

MONUMENT NOTES

- 1 FOUND NAIL CEMENTED IN A 3/4" I.P., 2.0' DEEP. S 00°00'50" W 0.09'
- 2 FOUND AN OPEN 1" I.P., 0.3' DEEP. N 89°21'47" W 0.35' BY N 00°38'13" E 0.7'
- 3 NO PROPERTY MONUMENT FOUND

LEGEND

- 1 G2 CURB & GUTTER, 6" FACE OF CURB
- 2 8" PCC CROSS GUTTER
- 3 4" X 7.7" CATCH BASIN W/ 18" RCP INLET/OUTLET
- 4 FIRE HYDRANT
- 5 UNDERGROUND UTILITIES
- 6 AERIAL ELECTRIC, TELEPHONE, AND CATV UTILITY LINES
- 7 POWER POLE TAG # P27136
- 8 4" DIAMETER METAL POST
- 9 WOOD POST - **WILL NOT REMAIN**
- 10 WESTERLY FACE OF WOOD FENCE AVERAGES 0.1' WEST OF P.L. ALONG THE COURSE SHOWN AS N 00°14'53" E 124.99' W 60.00'. HEIGHT VARIES FROM 3' TO 5', NORTH TO SOUTH. - **WILL REMAIN**
- 11 NORTHERLY FACE OF 8" RETAINING WALL AVERAGES 0.8' SOUTH ALONG P.L. ALONG THE COURSE SHOWN AS 89°21'44" W 60.00' A 6' CHAIN LINK FENCE CENTERED THE TOP OF THE RETAINING WALL - **WILL REMAIN**
- 12 NORTHWEST CORNER 8" WIDE RETAINING WALL, 1.0' SOUTH AND 0.5' SOUTH OF P.L. - **WILL REMAIN**
- 13 NORTHWEST CORNER 8" WIDE RETAINING WALL, 0.5' SOUTH AND 0.6' SOUTH OF P.L. - **WILL REMAIN**
- 14 NORTHERN FACE OF 8" RETAINING WALL AVERAGES 0.4' SOUTH ALONG P.L. ALONG THE EASTERLY 67' OF THE COURSE SHOWN AS 89°21'47" W 173.54'. A 6' CHAIN LINK FENCE IS CENTERED ATOP THE RETAINING WALL - **WILL REMAIN**
- 15 70.5' LF OF 6' WOOD FENCE. THE NORTHERLY FACE AVERAGE 0.3' SOUTH OF P.L. - **WILL NOT REMAIN**
- 16 8.7' OPENING IN CHAIN LINK FENCE.
- 17 NORTHERN FACE OF 5' CHAIN LINK FENCE, IN POOR CONDITION, AVERAGES 0.2' NORTH OF P.L. ALONG THE WESTERLY 37.6' OF THE COURSE SHOWN AS 89°21'47" W 173.54' - **WILL NOT REMAIN**
- 18 EASTERLY FACE OF 5' CHAIN LINK FENCE AVERAGE 0.3' WEST P.L. ALONG THE SOUTHERLY 106.00' OF THE SHOWN AS N 00°00'50" E 135.01' - **WILL REMAIN**
- 19 EXISTING 5/8" WATER METER FEEDING SERVICE THROUGH EASEMENT OF MAXSON ST. PROPERTY. **WILL REMAIN**
- 20 EXISTING SEWER LATERAL. **WILL REMAIN**
- 21 PROPERTY LINE TO FACE OF CURB
- 22 FACE OF CURB TO CENTER LINE OF STREET
- 23 FACE OF CURB TO FACE OF CURB
- 24 TYPICAL SECTION OF DIXIE STREET

