

**REFERENCE DRAWINGS**

- MAP 283
- MAP 3842

**ASSESSOR'S PARCEL NO.**

542-562-19

**LEGEND**



INDICATES PUBLIC STREET EASEMENT ACQUIRED (AREA = 6,218 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 SD&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 DRAINAGE EASEMENT - SEE CITY DRAWING NO. 41779-B

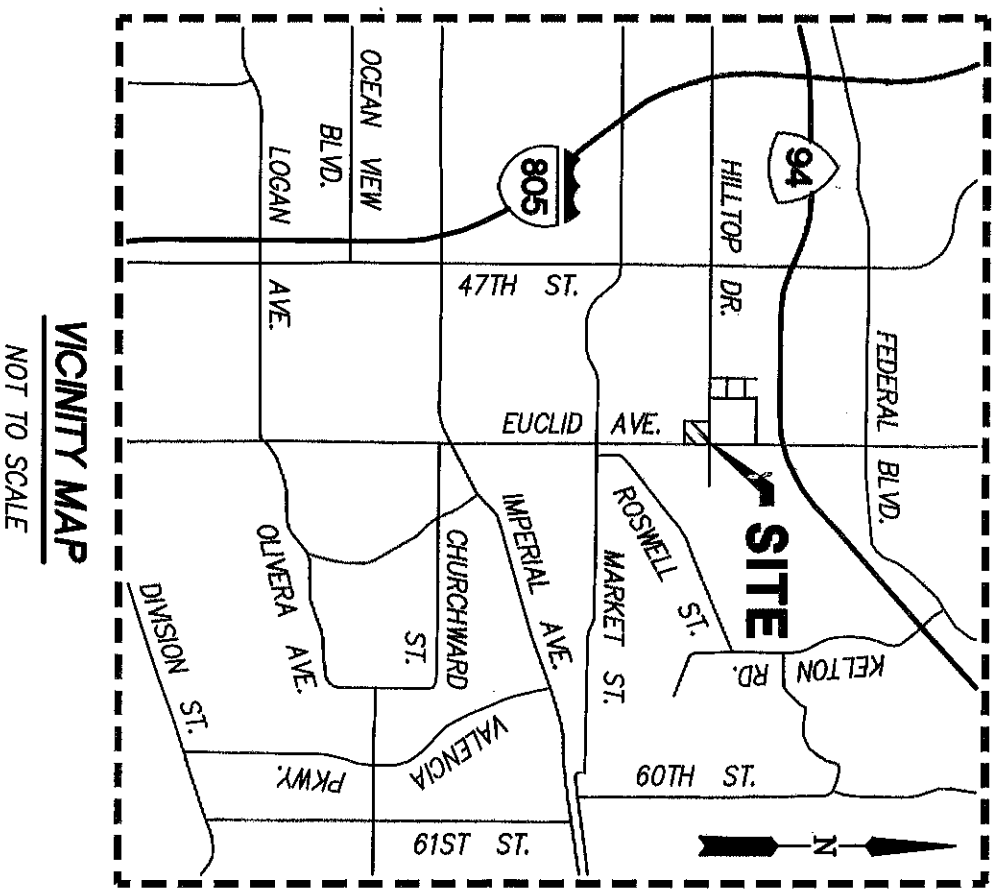
**BASIS OF BEARINGS**

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

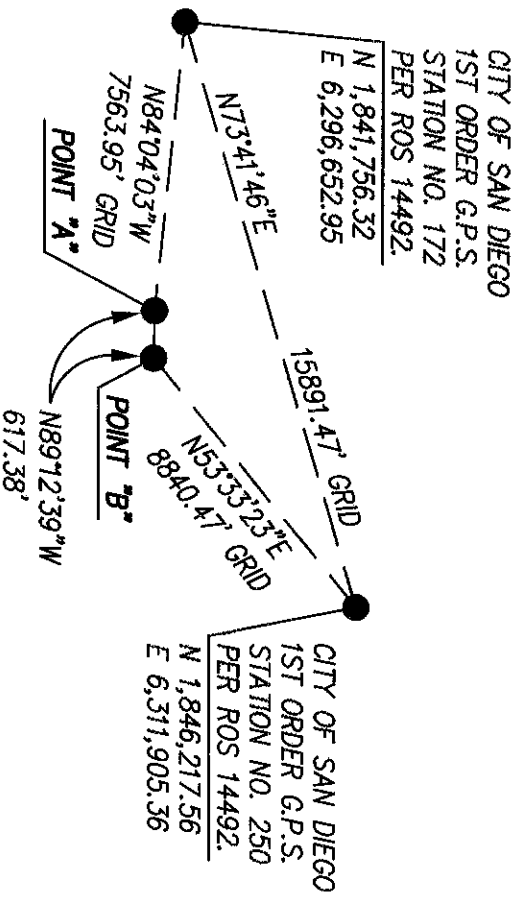
DISTANCES SHOWN HEREON ARE GROUND LEVEL DISTANCES. THE COMBINED SCALE FACTOR AT POINT 'A' IS 1.000009451. GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR. ELEVATION AT POINT 'A' IS 168.32' (N.G.V.D. 29).

