

**LEGEND**

- COVENANT OF EASEMENT GRANTED HEREON.  
PARCEL 'A': 39,823 S.F. (0.914 AC)  
PARCEL 'B': 3,523 S.F. (0.081 AC)
- FOUND LEAD & DISK STAMPED 'RE 1534"  
(NO RECORD), UNLESS OTHERWISE NOTED

- (R) INDICATES RADIAL BEARING
- ( ) RECORD DATA PER MAP 2845
- [ ] RECORD DATA PER MAP 2865
- < > RECORD DATA PER DEED REC. 1/14/1954  
IN BK 5111, PG 372, O.R.

- POB POINT OF BEGINNING
- 4' EASEMENT FOR UNNAMED AND INCIDENTAL PURPOSES PER MAP 2845
  - 4' EASEMENT FOR UNNAMED AND INCIDENTAL PURPOSES PER MAP 2865

**REFERENCE DRAWINGS**

MAP 2865, MAP 2845, 100115-1-D, 100122-1-D

**ASSESSOR PARCEL NO.**

425-100-05

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS AND COORDINATES FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH 1991.35, AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON SEPTEMBER 14, 2020, AT POINTS 'A' & 'B' AS SHOWN HEREON. POINTS 'A' & 'B' WERE ESTABLISHED FROM GPS STATION 153 AND GPS STATION 207, PER RECORD OF SURVEY 14492. THE BEARING FROM POINT 'A' TO POINT 'B' IS N 38°35'35" W.

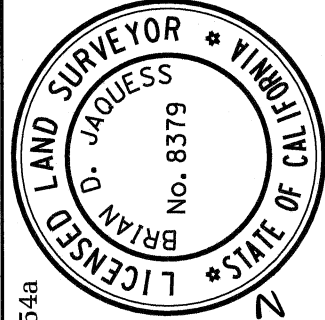
QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED SCALE FACTOR AT POINT 'A' IS 0.99998799  
GRID DISTANCE= GROUND DISTANCE X COMBINED SCALE FACTOR (CSF)  
THE ELEVATION AT POINT 'A' IS 296.44' MSL