TENTATIVE PARCEL MAP
DIXIE STREET LOT DIVISION
CITY OF OCEANSIDE

01-15-2020

TENTATIVE
MAP

TM.2

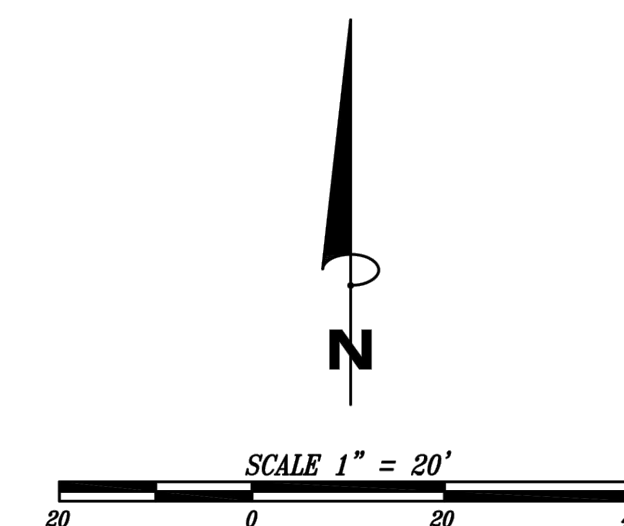
SHEET 2 OF 5

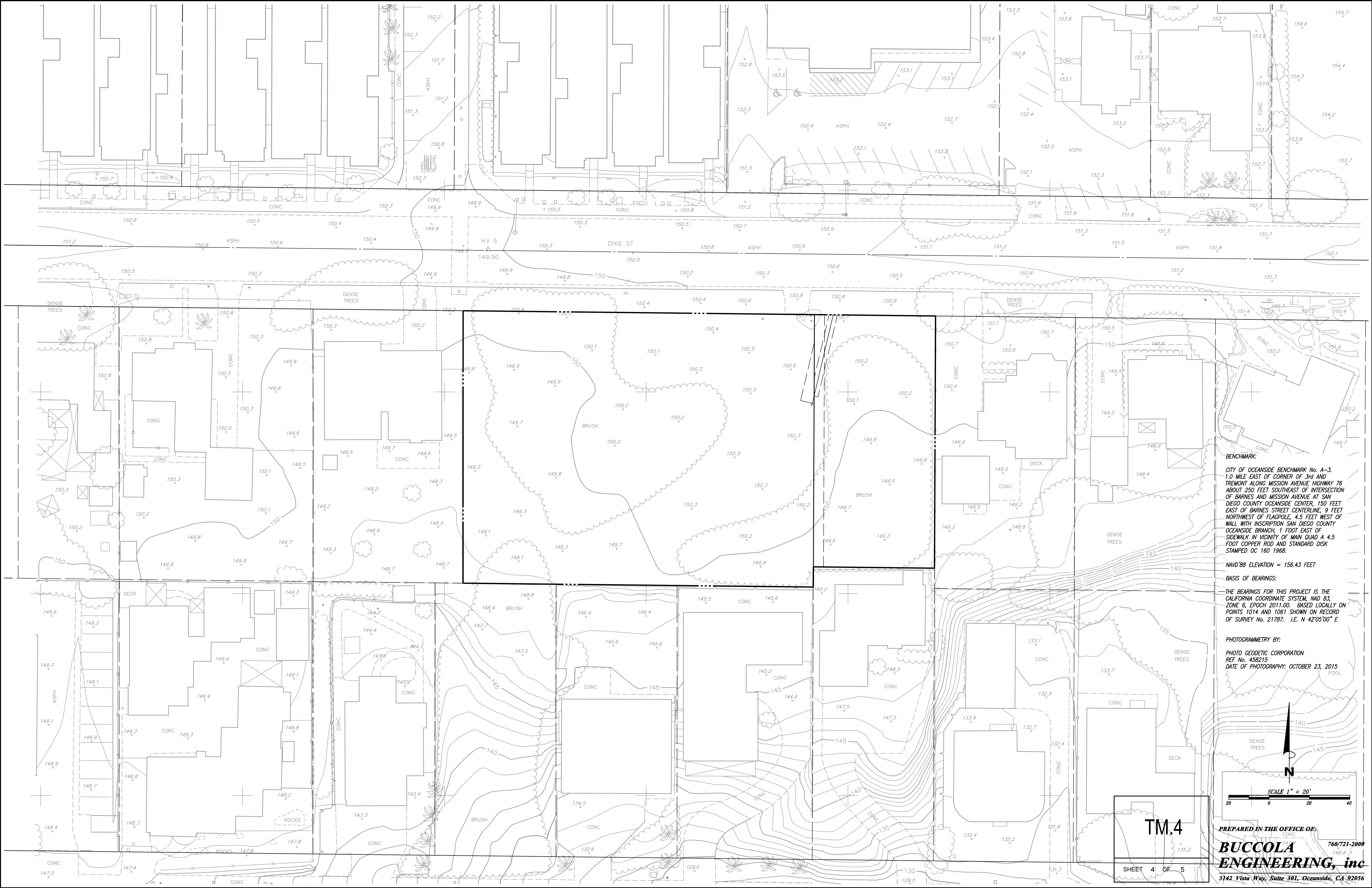
A-E-STUDIO.COM
JUAN@AESTUDIO.COM (619) 931-4692
486 THIRD AVE STE B CHULA VISTA, CA 91914

