

## EXHIBIT "B"

### LEGEND

- IRREVOCABLE OFFER TO DEDICATE FOR STREET PURPOSES
- PARCEL "A" 2051 SQ. FT.
- PARCEL "B" 1869 SQ. FT.
- PARCEL "C" 1847 SQ. FT.
- PARCEL "D" 1205 SQ. FT.
- PARCEL "E" 2336 SQ. FT.

(R) RADIAL BEARING

P.O.B. POINT OF BEGINNING

T.P.O.B. TRUE POINT OF BEGINNING

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON APRIL 29, 2016 AND WERE ESTABLISHED FROM G.P.S. STATION 178 AND G.P.S. STATION 172 PER RECORD OF SURVEY NO. 14492.

THE BEARING FROM G.P.S. STATION 178 TO G.P.S. STATION 172 IS N67°39'55"W.

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

THE COMBINED GRID FACTOR AT G.P.S. STATION 178 IS 1.0000049. GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR. ELEVATION AT G.P.S. STATION 178 IS 303.17 NGVD29.

### VICINITY / KEY MAP

### ASSESSOR PARCEL NUMBERS

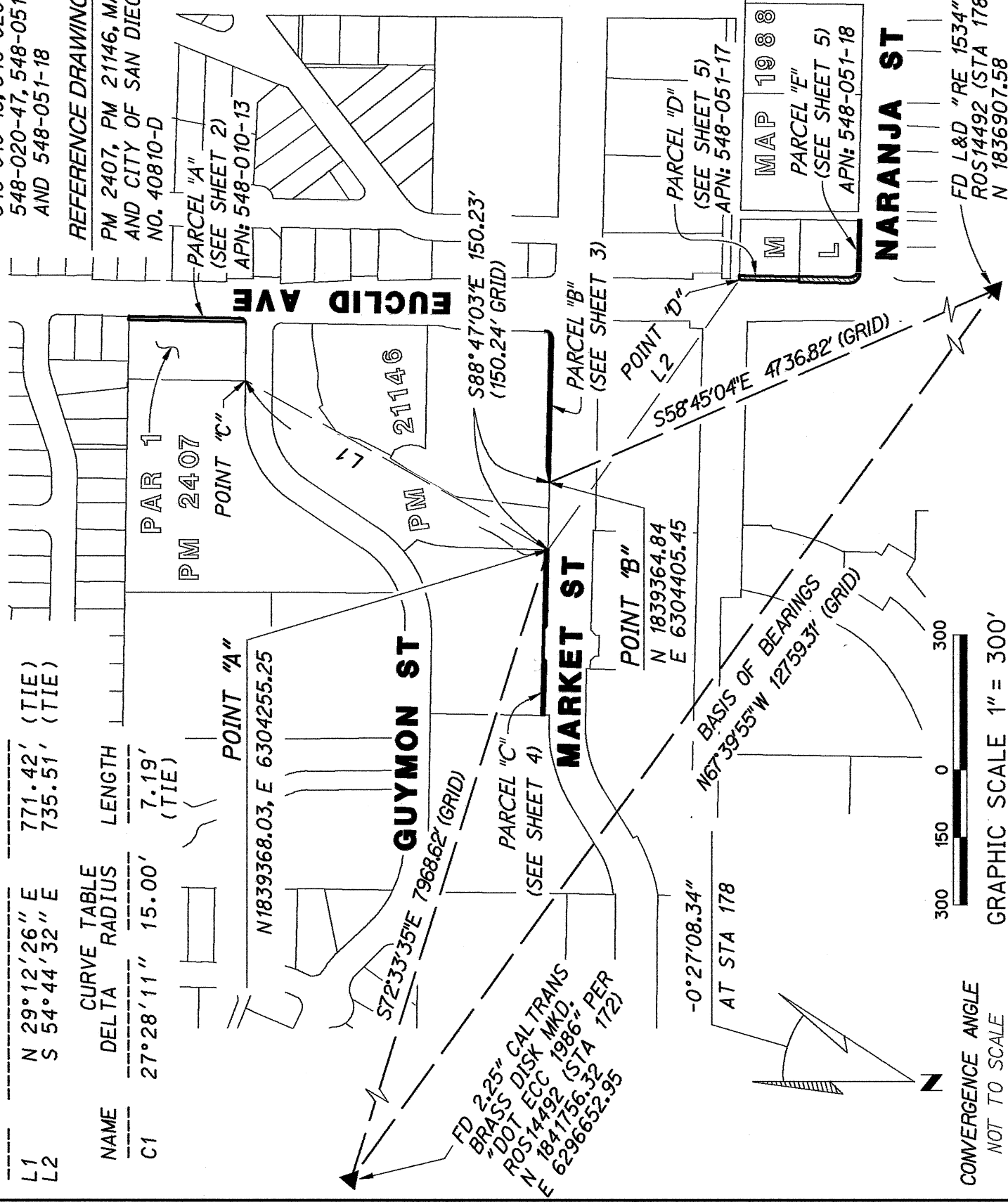
NAME	LINE DIRECTION	LENGTH
L1	N 29°12'26" E	771.42' (TIE)
L2	S 54°44'32" E	735.51' (TIE)

