

Recording Requested : )  
)

**CONFIRMATION COPY**

THE ORIGINAL OF THIS DOCUMENT  
WAS RECORDED ON JUN 15, 2012  
DOCUMENT NUMBER 2012-0350798  
Ernest J. Dronenburg, Jr., COUNTY RECORDER  
SAN DIEGO COUNTY RECORDER'S OFFICE  
TIME: 9:17 AM

When Recording Mail To: )  
City Clerk )  
City of Vista )  
200 Civic Center Drive )  
Vista, CA 92084 )

SPACE ABOVE FOR RECORDER'S USE

CERTIFICATE OF COMPLIANCE

PC9-233

(Section 66499.35 of the Government Code)

The real property described below lies within the City of Vista, and has been created as a separate parcel in conformance with the Subdivision Map Act and Ordinances of the City of Vista. The City will issue permits for building on this lot or parcel, provided all structures so constructed conform to all applicable ordinances of the City of Vista.

Owner(s): Mehrmah Hodaee Trust, dated 2/4/2004

Tax Parcel Nos.: 217-023-72-00 and 217-023-58-00

Legal Description: See Exhibit "A" attached (legal description) and Exhibit "B" attached (plat).

Number of Parcels: One

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval.

ATTEST:



John Conley  
Community Development Director



Marci Kilian  
City Clerk

**EXHIBIT "A"**

**PC09-233**

**PC11-277**

**Parcel A**

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF BLOCK 93 OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1895, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF THE UNNAMED ROAD BOUNDING SAID BLOCK 93 ON THE SOUTHEAST (SHOWN ON MAP NO. 1963 OF CHARLES VICTOR HALL TRACT UNIT NO. 1. AS SYCAMORE AVENUE) WHICH POINT IS DISTANT ON SAID CENTER LINE NORTH  $35^{\circ}41'$  EAST 600 FEET FROM THE INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF THE UNNAMED ROAD BORDERING SAID BLOCK 93 ON THE SOUTHWEST, SAID POINT OF BEGINNING BEING ALSO THE MOST SOUTHERLY CORNER OF THE LAND DIVIDED IN PARCEL MAP 3083 AS RECORDED SEPTEMBER 27, 1974 AS DOCUMENT NO. 74-261398 OF OFFICIAL RECORDS; THENCE NORTH  $54^{\circ}42'30''$  WEST 516.35 FEET; THENCE NORTH  $35^{\circ}17'30''$  EAST 50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH  $35^{\circ}17'30''$  EAST 147 FEET; THENCE SOUTH  $54^{\circ}42'30''$  EAST 220 FEET; THENCE NORTH  $35^{\circ}17'30''$  EAST 69.58 FEET; THENCE SOUTH  $44^{\circ}33'24''$  EAST 250.76 FEET; THENCE SOUTH  $35^{\circ}40'30''$  WEST 147.52 FEET TO A TANGENT CURVE; THENCE ALONG SAID CURVE HAVING A RADIUS OF 20.00 FEET AND A LENGTH OF 31.28 FEET IN A SOUTHWESTERLY DIRECTION THROUGH A DELTA OF  $89^{\circ}37'00''$  TO A LINE TANGENT; THENCE NORTH  $54^{\circ}42'30''$  WEST 225.85 FEET; THENCE SOUTH  $35^{\circ}17'30''$  WEST 5.00 FEET; THENCE NORTH  $54^{\circ}42'30''$  WEST 220.00 FEET; TO THE TRUE POINT OF BEGINNING

THIS PARCEL IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND AGREEMENTS OF RECORD AND CONTAINS 1.812 ACRES OR 78,932 S.F. OF LAND MORE OR LESS

Assessor's Parcel Numbers: 217-023-58 & 217-023-72

AS SHOWN ON EXHIBIT B, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

THE PURPOSE OF THIS BOUNDARY ADJUSTMENT IS TO CONSOLIDATE THE

LAND DESCRIBED AS PARCEL A OF CERTIFICATE OF COMPLIANCE NO. PC 9-190, RECORDED JANUARY 26, 2006 AS DOCUMENT NO. 2006-0058319 OF OFFICIAL RECORDS IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA IN THE OFFICE OF THE COUNTY RECORDER WITH THE LAND DESCRIBED AS PARCEL A IN A DEED RECORDED MAY 6, 1987 AS DOCUMENT NO. 87-248506 OF OFFICIAL RECORDS IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA IN THE OFFICE OF THE COUNTY RECORDER

LAND SURVEYOR



[REDACTED] 6/30/14  
RAYMOND L. SPENCER, PLS EXP

CITY OF VISTA LAND DEVELOPMENT
REVIEWED BY: T.T.



