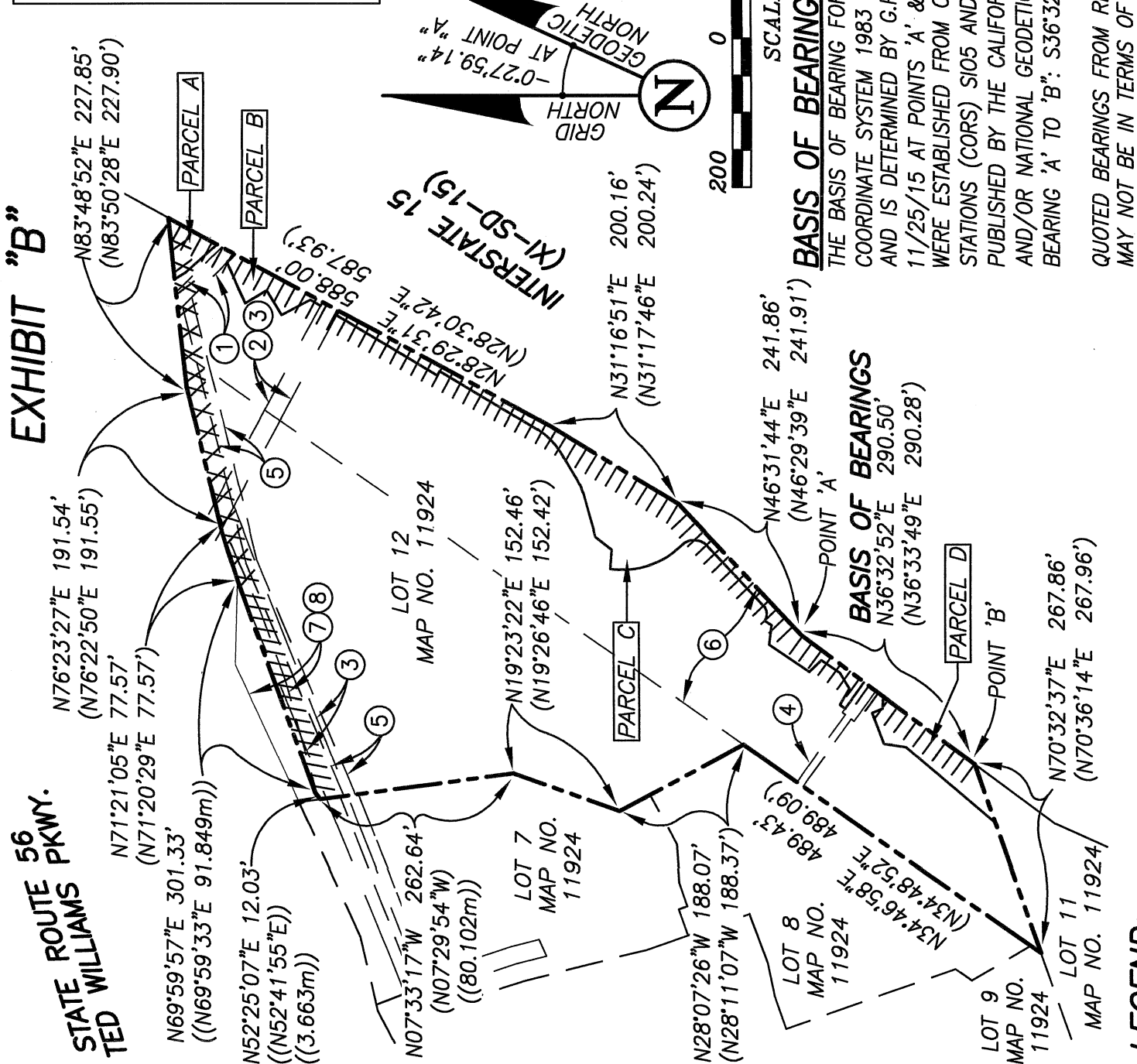
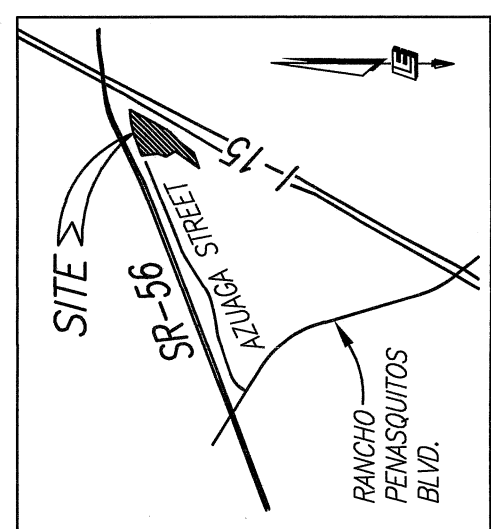
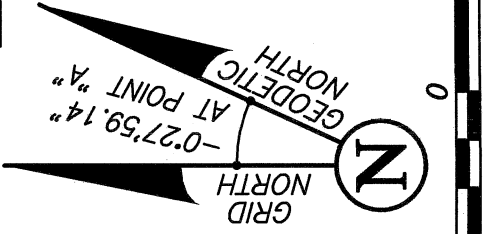