Date: 15 January, 2020

REVISIONS	
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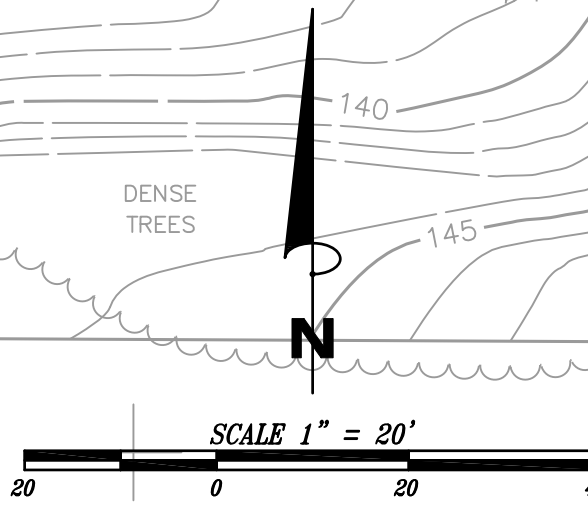




BENCHMARK:
CITY OF OCEANSIDE BENCHMARK No. A-3.
1.0 MILE EAST OF CORNER OF 3rd AND
TREMONT ALONG MISSION AVENUE HIGHWAY 76
ABOUT 250 FEET SOUTHWEST OF INTERSECTION
OF BARNES AND MISSION AVENUE AT SAN
DIEGO COUNTY OCEANSIDE CENTER, 150 FEET
EAST OF BARNES STREET CENTERLINE, 9 FEET
NORTHWEST OF FLAGPOLE, 4.5 FEET WEST OF
WALL WITH INSCRIPTION SAN DIEGO COUNTY
OCEANSIDE BRANCH, 1 FOOT EAST OF
SIDEWALK IN VICINITY OF MAIN QUAD A 4.5
FOOT COPPER ROD AND STANDARD DISK
STAMPED OC 160 1968.

NAVD'88 ELEVATION = 156.43 FEET
BASIS OF BEARINGS:
THE BEARINGS FOR THIS PROJECT IS THE
CALIFORNIA COORDINATE SYSTEM, NAD 83,
ZONE 6, EPOCH 2011.00. BASED LOCALLY ON
POINTS 1014 AND 1061 SHOWN ON RECORD
OF SURVEY No. 21787. I.E. N 42°05'00" E

PHOTOGRAMMETRY BY:
PHOTO GEODETIC CORPORATION
REF No. 458215
DATE OF PHOTOGRAPHY: OCTOBER 23, 2015



TM.4
SHEET 4 OF 5

PREPARED IN THE OFFICE OF:
BUCCOLA ENGINEERING, inc
760/721-2000
3142 Vista Way, Suite 301, Oceanside, CA 92056

