



ATTACHMENT E

Substantial Conformance Review Map (SC22-0010)

CITY OF SAN MARCOS TENTATIVE SUBDIVISION MAP 16-0001 DISCOVERY VILLAGE ~ NORTH PAD

DRAINAGE SYSTEM

STORM WATER WILL BE DISPOSED OF USING SURFACE FLOW AND UNDERGROUND DRAINAGE SYSTEMS. THE SYSTEM SHOWN IS CONCEPTUAL. THE FINAL DRAINAGE DESIGN SHALL CONFORM TO CITY OF SAN MARCOS DRAINAGE DESIGN STANDARDS.

DEVELOPMENT NOTES

1. ALL GRADING IS PROPOSED TO CONFORM TO THE PRELIMINARY SOILS REPORT PREPARED FOR THIS PROJECT BY GEOCON, INC.. SETBACKS FOR NEW GRADING WILL BE PER THE CITY OF SAN MARCOS STANDARDS, AS MODIFIED BY GEOCON, INC. REPORT.
2. PROPOSED PIPE SIZES, WHERE SHOWN, ARE APPROXIMATE.
3. MULTIPLE FINAL MAPS ARE PROPOSED FOR THIS TENTATIVE MAP, PURSUANT TO ARTICLE R, SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
4. ALL STORM WATER TREATMENT DESIGN MUST COMPLY WITH THE RECOMMENDATION OF THE BIOLOGIST IN THE PRESERVED OPEN SPACE AREAS AS WELL AS CITY OF SAN MARCOS BMP DESIGN MANUAL.
5. UNLESS DELINEATED HEREON, SLOPES OF 5' IN HEIGHT OR LESS ARE NOT SHOWN.
6. FINAL BIO BASIN WILL BE USED AS TEMPORARY DESILT BASINS DURING CONSTRUCTION.
7. FINAL LANDSCAPE CONSTRUCTION DOCUMENTS TO DEPICT PRIVATE VS PUBLICLY MAINTAINED SLOPES AND LANDSCAPED AREAS.
8. BMP MEASURES WILL BE IMPLEMENTED TO MITIGATE WATER QUALITY AND DETENTION, WHICH SHALL BE DEPICTED ON FINAL GRADING PLANS. ALL STORM WATER TREATMENT DESIGN MUST COMPLY WITH THE RECOMMENDATIONS OF THE SPECIFIC WATER QUALITY CONTROL PLAN AND HYDROLOGY REPORT FOR ALL LOTS.
9. WALL MATERIAL SHALL CONSIST OF A DECORATED SURFACE AS APPROVED BY PLANNING DIVISION MANAGER AND AS SHOWN IN APPROVED SPECIFIC PLAN. WALLS SHALL BE TREATED WITH LANDSCAPING AND BE REVIEWED AND APPROVED BY THE PLANNING MANAGER. STRUCTURAL DESIGN OF SAID WALLS SHALL BE APPROVED BY THE CITY ENGINEER.
10. ALL GRADING OPERATIONS SHALL BE COMPLETED IN ONE PHASE.
11. A GRADING VARIANCE (GV 17-005) IS REQUESTED FOR ALL AREAS SHOWN ON THIS SHEET AS SLOPES GRATER THAN 20' IN TOTAL HEIGHT AND TEMPORARY SLOPES GRATER THAN 20' IN TOTAL HEIGHT.
12. SEE LANDSCAPE AND IRRIGATION PLANS FOR CLEARLY DISTINGUISHED PUBLICLY MAINTAINED SLOPES WITH LANDSCAPE AND IRRIGATION.