EXHIBIT "B"



APN
315-570-07

REFERENCE DRAWINGS
MAP 11924 R OF S 18415
42129-D R OF S 6204



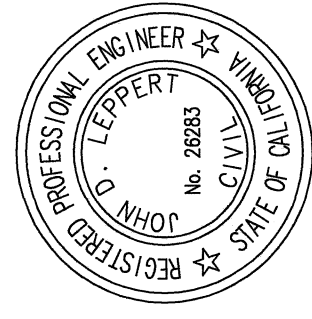
BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM 1983 (CCS83), ZONE 6, 2011.00 EPOCH, AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON 11/25/15 AT POINTS 'A' & 'B' SHOWN HEREON. POINTS 'A' & 'B' WERE ESTABLISHED FROM CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) S105 AND P472 DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY. BEARING 'A' TO 'B': S36°32'52"W.

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

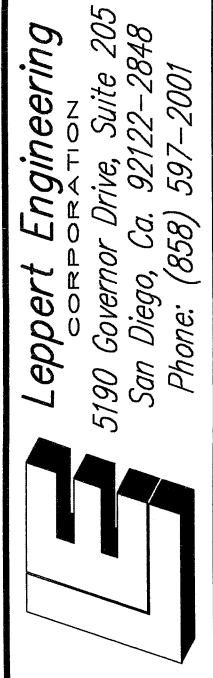
LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT (SEE SHEET 2)
- PARCEL "A" COVENANT OF EASEMENT ACQUIRED 2,649 SQ. FT. (0.06 AC.)
- PARCEL "B" COVENANT OF EASEMENT ACQUIRED 3,907 SQ. FT. (0.09 AC.)
- PARCEL "C" COVENANT OF EASEMENT ACQUIRED 25,154 SQ. FT. (0.58 AC.)
- PARCEL "D" COVENANT OF EASEMENT ACQUIRED 7,332 SQ. FT. (0.17 AC.)
- INDICATES RECORD DATA PER ROS NO. 18415
- INDICATES RECORD DATA PER MAP NO. 11924
- POINT OF REVERSE CURVATURE
- POINT OF BEGINNING
- TRUE POINT OF BEGINNING
- ABUTTER'S RIGHTS RELINQUISHED PER DOC. REC. 5/29/80 AS FILE NO. 80-172874, O.R.
- ABUTTER'S RIGHTS RELINQUISHED PER DOC. REC. 3/21/84 AS FILE NO. 84-102718, O.R.
- ABUTTER'S RIGHTS RELINQUISHED PER DOC. REC. 11/21/2003 AS FILE NO. 2003-1399053, O.R.



PREPARED BY:

John D. Leppert
JOHN D. LEPPER
RCE 26283
EXP 3-31-2022
DATE 3/23/2021



DOCUMENT NO. 2021-0760771
RECORDED APRIL 2, 2021

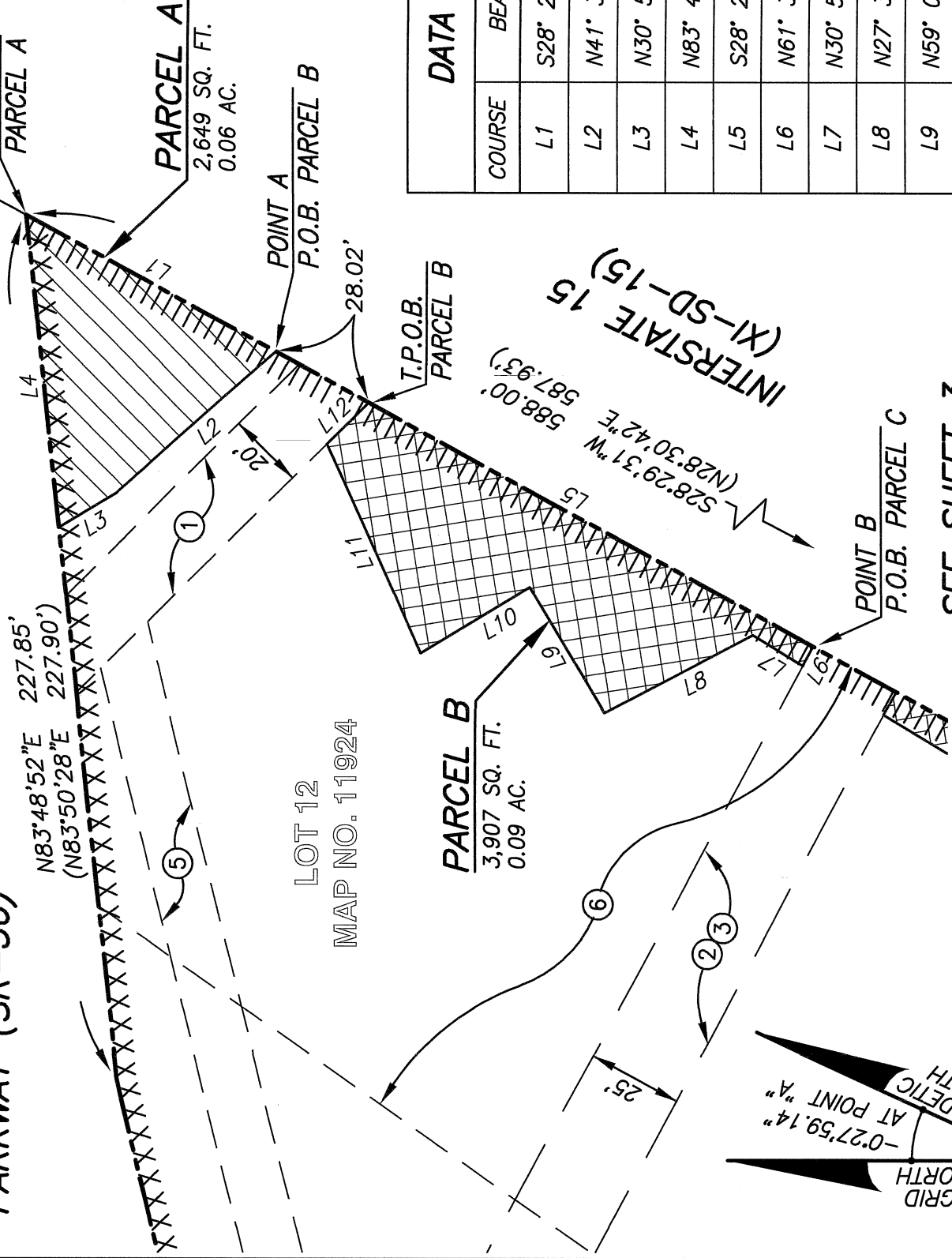
COVENANT OF EASEMENT OVER ALL THAT PORTION OF LOT 12 OF SUN RIDGE VISTA UNIT NO. 1 MAP NO. 11924

DESCRIPTION	BY	APPROVED	DATE	FILMED	PTS NO.
ORIGINAL	LEC				677317
	SD		4/2/21		1928-6297
					CCS 83 COORDINATES
					288-1739
					NAD 27 COORDINATES
					42157-1-B

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA
					SHEET 1 OF 5 SHEET
					FOR CITY ENGINEER
					DATE
					STATUS

TED WILLIAMS
PARKWAY (SR-56)

EXHIBIT "B"



LOT 12
MAP NO. 11924

PARCEL B
3,907 SQ. FT.
0.09 AC.

PARCEL A
2,649 SQ. FT.
0.06 AC.

