

TOPOGRAPHIC SURVEY

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 6 CCS 83 (2017.50 EPOCH) AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS (CORS) "VTOR" & "P478" BOTH HAVING A CALIFORNIA COORDINATE VALUE OF 1ST ORDER ACCURACY OR BETTER.

BEING: N85°04'04"W

AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC)

THE COMBINED SCALE FACTOR AT STATION "VTOR" IS 0.9998963

BENCHMARK

DESCRIPTION: CONTINUOUS OPERATION REFERENCE STATION (CORS) "VTOR" AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND CALCULATED USING GEOD12B.

ELEVATION: 1358.90 (NAVD88)

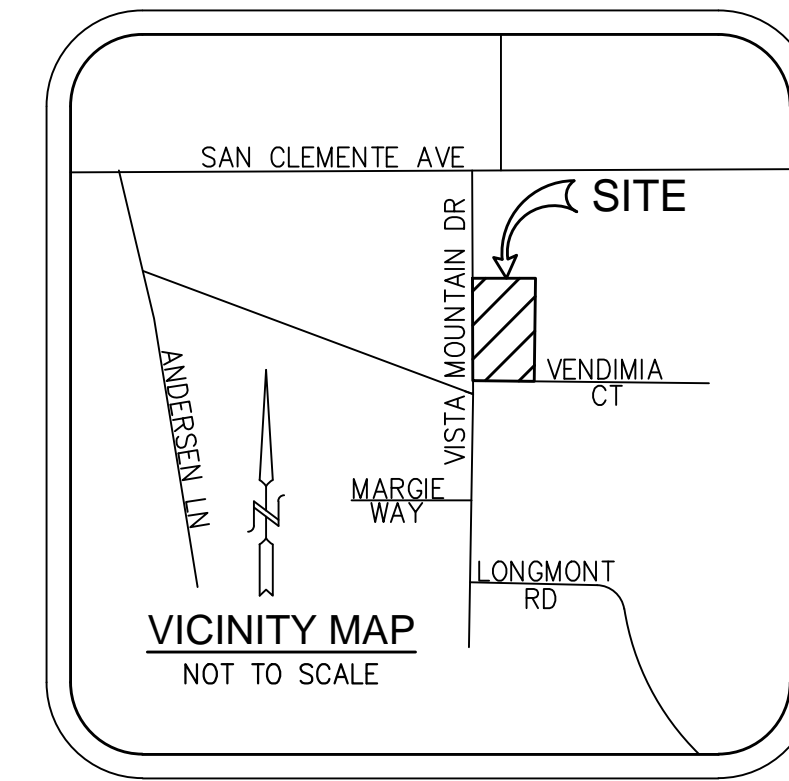
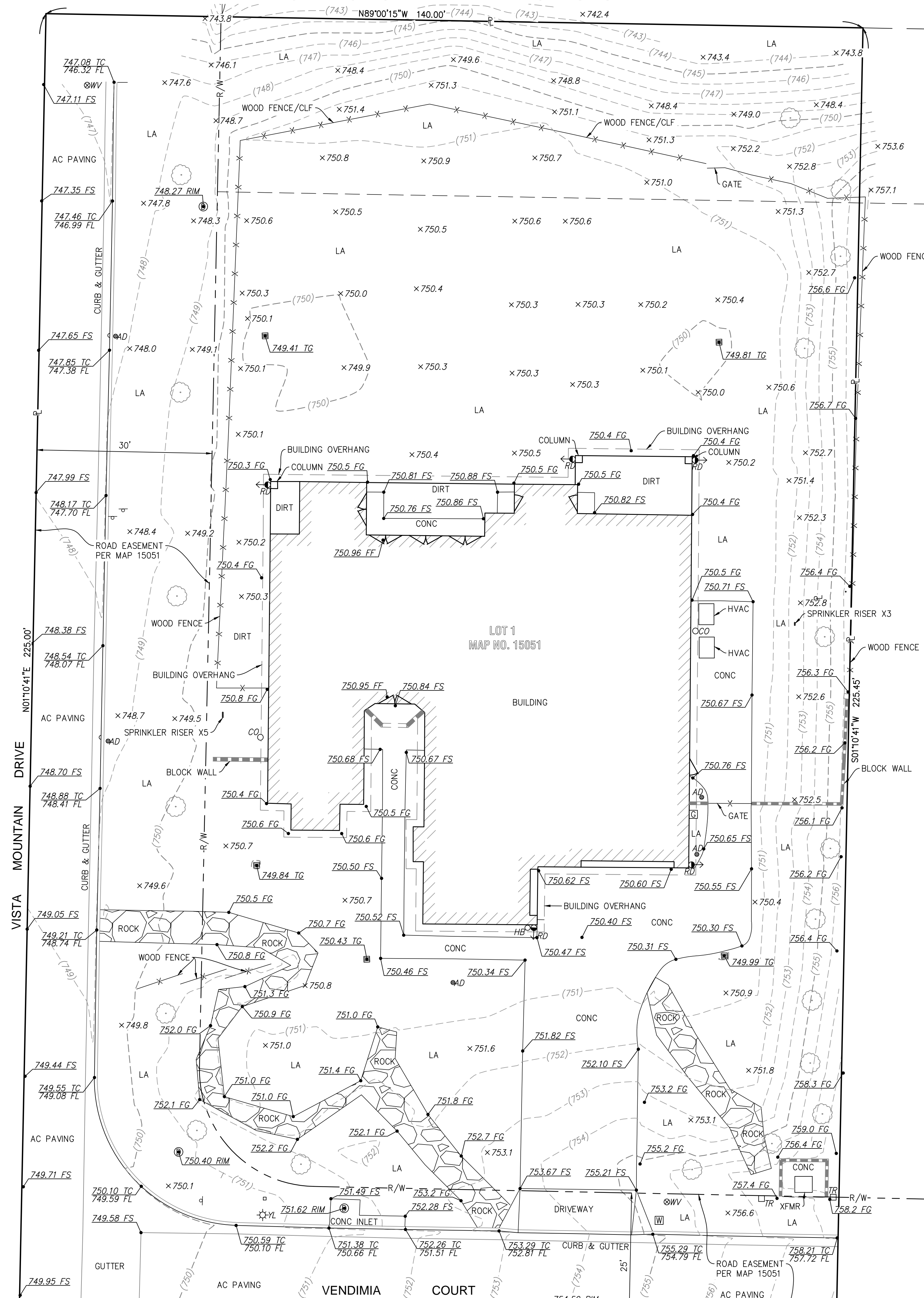
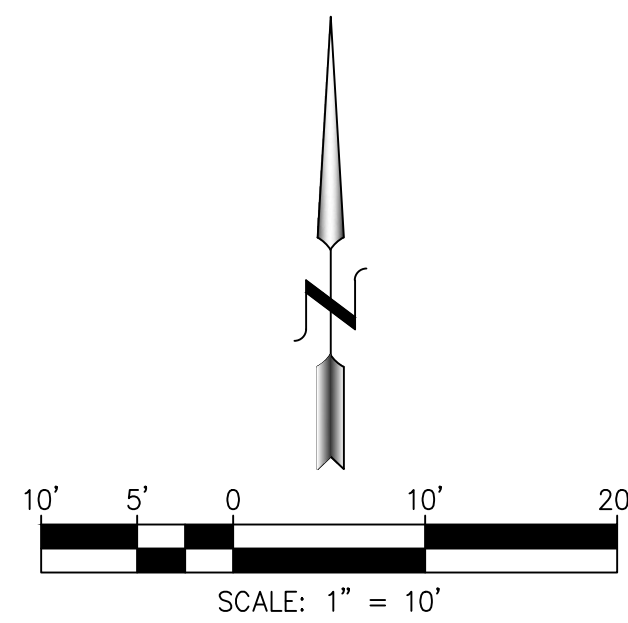
LEGAL DESCRIPTION

LOT 1 OF VISTA TRACT NO. 2-038, IN THE CITY OF VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15051 ("FINAL MAP"), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 25, 2005.

