

TOPOGRAPHIC SURVEY

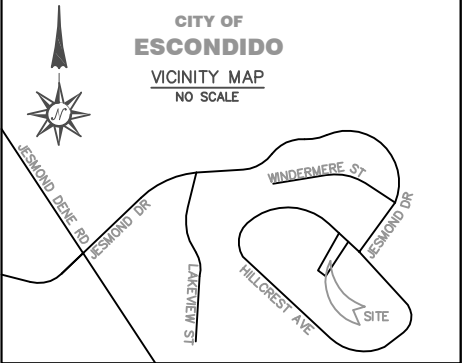
0 HILLCREST AVE
ESCONDIDO, CA. 92026
APN: 187-152-04-00

LEGAL DESCRIPTION:

Real property in the unincorporated area of the County of San Diego, State of California, described as follows:

The Southeastly one-half of Lot 3 in Block 14 of JESMOND DENE UNIT 1 in the County of San Diego, State of California, according to Map Thereof No. 1987, filed in the Office of the County Recorder of San Diego County, February 4, 1927.

APN: 187-152-04-00



BASIS OF BEARINGS

BASIS OF BEARINGS HELD WAS THE CENTER LINE OF HILLCREST AVE PER ROS 24062. IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA RECORDED JANUARY 30, 1996 O.R.

IE: NORTH 53°20'51" WEST

BENCHMARK

CITY OF ESCONDIDO ROS 14236
BENCH MARK: 1021
DATUM: NGVD29
DESCRIPTION: 2" IRON PIPE WITH 2 1/2" BRASS DISC STAMPED "EGCS 1992 1021" IN PAVEMENT.
LOCATED NEAR EAST EDGE OF PAVEMENT 0.15+/- MILES SOUTH ON MESA ROCK ROAD FROM INTERSECTION OF MESA ROCK ROAD AND WHITING WOODS DRIVE.

ELEVATION-1045.829FT (NGVD29)

LAND AREA

3,829.84 SQUARE FEET
0.09 ACRES

LEGEND:

- A.C. - ASPHALT
- APN - ASSESSOR'S PARCEL NUMBER
- A.V. - AIR-VAC
- CL - CENTER LINE
- F.C. - FIRE SERVICE CONNECTION
- FD - FOUND
- GP - GUARDPOST
- IP - IRON PIPE
- PL - PROPERTY LINE
- S - SIGN
- TCR - TELCOM RISER
- TR - TRANSFORMER
- WM - WATER METER
- WV - WATER VALVE
- DD1 - GRANT DEED DOC# 2025-0025709 RECORDED JAN 31, 2025 O.R.
- DD2 - GRANT DEED DOC# 2024-0247207 RECORDED SEP 13, 2024 O.R.
- DD3 - GRANT DEED DOC# 1997-0668201 RECORDED DEC 31, 1997 O.R.
- DD4 - GRANT DEED DOC# 2008-0168862 RECORDED APR 01, 2008 O.R.
- LEGAL BOUNDARY LINE
- OLD LOT LINE
- BOUNDARY LINE
- CENTER LINE

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT, TO SUPERSEDE A PREVIOUS EXHIBIT, AT THE REQUEST OF GEORGIOS CHARALAMPOPOULOS (SPARTAN REMODELING), IN JULY OF 2025. NO EASEMENTS WERE FOUND IN THE TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE COMPANY ORDER NO: DIV-7220665

FRED J. THOMAS,
P.L.S. 9894
LIC. EXP. 09/30/26

DATE: 7/25/2025

