

COUNTY OF SAN DIEGO TRACT NO. 5443-1

BEING A SUBDIVISION OF PORTIONS OF LOTS 18 AND 19 OF KEW GARDENS, ACCORDING TO MAP NO. 2046, AS FILED ON THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 15, 1927 TOGETHER WITH A PORTION OF THE WESTERLY HALF OF CLARENCE DRIVE AS SHOWN ON SAID MAP NO. 2046, BEING IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SUBDIVISION GUARANTEE FOR THIS SUBDIVISION IS FURNISHED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. NHSC-1969554

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR ARE INTERESTED PARTIES IN THE LAND SUBDIVIDED BY THIS MAP AND CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

WE HEREBY DEDICATE TO THE PUBLIC A PORTION OF YORK DRIVE FOR USE AS A PUBLIC STREET EASEMENT AS SHOWN ON THIS MAP TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT-OF-WAY.

WE HEREBY RELINQUISH AND WAIVE ALL ACCESS RIGHTS FROM LOT 1 AND LOT 5, IN AND TO YORK DRIVE, EXCEPT AT ACCESS OPENINGS NO. 1 AND NO. 2, AS SHOWN ON THIS MAP.

WE HEREBY GRANT TO THE COUNTY OF SAN DIEGO A PUBLIC STORM EASEMENT AS SHOWN ON THIS MAP.

WE HEREBY DEDICATE TO THE VISTA IRRIGATION DISTRICT, AS AN EASEMENT, A PUBLIC WATERLINE EASEMENT, AS SHOWN HEREON.

THE PRIVATE ROAD AND UTILITY EASEMENT SHOWN ON THIS MAP, IS FOR THE BENEFIT OF ALL THE LOTS ON THIS MAP, AND IS RESERVED HEREON.

WE HEREBY DEDICATE TO THE VISTA IRRIGATION DISTRICT AS AN EASEMENT, A PUBLIC WATERLINE, AS SHOWN HEREON.

THE PRIVATE SEWER AND STORM DRAIN EASEMENT SHOWN ON THIS MAP OVER LOT 5 IS FOR THE BENEFIT OF LOT 1 AND IS RESERVED HEREON.

THE PRIVATE SEWER AND STORM DRAIN EASEMENT SHOWN ON THIS MAP OVER LOT 3 IS FOR THE BENEFIT OF LOT 2 AND IS RESERVED HEREON.

THE PRIVATE STORM DRAIN EASEMENT SHOWN ON THIS MAP OVER LOT 5 IS FOR THE BENEFIT OF ALL LOTS ON THIS MAP AND IS RESERVED HEREON.

UDT DATED NOVEMBER 15, 1974 GARY OTTO VAN EIK AND KAREN VAN EIK, TRUSTORS AS OWNERS

BY: GARY OTTO VAN EIK, TRUSTEE

DATE:

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 SAN DIEGO

ON 20__ 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 OFFICIAL SEAL

SIGNATURE:

PLEASE PRINT NAME:

MY PRINCIPAL PLACE OF BUSINESS IS IN COUNTY.

MY COMMISSION EXPIRES: 20__.

VISTA IRRIGATION DISTRICT 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 THE DOCUMENT.

STATE OF CALIFORNIA) COUNTY OF SAN DIEGO)

ON 20__ 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

SIGNATURE:

PRINT NAME:

MY PRINCIPAL PLACE OF BUSINESS IS SAN DIEGO COUNTY.

MY COMMISSION NUMBER IS:

MY COMMISSION EXPIRES:

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 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: FOR DIRECTOR

DATED:

THE SIGNATURES OF THE PARTIES LISTED BELOW, OWNERS OF EASEMENTS PER DOCUMENTS LISTED 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.

BUENA SANITATION DISTRICT, HOLDER OF AN EASEMENT RECORDED NOVEMBER 08, 1965, AS INSTRUMENT NO. 202758 OF OFFICIAL RECORDS.

BUENA SANITATION DISTRICT, HOLDER OF AN EASEMENT RECORDED APRIL 12, 2005, AS INSTRUMENT NO. 2005-0299258 OF OFFICIAL RECORDS.

COUNTY OF SAN DIEGO, HOLDER OF A STORMWATER FACILITIES MAINTENANCE AND ACCESS AGREEMENT, RECORDED 2017 AS DOC # 2017- OF OFFICIAL RECORDS.

'PRIVATE SEWER MAINTENANCE AGREEMENT', RECORDED 2017 AS DOC. #2017- OF OFFICIAL RECORDS.

CERTIFICATE OF ACCEPTANCE OF EASEMENT BY VISTA IRRIGATION DISTRICT

THE UNDERSIGNED, VISTA IRRIGATION DISTRICT, A SPECIAL DISTRICT, HEREBY CERTIFIES THAT IT IS INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP BY VIRTUE OF EASEMENTS RECORDED OCTOBER 6, 1925, IN BOOK 1109 PAGE 201 DEEDS ANDS CONSENTS TO THE PREPARATION AND RECORDATION OF THIS MAP WITHOUT RELINQUISHING ANY PRIOR RIGHTS THE DISTRICT HAS BY SAID EASEMENTS.

THIS IS TO CERTIFY THAT PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION NO. 86-24 OF THE BOARD OF DIRECTORS OF THE VISTA IRRIGATION DISTRICT, ADOPTED JUNE 11, 1986, THE UNDERSIGNED IS AUTHORIZED TO ACCEPT THE EASEMENTS FOR WATER LINES AND APPURTENANCES AS DEDICATED AND SHOWN ON THIS MAP AND WITHIN THE BOUNDARIES SUBJECT TO EACH OF THE CONDITIONS SET FORTH IN SAID RESOLUTION NO. 86-24, A COPY OF WHICH WAS FILED FOR RECORD ON OCTOBER 16, 1986, IN THE SAN DIEGO COUNTY RECORDER, FILE NO. 86-467690 AND VISTA IRRIGATION DISTRICT HEREBY ACCEPTS SAID EASEMENT.

BY: PRESIDENT BY: SECRETARY

I, DAVID HALL, CLERK OF THE BOARD OF SUPERVISORS OF SAN DIEGO COUNTY, CERTIFY THAT SAID BOARD OF SUPERVISORS HAS APPROVED THIS MAP, HAS ACCEPTED ON BEHALF OF THE PUBLIC SUBJECT TO IMPROVEMENT, A PORTION OF YORK DRIVE, AS DEDICATED ON THIS MAP TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT-OF-WAY AS SHOWN ON SAID MAP, TOGETHER WITH THE ACCESS RIGHTS FROM LOT 1 AND LOT 5 IN AND TO YORK DRIVE, ACCEPT AT ACCESS OPENING NO. 1 AND NO. 2, AS RELINQUISHED AND WAIVED HEREON.

