

CITY OF SAN MARCOS TENTATIVE SUBDIVISION MAP 16-0001
DISCOVERY VILLAGE ~ NORTH PAD

DRAINAGE SYSTEM

STORM WATER WILL BE DISPOSED OF USING SURFACE FLOW AND UNDERGROUND DRAINAGE SYSTEMS. THE SYSTEM SHOWN IS CONCEPTUAL. THE FINAL DRAINAGE DESIGN SHALL CONFORM TO CITY OF SAN MARCOS DRAINAGE DESIGN STANDARDS

DEVELOPMENT NOTES

- 1) ALL GRADING IS PROPOSED TO CONFORM TO THE PRELIMINARY SOILS REPORT PREPARED FOR THIS PROJECT BY GEOCON, INC.. SETBACKS FOR NEW GRADING WILL BE PER THE CITY OF SAN MARCOS STANDARDS, AS MODIFIED BY GEOCON, INC., REPORT.
- 2) PROPOSED PIPE SIZES, WHERE SHOWN, ARE APPROXIMATE.
- 3) MULTIPLE FINAL MAPS ARE PROPOSED FOR THIS TENTATIVE MAP, PURSUANT TO ARTICLE R, SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
- 4) ALL STORM WATER TREATMENT DESIGN MUST COMPLY WITH THE RECOMMENDATION OF THE BIOLOGIST IN THE PRESERVED OPEN SPACE AREAS AS WELL AS CITY OF SAN MARCOS BMP DESIGN MANUAL.
- 5) UNLESS DELINEATED HEREON, SLOPES OF 5' IN HEIGHT OR LESS ARE NOT SHOWN.
- 6) FINAL BIO BASIN WILL BE USED AS TEMPORARY DESILT BASINS DURING CONSTRUCTION.
- 7) FINAL LANDSCAPE CONSTRUCTION DOCUMENTS TO DEPICT PRIVATE VS PUBLICLY MAINTAINED SLOPES AND LANDSCAPED AREAS.
- 8) BMP MEASURES WILL BE IMPLEMENTED TO MITIGATE WATER QUALITY AND DETENTION, WHICH SHALL BE DEPICTED ON FINAL GRADING PLANS. ALL STORM WATER TREATMENT DESIGN MUST COMPLY WITH THE RECOMMENDATIONS OF THE SPECIFIC WATER QUALITY CONTROL PLAN AND HYDROLOGY REPORT FOR ALL LOTS.
- 9) WALL MATERIAL SHALL CONSIST OF A DECORATED SURFACE AS APPROVED BY PLANNING DIVISION MANAGER AND AS SHOWN IN APPROVED SPECIFIC PLAN. WALLS SHALL BE TREATED WITH LANDSCAPING, AND BE REVIEWED AND APPROVED BY THE PLANNING MANAGER. STRUCTURAL DESIGN OF SAID WALLS SHALL BE APPROVED BY THE CITY ENGINEER.
- 10) ALL GRADING OPERATIONS SHALL BE COMPLETED IN ONE PHASE.
- 11) A GRADING VARIANCE (GV 17-005) IS REQUESTED FOR ALL AREAS SHOWN ON THIS SHEET AS SLOPES GRATER THAN 20' IN TOTAL HEIGHT AND TEMPORARY SLOPES GRATER THAN 20' IN TOTAL HEIGHT.
- 12) SEE LANDSCAPE AND IRRIGATION PLANS FOR CLEARLY DISTINGUISHED PUBLICLY MAINTAINED SLOPES WITH LANDSCAPE AND IRRIGATION.

NOTES

EXISTING ZONING: SP - UNIVERSITY DISTRICT SPA / HEALTH CARE CAMPUS
PROPOSED ZONING: SP (UNIVERSITY DISTRICT SPA)
TOTAL SITE ACREAGE: 87.46 ACRES (INCLUDES PUBLIC STREETS)
EXIST. COMMUNITY PLAN DESIGNATION: BARHAM-DISCOVERY (SP-HEALTH CARE CAMPUS)
ASSESSORS PARCEL NUMBERS: 221-142-07, 221-070-19,20, 221-080-11,12,18,19,23,24
THE PROPERTY LIES WITHIN FEMA FLOOD ZONE AE (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) PER FIRM COMMUNITY PANEL NO. 0607300793G, EFFECTIVE DATED MAY 16, 2012.
TOPOGRAPHY SOURCE: AERIAL FROM ENVIRONME, DATED 6-16-2017

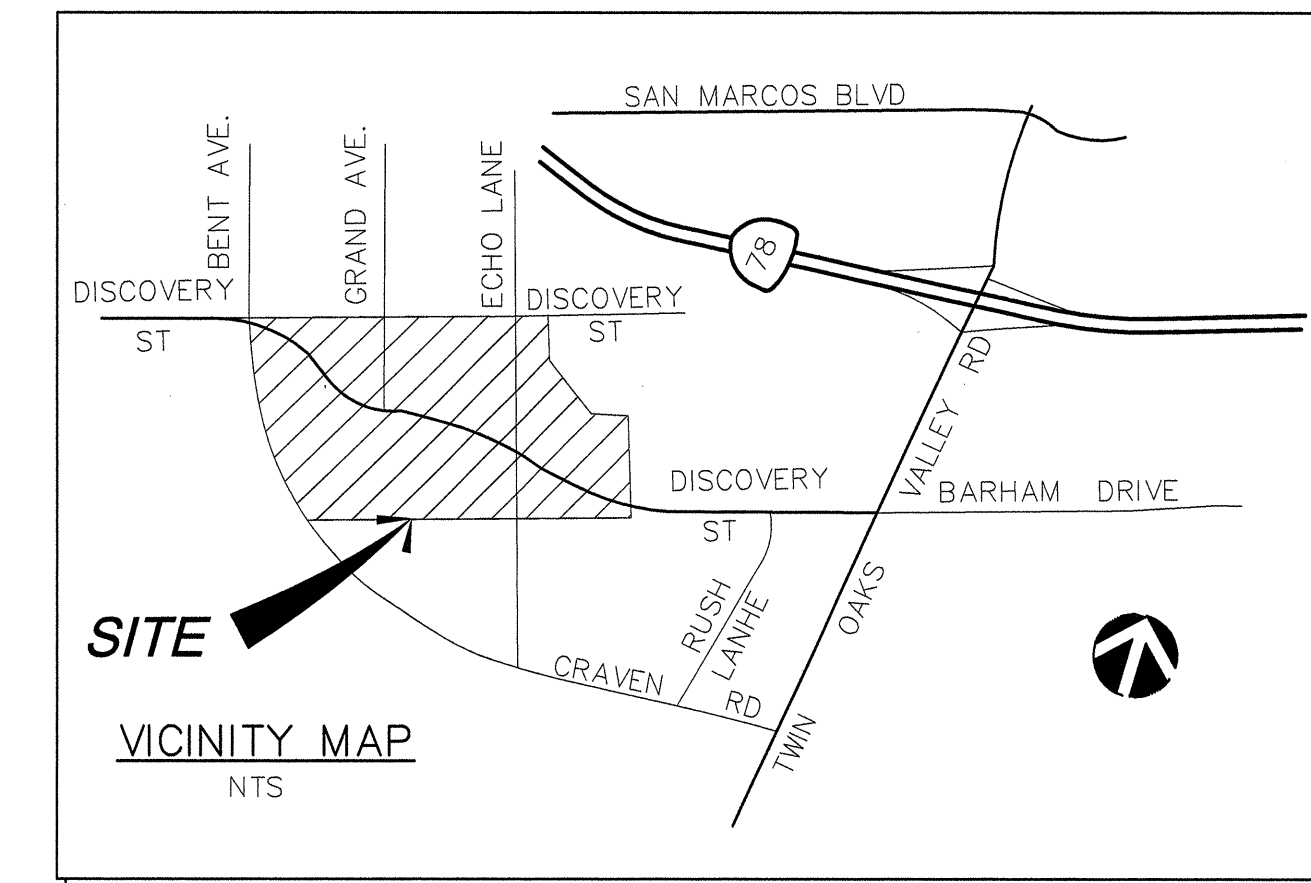
UTILITIES:
WATER - VALLECITOS WATER DISTRICT
SEWER - VALLECITOS WATER DISTRICT
SCHOOLS - SAN MARCOS UNIFIED SCHOOL DISTRICT
GAS / ELECTRICITY - SAN DIEGO GAS & ELECTRIC