548-010-13, 548-020-46,  
548-020-47, 548-051-17  
AND 548-051-18

NAME	CURVE TABLE DELTA	RADIUS	LENGTH
C1	27°28'11"	15.00'	7.19' (TIE)

### REFERENCE DRAWINGS

PM 2407, PM 21146, MAP 1988 AND CITY OF SAN DIEGO DWG. NO. 40810-D



CONVERGENCE ANGLE NOT TO SCALE



**RICK**

5620 FRIARS ROAD  
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619.291.0707  
ENGINEERING COMPANY (FAX) 619.291.4165  
J. 13284ccc



*Patrick A. McMichael*  
PATRICK A. McMICHAEL, LS 6187 DATE 4/17/18

DOCUMENT No. SEE BELOW

RECORDED SEPTEMBER 12, 2019 / FEBRUARY 24, 2020 / JUNE 3, 2020

2019-0398292 APN 548-020-46 9/12/19

2019-0398312 APN 548-020-47 9/12/19

2020-0092627 APN 548-051-17 & 18 2/24/20

2020-0282117 APN 548-010-13 6/3/20

## IRREVOCABLE OFFER TO DEDICATE - STREET PURPOSES

IN A PORTION OF PARCEL 1 OF PM 2407, A PORTION OF PARCELS 2 AND 3 OF PM 21146 AND A PORTION OF LOTS L & M OF MAP 1988

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	REC	CED	4/17/18	

CITY OF SAN DIEGO, CALIFORNIA	PTS	584700
SHEET 1 OF 5 SHEET	I.O.	N/A
<i>Patrick A. McMichael</i> FOR CITY LAND SURVEYOR	1838-6301/6303	
DATE 4/17/19	CCS 83 COORDINATES	
	198-1741/1743	
	NAD 27 COORDINATES	

