

ASSESSOR'S PARCEL NO.

- 433-250-13 • 433-250-14
- 433-250-16

REFERENCE DRAWINGS

- ROS 16584 • ROS 22269 • PARTITION MAP NO. 348
- ROS 6205 • PM 8041 • PM 17464
- PM 11755 • MAP 9031 • PM 780
- PM 7254 • PM 18354 • PM 20501
- MAP 11675 • MAP 13858

LEGEND



INDICATES FEE PARCEL ACQUIRED
AREA = 135.119 ACRES, MORE OR LESS*
*THE CALCULATED LAND SALE PARCEL ACREAGE IS
BASED UPON THE BOUNDARY SURVEY PERFORMED
FOR THE ALTA SURVEY CONDUCTED BY PDC ON
12/04/2019. THE COURSE DATA IN THE LEGAL
DESCRIPTION WAS COMPILED FROM RECORD
INFORMATION.

● INDICATES FOUND MONUMENT AS NOTED

○ INDICATES FOUND 2" IRON PIPE WITH CITY
ENGINEERING DISK SET BY CITY FIELD ENGINEERING
CREW IN SEPTEMBER 1967 PER CITY W.O. NO.
17600, INDEX 222-1731. SEE MAP 11675, MAP
13858 & PARCEL MAP 18354.

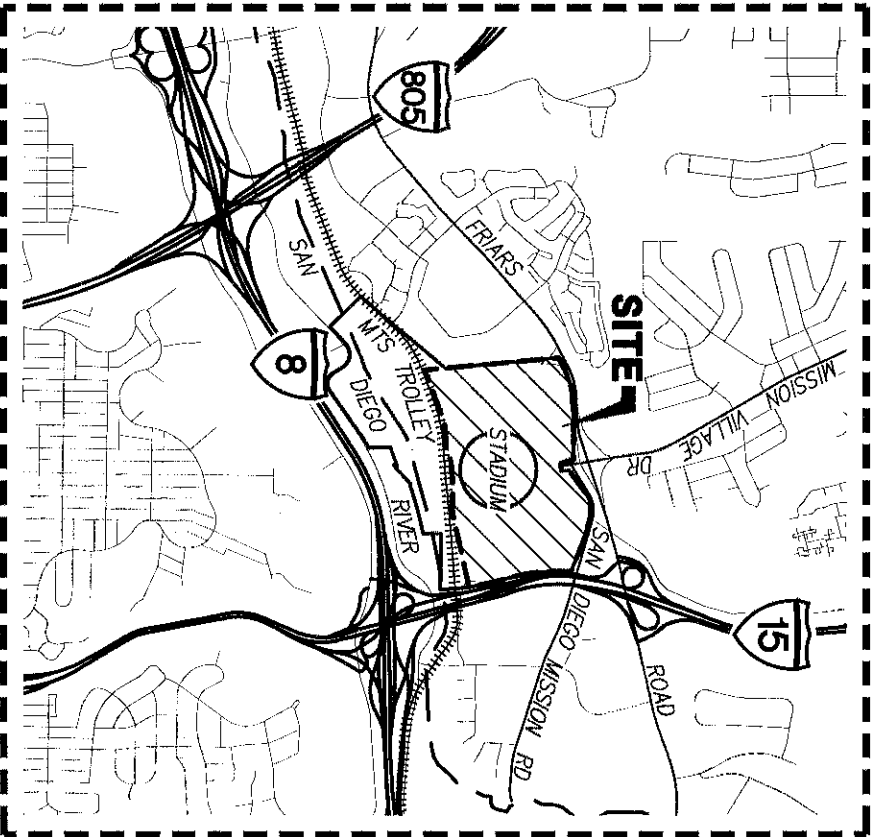
◎ INDICATES FOUND 3/4" IRON PIPE WITH DISK
STAMPED "RCE 27232" PER PARCEL MAP 18354

P.O.C. INDICATES POINT OF COMMENCEMENT

P.O.B. INDICATES POINT OF BEGINNING

() INDICATES RECORD DATA PER QUITCLAIM DEED
REC. 02/25/1998 AS DOC. NO. 1998-0098902,
O.R.

