

PRELIMINARY GRADING PLAN PALOMAR HEIGHTS

City of Escondido, California



VICINITY MAP

LEGEND

- EXISTING PROJECT BOUNDARY
- PROPOSED PROJECT BOUNDARY
- LOT NUMBER & LOT AREA
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED SEWER MAIN WITH MANHOLE
- EXISTING SEWER MAIN WITH MANHOLE
- PROPOSED WATER MAIN (12" PVC UNLESS OTHERWISE NOTED)
- EXISTING WATER MAIN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED PVT. ST. LIGHT
- PROPOSED STORM DRAIN SYSTEM
- % OF GRADE
- PROPOSED CENTERLINE PVT. ST. ELEVATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SLOPE (2:1 MAX.)
- LIMITS OF PROPOSED GRADING/DAYLIGHT
- CUT/FILL LINE
- MODULAR WETLAND
- WATER METER & DETECTOR ASSEMBLY
- BIKE RACK
- TRASH TRUCK PAD

ABBREVIATIONS

- FL FLOW LINE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TF TOP OF FOOTING
- FS FINISH SURFACE
- S SEWER
- W WATER
- RW RECLAIMED WATER
- SD STORM DRAIN
- NTS NOT TO SCALE
- ELEV ELEVATION
- IE INVERT ELEVATION
- R/W RIGHT OF WAY
- PL PROPERTY LINE
- GB GRADE BREAK
- P1 POINT OF INTERSECTION (V.C.)
- P PAD ELEVATION
- SF GROSS SQ. FT.
- NSF NET SQ. FT.
- FP FLOOD PLAIN
- VC VERTICAL CURVE
- MH MANHOLE
- ROP REINFORCED CONCRETE PIPE

PUBLIC UTILITIES AND DISTRICTS

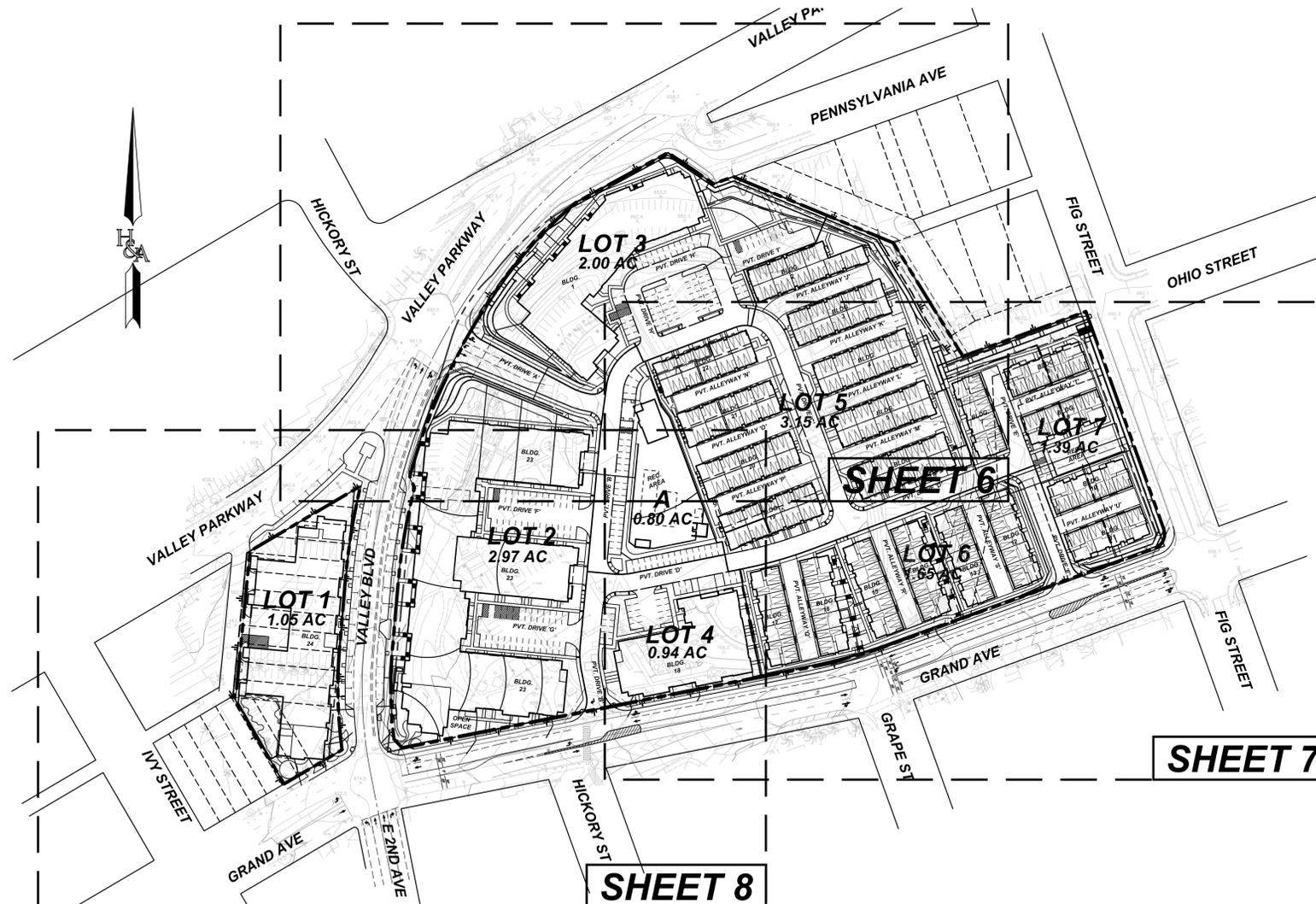
- WATER.....CITY OF ESCONDIDO
- SEWER.....CITY OF ESCONDIDO
- POLICE.....CITY OF ESCONDIDO
- FIRE.....CITY OF ESCONDIDO
- GAS AND ELECTRICITY.....SAN DIEGO GAS AND ELECTRIC
- HIGH SCHOOL DISTRICT.....ESCONDIDO UNION HIGH SCHOOL DISTRICT
- ELEMENTARY SCHOOL DISTRICT.....ESCONDIDO UNION ELEMENTARY SCHOOL DISTRICT

LEGAL DESCRIPTION

SEE SHEET NO. 14 FOR LEGAL DESCRIPTION.

EASEMENT NOTES

SEE SHEET NO. 14 FOR EASEMENT INFORMATION.



PROJECT SUMMARY

PROJECT SUMMARY	SF	AC
TOTAL GROSS SITE AREA	596,635	13.70
DEDICATION	1,155	0.03
VACATION	4,813	0.11
ACQUISITION	7,767	0.18
TOTAL NET PROJECT AREA	608,061	13.96
PROPOSED PRIVATE DRIVE	146,206	3.36
PROPOSED BUILDING COVERAGE	265,084	6.09
PROPOSED LANDSCAPING COVERAGE	196,771	4.52
TOTAL PROPOSED NET SITE AREA	608,061	13.96

LOTGING SUMMARY

LOT SUMMARY	SF	AC
LOT 1	45,023	1.03
LOT 2	126,798	2.91
LOT 3	87,213	2.00
LOT 4	40,511	0.93
LOT 5	137,380	3.15
LOT 6	70,731	1.62
LOT 7	60,258	1.38
LOT A	35,047	0.80
Lot Area Total	602,961	13.84

PARKING REQUIRED

PARKING REQUIRED.				
TYPE/BEDROOM	RATIO	UNITS	REQ.	
SENIOR				
1 BEDROOM	0.75	70	52.5	
2 BEDROOM	1.5	20	30	
SENIOR UNIT SUBTOTAL				82.5
MULTI-DWELLING UNITS				
1 BEDROOM	1.5	129	193.5	
2 BEDROOM	1.75	173	302.75	
3 BEDROOM	2	118	236	
MULTI DWELLING SUBTOTAL				732.25
Guest	0.25	420	105	
TOTAL PARKING REQ.				919.75

PARKING PROVIDED

PARKING PROVIDED	
TYPE	SPACES
GARAGE	651
STANDARD	173
COMPACT	6
PARALLEL	33
ACCESSIBLE	12
RISE SHARE	2
TOTAL	877
EV SPACES*	22
LOADING ZONE**	3

*EV STATIONS ARE INCLUDED IN THE STANDARD SPACES
**LOADING ZONES WILL BE RESERVED FOR LOADING FROM 7:00AM - 6:00PM

PROJECT MAP

SCALE: 1"=100'

SOILS ENGINEER

GEOTEK, INC.
1548 N. MAPLE STREET
CORONA, CA 92880

TOPOGRAPHY

TOPO SOURCE: R. J. LUNG CO., INC. - FLOWN FEBRUARY 9, 2018
BENCHMARK: CITY OF ESCONDIDO NO. 357-A, CHISELED BOX CUT ON TOP OF CURB 20 FEET WEST OF GRAND AVE.
ENTRANCE TO HOSPITAL PARKING STRUCTURE. EL. 682.86' (NGVD '29)

OPEN SPACE SUMMARY

OPEN SPACE REQUIRED		
TYPE	REQ.	PROV.
300 S.F.	510	153,000
OPEN SPACE PROVIDED		
PRIVATE	45,375	
ACTIVE	33,209	
PASSIVE	96,535	
SLOPED	24,540	
TOTAL	199,659	

SHEET INDEX

SHEET	TITLE SHEET
SHEET 1	TITLE SHEET
SHEET 2	EXISTING STREET SECTIONS
SHEET 3	PROPOSED STREET SECTIONS & DETAILS
SHEET 4	DETAILS
SHEET 5	SITE CROSS SECTIONS
SHEET 6	PROJECT DESIGN
SHEET 7	PROJECT DESIGN
SHEET 8	PROJECT DESIGN
SHEET 9	PROPOSED & EXISTING UTILITIES
SHEET 10	PROPOSED & EXISTING UTILITIES
SHEET 11	PROPOSED & EXISTING UTILITIES
SHEET 12	VALLEY PARKWAY INTERSECTION DETAIL
SHEET 13	EXISTING TOPO AND CONDITIONS MAP
SHEET 14	RECORD BOUNDARY & ENCUMBRANCES

GENERAL NOTES

- TOTAL PROJECT GROSS SITE AREA: 13.70 ACRES
TOTAL PROJECT PROPOSED NET SITE AREA: 13.96 ACRES
- NUMBER OF LOTS: 8
- NUMBER OF RESIDENTIAL LOTS: 7
- PROPOSED STREET DEDICATION AREA: 1,155 S.F.
- PROPOSED STREET VACATION AREA: 4,813 S.F.
- PROPOSED STREET ACQUISITION: 7,767 S.F.
- ASSESSOR'S PARCEL NUMBERS: 229-450-05 & 06, 230-163-01, 02, 03 & 05, 229-442-01, 02, 03, 04 & 18, 230-163-04
- EXISTING GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA
PROPOSED GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA
- EXISTING ZONING: SPECIFIC PLAN: DOWNTOWN SPECIFIC PLAN
PROPOSED ZONING: DOWNTOWN SPECIFIC PLAN
- PROJECT GROSS/NET DENSITY: 36.5
- THOMAS BROTHERS COORDINATES: 1129J2 & 1130A2
- INDIVIDUAL TRASH PICKUP IS PROPOSED WITH THIS SUBDIVISION.

