INDICATES FOUND 2" IRON PIPE STAMPED "LS 8793" PER MAP 14839.
- ⊙ INDICATES FOUND 2" IRON PIPE, OPEN, PER MAP 14839. NOT ACCEPTED.
- INDICATES FOUND LEAD & TAG STAMPED "LS 7322" PER MAP 14839.
- ▣ INDICATES FOUND LEAD & TAG STAMPED "LS 5669", NO RECORD.
- ▲ INDICATES FOUND M-10 STREET CENTERLINE MONUMENT WITH DISC STAMPED "RCE 7322" PER MAP 14839. HELD AT A 5.00' OFFSET TO THE CENTERLINE OF BARHAM DRIVE.
- INDICATES SET LEAD & TAG STAMPED "LS 6922" IN THE CONCRETE SIDEWALK.
- ( ) INDICATES RECORD OR CALC'D DATA PER MAP 14839, UNLESS OTHERWISE NOTED.
- [ ] INDICATES RECORD OR CALC'D DATA PER MAP 11996 & MAP 12344.
- { } INDICATES RECORD DATA PER ROS 13287.
- E.F.C. INDICATES EXAGGERATED FOR CLARITY.
- D1 INDICATES RECORD DATA PER GRANT DEED RECORDED JUNE 30, 2022 AS DOC. NO. 2022-0270346 OF OFFICIAL RECORDS.

SEE DETAIL  
SHEET 3

LINE DATA		
	BEARING	LENGTH
L1	N27°39'33"E	42.00
L2	N89°20'21"W	33.00
L3	N27°39'33"E	33.00
L4	N27°39'33"E	32.94
L5	N27°39'33"E	33.00
L6	N27°39'33"E	33.00
L7	N27°39'33"E	33.00

