

**ASSESSOR'S PARCEL NO.:**

341-050-39, 41 & 42

**EXHIBIT 'B'**

**REFERENCE DRAWINGS:**

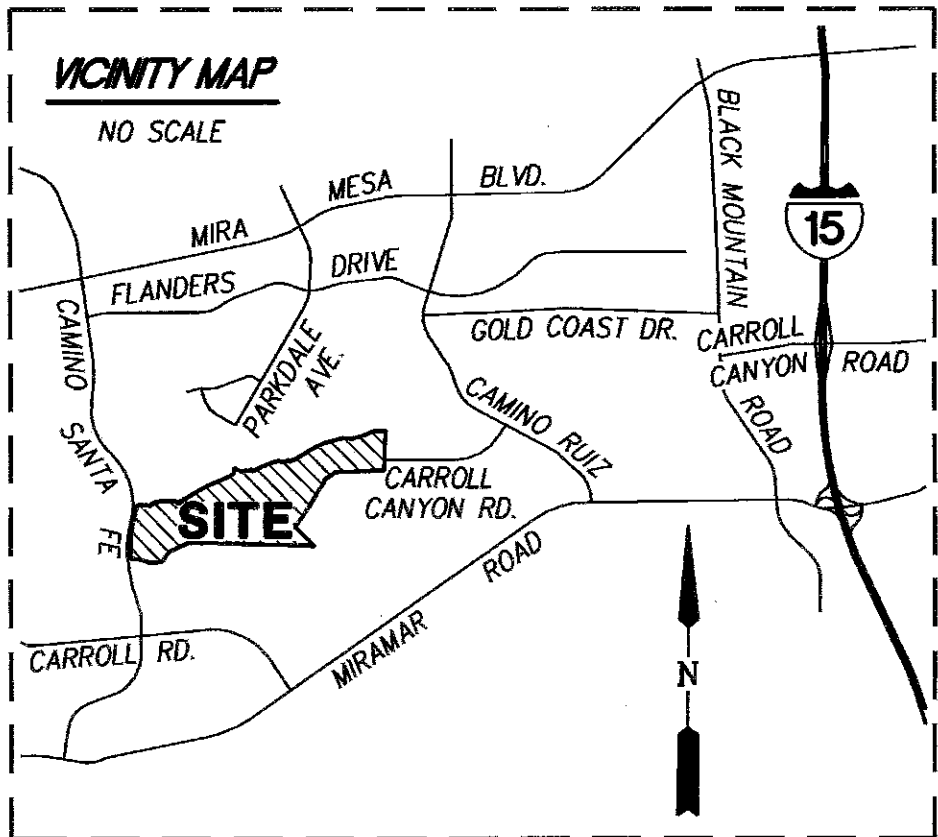
- VTM 2308047
- MAP 16448
- 42261-D
- 42262-D

**LEGEND:**

 INDICATES COVENANT OF EASEMENT ACQUIRED  
PARCEL 'D' AREA = 27.738 ACRES

P.O.B. INDICATES PONT OF BEGINNING

● INDICATES FOUND MONUMENT AS NOTED



**BASIS OF BEARINGS:**

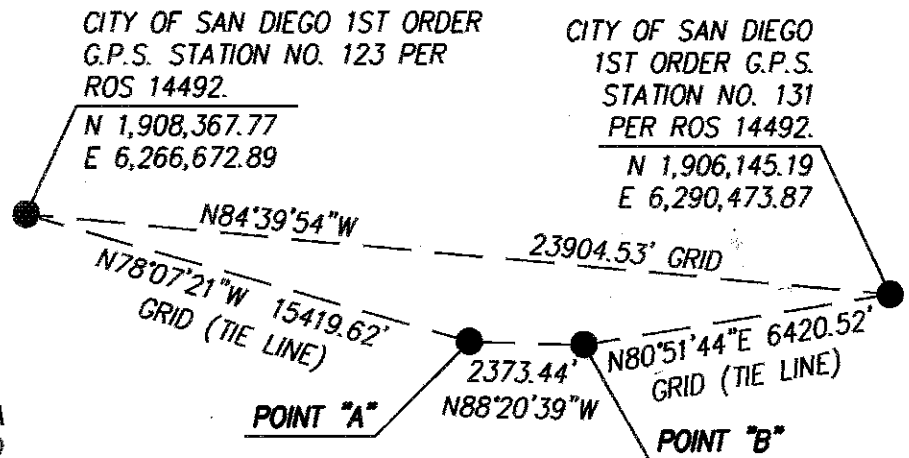
THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN IN JUNE 2018 AT POINT 'A' AND 'B' SHOWN HEREON. SAID POINTS WERE ESTABLISHED FROM FIRST ORDER G.P.S. STATION NO. 123 AND FIRST ORDER G.P.S. STATION NO. 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  
619.235.6471 Tel 619.234.0349 Fax

