

PARCEL MAP NO.:

SHEET 3 OF 3

CITY OF ENCINITAS URBAN LOT SPLIT PARCEL MAP
SUB-007945-2025; 3570 LONE JACK RD

LEGEND	SYMBOL
SUBDIVISION BOUNDARY	— — — — —
LOT LINE	— — — — —
PROPERTY LINE	— — — — —
EASEMENT LINE	- - - - -

PROPOSED PRIVATE EASEMENTS:

- A** PROPOSED 5' WIDE PRIVATE ELECTRICAL EASEMENT OVER PARCEL 2 FOR BENEFIT OF PARCEL 1 TO BE GRANTED BY THE SUBDIVIDER OR PURCHASERS OF PARCEL 2
- B** PROPOSED PRIVATE ROAD ACCESS, UTILITY AND DRAINAGE EASEMENT OVER PARCEL 1 FOR BENEFIT OF PARCEL 2 TO BE GRANTED BY THE SUBDIVIDER OR PURCHASERS OF PARCEL 1
- C** PROPOSED PRIVATE SEWER EASEMENT OVER PARCEL 2 FOR BENEFIT OF PARCEL 1 TO BE GRANTED BY THE SUBDIVIDER OR PURCHASERS OF PARCEL 1

EXISTING EASEMENTS:

- 1** EASEMENTS AND RIGHT OF WAY FOR ROAD AND PUBLIC UTILITIES, AND APPURTENANCES THERETO, AS RESERVED AND/OR CONVEYED BY VARIOUS DEEDS OF RECORD.
- 2** EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED JULY 8, 1954 IN BOOK 5293 PAGE 232 OF OFFICIAL RECORDS. SAID DOCUMENT HAD NO WIDTH SET FORTH.
- 3** EASEMENT FOR RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES AND APPURTENANCES THERETO IN FAVOR OF ARNOLD L. NELSON AND MARGARET M. NELSON, RECORDED DECEMBER 31, 1971 AS INSTRUMENT NO. 306512 OF OFFICIAL RECORDS.
- 4** EASEMENT FOR PRIVATE ROAD AND RIGHTS INCIDENTAL THERETO AS SHOWN ON PM NO. 3533.
- 5** EASEMENT FOR RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES IN FAVOR OF ALEX A. VERGARA AND DORA A. VERGARA RECORDED SEPTEMBER 16, 1975 AS INSTRUMENT NO. 1975-250382 OF OFFICIAL RECORDS.
- 6** EASEMENT FOR UNDERGROUND FACILITIES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED FEBRUARY 7, 2020 AS INSTRUMENT NO. 2020-0064283 OF OFFICIAL RECORDS. NOTE THAT THE LOCATION OF THIS EASEMENT IS CONTROLLED BY THE LOCATION OF SIDE UNDERGROUND FACILITIES; THE LOCATION OF THE EASEMENT HAS BEEN CALCULATED UTILIZING SDOE MARKOUTS SURVEYED ON 9.15.23

NOTES:

- 1. ALL DIMENSIONS SHOWN ON THIS MAP HAVE A PRECISION OF .01' REGARDLESS OF DECIMAL PLACES SHOWN

