

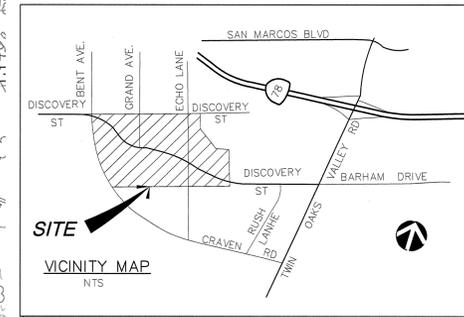
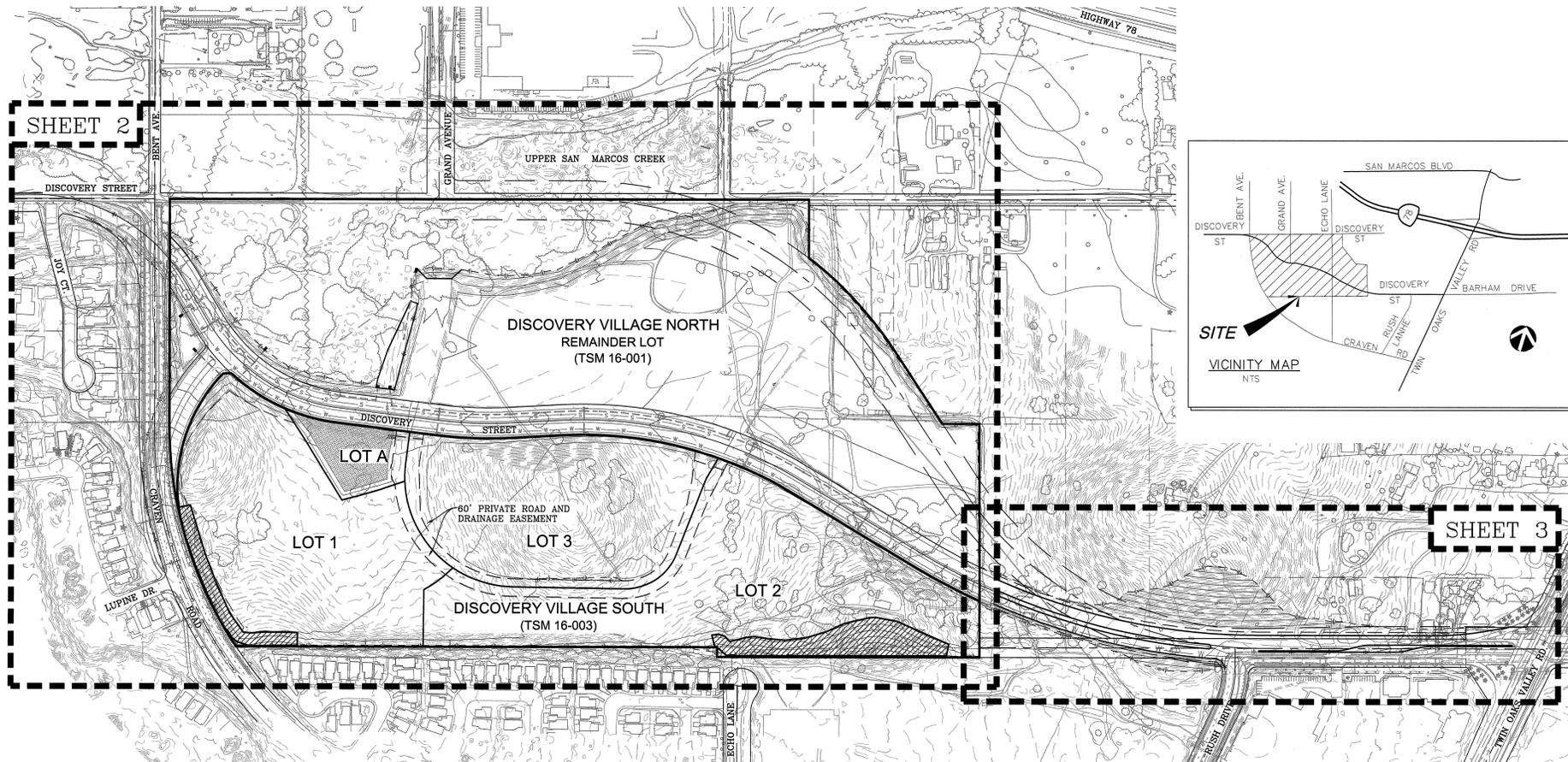
CITY OF SAN MARCOS TENTATIVE SUBDIVISION MAP 16-003
DISCOVERY VILLAGE ~ SOUTH PAD

