

VISTA TRACT NO. 02-096

LEGAL DESCRIPTION: BEING A SUBDIVISION OF A PARCEL 1 OF PARCEL MAP 5664, RECORDED MARCH 10, 1977, AS FILE NO. 77-088979, IN THE CITY OF VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

THE SUBDIVISION GUARANTEE FOR THIS SUBDIVISION IS FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. _____ DATED _____ 2013.

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP. WE HEREBY DEDICATE TO THE PUBLIC THOSE CERTAIN EASEMENTS FOR PUBLIC UTILITIES, DRAINAGE, EMERGENCY FIRE ACCESS, OPEN SPACE, OPEN SPACE ACCESS AND SEWER, ALL AS SHOWN ON SAID MAP AND WITHIN THIS SUBDIVISION FOR ANY AND ALL PUBLIC USES UNDER, UPON AND OVER SAID STREETS AND AS DESIGNATED AND DELINEATED THEREON. WE FURTHER DEDICATE TO THE VISTA IRRIGATION DISTRICT THOSE EASEMENTS FOR PUBLIC WATER FACILITIES ALL AS SHOWN HEREON. WE ALSO HEREBY RELINQUISH AND WAIVE ALL ABUTTERS RIGHTS OF ACCESS APPURTENANT TO LOTS 1, 2, 4, 6 AND 8 EXCEPT AS PERMITTED HEREON, ALL AS RELINQUISHED ON THIS MAP.

BRUCE G. SMITH AND LYNN KRAFT-SMITH

BRUCE G. SMITH DATE

LYNN KRAFT-SMITH DATE

OWNER(S) NOTARY

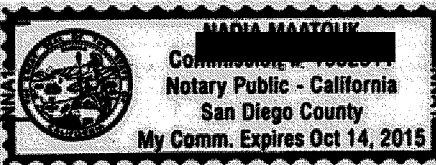
STATE OF CALIFORNIA) SS
COUNTY OF SAN DIEGO)

ON December 6, 2012 BEFORE ME, _____ NOTARY PUBLIC, 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 CAPACITY(IES), 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 _____
NOTARY PUBLIC IN AND FOR SAID STATE



PRINT NAME

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: 10-14-2015

MY PRINCIPAL PLACE OF BUSINESS IS IN San Diego COUNTY.

CITY CLERK CERTIFICATE OF ACCEPTANCE

I, MARCI KILIAN, CITY CLERK OF THE CITY OF VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE COUNCIL OF SAID CITY HAS APPROVED THIS MAP, VISTA TRACT 02-096 CONSISTING OF 3 SHEETS, AND DESCRIBED IN THE CAPTION HEREON, AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THOSE CERTAIN EASEMENTS FOR PUBLIC UTILITIES, EMERGENCY FIRE ACCESS, OPEN SPACE, OPEN SPACE ACCESS AND SEWER, IN ADDITION TO THE RELINQUISHMENT OF ABUTTERS RIGHTS OF ACCESS APPURTENANT TO LOTS 1, 2, 4, 6, AND 8 EXCEPT AS PERMITTED HEREON AND HAS REJECTED THE OFFER OF PUBLIC DRAINAGE EASEMENT, ALL AS SHOWN ON SAID MAP, IN WITNESS THEREOF.

SAID COUNCIL HAS CAUSED THESE PRESENTS TO BE EXECUTED BY CITY CLERK AND ATTESTED TO THEIR ACTION THIS _____ DAY OF _____ 2012.

MARCI KILIAN DATE
CITY CLERK

COUNTY TREASURER/TAX COLLECTOR AND DIRECTOR OF PUBLIC WORKS CERTIFICATE OF ACCEPTANCE

WE, COUNTY TREASURER-TAX COLLECTOR OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND DIRECTOR, DEPARTMENT OF PUBLIC WORKS OF SAID COUNTY, HEREBY CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR BONDS WHICH MAY BE PAID IN FULL, SHOWN BY THE BOOKS OF OUR OFFICE, AGAINST THE TRACT OR SUBDIVISION OR ANY PART THEREOF, SHOWN ON THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF.

DAN McALLISTER
COUNTY TREASURER-TAX COLLECTOR

BY: _____ DATE
DEPUTY

JOHN S. BURKE
DIRECTOR OF PUBLIC WORKS

BY: _____ DATE
DEPUTY

SIGNATURE OMISSIONS

THE SIGNATURES OF THE PARTIES LISTED BELOW, OWNERS OF EASEMENTS PER DOCUMENTS NOTED BELOW HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

