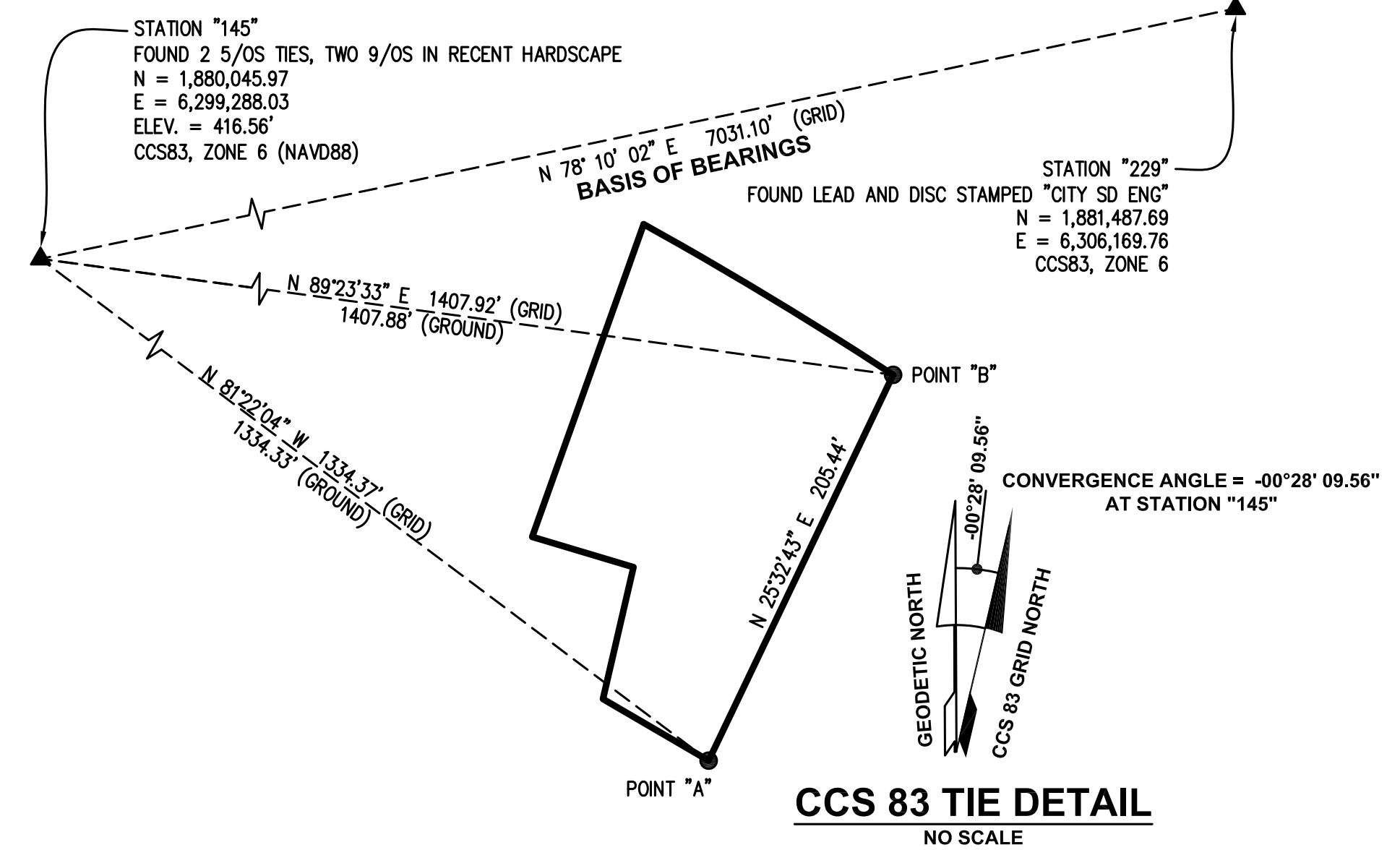
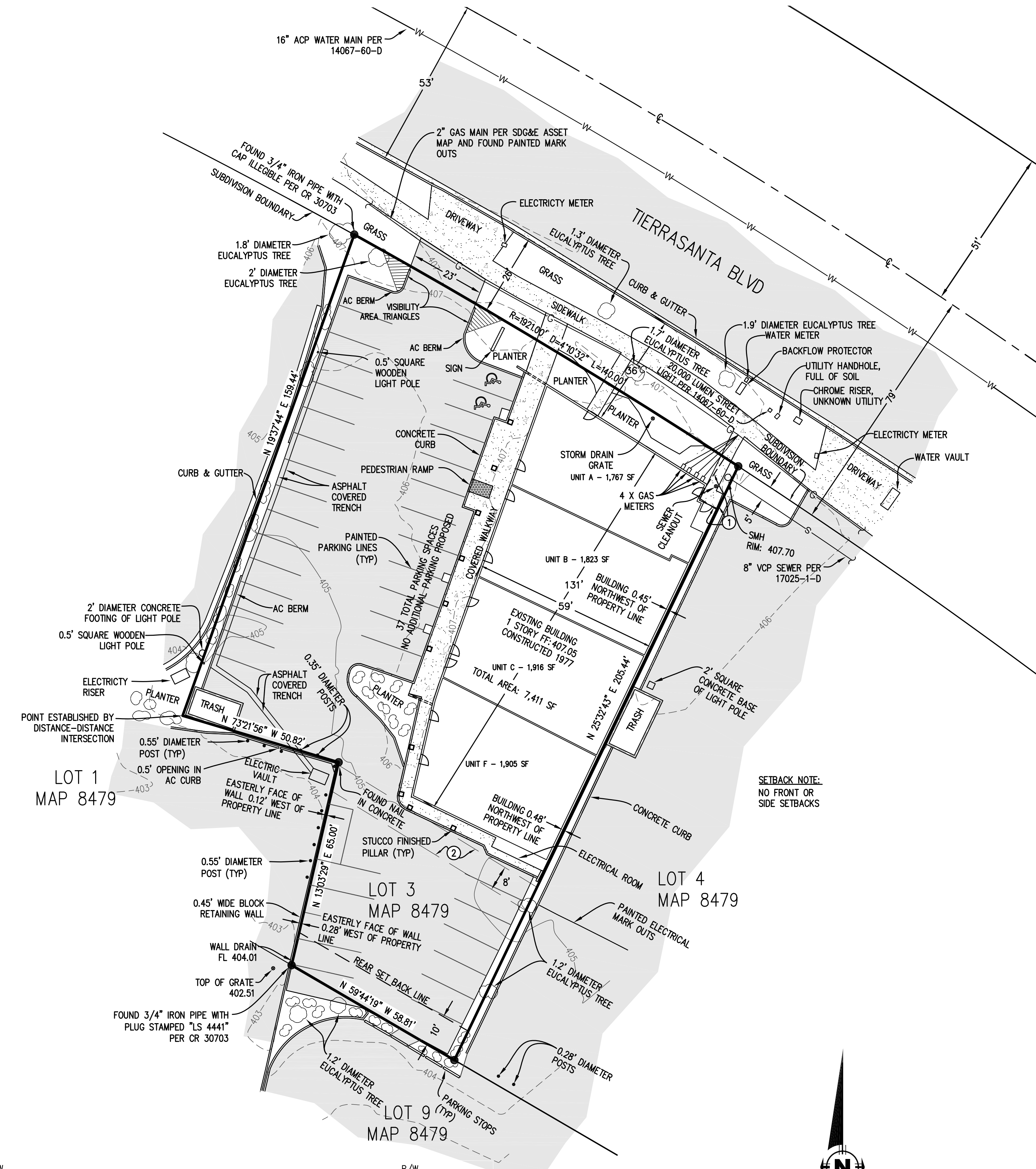
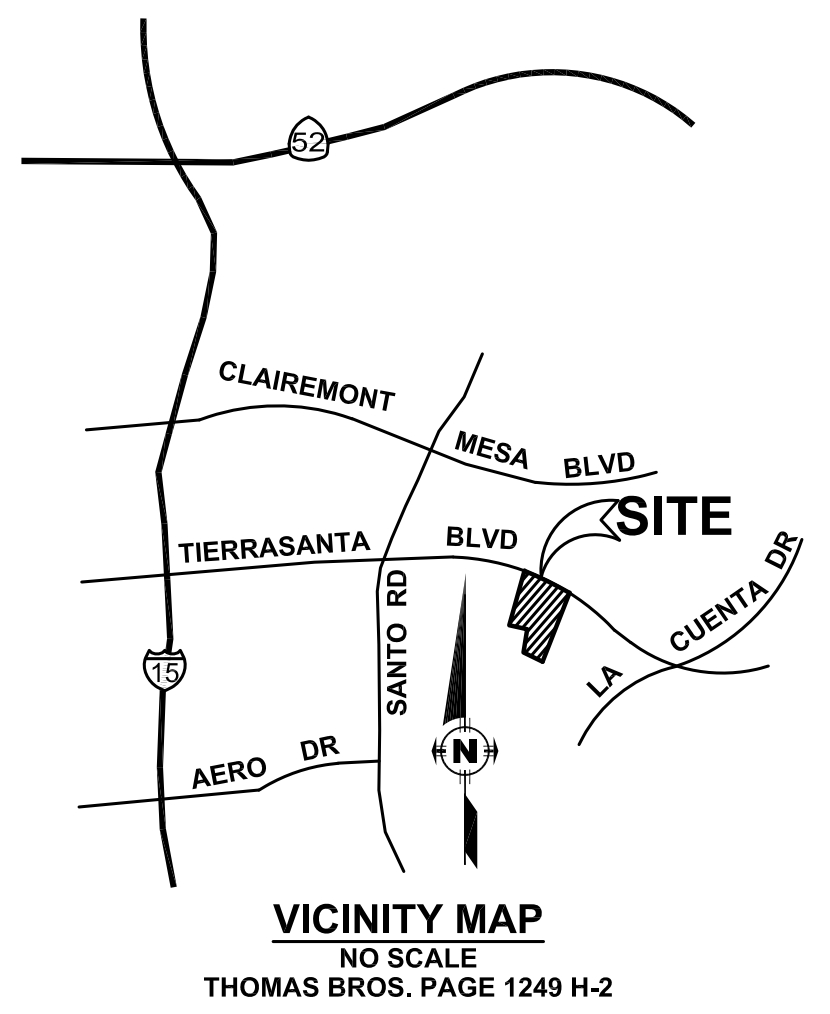


# MAP WAIVER EXHIBIT 2031005



**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.