DOCUMENT NO.: 2022-0315393 o.r.  
RECORDED: Aug. 3, 2022

**COVENANT OF EASEMENT FOR PROTECTION OF SENSITIVE BIOLOGICAL RESOURCES ON LANDS THAT ARE NOT INCLUDED WITHIN THE MULTIPLE SPECIES CONSERVATION PROGRAM MULTI-HABITAT PLANNING AREA WITHIN PORTION OF REMAINDER LOT PER MAP NO. 16448**

DESCRIPTION	BY	APPRVD.	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA SHEET 1 OF 7 SHEETS	P.R.J. NO. 1044974
ORIGINAL	PDC					
					<i>[Signature]</i> 7/25/2022	1904-6279
					FOR CITY LAND SURVEYOR DATE	CCS83 COORDINATES
						264-1717
						LAMBERT COORDINATES
						100113-1-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.
- ㉕ EXISTING EASEMENT TO THE CITY OF SAN DIEGO FOR DRAINAGE FACILITIES RECORDED MARCH 10, 2003 AS DOCUMENT NO. 2003-0268697, O.R.
- ㉖ 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.

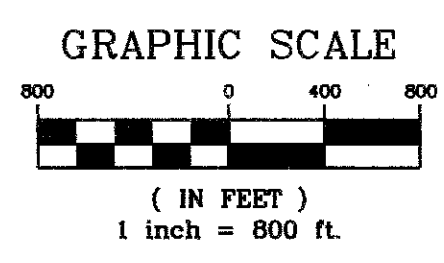
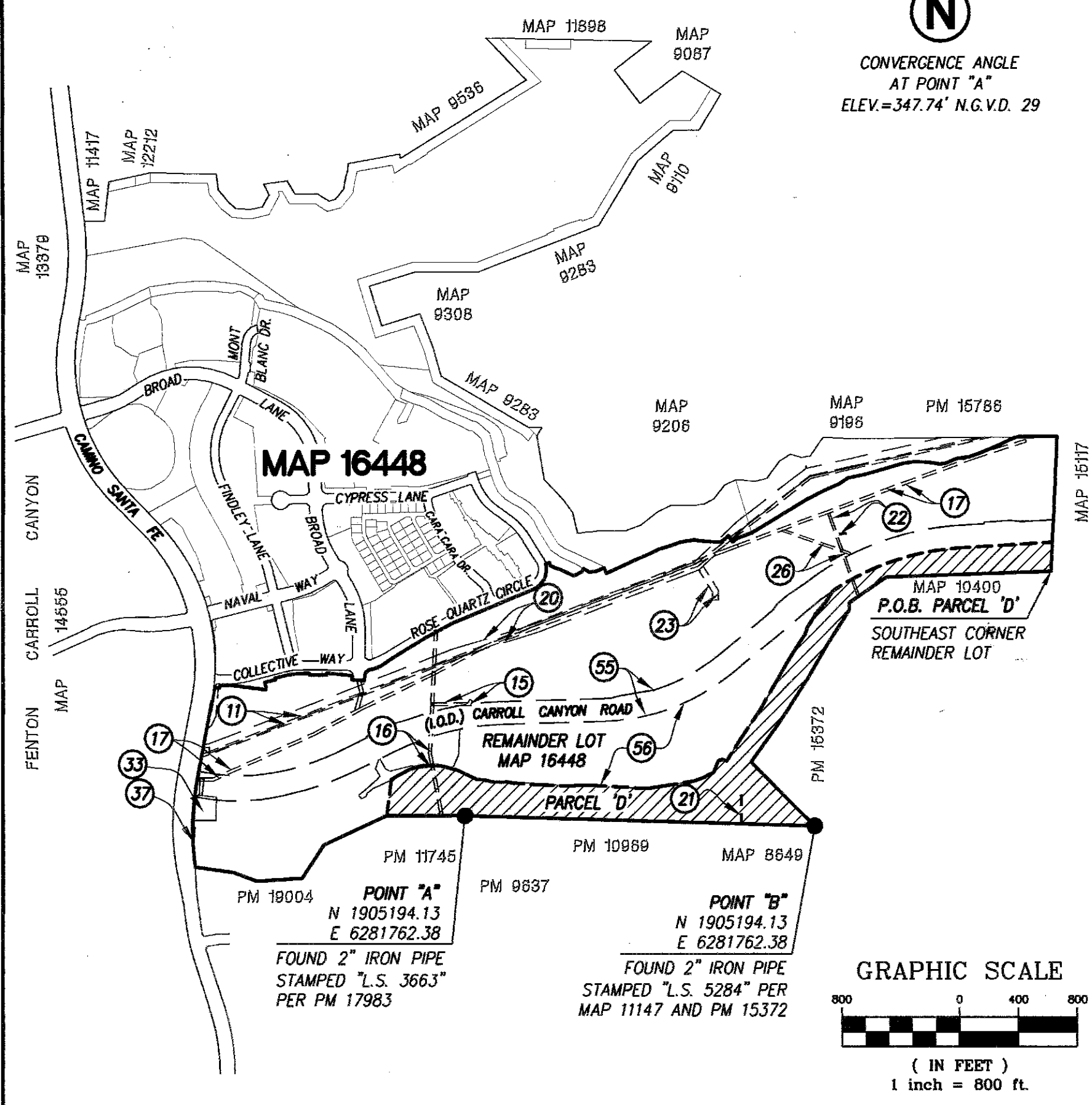
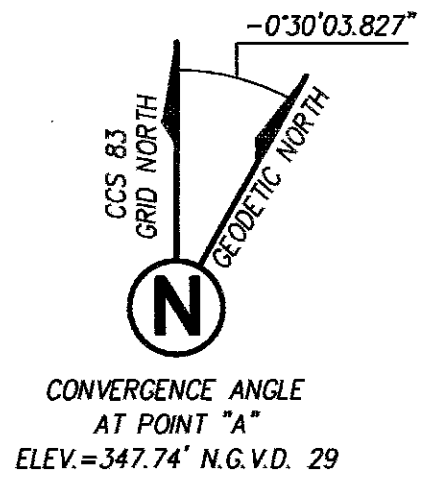
1. EXISTING EASEMENT TO SDG&E FOR PIPELINE RECORDED AUGUST 28, 1984 AS DOCUMENT NO. 84-327707, O.R.
2. EXISTING EASEMENT TO SDG&E FOR PUBLIC UTILITIES RECORDED MAY 13, 1987 AS DOCUMENT NO. 87-262265, O.R.



