

EXHIBIT B

REFERENCE DRAWINGS:

PM 20764, LS NO. 90,
100012-D 100013-D

ASSESSOR'S PARCEL NO.:

634-010-74-00 634-010-09-00


BASIS OF BEARINGS:

THE BASIS OF BEARINGS SHOWN FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6 (EPOCH 1991.35) AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON AUGUST 3, 2021 BETWEEN POINTS A AND B AS SHOWN HEREON. POINTS A & B WERE ESTABLISHED FROM G.P.S. STATION 58 AND 185 AS SHOWN ON RDS 14492, THE BEARING FROM POINT A TO POINT B IS NORTH 69°39'53" WEST.

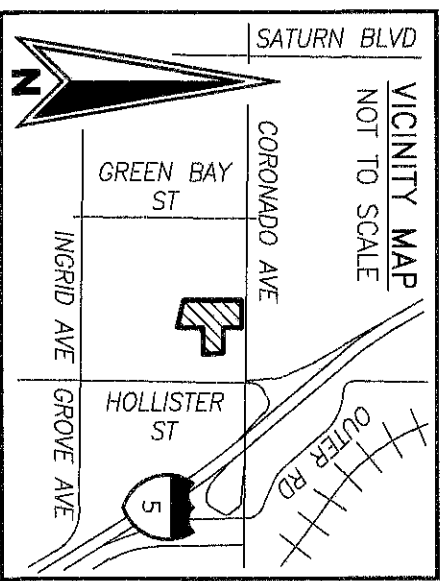
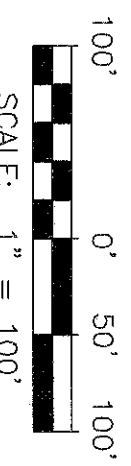
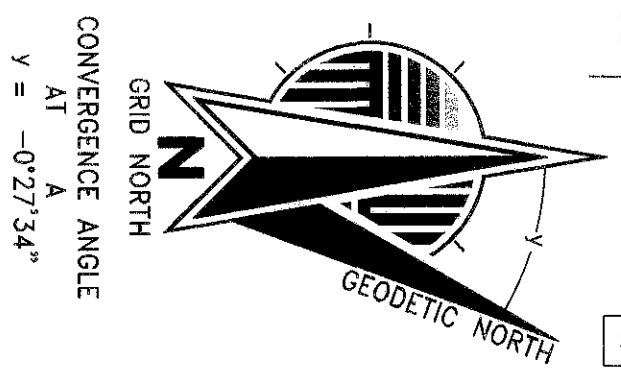
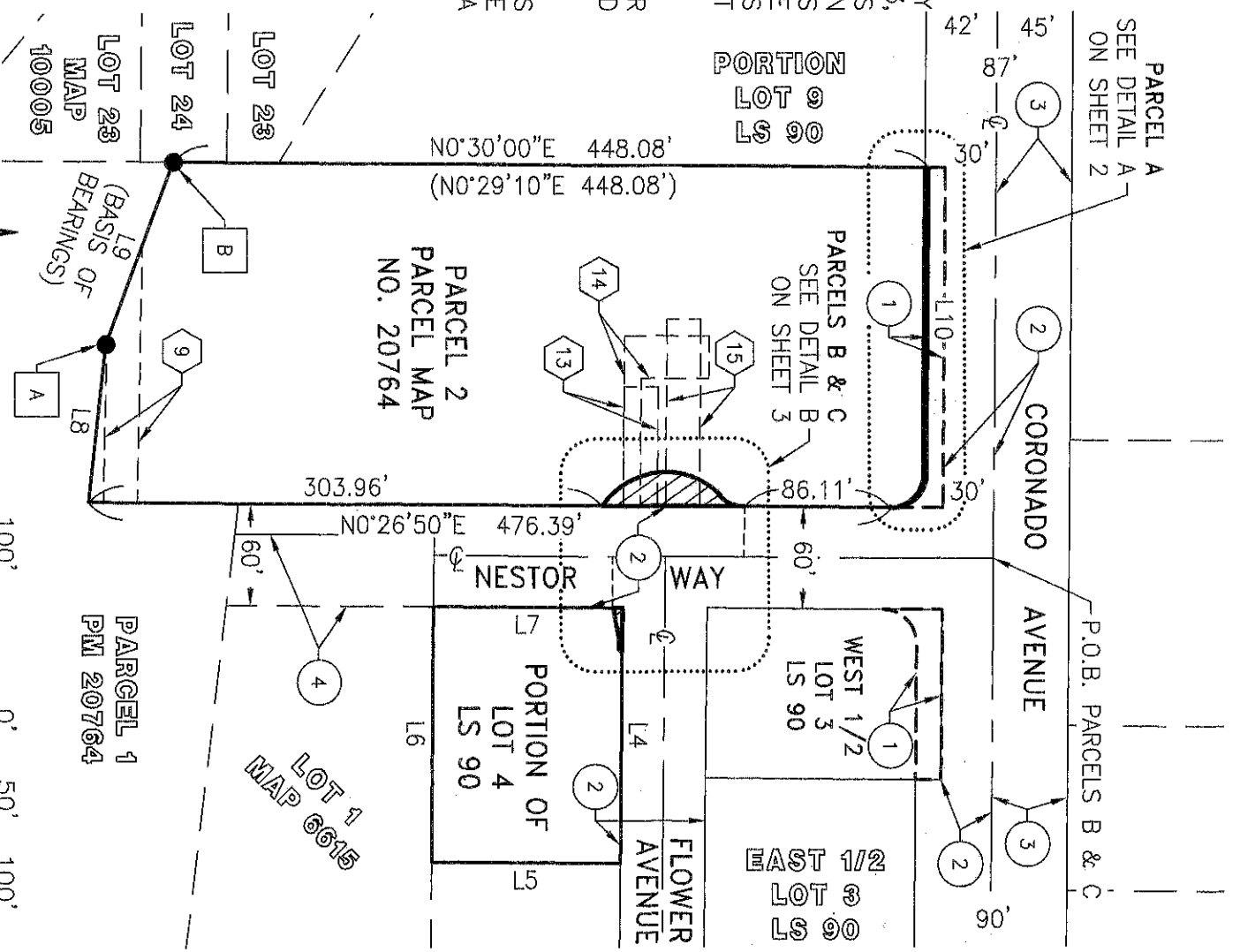
QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT POINT A IS 1.000045403. GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR. ELEVATION AT POINT A 27.050 (NGVD 29)