### SURVEY NOTES

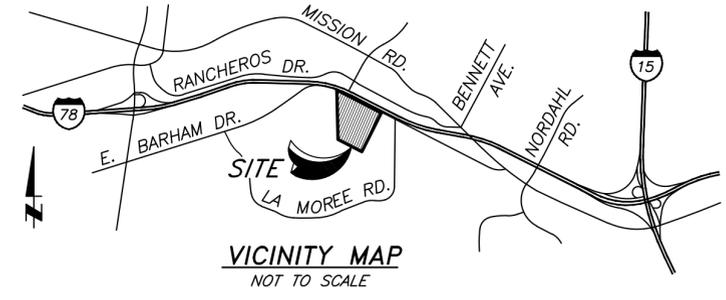
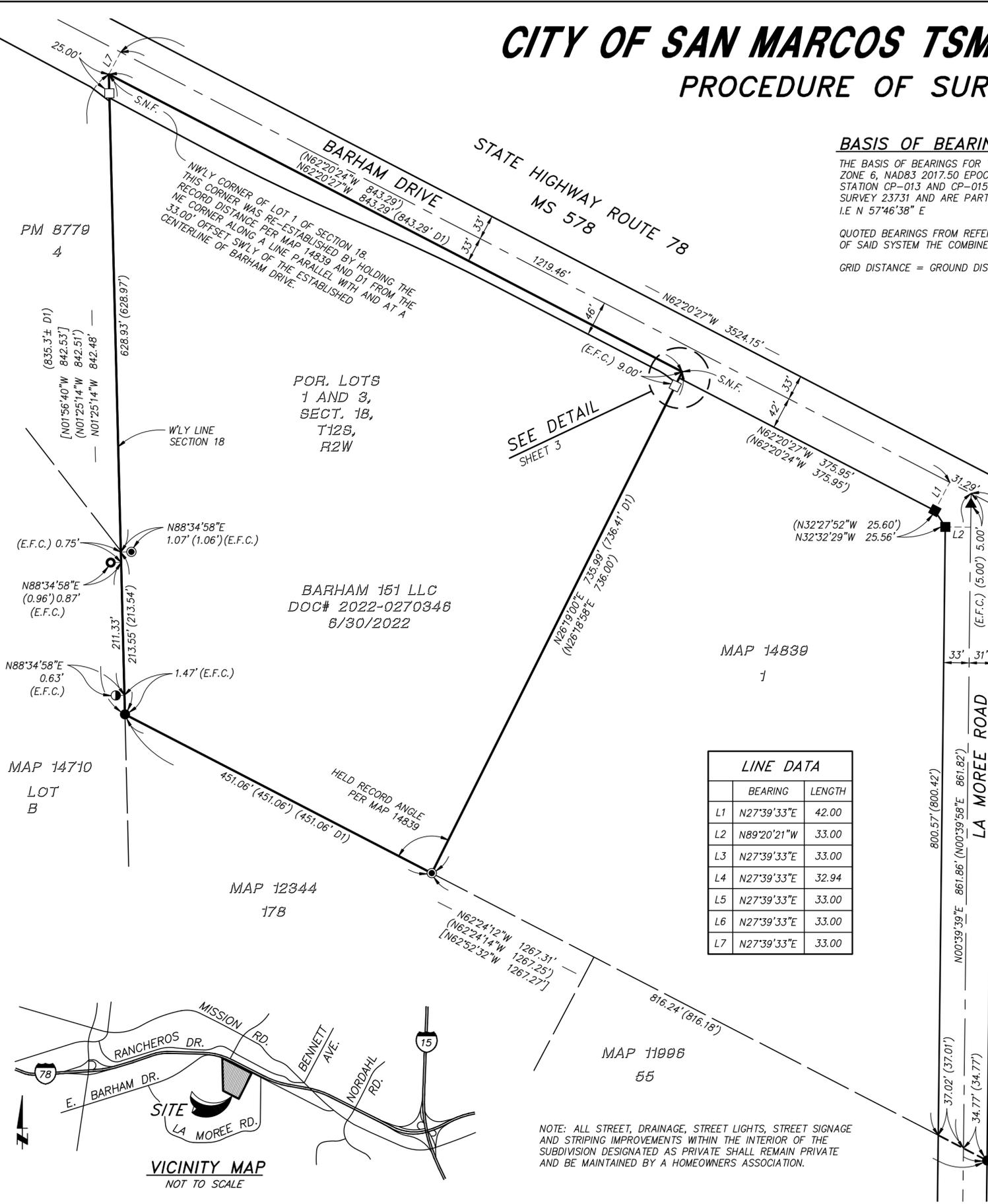
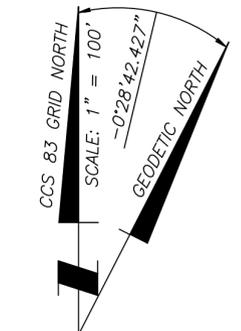
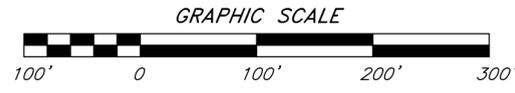
TOTAL NUMBER OF LOTS = 1  
 TOTAL AREA WITHIN MAP BOUNDARY = 10.937 ACRES  
 ALL DISTANCES AND/OR STREET WIDTHS SHOWN IN THIS MAP HAVE A PRECISION OF .01 FOOT, REGARDLESS OF THE NUMBER OF DECIMAL PLACES SHOWN.  
 LOT CORNERS ALONG THE SIDELINE OF STREET RIGHTS-OF-WAY WILL BE MONUMENTED BY A LEAD AND TAG STAMPED "LS 6922", SET ALONG THE EXTENSION OF THE LOT LINE AT AN OFFSET OF 5.00' IN THE SIDEWALK. THE OFFSET SHALL BE MEASURED RADIALLY OR AT RIGHT ANGLES TO THE RIGHT-OF-WAY LINE, UNLESS NOTED OTHERWISE.