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**COVENANT OF EASEMENT FOR PROTECTION OF SENSITIVE BIOLOGICAL RESOURCES  
 ON LANDS THAT ARE NOT INCLUDED WITHIN THE MULTIPLE SPECIES  
 CONSERVATION PROGRAM MULTI-HABITAT PLANNING AREA  
 WITHIN PORTION OF REMAINDER LOT PER MAP NO. 16448**

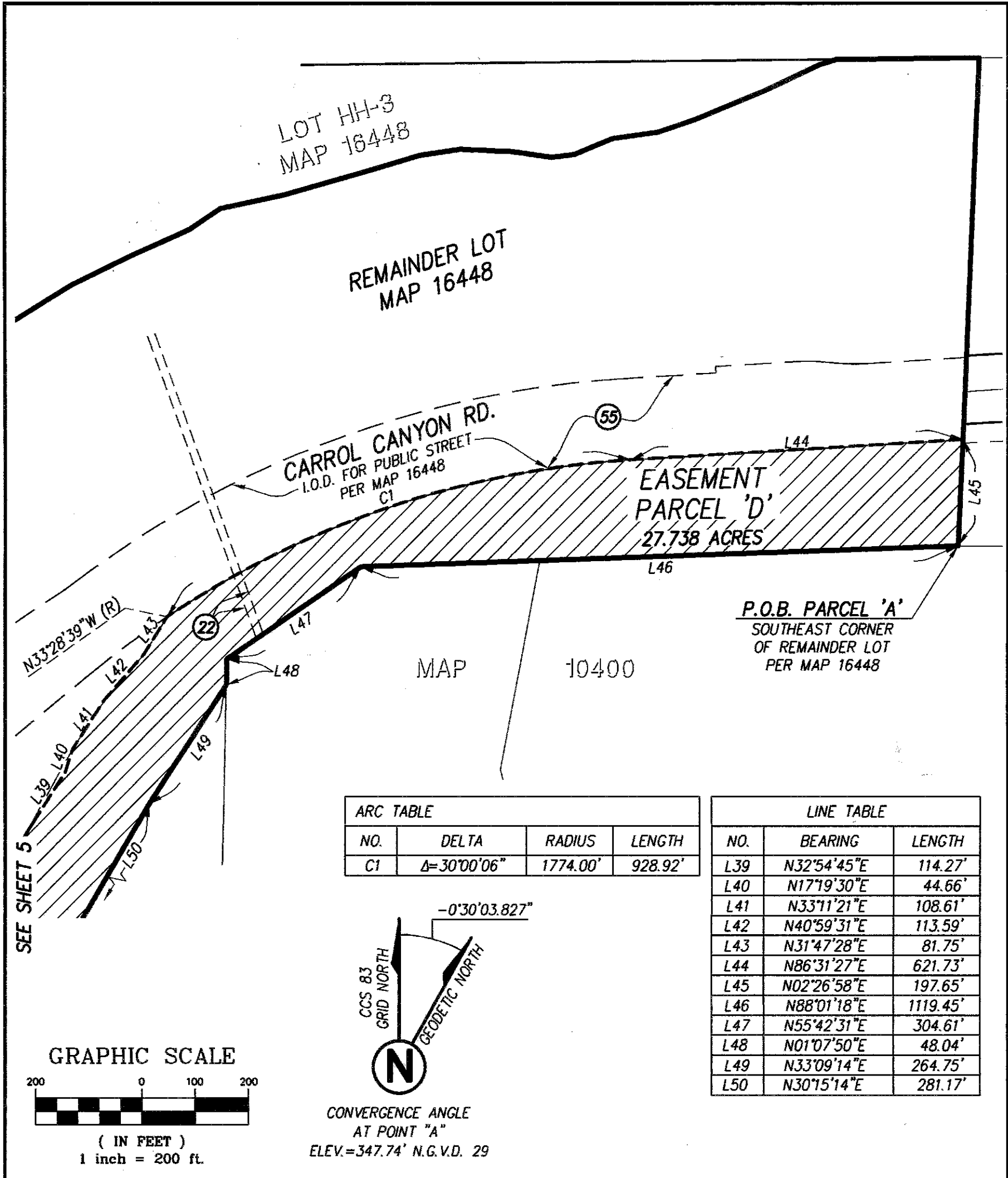
DESCRIPTION	BY	APPRVD.	DATE	FILMED		
ORIGINAL	PDC				<b>CITY OF SAN DIEGO, CALIFORNIA</b> SHEET 2 OF 7 SHEETS  <i>Frank R. L.B.</i> FOR CITY LAND SURVEYOR	P.T.S. NO. 1044974 I.O. NO. N/A 1904-6279 CCS83 COORDINATES 264-1717 LAMBERT COORDINATES
						DATE 7/25/2022



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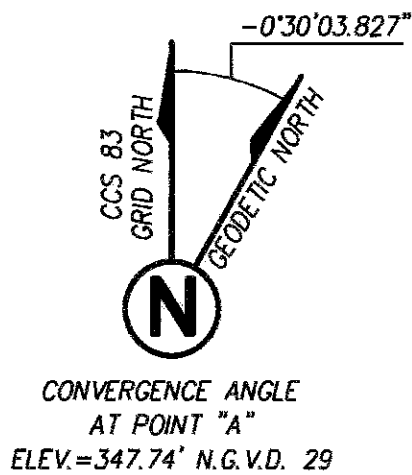
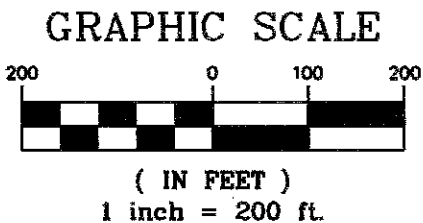
**COVENANT OF EASEMENT FOR PROTECTION OF SENSITIVE BIOLOGICAL RESOURCES  
 ON LANDS THAT ARE NOT INCLUDED WITHIN THE MULTIPLE SPECIES  