T.P.O.B.
PARCEL B

POINT A
P.O.B. PARCEL B

POINT B
P.O.B. PARCEL C

INTERSTATE 15
(XI-SD-15)

SEE SHEET 3

DATA TABLE

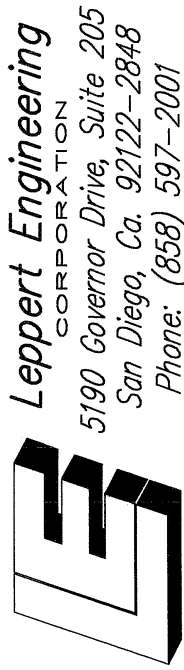
COURSE	BEARING	LENGTH
L1	S28° 29' 31"W	75.16'
L2	N41° 39' 13"W	56.11'
L3	N30° 53' 30"W	17.73'
L4	N83° 48' 52"E	82.73'
L5	S28° 29' 31"W	134.25'
L6	N61° 34' 00"W	5.75'
L7	N30° 50' 16"E	15.67'
L8	N27° 30' 22"W	44.17'
L9	N59° 06' 30"E	38.45'
L10	N30° 53' 30"W	33.79'
L11	N65° 35' 31"E	60.29'
L12	S44° 43' 10"E	15.52'



EXISTING EASEMENTS:

- ① SEWER EASEMENT TO THE CITY OF SAN DIEGO PER DOC. REC. AUGUST 19, 1981 AS INSTRUMENT NO. 1981-265828, O.R.
- ② WATER EASEMENT TO THE CITY OF SAN DIEGO PER DOC. REC. SEPTEMBER 23, 1983 AS INSTRUMENT NO. 1983-340962, O.R.
- ③ WATER EASEMENT TO THE CITY OF SAN DIEGO PER DOC. REC. MAY 09, 1985 AS INSTRUMENT NO. 1985-163613, O.R.
- ④ DRAINAGE EASEMENT TO THE CITY OF SAN DIEGO PER MAP NO. 11924.
- ⑤ SEWER EASEMENT TO THE CITY OF SAN DIEGO PER MAP NO. 11924.
- ⑥ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. AUGUST 13, 1987 AS 1987-458011 O.R.
- ⑦ SLOPE EASEMENT TO THE CITY OF SAN DIEGO PER DOC. REC. MARCH 21, 1984 AS INSTRUMENT NO. 1984-102718, AND RECORDED DECEMBER 07, 1989 AS INSTRUMENT NO. 1989-662074, O.R.
- ⑧ SLOPE EASEMENT TO TERRA VISTA 2 COMMUNITY ASSOCIATION, A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION, PER DOC. REC. OCTOBER 30, 2007 AS INSTRUMENT NO. 2007-0692215 O.R.

THE EASEMENT TO PACIFIC BELL RECORDED AUGUST 8, 1988 AS INSTRUMENT NO. 1988-387814. O.R. HAS NO LOCATION SET FORTH IN SAID DOCUMENT AND CANNOT BE PLOTTED ON THIS MAP.



Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205
San Diego, Ca. 92122-2848
Phone: (858) 597-2001

