

MINOR SUBDIVISION NO. 2018-0010 EL FUERTE VIEW SUBDIVISION

SHEET 1 OF 4 SHEETS

OWNERSHIP STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF CARLSBAD THE REAL PROPERTIES DESCRIBED AS EASEMENTS FOR SEWER PURPOSES, ALL AS SHOWN ON SAID MAP.

WE HEREBY DEDICATE TO THE CITY OF CARLSBAD THE REAL PROPERTIES DESCRIBED AS EASEMENTS FOR DRAINAGE PURPOSES, ALL AS SHOWN ON SAID MAP.

WE HEREBY GRANT TO THE CITY OF CARLSBAD THE REAL PROPERTIES DESCRIBED AS EASEMENTS FOR OPEN SPACE PURPOSES OVER, UPON, ACROSS AND UNDER THOSE PORTIONS OF PARCEL 4 SHOWN ON SAID MAP (HEREINAFTER REFERRED TO AS THE SUBJECT LAND UNLESS OTHERWISE SPECIFIED), TO WIT:

- [1] A PERPETUAL EASEMENT FOR OPEN SPACE OVER, UPON, ACROSS AND UNDER THE SUBJECT LAND; EXCEPTING NECESSARY PUBLIC UTILITY LINES, NO BUILDING, STRUCTURE OR OTHER THING WHATSOEVER SHALL BE CONSTRUCTED, ERECTED, PLACED, OR MAINTAINED ON THE SUBJECT LAND EXCEPT AS MAY BE PERMITTED BY A CONDITIONAL USE PERMIT ISSUED PURSUANT TO THE ZONING ORDINANCE OF THE CITY OF CARLSBAD.
- [2] THE PERPETUAL RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE SUBJECT LAND AND REMOVE ANY BUILDINGS, STRUCTURE OR OTHER THINGS WHATSOEVER CONSTRUCTED, ERECTED, PLACED OR MAINTAINED ON THE SUBJECT LAND CONTRARY TO ANY TERM, COVENANT OR CONDITION OF THIS EASEMENT; AND, THE PERPETUAL RIGHT TO DO ANY WORK NECESSARY TO ELIMINATE THE EFFECTS OF ANY EXCAVATION OR GRADING DONE ON THE SUBJECT LAND, OR ELIMINATE ANY PLACEMENT OF SAND, SOIL, ROCK, GRAVEL OR ANY OTHER MATERIAL PLACED ON THE SUBJECT LAND CONTRARY TO ANY TERM, COVENANT OR CONDITION OF THIS EASEMENT.
- [3] GRANTOR COVENANTS AND AGREES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS AS FOLLOWS:
 - [A] EXCEPTING NECESSARY PUBLIC UTILITY LINES, THAT IT SHALL NOT ERECT, CONSTRUCT, PLACE, MAINTAIN OR PERMIT THE ERECTION, CONSTRUCTION, PLACEMENT, OR MAINTENANCE OF ANY BUILDING, STRUCTURE OR OTHER THING WHATSOEVER ON THE SUBJECT LAND OTHER THAN SUCH BUILDINGS, STRUCTURES OR OTHER THINGS AS MAY BE PERMITTED BY A CONDITIONAL USE PERMIT ISSUED PURSUANT TO THE ZONING ORDINANCE OF THE CITY OF CARLSBAD.
 - [B] THAT IT SHALL NOT USE THE SUBJECT LAND FOR ANY PURPOSE EXCEPT OPEN SPACE AND FOR PARK AND/OR RECREATIONAL PURPOSES WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF CARLSBAD OR ITS SUCCESSORS OR ASSIGNS.
 - [C] EXCEPTING THE EXCAVATION AND GRADING INCIDENTAL TO THE CONSTRUCTION AND MAINTENANCE OF NECESSARY PUBLIC UTILITY LINES, THAT IT SHALL NOT EXCAVATE OR GRADE OR PERMIT ANY EXCAVATING OR GRADING TO BE DONE, OR PLACE OR ALLOWED TO BE PLACED ANY SAND, SOIL, ROCK, GRAVEL OR OTHER MATERIAL WHATSOEVER ON THE SUBJECT LAND WITHOUT WRITTEN PERMISSION OF THE CITY OF CARLSBAD OR ITS SUCCESSORS OR ASSIGNS. PROVIDED, HOWEVER, THAT THE GRANTOR MAY EXECUTE, GRADE OR PLACE SAND, SOIL, ROCK, GRAVEL OR OTHER MATERIAL ON THE SUBJECT LAND AS MAY BE PERMITTED BY A CONDITIONAL USE PERMIT ISSUED PURSUANT TO THE ZONING ORDINANCE OF THE CITY OF CARLSBAD.
 - [D] THAT THE TERMS, COVENANTS AND CONDITIONS SET FORTH HEREIN MAY BE SPECIFICALLY ENFORCED OR ENJOINED BY PROCEEDINGS IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA.

