

RESOLUTION NUMBER R- 306030

DATE OF FINAL PASSAGE JUL 20 2010

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN  
DIEGO APPROVING A VACATION OF A PORTION OF 45<sup>TH</sup>  
STREET, BORNER STREET, EMANON PLACE, AND K STREET,  
AND DRAINAGE AND UTILITY EASEMENTS, AND APPROVAL  
OF A PARCEL MAP FOR MEAD ELEMENTARY SCHOOL

WHEREAS, the California Subdivision Map Act section 66445(j) provides a procedure for the abandonment of public easements, such that filing of a parcel map shall constitute an abandonment of all public street and easements not shown on the map; and

WHEREAS, San Diego Municipal Code section 125.0910 provides that a public right-of-way may be summarily vacated, provided the right-of-way is excess and is not required for street purposes; and

WHEREAS, within portions of 45<sup>th</sup> Street, Borner Street and Emanon Place easements for public rights-of-way are excess and are not required for street purposes; and

WHEREAS, San Diego Municipal Code Section 125.1010 provides that a public service easement or other easement may be summarily abandoned if it does not contain active public utility facilities that would be affected by the abandonment, the easement has been superceded by relocation, and there are no other public facilities located within the easement; and

WHEREAS, the drainage easement and utility easements granted to the City of San Diego per document recorded March 26, 1928 in Book 1430, Page 438 of deeds and Document No. 5658 in Book 5495, Page 395 O.R. January 13, 1955 and re-recorded as Map No. 8938 in Book 5593, Page 179 O.R., Map 3864, Doc. Rec. File No. 88-340197 O.R. (City Drawing No. 17021-B City Council Resolution No. 269405, adopted September 29, 1987), Map No. 2072,

Document No. 76-298787 O.R. Sept. 13, 1976, Doc. Rec. No. 75-235594 O.R., City Ordinance No. 5959 adopted February 9, 1954, and Map No. 3616, identified on Parcel Map L.C. 198-1739, NAD 83C 1838-6299, on file in the office of the City Clerk as Document No.

RR- 306030, do not contain active utilities that would be affected by the relocation, have been superseded by relocation, and there are no other public facilities located within the easements; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body; conduct a public hearing required by law implicating due process rights of individuals affected by the decision; and consider evidence at the hearing and make legal findings based on the evidence presented as required by law; and

WHEREAS, the matter was set for public hearing on JUL 20 2010, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, that the Council of the City of San Diego finds, pursuant to San Diego Municipal Code Section 125.1040, that:

1. There are no present or prospective uses for the public rights-of-way, public services easements, and other easements either for public facilities of the purpose for which they were originally acquired, or for any other public use of a like nature that can be anticipated.
2. The public will benefit from the vacation of the public rights-of-way, public services easements, and other easements through improved utilization of land.
3. The vacation is consistent with the General Plan and approved Community Plan.

4. The public street system and other public purposes for which the public service easements and rights-of-way were originally acquired will not be detrimentally affected by this vacation.

BE IT FURTHER RESOLVED, that the Council of the City of San Diego finds:

1. That certain Map surveyed by Mary M. Acosta, licensed Land Surveyor, titled "Parcel Map W.O. 421823" [MAP], being a lot consolidation of a portion of the west ½ of Lot 39 of Horton's Purchase in ex-mission lands of San Diego, according to the Map thereof No. 283, together with Lots 32 through 35 inclusive, 49 and 54 through 56 inclusive, and portions of Lots 31, 36, 37, 43, 50, 51 and 53, all of Lise Terrace, according to the Map thereof No. 3616, together with Parcel 3 of Parcel Map No. 15162, all in the City of San Diego, County of San Diego, State of California, together with those portions of 45<sup>th</sup> Street, Market Street, "K" Street, Emanon Place and Borner Street as dedicated, to public use; and

2. That the portions of 45<sup>th</sup> Street, Market Street, Emanon Street, "K" Street and Borner Place dedicated to public use and utility and drainage easements granted to the City of San Diego per Maps 3616, 3864, 2072, and 24017 are not shown within this map because they have been vacated pursuant to Section 66445(j) of the Subdivision Map Act; and

3. That Parcel Map W.O. 421823 is approved; and

4. That the City Clerk shall cause a certified copy of this resolution, with Document No. RR- 306030, attested by her under seal, to be forwarded to the Office of the County Recorder; and

5. That prior to recordation of the parcel map, the applicant shall grant a minimum 40-foot wide water easement, centered on the Bonita Pipeline, within that portion of the 45<sup>th</sup>

Street right-of-way being vacated, in a manner satisfactory to the Water Department Director and  
the City Engineer.

