

# TOPOGRAPHIC SURVEY MAP -- WELK HIGHLAND LANE

SHEET 1 OF 1

## REFERENCES

R1 - PM 16802  
R2 - MAP 13602

## FOUND MONUMENTS

- FOUND LEAD AND DISK STAMPED "RCE 24000" IN BOULDER PER R1.
- FOUND 1/2" PIN WITH CAP STAMPED "RCE 24000" PER R1.
- FOUND 1/2" PIN WITH CAP, ILLEGIBLE, IN LIEU OF CAP STAMPED "RCE 24000" PER R1.

## EASEMENTS OF RECORD

- OPEN SPACE EASEMENT GRANTED AND ACCEPTED ON PM 16802 RECORDED FEBRUARY 27, 1992 PER DOCUMENT NO 92-107851 OF OFFICIAL RECORDS.
- PROPOSED PRIVATE ROAD AND PUBLIC UTILITY EASEMENT AS SHOWN ON PM 16802 RECORDED FEBRUARY 27, 1992 PER DOCUMENT NO 92-107851 OF OFFICIAL RECORDS. SAID EASEMENT ALSO APPEARS IN VARIOUS DEEDS OF RECORD.
- PROPOSED PRIVATE ROAD AND PUBLIC UTILITY EASEMENT AS SHOWN ON MAP 13602 RECORDED JULY 15, 1998 PER DOCUMENT NO 1998-441037 OF OFFICIAL RECORDS. SAID EASEMENT ALSO APPEARS IN VARIOUS DEEDS OF RECORD.
- VALLEY CENTER MUNICIPAL WATER DISTRICT HOLDER OF AN EASEMENT FOR WATER AND SEWER PIPELINE PURPOSES RECORDED APRIL 13, 1987 PER DOCUMENT NO 87-198327 OF OFFICIAL RECORDS.
- SAN DIEGO GAS & ELECTRIC COMPANY HOLDER OF AN EASEMENT FOR ELECTRIC PURPOSES RECORDED APRIL 10, 1987 PER DOCUMENT NO 87-194676 OF OFFICIAL RECORDS.

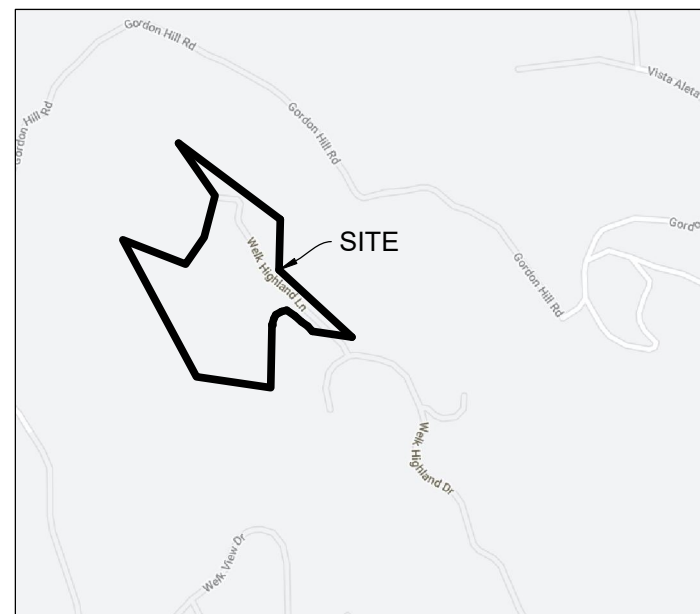
## LINE TABLE

L1 - N 44°27'52" W 35.07' (N 44°59'42" W 35.07' R1)  
L2 - N 54°10'02" W 38.84' (N 54°41'522" W 38.84' R1)  
L3 - N 49°00'34" W 45.94' (N 49°32'24" W 45.94' R1)  
L4 - N 52°09'07" W 53.41' (N 52°40'57" W 53.41' R1)  
L5 - N 75°04'38" E 29.44' (N 74°32'46" E 29.44' R1)  
L6 - N 58°37'54" E 33.61' (N 58°06'04" E 33.61' R1)  
L7 - N 28°21'18" E 23.54' (N 25°49'26" E 23.54' R1)  
L8 - N 15°29'25" E 34.98' (N 14°57'35" E 34.98' R1)  
L9 - N 81°39'15" W 207.22' (N 82°11'05" W 207.22' R1)  
L10 - N 15°29'25" E 34.98' (N 14°57'35" E 34.98' R1)