GENERAL DESIGN NOTES

- ALL PRIVATE STREET DESIGNS, PRIVATE STREET LIGHTS, AND FIRE HYDRANTS SHALL CONFORM TO CITY OF ESCONDIDO DESIGN STANDARDS AND/OR AS APPROVED BY THE CITY ENGINEER.
- EASEMENTS SHALL BE PER CITY ENGINEER AND PUBLIC UTILITIES AND DISTRICTS.
- CONTOUR INTERVALS: 2 AND 10 FOOT
- FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN CONSISTENT WITH THE CITY'S SUBSTANTIAL CONFORMANCE POLICY.
- APPROXIMATE RAW GRADING QUANTITIES: RAW CUT: 103,000 C.Y.
RAW FILL: 103,000 C.Y.
RAW QUANTITIES SHOWN DO NOT INCLUDE THE EFFECTS OF REMEDIAL GRADING. THE PROJECT BALANCES ONSITE AFTER TAKING SHRINKAGE AND BULKING INTO CONSIDERATION BASED ON INFORMATION PROVIDED BY SOILS ENGINEER.
- A SOILS REPORT WAS PRODUCED IN COORDINATION WITH THIS PROJECT FROM GEOTEK INCORPORATED WHICH IS DATED NOVEMBER 25, 2019.
- CUT AND FILL SLOPES SHALL NOT EXCEED 2:1.
- ALL PROPOSED LOTS SHALL BE ON A SANITARY SEWER SYSTEM.
- ALL PROPOSED SEWER AND WATER IMPROVEMENTS SHOWN ON THIS MAP SHALL BE PUBLIC WITHIN THE PROJECT BOUNDARY AND PUBLIC OUTSIDE OF THE BOUNDARY.
- THIS PROJECT IS A "MULTIPLE PHASE" SUBDIVISION. IT IS THE INTENT THAT MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT. THE FINAL MAP MAY CONSIST OF ONE OR MORE MULTIPLE LOTS AS SHOWN ON THIS TENTATIVE MAP.
- NEED TO VERIFY THE CONDITION OF THE EXISTING 49"x33" CMPA STORM DRAIN PIPE IN E. VALLEY PARKWAY TO DETERMINE IF IT NEEDS TO BE LINED AND REPLACED.
- ALL RETAINING WALLS ON THE EXTERIOR OF THE SITE ARE OFFSET A MINIMUM 1' IN FROM THE PROJECT BOUNDARY. THE FOOTINGS WILL BE WITHIN THE PROJECT BOUNDARY.

OWNER'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT I (WE) AM (ARE) THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL MY (OUR) CONTIGUOUS OWNERSHIP IN WHICH I (WE) HAVE ANY DEED OR TRUST INTEREST. I (WE) UNDERSTAND THAT MY (OUR) PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, PRIVATE STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS OF WAY.

APPLICANT/SUBDIVIDER

THE PALOMAR HEIGHTS PROJECT
2235 ENCINITAS BOULEVARD
SUITE 216
ENCINITAS, CA 92024

APPLICANT

DATE

ENGINEER



ALISA S. VIALPANDO R.C.E. 47945 DATE
MY REGISTRATION EXPIRES ON 12/31/21

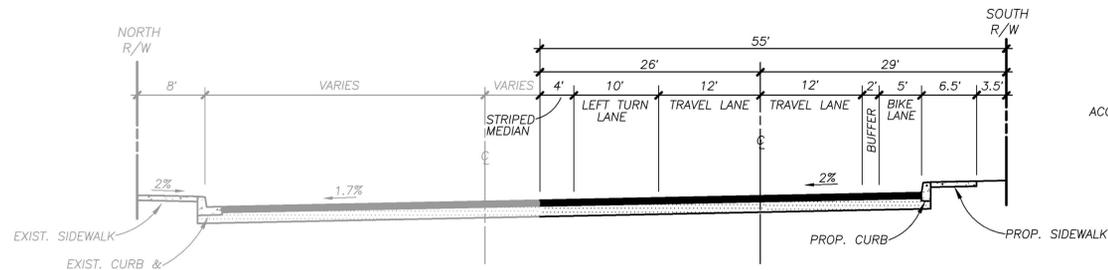
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SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, CA 92121
SURVEYING PH(858)558-4500 - FX(858)558-1414

NO.	REVISIONS	DATE	BY
1	1ST SUBMITTAL	06/25/19	H&A
2	2ND SUBMITTAL	09/11/19	H&A
3	3RD SUBMITTAL	12/23/19	H&A
4	4TH SUBMITTAL	05/20/2020	H&A
5			
6			
7			
8			

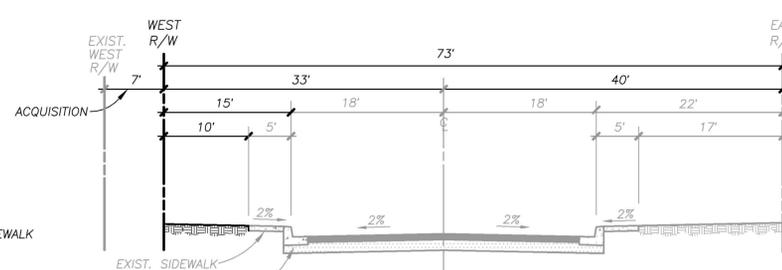
PRELIMINARY GRADING PLAN
PALOMAR HEIGHTS
City of Escondido, California

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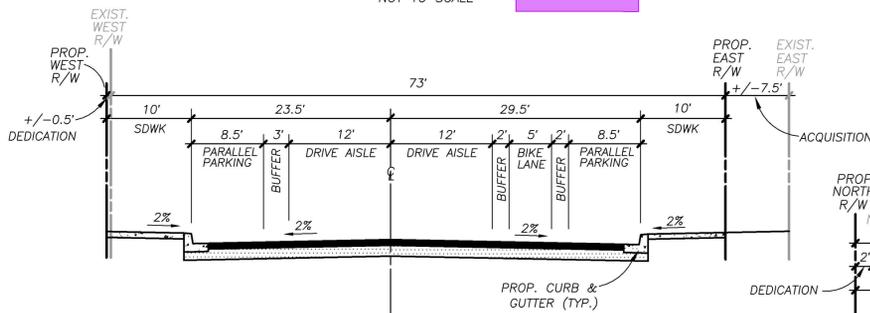
PROPOSED VALLEY PARKWAY

NOT TO SCALE



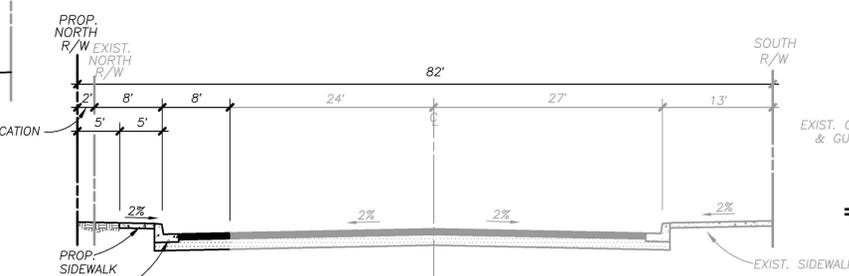
PROPOSED FIG STREET

NOT TO SCALE



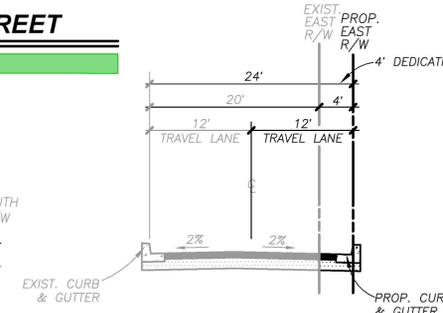
PROPOSED VALLEY BOULEVARD

NOT TO SCALE



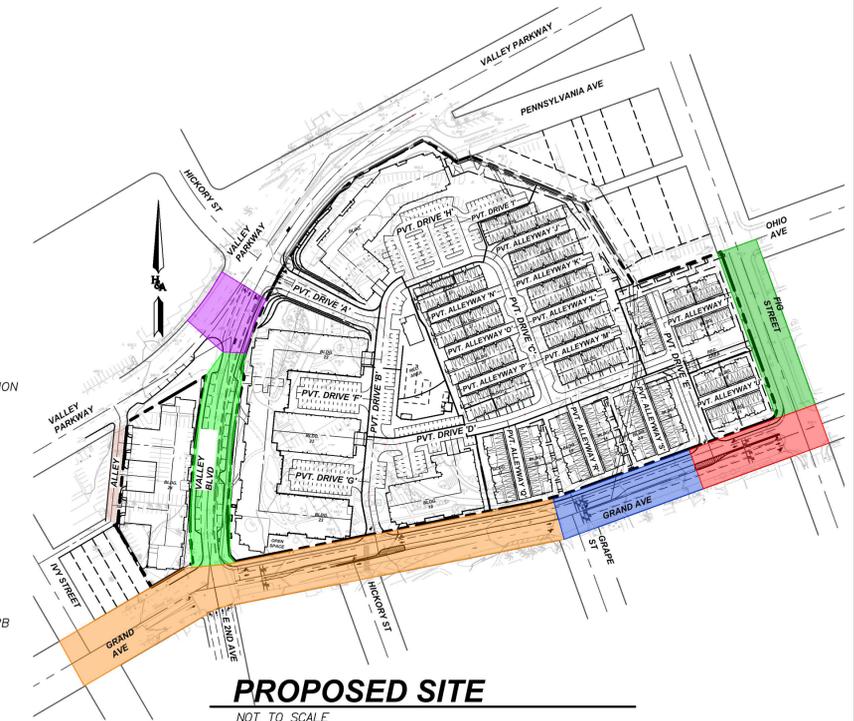
**PROPOSED GRAND AVENUE
(BTWN GRAPE AND FIG)**

NOT TO SCALE



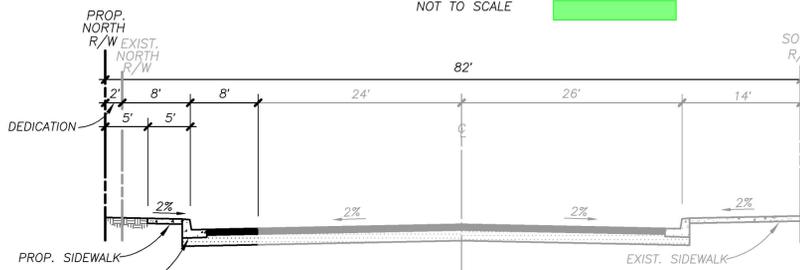
PROPOSED ALLEY

NOT TO SCALE



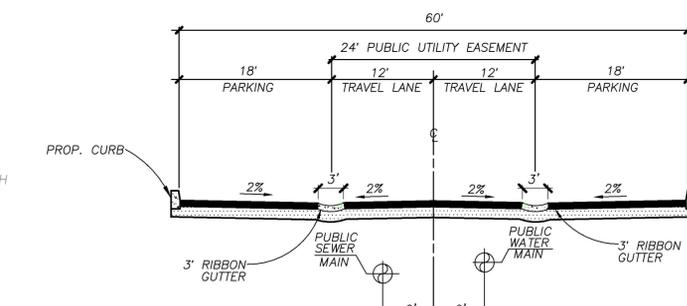
PROPOSED SITE

NOT TO SCALE



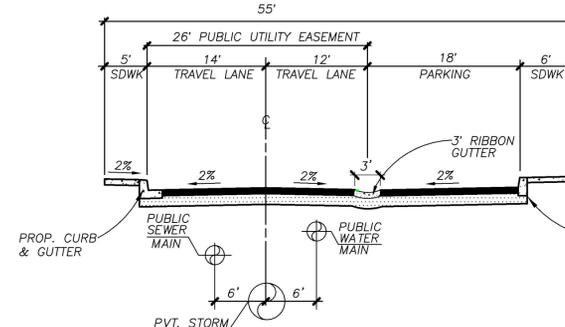
**PROPOSED GRAND AVENUE
(BTWN VALLEY BLVD AND GRAPE)**