APPROXIMATE GRADING QUANTITIES:
EXCAVATION 465,000 CY
EMBANKMENT 465,000 CY
IMPORT/EXPORT NONE

SHEET 2

REMAINDER LOT
(TSM 16-003)

SHEET 3



OWNER

H.G. FENTON DEVELOPMENT COMPANY LLC
UNDER OPTION AGREEMENT WITH SCRIPPS HEALTH
7577 MISSION VALLEY ROAD, SUITE 200
SAN DIEGO, CALIFORNIA 92108
619-400-0120

BY: *Mike Neal* DATE: 12/15/18
MIKE NEAL, PRESIDENT / CEO

APPLICANT STATEMENT

WE STATE THAT THE APPLICANT DOES NOT OWN ANY CONTIGUOUS PROPERTY TO THE LAND COVERED BY THIS TENTATIVE SUBDIVISION MAP.
H.G. FENTON DEVELOPMENT COMPANY LLC
7577 MISSION VALLEY ROAD, SUITE 200
SAN DIEGO, CALIFORNIA 92108
619-400-0120

BY: *Mike Neal* DATE: 12/15/18
MIKE NEAL, PRESIDENT / CEO

MAP PREPARATION DATE

ORIGINAL:	JANUARY 2016
REVISION 1:	JULY 2016
REVISION 2:	DECEMBER 2016
REVISION 3:	JUNE 2017
REVISION 4:	AUGUST 4, 2017
REVISION 5:	AUGUST 22, 2017
REVISION 6:	SEPTEMBER 1, 2017
REVISION 7:	
REVISION 8:	

LEGAL DESCRIPTION

PARCEL A, P.M. NO. 16555 AND PORTIONS OF BLOCKS 63 & 67, MAP NO. 806, (SEE SHEET 4 FOR DETAILED LEGAL DESCRIPTION)

ENGINEER OF WORK

REC CONSULTANTS INC.
2442 SECOND AVENUE
SAN DIEGO, CA 92101
PH: (619) 232-9200

LAND USE

DEVELOPMENT AREA	23.66 AC
OPEN SPACE (LOT 10)	15.53 AC
HOA	0.21 AC
PUBLIC ROW	12.46 AC

SETBACK REQUIREMENTS

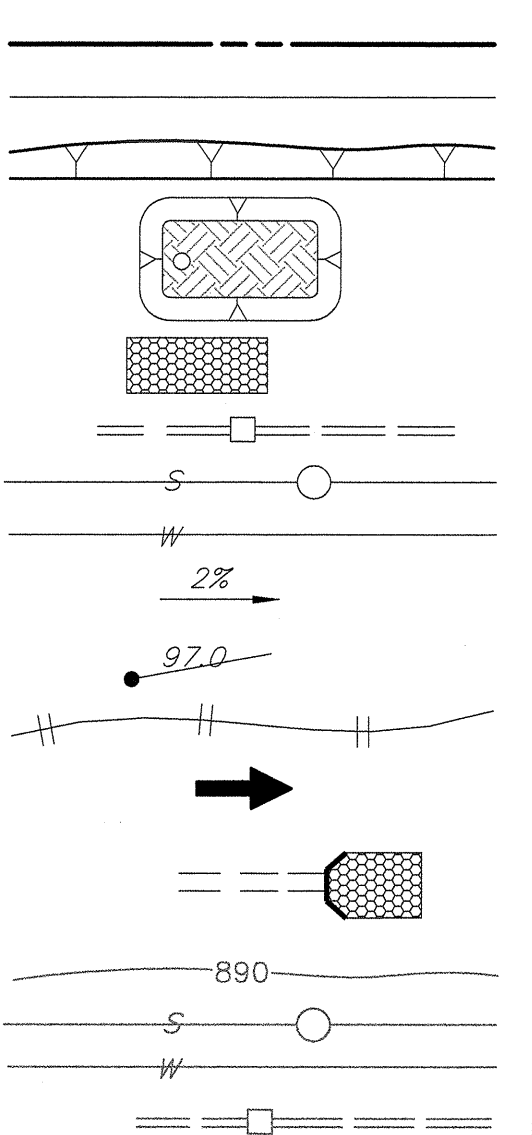
PER SPECIFIC PLAN

LOT AREA

LOT NUMBER	AC
1	2.21
2	2.13
3	2.46
4 (FUTURE PARK)	1.63
5	3.49
6	3.06
7 (POTENTIAL SCHOOL)	4.00
A (PUBLIC BMP BASIN)	0.76
B (PUBLIC BMP BASIN)	0.51
C (OPEN SPACE)	15.53
D (HOA LOT)	0.21
DISCOVERY STREET (ON-SITE)	7.36
CRAVEN ROAD	0.76
STREET A	1.43
STREET B	1.59
STREET C	0.51
GRAND AVE	0.81
REMAINDER PARCEL	39.01
TOTAL	87.46

LEGEND

SUBDIVISION BOUNDARY
EASEMENTS
PROPOSED SLOPE (2:1)
PROPOSED TEMPORARY DETENTION BASIN WITH CMP RISER
PROPOSED RIP-RAP
STORM DRAIN - RCP (1% MIN. GRADE)
SEWER - PVC
WATER - PVC
STREET GRADE
SPOT ELEVATION
DAYLIGHT CUT OR FILL
BROW DITCH
STORM DRAIN HEADWALL
EXISTING CONTOUR
EXISTING SEWER
EXISTING WATER
EXISTING STORM DRAIN STRUCTURE



