

CITY OF SAN MARCOS TSM 13-001-4
IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

SHEET 1 OF 5 SHEETS

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 5 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

WE HEREBY DEDICATE TO THE PUBLIC: MUNICIPAL ACCESS, EMERGENCY ACCESS AND GENERAL UTILITY EASEMENTS WITHIN LOT X, BEING PORTIONS OF TOPANGA DRIVE AND WOODHAVEN ROAD, AS SHOWN HEREON.

WE HEREBY DEDICATE TO THE PUBLIC: PARK LOT C FOR GENERAL MUNICIPAL PURPOSES AS SHOWN HEREON.

WE HEREBY DEDICATE TO THE PUBLIC: EMERGENCY ACCESS LOT H FOR EMERGENCY ACCESS AND GENERAL MUNICIPAL PURPOSES AS SHOWN HEREON.

WE HEREBY DEDICATE TO THE PUBLIC: TRAIL EASEMENTS FOR GENERAL MUNICIPAL PURPOSES AS SHOWN HEREON.

WE HEREBY DEDICATE TO THE PUBLIC: THE FIRE SETBACK EASEMENTS, SUBJECT TO RESTRICTIONS REQUIRED BY THE CITY OF SAN MARCOS FIRE MARSHAL, AS SHOWN HEREON.

WE HEREBY RESERVE FOR THE BENEFIT OF THE HOME OWNERS ASSOCIATION: A DRAINAGE BASIN EASEMENT, AS SHOWN HEREON; AND RESERVE FOR THE BENEFIT OF THE HOME OWNERS ASSOCIATION: A 5.0' AND 6.0' PRIVATE DRAINAGE EASEMENTS, AS SHOWN HEREON.

WE HEREBY RESERVE LOT G, A PRIVATE DRAINAGE EASEMENT FOR WATER QUALITY PURPOSES.

KB HOME CALIFORNIA LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY _____ DATE _____
JESSE KLEIST, VICE PRESIDENT, FORWARD PLANNING

SUBORDINATION STATEMENT

THE UNDERSIGNED, KB HOME CALIFORNIA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON THE BEHALF OF THE HOME OWNERS ASSOCIATION, HEREBY STATES THAT IT IS INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP BY VIRTUE OF A DRAINAGE BASIN EASEMENT RESERVED HEREON AND CONSENTS TO THE RECORDATION OF THIS MAP AND AGREES THAT THE GENERAL MUNICIPAL EASEMENT GRANTED OVER, UPON, ACROSS, AND UNDER PUBLIC PARK LOT C FROM KB HOMES CALIFORNIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO THE CITY OF SAN MARCOS, SHALL BE PRIOR AND SUPERIOR TO THE DRAINAGE BASIN EASEMENT GRANTED TO THE UNDERSIGNED AND SHOWN ON THIS MAP.

KB HOME CALIFORNIA LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY _____ DATE _____
JESSE KLEIST, VICE PRESIDENT, FORWARD PLANNING

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 (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.

- EASEMENT FOR PUBLIC ROAD, RECORDED 08/22/1896, IN MISCELLANEOUS BOOK 14, PAGES 5 & 6 OF OFFICIAL RECORDS.
- EASEMENTS IN FAVOR OF VISTA IRRIGATION DISTRICT PER DOCUMENTS RECORDED 10/07/1925 IN BOOK 1127, PAGE 197 OF DEEDS AND RECORDED 04/25/1942 IN BOOK 1340, PAGE 206, BOTH OF OFFICIAL RECORDS.
- CONSERVATION EASEMENT IN FAVOR OF THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED 12/31/2020 AS DOCUMENT NO. 2020-0849521, OF OFFICIAL RECORDS.
- EASEMENTS FOR GRANT OF RIGHT-OF-WAY IN FAVOR OF VALLECITOS WATER DISTRICT PER DOCUMENT RECORDED 03/03/2021 AS DOCUMENT NO. 2021-0166926; DOCUMENT RECORDED 02/17/2022 AS DOCUMENT NO. 2022-0075130; DOCUMENT RECORDED 02/17/2022 AS DOCUMENT NO. 2022-0075132, ALL OFFICIAL RECORDS.