APPROVED: JAN GOLDSMITH, City Attorney

By   
Keith Bauerle  
Deputy City Attorney

KB:hm  
06/24/2010  
06/30/10 COR.COPY  
07/06/10 COR.COPY.2  
Or.Dept:DSD  
R-2010-950  
MMS #12427

# PARCEL MAP NO.

SHEET 1 OF 5 SHEETS

## OWNER'S CERTIFICATE

WE, THE OWNERS OF OR HAVE AN INTEREST IN THE PROPERTY COVERED BY THIS MAP, HEREBY APPROVE SAID MAP AND THE PLUMB THEREOF.  
 WE HEREBY DEDICATE TO PUBLIC USE THOSE PORTIONS OF MARKET STREET AND 45TH STREET FOR USE AS PUBLIC STREETS AND APPURTENANCES THEREON, ALL AS SHOWN ON THIS MAP WITHIN THE SUBDIVISION AND IDENTIFIED AS GENERAL UTILITY AND ACCESS EASEMENTS.  
 WE HEREBY GRANT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, THE EASEMENTS WITH THE RIGHT OF INGRESS AND EGRESS FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER, WATER AND DRAINAGE FACILITIES, INCLUDING ANY AND ALL APPURTENANCES THEREON, ALL AS SHOWN ON THIS MAP WITHIN THE SUBDIVISION AND IDENTIFIED AS GENERAL UTILITY AND ACCESS EASEMENTS, AND ALSO THE RIGHT OF INGRESS AND EGRESS OF EMERGENCY VEHICLES FOR ACCESS TO THE PROPERTIES WITHIN THE SUBDIVISION OR THE OTHER ADJACENT LANDS FOR EMERGENCY PURPOSES, INCLUDING, HOWEVER, TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENT, THE CHANGING OF THE SURFACE GRADE AND THE INSTALLATION OF PRIVATELY OWNED UTILITIES, WHICH MAY INCLUDE SEWER AND WATER MAINS, WATER SERVICES AND SEWER LATERALS, CONDENSED STORM DRAINS, FIRE HYDRANTS, ELECTRICAL WIRING ETC. SHALL BE FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE, AND (2) THE RIGHT TO GRANT EASEMENTS TO SAN DIEGO GAS AND ELECTRIC COMPANY, PACIFIC BELL, A COMMUNITY TELEVISION ANTENNA COMPANY OR OTHER PUBLICLY FRANCHISED ENTITY PROVIDING A MAJOR TELEVISION ANTENNA SYSTEM, PROVIDED THE LOCATION OF SUCH UTILITIES CONFORM TO THE LOCATION OF SIMILAR UTILITIES IN DEDICATED STREETS.

WE HEREBY GRANT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, THE EASEMENTS FOR GENERAL UTILITY AND ACCESS PURPOSES OVER, UNDER, UPON, AND ACROSS PARCELS 1, SHOWN ON THIS MAP WITHIN THE SUBDIVISION AND IDENTIFIED AS GENERAL UTILITY AND ACCESS EASEMENTS, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR THE REPAIR, MAINTENANCE, AND ALTERATION OF ANY UTILITY EQUIPMENT OR FACILITY SITUATED IN OR ON SAID EASEMENTS; AND ALSO THE RIGHT OF INGRESS AND EGRESS OF EMERGENCY VEHICLES FOR ACCESS TO THE PROPERTIES WITHIN THE SUBDIVISION OR THE OTHER ADJACENT LANDS FOR EMERGENCY PURPOSES, INCLUDING, HOWEVER, TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENT, THE CHANGING OF THE SURFACE GRADE AND THE INSTALLATION OF PRIVATELY OWNED UTILITIES, WHICH MAY INCLUDE SEWER AND WATER MAINS, WATER SERVICES AND SEWER LATERALS, CONDENSED STORM DRAINS, FIRE HYDRANTS, ELECTRICAL WIRING ETC. SHALL BE FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE, AND (2) THE RIGHT TO GRANT EASEMENTS TO SAN DIEGO GAS AND ELECTRIC COMPANY, PACIFIC BELL, A COMMUNITY TELEVISION ANTENNA COMPANY OR OTHER PUBLICLY FRANCHISED ENTITY PROVIDING A MAJOR TELEVISION ANTENNA SYSTEM, PROVIDED THE LOCATION OF SUCH UTILITIES CONFORM TO THE LOCATION OF SIMILAR UTILITIES IN DEDICATED STREETS.

IT IS OUR INTENT TO SUBORDINATE OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSIONARY RIGHTS THAT MAY EXIST WITH THE ADJACENT PUBLIC RIGHTS-OF-WAY, IT IS NOT OUR INTENT TO ALTER OR CURE THE LEGITIMATE RIGHTS WHO MAY HAVE A CLAIM ON THESE REVERSIONARY RIGHTS THROUGH PRIOR COVENANTS.

SAN DIEGO UNITED SCHOOL DISTRICT OF SAN DIEGO COUNTY, CALIFORNIA  
 A POLITICAL SUBDIVISION, AS OWNER  
 SAN DIEGO UNITED SCHOOL DISTRICT OF SAN DIEGO COUNTY, CALIFORNIA, AS OWNER  
 SAN DIEGO UNITED SCHOOL DISTRICT, AS OWNER

BY: STUART B. MARNEY  
 EXECUTIVE DIRECTOR  
 CAPITAL IMPROVEMENT BOND PROGRAM

## SIGNATURE COMMISSION STATEMENT

THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS HAVE BEEN OBTAINED UNDER THE PROVISIONS OF SECTION 86426, SUBSECTION (a)(3)(A) OF THE SUBDIVISION MAP ACT, SINCE THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT RECORDED BY THE GOVERNING BODY.

1. THE CITY OF SAN DIEGO, OWNER OF EASEMENTS DEDICATED ON MAPS NO. 3616 AND 3664, FILED APRIL 2, 1957 AND APRIL 11, 1958, RESPECTIVELY, AND ON PARCEL MAPS NO. 3213, 4287 AND 15182, FILED APRIL 29, 1978, NOVEMBER 7, 1979 AND FEBRUARY 21, 1980, RESPECTIVELY.
2. THE CITY OF SAN DIEGO, OWNER OF EASEMENTS AS DISCLOSED BY DEEDS RECORDED JULY 6, 1978 IN BOOK 1206, PAGE 881 AND MARCH 28, 1978 IN BOOK 1430, PAGE 424, BOTH OF DEEDS AND JULY 6, 1978 IN BOOK 7157, PAGE 437, SEPTEMBER 13, 1979 AS FILE NO. 78-298787 AND JULY 14, 1986 AS FILE NO. 86-340197 ALL OF OFFICIAL RECORDS.
3. SAN DIEGO GAS AND ELECTRIC COMPANY, OWNER OF EASEMENTS AS DISCLOSED BY DEEDS RECORDED SEPTEMBER 4, 1957 IN BOOK 6734, PAGE 304 AND MAY 8, 1958 IN BOOK 7071, PAGE 478, BOTH OF OFFICIAL RECORDS.
4. JERRARD INVESTMENT COMPANY, OWNER OF AN EASEMENT AS DISCLOSED BY DEED RECORDED DECEMBER 2, 1956 IN BOOK 7377, PAGE 56 OF OFFICIAL RECORDS.
5. THE STATE OF CALIFORNIA, OWNER OF EASEMENTS AND RIGHTS AS DISCLOSED BY INSTRUMENTS RECORDED JULY 6, 1971 AS DOCUMENT NO. 148327; SEPTEMBER 2, 1973 AS FILE NO. 79-233644 AND AUGUST 10, 1974 AS FILE NO. 79-033586, 79-033587 AND 79-339694, ALL OF OFFICIAL RECORDS.
6. THE SAN DIEGO AND ANTERNA EASTERN RAILWAY COMPANY, OWNER OF AN EASEMENT AS DISCLOSED BY DEED RECORDED DECEMBER 23, 1977 AS FILE NO. 77-532054 OF OFFICIAL RECORDS.
7. THE SAN DIEGO UNITED PORT DISTRICT, OWNER OF AN AVIATION EASEMENT AS DISCLOSED BY DEED RECORDED OCTOBER 30, 1980 AS FILE NO. 80-367914 OF OFFICIAL RECORDS. ASSIGNMENT OF EASEMENT IN FAVOR OF SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY PER DOC. RECORDED JANUARY 7, 2003 AS FILE NO. 2003-0016723 OF OFFICIAL RECORDS.
8. THE UNITED STATES OF AMERICA ACTING BY AND THROUGH THE HOUSING AND HOME FINANCE AGENCY, PUBLIC HOUSING ADMINISTRATION, OWNER OF WATER LINE EASEMENT DISCLOSED BY DEED RECORDED NOVEMBER 24, 1953 AS DOC. 156714, BOOK 3682, PAGE 597, OFFICIAL RECORDS AND RE-RECORDED JANUARY 28, 1954 AS DOC. NO. 11400 IN BOOK 5124, PAGE 482 OF OFFICIAL RECORDS.