 CONSERVATION PROGRAM MULTI-HABITAT PLANNING AREA  
 WITHIN PORTION OF REMAINDER LOT PER MAP NO. 16448**

DESCRIPTION	BY	APPRVD.	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA SHEET 3 OF 7 SHEETS	P.T.S. NO. <u>1044974</u>
ORIGINAL	PDC					
					<i>F. L. R. &amp; B.</i>	<u>1904-6279</u>
					FOR CITY LAND SURVEYOR	CCS83 COORDINATES
					<u>7/25/2022</u>	<u>264-1717</u>
					DATE	LAMBERT COORDINATES
						<b>100113-3-B</b>



ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	$\Delta=30^{\circ}00'06''$	1774.00'	928.92'

LINE TABLE		
NO.	BEARING	LENGTH
L39	N32°54'45"E	114.27'
L40	N17°19'30"E	44.66'
L41	N33°11'21"E	108.61'
L42	N40°59'31"E	113.59'
L43	N31°47'28"E	81.75'
L44	N86°31'27"E	621.73'
L45	N02°26'58"E	197.65'
L46	N88°01'18"E	1119.45'
L47	N55°42'31"E	304.61'
L48	N01°07'50"E	48.04'
L49	N33°09'14"E	264.75'
L50	N30°15'14"E	281.17'