DOCUMENT NO. _____
RECORDED _____

**COVENANT OF EASEMENT OVER ALL THAT PORTION OF
LOT 12 OF SUN RIDGE VISTA UNIT NO. 1 MAP NO. 11924**

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	LEC			

CITY OF SAN DIEGO, CALIFORNIA
SHEET 2 OF 5 SHEET

PTS NO. 677317

FOR CITY ENGINEER _____
DATE 4/11/2021

1928-6297

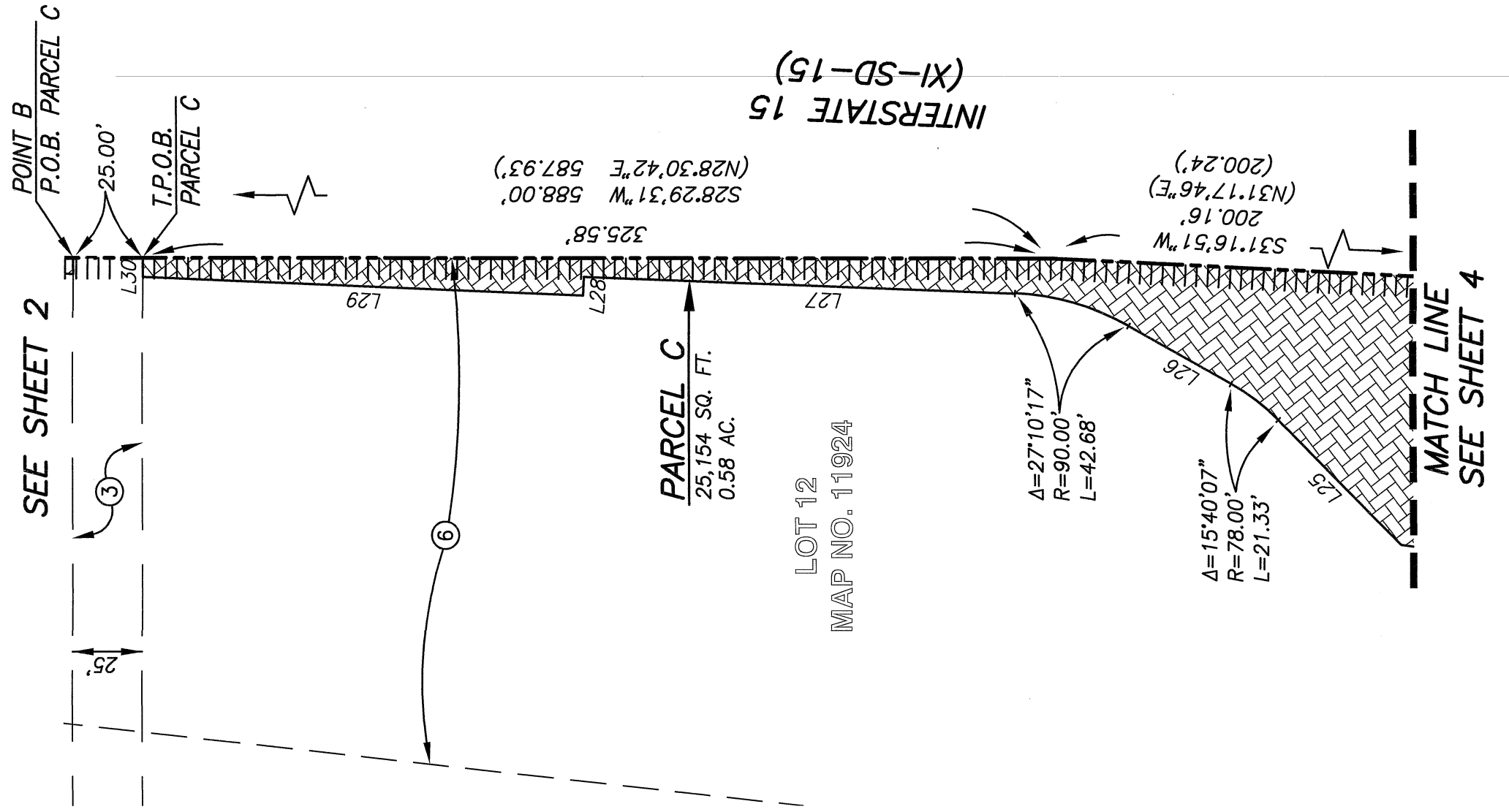
CCS 83 COORDINATES
288-1739

NAD 27 COORDINATES

STATUS

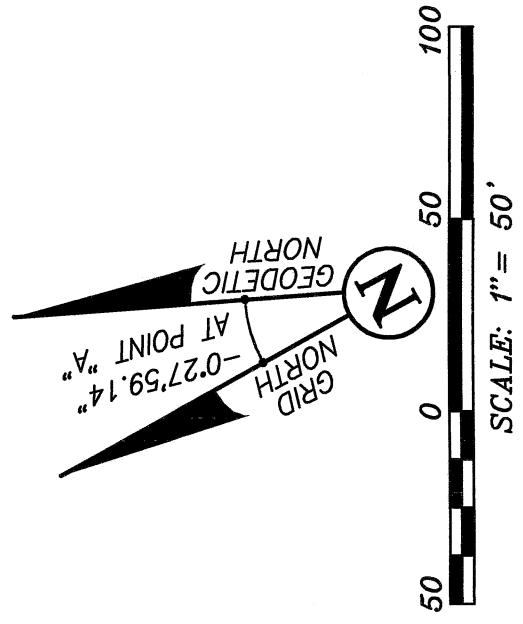
42157-2-B

EXHIBIT "B"