COMPLETE

40430-1-B

STATUS

**EXHIBIT "B"**

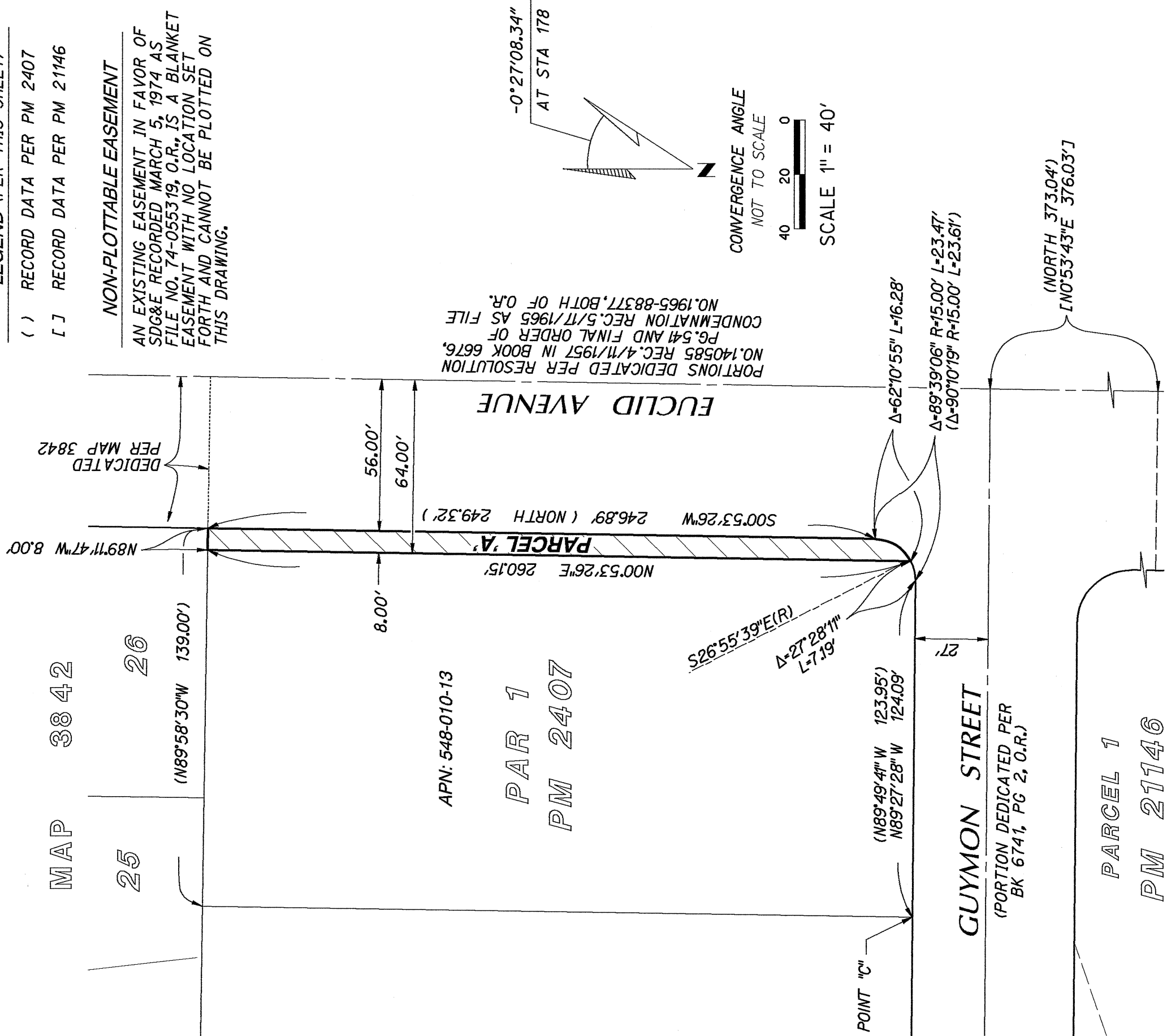
LEGEND (PER THIS SHEET)

- ( ) RECORD DATA PER PM 2407
- [ ] RECORD DATA PER PM 21146

**NON-PLOTTABLE EASEMENT**

AN EXISTING EASEMENT IN FAVOR OF SDG&E RECORDED MARCH 5, 1974 AS FILE NO. 74-055319, O.R., IS A BLANKET EASEMENT WITH NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS DRAWING.

PORTIONS DEDICATED PER RESOLUTION NO. 140585 REC. 4/11/1957 IN BOOK 6676, PG. 541 AND FINAL ORDER OF CONDEMNATION REC. 5/17/1965 AS FILE NO. 1965-88377, BOTH OF O.R.



MAP 3842

25

26

(N89°58'30"W 139.00')

DEDICATED PER MAP 3842

56.00'

64.00'

8.00'

APN: 548-010-13

PAR 1  
PM 2407

POINT "C"

(N89°49'41" W 123.95')  
N89°27'28" W 124.09'

GUYMON STREET

(PORTION DEDICATED PER BK 6741, PG 2, O.R.)