SHEET INDEX

NAME	NO.
TITLE SHEET	1
TM - PRELIM GRADING PLAN	2
DISCOVERY STREET IMPROVEMENTS	3
EASEMENTS / RIGHT-OF-WAY	4

SURVEYOR

Alan J. Ream DATE: 12-15-18
ALAN J. REAM

ENGINEER

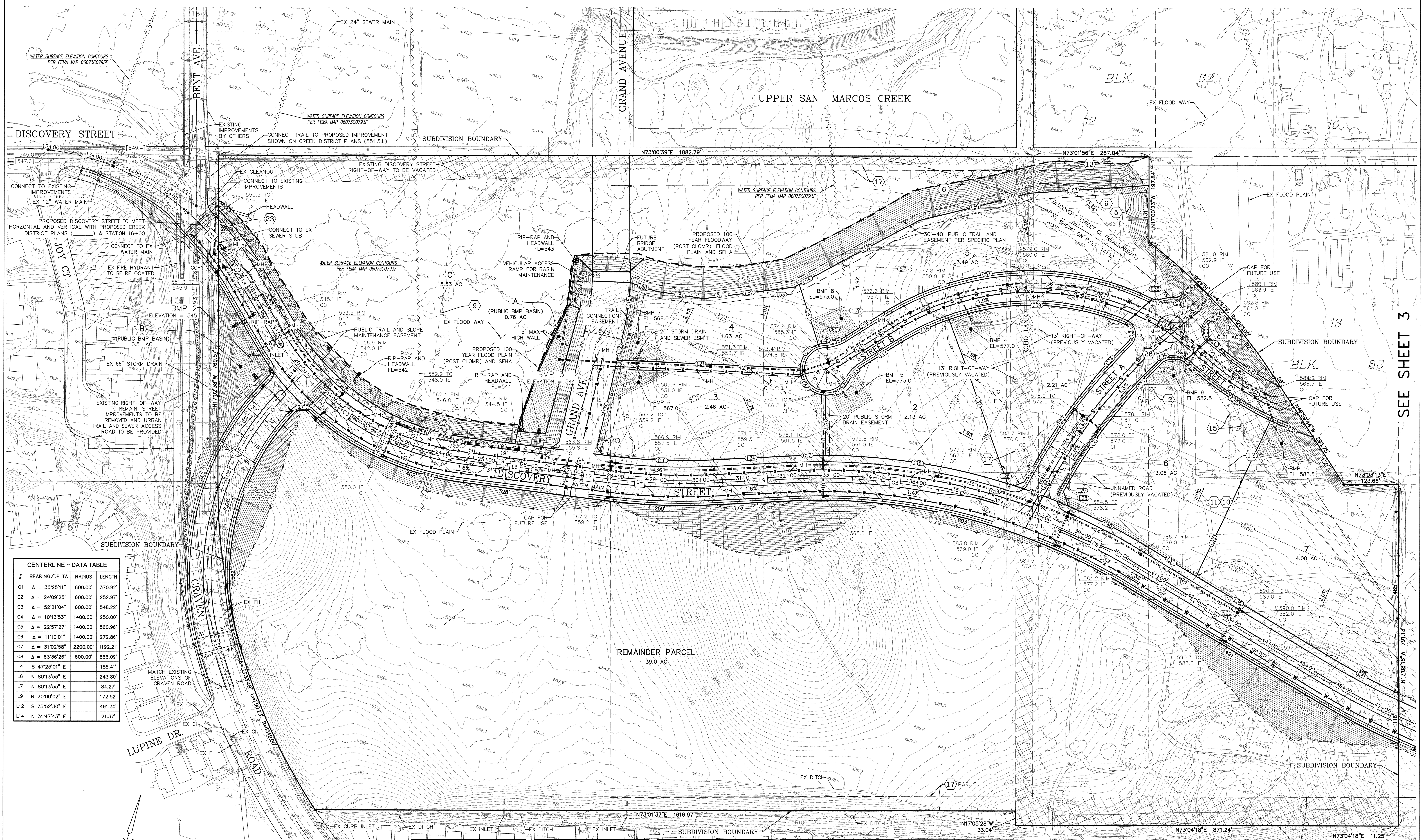
Bruce A. Robertson DATE: 12-15-18
BRUCE A. ROBERTSON

REC Civil Engineering-Environmental Land Surveying
2442 Second Avenue
San Diego, CA 92101
Consultants, Inc. (619)232-9200 (619)232-9210 Fax

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BENCH MARK
CITY OF SAN MARCOS STATION SMVC021
PER RECORD OF SURVEY 13928
ELEV.: 535.977 DATUM: N.A.V.D. 1988

CITY OF SAN MARCOS		SHEET 1 OF 4 SHEETS	
TENTATIVE SUBDIVISION MAP TSM 16-001			
APPLICANT: H.G. FENTON COMPANY		PHONE: 619-400-0120	
ADDRESS: 7577 MISSION VALLEY ROAD, SAN DIEGO, CALIFORNIA 92108			
ARCHITECT: ENGINEER			
DESIGNER: REC CONSULTANTS, INC.		PHONE: 619-232-9200	
ADDRESS: 2442 SECOND AVENUE, SAN DIEGO, CA 92101		LOCATION: SOUTH EAST OF CRAVEN ROAD	
TYPE OF DEVELOPMENT: RESIDENTIAL & INDUSTRIAL		AND DISCOVERY STREET	
ZONE: SP (UNIVERSITY DISTRICT SPA)		ASSESSOR'S PARCEL NUMBER(S): (SEE NOTES, THIS SHEET)	



CENTERLINE - DATA TABLE			
#	BEARING/DELTA	RADIUS	LENGTH
C1	Δ = 35°25'11"	600.00'	370.92'
C2	Δ = 24°09'25"	600.00'	252.97'
C3	Δ = 52°21'04"	600.00'	548.22'
C4	Δ = 10°13'53"	1400.00'	250.00'
C5	Δ = 22°57'27"	1400.00'	560.96'
C6	Δ = 11°10'01"	1400.00'	272.86'
C7	Δ = 31°02'58"	2200.00'	1192.21'
C8	Δ = 63°36'26"	600.00'	666.09'
L4	S 47°25'01" E		185.41'
L6	N 80°13'55" E		243.80'
L7	N 80°13'55" E		84.27'
L9	N 70°00'02" E		172.52'
L12	S 75°52'30" E		491.30'
L14	N 31°47'43" E		21.37'

RECCivil Engineering-Environmental
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2442 Second Avenue
San Diego, CA 92101
(619)232-9200 (619)232-9210 Fax
Consultants, Inc.

SAVE DATE: 1/18/2018 ~ PLOT DATE: 1/18/2018 ~ FILE NAME: P:\Acad\1099 - University Park\Survey\TM\Tentative Map - North Project.dwg

SURVEYOR
ALAN J. REAM
No. LS 7619
Exp. 12/31/19
STATE OF CALIFORNIA

ENGINEER
BRUCE A. ROBERTSON
No. CE 10999
Exp. 6/30/18
STATE OF CALIFORNIA

ALAN J. REAM
BRUCE A. ROBERTSON

DATE

PROPERTY LINE - DATA TABLE			
#	BEARING/DELTA	RADIUS	LENGTH
C10	Δ = 28°04'21"	110.00'	53.90'
C11	Δ = 69°57'01"	60.00'	73.25'
C12	Δ = 60°24'08"	60.00'	63.25'
C13	Δ = 28°04'21"	110.00'	53.90'
C14	Δ = 12°04'44"	560.00'	154.39'
C15	Δ = 10°21'59"	645.00'	116.70'
C16	Δ = 10°13'53"	1347.00'	240.54'
C17	Δ = 3°19'55"	1453.00'	84.50'
C18	Δ = 16°54'24"	1453.00'	428.75'
C19	Δ = 0°38'45"	1453.00'	16.38'
C20	Δ = 5°17'12"	1453.00'	134.07'
C21	Δ = 10°03'31"	1220.00'	214.18'
C23	Δ = 6°24'49"	1220.00'	417.54'
C24	Δ = 5°23'19"	1310.00'	123.20'
C25	Δ = 11°18'43"	25.00'	49.01'

