

ASSESSOR'S PARCEL NO.:

341-051-17, 18 & 19 AND 341-050-41 & 42

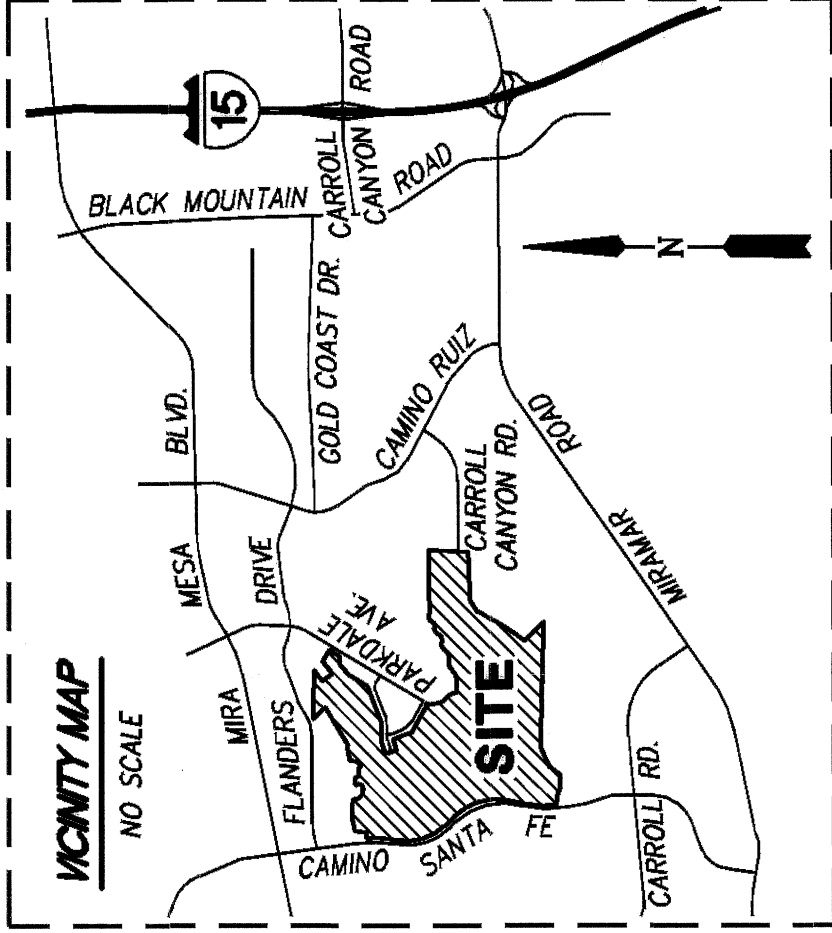
EXHIBIT "B"

REFERENCE DRAWINGS:

- MAP 9110 • PM 17983
- MAP 14555 • VTM 2308047
- 41484-D

LEGEND:

- INDICATES COVENANT OF EASEMENT ACQUIRED
PARCEL 'A' AREA = 7.044 ACRES
PARCEL 'B' AREA = 12.358 ACRES
- P.O.C. INDICATES POINT OF COMMENCEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- INDICATES FOUND 2" IRON PIPE W/DISC
STAMPED "L.S. 3663" PER PM 17983, UNLESS
OTHERWISE NOTED
- ⊙ INDICATES FOUND 3/4" IRON PIPE W/PLASTIC
PLUG STAMPED "L.S. 3663" PER MAP 9110
- INDICATES FOUND LEAD & DISC STAMPED
"RCE 27232" AT 9.75' OFFSET PER MAP
14555
- () INDICATES RECORD DATA PER PM 17983
- { } INDICATES MEASURED AND RECORD DATA PER
PM 17983
- [] INDICATES RECORD DATA PER MAP 14555



CITY OF SAN DIEGO 1ST ORDER
G.P.S. STATION NO. 123 PER
ROS 14492.

N 1,908,367.77
E 6,266,672.89

N84°39'54"W

N78°07'21"W 15419.62'

GRID (TIE LINE)

POINT "A"

2373.44'

N88°20'39"W

POINT "B"

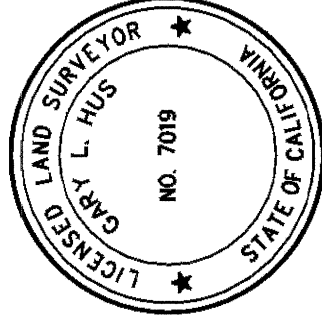
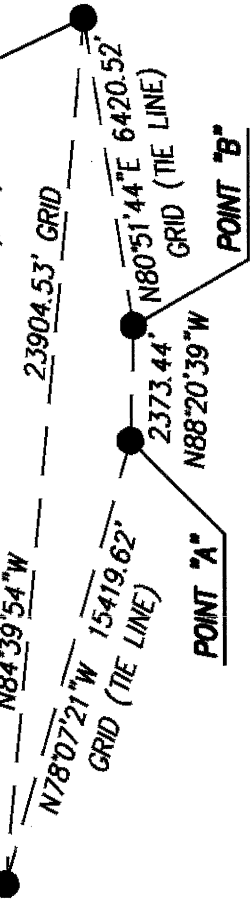
23904.53' GRID

N80°51'44"E 6420.52'

GRID (TIE LINE)

CITY OF SAN DIEGO
1ST ORDER G.P.S.
STATION NO. 131
PER ROS 14492.