NOTES

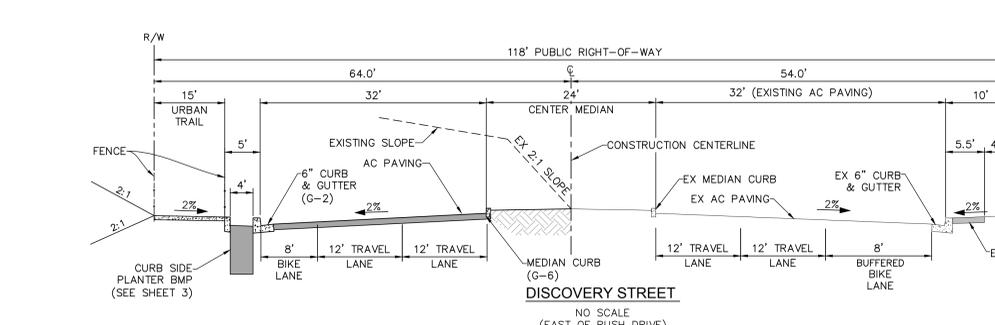
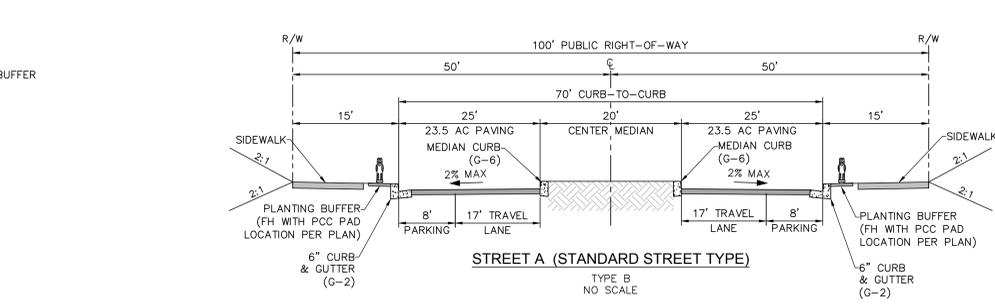
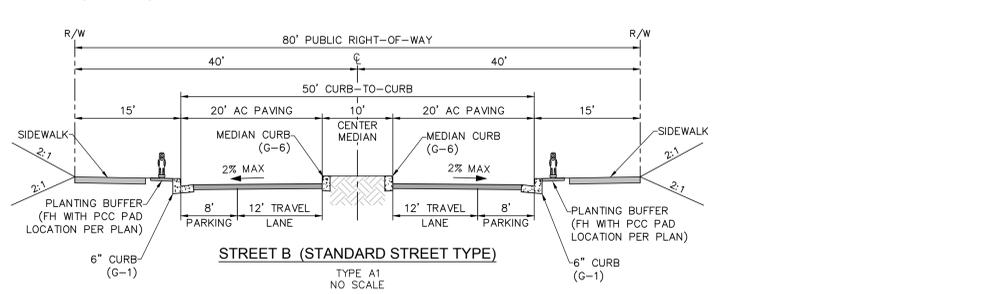
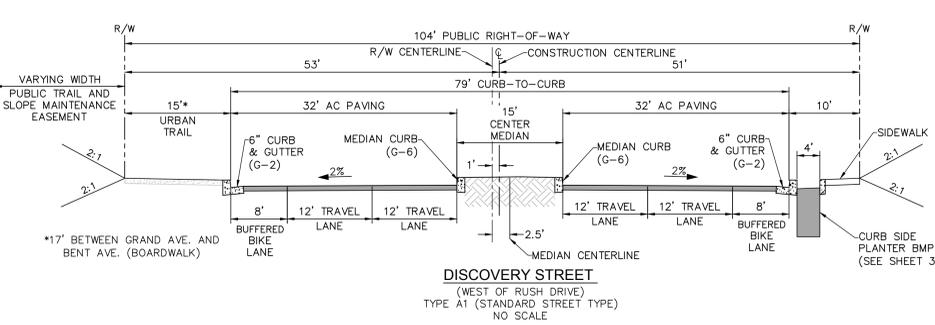
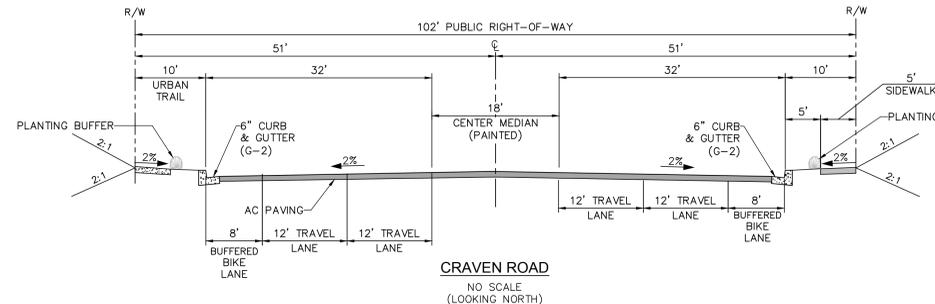
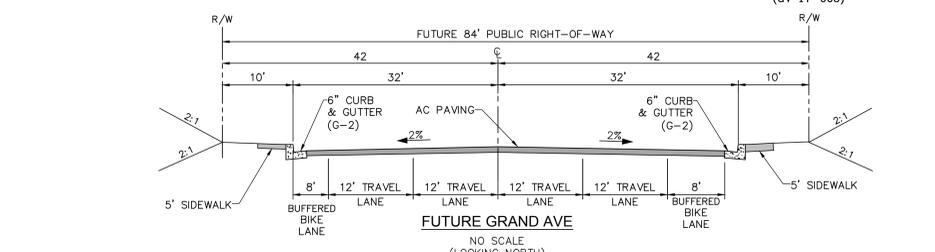
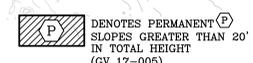
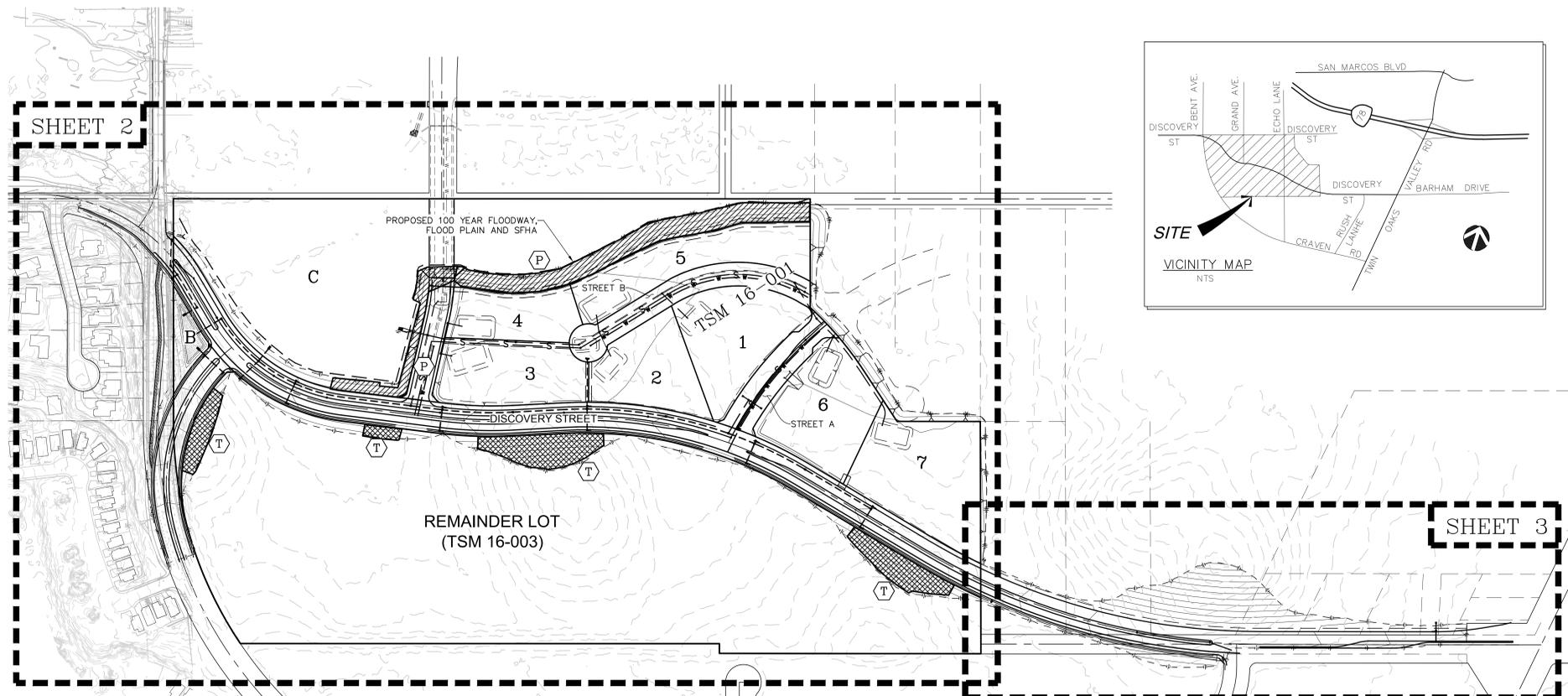
EXISTING ZONING: SP - UNIVERSITY DISTRICT SPA / HEALTH CARE CAMPUS
 PROPOSED ZONING: SP (UNIVERSITY DISTRICT SPA)
 TOTAL SITE ACREAGE: 87.46 ACRES (INCLUDES PUBLIC STREETS)
 EXIST. COMMUNITY PLAN DESIGNATION: BARHAM-DISCOVERY (SP-HEALTH CARE CAMPUS)
 ASSESSORS PARCEL NUMBERS: 221-142-07; 221-070-19,20; 221-080-11,12,18,19,23,24
 THE PROPERTY LIES WITHIN FEMA FLOOD ZONE AE (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) PER FIRM COMMUNITY PANEL NO. 0607300793G, EFFECTIVE DATED MAY 16, 2012.
 TOPOGRAPHY SOURCE: AERIAL FROM ENVIROMINE, DATED 6-16-2017