PROPERTY LINE - DATA TABLE			
#	BEARING/DELTA	RADIUS	LENGTH
C26	Δ = 45°23'46"	25.00'	19.81'
C27	Δ = 9°44'05"	72.00'	12.23'
C28	Δ = 47°55'30"	25.00'	20.91'
C29	Δ = 14°26'45"	740.00'	186.58'
C30	Δ = 13°24'11"	660.00'	154.39'
C31	Δ = 8°11'11"	740.00'	105.73'
C32	Δ = 10°31'27"	25.00'	45.07'
C33	Δ = 1°49'55"	1220.00'	39.01'
C34	Δ = 2°01'26"	1310.00'	46.27'
C35	Δ = 42°20'55"	25.00'	18.48'
C36	Δ = 23°51'36"	72.00'	29.98'
C37	Δ = 45°19'36"	25.00'	19.78'
C39	Δ = 42°43'11"	560.00'	417.54'
C40	Δ = 7°57'11"	1453.00'	201.69'
C41	Δ = 4°58'30"	2147.00'	186.43'

PROPERTY LINE - DATA TABLE			
#	BEARING/DELTA	RADIUS	LENGTH
C42	Δ = 92°06'41"	60.00'	96.46'
C43	Δ = 61°43'19"	600.00'	646.35'
C44	Δ = 18°32'24"	700.00'	226.51'
C45	Δ = 5°18'33"	1265.00'	117.22'
C46	Δ = 14°51'08"	1265.00'	327.91'
C47	Δ = 10°03'31"	1265.00'	222.08'
C57	Δ = 58°02'28"	640.00'	648.33'
C59	Δ = 28°04'21"	110.00'	53.90'
C60	Δ = 13°40'52"	60.00'	14.33'
L19	N 41°00'11" E		104.23'
L21	S 75°26'39" W		422.78'
L22	N 04°14'44" W		65.52'
L24	S 70°00'02" W		172.52'
L25	N 16°40'03" W		139.32'
L26	S 51°29'01" W		24.96'

PROPERTY LINE - DATA TABLE			
#	BEARING/DELTA	RADIUS	LENGTH
L27	S 12°39'59" W		51.65'
L28	N 35°22'08" W		35.96'
L29	N 12°39'59" E		25.69'
L30	S 67°16'30" E		56.24'
L31	N 67°16'30" W		43.74'
L35	N 75°52'30" W		135.94'
L36	N 75°52'30" W		351.32'
L37	S 36°55'06" E		404.01'
L38	N 08°16'44" E		398.90'
L39	S 04°14'44" E		207.27'
L40	S 52°00'25" E		21.50'
L41	N 41°00'11" E		184.23'
L43	S 77°16'30" E		30.52'
L44	S 67°16'30" E		128.24'
L46	S 12°39'59" W		113.46'