DAVID HALL CLERK OF THE BOARD OF SUPERVISORS

BY: DEPUTY

DATED:

I, ARMAND A MAROIS, A PROFESSIONAL LAND SURVEYOR, STATE THAT THE SURVEY OF THIS SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECTION IN DECEMBER 2016, AND SAID SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS OF THE CHARACTER INDICATED HAVE BEEN SET OR FOUND AT THE SUBDIVISION BOUNDARY CORNERS, AND I WILL SET ALL OTHER MONUMENTS OF THE CHARACTER AND AT THE POSITION INDICATED BY LEGEND IN THIS MAP WITHIN 30 DAYS AFTER THE COMPLETION OF THE REQUIRED IMPROVEMENTS AND SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. (SEE LEGEND ON SHEET 2).



ARMAND A. MAROIS L.S. 5941

DATED:

I, RAYMOND L. MATHE, HEREBY STATE THAT I HAVE EXAMINED THIS MAP. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT TOGETHER WITH ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.



RAYMOND L. MATHE, P.L.S. 6185 COUNTY SURVEYOR

DATE:

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

DATE:

BY: DEPUTY

FILE NO.:

FILED THIS DAY OF 2018, AT O'CLOCK, M. IN BOOK OF MAPS AT PAGE, AT THE REQUEST OF ARMAND A. MAROIS.

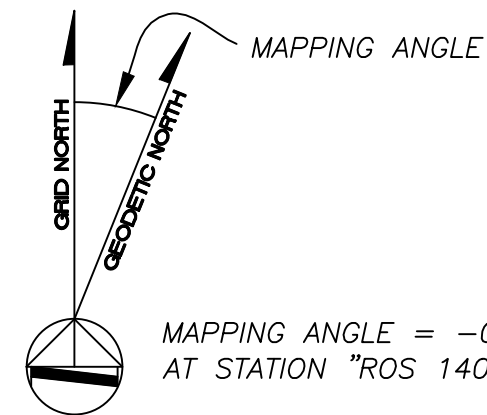
ERNEST J. DRONENBURG, JR. COUNTY RECORDER

PRELIMINARY DEPUTY FEE: \$17.00

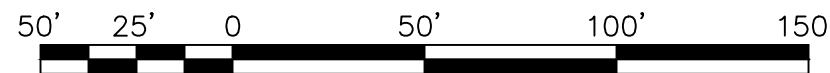
SB2 ATKINS FEE \$225.00

COUNTY OF SAN DIEGO TRACT NO. 5443-1

PROCEDURE OF SURVEY



MAPPING ANGLE = -00°31'34.525"
AT STATION "ROS 14023 PT#2013"



SCALE: 1" = 50'

CURVE/LINE DATA

FOR THIS SHEET ONLY

CURVE DATA

- C1 Δ = 35°52'46" (35°52'30" R5)
R = 400.00'
L = 250.49' (250.45' R5)
- C2 Δ = 32°46'44" (32°32'49" R5)
R = 370.00'
L = 211.68' (211.25' R5)
- C3 Δ = 32°46'00" (32°42'05" R5)
R = 375.00'
L = 214.46' (214.03' R5)

LINE DATA

- L1 N25°49'04"W 27.33'
(S25°52'45"E 27.00' R1, R5, DD)
- L2 N71°16'40"W 37.42'
(N71°58'43"W 37.89' R1)
(N72°24'45"W 38.00' R5, DD)
- L3 N35°58'54"E 66.59'
(S36°23'54"E 66.63' R1)
(S36°12'30"E 67.00' R5, DD)
- L4 N17°34'32"W 46.07'
(S17°59'23"E 45.95' R1)
(S18°02'30"E 46.00' R5, DD)
- L5 N07°30'09"E 70.92'
(S06°49'00"W 71.00' R1, R5, DD)

REFERENCES

- R1 INDICATES RECORD DATA PER RECORD OF SURVEY 14532
- R2 INDICATES RECORD DATA PER RECORD OF SURVEY 19918
- R3 INDICATES RECORD DATA PER CORNER RECORD 24080
- R4 INDICATES RECORD DATA PER CORNER RECORD 23550
- R5 INDICATES RECORD DATA PER MAP 2046
- DD INDICATES RECORD DATA PER GRANT DEED RECORDED ON OCTOBER 07, 2004 AS DOCUMENT NO. 2004-0955197, O.R.

FOUND MONUMENT DESCRIPTIONS

- ① FOUND 3/4" IRON PIPE W/PLASTIC PLUG STAMPED "LS7846" PER R3.
- ② FOUND 3/4" IRON PIPE W/PLASTIC PLUG STAMPED "RCE28846" PER R1.
- ③ FOUND 2" IRON PIPE W/DISC STAMPED "RCE28846" PER R1.
- ④ FOUND 2" IRON PIPE W/DISC STAMPED "RCE28846" ACCEPTED AS 1.00' OFFSET, HELD FOR LINE
- ⑤ FOUND 3/4" I.P. W/PLASTIC PLUG, STAMPING ILLEGIBLE, DOWN 0.9'; NO RECORD. NOTE: LEAD PLUG W/DISC STAMPED "LS7846" IN CONCRETE FOOTING (PER R3) WAS NOT FOUND. REPLACED WITH 2" X 24" IRON PIPE WITH DISC STAMPED "LS 5941".
- ⑥ FD 3/4" I.P. W/DISC STAMPED "RCE28846, NO REC. (R1 SHOWS SETTING A 2" I.P.) ACCEPTED AS POINT OF CURVE PER R1. REPLACED WITH 2" X 24" IRON PIPE WITH DISC STAMPED "LS 5941".

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS THE CCS 83, ZONE 6 [EPOCH 1991.35] GRID BEARING BETWEEN STATION "ROS 14023 PT 2013" AND STATION "ROS 14023 PT 2060", I.E N 17°48'56"E (BOTH HAVING A CALIFORNIA COORDINATE VALUE OF FIRST ORDER ACCURACY OR BETTER) AS SAID STATIONS ARE PUBLISHED IN THE SAN DIEGO HORIZONTAL CONTROL BOOK, SEE ROS 14023 RECORDED ON DECEMBER 23, 1992 AS FILE NO. 92-823914 IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER. QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