LEGAL DESCRIPTION

THE MAP HEREINBEFORE REFERRED TO IS A SUBDIVISION OF:

UNIT 4 OF CITY OF SAN MARCOS TSM 13-001-1, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16466, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 23, 2021.

SUBDIVISION GUARANTEE FURNISHED BY FIRST AMERICAN TITLE COMPANY, NO. NHSC-6587056, DATED FEBRUARY 25, 2022.

THE TOTAL NUMBER OF LOTS IS THIRTY (30) RESIDENTIAL LOTS, ONE (1) PUBLIC PARK LOT, ONE (1) WATER QUALITY LOT, ONE (1) EMERGENCY ACCESS LOT AND ONE (1) PRIVATE STREET LOT.

THE TOTAL GROSS AREA IS 11.23 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 _____
FOR DIRECTOR

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 STATEMENT

I, PHILLIP SCOLLOCK, 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 PUBLIC: MUNICIPAL ACCESS, EMERGENCY ACCESS AND GENERAL UTILITY EASEMENTS WITHIN LOT X, BEING PORTIONS OF TOPANGA DRIVE AND WOODHAVEN ROAD; PARK LOT C FOR GENERAL MUNICIPAL PURPOSES; LOT H FOR EMERGENCY ACCESS AND GENERAL MUNICIPAL AND UTILITIES PURPOSES; PUBLIC STORM DRAIN EASEMENTS FOR GENERAL MUNICIPAL PURPOSES; TRAIL EASEMENTS; AND FIRE SETBACK EASEMENTS, SUBJECT TO RESTRICTIONS REQUIRED BY THE CITY OF SAN MARCOS FIRE MARSHAL, ALL AS SHOWN HEREON.

BY _____
PHILLIP SCOLLOCK, CITY CLERK, CITY OF SAN MARCOS

DATE _____

SURVEYOR'S CERTIFICATE

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 OCTOBER 2018 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 MONUMENTATION NOTES ON SHEET 3)

BY _____ DATE _____
MICHAEL D. LEVIN L.S. 6896

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. 9/30/23

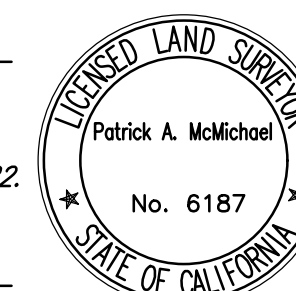
CITY SURVEYOR CONSULTANT'S STATEMENT

I, PATRICK A. McMICHAEL, 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.

DATE _____
PATRICK A. McMICHAEL, P.L.S. 6187

APPROVED AS TO FORM THIS _____ DAY OF _____, 2022.

DATE _____
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 _____ BY _____
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 _____, 2022, AT _____ O'CLOCK ____M.

ERNEST J. DRONENBURG, JR.,
COUNTY RECORDER

BY _____
DEPUTY
FEE \$ _____

OWNER'S NOTARY

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 OFFICIAL SEAL:

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE

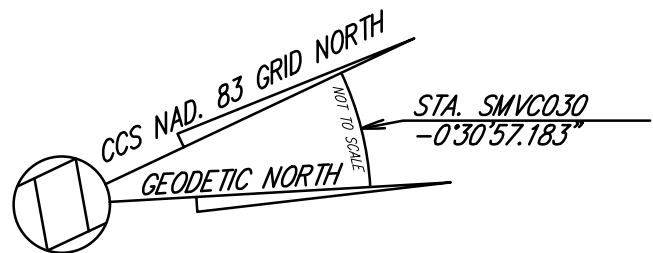
PRINT NAME _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