UTILITIES:

WATER - VALLECITOS WATER DISTRICT
 SEWER - VALLECITOS WATER DISTRICT
 SCHOOLS - SAN MARCOS UNIFIED SCHOOL DISTRICT
 GAS / ELECTRICITY - SAN DIEGO GAS & ELECTRIC

APPROXIMATE GRADING QUANTITIES:

EXCAVATION 465,000 CY
 EMBANKMENT 465,000 CY
 IMPORT/EXPORT NONE



| LOT NUMBER | AC |
|----------------------------|--------------|
| 1 | 2.72 |
| 2 | 2.16 |
| 3 | 2.46 |
| 4 (FUTURE PARK) | 1.66 |
| 5 | 2.69 |
| 6 | 2.83 |
| 7 (POTENTIAL SCHOOL) | 3.57 |
| A (PUBLIC BMP BASIN) | 0.76 |
| B (PUBLIC BMP BASIN) | 0.51 |
| C (OPEN SPACE) | 15.53 |
| DISCOVERY STREET (ON-SITE) | 7.36 |
| CRAVEN ROAD | 0.76 |
| STREET A | 1.06 |
| STREET B | 1.71 |
| GRAND AVE | 0.81 |
| REMAINDER PARCEL | 39.01 |
| TOTAL | 85.60 |

OWNER
 H.G. FENTON COMPANY
 UNDER OPTION AGREEMENT WITH SCRIPPS HEALTH
 7577 MISSION VALLEY ROAD SUITE 200
 SAN DIEGO, CALIFORNIA 92108
 619-400-0120

BY: MIKE NEAL, PRESIDENT / CEO DATE

APPLICANT STATEMENT
 WE STATE THAT THE APPLICANT DOES NOT OWN ANY CONTIGUOUS PROPERTY TO THE LAND COVERED BY THIS TENTATIVE SUBDIVISION MAP

H.G. FENTON COMPANY
 7577 MISSION VALLEY ROAD SUITE 200
 SAN DIEGO, CALIFORNIA 92108
 619-400-0120

BY: MIKE NEAL, PRESIDENT / CEO DATE

MAP PREPARATION DATE

| | |
|-------------|-------------------|
| ORIGINAL: | JANUARY 2016 |
| REVISION 1: | JULY 2016 |
| REVISION 2: | DECEMBER 2016 |
| REVISION 3: | JUNE 2017 |
| REVISION 4: | AUGUST 4, 2017 |
| REVISION 5: | AUGUST 22, 2017 |
| REVISION 6: | SEPTEMBER 1, 2017 |
| REVISION 7: | MAY 15, 2023 |
| REVISION 8: | |

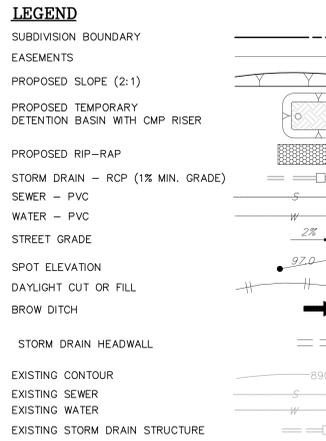
LEGAL DESCRIPTION
 PARCEL A, P.M. NO. 16595 AND PORTIONS OF BLOCKS 63 & 67, MAP NO. 806, (SEE SHEET 4 FOR DETAILED LEGAL DESCRIPTION)

ENGINEER OF WORK
 REC CONSULTANTS INC.
 2970 FIFTH AVENUE, UNIT 340
 SAN DIEGO, CA 92103
 PH: (619) 232-9200

LAND USE

| | |
|---------------------|----------|
| DEVELOPMENT AREA | 19.37 AC |
| OPEN SPACE (LOT 10) | 15.53 AC |
| PUBLIC ROW | 11.69 AC |

SETBACK REQUIREMENTS
 PER SPECIFIC PLAN



SHEET INDEX

| | |
|-------------------------------|----|
| NAME | NO |
| TITLE SHEET | 1 |
| TM - PRELIM GRADING PLAN | 2 |
| DISCOVERY STREET IMPROVEMENTS | 3 |
| EASEMENTS / RIGHT-OF-WAY | 4 |