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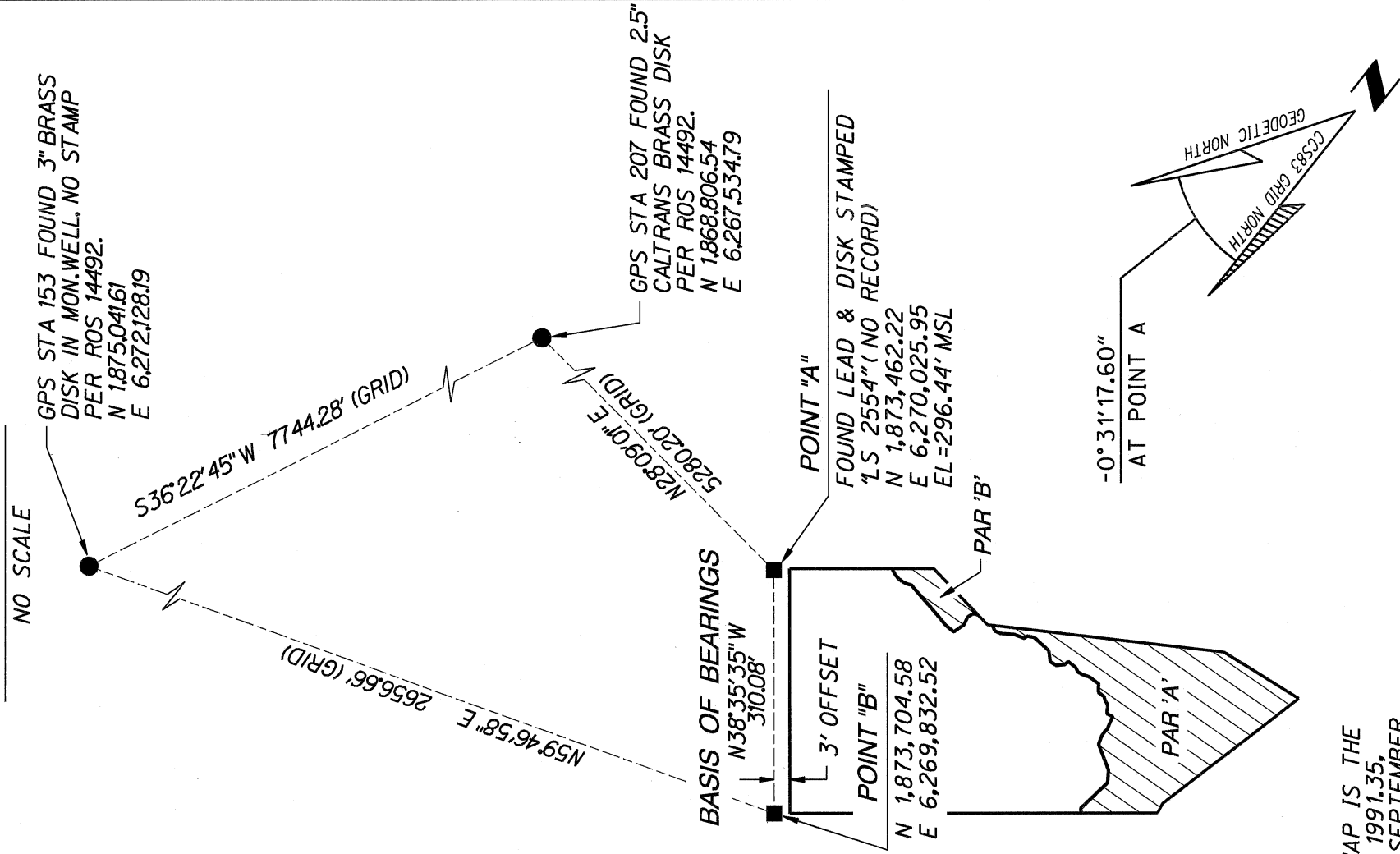
*Brian D. Jaquess*  
BRIAN D. JAQUESS, LS 8379 DATE 6/13/2022



COVENANT OF EASEMENT FOR PROTECTION OF ENVIRONMENTALLY SENSITIVE LANDS  
WITHIN THE MULTIPLE SPECIES CONSERVATION PROGRAM MULTI - HABITAT  
PLANNING AREA AND OTHER ENVIRONMENTALLY SENSITIVE LANDS  
OVER A PORTION OF LOT 978 OF CLAIREMONT UNIT NO. 6 MAP NO. 2865