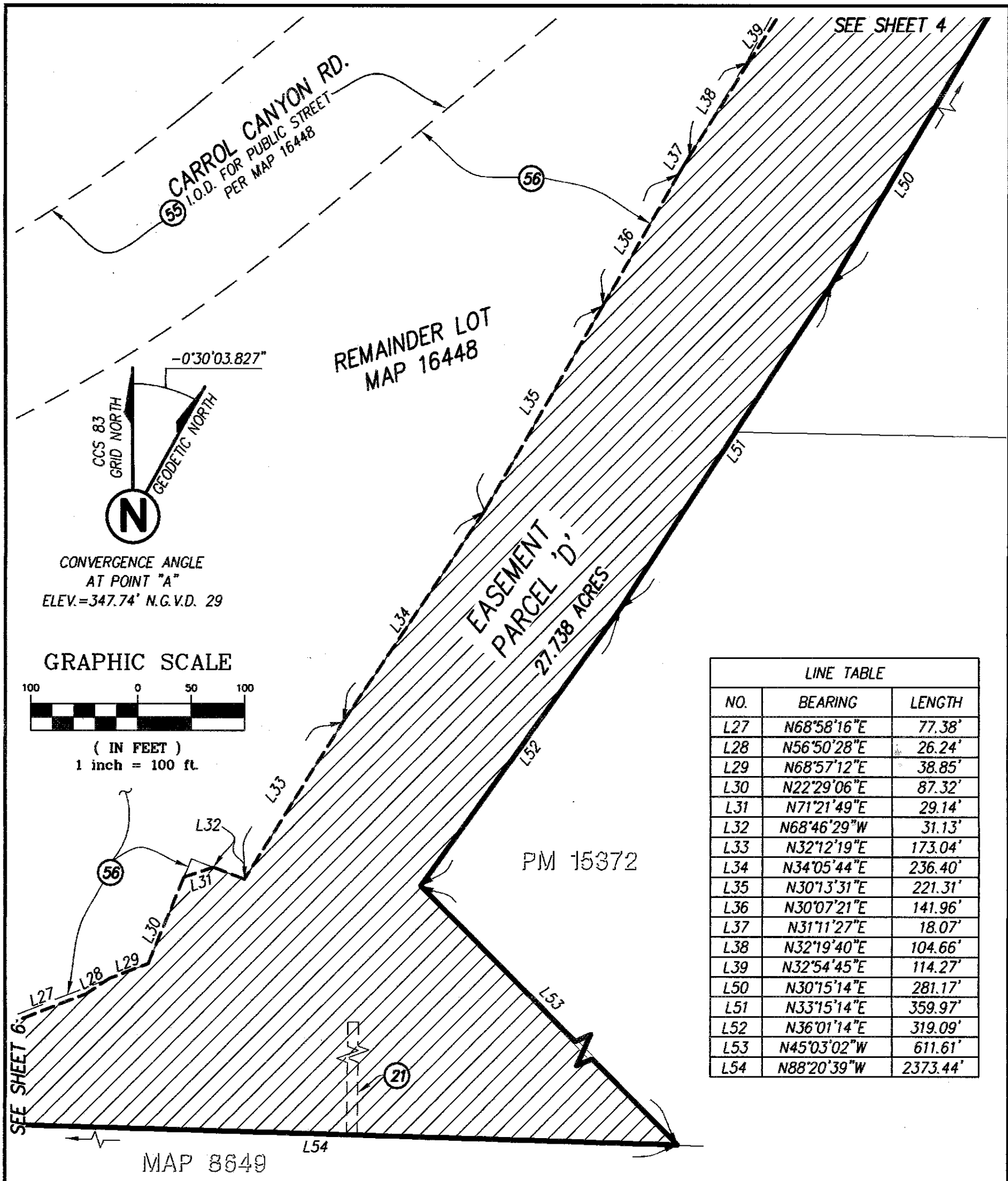
**PROJECT DESIGN CONSULTANTS**  
701 B Street, Suite 800 San Diego, CA 92101  
619.235.6471 Tel 619.234.0349 Fax

**COVENANT OF EASEMENT FOR PROTECTION OF SENSITIVE BIOLOGICAL RESOURCES  
ON LANDS THAT ARE NOT INCLUDED WITHIN THE MULTIPLE SPECIES  
CONSERVATION PROGRAM MULTI-HABITAT PLANNING AREA  
WITHIN PORTION OF REMAINDER LOT PER MAP NO. 16448**