PARCEL 1  
PM 21146

**IRREVOCABLE OFFER TO DEDICATE - STREET PURPOSES**

IN A PORTION OF PARCEL 1 OF PARCEL MAP NO. 2407

DESCRIPTION	BY	APPROVED DATE	FILMED
ORIGINAL	REC		
	CEB	4/17/19	

CITY OF SAN DIEGO, CALIFORNIA	PTS 584700
SHEET 2 OF 5 SHEET	I.O. N/A
<i>Frank R. f. Py</i> FOR CITY LAND SURVEYOR	1838-6301/6303
DATE 4/17/19	CCS 83 COORDINATES
	198-1741/1743
	NAD 27 COORDINATES

COMPLETE STATUS

40430-2-B

**EXHIBIT "B"**

**EUCLID AVENUE**

-0°27'08.34"  
AT STA 178

CONVERGENCE ANGLE  
NOT TO SCALE



SCALE 1" = 50'

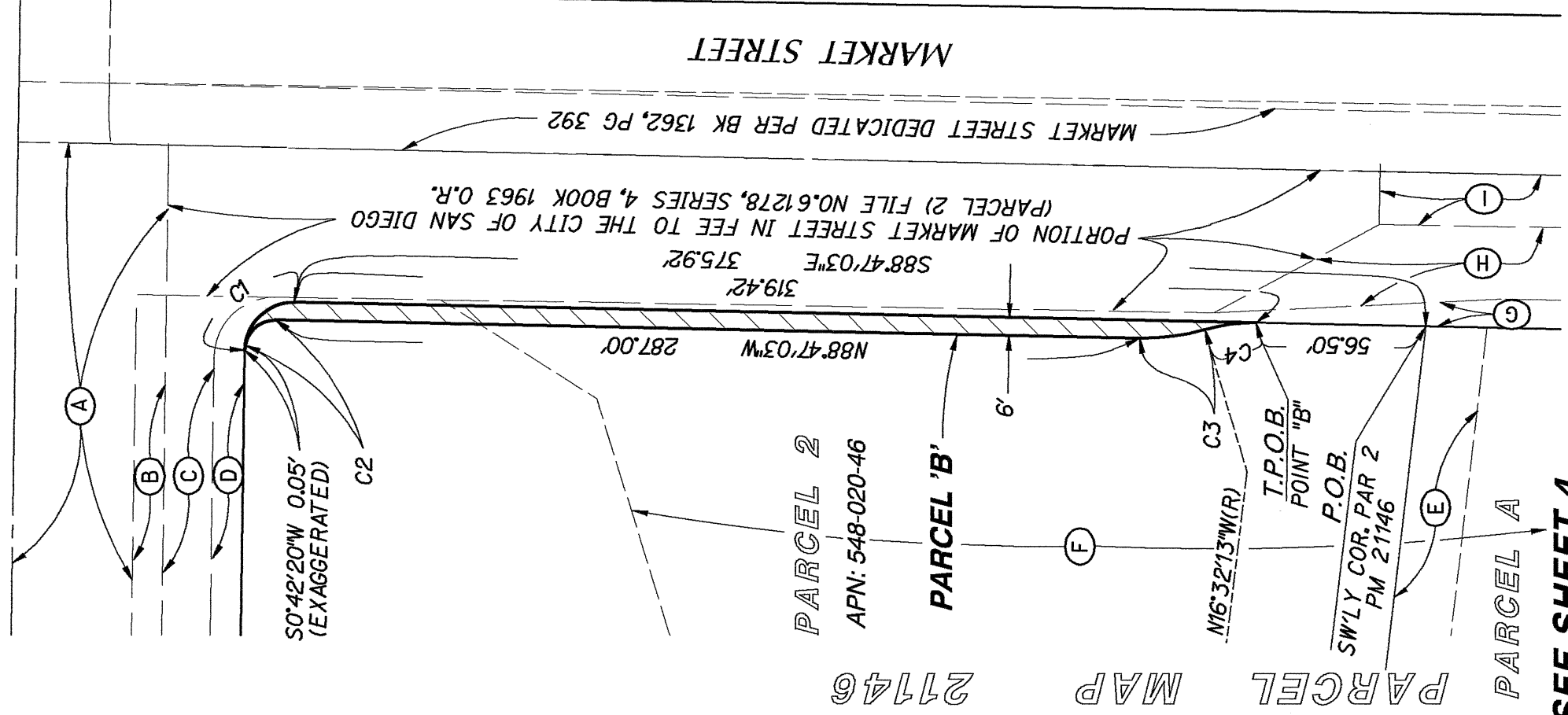
NAME	DELTA	RADIUS	ARC
C1	90°30'37"	16.00'	25.28'
C2	90°30'37"	10.00'	15.80'
C3	17°45'10"	71.00'	22.00'
C4	17°45'10"	55.00'	17.04'

**NON-PLOTTABLE EASEMENT**

THE LOCATION OF THE EXISTING EASEMENT IN FAVOR OF SDG&E RECORDED JUNE 29, 1983 AS FILE NO. 83-221137, O.R. CANNOT BE ACCURATELY PLOTTED. EXHIBIT "A" OF SAID DOCUMENT INDICATES THAT IS DOES NOT AFFECT THE "IRREVOCABLE OFFER TO DEDICATE FOR STREET PURPOSES" SHOWN HEREON.

