

DOC# 2024-0211447



Aug 09, 2024 11:11 AM

OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: \$17.00 (SB2 Atkins: \$0.00)

PAGES: 2

RECORDING REQUESTED BY:
Development Services Department
City of San Diego

RETURN RECORDED DOCUMENT TO:
Phillip K. Shiraki
300 Vista Grande Court
Sedona, AZ 86336

CERTIFICATE OF COMPLIANCE

City of San Diego
County of San Diego, State of California

PRJ-1116515

Date: August 6, 2024

Assessor's Parcel No.: 307-061-06

Upon the application of Phillip K. Shiraki, a married man, as owner and pursuant to California Government Code Section 66499.35, the City of San Diego has determined that the following parcel of real property described below was created in part by a deed recorded prior to March 4, 1972 excepting therefrom that portion legally severed by Map No.14031 and it is in compliance with the Subdivision Map Act and local ordinances adopted pursuant thereto. Said real property is situated in the City of San Diego, County of San Diego, State of California is more particularly described in the legal description attached hereto and made part hereof on Exhibit 'A' Parcel 1.

The parcel of real property shall be held as ONE PARCEL unless it is subsequently lawfully subdivided. It may be legally sold, leased, or financed as a unit without further proceedings. NO DEVELOPMENT RIGHTS are conferred by this document nor is there any implied approval for the development of the herein described real property.

This Certificate of Compliance runs with the land and its issuance and recordation imparts constructive notice to the owner and his heirs, successors, and assigns of the necessity to comply with all City zoning, building, and other ordinances or regulations governing the development of the herein described real property prior to, or concurrently with, or as a condition of, the issuance of any permit or other grant of approval for such development.

Approved for the City of San Diego
Raymond L. Mathe, City Land Surveyor:

By: Frederick R. LePage 8/8/2024
Frederick R. LePage, P.L.S., Deputy



EXHIBIT A
LEGAL DESCRIPTION
PARCEL 2
A.P.N. 307-061-09

A portion of the South half of the Northeast quarter of Section 30, Township 14 South, Range 3 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to the Official Plat thereof, more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of the Northeast quarter of said Section 30; thence, along the Northerly line of the South half of said Northeast quarter, South 89° 02' 31" East 645.44 feet (South 89° 36' 07" East 634.05 feet per document recorded September 19, 1967 as File No. 142596 of Official Records) to the Northeasterly corner of the land described in deed to Gerald M. Rushing, et ux, recorded November 29, 1957 in Book 6851 Page 98 of Official Records; thence, continuing along said Northerly line, South 89° 36' 07" East 759.85 feet to the Northeasterly corner of the land described in deed to Albert T. Harper, et al, recorded March 31, 1958 in Book 7015 page 529 of Official Records; thence, South 0° 17' 52" East 208.00 feet; thence, North 89° 02' 31" West 349.87 feet to the **True Point of Beginning**, said point being on the Northerly right-of-way line of Arroyo Sorrento Road as dedicated per Document recorded July 25, 1969 as File No. 135121 of Official Records, and a point on the arc of a non-tangent 330.00 foot radius curve concave Southeasterly, a radial line to said point bears North 22° 57' 15" West; thence, leaving said Northerly right-of-way line, radially, South 22° 57' 15" East 30.00 feet to a point on the centerline of Arroyo Sorrento Road, as dedicated per the above mentioned document, said point being on the arc of a 300.00 foot radius curve concave Southeasterly; thence, Southwesterly along the arc of said curve through a central angle of 33° 52' 00" a distance of 177.33 feet (177.53 feet per document recorded October 23, 1998 as File No. 0687572 of Official Records); thence, tangent to said curve, South 33° 10' 44" West 99.16 feet; thence, North 00° 17' 54" West 225.66 feet to the Northeast corner of the land described in deed to Thomas W. Grice and Richard P. Wuertz, recorded September 22, 1958 in Book 7264 page 330 of Official Records; thence, South 89° 02' 33" East 177.86 feet to the **True Point of Beginning**.

Parcel created by Probate Court Action No. SP008693 dated February 7, 2013.

Containing an area of 19,760.67 square feet (0.454 acres), More or Less.

LEGAL DESCRIPTION PREPARED BY:


JOHN D. LEPPERT, RCE
DATED: JULY 30, 2024



PRJ-1116515
PMT-3291149