- EASEMENT GRANTED TO WILLIAM N. HUNTALAS, ANNE DRAKOS AND THEODORE N. HUNTALAS FOR THE PURPOSE OF ROAD AND INCIDENTAL PURPOSES, REC. 6/3/81, INST. NO. 81-173199, OFFICIAL RECORDS.
- EASEMENT GRANTED TO HAROLD D. ANDERSON, ET AL FOR THE PURPOSE OF ROAD, UTILITY AND INCIDENTAL PURPOSES, REC. 9/14/84, INST. NO. 84-348972, OFFICIAL RECORDS.
- EASEMENTS GRANTED TO SD&E FOR ABOVE OR BELOW GROUND UTILITIES AND/OR GUY POLES AND ANCHORS AND PURPOSES, UNDERGROUND ELECTRIC FACILITIES, UNDERGROUND COMMUNICATION FACILITIES AND PIPELINES PURPOSES, REC. 7/11/86 AS INST. NO. 86-286861, REC. 12/14/89, INST. NO. 89-677085, REC. 6/20/90 AS INST. NO. 90-333848 AND REC. 2/9/04 AS INST. NO. 2004-0089119, ALL OFFICIAL RECORDS
- EASEMENT GRANTED TO NOTHOFF TRUST DATED 2/28/90 FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE TO A PRIVATE STORM DRAIN SYSTEM OVER, UNDER, ALONG AND ACROSS A PORTION OF PARCEL 1 OF PM 5664, REC. 8/5/99 AS INST. NO. 1999-0543149, OFFICIAL RECORDS.
- EASEMENT GRANTED TO COXCOM, INC., D/B/A/ COX COMMUNICATIONS SAN DIEGO FOR THE PURPOSE OF RIGHT TO CONSTRUCT, PLACE, OPERATE, REPAIR, INSPECT, MAINTAIN, REPLACE, AND REMOVE SUCH UNDERGROUND TELECOMMUNICATION EQUIPMENT, REC. 4/18/05, INST. NO. 2005-0317116, OFFICIAL RECORDS.

CITY TREASURER, CLERK AND ENGINEER'S CERTIFICATE

WE, CITY TREASURER OF THE CITY OF VISTA, STATE OF CALIFORNIA, CITY CLERK OF SAID CITY AND CITY ENGINEER OF SAID CITY, HEREBY CERTIFY THAT THERE ARE NO LIENS, NO UNPAID SPECIAL ASSESSMENTS OR BONDS, WHICH MAY BE PAID IN FULL, SHOWN BY THE RECORDS OF OUR OFFICES AGAINST THE TRACT OR SUBDIVISION OR ANY PART THEREOF SHOWN ON THE ANNEXED MAP OF VISTA TRACT NO. 02-096 AND DESCRIBED IN THE CAPTION THEREOF.

BY: _____ DATE
DALE NIELSEN, CITY TREASURER

BY: _____ DATE
MARCI KILIAN, CITY CLERK

BY: _____ DATE
GREGORY D. MAYER, CITY ENGINEER

CERTIFICATE OF CONSENT AND ACCEPTANCE OF EASEMENTS BY VISTA IRRIGATION DISTRICT

THE UNDERSIGNED, VISTA IRRIGATION DISTRICT, A SPECIAL DISTRICT, HEREBY CERTIFIES THAT IT IS INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP BY VIRTUE OF EASEMENTS RECORDED APRIL 12, 1939 PER BOOK 896, PAGE 43, FILE NO. 16108 (SH5) AND MAY 10, 1976 PER FILE NO. 1976-0138569 (SC38) AND CONSENTS TO THE PREPARATION AND RECORDATION OF THIS MAP WITHOUT RELINQUISHING ANY PRIOR RIGHTS THE DISTRICT HAS BY SAID EASEMENTS.

THIS IS TO CERTIFY THAT PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION NO. 06-24 OF THE BOARD OF DIRECTORS OF THE VISTA IRRIGATION DISTRICT, ADOPTED JUNE 11, 1986, THE UNDERSIGNED IS AUTHORIZED TO ACCEPT THE EASEMENTS FOR WATER LINES AND APPURTENANCES AS DEDICATED AND SHOWN ON THIS MAP AND WITHIN THE BOUNDARIES SUBJECT TO EACH OF THE CONDITIONS SET FORTH IN SAID RESOLUTION NO. 06-24, A COPY OF WHICH WAS FILED FOR RECORD ON OCTOBER 16, 1986, IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER, FILE NO. 86-467690 AND VISTA IRRIGATION DISTRICT HEREBY ACCEPTS SAID EASEMENT.

BY: _____ PRESIDENT
SECRETARY

VISTA IRRIGATION DISTRICT'S NOTARY

STATE OF CALIFORNIA) SS
COUNTY OF SAN DIEGO)

ON January 9, 2013 BEFORE ME, _____ NOTARY PUBLIC, 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 CAPACITY(IES), 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 _____
NOTARY PUBLIC IN AND FOR SAID STATE

PRINT NAME

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: April 17, 2013

MY PRINCIPAL PLACE OF BUSINESS IS IN San Diego COUNTY.

NOTE:

SECTION 66477.2 OF THE SUBDIVISION MAP ACT SPECIFIES THAT ANY REJECTED OFFERS OF DEDICATION ARE TO REMAIN OPEN AND SUBJECT TO FUTURE ACCEPTANCE BY RESOLUTION OF THE CITY OF VISTA.