THE GRANT OF THIS EASEMENT AND ITS ACCEPTANCE BY THE CITY SHALL NOT AUTHORIZE THE PUBLIC OR ANY MEMBER THEREOF TO USE OR ENTER UPON ALL OR ANY PORTION OF THE SUBJECT LAND, EXCEPT AS ALLOWED BY THE MASTER PLAN, IT BEING UNDERSTOOD THAT THE PURPOSE OF THE EASEMENT IS SOLELY TO RESTRICT THE USES TO WHICH THE SUBJECT LAND MAY BE PUT.

WE HEREBY CREATE A COVENANT OF PRIVATE UTILITY AND GRADING EASEMENT ACROSS A PORTION OF PARCEL 2 FOR THE BENEFIT OF PARCEL 3 AS SHOWN HEREON.

THIS COVENANT IS CREATED UNDER CARLSBAD MUNICIPAL CODE SECTION 20.04.140 AND IS SUBJECT TO THE REQUIREMENTS THEREIN.

C2 FUERTE HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY

BY: Chad Clifford 11-4-2021
CHAD CLIFFORD, MANAGING MEMBER

BEING A SUBDIVISION OF LOT 552 OF LA COSTA MEADOWS UNIT NO. 3, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7076, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 6, 1971.

~~MAP GUARANTEE ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. DIV 0101070 DATED~~

MAP GUARANTEE ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. 00164564-996-SDI-RT4 DATED MAR 12, 2022

3.901 ACRES

4 PARCELS

SIGNATURE OMISSION STATEMENT

THE SIGNATURES OF THE PARTIES LISTED BELOW, OWNERS OF EASEMENTS PER DOCUMENTS NOTED BELOW, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) (3) (A) (i) OF THE SUBDIVISION MAP ACT; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

1. THE COUNTY OF SAN DIEGO (ON BEHALF OF THE PUBLIC), OWNER OF SEWER EASEMENTS AS SHOWN, DEDICATED, AND ACCEPTED ON THE MAP OF LA COSTA MEADOWS UNIT NO. 3, MAP NO. 7076, RECORDED OCTOBER 6, 1971 AS FILE NO. 230018.
2. SAN DIEGO COUNTY FLOOD CONTROL DISTRICT, OWNER OF A DRAINAGE EASEMENT AS SHOWN, DEDICATED, AND ACCEPTED ON THE MAP OF LA COSTA MEADOWS UNIT NO. 3, MAP NO. 7076, RECORDED OCTOBER 6, 1971 AS FILE NO. 230018.

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

ON Nov 4th 2021 BEFORE ME, Ash Nickle, A NOTARY

PUBLIC, PERSONALLY APPEARED CHAD CLIFFORD, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: Ash Nickle

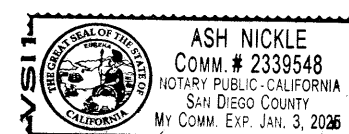
NAME: Ash Nickle

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: San Diego

COMMISSION EXPIRES: 1/3/25

COMMISSION # OF NOTARY: 2839548



SURVEYOR'S STATEMENT

I, JOHN S. COFFEY, A PROFESSIONAL LAND SURVEYOR, STATE THAT THE SURVEY OF THIS SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECTION IN NOVEMBER, 2021, AND SAID SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS OF THE CHARACTER INDICATED HAVE BEEN SET OR FOUND OR WILL BE SET AS NOTED AT THE SUBDIVISION BOUNDARY CORNERS, AND I WILL SET ALL THE OTHER MONUMENTS OF THE CHARACTER AND AT THE POSITIONS INDICATED BY LEGEND IN THIS MAP WITHIN 30 DAYS AFTER COMPLETION OF THE REQUIRED IMPROVEMENTS, AND SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED (SEE LEGEND ON SHEET 2).

