

OWNER'S CERTIFICATE

WE THE OWNERS OF, OR HAVE AN INTEREST IN THE PROPERTY COVERED BY THIS MAP, HEREBY APPROVE SAID MAP AND THE FILING THEREOF.

IT IS OUR INTENT TO SUBDIVIDE OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE ADJOINING PUBLIC RIGHTS-OF-WAY. IT IS NOT OUR INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

JAY NGUYEN AND DUONG NGUYEN, HUSBAND AND WIFE WITH 30% INTEREST QUANG TUYEN TRAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY WITH 20% INTEREST AND MAN HO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY WITH 50% INTEREST, ALL AS JOINT TENANTS

BY: Jay JAY NGUYEN, OWNER
BY: Duong DUONG NGUYEN, OWNER
BY: Quang Tuyen Tran QUANG TUYEN TRAN, OWNER
BY: Man Ho MAN HO, OWNER

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LENDER, AS BENEFICIARY UNDER DEED OF TRUST RECORDED JANUARY 07, 2022 AS INSTRUMENT NO. 2022-0005282, OFFICIAL RECORDS.

BY: Seth Ruby TITLE: Vice President
NAME: Seth Ruby

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNS THE DOCUMENT, TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF San Diego
ON THE 27th DAY OF August, 2024, BEFORE ME
C. Kielb

A NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED,

Jay Nguyen AND Duong Nguyen AND Quang Tuyen Tran AND Man Ho

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE C. Kielb
PRINT NAME C. Kielb
A NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION NO. 2465370 EXPIRES October 4, 2027

MY PRINCIPLE PLACE OF BUSINESS IS IN San Diego COUNTY.

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNS THE DOCUMENT, TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____
ON THE _____ DAY OF _____, 20____, BEFORE ME

A NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED,

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____
PRINT NAME _____
A NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION NO. _____ EXPIRES _____, 20____

MY PRINCIPLE PLACE OF BUSINESS IS IN _____ COUNTY.

SIGNATURE OMISSION STATEMENT

THE SIGNATURES OF THE PARTIES LISTED BELOW, OWNERS OF THE EASEMENT AS PER DOCUMENTS NOTED BELOW, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 SUBSECTION (a) (3) (A) (i) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IS CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

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STATE OF New Jersey
COUNTY OF Hercer
ON THE 3rd DAY OF February, 2025, BEFORE ME

M. Nicholina Mellodge
A NOTARY PUBLIC IN AND FOR THE STATE OF NEW JERSEY, PERSONALLY APPEARED,

Seth Ruby

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE M. Nicholina Mellodge
PRINT NAME M. Nicholina Mellodge
A NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION NO. 0431090 EXPIRES 3/13, 2028

MY PRINCIPLE PLACE OF BUSINESS IS IN Hercer COUNTY.

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

I, ANDREW POTTER, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES, AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

ANDREW POTTER
CLERK OF THE BOARD OF SUPERVISORS

DATE: 3-10-2025

BY: Andrew Potter
DEPUTY



PARCEL MAP

BEING A SUBDIVISION OF LOT 144, OF PENASQUITOS UNIT NO. 04, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 6184, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO AS FILE NO. 152114, SEPTEMBER 03, 1968 OF OFFICIAL RECORDS.

THIS PARCEL MAP IS FILED PURSUANT TO SENATE BILL 9, SECTION § 66411.7 OF THE CALIFORNIA GOVERNMENT CODE AND § 143.1315 OF THE SAN DIEGO MUNICIPAL CODE.

PARCEL MAP GUARANTEE ISSUED BY CHICAGO TITLE INSURANCE COMPANY
ORDER NO. 00208675 ON JUNE 11, 2024.

SURVEYOR'S STATEMENT

THIS PARCEL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JAY NGUYEN, DUONG NGUYEN, QUANG TUYEN TRAN AND MAN HO ON DECEMBER 19, 2023.

I STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE PARCEL MAP, IF ANY.

SEE LEGEND ON SHEET X003

JAMES R. NICOLAU IV, PLS 9238
DATE 8/26/2024



CITY LAND SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION; THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT IT COMPLIES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

I ALSO CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER THE STREET IMPROVEMENT ACTS OF THE STATE OF CALIFORNIA AGAINST THIS SUBDIVISION.