CITY OF SAN MARCOS TSM 13-001-4
UNIT 4 - PROCEDURE OF SURVEY



SCALE 1" = 100'
COMBINED SCALE FACTOR
AT STA SMVC030 = 0.999935274
GROUND DISTANCE = GRID DISTANCE/0.999935274

BASIS OF BEARINGS

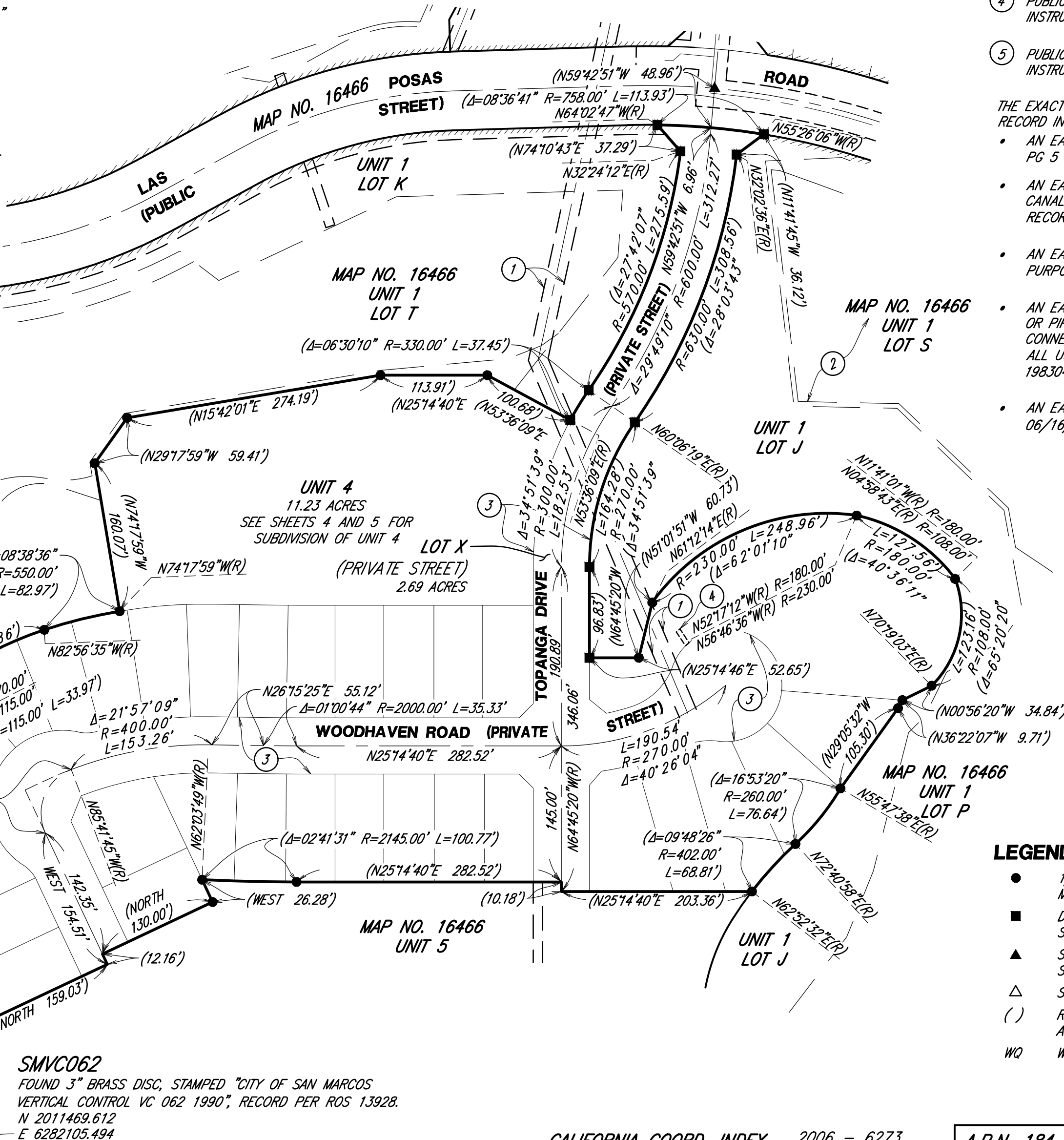
THE BASIS OF BEARINGS FOR THIS PROJECT IS BETWEEN SURVEY CONTROL POINT NO. 1030 AND SURVEY CONTROL POINT NO. 1062 AS SHOWN ON RECORD OF SURVEY 13928, RECORDED OCTOBER 1, 1992 AS FILE NO. 92-625379.