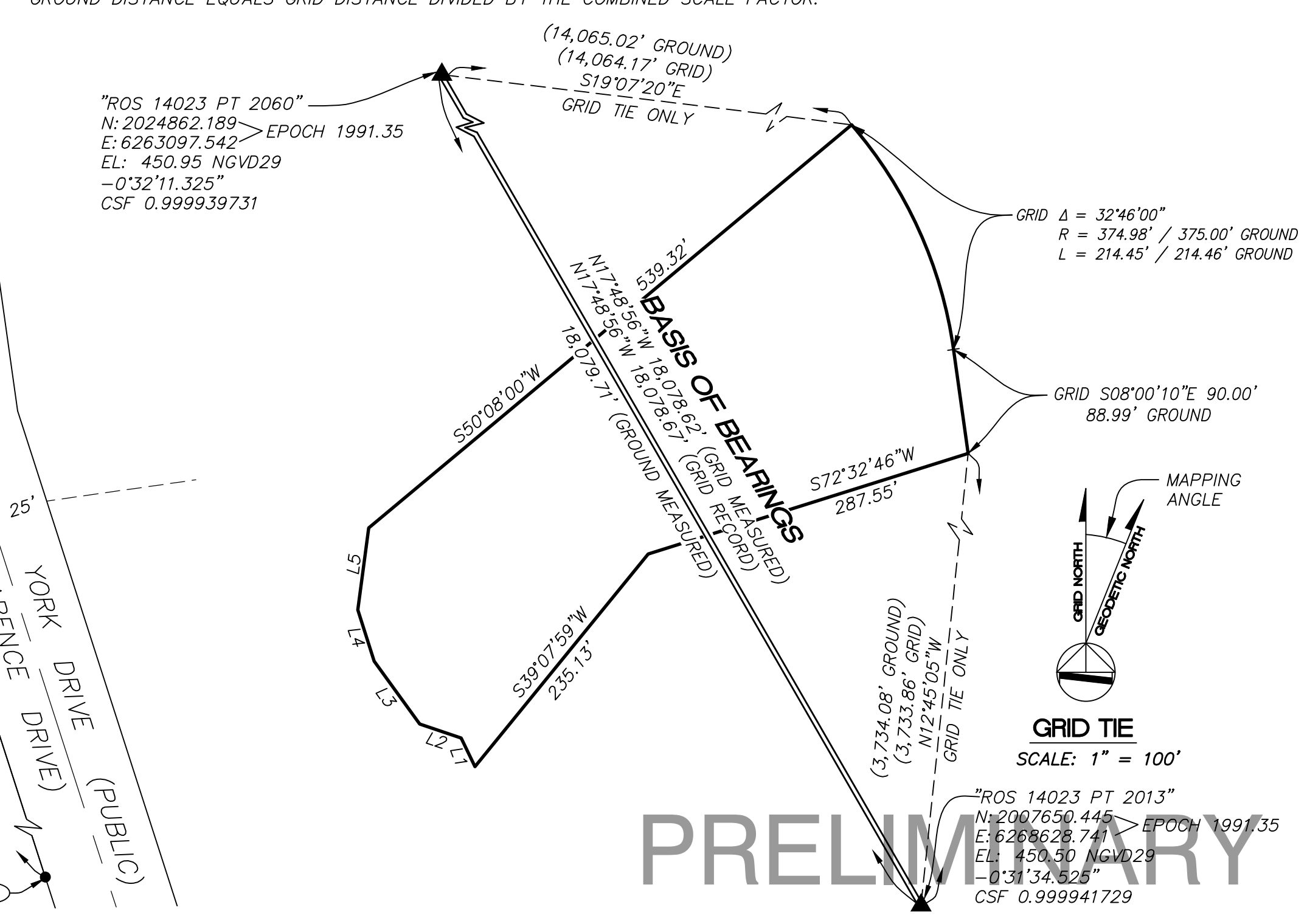
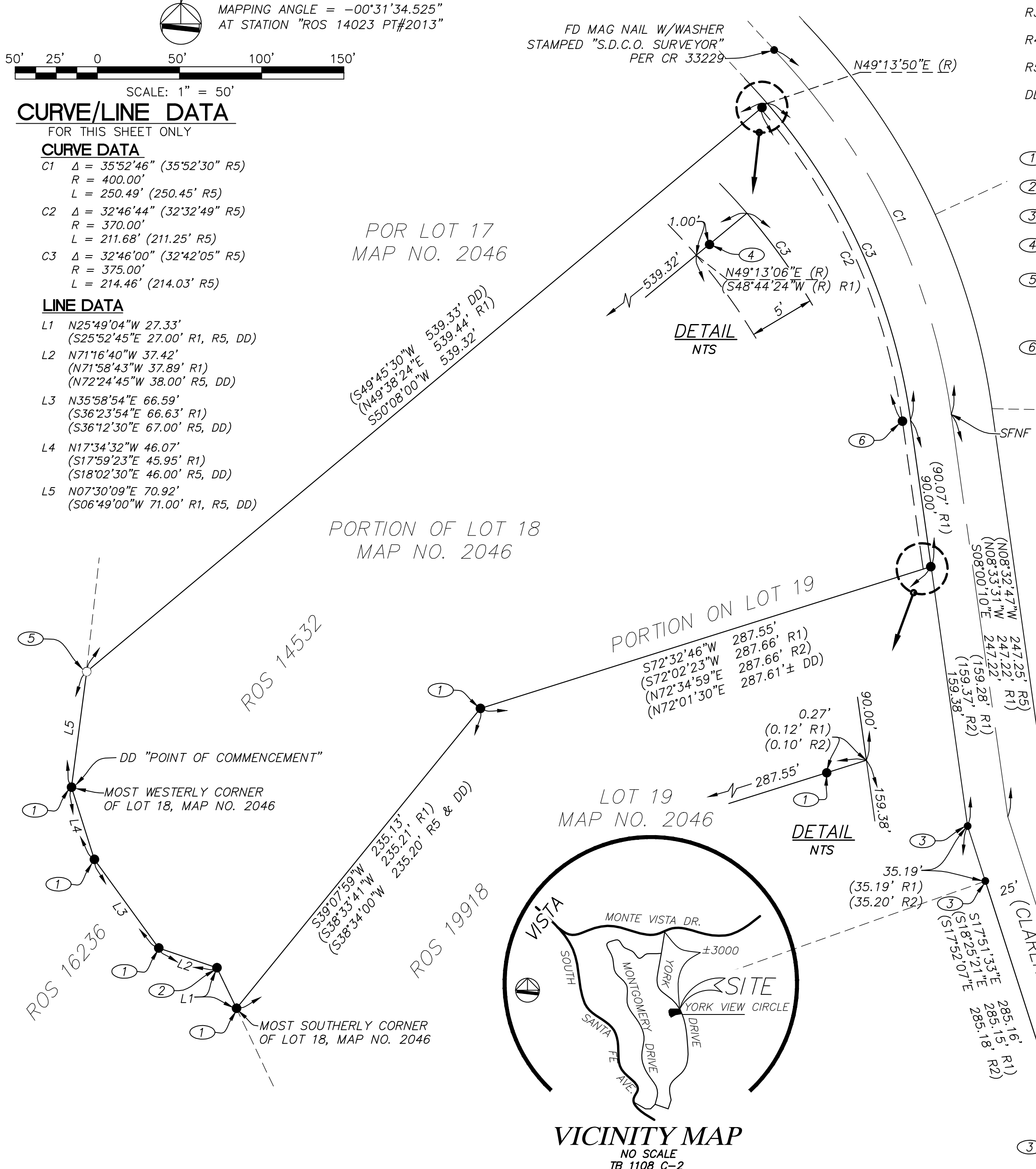
GROUND DISTANCE EQUALS GRID DISTANCE DIVIDED BY THE COMBINED SCALE FACTOR.

LEGEND

- SUBDIVISION MAP BOUNDARY LINE
- INDICATES FOUND MONUMENT AS NOTED HEREON
- INDICATES SET 2" X 24" IRON PIPE WITH DISC STAMPED "L.S. 5941"
- () INDICATES RECORD DATA PER REFERENCE NOTED.
- (R) INDICATES RADIAL BEARING.
- SFNF SEARCHED FOR, NOTHING FOUND
- ① INDICATES UNIQUE FOUND MONUMENT IDENTIFIER SEE THIS SHEET FOR DESCRIPTIONS
- ▲ INDICATES FOUND FIRST ORDER HORIZONTAL CONTROL MONUMENT AS NOTED HEREON, PER RECORD OF SURVEY 14023.

