

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

CITY OF SAN MARCOS
ATTN: City Clerk
1 Civic Center Drive
San Marcos, CA 92069-2949



Nov 21, 2024 04:32 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: \$0.00 (SB2 Atkins: \$0.00)

PAGES: 8

Exempt from recording fee pursuant to
GC section 27383

THIS SPACE RESERVED FOR RECORDER'S USE

APN: 220-202-27-00

Fees \$ 0.00

Documentary Transfer Tax \$ 0.00

IRREVOCABLE OFFER TO DEDICATE

(Government Code Section 7050)

PUBLIC STREET, UTILITY
AND DRAINAGE PURPOSES

The undersigned, Urban Villages San Marcos, LLC, a California limited liability company, certifying that I/we am/are the legal owner(s) of the real property described in Exhibit "1" attached hereto and incorporated herein, located in the City of San Marcos, County of San Diego, State of California as Grantor does hereby irrevocably offer to dedicate, to the City of San Marcos, an easement and right-of-way for public street, utility, and drainage purposes upon, along, over, and under that portion of the above described real property, more particularly described in Exhibit "A" attached hereto and made a part hereof, and graphically shown on Exhibit "B" attached hereto and made a part hereof.

This irrevocable offer to dedicate is made on behalf of and shall bind me/us and my/our heirs, successors, and assigns. This instrument shall be and constitute an irrevocable offer to dedicate the above described real property for public street purposes, and said offer may not be revoked by the undersigned, their heirs, successor of assigns of the undersigned. The undersigned hereby reserves the right to use the property for any and all uses of said land except the erection or construction of a building thereon until such time as the legislative body of the City of San Marcos shall, without further action on its part, or the part of its heirs, successors, and assigns, accepts this irrevocable offer and records a certificate of acceptance.

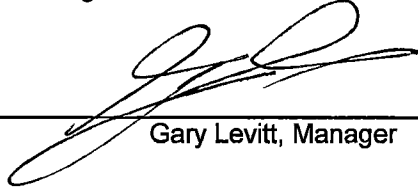
[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the undersigned have hereunto set in their hands this 1st day of November 2024.

GRANTOR:

Urban Villages San Marcos, LLC, a California
Limited Liability Company

By: Noble Canyon, LLC, a California
Limited Liability Company
Its: Manager



Gary Levitt, Manager

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)
)
County of San Diego)

On 11-1-, 2024, before me, Ciomara Galeano, Notary Public, personally appeared Gary Levitt, 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.

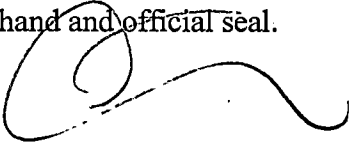
Signature  (Seal)



EXHIBIT 1 TO IOD

Legal Description of Larger Parcel

ALL OF THE SOUTHERLY 160 FEET OF LOT 8, BLOCK 58 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, EXCEPTING THEREFROM THE WESTERLY 168 FEET.

ALSO EXCEPTING THEREFROM THE SOUTHERLY 9 FEET OF THE WESTERLY 89 FEET OF THE EASTERLY 119 FEET OF SAID LOT 8 IN BLOCK 58 OF RANCHO LOS VALLECITOS DE SAN MARCOS; TOGETHER WITH THE EASTERLY 30 FEET OF THE SOUTHERLY 160 FEET OF SAID LOT 8.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 8, LYING SOUTHERLY AND EASTERLY OF AND ADJOINING THE ARC OF 20 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, WHICH IS TANGENT TO THE WESTERLY LINE OF THE EASTERLY 30 FEET OF SAID LOT 8 AND TO THE NORTHERLY LINE OF THE SOUTHERLY 9 FEET OF SAID LOT 8.

APN: 220-202-27-00

EXHIBIT A TO IOD
Legal Description of IOD
[ATTACHED HERETO]

EXHIBIT "A"
LEGAL DESCRIPTION

**IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC STREET, UTILITIES
AND DRAINAGE**

That portion of property described in Grant Deed recorded July 10, 2024 as Document No. 2024-0173868 filed in the Office of the County Recorder of San Diego County, being a portion of Lot 8 in Block 58 of Rancho Los Vallecitos De San Marcos, in the City of San Marcos, County of San Diego, State of California, according to Map No. 806, recorded December 21, 1895 in said Office of the County Recorder, more particularly described as follows:

The Southerly 26.00 feet.

Also including that portion lying Southerly and Easterly of and adjoining the arc of a 20.00 foot radius curve, Concave Northwesterly, which is tangent to the Easterly line of said property and to the Northerly line of the Southerly 26.00 feet of said property.

Contains 0.05 Acres or 2,321 Square Feet, more or less.