DRAINAGE SYSTEM

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

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 BASIN DURING CONSTRUCTION.
- 7) FINAL LANDSCAPE CONSTRUCTION DOCUMENTS TO DEPICT PRIVATE VS PUBLICLY MAINTAINED SLOPES AND LANDSCAPED AREA.
- 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 IS REQUESTED FOR ALL AREAS SHOWN ON THIS SHEET AS SLOPES GREATER THAN 20' IN TOTAL HEIGHT.
- 12) DISCOVERY STREET, CRAVEN ROAD AND ALL ASSOCIATED CONSTRUCTION SHALL BE COMPLETED PER TSM 16-001 (NORTH SIDE). A SEPARATE AGREEMENT WITH THE CITY FOR THE CONSTRUCTION OF SURROUNDING PUBLIC ROADS AND GRADING ON THE REMAINDER LOT (DISCOVERY VILLAGE NORTH) IS NECESSARY BEFORE CONSTRUCTION CAN BEGIN.
- 13) PRIOR TO FINAL MAP, LANDSCAPE CONSTRUCTION DOCUMENTS WILL DISTINGUISH PRIVATE VS PUBLICLY MAINTAINED LANDSCAPED AREA.



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: *[Signature]* 12/15/18
MIKE NEAL, PRESIDENT / CEO DATE

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: *[Signature]* 12/15/18
MIKE NEAL, PRESIDENT / CEO DATE

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

LEGAL DESCRIPTION

PARCEL A, P.M. NO. 16595 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

CONDOMINIUM NOTE:

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

TOTAL NUMBER OF DWELLING UNITS	220
NUMBER OF EXISTING LOTS	10
(PARCELS A-J, SEE SHEET 4)	
NUMBER OF PROPOSED LOTS	4

SETBACK REQUIREMENTS

PENDING APPROVAL DISCOVERY VILLAGE SOUTH SPECIFIC PLAN

LAND USE (RESIDENTIAL CONDOS)

DEVELOPMENT AREA (TOTAL 39.01 AC)	
LOT 1	66 CONDO UNITS
LOT 2	65 CONDO UNITS
LOT 3	89 CONDO UNITS
LOT 4	DETENTION BASIN
TOTAL	220 CONDO UNITS

LEGEND

- SUBDIVISION BOUNDARY
- EASEMENTS
- PROPOSED SLOPE (2:1)
- ABUTTER'S RIGHTS TO BE RELINQUISHED
- SPOT ELEVATION
- DAYLIGHT CUT OR FILL
- STORM DRAIN HEADWALL
- EXISTING CONTOUR
- EXISTING STORM DRAIN STRUCTURE
- EXISTING SEWER
- EXISTING WATER



DENOTES SLOPES GREATER THAN 20' IN TOTAL HEIGHT UNDER GV 17-004

SHEET INDEX

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

NOTES

EXISTING ZONING: SP (SCRIPPS)
PROPOSED ZONING: SP (SCRIPPS)
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 INUNDED BY 100-YEAR FLOOD) PER FIRM COMMUNITY PANEL NO. 06073C0793G, EFFECTIVE DATED MAY 16, 2012.