DATA TABLE		
COURSE	BEARING	LENGTH
L25	N73° 29' 21"E	62.41'
L26	N57° 49' 14"E	41.87'
L27	N30° 38' 57"E	154.30'
L28	N59° 09' 44"W	6.58'
L29	N30° 50' 16"E	156.95'
L30	S61° 34' 00"E	6.77'

SEE SHEET 2 FOR EXISTING EASEMENTS



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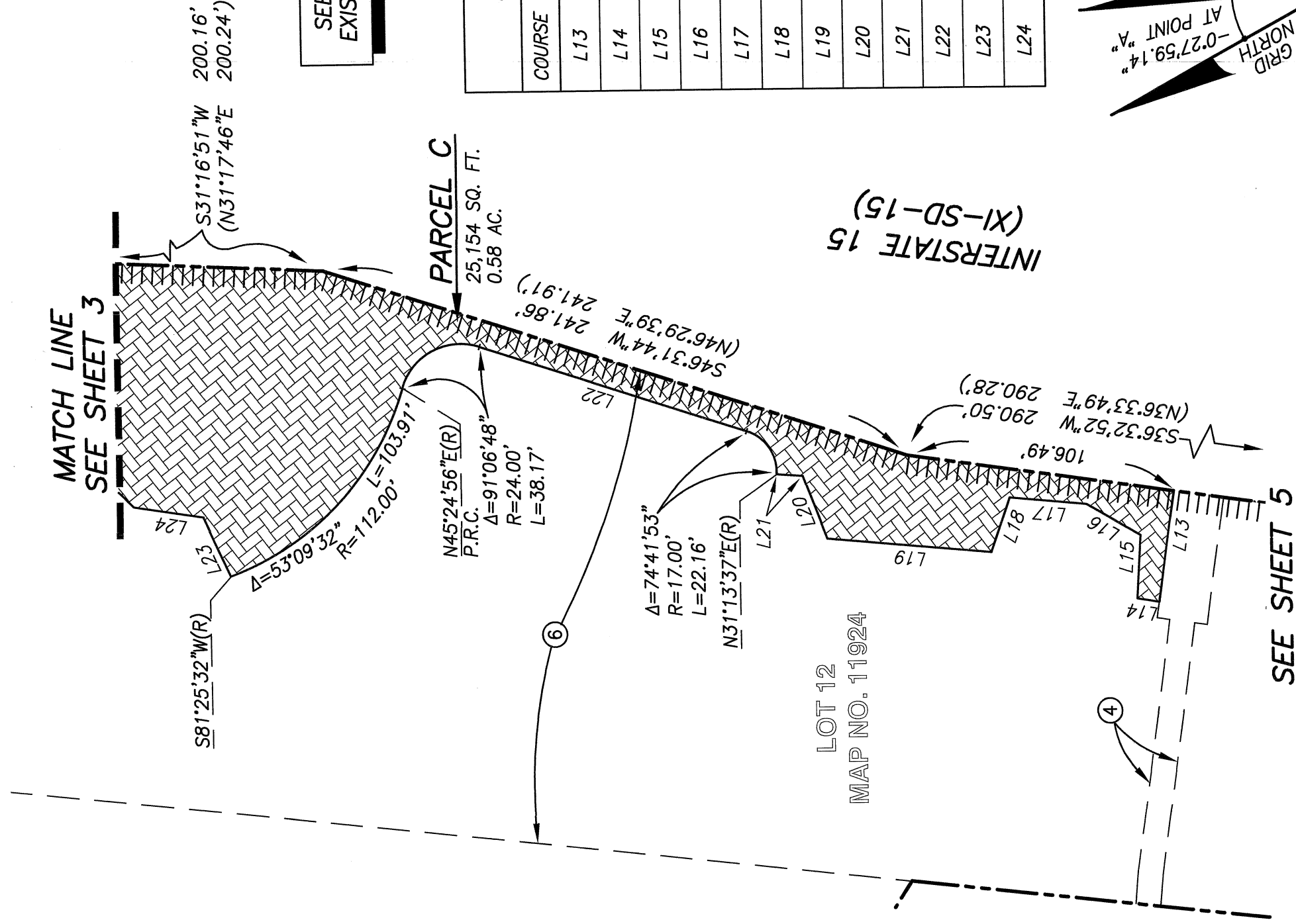
DOCUMENT NO. _____
RECORDED

