## **MAP WAIVER EXHIBIT 2031005 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 16" ACP WATER MAIN PER NUMBER OF UNITS IS 4. 14067-60-D - STATION "145" **LEGAL DESCRIPTION** FOUND 2 5/OS TIES, TWO 9/OS IN RECENT HARDSCAPE LOT 3, TIERRASANTA TWO, MAP 8479. N = 1,880,045.97E = 6,299,288.03**ASSESSOR PARCEL NUMBER** ELEV. = 416.56'CCS83, ZONE 6 (NAVD88) 455-180-03 STATION "229" — FOUND LEAD AND DISC STAMPED "CITY SD ENG" SITE ADDRESS 2" GAS MAIN PER SDG&E ASSET N = 1,881,487.69MAP AND FOUND PAINTED MARK 10715 TIERRASANTA BLVD UNITS E = 6,306,169.76SAN DIEGO, CA 92124 CCS83, ZONE 6 PROJECT AREA 23,500 SQ. FT. 0.539 AC. - ELECTRICTY METER EXISTING: 1 LOT TIERRASANTA BLVO PROPOSED: 4 COMMERCIAL CONDOMINIUM UNITS ZONING 1.8' DIAMETER-EXISTING: CC-1-3 EUCALYPTUS TREE CONVERGENCE ANGLE = -00°28' 09.56" PROPOSED: CC-1-3 AT STATION "145" 2' DIAMETER -**EUCALYPTUS TREE BENCHMARK** DESCRIPTION: BRASS PLUG IN SIDEWALK VISIBILITY-AREA\_TRIANGLES LOCATION: NORTH OF THE INTERSECTION OF SEDA -1.9' DIAMETER EUCALYPTUS TREE DRIVE AND PROMESA DRIVE IN THE NORTHWESTERLY -WATER METER -BACKFLOW PROTECTOR 0.5 SQUARE ELEVATION: 521.945 MSL -UTILITY HANDHOLE, - WOODEN FULL OF SOIL SOURCE: CITY OF SAN DIEGO VERTICAL CONTROL CHROME RISER, BENCHBOOK (PG 571) UNKNOWN UTILITY POINT "A" **CCS 83 TIE DETAIL WAIVER REQUEST** NO SCALE TENTATIVE PARCEL MAP CONCRETE -ELECTRICTY METER **BASIS OF BEARINGS** COORDINATES STORM DRAIN . THE BASIS OF BEARINGS FOR THIS SURVEY IS THE GRATE LAMBERT: (NAD 27) 238-1739 PEDESTRIAN! CALIFORNIA COORDINATE SYSTEM CCS83, ZONE 6, EPOCH CURB & GUTTER~ UNIT A - 1,767 SF CALIFORNIA: (NAD83) 1878-6299 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON 06/15/17 AT POINTS "A" & "B" AS SHOWN COVERED TOPOGRAPHIC SURVEY HEREON. POINTS "A & B" WERE ESTABLISHED FROM TRENCH THE TOPOGRAPHIC SURVEY FOR THIS PROJECT WAS G.P.S STATION 145 AND G.P.S. STATION 229 PER ROS COMPLETED BY WALSH ENGINEERING & SURVEYING, INC. ON 14492. THE BEARING FROM POINT "A" TO POINT "B" JUNE 15, 2017. IS N25°32'43"E. PARKING LINES **EASEMENTS** 8" VCP SEWER PER -17025-1-D 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. 2' DIAMETER CONCRETE FOOTING OF LIGHT POLE A SEWER, WATER & INCIDENTAL PURPOSE EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER MAP NO. 8479. 0.5' SQUARE WOODEN-LIGHT POLE AN 8' EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO SDG&E PER DOC NO. 78-306639. riser POINT ESTABLISHED BY **LEGEND OF ABBREVIATIONS:** DISTANCE-DISTANCE INTERSECTION 0.55' DIAMETER TENTATIVE MAP WAIVER WATER METER PROJECT NO. 573604 SEWER UNIT F - 1,905 SF SMH SEWER MANHOLE 0.5' OPENING GAS AC CURB SETBACK NOTE: NO FRONT OR MAP 8479 **REVISION 7:** SIDE SETBACKS **REVISION 6: REVISION 5:** REVISION 4: STUCCO FINISHED-REVISION 3: \_\_\_ CLAIREMONT **LEGEND** PILLAR (TYP) 11/29/17 0.55' DIAMETER REVISION 2: . POST (TYP) PROPERTY LINE/TENTATIVE MAP 10/20/17 **REVISION 1** WAIVER BOUNDARY ORIGINAL DATE: 9/12/17 0.45' WIDE BLOCK — TIERRASANTA, RETAINING WALL SHEET <u>1</u> OF <u>1</u> INDICATES EXISTING PCC PAVEMENT WALL DRAIN-DEVELOPMENT SERVICES FL 404.01 INDICATES EXISTING AC PAVEMENT TOP OF GRATE INDICATES 1/2" X 18" REBAR WITH CAP STAMPED "LS 7046" PER CR 30703 OR FOUND 3/4" IRON PIPE WITH PLUG STAMPED "LS 4441" AS OTHERWISE NOTED. PER CR 30703 **VICINITY MAP** NO SCALE THOMAS BROS. PAGE 1249 H-2 **ONSITE UTILITY TABLE OWNER EXISTING** WATER PACIFIC GILLESPIE PARTNERS LOT 14, LLC RICHARD DENTT, MANAGER, DG REALTY SERVICES ELECTRIC JNDERGROUNI 3838 CAMINO DEL RIO, NORTH #300 CABLE/TELEPHONE UNDERGROUND SAN DIEGO, CA 92108 PREPARED BY: **NOTES:** SIDEWALK LOCATION VARIES WITHIN ~4' SIDEWALK 1. THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR 26' PARKWAY. SEE PLAN VIEW THE SHARED ACCESS EASEMENT FOR THE SITES CURRENTLY HELD BY THE SAME OWNER. THE P.L.S. 7006 LAWRENCE W. WALSH DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL LANDSCAPING Walsh Engineering & Surveying, Inc. 607 Aldwych Road, El Cajon, CA 92020 (619) 588-6747 LANDSCAPING) ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS AC PAVEMENT) AC PAVEMENT) NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES. SCALE: 1"= 20' TIERRASANTA BLVD TYPICAL SECTION 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 LOOKING WEST RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, NO SCALE MEASURED FROM THE TOP OF THE ADJACENT CURB. M.W. = 2031005 CCS83 COORDS = 1878-6299P.T.S. NO. 573604 L.C. COORDS = 238-1739