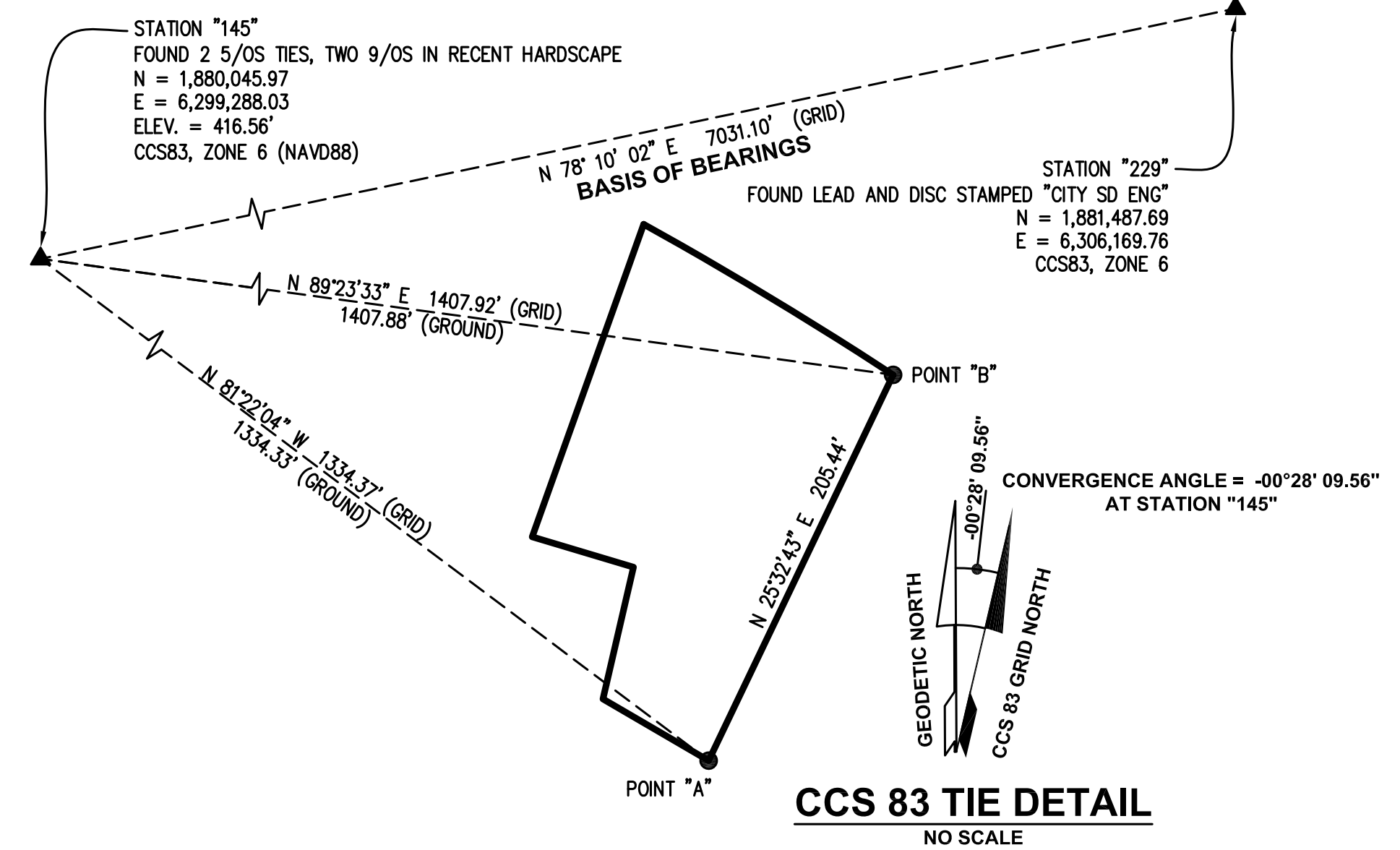
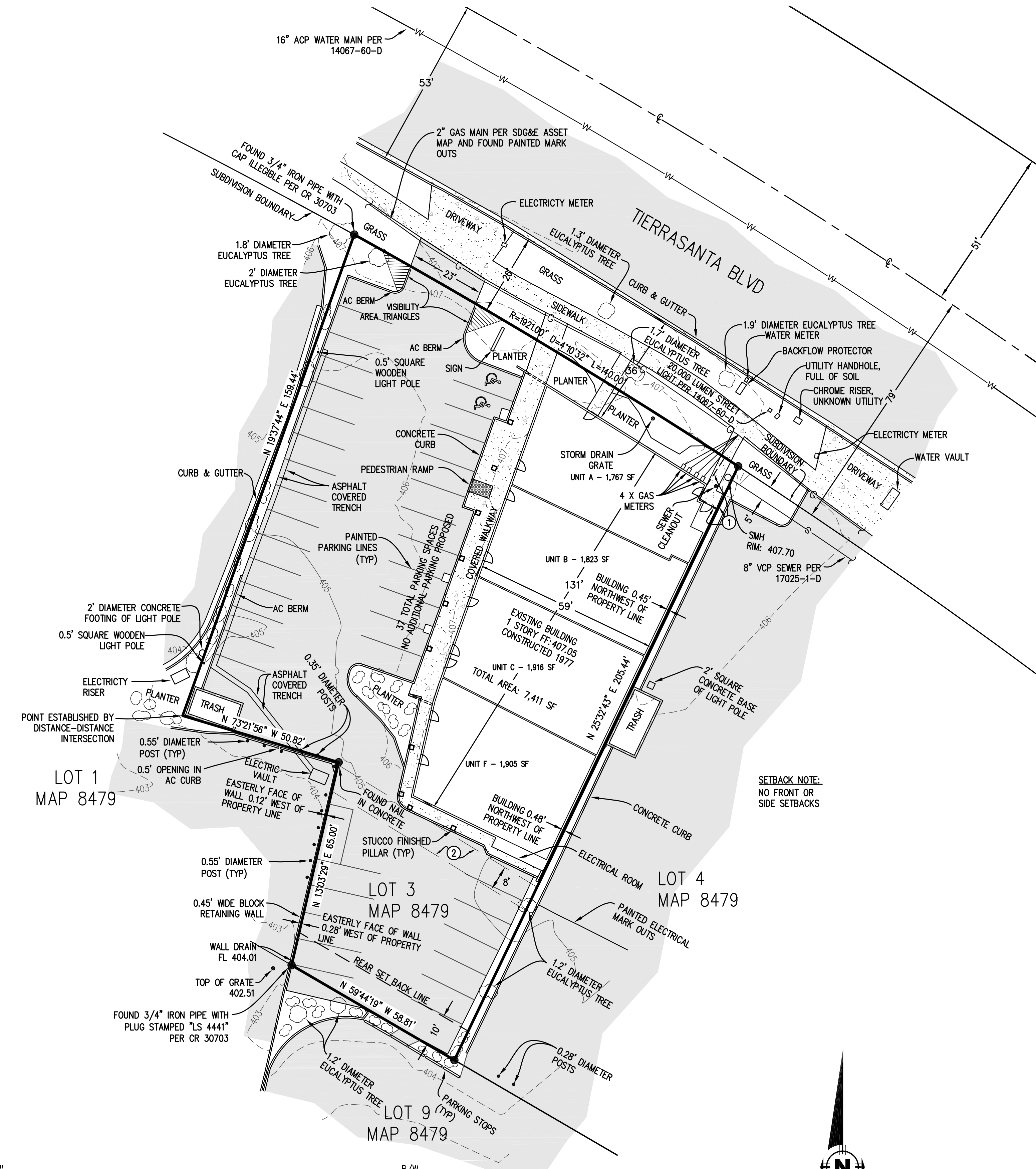
