

FOR SALE

Unique Development Opportunity

NEC TWIN OAKS VALLEY RD + RICHMAR AVE | SAN MARCOS, CALIFORNIA



FEATURES

- Net land area: approximately 2.91 acres
- Located in the heart of San Marcos - across from city offices
- Access off of both Twin Oaks Valley Rd and Mission Ave
- APN-220-063-03 & 05
- Twin Oaks Valley Rd: 25,600 ADT
- Mission Rd: 19,700 ADT
- Contact listing agent for pricing

RI RETAIL INSITE

RON PEPPER

Lic.# 00865929

858.523.2085

rpepper@retailinsite.net

MEMBERS OF
CHAINLINKS
RETAIL ADVISORS

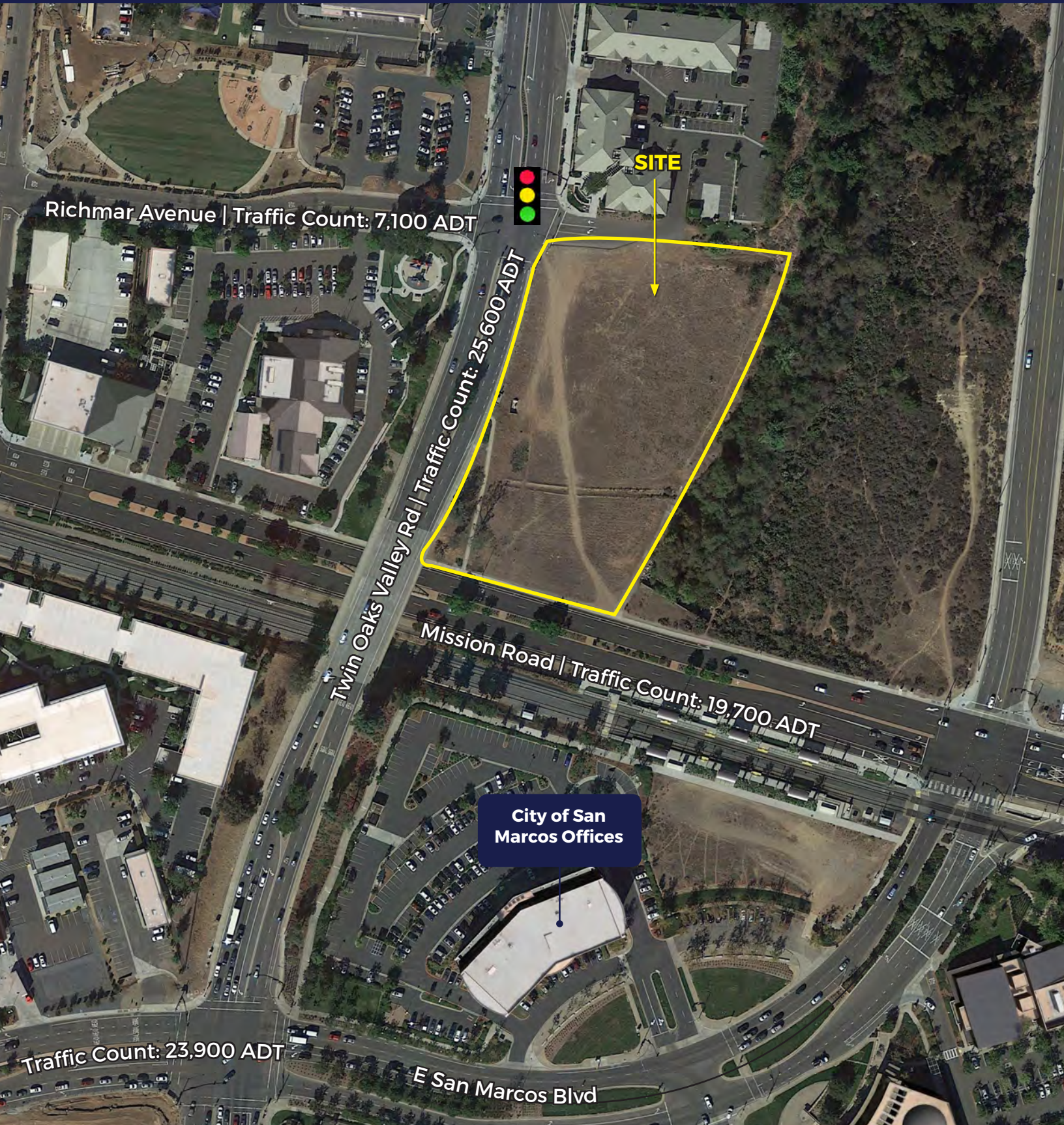
12264 EL CAMINO REAL STE. 202 SAN DIEGO, CA 92130 | LIC # 01206760 | T: 858 523 2090 | RETAILINSITE.NET

