


REFERENCE DRAWINGS

- MAP 283 • ROS 1779
- MAP 3842 • VTM 1976638

ASSESSOR'S PARCEL NO.

542-562-19

LEGEND

 INDICATES DRAINAGE EASEMENT ACQUIRED (AREA = 1502 SQ. FT.)

P.O.C. INDICATES POINT OF COMMENCEMENT

P.O.B. INDICATES POINT OF BEGINNING

() INDICATES RECORD DATA PER MAP 3842

(1) INDICATES RECORD DATA PER ROS 1779

(2) INDICATES RECORD DATA PER GRANT DEED RECORDED SEPTEMBER 10, 2019 AS DOCUMENT NO. 2019-0392094 O.R.

(A) 40' WIDE PUBLIC STREET EASEMENT PER DOCUMENT DATED JULY 13, 1926 IN BOOK 1221, PAGE 283 OF DEEDS

(B) 20' WIDE PUBLIC ROAD, PIPE AND POLE EASEMENT RESERVED PER DOCUMENT DATED OCT. 19, 1946 IN BOOK 2273, PAGE 73 O.R.

(C) AN AGREEMENT TO PROVIDE A 30' WIDE EASEMENT FOR STREET PURPOSES PER DOCUMENT NO. 73911, RECORDED JULY 18, 1947 IN BOOK 2449, PAGE 266 OF DEEDS

(D) 30' WIDE SLOPE RIGHTS TO DASS CONSTRUCTION PER DOCUMENT DATED JAN. 03, 1957 IN BOOK 6892, PAGE 432 O.R.

(E) 12' WIDE SDG&E POLE LINE EASEMENT PER DOCUMENT DATED FEBRUARY 13 1958 IN BOOK 6956, PAGE 587 O.R.

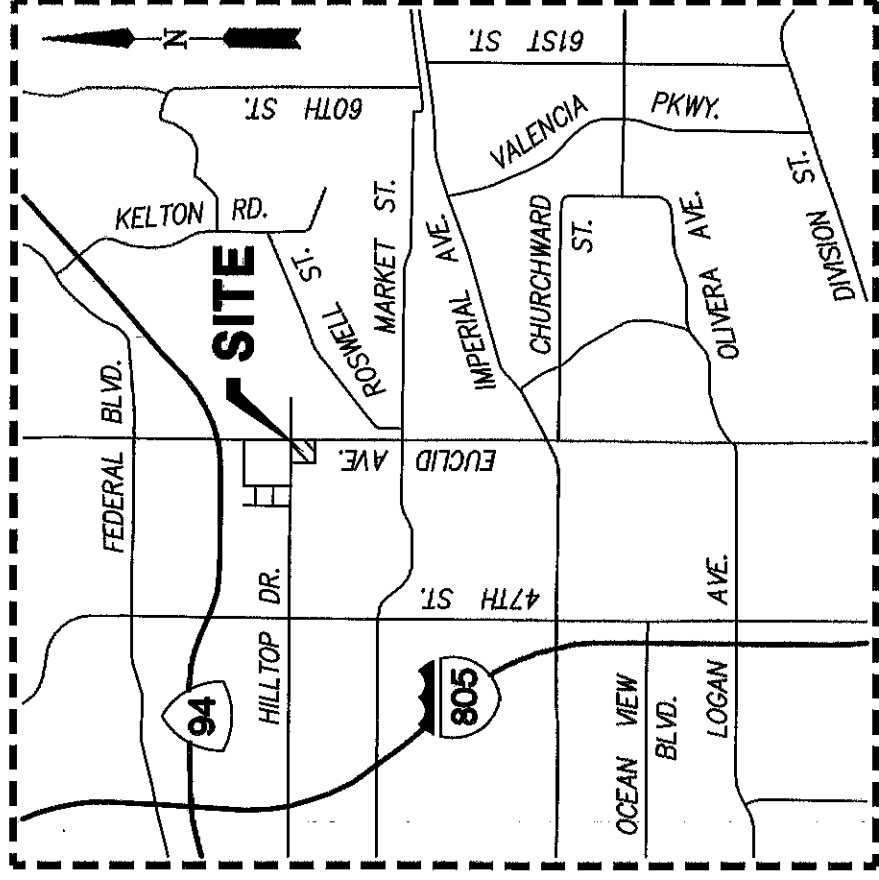
(F) PORTION OF EUCLID AVENUE DEDICATED FOR A PUBLIC STREET PER DEED RECORDED MARCH 27, 1963 AS DOC. NO. 52135 O.R.