SURVEYOR'S STATEMENT

I, MICHAEL D. LEVIN, A LICENSED SURVEYOR, CERTIFY THAT THE SURVEY OF THIS SUBDIVISION WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA AND IS BASED UPON A FIELD SURVEY IN SEPTEMBER OF 1998 AND SAID SURVEY IS TRUE AND COMPLETE AS SHOWN IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES; AND THAT THE MONUMENTS OF THE CHARACTER INDICATED HAVE BEEN SET OR FOUND AT THE SUBDIVISION BOUNDARY CORNERS, AND I WILL SET ALL OTHER MONUMENTS OF THE CHARACTER AND AT THE POSITION INDICATED BY LEGEND IN THIS MAP WITHIN (30) DAYS AFTER THE COMPLETION OF THE REQUIRED IMPROVEMENTS AND SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED (SEE LEGEND ON SHEET 2). I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP; AND THAT THE SURVEY IS TRUE AND COMPLETE AND THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITION INDICATED HEREON.

MICHAEL D. LEVIN L.S. _____ DATE 12-4-12
MY REGISTRATION EXPIRES 6-30-2013



CITY ENGINEER'S STATEMENT

I, GREGORY D. MAYER, CITY ENGINEER OF THE CITY OF VISTA, CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT THIS MAP AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF AND THAT IT CONFORMS TO ALL CONDITIONS OF APPROVAL OF THE TENTATIVE MAP, ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, AS AMENDED, AND OF ANY LOCAL ORDINANCES OF THE CITY OF VISTA APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

GREGORY D. MAYER, CITY ENGINEER DATE
R.C.E. 55075 LICENSE EXPIRES: JUNE 30, 2014

APPROVED AS TO FORM

CITY ATTORNEY DATE

CITY ENGINEER'S TECHNICAL STATEMENT

I, GEORGE O'DAY, HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND FOUND THAT IT IS TECHNICALLY CORRECT.

GEORGE O'DAY, FOR THE CITY ENGINEER
R.C.E. 32014 LICENSE EXPIRES: 12-31-14

ENVIRONMENTAL FINDINGS

THIS MAP HAS COMPLIED WITH ALL OF THE REQUIREMENTS OF THE CITY OF VISTA ENVIRONMENTAL QUALITY REGULATIONS, G.E.Q.A., AND THE REQUIREMENTS OF THE PLANNING DEPARTMENT.

PLANNING DEPARTMENT DATE

COUNTY TAX DEPOSIT CERTIFICATE

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) REGARDING (A) DEPOSITS FOR TAXES, AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS J. PASTUSZKA
CLERK OF THE BOARD OF SUPERVISORS