SURVEYOR
 NAME: ALAN J. REAM NO. LS 7619
 TITLE: SURVEYOR
 DATE

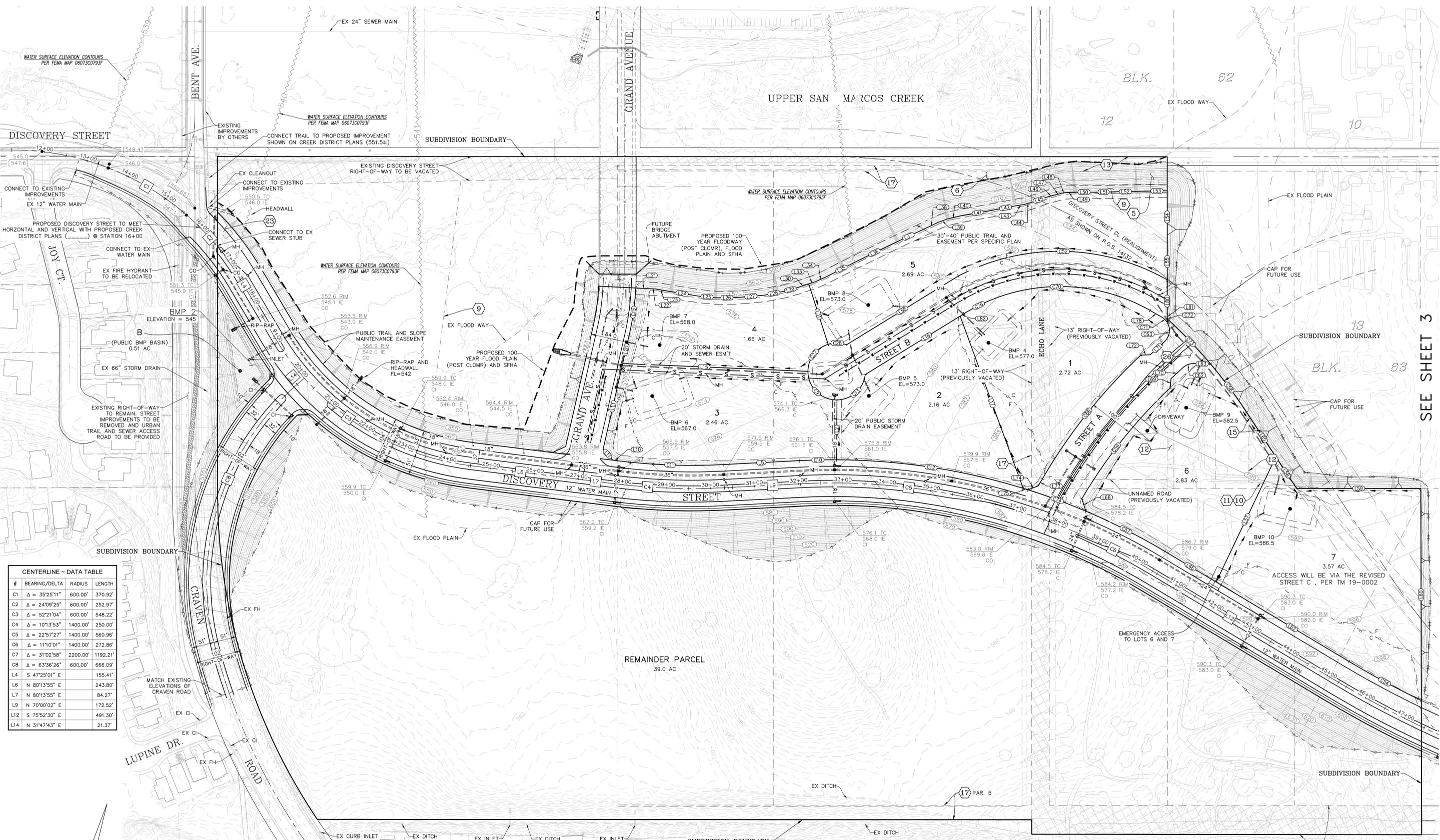
ENGINEER
 NAME: JONATHAN RAAB RYDEEN
 TITLE: ENGINEER
 DATE

REC Civil Engineering • Environmental Land Surveying
 2970 Fifth Avenue, Unit 340
 San Diego, CA 92103
 Consultants, Inc. (619)232-9200 (619)232-9210 Fax

BENCH MARK
 CITY OF SAN MARCOS STATION SMCV021
 PER RECORD OF SURVEY 13928
 ELEV.: 535.977 DATUM: N.A.V.D. 1988

CITY OF SAN MARCOS SHEET 1 OF 4 SHEETS

TENTATIVE SUBDIVISION MAP TSM 16-001
 APPLICANT: H.G. FENTON COMPANY PHONE: 619-400-0120
 ADDRESS: 7577 MISSION VALLEY ROAD, SAN DIEGO, CALIFORNIA 92108
 ARCHITECT: ENGINEER
 DESIGNER: REC CONSULTANTS, INC. PHONE: 619-232-9200
 ADDRESS: 2970 FIFTH AVE., UNIT 340, SAN DIEGO 92103 LOCATION: SOUTH EAST OF CRAVEN ROAD
 TYPE OF DEVELOPMENT: RESIDENTIAL AND INDUSTRIAL AND DISCOVERY STREET
 ZONE: SP (UNIVERSITY DISTRICT SPA) ASSESSOR'S PARCEL NUMBER(S): (SEE NOTES, THIS SHEET)



CENTERLINE - DATA TABLE

| # | BEARING/DELTA | RADIUS | LENGTH |
|-----|---------------|----------|----------|
| C1 | Δ = 35°25'11" | 600.00' | 370.92' |
| C2 | Δ = 24°09'25" | 600.00' | 252.97' |
| C3 | Δ = 52°21'04" | 600.00' | 548.22' |
| C4 | Δ = 10°13'53" | 1400.00' | 250.00' |
| C5 | Δ = 22°57'27" | 1400.00' | 560.96' |
| C6 | Δ = 11°10'01" | 1400.00' | 272.86' |
| C7 | Δ = 31°02'58" | 2200.00' | 1192.21' |
| C8 | Δ = 63°36'26" | 600.00' | 666.09' |
| L4 | S 47°25'01" E | | 155.41' |
| L6 | N 80°13'55" E | | 243.80' |
| L7 | N 80°13'55" E | | 84.27' |
| L9 | N 70°00'02" E | | 172.52' |
| L12 | S 75°52'30" E | | 491.30' |
| L14 | N 31°47'43" E | | 21.37' |

| PROPERTY LINE - DATA TABLE | | | | PROPERTY LINE - DATA TABLE | | | | PROPERTY LINE - DATA TABLE | | | | PROPERTY LINE - DATA TABLE | | | | PROPERTY LINE - DATA TABLE | | | | | |
|----------------------------|---------------|----------|---------|----------------------------|---------------|--------|---------|----------------------------|---------------|--------|---------|----------------------------|---------------|--------|---------|----------------------------|---------------|--------|---------|--|--|
| # | BEARING/DELTA | RADIUS | LENGTH | # | BEARING/DELTA | RADIUS | LENGTH | # | BEARING/DELTA | RADIUS | LENGTH | # | BEARING/DELTA | RADIUS | LENGTH | # | BEARING/DELTA | RADIUS | LENGTH | | |
| C9 | Δ = 91°01'27" | 65.01' | 103.28' | L5 | S 70°01'14" W | | 172.45' | L28 | N 62°01'29" E | | 45.59' | L44 | N 56°57'28" E | | 12.55' | L59 | N 73°03'39" E | | 281.02' | | |
| C10 | Δ = 3°20'05" | 1453.03' | 84.57' | L10 | S 79°45'54" W | | 9.92' | L29 | N 57°22'32" E | | 30.58' | L45 | N 53°58'01" E | | 40.86' | L60 | S 17°08'46" E | | 484.51' | | |
| C11 | Δ = 10°13'53" | 1347.00' | 240.54' | L11 | N 57°46'15" W | | 33.48' | L30 | N 54°20'19" E | | 28.45' | L46 | N 57°56'42" E | | 16.05' | L62 | N 75°52'42" W | | 351.22' | | |
| C12 | Δ = 16°54'24" | 1453.00' | 428.75' | L13 | N 04°15'00" W | | 200.57' | L31 | S 34°36'20" E | | 145.10' | L47 | N 58°30'13" E | | 16.10' | L63 | N 74°11'51" E | | 37.97' | | |
| C13 | Δ = 83°05'25" | 65.08' | 94.38' | L15 | N 75°26'39" E | | 419.67' | L15 | N 55°23'48" E | | 14.95' | L48 | N 62°43'01" E | | 10.59' | L65 | S 49°59'44" E | | 121.76' | | |
| C15 | Δ = 9°52'29" | 642.14' | 110.67' | L16 | N 41°08'04" E | | 253.02' | L33 | N 48°11'22" E | | 27.58' | L49 | N 70°25'24" E | | 13.45' | L66 | N 75°52'42" W | | 136.03' | | |
| C27 | Δ = 72°19'13" | 65.00' | 82.04' | L17 | S 36°55'06" E | | 418.65' | L35 | N 45°54'11" E | | 77.81' | L50 | N 72°55'45" E | | 54.72' | L68 | N 35°18'01" W | | 29.85' | | |
| C28 | Δ = 37°27'24" | 65.00' | 42.49' | L20 | N 04°15'00" W | | 64.66' | L36 | N 46°45'50" E | | 89.54' | L51 | N 71°56'30" E | | 33.86' | L69 | N 12°08'51" W | | 20.97' | | |
| C52 | Δ = 57°43'07" | 489.96' | 493.57' | L21 | N 75°52'31" E | | 34.43' | L37 | N 47°39'56" E | | 81.02' | L52 | N 71°44'44" E | | 64.88' | L70 | N 30°08'19" E | | 36.85' | | |
| C54 | Δ = 4°58'35" | 2147.00' | 186.48' | L22 | N 74°50'44" E | | 9.94' | L38 | N 47°26'28" E | | 34.31' | L53 | N 71°44'44" E | | 62.17' | L82 | N 41°08'04" E | | 10.69' | | |
| C56 | Δ = 6°58'36" | 1126.66' | 137.19' | L23 | N 82°59'43" E | | 25.69' | L39 | N 52°18'17" E | | 20.27' | L54 | S 17°00'23" E | | 120.21' | | | | | | |
| C57 | Δ = 7°54'26" | 1453.52' | 200.60' | L24 | N 82°27'13" E | | 71.91' | L40 | N 59°26'50" E | | 30.98' | L55 | S 16°59'28" E | | 83.57' | | | | | | |
| C59 | Δ = 16°09'28" | 1150.00' | 324.31' | L25 | N 78°36'59" E | | 41.76' | L41 | N 62°44'25" E | | 81.75' | L56 | S 41°08'04" W | | 297.75' | | | | | | |
| C62 | Δ = 44°03'32" | 35.00' | 26.91' | L26 | N 72°20'47" E | | 48.56' | L42 | N 62°09'50" E | | 46.67' | L57 | N 08°16'44" E | | 316.47' | | | | | | |
| L2 | S 16°40'03" E | | 136.71' | L27 | N 67°53'20" E | | 59.91' | L43 | N 63°30'29" E | | 22.03' | L58 | S 49°59'44" E | | 86.12' | | | | | | |