[] INDICATES RECORD DATA PER PRELIMINARY TITLE
REPORT PROVIDED BY CHICAGO TITLE COMPANY
DATED 11/25/2019 AS ORDER NO.
00101787-004-RM1-CFU

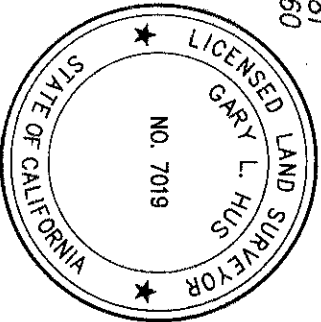
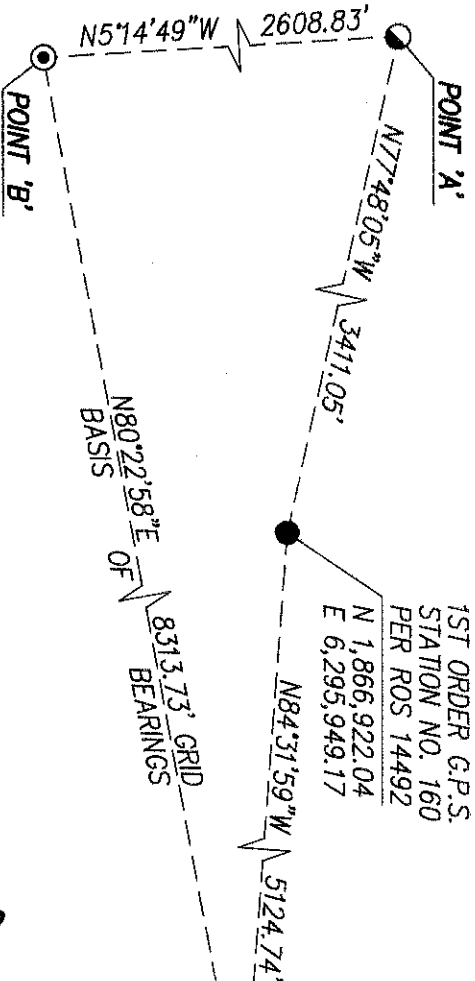


VICINITY MAP

NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA
COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 GRID
BEARING BETWEEN FIRST ORDER G.P.S. STATION NO. 160 AND
FIRST ORDER G.P.S. STATION NO. 217 PER ROS 14492.
I.E., NORTH 84°31'59" WEST
THE COMBINED SCALE FACTOR AT G.P.S. STATION 160 IS
1.0000001. QUOTED BEARINGS FROM REFERENCE DEEDS/MAPS
MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.



BASIS OF BEARINGS DETAIL

NOT TO SCALE

GARY L. HUS, L.S. 7019

DATE



PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800 San Diego, CA 92101
619.235.6471 Tel 619.234.0349 Fax

DOCUMENT NO. 2020-0454902 O.R.

RECORDED AUGUST 13, 2020

LAND SALE

WITHIN A PORTION OF LOTS 31, 35, 36, 42, 43 AND 45 OF RANCHO
MISSION SAN DIEGO OF PARTITION MAP SUPERIOR COURT CASE NO. 348
"JUAN M. LUCCO, ET AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL"

DESCRIPTION	BY	APPRVD.	DATE	FILMED
ORIGINAL	PDC	ear	1/24/20	

CITY OF SAN DIEGO, CALIFORNIA
SHEET 1 OF 10 SHEETS

P.T.S. NO. 657034
I.O. NO. N/A

Value R. 2.17
FOR CITY LAND SURVEYOR DATE 6/15/2020

CCS83 COORDINATES
200-1743

LAMBERT COORDINATES

complete

STATUS

41772-1-B

EASEMENTS

- 1

25' WIDE & WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 206731, REC. 10/06/1959, O.R.
- 2

25' WIDE SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO AS DEDICATED BY RESOLUTION NO. 172241 REC. 08/21/1962 AS INST. NO. 143551, O.R.
- 3

10' WIDE & SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 41769, REC. 03/11/1963, O.R.
- 4

10' WIDE & SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 122316, REC. 07/02/1963, O.R.
- 5

UTILITY EASEMENTS RESERVED IN VARIOUS INSTRUMENTS: A DEED FROM THE CITY OF SAN DIEGO REC. 04/07/1966 AS FILE NO. 58668, O.R.
A DEED FROM THE SAN DIEGO STADIUM AUTHORITY REC. 04/07/1966 AS FILE NO. 58670, O.R.
AND AS GRANTED TO THE COUNTY OF SAN DIEGO IN DEED REC. 10/06/1967 AS FILE NO. 154829, O.R.
- 6

UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 75014, REC. 05/04/1966, O.R.
NOTE: PORTION OF EASEMENT ELIMINATED PER INST. 1996-0483912, REC. 09/27/1996, O.R.
- 7

5' WIDE & UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO THE PACIFIC TELEPHONE & TELEGRAPH COMPANY PER INST. NO. 131582, REC. 08/02/1968, O.R.
- 8

6' WIDE & UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 136452, REC. 08/09/1968, O.R.
- 9

6' WIDE & UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO THE SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 136484, REC. 08/09/1968, O.R.
- 10

30' WIDE DRAINAGE & SLOPE EASEMENT PER INST. NO. 166295, REC. 09/11/1969, O.R.
- 11

12' WIDE UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 78-442063, REC. 10/17/1978, O.R.
- 12