TOPOGRAPHY SOURCE: AERIAL FROM ENVIROMINE, DATED 6-16-2017

UTILITIES:

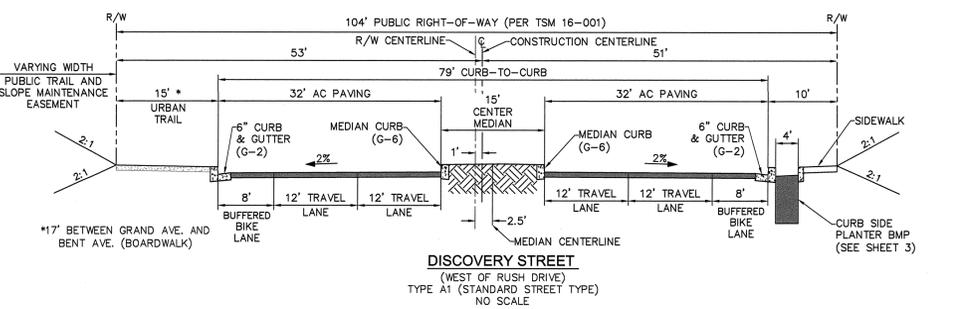
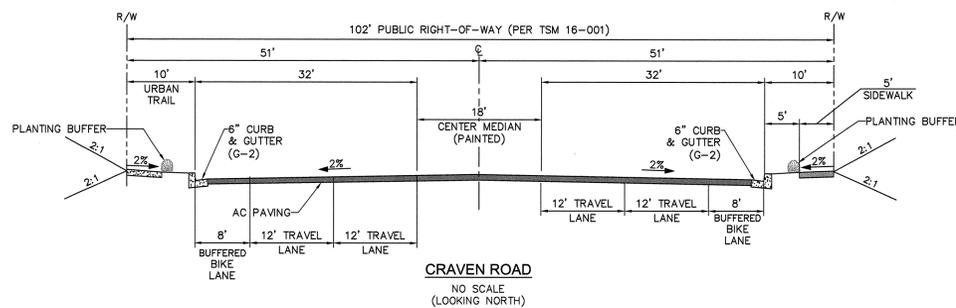
WATER - VALLECITOS WATER DISTRICT
SEWER - VALLECITOS WATER DISTRICT
SCHOOLS - SAN MARCOS UNIFIED SCHOOL DISTRICT
GAS / ELECTRICITY - SAN DIEGO GAS & ELECTRIC

APPROXIMATE GRADING QUANTITIES:

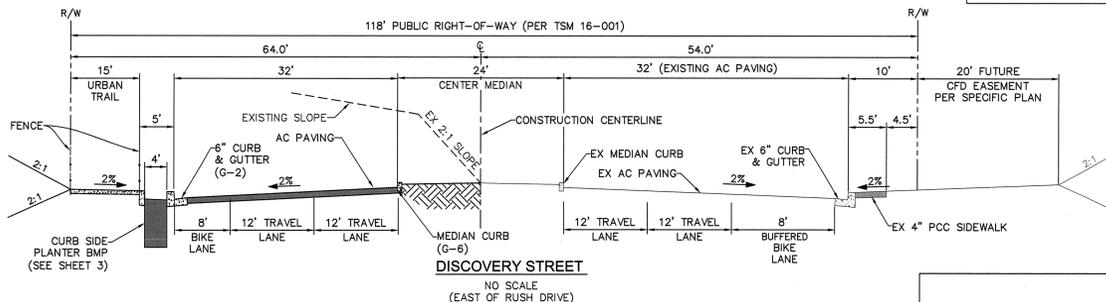
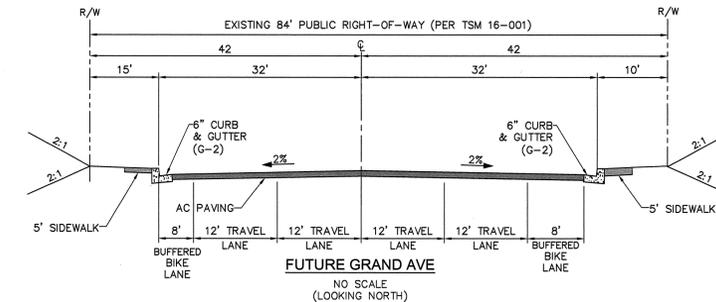
EXCAVATION 502,500 CY
EMBANKMENT 502,500 CY
IMPORT/EXPORT NONE