**LEGEND (PER THIS SHEET)**

- (A) PORTION OF EUCLID AVE. GRANTED TO THE CITY OF SAN DIEGO 8/03/1926 IN BK 1221, PG 350 OF DEEDS
- (B) PORTION OF EUCLID AVE. GRANTED TO THE CITY OF SAN DIEGO 10/30/1956 IN BK 6321, PG 142, O.R.
- (C) PORTION OF EUCLID AVE. TO CITY OF SAN DIEGO IN FEE (PARCEL 1) FILE NO. 61275, SERIES 4, BOOK 1963 O.R.
- (D) PORTION OF EUCLID AVENUE DEDICATED PER PM 21146
- (E) PEDESTRIAN RIGHT OF WAY DEDICATED PER PM 21146
- (F) FLOWAGE EASEMENTS TO THE CITY OF SAN DIEGO RECORDED 9/11/1981 AS FILE NO. 81-291257 AND 9/12/1981 AS FILE NO. 81-291264, O.R. PORTIONS OF WHICH HAVE BEEN VACATED PER FILE NO. 2014-0247528 RECORDED JUNE 16, 2014, AND FILE NO. 2015-0248549 RECORDED MAY 15, 2015, O.R.
- (G) PORTION OF MARKET STREET DEDICATED PER PM 21146
- (H) PORTION OF MARKET STREET DEDICATED PER MAP 5472
- (I) PORTION OF MARKET STREET GRANTED TO THE CITY OF SAN DIEGO JULY 30, 1927 BOOK 1398, PAGE 36, DEEDS



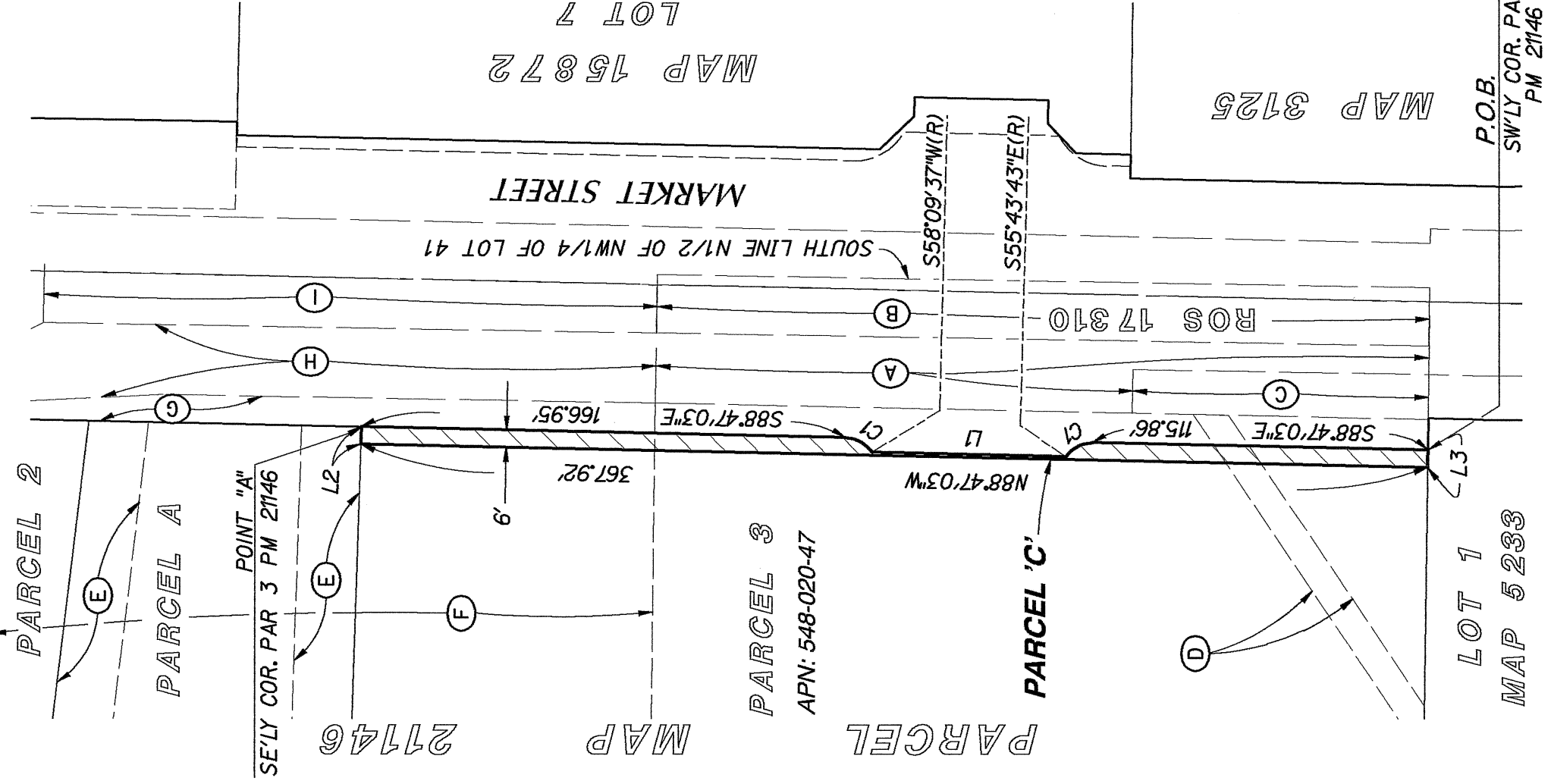
**IRREVOCABLE OFFER TO DEDICATE - STREET PURPOSES**

