

DOC# 2022-0480019



RECORDING REQUESTED BY:

CITY OF POWAY

AND WHEN RECORDED MAIL TO:

CITY CLERK
CITY OF POWAY
P.O. BOX 789
POWAY, CA 92074

Dec 27, 2022 04:06 PM

OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$38.00 (SB2 Atkins: \$0.00)

PAGES: 9

(This space for Recorder's Use)

APNs: 278-200-17-00 & 321-110-07-00

**BOUNDARY ADJUSTMENT
CERTIFICATE OF COMPLIANCE
BA NO. 22-002**

The City Engineer of the City of Poway has determined that the parcels of real property described below have resulted from a boundary adjustment in compliance with the Subdivision Map Act and with the City of Poway Subdivision Ordinance.

OWNER: Parcel A: Lowe Family Trust, dated April 12, 2017

Parcel B: Mina De Oro, LLC

DESCRIPTION: See attached Exhibit A, attached hereto and made a part hereof

PLAT: See attached Exhibit B, attached hereto and made a part hereof

This Certificate of Compliance shall in no way affect the requirements of any other City, County, State, Federal, or local agency that regulates development of real property.

APNs: Parcel A: 278-200-17-00

Parcel 2: 321-110-07-00

Tracy Beach
Tracy Beach, RCE 73756
Acting City Engineer, City of Poway

(signature must be notarized)

12/22/22
Date

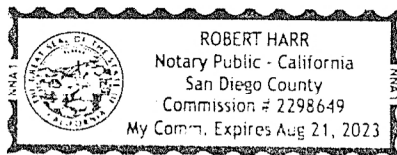
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of SAN DIEGO)On 12-22-2022 before me, Robert Harr, Notary Public,
Date Here Insert Name and Title of the Officerpersonally appeared TRACY BEACH
Name(s) of Signer(s)

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 authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which 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 [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

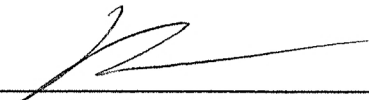
Signer Is Representing: _____

OWNER'S CERTIFICATE
BA No. 22-002

The undersigned, being the record owners of the attached described parcels, certifies that the foregoing descriptions accurately describe the parcels as adjusted per Boundary Adjustment No. 22-002, approved by the City Engineer of the City of Poway, and the owner consents to the recordation of this Certificate.

OWNER: Lowe Family Trust, dated April 12, 2017

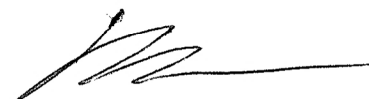
APNs: 278-200-17-00

By: 
Harlan R. Lowe, Trustee

Date: 11-18-22

OWNER: Mina De Oro, LLC

APNs: 321-110-07-00

By: 
Harlan R. Lowe, Owner

Date: 11-18-22

(Signatures must be notarized. Attach Notary form.)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

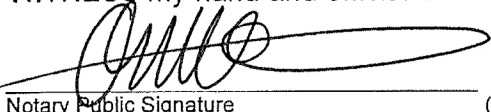
County of San Diego }

On November 18th, 2022 before me, Omar R. Kanan, Notary Public
(Here insert name and title of the officer)

personally appeared Harlan R. Lowe,
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 authorized capacity~~(ies)~~, and that by
his/her/their signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of
which 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.


Notary Public Signature



(Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Owner's Certificate

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they; is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

EXHIBIT A

LEGAL DESCRIPTION – PARCEL A
AFTER BOUNDARY ADJUSTMENT

THAT PORTION OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF POWAY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO RECORD OF SURVEY MAP NO. 9661 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 10TH, 1984, AS FILE NO. 84-174128, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE SOUTH LINE OF SAID SECTION 33 NORTH 89°41'40" WEST, 421.24 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 00°03'31" WEST, 250.01 FEET; THENCE SOUTH 89°40'36" EAST, 421.22 FEET (421.21' PER ROS MAP NO. 9661) TO A POINT ON THE EAST LINE OF SAID SECTION 33; THENCE ALONG SAID EAST LINE SOUTH 00°03'50" EAST, 249.88 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

THAT PORTION OF LOT 1, SECTION 4 TOWNSHIP 14 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF POWAY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO RECORD OF SURVEY MAP NO. 3663 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JULY 20, 1955, AS FILE NO. 93570 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1 SOUTH 01°11'19" EAST, 190.06 FEET; THENCE LEAVING SAID EAST LINE SOUTH 87°58'56" WEST, 268.93 FEET; THENCE SOUTH 82°40'11" WEST, 152.90 FEET; THENCE NORTH 01°14'04" WEST (NORTH 01°11'19" WEST PER ROS MAP NO. 3663), 221.29 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE ALONG SAID NORTH LINE SOUTH 89°41'40" EAST, 421.24 FEET TO THE POINT OF BEGINNING.