RAYMOND L. MATHE
CITY LAND SURVEYOR

BY: Frederick R. LePage
FREDERICK R. LePAGE, DEPUTY
LS 7524

DATE 3/7/2025



RECORDER'S STATEMENT

FILE NUMBER 2025-7000099

FILED THIS 10th DAY OF MARCH, 2025 AT 12:19 P.M., IN BOOK OF PARCEL MAPS AT PAGE _____ AT THE REQUEST OF JAMES R. NICOLAU IV.

FEE: \$74.00 JORDAN Z. MARKS
COUNTY RECORDER

BY: James R. Nicolau IV
DEPUTY

PREPARED BY: JAMES R. NICOLAU IV, PLS
COMPANY NAME: PARADIGM GEOSPATIAL, INC.
ADDRESS: 16772 W. BERNARDO DR., SAN DIEGO, CA 92127
PHONE: 619-859-4576
EMAIL: james@p-geo.com

PRJ: 1110541
PMT: 3270019
TM: NONE
LC: 27: 300-1743
C.C.S. 83: 1940-6303

X001

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STATE OF CALIFORNIA
COUNTY OF _____,

ON THE _____ DAY OF _____, 20____, BEFORE ME

A NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED,

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____

PRINT NAME _____
A NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION NO. _____ EXPIRES _____, 20____.

MY PRINCIPLE PLACE OF BUSINESS IS IN _____ COUNTY.

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WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____

PRINT NAME _____
A NOTARY PUBLIC IN AND FOR SAID STATE

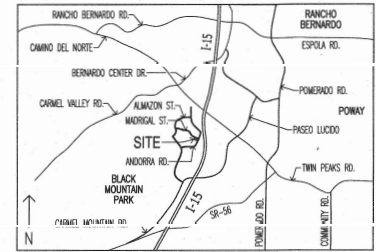
MY COMMISSION NO. _____ EXPIRES _____, 20____.

MY PRINCIPLE PLACE OF BUSINESS IS IN _____ COUNTY.

PREPARED BY: JAMES R. NICOLAU IV, PLS	PRJ: 1110541
COMPANY NAME: PARADIGM GEOSPATIAL, INC.	PMT: 3270019
ADDRESS: 16772 W. BERNARDO DR., SAN DIEGO, CA 92127	TM: NONE
PHONE: 619-859-4576	L.C. 27: 300-1743
EMAIL: james@p-geo.com	C.C.S. 83: 1940-6303

X002

PROCEDURE OF SURVEY AND MAPPING SHEET



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH 1991.35. TRAVERSE MEASUREMENTS TO POINTS 'A' AND 'B' ARE SHOWN HEREON. THE CCS83 COORDINATES OF POINTS 'A' AND 'B' ARE ESTABLISHED FROM G.P.S. STATION 430 AND G.P.S. STATION 431 PER ROS 14492. THE BEARING FROM POINT 'A' TO POINT 'B' IS SOUTH 65°12'31" EAST.

QUOTED BEARINGS FROM REFERENCE MAP OR DEED MAY OR MAY NOT BE IN TERMS OF GRID SYSTEM.

THE COMBINED GRID FACTOR AT POINT 'A' IS 0.9999424.
GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR.

ELEVATION AT POINT 'A' IS 731.37 MSL OR NGVD29 DATUM.

LEGEND

- FOUND MONUMENT AS NOTED.
- FOUND LEAD & DISC STAMPED "RCE 13862" PER MAP 6184, UNLESS OTHERWISE NOTED.
- SET LEAD PLUG WITH BRASS DISC STAMPED "LS 9238" IN CONCRETE.
- SET 3/4" X 18" IRON PIPE WITH BRASS DISC STAMPED "LS 9238".
- SNF SEARCHED NOT FOUND.