# EASEMENT KEYNOTES

- 1 AN EASEMENT FOR THE CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF PIPELINES AND APPURTENANCES GRANTED TO VISTA IRRIGATION DISTRICT RECORDED ON OCTOBER 5, 1925 IN BOOK 1115, PAGE 403 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY. (BLANKET EASEMENT - NOT PLOTTED)
- 2 AN EASEMENT FOR ROAD AND STREET PURPOSES AND THE CONSTRUCTION OF ALL AND SUNDRY UTILITIES AND APPURTENANCES OVER, UNDER AND THROUGH SAID EASEMENT GRANTED TO JOSEPH WALTER WATSON ET. AL. RECORDED ON JANUARY 20, 1930 IN BOOK 1726, PAGE 280 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
- 3 AN EASEMENT FOR ROAD, SEWER, GAS, POWER AND TELEPHONE LINES GRANTED TO GILBERT AND ESTHER HINTHORNE RECORDED ON APRIL 17, 1972 AS INSTRUMENT NO. 93449 O.R. IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
- 4 AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED ON MAY 16, 1972 AS INSTRUMENT NO. 123339 O.R. IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
- 5 AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED ON OCTOBER 10, 1972 AS INSTRUMENT NO. 271216 O.R. IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
- 6 AN EASEMENT FOR ROAD AND PUBLIC UTILITIES GRANTED TO GENE H. AND MARIANNE E KREYCIK RECORDED ON APRIL 4, 1974 AS INSTRUMENT NO. 74-084871 O.R. IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
- 7 AN EASEMENT FOR DELIVERY OF WATER GRANTED TO CLIFFORD AND BETTY OWENS RECORDED ON MAY 31, 1983 AS INSTRUMENT NO. 83-180893 O.R. IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
- 8 AN IRREVOCABLE OFFER OF DEDICATION FOR STREETS, HIGHWAYS, RIGHT OF WAY, PATHS, ALLEYS, DRAINAGE, SEWER LINES AND APPURTENANT STRUCTURES RECORDED ON JULY 16, 2007 AS INSTRUMENT NO. 2007-0473895 O.R. IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
- 9 AN EASEMENT FOR RIGHT-OF-WAY, ROAD AND UTILITY PURPOSES RECORDED ON JULY 14, 1980 AS INSTRUMENT NO. 80-208174 O.R. IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY
- 10 AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES RECORDED ON FEBRUARY 10, 1961 AS INSTRUMENT NO. 24375 O.R. IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY
- 11 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT REGARDING ACQUISITION OF PIPELINE" RECORDED ON APRIL 19, 1972 AS INSTRUMENT NO. 96861 [REFERENCES 1-1052-1972]
- 12 AN OFFER OF DEDICATION FOR PUBLIC RIGHT OF WAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED ON SEPTEMBER 26, 1974 AS INSTRUMENT NO 260105 O.R. IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY
- 13 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED ON AUGUST 12, 1975 AS INSTRUMENT NO. 212781 O.R. IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY
- 14 AN EASEMENT AND RIGHT OF WAY FOR SEWER PURPOSES AND INCIDENTALS THERETO, OVER, UNDER, ALONG AND ACROSS PURSUANT TO A GRANT DEED RECORDED ON APRIL 28, 1976 AS INSTRUMENT NO. 76-126189 O.R. IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN DIEGO
- 15 QUITCLAIM OF EASEMENT (AS DESCRIBED IN ITEM 14) PER DOCUMENT RECORDED ON APRIL 24, 2006 AS INSTRUMENT NO. 2006-0282786 O.R. IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY
- 16 AN EASEMENT AND RIGHT OF WAY FOR SEWER PURPOSES AND INCIDENTALS THERETO, OVER, UNDER, ALONG AND ACROSS PURSUANT TO A DOCUMENT RECORDED ON APRIL 24, 2006 AS INSTRUMENT NO. 2006-0282787 O.R. IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN DIEGO
- 17 PROVISION OF A DEED PROHIBITING BUYING, SELLING OR HANDLING OF INTOXICATING LIQUORS ON PARCEL A AS RECORDED OCTOBER 7, 1897 IN BOOK 265 PAGE 8 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY. (BLANKET EASEMENT - NOT PLOTTED)
- 18 AN EASEMENT FOR THE RIGHT-OF-WAY AND INCIDENTS THERETO FOR SUCH PUBLIC ROADWAY, UPON, OVER AND ACROSS PURSUANT TO A DOCUMENT RECORDED ON AUGUST 30, 2006 AS INSTRUMENT NO. 2006-0618353 O.R. IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN DIEGO
- 19 CERTIFICATE OF COMPLIANCE NO. PC 9-190, RECORDED JANUARY 26, 2006 AS DOCUMENT NO. 2006-0058319 OF OFFICIAL RECORDS IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA IN THE OFFICE OF THE COUNTY RECORDER
- 20 THE LAND DESCRIBED AS PARCEL A IN A DEED RECORDED MAY 6, 1987 AS DOCUMENT NO. 87-248506 OF OFFICIAL RECORDS IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA IN THE OFFICE OF THE COUNTY RECORDER