LEGEND:

-  INDICATES PUBLIC STREET EASEMENT DEDICATION ACQUIRED
- PARCEL A: 400 SQUARE FEET
- PARCEL B: 1,064 SQUARE FEET
- PARCEL C: 79 SQUARE FEET
- TOTAL: 1,543.5 SQUARE FEET

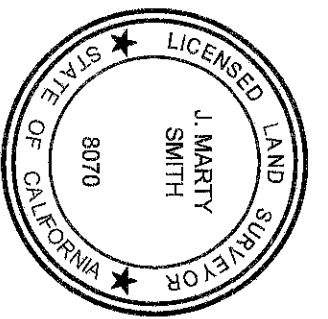
- (...) RECORD DATA PER PM 20764
- P.O.B. POINT OF BEGINNING
- T.P.O.B. TRUE POINT OF BEGINNING
- RAD RADIAL
- PRC POINT OF REVERSE CURVE
- EASEMENT LEGEND:**
- # EXISTING EASEMENT AS NOTED IN EASEMENT LEGEND ON SHEET 4.
- DEDICATION LEGEND:**
- # HISTORIC RIGHTS-OF-WAY AS NOTED IN DEDICATION LEGEND ON SHEET 4.
- LINE TABLE:**
- LINE TABLE SHOWN ON SHEET 4.
- MONUMENT LEGEND:**
- MONUMENT LEGEND SHOWN ON SHEET 4.