IN A PORTION OF PARCEL 2 OF PARCEL MAP NO. 21146

DESCRIPTION	BY	APPROVED DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS	584700
ORIGINAL	REC	CEP	4/17/19	SHEET 3 OF 5 SHEET	I.O.	N/A
				FOR CITY LAND SURVEYOR		1838-6301/6303
				DATE		CCS 83 COORDINATES
						198-1741/1743
						NAD 27 COORDINATES
<b>COMPLETE</b>						<b>40430-3-B</b>
STATUS						

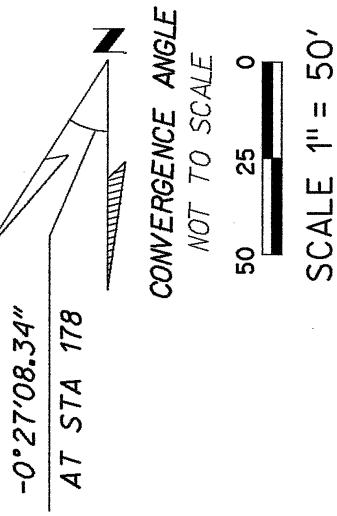
SEE SHEET 3

EXHIBIT "B"



NAME	DELTA	RADIUS	ARC
C1	56°56'40"	11.00'	10.93'

NAME	LINE TABLE DIRECTION	LENGTH
L1	S 88°47'03" E	66.56'
L2	N 1°48'12" E	6.00'
L3	S 0°45'50" W	6.00'



- LEGEND (PER THIS SHEET)
- (A) PORTION OF MARKET STREET DEDICATED PER MAP 6335
  - (B) PORTION OF MARKET STREET DED'D PER BK 1232, PG 315
  - (C) PORTION OF MARKET STREET TO THE CITY OF SAN DIEGO PER DOC. 99613, SERIES 4, BOOK 1963, O.R.
  - (D) 10' WIDE DRAINAGE EASEMENT TO THE CITY OF SAN DIEGO RECORDED 5/29/1968 AS DOC. 90323, SERIES 9, BK. 1968, O.R.
  - (E) PEDESTRIAN RIGHT OF WAY DEDICATED PER PM 21146
  - (F) FLOWAGE EASEMENTS TO THE CITY OF SAN DIEGO RECORDED 9/11/1981 AS FILE NO. 81-291257 AND 9/12/1981 AS FILE NO. 81-291264, O.R. PORTIONS OF WHICH HAVE BEEN VACATED PER FILE NO. 2014-0247528 RECORDED JUNE 16, 2014, AND FILE NO. 2015-0248549 RECORDED MAY 15, 2015, O.R.
  - (G) PORTION OF MARKET STREET DEDICATED PER PM 21146
  - (H) PORTION OF MARKET STREET DEDICATED PER MAP 5472
  - (I) PORTION OF MARKET STREET GRANTED TO THE CITY OF SAN DIEGO JULY 30, 1927 BOOK 1398, PAGE 36, DEEDS