## CURRENT LEGAL DESCRIPTION

**PARCEL A:** DEED RECORDED AS FILE NO. 87-248506 O.R., IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, MAY 6, 1987.

**PARCEL B:** PARCELS 1 & 2 OF PARCEL MAP NO. 3083, IN THE CITY OF VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 27, 1974 AS INSTRUMENT NO. 74-261398 OF OFFICIAL RECORDS

## CURRENT ADDRESS

**PARCEL A:** 2358 WATSON WAY, VISTA CA 92081  
**PARCEL B:** 867 SYCAMORE AVE, VISTA, CA 92081

## CURRENT ASSESSORS PARCEL NUMBERS

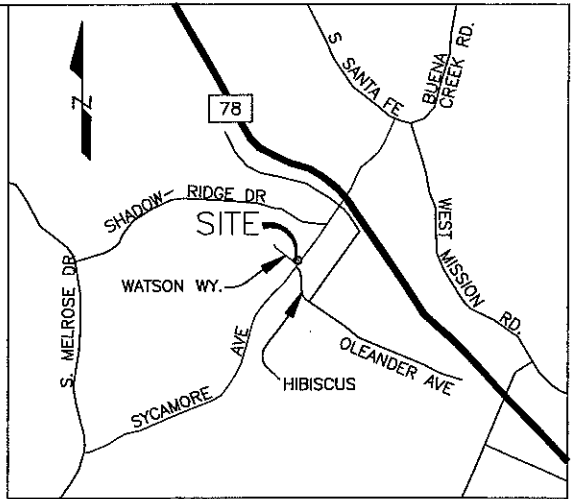
**PARCEL A:** 217-023-58  
**PARCEL B:** 217-023-72

## EXISTING AND PROPOSED ZONING

BOTH PARCEL A AND PARCEL B ARE CURRENTLY ZONED C-1. PARCEL A IS VACANT AND PARCEL B IS USED AS A DAYCARE FACILITY. ZONING WILL REMAIN THE SAME AND USEAGE WILL BE DAYCARE FACILITY THROUGHOUT

## LAND SURVEYOR

**[REDACTED]** 6/30/12  
 RAYMOND L. SPENCER, PLS EXP.



VICINITY MAP  
NOT TO SCALE

## LEGEND

- EXISTING LOT LINES TO BE REMOVED
- NEW LOT LINES PER THIS ADJUSTMENT
- EXISTING ADJACENT LOT LINES
- EASEMENT LINES
- SETBACK LINES

DIRECTIONS AND DISTANCES SHOWN IN PARENTHESIS ARE IN THE SAME BASIS AS MAP NO 1963 OF CHARLES VICTOR HALL TRACT UNIT NO. 1

**BASIS OF BEARING**  
 THE BASIS OF BEARING FOR THIS MAP IS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SYCAMORE AVENUE AS SHOWN ON R OF S 1734 I.E. N35°40'30"E

## EXHIBIT "B" ADJUSTMENT PLAT

APPLICANT MEHRMAH HODAEI MASHA NAJAFI 867 SYCAMORE AVE & 2358 WATSON WAY VISTA, CA 92081 P:760-598-5437	PREPARED BY: ENGINEERING CONSULTING GROUP 12790 EL CAMINO REAL, SUITE 130 SAN DIEGO, CA 92130	CITY OF VISTA LAND DEVELOPMENT REVIEWED BY: I.I.	APN 217-023-58 APN 217-023-72 PC 09-233 PC 11-277 SHEET 1 OF 3
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**NOTES:**