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J. MARTY SMITH, LS 8070
DATE: 5/8/2023



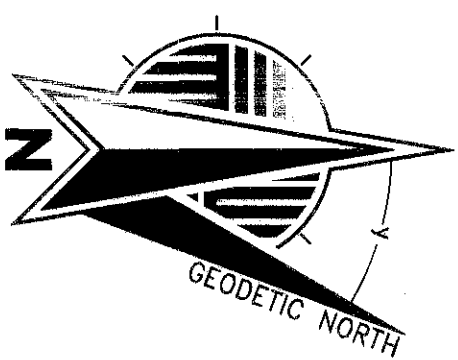
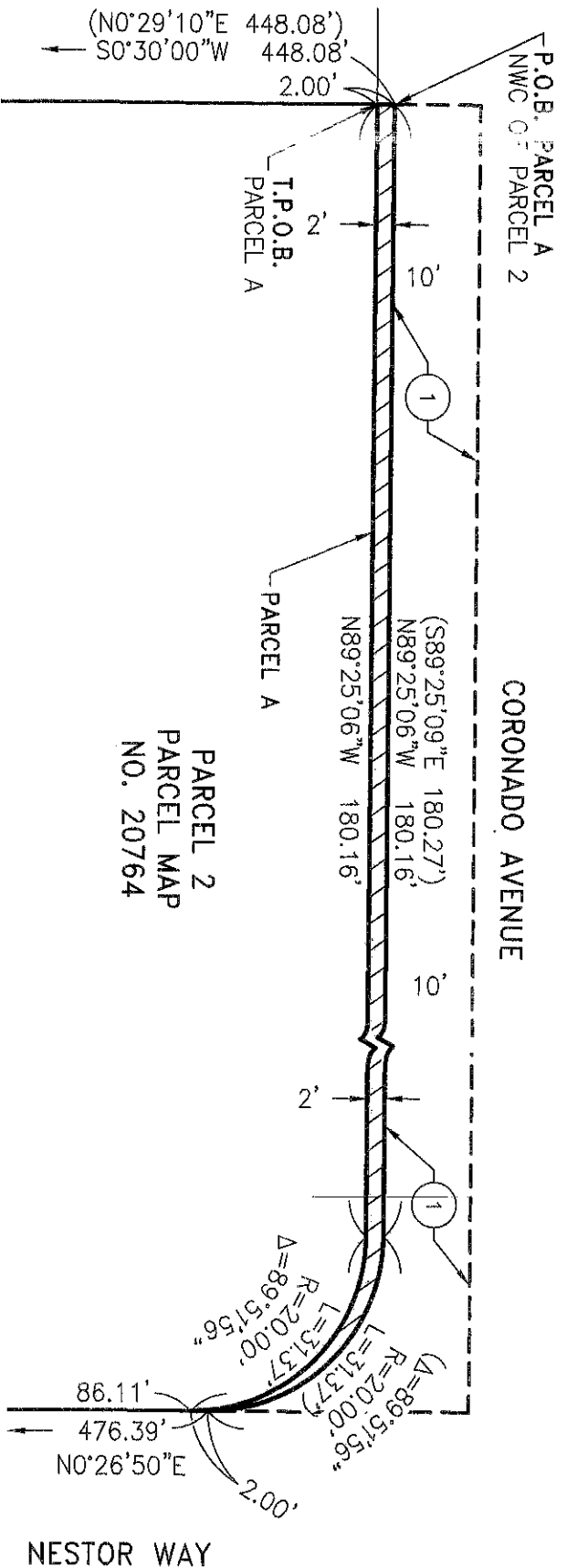
DOCUMENT NO.: 2023-0103880 APR 20 2023
RECORDED: 2023-0108965 APR 26 2023

PUBLIC STREET EASEMENT
OVER PORTIONS OF PARCEL 2, PARCEL MAP NO. 20764 &
LOT 4 OF NESTOR, LS NO. 90

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA SHEET 1 OF 4	PRJ 1042608 I.O.
ORIGINAL	FEI					
		AN.	4/19/2023		FOR CITY LAND SURVEYOR	1788-6303
					DATE	NAD 83 COORDINATES
						148-1743
						LAMBERT COORDINATES
						B001

STATUS: COMPLETE

DETAIL A



GRID NORTH
CONVERGENCE ANGLE
 $\gamma_A = -0^\circ 27' 34''$
SCALE: 1" = 20'



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**PUBLIC STREET EASEMENT
OVER PORTIONS OF PARCEL 2, PARCEL MAP NO. 20764 &
LOT 4 OF NESTOR, LS NO. 90**