BY: _____ DATE
DEPUTY

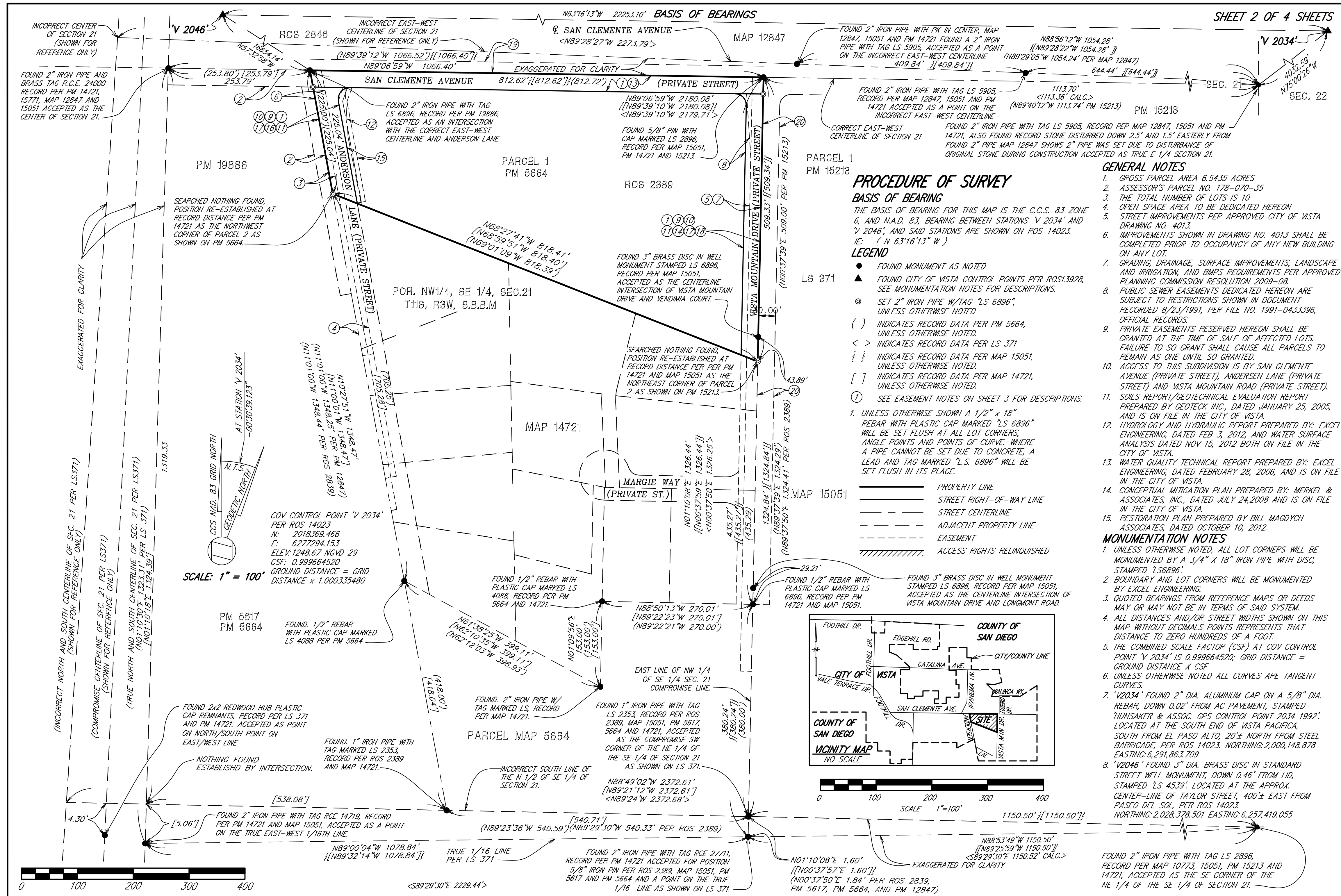
COUNTY RECORDER'S CERTIFICATE

FILE NO. _____

I, ERNEST J. DRONENBURG, JR., RECORDER OF THE COUNTY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF MICHAEL D. LEVIN ON THIS _____ DAY OF _____, 2012 AT _____ O'CLOCK _____ M.

ERNEST J. DRONENBURG, JR.
COUNTY RECORDER BY: _____ DEPUTY

FEE: _____
M.F.: _____



PROCEDURE OF SURVEY
BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS MAP IS THE C.C.S. 83 ZONE 6, AND N.A.D. 83, BEARING BETWEEN STATIONS 'V 2034' AND 'V 2046'; AND SAID STATIONS ARE SHOWN ON ROS 14023.
 IE: $N 63^{\circ}16'13'' W$

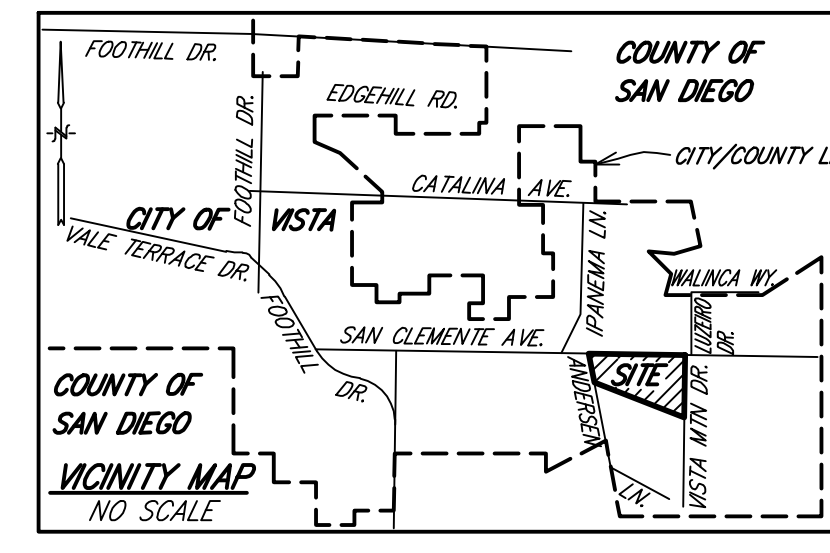
LEGEND

- FOUND MONUMENT AS NOTED
- ▲ FOUND CITY OF VISTA CONTROL POINTS PER ROS13928, SEE MONUMENTATION NOTES FOR DESCRIPTIONS.
- SET 2" IRON PIPE W/TAG "LS 6896", UNLESS OTHERWISE NOTED
- () INDICATES RECORD DATA PER PM 5664, UNLESS OTHERWISE NOTED.
- < > INDICATES RECORD DATA PER LS 371
- { } INDICATES RECORD DATA PER MAP 15051, UNLESS OTHERWISE NOTED.
- [] INDICATES RECORD DATA PER MAP 14721, UNLESS OTHERWISE NOTED.
- ① SEE EASEMENT NOTES ON SHEET 3 FOR DESCRIPTIONS.

1. UNLESS OTHERWISE SHOWN A $1/2" \times 18"$ REBAR WITH PLASTIC CAP MARKED "LS 6896" WILL BE SET FLUSH AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE. WHERE A PIPE CANNOT BE SET DUE TO CONCRETE, A LEAD AND TAG MARKED "L.S. 6896" WILL BE SET FLUSH IN ITS PLACE.