NOT TO SCALE



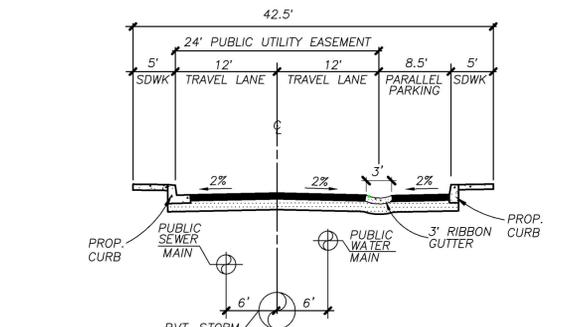
**PROPOSED PVT. DRIVE 'F', 'G' & 'H'
AND PORTION OF PVT. DRIVE 'D'**

NOT TO SCALE



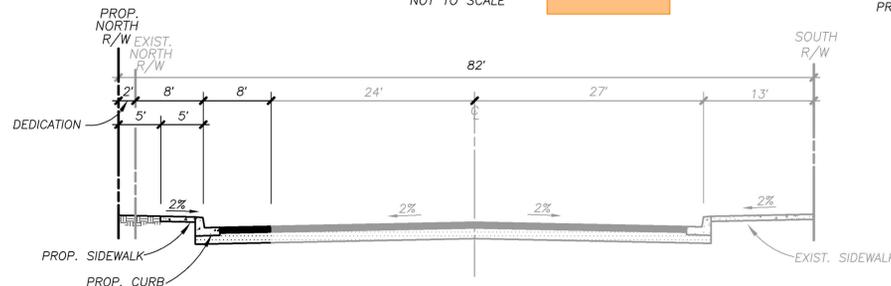
PROPOSED PVT. DRIVE 'B'

NOT TO SCALE



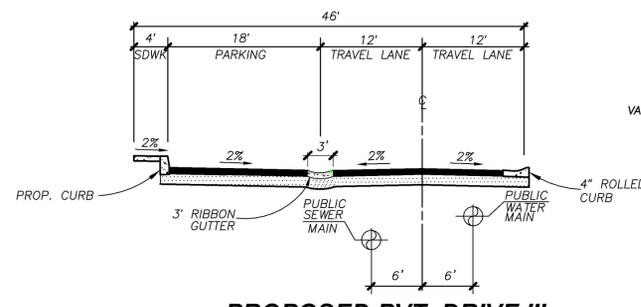
PORTION OF PROPOSED PVT. DRIVE 'D'

NOT TO SCALE



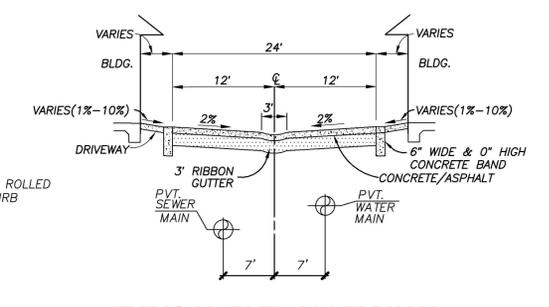
**PROPOSED GRAND AVENUE
(BTWN GRAPE AND FIG)**

NOT TO SCALE



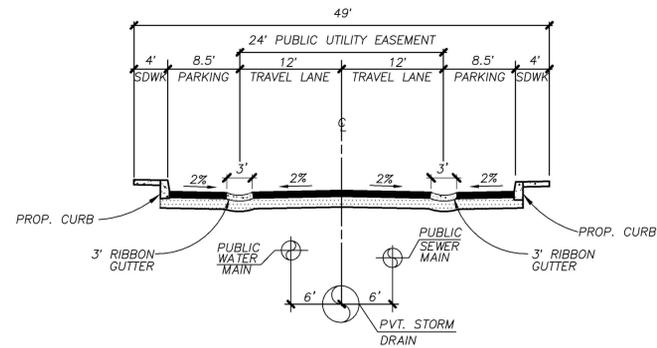
PROPOSED PVT. DRIVE 'I'

NOT TO SCALE



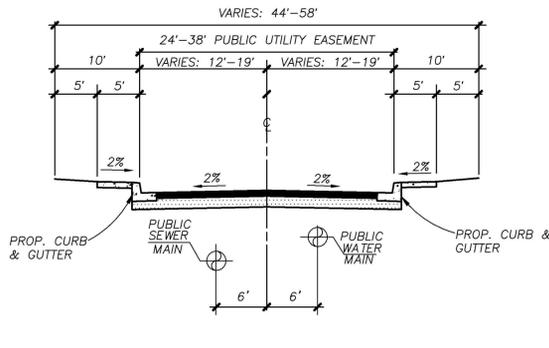
TYPICAL PVT. ALLEYWAY

NOT TO SCALE



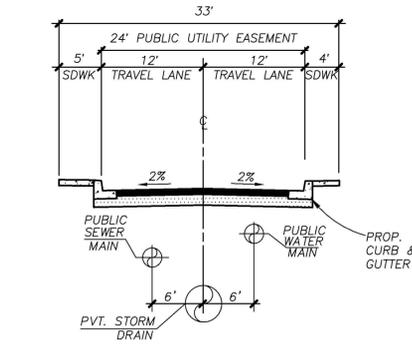
PROPOSED PVT. DRIVE 'C'

NOT TO SCALE



PROPOSED PVT. DRIVE 'A'

NOT TO SCALE



PROPOSED PVT. DRIVE 'E'

NOT TO SCALE

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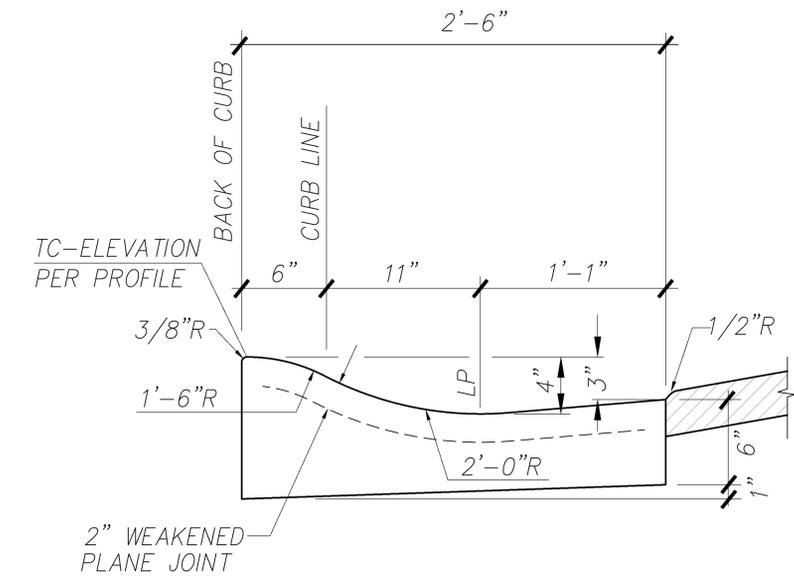
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PROPOSED STREET SECTIONS

PRELIMINARY GRADING PLAN

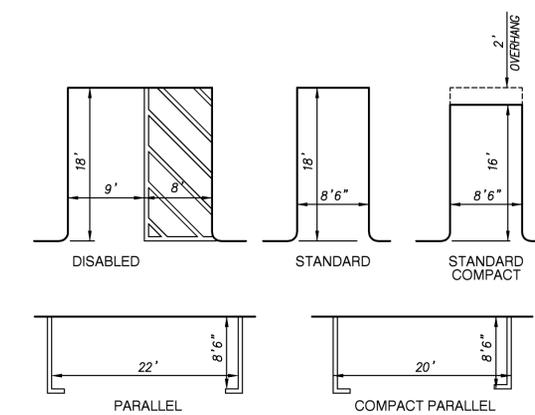
PALOMAR HEIGHTS
 City of Escondido, California

