

**LEGEND:**

- INDICATES PROJECT BOUNDARY
- INDICATES FOUND MONUMENT AS NOTED
- ( ) INDICATES RECORD DATA PER PM 16922
- ▨ SEMER, WATER AND DRAINAGE EASEMENT ACQUIRED - AREA = 1.241 ACRES
- ① EXISTING BUILDING RESTRICTED EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER PARCEL MAP NO. 16922
- ② EXISTING SLOPE EASEMENT GRANTED TO THE STATE OF CALIFORNIA PER DEED RECORDED MAY 3, 1966 PER F/P NO. 73878 AND 73879, BOOK 1966, SERIES 7, O.R. RELINQUISHED TO THE CITY OF SAN DIEGO PER F/P NO. 74-202932 RECORDED JULY 29, 1974 O.R.
- ||||| INDICATES ABUTTER'S RIGHTS OF ACCESS RELINQUISHED TO THE STATE OF CALIFORNIA PER DEEDS RECORDED MAY 3, 1966, F/P NO. 73878 AND 73879, O.R.
- ||||| INDICATES ABUTTER'S RIGHTS OF ACCESS RELINQUISHED PER MAP 9368
- ||||| INDICATES ABUTTER'S RIGHTS OF ACCESS RELINQUISHED PER PARCEL MAP 16922

**LEGAL DESCRIPTION**

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 16922, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 12, 1992.

**ASSESSOR'S PARCEL NO'S:**

541-650-45, 46, 47 & 48

**REFERENCE DRAWINGS:**

- MAP NO. 9368
- PARCEL MAP NO. 16922

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS DRAWING IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 GRID BEARING BETWEEN G.P.S. STATION 172 AND G.P.S. STATION 173 PER ROS 14492.

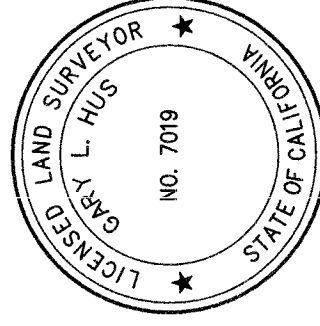
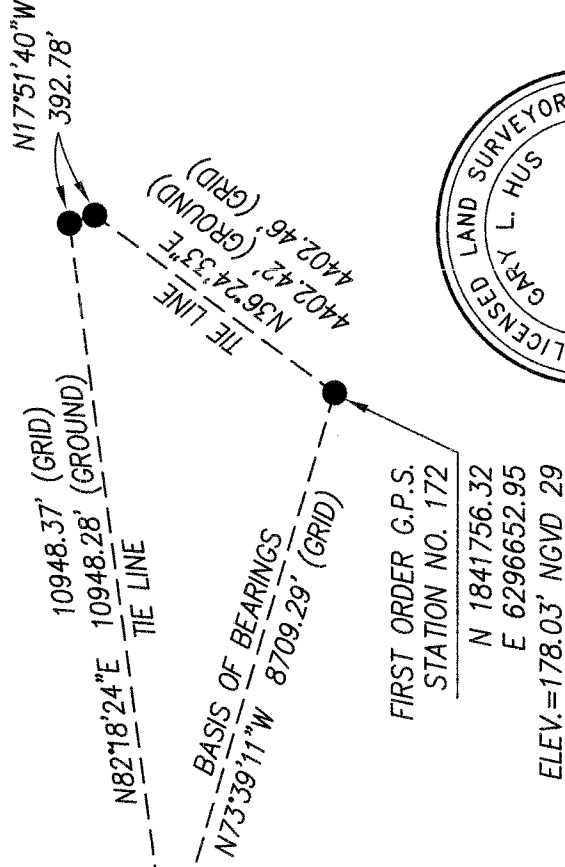
I.E., NORTH 73°39'11" WEST

THE COMBINED SCALE FACTOR AT G.P.S. STATION 172 IS 1.0000085. QUOTED BEARINGS FROM REFERENCE DEEDS/MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

ELEVATION AT G.P.S. STATION 172 IS 178.03 N.G.V.D. 29. SEE DETAIL AT RIGHT.