LOT AREA TABLE

LOT NUMBER	AC GROSS	AC NET
LOT 1	12.29	12.03
LOT 2	14.65	13.74
LOT 3	10.37	9.14
LOT A	1.70	1.53
REMAINDER LOT	48.45	48.45
TOTAL	87.46	84.89



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

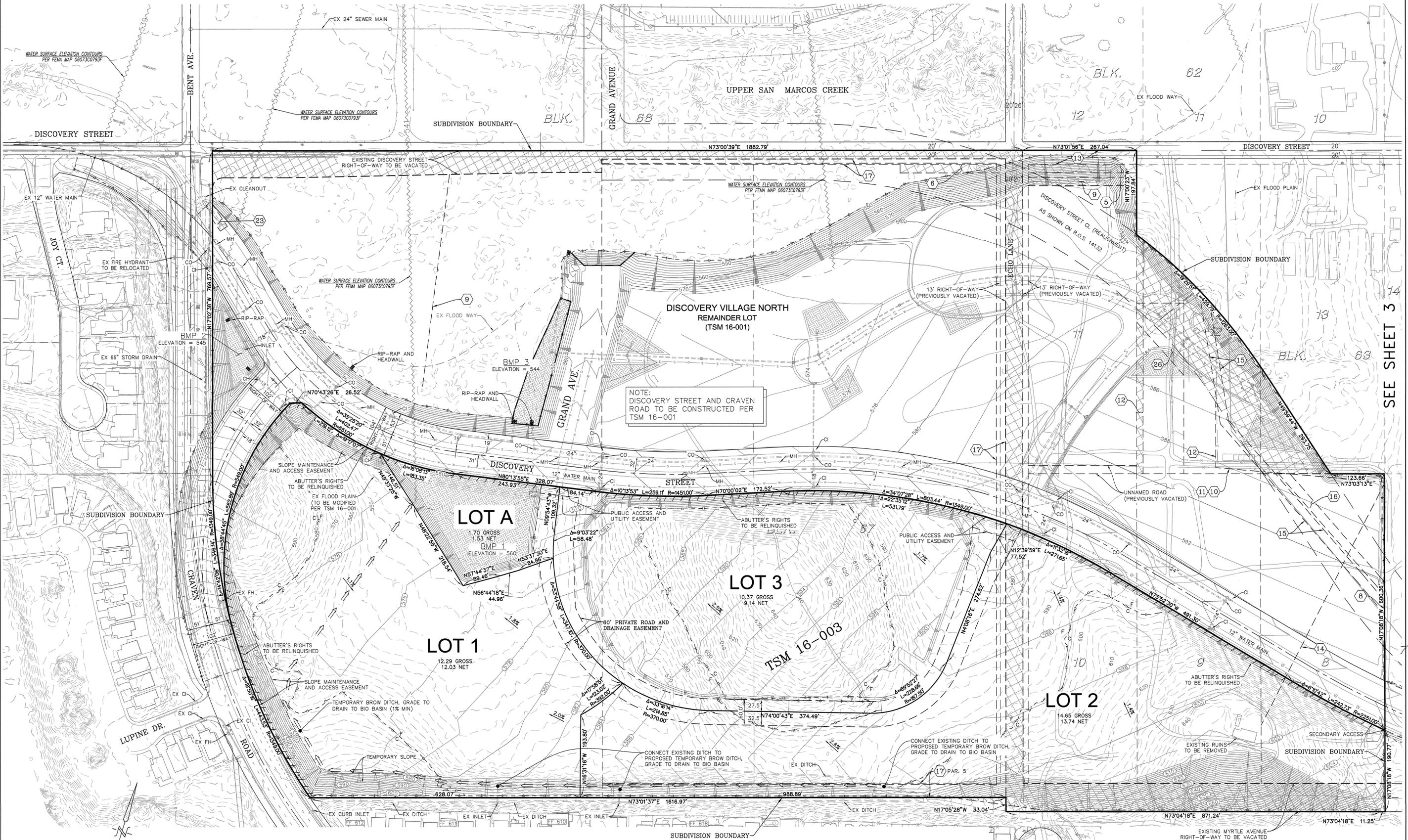


BENCH MARK
CITY OF SAN MARCOS STATION SMV021
PER RECORD OF SURVEY 13928
ELEV.: 535.977 DATUM: N.A.Y.D. 1988

ENGINEER
[Signature] 12-15-18
BRUCE A. ROBERTSON DATE

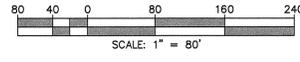
REC Civil Engineering - Environmental Land Surveying
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Consultants, Inc. (619)232-9200 (619)232-9210 Fax

