

EXHIBIT "B"

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS DRAWING IS THE SOUTHERLY BOUNDARY OF PARCEL 2 AS SHOWN ON PARCEL MAP 18014, I.E. N 89°40'17" W.

ASSESSORS' PARCEL NO.
369-181-49

REFERENCE DRAWINGS

MAP 8603
PM 17477
PM 18014
SDP 2357390

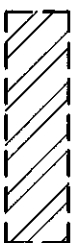
ABBREVIATIONS

P.O.B. - POINT-OF-BEGINNING
T.P.O.B. - TRUE POINT-OF-BEGINNING

EXISTING EASEMENT NOTES

- Ⓐ 20 FOOT WIDE RESTRICTED GENERAL UTILITY EASEMENT PER MAP NO. 5683 REC. JAN. 26, 1966.
 - Ⓑ PUBLIC UTILITY, INGRESS, AND EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INSTRUMENT NO. 213557, REC. DEC. 14, 1962.
 - Ⓒ PUBLIC UTILITY, INGRESS, AND EGRESS EASEMENT GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER DOC. NO. 83-176070 REC. MAY 26, 1983.
 - Ⓓ PUBLIC UTILITY, INGRESS, AND EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. NO. 83-189593 REC. JUNE 7, 1983.
 - Ⓔ PUBLIC UTILITY, INGRESS, AND EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER FILE NO. 213535 REC. DEC. 14, 1962.
 - Ⓕ PUBLIC UTILITY, INGRESS, AND EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INSTRUMENT NO. 131748, REC. AUG. 2, 1968.
 - Ⓖ PUBLIC UTILITY, INGRESS, AND EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INSTRUMENT NO. 83-189594, REC. JUNE 7, 1983. THE EASEMENT IS SUCH THAT IT IS UNLOCATABLE.
 - Ⓗ INGRESS AND EGRESS EASEMENT GRANTED TO BOOTH BUSINESS PARK PER INSTRUMENT NO. 1998-0278679, REC. MAY 12, 1998.
- PUBLIC UTILITY, INGRESS, AND EGRESS EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER INSTRUMENT NO. 108833 IN BOOK 6673, PAGE 270, REC. JULY 22, 1957. THE EXACT LOCATION AND EXTENT IS UNKNOWN.
- PUBLIC UTILITY, INGRESS, AND EGRESS EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY PRE INSTRUMENT NO. 2020-0347178, REC. JULY 1, 2020. THE EASEMENT IS SUCH THAT IT IS NOT PLOTTABLE.

LEGEND



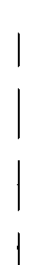
PARCEL A
COVENANT OF EASEMENT (HILLSIDE) ACQUIRED
AREA = 49,866.93 SQ. FT. (1.145 ACRES)



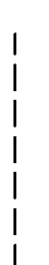
PARCEL B
COVENANT OF EASEMENT (BIOLOGICAL) ACQUIRED
AREA = 34,303.82 SQ. FT. (0.788 ACRES)



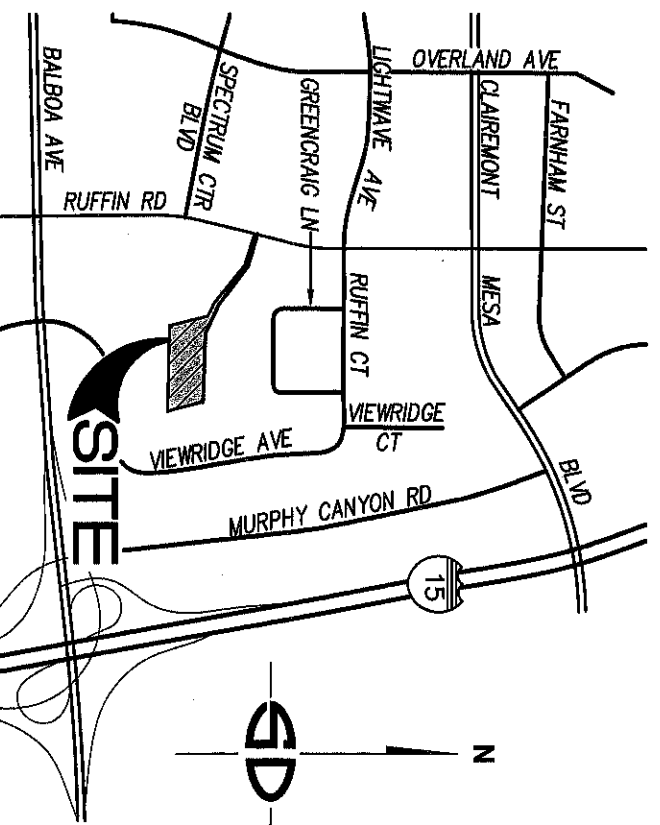
INDICATES PROPERTY LINE.