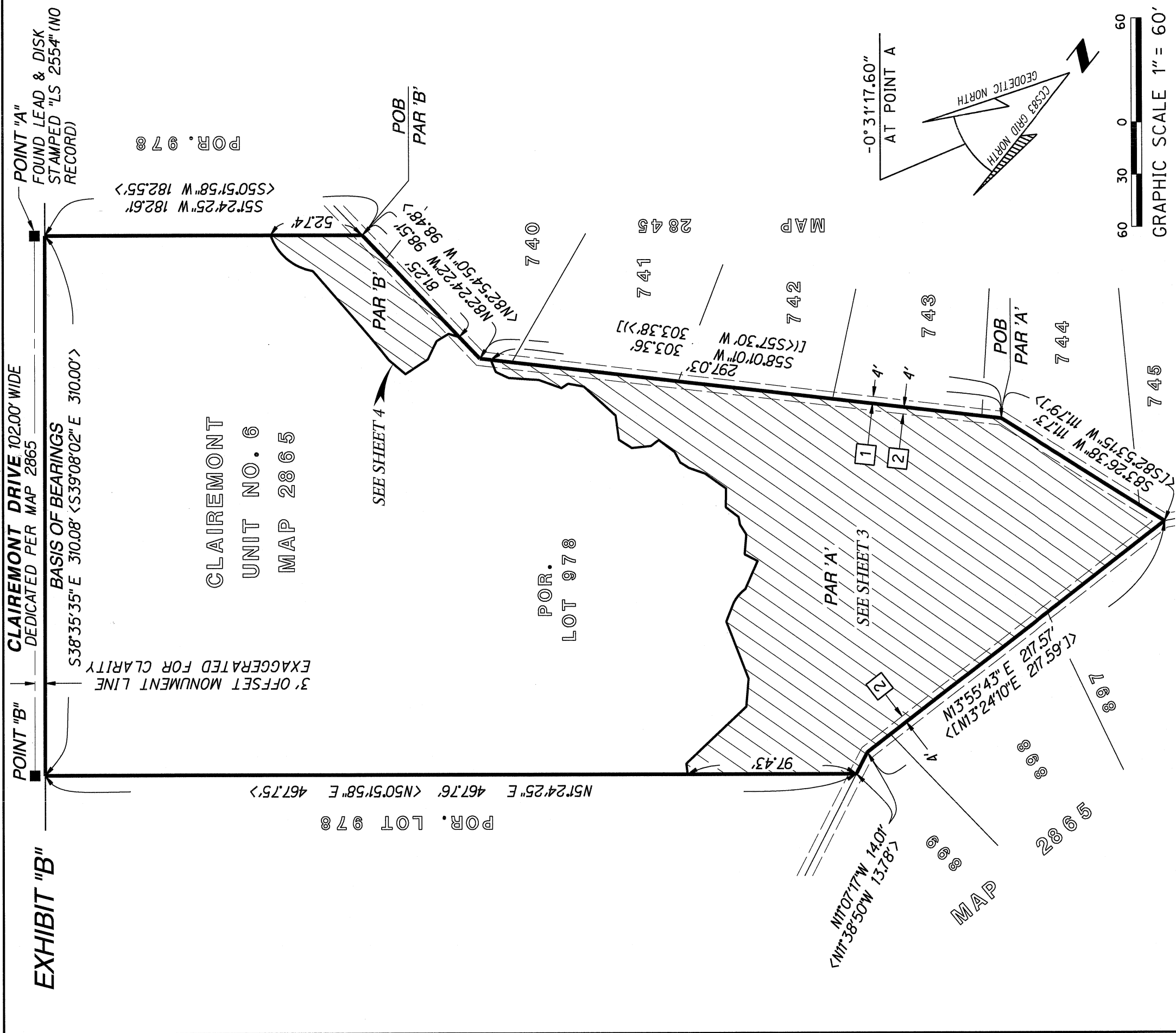
DESCRIPTION	BY	APPROVED DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PROJ	1058794
ORIGINAL	REC	6/14/22		SHEET 1 OF 4 SHEET		
				FOR CITY LAND SURVEYOR	DATE	6/15/2022
					CCS 83 COORDINATES	1872-6267
					NAD 27 COORDINATES	232-1707
<b>COMPLETED</b>				STATUS	100337-1-B	BOO1

**BASIS OF BEARINGS DETAIL**



DOCUMENT No. **2022-0252454**

RECORDED **JUNE 16, 2022**



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 PLANNING AREA AND OTHER ENVIRONMENTALLY SENSITIVE LANDS  
 OVER A PORTION OF LOT 978 OF CLAIREMONT UNIT NO. 6 MAP NO. 2865**

DESCRIPTION	BY	APPROVED DATE	FILMED
ORIGINAL	REC	01/15/2022	

CITY OF SAN DIEGO, CALIFORNIA	PROJ	1058794
SHEET 2 OF 4 SHEET		
FOR CITY LAND SURVEYOR	DATE	6/15/2022
	CCS 83 COORDINATES	1872-6267
	NAD 27 COORDINATES	232-1707