THE COMBINED FACTOR FOR THIS PROJECT IS BASED ON SURVEY CONTROL POINT NO. 1030, BEING 0.999935274 GROUND TO GRID.

(1E NORTH 39° 53' 47" EAST)

NOTES

- UNLESS OTHERWISE SHOWN ON THIS MAP
 - ALL LOT CORNERS, EXCEPT AS DESCRIBED BELOW, WILL BE MONUMENTED BY A 1/2" x 18" IRON PIN WITH CAP STAMPED 'LS 6896'.
 - LOT CORNERS AND BOUNDARY ALONG THE SIDELINES OF DEDICATED STREET RIGHT OF WAY WILL BE MONUMENTED BY DISC STAMPED 'LS 6896' SET ALONG AN EXTENSION OF THE LOT LINE AT AN OFFSET OF 7.00 FEET IN THE SIDEWALK. THE OFFSET SHALL BE MEASURED RADIALLY OR AT RIGHT ANGLES TO THE RIGHT OF WAY LINE.
 - ALL POINTS OF CURVE OF THE SIDELINES OF THE SIDELINES OF DEDICATED STREETS WILL BE MONUMENTED BY DISC STAMPED 'LS 6896', SET AT AN OFFSET OF 7.00 FEET IN THE SIDEWALK. THE OFFSET SHALL BE MEASURED RADIALLY OR AT RIGHT ANGLES TO THE RIGHT OF WAY.
- THE TOTAL AREA WITHIN THE SUBDIVISION MAP BOUNDARY: 11.23 ACRES.
- THE TOTAL NUMBER OF NUMBERED LOTS IS 30.
 - RESIDENTIAL LOTS ARE LOTS 108 THROUGH 123 AND 142 THROUGH 155
 - PARK LOT IS LOT C
 - WATER QUALITY LOT IS LOT G
 - EMERGENCY ACCESS LOT IS LOT H
 - PRIVATE STREET IS LOT X
- ALL STREETS, DRAINAGE, STREET LIGHTS, STREET SIGNAGE AND STRIPING IMPROVEMENTS WITHIN THE INTERIOR OF THIS SUBDIVISION DESIGNATED AS PRIVATE SHALL REMAIN PRIVATE AND BE MAINTAINED BY AN INDIVIDUAL HOMEOWNERS ASSOCIATION/MASTER HOMEOWNERS ASSOCIATION.
- PHONE SERVICES WILL BE PROVIDED BY PACIFIC BELL.
- THE SUBJECT PROPERTY IS IN THE BOUNDARIES OF SAN MARCOS UNIFIED SCHOOL DISTRICT AND VISTA UNIFIED SCHOOL DISTRICT.



EXISTING EASEMENTS

- A 20' WIDE EASEMENT FOR PIPELINE PURPOSES GRANTED TO VISTA IRRIGATION DISTRICT IN THE DOCUMENT RECORDED 04/25/1942 IN BK 1340, PG 206 O.R. (QUITCLAIM BY SEPARATE ACTION)
- CONSERVATION EASEMENT IN FAVOR OF THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED 12/31/2020 AS DOCUMENT NO. 2020-0849521, OF OFFICIAL RECORDS.
- PUBLIC UTILITY EASEMENT GRANTED TO V.W.D. PER DOCUMENT RECORDED 3/03/2021 AS INSTRUMENT NO. 2021-0166926, OF OFFICIAL RECORDS.
- PUBLIC UTILITY EASEMENT GRANTED TO V.W.D. PER DOCUMENT RECORDED 02/17/2022 AS INSTRUMENT NO. 2022-0075130, OF OFFICIAL RECORDS.
- PUBLIC UTILITY EASEMENT GRANTED TO V.W.D. PER DOCUMENT RECORDED 02/17/2022 AS INSTRUMENT NO. 2022-0075132, OF OFFICIAL RECORDS.