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4" MOD. ROLLED CURB

NOT TO SCALE



TYPICAL PARKING DETAIL

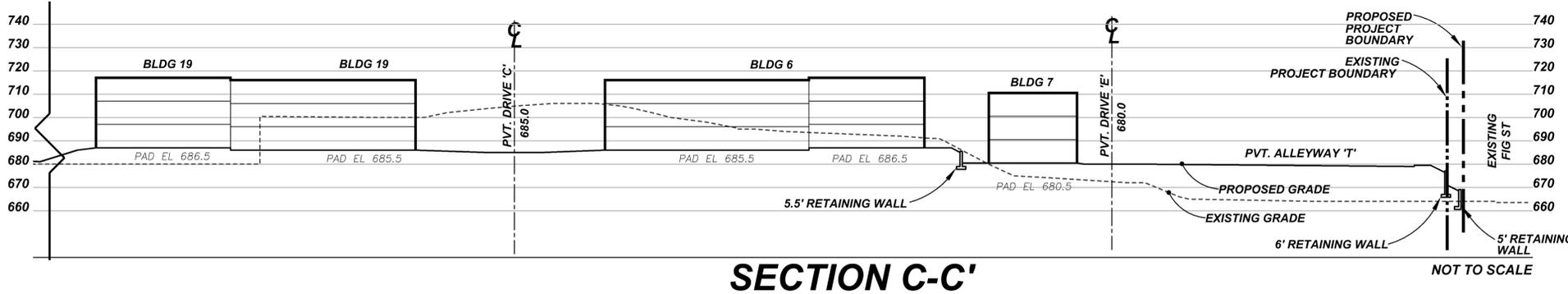
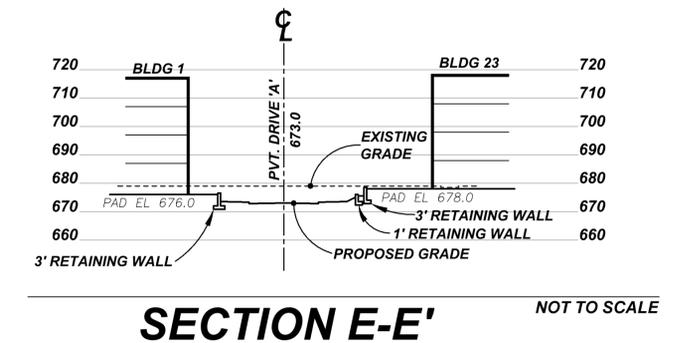
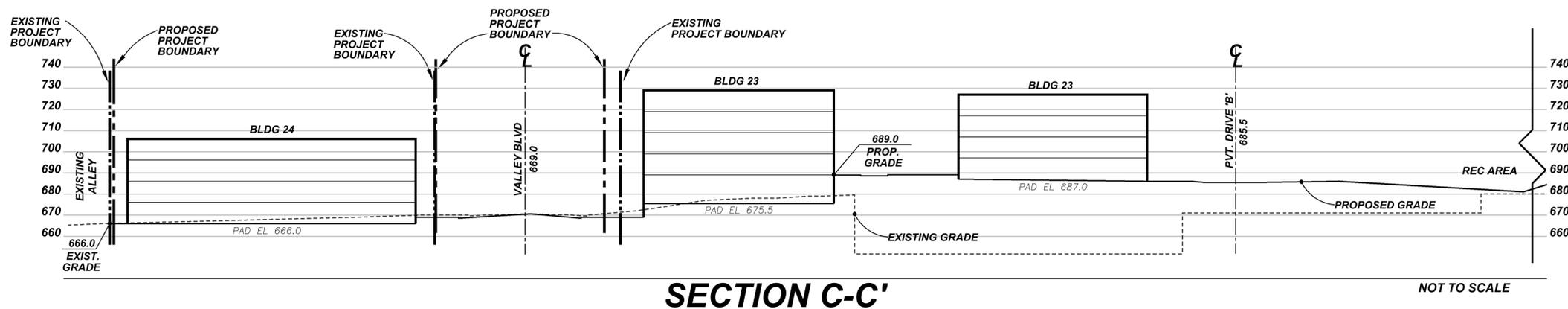
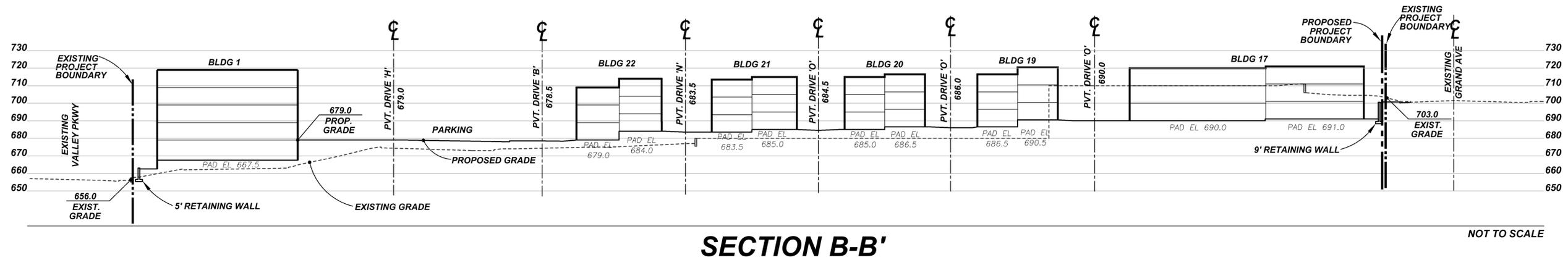
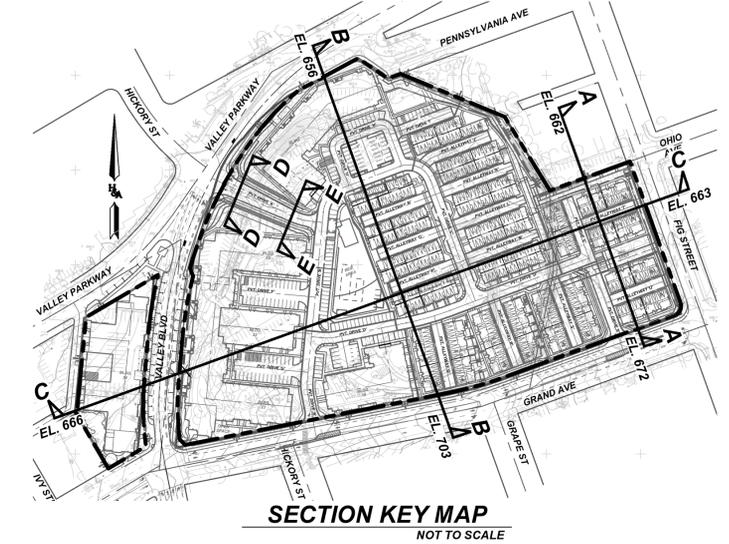
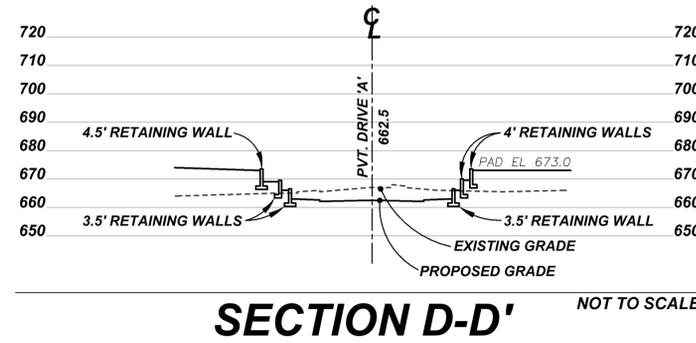
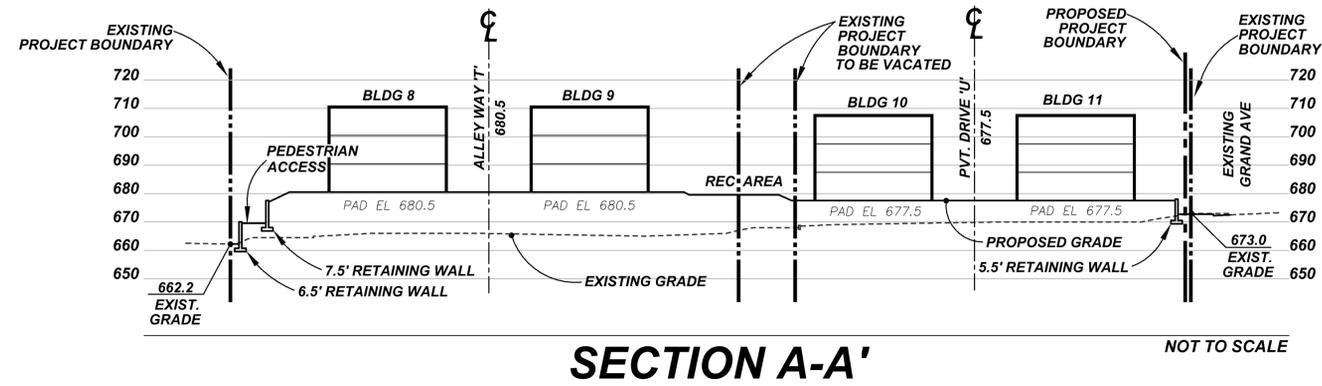
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DETAILS

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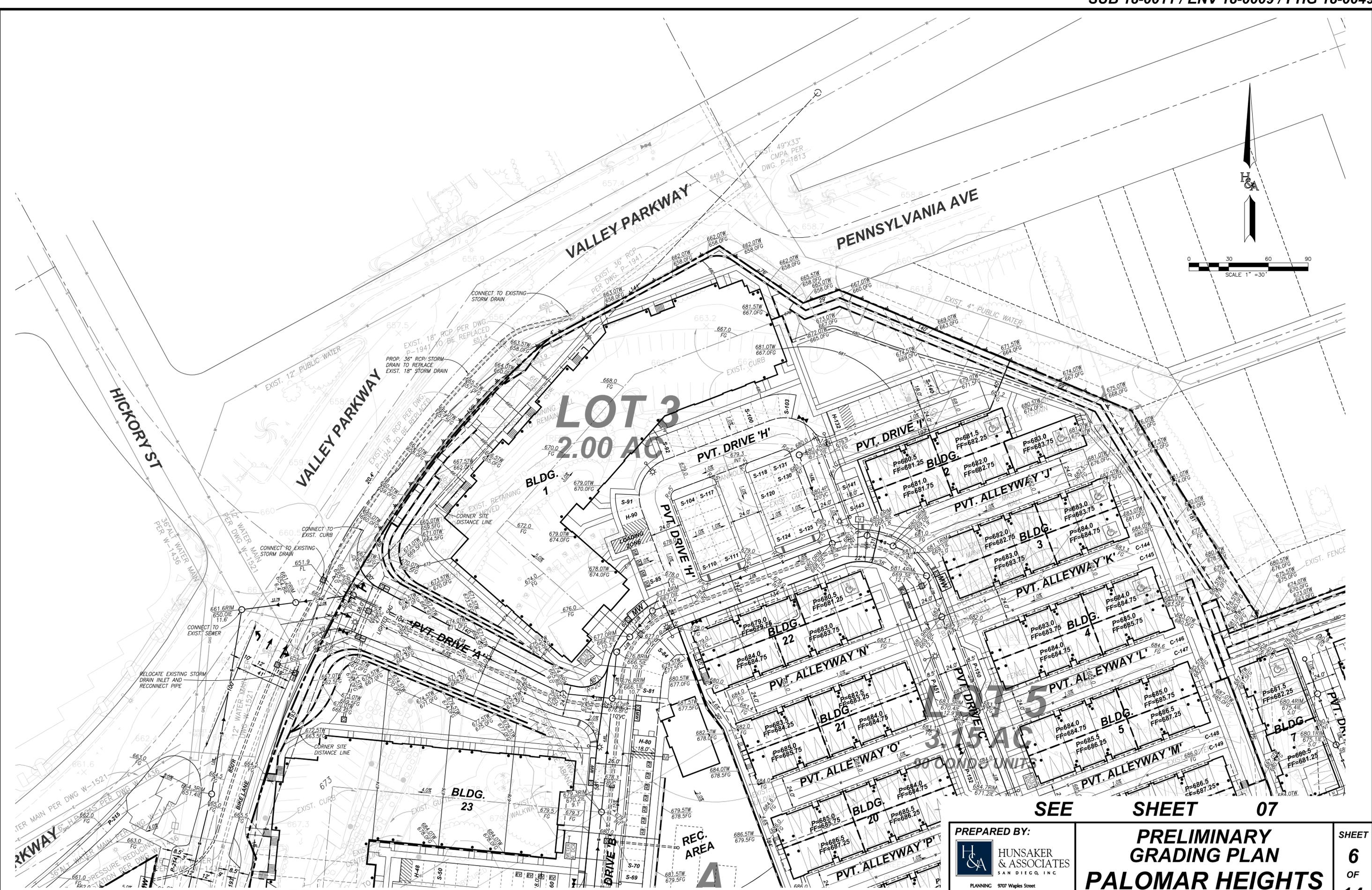
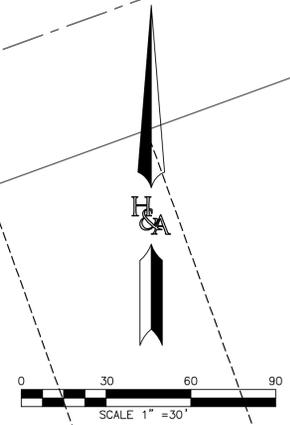
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PALOMAR HEIGHTS
 City of Escondido, California

SHEET
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SITE CROSS SECTIONS
PRELIMINARY GRADING PLAN
PALOMAR HEIGHTS
 City of Escondido, California
SHEET 5 OF 14
 W.C. 2445-0021



SEE SHEET 08

SEE SHEET 07

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PRELIMINARY GRADING PLAN
PALOMAR HEIGHTS
City of Escondido, California

