

ESCONDIDO TENTATIVE PARCEL MAP NO. PL24-0348

IN THE CITY OF ESCONDIDO, STATE OF CALIFORNIA

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OR ARE INTERESTED IN THE LAND INCLUDED WITHIN ESCONDIDO PARCEL NO. PL24-0348 AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 4 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

WE HEREBY GRANT TO THE CITY OF ESCONDIDO A PERMANENT AND PERPETUAL PUBLIC UTILITIES EASEMENT AS SHOWN ON THIS MAP, TOGETHER WITH THE RIGHT TO FOREVER MAINTAIN, OPERATE, CONSTRUCT, RECONSTRUCT, PARALLEL, RENEW AND ENLARGE ANY EXISTING OR FUTURE PUBLIC UTILITIES AND APPURTENANCES WITHIN SAID EASEMENT, ALONG WITH THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENT AT ALL TIMES. THE GRANTORS, THEIR SUCCESSORS, HEIRS AND ASSIGNS AGREE NOT TO ERECT ANY BUILDINGS OR OTHER STRUCTURES, NOR TO PLANT TREES UPON ANY PORTION OF SAID EASEMENT, AND FUTURE AGREE THAT ANY SUCH OBSTRUCTIONS TO THE CITY'S USE OF SAID EASEMENT SHALL BE REMOVED AT THE PROPERTY OWNER'S EXPENSE.

WE HEREBY GRANT TO THE CITY OF ESCONDIDO AN EMERGENCY ACCESS EASEMENT AS SHOWN ON THIS MAP.

WE PROPOSE A PERPETUAL PRIVATE ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF ALL SUBSEQUENT OWNERS OF PARCELS 1 THROUGH 4 AS SHOWN ON THIS MAP. SAID EASEMENT SHALL BE GRANTED TO SUBSEQUENT OWNERS UPON TRANSFER OF TITLE.

WE PROPOSE A PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF ALL SUBSEQUENT OWNERS OF PARCELS 1 THROUGH 4 AS SHOWN ON THIS MAP. SAID EASEMENT SHALL BE GRANTED TO SUBSEQUENT OWNERS UPON TRANSFER OF TITLE.

WE HEREBY RELINQUISH AND WAVE ALL VEHICULAR ACCESS RIGHTS TO WEST GRAND AVENUE AND TULIP STREET FROM PARCEL 4 TO THE CITY OF ESCONDIDO AS SHOWN ON THIS MAP.

ESCONDIDO DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
BASEM SABATINI

SIGNATURE OMISSIONS

THE SIGNATURES OF THE FOLLOWING HOLDERS OF EASEMENTS 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.

LYDIA E. HUDSON, OF AN EASEMENT FOR WATER PIPES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 25, 1887, PER BOOK 67 OF DEEDS PAGE 212

WILLIAM J. HILL AND RUBY C. HILL, HIS WIFE, AS HOLDERS OF AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES RECORDED JUNE 10, 1943, PER BOOK 1509, PAGE 254, OF OFFICIAL RECORDS

SDG&E OF AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES RECORDED NOVEMBER 21, 1950, PER BOOK 3870, PAGE 57, OF OFFICIAL RECORDS

A PORTION OF LOT 7 IN BLOCK 306 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 349, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886
CONTAINING FOUR (4) PARCELS - 1.39 GROSS ACRES

"FOR COMPLETE LEGAL DESCRIPTION, REFER TO PARCEL MAP GUARANTEE NOTED HEREON"
A PARCEL MAP GUARANTEE IS ON FILE IN THE CITY ENGINEER'S OFFICE
FURNISHED BY: FIRST AMERICAN TITLE COMPANY, ORDER NO. _____, DATED _____
DECLARATION OF RESTRICTIONS NO. _____, DATED _____.

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

ON _____

BEFORE ME, _____

A 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/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND 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 AND OFFICIAL SEAL.

SIGNATURE _____

PLEASE PRINT NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER IS _____

COUNTY TREASURER/TAX COLLECTOR STATEMENT

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

LAWRENCE COHEN
COUNTY TREASURER-TAX COLLECTOR

BY: _____ DEPUTY _____ DATE _____

MARISSA K. BARRIE
DIRECTOR OF PUBLIC WORKS

BY: _____ FOR DIRECTOR _____ DATE _____

ENGINEER'S STATEMENT

THE MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BASEM SABITINI ON APRIL 10, 2026. MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS THE CONDITIONALLY APPROVED TENTATIVE PARCEL MAP. (SEE LEGEND AND NOTES ON SHEET 2.)