### NON-PLOTTABLE EASEMENT STATEMENT

THE FOLLOWING EASEMENTS HAVE NO SPECIFIC LOCATION SET FORTH IN THE DOCUMENT AND ARE NOT PLOTTED HEREON:  
 RINCON DEL DIABLO MUNICIPAL WATER DISTRICT, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED SEPTEMBER 23, 1959 IN BOOK 7897, PAGE 271 OF OFFICIAL RECORDS. (THIS IS A BLANKET EASEMENT OVER THE SUBJECT PROPERTY. NO SPECIFIC LOCATION GIVEN.)

### CONVERGENCE ANGLE AT POINT "A"

THE COMBINED GRID FACTOR AT STATION CP-013 IS 0.99993135  
 GRID DISTANCE = GROUND DISTANCE x COMBINED GRID FACTOR  
 ELEVATION FOR DETERMINING SCALE FACTOR = 714.20' (NAVD 88)



POR. LOTS  
1 AND 3,  
SECT. 18,  
T12S,  
R2W  
  
BARHAM 151 LLC  
DOC# 2022-0270346  
8/30/2022

PM 8779  
4

MAP 14710  
LOT  
B

MAP 14839  
1

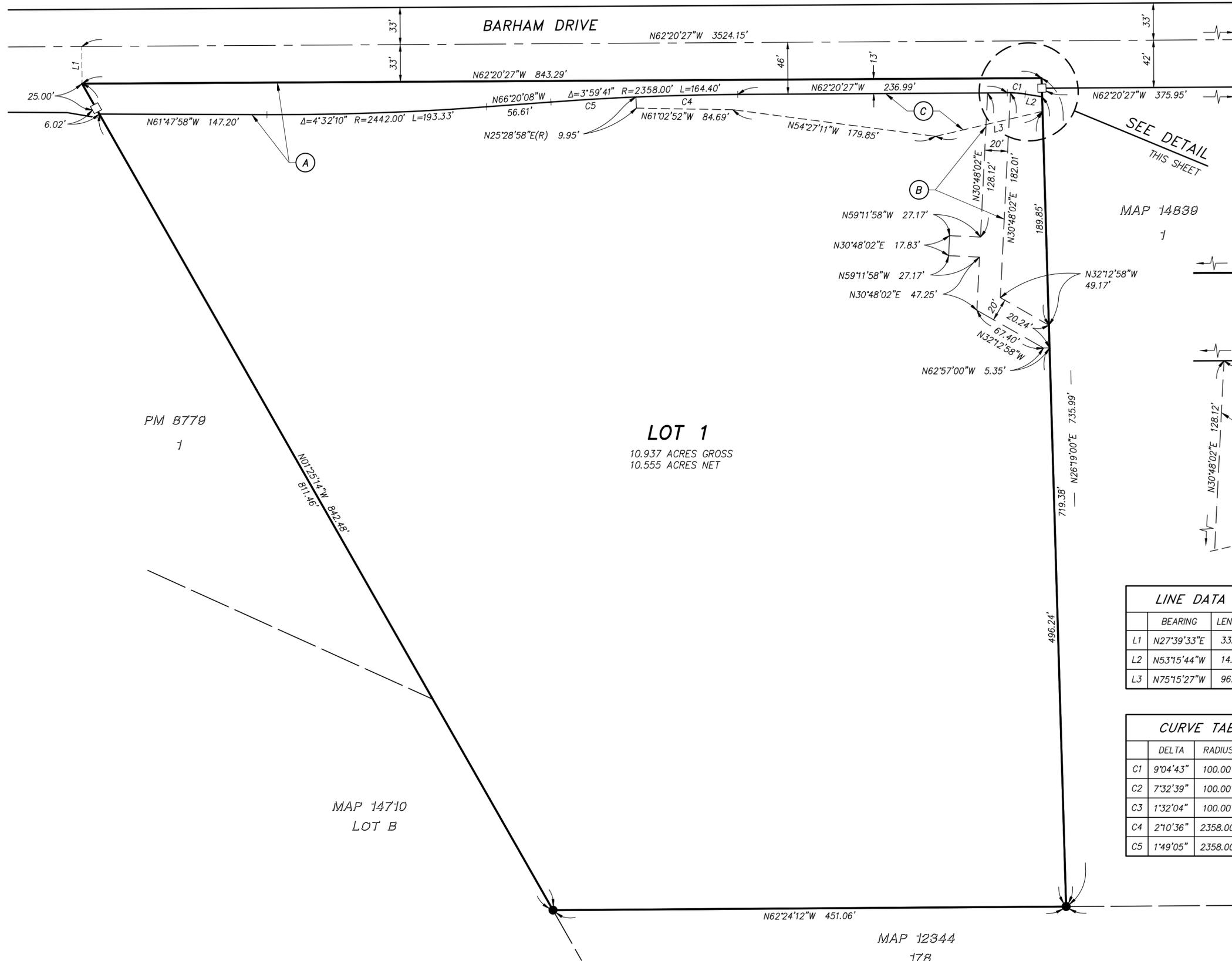
MAP 12344  
17B

MAP 11996  
55