CITY OF SAN MARCOS SHEET 1 OF 4 SHEETS	
TENTATIVE SUBDIVISION MAP 16-003	PHONE: 619-400-0120
APPLICANT: H.G. FENTON COMPANY	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 AND DISCOVERY STREET
TYPE OF DEVELOPMENT: RESIDENTIAL CONDOMINIUMS	ASSESSOR'S PARCEL NUMBER(S): (SEE NOTES, THIS SHEET)
ZONE: SP	



NOTE:
DISCOVERY STREET AND CRAVEN
ROAD TO BE CONSTRUCTED PER
TSM 16-001

SEE SHEET 3



SURVEYOR

AJR
ALAN J. REAM



ENGINEER

BR
BRUCE A. ROBERTSON



LOT AREA TABLE

LOT NUMBER	AC GROSS	AC NET
LOT 1	12.29	12.03
LOT 2	14.65	13.74
LOT 3	10.37	9.14
LOT A	1.70	1.53
TOTAL	39.01	36.44

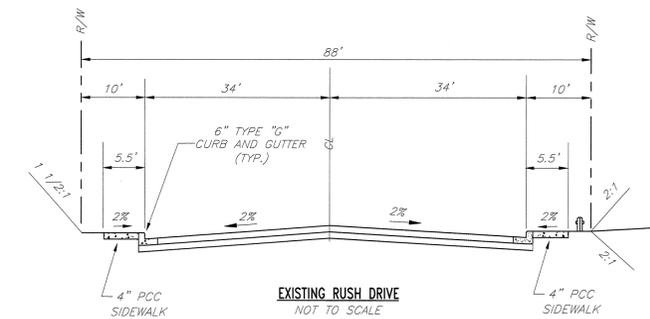
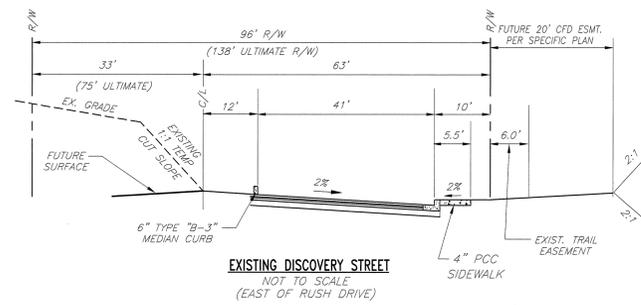
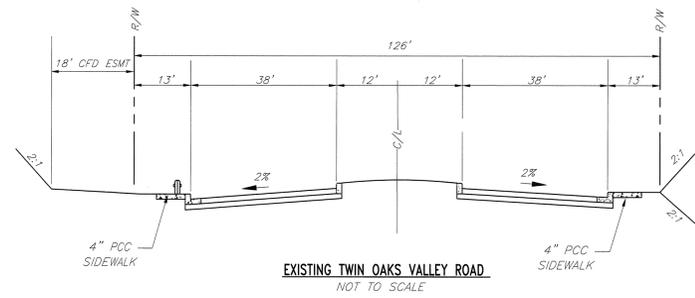
ABBREVIATION LIST