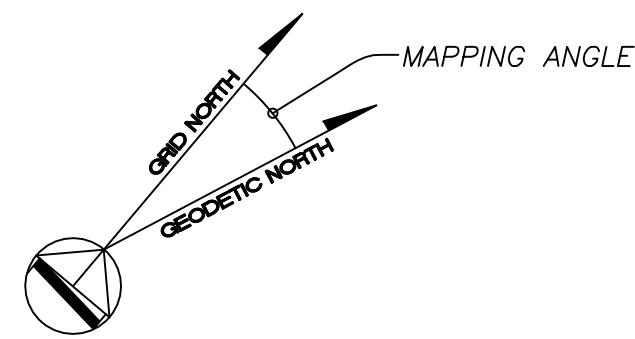
UNLESS OTHERWISE SHOWN ON THIS MAP, A 3/4" X 18" IRON PIPE WITH DISC STAMPED "L.S. 5941" WILL BE SET AT ALL REAR CORNERS, ALL SIDE LOT LINE ANGLE POINTS, AND ALL POINTS OF CURVATURE ALONG SIDELINES OF THE PRIVATE STREET.
(SEE DEFERRED MONUMENTATION STATEMENT ON SHEET 1)

ALL DISTANCES SHOWN ON THIS MAP ARE GROUND UNLESS OTHERWISE INDICATED.



PRELIMINARY

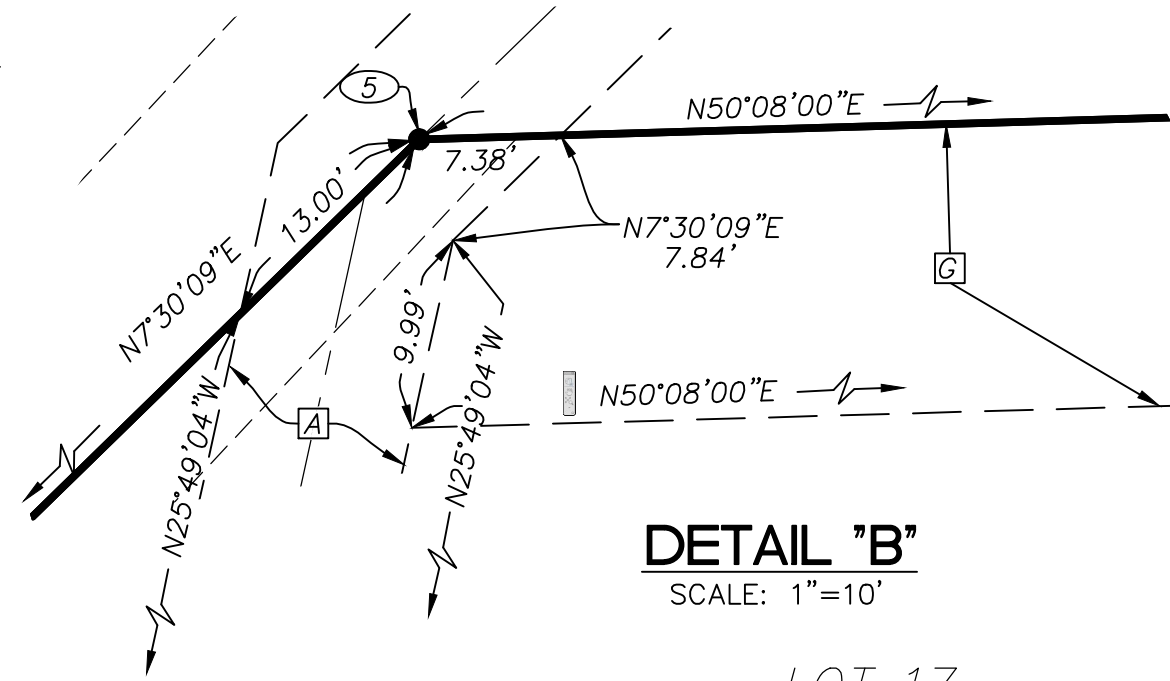
COUNTY OF SAN DIEGO TRACT NO. 5443-1



MAPPING ANGLE = $-00^{\circ}31'34.525''$
AT STATION "ROS 14023 PT#2013"



SCALE: 1" = 30'