BY: _____
WILLIAM C. YEN, RCE 33730
EXPIRES: 6/30/2028

DATE: _____



CITY ENGINEER'S STATEMENT

I, JASON CHRISTMAN, INTERIM CITY ENGINEER, OF THE CITY OF ESCONDIDO, STATE OF CALIFORNIA, ACTING AS DESIGNEE FOR THE LEGISLATIVE BODY OF THE CITY OF ESCONDIDO PURSUANT TO ESCONDIDO MUNICIPAL CODE SECTION 32.102, HEREBY STATE THAT I HAVE EXAMINED THE PARCEL MAP OF TENTATIVE PARCEL MAP NO. PL24-0348; THAT THIS SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE PARCEL MAP, AN ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL OF THE PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

PURSUANT TO CITY OF ESCONDIDO ORDINANCE NO. 2022-02, I HEREBY APPROVE THIS PARCEL MAP AND SUBJECT TO IMPROVEMENT PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT.

JASON CHRISTMAN, RCE 70128
INTERIM CITY ENGINEER

DATE _____



CITY TREASURER'S STATEMENT

I, DOUGLAS W. SHULTZ, CITY TREASURER OF THE CITY OF ESCONDIDO, HEREBY STATE THAT THERE ARE NO LIENS OR UNPAID BONDS ISSUED UNDER ANY IMPROVEMENT BOND ACT OF THE STATE OF CALIFORNIA SHOWN BY THE BOOKS OF THIS OFFICE AGAINST THE SUBDIVISION OR ANY PART THEREOF SHOWN ON THE PARCEL MAP OF ESCONDIDO TENTATIVE PARCEL MAP NO. PL24-0348.

DOUGLAS W. SHULTZ
CITY TREASURER

DATE _____

COUNTY RECORDER'S CERTIFICATE

FILE NO. _____

FILED THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK, ____M. IN BOOK OF _____, AT PAGE _____, AT THE REQUEST OF _____