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR SALE

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NEC TWIN OAKS VALLEY RD + RICHMAR AVE | SAN MARCOS, CALIFORNIA



SITE

Richmar Avenue | Traffic Count: 7,100 ADT



Twin Oaks Valley Rd | Traffic Count: 25,600 ADT

Mission Road | Traffic Count: 19,700 ADT

City of San Marcos Offices

Traffic Count: 23,900 ADT

E San Marcos Blvd





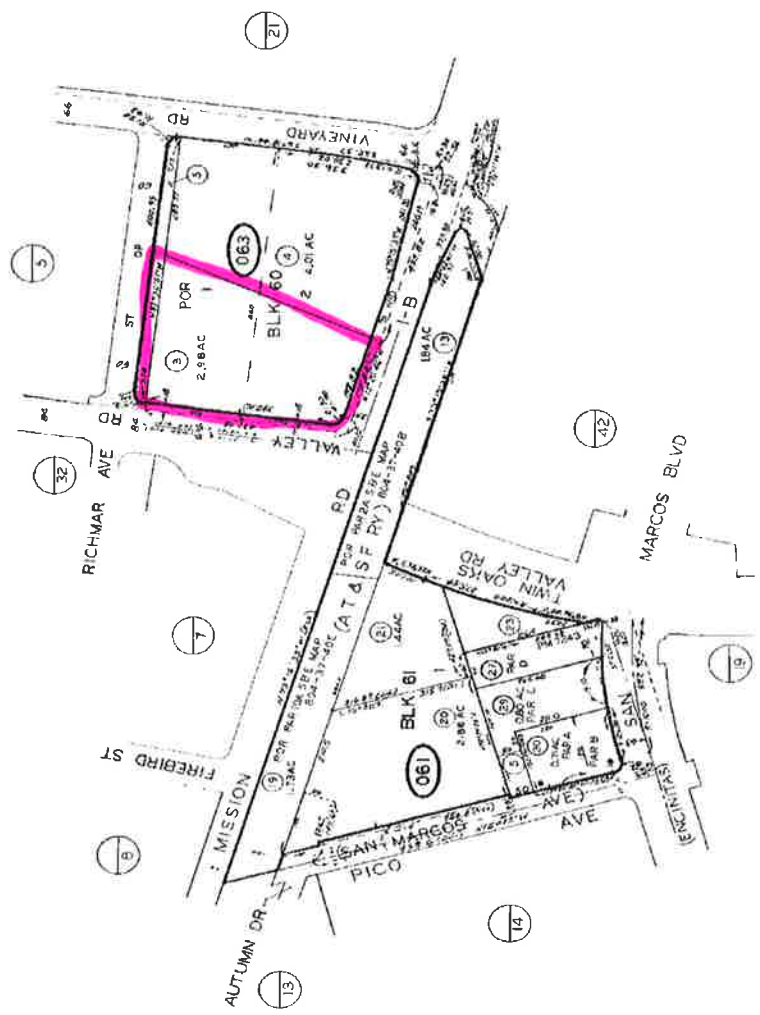
ASSESSOR MAPS

[Click here to get the map in PDF](#)
[Click here to get the map in TIF](#)