10' WIDE UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO THE PACIFIC TELEPHONE & TELEGRAPH COMPANY PER INST. NO. 82-363594, REC. 11/24/1982, O.R.
- 13

UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 1996-0499416, REC. 10/01/1996, O.R.
- 14

RAILROAD EASEMENT GRANTED TO METROPOLITAN TRANSIT DEVELOPMENT BOARD PER INST. NO. 1999-0457574, REC. 06/30/1999, O.R.
- 15

SLOPE EASEMENT GRANTED TO METROPOLITAN TRANSIT DEVELOPMENT BOARD PER INST. NO. 1999-0457576, REC. 06/30/1999, O.R.
- 16

8' WIDE & UTILITIES EASEMENT GRANTED TO PACIFIC BELL PER INST. NO. 2000-0049309, REC. 07/31/2000, O.R.
- 17

UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 2003-0399630, REC. 04/09/2003, O.R.

- 18

10' WIDE & WATER EASEMENT TO THE CITY OF SAN DIEGO PER DOC. REC. 08/11/1959 IN BOOK 7782, PAGE 64, O.R.
- 19

25' WIDE SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 88464, REC. 05/15/1964, O.R.
- 20

15' WIDE & WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 154833, REC. 10/06/1967, O.R.
- 21

20' WIDE & FUEL LINE EASEMENT TO THE CITY OF SAN DIEGO PER INST. NO. 154831, REC. 10/06/1967, O.R.
- 22

5' WIDE & UNDERGROUND STRUCTURES EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 154835, REC. 10/06/1967, O.R.
- 23

6' WIDE & PIPE LINE EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 154832, REC. 10/06/1967, O.R.
- 24

6' WIDE & UNDERGROUND ELECTRICITY STRUCTURES EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 154834, REC. 10/06/1967, O.R.
- 25

20' WIDE & UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 162751, REC. 09/13/1968, O.R.
- 26

25' WIDE WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 80-427413, REC. 12/19/1980, O.R.
- 27

10' WIDE & WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 147321 IN BK. 7782, PG. 64, REC. 07/21/1959 AND RE-RECORDED 08/11/1959 AS INST. 163507 IN BK. 7821, PG. 556, BOTH O.R.
- 28

20' WIDE & FUEL LINE EASEMENT GRANTED TO THE SAN DIEGO PIPELINE COMPANY PER INST. NO. 162751, REC. 09/19/1968, O.R.
- 29

15' WIDE ELECTRIC EASEMENT GRANTED TO THE SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 2018-0125730, REC. 03/29/2018, O.R.
- 30

UNRECORDED SUBLEASE AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND THE METROPOLITAN TRANSIT DEVELOPMENT BOARD (NOW MTS) PER CITY CLERK DOC. NO. 00-18549 FILED JULY 20, 1998 FOR A LIGHT RAIL TROLLEY SYSTEM.

NON-PLOTTABLE EASEMENTS

- PUBLIC ROAD EASEMENT GRANTED TO SAN DIEGO COUNTY PER DOC. REC. 8/22/1896 IN BK. 255, PG. 18 OF DEEDS
- FILL & SLOPES EASEMENT GRANTED TO CLAUS, INC. PER INST. NO. 169098 IN BK. 7297, PG. 565, REC. 10/14/1958, O.R.
- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 83-072816, REC. 03/03/1983, O.R.
- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 83-231018, REC. 07/07/1983, O.R.
- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 83-271165, REC. 08/04/1983, O.R.

*NON-PLOTTABLE EASEMENTS CONTINUED ON SHEET 3



PROJECT DESIGN CONSULTANTS
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DOCUMENT NO. 2020-0454902 o.r.
RECORDED August 13, 2020

LAND SALE

WITHIN A PORTION OF LOTS 31, 35, 36, 42, 43 AND 45 OF RANCHO MISSION SAN DIEGO OF PARTITION MAP SUPERIOR COURT CASE NO. 348 "JUAN M. LUCO, ET AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL."

DESCRIPTION	BY	APPRVD.	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA		P.T.S. NO. 657034
ORIGINAL	PDC	Paul	11/19/20		SHEET 2 OF 10 SHEETS		I.O. NO. N/A
					Valencia, R. & Ry		1840-6303
					FOR CITY LAND SURVEYOR		CCS83 COORDINATES
					DATE 6/15/2020		200-1743
							LAMBERT COORDINATES
							41772-2-B
Computer				STATUS			