N 1,906,145.19
E 6,290,473.87



Gary L. Hus
GARY L. HUS, L.S. 7019 DATE 03-07-2021

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN IN JUNE 2018 AT POINT 'A' AND 'B' SHOWN HEREON. SAID POINTS WERE ESTABLISHED FROM FIRST ORDER G.P.S. STATION NO. 123 AND FIRST ORDER G.P.S. STATION NO. 131 PER RECORD OF SURVEY NO. 14492.

BEARING FROM POINT 'A' TO 'B': **NORTH 88°20'39" WEST**

DISTANCES SHOWN HEREON ARE GROUND LEVEL DISTANCES. THE COMBINED SCALE FACTOR AT POINT 'A' IS 0.999972594. GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR. ELEVATION AT POINT 'A' IS 347.74' (N.G.V.D. 29).

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

SEE DETAIL AT RIGHT.



PROJECT DESIGN CONSULTANTS

701 B Street, Suite 800 San Diego, CA 92101
619.235.6471 Tel 619.234.0349 Fax

DOCUMENT NO.: 2021-0186003

RECORDED: MARCH 10, 2021

COVENANT OF EASEMENT FOR PROTECTION OF ENVIRONMENTALLY SENSITIVE LANDS WITHIN THE MULTIPLE SPECIES CONSERVATION PROGRAM MULTI-HABITAT PLANNING AREA

WITHIN PORTIONS OF PARCELS 4, 7, 8 AND 9 OF PARCEL MAP NO. 17983

DESCRIPTION	BY	APPRVD.	DATE	FILMED
ORIGINAL	PDC			
	CED		3/4/21	

COMPLETE STATUS

CITY OF SAN DIEGO, CALIFORNIA

SHEET 1 OF 6 SHEETS

Gary L. Hus 3/9/2021
FOR CITY ENGINEER DATE

P.T.S. NO.	670033
I.O. NO.	N/A
	1908/1910-6277/6279
	CCS83 COORDINATES
	268/270-1717/1719
	LAMBERT COORDINATES
	42035-1-B

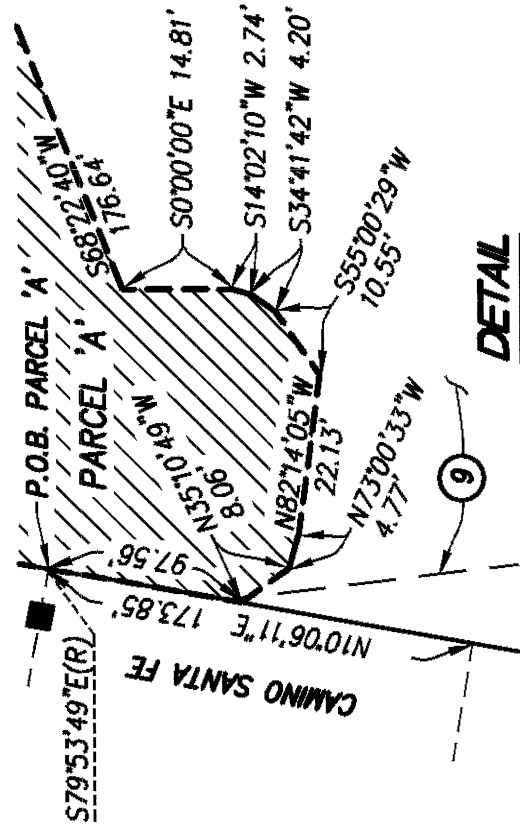
EASEMENT LEGEND

- ① 100' WIDE EASEMENTS TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES RECORDED MAY 28, 1940 AS DOC. NO. 25312 IN BOOK 1036, PAGE 99, RECORDED OCTOBER 11, 1940 IN BOOK 1073, PAGES 409, 432, AND 433, RECORDED OCTOBER 11, 1940 IN BOOK 1080, PAGE 361, RECORDED OCTOBER 11, 1940 IN BOOK 1081, PAGE 383 AND RECORDED OCTOBER 11, 1940 IN BOOK 1089, PAGE 114; ALL OF OFFICIAL RECORDS.
- ② 20' WIDE EASEMENTS TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES RECORDED APRIL 12, 1956 IN BOOK 6057, PAGE 208, RECORDED MAY 2, 1956 IN BOOK 6084, PAGE 255, RECORDED MAY 2, 1956 IN BOOK 6084, PAGE 259 AND RECORDED MAY 2, 1956 IN BOOK 6084, PAGE 263; ALL O.R.
- ③ 20' WIDE EASEMENT TO THE CITY OF SAN DIEGO FOR PUBLIC SEWER, EARTH EXCAVATION AND SLOPES RECORDED DEC. 31, 1971 AS DOC. NO. 305557, O.R.
- ④ 60' WIDE EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES RECORDED DECEMBER 6, 1976 AS DOC. NO. 76-405981, O.R.
- ⑤ 20' WIDE EASEMENT TO THE CITY OF SAN DIEGO PRIVATE ROAD RECORDED SEPTEMBER 25, 1961 AS DOCUMENT NO. 166791, O.R.
- ⑥ PUBLIC SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO RECORDED SEPTEMBER 25, 1961 AS DOCUMENT NO. 166789, O.R.
- ⑦ ANY RIGHTS OF THE CITY OF SAN DIEGO FOR A SEWER SYSTEM BY REASON OF JUDGMENT IN CONDEMNATION ISSUED OUT OF SUPERIOR COURT CASE NO. 248551, RECORDED NOVEMBER 22, 1961 AS DOCUMENT NO. 203080, O.R.
- ⑧ EASEMENT TO THE CITY OF SAN DIEGO FOR STORM DRAIN RECORDED OCTOBER 19, 1979 AS DOC. NO. 79-439316, O.R.
- ⑨ IRREVOCABLE OFFER TO DEDICATE FOR PUBLIC ROAD RECORDED AUGUST 19, 1981 AS DOC. NO. 81-264056, O.R.
- ⑩ EASEMENT TO THE CITY OF SAN DIEGO FOR DRAINAGE FACILITIES RECORDED MARCH 10, 2003 AS DOC. NO. 2003-0268697, O.R.
- ⑪ 8' WIDE EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES RECORDED MARCH 22, 2004 AS DOC. NO. 2004-0233590, O.R.
- ⑫ TEMPORARY ACCESS EASEMENT FOR SEWER GRANTED TO THE CITY OF SAN DIEGO RECORDED JULY 28, 2014 AS DOCUMENT NO. 2014-0317395, O.R.
- ⑬ SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO RECORDED JULY 28, 2014 AS DOCUMENT NO. 2014-0317402, O.R.