JOHN S. COFFEY, P.L.S. 8733
LICENSE EXPIRES DECEMBER 31, 2022

12-19-21
DATE



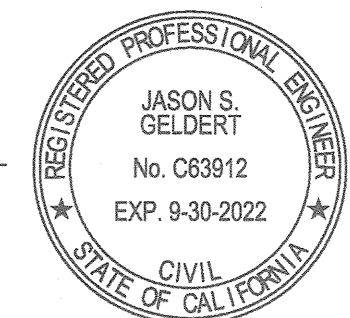
CITY ENGINEER'S STATEMENT

I, JASON S. GELDERT, DULY AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY ENGINEER OF THE CITY OF CARLSBAD, CALIFORNIA, HEREBY CERTIFY THAT I HAVE EXAMINED THE MAP OF THIS SUBDIVISION TO BE KNOWN AS CITY OF CARLSBAD MINOR SUBDIVISION NO. 2018-0010, CONSISTING OF 4 SHEETS AND DESCRIBED IN THE CAPTION THEREOF, AND HAVE FOUND THAT THE DESIGN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCE OF SAID CITY APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH. I HEREBY APPROVE AND RECOMMEND SAID MAP.

I ACCEPT THOSE PUBLIC DEDICATIONS LISTED IN THE CERTIFICATE SIGNED BY THE OWNERS UNDER THE CONDITIONS EXPRESSED THEREIN.

Jason S. Geldert
JASON S. GELDERT, RCE 63912
CITY ENGINEER

March 6, 2022
DATE



CITY ENGINEER TECHNICAL STATEMENT

I, PAUL E. GOEBEL, HEREBY STATE THAT I HAVE EXAMINED THIS MAP FOR THE CITY ENGINEER AND FOUND THAT IT IS TECHNICALLY CORRECT.

Paul E. Goebel
PAUL E. GOEBEL, P.L.S. 8486

1/27/2022
DATE



COUNTY TAX DEPOSIT CERTIFICATE

I, ANDREW POTTER, 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) DEPOSITS FOR TAXES, AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

ANDREW POTTER
CLERK OF THE BOARD
OF SUPERVISORS

BY: Samantha Sander
DEPUTY
DATED: May 12, 2022

COUNTY RECORDER'S CERTIFICATE

FILE NO. 2022-7000235

I, ERNEST J. DRONENBURG, JR., RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF JOHN S. COFFEY THIS 12th DAY OF MAY, 2022, AT 1:16 O'CLOCK, P.M.

FEE: \$ 67.00

ERNEST J. DRONENBURG, JR., COUNTY RECORDER

BY: Ernest J. Dronenburg, Jr.
DEPUTY



MINOR SUBDIVISION NO. 2018-0010 EL FUERTE VIEW SUBDIVISION PROCEDURE OF SURVEY

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALCULATED CCS 83, ZONE 6, EPOCH 1991.35 GRID BEARING BETWEEN STATION "CLSB-033" AND STATION "CLSB-030". AS SAID STATIONS ARE PUBLISHED IN THE CITY OF CARLSBAD SURVEY CONTROL NETWORK, FILED AS RECORD OF SURVEY NO. 17271, I.E. N 57°40'51" E.

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED SCALE FACTOR (CSF) AT STATION "CLSB-033" IS 0.999946910.
GRID DISTANCE = GROUND DISTANCE X CSF.