**P S O M A S**  
 4000 GARDNER COURT, SUITE 200  
 SAN DIEGO, CA 92123 (619) 594-8800

STATE OF CALIFORNIA )  
 COUNTY OF \_\_\_\_\_ ) ss.

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_  
 A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND  
 SIGNATURE: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 PRINCIPAL PLACE OF BUSINESS IN \_\_\_\_\_ COUNTY



VICINITY MAP  
 NOT TO SCALE

## NOTES

1. TOTAL NUMBER OF PARCELS = 1
2. TOTAL AREA WITHIN THE PARCEL MAP BOUNDARY IS 15,493 AC.
3. TITLE REPORT FURNISHED BY CHICAGO TITLE CO. ORDER NO. 35040971-USD
4. EXISTING AVIATION EASEMENT GRANTED TO THE SAN DIEGO UNITED PORT DISTRICT PER DOC. REC. OCT. 30, 1980 AS FILE/PAGE NO. 80-363814, O.R., REASSIGNED TO THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY PER DOC. REC. JAN. 07, 2003 AS FILE NO. 2003-0016723 O.R. OVER ALL OF THE LAND AS SHOWN ON THIS MAP.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PARCEL MAP IS THE WESTERLY RIGHT OF WAY LINE OF 45TH STREET ACCORDING TO PARCEL MAP NO. 15182 L.A. W. 004748'E

## JOINT USE AGREEMENT

JOINT USE AGREEMENT BETWEEN THE SAN DIEGO GAS & ELECTRIC COMPANY AND THE CITY OF SAN DIEGO CONCERNING TO PUBLIC STREETS BEING CONSTRUCTED AND MAINTAINED OVER, UNDER AND ACROSS PORTIONS OF ITS EASEMENTS AND RIGHT OF WAY LYING WITHIN THE BOUNDARIES OF 45TH STREET PER DOCUMENT NO. \_\_\_\_\_ O.R. RECORDED \_\_\_\_\_

## CITY CLERK'S CERTIFICATE

I, ELIZABETH MALAHU, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA, DO HEREBY CERTIFY THAT, BY RESOLUTION NO. \_\_\_\_\_ THE COUNCIL OF SAID CITY HAS APPROVED THIS PARCEL MAP, INCLUDING THE VACATION OF 45TH STREET, BORNER STREET, EDANON PLACE AND K STREET AND ABANDONMENT OF THE EASEMENTS AS INDICATED HEREON PURSUANT TO SECTIONS 86444(c) OF THE SUBDIVISION MAP ACT, AND HAS ACCEPTED THOSE ITEMS LISTED IN THE CERTIFICATE SIGNED BY THE OWNERS UNDER THE CONDITIONS EXPRESSED THEREIN.

IN WITNESS WHEREOF, SAID COUNCIL HAS CAUSED THESE PRESENTS TO BE EXECUTED BY THE CITY CLERK AND ATTESTED BY ITS SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

ELIZABETH MALAHU  
 CITY CLERK

BY: \_\_\_\_\_  
 DEPUTY

## CLERK OF THE BOARD OF SUPERVISORS

I, THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) OF THE STATE OF CALIFORNIA, AS AMENDED, REGARDING (a) REPORTS FOR TAXES AND (b) CERTIFICATION OF THE ABSENCE OF DEBTS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAKEN, EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH FOR THE PROPERTY WITHIN THE SUBDIVISION.

THOMAS J. PASTUSZKA  
 CLERK OF THE BOARD OF SUPERVISORS

BY: \_\_\_\_\_  
 DEPUTY

DATED: \_\_\_\_\_

## PARCEL MAP

BEING A CONSOLIDATION OF A PORTION OF THE WEST 1/2 OF LOT 38 OF VICTORY'S PURCHASE IN EX-MISSON LANDS OF SAN DIEGO, ACCORDING TO THE MAP THEREOF NO. 283, TOGETHER WITH LOTS 32 THROUGH 35 INCLUSIVE, 46 AND 54 THROUGH 56 INCLUSIVE, AND PORTIONS OF LOTS 31, 36, 37, 43, 50, 51 AND 53, ALL OF USE TERRACE, ACCORDING TO THE MAP THEREOF NO. 3616, TOGETHER WITH PARCEL 3 OF PARCEL MAP NO. 15182, ALL IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, TOGETHER WITH THOSE PORTIONS OF 45TH STREET, MARKET STREET, "K" STREET, EDANON PLACE, AND BORNER STREET AS DEDICATED TO PUBLIC USE.

