

**ASSESSOR'S PARCEL NO.:**



341-050-39

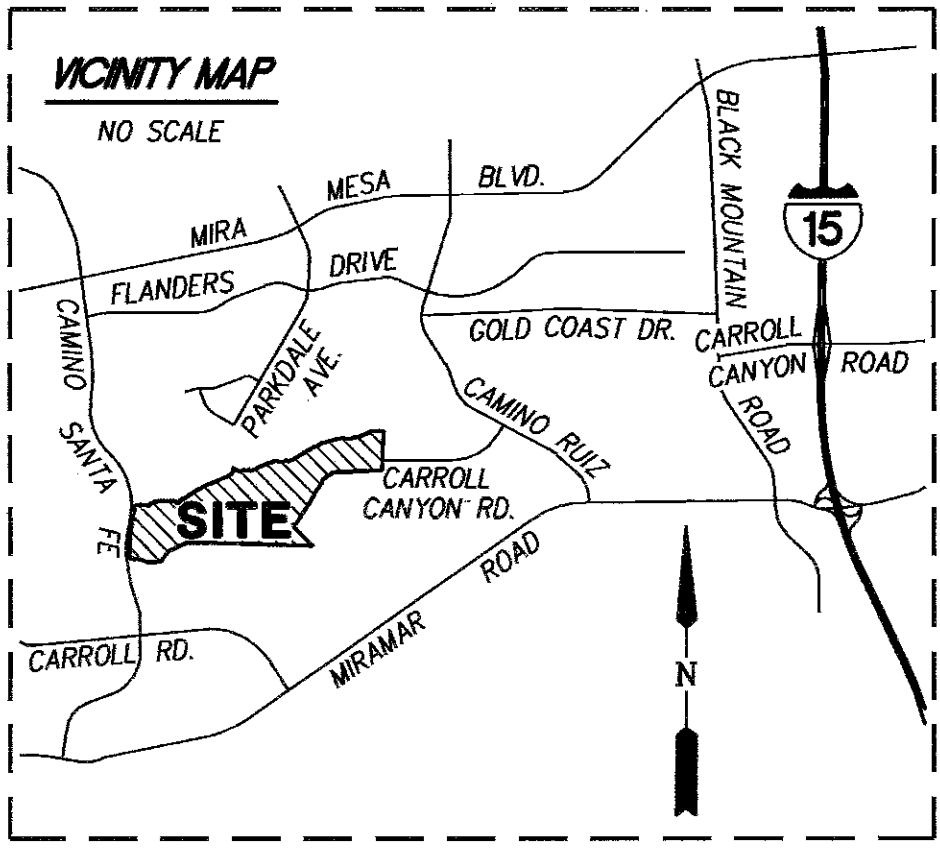
**EXHIBIT 'B'**

**REFERENCE DRAWINGS:**

- VTM 2308047
- MAP 16448
- 42261-D
- 42262-D

**LEGEND:**

-  INDICATES COVENANT OF EASEMENT ACQUIRED  
PARCEL 'C' AREA = 5.790 ACRES
- P.O.B.** INDICATES POINT OF BEGINNING
-  INDICATES FOUND MONUMENT AS NOTED



**BASIS OF BEARINGS:**

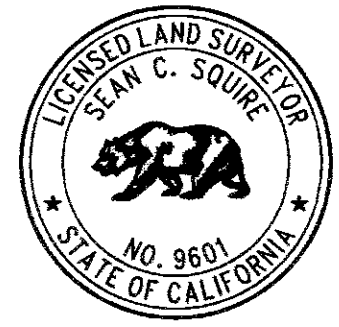
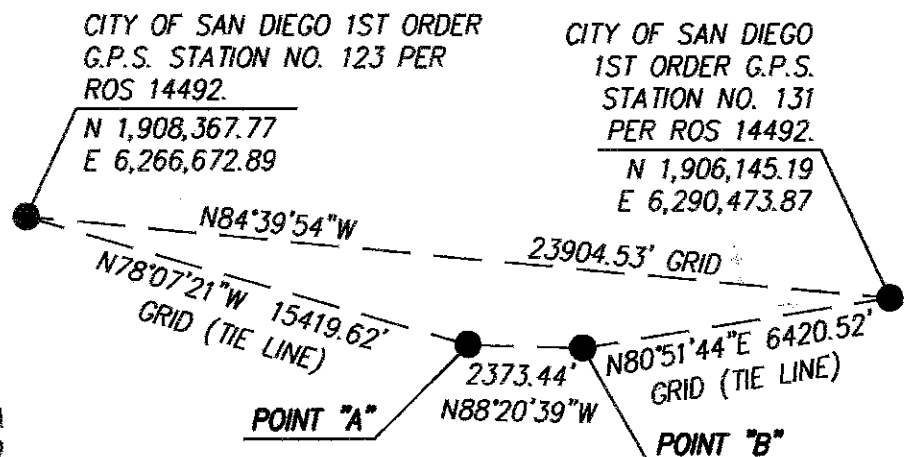
THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN IN JUNE 2018 AT POINT 'A' AND 'B' SHOWN HEREON. SAID POINTS WERE ESTABLISHED FROM FIRST ORDER G.P.S. STATION NO. 123 AND FIRST ORDER G.P.S. STATION NO. 131 PER RECORD OF SURVEY NO. 14492.