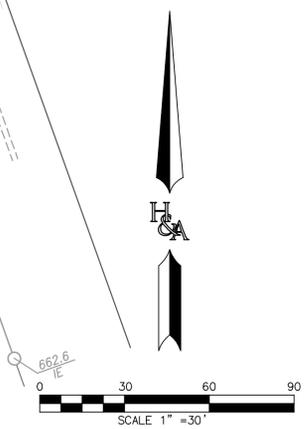
SHEET **6** OF **14**

W.C. 2445-0021

SEE SHEET 06

SEE SHEET 08

SEE SHEET 09

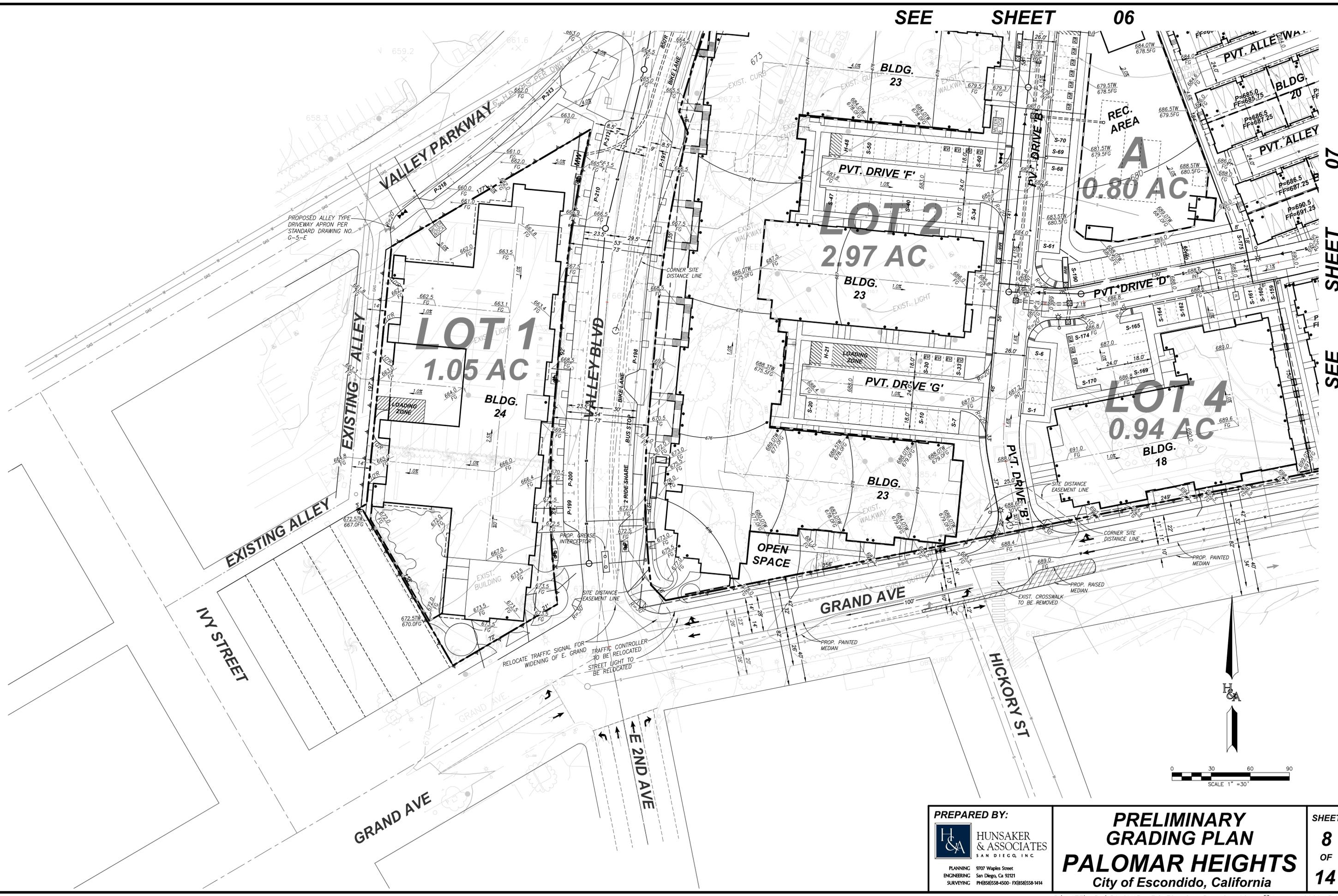


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PRELIMINARY GRADING PLAN
PALOMAR HEIGHTS
 City of Escondido, California

SHEET
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W.C. 2445-0021



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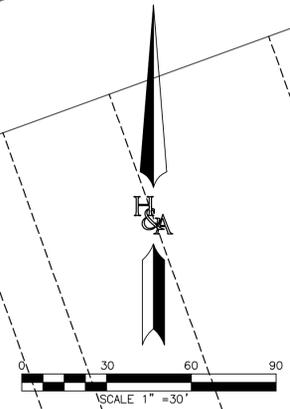
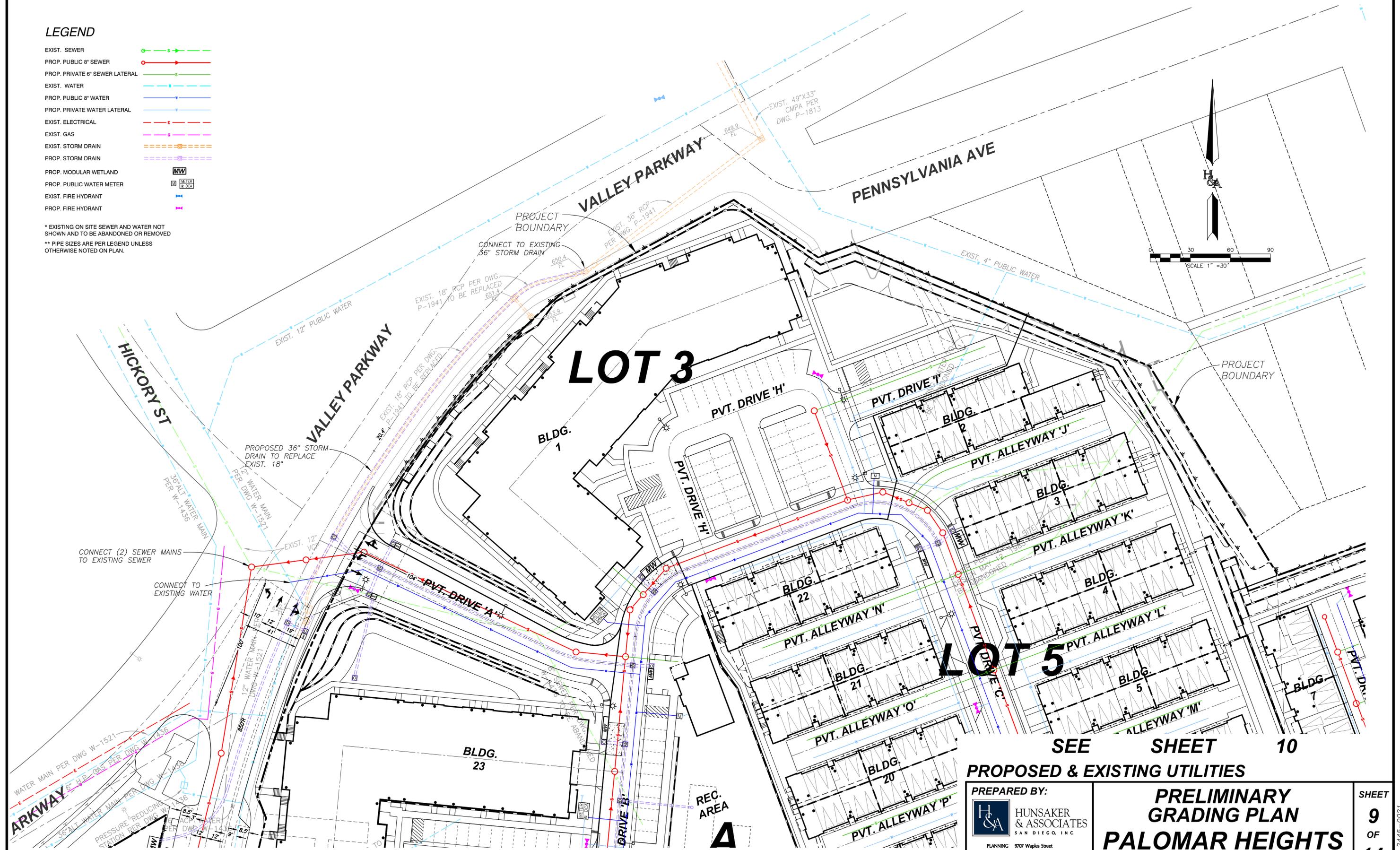
**PRELIMINARY
 GRADING PLAN**
PALOMAR HEIGHTS
 City of Escondido, California

SHEET
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 OF
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LEGEND

- EXIST. SEWER —○—
- PROP. PUBLIC 6" SEWER —○—
- PROP. PRIVATE 6" SEWER LATERAL —○—
- EXIST. WATER —○—
- PROP. PUBLIC 6" WATER —○—
- PROP. PRIVATE WATER LATERAL —○—
- EXIST. ELECTRICAL - - -
- EXIST. GAS - - -
- EXIST. STORM DRAIN - - -
- PROP. STORM DRAIN - - -
- PROP. MODULAR WETLAND MW
- PROP. PUBLIC WATER METER M
- EXIST. FIRE HYDRANT —●—
- PROP. FIRE HYDRANT —●—

* EXISTING ON SITE SEWER AND WATER NOT SHOWN AND TO BE ABANDONED OR REMOVED
 ** PIPE SIZES ARE PER LEGEND UNLESS OTHERWISE NOTED ON PLAN.