**BASIS OF BEARINGS DETAIL**

SEE ROS 23072 - NO SCALE



*Gary L. Hus*  
 GARY L. HUS, L.S. 7019 DATE 05-08-2019



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

2020-0104139 DRAINAGE  
2020-0104043 SEWER  
 DOCUMENT NO.: 2020-0104082 WATER  
 RECORDED: FEBRUARY 28, 2020  
 RESOLUTION NO.: N/A

**SEWER, WATER AND DRAINAGE EASEMENT**

WITHIN PORTIONS OF PARCELS 1, 2, 3 & 4 OF PARCEL MAP NO. 16922

DESCRIPTION	BY	APPRVD.	DATE	FILMED
ORIGINAL	PDC			
	CED		2/27/20	

CITY OF SAN DIEGO, CALIFORNIA

SHEET 1 OF 5 SHEETS

*Andrew K. F. D.*  
 FOR CITY LAND SURVEYOR DATE 2/27/2020

P.T.S. NO. 612929

I.O. NO. -

1844-6297

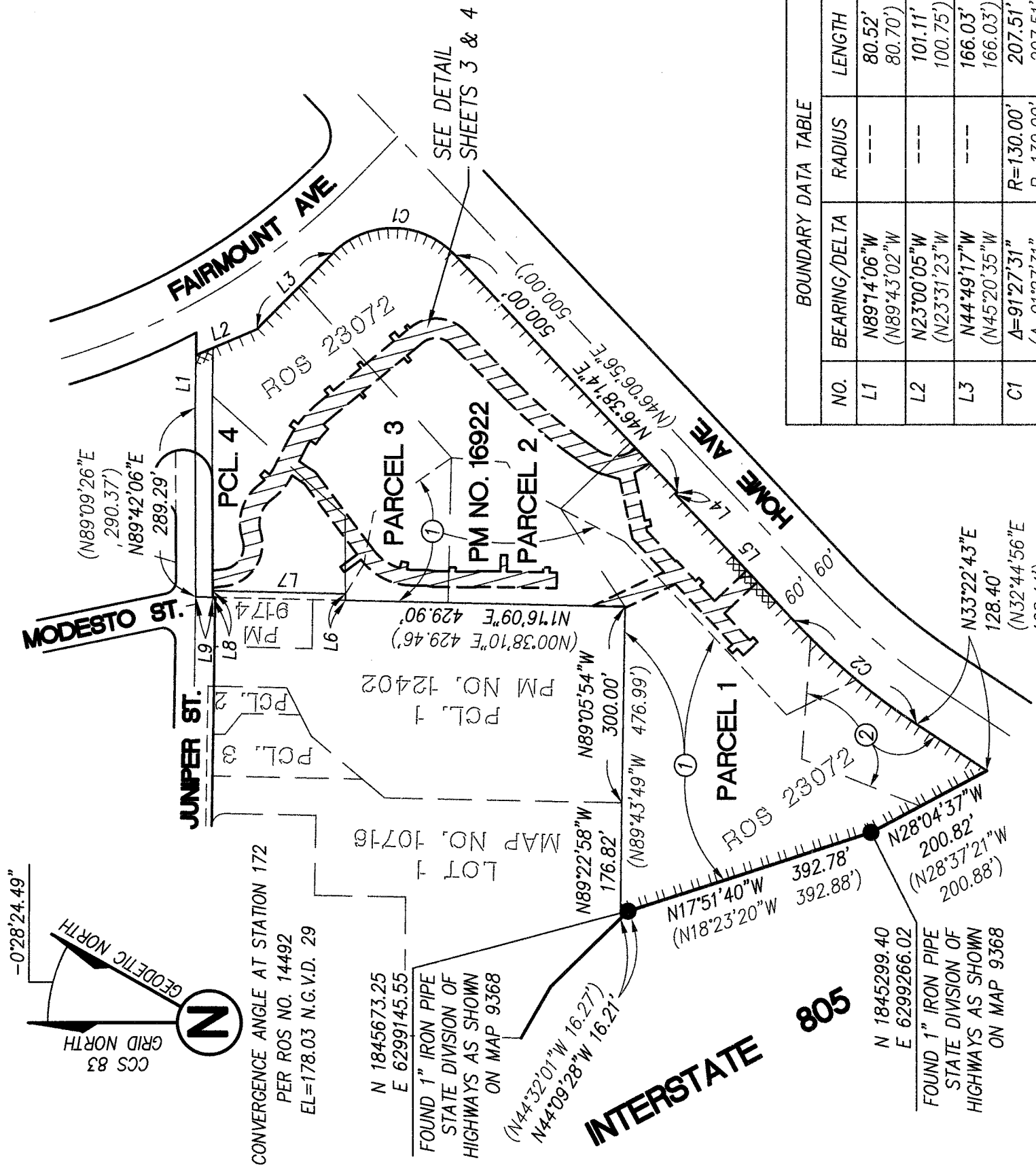
CCS83 COORDINATES

204-1737

LAMBERT COORDINATES

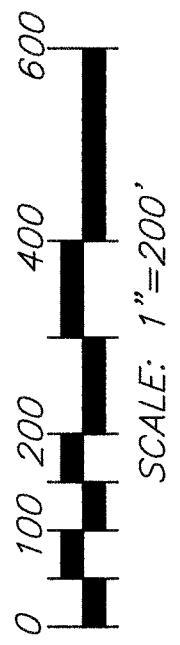
40899-1-B

**COMPLETED** STATUS



BOUNDARY DATA TABLE

NO.	BEARING/Delta	RADIUS	LENGTH