THOSE PORTIONS OF 45TH STREET DEDICATED PER MAP 3616; MAP 3664; CITY ORDINANCE NO. 2629 ADOPTED FEB. 8, 1954; AND MARKET STREET ADDITION, MAP NO. 2072; THAT PORTION OF 45TH STREET REDESIGNED BY THE STATE OF CALIFORNIA TO THE CITY OF SAN DIEGO FOR USE AS CITY STREETS DESCRIBED AS PARCEL 3 ON STATE OF CALIFORNIA REDESIGNMENT MAP NO. 2407 PER DOCUMENT RECORDED AUGUST 6, 1975 AS FILE/PAGE NO. 75-20758, O.R.; THOSE PORTIONS OF BORNER STREET, EDANON PLACE AND K STREET DEDICATED TO PUBLIC USE BY LSE TERRACE, MAP NO. 3616; THOSE PORTIONS OF LOTS 46 AND 56 OF USE TERRACE, MAP NO. 3616, RESERVED FOR PUBLIC STREETS; THE ABOVE EASEMENTS TO THE CITY OF SAN DIEGO IN DOCUMENT NO. 8636 IN BOOK 5475, PAGE 363 O.R., RECORDED JANUARY 13, 1985 AND RE-RECORDED JANUARY 20, 1986 AS DOCUMENT NO. 8936 IN BOOK 5803, PAGE 179 O.R.; A PORTION OF THE DRAINAGE EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER OCHLASSE VIEW SUBDIVISION UNIT NO. 1, MAP NO. 3046, PORTIONS OF THE UTILITY AND DRAINAGE EASEMENTS GRANTED TO THE CITY OF SAN DIEGO PER LSE TERRACE, MAP NO. 3616; A PORTION OF THE SEWER EASEMENT TO THE CITY OF SAN DIEGO IN BOOK 1430, PAGE 436 OF DEEDS, RECORDED MARCH 28, 1978; A PORTION OF THE SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO IN DOCUMENT NO. 86-340197 O.R., RECORDED JULY 14, 1986; A PORTION OF THE SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO IN DOCUMENT NO. 78-298787 O.R., RECORDED SEPTEMBER 13, 1979, ARE VACATED PURSUANT TO SECTION 8644(c) OF THE SUBDIVISION MAP ACT.

## SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE SAN DIEGO UNITED SCHOOL DISTRICT OF SAN DIEGO COUNTY. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

BY: \_\_\_\_\_  
 MARY AL ACOSTA, P.L.S. 8864  
 MY REGISTRATION EXPIRES: 05/30/2010

## CITY ENGINEER'S CERTIFICATE

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREON; THAT IT COMPLIES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

AFRIM OSKOLA  
 CITY ENGINEER

BY: \_\_\_\_\_  
 GREGORY P. HOPKINS  
 P.L.S. 7730

DATE: \_\_\_\_\_

## RECORDER'S CERTIFICATE

FILE NO. \_\_\_\_\_  
 FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AT \_\_\_\_\_ IN BOOK OF PARCEL MAPS AT  
 PAGE \_\_\_\_\_ AT THE REQUEST OF MARY M. ACOSTA.

DAVID L. BUTLER  
 COUNTY RECORDER  
 BY: \_\_\_\_\_  
 DEPUTY COUNTY RECORDER

FEES: \$ 18.00

W.O. NO. 421823	T.M. NONE	NAD 83C 1838-6299	PTS NO. 6498	L.C. 198-1739
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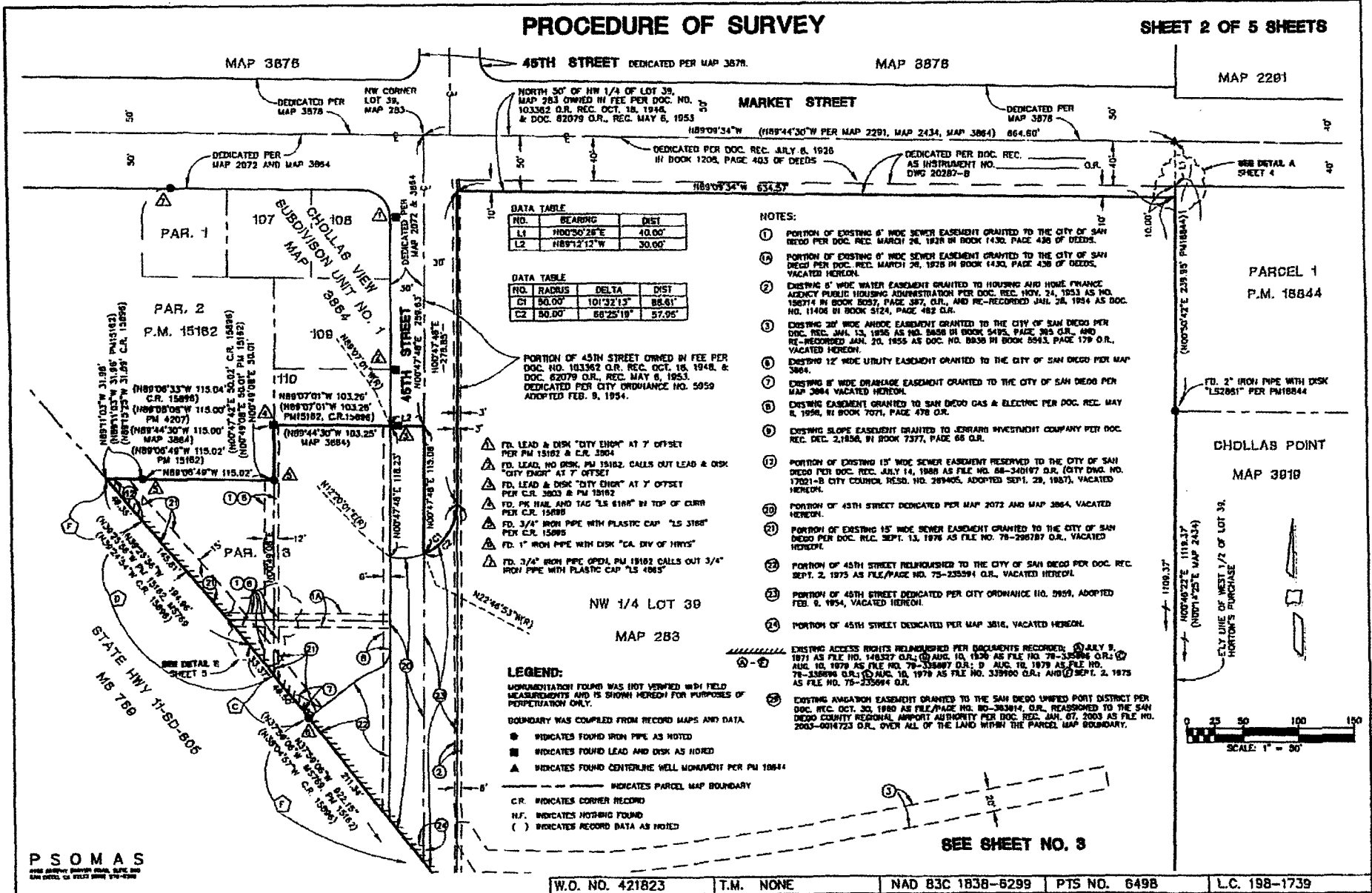
DOCUMENT NO. RR-306030