NON-PLOTTABLE EASEMENTS CONTINUED

- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 83-271166, REC. 08/04/1983, O.R.
- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 86-150534, REC. 04/18/1986, O.R.
- PUBLIC ROAD EASEMENT GRANTED TO COUNTY OF SAN DIEGO IN BK. 287, PG. 408 OF DEEDS
- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 85-195414, REC. 06/03/1985, O.R.
- UTILITIES & INGRESS/EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INST. NO. 1995-0118945, REC. 03/22/1995, O.R.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	101°24'14"	230.00'	407.06'
	[101°24'14"	230.00'	407.06']
C2	92°51'08"	170.00'	275.50'
	[92°51'08"	170.00'	275.50']
C3	4°54'56"	3030.02'	259.95'
	[3030.02'	259.95']	
C4	1°48'05"	8890.66'	279.54'
	[1°48'08.5"	8890.66'	279.67']
C5	4°48'05"	8982.03'	752.70'
	[4°49'17"	8982.03'	755.83']
C6	9°45'51"	4141.50'	705.78'
	[9°46'17"	4141.50'	706.30']
C7	18°07'37"	2500.00'	790.94'
	[18°07'37"	2500.00'	790.94']
C8	52°34'36"	460.00'	422.11'
	[52°34'36"	460.00'	422.11']
C9	24°47'13"	1000.00'	432.61'
	[24°47'13"	1000.00'	432.61']
C10	4°05'01"	290.00'	20.67'
C11	7°24'00"	4141.50'	534.90'
C12	24°47'30"	1000.00'	432.70'
C13	15°24'29"	1000.00'	268.92'
C14	0°27'00"	8000.00'	62.83'
C15	63°41'34"	352.00'	391.30'
C16	5°47'50"	2548.00'	257.81'
C17	5°36'42"	3060.00'	299.70'
C18	1°01'32"	9259.03'	165.75'

LINE TABLE			LINE TABLE CONTINUED		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N46°22'09"E	338.22'	L22	S62°13'09"W	193.23'
	[S46°23'22"W]			(S62°12'47"W	193.00')
L2	S32°12'56"E	168.35'	L23	S5°14'49"E	313.06'
	[N32°12'24"W	168.35']			
L3	N54°55'56"E	756.09'	L24	N68°04'54"E	263.04'
	[S54°56'28"W]				
L4	N1°05'25"E	321.94'	L25	N69°10'15"E	243.00'
	[S1°05'35"W	321.77']			
L5	S1°05'02"W	50.26'	L26	N70°34'18"E	322.41'
	[N1°05'35"E	50.23']			
L6	N47°27'18"E	371.19'	L27	N79°58'11"E	56.20'
	[S47°28'35"W	371.20']			
L7	S1°04'30"W	12.03'	L28	N84°43'16"E	215.18'
	[N0°38'01"W	16.86']			
L8	N0°55'04"E	261.79'	L29	S85°52'47"E	122.60'
	[S0°38'01"W	261.68']			
L9	S89°02'33"E	817.50'	L30	N65°40'08"E	191.39'
L10	N4°21'01"W	245.73'	L31	N85°12'18"E	334.12'
	[S4°20'34"E]				
L11	N58°06'39"W	2.63'	L32	S88°52'36"E	395.67'
	[S58°07'54"E]				
L12	N15°38'32"W	101.74'	L33	N77°44'24"E	1050.07'
	(N15°38'54"W	101.74')			
L13	N2°29'05"E	102.43'	L34	N81°45'29"E	59.66'
	(N2°28'43"E	102.43')			
L14	N67°09'34"W	466.90'	L35	N5°14'49"W	71.10'
	(N67°09'56"W	408.34')			
L15	N73°26'13"W	345.09'	L36	N62°12'52"E	154.88'
	(N73°26'35"W	344.99')			
L16	S53°59'11"W	395.86'	L37	N87°00'22"E	387.71'
	(S53°58'49"W	395.86')			
L17	S0°00'22"W	120.00'	L38	N71°35'53"E	924.13'
	(S0°00'00"W	120.00')			
L18	N89°59'38"W	110.00'	L39	S79°52'10"E	149.80'
	(N90°00'00"W	110.00')			
L19	N16°26'15"W	194.27'	L40	S0°41'37"W	21.59'
	(N16°26'46"W	194.27')			
L20	N89°59'32"W	550.56'	L41	S72°13'17"E	530.72'
	(N90°00'00"W	550.67')			
L21	S87°00'16"W	350.29'	L42	S21°05'29"W	43.80'
	(S87°00'00"W	350.18')			
RADIAL TABLE			L43	S72°12'55"E	97.37'
RADIAL	DIRECTION	RADIUS	L44	S67°55'34"E	116.79'
R1	N12°46'23"W	8982.03'	L45	S4°14'00"E	72.93'
R2	N18°26'46"W	8000.00'	L46	S10°01'50"E	179.22'
R3	N6°16'57"W	9259.03'			