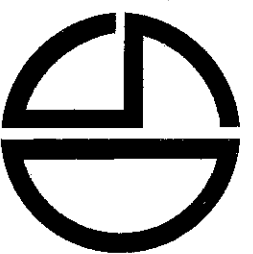
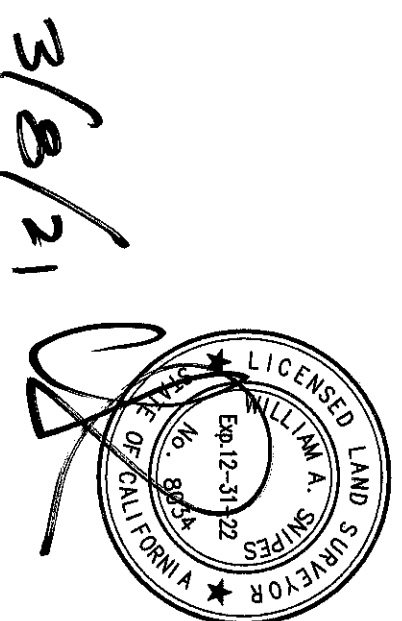
INDICATES LOT LINE.



INDICATES EASEMENT LINE.



VICINITY MAP
NO SCALE



Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 460-2033

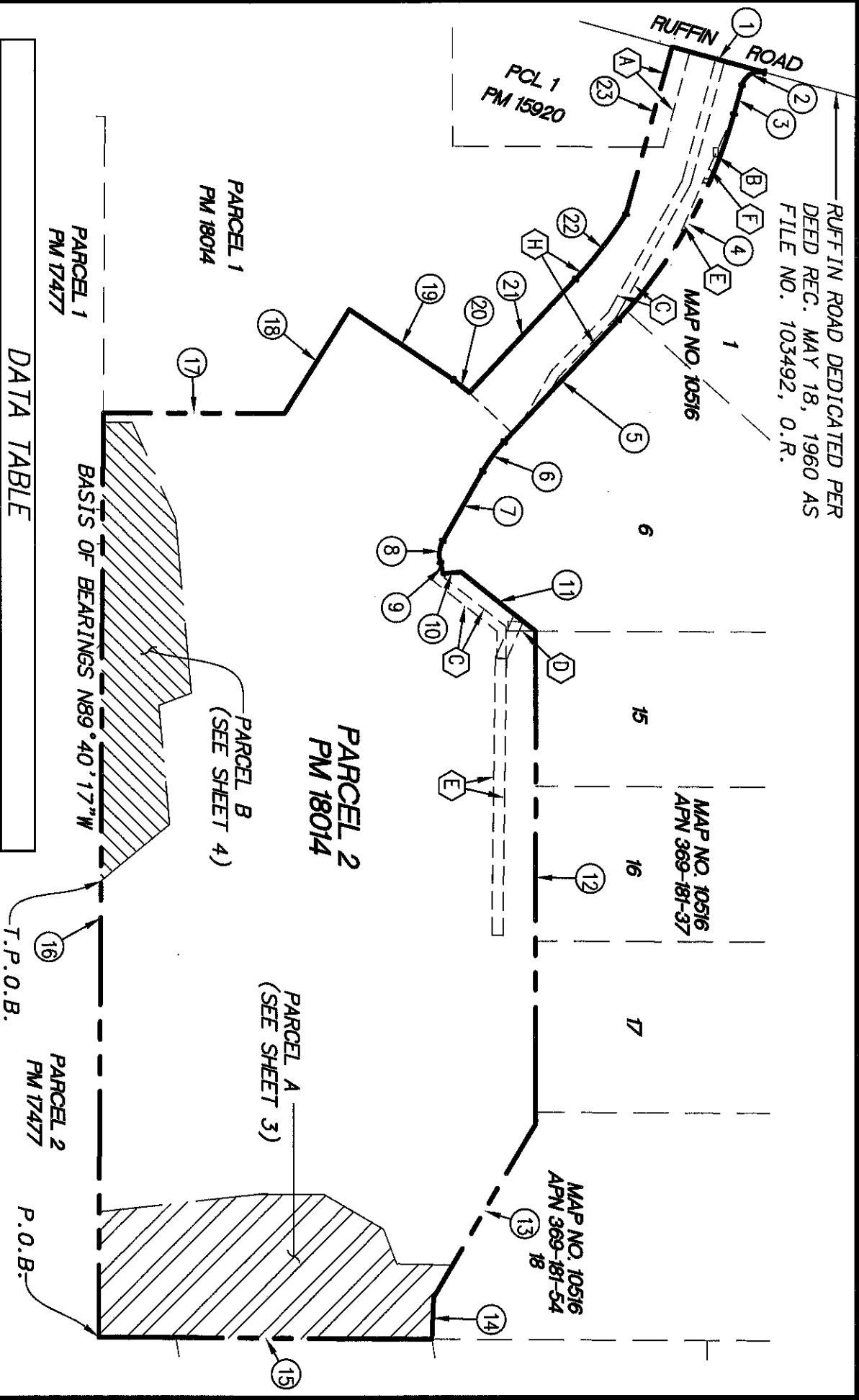
DOCUMENT NO. 2021-0661980
RECORDED Sep 20, 2021

