SAN DIEGO, CA 92122

### 12407-13 WOODSIDE AVE LAKESIDE, CA 92040 APNs: 394-122-09, 394-122-10, 394-122-11, 394-122-13,

TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRIC MAPPING CONDUCTED BY PRECISION UAV. AS PHOTOGRAPHED ON NOVEMBER 22, 2022. HORIZONTAL AND VERTICAL GROUND CONTROL WERE ESTABLISHED BY OMEGA LAND SURVEYING, INC. ON NOVEMBER 18, 2022 WITH SUPPLEMENTAL DATA COLLECTED ON

SURVEY IS THE CENTERLINE OF WOODSIDE AVE AS SHOWN ON ROS 23996, SAID BEARING BEING "N 81°08'42" E"

TITLE INFORMATION FOR THIS SURVEY BASED ON A PRELIMINARY REPORT PREPARED BY CALIFORNIA TITLE COMPANY AS ORDER NO. 400-2307842-37, DATED: JANUARY 24, 2022.

### VERTICAL BENCHMARK

DESCRIPTION: SAN DIEGO COUNTY REAL TIME NETWORK (SDCRTN) CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "P473", (NSRS2007) 2011.00

244,719 sf (5.62 ac)

212,787 sf (4.88 ac)

72.447 SF

SEMI-RURAL

SEMI-RURAL RESIDENTIAL

SPLIT ZONE: C36 / RU

FRONTYARD - N/A

SIDEYARD - 15 FT

GENERAL COMMERCIAL

WOODSIDE AVE & CHANNEL ROAD

NO EXISTING RAILROADS ON SITE

EASEMENT. OR AGREEMENT.

INSURANCE RATE MAP 06073C1656G

NONE, SITE IS OUTSIDE THE 500 YEAR FLOOD

EXISTING STRUCTURES ON SITE TO REMAIN

SHALL BE MAINTAINED BY THE OWNERS

REAR - 15 FT

082186

15 REGULAR (2 ADA ACCESSIBLE)

LAKESIDE COMMUNITY PLANNING GROUP

# SITE SUMMARY

ELEVATION: 732.17' (NAVD88)

TOTAL NUMBER OF LOTS: GROSS AREA OF SITE: NET AREA OF SITE: OFF-STREET COMMON AREA PARKING: OPEN SPACE REQUIRED: COMMON LOT OPEN SPACE PROVIDED: AREA COVERED BY STRUCTURES: TAX RATE AREAS: COMMUNITY PLAN: REGIONAL CATEGORY: GENERAL PLAN DESIGNATION:

SETBACKS: PROPOSED USE: STATUS OF LEGAL ACCESS: FLOOD HAZARDS.

ZONE PER FLOOD RAILROADS: STRUCTURES: COMMON AREA: ASSOCIATION. BY

SEWER DISTRICT:

FIRE DEPT:

SERVICE PROVIDERS

SAN DIEGO COUNTY SANITATION DISTRICT

COUNTY OF SAN DIEGO (STREET ONLY)

PROP. 3' R/W DEDICATION-

LAKESIDE FIRE PROTECTION DISTRICT SDG&EGAS/ELECTRIC PROVIDER: EACH TENNANT HAS THEIR OWN TELEPHONE PROVIDER: EACH TENNANT HAS THEIR OWN CABLE PROVIDER: SCHOOL DISTRICT: LAKESIDE UNION SCHOOL DISTRICT

### LEGAL DESCRIPTION:

PARCEL 1:

STREET LIGHT:

THAT PORTION OF LOT 150 AND THAT PORTION OF THE EAST HALF OF BENEDICT AVENUE, NOW VACANT AND CLOSED TO PUBLIC USE, IN EL CAJON VALLEY COMPANY'S LAND, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 289, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY. DECEMBER 30. 1886. DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 150; THENCE ALONG THE SOUTHERLY LINE 11-THEREOF SOUTH 81°07'00" WEST, 250.00 FEET; THENCE PARALLEL WITH THE EASTERLY LINE OF SAID LOT, NORTH 09°06'15" WEST, 125.00 FEET; THENCE SOUTH 81°07'00" WEST 240.00 FEET; THENCE SOUTH 09°06'15" EAST, 125.00 FEET TO SAID SOUTHERLY LOT-LINE; THENCE ALONG SAID SOUTHERLY LINE AND THE WESTERLY PROLONGATION THEREOF, SOUTH 81°07'00" WEST, 242.95 FEET TO THE CENTER LINE OF SAID BENEDICT AVENUE; THENCE ALONG SAID CENTER LINE NORTH 80°57'50" WEST 756.60 FEET TO THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 150; THENCE ALONG SAID WESTERLY PROLONGATION AND SAID NORTHERLY LINE NORTH 81° 07' 00" EAST, 731.10 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT; THENCE ALONG THE EASTERLY LINE OF SAID LOT, SOUTH 09" 06'15" EAST, 756.69 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF OTANNEL ROAD, DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO, RECORDED SEPTEMBER 30, 1966 AS INSTRUMENT NO, 158808, OF OFFICIAL RECORDS, WITH A LINE WHICH IS PARALLEL AND 140 FEET SOUTHERLY AT RIGHT ANGLES FROM THE NORTHERLY LINE OF LOT 150; THENCE EASTERLY ALONG SAID PARALLEL LINE 165.00 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO SAID PARALLEL LINE, 177.00 FEET; THENCE WESTERLY PARALLEL TO SAID PARALLEL LINE 158.18 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO SOUTHEAST WHOSE RADIUS IS 20,00 FEET; THENCE ALONG THE ARC OF SAID CURVE 34.47 FEET TO A POINT OF TANGENCY ( WITH THE EASTERLY LINE OF CHANNEL ROAD; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF CHANNEL ROAD; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF CHANNEL ROAD 44.53 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE WEST, WHOSE RADIUS IS 842.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 50.32 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM THE EASTERLY 180.00 FEET TO THE NORTHERLY 195.00

FEET OF SAID LOT 150. AND ALSO EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 150; THENCE ALONG EASTERLY LINE OF SOUTH 08°37'22" EAST. 430.00 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 430.00 FEET OF SAID LOT AND BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY LINE, AND THE WESTERLY PROLONGATION OF SAID SOUTHERLY LINE, SOUTH 81°31'38" WEST; 731.10 FEET TO TIE CENTER LINE OF SAID BENEDICT AVENUE,

AS INSTRUMENT NO, 122650 OF OFFICIAL RECORDS.

## RETAINING WALL STATEMENT:

THIS PROJECT DOES NOT PROPOSE ANY NEW RETAINING WALLS

### STORM DRAIN STATEMENT

THIS PROJECT DOES NOT PROPOSE ANY CHANGES TO EXISTING

### PARK LAND DEDICATION STATEMEN

R=20.00' D=98'39'53" L=34.44' N 81'08'42" E 158.14'

APN: 394-122-07-00

SITTO MARTHA REVOCABLE TRUST (12-21-12)

12401 WOODSIDE AVE

LAKESIDE, CA 92040

PORTION OF LOT 150

APN: 394-122-11-00

21ST CENTURY LAKESIDE

2405 WOODSIDE AVE

APN: 394-122-10-00

HOLDINGS LLC

12405 WOODSIDE AVE

LAKESIDE, CA 92040

CHANNEL ROAD (TYPICAL SECTION)

WOODSIDE AVENUE (TYPICAL SECTION)

