

PLAT

PARCEL "A":

PROPOSED NET AREA: 10.571 AC.
(460,464 SQ. FT.)
EXISTING NET AREA: 11.478 AC.
APN NO.: 584-511-18, 19 & 20

PARCEL "B":

PROPOSED NET AREA: 2.656 AC.
(115,710 SQ. FT.)
EXISTING NET AREA: 2.079 AC.
APN NO.: 584-511-16

LEGAL DESCRIPTION:

A PORTION OF PARCEL 2 OF PARCEL
MAP NO. 7119, TOGETHER WITH A
PORTION OF LOT 2, E.G.S. CENTER,
MAP NO. 8152.

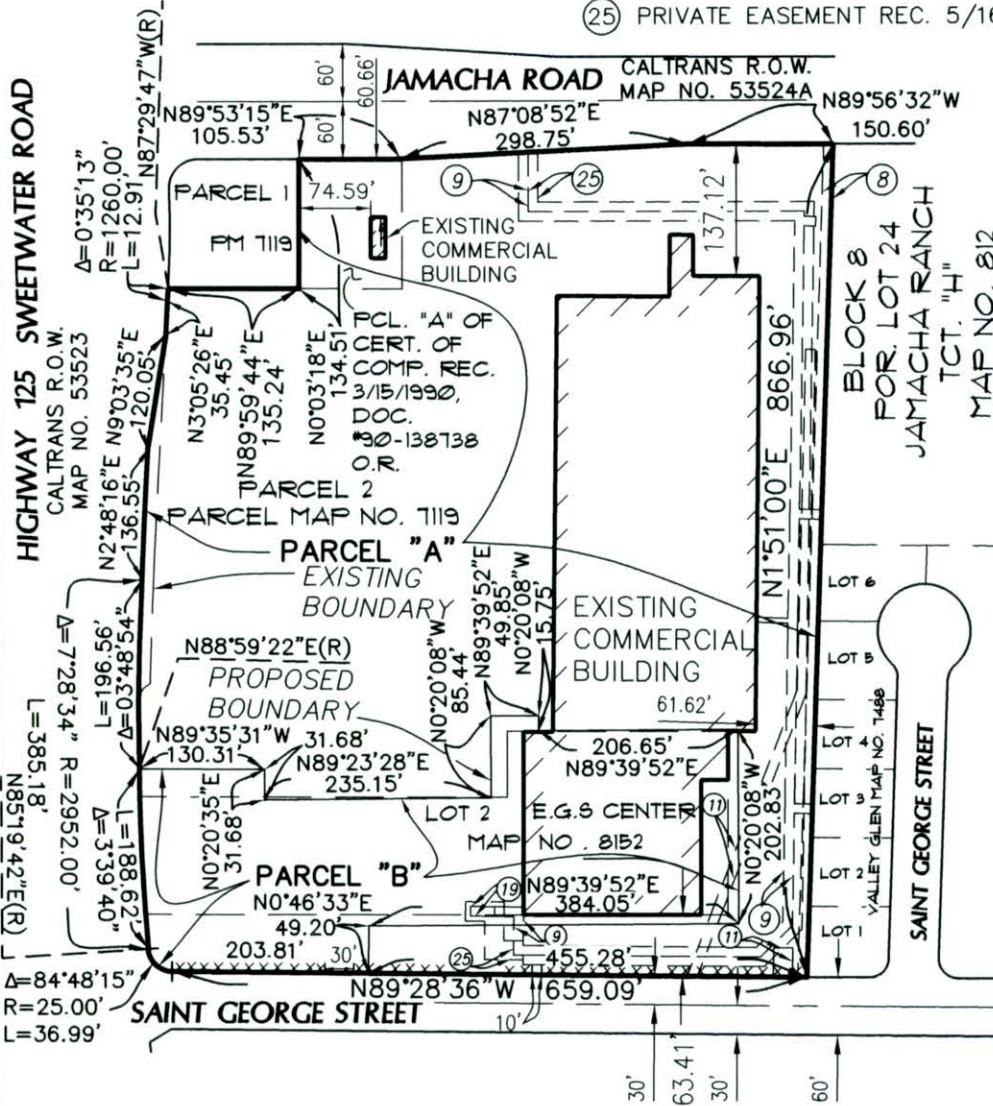
ZONING: C36-COMMERCIAL

SETBACK:

FRONT - 60' FROM RIGHT-OF-WAY
INTERIOR SIDE - 15' FROM PROPERTY LINE
REAR - 25' FROM PROPERTY LINE

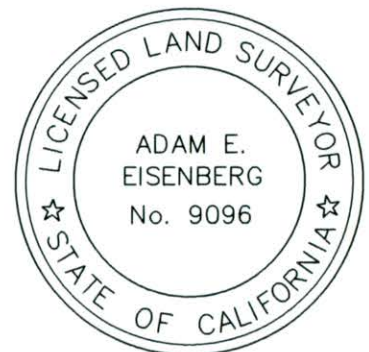
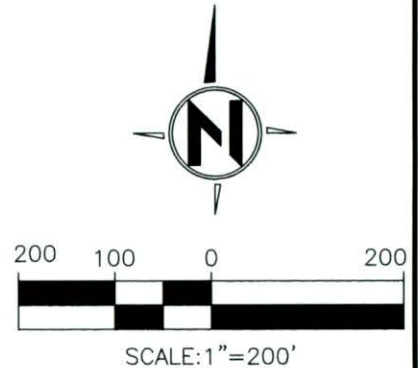
EXISTING EASEMENTS

- (8) SDGE EASEMENT REC. 4/22/1965, INST.# 71451 O.R.
- (9) HELIX IRRIGATION DISTRICT EASEMENT REC. 1/15/1973, INST.# 73-011862 O.R.
- (11) COUNTY OF SAN DIEGO SEWER EASEMENT PER MAP NO. 7556, REC. 2/21/1973.
- (19) HELIX WATER DISTRICT EASEMENT REC. 8/27/1984, INST.# 84-326028 O.R.
- (22) SDGE EASEMENT REC. 9/15/1998, INST.# 98-0586329 O.R.
- (25) PRIVATE EASEMENT REC. 5/16/2016, INST.# 2016-0235754 O.R.



LEGEND

- INDICATES EXISTING BUILDING FOOTPRINT
- INDICATES ACCESS RIGHTS RELINQUISHED PER MAP NO. 7556, EXCEPT AT 30' ACCESS OPENING PER DOC. REC. 9/24/1985 AS INST.#85-351957 O.R.



HEALTH DEPARTMENT CERTIFICATION

NOTE:
Proposed Boundary:
Existing Boundary:
Different Zones:

CHECKLIST

- Vicinity Map/Engr. Scale
- Legal Description(abbr.)
- Label "Parcel A", etc.
- Assessors Parcel No.
- Label Existing Line
- Label Proposed Line
- All Owners must sign
- Sign as Trustee if Trust
- Parcel(s) net area only
- Parcel(s) dimensions
- Existing Structures
- Structure Setback*
- *(if less than 100')
- Structure(s) Use
- Street name and width
- Dedicated Open Space
- No Utility Easements
- No bearings/curve data

OPTIONAL USE AREA:



PARCEL A: OWNER(S) Jamacha Sweetwater Llc
ADDRESS 8294 Mira Mesa Blvd,
CITY San Diego ZIP 92126 PHONE 858-211-5161

PARCEL B: OWNER(S) Jamacha Sweetwater Llc
ADDRESS 8294 Mira Mesa Blvd,
CITY San Diego ZIP 92126 PHONE

THIS PLAT WAS PREPARED WITH MY/ OUR KNOWLEDGE AND CONSENT: (SIGN) Brett Feursten
(PRINT NAME HERE)

(SIGN) Brett Feursten
(PRINT NAME HERE)

PARCEL C: OWNER(S) N/A
(OR APPLICANT)
ADDRESS
CITY ZIP PHONE

MAP PREPARED BY: PRELIMINARY L.S. NO. 9096
ADAM E. EISENBERG, PLS
ADDRESS 9449 Balboa Avenue
CITY SAN DIEGO ZIP 92123 PHONE (619) 299-5550

DATE FILED: 8/21/20
REC'D BY: J. ROYCE

PRELIMINARY ACTION DATE:
SIGNED BY:

FINAL ACTION DATE:
SIGNED BY:

PLAT NO. 85-20-0024