220-05



CHANGES	
BLK OLD NEW YR CUT	
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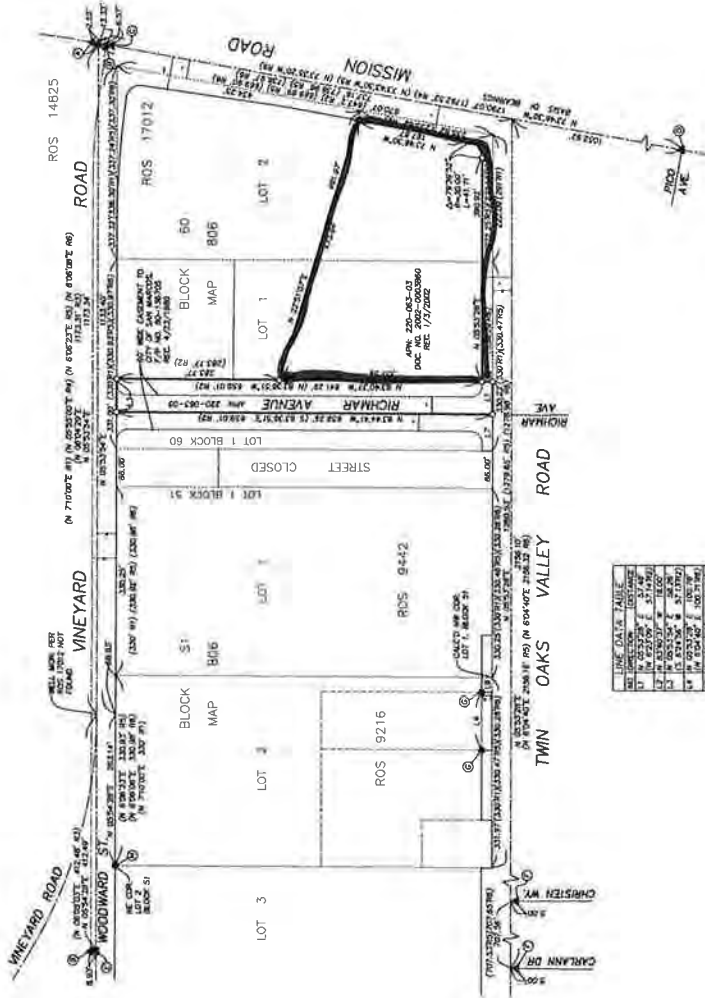


MAP 806-RHO LOS VALLECITOS DE SAN MARCOS
 ROS 8162,9297,14527,17012, 18708

THIS MAP WAS PREPARED FOR THE PURPOSE OF ASSESSING TAX VALUE AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE LOCAL HISTORICAL SOCIETY OF SAN DIEGO COUNTY HAS REVIEWED THIS MAP FOR HISTORICAL ACCURACY.

SAN DIEGO COUNTY ASSESSOR'S MAP BY 220 PG 05

ALTA/NSPS LAND TITLE SURVEY



LINE DATA TABLE

LINE NO.	BEARING	DISTANCE	MARKING
1	S 89° 52' 37" E	21.17	1/2" PIN
2	S 89° 52' 37" E	21.17	1/2" PIN
3	S 89° 52' 37" E	21.17	1/2" PIN
4	S 89° 52' 37" E	21.17	1/2" PIN
5	S 89° 52' 37" E	21.17	1/2" PIN
6	S 89° 52' 37" E	21.17	1/2" PIN
7	S 89° 52' 37" E	21.17	1/2" PIN
8	S 89° 52' 37" E	21.17	1/2" PIN
9	S 89° 52' 37" E	21.17	1/2" PIN
10	S 89° 52' 37" E	21.17	1/2" PIN
11	S 89° 52' 37" E	21.17	1/2" PIN
12	S 89° 52' 37" E	21.17	1/2" PIN
13	S 89° 52' 37" E	21.17	1/2" PIN
14	S 89° 52' 37" E	21.17	1/2" PIN
15	S 89° 52' 37" E	21.17	1/2" PIN
16	S 89° 52' 37" E	21.17	1/2" PIN
17	S 89° 52' 37" E	21.17	1/2" PIN
18	S 89° 52' 37" E	21.17	1/2" PIN
19	S 89° 52' 37" E	21.17	1/2" PIN
20	S 89° 52' 37" E	21.17	1/2" PIN