THE EXACT LOCATION OF FOLLOWING EASEMENTS CANNOT BE DETERMINED FROM THE RECORD INFORMATION AND ARE NOT PLOTTED HEREON:

- AN EASEMENT FOR PUBLIC ROAD, RECORDED 08/22/1896 IN MISCELLANEOUS BK 14, PG 5 & 6, OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF VISTA IRRIGATION DISTRICT FOR CONSTRUCTING FLUMES, CANALS OR PIPELINES AND NECESSARY APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED 10/07/1925 IN BK 1127, PG 197 OF DEEDS.
- AN EASEMENT IN FAVOR OF SDG&E FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED 02/19/1936 IN BOOK 465, PAGE 464, OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF SAN DIEGO COUNTY WATER AUTHORITY FOR PIPE LINE OR PIPE LINES AND ALL FIXTURES AND APPURTENANCES THERETO FOR USE IN CONNECTION THEREWITH, FOR THE TRANSMISSION AND DISTRIBUTION OF WATER AND ALL USES AND INCIDENTAL PURPOSES, RECORDED 10/29/1969 AS INSTRUMENT NO. 198304 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF CITY OF SAN MARCOS PER DOCUMENT RECORDED 06/16/2021 AS INSTRUMENT NO. 2021-0442020, OF OFFICIAL RECORDS.

LEGEND

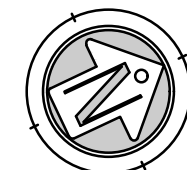
- 1/2" IRON PIN WITH CAP STAMPED 'LS 6896' WILL BE SET PER MAP NO. 16466, RECORDED 7/23/2021 AS FILE NO. 2021-7000245.
- DISC STAMPED 'LS 6896' AT A 7.0 FOOT OFFSET SET IN SIDEWALK WILL BE SET PER MAP NO. 16466, RECORDED 7/23/2021 AS FILE NO. 2021-7000245.
- STD. STREET WELL MONUMENT WITH BRASS DISK STAMPED 'LS 6896' WILL BE SET PER MAP NO. 16466, RECORDED 7/23/2021 AS FILE NO. 2021-7000245.
- SET STD. STREET WELL MONUMENT WITH BRASS DISK STAMPED 'LS 6896'
- () RECORD AND MEASURED DATA PER MAP NO. 16466, RECORDED 7/23/2021 AS FILE NO. 2021-7000245.
- WQ WATER QUALITY



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

CITY OF SAN MARCOS TSM 13-001-4

SHEET 4 OF 5 SHEETS



SCALE: 1"=40'