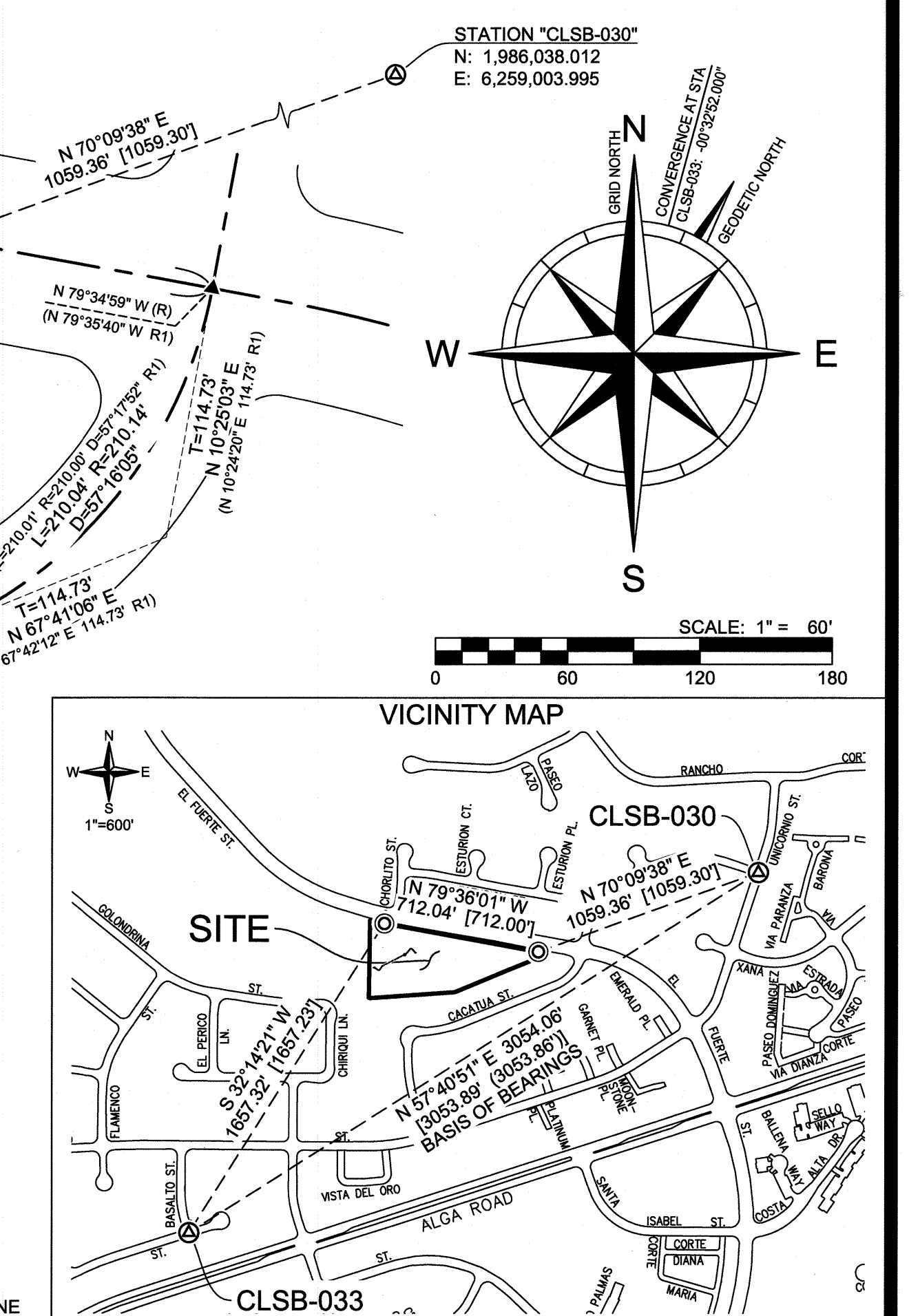
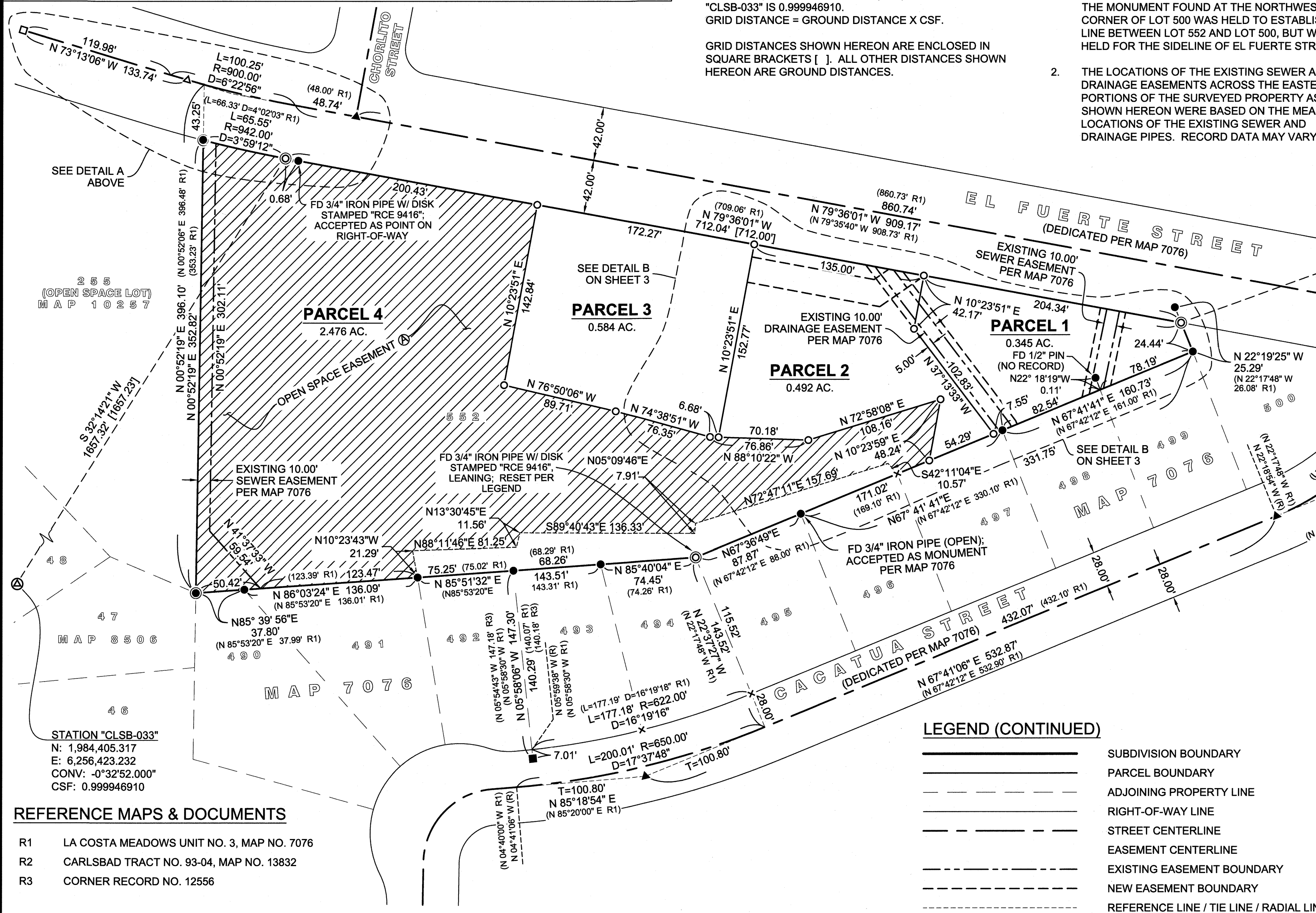
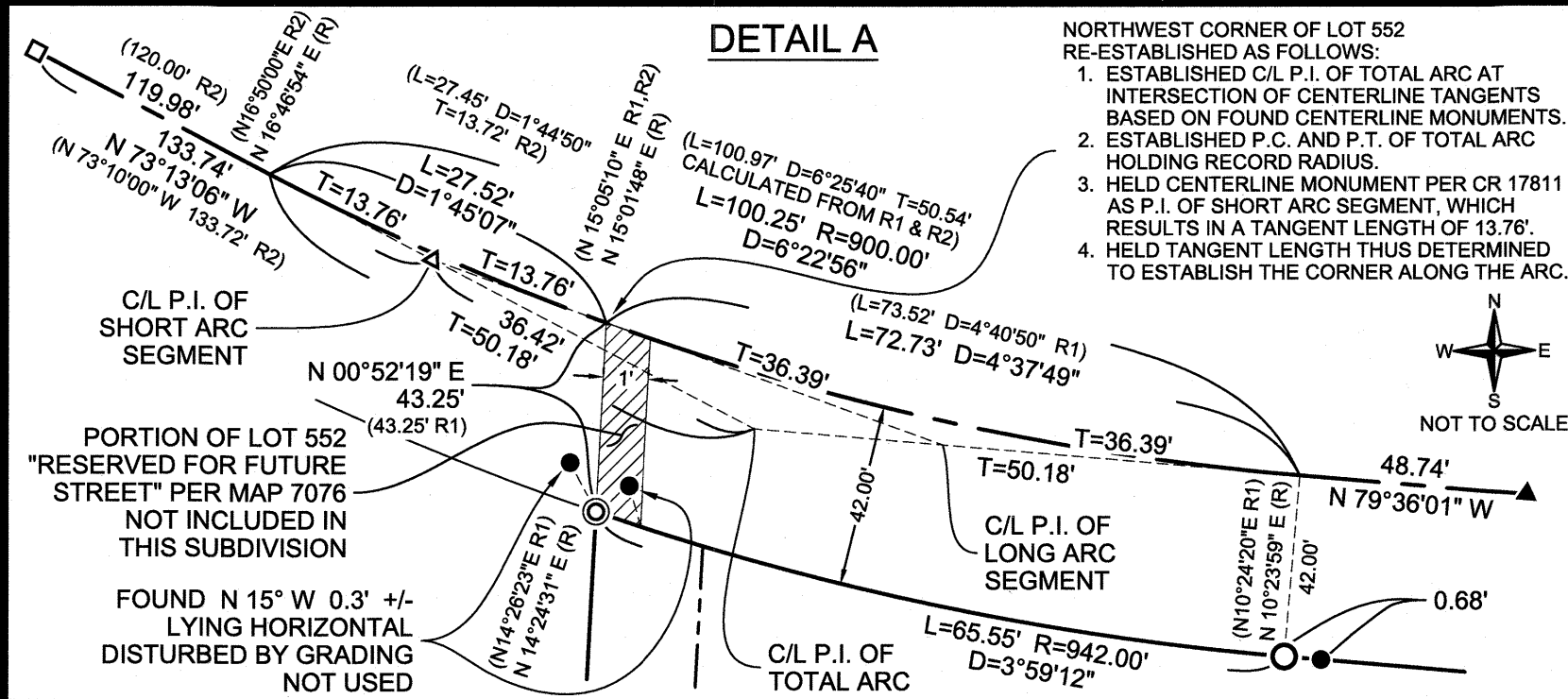
GRID DISTANCES SHOWN HEREON ARE ENCLOSED IN SQUARE BRACKETS []. ALL OTHER DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