<b>COMPLETED</b>	STATUS	100337-2-B
		B002

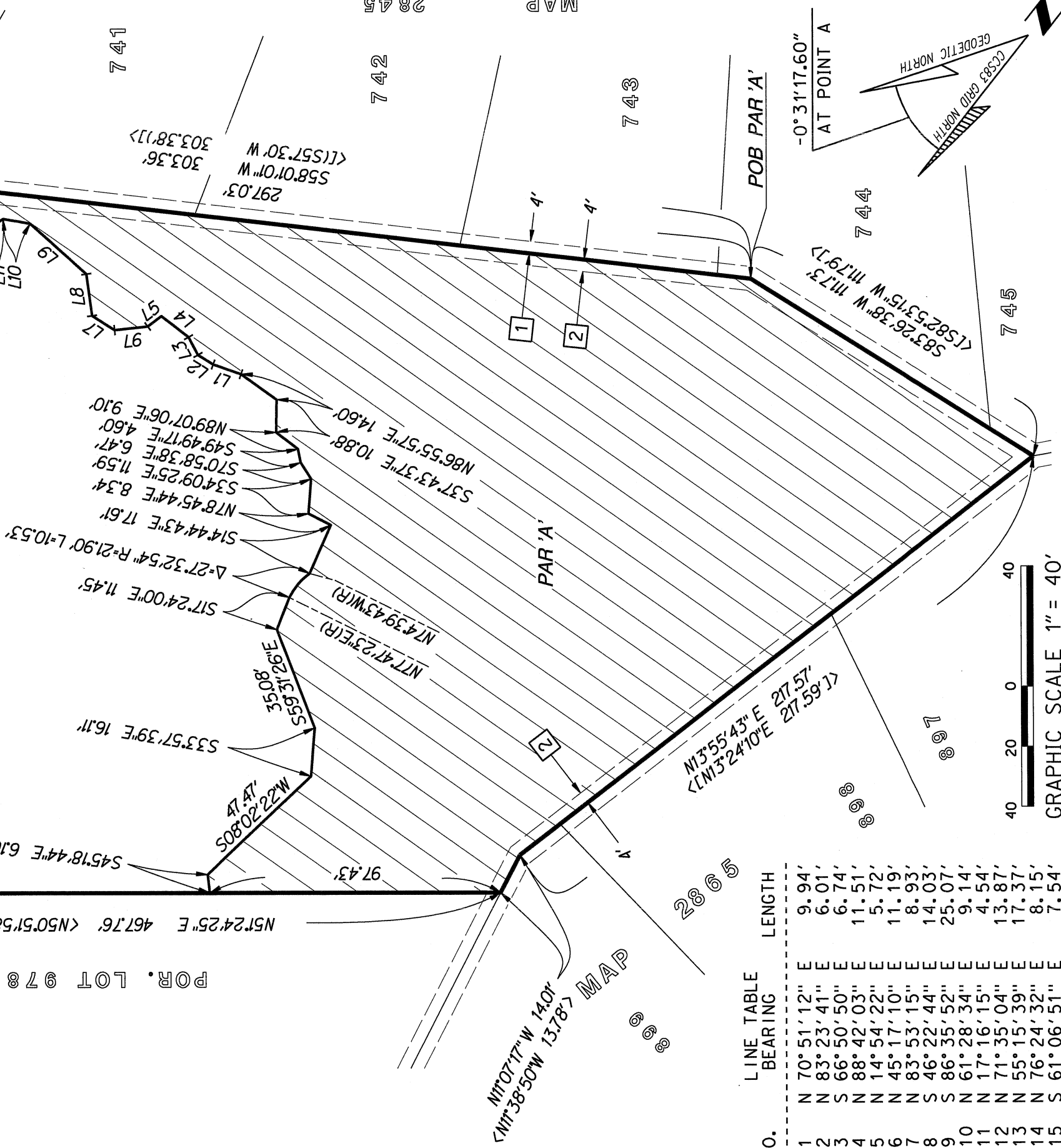
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SEE SHEET 2