## ABBREVIATED LEGAL DESCRIPTION

PARCEL 2, 3 & 4 OF PARCEL MAP 16802, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 27, 1992.

## VICINITY MAP



**PASCO LARET SUITER**  
& ASSOCIATES  
San Diego | Solana Beach | Orange County  
Phone 858.259.8212 | www.plsaengineering.com

## SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT ON MAY 5, 2021.

*Maximilian Lebl*  
MAXIMILIAN LEBL, PLS 9323

05/24/2021  
DATE



## PROJECT INFORMATION

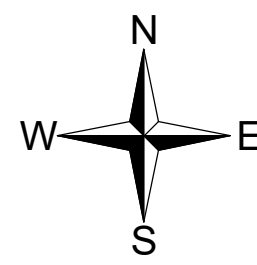
CLIENT: DUSTIN GIBSON  
ADDRESS: WELK HIGHLAND LANE, VALLEY CENTER, CA  
APN: 185-010-90, 185-010-91, 185-010-92

## SURVEY NOTES

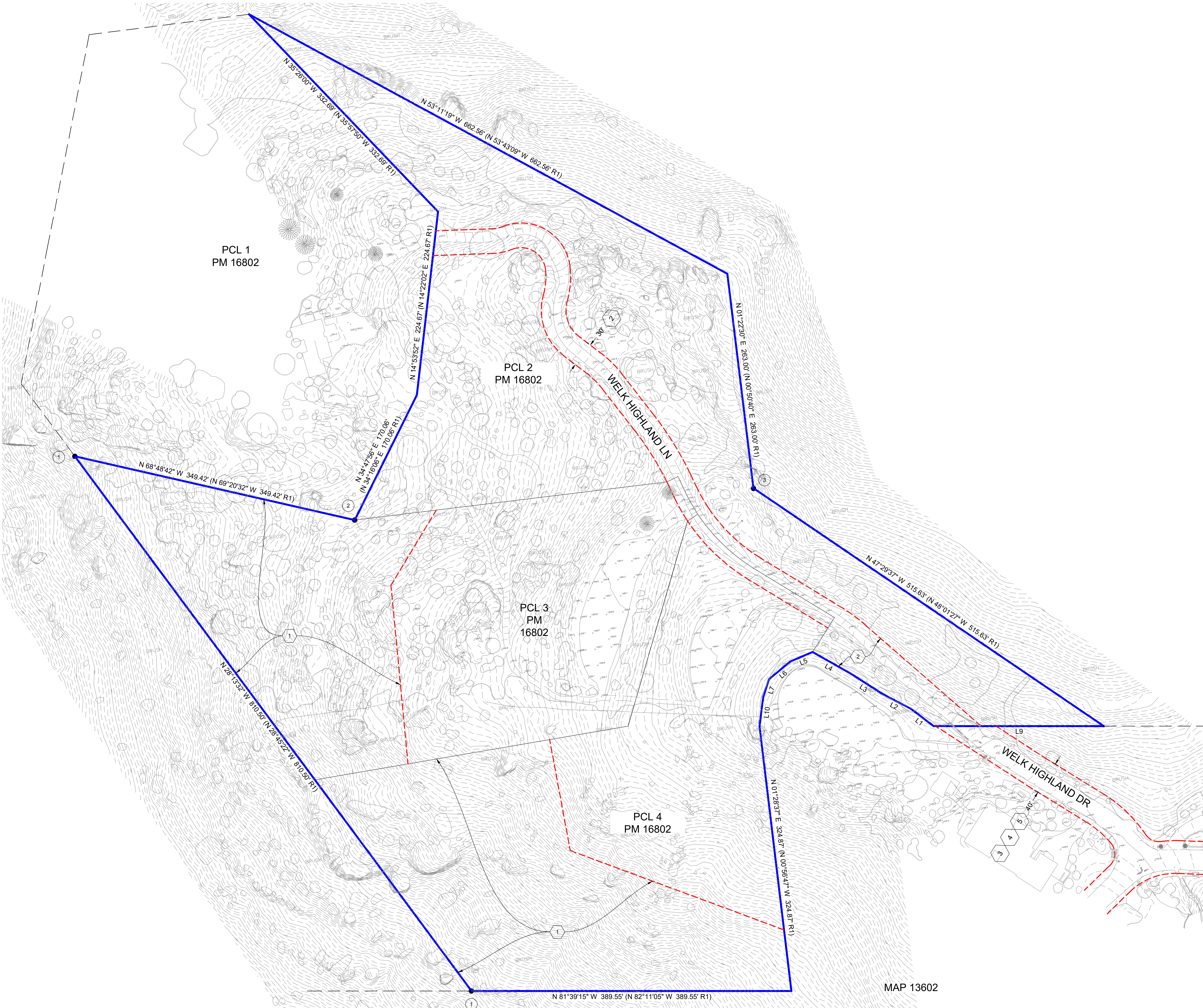
- THE BOUNDARIES AND DIMENSIONS OF THE SURVEYED PARCEL(S) SHOWN HEREON ARE BASED ON A FIELD SURVEY. RECORD DIMENSIONS MAY VARY. THE BOUNDARIES OF ADJOINING PARCELS WERE COMPILED FROM RECORDED OR FILED DATA, AND ARE TO BE USED FOR PLANNING PURPOSES ONLY. FULL PROCEDURE OF SURVEY NOT SHOWN HEREON.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83 (CCS83) EPOCH 2017.5, ZONE 6, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUSLY OPERATING REFERENCE STATIONS SIO5 AND P472 BEING A GRID BEARING OF N 68°53'57" E AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY.