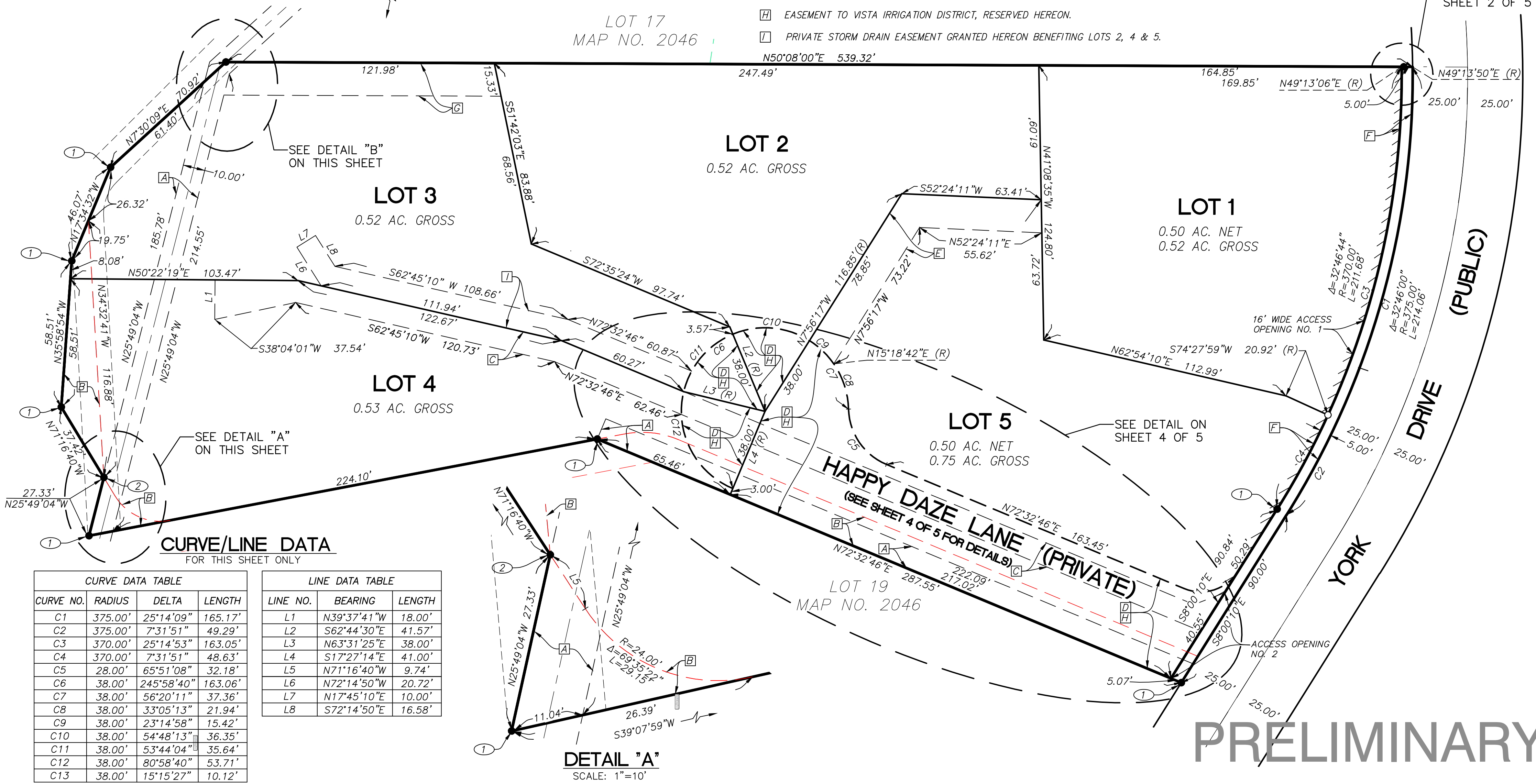
EASEMENTS/DEDICATIONS

- [A] EXISTING BUENA SANITATION SEWER EASEMENT RECORDED ON NOVEMBER 8, 1965 AS INSTRUMENT NO. 202758 OF OFFICIAL RECORDS.
- [B] EXISTING BUENA SANITATION SEWER EASEMENT RECORDED ON APRIL 12, 2005 AS INSTRUMENT NO. 2005-0299258 OF OFFICIAL RECORDS.
- [C] PUBLIC STORM DRAIN EASEMENT GRANTED HEREON (WIDTH VARIES).
- [D] PRIVATE ROAD AND UTILITY EASEMENT, AS RESERVED HEREON.
- [E] 15 FOOT WIDE PRIVATE SEWER AND STORM DRAIN EASEMENT BENEFITTING LOT 1, RESERVED HEREON.
- [F] 5 FOOT WIDE PORTION OF YORK DRIVE, TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT-OF-WAY, DEDICATED AND ACCEPTED HEREON.
- [G] 15 FOOT WIDE PRIVATE SEWER AND STORM DRAIN EASEMENT BENEFITTING LOT 2, RESERVED HEREON.
- [H] EASEMENT TO VISTA IRRIGATION DISTRICT, RESERVED HEREON.
- [I] PRIVATE STORM DRAIN EASEMENT GRANTED HEREON BENEFITTING LOTS 2, 4 & 5.

LEGEND

- SUBDIVISION MAP BOUNDARY LINE
- INDICATES ACCESS RIGHTS IN & TO YORK DRIVE LOT 1 AND LOT 5 HAVE BEEN RELINQUISHED, WAIVED AND ACCEPTED HEREON, EXCEPT AS SHOWN AT ACCESS OPENING NO. 1 (16' WIDE) AND NO. 2 HEREON.

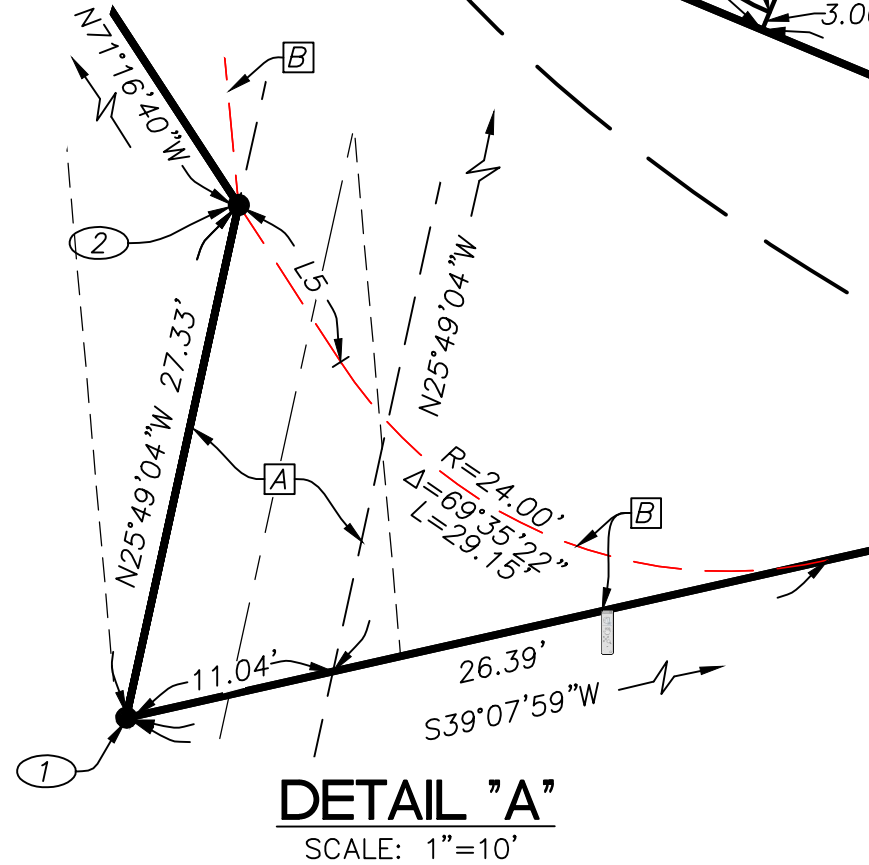
LOT 17
MAP NO. 2046



CURVE/LINE DATA
FOR THIS SHEET ONLY

CURVE DATA TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	375.00'	25°14'09"	165.17'
C2	375.00'	7°31'51"	49.29'
C3	370.00'	25°14'53"	163.05'
C4	370.00'	7°31'51"	48.63'
C5	28.00'	65°51'08"	32.18'
C6	38.00'	245°58'40"	163.06'
C7	38.00'	56°20'11"	37.36'
C8	38.00'	33°05'13"	21.94'
C9	38.00'	23°14'58"	15.42'
C10	38.00'	54°48'13"	36.35'
C11	38.00'	53°44'04"	35.64'
C12	38.00'	80°58'40"	53.71'
C13	38.00'	15°15'27"	10.12'

LINE DATA TABLE		
LINE NO.	BEARING	LENGTH
L1	N39°37'41"W	18.00'
L2	S62°44'30"E	41.57'
L3	N63°31'25"E	38.00'
L4	S17°27'14"E	41.00'
L5	N71°16'40"W	9.74'
L6	N72°14'50"W	20.72'
L7	N17°45'10"E	10.00'
L8	S72°14'50"E	16.58'