(G) PUBLIC STREET EASEMENT - SEE CITY DRAWING NO. 41780-B

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN IN JULY 2016 AT POINT 'A' AND 'B' SHOWN HEREON. SAID POINTS WERE ESTABLISHED FROM FIRST ORDER G.P.S. STATION NO. 172 AND FIRST ORDER G.P.S. STATION NO. 250 PER RECORD OF SURVEY NO. 14492.

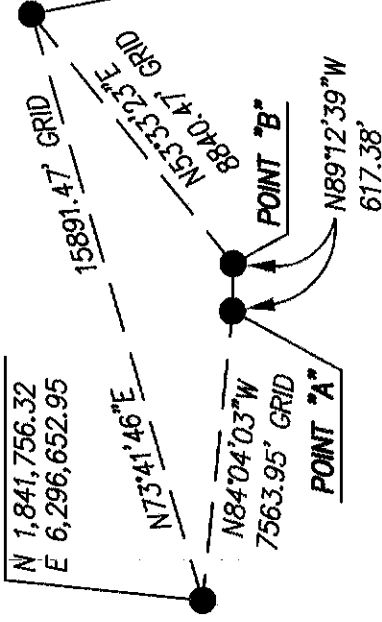
BEARING FROM POINT 'B' TO 'A' IS: SOUTH 89°12'39" EAST DISTANCES SHOWN HEREON ARE GROUND LEVEL DISTANCES. THE COMBINED SCALE FACTOR AT POINT 'A' IS 1.000009451. GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR. ELEVATION AT POINT 'A' IS 168.32' (N.G.V.D. 29) QUOTED BEARINGS FROM REFERENCE DEEDS/MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.



VICINITY MAP

NOT TO SCALE

CITY OF SAN DIEGO
1ST ORDER G.P.S.
STATION NO. 172
PER ROS 14492.

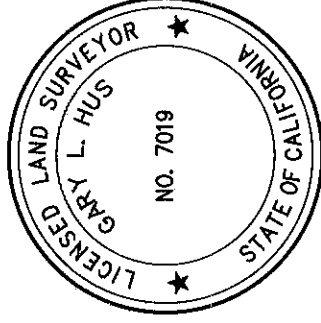


CITY OF SAN DIEGO
1ST ORDER G.P.S.
STATION NO. 250
PER ROS 14492.
N 1,846,217.56
E 6,311,905.36

BASIS OF BEARINGS


DETAIL

NOT TO SCALE



Gary L. Hus
GARY L. HUS, L.S. 7019

DATE 06-23-2020

 **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. 2020-0367760

RECORDED 7/10/2020

DRAINAGE EASEMENT

WITHIN A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF LOT 30 OF HORTON'S PURCHASE, MAP NO. 283