RESERVING THEREFROM A NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS, ROAD AND UTILITY PURPOSES ON, OVER, UNDER AND ACROSS THAT PORTION OF THE LOT BEING CONVEYED HEREBY COMPRISING ONE OR MORE OF THE PRIVATE ROADS DESCRIBED AND DELINEATED ON THE FINAL MAP. THE EASEMENT RESERVED HEREBY IS APPURTENANT TO AND FOR THE BENEFITS OF THE LOTS (EXCLUDING THE LOT BEING CONVEYED HEREBY) COMPRISING THE PROPERTIES AND IS SUBJECT TO THE TERMS OF THE DECLARATION (DESCRIBED BELOW). "LOTS" AND "PROPERTIES" ARE DEFINED IN THE DECLARATION.

FURTHER RESERVING THEREFROM A NON-EXCLUSIVE EASEMENT FOR PRIVATE DRAINAGE PURPOSES OVER, UNDER, UPON AND ACROSS THAT PORTION OF THE LOT BEING CONVEYED HEREBY COMPRISING "PRIVATE DRAINAGE EASEMENT A" AS DESCRIBED IN SECTION 6.40 OF THE DECLARATION SHOWN ON EXHIBIT "D" TO THE DECLARATION (ENTITLED PRIVATE DRAINAGE SYSTEMS, TRACT NO. 2-083). WATER FLOWS THROUGH PRIVATE DRAINAGE EASEMENT A FROM EAST TO WEST. THE EASEMENT RESERVED HEREBY IS APPURTENANT TO AND FOR THE BENEFITS OF THE LOTS LOCATED "UPSTREAM" FROM THE LOT BEING CONVEYED HEREBY AND IS SUBJECT TO THE TERMS OF THE DECLARATION.

FURTHER EXCEPTING AND RESERVING THEREFROM ALL EXCEPTIONS AND RESERVATIONS OF RECORD, INCLUDING, BUT NOT LIMITED TO (I) ALL OIL, GAS OR MINERAL RESERVATIONS OR EXCEPTIONS OF RECORD, AND (II) EACH EASEMENT RESERVED 2IN THE DECLARATION.



LEGEND AND ABBREVIATIONS

- (483) - CONTOUR
- CURB & GUTTER
- FENCES AS NOTED
- 667.19 FS SPOT GRADE
- WALL AS NOTED
- PROPERTY LINE
- AC ASPHALTIC CONCRETE
- CONC CONCRETE
- DOOR
- ELB ELECTRICAL BOX
- FF FINISHED FLOOR
- FS FINISHED SURFACE
- FL FLOW LINE
- IRB IRRIGATION BOX
- LA LANDSCAPE
- MANHOLE (TELE, STORM, SEWER)
- METER (GAS/ELECTRIC/WATER)
- SIGN
- OCO SEWER CLEAN OUT
- TR TELEPHONE RISER
- XFMR TRANSFORMER
- TC TOP OF CURB
- VEGETATION (TREE/PALM)
- YL YARD LIGHT

SURVEYOR

ATC DESIGN GROUP
1282 PACIFIC OAKS PLACE, SUITE C
ESCONDIDO, CA 92029
CONTACT: RYAN A. POST, LS
PHONE: 760-738-8835
EMAIL: rpost@atcdesigngroup.com
WEBSITE: www.atcdesigngroup.com

THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION ON DECEMBER, 2019.

RYAN A. POST, LS 8785

DECEMBER 19, 2019



NO.	REVISIONS	DESCRIPTION	DATE	APP'D

ATC DESIGN GROUP
ARCHITECTS • ENGINEERS • SURVEYORS
1282 PACIFIC OAKS PL., SUITE C, ESCONDIDO, CA 92029
PHONE: (760) 738-8800 FAX: (760) 738-8232

DATE:	12/19/19
SCALE:	1" = 10'
DRAWN:	B.LEE
CHECKED:	R.POST

SHEET TITLE: **TOPOGRAPHIC SURVEY**

PROJECT: **PROJECT**

SHEET **1** OF 1 SHEETS

DATE: 12/20/2019 - FILE NAME: P118-4013 2504 Vendimia Court, Vista, CASurvey1819-4013 V18.dwg