ABBREVIATION LIST

- AC ACRES
- CI CURB INLET
- CO CLEAN OUT
- EX EXISTING
- FH FIRE HYDRANT
- MH MANHOLE
- SF SQUARE FEET
- SFHA SPECIAL FLOOD HAZARD AREA
- [] ELEVATION PER CREEK DISTRICT PROJECT # p002029c (NAD88 - 3.0'± TO NAD29)

SURVEYOR
ALAN J. REAM
DATE

ENGINEER
JONATHAN RAAB RYDEEN
DATE

REC Civil Engineering-Environmental Land Surveying
2970 Fifth Avenue, Unit 340 San Diego, CA 92103
(619)232-9200 (619)232-9210 Fax

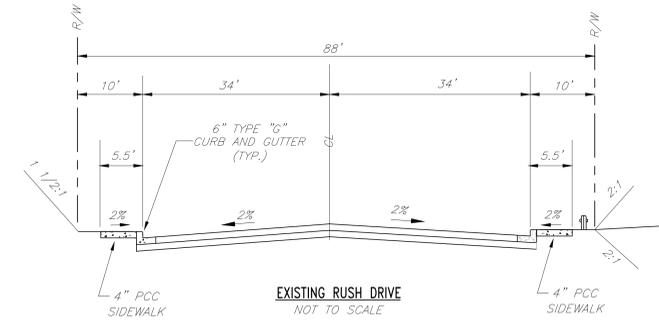
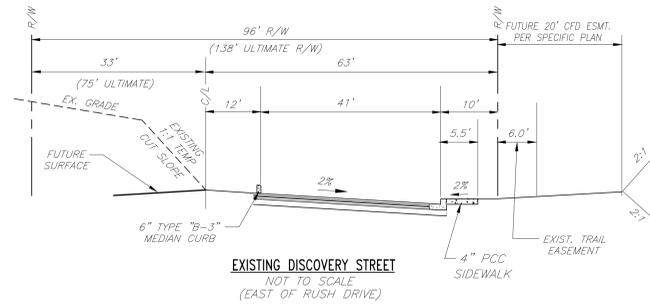
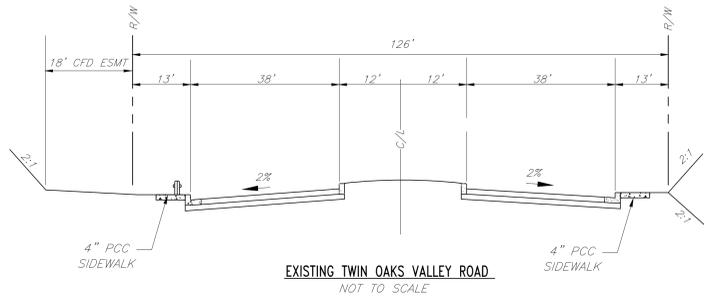
STATE OF CALIFORNIA LICENSED LAND SURVEYOR No. LS 7619