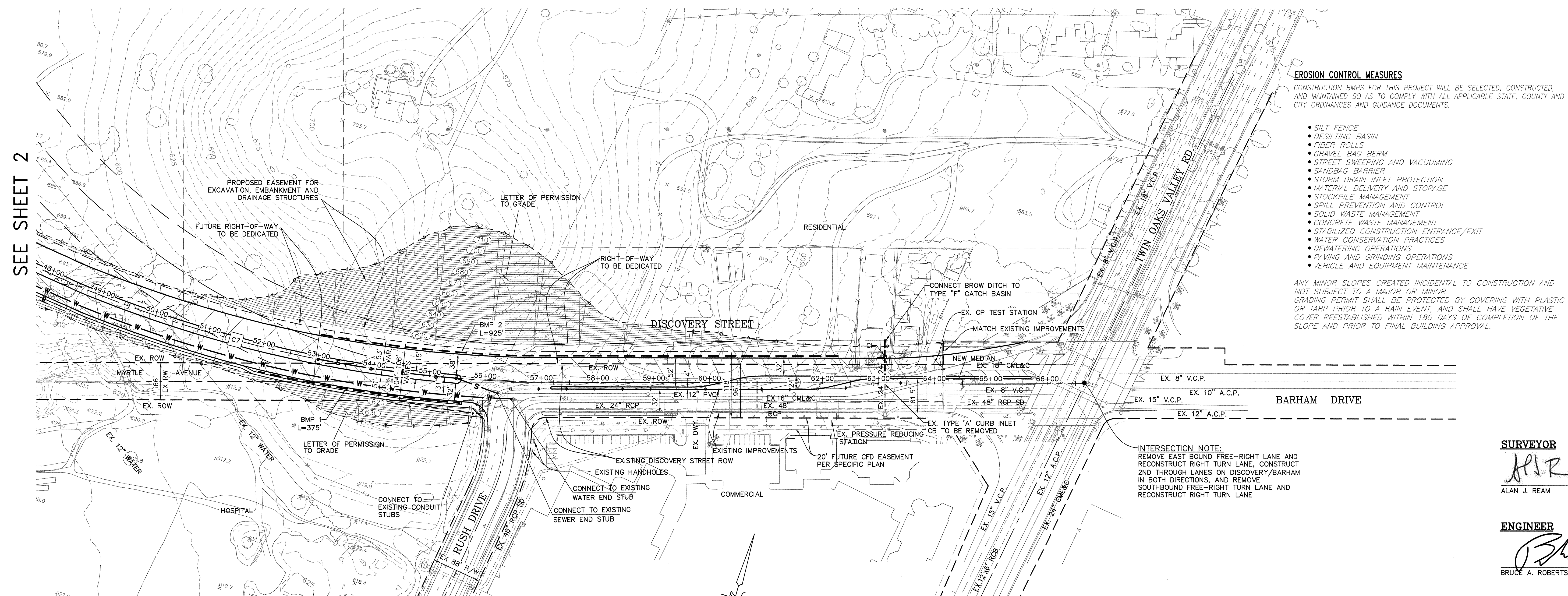
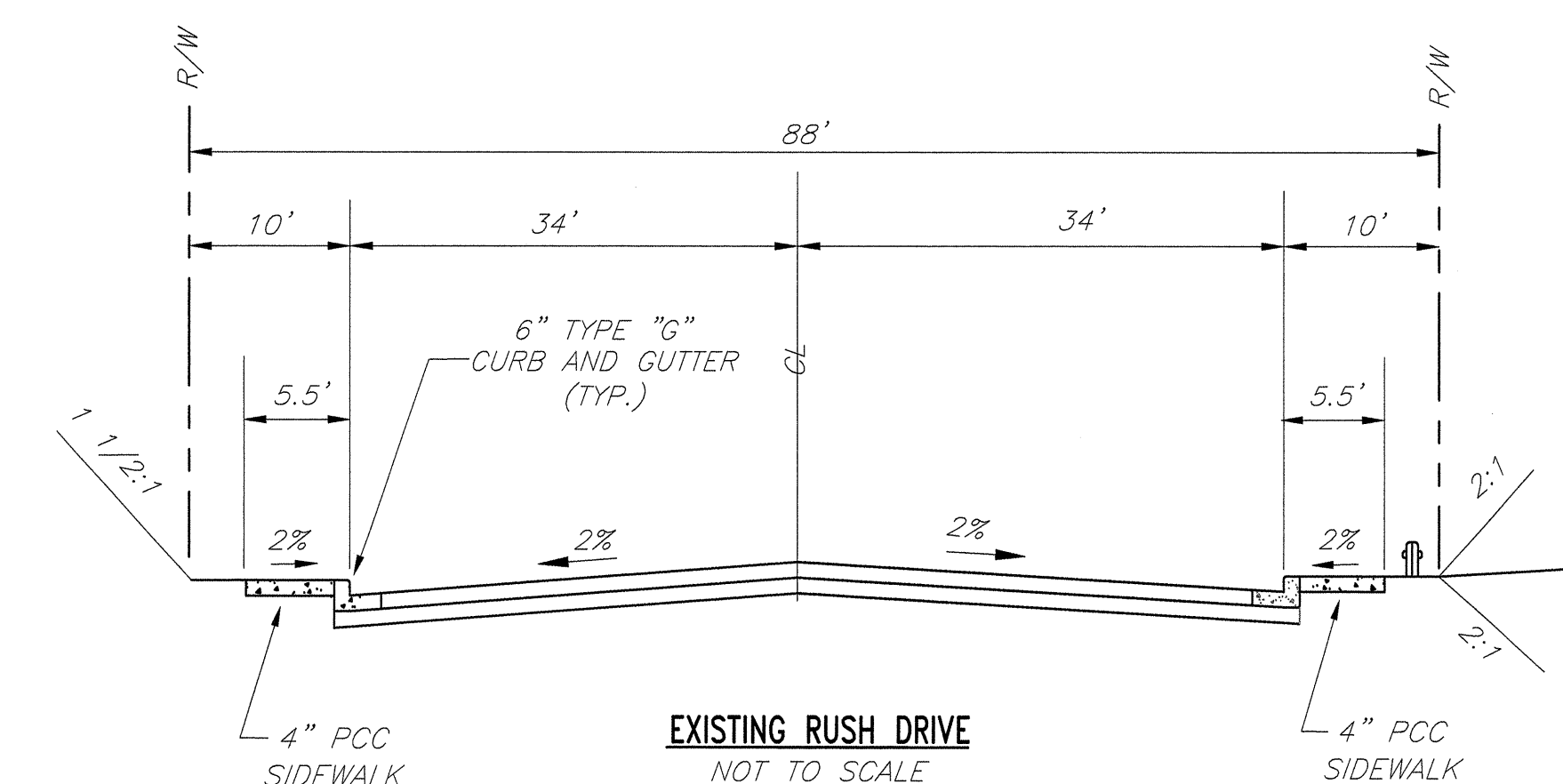
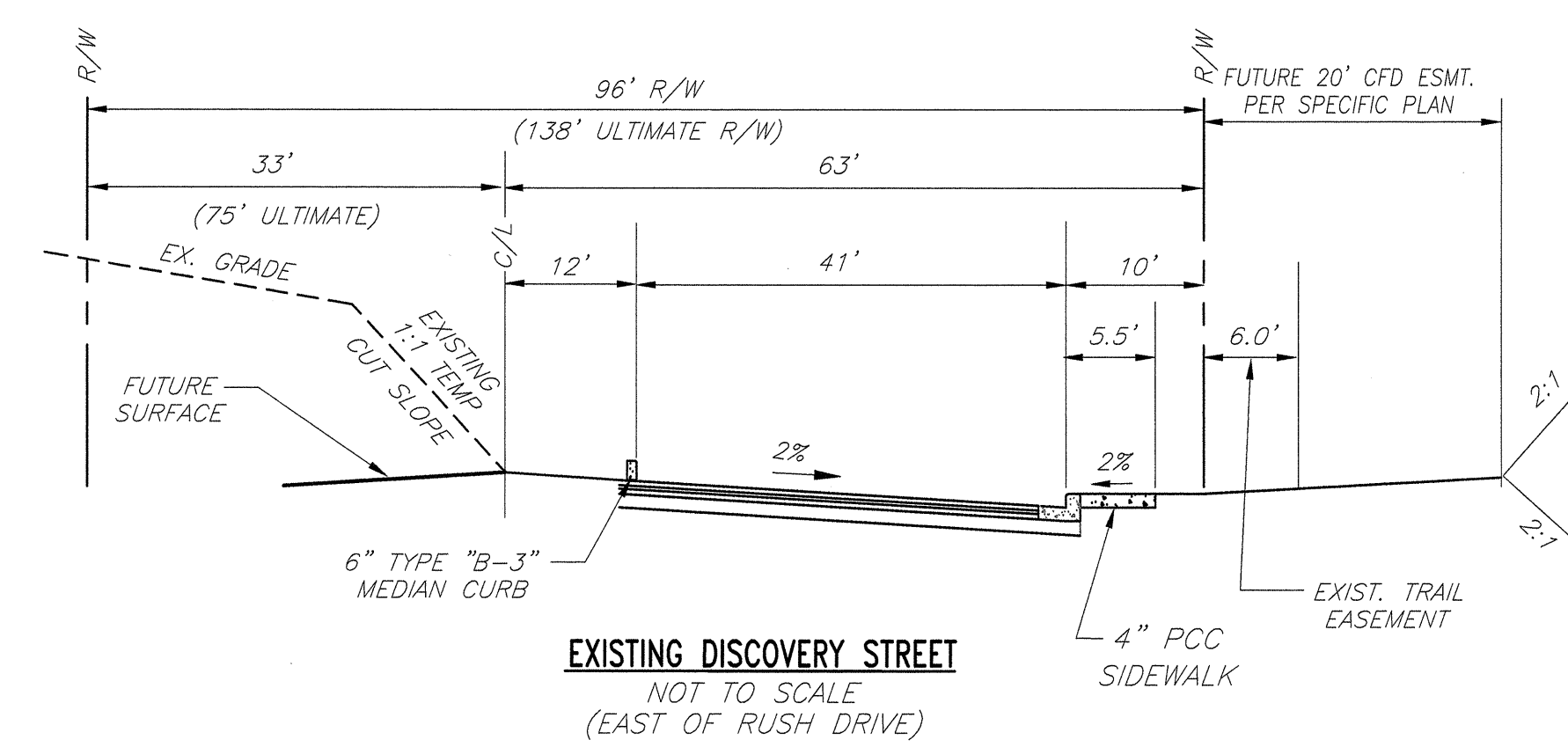
PROPERTY LINE - DATA TABLE			
#	BEARING/DELTA	RADIUS	LENGTH
L47	S 34°36'20" E		145.94'
L50	S 88°35'37" E		63.34'
L51	N 81°40'00" E		112.46'
L52	N 65°33'16" E		209.27'
L53	N 44°55'38" E		12.98'
L54	N 44°55'38" E		39.66'
L55	N 44°55'38" E		275.35'
L56	N 59°04'24" E		282.89'
L57	N 69°11'54" E		276.82'
L59	S 41°00'11" W		104.23'

