EXHIBIT "B"

REFERENCE DRAWING

MAP 12785, MAP 12786, MAP 12787, MAP 12788, PM 17814, 25080–D, AND 25211–D

ASSESSOR'S PARCEL NO.

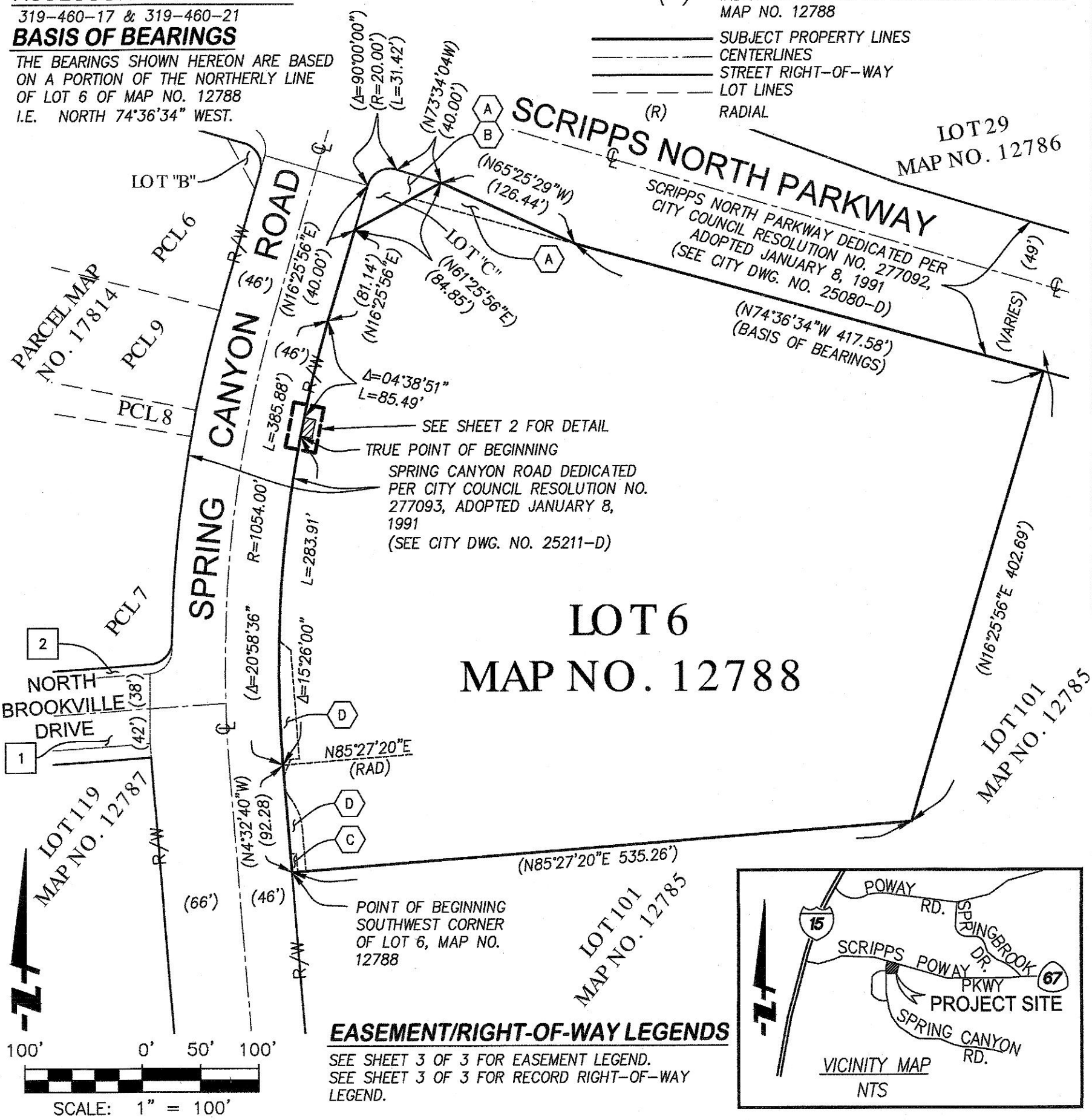
319–460–17 & 319–460–21

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON A PORTION OF THE NORTHERLY LINE OF LOT 6 OF MAP NO. 12788 I.E. NORTH 74°36'34" WEST.