STATE OF CALIFORNIA LICENSED PROFESSIONAL ENGINEER No. CE 64811

CITY OF SAN MARCOS SHEET 2 OF 4 SHEETS

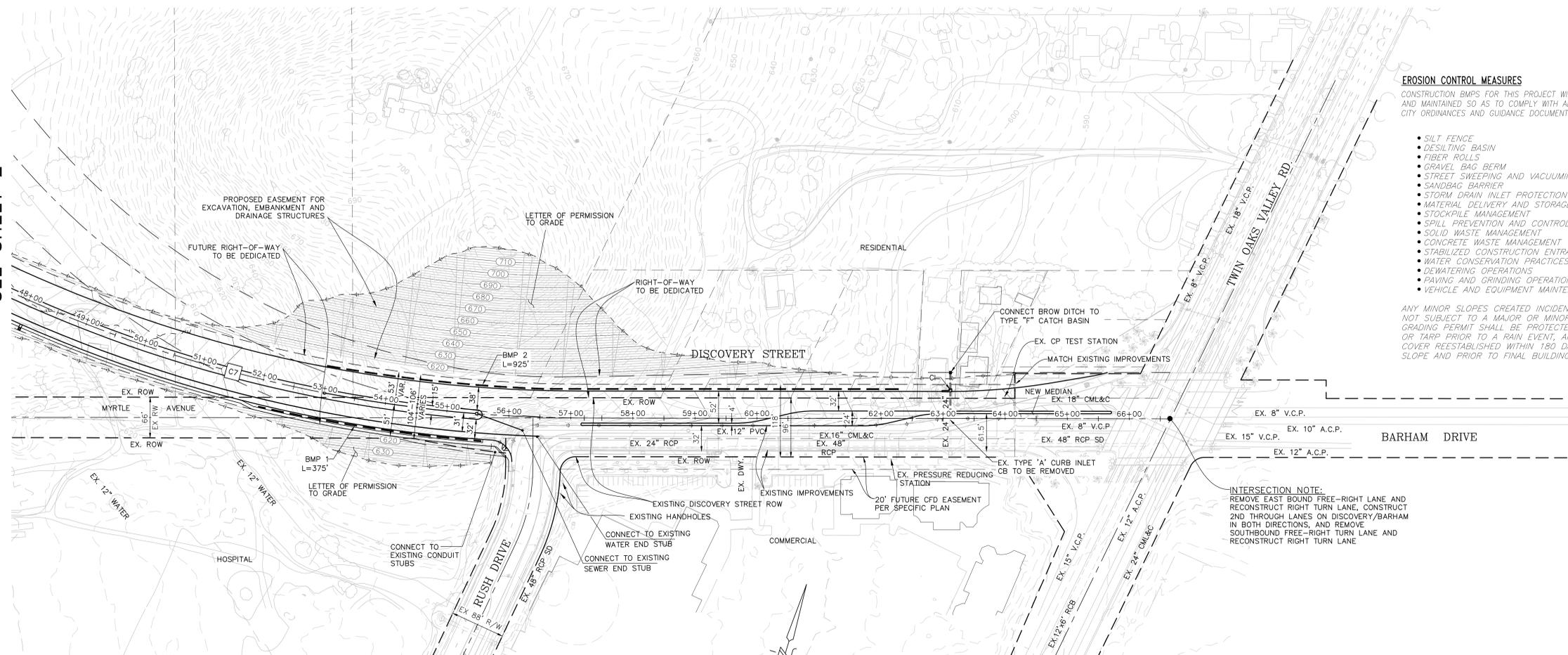
TENTATIVE SUBDIVISION MAP TSM 16-001
APPLICANT: H.G. FENTON COMPANY
ADDRESS: 7577 MISSION VALLEY ROAD, SAN DIEGO, CALIFORNIA 92108
PHONE: 619-400-0120
ARCHITECT/ENGINEER: DESIGNER: REC CONSULTANTS, INC. PHONE: 619-232-9200
ADDRESS: 2970 FIFTH AVE., UNIT 340, SAN DIEGO 92103
TYPE OF DEVELOPMENT: RESIDENTIAL & INDUSTRIAL
LOCATION: SOUTH EAST OF CRAVEN ROAD AND DISCOVERY STREET
ZONE: SP (UNIVERSITY DISTRICT SPA) ASSESSOR'S PARCEL NUMBER(S): (SEE NOTES, SHEET 1)

SEE SHEET 3



NOTE:
NO CHANGES ARE PROPOSED TO THIS SHEET FOR THE SUBSTANTIAL CONFORMANCE 22-00010

SEE SHEET 2



EROSION CONTROL MEASURES

CONSTRUCTION BMPs FOR THIS PROJECT WILL BE SELECTED, CONSTRUCTED, AND MAINTAINED SO AS TO COMPLY WITH ALL APPLICABLE STATE, COUNTY AND CITY ORDINANCES AND GUIDANCE DOCUMENTS.

- SILT FENCE
- DESILTING BASIN
- FIBER ROLLS
- GRAVEL BAG BERM
- STREET SWEEPING AND VACUUMING
- SANDBAG BARRIER
- STORM DRAIN INLET PROTECTION
- MATERIAL DELIVERY AND STORAGE
- STOCKPILE MANAGEMENT
- SPILL PREVENTION AND CONTROL
- SOLID WASTE MANAGEMENT
- CONCRETE WASTE MANAGEMENT
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- WATER CONSERVATION PRACTICES
- DEWATERING OPERATIONS
- PAVING AND GRINDING OPERATIONS
- VEHICLE AND EQUIPMENT MAINTENANCE

ANY MINOR SLOPES CREATED INCIDENTAL TO CONSTRUCTION AND NOT SUBJECT TO A MAJOR OR MINOR GRADING PERMIT SHALL BE PROTECTED BY COVERING WITH PLASTIC OR TARP PRIOR TO A RAIN EVENT, AND SHALL HAVE VEGETATIVE COVER REESTABLISHED WITHIN 180 DAYS OF COMPLETION OF THE SLOPE AND PRIOR TO FINAL BUILDING APPROVAL.

INTERSECTION NOTE:
REMOVE EAST BOUND FREE-RIGHT LANE AND RECONSTRUCT RIGHT TURN LANE, CONSTRUCT 2ND THROUGH LANES ON DISCOVERY/BARHAM IN BOTH DIRECTIONS, AND REMOVE SOUTHBOUND FREE-RIGHT TURN LANE AND RECONSTRUCT RIGHT TURN LANE.