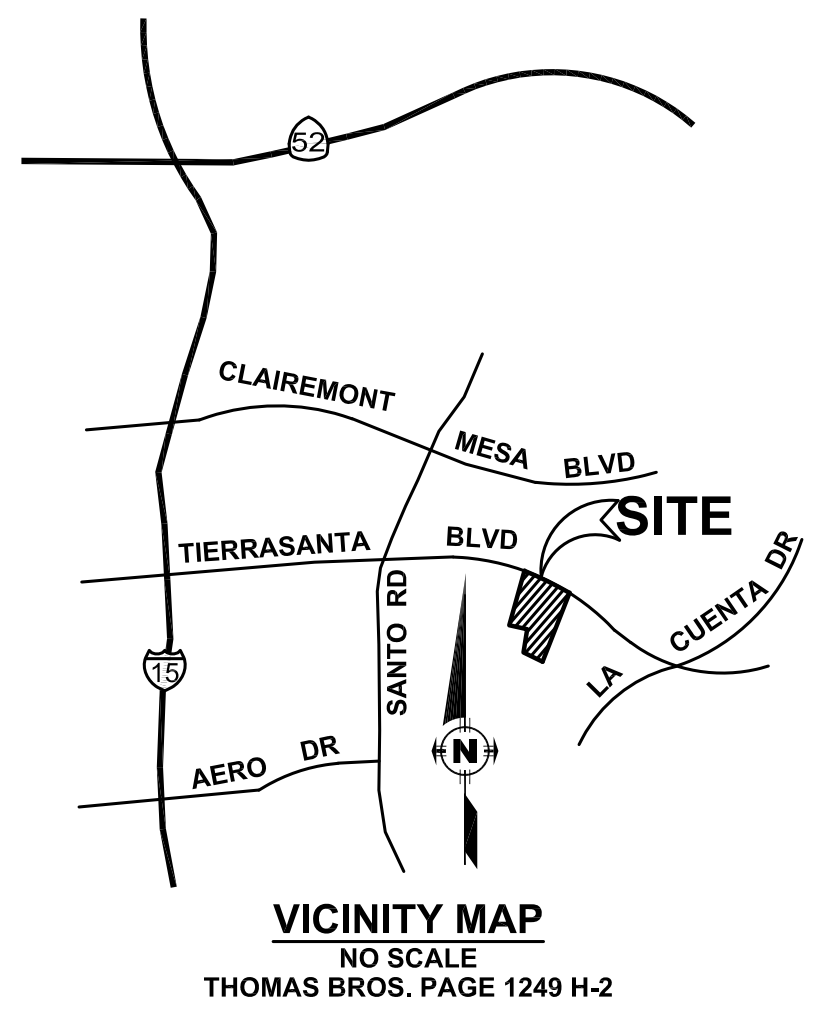