COVENANT OF EASEMENT OVER ALL THAT PORTION OF LOT 12 OF SUN RIDGE VISTA UNIT NO. 1 MAP NO. 11924

DESCRIPTION	BY	APPROVED	DATE	FILMED	STATUS
ORIGINAL	LEC				

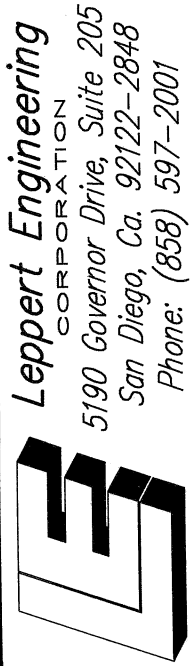
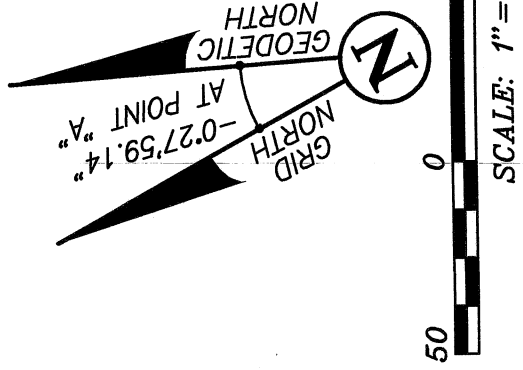
CITY OF SAN DIEGO, CALIFORNIA SHEET 3 OF 5 SHEET	PTS NO. 677317
FOR CITY ENGINEER	1928-6297
DATE	CCS 83 COORDINATES
4/1/2021	288-1739
	NAD 27 COORDINATES
	42157-3-B

EXHIBIT "B"



SEE SHEET 2 FOR EXISTING EASEMENTS

DATA TABLE		
COURSE	BEARING	LENGTH
L13	N53° 30' 43"W	43.86'
L14	N37° 44' 39"E	8.96'
L15	S58° 03' 04"E	24.91'
L16	N58° 17' 55"E	24.78'
L17	N33° 41' 24"E	30.25'
L18	N42° 47' 51"W	22.44'
L19	N33° 41' 24"E	65.39'
L20	S82° 52' 30"E	26.33'
L21	N32° 51' 34"E	10.31'
L22	N46° 31' 44"E	110.52'
L23	S86° 15' 12"E	25.62'
L24	N37° 32' 43"E	27.52'



DOCUMENT NO. _____
RECORDED

COVENANT OF EASEMENT OVER ALL THAT PORTION OF LOT 12 OF SUN RIDGE VISTA UNIT NO. 1 MAP NO. 11924

DESCRIPTION	BY	APPROVED	DATE	FILMED	STATUS
ORIGINAL	LEC				

CITY OF SAN DIEGO, CALIFORNIA	PTS NO. 677317
SHEET 4 OF 5 SHEET	1928-6297
FOR CITY ENGINEER	CCS 83 COORDINATES
DATE	288-1739
	NAD 27 COORDINATES
	42157-4-B

Yuhua R. Li
DATE 4/11/2021

EXHIBIT "B"