MAP NO. 16466
UNIT 1
LOT T

LOT Q

LOT K

SEE SHEET 5 FOR CONTINUATION

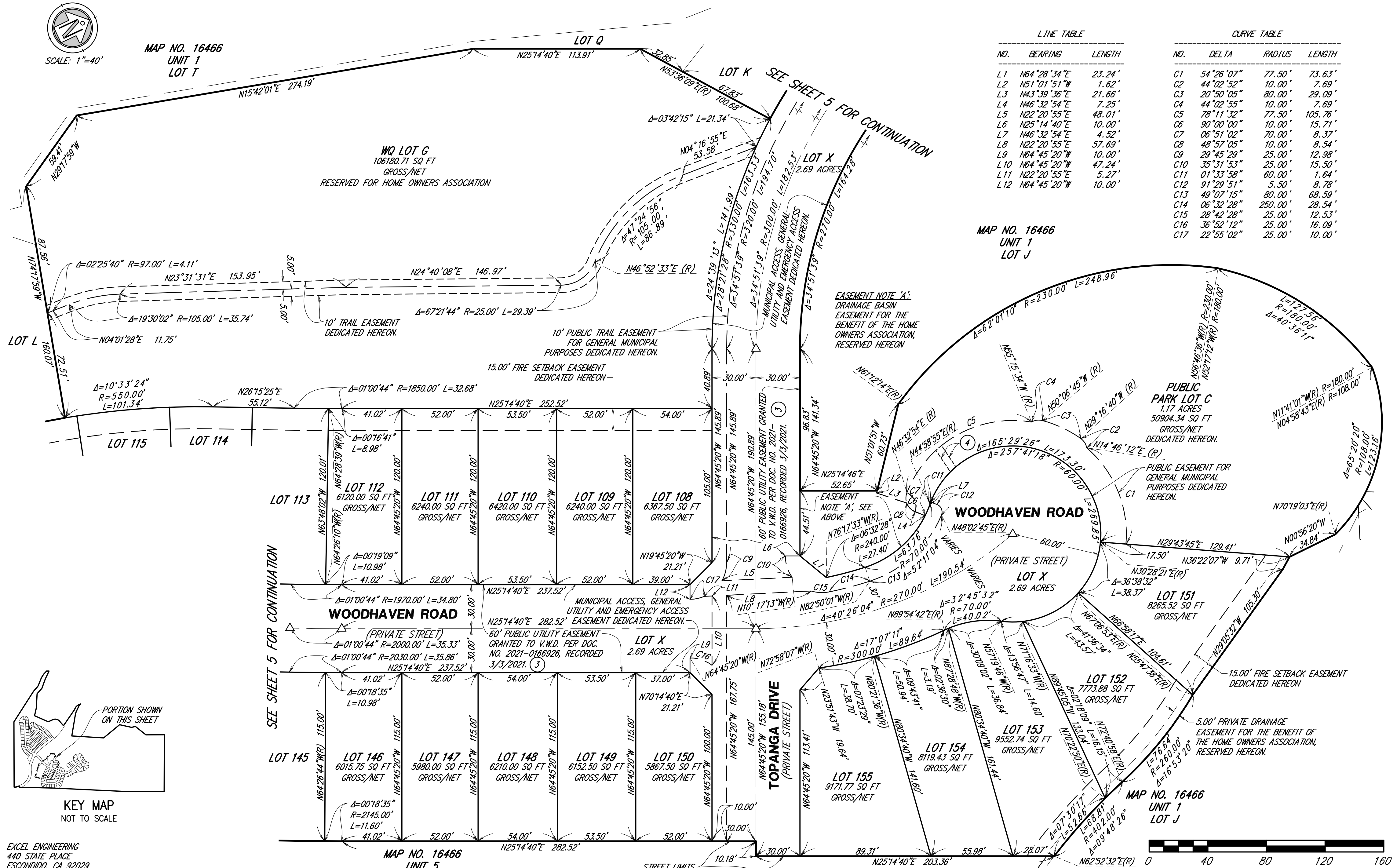
LOT X

WQ LOT G
106180.71 SQ FT
GROSS/NET
RESERVED FOR HOME OWNERS ASSOCIATION

MAP NO. 16466
UNIT 1
LOT J

LINE TABLE		
NO.	BEARING	LENGTH
L1	N64°28'34"E	23.24'
L2	N51°01'51"W	1.62'
L3	N43°39'36"E	21.66'
L4	N46°32'54"E	7.25'
L5	N22°20'55"E	48.01'
L6	N25°14'40"E	10.00'
L7	N46°32'54"E	4.52'
L8	N22°20'55"E	57.69'
L9	N64°45'20"W	10.00'
L10	N64°45'20"W	47.24'
L11	N22°20'55"E	5.27'
L12	N64°45'20"W	10.00'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	54°26'07"	77.50'	73.63'
C2	44°02'52"	10.00'	7.69'
C3	20°50'05"	80.00'	29.09'
C4	44°02'55"	10.00'	7.69'
C5	78°11'32"	77.50'	105.76'
C6	90°00'00"	10.00'	15.71'
C7	06°51'02"	70.00'	8.37'
C8	48°57'05"	10.00'	8.54'
C9	29°45'29"	25.00'	12.98'
C10	35°31'53"	25.00'	15.50'
C11	01°33'58"	60.00'	1.64'
C12	91°29'51"	5.50'	8.78'
C13	49°07'15"	80.00'	68.59'
C14	06°32'28"	250.00'	28.54'
C15	28°42'28"	25.00'	12.53'
C16	36°52'12"	25.00'	16.09'
C17	22°55'02"	25.00'	10.00'



EASEMENT NOTE 'A':
DRAINAGE BASIN
EASEMENT FOR THE
BENEFIT OF THE HOME
OWNERS ASSOCIATION,
RESERVED HEREON

PUBLIC
PARK LOT C
1.17 ACRES
50904.34 SQ FT
GROSS/NET
DEDICATED HEREON.

PUBLIC EASEMENT FOR
GENERAL MUNICIPAL
PURPOSES DEDICATED
HEREON.

