

LOT LINE EXHIBIT

EXISTING LOT CONFIGURATION FOR 858 HYMETTUS AVE.

RECEIVED

3/23/2022

City of Encinitas

CASE NO
MULTI-004845-2021

DEVELOPMENT
SERVICES
DEPARTMENT

☒ APPROVED

☐ DENIED

BY jdichoso

DATE 4/21/2022

NOD/RESO 2022-12

PARCEL 3
GROSS: 2,334 SF / 0.05 AC
NET: 2,334 SF / 0.05 AC

PARCEL 2
GROSS: 46,056 SF / 1.06 AC
NET: 46,056 SF / 1.06 AC

PARCEL 1
GROSS: 25,088 SF / 0.58 AC
LESS 841 SF (ESMT 3)
NET: 24,247 SF / 0.55 AC

LEUCADIA BLVD.

FULVIA ST.

HYMETTUS AVE.

EASEMENT / DEDICATION NOTES

- [2] EXISTING EASEMENT FOR EXCAVATION AND/OR EMBANKMENT SLOPES AND DRAINAGE STRUCTURES AND INCIDENTAL PURPOSES, RECORDED JULY 21, 1971 AS INSTRUMENT NO. 15890 OF OFFICIAL RECORDS (TO REMAIN)
- [3] EXISTING EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED JUNE 5, 2007 AS INSTRUMENT NO. 2007-038091 OF OFFICIAL RECORDS (TO REMAIN)

GRAPHIC SCALE 1" = 20'

20 0 20 40 60

LOT LINE EXHIBIT

PROPOSED LOT CONFIGURATION
PRIOR TO R.O.W. DEDICATION FOR 858 HYMETTUS AVE.

	SIDE YARD LENGTHS		LOT DEPTH*
LOT 1	520.01	350.90	435.46
LOT 2	203.74	277.44	240.59
LOT 3	202.18	170.78	186.48

* LOT DEPTH = 0.5 (SIDE YARD + SIDE YARD)

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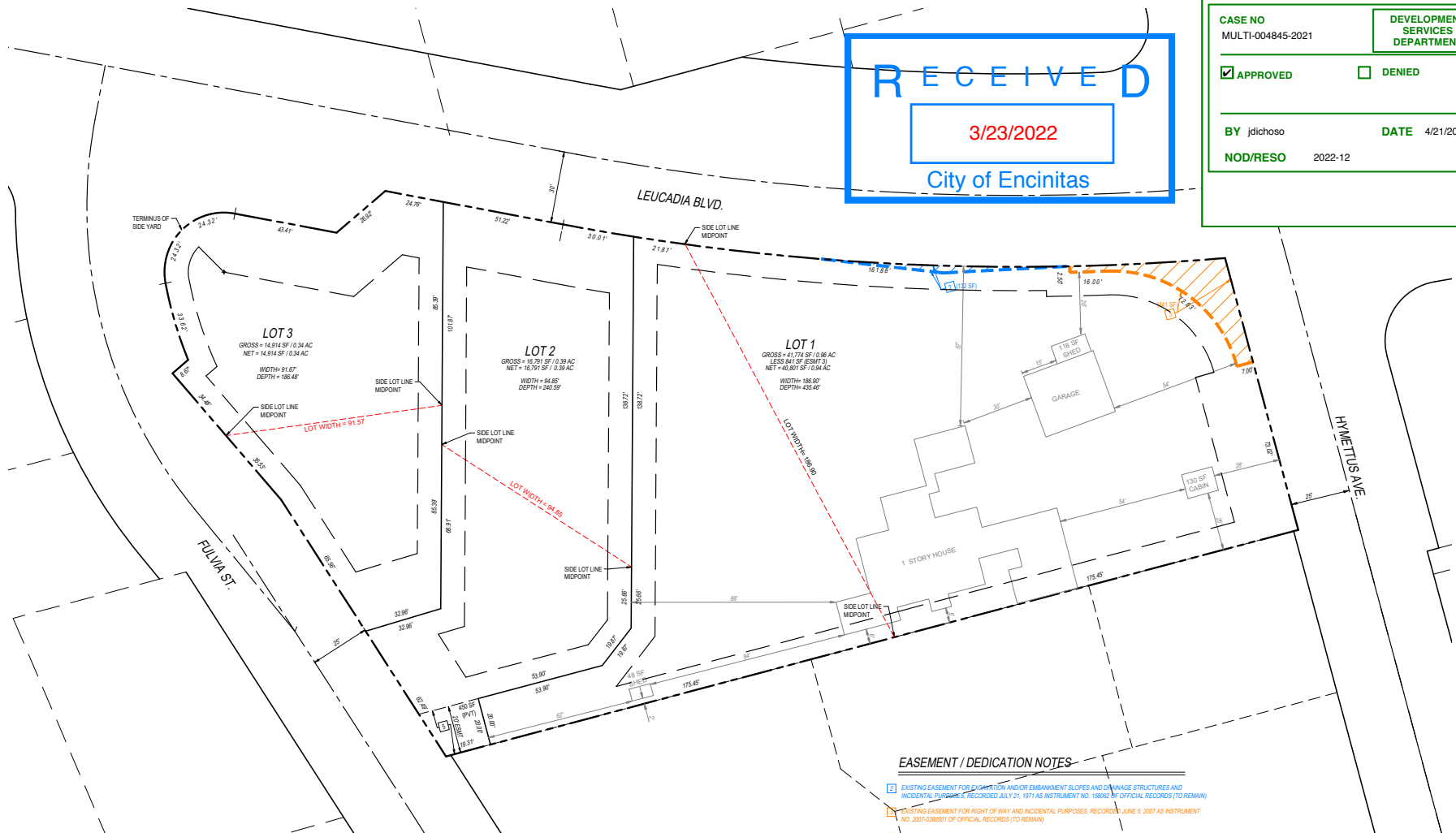
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EASEMENT / DEDICATION NOTES