BEARING FROM POINT 'A' TO 'B': NORTH 88°20'39" WEST

DISTANCES SHOWN HEREON ARE GROUND LEVEL DISTANCES. THE COMBINED SCALE FACTOR AT POINT 'A' IS 0.999972594. GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR. ELEVATION AT POINT 'A' IS 347.74' (N.G.V.D. 29).

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

SEE DETAIL AT RIGHT.



*[Signature]* 4-18-2022  
SEAN C. SQUIRE, L.S. 9601 DATE

**PROJECT DESIGN CONSULTANTS**  
701 B Street, Suite 800 San Diego, CA 92101  
619.235.8471 Tel 619.234.0349 Fax

DOCUMENT NO.: 2022-0315509 o.r.  
RECORDED: AUG. 3, 2022

**COVENANT OF EASEMENT FOR PROTECTION OF ENVIRONMENTALLY SENSITIVE LANDS WITHIN THE MULTIPLE SPECIES CONSERVATION PROGRAM MULTI-HABITAT PLANNING AREA AND OTHER ENVIRONMENTALLY SENSITIVE LANDS WITHIN PORTION OF REMAINDER LOT PER MAP NO. 16448**

| DESCRIPTION | BY  | APPRVD. | DATE | FILMED | CITY OF SAN DIEGO, CALIFORNIA<br>SHEET 1 OF 5 SHEETS | P.T.S. NO. 1044971  |
|-------------|-----|---------|------|--------|--|---|
| ORIGINAL    | PDC |         |      |        |  | <i>[Signature]</i> 7/29/2022<br>FOR CITY LAND SURVEYOR DATE |
|             |     |         |      |        |  | 1904-6279   |
|             |     |         |      |        |  | CCS83 COORDINATES   |
|             |     |         |      |        |  | 264-1717  |
|             |     |         |      |        |  | LAMBERT COORDINATES   |
|             |     |         |      |        |  | 100112-1-B  |
| STATUS      |     |         |      |        |  |   |