NOTES

- THE MONUMENTS FOUND AT THE NORTHWESTERLY CORNER OF LOT 498, THE NORTHEASTERLY CORNER OF LOT 499, AND THE NORTHWESTERLY CORNER OF LOT 500, ALL OF MAP 7076, ARE LOCATED APPROXIMATELY 2 FEET NORTHEASTERLY OF THE CALCULATED RECORD POSITION, BUT APPEAR TO BE ORIGINAL UNDISTURBED MONUMENTS. THE MONUMENTS FOUND AT THE NORTHWESTERLY CORNER OF LOT 498 AND THE NORTHEASTERLY CORNER OF LOT 499 WERE ACCEPTED AND HELD AS LOT CORNERS. THE MONUMENT FOUND AT THE NORTHWESTERLY CORNER OF LOT 500 WAS HELD TO ESTABLISH THE LINE BETWEEN LOT 552 AND LOT 500, BUT WAS NOT HELD FOR THE SIDELINE OF EL FUERTE STREET.
- THE LOCATIONS OF THE EXISTING SEWER AND DRAINAGE EASEMENTS ACROSS THE EASTERLY PORTIONS OF THE SURVEYED PROPERTY AS SHOWN HEREON WERE BASED ON THE MEASURED LOCATIONS OF THE EXISTING SEWER AND DRAINAGE PIPES. RECORD DATA MAY VARY.

LEGEND

- ⊙ CITY OF CARLSBAD CONTROL STATION PER ROS 17271, AS NOTED FOUND STREET SURVEY MONUMENT WITH PUNCH MARK
- ▲ MARKED "RCE 9416" PER MAP 7076 ACCEPTED AS POINT ON CENTERLINE OR P.I. AS SHOWN
- △ FOUND STREET SURVEY MONUMENT MARKED "LS 6965" PER CR 17811, ACCEPTED AS REPLACEMENT OF MONUMENT AT CENTERLINE P.I. PER ROS 16137 & MAP 13832
- FOUND STREET SURVEY MONUMENT WITH PUNCH MARK NO OTHER MARKINGS VISIBLE ACCEPTED AS POINT ON CENTERLINE PER ROS 16137
- FOUND 2" IRON PIPE & DISK MARKED "RCE 9416" PER MAP 7076
- FOUND 3/4" IRON PIPE & DISK MARKED "RCE 9416" PER MAP 7076 UNLESS OTHERWISE NOTED
- FOUND LEAD PLUG & BRASS DISK IN CONCRETE MARKED "LS 4368" PER CR 12556
- x MONUMENT SEARCHED FOR, NOT RECOVERED, NOT RE-ESTABLISHED
- ⊙ SET 2" X 24" IRON PIPE WITH BRASS DISK MARKED "LS 8733"
- 3/4" X 18" IRON PIPE WITH BRASS DISK MARKED "LS 8733" TO BE SET AFTER COMPLETION OF IMPROVEMENTS
- (R) INDICATES A RADIAL BEARING
- (R#) RECORD DATA PER REFERENCE LISTED IN TABLE BELOW AT LEFT
- Ⓐ OPEN SPACE EASEMENT GRANTED TO THE CITY OF CARLSBAD AND ACCEPTED HEREON