ABBREVIATION LIST			
AC	ACRES		
CI	CURB INLET		
CO	CLEAN OUT		
EX	EXISTING		
FH	FIRE HYDRANT		
MH	MANHOLE		
SF	SQUARE FEET		
SFHA	SPECIAL FLOOD HAZARD AREA		
[]	ELEVATION PER CREEK DISTRICT PROJECT # p002029c (NAD88 - 3.0'± TO NAD29)		

CITY OF SAN MARCOS SHEET 2 OF 4 SHEETS

TENTATIVE SUBDIVISION MAP TSM 16-001
APPLICANT: H.G. FENTON COMPANY
ADDRESS: 7577 MISSION VALLEY ROAD, SAN DIEGO, CALIFORNIA 92108
ARCHITECT/ENGINEER: RECCONSULTANTS, INC.
DESIGNER: RECCONSULTANTS, INC.
ADDRESS: 2442 SECOND AVENUE, SAN DIEGO, CA 92101
PHONE: 619-400-0120
PHONE: 619-232-9200
LOCATION: SOUTH EAST OF CRAVEN ROAD AND DISCOVERY STREET
ASSESSOR'S PARCEL NUMBER(S): (SEE NOTES, SHEET 1)

SEE SHEET 3



EROSION CONTROL MEASURES

CONSTRUCTION BMPs FOR THIS PROJECT WILL BE SELECTED, CONSTRUCTED, AND MAINTAINED SO AS TO COMPLY WITH ALL APPLICABLE STATE, COUNTY AND CITY ORDINANCES AND GUIDANCE DOCUMENTS.


- SILT FENCE
- DESILTING BASIN
- FIBER ROLLS
- GRAVEL BAG BERM
- STREET SWEEPING AND VACUUMING
- SANDBAG BARRIER
- STORM DRAIN INLET PROTECTION
- MATERIAL DELIVERY AND STORAGE
- STOCKPILE MANAGEMENT
- SOIL PREVENTION AND CONTROL
- SOLID WASTE MANAGEMENT
- CONCRETE WASTE MANAGEMENT
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- WATER CONSERVATION PRACTICES
- DEWATERING OPERATIONS
- PAVING AND GRINDING OPERATIONS
- VEHICLE AND EQUIPMENT MAINTENANCE

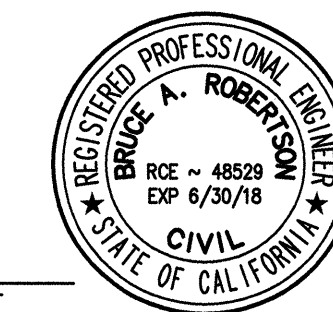
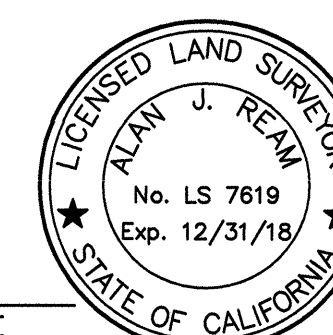
ANY MINOR SLOPES CREATED INCIDENTAL TO CONSTRUCTION AND NOT SUBJECT TO A MAJOR OR MINOR GRADING PERMIT SHALL BE PROTECTED BY COVERING WITH PLASTIC OR TARP PRIOR TO A RAIN EVENT, AND SHALL HAVE VEGETATIVE COVER REESTABLISHED WITHIN 180 DAYS OF COMPLETION OF THE SLOPE AND PRIOR TO FINAL BUILDING APPROVAL.

SURVEYOR

APJ.R
ALAN J. REAM

ENGINEER


BRUCE A. ROBER

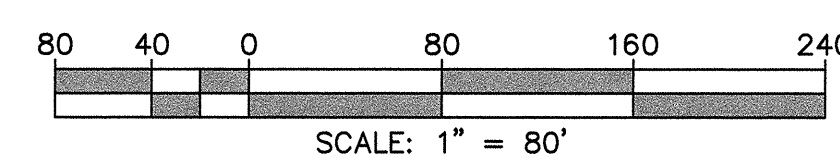


R·E·C
Consultants, Inc.

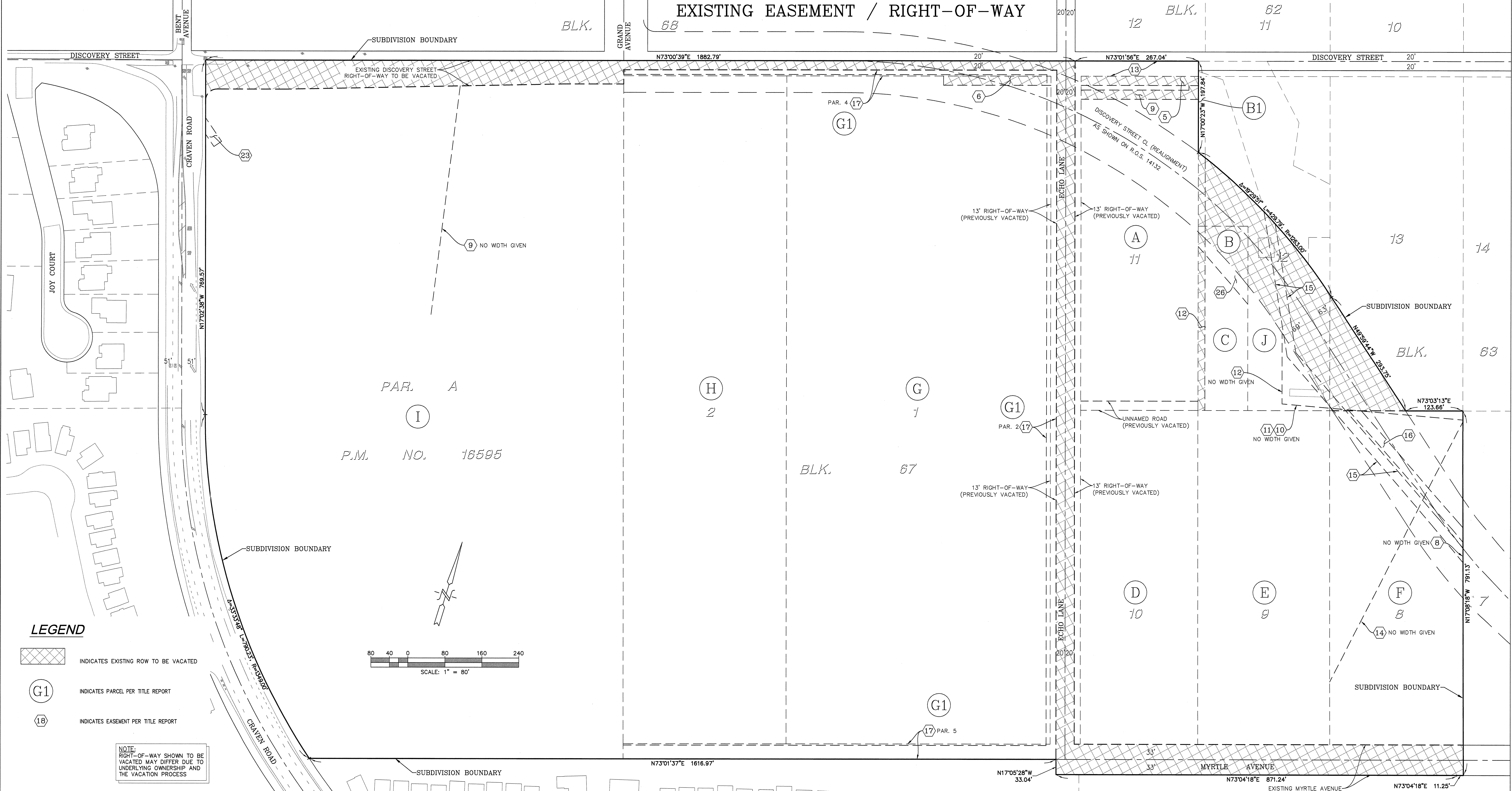
Civil Engineering · Environmental
Land Surveying