PRELIMINARY

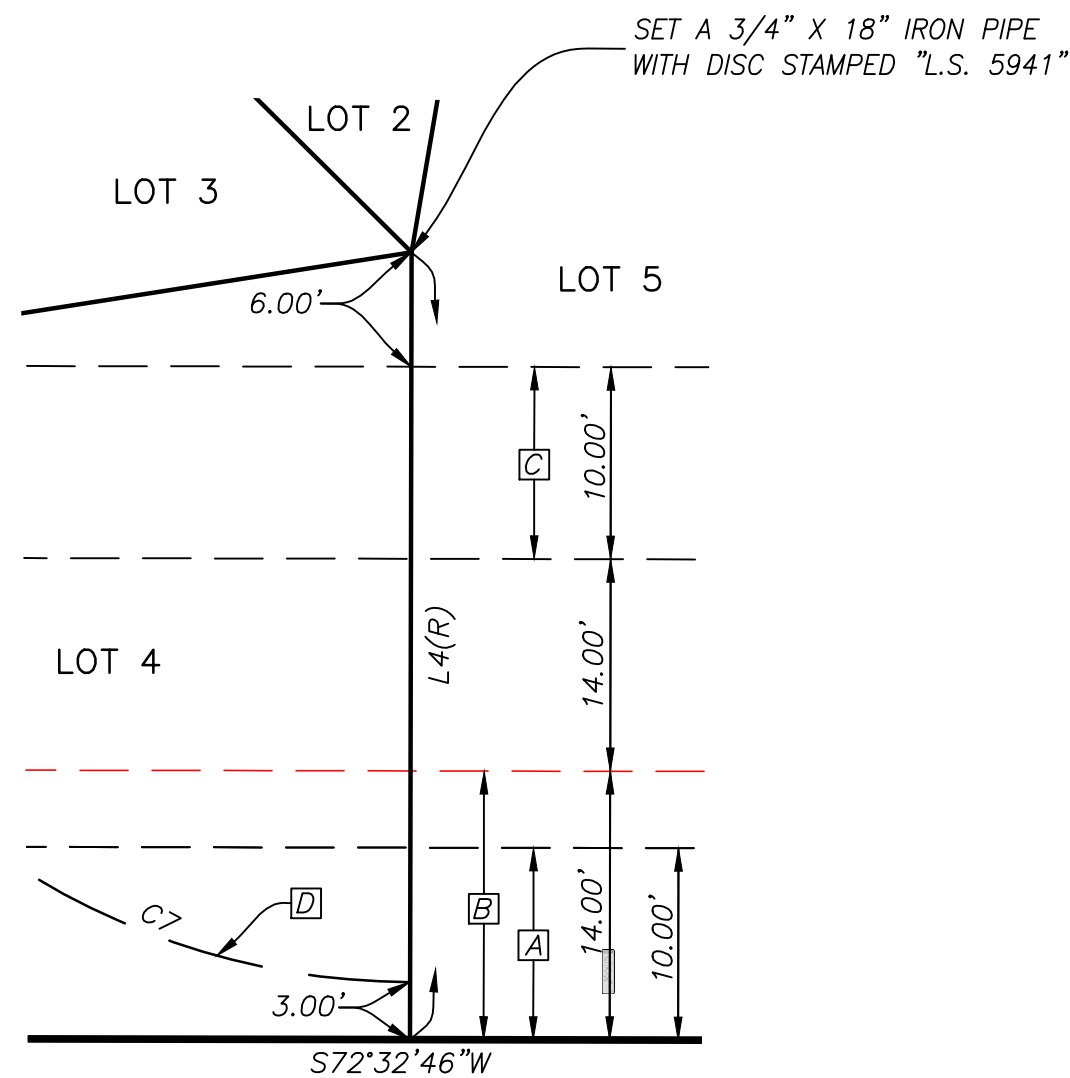
COUNTY OF SAN DIEGO TRACT NO. 5443-1

NOTES

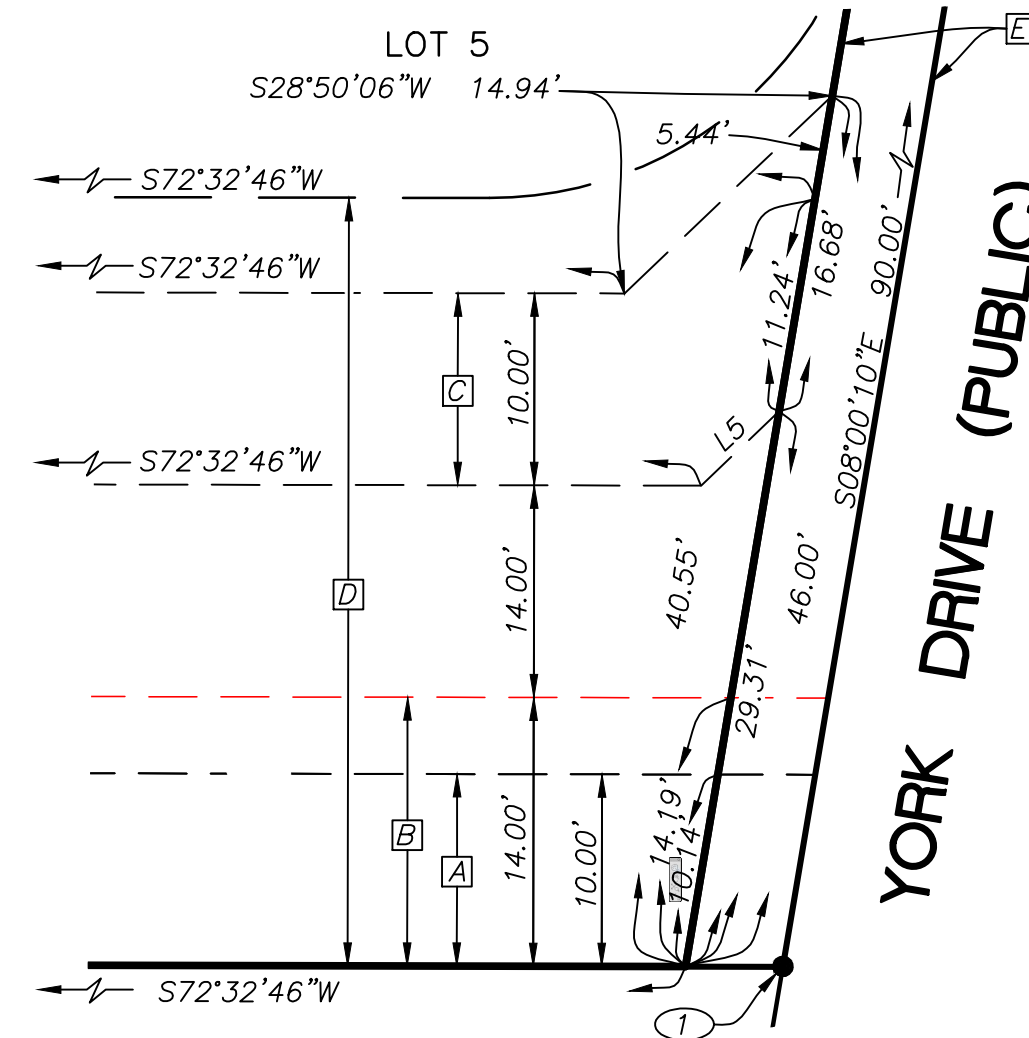
- THE TOTAL NUMBER OF LOTS - 5
ALL RESIDENTIAL LOTS
- TOTAL GROSS AREA IS 2.822 ACRES
- THE BEGINNING AND ENDING LOT NUMBERS ARE 1 AND 5
RESPECTIVELY.
- UNLESS OTHERWISE SHOWN ON THIS MAP, A 3/4" X 18" IRON PIPE WITH DISC STAMPED "L.S. 5941" WILL BE SET AT ALL REAR CORNERS, ALL FRONT CORNERS AND ALL POINTS OF CURVATURE ALONG SIDELINES OF PRIVATE STREETS (SEE DEFERRED MONUMENTATION STATEMENT ON SHEET 1).
- ALL DISTANCES AND/OR STREET WIDTHS SHOWN WITHOUT DECIMALS REPRESENT THAT DISTANCE TO ZERO HUNDREDTHS.
- ANY CURVE SHOWN IN THIS MAP IS TANGENT TO ITS ADJACENT COURSES, UNLESS A RADIAL BEARING IS SHOWN AT ITS POINT-OF-CURVATURE.
- THE SIDELINES OF ALL PRIVATE STREETS ARE CONCENTRIC AND PARALLEL TO THE CENTERLINE OF THAT STREET UNLESS OTHERWISE SHOWN.
- UNDERLYING FEE OWNERSHIP TO PRIVATE STREET EASEMENT D IS VESTED IN THE ADJACENT LOTS AS SHOWN ON THE MAP. ALL LOT OWNERS WILL BE GRANTED A NON-EXCLUSIVE EASEMENT OVER SAID STREET.
- PRIVATE STREET EASEMENT IS TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT, RECORDED _____, 2018 AS DOC #2018-_____ OF OFFICIAL RECORDS.
- IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO PROVIDE INSURABLE ACCESS TO ALL LOTS CREATED BY THIS MAP.
- ALL PUBLIC SEWER EASEMENTS DEDICATED WITHIN THE FINAL MAP SHALL BE SUBJECT TO THE 'BSD RESTRICTIONS FOR SEWER & DRAINAGE EASEMENT', RECORDED MARCH 9, 1993 AS DOC#1993-0146496 OF OFFICIAL RECORDS.
- ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO A RECORDED 'PRIVATE ACCESS ROAD MAINTENANCE AGREEMENT' OVER THE EXISTING SEWER ACCESS ROAD, RECORDED _____, 2018 AS DOC #2018-_____ OF OFFICIAL RECORDS.
- PRIVATE DRAINAGE EASEMENT TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- LOTS 1 AND 2 WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO A RECORDED 'PRIVATE SEWER MAINTENANCE AGREEMENT', RECORDED _____, 2018 AS DOC #2018-_____ OF OFFICIAL RECORDS.
- COUNTY OF SAN DIEGO, HOLDER OF A STORMWATER FACILITIES MAINTENANCE AND ACCESS AGREEMENT, RECORDED _____, 2018 AS DOC# 2018-_____ OF OFFICIAL RECORDS.