PROCEDURE OF SURVEY

- LEGEND**
- FOUND MONUMENT AS NOTED IN THE MONUMENT LEGEND
 - ▲ FOUND 4-10 WELL MONUMENT AS NOTED IN THE MONUMENT LEGEND
 - SET 3/4" IRON PIPE AND CAP STAMPED TS 5267.
 - (M) RECORD DATA PER MAP NO. 306
 - (R1) RECORD DATA PER DEED REC. 1/2/2002 AS DOC. NO. 2002-0003860
 - (R2) RECORD DATA PER ROS 17012
 - (R3) RECORD DATA PER ROS 14825
 - (R4) RECORD DATA PER ROS 9442
 - (R5) RECORD DATA PER ROS 9216
 - (R6) RECORD DATA PER ROS 805
 - (R7) RECORD DATA PER ROS 805
 - (R8) RECORD DATA PER ROS 805
 - (R9) RECORD DATA PER ROS 805
 - (R10) RECORD DATA PER ROS 805

BASIS OF BEARINGS
 THE BASIS OF BEARINGS IN THIS SURVEY IS A PORTION OF THE CENTERLINE OF MISSION ROAD AS SHOWN ON RECORD OF SURVEY MAP NO. 14825.
 I.E. N 72°48'30" W

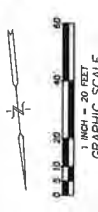
MONUMENT LEGEND

- ① FOUND STANDARD WELL MONUMENT W/3" BRASS
 ② FOUND MARKED TS 5055 PER ROS 17012
- ③ FOUND STANDARD WELL MONUMENT STAMPED
 TS 6245 PER ROS 17012
- ④ FOUND STANDARD WELL MONUMENT W/3" BRASS
 ⑤ FOUND MARKED TS 4810 PER ROS 17012
- ⑥ FOUND STANDARD WELL MONUMENT PER ROS
 14825
- ⑦ FOUND STANDARD WELL MONUMENT STAMPED
 TS 4810 PER ROS 17012
- ⑧ FOUND STANDARD WELL MONUMENT W/3" BRASS
 ⑨ FOUND MARKED TS 3670 PER ROS 9442
- ⑩ FOUND 1/2" REBAR W/PLASTIC CAP STAMPED
 TS 4610 PER ROS 9216
- ⑪ FOUND 1/2" PIN STAMPED TS 2804 PER
 ROS 9216