CONSTRAINTS MAP

PROJECT PROFILE

1. THE CURRENT RECORD OWNER OF THE SUBJECT PROPERTY IS ROCKLEDGE BY THE SEA DEVELOPMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS SET FORTH BY A GRANT DEED RECORDED ON MAY 6, 2015 AS DOCUMENT NO. 2015-022510, OFFICIAL RECORDS OF SAN DIEGO COUNTY.
2. THE BOUNDARY LINES SHOWN HEREON ARE DERIVED FROM A FIELD SURVEY PERFORMED ON OCTOBER 29, 2015. AREA = 30,965 SQUARE FEET.
3. NO STREET ADDRESS HAS BEEN ASSIGNED TO THIS PROPERTY. HOWEVER, THE PROPERTY IS REPRESENTED AS SAN DIEGO COUNTY ASSESSOR'S PARCEL NUMBERS 148-272-19 AND 148-272-37.
4. THE PROPERTY LIES IN FLOOD ZONE X (UNSHADED) AS SHOWN ON EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) 06073C075.3H DATED MAY 16, 2012. ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. BENCHMARK: CITY OF OCEANSIDE BENCHMARK No. A-3.

1.0 MILE EAST OF CORNER OF 3rd AND TREMONT ALONG MISSION AVENUE HIGHWAY 76 ABOUT 250 FEET SOUTHEAST OF INTERSECTION OF BARNES AND MISSION AVENUE AT SAN DIEGO COUNTY OCEANSIDE CENTER, 150 FEET EAST OF BARNES STREET CENTERLINE, 9 FEET NORTHWEST OF FLAGPOLE, 4.5 FEET WEST OF WALL WITH INSCRIPTION SAN DIEGO COUNTY OCEANSIDE BRANCH, 1 FOOT EAST OF SIDEWALK IN VICINITY OF MAIN QUAD A 4.5 FOOT COPPER ROD AND STANDARD DISK STAMPED OC 160 1968.

NAVD'88 ELEVATION = 156.43 FEET

6. BASIS OF BEARINGS:

THE BEARINGS FOR THIS PROJECT IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83, ZONE 6, EPOCH 2011.00. BASED LOCALLY ON POINTS 1014 AND 1061 SHOWN ON RECORD OF SURVEY No. 21787. I.E. N 42°05'00" E

7. PHOTOGRAMMETRY BY: PHOTO GEODETIC CORPORATION, REF No. 458215, DATE OF PHOTOGRAPHY: OCTOBER 23, 2015.

LEGAL DESCRIPTION

PARCEL A

THAT PORTION OF LOTS 13 AND 14 OF DIXIE HEIGHTS ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1836, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 19, 1925, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF THAT PUBLIC STREET KNOWN AS DIXIE STREET AND HAVING A WIDTH OF 30.0 FEET NORTH 89 DEGREES 56'50" EAST 98.70 FEET; THENCE SOUTH 00 DEGREES 29'10" EAST 135.00 FEET; THENCE SOUTH 89 DEGREES 56'50" WEST 173.56 FEET TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN DEED RECORDED AUGUST 24, 1959 IN BOOK 7843, PAGE 310 OF OFFICIAL RECORDS; THENCE NORTH 00 DEGREES 42'10" WEST 135.00 FEET TO SAID SOUTHERLY RIGHT OF WAY OF DIXIE STREET; THENCE NORTH 89 DEGREES 56'50" EAST 75.37 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THE EASTERLY 50 FEET OF LOT 13 AND THE WESTERLY 10 FEET OF LOT 12 OF DIXIE HEIGHTS ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1836, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 19, 1925.

EXCEPTING THEREFROM THE SOUTHERLY 145 FEET THEREOF.

EASEMENT LEGEND

THE FOLLOWING EASEMENTS OR ENCUMBRANCES AFFECT THE SUBJECT PROPERTY AS DISCLOSED BY A PRELIMINARY REPORT ISSUED BY CHICAGO TITLE COMPANY AS ORDER NO. 73714009739-RCM DATED AS OF AUGUST 27, 2014. ITEMS ARE NUMBERED AS THEY APPEAR IN THE PRELIMINARY REPORT AND THE NUMBER IS SHOWN WITHIN A TRIANGLE WHEN PLOTTABLE.