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



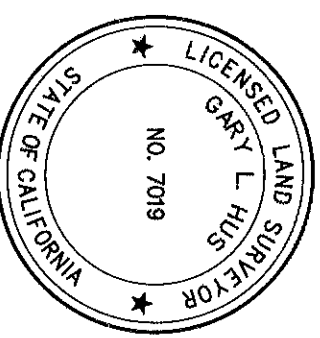
**VICINITY MAP**

NOT TO SCALE



**BASIS OF BEARINGS DETAIL**

NOT TO SCALE



*Gary L. Hus*  
GARY L. HUS, L.S. 7019 DATE 06-23-2020

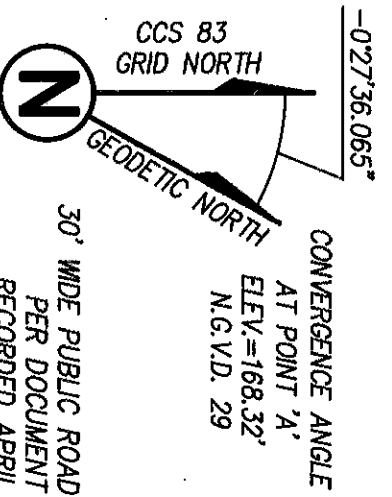


**PROJECT DESIGN CONSULTANTS**  
Planning | Landscape Architecture | Engineering | Survey  
701 B Street, Suite 800 San Diego, CA 92101  
619.236.6471 Tel 619.234.0349 Fax

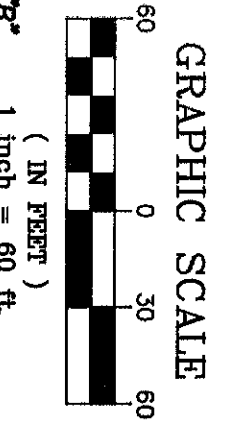
**PUBLIC STREET EASEMENT**

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	P.T.S. NO.	I.O. NO.	CCS85 COORDINATES	LAMBERT COORDINATES
ORIGINAL	PDC			7.10.20	657238	N/A	1840-6301	200-1741
CITY OF SAN DIEGO, CALIFORNIA					SHEET 1 OF 3 SHEETS			
FOR CITY LAND SURVEYOR					DATE			
ACQUIRED					STATUS			
					41780-1-B			