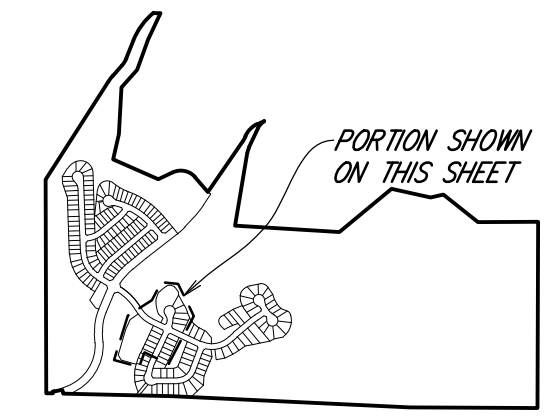
LOT 151
8265.52 SQ FT
GROSS/NET

LOT 152
7773.88 SQ FT
GROSS/NET

LOT 153
9552.74 SQ FT
GROSS/NET

LOT 154
8119.43 SQ FT
GROSS/NET

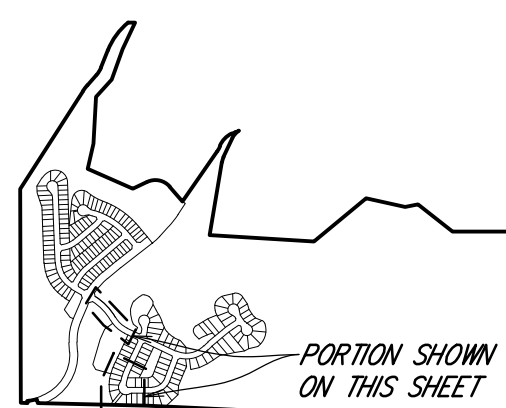
LOT 155
9171.77 SQ FT
GROSS/NET



EXCEL ENGINEERING
440 STATE PLACE
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CITY OF SAN MARCOS TSM 13-001-4

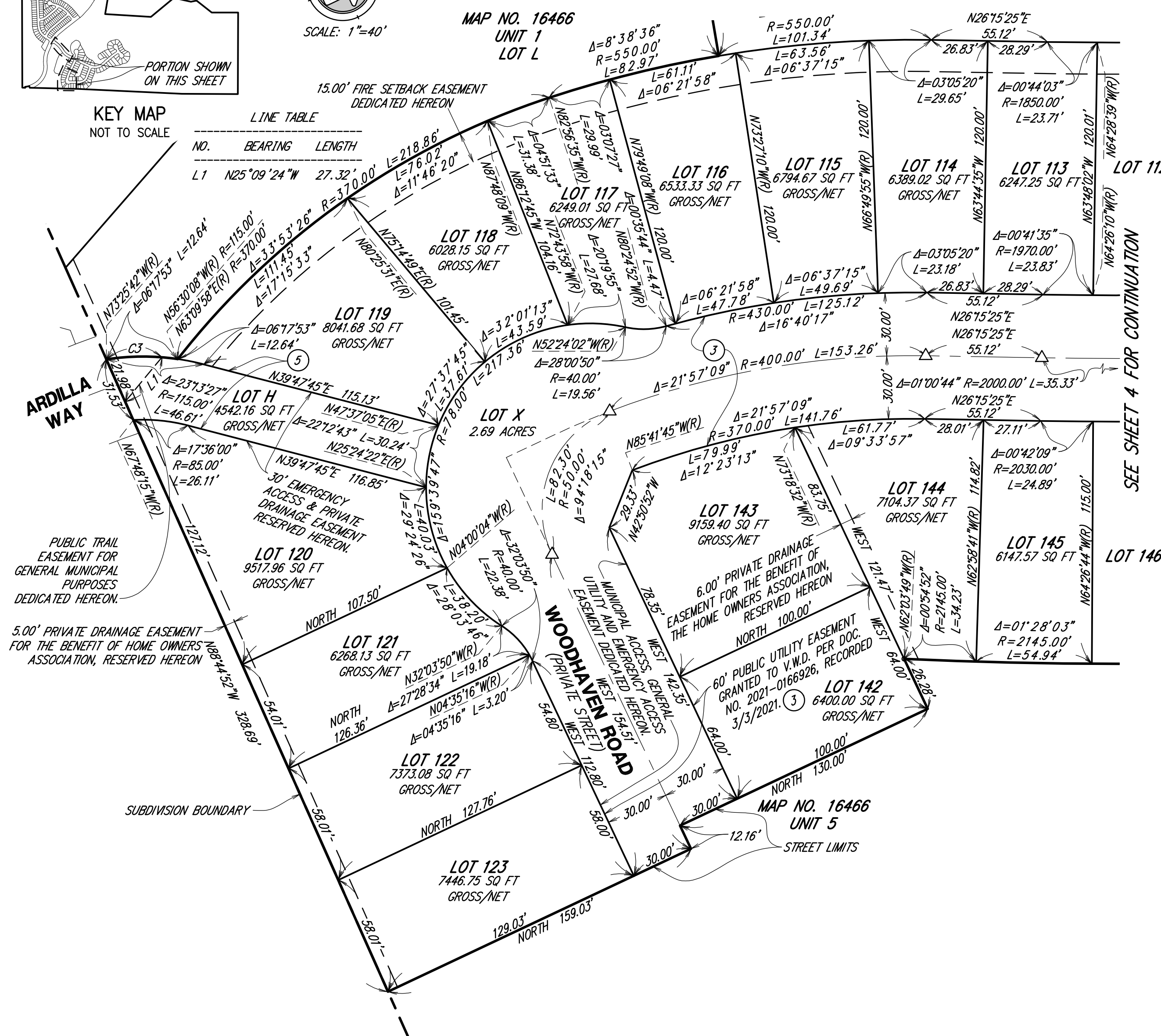
SHEET 5 OF 5 SHEETS



SCALE: 1"=40'

LINE TABLE

NO.	BEARING	LENGTH
L1	N25°09'24"W	27.32'



10' PUBLIC TRAIL EASEMENT FOR GENERAL MUNICIPAL PURPOSES DEDICATED PER MAP NO. 16466, REC. 7/23/2021 AS FILE NO. 2021-7000245.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	02°29'40"	758.00'	33.00'
C2	29°28'36"	35.00'	18.01'
C3	13°09'57"	115.00'	26.43'

UTILITY EASEMENT GRANTED TO VISTA IRRIGATION DISTRICT PER DOCUMENT NO. 2020-0609472 RECORDED 10/08/2020.

MAP NO. 16466
UNIT 1
LOT T

MAP NO. 16466
UNIT 1
LOT J