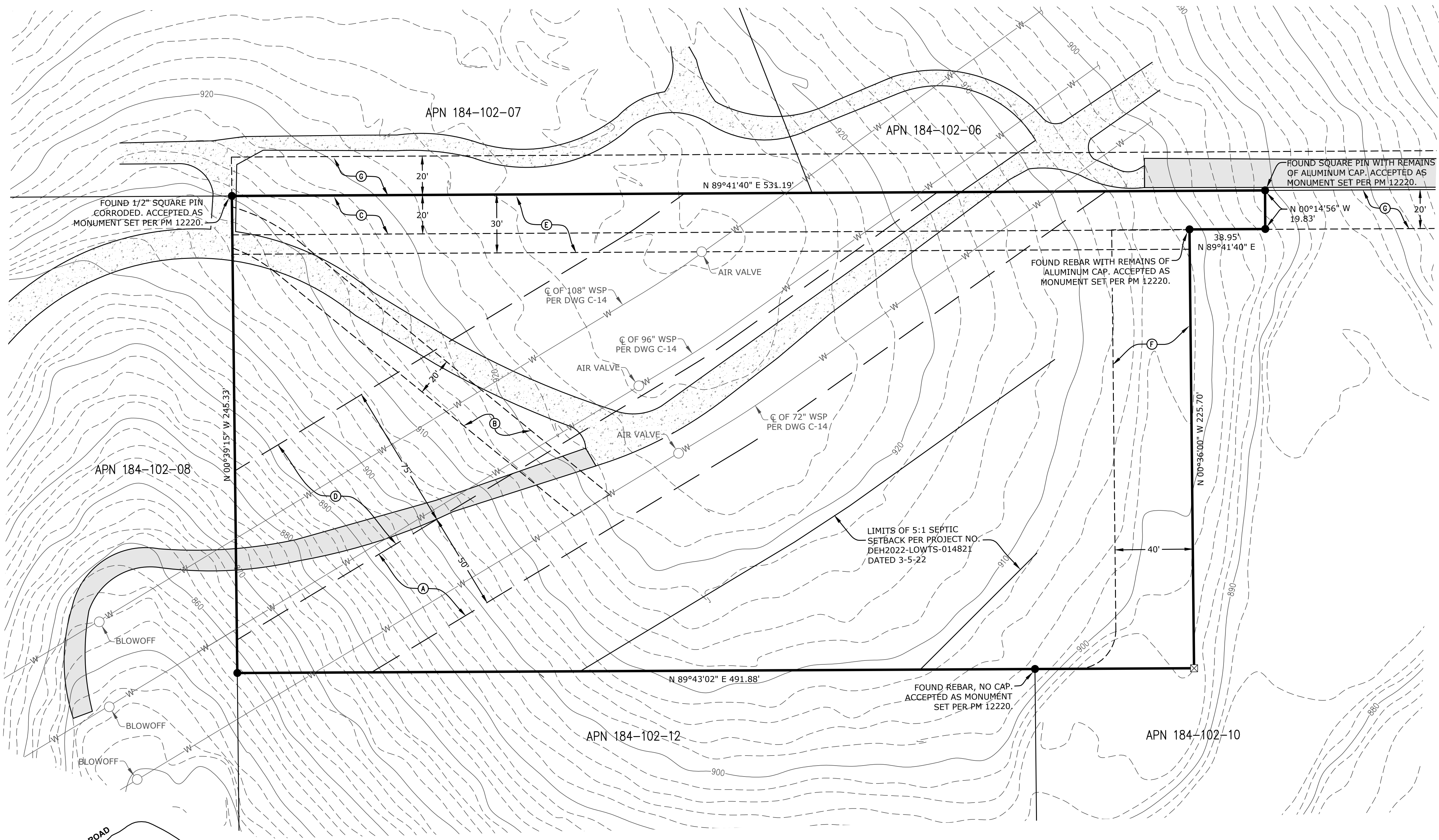


TOPOGRAPHIC MAP



LEGAL DESCRIPTION:

PARCEL 3 OF PARCEL MAP NO. 12220, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JULY 8, 1982.

BOUNDARY NOTES:

BOUNDARY SURVEY PERFORMED BY WALSH ENGINEERING & SURVEYING, INC. ON APRIL, 3, 2023

- INDICATES FOUND REBAR WITH ALUMINIUM CAP STAMPED "LS 4394" PER PM 12220 UNLESS OTHERWISE NOTED
- ☒ INDICATES SEARCHED FOR RECORD MONUMENT BUT NOT FOUND

TOPOGRAPHY:

SOURCE OF TOPOGRAPHY IS FROM COUNTY OF SAN DIEGO GIS. SUPPLEMENTAL SURVEY PERFORMED BY WALSH ENGINEERING & SURVEYING, INC. ON APRIL, 3, 2023 IN ORDER TO HORIZONTALLY PLACE THE COUNTY GIS TOPOGRAPHY.