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



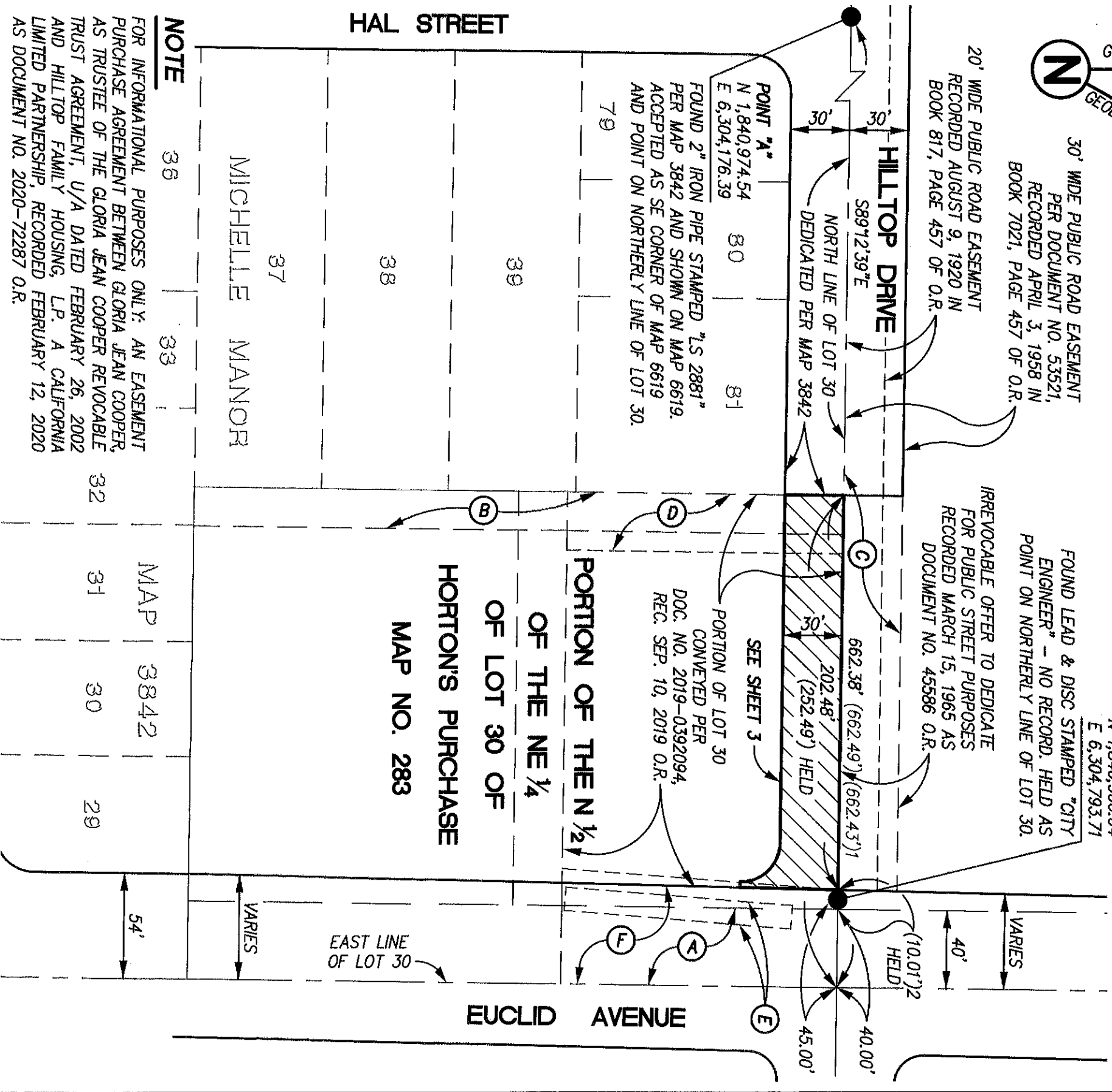
30' WIDE PUBLIC ROAD EASEMENT  
PER DOCUMENT NO. 53521,  
RECORDED APRIL 3, 1958 IN  
BOOK 7021, PAGE 457 OF O.R.

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

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

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

POINT B\*  
N 1,840,966.04  
E 6,304,793.71



**NOTE**

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.

38

33

MAP

3842

30

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**PUBLIC STREET EASEMENT**

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

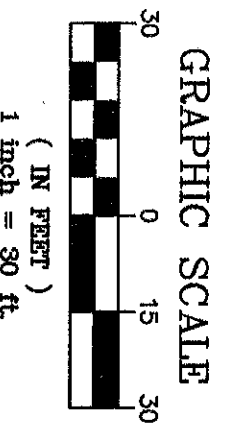
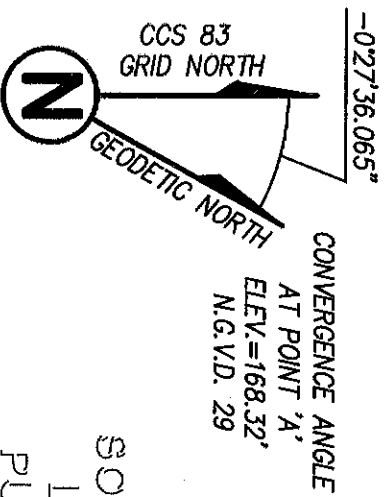
DESCRIPTION	BY	APPRVD. DATE	FILMED
ORIGINAL	PDC		7.19.20