MAP WAIVER EXHIBIT 2031005



BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM CCS83, ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON 06/15/17 AT POINTS "A" & "B" AS SHOWN HEREON. POINTS "A" & "B" WERE ESTABLISHED FROM G.P.S. STATION 145 AND G.P.S. STATION 229 PER ROS 14492. THE BEARING FROM POINT "A" TO POINT "B" IS N25°32'43"E.



SHEET TITLE: TENTATIVE MAP WAIVER PROJECT NO. 573604

REVISION 7: _____
 REVISION 6: _____
 REVISION 5: _____
 REVISION 4: _____
 REVISION 3: _____
 REVISION 2: 11/29/17
 REVISION 1: 10/20/17

ORIGINAL DATE: 9/12/17

SHEET 1 OF 1

DEP DEVELOPMENT SERVICES

ONSITE UTILITY TABLE	
	EXISTING
WATER	UNDERGROUND
SEWER	UNDERGROUND
GAS	UNDERGROUND
ELECTRIC	UNDERGROUND
CABLE/TELEPHONE	UNDERGROUND

CONDOMINIUM NOTE
 THIS IS A CONDOMINIUM AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF UNITS IS 4.

LEGAL DESCRIPTION
 LOT 3, TIERRASANTA TWO, MAP 8479.

ASSESSOR PARCEL NUMBER
 455-180-03

SITE ADDRESS
 10715 TIERRASANTA BLVD UNITS
 SAN DIEGO, CA 92124

PROJECT AREA
 23,500 SQ. FT. 0.539 AC.
 EXISTING: 1 LOT
 PROPOSED: 4 COMMERCIAL CONDOMINIUM UNITS

ZONING
 EXISTING: CC-1-3
 PROPOSED: CC-1-3

BENCHMARK
 DESCRIPTION: BRASS PLUG IN SIDEWALK

LOCATION: NORTH OF THE INTERSECTION OF SEDA DRIVE AND PROMESA DRIVE IN THE NORTHWESTERLY SIDEWALK.

ELEVATION: 521.945 MSL

SOURCE: CITY OF SAN DIEGO VERTICAL CONTROL BENCHBOOK (PG 571)

WAIVER REQUEST
 TENTATIVE PARCEL MAP

COORDINATES
 LAMBERT: (NAD 27) 238-1739
 CALIFORNIA: (NAD83) 1878-6299

TOPOGRAPHIC SURVEY
 THE TOPOGRAPHIC SURVEY FOR THIS PROJECT WAS COMPLETED BY WALSH ENGINEERING & SURVEYING, INC. ON JUNE 15, 2017.

EASEMENTS
 THE FOLLOWING EASEMENT(S) HAVE BEEN IDENTIFIED FOR THIS PROJECT PER THE PRELIMINARY TITLE REPORT BY: FIRST AMERICAN TITLE NO. NCS-860232-SD DATED 07-19-17.

- 1 A SEWER, WATER & INCIDENTAL PURPOSE EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER MAP NO. 8479.
- 2 AN 8' EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO SDG&E PER DOC NO. 78-306639.

LEGEND OF ABBREVIATIONS:

W WATER
 WM WATER METER
 S SEWER
 SMH SEWER MANHOLE
 G GAS

LEGEND

— PROPERTY LINE/TENTATIVE MAP WAIVER BOUNDARY

▨ INDICATES EXISTING PCC PAVEMENT

▭ INDICATES EXISTING AC PAVEMENT

● INDICATES 1/2" X 18" REBAR WITH CAP STAMPED "LS 7046" PER CR 30703 OR AS OTHERWISE NOTED.

OWNER

PACIFIC GILLESPIE PARTNERS LOT 14, LLC
 RICHARD DENT, MANAGER, DG REALTY SERVICES
 3838 CAMINO DEL RIO, NORTH #300
 SAN DIEGO, CA 92108

PREPARED BY:

LAWRENCE W. WALSH P.L.S. 7006 DATE
Walsh Engineering & Surveying, Inc.
 607 Aldwych Road, El Cajon, CA 92020
 (619) 588-6747



- NOTES:**
1. THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT FOR THE SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.
 2. WITHIN THE VISIBILITY AREA TRIANGLES, NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