**EASEMENT LEGEND**

- ⑪ EXISTING 20' WIDE EASEMENTS TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES RECORDED APRIL 12, 1956 IN BOOK 6057, PAGE 208, RECORDED MAY 2, 1956 IN BOOK 6084, PAGE 255, RECORDED MAY 2, 1956 IN BOOK 6084, PAGE 259 AND RECORDED MAY 2, 1956 IN BOOK 6084, PAGE 263; ALL OF OFFICIAL RECORDS.
- ⑮ 20' WIDE EASEMENT TO THE CITY OF SAN DIEGO FOR TEMPORARY WATER LINE RECORDED SEPTEMBER 25, 1961 AS DOCUMENT NO. 166788, O.R.
- ⑯ 20' WIDE EASEMENT TO THE CITY OF SAN DIEGO FOR PUBLIC SEWER RECORDED SEPTEMBER 25, 1961 AS DOCUMENT NO. 166789, O.R.
- ⑰ EXISTING 20' WIDE EASEMENT TO THE CITY OF SAN DIEGO FOR PUBLIC SEWER, EARTH EXCAVATION AND SLOPES RECORDED DECEMBER 31, 1971 AS DOCUMENT NO. 305557, O.R.
- ⑳ EXISTING 60' WIDE EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES RECORDED DEC. 6, 1976 AS DOCUMENT NO. 76-405981, O.R.
- ㉑ EXISTING 10' WIDE EASEMENT TO THE CITY OF SAN DIEGO FOR STORM DRAIN RECORDED AUGUST 26, 1977 AS DOCUMENT NO. 77-351452, O.R.
- ㉒ 15' WIDE EASEMENT TO THE CITY OF SAN DIEGO FOR SEWER RECORDED APRIL 8, 1982 AS DOCUMENT NO. 82-096572, O.R.
- ㉓ EXISTING 40' WIDE EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES RECORDED APRIL 26, 1982 AS DOCUMENT NO. 82-117093, O.R.
- ㉔ 5' WIDE EASEMENT TO THE CITY OF SAN DIEGO FOR SANITARY SEWER RECORDED SEPTEMBER 4, 1986 AS DOCUMENT NO. 86-387228, O.R.
- ㉖ EXISTING EASEMENT TO THE CITY OF SAN DIEGO FOR DRAINAGE FACILITIES RECORDED MARCH 10, 2003 AS DOCUMENT NO. 2003-0268697, O.R.
- ㉗ EXISTING 8' WIDE EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES RECORDED MARCH 22, 2004 AS DOC. NO. 2004-0233590, O.R.
- ⑤⑤ EXISTING IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC STREET GRANTED AND REJECTED PER 3ROOTS MAP NO. 16448.
- ⑤⑥ EXISTING IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC PARK GRANTED AND REJECTED PER 3ROOTS MAP NO. 16448.

**NON-PLOTTABLE EASEMENTS**

THE FOLLOWING EASEMENTS HAVE NO EXACT LOCATION AND THEREFORE CANNOT BE PLOTTED.

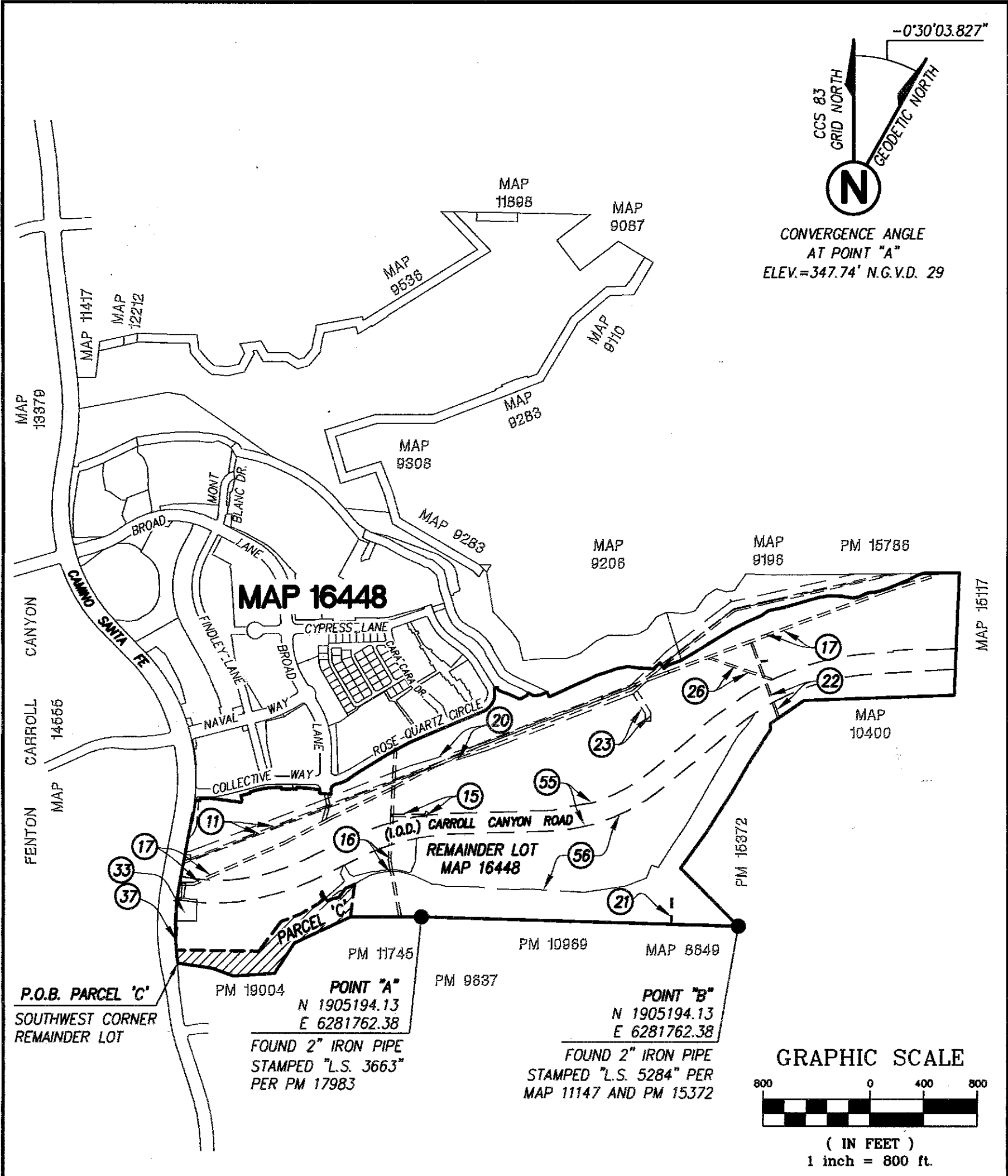
1. EXISTING EASEMENT TO SDG&E FOR PIPELINE RECORDED AUGUST 28, 1984 AS DOCUMENT NO. 84-327707, O.R.
2. EXISTING EASEMENT TO SDG&E FOR PUBLIC UTILITIES RECORDED MAY 13, 1987 AS DOCUMENT NO. 87-262265, O.R.