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CITY OF SAN MARCOS		SHEET 3 OF 4 SHEETS
TENTATIVE SUBDIVISION MAP: TSM 16-001		
APPLICANT: H.G. FENTON COMPANY		PHONE: 619-400-0120
ADDRESS: 7577 MISSION VALLEY ROAD, SAN DIEGO, CALIFORNIA 92108		
ARCHITECT: ENGINEER		
DESIGNER: REC CONSULTANTS, INC.		PHONE: 619-232-9200
ADDRESS: 2442 SECOND AVE., SAN DIEGO CA 92101		
TYPE OF DEVELOPMENT: RESIDENTIAL & INDUSTRIAL		LOCATION: SOUTH EAST OF GRAVEN ROAD
ZONE: SP (UNIVERSITY DISTRICT SP)		ASSESSOR'S PARCEL NUMBER(S): (SEE NOTES, SHEET 1)



LEGEND

INDICATES EXISTING ROW TO BE VACATED

INDICATES PARCEL PER TITLE REPORT

INDICATES EASEMENT PER TITLE REPORT

NOTE:
RIGHT-OF-WAY SHOWN TO BE VACATED MAY DIFFER DUE TO UNDERLYING OWNERSHIP AND THE VACATION PROCESS

LEGAL DESCRIPTION

PARCEL A: ALL OF LOT 11 OF BLOCK 63 OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, ALSO THE SOUTHERLY HALF OF THE UNNAMED ROAD LYING NORTHERLY OF AND ADJOINING SAID LOT 11 AS VACATED AND CLOSED TO PUBLIC USE, AND ALSO THAT PORTION OF THE EASTERLY 13.00 FEET OF THE UNNAMED ROAD LYING WESTERLY OF AND ADJOINING SAID LOT 11 AND THE SOUTHERLY HALF OF SAID UNNAMED ROAD LYING BETWEEN BLOCK 62 AND 63 OF SAID MAP NO. 806, AS VACATED AND CLOSED TO PUBLIC USE.

PARCEL B: THAT PORTION OF THE WESTERLY 109.00 FEET OF THE SOUTHERLY 400.00 FEET OF LOT 12, IN BLOCK 63 OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 806, BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHERLY 400.00 FEET OF LOT 12, THENCE NORTH 73°01'35" EAST ALONG THE NORTHERLY LINE OF SAID SOUTHERLY 400.00 FEET OF LOT 12 A DISTANCE OF 109.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID WESTERLY 109.00 FEET OF LOT 12, THENCE SOUTH 17°04'28" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 129.31 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH A RADIAL LINE OF SAID CURVE BEARS SOUTH 33°58'23" WEST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE HAVING A RADIUS OF 1131.00 FEET AND A CENTRAL ANGLE OF 08°06'10" A DISTANCE OF 159.95 FEET TO A POINT OF NON-TANGENCY ON THE WESTERLY LINE OF SAID LOT 12, FROM WHICH A RADIAL LINE OF SAID CURVE BEARS SOUTH 25°52'13" WEST, THENCE NORTH 17°04'28" WEST ALONG SAID WESTERLY LINE 12.63 FEET TO THE POINT OF BEGINNING.

PARCEL C: AN EASEMENT FOR ROAD PURPOSES OVER THE FOLLOWING DESCRIBED PROPERTY: THE WESTERLY 15 FEET OF LOT 12, BLOCK 63 OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806.

PARCEL D: THE WESTERLY 109.00 FEET OF THE SOUTHERLY 400.00 FEET OF LOT 12, IN BLOCK 63 OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 806, EXCEPTING THEREFROM, THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHERLY 400.00 FEET OF LOT 12, THENCE NORTH 73°01'35" EAST ALONG THE NORTHERLY LINE OF SAID SOUTHERLY 400.00 FEET OF LOT 12, THENCE SOUTH 17°04'28" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 129.31 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH A RADIAL LINE OF SAID CURVE BEARS SOUTH 33°58'23" WEST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE HAVING A RADIUS OF 1131.00 FEET AND A CENTRAL ANGLE OF 08°06'10" A DISTANCE OF 159.95 FEET TO A POINT OF NON-TANGENCY ON THE WESTERLY LINE OF SAID LOT 12, FROM WHICH A RADIAL LINE OF SAID CURVE BEARS SOUTH 25°52'13" WEST, THENCE NORTH 17°04'28" WEST ALONG SAID WESTERLY LINE 12.63 FEET TO THE POINT OF BEGINNING.

PARCEL E: LOT 10 ALSO THAT VACATED PORTION OF THE UNNAMED STREET ADJOINING LOT 10 ON THE SOUTHWEST IN BLOCK 63 OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 806.

PARCEL F: LOT 9 IN BLOCK 63 OF THE RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 806.

PARCEL G: LOT 8 IN BLOCK 63, IN THE RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806.

PARCEL H: ALL OF LOT 1 AND THAT PORTION OF LOT 2 IN BLOCK 67 OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, LYING NORTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 2, DISTANT SOUTHWESTERLY 571 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT 1, THENCE SOUTHEASTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 1 TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 2.

PARCEL I: ALL THAT PORTION OF THE NORTHWEST HALF OF THE UNNAMED STREET ADJOINING THE ABOVE DESCRIBED LAND ON THE SOUTHEAST AND THAT PORTION OF THE SOUTHWEST 13.00 FEET OF THE UNNAMED STREET ADJOINING THE ABOVE DESCRIBED LAND ON THE NORTHEAST AND ALL THAT PORTION OF THE SOUTHERLY 13.00 FEET OF THE UNNAMED STREET ADJOINING THE ABOVE DESCRIBED LAND ON THE NORTHWEST AS SAID STREET ARE VACATED AND CLOSED TO PUBLIC USE.

PARCEL J: LOT 2 IN BLOCK 67 IN THE RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, TOGETHER WITH THOSE PORTIONS OF THE UNNAMED STREET ADJOINING SAID LOT 2 ON THE NORTHWEST AND ON THE SOUTHEAST, CLOSED TO PUBLIC USE, WHICH WOULD BY OPERATION OF LAW REVERT TO SAID LAND, EXCEPTING THAT PORTION OF SAID LOT 2 AND THOSE PORTIONS OF SAID UNNAMED STREET LYING NORTHEASTERLY OF THE LOCATION AND NORTHWESTERLY AND SOUTHEASTERLY PROLONGATION OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 2, DISTANT 571 FEET SOUTHWESTERLY FROM THE MOST NORTHERLY CORNER OF LOT 1 IN SAID BLOCK 67; THENCE SOUTHEASTERLY, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 1, TO THE SOUTHEASTERLY LINE OF SAID LOT 2.