# EXHIBIT "B"

CLAIREMONT  
UNIT NO. 6  
MAP 2865

POR.  
LOT 978



POR. LOT 978

N5°24'25"E 467.76' <N50°51'58"E 467.75'>

S45°18'44"E 6.16'  
M22°20'22" W 47.47'  
S33°57'39"E 16.11'  
S14°44'43"E 17.61'  
L-27°32'54" R=21.90' L=10.53'  
S17°24'00"E 11.45'  
N74°23'E(R)  
N74°39'43"W(R)  
S37°43'37"E 10.88'  
N86°55'57"E 14.60'  
S70°58'38"E 6.47'  
S49°49'17"E 4.60'  
N89°07'06"E 9.10'  
S78°45'44"E 8.34'  
S34°09'25"E 11.59'  
S70°58'38"E 6.47'  
S49°49'17"E 4.60'  
N89°07'06"E 9.10'  
S33°57'39"E 16.11'

SEE SHEET 4

PAR 'B'

M1°07'17" W 14.01'  
<N1°38'50" W 13.78'> MAP

2865

MAP

2845

NO.	BEARING	LENGTH
L1	N 70° 51' 12" E	9.94'
L2	N 83° 23' 41" E	6.01'
L3	S 66° 50' 50" E	6.74'
L4	S 88° 42' 03" E	11.51'
L5	N 14° 54' 22" E	5.72'
L6	N 45° 17' 10" E	11.19'
L7	N 83° 53' 15" E	8.93'
L8	S 46° 22' 44" E	14.03'
L9	S 86° 35' 52" E	25.07'
L10	N 61° 28' 34" E	9.14'
L11	N 17° 16' 15" E	4.54'
L12	N 71° 35' 04" E	13.87'
L13	N 55° 15' 39" E	17.37'
L14	N 76° 24' 32" E	8.15'
L15	S 61° 06' 51" E	7.54'

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GRAPHIC SCALE 1" = 40'



S83°26'38" W 117.3'  
<S82°53'15" W 119.7'>

-0°31'17.60" AT POINT A

POB PAR 'A'

## COVENANT OF EASEMENT FOR PROTECTION OF ENVIRONMENTALLY SENSITIVE LANDS WITHIN THE MULTIPLE SPECIES CONSERVATION PROGRAM MULTI - HABITAT PLANNING AREA AND OTHER ENVIRONMENTALLY SENSITIVE LANDS OVER A PORTION OF LOT 978 OF CLAIREMONT UNIT NO. 6 MAP NO. 2865

DESCRIPTION	BY	APPROVED DATE	FILMED
ORIGINAL	REC		
		6/14/22	
<p>CITY OF SAN DIEGO, CALIFORNIA</p> <p>SHEET 3 OF 4 SHEET</p> <p>PROJ 1058794</p>			
<p>FOR CITY LAND SURVEYOR DATE 6/15/2022</p> <p>1872-6267 CCS 83 COORDINATES</p> <p>232-1707 NAD 27 COORDINATES</p>			
<b>COMPLETED</b>			STATUS
<b>100337-3-B</b>			<b>B003</b>