- AC ACRES
- CI CURB INLET
- CO CLEAN OUT
- EX EXISTING
- FH FIRE HYDRANT
- MH MANHOLE
- SF SQUARE FEET

REC Civil Engineering - Environmental
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2442 Second Avenue
San Diego, CA 92101
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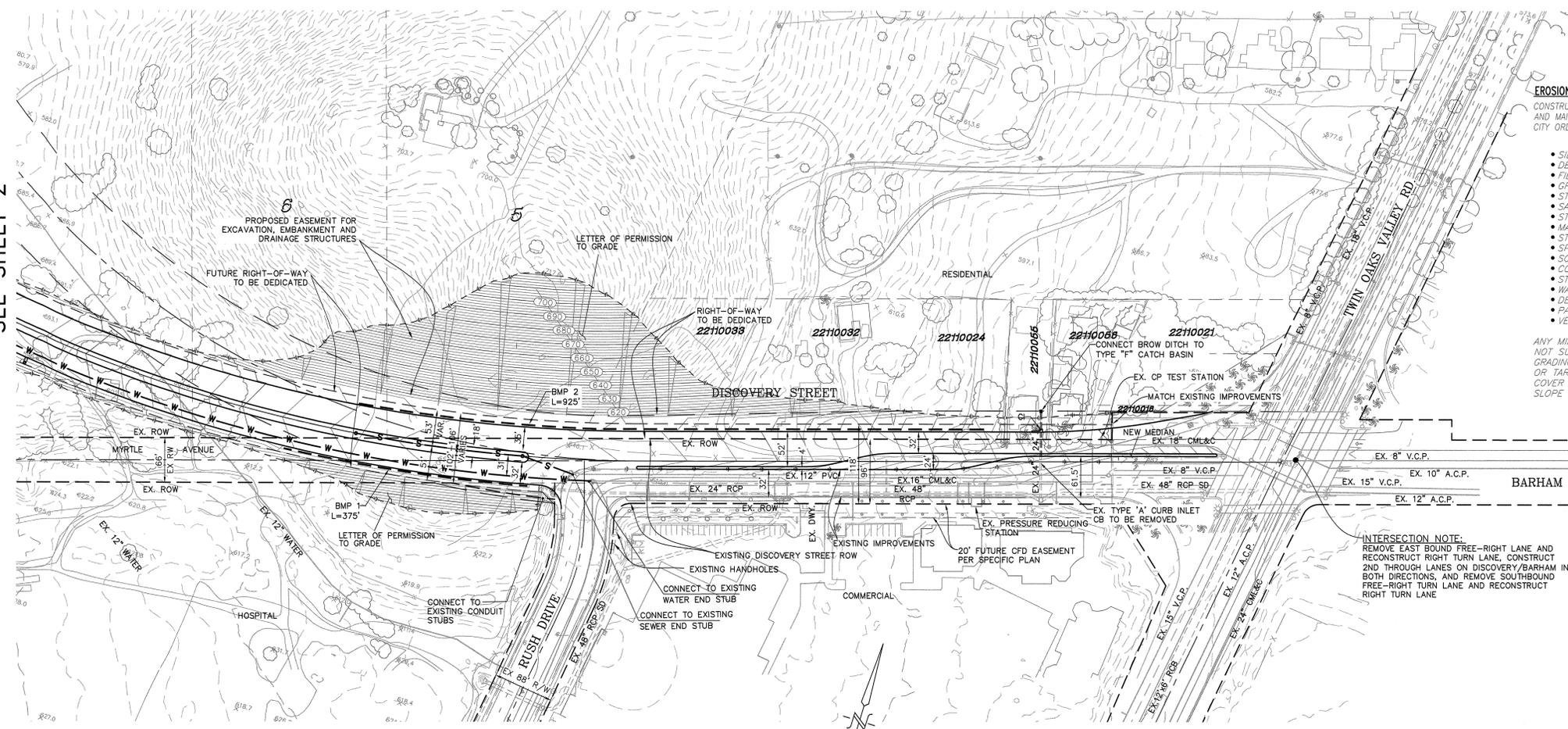
CITY OF SAN MARCOS SHEET 2 OF 4 SHEETS

TENTATIVE SUBDIVISION MAP 16-003
 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 LOCATION: SOUTH EAST OF CRAVEN ROAD
 TYPE OF DEVELOPMENT: RESIDENTIAL CONDOMINIUMS AND DISCOVERY STREET
 ZONE: SP ASSESSOR'S PARCEL NUMBER(S): (SEE NOTES, SHEET 1)



NOTE:
ALL ITEMS SHOWN ON THIS SHEET
ARE EITHER EXISTING OR WILL BE
EXISTING PER TSM 16-001

SEE SHEET 2



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
- SPILL 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.