1. NEW 10' WIDE PRIVATE SEWER EASEMENT RECORDED DD/MM/2012 AS DOC. NO. 2012-XXXXXX

PM 3088  
PCL. 4

APN # 217-023-57  
97,635SF (2.241AC)  
ZONING = OF

RANCHO LOS VALLECITOS DE SAN MARCOS  
POR. BLK 93  
MAP 806

LOT LINE TO BE REMOVED

APN # 217-023-59  
ZONING = SF

**PARCEL A**  
POOL HOUSE 78,932 SF  
1.812 AC

DEED REC.  
05-08-1987 AS FILE  
NO. 87-248508, O.R.

APN # 217-023-58  
32,340SF (0.742AC)  
2358 WATSON WAY  
ZONING = C-1  
OWNER=HODAAE/NAJAFI

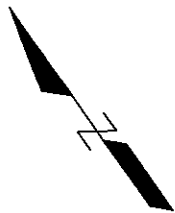
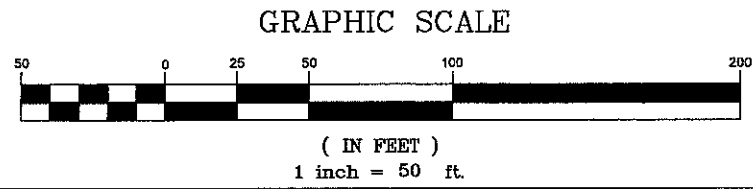
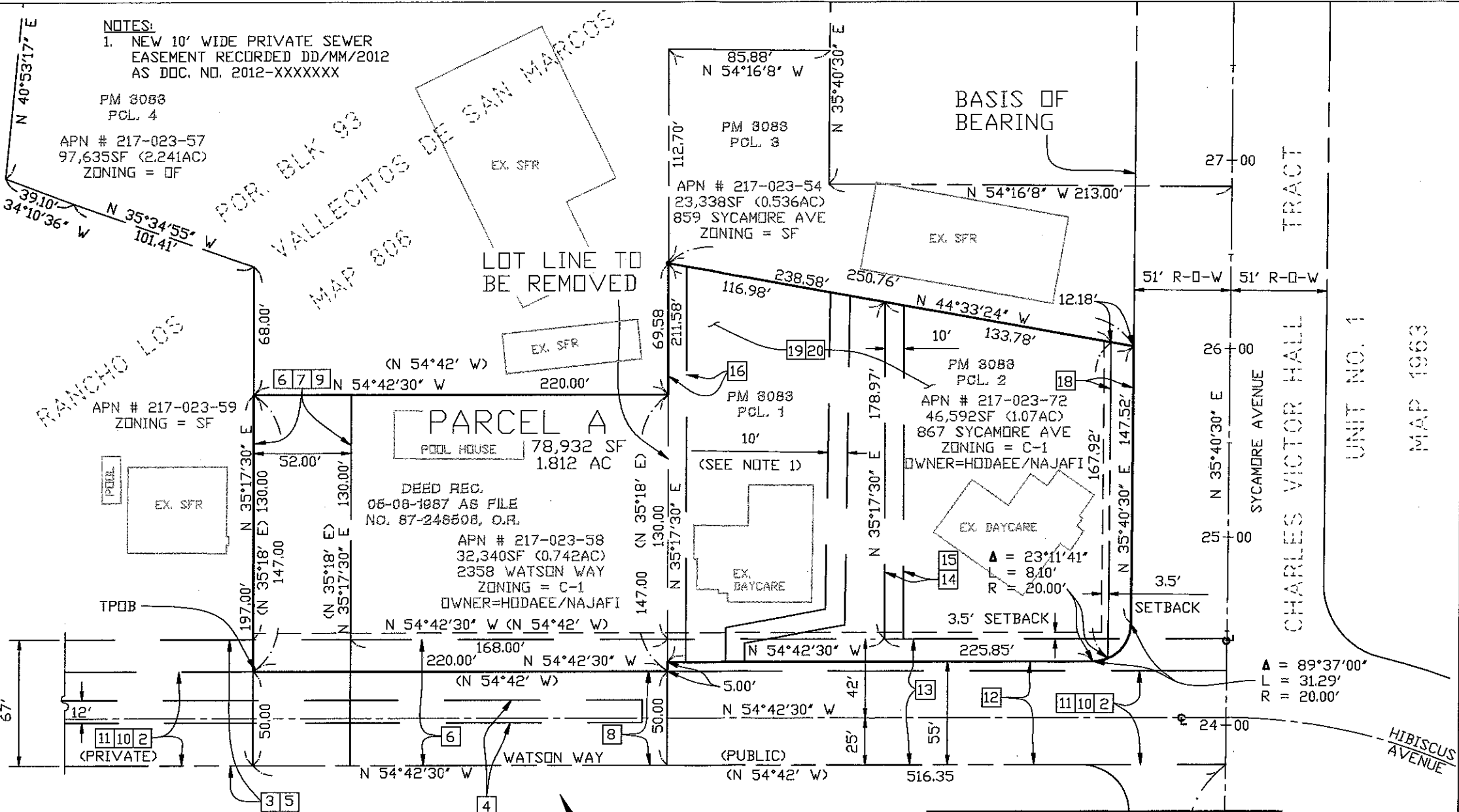
APN # 217-023-54  
23,338SF (0.536AC)  
859 SYCAMORE AVE  
ZONING = SF