L1	N89°14'06"W (N89°43'02"W)	---	80.52' 80.70'
L2	N23°00'05"W (N23°31'23"W)	---	101.11' 100.75'
L3	N44°49'17"W (N45°20'35"W)	---	166.03' 166.03'
C1	Δ=91°27'31" (Δ=91°27'31")	R=130.00' R=130.00'	207.51' 207.51'
L4	N43°21'46"W (N43°53'04"W)	---	4.00' 4.00'
L5	N46°38'14"E (N46°06'56"E)	---	264.86' 264.86'
C2	Δ=13°22'00" (Δ=13°22'00")	R=1063.99' R=1063.99'	248.22' 248.22'
L6	N89°42'06"E (N89°09'26"E)	---	10.00' 10.00'
L7	N01°16'09"E (N00°38'10"E)	---	204.09' 204.07'
L8	N89°42'06"E (N89°09'26"E)	---	10.00' 10.00'
L9	N01°16'09"E (N00°38'10"E)	---	26.01' 26.01'



**EASEMENT NOTES**

THE FOLLOWING EASEMENTS HAVE NO EXACT LOCATION AND THEREFORE HAVE NOT BEEN PLOTTED HEREON:

- 1) GRANTED TO SDG&E PER DOCUMENT RECORDED NOVEMBER 2, 2000 AS FILE NO. 2000-0594859, O.R.
- 2) GRANTED TO COXCOM, INC., PER DOCUMENT RECORDED MAY 24, 2002 AS FILE NO. 2002-0443624, O.R.