NON-PLOTTABLE EASEMENTS

THE FOLLOWING EASEMENTS HAVE NO EXACT LOCATION AND THEREFORE CANNOT BE PLOTTED.

1. EASEMENT TO SDG&E FOR PUBLIC UTILITIES RECORDED JANUARY 25, 1983 AS DOC. NO. 83-025528, O.R.
2. EASEMENT TO SDG&E FOR UNDERGROUND FACILITIES RECORDED AUGUST 28, 1984 AS DOC. NO. 84-327706, O.R.
3. EASEMENT TO SDG&E FOR PIPELINE RECORDED AUGUST 28, 1984 AS DOC. NO. 84-327707, O.R.
4. EASEMENT TO SDG&E FOR PUBLIC UTILITIES RECORDED MAY 22, 1985 AS DOC. NO. 85-180295, O.R.
5. EASEMENT TO SDG&E FOR PUBLIC UTILITIES RECORDED MAY 13, 1987 AS DOC. NO. 87-262265, O.R.
6. EASEMENT TO SDG&E FOR PUBLIC UTILITIES RECORDED NOVEMBER 5, 1991 AS DOC. NO. 1991-0571294, O.R.
7. EASEMENT TO SDG&E FOR PUBLIC UTILITIES RECORDED JULY 9, 1993 AS DOC. NO. 1993-0441880, O.R.
8. EASEMENT TO SDG&E FOR PUBLIC UTILITIES RECORDED NOVEMBER 18, 1993 AS DOC. NO. 1993-0776476, O.R.
9. EASEMENT TO SDG&E FOR PUBLIC UTILITIES RECORDED APRIL 15, 1994 AS DOC. NO. 1994-0250435, O.R.
10. EASEMENT TO SDG&E FOR PUBLIC UTILITIES RECORDED JUNE 29, 1994 AS DOC. NO. 1994-0411280, O.R.
11. EASEMENT TO SDG&E FOR PUBLIC UTILITIES RECORDED DECEMBER 27, 1994 AS DOC. NO. 1994-0730799, O.R.
12. EASEMENT TO SDG&E FOR PUBLIC UTILITIES RECORDED JUNE 3, 1997 AS DOC. NO. 1997-0259752, O.R.
13. EASEMENT TO SDG&E FOR PUBLIC UTILITIES RECORDED MAY 8, 1981 AS DOC. NO. 81-143526, O.R.
14. EASEMENT TO THE CITY OF SAN DIEGO FOR STORM DRAINS RECORDED MAY 8, 1981 AS DOC. NO. 81-143526, O.R.
15. EASEMENT TO SDG&E FOR PUBLIC UTILITIES RECORDED JANUARY 10, 2000 AS DOC. NO. 2000-0013536, O.R.
16. EASEMENT TO SDG&E FOR POLES, WIRES, CABLES AND COMMUNICATION FACILITIES RECORDED JULY 25, 2002 AS DOC. NO. 2002-0624424, O.R.