DESCRIPTION	BY	APPRVD.	DATE	FILMED
ORIGINAL	PDC			7-10-20

CITY OF SAN DIEGO, CALIFORNIA
SHEET 1 OF 3 SHEETS

Gary L. Hus
FOR CITY LAND SURVEYOR DATE 7-8-2020

P.T.S. NO. 657238
I.O. NO. N/A

1840-6301
CCS83 COORDINATES
200-1741

LAMBERT COORDINATES

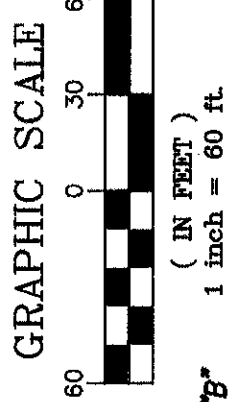
ACQUIRED STATUS

41779-1-B

-0°27'36.065"
 CCS 83
 GRID NORTH
 GEODETIC NORTH

CONVERGENCE ANGLE
 AT POINT 'A'
 ELEV.=168.32'
 N.G.V.D. 29

SOUTHEAST QUARTER
 OF LOT 29 OF
 HORTON'S PURCHASE
 MAP NO. 283



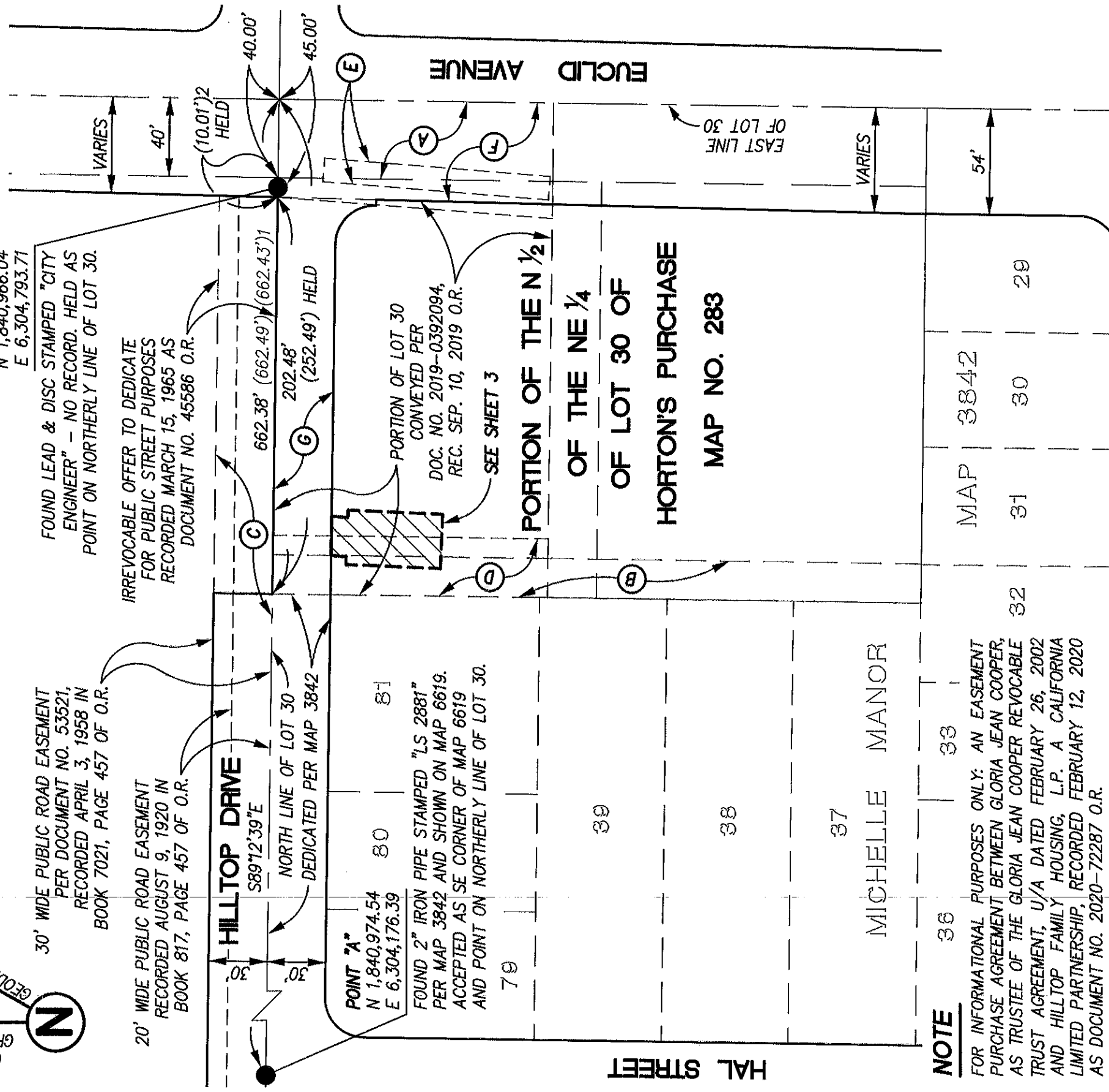
POINT "B"
 N 1,840,966.04
 E 6,304,793.71

30' WIDE PUBLIC ROAD EASEMENT
 PER DOCUMENT NO. 53521,
 RECORDED APRIL 3, 1958 IN
 BOOK 7021, PAGE 457 OF O.R.