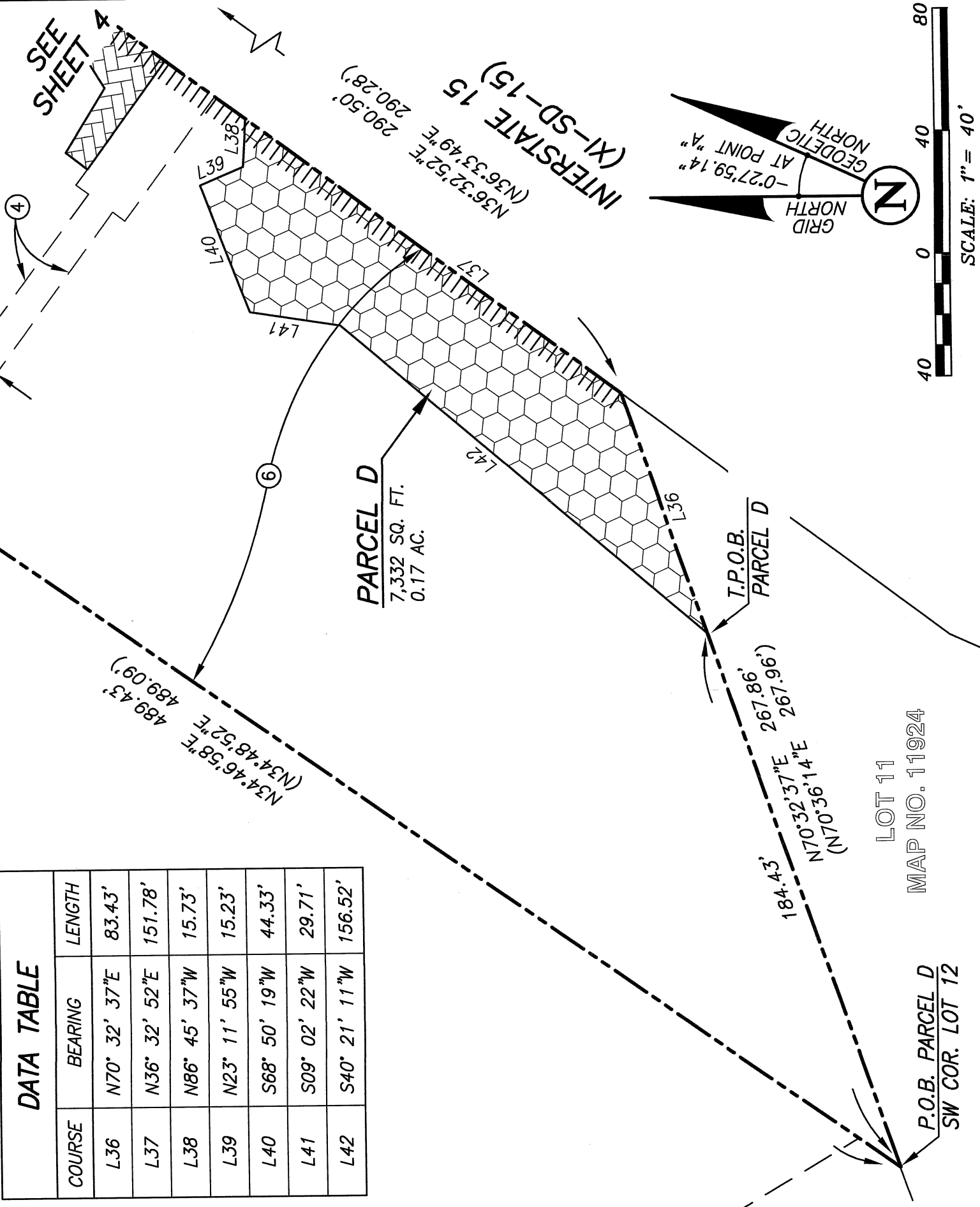
LOT 6
MAP NO. 11924

SEE SHEET 2 FOR
EXISTING EASEMENTS

LOT 12
MAP NO. 11924

LOT 8
MAP NO. 11924

DATA TABLE	
COURSE	LENGTH
L36	83.43'
L37	151.78'
L38	15.73'
L39	15.23'
L40	44.33'
L41	29.71'
L42	156.52'



Leppert Engineering
 CORPORATION
 5190 Governor Drive, Suite 205
 San Diego, Ca. 92122-2848
 Phone: (858) 597-2001

DOCUMENT NO. _____
RECORDED

COVENANT OF EASEMENT OVER ALL THAT PORTION OF LOT 12 OF SUN RIDGE VISTA UNIT NO. 1 MAP NO. 11924

DESCRIPTION	BY	APPROVED DATE	FILMED	STATUS
ORIGINAL	LEC			

CITY OF SAN DIEGO, CALIFORNIA	PTS NO. 677317
SHEET 5 OF 5 SHEET	1928-6297
FOR CITY ENGINEER	CCS 83 COORDINATES
<i>Todd A. KD</i>	288-1739
DATE	4/1/2021
	NAD 27 COORDINATES
	42157-5-B