IRREVOCABLE OFFER TO DEDICATE - STREET PURPOSES

IN A PORTION OF PARCEL 3 OF PARCEL MAP NO. 21146

DESCRIPTION	BY	APPROVED DATE	FILMED
ORIGINAL	REC		
	CEB	4/17/19	

CITY OF SAN DIEGO, CALIFORNIA	PTS 584700
SHEET 4 OF 5 SHEET	I.O. N/A
<i>Yanick R. Lopez</i> FOR CITY LAND SURVEYOR	1838-6301/6303
DATE 4/17/19	CCS 83 COORDINATES
	198-1741/1743
	NAD 27 COORDINATES

COMPLETE

STATUS

40430-4-B

**EXHIBIT "B"**

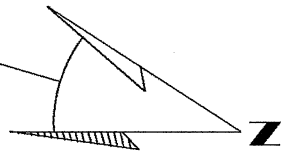
LEGEND (PER THIS SHEET)

- (A) ABUTTER'S RIGHTS RELINQUISHED PER DOCUMENTS RECORDED 5/02/1984 & 10/30/1986 AS INSTRUMENTS 84-162689 & 86-493509, RESPECTIVELY, BOTH OF O.R.
- (B) SLOPE ESMT TO CITY OF SAN DIEGO RECORDED 9/14/1962 AS INST. 158568, O.R.
- (C) ESMT FOR SLOPE & R-O-W TO CITY OF SAN DIEGO RECORDED 11/26/1962 AS INST. 200879, O.R.
- (D) PORTION OF EUCLID AVENUE DEDICATED PER DEED RECORDED 9/14/1962 AS FILE NO. 158568, O.R.
- (E) PORTION OF EUCLID AVENUE DEDICATED PER DEED RECORDED 11/08/1962 AS FILE NO. 200879, O.R.

**NON-PLOTTABLE EASEMENT**

- 1. AN EXISTING EASEMENT IN FAVOR OF SDG&E RECORDED 10/15/1924 IN BOOK 996, PAGE 410, OF DEEDS, IS A BLANKET EASEMENT WITH NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS DRAWING.
- 2. AN EXISTING EASEMENT IN FAVOR OF COX CABLE RECORDED 8/26/1987 AS INST. NO. 87-484487, IS A BLANKET EASEMENT WITH NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS DRAWING.