PROPOSED & EXISTING UTILITIES

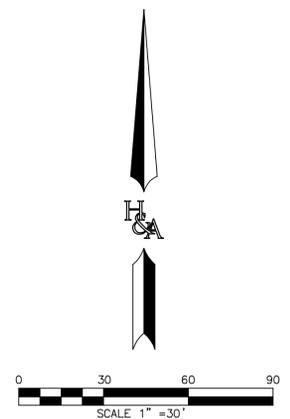
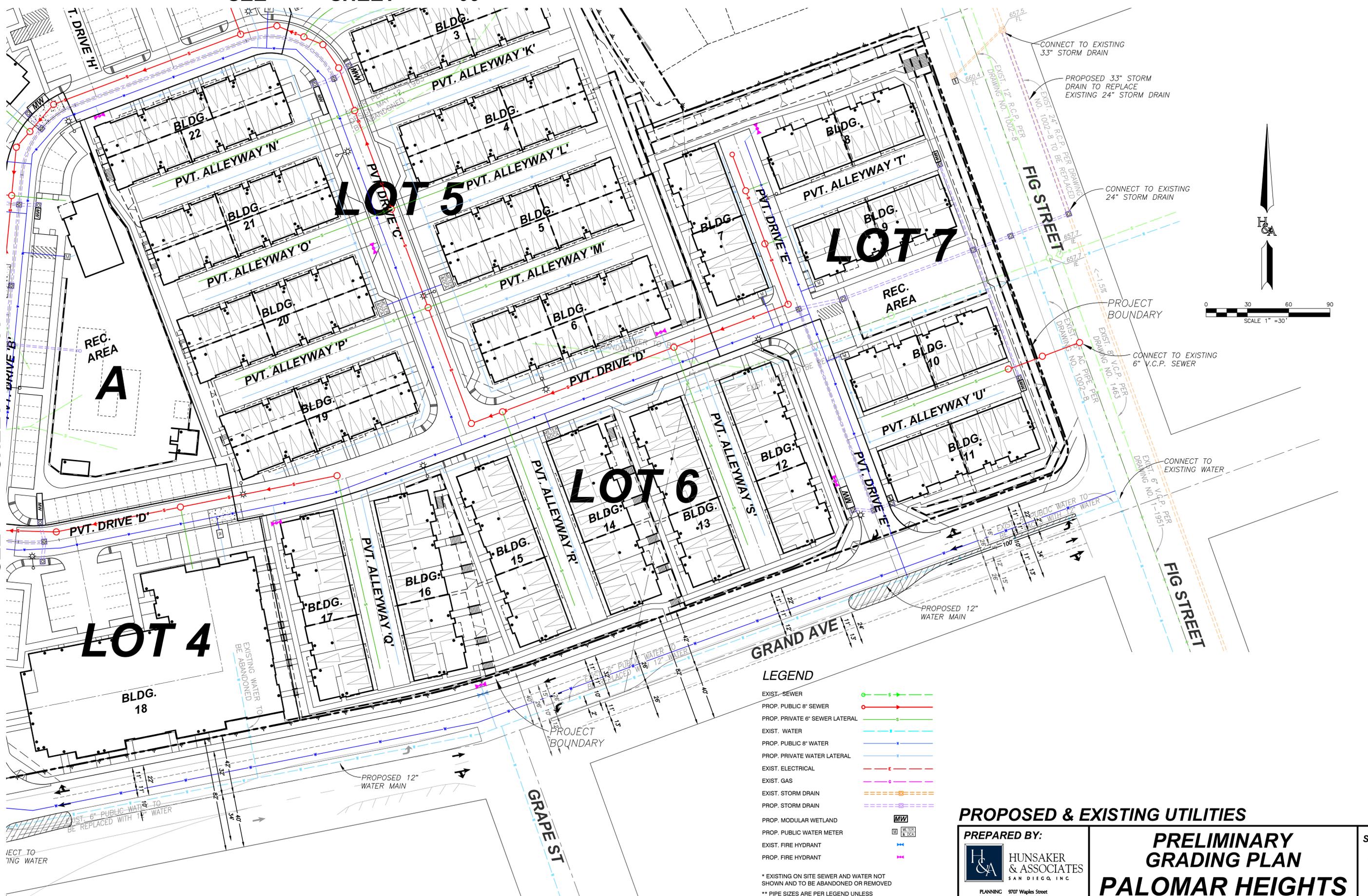
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PRELIMINARY GRADING PLAN
PALOMAR HEIGHTS
 City of Escondido, California

SHEET **9**
 OF **14**

SEE SHEET 09

SEE SHEET 11



LEGEND

EXIST. SEWER	
PROP. PUBLIC 8" SEWER	
PROP. PRIVATE 6" SEWER LATERAL	
EXIST. WATER	
PROP. PUBLIC 8" WATER	
PROP. PRIVATE WATER LATERAL	
EXIST. ELECTRICAL	
EXIST. GAS	
EXIST. STORM DRAIN	
PROP. STORM DRAIN	
PROP. MODULAR WETLAND	
PROP. PUBLIC WATER METER	
EXIST. FIRE HYDRANT	
PROP. FIRE HYDRANT	

* EXISTING ON SITE SEWER AND WATER NOT SHOWN AND TO BE ABANDONED OR REMOVED
 ** PIPE SIZES ARE PER LEGEND UNLESS OTHERWISE NOTED ON PLAN.

PROPOSED & EXISTING UTILITIES

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PRELIMINARY GRADING PLAN

PALOMAR HEIGHTS

City of Escondido, California

SHEET 10 OF 14

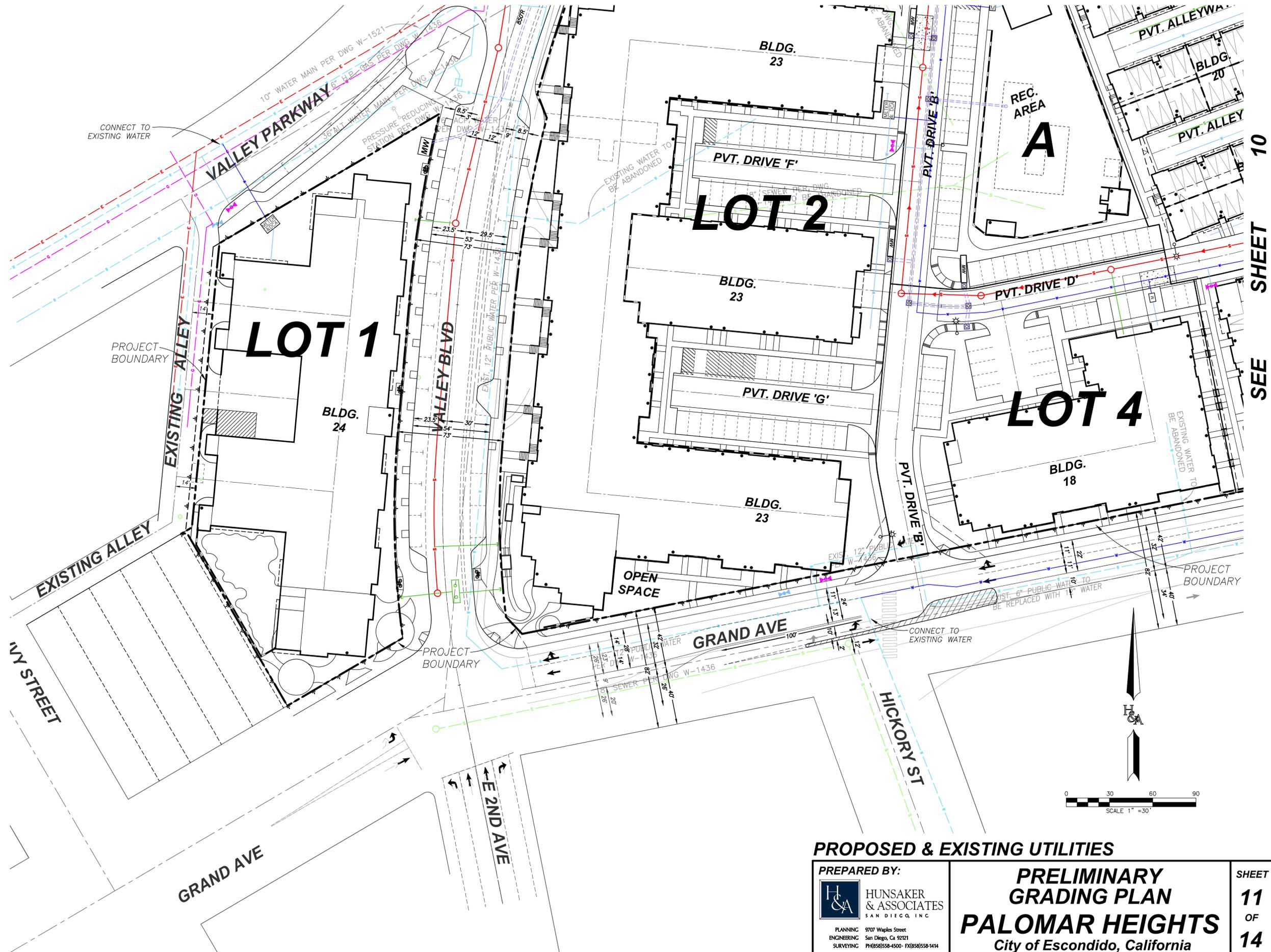
W.C. 2445-0021

LEGEND

- EXIST. SEWER —○—○—○—
- PROP. PUBLIC 8" SEWER —○—○—○—
- PROP. PRIVATE 6" SEWER LATERAL —○—○—○—
- EXIST. WATER —○—○—○—
- PROP. PUBLIC 8" WATER —○—○—○—
- PROP. PRIVATE WATER LATERAL —○—○—○—
- EXIST. ELECTRICAL —○—○—○—
- EXIST. GAS —○—○—○—
- EXIST. STORM DRAIN —○—○—○—
- PROP. STORM DRAIN —○—○—○—
- PROP. MODULAR WETLAND MW
- PROP. PUBLIC WATER METER METER
- EXIST. FIRE HYDRANT —○—○—○—
- PROP. FIRE HYDRANT —○—○—○—

* EXISTING ON SITE SEWER AND WATER NOT SHOWN AND TO BE ABANDONED OR REMOVED

** PIPE SIZES ARE PER LEGEND UNLESS OTHERWISE NOTED ON PLAN.



SEE SHEET 10

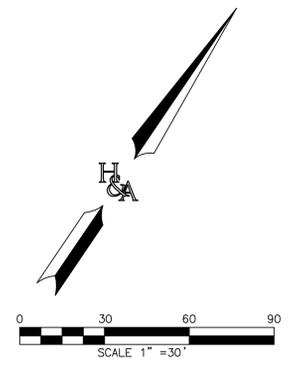
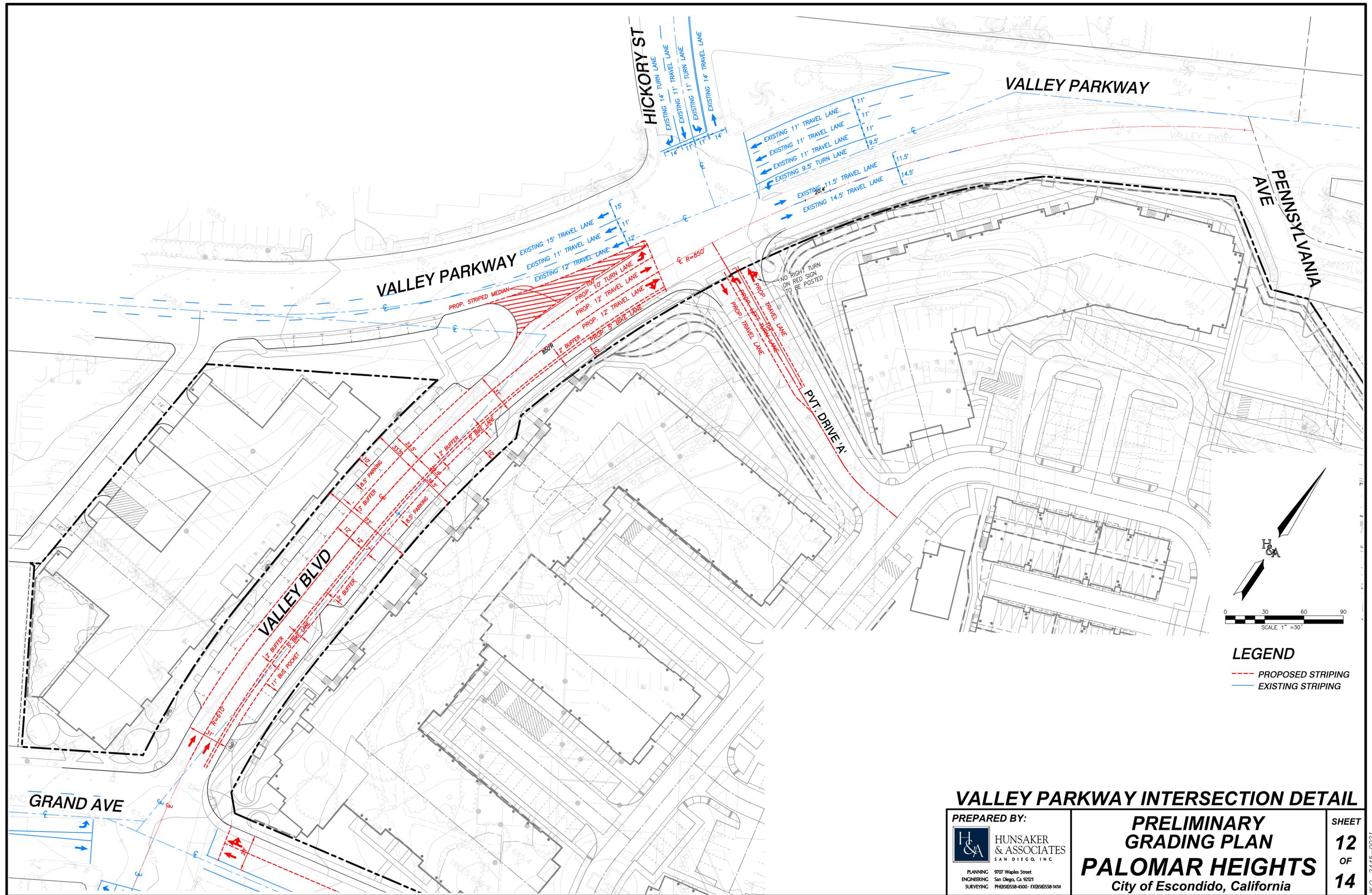
PROPOSED & EXISTING UTILITIES