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

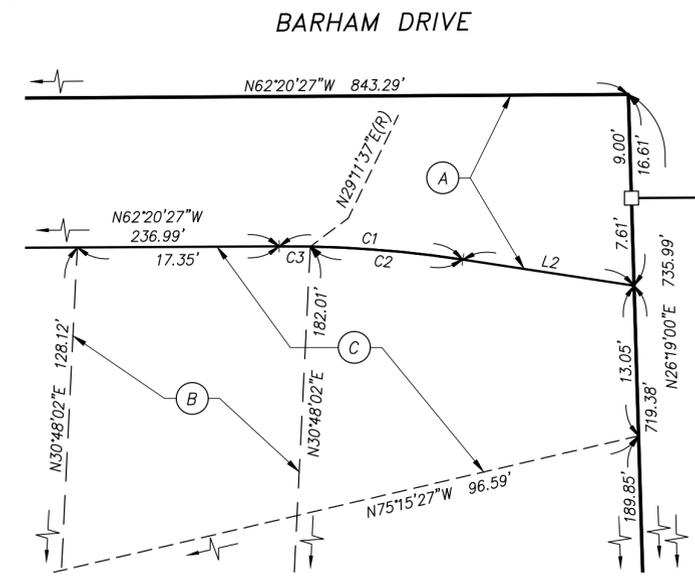
## CITY OF SAN MARCOS TSM NO. 20-0001

STATE HIGHWAY ROUTE 78



### EASEMENT LEGEND:

- (A) INDICATES EXISTING PUBLIC ROAD AND UTILITY EASEMENT PER FINAL ORDER OF CONDEMNATION RECORDED 7/24/2012 AS DOC. NO. 2012-0429406, O.R.
- (B) WATER EASEMENT TO THE RINCON DEL DIABLO MUNICIPAL WATER DISTRICT GRANTED AND ACCEPTED HEREON.
- (C) INDICATES EXISTING SLOPE EASEMENT PER FINAL ORDER OF CONDEMNATION RECORDED 7/24/2012 AS DOC. NO. 2012-0429406, O.R., TO BE ABANDONED HEREON.



LINE DATA		
	BEARING	LENGTH
L1	N27°39'33"E	33.00
L2	N53°15'44"W	14.89
L3	N75°15'27"W	96.59

CURVE TABLE			
	DELTA	RADIUS	LENGTH
C1	9°04'43"	100.00'	15.85'
C2	7°32'39"	100.00'	13.17'
C3	1°32'04"	100.00'	2.68'
C4	2°10'36"	2358.00'	89.58'
C5	1°49'05"	2358.00'	74.82'