- EXISTING EASEMENT FOR EROSION AND/OR EMBANKMENT SLOPES AND DAMAGE STRUCTURES AND INCIDENTAL PURPOSES, RECORDED JULY 21, 1971 AS INSTRUMENT NO. 158062 OF OFFICIAL RECORDS (TO REMAIN)
- EXISTING EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED JUNE 5, 2007 AS INSTRUMENT NO. 2007-038851 OF OFFICIAL RECORDS (TO REMAIN)
- PROPOSED EASEMENT FOR SEWER LATERAL & PRIVATE ACCESS FOR THE BENEFIT OF LOT 1



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PROPOSED LOT CONFIGURATION
PRIOR TO R.O.W. DEDICATION FOR 858 HYMETTUS AVE.

	SIDE YARD LENGTHS		LOT DEPTH*
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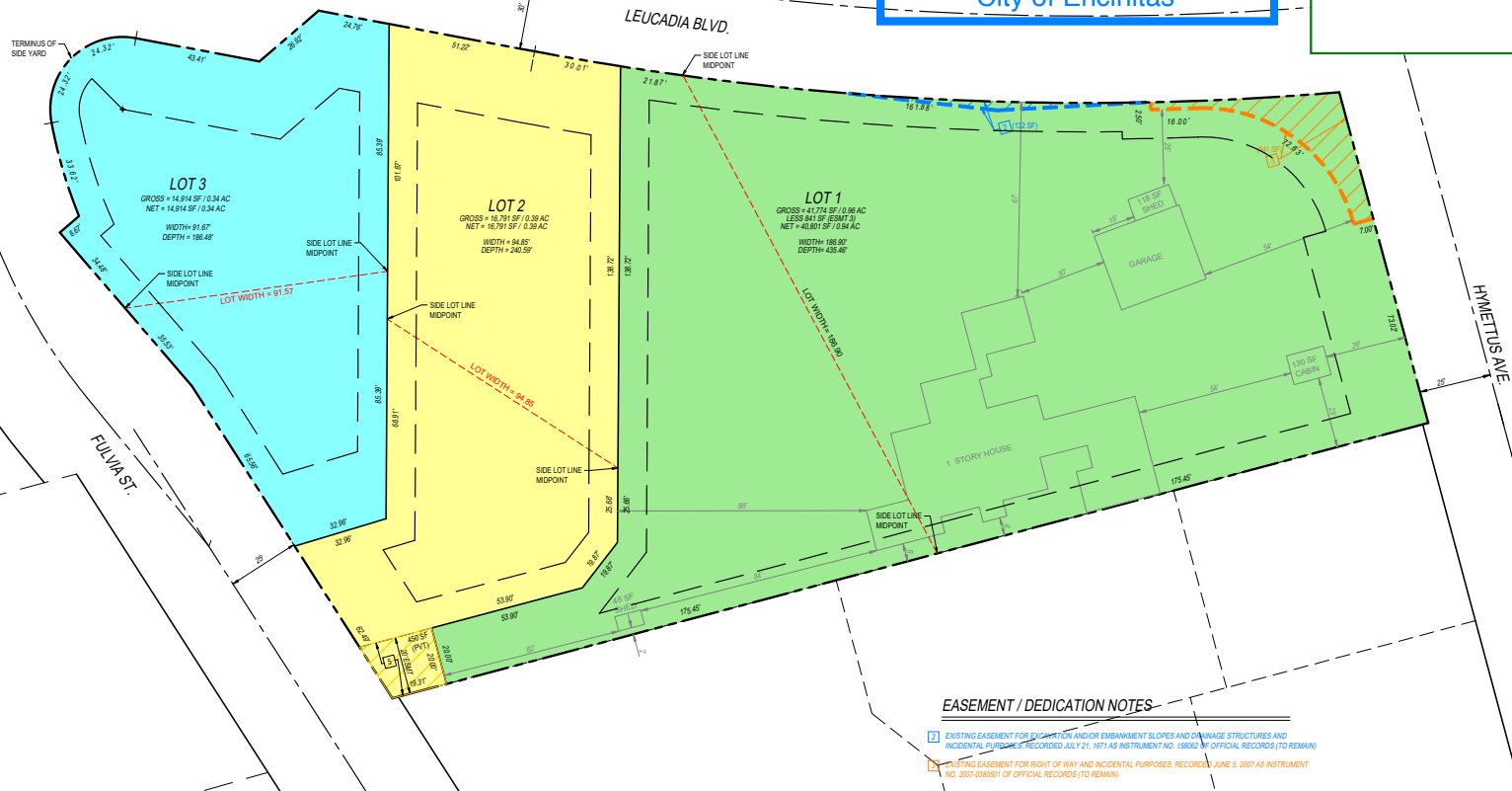
* LOT DEPTH = 0.5 (SIDE YARD + SIDE YARD)

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CASE NO MULTI-004845-2021	DEVELOPMENT SERVICES DEPARTMENT
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LOT LINE EXHIBIT

PROPOSED LOT CONFIGURATION
SUBSEQUENT TO R.O.W. DEDICATION FOR 858 HYMETTUS AVE.

	SIDE YARD LENGTHS		LOT DEPTH*
LOT 1	510.39	348.90	429.65
LOT 2	196.58	270.28	233.43
LOT 3	198.07	165.7	181.89

* LOT DEPTH = 0.5 (SIDE YARD + SIDE YARD)