PREPARED BY:
 HUNSAKER & ASSOCIATES
 SAN DIEGO, INC.
 PLANNING 9707 Wiggins Street
 ENGINEERING San Diego, Ca 92121
 SURVEYING PH(650)558-4500 - FX(650)558-1414

PRELIMINARY GRADING PLAN
PALOMAR HEIGHTS
 City of Escondido, California

SHEET
11
 OF
14

W.C. 2445-0021



LEGEND

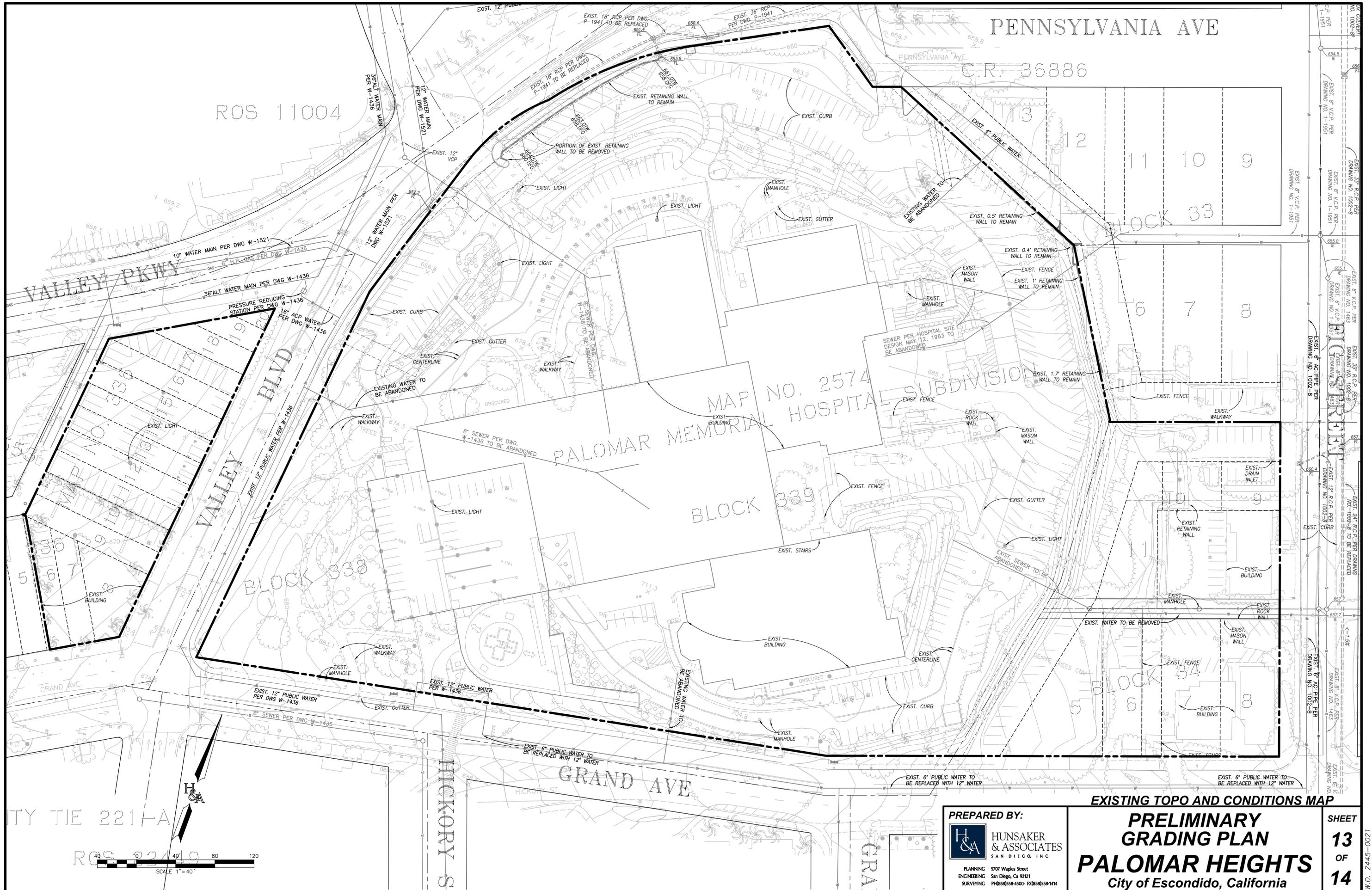
- PROPOSED STRIPING
- EXISTING STRIPING

VALLEY PARKWAY INTERSECTION DETAIL

PREPARED BY:
 HUNSAKER & ASSOCIATES
 SAN DIEGO, INC.
 PLANNING 9707 Waples Street
 ENGINEERING San Diego, Ca 92121
 SURVEYING PH(650)558-4500 - FX(650)558-1414

PRELIMINARY GRADING PLAN
PALOMAR HEIGHTS
 City of Escondido, California

SHEET
12
 OF
14



EXISTING TOPO AND CONDITIONS MAP

PREPARED BY:



HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(650)558-4500 - FX(650)558-1414

PRELIMINARY GRADING PLAN

PALOMAR HEIGHTS

City of Escondido, California

SHEET
13
OF
14

W.C. 2445-0021

TITLE REFERENCE:

THIS SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FNTG-CHICAGO TITLE COMPANY AS ORDER NO. 00100370-996-SD1-R14, EFFECTIVE DATE NOVEMBER 28, 2018

LEGAL DESCRIPTION:

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

PARCEL A: (APN: 229-450-06)

BLOCK 339 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 1, 1949, TOGETHER WITH THAT PORTION OF HICKORY STREET ADJACENT TO SAID BLOCK 339 ON THE WEST AS VACATED AND CLOSED TO PUBLIC USE, A CERTIFIED COPY OF RESOLUTION NO. 82-209 RECORDED AUGUST 4, 1982 AS FILE NO. 1982-239658 AND RE-RECORDED AUGUST 27, 1982 AS FILE NO. 1982-266275, ALSO THAT PORTION OF GRAPE STREET AND E. PENNSYLVANIA AVENUE ADJACENT TO SAID BLOCK 339 ON THE EAST, NORTHEAST AND NORTH AS VACATED AND CLOSED TO PUBLIC USE BY ORDINANCE OF THE CITY OF ESCONDIDO NO. 764 RECORDED MAY 29, 1961 AND BY A CERTIFIED COPY OF RESOLUTION NO. 3791 RECORDED NOVEMBER 13, 1967 AS FILE NO. 178214.

PARCEL B: (APN: 229-450-05)

BLOCK 338 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 1, 1949, TOGETHER WITH THAT PORTION OF HICKORY STREET ADJACENT TO SAID BLOCK 338 ON THE EAST AS VACATED AND CLOSED TO PUBLIC USE, A CERTIFIED COPY OF RESOLUTION NO. 82-209 RECORDED AUGUST 4, 1982 AS FILE NO. 1982-239658 AND RE-RECORDED AUGUST 27, 1982 AS FILE NO. 1982-266275, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

PARCEL C: (APN: 230-163-05)

LOT 5, BLOCK 34, PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1949, TOGETHER WITH THE SOUTHEASTERLY HALF OF THAT PORTION OF GRAPE STREET LYING NORTHWESTERLY OF SAID LOT 5 AS CLOSED BY ORDER OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, A CERTIFIED COPY OF SAID ORDER BEING RECORDED MAY 29, 1961 AS FILE NO. 92029, TOGETHER WITH THE SOUTHERLY HALF OF THE ALLEY CONTIGUOUS WITH SAID PARCEL WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW, TOGETHER WITH THAT PORTION OF GRAPE STREET ADJOINING THE SOUTHERLY HALF OF THE ALLEY CONTIGUOUS WITH SAID PARCEL WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

PARCEL D: (APN: 230-163-01)