FILED JUL 20 2010  
 OFFICE OF THE CITY CLERK  
 SAN DIEGO, CALIFORNIA

# PARCEL MAP NO.

## PROCEDURE OF SURVEY

SHEET 2 OF 5 SHEETS



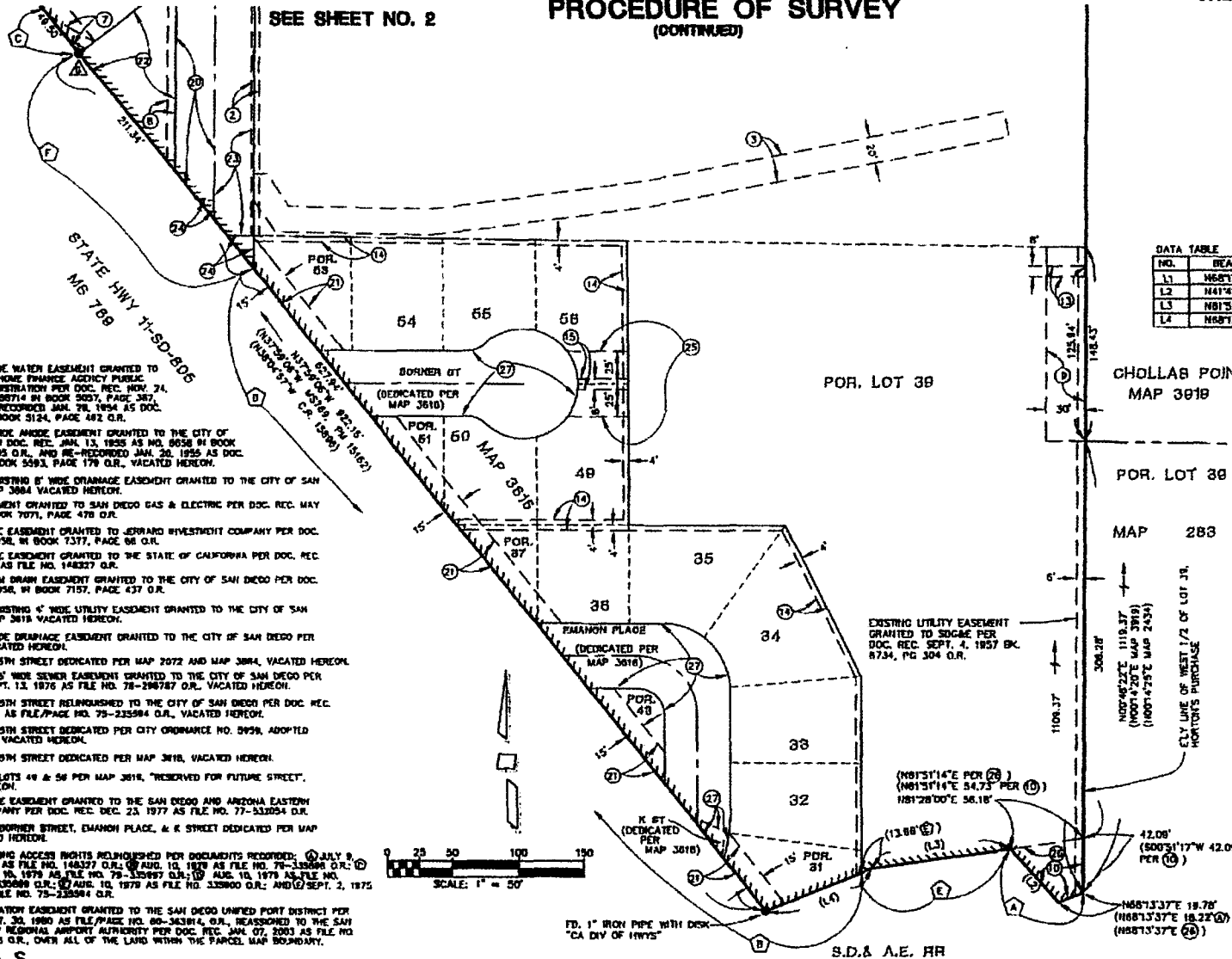
**PSOMAS**  
 PROFESSIONAL SURVEYOR  
 1000 G STREET, SAN DIEGO, CALIF. 92101  
 LICENSE NO. 10000

# PARCEL MAP NO.

SHEET 3 OF 5 SHEETS

## PROCEDURE OF SURVEY (CONTINUED)

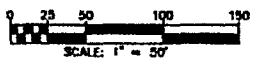
SEE SHEET NO. 2



DATA TABLE			
NO.	BEARING	DIST	RECORDED
L1	N68°13'37"E	19.78'	
L2	N41°42'47"W	55.04'	(28)
L3	N81°31'14"E	187.21'	(28) (E)
L4	N68°13'37"E	87.10'	(28)