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

**SEWER, WATER AND DRAINAGE EASEMENT**  
 WITHIN PORTIONS OF PARCELS 1, 2, 3 & 4 OF PARCEL MAP NO. 16922

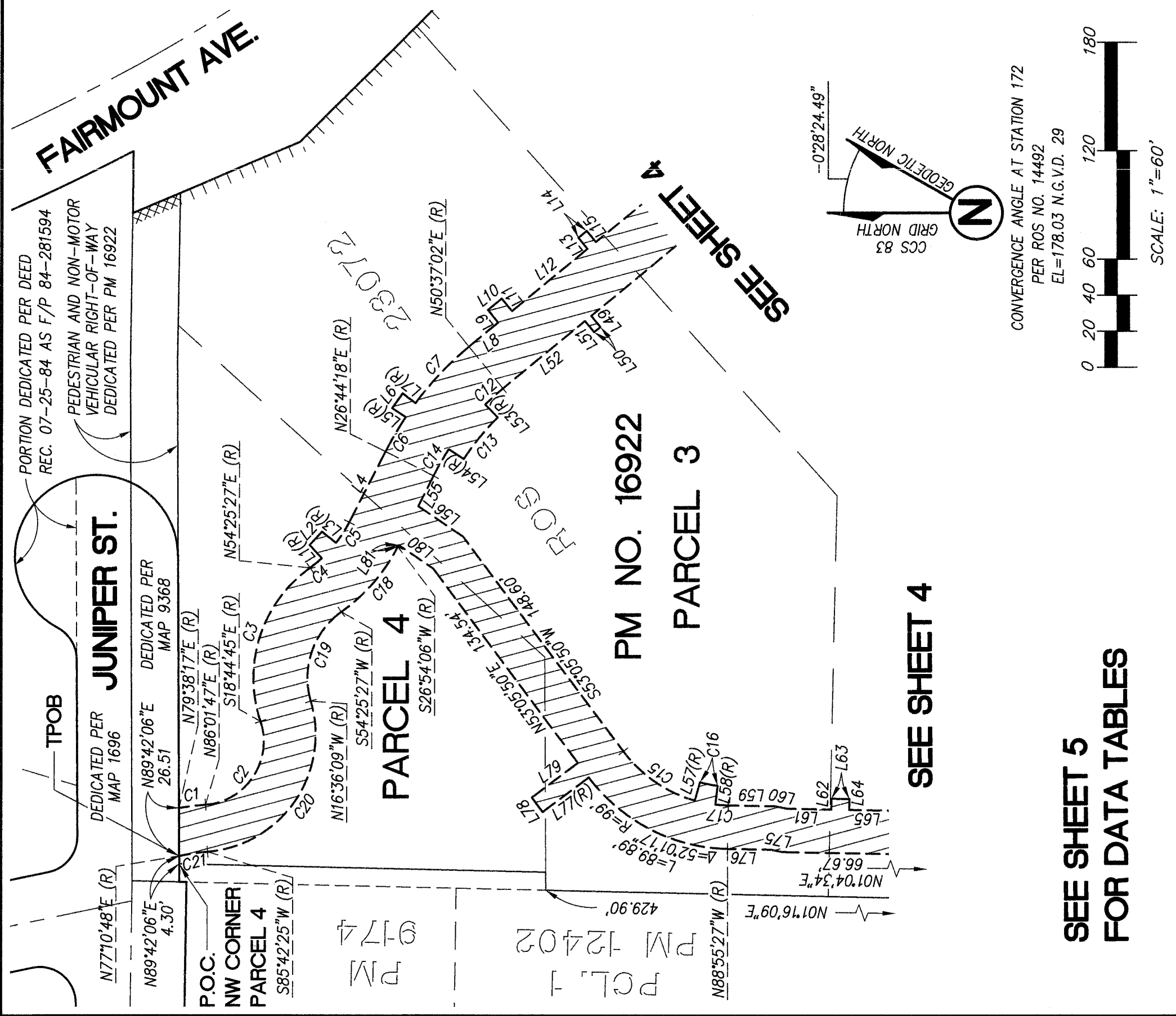
DESCRIPTION	BY	APPRVD.	DATE	FILMED
ORIGINAL	PDC			
	CED		4/27/20	

CITY OF SAN DIEGO, CALIFORNIA		P.T.S. NO. 612929
SHEET 2 OF 5 SHEETS		I.O. NO. -
FOR CITY LAND SURVEYOR		1844-6297
DATE		CCS83 COORDINATES
		204-1737
		LAMBERT COORDINATES
		40899-2-B

COMPLETED STATUS

*Handwritten signature*  
 FOR CITY LAND SURVEYOR

DATE 2/27/2020



**SEE SHEET 5  
FOR DATA TABLES**

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