Prepared under the supervision of the undersigned, in conformance with the Land Surveyors' Act



Joseph G. Cresto 10/16/2024
PLS 8050 Date

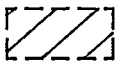


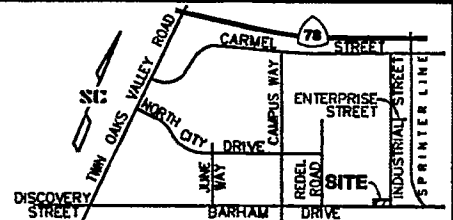
END OF LEGAL DESCRIPTION

EXHIBIT B TO IOD
Depiction of IOD
[ATTACHED HERETO]

EXHIBIT "B"

LEGEND

- EXISTING RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- EXISTING STREET CENTERLINE
- EXISTING EASEMENT LINE
-  INDICATES IRREVOCABLE OFFER OF DEDICATION CONTAINS 2,321 S.F. OR 0.05 AC, MORE OR LESS



THOMAS BROTHERS COORD.
PAGE 1128; GRID J1
VICINITY MAP
NO SCALE

LINE DATA TABLE

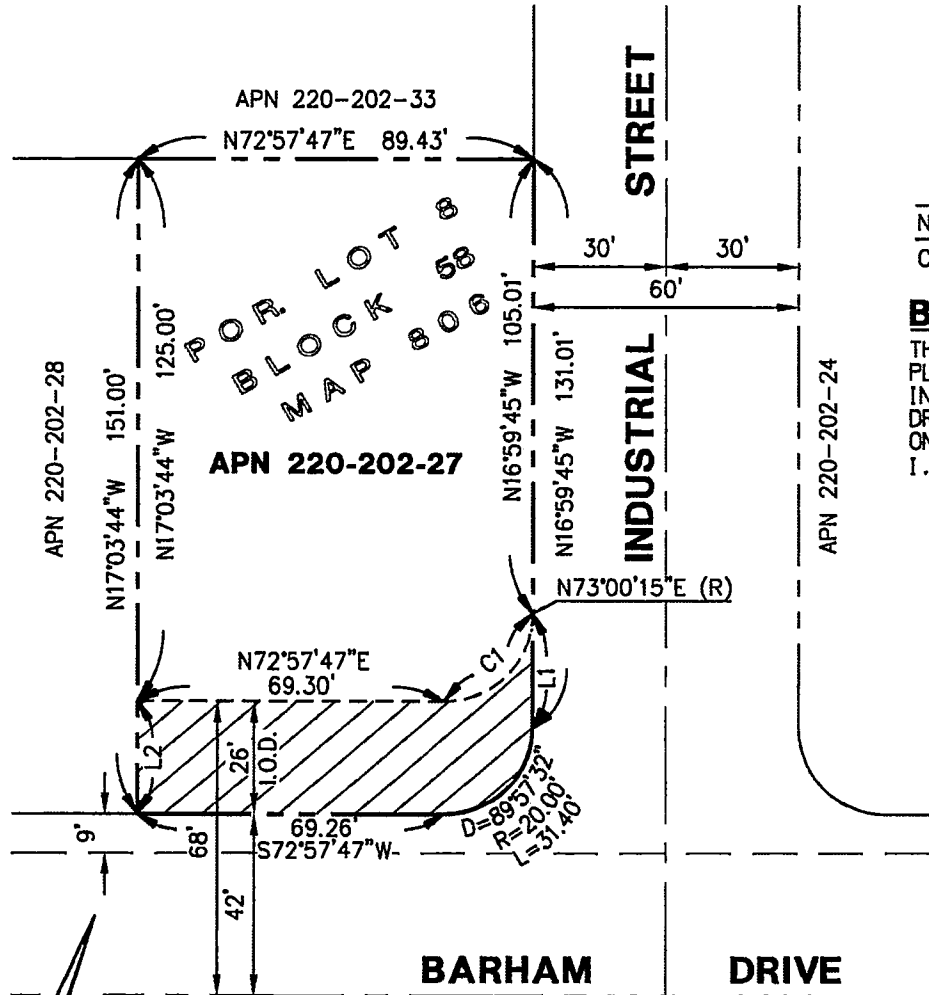
NO.	BEARING	LENGTH
L1	S16°59'45"E	26.00'
L2	N17°03'44"W	26.00'

CURVE DATA TABLE

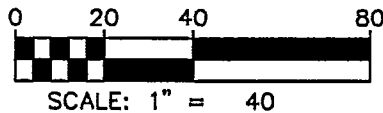
NO.	DELTA	RADIUS	LENGTH
C1	89°57'32"	20.00'	31.40'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE CENTERLINE OF INDUSTRIAL STREET BETWEEN BARHAM DRIVE AND CARMEL STREET AS SHOWN ON PARCEL MAP NO. 21264.
I.E. N 16°59'45" W



SC




JOSEPH G. CRESTO
PLS 8050
10/16/2024
DATE



STEVENS
CRESTO
ENGINEERS

9665 Chesapeake Dr, Ste 200
San Diego, CA 92123
858.694.5660 stevenscrestocom

**IRREVOCABLE OFFER OF DEDICATION
FOR PUBLIC STREET, UTILITY AND DRAINAGE
318 E. BARHAM DRIVE, SAN MARCOS, CA
APN 220-202-27**

SCE NO. 13003.78 | DATE: 2024 09 10 | SCALE: 1" = 40' | DWG: 13003 318 E. BARHAM DRIVE | DRAWN BY: CRG/KJG | CHECKED BY: JGC