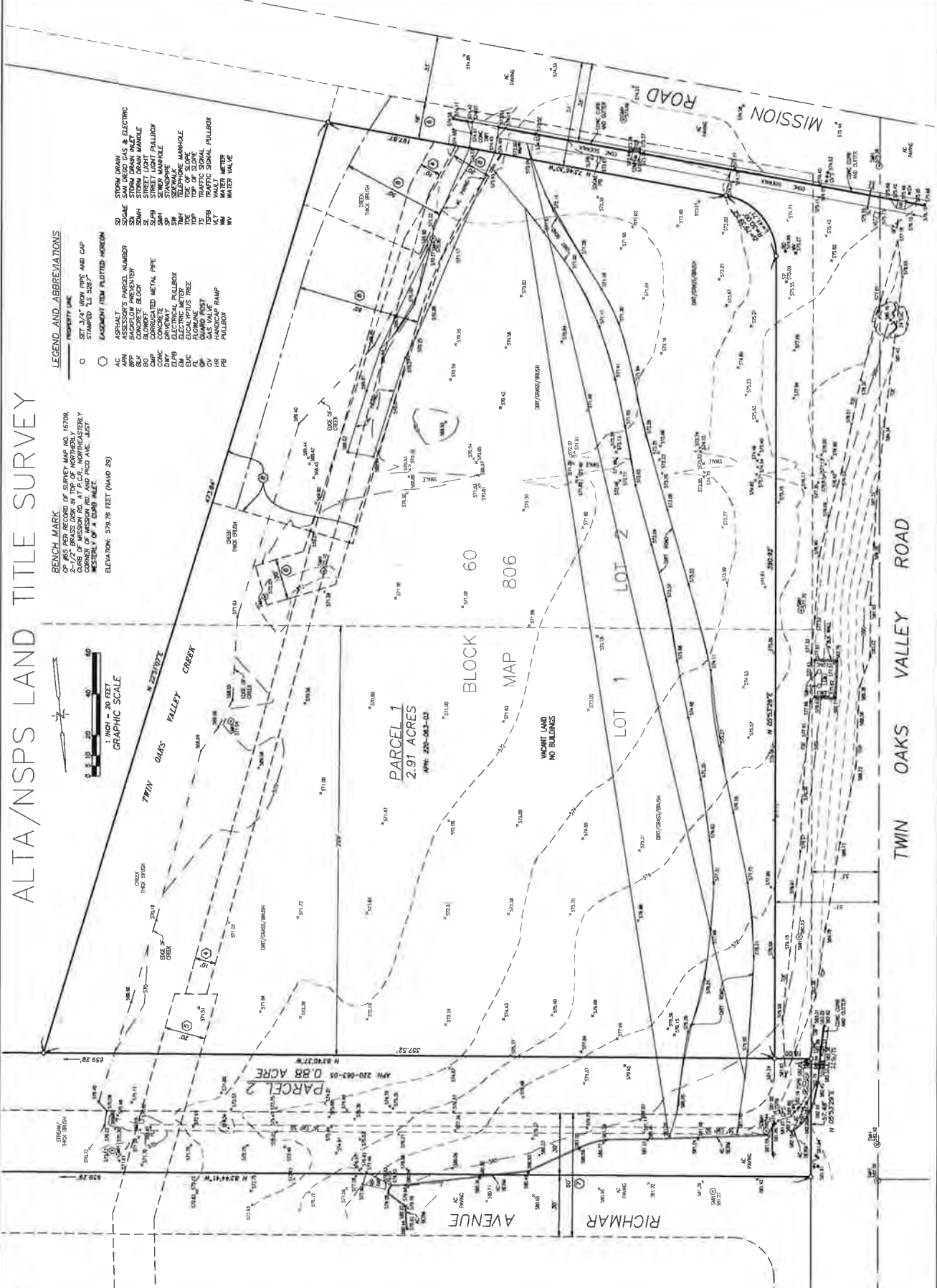
ALTA/NSPS LAND TITLE SURVEY

BENCH MARK
 CP HAS RECORD OF SURVEY MAP NO. 15708
 2-1/2" BRASS DISK IN TOP OF NORTHERLY
 CORNER OF MESSON RD. AND MID INLET, JUST
 WESTERLY OF A DRAIN INLET.
 ELEVATION: 579.76 FEET (MAD 29)



LEGEND AND ABBREVIATIONS

○	PROPERTY CORNER
○	STANDARD 6" R.O. DISK AND CAP
○	EXHIBIT FROM PLATTED RECORD
AC	ASPHALT
AP	APPROXIMATE
BP	BACKFLOW PREVENTER
BO	BLOCK
BU	BURIED
CA	CORROGATED METAL PIPE
CD	CONCRETE DRIVEWAY
ED	ELECTRICAL PANELBOX
EL	ELECTRICAL
EP	ELECTRICAL PANEL
EV	ELECTRICAL VALVE
GP	GAS VALVE
IP	INLET
PA	PULLBOX
RD	ROAD
SD	STORM DRAIN
SI	STORM DRAIN INLET
SM	STORM MANHOLE
SL	STREET LIGHT
SP	STREET LIGHT PULLBOX
ST	STANDARD
SW	STORM WATER
TM	TRAFFIC SIGNAL
TR	TRAFFIC SIGNAL
TV	TRAFFIC SIGNAL
WM	WATER METER
WM	WATER METER
WM	WATER METER



NO.	REVISIONS	DATE	APP'D.

CIREMELE SURVEYING INC.
 164 S. ESCONIDO BLVD.
 ESCONIDO, CA. 92025
 (760) 489-2200
 CIRSURVEY@BGLOBAL.NET

DATE: JUN 15-144
 SCALE: 1"=20'
 SHEET NO.: 2
 PROJECT: TWIN OAKS VALLEY ROAD AND RICHMAR AVENUE SAN MARCOS, CA 92069

R. OF S. MAP NO.

SHEET 1 OF 1

RECORD OF SURVEY

OF
A PORTION OF LOTS 1 AND 2 IN BLOCK 60 OF RANCHO LOS
MARCOS, A PART OF THE SAN MARCOS SPRAWLING
COMMUNITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO
MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY
RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1996, AS
RECORDED UNDER RECORD NO. 17012, AND
2002-0003860 OF OFFICIAL RECORDS.