- ELEVATIONS SHOWN HEREON ARE BASED ON POINT NO 1022 A FOUND 2-1/2" BRASS DISK PER ROS. NO 14236 RECORDED JULY 2, 1993 AS FILE NO 1993-6428510, EL: 1296.597' (NGVD29).
- THE LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE AND RECORD INFORMATION PROVIDED TO THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
- NO TITLE COMMITMENT PROVIDED AT THE TIME OF THIS SURVEY. EASEMENTS OF RECORD SHOWN HEREON TAKEN FROM PREVIOUS RECORDED MAPS.
- AERIAL MAPPING FLOWN MAY 12, 2021, PROVIDED BY SAN DIEGO AERIAL SURVEYS.
- ACCURACIES OF ± 0.3' CAN BE EXPECTED AS IT RELATES TO THE TOPOGRAPHICAL INFORMATION GENERATED FROM THE DIGITAL TERRAIN MODELING (DTM) INFORMATION.

## LEGEND

- FOUND MONUMENT AS INDICATED
- ( ) RECORD BOUNDARY DATA AS INDICATED
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- - - ADJOINING PROPERTY LINE
- - - TIE LINE / REFERENCE LINE
- - - EASEMENT LINE
- X X FENCE
- WALL
- INDEX CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- SPOT ELEVATION
- METER - WATER
- VALVE - IRRIGATION
- CLEANOUT
- RISER - ELECTRIC
- BOLLARD
- SIGN
- UTILITY POLE
- LIGHT POLE
- VALVE
- TREE
- VEGETATION



SCALE: 1" = 60'  
0 60 120 180



MAP 13602

SAVE DATE: 05/24/21 - PLOT DATE: --- - FILE NAME: J:\ACTIVE JOBS\9822 WELK OLD COACHES\CONDOSURVEY\DRAWING\TOPO MAP\9822-SV-TOPO.dwg