BASIS OF BEARING

APN # 217-023-72  
46,592SF (1.07AC)  
867 SYCAMORE AVE  
ZONING = C-1  
OWNER=HODAAE/NAJAFI

EX. DAYCARE  
Δ = 23°11'41"  
L = 8.10'  
R = 20.00'

Δ = 89°37'00"  
L = 31.29'  
R = 20.00'



APPLICANT MEHRMAH HODAAE MASHA NAJAFI 867 SYCAMORE AVE & 2358 WATSON WAY VISTA, CA 92081 P:760-598-5437	EXHIBIT "B" ADJUSTMENT PLAT		APN 217-023-58 APN 217-023-72  PC 09-233 PC 11-277
	PREPARED BY: ENGINEERING CONSULTING GROUP 12790 EL CAMINO REAL, SUITE 130 SAN DIEGO, CA 92130	CITY OF VISTA LAND DEVELOPMENT  REVIEWED BY: I.I.	

POR. BLK 93  
 RANCHO LOS VALLECITOS  
 DE SAN MARCOS MAP 808

LOT 1

LOT 2

LOT 4

(N 54°07'30" W 314.8 SEE RDS 1734)  
 (N 54°10'53" W 314.72)

OLEANDER AVENUE  
 (N 54°10'53" W 282.40'  
 (282.57 PER RDS 1734)  
 N 54°10'53" W 281.64'  
 (281.80 PER RDS 1734)

(361.00 PER RDS 1734)  
 N 35°40'30" E 361.08'

ROS 1734

(N 54°42' W) 516.35  
 WATSON WAY  
 (N 54°42'30" W) 225.85'

TPOB  
 (N 35°18' E)  
 35°17'30" E  
 197.00'

(N 54°42'30" W)  
 (N 54°42' W)  
 (N 54°42'30" W) 220.00'

(N 35°18' E)  
 147.00'

Δ = 89°37'00"  
 r = 31.29'  
 R = 20.00'

147.52'

SYCAMORE AVENUE

CHARLES VICTOR HALL TRACT UNIT NO. 1 MAP 1983

(N 34°10'36" E)  
 176.76'  
 (N 35°34'55" W)  
 101.41'  
 39.10'

PM 8083  
 PCL. 4

PM 8083  
 PCL. 3

(N 35°40'30" E)  
 176.00'

(N 54°16'8" W)  
 421.79'

18' ADDITIONAL RIGHT-OF-WAY ACQUIRED 1968



GRAPHIC SCALE

( IN FEET )  
 1 inch = 100 ft.

APPLICANT  
 MEHRMAH HODAE  
 MASHA NAJAFI  
 867 SYCAMORE AVE  
 & 2358 WATSON WAY  
 VISTA, CA 92081  
 P:760-598-5437

PREPARED BY:  
**ENGINEERING  
 CONSULTING  
 GROUP**  
 12790 EL CAMINO REAL,  
 SUITE 130  
 SAN DIEGO, CA 92130

EXHIBIT "B" ADJUSTMENT PLAT  
 CITY OF VISTA  
 LAND DEVELOPMENT  
 REVIEWED BY: I.I.

APN 217-023-58  
 APN 217-023-72  
 PC 09-233  
 PC 11-277  
 SHEET 3 OF 3