EASEMENTS/DEDICATIONS

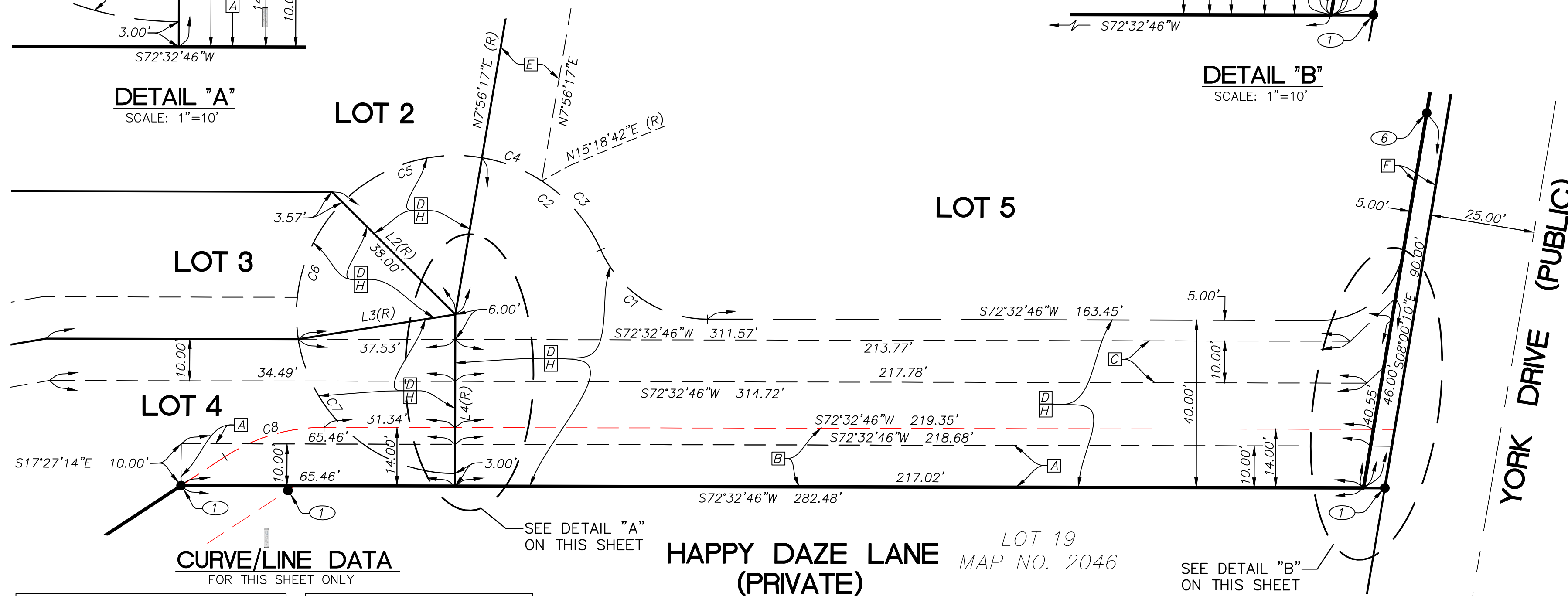
- A EXISTING BUENA SANITATION SEWER EASEMENT RECORDED ON NOVEMBER 8, 1965 AS INSTRUMENT NO. 202758 OF OFFICIAL RECORDS.
- B EXISTING BUENA SANITATION SEWER EASEMENT RECORDED ON APRIL 12, 2005 AS INSTRUMENT NO. 2005-0299258 OF OFFICIAL RECORDS.
- C PRIVATE STORM DRAIN EASEMENT DEDICATED HEREON (WIDTH VARIES).
- D PRIVATE ROAD AND UTILITY EASEMENT, AS RESERVED HEREON.
- E 15 FOOT WIDE PRIVATE SEWER AND STORM DRAIN EASEMENT BENEFITTING LOT 1, AS EXISTING OR RESERVED HEREON.
- F 5 FOOT WIDE PORTION OF YORK DRIVE, TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT-OF-WAY, DEDICATED AND ACCEPTED HEREON.
- G 15 FOOT WIDE PRIVATE SEWER AND STORM DRAIN EASEMENT BENEFITTING LOT 2, AS EXISTING OR RESERVED HEREON.
- H EASEMENT TO VISTA IRRIGATION DISTRICT, AS RESERVED HEREON.