**SEWER, WATER AND DRAINAGE EASEMENT**

WITHIN PORTIONS OF PARCELS 1, 2, 3 & 4 OF PARCEL MAP NO. 16922

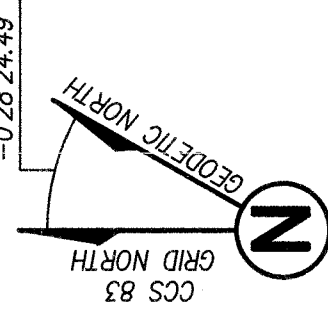
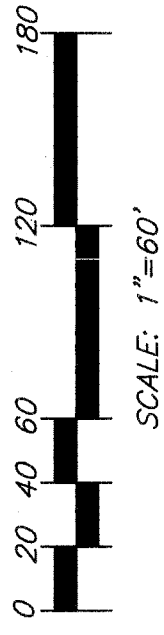
DESCRIPTION	BY	APPRVD.	DATE	FILMED
ORIGINAL	PDC			
	CEB		7/27/20	

**COMPLETED** STATUS

CITY OF SAN DIEGO, CALIFORNIA SHEET 3 OF 5 SHEETS	P.T.S. NO. 612929
	I.O. NO. -
FOR CITY LAND SURVEYOR	1844-6297
	CCS83 COORDINATES
	204-1737
	LAMBERT COORDINATES
	40899-3-B

*Paul R. & Py*  
DATE

CONVERGENCE ANGLE AT STATION 172  
PER ROS NO. 14492  
EL=178.03 N.G.V.D. 29



PM NO. 16922  
PARCEL 3

SEE SHEET 4

SEE SHEET 4

PARCEL 4

PARCEL 4

JUNIPER ST.