DETAIL

NOT TO SCALE



PROJECT DESIGN CONSULTANTS

701 B Street, Suite 800 San Diego, CA 92101
619.236.6471 Tel 619.234.0349 Fax

COVENANT OF EASEMENT FOR PROTECTION OF ENVIRONMENTALLY SENSITIVE LANDS WITHIN THE MULTIPLE SPECIES CONSERVATION PROGRAM MULTI-HABITAT PLANNING AREA

WITHIN PORTIONS OF PARCELS 4, 7, 8 AND 9 OF PARCEL MAP NO. 17983

DESCRIPTION	BY	APPRVD.	DATE	FILMED	P.T.S. NO.
ORIGINAL	PDC				670033
	LED		3/1/21		I.O. NO. N/A
					1908/1910-6277/6279
					CCS83 COORDINATES
					268/270-1717/1719
					LAMBERT COORDINATES
					42035-2-B

CITY OF SAN DIEGO, CALIFORNIA

SHEET 2 OF 6 SHEETS

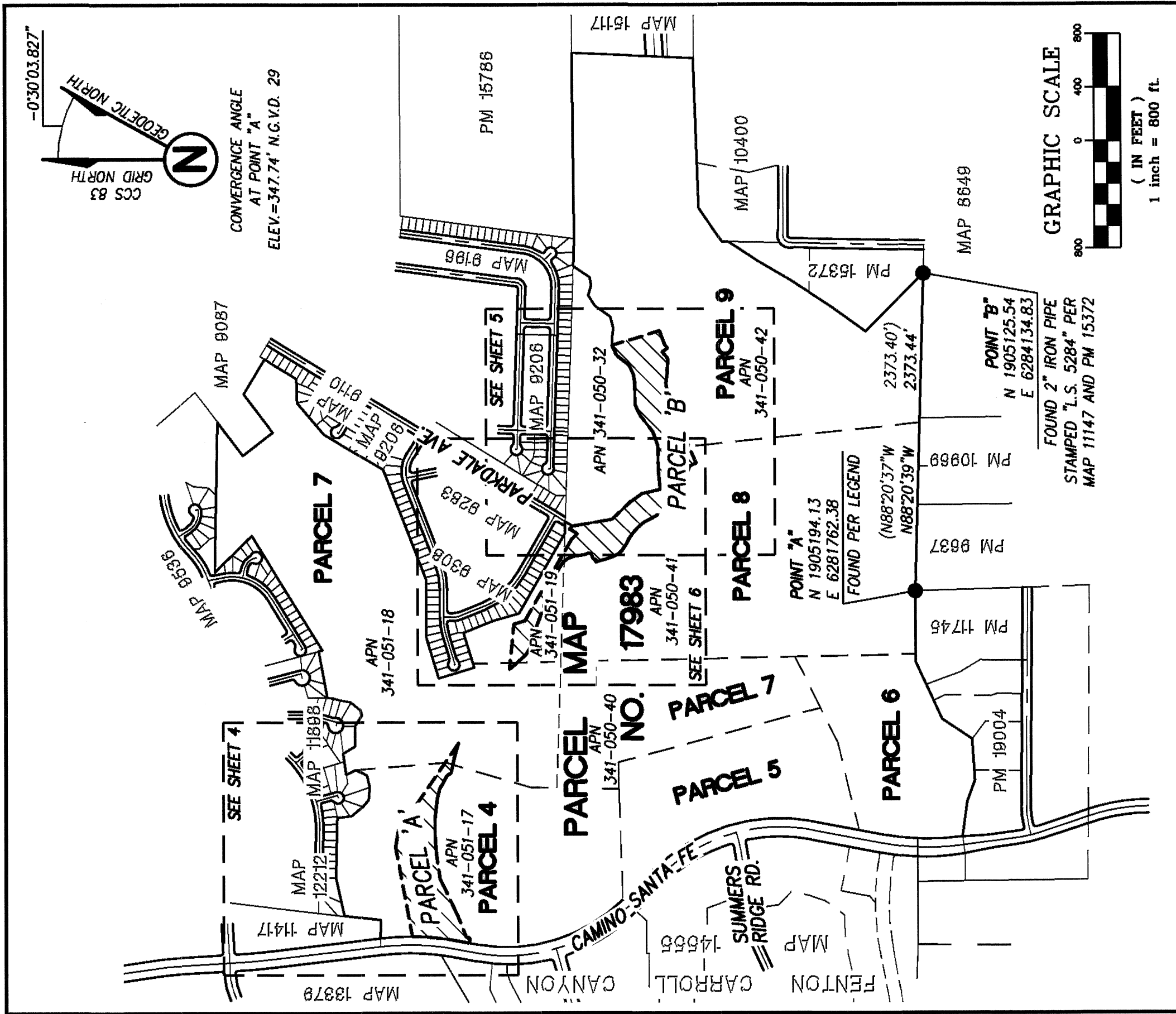
Andrew R. ...

FOR CITY ENGINEER

3/1/2021

DATE

COMPLETE



PROJECT DESIGN CONSULTANTS
701 B Street, Suite 800 San Diego, CA 92101
619.236.8471 Tel 619.234.0349 Fax

COVENANT OF EASEMENT FOR PROTECTION OF ENVIRONMENTALLY SENSITIVE LANDS WITHIN THE MULTIPLE SPECIES CONSERVATION PROGRAM MULTI-HABITAT PLANNING AREA

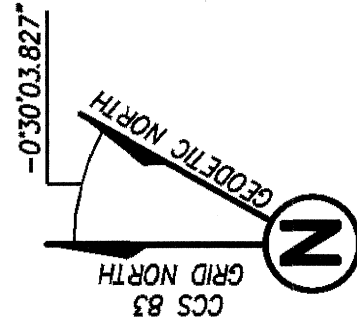
WITHIN PORTIONS OF PARCELS 4, 7, 8 AND 9 OF PARCEL MAP NO. 17983