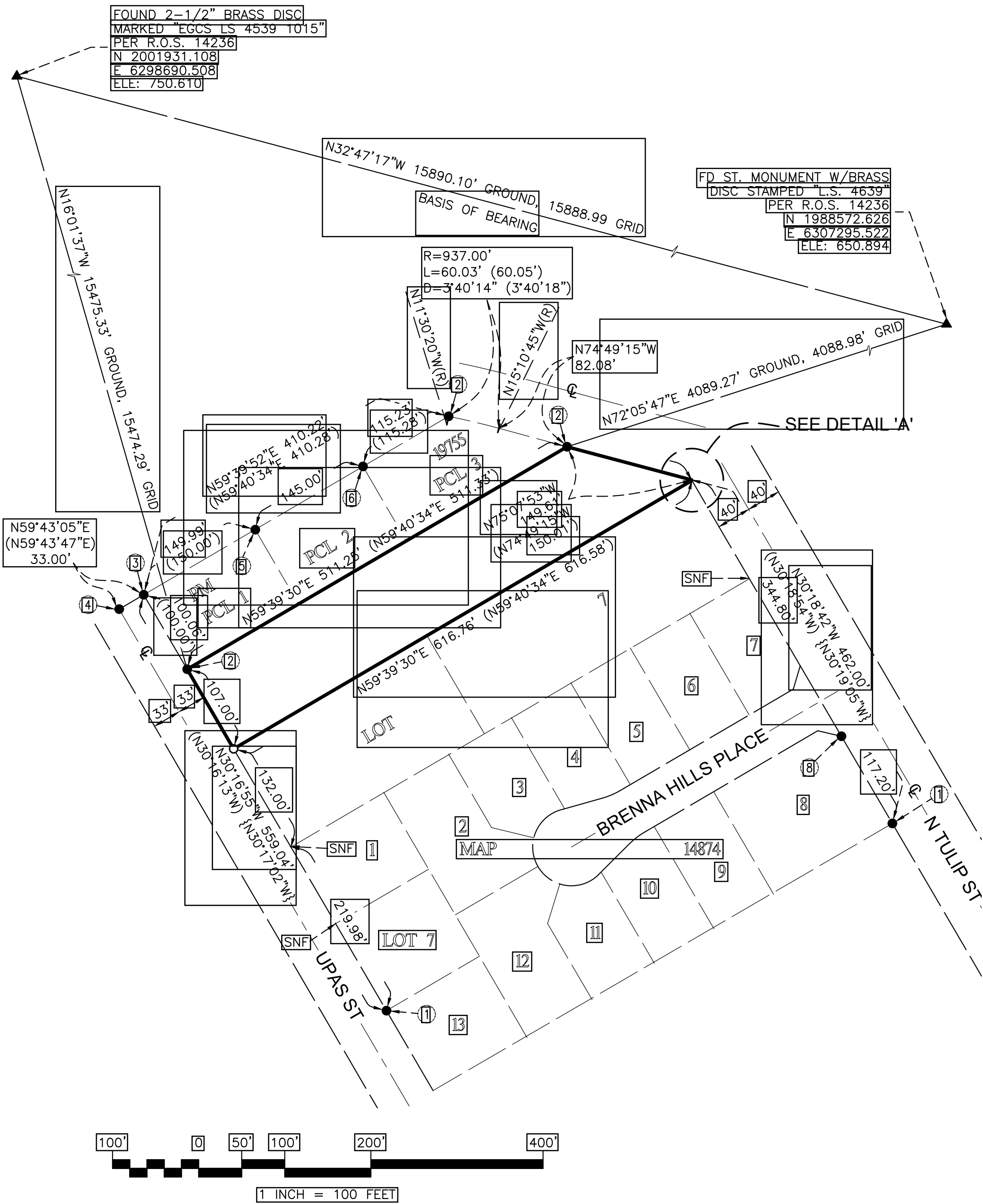
JORDAN Z. MARKS
COUNTY RECORDER

BY: _____
DEPUTY COUNTY RECORDER

FEE: \$ _____

ESCONDIDO TENTATIVE PARCEL MAP NO. PL24-0348
PROCEDURE OF SURVEY

SHEET 2 OF 4 SHEETS



- LEGEND:
- INDICATES SUBDIVISION BOUNDARY
 - FD INDICATES FOUND
 - IP INDICATES IRON PIPE
 - SNF RECORD MONUMENT SEARCHED FOR NOTHING FOUND
 - () INDICATES RECORD DATA PER PM 19755 UNLESS OTHERWISE NOTED
 - { } INDICATES RECORD DATA PER MAP 14874

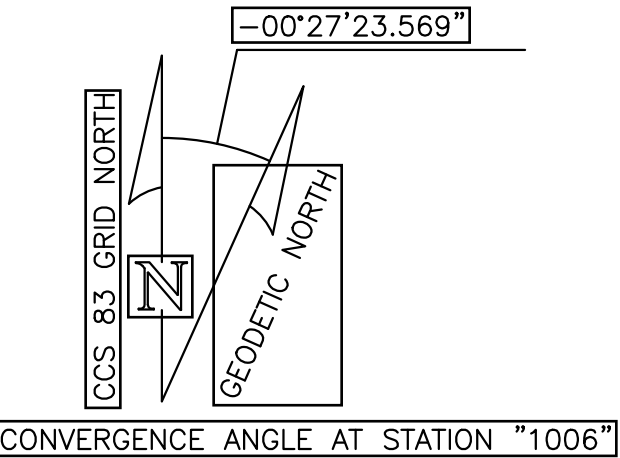
TOTAL NO. OF PARCELS: 4

- MONUMENT LEGEND:
- INDICATES FOUND POINTS AS NOTED
 - ▲ INDICATES FOUND MONUMENT PER ROS 14236 AS NOTED
 - INDICATES SET LEAD AND DISK STAMPED "RCE 33730"