**NOTES:**

- (2) EXISTING 6' WIDE WATER EASEMENT GRANTED TO HOUSING AND HOME FINANCE AGENCY PUBLIC HOUSING ADMINISTRATION PER DOC. REC. NOV. 24, 1953 AS NO. 138714 IN BOOK 3027, PAGE 387 O.R. AND RE-RECORDED JAN. 28, 1954 AS DOC. NO. 11408 IN BOOK 3124, PAGE 482 O.R.
- (3) EXISTING 30' WIDE ARCADE EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DOC. REC. JAN. 13, 1955 AS NO. 8658 IN BOOK 3483, PAGE 385 O.R. AND RE-RECORDED JAN. 26, 1955 AS DOC. NO. 8938 IN BOOK 3593, PAGE 179 O.R., VACATED HEREON.
- (7) PORTION OF EXISTING 6' WIDE DRAINAGE EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER MAP 3884 VACATED HEREON.
- (8) EXISTING EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC PER DOC. REC. MAY 8, 1958, IN BOOK 7071, PAGE 478 O.R.
- (9) EXISTING SLOPE EASEMENT GRANTED TO STRAND INVESTMENT COMPANY PER DOC. REC. DEC. 2, 1958, IN BOOK 1337, PAGE 98 O.R.
- (10) EXISTING SLOPE EASEMENT GRANTED TO THE STATE OF CALIFORNIA PER DOC. REC. JULY 9, 1971, AS FILE NO. 148327 O.R.
- (11) EXISTING STORM DRAIN EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DOC. REC. JULY 3, 1958, IN BOOK 7157, PAGE 437 O.R.
- (14) PORTION OF EXISTING 4' WIDE UTILITY EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER MAP 3618 VACATED HEREON.
- (15) EXISTING 6' WIDE DRAINAGE EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER MAP 3618 VACATED HEREON.
- (16) PORTION OF 45TH STREET DEDICATED PER MAP 2072 AND MAP 3084, VACATED HEREON.
- (17) PORTION OF 15' WIDE SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DOC. REC. SEPT. 13, 1976 AS FILE NO. 78-296787 O.R., VACATED HEREON.
- (18) PORTION OF 45TH STREET RELINQUISHED TO THE CITY OF SAN DIEGO PER DOC. REC. SEPT. 2, 1975 AS FILE/PAGE NO. 75-235984 O.R., VACATED HEREON.
- (19) PORTION OF 45TH STREET DEDICATED PER CITY ORDINANCE NO. 0956, ADOPTED FEB. 9, 1954, VACATED HEREON.
- (24) PORTION OF 48TH STREET DEDICATED PER MAP 3618, VACATED HEREON.
- (25) PORTIONS OF LOTS 48 & 56 PER MAP 3618, "RESERVED FOR FUTURE STREET", VACATED HEREON.
- (26) EXISTING SLOPE EASEMENT GRANTED TO THE SAN DIEGO AND ARIZONA EASTERN RAILWAY COMPANY PER DOC. REC. DEC. 23, 1977 AS FILE NO. 77-332054 O.R.
- (27) PORTIONS OF BORNHAY STREET, EMMANUEL PLACE, & K STREET DEDICATED PER MAP 3618, VACATED HEREON.
- (28) EXISTING ACCESS RIGHTS RELINQUISHED PER DOCUMENTS RECORDED: (A) JULY 9, 1971 AS FILE NO. 148327 O.R. (B) AUG. 10, 1978 AS FILE NO. 78-332054 O.R.; (C) ALSO, NO. 1978 AS FILE NO. 78-332057 O.R.; (D) ALSO, NO. 1978 AS FILE NO. 78-332059 O.R.; (E) AUG. 10, 1978 AS FILE NO. 332060 O.R.; AND (F) SEPT. 2, 1975 AS FILE NO. 75-235984 O.R.
- (29) EXISTING AVIATION EASEMENT GRANTED TO THE SAN DIEGO UNITED PORT DISTRICT PER DOC. REC. OCT. 30, 1980 AS FILE/PAGE NO. 80-363814 O.R., REASSIGNED TO THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY PER DOC. REC. JAN. 07, 2003 AS FILE NO. 2003-004723 O.R., OATH ALL OF THE LAND WITHIN THE PARCEL MAP BOUNDARY.