**PROJECT DESIGN CONSULTANTS**  
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 619.235.6471 Tel 619.234.0349 Fax

**COVENANT OF EASEMENT FOR PROTECTION OF ENVIRONMENTALLY SENSITIVE LANDS WITHIN THE MULTIPLE SPECIES CONSERVATION PROGRAM MULTI-HABITAT PLANNING AREA AND OTHER ENVIRONMENTALLY SENSITIVE LANDS WITHIN PORTION OF REMAINDER LOT PER MAP NO. 16448**

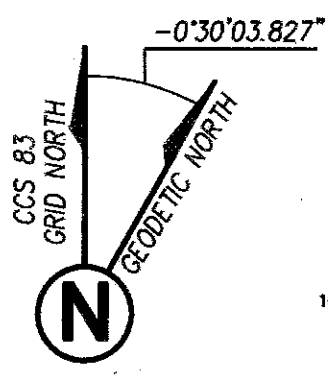
| DESCRIPTION | BY  | APPRVD. | DATE | FILMED |   |                            |
|-------------|-----|---------|------|--------|---|----------------------------|
| ORIGINAL    | PDC |         |      |        | <b>CITY OF SAN DIEGO, CALIFORNIA</b><br>SHEET 2 OF 5 SHEETS | P.T.S. NO. <u>1044971</u>  |
|             |     |         |      |        |   | I.O. NO. <u>N/A</u>        |
|             |     |         |      |        | <i>André R. Lopez</i>                                       | <u>1904-6279</u>           |
|             |     |         |      |        | FOR CITY LAND SURVEYOR                                      | <u>CCS83 COORDINATES</u>   |
|             |     |         |      |        | DATE  | <u>264-1717</u>            |
|             |     |         |      |        |   | <u>LAMBERT COORDINATES</u> |
|             |     |         |      |        |   | <b>100112-2-B</b>          |




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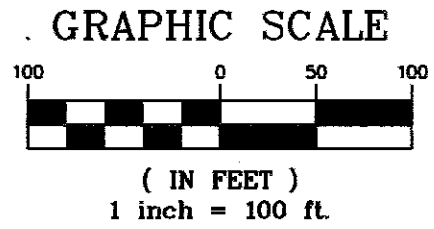
**COVENANT OF EASEMENT FOR PROTECTION OF ENVIRONMENTALLY SENSITIVE LANDS WITHIN THE MULTIPLE SPECIES CONSERVATION PROGRAM MULTI-HABITAT PLANNING AREA AND OTHER ENVIRONMENTALLY SENSITIVE LANDS WITHIN PORTION OF REMAINDER LOT PER MAP NO. 16448**

| DESCRIPTION | BY  | APPRVD. | DATE | FILMED | CITY OF SAN DIEGO, CALIFORNIA<br>SHEET 3 OF 5 SHEETS | P.T.S. NO. <u>1044971</u> |
|-------------|-----|---------|------|--------|--|---------------------------|
| ORIGINAL    | PDC |         |      |        |  |                           |
|             |     |         |      |        | <u>Robert R. Lopez</u>                               | <u>1904-6279</u>          |
|             |     |         |      |        | FOR CITY LAND SURVEYOR                               | CCS83 COORDINATES         |
|             |     |         |      |        | <u>7/25/2022</u>                                     | <u>264-1717</u>           |
|             |     |         |      |        | DATE   | LAMBERT COORDINATES       |
|             |     |         |      |        |  | <b>100112-3-B</b>         |

