

EXHIBIT "B"

ASSESSOR'S PARCEL NO.
638-120-16, 17 AND 18

REFERENCE DRAWINGS
MAP NO. 1174, ROS 22687

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS CCS '83 CALIFORNIA, ZONE 6, EPOCH 1991.35 GRID BEARING BETWEEN STATION "4" AND THE STATION "5" PER RECORD OF SURVEY NO. 15487, BOTH HAVING A CALIFORNIA COORDINATE VALUE OF FIRST ORDER OR BETTER.

I.E. N48°36'13"E

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

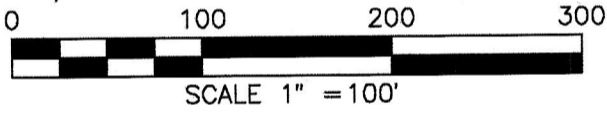
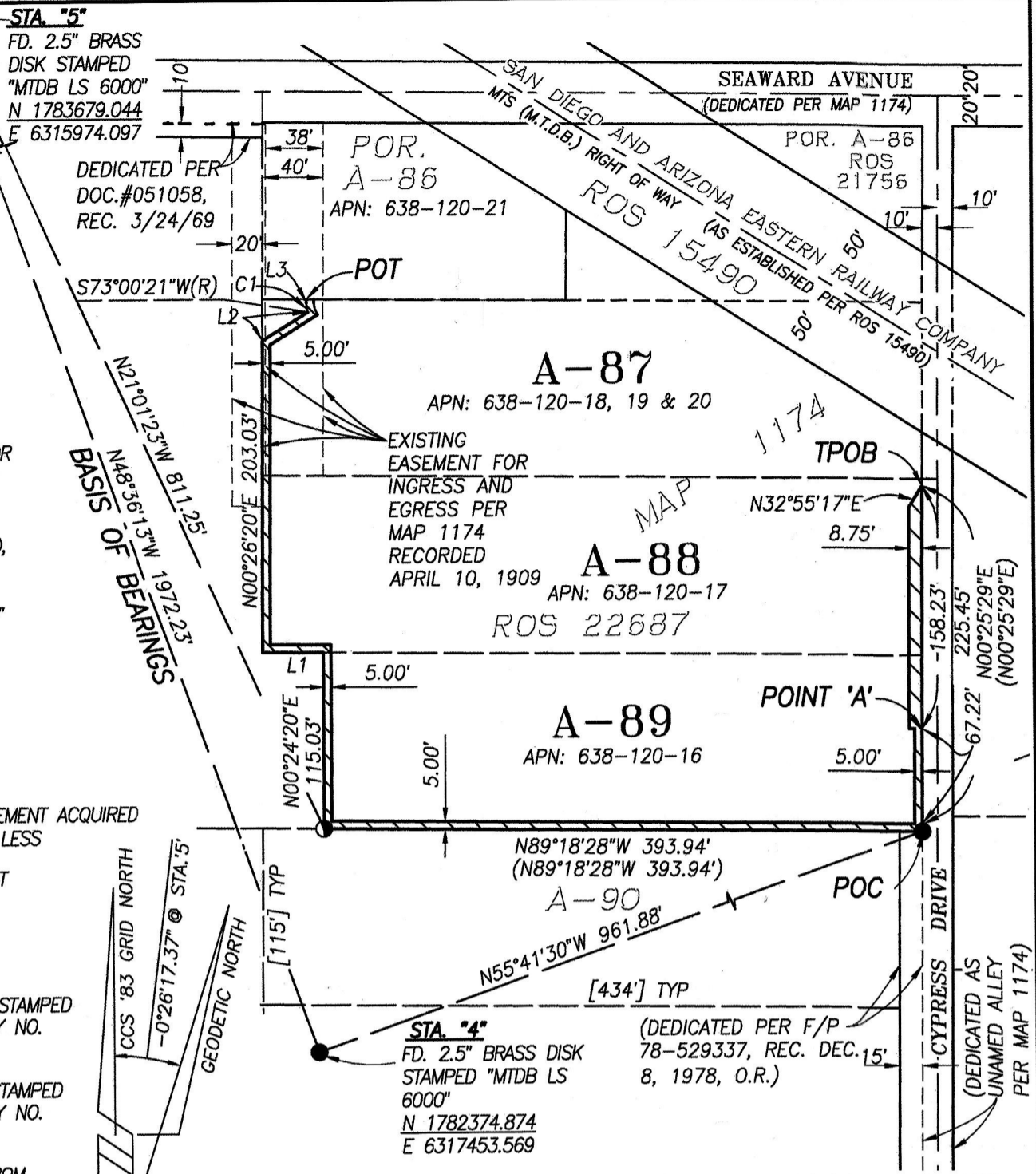
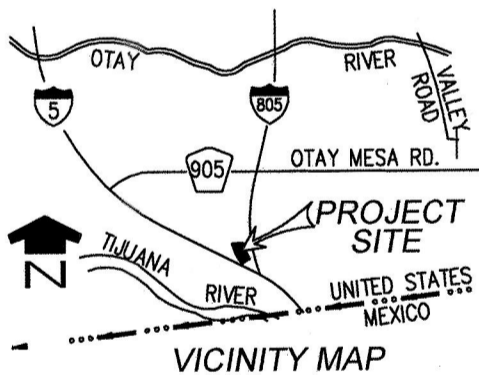
ALL DISTANCES SHOWN HEREON ARE GROUND, UNLESS OTHERWISE NOTED.

