

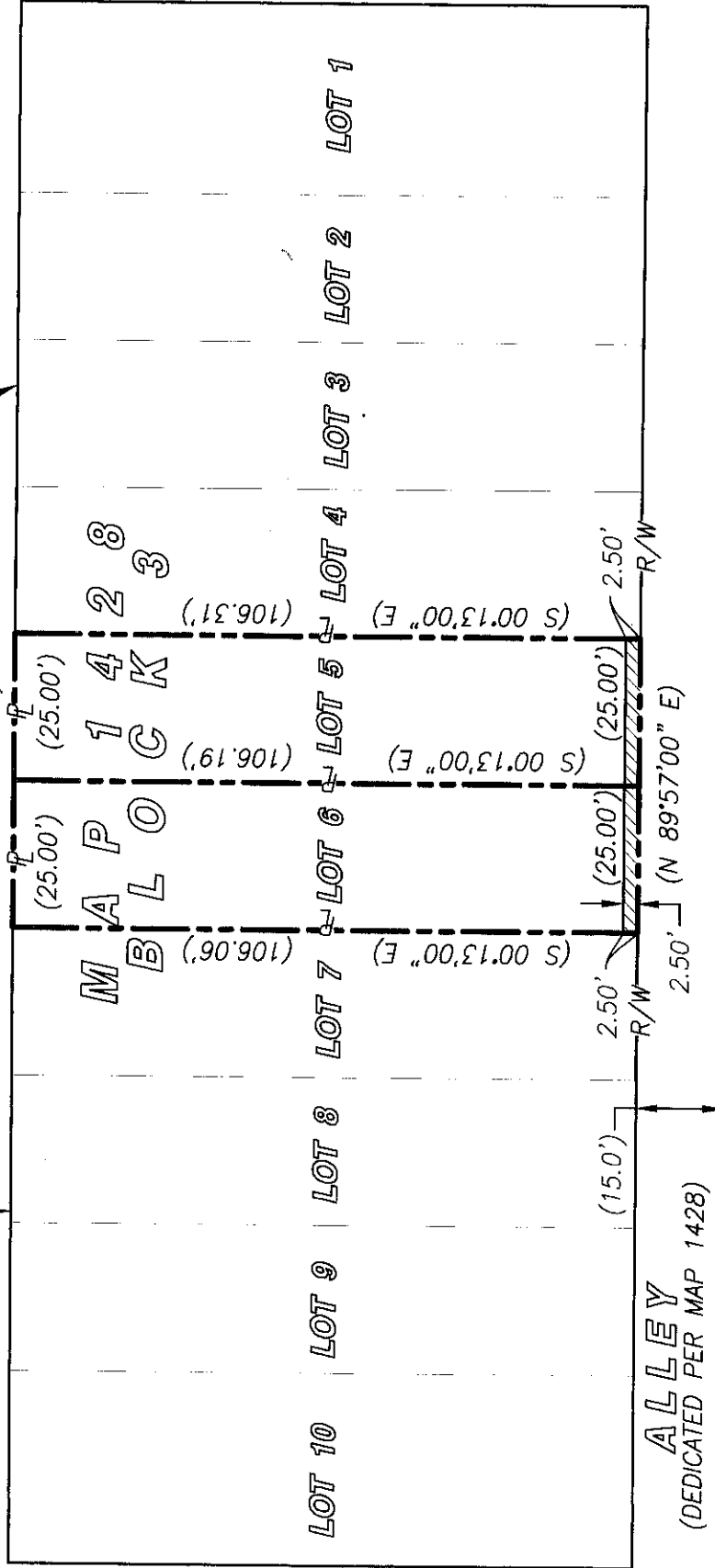
EXHIBIT 'B'

UNIVERSITY AVE.