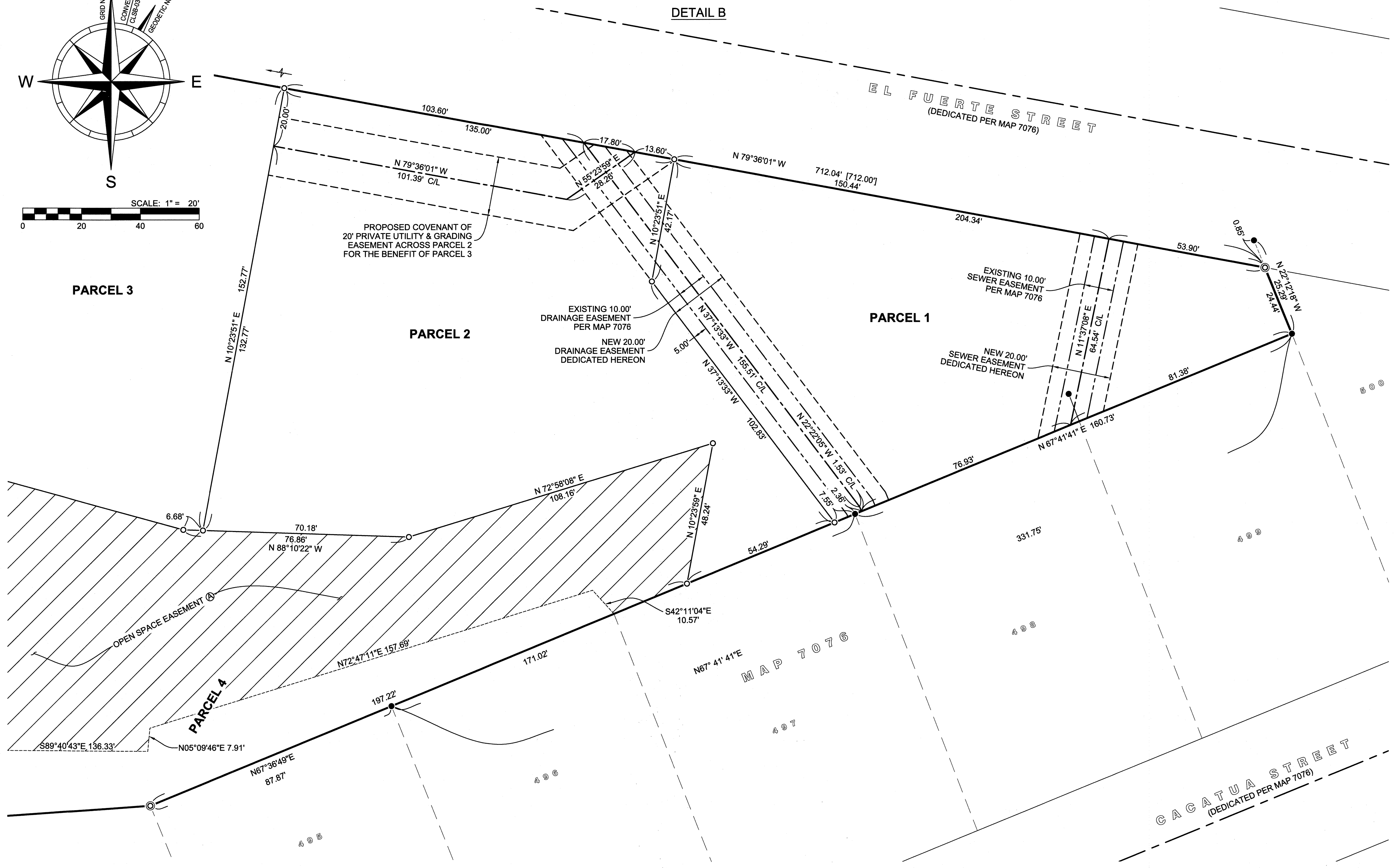
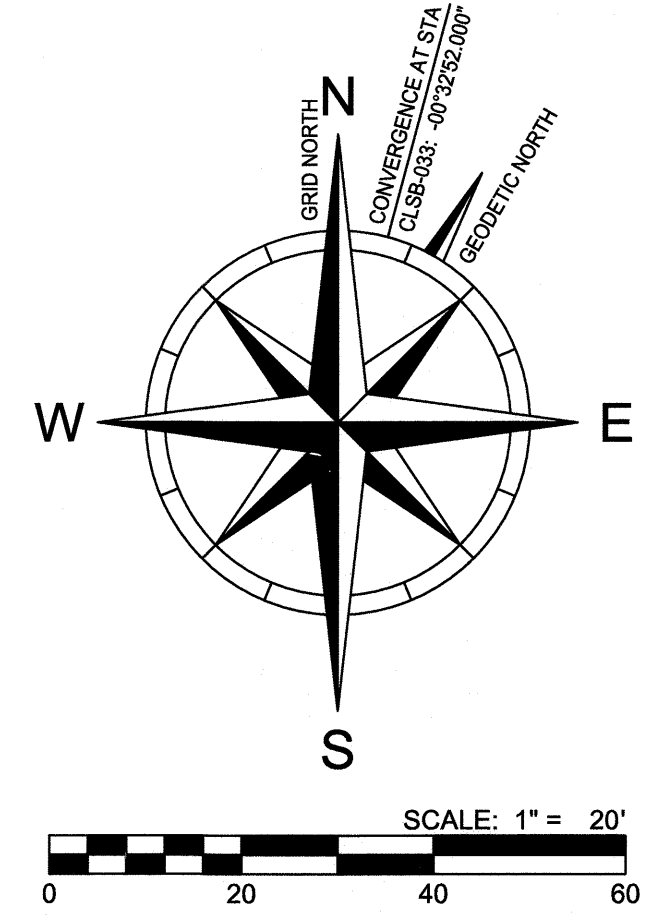