PARCEL K: PARCEL A OF PARCEL MAP NO. 16595, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

PARCEL L: THAT PORTION OF LOTS 12 AND 13 IN BLOCK 63 OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 806, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 12, THENCE SOUTH 17°04'28" EAST ALONG THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 165.08 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH A RADIAL LINE OF SAID CURVE BEARS SOUTH 20°51'17" WEST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE HAVING A RADIUS OF 1263.00 FEET AND A CENTRAL ANGLE OF 19°29'29" A DISTANCE OF 429.56 FEET TO A POINT OF TANGENCY; THENCE SOUTH 49°50'29" EAST A DISTANCE OF 293.76 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 13, FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 13 BEARS NORTH 73°01'35" EAST A DISTANCE OF 124.87 FEET; THENCE SOUTH 73°01'35" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 157.42 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 73°01'35" WEST, 162.91 FEET; THENCE NORTH 17°04'28" WEST, 270.69 FEET TO A POINT ON THE NON-TANGENT 1131.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, A RADIAL TO SAID POINT BEARS NORTH 33°58'23" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°02'08" AN ARC LENGTH OF 119.14 FEET; THENCE SOUTH 49°50'29" EAST, 207.98 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 25,532 SQUARE FEET, MORE OR LESS.

EASEMENT / DISPOSITION

- AN EASEMENT AFFECTING SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY FOR: ACCESS AND UTILITIES. RECORDED: JULY 22, 1957 IN BOOK 6673, PAGE 31 OF OFFICIAL RECORDS. **TO BE VACATED.**
- AN EASEMENT AFFECTING SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES FOR: ROAD AND INCIDENTAL PURPOSES RECORDED: MARCH 25, 1932 IN BOOK 878, PAGE 320 OF OFFICIAL RECORDS. **TO BE VACATED.**
- AN EASEMENT AFFECTING SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY FOR: ACCESS AND UTILITIES. RECORDED: APRIL 15, 1940 IN BOOK 1008, PAGE 433 OF OFFICIAL RECORDS. **TO BE VACATED.**
- AN EASEMENT AFFECTING SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY FOR: ACCESS AND UTILITIES. RECORDED: OCTOBER 14, 1941 IN BOOK 1245, PAGE 459 OF OFFICIAL RECORDS. **TO BE VACATED.**
- AN EASEMENT AFFECTING SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES FOR: A HIGHWAY OR ROAD AND INCIDENTAL PURPOSES RECORDED: FEBRUARY 21, 1944 IN BOOK 1638, PAGE 117 OF OFFICIAL RECORDS. **TO BE VACATED.**
- AN EASEMENT AFFECTING SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY FOR: ACCESS AND UTILITIES. RECORDED: MARCH 11, 1952 IN BOOK 4403, PAGE 593 OF OFFICIAL RECORDS. **TO BE VACATED.**
- AN EASEMENT AFFECTING SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY FOR: ACCESS AND UTILITIES RECORDED: MAY 29, 1952 IN BOOK 4481, PAGE 117 OF OFFICIAL RECORDS. **TO BE VACATED.**
- AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES FOR: ROAD AND INCIDENTAL PURPOSES RECORDED: NOVEMBER 24, 1952 IN BOOK 4663, PAGE 513 OF OFFICIAL RECORDS. **TO BE VACATED.**
- AN EASEMENT AFFECTING SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES IN FAVOR OF: THE COUNTY OF SAN DIEGO FOR: PUBLIC ROAD AND INCIDENTAL PURPOSES RECORDED: JANUARY 7, 1954 IN BOOK 5105, PAGE 407 OF OFFICIAL RECORDS. **TO BE VACATED.**

- AN EASEMENT AFFECTING SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY FOR: ACCESS AND UTILITIES. RECORDED: JULY 22, 1957 IN BOOK 6673, PAGE 31 OF OFFICIAL RECORDS. **TO BE VACATED.**
- AN EASEMENT FOR PIPELINE AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SAN MARCOS COUNTY WATER DISTRICT AS SET FORTH IN A DOCUMENT RECORDED APRIL 1, 1956, IN BOOK 7018, PAGE 545, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. **TO BE VACATED.**
- AN EASEMENT AFFECTING SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY FOR: ACCESS AND UTILITIES. RECORDED: APRIL 15, 1940 IN BOOK 1008, PAGE 433 OF OFFICIAL RECORDS. **TO BE VACATED.**
- THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF THE RIGHT OF WAY GRANTED THEREIN WHERE REQUIRED FOR CONSTRUCTION AND MAINTENANCE RECORDED: FEBRUARY 26, 1968 AS FILE NO. 32003 OF OFFICIAL RECORDS. **TO BE VACATED.**
- AN EASEMENT AFFECTING SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES IN FAVOR OF: DANIELS CABLEVISION, INC., A DELAWARE CORPORATION FOR: A COMMUNITY ANTENNA TELEVISION ("CATV") SYSTEM AND INCIDENTAL PURPOSES RECORDED: AUGUST 14, 1980 AS FILE NO. 90-443771 OF OFFICIAL RECORDS LOCATION OF SAID EASEMENT CANNOT BE PLOTTED FROM THE REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SAID MATTER AFFECTS: PARCEL I. **TO BE VACATED.**
- AN EASEMENT AFFECTING SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES IN FAVOR OF: CITY OF SAN MARCOS, A MUNICIPAL CORPORATION FOR: A STORM DRAIN CHANNEL AND/OR PIPELINES FOR ANY AND ALL PURPOSES AND INCIDENTAL PURPOSES MARCH 11, 1993 AS FILE NO. 1993-0153126 OF OFFICIAL RECORDS. **TO BE VACATED.**
- AN EASEMENT AFFECTING SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES IN FAVOR OF: SAN MARCOS REDEVELOPMENT AGENCY FOR: SLOPE CONSTRUCTION AND INCIDENTAL PURPOSES RECORDED: AUGUST 11, 1994 AS FILE NO. 1994-0488152 OF OFFICIAL RECORDS. **TO BE VACATED.**

SURVEYOR

ALAN J. REAM
DATE

ENGINEER

BRUCE A. ROBERTSON
DATE

REC Civil Engineering-Environmental
Land Surveying
2442 Second Avenue
San Diego, CA 92101
Consultants, Inc. (619)232-9200 (619)232-9210 Fax

CITY OF SAN MARCOS SHEET 4 OF 4 SHEETS	
TENTATIVE SUBDIVISION MAP TSM 16-001	APPLICANT: H.G. FENTON COMPANY PHONE: 619-400-0120
ADDRESS: 7577 MISSION VALLEY ROAD, SAN DIEGO, CALIFORNIA 92108	
ARCHITECT: ENGINEER	
DESIGNER: REC CONSULTANTS, INC. PHONE: 619-232-9200	LOCATION: SOUTH EAST OF CRAVEN ROAD
ADDRESS: 2442 SECOND AVE, SAN DIEGO CA 92101	
TYPE OF DEVELOPMENT: RESIDENTIAL & INDUSTRIAL AND DISCOVERY STREET	
ZONE: SP (UNIVERSITY DISTRICT SPA) ASSESSOR'S PARCEL NUMBER(S): (SEE NOTES, SHEET 1)	