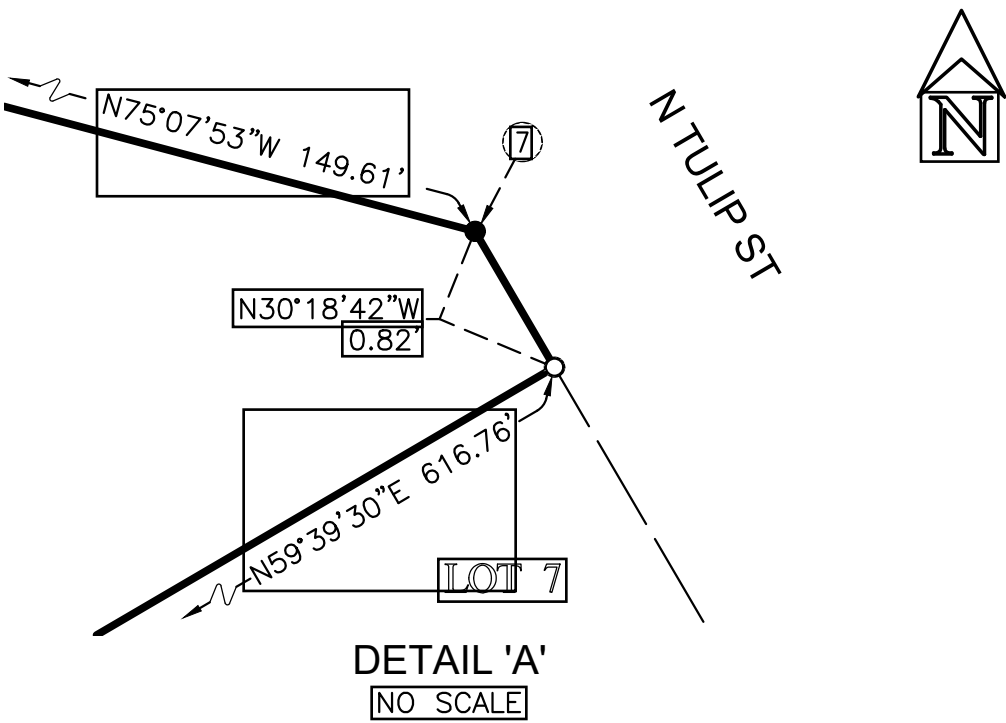
THE COMBINED SCALE FACTOR AT STATION "1006" IS 0.999929893. GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR. ALL DISTANCES SHOWN ARE GROUND.

BASIS OF BEARINGS
THE BASIS OF BEARING FOR THIS SURVEY IS THE NAD 83, ZONE 6, GRID BEARING BETWEEN STATION "1006" AND STATION "1015" PER RECORD OF SURVEY MAP NO. 14236 I.E. N32°47'17"W
QUOTED BEARING FROM REFERENC MAPS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM

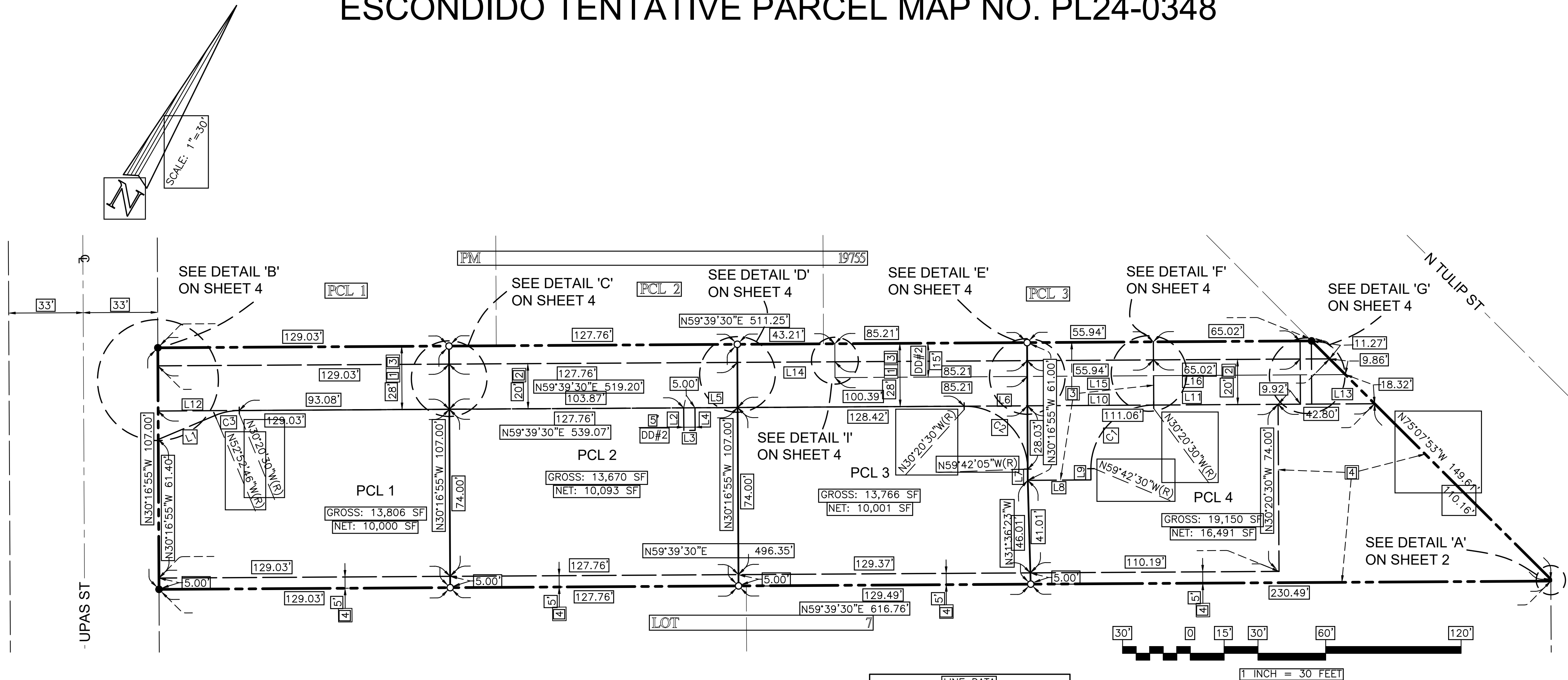
CONVERGENCE ANGLE



- MONUMENT NOTES:
- ① FD 2" IP W/DISC, STAMPED 17706, PER MAP 14874
 - ② FD 2" IP W/DISC, MARKED LS 5707, PER PM 19755
 - ③ FD 2" IP W/ILLEGIBLE DISC, ACCEPTED PER PM 19755, HELD
 - ④ FD 2" IP W/DISC MARKED RCE 32734, PER MAP 12465
 - ⑤ FD 3/4" IP OPEN W/NO TAG, ACCEPTED PER PM 19755
 - ⑥ FD 3/4" IP W/DISC MARKED LS 5707, PER PM 19755
 - ⑦ FD CONCRETE MONUMENT NO RECORD, PER CR 45133, ACCEPTED AS INTERSECTION OF WEST VALLEY PARKWAY AND TULIP ST, HELD AS SIDELINE
 - ⑧ FD 3/4" IP W/ILLEGIBLE CAP, ACCEPTED PER MAP 14874



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EASEMENT NOTES

- DD#1 EASEMENT FOR WATER PIPES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 67 OF DEEDS, PAGE 212. CANNOT BE PLOTTED PER DEED
- DD#2 EASEMENT FOR ROAD AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 1509, PAGE 254 OF OFFICIAL RECORDS, TO BE VACATED
- DD#3 EASEMENT FOR RIGHT OF WAY FOR THE MAINTENANCE OF A LINE OF POLES, WIRES, FIXTURES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 21, 1950 AS BOOK 3870, PAGE 57 OF OFFICIAL RECORDS. CANNOT BE PLOTTED PER DEED, TO BE VACATED

DEDICATED/RESERVED EASEMENTS

- 1 PROPOSED PRIVATE ROAD EASEMENT FOR THE BENEFIT OF PARCELS 2, 3 AND 4
- 2 PROPOSED 20' PUBLIC UTILITY EASEMENT TO THE CITY OF ESCONDIDO
- 3 PROPOSED EMERGENCY ACCESS EASEMENT TO THE CITY OF ESCONDIDO
- 4 PROPOSED PRIVATE STORM DRAIN EASEMENT FOR THE BENEFIT OF PARCELS 1-4

LINE DATA		
NO.	BEARING	LENGTH
L1	N37°08'31"E	27.32'
L2	N30°20'29"W	10.00'
L3	N59°39'31"E	5.00'
L4	N30°20'29"W	10.00'
L5	N59°39'30"E	18.89'
L6	N59°39'30"E	26.03'
L7	N30°16'55"W	4.97'
L8	N59°39'30"E	28.00'
L9	N30°20'30"W	5.00'
L10	N59°39'30"E	55.97'
L11	N59°39'30"E	55.10'
L12	N59°39'30"E	35.95'
L13	N59°39'30"E	27.87'
L14	N59°39'30"E	43.21'
L15	N59°39'30"E	55.95'
L16	N59°39'30"E	65.02'

CURVE DATA			
NO.	RADIUS	DELTA	LENGTH
C1	28.00'	90°00'00"	43.98'
C2	28.00'	90°03'36"	44.01'
C3	28.00'	22°32'16"	11.01'

SOLAR ACCESS NOTE

THIS SUBDIVISION HAS A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH EXISTING AND/OR PROPOSED DWELLING UNIT AS REQUIRED BY SECTION 81.40(m) OF THE SUBDIVISION ORDINANCE.

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