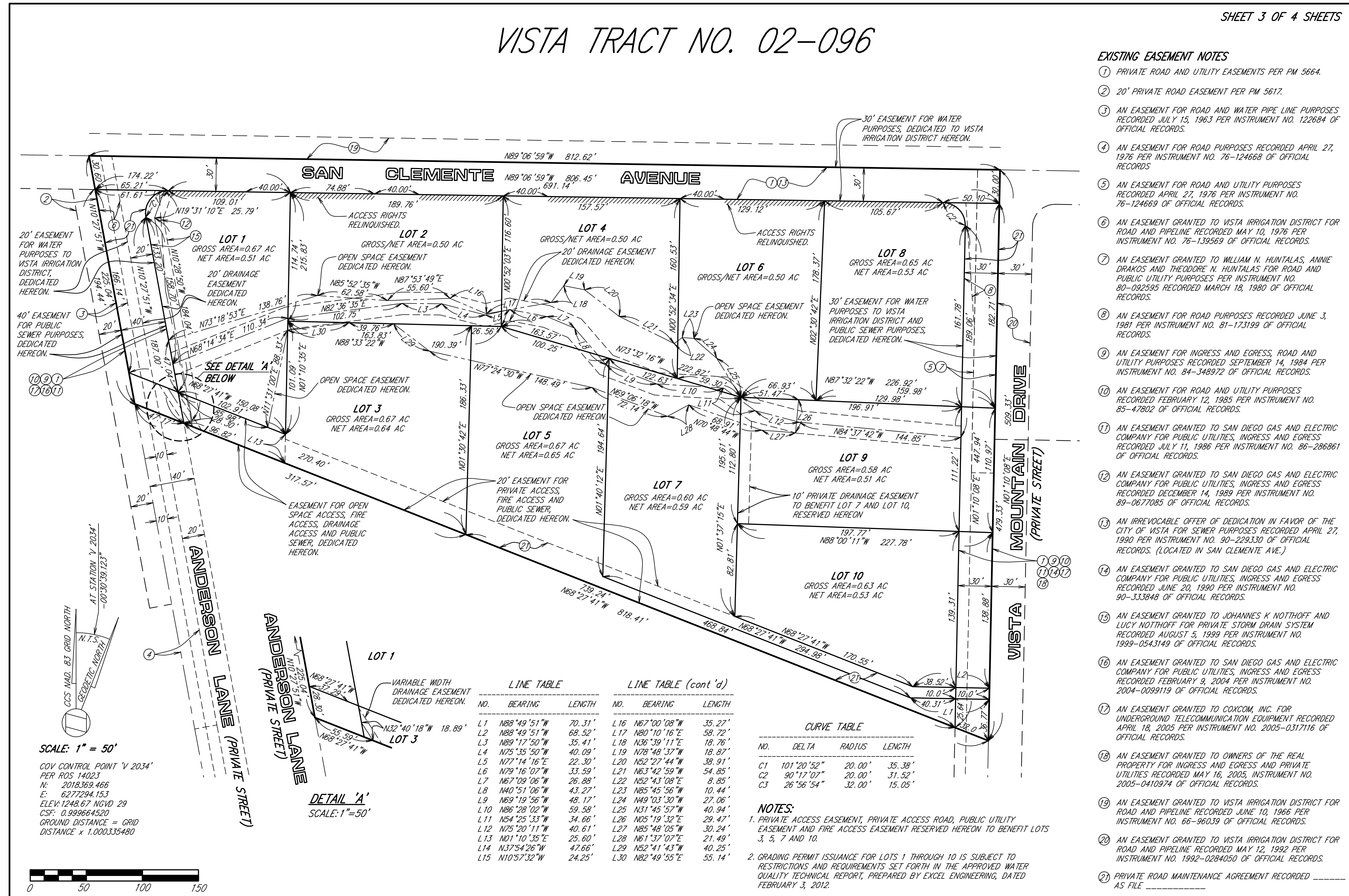
PROPERTY LINE
 STREET RIGHT-OF-WAY LINE
 STREET CENTERLINE
 ADJACENT PROPERTY LINE
 EASEMENT
 ACCESS RIGHTS RELINQUISHED