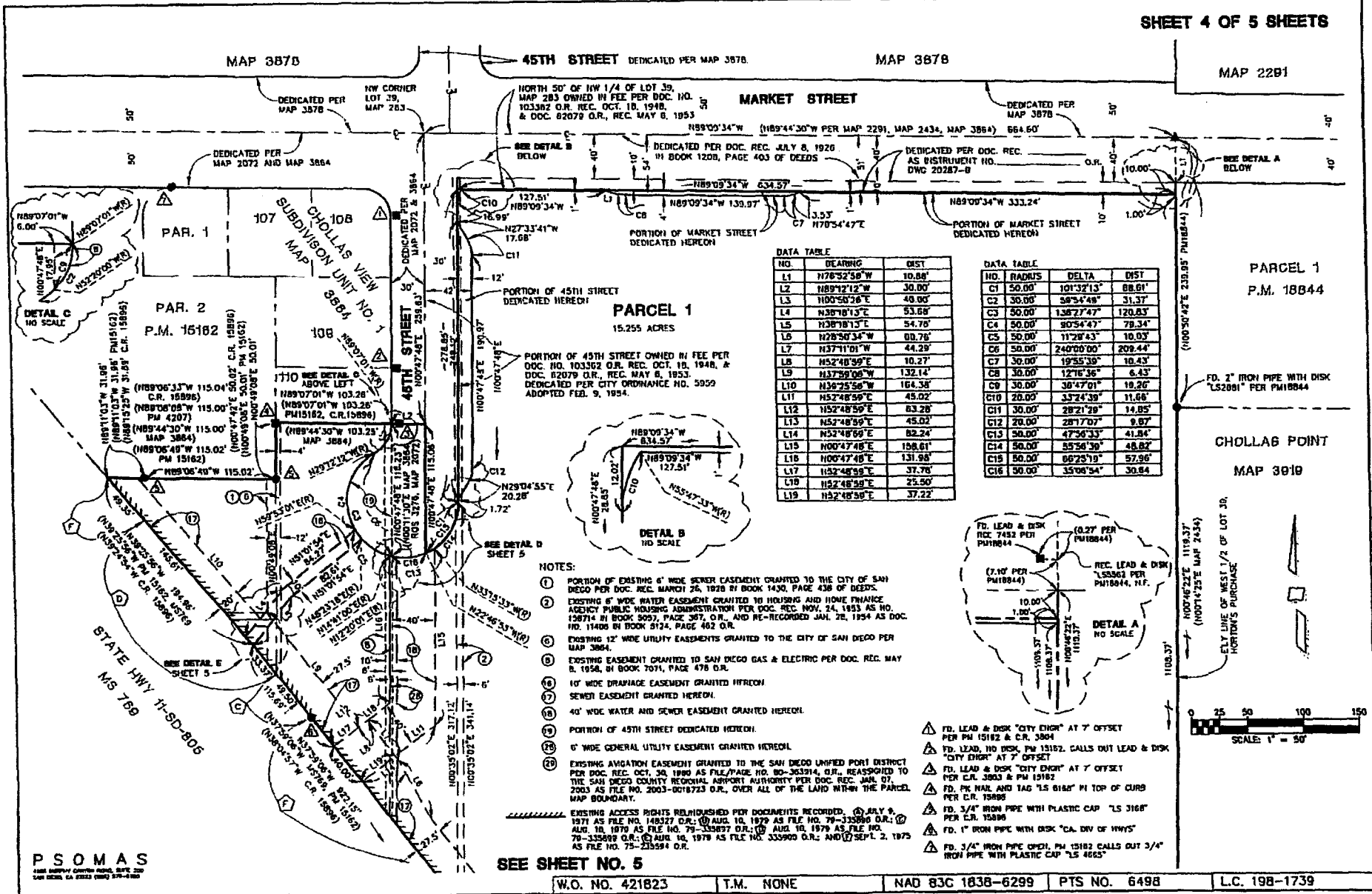


**PSOMAS**  
LAND SURVEYING ENGINEERS  
SAN DIEGO, CA. PHONE (619) 594-1800

W.O. NO. 421823    T.M. NONE    NAD 83C 1838-6299    PTS NO. 6498    L.C. 198-1739

# PARCEL MAP NO.

SHEET 4 OF 5 SHEETS



**DATA TABLE**

NO.	BEARING	DIST.
L1	N78°52'56"W	10.86'
L2	N89°12'12"W	30.00'
L3	N00°00'30"E	48.00'
L4	N38°18'13"E	53.68'
L5	N38°18'13"E	54.78'
L6	N28°58'34"W	00.78'
L7	N37°11'01"W	44.29'
L8	N52°48'59"E	10.27'
L9	N32°58'06"W	132.14'
L10	N36°25'56"W	164.38'
L11	N52°48'59"E	45.02'
L12	N52°48'59"E	83.28'
L13	N52°48'59"E	45.02'
L14	N52°48'59"E	82.24'
L15	N00°47'48"E	108.61'
L16	N00°47'48"E	131.98'
L17	N52°48'59"E	37.78'
L18	N52°48'59"E	25.50'
L19	N52°48'59"E	37.22'

**DATA TABLE**

NO.	RADIUS	DELTA	DIST.
C1	50.00'	101°32'13"	88.61'
C2	30.00'	58°54'48"	31.37'
C3	50.00'	138°27'47"	120.83'
C4	50.00'	80°54'47"	78.34'
C5	50.00'	112°28'43"	10.03'
C6	50.00'	240°00'00"	209.44'
C7	30.00'	19°55'38"	10.43'
C8	30.00'	12°16'36"	6.43'
C9	30.00'	30°47'01"	18.26'
C10	20.00'	33°24'39"	11.66'
C11	30.00'	28°21'28"	14.85'
C12	20.00'	28°17'02"	9.87'
C13	50.00'	47°36'33"	41.84'
C14	50.00'	55°56'36"	48.82'
C15	50.00'	86°23'19"	57.96'
C16	50.00'	35°06'54"	30.84'

- NOTES:**
- ① PORTION OF EXISTING 6" WIDE SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DOC. REC. MARCH 26, 1928 IN BOOK 1430, PAGE 436 OF DEEDS.
  - ② EXISTING 6" WIDE WATER EASEMENT GRANTED TO HOUSING AND HOME FINANCE AGENCY PUBLIC HOUSING ADMINISTRATION PER DOC. REC. NOV. 24, 1953 AS NO. 15874 IN BOOK 5093, PAGE 381 O.R. AND RE-RECORDED JAN. 28, 1954 AS DOC. NO. 11406 IN BOOK 5124, PAGE 462 O.R.
  - ③ EXISTING 12" WIRE UTILITY EASEMENTS GRANTED TO THE CITY OF SAN DIEGO PER MAP 3884.
  - ④ EXISTING EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC PER DOC. REC. MAY 8, 1958, IN BOOK 7071, PAGE 478 O.R.
  - ⑤ 10' WIDE DRAINAGE EASEMENT GRANTED HEREON.
  - ⑥ SEWER EASEMENT GRANTED HEREON.
  - ⑦ 40' WIDE WATER AND SEWER EASEMENT GRANTED HEREON.
  - ⑧ PORTION OF 45TH STREET DEDICATED HEREON.
  - ⑨ 6" WIDE GENERAL UTILITY EASEMENT GRANTED HEREON.
  - ⑩ EXISTING AVIGATION EASEMENT GRANTED TO THE SAN DIEGO UNITED PORT DISTRICT PER DOC. REC. OCT. 30, 1898 AS FILE/PALM NO. 80-363914, O.R. REASSIGNED TO THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY PER DOC. REC. JAN. 07, 2003 AS FILE NO. 2003-0018723 O.R. OVER ALL OF THE LAND WITHIN THE PARCEL MAP BOUNDARY.
  - ⑪ EXISTING ACCESS RIGHTS RELINQUISHED PER DOCUMENTS RECORDED, ⑪ JULY 9, 1971 AS FILE NO. 148377 O.R.; ⑫ AUG. 10, 1979 AS FILE NO. 79-335896 O.R.; ⑬ AUG. 10, 1979 AS FILE NO. 79-335897 O.R.; ⑭ AUG. 10, 1979 AS FILE NO. 79-335898 O.R.; ⑮ AUG. 10, 1979 AS FILE NO. 335900 O.R. AND ⑯ SEPT. 2, 1975 AS FILE NO. 75-23594 O.R.