DOCUMENT NO.: _____
RECORDED: _____

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	FEI			

CITY OF SAN DIEGO, CALIFORNIA
SHEET 2 OF 4
Fuller, RFB
FOR CITY LAND SURVEYOR
DATE *4/19/2025*

PRJ 1042608
I.O. _____
1788-6303
NAD 83 COORDINATES
148-1743
LAMBERT COORDINATES

STATUS
COMPLETE

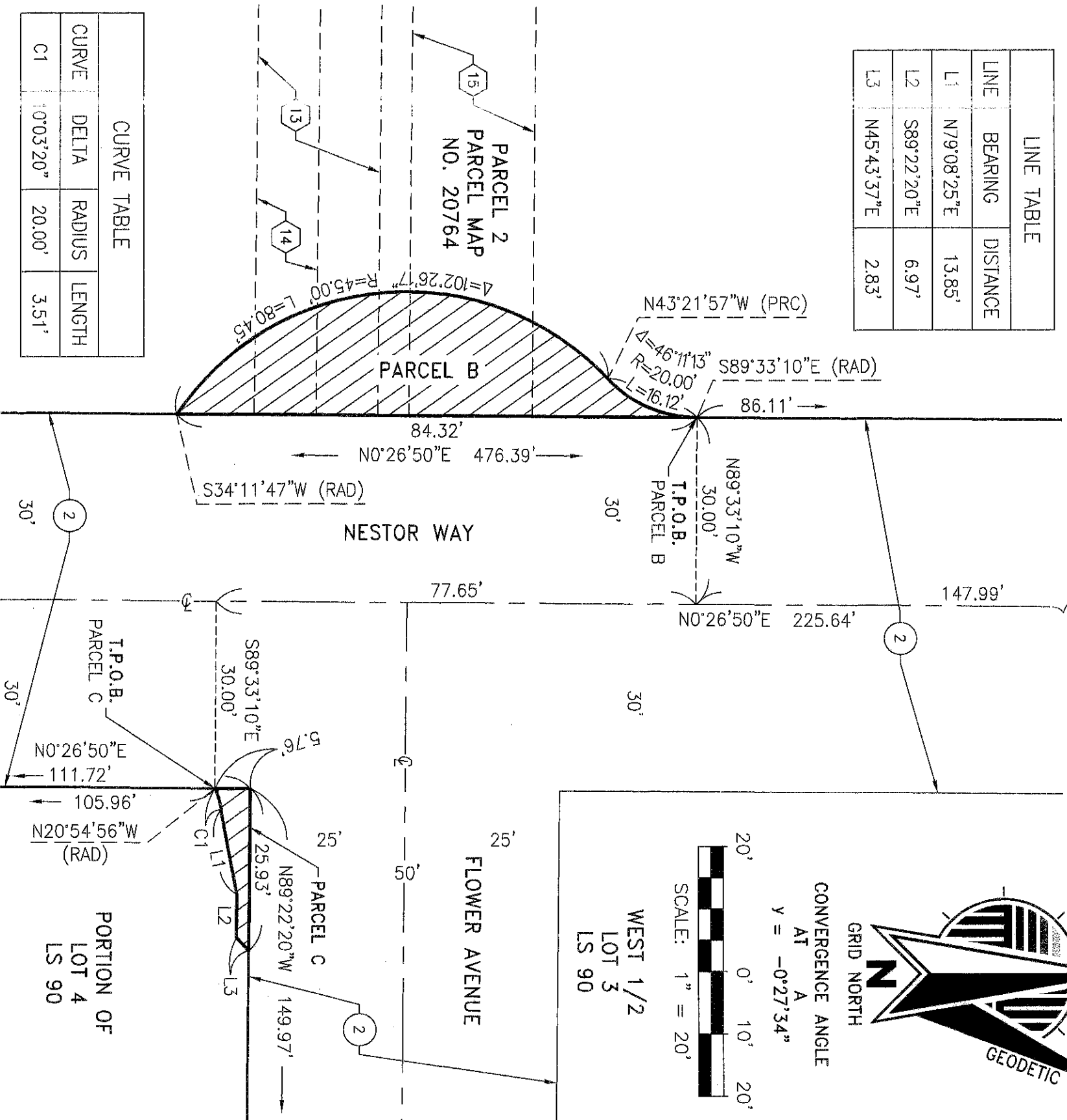
100088-2-B
B002

EXHIBIT B

DETAIL B

CORONADO AVENUE P.O.B. PARCEL B & C

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N79°08'25"E	13.85'
L2	S89°22'20"E	6.97'
L3	N45°43'37"E	2.83'