- GENERAL NOTES**
1. GROSS PARCEL AREA 6.5435 ACRES
 2. ASSESSOR'S PARCEL NO. 178-070-35
 3. THE TOTAL NUMBER OF LOTS IS 10
 4. OPEN SPACE AREA TO BE DEDICATED HEREON
 5. STREET IMPROVEMENTS PER APPROVED CITY OF VISTA DRAWING NO. 4013
 6. IMPROVEMENTS SHOWN IN DRAWING NO. 4013 SHALL BE COMPLETED PRIOR TO OCCUPANCY OF ANY NEW BUILDING ON ANY LOT.
 7. GRADING, DRAINAGE, SURFACE IMPROVEMENTS, LANDSCAPE AND IRRIGATION, AND BMP'S REQUIREMENTS PER APPROVED PLANNING COMMISSION RESOLUTION 2009-08
 8. PUBLIC SEWER EASEMENTS DEDICATED HEREON ARE SUBJECT TO RESTRICTIONS SHOWN IN DOCUMENT RECORDED 8/23/1991, PER FILE NO. 1991-0433396, OFFICIAL RECORDS.
 9. PRIVATE EASEMENTS RESERVED HEREON SHALL BE GRANTED AT THE TIME OF SALE OF AFFECTED LOTS. FAILURE TO SO GRANT SHALL CAUSE ALL PARCELS TO REMAIN AS ONE UNIT UNLESS SO GRANTED.
 10. ACCESS TO THIS SUBDIVISION IS BY SAN CLEMENTE AVENUE (PRIVATE STREET), ANDERSEN LANE (PRIVATE STREET) AND VISTA MOUNTAIN ROAD (PRIVATE STREET).
 11. SOILS REPORT/GEOTECHNICAL EVALUATION REPORT PREPARED BY GEOTECH INC., DATED JANUARY 25, 2005, AND IS ON FILE IN THE CITY OF VISTA.
 12. HYDROLOGY AND HYDRAULIC REPORT PREPARED BY: EXCEL ENGINEERING, DATED FEB 3, 2012, AND WATER SURFACE ANALYSIS DATED NOV 15, 2012 BOTH ON FILE IN THE CITY OF VISTA.
 13. WATER QUALITY TECHNICAL REPORT PREPARED BY: EXCEL ENGINEERING, DATED FEBRUARY 28, 2006, AND IS ON FILE IN THE CITY OF VISTA.
 14. CONCEPTUAL MITIGATION PLAN PREPARED BY: MERKEL & ASSOCIATES, INC., DATED JULY 24, 2008 AND IS ON FILE IN THE CITY OF VISTA.
 15. RESTORATION PLAN PREPARED BY BILL MAGDYCH ASSOCIATES, DATED OCTOBER 10, 2012.
- MONUMENTATION NOTES**
1. UNLESS OTHERWISE NOTED, ALL LOT CORNERS WILL BE MONUMENTED BY A $3/4" \times 18"$ IRON PIPE WITH DISC, STAMPED 'LS6896'.
 2. BOUNDARY AND LOT CORNERS WILL BE MONUMENTED BY EXCEL ENGINEERING.
 3. QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.
 4. ALL DISTANCES AND/OR STREET WIDTHS SHOWN ON THIS MAP WITHOUT DECIMALS POINTS REPRESENTS THAT DISTANCE TO ZERO HUNDREDS OF A FOOT.
 5. THE COMBINED SCALE FACTOR (CSF) AT COV CONTROL POINT 'V 2034' IS 0.999664520; GRID DISTANCE = GROUND DISTANCE X CSF
 6. UNLESS OTHERWISE NOTED ALL CURVES ARE TANGENT CURVES.
 7. "V2034" FOUND 2" DIA. ALUMINUM CAP ON A $5/8"$ DIA. REBAR, DOWN 0.02' FROM AC PAVEMENT, STAMPED 'HUNSAKER & ASSOC. GPS CONTROL POINT 2034 1992'. LOCATED AT THE SOUTH END OF VISTA PADIFICA, SOUTH FROM EL PASO ALTO, $20' \pm$ NORTH FROM STEEL BARRICADE, PER ROS 14023. NORTHING: 2,000,148.878 EASTING: 6,291,863.709
 8. "V2046" FOUND 3" DIA. BRASS DISC IN STANDARD STREET WELL MONUMENT, DOWN 0.46' FROM LID, STAMPED 'LS 4939'. LOCATED AT THE APPROX. CENTER-LINE OF TAYLOR STREET, $400' \pm$ EAST FROM PASEO DEL SOL, PER ROS 14023. NORTHING: 2,028,378.501 EASTING: 6,257,419.055



EXCEL ENGINEERING
 440 STATE PLACE
 ESCONDIDO, CA 92029
 PHONE (760) 745-8118

VISTA TRACT NO. 02-096



- EXISTING EASEMENT NOTES**
- 1 PRIVATE ROAD AND UTILITY EASEMENTS PER PM 5664.
 - 2 20' PRIVATE ROAD EASEMENT PER PM 5617.
 - 3 AN EASEMENT FOR ROAD AND WATER PIPE LINE PURPOSES RECORDED JULY 15, 1963 PER INSTRUMENT NO. 122684 OF OFFICIAL RECORDS.
 - 4 AN EASEMENT FOR ROAD PURPOSES RECORDED APRIL 27, 1976 PER INSTRUMENT NO. 76-124668 OF OFFICIAL RECORDS.
 - 5 AN EASEMENT FOR ROAD AND UTILITY PURPOSES RECORDED APRIL 27, 1976 PER INSTRUMENT NO. 76-124669 OF OFFICIAL RECORDS.
 - 6 AN EASEMENT GRANTED TO VISTA IRRIGATION DISTRICT FOR ROAD AND PIPELINE RECORDED MAY 10, 1976 PER INSTRUMENT NO. 76-139569 OF OFFICIAL RECORDS.
 - 7 AN EASEMENT GRANTED TO WILLIAM N. HUNTALAS, ANNIE DRAKOS AND THEODORE N. HUNTALAS FOR ROAD AND PUBLIC UTILITY PURPOSES PER INSTRUMENT NO. 80-092595 RECORDED MARCH 18, 1980 OF OFFICIAL RECORDS.
 - 8 AN EASEMENT FOR ROAD PURPOSES RECORDED JUNE 3, 1981 PER INSTRUMENT NO. 81-173199 OF OFFICIAL RECORDS.
 - 9 AN EASEMENT FOR INGRESS AND EGRESS, ROAD AND UTILITY PURPOSES RECORDED SEPTEMBER 14, 1984 PER INSTRUMENT NO. 84-348972 OF OFFICIAL RECORDS.
 - 10 AN EASEMENT FOR ROAD AND UTILITY PURPOSES RECORDED FEBRUARY 12, 1985 PER INSTRUMENT NO. 85-47802 OF OFFICIAL RECORDS.
 - 11 AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED JULY 11, 1986 PER INSTRUMENT NO. 86-286861 OF OFFICIAL RECORDS.
 - 12 AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED DECEMBER 14, 1989 PER INSTRUMENT NO. 89-0677085 OF OFFICIAL RECORDS.
 - 13 AN IRREVOCABLE OFFER OF DEDICATION IN FAVOR OF THE CITY OF VISTA FOR SEWER PURPOSES RECORDED APRIL 27, 1990 PER INSTRUMENT NO. 90-229330 OF OFFICIAL RECORDS. (LOCATED IN SAN CLEMENTE AVE.)
 - 14 AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED JUNE 20, 1990 PER INSTRUMENT NO. 90-333848 OF OFFICIAL RECORDS.
 - 15 AN EASEMENT GRANTED TO JOHANNES K NOTTHOFF AND LUCY NOTTHOFF FOR PRIVATE STORM DRAIN SYSTEM RECORDED AUGUST 5, 1999 PER INSTRUMENT NO. 1999-0543149 OF OFFICIAL RECORDS.
 - 16 AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED FEBRUARY 9, 2004 PER INSTRUMENT NO. 2004-0099119 OF OFFICIAL RECORDS.
 - 17 AN EASEMENT GRANTED TO COXCOM, INC. FOR UNDERGROUND TELECOMMUNICATION EQUIPMENT RECORDED APRIL 18, 2005 PER INSTRUMENT NO. 2005-0317116 OF OFFICIAL RECORDS.
 - 18 AN EASEMENT GRANTED TO OWNERS OF THE REAL PROPERTY FOR INGRESS AND EGRESS AND PRIVATE UTILITIES RECORDED MAY 16, 2005, INSTRUMENT NO. 2005-0410974 OF OFFICIAL RECORDS.
 - 19 AN EASEMENT GRANTED TO VISTA IRRIGATION DISTRICT FOR ROAD AND PIPELINE RECORDED JUNE 10, 1966 PER INSTRUMENT NO. 66-96039 OF OFFICIAL RECORDS.
 - 20 AN EASEMENT GRANTED TO VISTA IRRIGATION DISTRICT FOR ROAD AND PIPELINE RECORDED MAY 12, 1992 PER INSTRUMENT NO. 1992-0284050 OF OFFICIAL RECORDS.
 - 21 PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED _____ AS FILE _____

