

EXHIBIT "B"

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS DRAWING IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH (1991.35) AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON 6/15/2018 AND WERE ESTABLISHED FROM G.P.S. STATION NO. 1 AND G.P.S. STATION NO. 19 PER ROS 16575. THE BEARING FROM G.P.S. STATION NO. 1 TO G.P.S. STATION NO. 19 IS N 85°22'32" E.

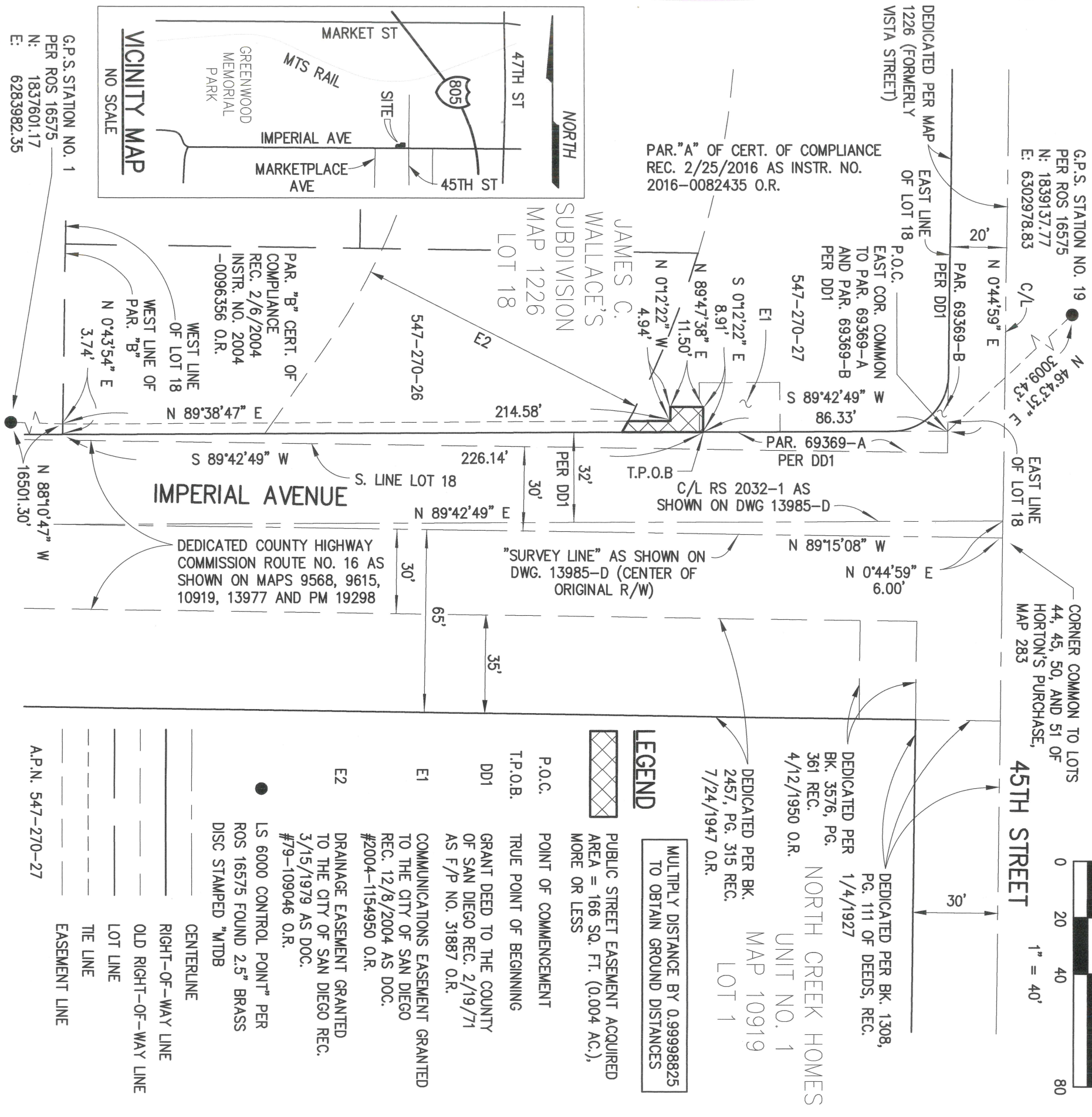
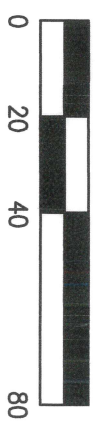
QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT G.P.S. STATION NO. 19 IS 1.00001175. GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR. ELEVATION AT G.P.S. STATION NO. 19 IS 138.29 (MSL DATUM).



CONVERGENCE ANGLE

AT GPS STA. NO. 19: CONV. ANGLE = -0°27'43.67"



LEGEND

- PUBLIC STREET EASEMENT ACQUIRED AREA = 166 SQ. FT. (0.004 AC.), MORE OR LESS
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- DD1 GRANT DEED TO THE COUNTY OF SAN DIEGO REC. 2/19/71 AS F/P NO. 31887 O.R.
- E1 COMMUNICATIONS EASEMENT GRANTED TO THE CITY OF SAN DIEGO REC. 12/8/2004 AS DOC. #2004-1154950 O.R.
- E2 DRAINAGE EASEMENT GRANTED TO THE CITY OF SAN DIEGO REC. 3/15/1979 AS DOC. #79-109046 O.R.
- LS 6000 CONTROL POINT™ PER ROS 16575 FOUND 2.5" BRASS DISC STAMPED "MTDB"
- CENTERLINE
- RIGHT-OF-WAY LINE
- OLD RIGHT-OF-WAY LINE
- LOT LINE
- TIE LINE
- EASEMENT LINE

AGUIRRE & ASSOCIATES
8363 CENTER DRIVE, SUITE 5A
LA MESA CA 91942 (619) 464-6978

Michael A. Havener 8-18-21
MICHAEL A. HAVENER L.S. 7354 DATE

DOCUMENT No. 2023-0245053
RECORDED SEP. 08, 2023

PUBLIC STREET EASEMENT

A PORTION OF PARCEL A OF CERTIFICATE OF COMPLIANCE RECORDED 2/25/2016 AS INST. NO. 2016-0082435 O.R., BEING A PORTION OF LOTS 15 THROUGH 18 OF JAMES C. WALLACE'S SUBDIVISION MAP NO. 1226

DESCRIPTION	BY	APPROVED DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS 671861
ORIGINAL	MH	S.O.	9/12/2023	SHEET 1 OF 1 SHEET	I.O. N/A
					1836-6299
					CCS 83 COORDINATES
					196-1739
					NAD 27 COORDINATES
ACQUIRED STATUS					42196-B