

# TOPOGRAPHIC SURVEY

## SURVEYORS NOTES:

- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
- NO EVIDENCE OF EARTHMOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED ON THIS SITE.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

## OWNER:

JOHN FAIZ KAMIL

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:  
ALL THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, APPROVED SEPTEMBER 22, 1873, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, WHICH IS DISTANT THEREON, 1028.31 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF SAID WEST HALF OF THE NORTHWEST QUARTER;

THENCE NORTH 87° 10' WEST, (RECORD NORTH 88° 27' 30" WEST), 622.46 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 11° 46' 30" WEST, 102.39 FEET;

THENCE SOUTH 54° 55' 06" WEST, 195.72 FEET;

THENCE NORTH 4° 00' 15" EAST, 303.03 FEET TO THE WESTERLY BOUNDARY OF THE 50.00 FEET RIGHT OF WAY OF THE SAN DIEGO FUME COMPANY, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 89.60 FEET;

THENCE NORTHERLY WESTERLY AND HAVING A RADIUS OF 89.60 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 25.42 FEET TO THE SOUTHERLY LINE OF LAND DESCRIBED IN PARCEL 2 IN DEED TO RUBY P. FAIRCHILD, RECORDED MARCH 17, 1954 IN BOOK 5173, PAGE 406 OF OFFICIAL RECORDS;

THENCE NORTH 64° 43' EAST, (RECORD EASTERLY) 52.00 FEET TO THE SOUTHWESTERLY CORNER OF LAND DESCRIBED IN DEED TO MILD C. FOX, ET UX, RECORDED JULY 9, 1951 IN BOOK 416A, PAGE 493 OF OFFICIAL RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF SAID LAND NORTH 88° 21' 30" EAST, 113.55 FEET

(RECORD 112.54) TO AN INTERSECTION WITH A LINE THAT BEARS NORTH 0° 47' 50" EAST FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTH 0° 47' 50" WEST, 145.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF PARCEL 1 LYING WITHIN THE 50 FOOT RIGHT OF WAY OF THE SAN DIEGO FUME COMPANY.

PARCEL 2:

AN EASEMENT FOR ROAD AND PUBLIC UTILITIES AND FOR PURPOSES INCIDENTAL THERETO, OVER, UNDER, ALONG AND ACROSS A STRIP OF LAND 20.00 FEET WIDE LYING WITHIN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, APPROVED SEPTEMBER 22, 1873, THE NORTHERLY LINE OF SAID 20.00 FEET STRIP BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, WHICH IS DISTANT THEREON 1026.31 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF SAID WEST HALF OF THE NORTHWEST QUARTER; THENCE NORTH 87° 56' 10" WEST (RECORD NORTH 88° 27' 30" WEST), 622.46 FEET; THENCE SOUTH 11° 46' 30" WEST, 102.39 FEET; THENCE SOUTH 54° 55' 06" WEST, 230.72 FEET TO THE TRUE POINT OF BEGINNING;

THENCE RETRACTING NORTH 56° 55' 06" EAST, 230.72 FEET;

THENCE SOUTH 87° 56' 10" EAST, (RECORD SOUTH 88° 27' 30" EAST), 641.97 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 17.

EXCEPTING FROM PARCEL 1 ABOVE, AN EASEMENT AND RIGHT OF WAY FOR WATER PIPE LINE PURPOSES UNDER, ALONG AND ACROSS THE WESTERLY 6.00 FEET, THE NORTHERLY 6.00 FEET, AND THAT PORTION OF THE EASTERLY 6.00 FEET LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE TRUE POINT OF BEGINNING OF PARCEL 1 ABOVE;

THENCE SOUTH 11° 46' 30" WEST, 10.00 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE;

THENCE NORTH 88° 56' 10" WEST TO AN INTERSECTION WITH THE WESTERLY LINE OF THE EASTERLY 6.00 FEET OF PARCEL 1 ABOVE.