NOT TO SCALE

NOT TO SCALE

21ST CENTURY LAKESIDE1

EX. BLDG

UNIT 4

SUBDIVIDER SHALL PROVIDE PAYMENT OF PARK IN-LIEU FEES PER

SEC. 819.103 (B) OF THE PARK LAND DEDICATION ORDINANCE

AD

EX. CRB & GTR-

HILLSIDE STATEMENT

THIS PROJECT IS NOT SUBJECT TO BOARD OF SUPERVISORS POLICY 1-73

N 81°08'42" E 552.05' PL

EX. BLDG

APN: 394-122-09-00

21ST CENTURY LAKESIDE HOLDINGS LLC

12415 WOODSIDE AVE

LAKESIDE, CA 92040

COUNTY OF SAN DIEGO TRACT

12407-13 WOODSIDE AVE

N 81°08'42" E 318.32'-

APN: 394-122-16-00

21ST CENTURY LAKESIDE HOLDINGS LLC

12407-13 WOODSIDE AVE

EX. BLDG

UNIT 2

APN: 394-122-13-00

12421 WOODSIDE AVE

LAKESIDE, CA 92040

PER MAP 751

APN: 394-122-18-00

12402 JULIAN AVE LAKESIDE, CA 92040

−EX. CRB & GTR

JULIAN APARTMENT ASSOCIATES

21ST CENTURY LAKESIDE HOLDINGS L

LAKESIDE, CA 92040

PORTION OF LOT 58

PER MAP 289

**WOODSIDE AVE (PUBLIC)** 

SPECIAL ASSESSMENT ACT STATEMENT:

ZONE X

ZONE X

ZONE &

APN: 394-122-17-00

WOODSIDE COMMERCIAL HOLDINGS LLC

12443 WOODSIDE AVE

LAKESIDE, CA 92040

PER MAP 289

OFFICE

1,180 S.F

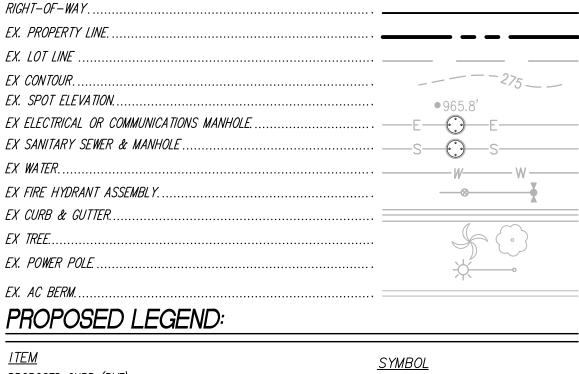
PROP BLDG

UNIT 1

THIS PROJECT DOES NOT REQUIRE A SPECIAL ASSESSMENT ACT.

## GENERAL NOTES:

- 1. NO EXISTING TREES TO BE REMOVED
- 2. NO CHANGES ARE PROPOSED TO THE OUTSIDE OF THE EXISTING BUILDING
- PARKING, ACCESS, DRAINAGE AND COMMON AREAS WILL BE MAINTAINED BY CC&R'S.



<u>SYMBOL</u>

PDS2022-TPM-21302

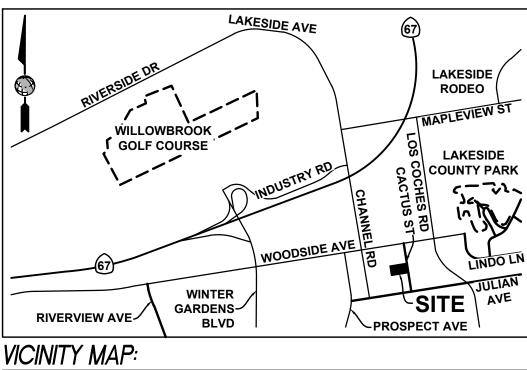
**EXISTING LEGEND:** 

CENTERLINE .

PROPOSED CURB (PVT). PROPOSED CURB & GUTTER (PVT).. PROPOSED ROLLED CURB & GUTTER (PVT). PROPOSED DRIVEWAY (PUBLIC) PROPOSED ALLEY APRON (PUB). PROPOSED BUILDING FOOTPRINT PROPOSED SD BMP TREE