SURVEYOR

ALAN J. REAM
DATE

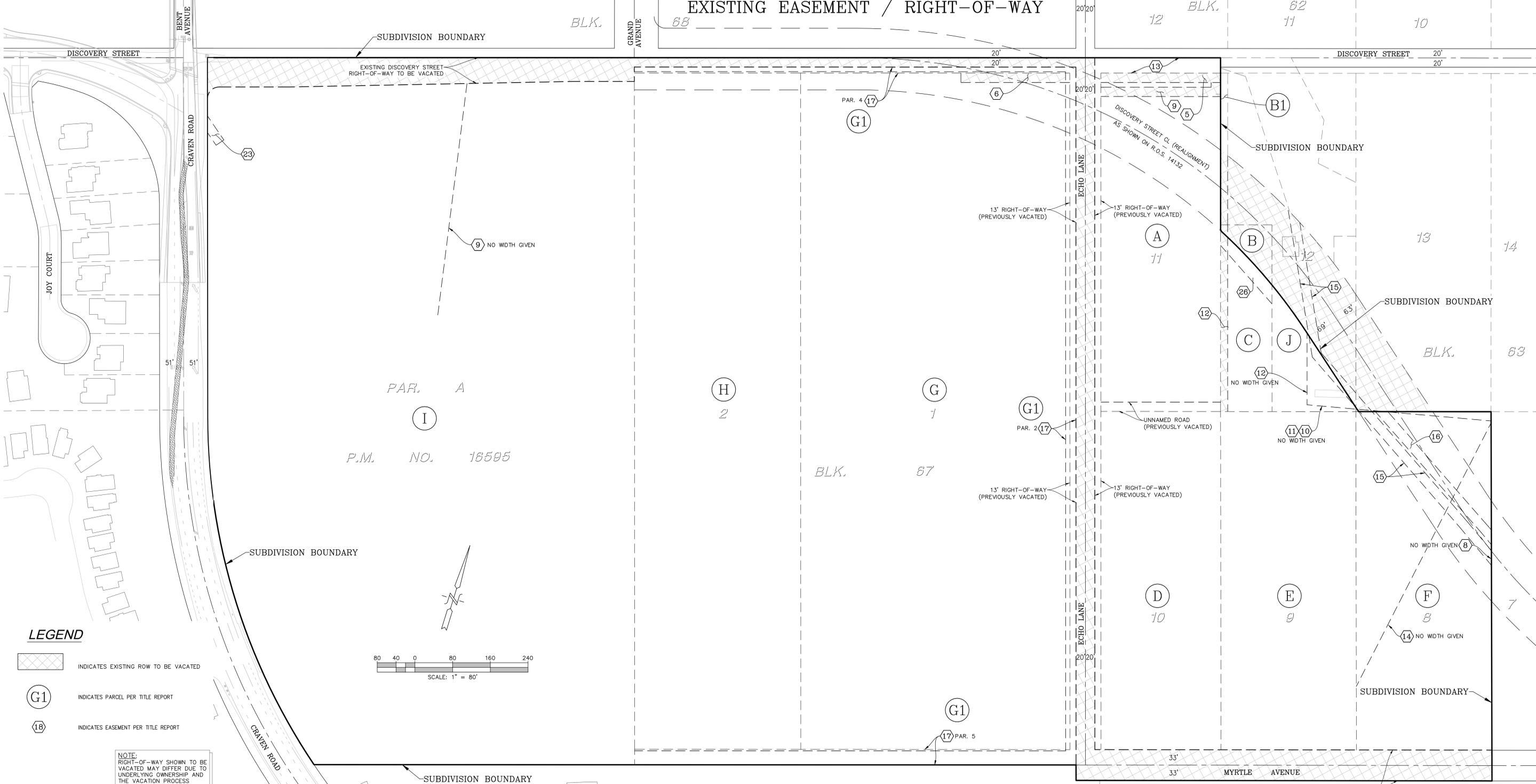


ENGINEER

JONATHAN RAAB RYDEEN
DATE



EXISTING EASEMENT / RIGHT-OF-WAY



LEGEND

- INDICATES EXISTING ROW TO BE VACATED
- INDICATES PARCEL PER TITLE REPORT
- INDICATES EASEMENT PER TITLE REPORT

LEGAL DESCRIPTION

PARCEL A: ALL OF LOT 11 OF BLOCK 63 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. ALSO THE SOUTHERLY HALF OF THE UNNAMED ROAD LYING NORTHERLY OF AND ADJOINING SAID LOT 11 AS VACATED AND CLOSED TO PUBLIC USE. AND ALSO THAT PORTION OF THE EASTERLY 13.00 FEET OF THE UNNAMED ROAD LYING WESTERLY OF AND ADJOINING SAID LOT 11 AND THE SOUTHERLY HALF OF SAID UNNAMED ROAD LYING BETWEEN BLOCK 62 AND 63 OF SAID MAP NO. 806, AS VACATED AND CLOSED TO PUBLIC USE.

PARCEL B: THAT PORTION OF THE WESTERLY 109.00 FEET OF THE SOUTHERLY 400.00 FEET OF LOT 12, IN BLOCK 63 OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 806. BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHERLY 400.00 FEET OF LOT 12, THENCE NORTH 73°01'35" EAST ALONG THE NORTHERLY LINE OF SAID SOUTHERLY 400.00 FEET OF LOT 12 A DISTANCE OF 109.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID WESTERLY 109.00 FEET OF LOT 12, THENCE SOUTH 17°04'28" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 129.31 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH A RADIAL LINE OF SAID CURVE BEARS SOUTH 33°58'23" WEST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE HAVING A RADIUS OF 1131.00 FEET AND A CENTRAL ANGLE OF 08°06'10" A DISTANCE OF 159.95 FEET TO A POINT OF NON-TANGENCY ON THE WESTERLY LINE OF SAID LOT 12, FROM WHICH A RADIAL LINE OF SAID CURVE BEARS SOUTH 25°52'13" WEST, THENCE NORTH 17°04'28" WEST ALONG SAID WESTERLY LINE 12.63 FEET TO THE POINT OF BEGINNING.

PARCEL C: THE WESTERLY 109.00 FEET OF THE SOUTHERLY 400.00 FEET OF LOT 12, IN BLOCK 63 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. EXCEPTING THEREFROM, THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHERLY 400.00 FEET OF LOT 12, THENCE NORTH 73°01'35" EAST ALONG THE NORTHERLY LINE OF SAID SOUTHERLY 400.00 FEET OF LOT 12, THENCE SOUTH 17°04'28" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 129.31 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH A RADIAL LINE OF SAID CURVE BEARS SOUTH 33°58'23" WEST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE HAVING A RADIUS OF 1131.00 FEET AND A CENTRAL ANGLE OF 08°06'10" A DISTANCE OF 159.95 FEET TO A POINT OF NON-TANGENCY ON THE WESTERLY LINE OF SAID LOT 12, FROM WHICH A RADIAL LINE OF SAID CURVE BEARS SOUTH 25°52'13" WEST, THENCE NORTH 17°04'28" WEST ALONG SAID WESTERLY LINE 12.63 FEET TO THE POINT OF BEGINNING.

PARCEL D: LOT 10 ALSO THAT VACATED PORTION OF THE UNNAMED STREET ADJOINING LOT 10 ON THE SOUTHWEST IN BLOCK 63 OF THE RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 806.

PARCEL E: LOT 9 IN BLOCK 63 OF THE RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 806.

PARCEL F: LOT 8 IN BLOCK 63, IN THE RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806.

PARCEL G: ALL OF LOT 1 AND THAT PORTION OF LOT 2 IN BLOCK 67 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. LYING NORTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 2, DISTANT SOUTHWESTERLY 571 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT 1, THENCE SOUTHEASTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 1 TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 2.

PARCEL H: LOT 2 IN BLOCK 67 IN THE 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. TOGETHER WITH THOSE PORTIONS OF THE UNNAMED STREET ADJOINING SAID LOT 2 ON THE NORTHWEST AND ON THE SOUTHEAST, CLOSED TO PUBLIC USE, WHICH WOULD BY OPERATION OF LAW REVERT TO SAID LAND, EXCEPTING THAT PORTION OF SAID LOT 2 AND THOSE PORTIONS OF SAID UNNAMED STREET LYING NORTHEASTERLY OF THE LOCATION AND NORTHEASTERLY AND SOUTHEASTERLY PROLONGATION OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 2, DISTANT 571 FEET SOUTHWESTERLY FROM THE MOST NORTHERLY CORNER OF LOT 1 IN SAID BLOCK 67; THENCE SOUTHEASTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 1 TO THE SOUTHEASTERLY LINE OF SAID LOT 2.