-0°27'08.34"  
AT STA 178

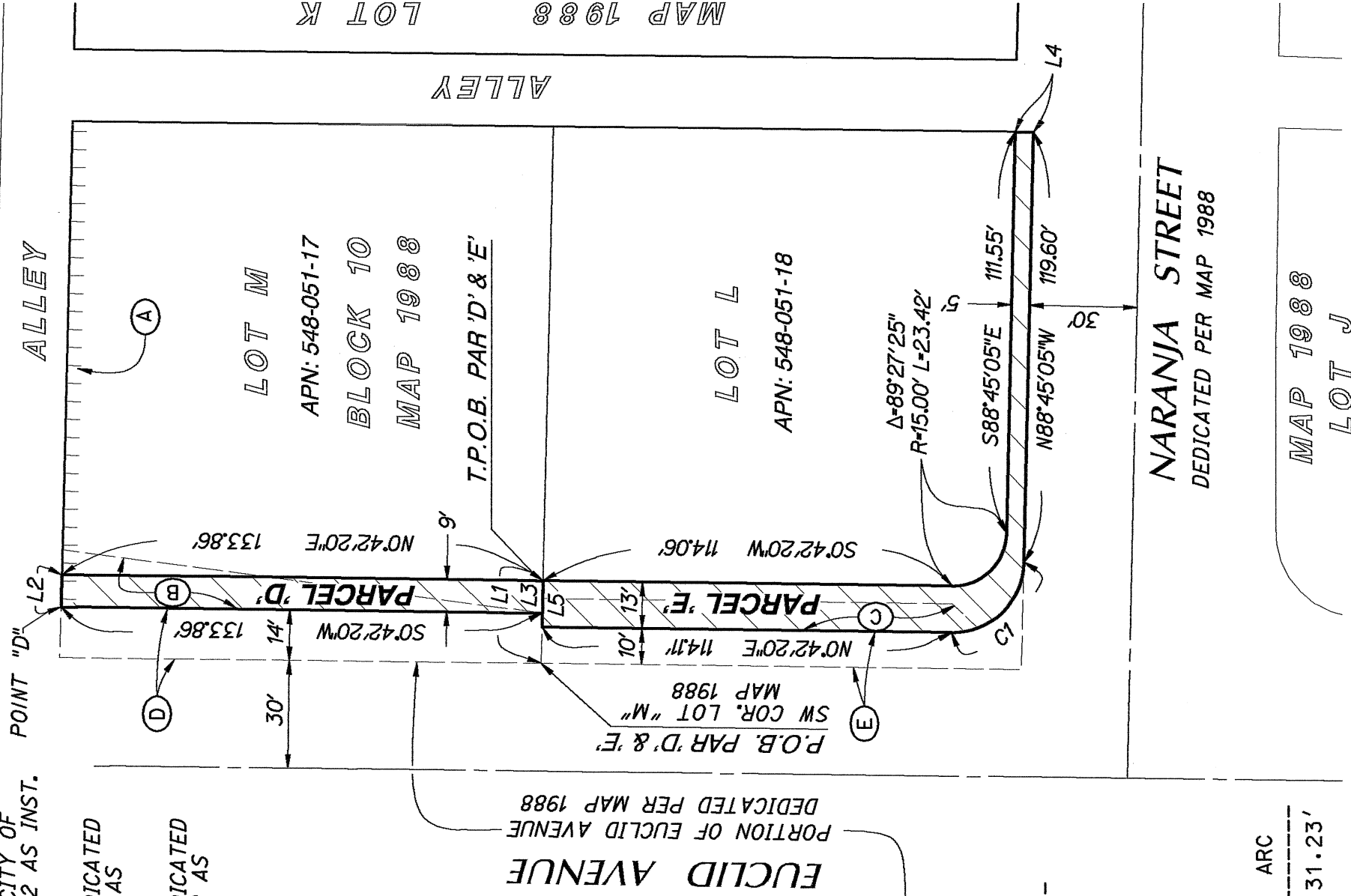


CONVERGENCE ANGLE  
NOT TO SCALE

SCALE 1" = 40'

NAME	DIRECTION	LENGTH
L1	S 88°44'47" E	23.00'
L2	N 88°45'55" W	9.00'
L3	S 88°44'47" E	9.00'
L4	S 0°37'35" W	5.00'
L5	S 88°44'47" E	13.00'

CURVE TABLE		
NAME	DELTA	RADIUS
C1	89°27'25"	20.00'
		ARC 31.23'



MAP  
LOT E

2053  
LOT F

R-O-W SAN DIEGO & ARIZONA RAILROAD

ALLEY

LOT M

APN: 548-051-17

BLOCK 10

MAP 1988

T.P.O.B. PAR 'D' & 'E'

LOT L

APN: 548-051-18

NARANJA STREET  
DEDICATED PER MAP 1988

MAP 1988  
LOT J

MAP 1988  
LOT K

**IRREVOCABLE OFFER TO DEDICATE - STREET PURPOSES**

IN A PORTION OF LOTS L & M OF MAP NO. 1988

DESCRIPTION	BY	APPROVED DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS
ORIGINAL	REC			SHEET 5 OF 5 SHEET	584700
	CEB	4/17/19			I.O. N/A
					1838-6301/6303
					CCS 83 COORDINATES
					198-1741/1743
					NAD 27 COORDINATES

COMPLETE STATUS

40430-5-B