SEE SHEET NO. 5

**PSOMAS**  
 1200 UNIVERSITY AVENUE, SUITE 200  
 SAN DIEGO, CA 92103 (619) 594-1200



# PARCEL MAP NO.

SHEET 5 OF 5 SHEETS

SEE SHEET NO. 4

NOTES:

- ① PORTION OF EXISTING 8' WIDE SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DOC. REC. MARCH 26, 1978 IN BOOK 1430, PAGE 434 OF DEED.
- ② EXISTING 8' WIDE WATER EASEMENT GRANTED TO HOUSING AND HOME FINANCE AGENCY PUBLIC HOUSING ADMINISTRATION PER DOC. REC. NOV. 24, 1953 AS NO. 158714 IN BOOK 5057, PAGE 387, O.R. AND RE-RECORDED JAN. 28, 1954 AS DOC. NO. 11408 IN BOOK 5124, PAGE 482 O.R.
- ③ EXISTING UTILITY EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER MAP 3014.
- ④ EXISTING EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC PER DOC. REC. MAY 8, 1936, IN BOOK 7071, PAGE 478 O.R.
- ⑤ EXISTING SLOPE EASEMENT GRANTED TO JENNARD INVESTMENT COMPANY PER DOC. REC. DEC. 2, 1928, IN BOOK 7377, PAGE 81 O.R.
- ⑥ EXISTING SLOPE EASEMENT GRANTED TO THE STATE OF CALIFORNIA PER DOC. REC. JULY 9, 1971, AS FILE NO. 148327 O.R.
- ⑦ EXISTING STORM DRAIN EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DOC. REC. JULY 8, 1936, IN BOOK 7157, PAGE 437 O.R.
- ⑧ 10' WIDE DRAINAGE EASEMENT GRANTED HEREON.
- ⑨ SEWER EASEMENT GRANTED HEREON.
- ⑩ 40' WIDE WATER AND SEWER EASEMENT GRANTED HEREON.
- ⑪ PORTION OF 45TH STREET DEDICATED HEREON.
- ⑫ EXISTING SLOPE EASEMENT GRANTED THE SAN DIEGO AND ARIZONA EASTERN RAILWAY COMPANY PER DOC. REC. DEC. 23, 1977 AS FILE NO. 77-532054 O.R.
- ⑬ 6' WIDE GENERAL UTILITY EASEMENT GRANTED HEREON.
- ⑭ EXISTING AVIGATION EASEMENT GRANTED TO THE SAN DIEGO UNITED PORT DISTRICT PER DOC. REC. OCT. 30, 1950 AS FILE NO. 89-363914, O.R. REASSIGNED TO THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY PER DOC. REC. JAN. 07, 2003 AS FILE NO. 2003-0018733 O.R., OVER ALL OF THE LAND WITHIN THE PARCEL MAP BOUNDARY.
- EXISTING ACCESS RIGHTS RELINQUISHED PER DOCUMENTS RECORDED: ⑮ JULY 9, 1971 AS FILE NO. 148327 O.R.; ⑯ AUG. 10, 1979 AS FILE NO. 79-335894 O.R.; ⑰ AUG. 10, 1979 AS FILE NO. 79-335897 O.R.; ⑱ AUG. 10, 1979 AS FILE NO. 79-335899 O.R.; ⑲ AUG. 10, 1979 AS FILE NO. 315900 O.R.; AND ⑳ SEPT. 2, 1975 AS FILE NO. 75-235984 O.R.

**PARCEL 1**  
13.255 ACRES

STATE HWY 71-SD-505  
MS 758

CHOLLAS POINT  
MAP 3010

POR. LOT 30  
MAP 288

ELY LINE OF NE 1/2 OF LOT 30,  
HOLLANDS PLANNING

EXISTING UTILITY EASEMENT  
GRANTED TO SDG&E PER  
DOC. REC. SEPT. 4, 1957 BK.  
6734, PG 304 O.R.

(N81°31'14"E PER ⑫)  
(N81°31'14"E 54.73' PER ⑬)  
(N81°26'00"E 55.16')

42.00'  
(500°51'17"W 42.00'  
PER ⑭)

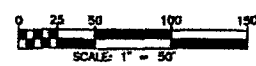
(N88°13'37"E 10.78'  
(N88°13'37"E 18.22'  
(N88°13'37"E ⑮)

NO.	BEARING	DIST.	RECORD
L1	N28°50'34"W	60.78'	
L2	N41°42'47"W	55.04'	②
L3	N81°31'14"E	107.21'	⑫ ⑬
L4	N88°13'37"E	67.10'	⑮
L5	N52°00'54"E	28.50'	
L6	N37°59'08"W	30.00'	

NO.	BEARING	DIST.
L17	N00°47'48"E	229.19'
L18	N00°47'48"E	233.00'
L19	N00°47'48"E	239.04'
L20	N00°47'48"E	238.37'
L21	N33°04'55"E	8.47'
L22	N00°47'48"E	1.72'

NO.	RADIUS	DELTA	DIST.
C1	50.00'	6°59'40"	6.10'
C2	50.00'	7°07'33"	6.22'
C3	50.00'	19°24'32"	16.84'

NO.	BEARING	DIST.
L8	N00°48'08"W	174.79'
L9	N00°48'08"W	128.00'
L10	N00°48'08"W	48.79'
L11	N81°01'54"E	84.27'
L12	N81°01'54"E	82.81'
L13	N81°07'13"E	54.78'
L14	N38°18'15"E	8.08'
L15	N88°13'37"E	40.20'
L16	N38°18'15"E	53.68'



FD. 1" IRON PIPE WITH DISK  
"CA DIV OF HWYS"

B.D.& A.E. RR

**DETAIL E**  
NO SCALE  
SEE SHEET NO. 2 & 4

**PSOMAS**  
1000 AVENUE OF THE STARS, SUITE 200  
SAN DIEGO, CA 92108 (619) 594-1000