## LEGEND

COMM.  
CONC.  
E  
G  
G  
PP  
M  
M  
M

COMMUNICATION  
CONCRETE  
GAS METER  
GATE  
GLY WIRE  
POWER METER  
POWER POLE  
TREE W/ TRUNK DIAMETER  
WATER METER  
WATER VALVE

PROPERTY BOUNDARY LINE  
EASEMENT OR SETBACK LINE  
EDGE OF PAVEMENT LINE  
OVERHEAD COMMUNICATION LINE  
UNDERGROUND CABLE LINE  
GAS LINE  
OVERHEAD POWER LINE  
UNDERGROUND PETROLEUM LINE  
UNDERGROUND UNIDENTIFIED UTILITY LINE  
FENCE LINE  
WATER LINE  
TR=TREE TRUNK DIAMETER IN INCHES, DR=TREE DRIP LINE IN FEET MEASURED TO THE FURTHEST BRANCH

## TITLE INFORMATION:

- ANY RIGHTS, LIENS AND/OR ENCUMBRANCES, INCLUDING BUT NOT LIMITED TO, EASEMENTS, RIGHTS OF WAY AND AGREEMENTS THAT MAY BE SHOWN BY THE PUBLIC RECORDS. AFFECTS: EASEMENT PARCEL 2
- THE RIGHTS OF THE PUBLIC TO USE FOR HIGHWAY PURPOSES OVER THOSE PORTIONS OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN OLD ROAD SURVEY 175 AS SHOWN BY PLATS IN THE OFFICE OF THE COUNTY SURVEYOR.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: JAMES D IRWIN AND LOLA A IRWIN, HUSBAND AND WIFE, AS JOINT TENANTS  
PURPOSE: WATER PIPELINES  
RECORDING DATE: DECEMBER 30, 1944  
RECORDING NO.: BOOK 1789, PAGE 389 OF OFFICIAL RECORDS  
AFFECTS: AS DESCRIBED THEREIN
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: RUBY P FAIRCHILD  
PURPOSE: PIPELINES  
RECORDING DATE: FEBRUARY 11, 1952  
RECORDING NO.: BOOK 4368, PAGE 479 OF OFFICIAL RECORDS  
AFFECTS: AS THEREIN DESCRIBED
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: WALTER W STRALEY AND RACHEL R STALEY, HUSBAND AND WIFE, AS JOINT TENANTS  
PURPOSE: PIPELINES  
RECORDING DATE: MAY 23, 1958  
RECORDING NO.: BOOK 709A, PAGE 495 OF OFFICIAL RECORDS  
AFFECTS: AS THEREIN DESCRIBED
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: CHRISTINE M KILLMER  
PURPOSE: WATER PIPELINES  
RECORDING DATE: JUNE 3, 1974  
RECORDING NO.: 1974-145423 OF OFFICIAL RECORDS  
AFFECTS: AS THEREIN DESCRIBED
- A HOMESTEAD DECLARATION  
EXECUTED BY: TERRY WAYNE BENNETT AND JEANNE PHYLUSS BENNETT  
DATED: JULY 9, 1992  
RECORDING DATE: JULY 23, 1992  
RECORDING NO.: 1992-459804, OF OFFICIAL RECORDS

## SITE ADDRESS:

802 VISTA GRANDE RD SAN DIEGO CA 92019

## APN

515-022-32-00

## LOT AREA

48,128 SQ FT (1.104 AC.) +/-

## DATE OF SURVEY

MAY 18, 2024

## BENCH MARK:

NGS SURVEY BENCHMARK: DESIGNATION - S 882  
PID - 003534  
USGS QUAD - EL CAJON (2018) CURRENT SURVEY CONTROL  
NAVD 88 ORTHO HEIGHT - 148.88 (+/-2CM) 488.5 (FEET) VERTCON  
N: 1087314.737 E: 6365401.485 ELEV: 488.450

POINT ON RETAINING WALL OR CONCRETE LEDGE, CULVERT HEADWALL  
STAMPING: S 882 1955 MARK LOGO: CGS  
STABILITY: C= MAY HOLD, BUT OF TYPE COMMONLY SUBJECT TO SURFACE MOTION  
NORTHWEST CORNER OF DEHESA ROAD AND WILLOW GLEN DRIVE

## SURVEYORS NOTE:

THIS SURVEY WAS PREPARED UNDER MY DIRECTION AND IS A CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED.