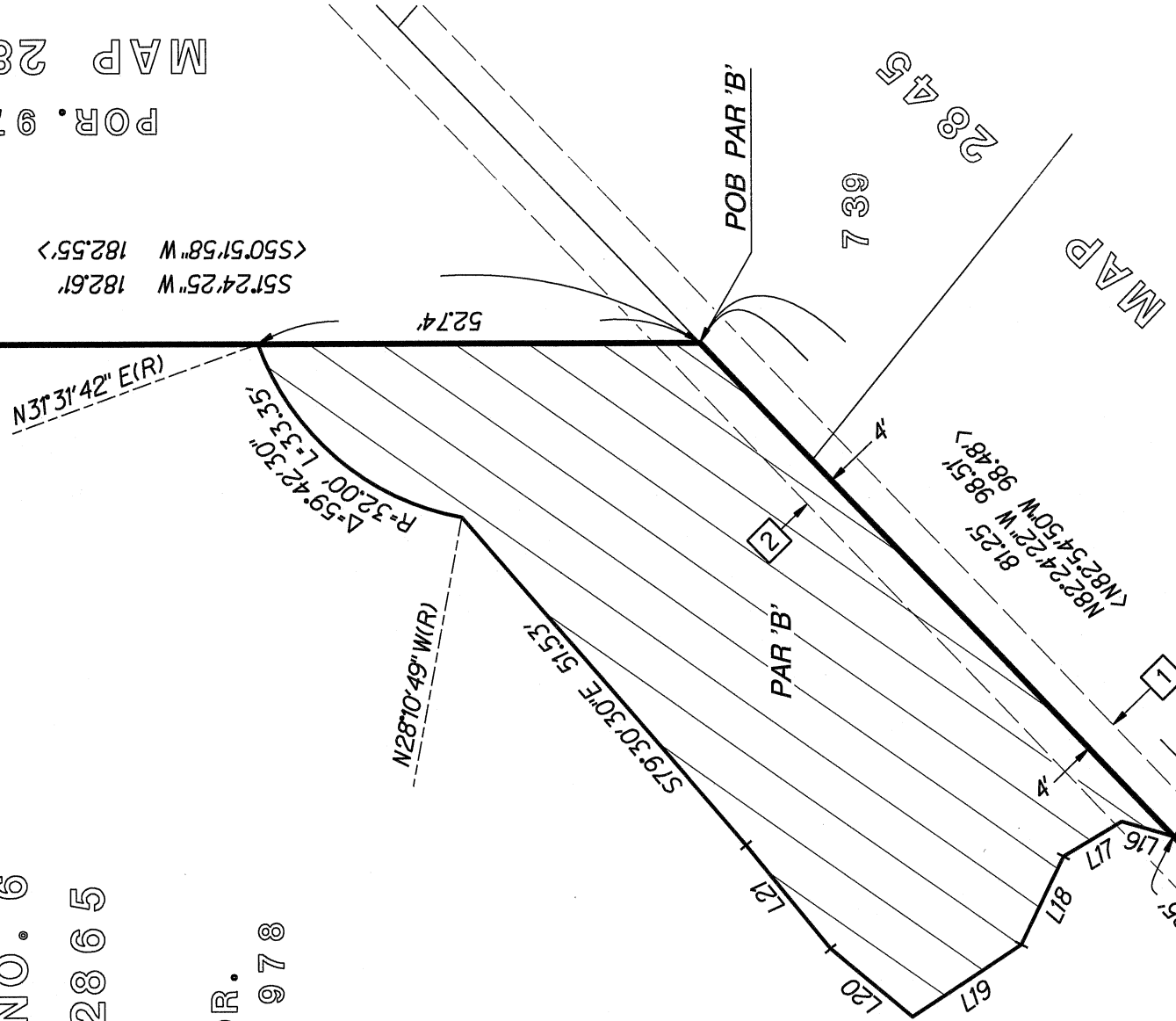
**EXHIBIT "B"**

CLAIREMONT  
UNIT NO. 6  
MAP 2865

POR.  
LOT 978

NO.	LINE BEARING	LENGTH
L13	N 55° 15' 39" E	17.37'
L14	N 76° 24' 32" E	8.15'
L15	S 61° 06' 51" E	7.54'
L16	N 67° 37' 06" E	6.41'
L17	N 20° 57' 37" E	8.15'
L18	N 12° 32' 22" W	11.60'
L19	N 18° 06' 23" E	15.50'
L20	S 88° 41' 13" E	12.61'
L21	S 77° 51' 58" E	15.86'

SEE SHEET 2



POP. 978  
MAP 2865

SEE SHEET 3



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J. 19254a

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DESCRIPTION	BY	APPROVED DATE	FILMED
ORIGINAL	REC		
	<i>CEO</i>	<i>6/14/22</i>	
CITY OF SAN DIEGO, CALIFORNIA	PROJ	1058794	
SHEET 4 OF 4 SHEET			
FOR CITY LAND SURVEYOR	DATE	1872-6267	
		CCS 83 COORDINATES	
		232-1707	
		NAD 27 COORDINATES	
<b>COMPLETED</b>	STATUS	<b>100337-4-B</b>	<b>B004</b>

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