*CONTINUED ON SHEET 6



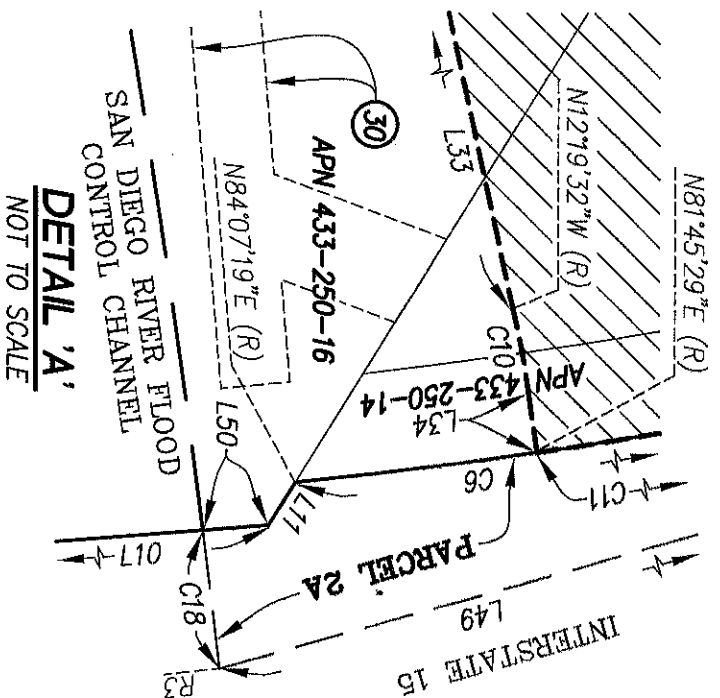
PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800 San Diego, CA 92101
619.235.6471 Tel 619.234.0349 Fax

DOCUMENT NO. 2020-0454902 o.r.
RECORDED August 19, 2020

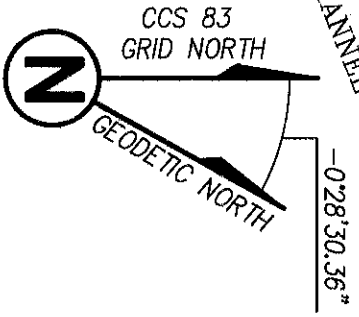
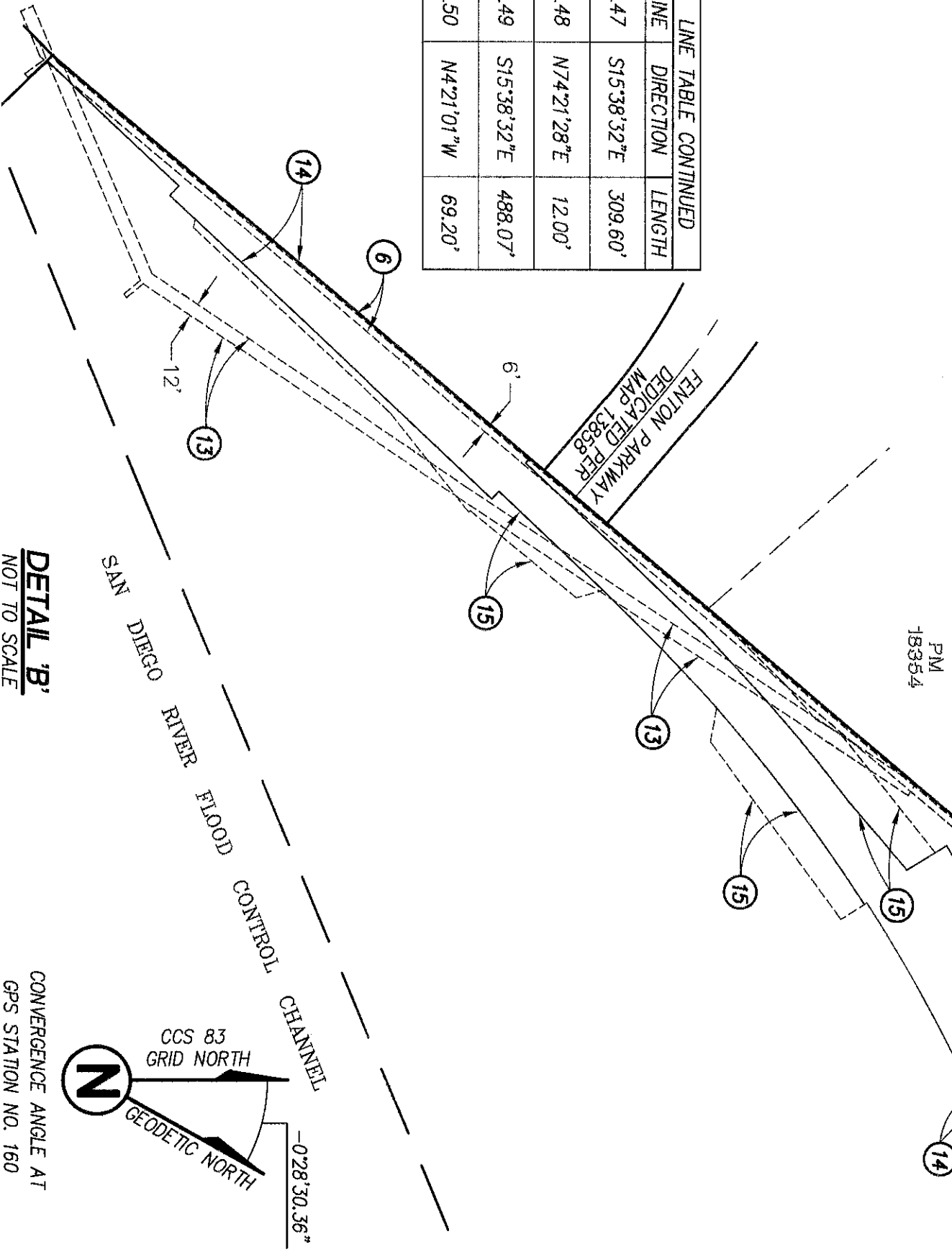
LAND SALE