LEGEND

- INDICATES WATER EASEMENT, ACQUIRED. CONTAINING 164.0 SQUARE FEET (0.004 ACRES)
- ( ) INDICATES RECORD OR CALCULATED DATA PER MAP NO. 12788
- SUBJECT PROPERTY LINES
- CENTERLINES
- STREET RIGHT–OF–WAY
- LOT LINES
- (R) RADIAL



EASEMENT/RIGHT-OF-WAY LEGENDS

SEE SHEET 3 OF 3 FOR EASEMENT LEGEND.
SEE SHEET 3 OF 3 FOR RECORD RIGHT–OF–WAY LEGEND.

FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 ○ fax 949.474.5315 ○ www.fuscoe.com

J. MARTY SMITH, LS 8070 — 3/10/2021 Date

LICENSED LAND SURVEYOR — J. MARTY SMITH — 8070 — STATE OF CALIFORNIA

DOCUMENT NO.: 2022-0462846

RECORDED: DECEMBER 8, 2022

WATER EASEMENT
IN A PORTION OF LOT 6, MAP NO. 12788

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	FEI			

STATUS

CITY OF SAN DIEGO, CALIFORNIA
SHEET 1 OF 3

FOR CITY ~~ENGINEER~~ LAND SURVEYOR — 11/30/2022 DATE

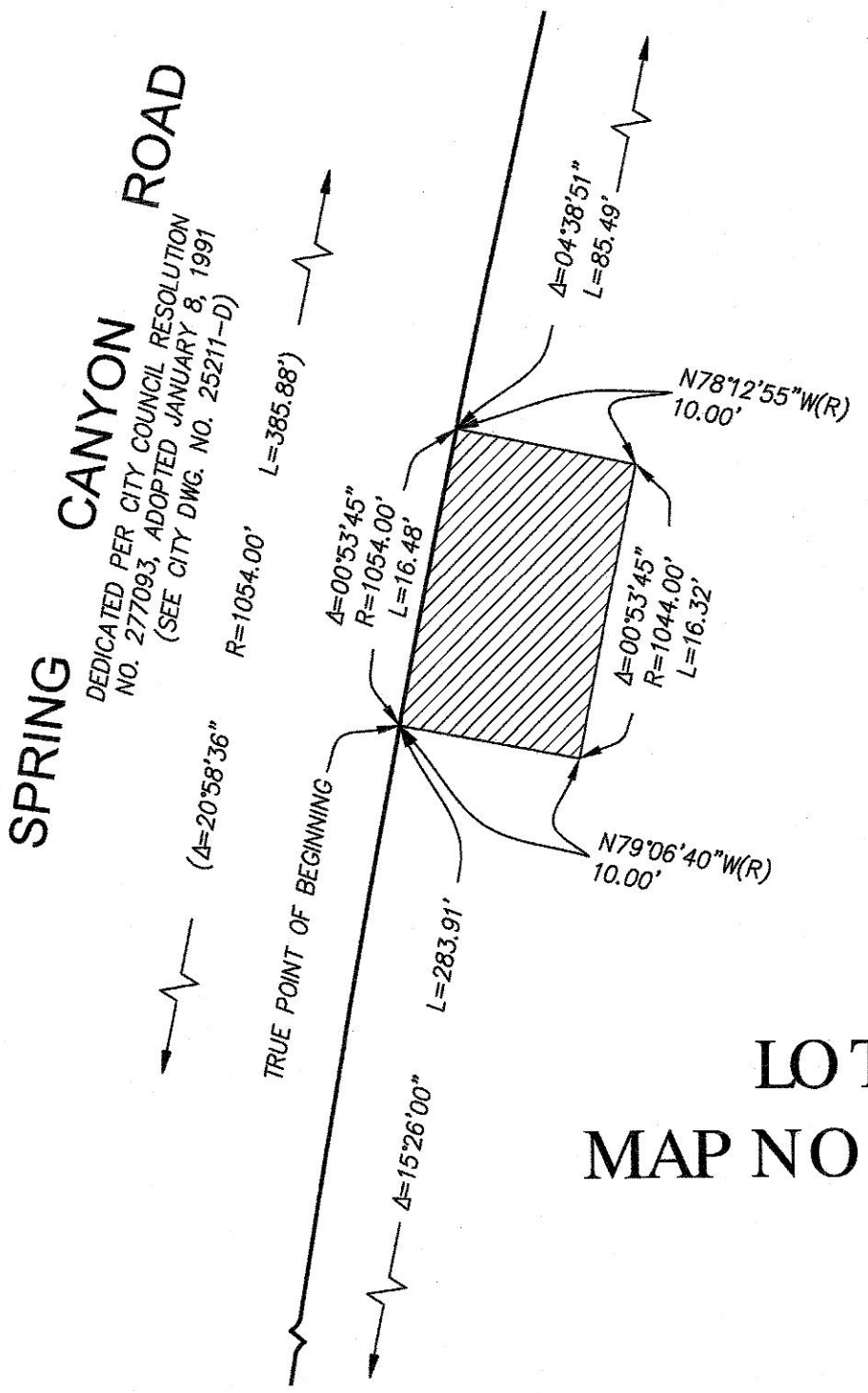
P.T.S. NO. 652763

1920–6299
NAD 83 COORDINATES

280–1739
LAMBERT COORDINATES

41684-1-B

EXHIBIT "B"