FAIRMOUNT AVE.

PORTION DEDICATED PER DEED  
REC. 07-25-84 AS F/P 84-281594  
PEDESTRIAN AND NON-MOTOR  
VEHICULAR RIGHT-OF-WAY  
DEDICATED PER PM 16922

DEDICATED PER  
MAP 1696

DEDICATED PER  
MAP 9368

P.O.C.

NW CORNER

PARCEL 4

S85°42'25"W (R)

N89°42'06"E  
4.30'

N89°42'06"E  
26.51'

N79°38'17"E (R)

N86°01'47"E (R)

S18°44'45"E (R)

N54°25'27"E (R)

N54°25'27"E (R)

PM  
9174

PM  
12402

ROS

23072

N26°44'18"E (R)

S54°25'27"W (R)

N26°44'18"E (R)

N50°37'02"E (R)

N88°55'27"W (R)

L76 Δ=52°01'17"

66.67'

L75

L76

L75

L76

L75

L76

L75

L76

L75

L76

L75

L76

L75

L76

L75

L76

L75

L76

L75

L76

L75

L76

L75

L76

L75

L76

L75

L76

L75

L76

L75

L76

L75

L76

L75

L76

L75

L76

L75

L76

L75

L76

SEE SHEET 5  
FOR DATA TABLES

PARCEL 3

SEE SHEET 3

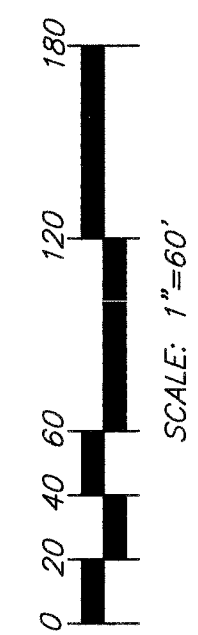
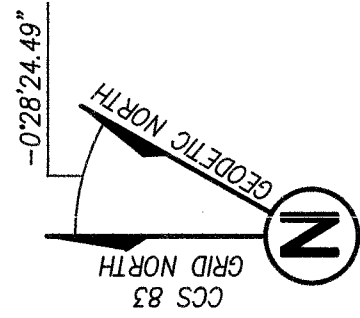
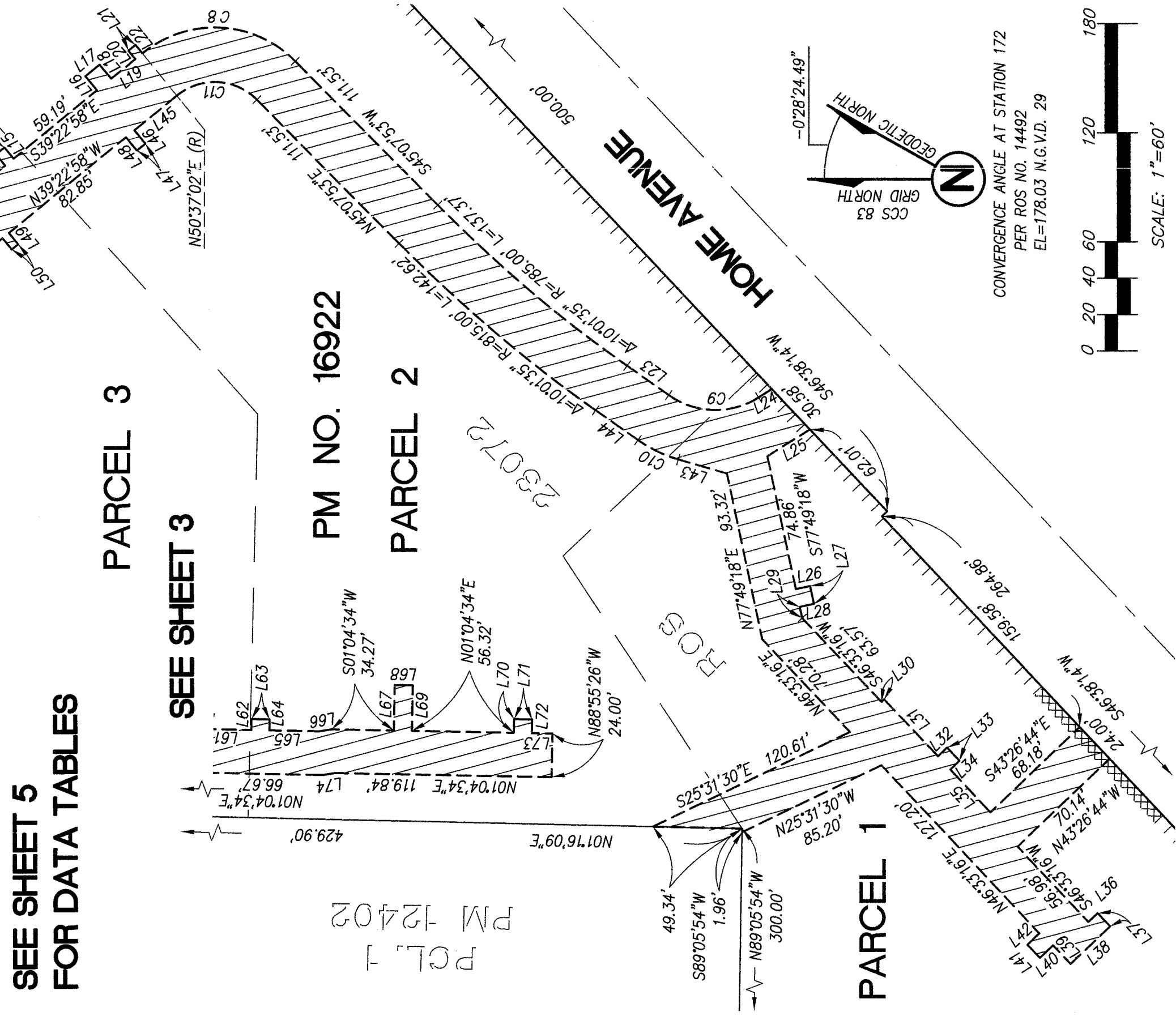
PM NO. 16922