DESCRIPTION	BY	APPRVD.	DATE	FILMED
ORIGINAL	PDC			

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

P.T.S. NO. 1044974  
I.O. NO. N/A  
1904-6279  
CCS83 COORDINATES  
264-1717  
LAMBERT COORDINATES  
**100113-4-B**

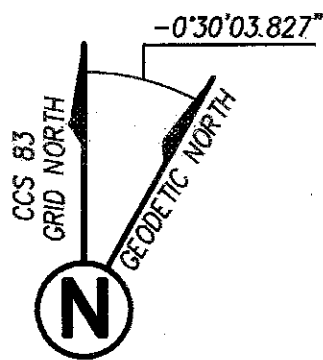


LINE TABLE		
NO.	BEARING	LENGTH
L27	N68°58'16"E	77.38'
L28	N56°50'28"E	26.24'
L29	N68°57'12"E	38.85'
L30	N22°29'06"E	87.32'
L31	N71°21'49"E	29.14'
L32	N68°46'29"W	31.13'
L33	N32°12'19"E	173.04'
L34	N34°05'44"E	236.40'
L35	N30°13'31"E	221.31'
L36	N30°07'21"E	141.96'
L37	N31°11'27"E	18.07'
L38	N32°19'40"E	104.66'
L39	N32°54'45"E	114.27'
L50	N30°15'14"E	281.17'
L51	N33°15'14"E	359.97'
L52	N36°01'14"E	319.09'
L53	N45°03'02"W	611.61'
L54	N88°20'39"W	2373.44'

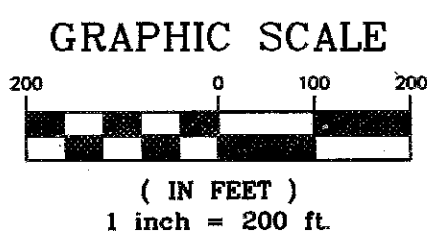
**PROJECT DESIGN CONSULTANTS**  
 701 B Street, Suite 800 San Diego, CA 92101  
 619.235.6471 Tel 619.234.0349 Fax

**COVENANT OF EASEMENT FOR PROTECTION OF SENSITIVE BIOLOGICAL RESOURCES  
 ON LANDS THAT ARE NOT INCLUDED WITHIN THE MULTIPLE SPECIES  
 CONSERVATION PROGRAM MULTI-HABITAT PLANNING AREA  
 WITHIN PORTION OF REMAINDER LOT PER MAP NO. 16448**