SCALE: 1" = 50'
 COV CONTROL POINT 'V 2034'
 PER ROS 14023
 N: 2018369.466
 E: 6277294.153
 ELEV: 1248.67 NGVD 29
 CSF: 0.999664520
 GROUND DISTANCE = GRID
 DISTANCE x 1.000335480



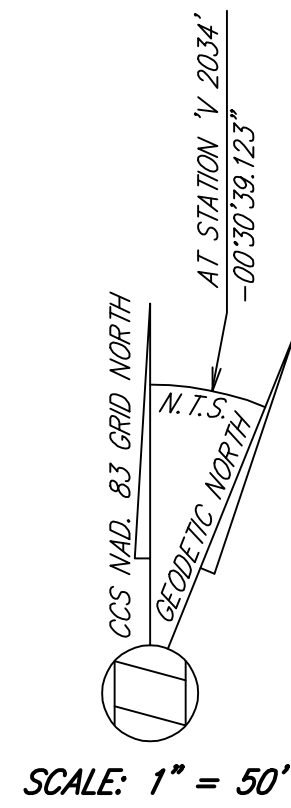
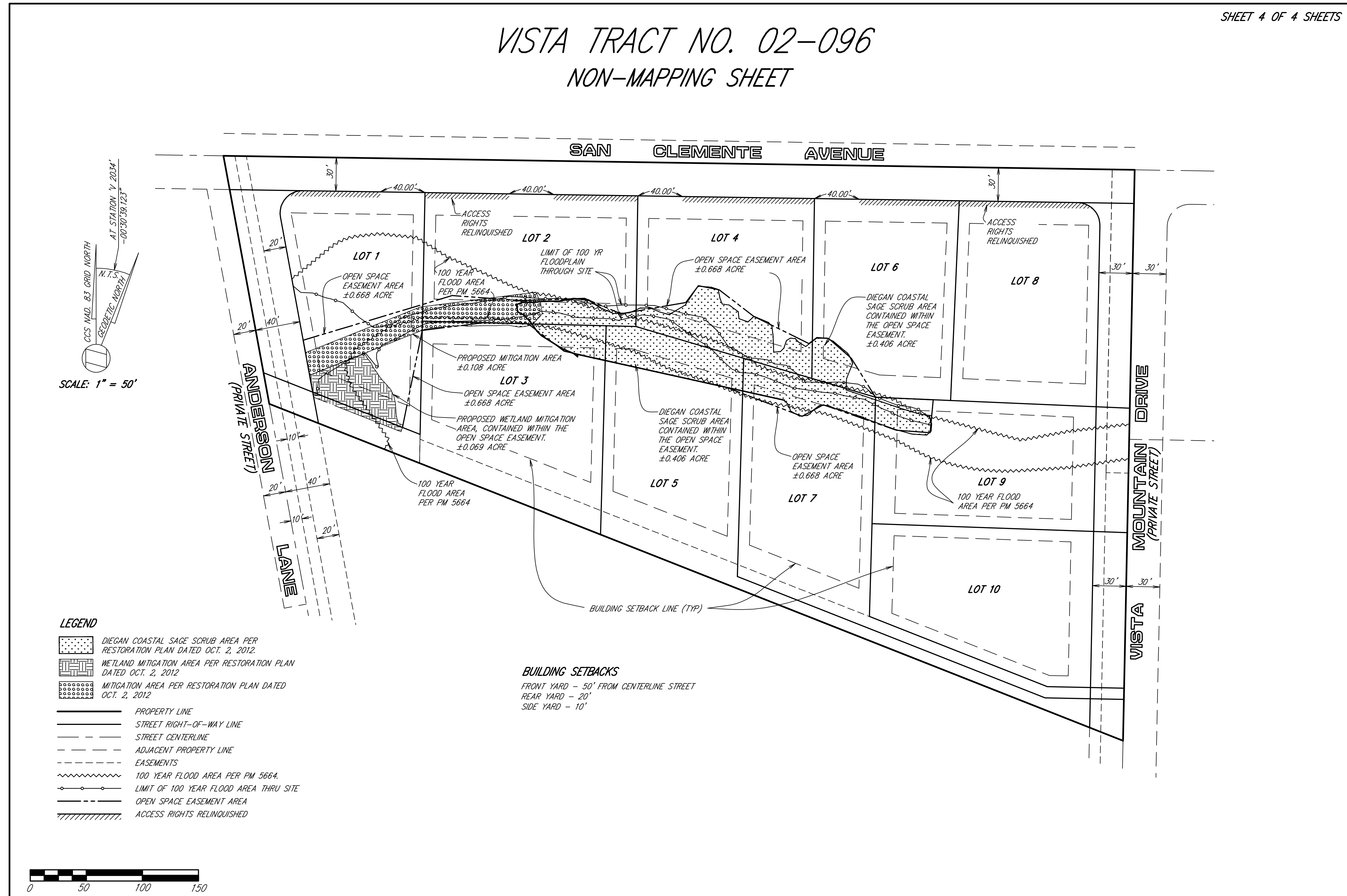
EXCEL ENGINEERING
 440 STATE PLACE
 ESCONDILO, CA 92029
 PHONE (760) 745-8118