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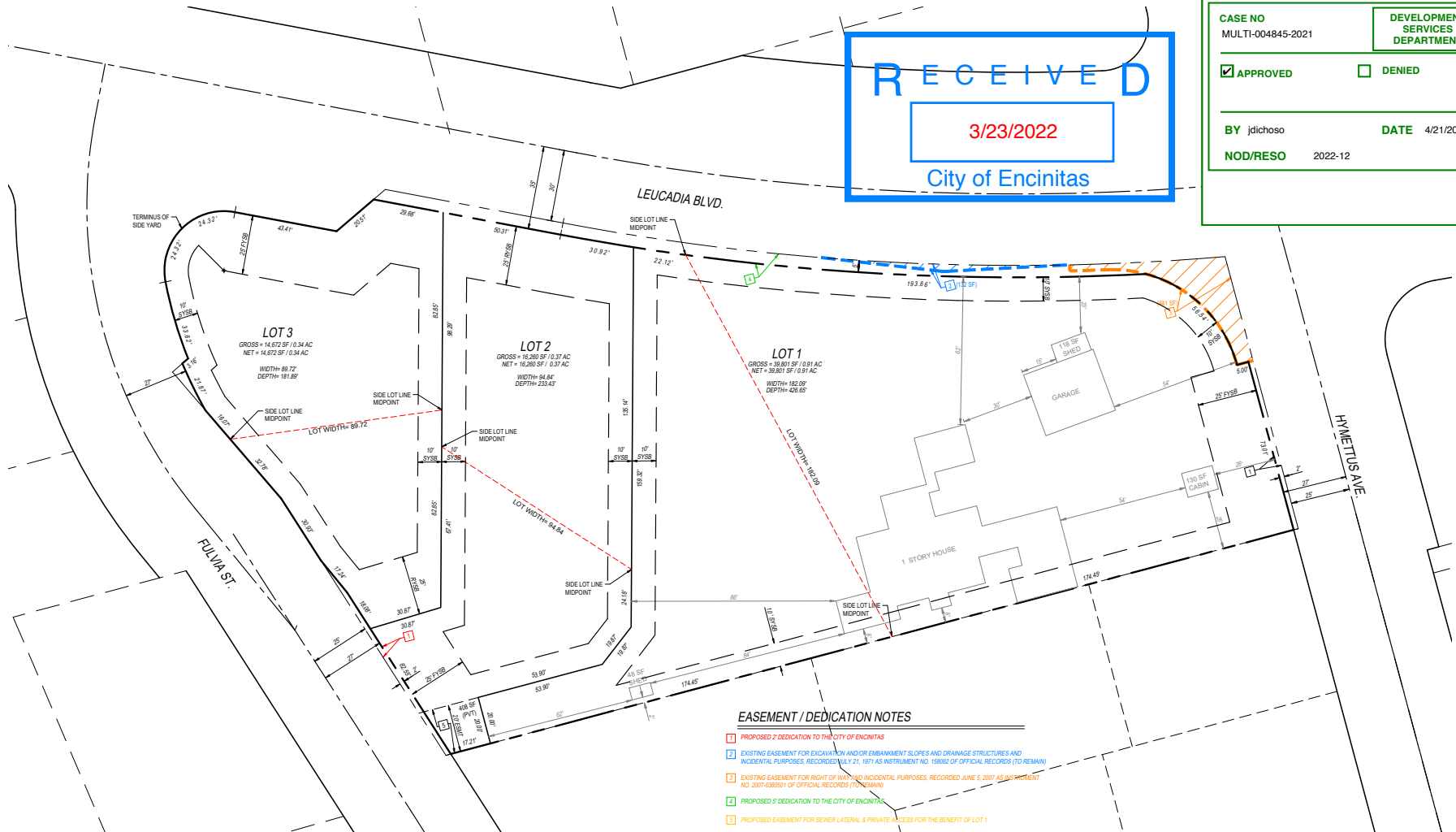
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EASEMENT / DEDICATION NOTES

- 1 PROPOSED 7' DEDICATION TO THE CITY OF ENCINITAS
- 2 EXISTING EASEMENT FOR EXCAVATION AND/OR EMBANKMENT SLOPES AND DRAINAGE STRUCTURES AND INCIDENTAL PURPOSES, RECORDED MAY 21, 1971 AS INSTRUMENT NO. 158862 OF OFFICIAL RECORDS (TO REMAIN)
- 3 EXISTING EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED JUNE 5, 2007 AS INSTRUMENT NO. 2007-088501 OF OFFICIAL RECORDS (TO REMAIN)
- 4 PROPOSED 5' DEDICATION TO THE CITY OF ENCINITAS
- 5 PROPOSED EASEMENT FOR SEWER LATERAL & PRIVATE ACCESS FOR THE BENEFIT OF LOT 1

GRAPHIC SCALE 1" = 20'

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PROPOSED LOT CONFIGURATION
SUBSEQUENT TO R.O.W. DEDICATION FOR 858 HYMETTUS AVE.

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