DESCRIPTION	BY	APPRVD.	DATE	FILMED
ORIGINAL	PDC	CED	3/1/21	

CITY OF SAN DIEGO, CALIFORNIA		P.T.S. NO. 670033
SHEET 3 OF 6 SHEETS		I.O. NO. N/A
FOR CITY ENGINEER		1908/1910-6277/6279
DATE		CCS83 COORDINATES
		268/270-1717/1719
		LAMBERT COORDINATES
		42035-3-B

COMPLETE

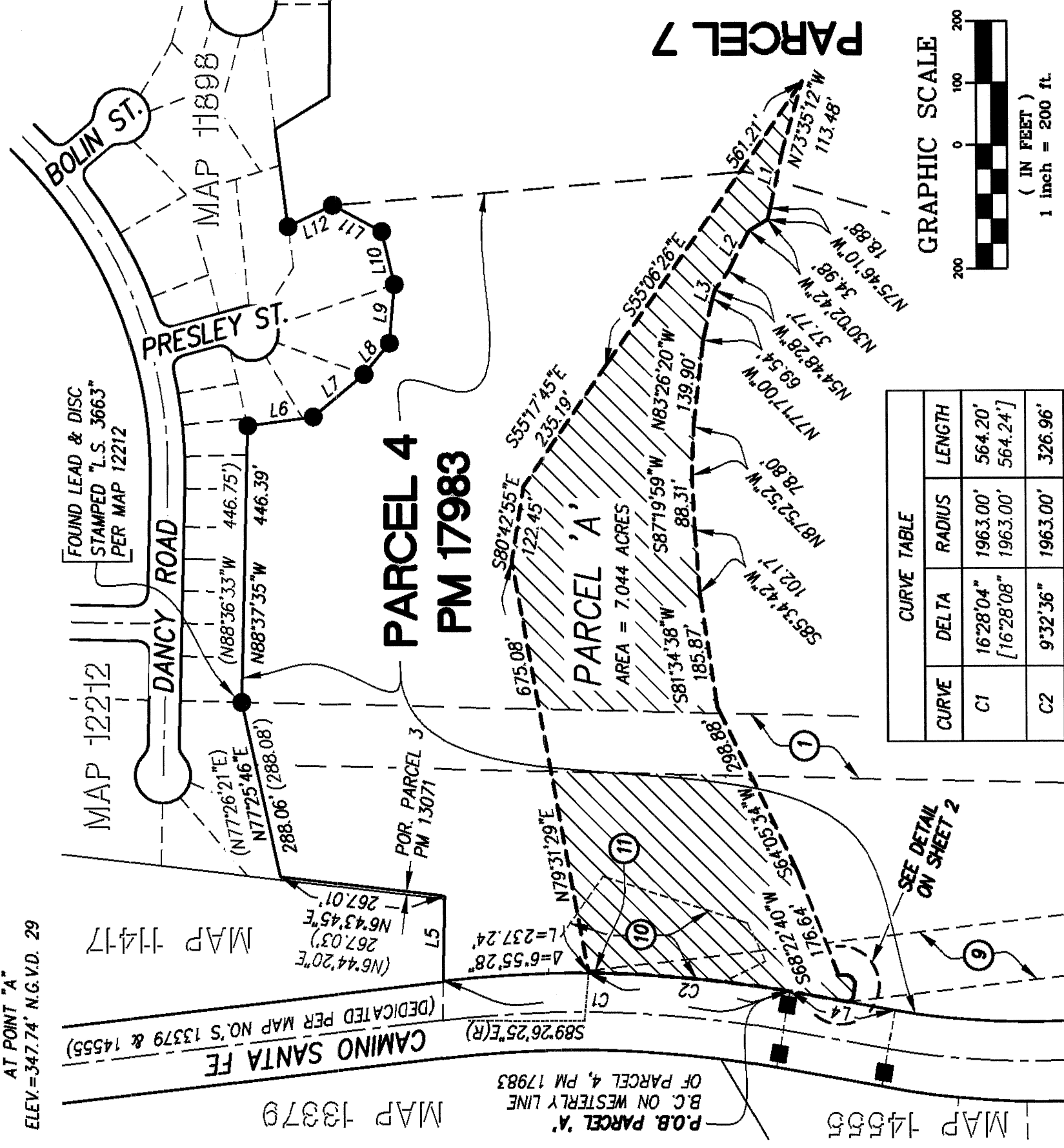
P:\4100_00\Maping\Plans\KSCP-88474_Government of Esmt - B Sheet (City)\4100_Cof E-Street 1-3 (of 88-1 & 88-2).swg
Mar 04, 2021 10:21am



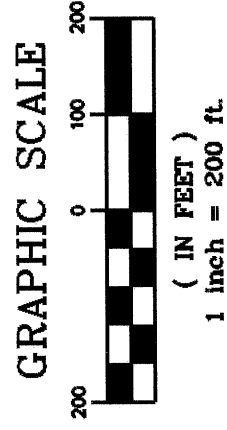
CONVERGENCE ANGLE
AT POINT "A"
ELEV. = 347.74' N.G.V.D. 29

LINE TABLE		LENGTH
LINE	DIRECTION	LENGTH
L1	N77°39'39"W	99.02'
L2	N62°39'27"W	72.77'
L3	N73°11'21"W	14.09'
L4	N10°06'11"E [N10°06'00"E	173.85' 174.04']