WITHIN A PORTION OF LOTS 31, 35, 36, 42, 43 AND 45 OF RANCHO MISSION SAN DIEGO OF PARTITION MAP SUPERIOR COURT CASE NO. 348 "JUAN M. LUCO, ET AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL"

DESCRIPTION	BY	APPRVD.	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA		P.T.S. NO. 657034
ORIGINAL	PDC	Pal	11/11/20		SHEET 3 OF 10 SHEETS		I.O. NO. N/A
					FOR CITY LAND SURVEYOR		1840-6303
					DATE		CCS83 COORDINATES
							200-1743
							LAMBERT COORDINATES
							41772-3-B



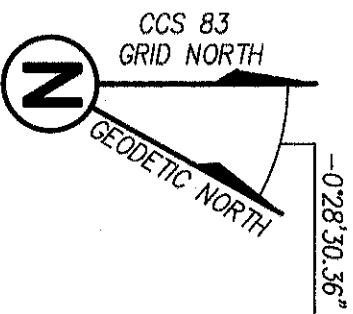
LINE TABLE CONTINUED		
LINE	DIRECTION	LENGTH
L47	S15°38'32"E	309.60'
L48	N74°21'28"E	12.00'
L49	S15°38'32"E	488.07'
L50	N4°21'01"W	69.20'



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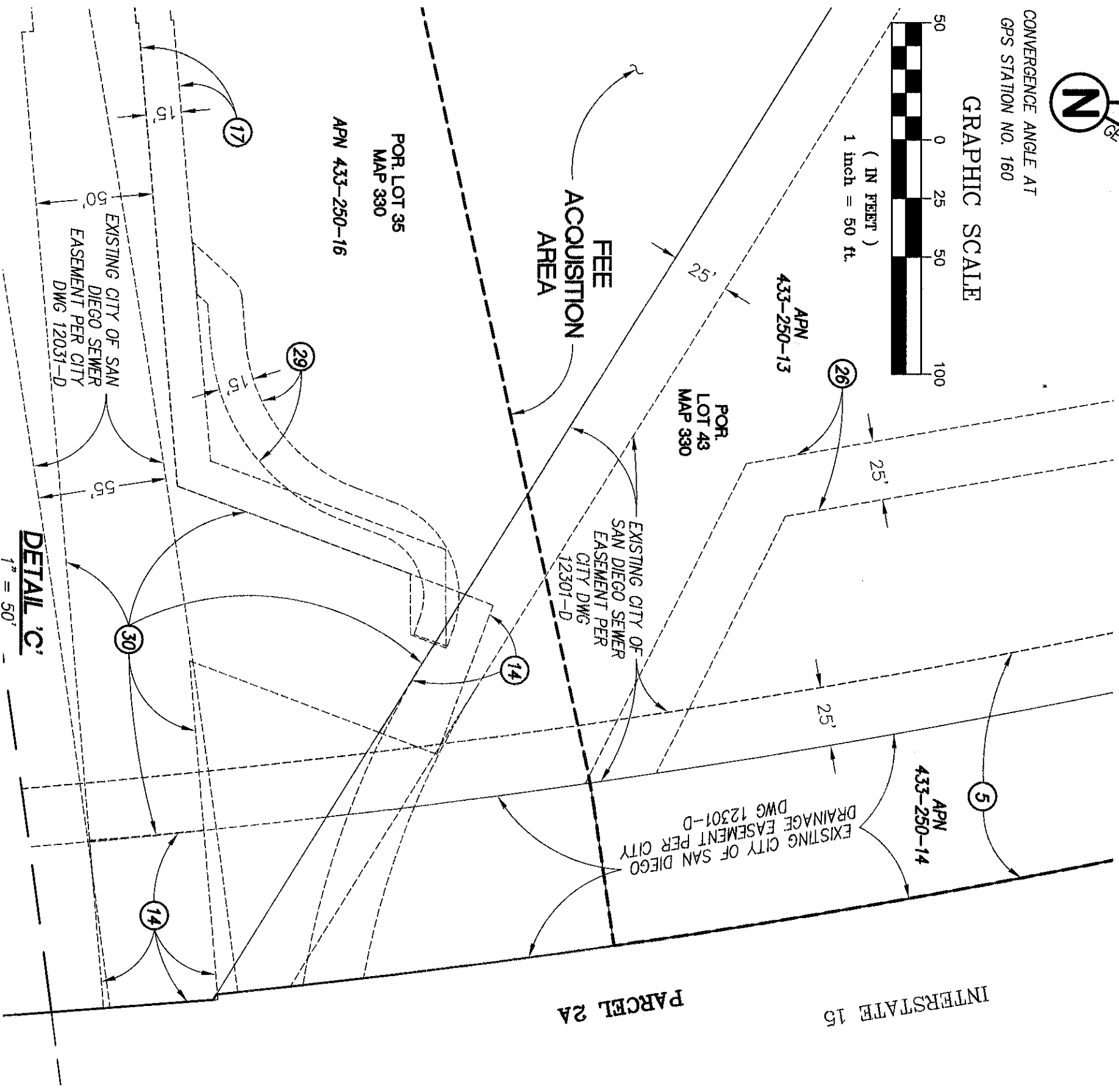
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RECORDED August 13, 2020