CITY OF SAN DIEGO, CALIFORNIA  
SHEET 2 OF 3 SHEETS  
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  
41780-2-B

ACQUIRED

STATUS



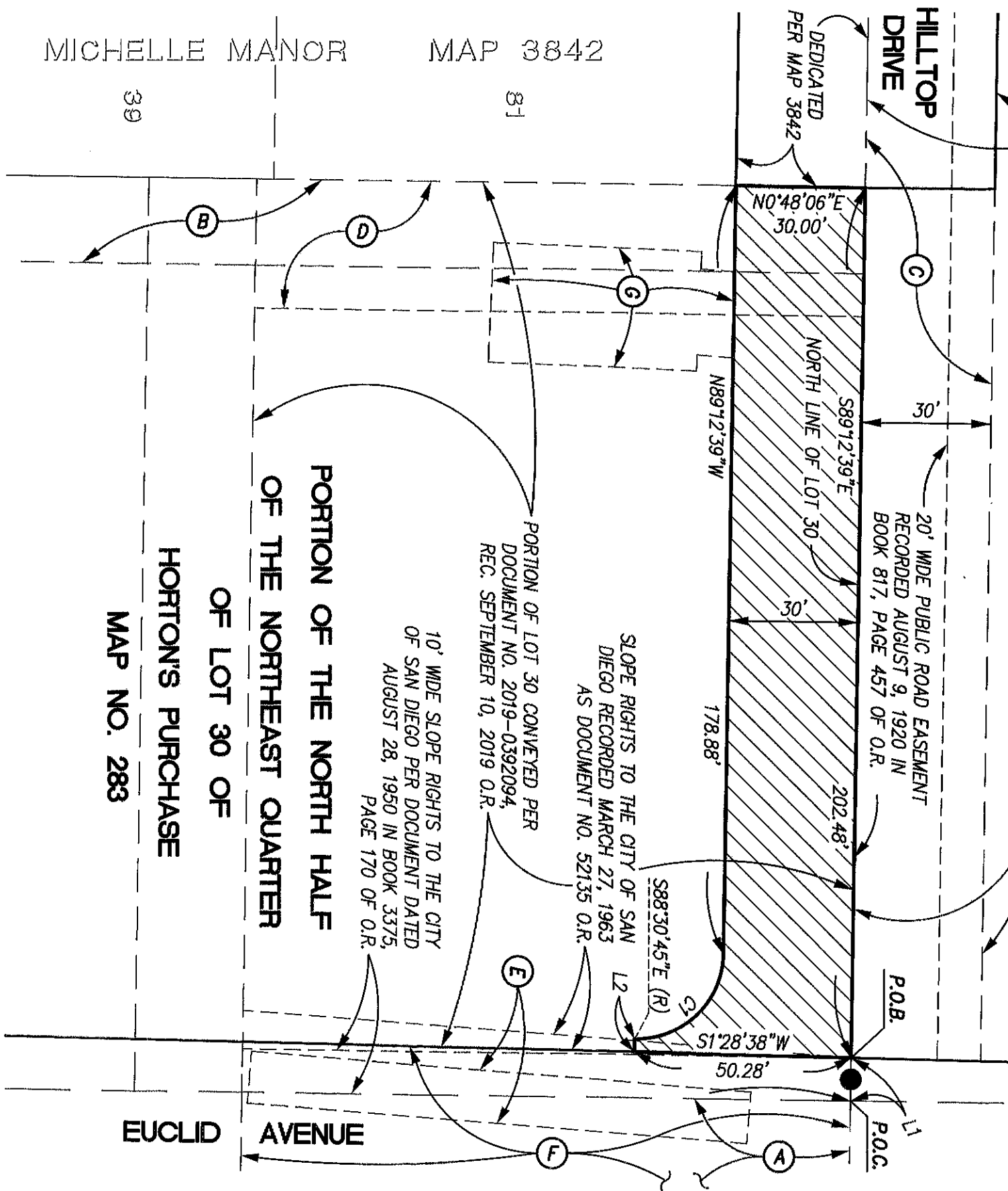
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°41'55"	20.00'	31.66'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°12'39"W	10.01'
L2	N88°30'45"W(R)	3.01'

**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  
 RECORDED MARCH 15, 1965 AS  
 DOCUMENT NO. 45586 O.R.



MICHELLE MANOR MAP 3842

PORTION OF LOT 30 CONVEYED PER DOCUMENT NO. 2019-0392094, REC. SEPTEMBER 10, 2019 O.R.

10' WIDE SLOPE RIGHTS TO THE CITY OF SAN DIEGO PER DOCUMENT DATED AUGUST 28, 1950 IN BOOK 3375, PAGE 170 OF O.R.

SLOPE RIGHTS TO THE CITY OF SAN DIEGO RECORDED MARCH 27, 1963 AS DOCUMENT NO. 52135 O.R.

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

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**PUBLIC STREET 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 3 OF 3 SHEETS  
*Greg W. Kelly*  
 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

41780-3-B