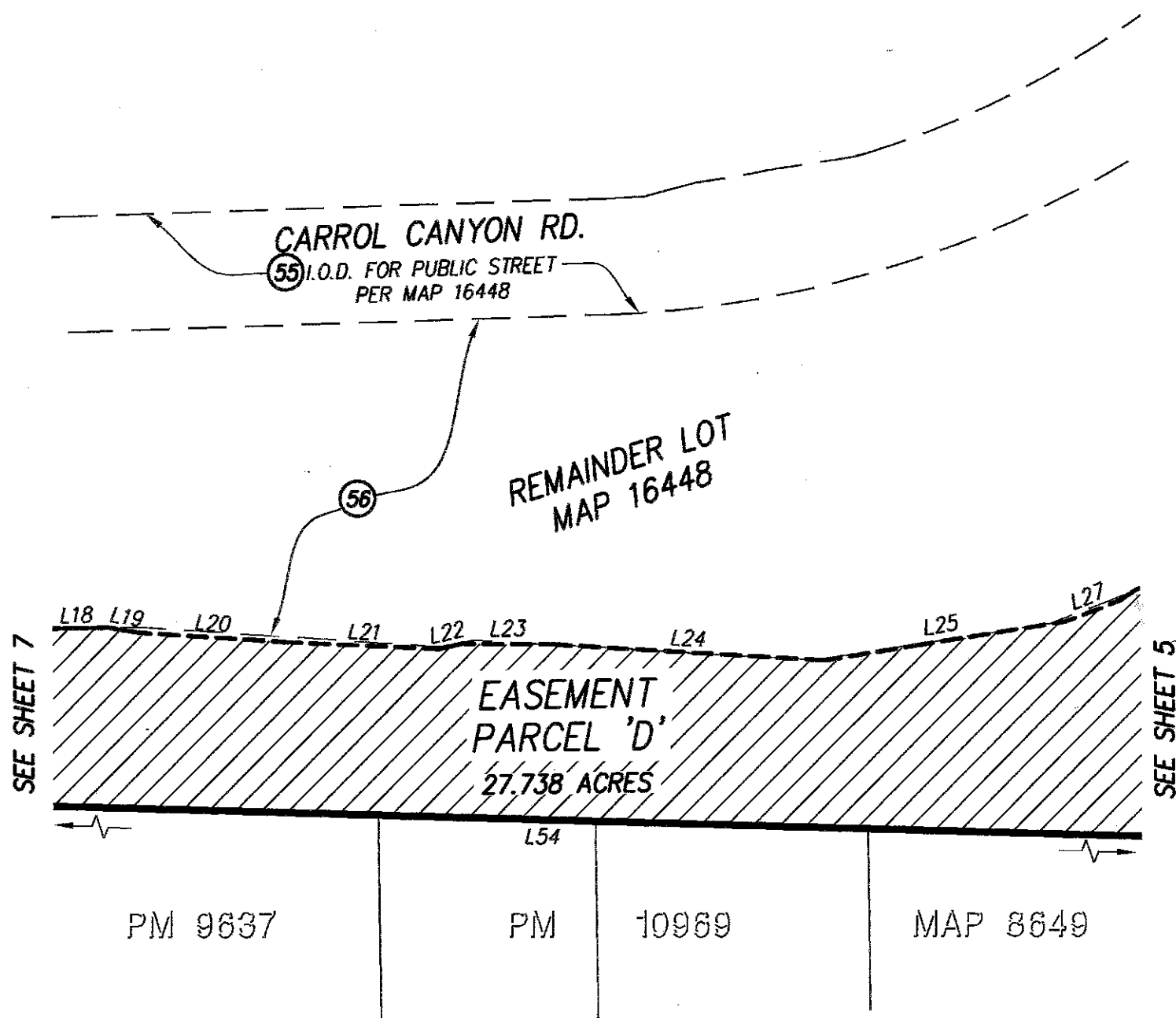
DESCRIPTION	BY	APPRVD.	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA SHEET 5 OF 7 SHEETS	P.T.S. NO. 1044974
ORIGINAL	PDC					FOR CITY LAND SURVEYOR
					<i>Frank R. Lopez</i>	1904-6279
					DATE	CCS83 COORDINATES
						264-1717
						LAMBERT COORDINATES
						100113-5-B



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



LINE TABLE		
NO.	BEARING	LENGTH
L18	N88°49'17"E	77.23'
L19	N80°32'00"W	40.32'
L20	N86°11'56"W	196.76'
L21	N87°25'50"W	202.98'
L22	N77°39'08"E	31.67'
L23	N89°31'16"W	118.84'
L24	N86°36'14"W	362.08'
L25	N81°04'30"E	324.19'
L26	NOT USED	
L27	N68°58'16"E	77.38'
L54	N88°20'39"W	2373.44'



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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
ORIGINAL	PDC			

**CITY OF SAN DIEGO, CALIFORNIA**  
SHEET 6 OF 7 SHEETS

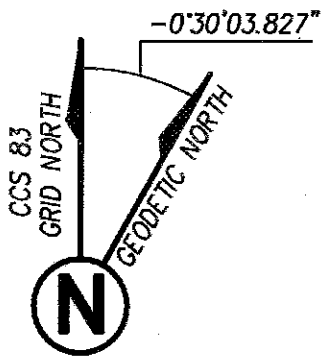
*André R. Lopez* *7/25/2022*  
FOR CITY LAND SURVEYOR DATE