- REFERENCE MAPS & DOCUMENTS**
- R1 LA COSTA MEADOWS UNIT NO. 3, MAP NO. 7076
 - R2 CARLSBAD TRACT NO. 93-04, MAP NO. 13832
 - R3 CORNER RECORD NO. 12556

- LEGEND (CONTINUED)**
- SUBDIVISION BOUNDARY
 - PARCEL BOUNDARY
 - ADJOINING PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - STREET CENTERLINE
 - EASEMENT CENTERLINE
 - EXISTING EASEMENT BOUNDARY
 - NEW EASEMENT BOUNDARY
 - REFERENCE LINE / TIE LINE / RADIAL LINE

MINOR SUBDIVISION NO. 2018-0010 EL FUERTE VIEW SUBDIVISION

DETAIL B



MINOR SUBDIVISION NO. 2018-0010 EL FUERTE VIEW SUBDIVISION NON-TITLE INFORMATION

INFORMATION SHOWN ON THIS SHEET IS ADVISORY ONLY AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

NON-MAPPING NOTES

- A. Developer has executed a city standard Subdivision Improvement Agreement and has posted security in accordance with C.M.C. Section 20.16.070 to install public improvements shown on the tentative map. These improvements include, but are not limited to:
 - A. Installing sidewalk.
 - B. Installing a street light.
 - C. Installing public sewer services.
 - D. Installing water services subject to Vallecitos Water District approval.
- D. Building permits will not be issued for development of the subject property unless the appropriate agency determines that sewer and water facilities are available.
- E. Geotechnical Caution: The owner of this property on behalf of itself and all of its successors in interest has agreed to hold harmless and indemnify the City of Carlsbad from any action that may arise through any geological failure, ground water seepage or land subsidence and subsequent damage that may occur on, or adjacent to, this subdivision due to its construction, operation or maintenance.
- F. The owner of this property on behalf of itself and all of its successors in interest has agreed to hold harmless and indemnify the City of Carlsbad from any action that may arise through any diversion of waters, the alteration of the normal flow of surface waters or drainage, or the concentration of surface waters or drainage from the drainage system or other improvements identified in the city approved development plans; or by the design, construction or maintenance of the drainage system or other improvements identified in the city approved development plans.
- H. There are no public park or recreational facilities to be located in whole or in part within this subdivision. The subdivider is therefore obligated to pay park-in-lieu fees in accordance with section 20.44.050 of the Carlsbad Municipal Code and has either paid all of said park-in-lieu fees or agreed to pay all of said park-in-lieu fees in accordance with section 20.16.070 of the Carlsbad Municipal Code.