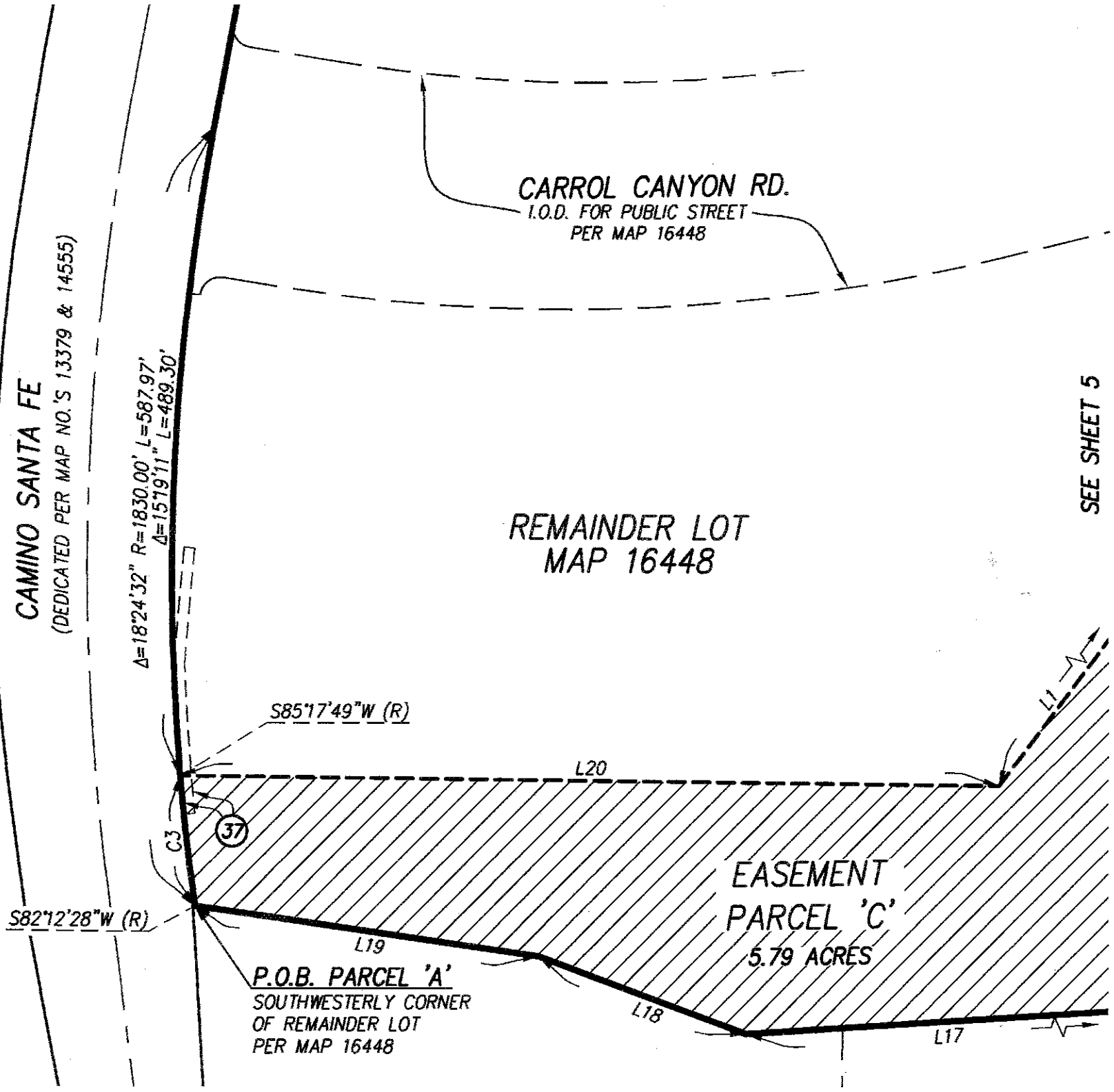


| ARC TABLE |                            |          |        |
|-----------|----------------------------|----------|--------|
| NO.       | DELTA                      | RADIUS   | LENGTH |
| C3        | $\Delta=03^{\circ}05'21''$ | 1830.00' | 98.67' |