## **EASEMENTS**:

- EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF LAKESIDE IRRIGATION DISTRICT RECORDED 4/6/1949 IN BOOK 3163 PAGE 412, OF OFFICIAL RECORDS.
- (21) EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF LAKESIDE SANITATION DISTRICT PER 1/16/1959 IN BOOK 7450 PAGE 39, OF OFFICIAL RECORDS.
- (22) EASEMENT FOR HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF SAN DIEGO RECORDED 9/30/1966 AS INSTRUMENT NO. 1966-158808, OF OFFICIAL RECORDS.
- (23) EASEMENT FOR HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF SAN DIEGO RECORDED 11/6/1967 AS INSTRUMENT NO. 1967—173544. OF OFFICIAL RECORDS.
- 24) EASEMENT AGREEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF LAKESIDE IRRIGATION DISTRICT RECORDED 6/6/1968, AS INSTRUMENT NO. 1968-95017, OFFICIAL RECORDS
- (25) EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES IN FAVOR OF SDGE RECORDED 4/1/1969 AS INSTRUMENT NO. 1969-56087. OF OFFICIAL RECORDS.
- EASEMENT AND PARKING AREA AGREEMENT RECORDED 7/11/1971, AS INSTRUMENT NO. 1971–122650, OFFICIAL RECORDS
- EASEMENT FOR DRAINAGE PURPOSES IN FAVOR OF THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT RECORDED 9/19/1985, AS INSTRUMENT NO. 1985—346720, OFFICIAL RECORDS
- (29) EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SDGE RECORDED 8/14/1992 AS INSTRUMENT NO. 1992—514072, OF OFFICIAL RECORDS. THE LOCATION OF SAID EASEMENT IS NOT SPECIFICALLY STATED IN THE DOCUMENTS BUT INCLUDES 3' ON EVERY SIDE OF THE EXISTING FACILITIES. THE APPROXIMATE LOCATION OF THE REFERENCED TRANSFORMER IS SHOWN HEREON.
- 30 DEDICATION PER RECORD OF SURVEY MAP NO. 23996 RECORDED IN BOOK 487, PAGE 9 DECEMBER 17, 1910 OF OFFICIAL RECORDS
- (Y) A 3'-WIDE PORTION OF BENEDICT AVENUE, NOW VACATED AND CLOSED TO PUBLIC USE, DOES NOT APPEAR TO BE COVERED BY AN EASEMENT FOR CHANNEL ROAD.



*NO SCALE* 

SHEET 1 OF 1 SHEETS

### LAND DIVISION STATEMENT OWNER'S CERTIFICATION

CONDOMINIUM NOTE:

CONDOMINIUMS UNITS IS 4.

SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD

3/13/2024 Saad Attisha DATE

BLOCK 5

PROP. R/W DEDICATION REQUIRED

EX LOT LINE

MAP 970

THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1351

OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO

THE SUBDIVISION MAP ACT. THE MAXIMUM NUMBER OF COMMERCIAL

FOR MEANDERING SIDEWALK

AROUND PROTECTED TREE

PROP. SD TREE

SAAD ATTISHA, MANAGING MEMBER 21ST CENTURY LAKESIDE HOLDINGS. LLC. 4360 LA JOLLA VILLAGE DRIVE, SUITE 110 SAN DIEGO, CA 92122

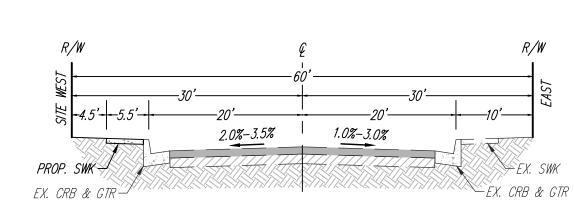
WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS VESTING TENTATIVE PARCEL MAP AND THAT SAID MAP SHOWS OUR CONTIGUOUS OWNERSHIP (EXCLUDING SUBDIVISION LOTS). WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS RIGHTS-OF-WA BocuSigned by:

**ENGINEER OF WORK:** No.75677 Engineering Consultants 4340 VIEWRIDGE AVE. SUITE B SAN DIEGO, CA 92123 PH:(858) 634-8620 FAX:(858)-634-8627 12/21/23 DATE SEAN M. SAVAGE R.C.E. 75677

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND PARKING AS PROVIDED IN THAT CERTAIN GRANTS OF EASEMENTS AND PARKING AGREEMENT RECORDED JUNE 11, 1971

### SOLAR ACCESS STATEMENT

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL UNIT ALLOWED BY THIS SUBDIVISION. WHEN PARCELS LESS THAN ONE ACRE ARE PROPOSED, THE STATEMENT MUST BE SIGNED BY A REGISTERED CIVIL ENGINEER OR LICENSED SURVEYOR. A STATEMENT SUPPORTING THE EXCEPTION OF ANY LOT/PARCEL FROM SOLAR ACCESS MUST ALSO BE SIGNED BY A REGISTERED ENGINEER OR LAND SURVEYOR.



CACTUS STREET (TYPICAL SECTION)