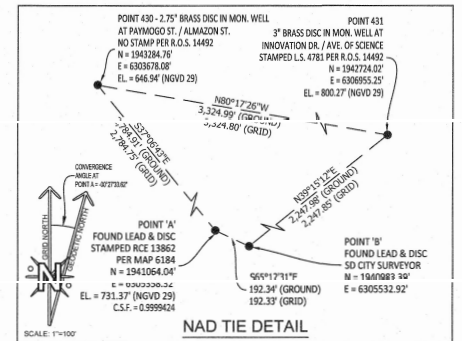
- PARCEL BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- CENTERLINE
- OFFSET LINE

RECORD REFERENCES

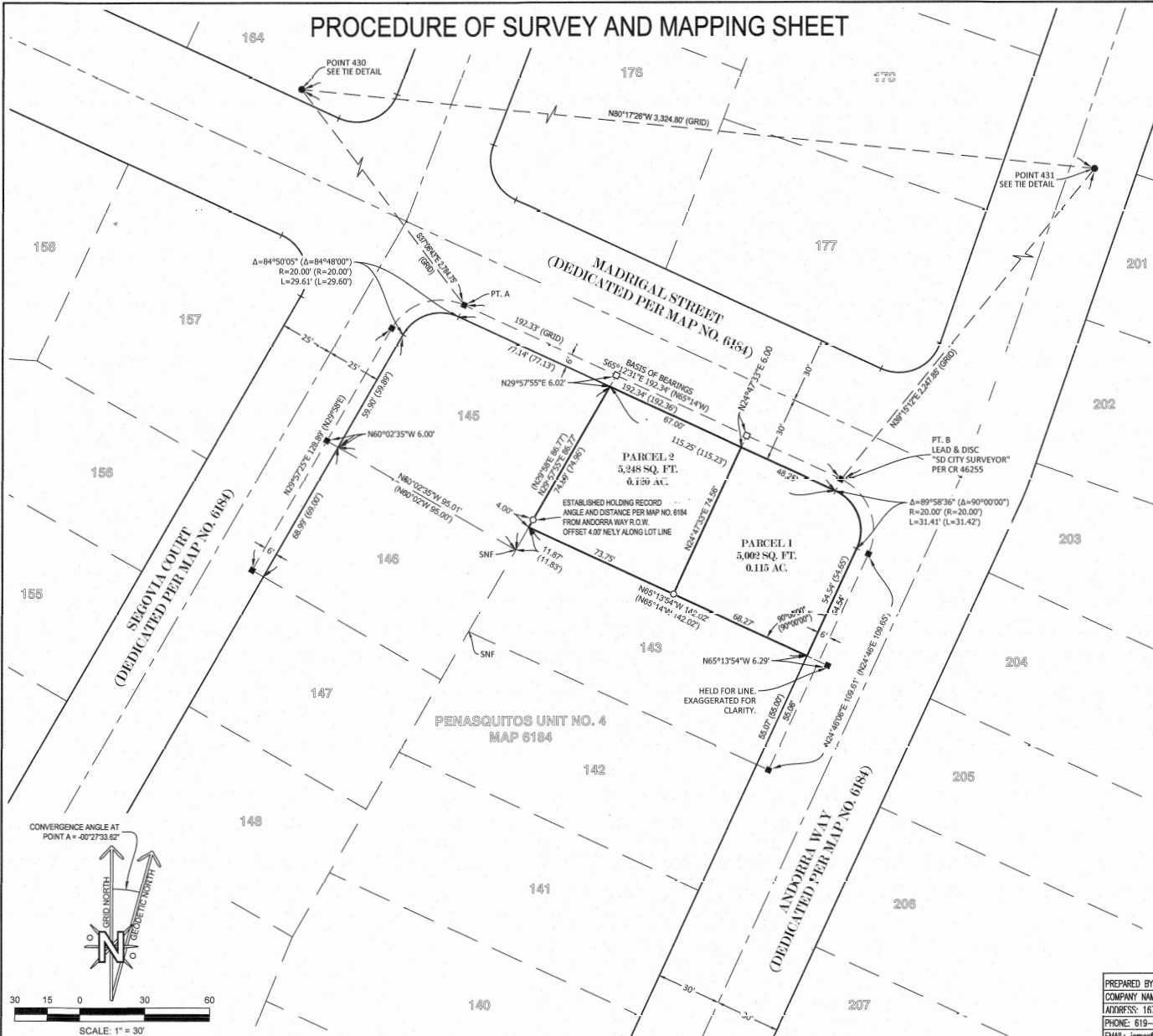
- () RECORD DATA PER MAP 6184

SURVEY NOTES

TOTAL AREA OF MAP = 0.235 ACRES
TOTAL NUMBER OF PARCELS = 2



NAD TIE DETAIL



CONVERGENCE ANGLE AT
POINT A = 0°27'33.62"



SCALE: 1" = 30'

PREPARED BY: JAMES R. NICOLAU IV, PLS	PRJ: 1110541	X003
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