- 8 A PRIVATE RIGHT OF WAY FOR WATER AND SEWER PIPELINES, 5.00' WIDE, IN FAVOR OF WILLIAM AND JEAN MAGEE RESERVED IN A GRANT DEED RECORDED ON JUNE 8, 1980 AS FILE/PAGE No. 116725, OFFICIAL RECORDS OF SAN DIEGO COUNTY.
- 9 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY RECORDED ON JUNE 5, 1961 AS FILE/PAGE No. 95672, OFFICIAL RECORDS OF SAN DIEGO COUNTY.
- 10 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, 4.00' WIDE, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY RECORDED ON JUNE 5, 1961 AS FILE/PAGE No. 95681, OFFICIAL RECORDS OF SAN DIEGO COUNTY.

LEGEND

- ① TYPE G2 CURB & GUTTER, 6" CURB FACE.
- ② 8' PCC CROSS GUTTER
- ③ 4' x 7.7' CATCH BASIN WITH 18" RCP INLETS/OUTLET.
- ④ FIRE HYDRANT
- ⑤ UNDERGROUND UTILITIES
- ⑥ AERIAL ELECTRIC, TELEPHONE AND CATV UTILITY LINES.
- ⑦ POWER POLE WITH TAG No. P27136.
- ⑧ 4" DIAMETER METAL POSTS
- ⑨ WOOD POST
- ⑩ WESTERLY FACE OF WOOD FENCE AVERAGES 0.1' WEST OF P.L. ALONG THE COURSE SHOWN AS N 00°14'53" E 124.99'. HEIGHT VARIES FROM 3' TO 5', NORTH TO SOUTH.
- ⑪ NORTHERLY FACE OF 8" WIDE RETAINING WALL AVERAGES 0.8' SOUTH OF P.L. ALONG THE COURSE SHOWN AS N 89°21'44" W 60.00'. A 6" CHAIN LINK FENCE IS CENTERED ON THE TOP OF THE RETAINING WALL.
- ⑫ NORTHWEST CORNER OF 8" WIDE RETAINING WALL, 1.0' SOUTH AND 0.5' WEST OF P.L.
- ⑬ NORTHWEST CORNER OF 8" WIDE RETAINING WALL, 0.5' SOUTH AND 0.6' WEST OF P.L.
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- ⑮ 70.5 L.F. OF 6' WOOD FENCE, THE NORTHERLY FACE AVERAGES 0.3' SOUTH OF P.L.
- ⑯ 8.7' OPENING IN CHAIN LINK FENCE.
- ⑰ NORTHERLY FACE OF 5' CHAIN LINK FENCE, IN POOR CONDITION, AVERAGES 0.2' NORTH OF P.L. ALONG THE WESTERLY 37.6' OF THE COURSE SHOWN AS N 89°21'47" W 173.54'.
- ⑱ EASTERLY FACE OF 6' CHAIN LINK FENCE AVERAGES 0.3' WEST OF P.L. ALONG THE SOUTHERLY 106' OF THE COURSE SHOWN AS N 00°00'50" E 135.01'.
- ⑳ WOOD PATIO COVER, MINIMUM OF 1.0' SOUTH OF P.L.

MONUMENT NOTES

- 1 FOUND NAIL CEMENTED IN A 3/4" I.P., 2.0' DEEP. S 0°00'50" W 0.09'
- 2 FOUND AN OPEN 1" I.P., 0.3' DEEP. N 89°21'47" W 0.35' BY N 0°38'13" E 0.07'
- 3 SEARCHED, NO PROPERTY CORNER MONUMENT WAS FOUND.

TM.5

SHEET 5 OF 5

PREPARED IN THE OFFICE OF:

BUCCOLA 760/721-2000
ENGINEERING, inc

3142 Vista Way, Suite 301, Oceanside, CA 92056