DETAIL "A"
SCALE: 1"=10'



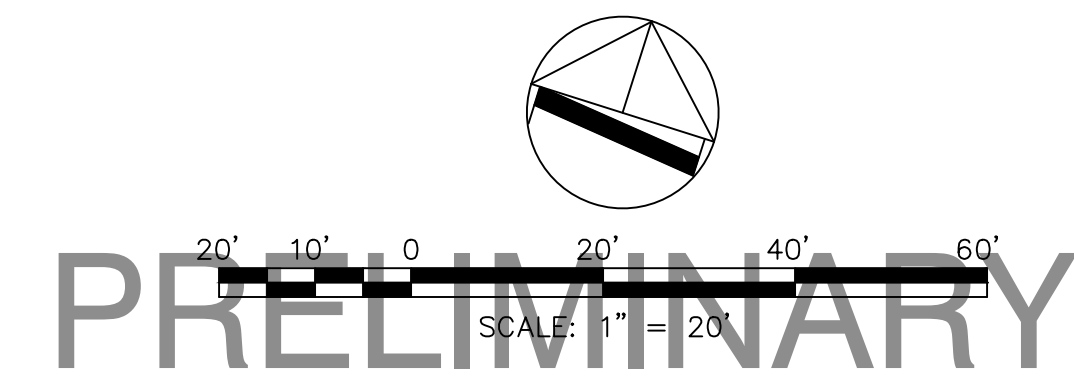
DETAIL "B"
SCALE: 1"=10'



CURVE/LINE DATA
FOR THIS SHEET ONLY

CURVE NO.	RADIUS	DELTA	LENGTH
C1	28.00'	65°51'08"	32.18'
C2	38.00'	56°20'11"	37.36'
C3	38.00'	41°04'44"	27.24'
C4	38.00'	15°15'27"	10.12'
C5	38.00'	54°48'13"	36.35'
C6	38.00'	53°44'04"	35.64'
C7	38.00'	80°58'40"	53.71'
C8	43.00'	33°24'48"	25.08'

LINE NO.	BEARING	LENGTH
L1	N35°58'54"W	10.02'
L2	S62°44'30"E	41.57'
L3	N63°31'25"E	38.00'
L4	S17°27'14"E	41.00'
L5	S28°50'06"W	5.61'



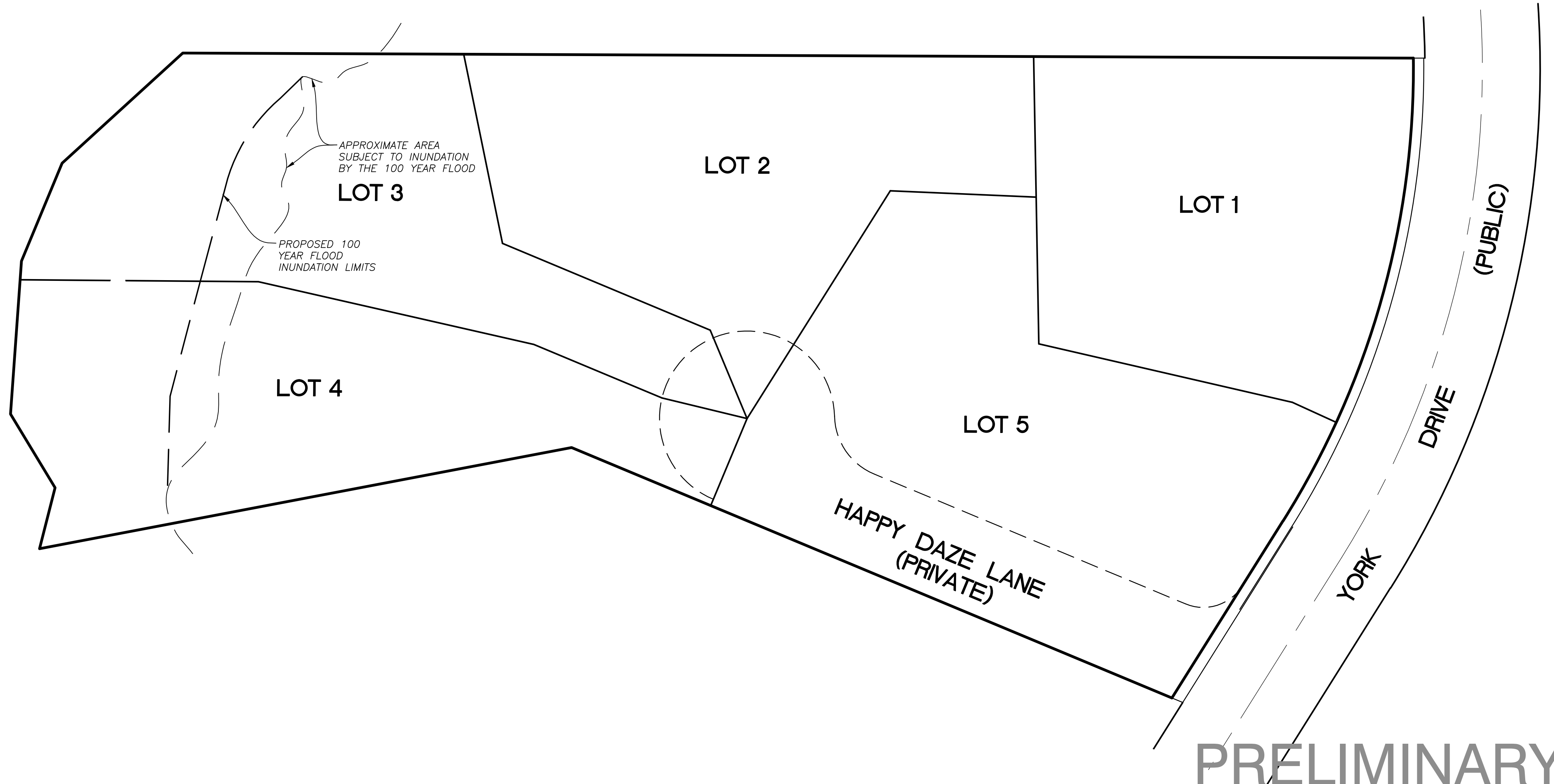
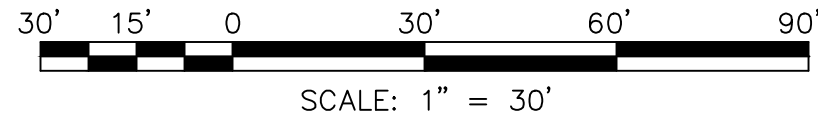
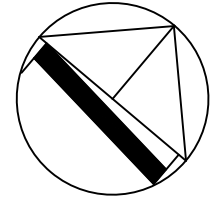
COUNTY OF SAN DIEGO TRACT NO. 5443-1

NON-TITLE SHEET

NOTES:

- A INFORMATION SHOWN ON THIS SHEET IS ADVISORY ONLY AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.
- B INFORMATION SHOWN HEREON IS COMPILED FROM PUBLIC RECORDS OR REPORTS AND ITS INCLUSION IN THIS MAP DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THESE RECORDS OR REPORTS NY THE PREPARER OF THIS MAP.

SOLAR NOTE: THIS SUBDIVISION HAS A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH EXISTING AND/OR PROPOSED DWELLING UNIT AS REQUIRED BY SECTION 81.401 (M) OF THE SUBDIVISION ORDINACE.



PRELIMINARY