THE COMBINED SCALE FACTOR AT STATION "5" IS 1.00004567.

GRID DISTANCE = GROUND DISTANCE x COMBINED SCALE FACTOR. ELEVATION AT STATION "5" IS 103.63 (NAVD 88)

LEGEND

- INDICATES PEDESTRIAN ACCESS EASEMENT ACQUIRED CONTAINS 5,591 SQ. FT. MORE OR LESS
- POC** INDICATES POINT OF COMMENCEMENT
- POT** POINT OF TERMINUS
- TPOB** TRUE POINT OF BEGINNING
- INDICATES FOUND 3/4" IRON PIPE STAMPED "LS 3168" PER RECORD OF SURVEY NO. 15408 UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1/2" IRON PIN STAMPED "LS 6665" PER RECORD OF SURVEY NO. 15961.
- () INDICATES RECORD INFORMATION FROM RECORD OF SURVEY NUMBER 22687.
- [] INDICATES RECORD INFORMATION PER MAP 1174



LINE/CURVE TABLE			
LINE	BEARING/DELTA	RADIUS	LENGTH
L1	N89°25'31"W		40.08'
L2	N58°31'42"E		35.25'
L3	N00°26'20"E		2.23
C1	17°25'59"	20.00'	6.09'

NON-PLOTTABLE EASEMENT STATEMENT

THE FOLLOWING EASEMENTS HAVE NO SPECIFIC LOCATION SET FORTH IN THE DOCUMENTS AND ARE NOT PLOTTED HEREON:

AN EASEMENT FOR PUBLIC UTILITY PURPOSES TO SAN DIEGO GAS & ELECTRIC COMPANY RECORDED 7/12/2019 AS INSTRUMENT NO. 2019-0278956, O.R.

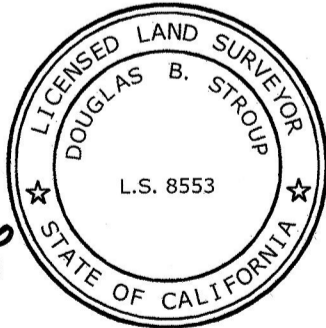
AN EASEMENT TO COX COMMUNICATIONS CALIFORNIA, LLC RECORDED 10/31/2019 AS INSTRUMENT NO. 2019-0499225, O.R.

R:\1413\Map\Easements\EP PED ACCESS ESMT SHT 01

MAP PREPARED BY:

HUNSAKER & ASSOCIATES SAN DIEGO, INC.
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DOUGLAS B. STROUP
6/16/2020
L.S. 8553



DOCUMENT NO. 2020-0432323

RECORDED Aug. 05, 2020

PEDESTRIAN ACCESS EASEMENT
IN PORTIONS OF LOTS A-87, A-88, AND A-89 OF MAP 1174.

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS NO. 612298
ORIGINAL	H&A	S.O.	8/6/2020		SHEET 1 OF 1 SHEETS	I.O. NO. N/A
					 FOR CITY LAND SURVEYOR	1782-5313 CCS 83 COORDINATES
					DATE 7/31/2020	142-1753 NAD 27 COORDINATES
ACQUIRED STATUS						40890-1-B