ALL THAT PORTION OF LOTS 9, 10, AND 11 OF BLOCK 34 AND OF THE EASTERLY ONE HALF OF GRAPE STREET ADJOINING SAID LOT 11 ON THE WEST AS VACATED AND CLOSED TO PUBLIC USE AND OF A PORTION OF OHIO AVENUE AS VACATED AND CLOSED TO PUBLIC USE IN PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1949, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 11 WHICH IS DISTANT SOUTH 69°39'30" WEST ALONG THE SOUTHEASTERLY BOUNDARIES OF SAID LOTS 9, 10 AND 11 A DISTANCE OF 125.00 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 9; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY OF SAID LOT 11 AND THE SOUTHWESTERLY PROLONGATION THEREOF SOUTH 69°39'30" WEST 109.50 FEET TO THE CENTER LINE OF THE ABOVE MENTIONED GRAPE STREET; THENCE ALONG SAID CENTER LINE NORTH 11°10'00" EAST 19.45 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID CENTER LINE NORTH 3°20'00" WEST 141.02 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING SOUTH 88°40'00" WEST FROM THE NORTHWESTERLY CORNER OF SAID LOT 11; THENCE NORTH 86°40'00" EAST 40.00 FEET TO SAID NORTHWESTERLY CORNER OF SAID LOT 11; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 11 NORTH 69°39'30" EAST 25.14 FEET TO THE MOST WESTERLY CORNER OF SAID VACATED PORTION OF OHIO AVENUE; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID VACATED PORTION OF OHIO AVENUE NORTH 43°05'40" EAST 30.04 FEET TO A POINT HEREIN DESIGNATED AS POINT "A"; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY NORTH 43°05'40" EAST 3.50 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY NORTH 69°39'30" EAST 75.00 FEET TO THE BEGINNING OF TANGENT 15.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°08'00" TO THE POINT OF TANGENCY, SAID POINT OF TANGENCY BEING ALSO A POINT IN THE WESTERLY BOUNDARY OF FIG STREET BOUNDING SAID LOT 9 ON THE EAST; THENCE ALONG SAID WESTERLY BOUNDARY OF SAID FIG STREET, SOUTH 20°12'30" EAST 49.70 FEET TO A POINT IN SAID WESTERLY BOUNDARY DISTANT THEREON NORTH 20°12'30" WEST 90.20 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 9; THENCE PARALLEL WITH THE SOUTHEASTERLY BOUNDARY OF SAID LOTS 9, 10, AND 11, SOUTH 69°39'30" WEST 83.00 FEET TO A POINT HEREIN DESIGNATED AS POINT "B"; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 69°39'30" WEST 42.00 FEET; THENCE PARALLEL WITH THE EASTERLY BOUNDARY OF SAID LOT 9, SOUTH 20°12'30" EAST 90.20 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID LOT 11 AND THE POINT OF BEGINNING TOGETHER WITH THAT PORTION OF THE SOUTHEASTERLY HALF OF EAST OHIO AVENUE AS VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION NO. 74-211 TO THE CITY COUNCIL OF THE CITY OF ESCONDIDO RECORDED OCTOBER 21, 1974 AS FILE NO. 1974-280073, OFFICIAL RECORDS, TOGETHER WITH THE NORTHERLY HALF OF THE ALLEY CONTIGUOUS WITH SAID PARCEL WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW, TOGETHER WITH THAT PORTION OF GRAPE STREET ADJOINING THE NORTHERLY HALF OF THE ALLEY CONTIGUOUS WITH SAID PARCEL WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

PARCEL E: APN 230-163-03

LOTS 7 AND 8 AND THE EASTERLY 20 FEET OF LOT 6, OF BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 1, 1949, TOGETHER WITH THE SOUTHERLY HALF OF THE ALLEY CONTIGUOUS WITH SAID PARCEL WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

PARCEL F: APN 230-163-02

ALL THAT PORTION OF LOTS 9, 10 AND 11 OF BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JULY 1, 1949, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9; THENCE ALONG THE EASTERLY BOUNDARY THEREOF NORTH 20°12'30" WEST 90.20 FEET; THENCE PARALLEL WITH THE SOUTHERLY BOUNDARY OF SAID LOT 9, 10 AND 11, SOUTH 69°39'30" WEST 125.00 FEET; THENCE PARALLEL WITH THE EASTERLY BOUNDARY OF SAID LOT 9 SOUTH 20°12'30" EAST 90.20 FEET TO THE SOUTHERLY BOUNDARY OF LOT 11; THENCE ALONG THE SOUTHERLY BOUNDARY OF LOTS 11, 10 AND 9, NORTH 69°39'30" WEST 125.00 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THE NORTHERLY HALF OF THE ALLEY CONTIGUOUS WITH SAID PARCEL WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

PARCEL G: APN 229-442-01

LOTS 18, 19 AND 20 IN BOOK 64 OF ESCONDIDO, CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886

PARCEL H: APN 229-442-03 & 18

LOTS 6, 7, 8, 9, 10, 14 AND 15 EXCEPT THE WEST 3 FEET OF SAID LOT 6, IN BLOCK 64 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

PARCEL I: APN 229-442-04

LOTS 11, 12 AND 13 IN BLOCK 64 OF THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

PARCEL J: APN 229-442-02

LOTS 16 & 17 IN BLOCK 64 IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PARCEL K: APN 230-163-04

LOT 6 IN BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1949, EXCEPTING THEREFROM THE EASTERLY 20 FEET THEREOF, TOGETHER WITH THE SOUTHERLY HALF OF THE ALLEY CONTIGUOUS WITH SAID PARCEL WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

ENCUMBRANCES:

THE FOLLOWING MATTERS AFFECT PARCELS A, B, C AND D:

- △ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT; PURPOSE: THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES RECORDING DATE: MAY 29, 1961 RECORDING NO: 92029 OF OFFICIAL RECORDS AFFECTS: A PORTION OF PARCELS A, C AND D
- △ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT; PURPOSE: TO ERECT, CONSTRUCTION, REPLACE, MAINTAIN, AND USE OF POLES, WIRES AND INCIDENTAL PURPOSES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY RECORDING DATE: NOVEMBER 13, 1967 RECORDING NO: 178214 OF OFFICIAL RECORDS AFFECTS: A PORTION OF PARCEL A.
- △ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT; GRANTED TO: THE CITY OF ESCONDIDO PURPOSE: TO CONSTRUCT, MAINTAIN AND OPERATE UNDERGROUND WATER PIPE LINES AND APPURTENANCES THERETO RECORDING DATE: FEBRUARY 28, 1984 RECORDING NO: 84-070972 OF OFFICIAL RECORDS AFFECTS: A PORTION OF PARCELS A AND B
- △ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT; GRANTED TO: CITY OF ESCONDIDO PURPOSE: TRAFFIC SIGNAL AND APPURTENANCES THERETO RECORDING DATE: SEPTEMBER 20, 1989 RECORDING NO: 89-507498 OF OFFICIAL RECORDS AFFECTS: A PORTION OF PARCEL A
- △ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT; GRANTED TO: CITY OF ESCONDIDO PURPOSE: PUBLIC STREET RECORDING DATE: SEPTEMBER 20, 1989 RECORDING NO: 89-507874 OF OFFICIAL RECORDS AFFECTS: A PORTION OF PARCEL A

THE FOLLOWING MATTERS AFFECT PARCEL H:

- △ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT; GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS RECORDED: APRIL 28, 1992 AS INSTRUMENT NO. 1992-0248179, OF OFFICIAL RECORDS AFFECTS: THE NORTHERLY 13.00 FEET OF THE WESTERLY 8.00 FEET OF SAID LOT 10 AFFECTS: LOTS 7 - 10 & 14, 15, PORTION 6

THE FOLLOWING MATTERS AFFECT PARCEL I:

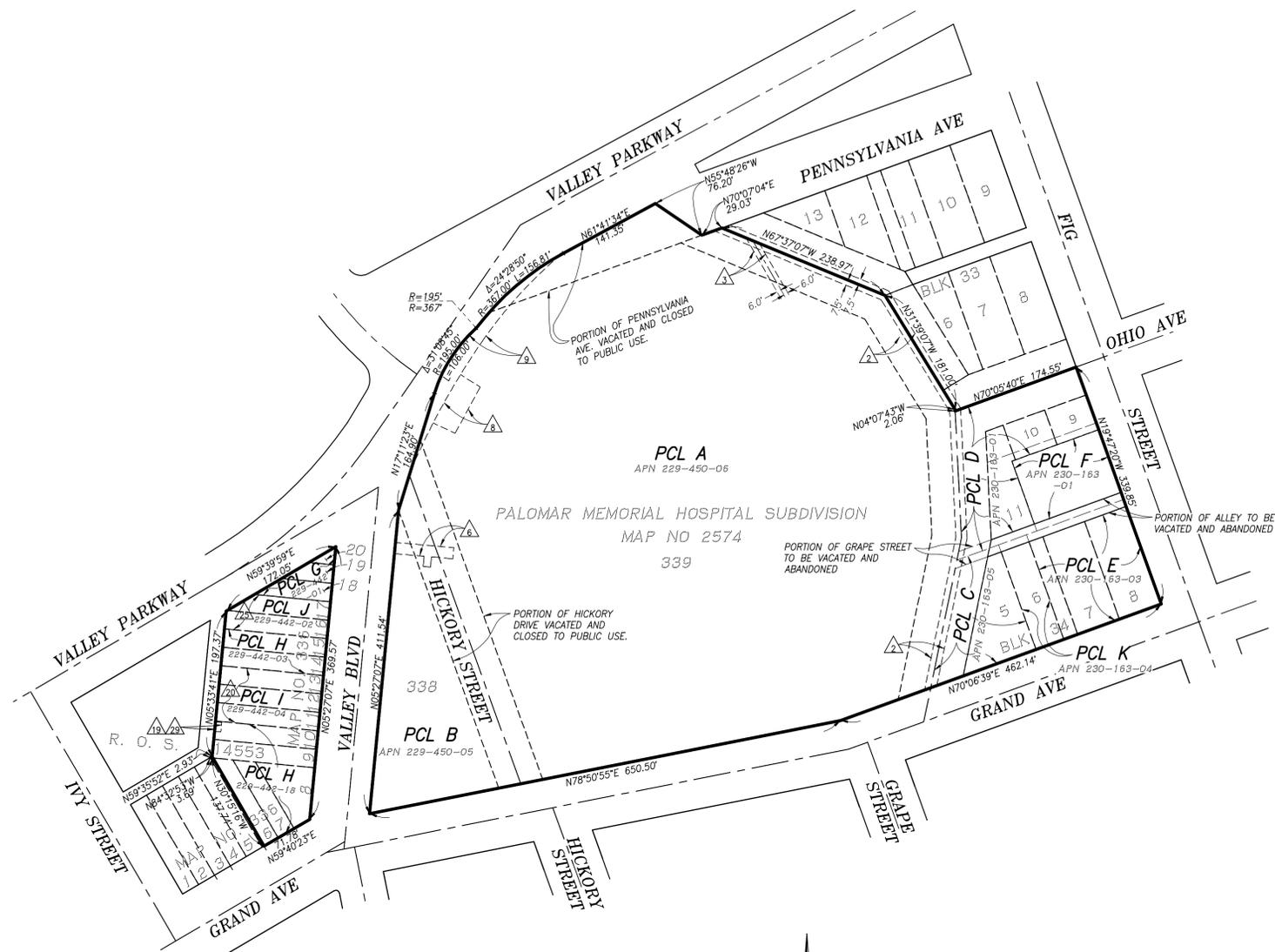
- △ THE FOLLOWING EASEMENTS RESERVED BY THE ESCONDIDO LAND & TOWN COMPANY (SUCCEEDED BY THE CITY OF ESCONDIDO) FOR THE PIPELINES AS FOLLOWS: IN BOOK 67, PAGE 35 OF DEEDS, AFFECTS LOT 13; IN BOOK 67, PAGE 37 OF DEEDS, AFFECTS LOTS 11 & 12;

THE FOLLOWING MATTERS AFFECT PARCEL J:

- △ THE FOLLOWING EASEMENTS RESERVED BY THE ESCONDIDO LAND & TOWN COMPANY (SUCCEEDED BY THE CITY OF ESCONDIDO) FOR THE PIPELINES AS FOLLOWS: IN BOOK 118, PAGE 58 OF DEEDS, AFFECTS LOT 16; IN BOOK 118, PAGE 320, OF DEEDS, AFFECTS LOT 17,

THE FOLLOWING MATTERS AFFECT PARCEL K:

- △ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT; GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS RECORDED: APRIL 28, 1992 AS INSTRUMENT NO. 1992-0248179, OF OFFICIAL RECORDS AFFECTS: THE NORTHERLY 13.00 FEET OF THE WESTERLY 8.00 FEET OF SAID LOT 10



BOUNDARY AND ENCUMBRANCES

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