

NO. OF PARCELS: 5
AREA: 1.083 ACRES

SHEET 1 OF 2 SHEETS
T.P.M. NO. P-1-93

CITY OF OCEANSIDE, COUNTY OF SAN DIEGO STATE OF CALIFORNIA

SUBDIVIDER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE SUBDIVIDERS OF THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

KAUFMAN AND BROAD OF SAN DIEGO, INC., A CALIFORNIA CORPORATION
(AS SUBDIVIDER)

John W. Fulbright
JOHN W. FULBRIGHT
VICE PRESIDENT

Martin Lighterink
MARTIN LIGHTERINK
TREASURER

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS.

ON JANUARY 5, 1994 BEFORE ME, PAMELA J. ARAGON
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN W. FULBRIGHT AND MARTIN LIGHTERINK, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE *Pamela J. Aragon*
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS
IS IN SAN DIEGO COUNTY.

PAMELA J. ARAGON
(NAME PRINTED)

MY COMMISSION EXPIRES 4/2/96

THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) (3) (A) (1) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

1. THE CITY OF OCEANSIDE, HOLDER OF EASEMENTS FOR SANITARY SEWER, WATER LINE AND EMERGENCY ACCESS PURPOSES, AS SHOWN ON MAP NO. 12495.
2. CARLSBAD MUNICIPAL WATER DISTRICT, FORMERLY COSTA REAL MUNICIPAL WATER DISTRICT SUCCESSOR IN INTEREST TO SAN DIEGO COUNTY WATER AUTHORITY, HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEEDS RECORDED AUGUST 22, 1978 AS FILE NO. 78-355881 AND AUGUST 9, 1982 AS FILE NO. 82-243783, ALL OF OFFICIAL RECORDS.
3. SAN DIEGO GAS AND ELECTRIC COMPANY, HOLDER OF AN EASEMENT FOR UNDERGROUND UTILITIES RECORDED AUGUST 28, 1990 AS FILE NO. 90-460518 OF OFFICIAL RECORDS.

THOROUGHFARE FEE DEFERMENT NOTE

PAYMENT OF THOROUGHFARE FEES AS REQUIRED BY CITY OF OCEANSIDE ORDINANCE NO. 80-30 IS HEREBY DEFERRED FOR EACH PARCEL CREATED HEREON UNTIL ISSUANCE OF A BUILDING PERMIT ON ANY SUCH PARCEL. THE AMOUNT SHALL BE BASED UPON THE ESTABLISHED RATE AT THE TIME THE FEE IS PAID.

IMPROVEMENT DEFERMENT COVENANT NOTE

A COVENANT COVERING FUTURE IMPROVEMENTS AS REQUIRED BY CITY OF OCEANSIDE PLANNING COMMISSION RESOLUTION NO. 88-P96 APPROVING TENTATIVE MAP NO. T-19-88 AND AFFECTING APPROVAL OF TENTATIVE PARCEL MAP NO. P-1-93 HAS BEEN RECORDED IN THE OFFICE OF THE COUNTY RECORDER AS DOCUMENT NO. 89-608722 ON NOV. 8, 1989.

PREPARED IN THE OFFICE OF:

BUCCOLA
ENGINEERING, inc

3148 Vista Way, Suite 301, Oceanside, CA 92054

J.N. 117-2

BEING A SUBDIVISION OF LOT 69 OF MAP NO. 12495 IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 8, 1989 AS FILE NO. 89-608723 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY; AND THE REDESIGNATION OF LOT 68 FROM OPEN SPACE TO RESIDENTIAL USE.

PARCEL MAP GUARANTEE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS ORDER NO. 1080925-6 DATED JANUARY 18, 1994.

CITY TREASURER'S CERTIFICATE

I, ROSEMARY R. JONES, CITY TREASURER OF THE CITY OF OCEANSIDE, CALIFORNIA, HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, AND THAT ANY SPECIAL ASSESSMENTS OR BONDS, THE LAND OF WHICH IS DIVIDED BY SUBDIVISION LOT OR PARCEL LINE HAVE BEEN PAID IN FULL, OR SECURITY THEREFORE HAS BEEN DEPOSITED WITH THE CLERK OF THE COUNTY BOARD OF SUPERVISORS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 23 DAY OF FEBRUARY, 1994.

Rosemary R. Jones
CITY TREASURER, CITY OF OCEANSIDE

CLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE

I, THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE REGARDING (A) DEPOSIT FOR TAXES AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, MUNICIPAL, OF LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH FOR THE PROPERTY WITHIN THIS SUBDIVISION.

THOMAS J. PASTUSZKA
CLERK OF THE BOARD OF SUPERVISORS

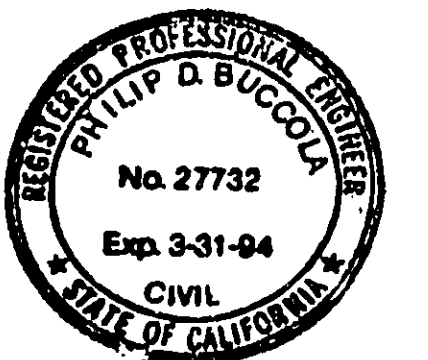
DATED _____ BY: _____

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF KAUFMAN AND BROAD OF SAN DIEGO, INC. ON SEPTEMBER 17, 1993. I HEREBY STATE THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE (OR WILL BE IN PLACE WITHIN 30 DAYS AFTER COMPLETION OF THE REQUIRED IMPROVEMENTS AND IN THE CASE OF NO IMPROVEMENTS, TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP); THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED (AND THAT THE NOTES TO ALL CENTER-LINE MONUMENTS SHOWN AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE SHOWN HEREON).

1-10-94
DATE

Philip D. Buccola
PHILIP D. BUCCOLA R.C.E. 27732
MY REGISTRATION EXPIRES 3/31/94



CITY ENGINEER'S STATEMENT

I, RONALD A. BECKMAN, CITY ENGINEER OF THE CITY OF OCEANSIDE, CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP AND FIND IT TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATION THEREOF, THAT THE PROVISIONS OF THE STATE SUBDIVISION MAP ACT AND CITY OF OCEANSIDE SUBDIVISION ORDINANCE HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

2-24-94
DATE

Ronald A. Beckman
RONALD A. BECKMAN, R.C.E. 17911
CITY ENGINEER, CITY OF OCEANSIDE
MY REGISTRATION EXPIRES 6/30/97

RECORDER'S CERTIFICATE

FILE NO. 1994-0126185
FILED THIS 24 DAY OF FEBRUARY, 1994, AT
3:59 P.M. IN BOOK OF PARCEL MAPS AT PAGE 17313 AT THE
REQUEST OF PHILIP D. BUCCOLA.

ANNETTE EVANS
COUNTY RECORDER
RF \$7.00
FEE \$ MF \$1.00

BY *Annette Evans*
DEPUTY COUNTY RECORDER

COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS SUBDIVISION WERE RECORDED ON FEBRUARY 24, 1994 AS FILE NO. 1994-0126186 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

VICINITY MAP
NO SCALE