20' WIDE PUBLIC ROAD EASEMENT
 RECORDED AUGUST 9, 1920 IN
 BOOK 817, PAGE 457 OF O.R.

FOUND LEAD & DISC STAMPED "CITY
 ENGINEER" - NO RECORD. HELD AS
 POINT ON NORTHERLY LINE OF LOT 30.

IRREVOCABLE OFFER TO DEDICATE
 FOR PUBLIC STREET PURPOSES
 RECORDED MARCH 15, 1965 AS
 DOCUMENT NO. 45586 O.R.



POINT "A"
 N 1,840,974.54
 E 6,304,176.39

FOUND 2" IRON PIPE STAMPED "LS 2881"
 PER MAP 3842 AND SHOWN ON MAP 6619.
 ACCEPTED AS SE CORNER OF MAP 6619
 AND POINT ON NORTHERLY LINE OF LOT 30.

PORTION OF LOT 30
 CONVEYED PER
 DOC. NO. 2019-0392094,
 REC. SEP. 10, 2019 O.R.
 SEE SHEET 3

HAL STREET

PORTION OF THE N 1/2
 OF THE NE 1/4
 OF LOT 30 OF
 HORTON'S PURCHASE
 MAP NO. 283

EUCLID AVENUE

NOTE 36 | 38 | 39 | 37

FOR INFORMATIONAL PURPOSES ONLY: AN EASEMENT
 PURCHASE AGREEMENT BETWEEN GLORIA JEAN COOPER,
 AS TRUSTEE OF THE GLORIA JEAN COOPER REVOCABLE
 TRUST AGREEMENT, U/A DATED FEBRUARY 26, 2002
 AND HILLTOP FAMILY HOUSING, L.P. A CALIFORNIA
 LIMITED PARTNERSHIP, RECORDED FEBRUARY 12, 2020
 AS DOCUMENT NO. 2020-72287 O.R.

MAP 3842
 31 | 30 | 29

MICHELLE MANOR

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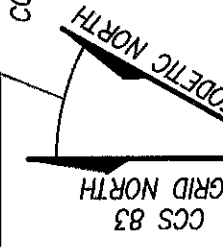
DRAINAGE EASEMENT

WITHIN A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER
 OF LOT 30 OF HORTON'S PURCHASE, MAP NO. 283

DESCRIPTION	BY	APPRVD.	DATE	FILMED
ORIGINAL	PDC		7.10.20	

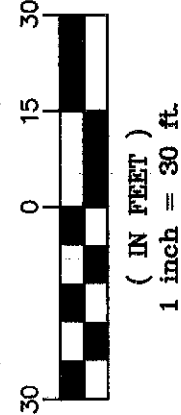
CITY OF SAN DIEGO, CALIFORNIA		P.T.S. NO. 657238
SHEET 2 OF 3 SHEETS		I.O. NO. N/A
FOR CITY LAND SURVEYOR		1840-6301
DATE		CCS83 COORDINATES
		200-1741
		LAMBERT COORDINATES
ACQUIRED		41779-2-B
STATUS		

-0°27'36.065"