LAND SALE			
WITHIN A PORTION OF LOTS 31, 35, 36, 42, 43 AND 45 OF RANCHO MISSION SAN DIEGO OF PARTITION MAP SUPERIOR COURT CASE NO. 348 "JUAN M. LUCO, ET AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL"			
DESCRIPTION	BY	APPRVD./DATE	FILMED
ORIGINAL	PDC	REL	1/1/2020
CITY OF SAN DIEGO, CALIFORNIA		P.T.S. NO. 657034	
SHEET 6 OF 10 SHEETS		I.O. NO. N/A	
FOR CITY LAND SURVEYOR		DATE	
4/15/2020		4/15/2020	
LAMBERT COORDINATES		200-1743	
41772-6-B			



CONVERGENCE ANGLE AT
GPS STATION NO. 160

GRAPHIC SCALE



DETAIL 'C'
1" = 50'



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619.235.6471 Tel 619.234.0349 Fax

DOCUMENT NO. 2010-0454902 o.e.
RECORDED August 13, 2010

LAND SALE

WITHIN A PORTION OF LOTS 31, 35, 36, 42, 43 AND 45 OF RANCHO MISSION SAN DIEGO OF PARTITION MAP SUPERIOR COURT CASE NO. 348 "JUAN M. LUCO, ET AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL"