LEGEND

- ① FOUND MONUMENT AS NOTED IN THE MONUMENT LEGEND.
- ② SET 3/4" IRON PIPE AND CAP STAMPED "LS 5287".
- ③ RECORD DATA PER MAP NO. 806.
- ④ RECORD DATA PER DEED REC. 1/2/2002 AS DOC. NO. 2002-0003860.
- ⑤ RECORD DATA PER ROS 17012.
- ⑥ RECORD DATA PER ROS 14825.
- ⑦ RECORD DATA PER ROS 9442.
- ⑧ RECORD DATA PER ROS 9216.

BASES OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS A PORTION OF THE CENTERLINE
OF MISSION ROAD AS SHOWN ON RECORD OF SURVEY MAP NO. 14825.
I.E. N 72°46'30" W

SURVEYOR'S STATEMENT

I, CHRIS D. CREMELLE, A LICENSED SURVEYOR, HAVE MADE THIS SURVEY IN ACCORDANCE WITH SECTION 8716 OF THE
PROFESSIONAL LAND SURVEYOR'S ACT IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL
LAND SURVEYOR'S ACT AT THE REQUEST OF BRUCE PALA IN JANUARY 2017.



CHRIS D. CREMELLE L.S. 5287 DATE _____

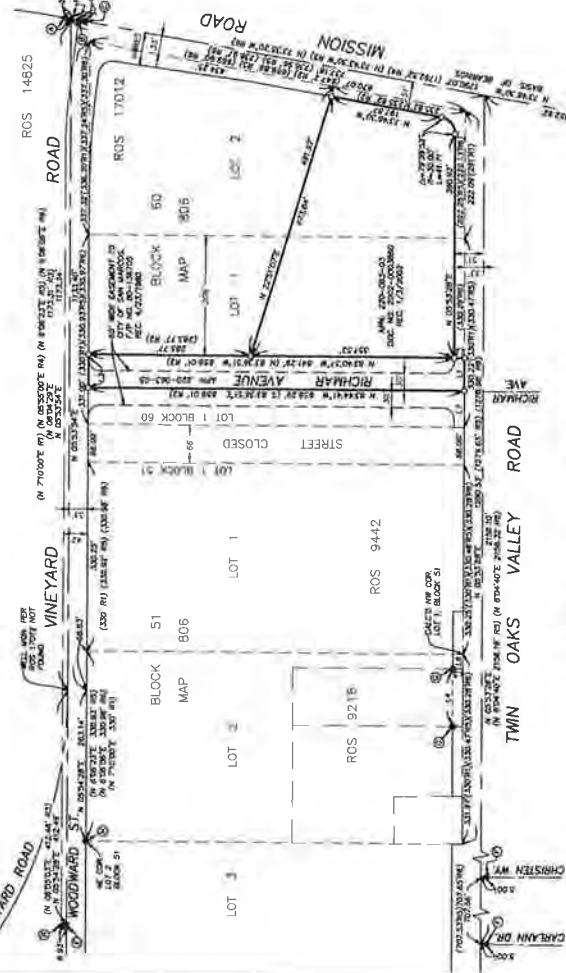
COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8716 OF THE
PROFESSIONAL LAND SURVEYOR'S ACT THIS _____ DAY OF _____ 2017.

FILE NO. _____

RECORDER'S STATEMENT

FILE NO. _____
FILED THIS _____ DAY OF _____ 2017, AT _____ M.
AT THE REQUEST OF CHRIS D. CREMELLE,
COUNTY SURVEYOR.
BY _____ COUNTY RECORDER
FEE: \$14.00



- MONUMENT LEGEND
- ① FOUND STANDARD WELL MONUMENT 1/2" BRASS DISK MARKED "LS 5287" PER ROS 17012.
 - ② FOUND STANDARD WELL MONUMENT STAMPED "LS 5287" PER ROS 17012.
 - ③ FOUND STANDARD WELL MONUMENT 1/2" BRASS DISK MARKED "LS 4810" PER ROS 17012.
 - ④ FOUND STANDARD WELL MONUMENT PER ROS 14825.
 - ⑤ FOUND STANDARD WELL MONUMENT STAMPED "LS 5287" PER ROS 17012, NOT ON 5.00' OFFSET AS SHOWN ON ROS 17012.
 - ⑥ FOUND STANDARD WELL MONUMENT 1/2" BRASS DISK MARKED "LS 4810" PER ROS 9442.
 - ⑦ FOUND 1.27" PM STAMPED "LS 2804" PER ROS 9216.