P.T.S. NO. 1044974  
I.O. NO. N/A

1904-6279  
CCS83 COORDINATES

264-1717  
LAMBERT COORDINATES

**100113-6-B**

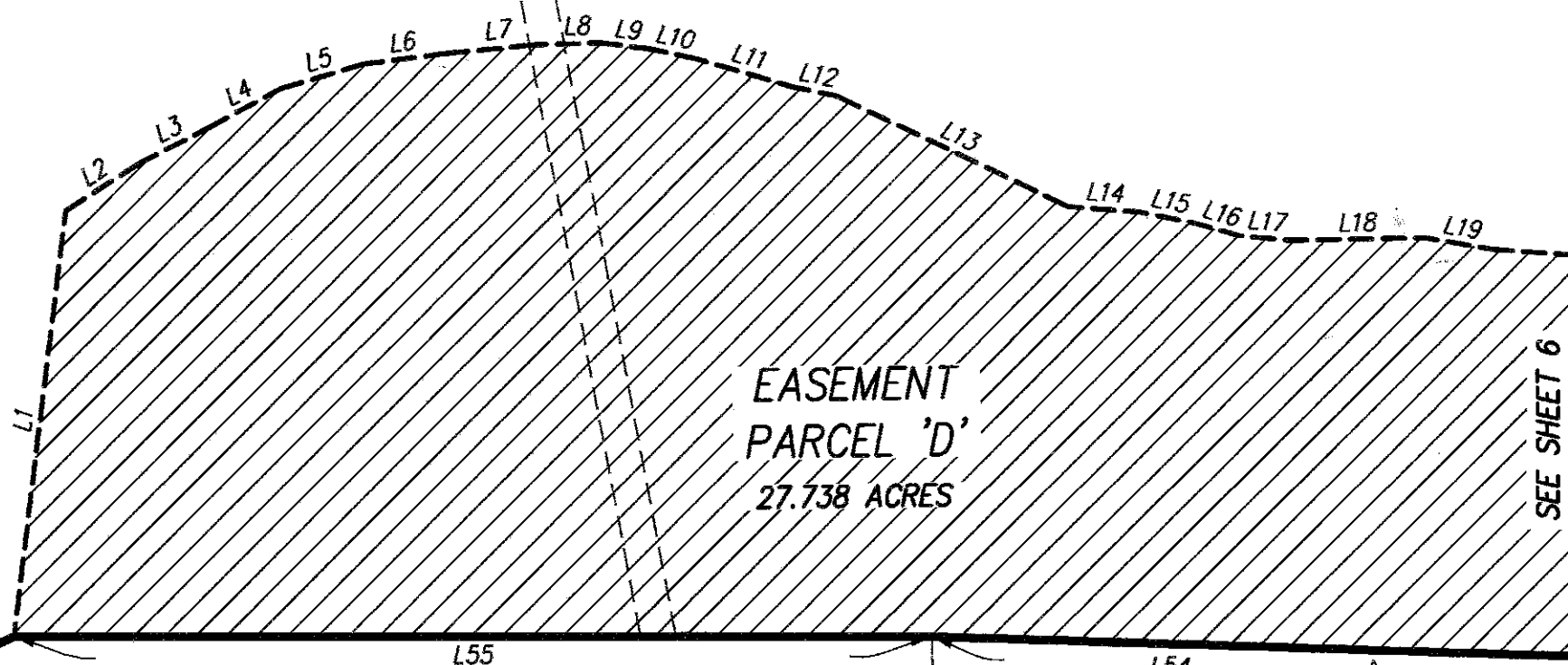


CONVERGENCE ANGLE  
AT POINT "A"  
ELEV.=347.74' N.G.V.D. 29

CARROL CANYON RD.  
(55) I.O.D. FOR PUBLIC STREET  
PER MAP 16448

REMAINDER LOT  
MAP 16448

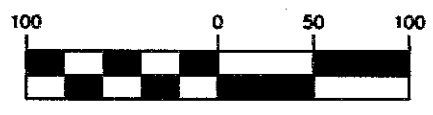
(16)



LINE TABLE		
NO.	BEARING	LENGTH
L1	N06°55'02"E	246.11'
L2	N57°35'03"E	50.43'
L3	N62°47'12"E	46.58'
L4	N61°32'34"E	45.71'
L5	N73°44'46"E	49.89'
L6	N82°33'55"E	46.75'
L7	N84°21'04"E	52.74'
L8	N88°19'09"E	37.95'
L9	N83°06'42"W	29.07'
L10	N78°30'14"W	24.77'
L11	N74°10'47"W	60.38'
L12	N78°32'04"W	25.54'
L13	N64°38'27"W	147.93'
L14	N85°48'03"W	41.47'
L15	N78°55'11"W	31.45'
L16	N74°16'26"W	27.55'
L17	N84°45'20"W	29.07'
L18	N88°49'17"E	77.23'
L19	N80°32'00"W	40.32'
L54	N88°20'39"W	2373.44'
L55	N89°52'56"E	529.97'

SEE SHEET 6

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

PM 11745

PM 9637



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ON LANDS THAT ARE NOT INCLUDED WITHIN THE MULTIPLE SPECIES  
CONSERVATION PROGRAM MULTI-HABITAT PLANNING AREA  
WITHIN PORTION OF REMAINDER LOT PER MAP NO. 16448**

DESCRIPTION	BY	APPRVD.	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA SHEET 7 OF 7 SHEETS	P.T.S. NO. 1044974
ORIGINAL	PDC					
					<i>Franklin R. ...</i>	1904-6279
					FOR CITY LAND SURVEYOR	CCS83 COORDINATES
					DATE 7/25/2022	264-1717
						LAMBERT COORDINATES
						100113-7-B