10/24/2022
WILLIAM C. YEN/RCE 33730, EXP. 6/30/2024



EXHIBIT A

LEGAL DESCRIPTION – PARCEL B
AFTER BOUNDARY ADJUSTMENT

THAT PORTION OF LOT 1, SECTION 4 TOWNSHIP 14 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF POWAY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE RECORD OF SURVEY MAP NO. 3663 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JULY 20, 1955, AS FILE NO. 93570 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1 SOUTH $01^{\circ}11'19''$ EAST, 190.06 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE SOUTH $01^{\circ}11'19''$ EAST, 157.79 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE CALIFORNIA STATE HIGHWAY XI-SD-193-H AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED MARCH 24, 1942, IN BOOK 1330, PAGE 131 OF OFFICIAL RECORDS; SAID POINT BEING ON A 1675.85-FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, THE RADIUS BEARS SOUTH $70^{\circ}04'38''$ EAST TO THE CENTER OF SAID CURVE; THENCE SOUTHWESTERLY ALONG SAID 1675.85-FOOT CURVE THROUGH AN ANGLE OF $0^{\circ}58'38''$, A DISTANCE OF 28.59 FEET THENCE LEAVING SAID CURVE SOUTH $59^{\circ}21'40''$ WEST, 194.60 FEET TO THE BEGINNING OF A TANGENT 200.00-FOOT CURVE CONCAVE NORTHERLY; THENCE ALONG SAID CURVE THROUGH AN ANGLE OF $26^{\circ}42'30''$, A DISTANCE OF 93.23 FEET; THENCE TANGENT TO SAID CURVE SOUTH $86^{\circ}04'10''$ WEST, 151.16 FEET; THENCE NORTH $3^{\circ}55'50''$ WEST, 30.00 FEET; THENCE NORTH $01^{\circ}14'04''$ WEST (NORTH $01^{\circ}11'19''$ WEST PER ROS MAP NO. 3663), 262.85 FEET; THENCE NORTH $82^{\circ}40'11''$ EAST, 152.90 FEET; THENCE NORTH $87^{\circ}58'56''$ EAST, 268.93 FEET TO THE TRUE POINT OF BEGINNING.



10/24/2022

WILLIAM C. YEN, RCE 33730, EXP. 6/30/2024



EXHIBIT B BOUNDARY ADJUSTMENT PLAT - CITY OF POWAY

SHEET 1 OF 3 SHEETS

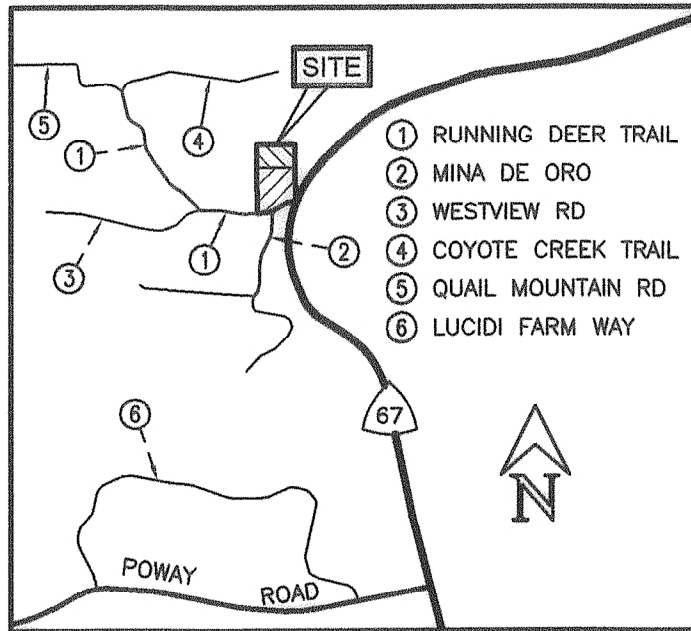
LEGAL DESCRIPTION:

PARCEL A: THE SOUTH 250 FEET OF THE EAST 421.24 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF POWAY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY APPROVED JANUARY 13, 1883.
APN: 278-200-17

PARCEL B: A PORTION OF LOT 1 OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF POWAY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.
APN 321-110-07

GROSS AREA (ACRES)			
	OLD	NEW	A.P.N.
PARCEL A	2.417	4.361	278-200-17
PARCEL B	4.521	2.577	321-110-07

NET AREA (ACRES)			
	OLD	NEW	A.P.N.
PARCEL A	2.417	4.361	278-200-17
PARCEL B	4.213	2.107	321-110-07



VICINITY MAP
N.T.S.

HEALTH DEPARTMENT CERTIFICATION

Parcel A: 1200 gal. septic tank and 550' leach line and equal reserve area required to serve a 4-bedroom SFD. Existing well on West lot line to be destroyed under permit by a licensed well driller. Potable water by well.

Parcel B: Existing dwellings connected to existing onsite wastewater treatment system. Potable water by well.

Chris Lee Supervising EHS 9-29-22

PARCEL A OWNER: HARLAN R. LOWE, TRUSTEE OF THE SURVIVOR'S TRUST UNDER THE LOWE FAMILY TRUST DATED APRIL 12, 2017

ADDRESS: 8382 ABBOTSHILL ROAD, SAN DIEGO, CA 92123

THIS PLAT WAS PREPARED WITH MY/OUR KNOWLEDGE AND CONSENT

[Signature]

HARLAN R. LOWE, TRUSTEE

PARCEL B OWNER: MINA DE ORO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ADDRESS: 15348 RUNNING DEER TRAIL, POWAY, CA 92064

THIS PLAT WAS PREPARED WITH MY/OUR KNOWLEDGE AND CONSENT

[Signature]

HARLAN R. LOWE, OWNER

William Yen 9-27-22

PLAT NO. BA 22-002

PLAT BA 22-002
NO.

XI-SD-198H



EXHIBIT B
BOUNDARY ADJUSTMENT PLAT - CITY OF POWAY

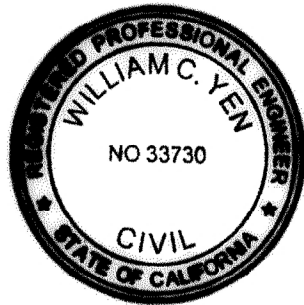
SHEET 3 OF 3 SHEETS

PLAT
NO. BA 22-002

EXISTING EASEMENT LIST:

- DD#1 PUBLIC UTILITIES EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY
PER BOOK 3100, PAGE 466 REC'D FEBRUARY 3, 1949
- DD#2 ROAD EASEMENT PER BOOK 5601, PAGE 294 REC'D APRIL 12, 1955.
IS NOT PLOTTED WITHIN SUBJECT PARCEL
- DD#3 PURPOSE: PUBLIC UTILITY EASEMENT TO SAN DIEGO GAS & ELECTRIC
COMPANY PER F/N 79484 REC'D JUNE 5, 1967
- DD#4 EASEMENT FOR INGRESS, EGRESS, ROAD, OVERHEAD AND
UNDERGROUND PRIVATE AND PUBLIC UTILITIES, AND PIPELINES PER
F/N 82-314578 REC'D OCTOBER 13, 1982
- DD#5 ACCESS AND UTILITY EASEMENT FOR PARCEL A PER

DOC.# 2022-0441035 REC'D 11-17-2022



PARCEL A OWNER: HARLAN R. LOWE, TRUSTEE OF THE SURVIVOR'S
TRUST UNDER THE LOWE FAMILY TRUST DATED APRIL 12, 2017

ADDRESS: 8382 ABBOTSHILL ROAD, SAN DIEGO, CA 92123

THIS PLAT WAS PREPARED WITH MY/OUR KNOWLEDGE AND CONSENT



HARLAN R. LOWE, TRUSTEE

PARCEL B OWNER: MINA DE ORO, LLC, A CALIFORNIA LIMITED LIABILITY
COMPANY

ADDRESS: 15348 RUNNING DEER TRAIL, POWAY, CA 92064

THIS PLAT WAS PREPARED WITH MY/OUR KNOWLEDGE AND CONSENT



HARLAN R. LOWE, OWNER