COVENANT OF EASEMENT FOR PROTECTION OF SENSITIVE BIOLOGICAL RESOURCES AND STEEP HILLSIDE OVER PORTION OF PARCEL 2 OF PARCEL MAP 18014

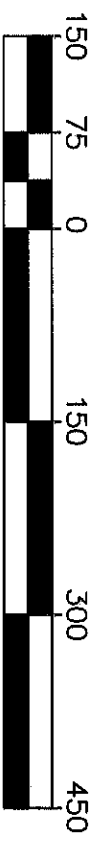
DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	P.T.S. NO.
ORIGINAL	SDA				SHEET 1 OF 4 SHEETS	668570
			A.N.	3/8/2021	<i>William A. Snipes</i> FOR CITY ENGINEER	1880-6291
					DATE <u>3/9/2021</u>	NAD 83 COORDS.
						240-1731
						LAMBERT COORDINATES
COMPLETED STATUS						42014-B

EXHIBIT "B"

RUFFIN ROAD DEDICATED PER
DEED REC. MAY 18, 1960 AS
FILE NO. 103492, O.R.



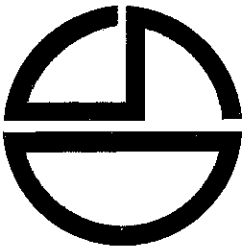
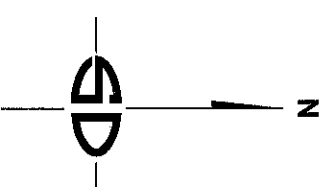
DATA TABLE					
DELTA/BEARING	RADIUS	LENGTH	DELTA/BEARING	RADIUS	LENGTH
1 N15°26'36"E	-	104.06'	13 N59°20'55"W	-	216.88'
2 Δ=90°00'00"	20.00'	31.42'	14 N87°39'49"W	-	44.83'
3 N74°33'24"W	-	32.41'	15 N00°21'32"E	-	361.27'
4 Δ=27°45'09"	532.00'	257.69'	16 N89°40'17"W	-	998.57'
5 N46°48'15"W	-	181.30'	17 N00°04'21"E	-	196.08'
6 Δ=13°27'25"	168.00'	39.46'	18 N57°57'19"W	-	132.75'
7 N60°15'40"W	-	86.83'	19 N34°02'36"E	-	136.40'
8 Δ=46°32'38"	30.00'	24.37'	20 N39°12'21"E	-	22.23'
9 Δ=11°42'47"	60.00'	12.27'	21 N46°48'15"W	-	168.31'
10 N05°05'30"W	-	19.98'	22 Δ=10°55'05"	468.00'	89.18'
11 N38°19'21"E	-	103.42'	23 N74°33'24"W	-	187.94'
12 N89°54'49"W	-	533.04'			



SITE BOUNDARY

SCALE: 1"=150'

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Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 460-2033

COVENANT OF EASEMENT FOR PROTECTION OF SENSITIVE BIOLOGICAL RESOURCES AND STEEP HILLSIDE OVER PORTION OF PARCEL 2 OF PARCEL MAP 18014