INTERSECTION NOTE:
REMOVE EAST BOUND FREE-RIGHT LANE AND RECONSTRUCT RIGHT TURN LANE. CONSTRUCT 2ND THROUGH LANES ON DISCOVERY/BARHAM IN BOTH DIRECTIONS, AND REMOVE SOUTHBOUND FREE-RIGHT TURN LANE AND RECONSTRUCT RIGHT TURN LANE

SURVEYOR

ALAN J. REAM

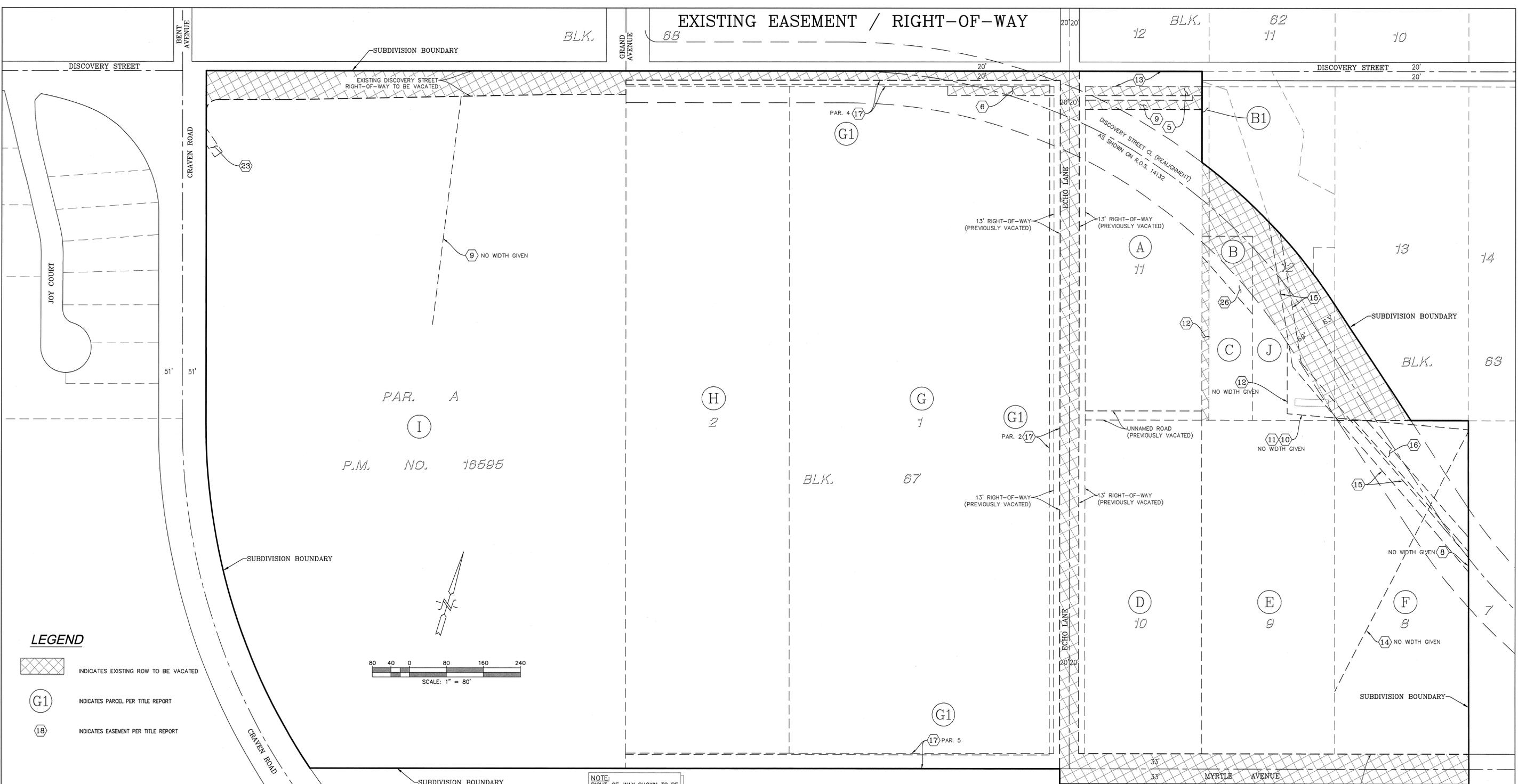


ENGINEER

BRUCE A. ROBERTSON



EXISTING EASEMENT / RIGHT-OF-WAY

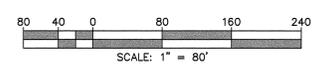


LEGEND

INDICATES EXISTING ROW TO BE VACATED

INDICATES PARCEL PER TITLE REPORT

INDICATES EASEMENT PER TITLE REPORT



LEGAL DESCRIPTION

PARCEL A: ALL OF LOT 11 OF BLOCK 63 OF RANCHO LOS VALLEJITOS 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 VALLEJITOS 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 SOUTHERLY 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 VALLEJITOS 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 VALLEJITOS 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 THE RANCHO LOS VALLEJITOS DE SAN MARCOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 806.

PARCEL F: LOT 8 IN BLOCK 63 OF THE RANCHO LOS VALLEJITOS 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 VALLEJITOS 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 THAT PORTION OF THE NORTHWEST HALF OF THE UNNAMED STREET ADJOINING THE ABOVE DESCRIBED LAND ON THE SOUTHWEST 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 NORTHEAST AS SAID STREET ARE VACATED AND CLOSED TO PUBLIC USE.

PARCEL I: LOT 2 IN BLOCK 67 IN THE RANCHO LOS VALLEJITOS 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 SOUTHWEST, 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 J: PARCEL A OF PARCEL MAP NO. 16595, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

PARCEL K: THAT PORTION OF LOTS 12 AND 13 IN BLOCK 63 OF RANCHO LOS VALLEJITOS 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°31'17" 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, 182.91 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 08°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 23,532 SQUARE FEET, MORE OR LESS.