EASEMENT NOTES:

EASEMENTS PLOTTED PER PRELIMINARY REPORT PREPARED BY CHICAGO TITLE COMPANY AS ORDER NO. 73721007600 DATED MARCH 1, 2022.

SAN DIEGO COUNTY WATER AUTHORITY EASEMENTS ESTABLISHED BY HOLDING THE MONUMENTS PER ROS 20768.

- Ⓐ 50' WIDE WATER PIPELINE EASEMENT GRANTED TO SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENT RECORDED JUNE 19, 1958 IN BOOK 7115, PAGE 330
- Ⓑ 20' WIDE PRIVATE ACCESS EASEMENT GRANTED TO SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENT RECORDED FEBRUARY 16, 1960 AS DOC# 1960-032194
- Ⓒ PORTION OF 40' WIDE PRIVATE ROAD & UTILITY EASEMENT PER DOCUMENT RECORDED APRIL 1, 1966 AS DOC# 1966-55088
- Ⓓ 75' WIDE WATER PIPELINE EASEMENT GRANTED TO SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENT RECORDED APRIL 10, 1970 AS DOC# 1970-61876
- Ⓔ 30' WIDE IRREVOCABLE OFFER TO DEDICATE GRANTED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED JUNE 7, 1982 AS DOC# 1982-173183
- Ⓕ 40' WIDE PRIVATE ROAD EASEMENT PER MAP 12220
- Ⓖ 20' WIDE PRIVATE ROAD AND UTILITY EASEMENT PER DEED RECORDED FEBRUARY 24, 2022 AS DOC# 2022-0085051

TELEPHONE EASEMENT GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER DOCUMENT RECORDED MARCH 9, 1916 IN BOOK 701, PAGE 478 (NOT PLOTTABLE-NO LOCATION GIVEN)

PIPELINE EASEMENT GRANTED TO VISTA IRRIGATION DISTRICT PER DOCUMENT RECORDED OCTOBER 6, 1925 IN BOOK 1131, PAGE 127 (NOT PLOTTABLE-NO LOCATION GIVEN)

PIPELINE EASEMENT GRANTED TO VISTA IRRIGATION DISTRICT EASEMENT PER DOCUMENT RECORDED JULY 26, 1939 IN BOOK 926, PAGE 244 (NOT PLOTTABLE-NO LOCATION GIVEN)

ELECTRIC EASEMENT GRANTED TO SDG&E PER DOCUMENT RECORDED JANUARY 5, 1982 AS DOC# 1982-306510 (NOT PLOTTABLE-NO LOCATION GIVEN)

SITE ADDRESS:

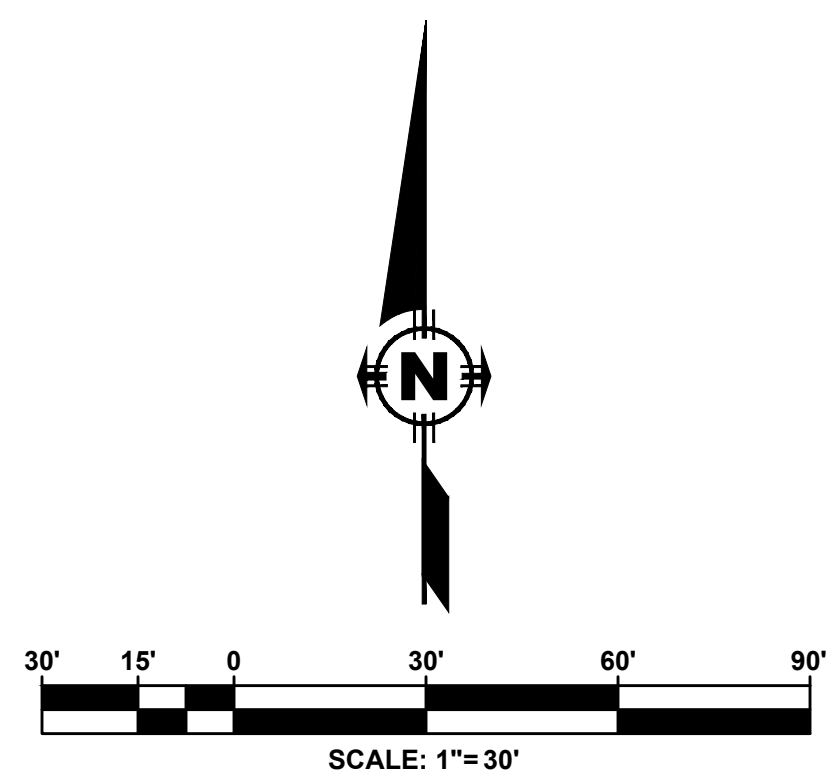
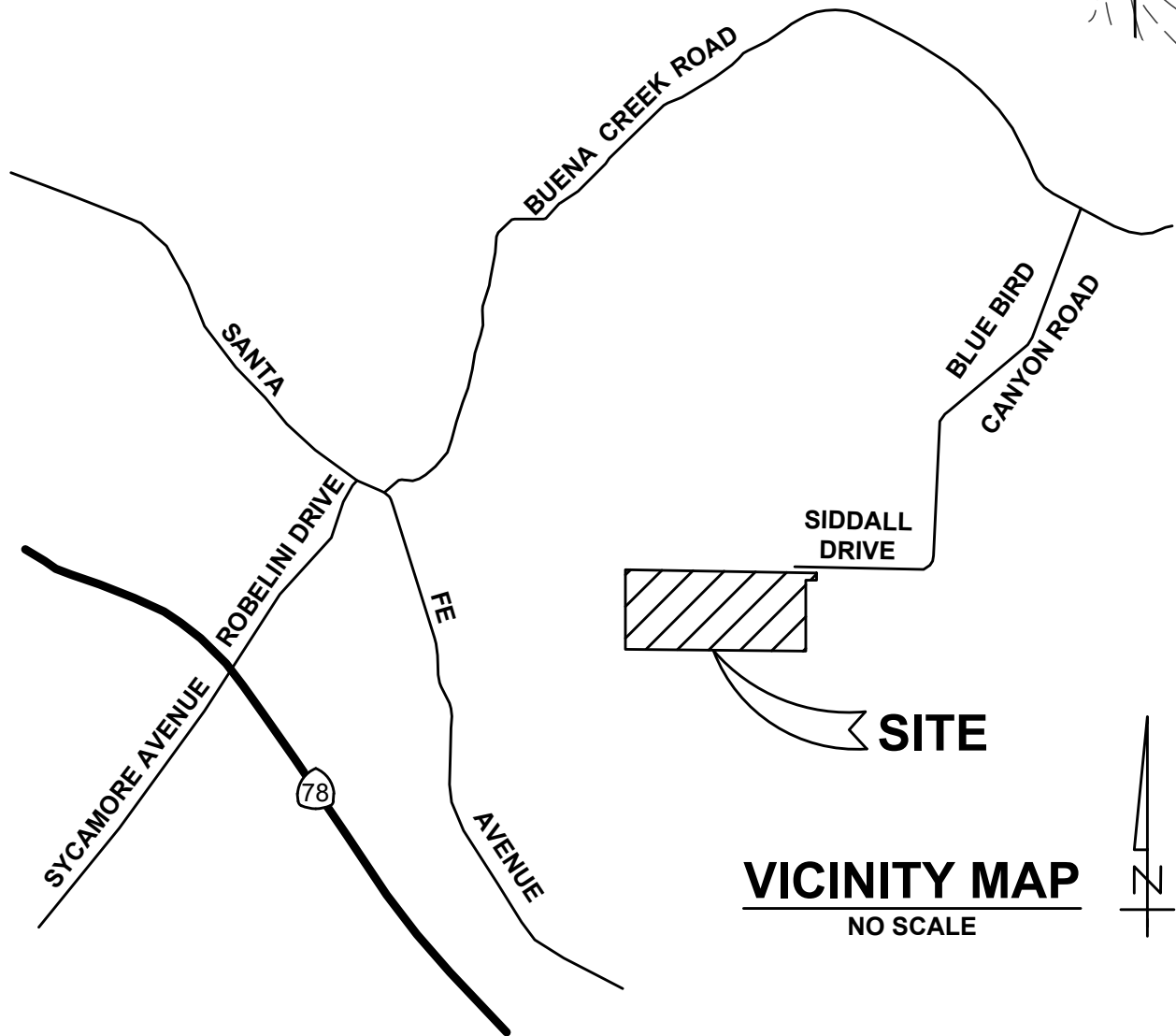
1656 SIDDALL DRIVE, VISTA, CA 92086

APN:

184-102-11

LOT SIZE:

GROSS = 2.79 AC
NET = 2.23 AC



LEGEND:

- APPROXIMATE LOCATION OF PAVED ROAD
- APPROXIMATE LOCATION OF DIRT OR GRAVEL ROAD



Lawrence W. Walsh 5/15/23
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