| LINE TABLE |             |         |
|------------|-------------|---------|
| NO.        | BEARING     | LENGTH  |
| L1         | N36°58'44"E | 274.39' |
| L17        | N86°24'49"E | 307.92' |
| L18        | N69°42'11"W | 167.96' |
| L19        | N81°43'48"W | 263.20' |
| L20        | S89°19'09"E | 620.21' |



CONVERGENCE ANGLE  
AT POINT "A"  
ELEV.=347.74' N.G.V.D. 29



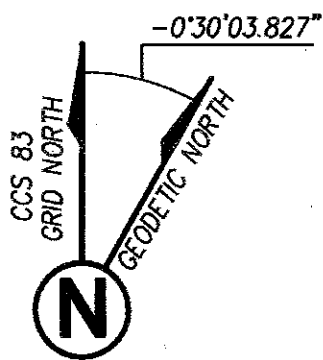
**PROJECT DESIGN CONSULTANTS**  
701 B Street, Suite 800 San Diego, CA 92101  
619.235.6471 Tel 619.234.0349 Fax

**COVENANT OF EASEMENT FOR PROTECTION OF ENVIRONMENTALLY SENSITIVE LANDS WITHIN THE MULTIPLE SPECIES CONSERVATION PROGRAM MULTI-HABITAT PLANNING AREA AND OTHER ENVIRONMENTALLY SENSITIVE LANDS WITHIN PORTION OF REMAINDER LOT PER MAP NO. 16448**

| DESCRIPTION | BY  | APPRVD. | DATE | FILMED |
|-------------|-----|---------|------|--------|
| ORIGINAL    | PDC |         |      |        |
|             |     |         |      |        |
|             |     |         |      |        |
|             |     |         |      |        |

**CITY OF SAN DIEGO, CALIFORNIA**  
SHEET 4 OF 5 SHEETS  
*Frank R. Lopez*  
FOR CITY LAND SURVEYOR      7/25/2022  
DATE