L5	N88°48'06"W (N88°47'31"W	136.31' 136.43')	N84°58'11"W (N84°52'09"W	95.00' 95.00')
L6	N7°37'53"W (N7°30'25"W	108.58' 108.49')	N76°40'54"E (N76°41'37"E	88.00' 88.00')
L7	N39°39'10"W (N39°41'13"W	106.65' 106.61')	N28°22'22"E (N28°19'43"W	90.07' 90.00')
L8	N50°47'56"W (N50°51'11"W	65.11' 65.00')	N25°13'04"W (N25°10'03"W	80.30' 80.21')



CURVE	CURVE TABLE		
	DELTA	RADIUS	LENGTH
C1	16°28'04" [16°28'08"	1963.00' 1963.00'	564.20' 564.24']
C2	9°32'36"	1963.00'	326.96'



PROJECT DESIGN CONSULTANTS
701 B Street, Suite 800 San Diego, CA 92101
619.236.6471 Tel 619.234.0349 Fax

COVENANT OF EASEMENT FOR PROTECTION OF ENVIRONMENTALLY SENSITIVE LANDS WITHIN THE MULTIPLE SPECIES CONSERVATION PROGRAM MULTI-HABITAT PLANNING AREA

WITHIN PORTIONS OF PARCELS 4, 7, 8 AND 9 OF PARCEL MAP NO. 17983

DESCRIPTION	BY	APPRVD.	DATE	FILMED
ORIGINAL	PDC			
		CED	3/4/21	

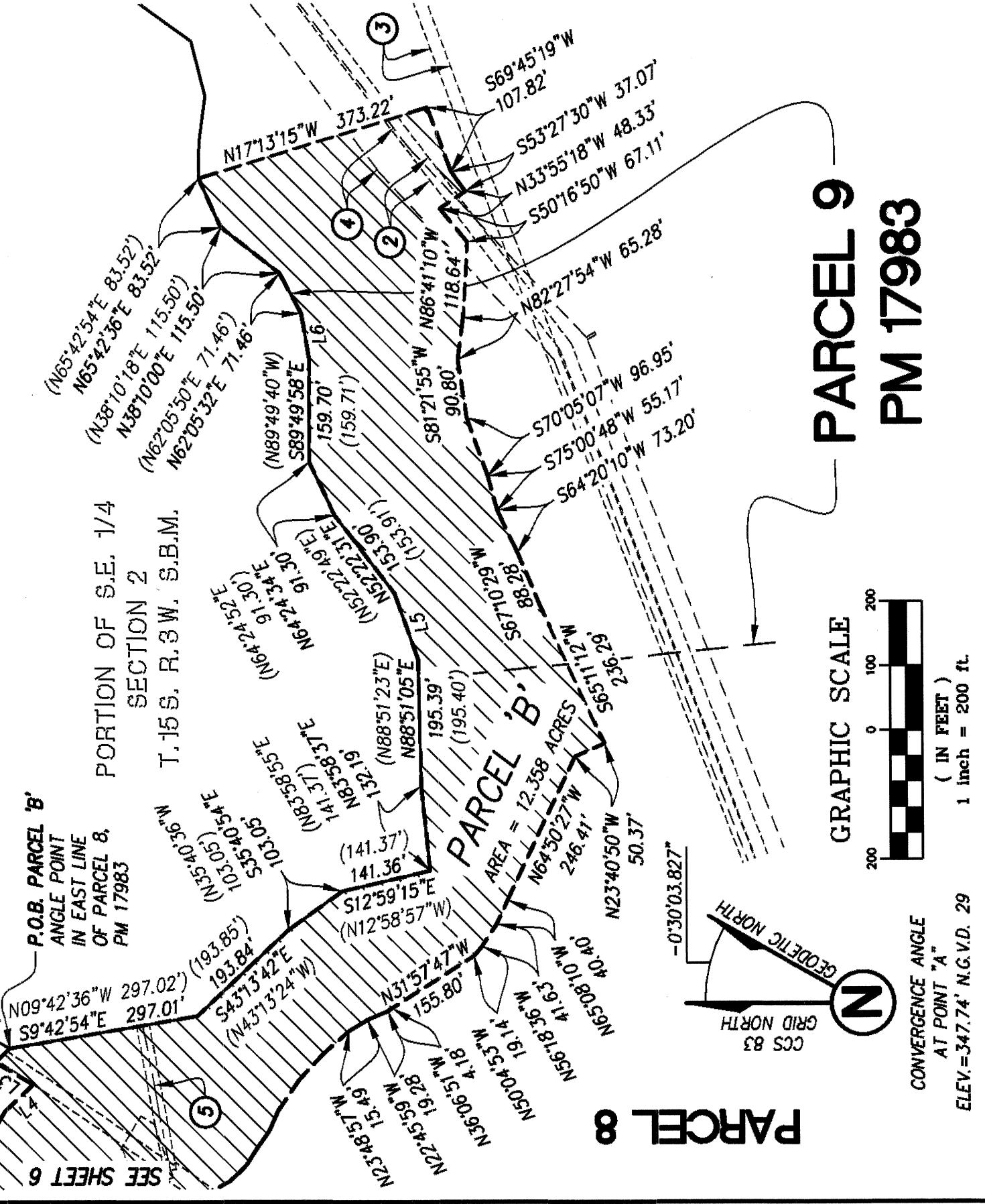
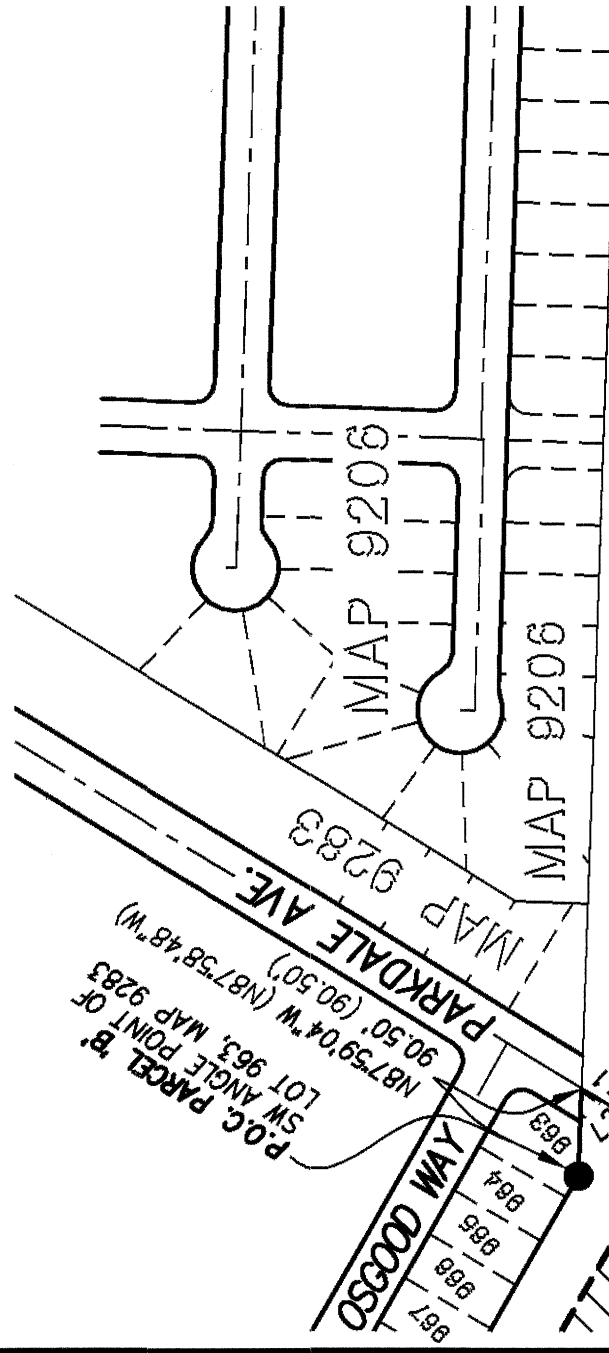
CITY OF SAN DIEGO, CALIFORNIA
SHEET 4 OF 6 SHEETS