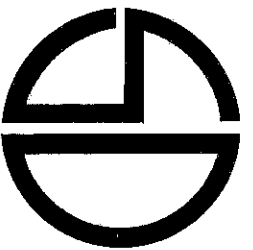
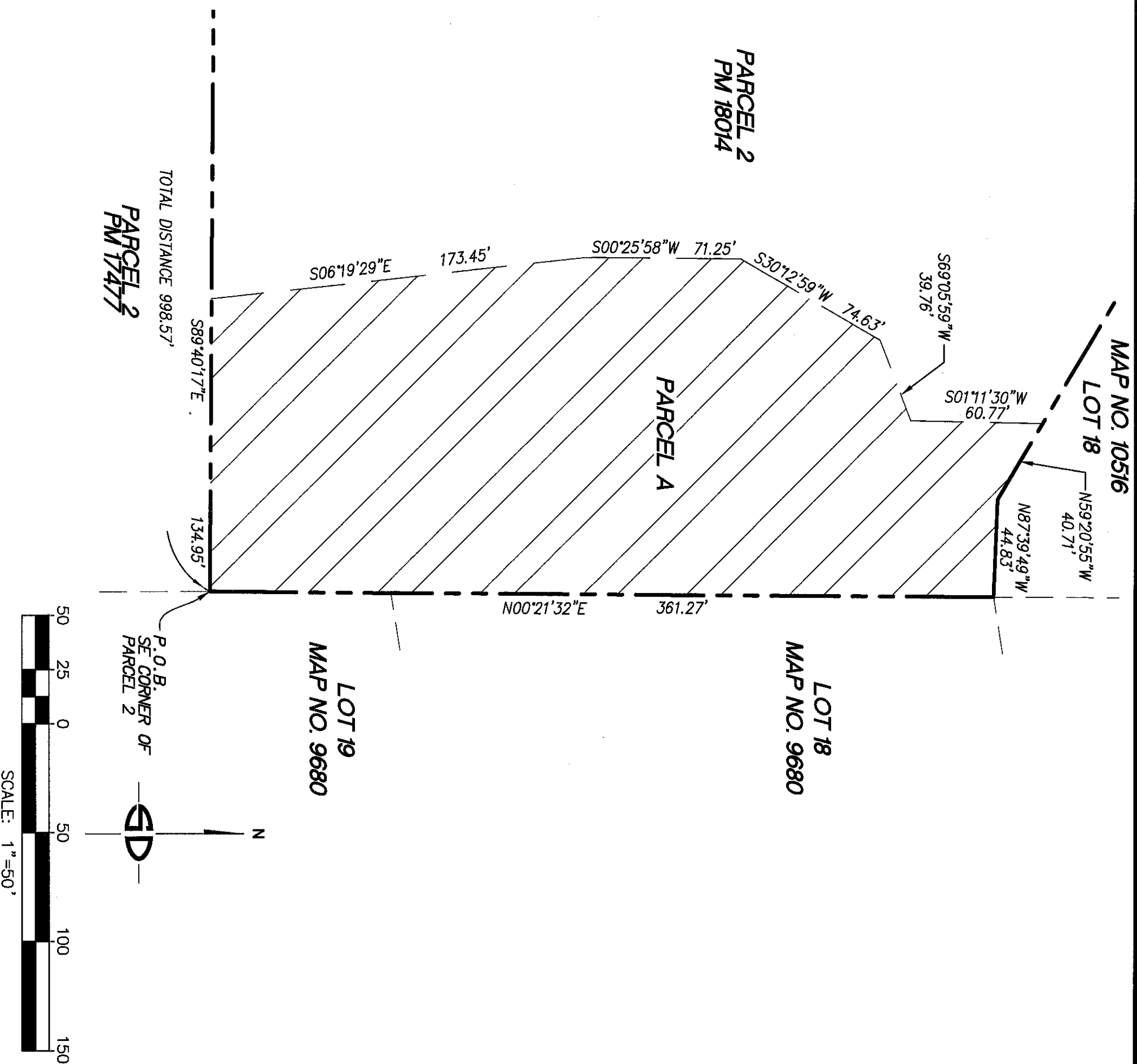
DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	P.T.S. NO.
ORIGINAL	SDA					668570
					SHEET 2 OF 4 SHEETS	1880-6291
					FOR CITY ENGINEER	NAD 83 COORDS.
					DATE	240-1731
						LAMBERT COORDINATES