REVISIONS		
REV	DATE	DESCRIPTION

PREPARED BY:

**TYE CONSULTING SURVEYING**

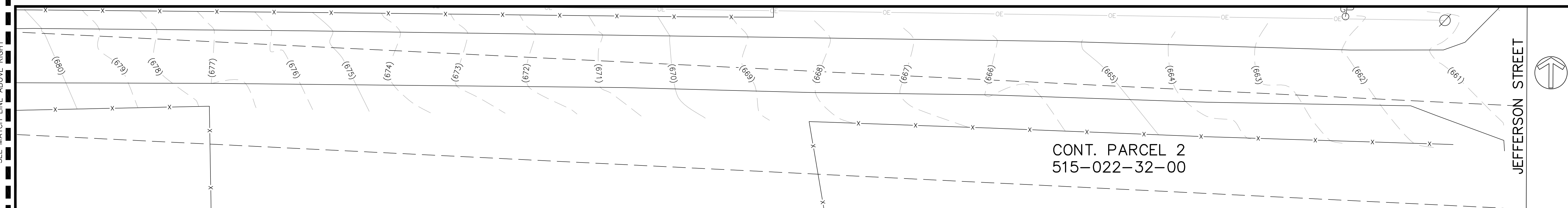
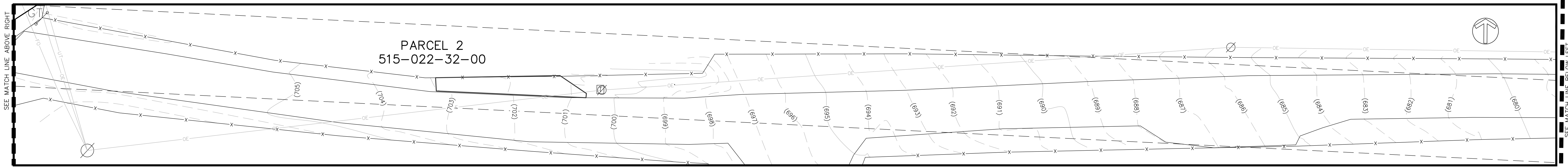
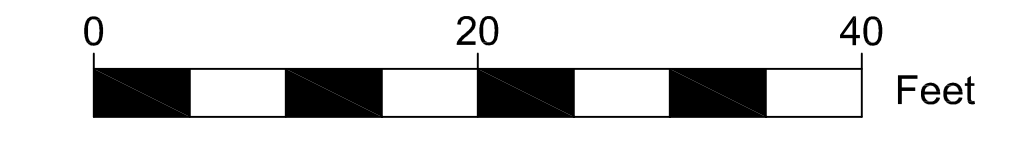
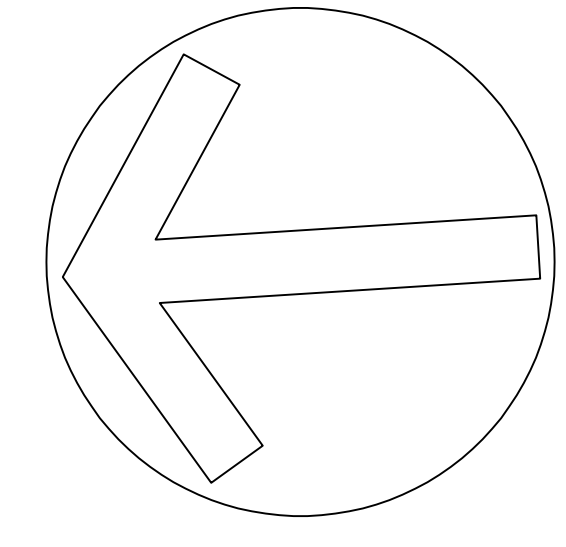
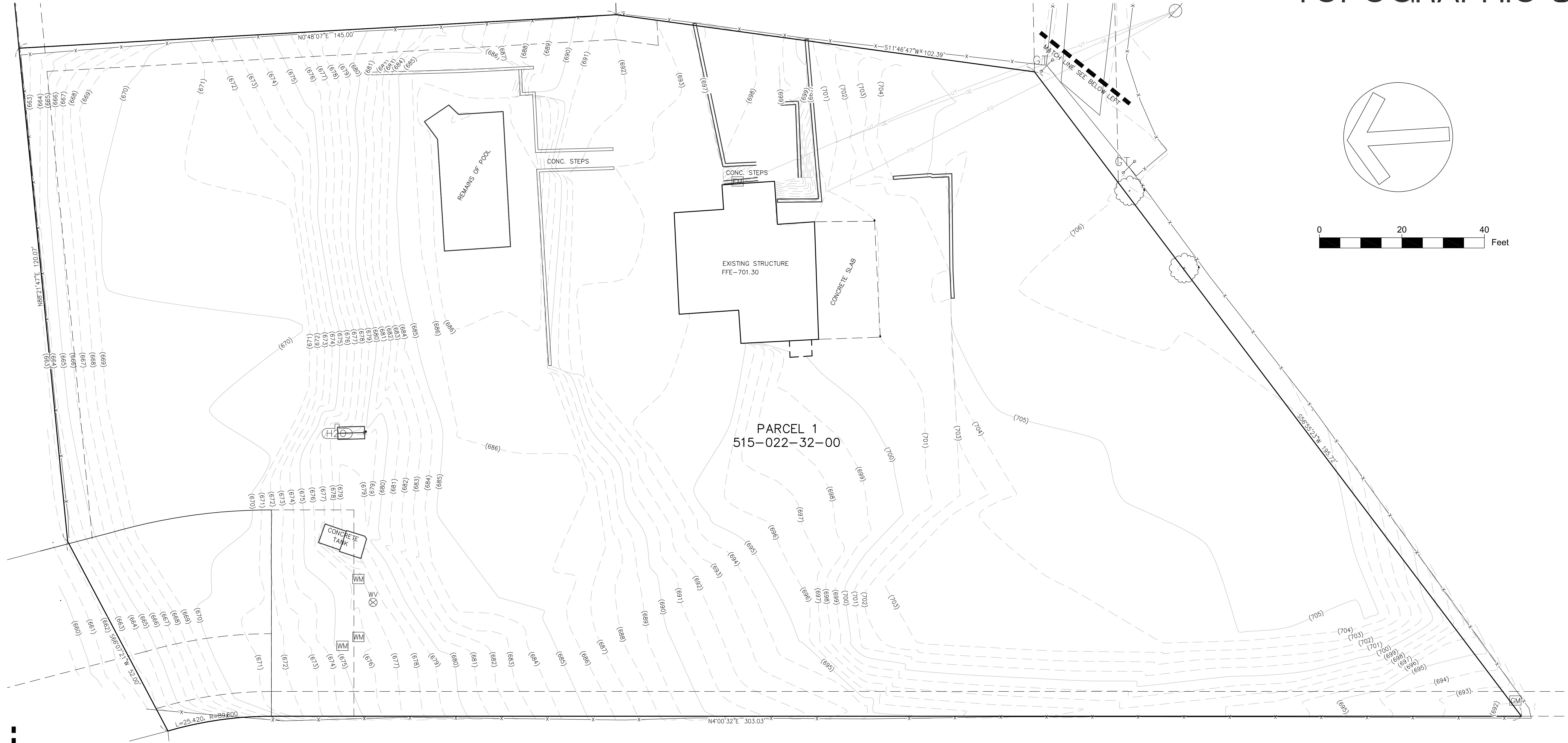
3910 ALEXANDERINE CT.  
OCEANSIDE CALIFORNIA, 92057  
PHONE: 760-479-2834

## TOPOGRAPHIC SURVEY

802 VISTA GRANDE RD SAN DIEGO CA 92019

PROJECT NO:  
**802 VISTA**  
SHEET  
OF  
**1**  
**2**

# TOPOGRAPHIC SURVEY



REVISIONS		
REV	DATE	DESCRIPTION

PREPARED BY:  
**TYE CONSULTING SURVEYING**  
 510 ALVARADO BLVD. CT.  
 OCEANSIDE CALIFORNIA 92057  
 PHONE: 760-473-2834

PROJECT NO: 802 VISTA  
 SHEET OF 2  
 2  
 TOPOGRAPHIC SURVEY  
 802 VISTA GRANDE RD SAN DIEGO CA 92019