Amelia R. [Signature]
FOR CITY ENGINEER DATE 3/19/2021

P.T.S. NO.	670033
I.O. NO.	N/A
1908/1910-6277/6279	
CCS83 COORDINATES	
268/270-1717/1719	
LAMBERT COORDINATES	
42035-4-B	

COMPLETE

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N31°21'02"E (N31°21'20"E)	65.00' 65.00'
L2	S43°58'25"E	30.39'
L3	N31°21'01"E	67.19'
L4	S43°58'25"E	59.02'
L5	N70°29'18"E (N70°29'36"E)	109.55' 109.55'
L6	N80°26'26"E (N80°26'44"E)	71.51' 71.51'



PROJECT DESIGN CONSULTANTS
 701 B Street, Suite 800 San Diego, CA 92101
 619.236.6471 Tel 619.234.0349 Fax

COVENANT OF EASEMENT FOR PROTECTION OF ENVIRONMENTALLY SENSITIVE LANDS WITHIN THE MULTIPLE SPECIES CONSERVATION PROGRAM MULTI-HABITAT PLANNING AREA

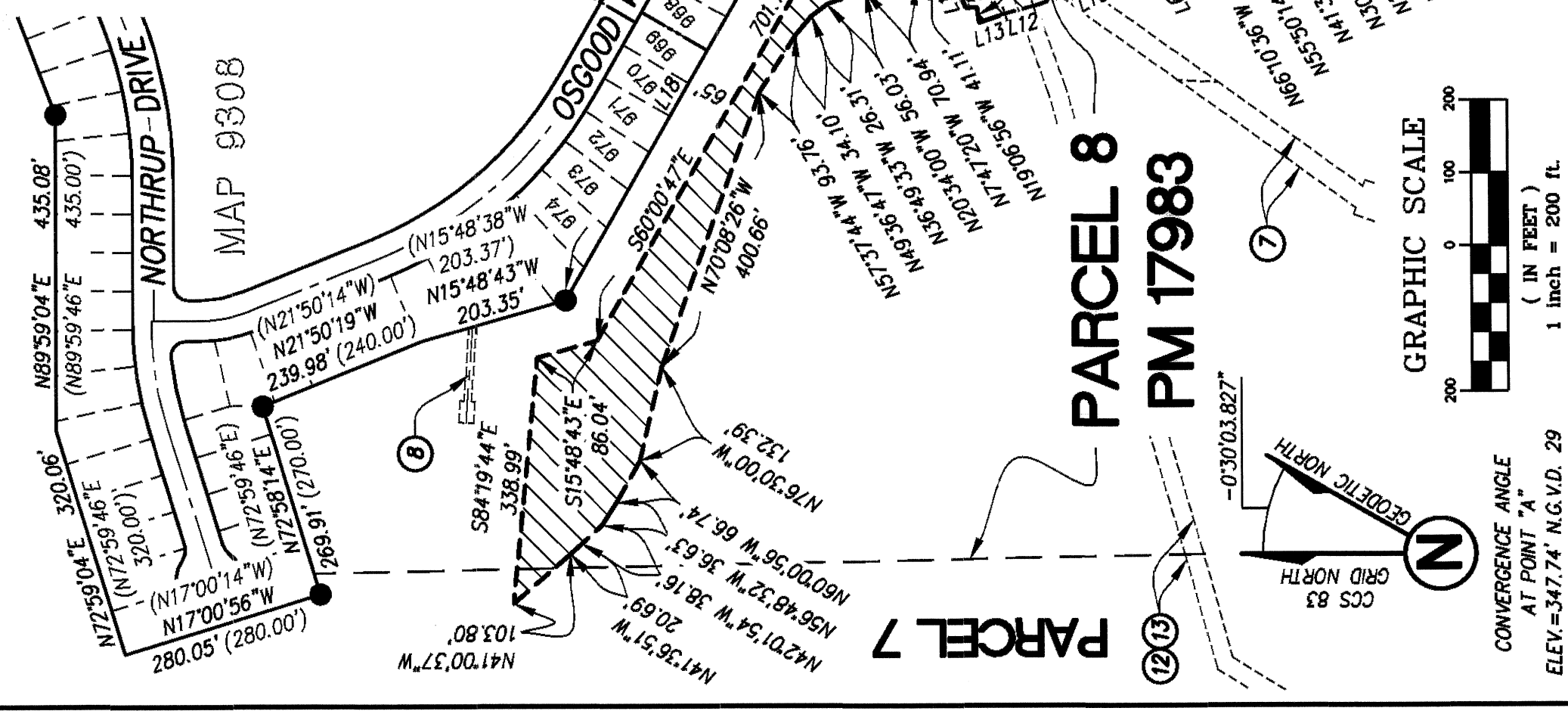
WITHIN PORTIONS OF PARCELS 4, 7, 8 AND 9 OF PARCEL MAP NO. 17983

DESCRIPTION	BY	APPRVD.	DATE	FILMED
ORIGINAL	PDC			
			3/14/21	

CITY OF SAN DIEGO, CALIFORNIA	P.T.S. NO. 670033
SHEET 5 OF 6 SHEETS	I.O. NO. N/A
<i>Y. A. T. D.</i>	1908/1910-6277/6279
FOR CITY ENGINEER	CCS83 COORDINATES
	268/270-1717/1719
	LAMBERT COORDINATES
	42035-5-B

COMPLETE

P:\4102-05\Maping\Plans\CCUP-88474_Covenant of Esmt - B Sheet (City)\4102_Cof E-Sheet 5 (Lot 884-1 & 884-2).dwg
 Mar 04, 2021 10:15am



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N31°21'02"E (N31°21'20"E)	65.00' 65.00'
L2	S43°58'25"E	30.39'
L3	N31°21'01"E	67.19'
L4	S43°58'25"E	59.02'
L5	N58°02'11"W	10.45'
L6	N54°00'58"W	22.68'
L7	N57°37'42"W	30.25'
L8	N49°20'11"W	12.04'
L9	N42°31'46"W	26.21'
L10	N27°26'02"W	49.09'
L11	N19°14'40"W	53.56'
L12	N14°57'41"W	41.23'
L13	N18°39'40"W	37.34'
L14	N82°40'11"E	21.63'
L15	N5°25'33"W	15.51'
L16	N66°10'15"E	46.33'
L17	N26°24'03"E	13.64'
L18	S60°00'47"E (N60°00'25"W)	684.54' 684.27'

PROJECT DESIGN CONSULTANTS
 701 B Street, Suite 800 San Diego, CA 92101
 619.236.6471 Tel 619.234.0349 Fax

CONVOYANT OF EASEMENT FOR PROTECTION OF ENVIRONMENTALLY SENSITIVE LANDS WITHIN THE MULTIPLE SPECIES CONSERVATION PROGRAM MULTI-HABITAT PLANNING AREA

WITHIN PORTIONS OF PARCELS 4, 7, 8 AND 9 OF PARCEL MAP NO. 17983

DESCRIPTION	BY	APPRVD.	DATE	FILMED
ORIGINAL	PDC	CEP	3/4/21	

P.T.S. NO. 670033
 I.O. NO. N/A
 1908/1910-6277/6279
 CCS83 COORDINATES
 268/270-1717/1719
 LAMBERT COORDINATES

42035-6-B

COMPLETE

P:\4102-20\Working\Plans\MapSP-68474\...Covenant of Easmt - 2 Sheet (010)\4102 Cov E-Sheet 6 (of 8)-1 & 8A-2.dwg
 Mar 04, 2021 - 10:18am