DESCRIPTION	BY	APPRVD.	DATE	FILMED
ORIGINAL	PDC	<i>Pal</i>	<i>7/6/10</i>	

CITY OF SAN DIEGO, CALIFORNIA
SHEET 7 OF 10 SHEETS

Valle R. Lopez
FOR CITY LAND SURVEYOR DATE *6/15/2010*

P.T.S. NO. 657034
I.O. NO. N/A

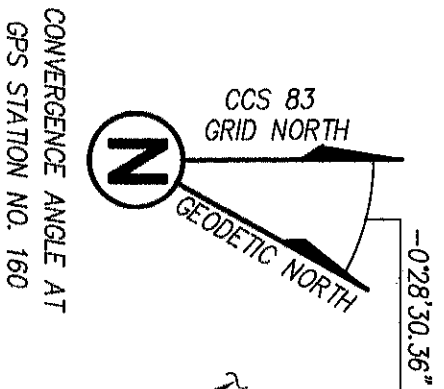
CCS83 COORDINATES
1840-6303
200-1743

LAMBERT COORDINATES

complete

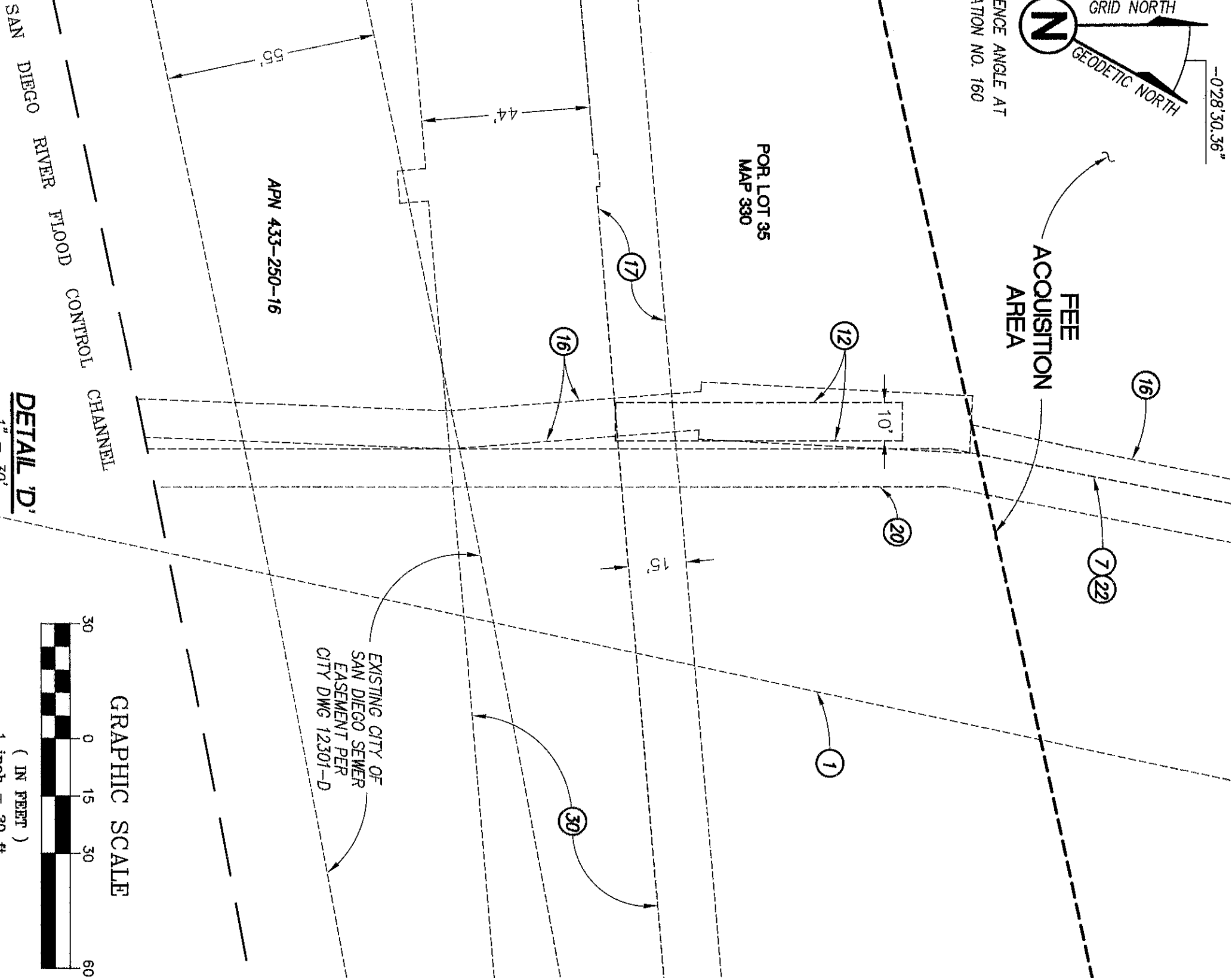
STATUS

417772-7-B

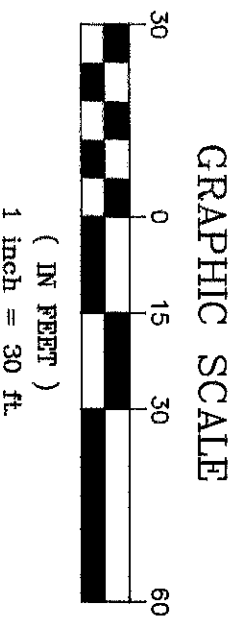


FEE
ACQUISITION
AREA

POR. LOT 35
MAP 330



DETAIL 'D'
1" = 30'



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DOCUMENT NO. 2020-0454902 o.s.
RECORDED AUGUST 13, 2020

LAND SALE

WITHIN A PORTION OF LOTS 31, 35, 36, 42, 43 AND 45 OF RANCHO MISSION SAN DIEGO OF PARTITION MAP SUPERIOR COURT CASE NO. 348 "JUAN M. LUCO, ET AL, VS, THE COMMERCIAL BANK OF SAN DIEGO, ET AL"

DESCRIPTION	BY	APPRVD.	DATE	FILMED
ORIGINAL	PDC	PLC	7/15/20	

CITY OF SAN DIEGO, CALIFORNIA	
SHEET 8 OF 10 SHEETS	
<u>7/15/20</u>	<u>6/15/2020</u>
FOR CITY LAND SURVEYOR	DATE

P.T.S. NO. 657034
I.O. NO. N/A
1840-6303
CCS83 COORDINATES
200-1743
LAMBERT COORDINATES

complete

STATUS

41772-8-B