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

- EASEMENT / DISPOSITION**
- AN EASEMENT AFFECTING SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES FOR: A HIGHWAY AND INCIDENTAL PURPOSES RECORDED: MAY 17, 1937 IN BOOK 651 PAGE 298 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 679, 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 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: 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 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 MARCOS COUNTY WATER DISTRICT FOR: A LINE OR LINES OF PIPE AND NECESSARY APPURTENANCES FOR WATER TRANSPORTATION, INCLUDING THE RIGHT TO CONSTRUCT ACCESS ROAD, AND TEMPORARILY STORE EXCAVATED AND CONSTRUCTION MATERIALS ADJACENT TO SAID EASEMENT, AND THE RIGHT OF INGRESS AND EGRESS AT ALL TIMES AND INCIDENTAL PURPOSES RECORDED: MAY 12, 1958 IN BOOK 7076, PAGE 310 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, 1990 AS FILE NO. 90-443771 OF OFFICIAL RECORDS LOCATION OF SAID EASEMENT CANNOT BE PLOTTED FROM RECORD. 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

R.E.C. Civil Engineering-Environmental Land Surveying
 2442 Second Avenue
 San Diego, CA 92101
 (619)232-9200 (619)232-9210 Fax

CITY OF SAN MARCOS SHEET 4 OF 4 SHEETS	
TENTATIVE SUBDIVISION MAP 16-003	PHONE: 619-400-0120
APPLICANT: H.G. FENTON COMPANY	ADDRESS: 7577 MISSION VALLEY ROAD, SAN DIEGO, CALIFORNIA 92108
DESIGNER: R.E.C. CONSULTANTS, INC.	PHONE: 619-232-9200
ARCHITECT: ENGINEER	ADDRESS: 2442 SECOND AVE, SAN DIEGO CA 92101
LOCATION: SOUTH EAST OF CRAVEN ROAD AND DISCOVERY STREET	ASSESSOR'S PARCEL NUMBER(S): (SEE NOTES, SHEET 1)
TYPE OF DEVELOPMENT: RESIDENTIAL CONDOMINIUMS	ZONE: SF