LINE TABLE			LINE TABLE (cont'd)		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N88°49'51"W	70.31'	L16	N67°00'08"W	35.27'
L2	N88°49'51"W	68.52'	L17	N80°10'16"E	58.72'
L3	N89°17'50"W	35.41'	L18	N36°39'11"E	18.76'
L4	N79°35'50"W	40.09'	L19	N78°48'37"W	18.87'
L5	N77°14'16"E	22.30'	L20	N52°27'44"W	38.91'
L6	N79°16'07"W	33.59'	L21	N63°42'59"W	54.85'
L7	N67°09'06"W	26.88'	L22	N52°43'08"E	8.85'
L8	N40°51'06"W	43.27'	L23	N85°45'56"W	10.44'
L9	N89°19'56"W	48.17'	L24	N49°03'30"W	27.06'
L10	N86°28'02"W	59.56'	L25	N31°45'57"W	40.94'
L11	N54°25'33"W	34.66'	L26	N05°19'32"E	29.47'
L12	N75°20'11"W	40.61'	L27	N85°48'05"W	30.24'
L13	N01°10'35"E	25.60'	L28	N61°37'07"E	21.49'
L14	N37°54'26"W	47.66'	L29	N52°41'43"W	40.25'
L15	N10°57'32"W	24.25'	L30	N82°49'55"E	55.14'

CURVE TABLE		
NO.	DELTA	RADIUS LENGTH
C1	101°20'52"	20.00' 35.38'
C2	90°17'07"	20.00' 31.52'
C3	26°56'54"	32.00' 15.05'

NOTES:
 1. PRIVATE ACCESS EASEMENT, PRIVATE ACCESS ROAD, PUBLIC UTILITY EASEMENT AND FIRE ACCESS EASEMENT RESERVED HEREON TO BENEFIT LOTS 3, 5, 7 AND 10.
 2. GRADING PERMIT ISSUANCE FOR LOTS 1 THROUGH 10 IS SUBJECT TO RESTRICTIONS AND REQUIREMENTS SET FORTH IN THE APPROVED WATER QUALITY TECHNICAL REPORT, PREPARED BY EXCEL ENGINEERING, DATED FEBRUARY 3, 2012.

VISTA TRACT NO. 02-096
NON-MAPPING SHEET



- LEGEND**
- DIEGAN COASTAL SAGE SCRUB AREA PER RESTORATION PLAN DATED OCT. 2, 2012
 - WETLAND MITIGATION AREA PER RESTORATION PLAN DATED OCT. 2, 2012
 - MITIGATION AREA PER RESTORATION PLAN DATED OCT. 2, 2012
 - PROPERTY LINE
 - STREET RIGHT-OF-WAY LINE
 - STREET CENTERLINE
 - ADJACENT PROPERTY LINE
 - EASEMENTS
 - 100 YEAR FLOOD AREA PER PM 5664
 - LIMIT OF 100 YEAR FLOOD AREA THRU SITE
 - OPEN SPACE EASEMENT AREA
 - ACCESS RIGHTS RELINQUISHED

BUILDING SETBACKS
 FRONT YARD - 50' FROM CENTERLINE STREET
 REAR YARD - 20'
 SIDE YARD - 10'