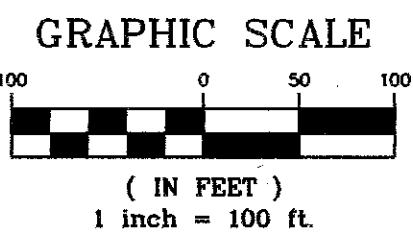
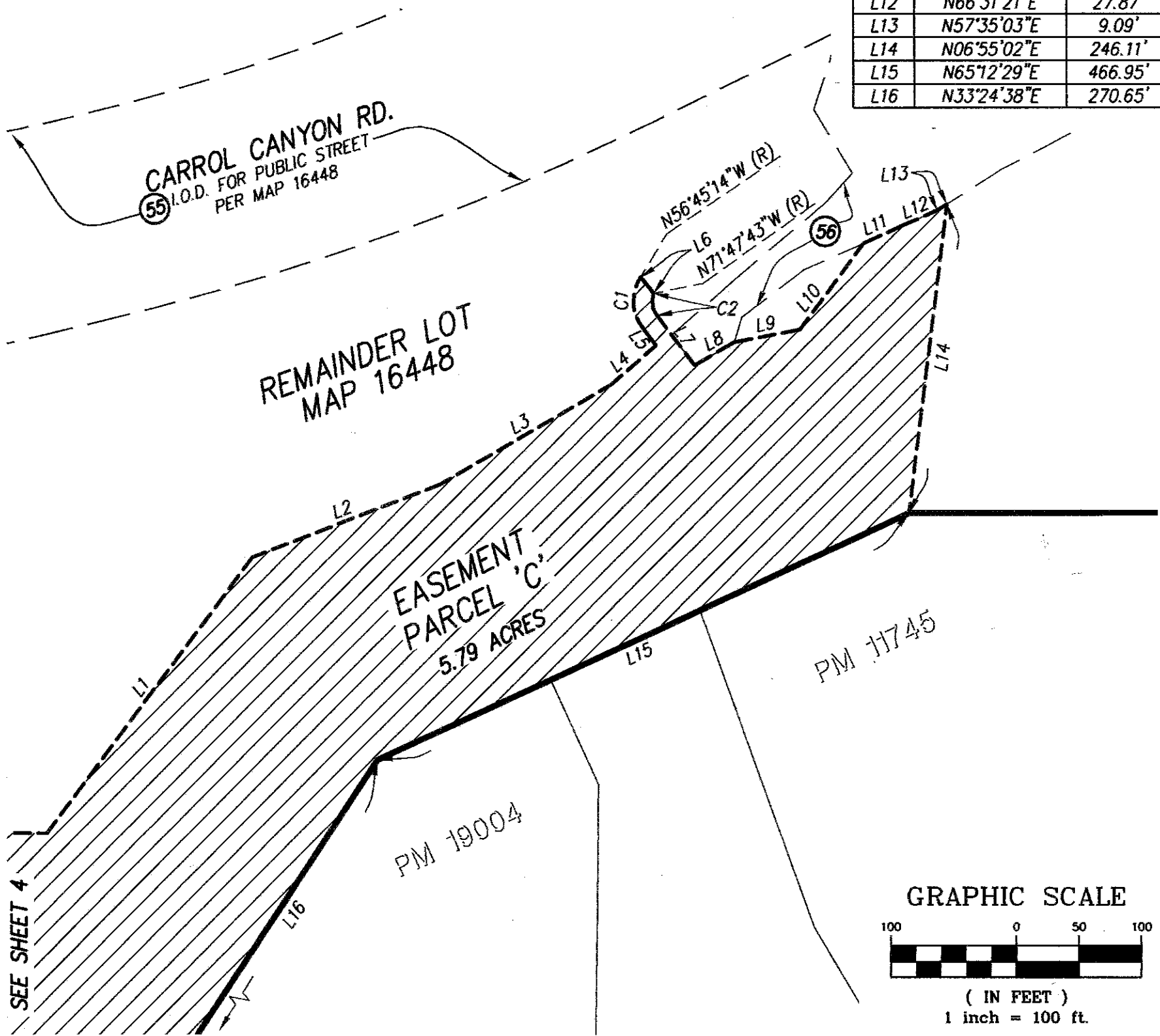
P.T.S. NO. 1044971  
I.O. NO. N/A  
1904-6279  
CCS83 COORDINATES  
264-1717  
LAMBERT COORDINATES  
**100112-4-B**



CONVERGENCE ANGLE  
AT POINT "A"  
ELEV.=347.74' N.G.V.D. 29

| ARC TABLE |                            |        |        |
|-----------|----------------------------|--------|--------|
| NO.       | DELTA                      | RADIUS | LENGTH |
| C1        | $\Delta=70^{\circ}25'17''$ | 34.00' | 41.79' |
| C2        | $\Delta=55^{\circ}22'48''$ | 19.00' | 18.36' |

| LINE TABLE |             |         |
|------------|-------------|---------|
| NO.        | BEARING     | LENGTH  |
| L1         | N36°58'44"E | 274.39' |
| L2         | N68°59'18"E | 159.66' |
| L3         | N59°55'37"E | 158.38' |
| L4         | N48°57'14"E | 47.39'  |
| L5         | N37°10'31"W | 18.56'  |
| L6         | N39°16'02"W | 16.41'  |
| L7         | N37°10'31"W | 49.67'  |
| L8         | N59°55'37"E | 36.37'  |
| L9         | N79°11'00"E | 53.31'  |
| L10        | N36°34'51"E | 84.69'  |
| L11        | N65°37'35"E | 36.51'  |
| L12        | N66°31'21"E | 27.87'  |
| L13        | N57°35'03"E | 9.09'   |
| L14        | N06°55'02"E | 246.11' |
| L15        | N65°12'29"E | 466.95' |
| L16        | N33°24'38"E | 270.65' |



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|-------------|-----|---------|------|--------|
| ORIGINAL    | PDC |         |      |        |
|             |     |         |      |        |
|             |     |         |      |        |

**CITY OF SAN DIEGO, CALIFORNIA**  
SHEET 5 OF 5 SHEETS  
*F. Robert R. to 12* *7/25/2022*  
FOR CITY LAND SURVEYOR DATE

P.T.S. NO. 1044971  
I.O. NO. N/A  
1904-6279  
CCS83 COORDINATES  
264-1717  
LAMBERT COORDINATES  
**100112-5-B**