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	10°03'20"	20.00'	3.51'



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PUBLIC STREET EASEMENT
OVER PORTIONS OF PARCEL 2, PARCEL MAP NO. 20764 &
LOT 4 OF NESTOR, LS NO. 90

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA SHEET 3 OF 4	PRJ 1042608 I.O. _____
ORIGINAL	FEI					
					Stable R. Kelly FOR CITY LAND SURVEYOR	1788-6303 NAD 83 COORDINATES
					DATE 4/19/2023	148-1743 LAMBERT COORDINATES

COMPLETE

STATUS

100088-3-B

B003

EXHIBIT B

EASEMENT LEGEND:

- ⑨ AN EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO FOR PUBLIC SEWER, RECORDED AUGUST 18, 1965 AS INSTRUMENT NO. 65-150429 OF OFFICIAL RECORDS.
- ⑬ AN EASEMENT IN FAVOR OF MISSION CABLE TV, INC. FOR COMMUNITY ANTENNA TELEVISION EQUIPMENT, RECORDED JANUARY 25, 1979 AS DOCUMENT NO. 79-040266 OF OFFICIAL RECORDS.
- ⑭ AN EASEMENT IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED JANUARY 31, 1979 AS DOCUMENT NO. 79-049034 OF OFFICIAL RECORDS.
- ⑮ AN EASEMENT IN FAVOR OF CALIFORNIA AMERICAN WATER COMPANY FOR WATER MAINS, RECORDED MARCH 28, 1930 AS DOCUMENT NO. 80-107728 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED JANUARY 11, 2005 AS INSTRUMENT NO. 2005-0025797 OF OFFICIAL RECORDS. SAID EASEMENT HAS NO SPECIFIC LOCATION SET FORTH IN THE DOCUMENT AND CANNOT BE PLOTTED ON DRAWING.

DEDICATION LEGEND:

- ① PORTION OF CORONADO AVENUE DEDICATED PER DOCUMENT RECORDED OCTOBER 9, 1969, AS FILE NO. 185452, O.R.
- ② PORTION OF CORONADO AVENUE, FLOWER WAY AND NESTOR WAY DEDICATED PER MAP OF LICENSED SURVEYS NO. 90, FILED APRIL 22, 1896.
- ③ PORTION OF CORONADO AVENUE DEDICATED PER MAP 1768.
- ④ PORTION OF NESTOR WAY DEDICATED PER MAP 6615.

MONUMENT LEGEND:

- INDICATES FOUND MONUMENT AS NOTED.

- A** FOUND 1" IRON PIPE & DISK STAMPED "RCE 7452" PER PARCEL MAP NO. 20764 BEING S69°35'53"E 0.30' FROM ACTUAL CORNER.
- B** FOUND 2" IRON PIPE & DISK STAMPED "LS 5517" PER PARCEL MAP NO. 20764 BEING S89°21'20"W 0.28' FROM ACTUAL CORNER.

LINE TABLE		RECORD		
LINE	BEARING	DISTANCE	BEARING	LENGTH
L4	N89°22'20"W	149.97'		
L5	N00°26'24"E	111.62'		
L6	N89°24'42"W	149.98'		
L7	N00°26'50"E	111.72'		
L8	N83°30'57"W	93.52'	(N83°29'38"W)	(93.64')
L9	N69°39'53"W	114.34'	(N69°33'43"W)	(114.34')
L10	N89°25'06"W	180.16'	(S89°25'09"E)	(180.27')



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E N G I N E E R I N G

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**PUBLIC STREET EASEMENT
OVER PORTIONS OF PARCEL 2, PARCEL MAP NO. 20764 &
LOT 4 OF NESTOR, LS NO. 90**

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA SHEET 4 OF 4	PRJ 1042608 I.O. _____
ORIGINAL	FEI					
					FOR CITY LAND SURVEYOR <i>FULLER RB</i> DATE <i>4/19/2025</i>	1788-6303 NAD 83 COORDINATES
						148-1743 LAMBERT COORDINATES
	<i>COMPLETE</i>				STATUS	100088-4-B
						B004