CALIFORNIA COORD INDEX 354-1719
A P N 220-063-03.05

CREMELLE SURVEYING INC.
154 S. ESCONDIDO BLVD.
ESCONDIDO, CA. 92025
(760) 481-2200

ALTA/NSPS LAND TITLE SURVEY

NO.	DESCRIPTION	DATE	APPROVED

CIREMELE SURVEYING INC.
 164 S. ESCONDIRO BLVD.
 ESCONDIRO, CA. 92026
 (760) 489-2200
 CIREMELE SURVEYING INC.

JAN 16-144
 DATE
 SCALE
 SHEET NO

ALTA/NSPS SURVEY
 TWIN OAKS VALLEY ROAD
 AND RICHMAR AVENUE
 SAN MARCOS, CA 92069

SHEET NO
 PROJECT
 SCALE

TITLE EXCEPTIONS/EASEMENTS.

- ITEM NUMBERS PER PRELIMINARY TITLE REPORT BY TROOR TITLE AS ORDER NO. 00405943-995-29W, DATED DECEMBER 23, 2016.
 - 1. WATER RIGHTS, CLAIMS OF TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE SURVEYOR'S NOTE - ITEM IS NOT PLOTTABLE
 - 2. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: SAN DIEGO CONSULTANT GAS AND ELECTRIC COMPANY
 - PURPOSE: GAS AND ELECTRIC SERVICE AND EGRESS
 - RECORDING DATE: NOVEMBER 03, 1925
 - AFFECTS: BLOCK 1127, PAGE 158 OF DEEDS
 - 3. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED BY RECORD OF RECORD
 - (SURVEYOR'S NOTE - ITEM IS NOT PLOTTABLE)
 - 4. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: SAN MARCOS WATER DISTRICT
 - PURPOSE: IRRIGATION
 - RECORDING DATE: 1967
 - AFFECTS: SAID LAND AND ADJACENT LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
 - 5. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: SAN MARCOS COUNTY WATER DISTRICT
 - PURPOSE: IRRIGATION
 - RECORDING DATE: 1967
 - AFFECTS: SAID LAND AND ADJACENT LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
 - 6. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: CITY OF SAN MARCOS
 - PURPOSE: ROAD PURPOSES
 - RECORDING DATE: 1984
 - AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
 - 7. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: CITY OF SAN MARCOS
 - PURPOSE: STREET PURPOSES
 - RECORDING DATE: APRIL 23, 1980
 - AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
 - 8. VARIOUS EASEMENTS IN FAVOR OF THE CITY OF SAN MARCOS FOR TEMPORARY ACQUISITION OF RIGHTS FOR PUBLIC PURPOSES AS SET OUT IN DEGREE OF CONDEMNATION ORDER MARCH 14, 1994 AS INSTRUMENT NO. 165212 OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- (SURVEYOR'S NOTE - DOCUMENT STATES THAT TEMPORARY CONSTRUCTION OF PUBLIC WORKS, CITY OF SAN MARCOS, DOES NOT INCLUDE EVIDENCE OF ACCEPTANCE OF IMPROVEMENTS.)

FLOOD ZONE INFORMATION

PANEL AE AND X
 ZONE NO. 0607207036
 (THE MAJORITY OF THE SITE IS WITHIN THE AE ZONE)

ZONING INFORMATION

ZONE: SPA (SPECIFIC PLUM AREA)
 SITE AREA: 126,884 SQUARE FEET / 2.91 ACRES GROSS AND NET
 PARCEL 1: 126,884 SQUARE FEET / 2.91 ACRES GROSS AND NET
 PARCEL 2: 126,884 SQUARE FEET / 2.91 ACRES GROSS AND NET
 PARCEL 3: 126,884 SQUARE FEET / 2.91 ACRES GROSS AND NET

GENERAL NOTES

- 1) THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.
- 2) AT THE TIME OF SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 3) ASSESSOR'S PARCEL NUMBERS: 220-063-03 AND 220-063-05
- 4) PRELIMINARY TITLE REPORT FOR THIS SURVEY WAS PROVIDED BY TROOR TITLE AS ORDER NO. 00405943-995-29W DATED DECEMBER 23, 2016.