LOT 6
MAP NO. 12788

N

10' 0' 5' 10'

SCALE: 1" = 10'

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DOCUMENT NO.: _____

RECORDED: _____

WATER EASEMENT
PORTION OF LOT 6, MAP NO. 12788

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	FEI			

STATUS

CITY OF SAN DIEGO, CALIFORNIA
SHEET 2 OF 3

FOR CITY ~~ENGINEER~~ 11/30/2022 DATE

LAND SURVEYOR

P.T.S. NO. 652763

1920-6299
NAD 83 COORDINATES

280-1739
LAMBERT COORDINATES

41684-2-B

EXHIBIT "B"

EASEMENT LEGEND

(A) AN EASEMENT FOR LANDSCAPING WITH THE RIGHT OF INGRESS, EGRESS AND INCIDENTAL PURPOSES AS DELINEATED AND DESIGNATED ON MAP NO. 12788.

(B) THE RELINQUISHMENT OF ALL RIGHTS TO CONSTRUCT, ERECT OR MAINTAIN ANY ABOVEGROUND ROOFED BUILDING OR COVERED STRUCTURE OVER, UPON OR ACROSS ALL OF LOT C AS SHOWN ON MAP NO. 12788 AS "BUILDING RESTRICTED EASEMENT".

(C) AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES (INCLUDING INGRESS THERETO AND EGRESS THEREFROM) CONSISTING OF WIRES, CABLES, CONDUITS, MANHOLES, HANDHOLES AND ABOVE GROUND MARKERS, PEDESTALS, TERMINAL EQUIPMENT CABINETS, OTHER ASSOCIATED ELECTRICAL CONDUCTORS AND NECESSARY FIXTURES AND INCIDENTAL PURPOSES IN FAVOR OF PACIFIC BELL, A CALIFORNIA CORPORATION, RECORDED JANUARY 15, 1992 AS FILE NO. 1992-0021973 OF OFFICIAL RECORDS.

– AN AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND MCMILLIN-BCED/MIRAMAR RANCH NORTH, A CALIFORNIA GENERAL PARTNERSHIP, OWNER, RECORDED FEBRUARY 28, 1991 AS FILE NO. 91-0087486 OF OFFICIAL RECORDS, RELATING TO THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF PRIVATE STORM DRAIN, SUBJECT TO THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN. (NOT PLOTTABLE)

– AN AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND MCMILLIN-BCED/MIRAMAR RANCH NORTH, A CALIFORNIA GENERAL PARTNERSHIP, OWNER, RECORDED FEBRUARY 28, 1991 AS FILE NO. 91-0087488 OF OFFICIAL RECORDS, RELATING TO THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF PRIVATE STORM DRAIN, SUBJECT TO THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN. (NOT PLOTTABLE)

(D) PUBLIC STREET EASEMENTS PER DOCUMENT NO. 2022-0462833, RECORDED DECEMBER 8, 2022, IN OFFICIAL RECORDS. SEE CITY OF SAN DIEGO DWG.NO. 41683-B.

RECORD RIGHT-OF-WAY LEGEND

——— LIMITS OF RECORD RIGHTS-OF-WAY

[1] NORTH BROOKVILLE DRIVE DEDICATED PER MAP NO. 12787.

[2] NORTH BROOKVILLE DRIVE DEDICATED PER PARCEL MAP NO. 17814.

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DOCUMENT NO.: _____

RECORDED: _____

WATER EASEMENT
PORTION OF LOT 6, MAP NO. 12788

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	FEI			

STATUS

CITY OF SAN DIEGO, CALIFORNIA
SHEET 3 OF 3

Frankie R. Fong 11/30/2022
FOR CITY ~~ENGINEER~~ DATE

LAND SURVEYOR

P.T.S. NO. 652763

1920-6299
NAD 83 COORDINATES

280-1739
LAMBERT COORDINATES

41684-3-B