(DEDICATED PER MAP 1428)

[27.0']

(BASIS OF BEARINGS)
(N 89°40'00" E)

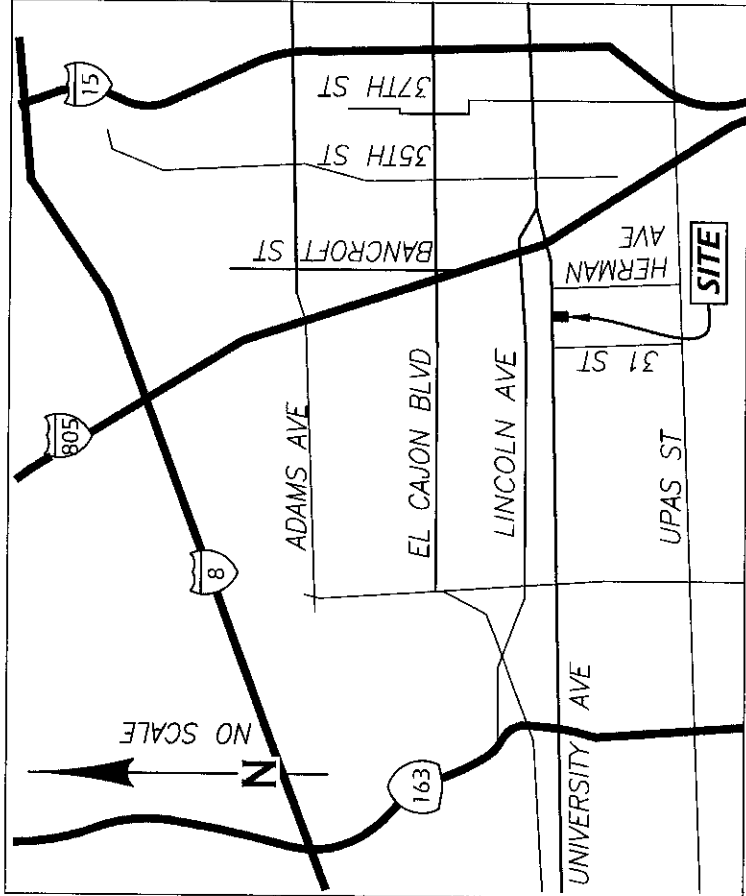


31st STREET
(DEDICATED AS HART AVE. PER MAP 1428)

HERMAN AVE.
(DEDICATED PER MAP 1428)

BASIS OF BEARINGS:

BASIS OF BEARINGS IS A PORTION OF THE
SOUTHERLY LINE OF UNIVERSITY AVENUE, BLOCK 3,
PER MAP NO. 1428 I.E. N 89°40'00" E.



VICINITY MAP

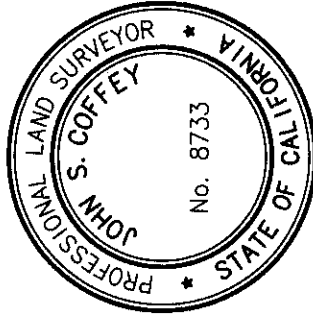
NOT TO SCALE

LEGEND

- IRREVOCABLE OFFER TO DEDICATE (IOD) ACQUIRED
125 SQFT. (0.005 AC) MORE OR LESS
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- EASEMENT BOUNDARY
- LOT LINE
- () RECORD DATA PER MAP 1428
- [] RECORD DATA PER CR 33913

NOTE: NO PLOTTABLE EASEMENTS EXIST PER TITLE REPORT
DATED 11/17/2017 ORDER NO. 00079127-993-SD2-CFU

REFERENCE DRAWINGS:
MAP NO. 1428
CORNER RECORD NO. 33913
APN #453-161-14-00



JOHN S. COFFEY LS 8733

COFFEY ENGINEERING, INC.

DOCUMENT NO. 2018-0412097

RECORDED OCT. 23, 2018

IRREVOCABLE OFFER TO DEDICATE FOR STREET PURPOSES
IN PORTION OF LOTS 5 & 6, BLOCK 3, MAP 1428

DESCRIPTION	BY	APPROVED DATE	FILED	CITY OF SAN DIEGO, CALIFORNIA	P.T.S.#	590313
ORIGINAL	CE			SHEET 1 OF 1 SHEETS	I.O.#	N/A
		SD	10/13/18			
				FOR CITY LAND SURVEYOR		
						1852-6290
						CCS 83
						212-1730
						LAMBERT COORDINATES
ACQUIRED						40663-B