CONVERGENCE ANGLE
AT POINT 'A'
ELEV.=168.32'
N.C.V.D. 29

GRAPHIC SCALE



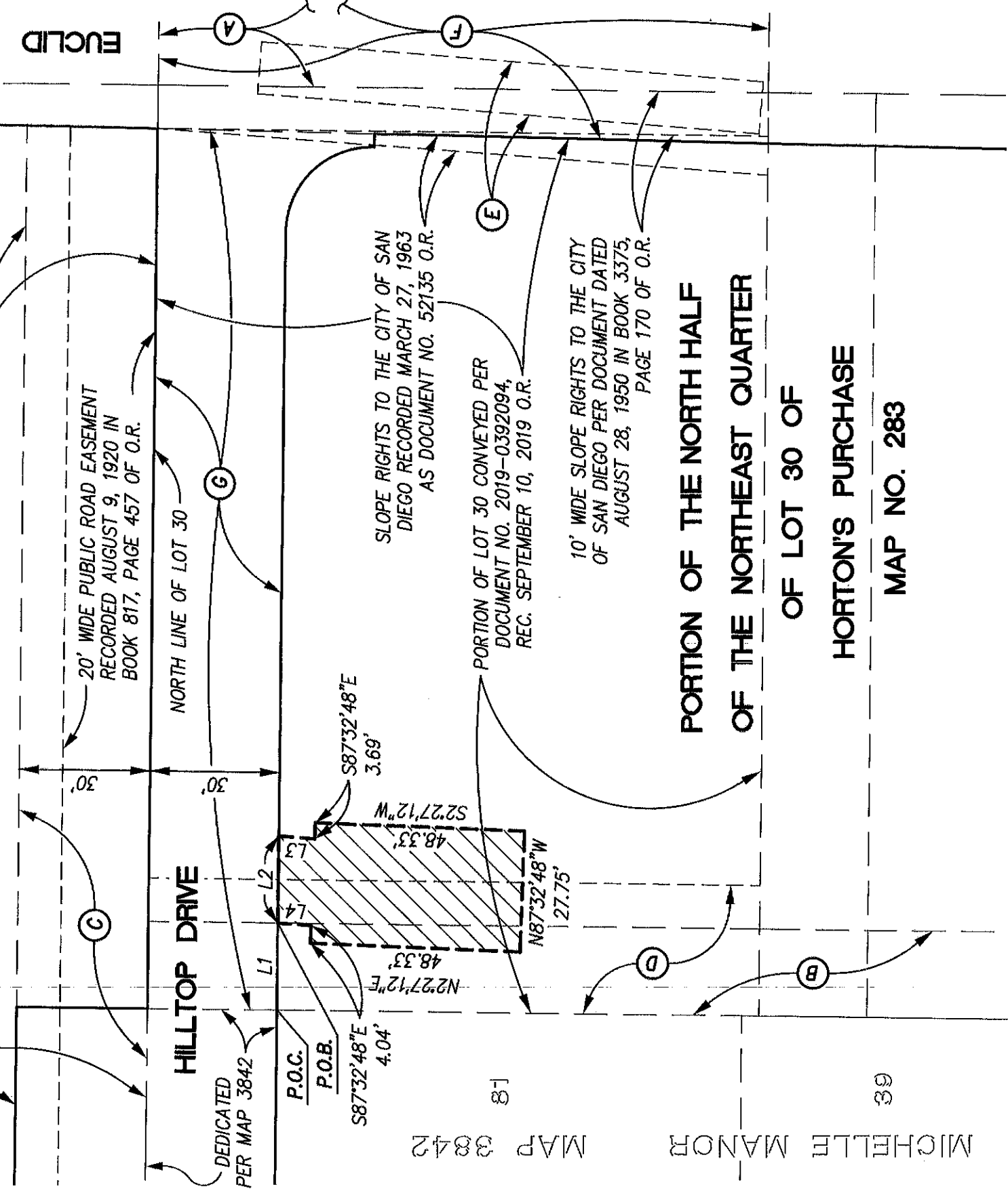
(IN FEET)
1 inch = 30 ft.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S89°12'39"E	19.98'
L2	S89°12'39"E	20.04'
L3	S4°26'58"W	8.31'
L4	N4°26'58"E	7.73'

SOUTHEAST QUARTER OF
LOT 29 OF HORTON'S
PURCHASE MAP NO. 283

30' WIDE PUBLIC ROAD EASEMENT
PER DOCUMENT NO. 53521,
RECORDED APRIL 3, 1958 IN
BOOK 7021, PAGE 457 OF O.R.

IRREVOCABLE OFFER TO DEDICATE
FOR PUBLIC STREET PURPOSES
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MAP 3842

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ORIGINAL	PDC		7.10.20	

CITY OF SAN DIEGO, CALIFORNIA		P.T.S. NO. 657238
SHEET 3 OF 3 SHEETS		I.O. NO. N/A
<i>[Signature]</i>		1840-6301
CITY LAND SURVEYOR		CCS83 COORDINATES
		200-1741
		LAMBERT COORDINATES
		41779-3-B

ACQUIRED

STATUS