PARCEL I: PARCEL A OF PARCEL MAP NO. 16595, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

PARCEL J: THAT PORTION OF LOTS 12 AND 13 IN BLOCK 63 OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 806, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 12; THENCE SOUTH 17°04'28" EAST ALONG THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 165.08 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH A RADIAL LINE OF SAID CURVE BEARS SOUTH 20°31'17" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE HAVING A RADIUS OF 1263.00 FEET AND A CENTRAL ANGLE OF 19°29'29" A DISTANCE OF 429.56 FEET TO A POINT OF TANGENCY; THENCE SOUTH 49°50'29" EAST A DISTANCE OF 293.76 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 13, FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 13 BEARS NORTH 73°01'35" EAST A DISTANCE OF 124.87 FEET; THENCE SOUTH 73°01'35" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 157.42 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 73°01'35" WEST, 182.91 FEET; THENCE NORTH 17°04'28" WEST, 270.69 FEET TO A POINT ON THE NON-TANGENT 1131.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, A RADIAL TO SAID POINT BEARS NORTH 33°58'23" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°02'08" AN ARC LENGTH OF 119.14 FEET; THENCE SOUTH 49°59'29" EAST, 207.98 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 25,532 SQUARE FEET, MORE OR LESS.

- EASEMENT / DISPOSITION**
- AN EASEMENT AFFECTING SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY FOR ACCESS AND UTILITIES. RECORDED: MAY 17, 1937 IN BOOK 651 PAGE 298 OF OFFICIAL RECORDS. **TO BE VACATED.**
 - AN EASEMENT AFFECTING SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES IN FAVOR OF: SAN MARCOS COUNTY WATER DISTRICT AS SET FORTH IN A DOCUMENT RECORDED APRIL 1, 1956, IN BOOK 7018, PAGE 545, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. **TO BE VACATED.**
 - AN EASEMENT AFFECTING SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES IN FAVOR OF: SAN MARCOS COUNTY WATER DISTRICT FOR: A LINE OR LINES OF PIPE AND NECESSARY APPURTENANCES FOR WATER TRANSPORTATION, INCLUDING THE RIGHT TO CONSTRUCT ACCESS ROAD, AND TEMPORARILY STORE EXCAVATED AND CONSTRUCTION MATERIALS ADJACENT TO SAID EASEMENT, WITH THE RIGHT OF INGRESS AND EGRESS AT ALL TIMES AND INCIDENTAL PURPOSES RECORDED: MAY 12, 1958 IN BOOK 7076, PAGE 310 OF OFFICIAL RECORDS. **TO BE VACATED.**
 - THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF THE RIGHT OF WAY GRANTED THEREIN WHERE REQUIRED FOR CONSTRUCTION AND MAINTENANCE RECORDED: FEBRUARY 26, 1968 AS FILE NO. 32003 OF OFFICIAL RECORDS. **TO BE VACATED.**
 - AN EASEMENT AFFECTING SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES IN FAVOR OF: DANIELS CABLEVISION, INC., A DELAWARE CORPORATION FOR: A COMMUNITY ANTENNA TELEVISION ("CATV") SYSTEM AND INCIDENTAL PURPOSES RECORDED: AUGUST 14, 1990 AS FILE NO. 90-443771 OF OFFICIAL RECORDS LOCATION OF SAID EASEMENT CANNOT BE PLOTTED FROM RECORD. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SAID MATTER AFFECTS: PARCEL I. **TO BE VACATED.**
 - AN EASEMENT AFFECTING SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY FOR: ACCESS AND UTILITIES. RECORDED: MARCH 11, 1952 IN BOOK 4403, PAGE 593 OF OFFICIAL RECORDS. **TO BE VACATED.**
 - AN EASEMENT AFFECTING SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY FOR: ACCESS AND UTILITIES. RECORDED: MAY 29, 1952 IN BOOK 4481, PAGE 117 OF OFFICIAL RECORDS. **TO BE VACATED.**
 - AN EASEMENT AFFECTING SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES IN FAVOR OF: THE COUNTY OF SAN DIEGO FOR: PUBLIC ROAD AND INCIDENTAL PURPOSES RECORDED: JANUARY 7, 1954 IN BOOK 5105, PAGE 407 OF OFFICIAL RECORDS. **TO BE VACATED.**

- AN EASEMENT AFFECTING SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY FOR: ACCESS AND UTILITIES. RECORDED: JULY 22, 1957 IN BOOK 6673, PAGE 31 OF OFFICIAL RECORDS. **TO BE VACATED.**
- AN EASEMENT AFFECTING SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES IN FAVOR OF: SAN MARCOS COUNTY WATER DISTRICT AS SET FORTH IN A DOCUMENT RECORDED APRIL 1, 1956, IN BOOK 7018, PAGE 545, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. **TO BE VACATED.**
- AN EASEMENT AFFECTING SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES IN FAVOR OF: SAN MARCOS COUNTY WATER DISTRICT FOR: A LINE OR LINES OF PIPE AND NECESSARY APPURTENANCES FOR WATER TRANSPORTATION, INCLUDING THE RIGHT TO CONSTRUCT ACCESS ROAD, AND TEMPORARILY STORE EXCAVATED AND CONSTRUCTION MATERIALS ADJACENT TO SAID EASEMENT, WITH THE RIGHT OF INGRESS AND EGRESS AT ALL TIMES AND INCIDENTAL PURPOSES RECORDED: MAY 12, 1958 IN BOOK 7076, PAGE 310 OF OFFICIAL RECORDS. **TO BE VACATED.**
- THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF THE RIGHT OF WAY GRANTED THEREIN WHERE REQUIRED FOR CONSTRUCTION AND MAINTENANCE RECORDED: FEBRUARY 26, 1968 AS FILE NO. 32003 OF OFFICIAL RECORDS. **TO BE VACATED.**
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EXISTING MYRTLE AVENUE RIGHT-OF-WAY TO BE VACATED

SURVEYOR
ALAN J. REAM
DATE

ENGINEER
Jonathan Raab Rydeen
DATE

REC Civil Engineering-Environmental Land Surveying
2970 Fifth Avenue, Unit 340
San Diego, CA 92103
(619)232-9200 (619)232-9210 Fax

CITY OF SAN MARCOS SHEET 4 OF 4 SHEETS

TENTATIVE SUBDIVISION MAP TSM 16-001
APPLICANT: H.G. FENTON COMPANY PHONE: 619-400-0120
ADDRESS: 7577 MISSION VALLEY ROAD, SAN DIEGO, CALIFORNIA 92108
ARCHITECT, ENGINEER
DESIGNER: REC CONSULTANTS, INC. PHONE: 619-232-9200
ADDRESS: 2970 FIFTH AVE., UNIT 340, SAN DIEGO 92103 LOCATION: SOUTH EAST OF CRAVEN ROAD
TYPE OF DEVELOPMENT: RESIDENTIAL & INDUSTRIAL AND DISCOVERY STREET
ZONE: SP (UNIVERSITY DISTRICT SPA) ASSESSOR'S PARCEL NUMBER(S): (SEE NOTES, SHEET 1)