COMPLETED

STATUS

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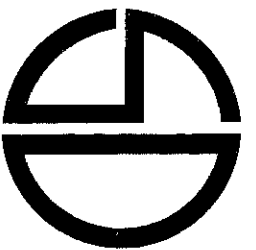
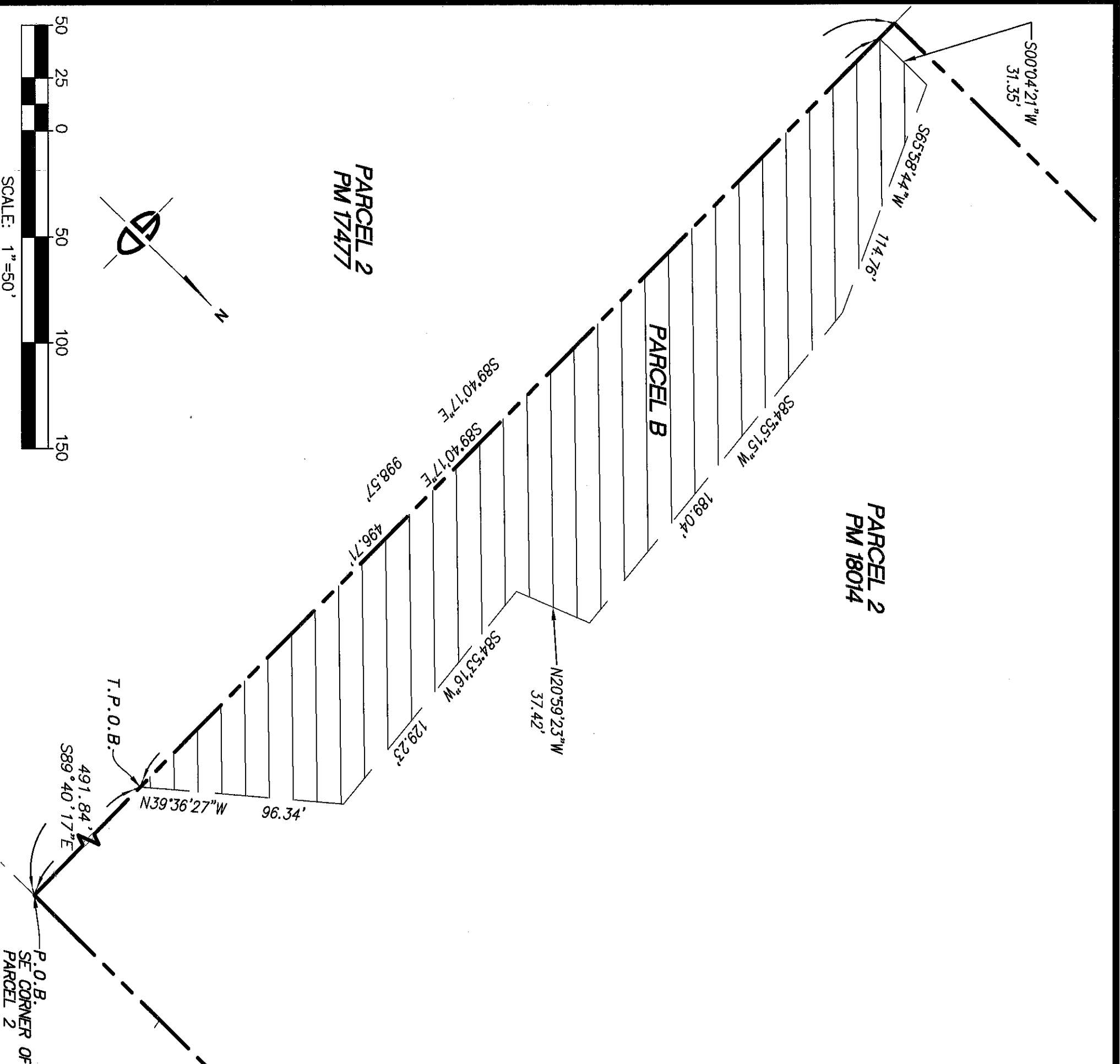
DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	P.T.S. NO.
ORIGINAL	SDA				SHEET 3 OF 4 SHEETS	668570
					FOR CITY ENGINEER <u>Paul R. King</u>	1880-6291
					DATE <u>3/1/2021</u>	NAD 83 COORDS.
						240-1731
						LAMBERT COORDINATES

COMPLETED

STATUS

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DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	P.T.S. NO.
ORIGINAL	SDA				SHEET 4 OF 4 SHEETS	668570
					FOR CITY ENGINEER	1880-6291
					DATE	NAD 83 COORDS.
						240-1731
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COMPLETED

STATUS

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