PARCEL 2

PCL 1  
PM 12402

HOME AVENUE

PARCEL 1



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

**SEWER, WATER AND DRAINAGE EASEMENT**

WITHIN PORTIONS OF PARCELS 1, 2, 3 & 4 OF PARCEL MAP NO. 16922

DESCRIPTION	BY	APPRVD.	DATE	FILMED
ORIGINAL	PDC			
	CEP		4/21/20	

CITY OF SAN DIEGO, CALIFORNIA  
SHEET 4 OF 5 SHEETS

*Frank R. Lopez*  
FOR CITY LAND SURVEYOR  
DATE 2/27/2020

P.T.S. NO. 612929

I.O. NO. -

1844-6297

CCS83 COORDINATES

204-1737

LAMBERT COORDINATES

COMPLETED STATUS

40899-4-B

ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	Δ=06°23'30"	134.00'	14.95'
C2	Δ=104°46'32"	35.00'	64.00'
C3	Δ=73°10'11"	75.00'	95.78'
C4	Δ=06°51'38"	70.00'	8.38'
C5	Δ=11°06'36"	70.00'	13.57'
C6	Δ=07°01'46"	180.00'	22.08'
C7	Δ=13°49'02"	180.00'	43.41'
C8	Δ=84°30'51"	63.00'	92.93'
C9	Δ=67°15'12"	45.00'	52.82'
C10	Δ=18°58'42"	75.00'	24.84'
C11	Δ=84°30'51"	33.00'	48.68'
C12	Δ=05°04'37"	150.00'	13.29'
C13	Δ=12°17'01"	140.00'	30.01'
C14	Δ=06°31'06"	150.00'	17.06'
C15	Δ=37°37'38"	75.00'	49.25'
C16	Δ=08°53'31"	64.50'	10.01'
C17	Δ=05°30'07"	75.00'	7.20'
C18	Δ=27°31'21"	100.00'	48.04'
C19	Δ=71°01'36"	45.00'	55.78'
C20	Δ=102°18'34"	65.00'	116.07'
C21	Δ=08°31'37"	108.00'	16.07'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N47°33'49"E	10.00'
L2	S47°12'45"E	9.99'
L3	S38°00'41"W	10.00'
L4	S63°05'54"E	43.96'
L5	N33°46'04"E	9.00'
L6	S54°42'58"E	10.00'
L7	S36°47'59"W	9.00'
L8	S39°22'58"E	21.07'
L9	N50°37'02"E	9.00'
L10	S39°22'58"E	10.00'
L11	S50°37'02"W	9.00'
L12	S39°22'58"E	54.31'
L13	N50°37'02"E	8.00'
L14	S39°22'58"E	6.00'
L15	S50°37'02"W	8.00'
L16	N50°37'02"E	10.00'
L17	S39°22'58"E	10.00'
L18	S50°37'02"W	10.00'
L19	S39°22'58"E	16.93'
L20	N50°37'02"E	6.00'
L21	S39°22'58"E	5.00'
L22	S50°37'02"W	6.00'
L23	S35°06'17"W	28.13'
L24	S32°08'55"E	8.64'
L25	N32°08'55"W	27.71'
L26	S12°10'42"E	8.00'
L27	S77°49'18"W	10.00'
L28	N12°10'42"W	8.00'
L29	S77°49'18"W	6.32'
L30	S43°26'44"E	2.00'
L31	S46°33'16"W	43.08'
L32	S43°26'44"E	7.00'
L33	S46°33'16"W	10.00'
L34	N43°26'44"W	7.00'
L35	S46°33'16"W	32.43'
L36	S43°26'44"E	7.00'
L37	S46°33'16"W	10.00'
L38	N43°26'44"W	30.00'
L39	N46°33'16"E	14.07'
L40	N43°26'44"W	10.00'
L41	N46°33'16"E	10.00'
L42	S43°26'44"E	9.00'
L43	N16°07'35"E	27.96'
L44	N35°06'17"E	28.47'
L45	N39°22'58"W	30.16'
L46	S50°37'02"W	9.50'
L47	N39°22'58"W	6.00'
L48	N50°37'02"E	9.50'
L49	S50°37'02"W	8.00'
L50	N39°22'58"W	4.50'

LINE TABLE		
NO.	BEARING	LENGTH
L51	N50°37'02"E	8.00'
L52	N39°22'58"W	58.99'
L53	S45°32'25"W	10.00'
L54	N33°15'24"E	10.00'
L55	N63°05'54"W	18.84'
L56	S33°55'10"W	30.36'
L57	S74°31'48"E	10.50'
L58	N83°25'19"W	10.50'
L59	S01°04'34"W	26.25'
L60	S11°27'54"W	6.65'
L61	S01°04'34"W	24.54'
L62	S88°55'26"E	6.00'
L63	S01°04'34"W	10.00'
L64	N88°55'26"W	6.00'
L65	S01°04'34"W	27.77'
L66	S09°18'46"E	6.65'
L67	S88°55'26"E	25.00'
L68	S01°04'34"W	10.00'
L69	N88°55'26"W	25.00'
L70	S88°55'26"E	7.50'
L71	S01°04'34"W	10.00'
L72	N88°55'26"W	7.50'
L73	S01°04'34"W	11.43'
L74	N09°18'46"W	6.65'
L75	N11°27'54"E	6.65'
L76	N01°04'34"E	24.06'
L77	N36°54'10"W	32.00'
L78	N53°05'50"E	10.00'
L79	S36°54'10"E	32.00'
L80	N33°55'10"E	23.35'
L81	N63°05'54"W	1.02'



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

## SEWER, WATER AND DRAINAGE EASEMENT

WITHIN PORTIONS OF PARCELS 1, 2, 3 & 4 OF PARCEL MAP NO. 16922

DESCRIPTION	BY	APPRVD.	DATE	FILMED
ORIGINAL	PDC			
	CED		9/29/20	

**CITY OF SAN DIEGO, CALIFORNIA**  
 SHEET 5 OF 5 SHEETS

*Andrew R. A. J.*  
 FOR CITY LAND SURVEYOR DATE 2/17/2020

P.T.S. NO. 612929

I.O. NO. -

1844-6297

CCS83 COORDINATES

204-1737

LAMBERT COORDINATES

40899-5-B

COMPLETED

STATUS