ENCROACHMENTS

NONE OBSERVED

LEGAL DESCRIPTION

PARCEL 1:
 ALL OF LOT 2 AND THE SOUTHWESTERN 200.00 FEET OF LOT 1, ALL IN BLOCK 60 OF RANCHO LOS VALLEJITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, CALIFORNIA, AND INTEREST THEREIN AS SHOWN IN OFFICIAL RECORDS OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 21, 1985.

EXISTING FROM ALL OF THE ABOVE DESCRIBED INTERESTS, THAT PORTION LING EASTWARD OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWEST CORNER OF SAID LOT 2, DISTANT THEREON 15.79 FEET ALONG THE WEST LINE OF SAID LOT 2, THENCE S89°06'00" WEST 116.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE S00°00'00" WEST 200.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, THE INTERSECTION OF SAID NORTHERLY LINE WITH THE EASTERLY LINE OF SAID LOT 1.

ALSO EXCEPTING FROM ALL THE ABOVE DESCRIBED PROPERTY CONVEYED TO THE CITY OF SAN MARCOS BY INSTRUMENT NO. 165212 AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 21, 1985, DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOTS 1 AND 2 IN BLOCK 60 OF RANCHO LOS VALLEJITOS DE SAN MARCOS, ACCORDING TO MAP NO. 906, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 21, 1985, DESCRIBED AS FOLLOWS:

1. THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 2, DISTANT 15.79 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 2, DISTANT 15.79 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2, THE INTERSECTION OF SAID NORTHERLY LINE WITH THE EASTERLY LINE OF SAID LOT 1. THENCE S89°06'00" WEST 116.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE S00°00'00" WEST 200.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, THE INTERSECTION OF SAID NORTHERLY LINE WITH THE EASTERLY LINE OF SAID LOT 1. THENCE S89°06'00" WEST 116.50 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, THE INTERSECTION OF SAID NORTHERLY LINE WITH THE EASTERLY LINE OF SAID LOT 1. THENCE S00°00'00" WEST 200.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, THE INTERSECTION OF SAID NORTHERLY LINE WITH THE EASTERLY LINE OF SAID LOT 1.

PARCEL 2
 ALL OF LOT 1, BLOCK 60 OF RANCHO LOS VALLEJITOS DE SAN MARCOS, ACCORDING TO MAP NO. 906, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 21, 1985, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 60, THENCE SOUTHWEST ALONG THE WEST LINE OF SAID LOT 1, DISTANT 116.50 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1, DISTANT 116.50 FEET TO THE INTERSECTION OF SAID NORTHERLY LINE WITH THE EASTERLY LINE OF SAID LOT 2, THENCE S89°06'00" WEST 116.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE S00°00'00" WEST 200.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, THE INTERSECTION OF SAID NORTHERLY LINE WITH THE EASTERLY LINE OF SAID LOT 1. THENCE S89°06'00" WEST 116.50 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, THE INTERSECTION OF SAID NORTHERLY LINE WITH THE EASTERLY LINE OF SAID LOT 1. THENCE S00°00'00" WEST 200.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, THE INTERSECTION OF SAID NORTHERLY LINE WITH THE EASTERLY LINE OF SAID LOT 1. THENCE S89°06'00" WEST 116.50 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, THE INTERSECTION OF SAID NORTHERLY LINE WITH THE EASTERLY LINE OF SAID LOT 1.



SURVEYOR'S CERTIFICATE
 I, ORDER AND SHIRLEY WALDEN, BRUCE A. AND KATE O'CONNELL, FALA AND
 TROOR TITLE SURVEYORS, CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS
 BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL
 ADAPTED BY ALTA AND NSPS, AND THE SURVEYING AND MAPPING ACTS AND REGULATIONS
 OF THE STATE OF CALIFORNIA, AND THAT THE SURVEY WAS COMPLETED ON OCTOBER 27, 2016.
 DATE OF PLAN OR MAP: 1/28/2017

