LOT SPLIT NO. 351

CITADEL ESTATES
UNIT # 1
MAP No. 4049

EDGEHILL TERRACE
MAP No. 4785

FOUND 5/8" PIPE PER EDGEHILL TERRACE
USED FOR LINE ONLY

FOUND TAG R.C.E 7604

FOUND TIES TO P.I. "X" IN SIDEWALK

FOUND CUTS M.H.

OCEANSIDE BLVD.

FOUND BOLT W/ PUNCH MARK

N-S ℄ SEC. 19

N 89° 32' 45" E
(360.00 REC MAP ℄ 4049)
360.12'

N 89° 32' 45" E 330.03'
100.01'
360.12'
310.36'
205.11'
105.25'

N 89° 32' 45" E
128.66'

Δ 14° 10' 30" L = 187.32'

Δ 14° 34' 30" L = 192.61

FOUND CUT M.H.

TOTAL P/L
Δ = 28° 45'
R = 757.16'
T = 194.06'
L = 379.93

Δ = 90° 42'
R = 20'
T = 20.25
L = 31.66

Δ = 89° 18'
R = 20'
T = 19.76
L = 31.17'

PAR 2
15,575 #

125.00'
N 89° 45' 15" W

125.00'
N 0° 14' 45" E

105.71'

360.82'
400.82'

N 60° 47' 45" E
17.74'

Gross 56,044 #
Net 48,241 #

Gross 117,255 #
Net 103,890 #

Gross 104,101 #
Net 85,936 #

N 0° 14' 45" W 340.56'
185.56'

N 0° 14' 45" E
341.28'

N 0° 14' 45" E
237.57'

PAR 4

PAR 3

PAR 1

NORTH
252.17'

EASEMENT FOR ROAD & UTILITY PURPOSES
N 0° 14' 45" E
333.44'
313.44'
20'

Δ 10°
R = 1000'
T = 87.40
L = 174.53'

N 89° 45' 15" W - 658.28'
48.01'
60.00
330.27'

RESERVED FOR ST. PURPOSES

55.00'
55.00'
55'
60'

N 80° 14' 45" E - 220.25'
116.07
115.18'
20.00'
78.40'
115.42'
N 89° 45' 15" W - 191.82'

N 89° 45' 15" W
334.00'

N 89° 45' 15" W
330.27'

916.00'

1276.16
To S. 1/4 Cor. SEC 19

310.00'
365.00'
S 0° 14' 45" W
1341.16'

1" = 40'

LEGAL:

PORTION OF THE S.W. 1/4 OF SEC 19 T 11 S R 4 W S.B.B & M
CITY OF OCEANSIDE
COUNTY OF SAN DIEGO
STATE OF CALIFORNIA

LEGEND:

○--- SET 3/4" PIPE TAG. R.C.E 7604
●--- FOUND AS SHOWN
BASIS OF BEARINGS IS THE N.S ℄ OF SEC. 19 PER DEED
ie. N-0° 14' 45" E

LOT SPLIT MAP
for
AVCO DEVELOPEMENT CO.

CITY ENGINEER
Alton L Ruden
ALTON L. RUDEN RCE 10163
DATE 12-13-1963

DRAWN G.K.G
CHECKED
APPROVED

DRESSELHAUS ENGINEERS
Donald F. Dresselhaus
DONALD F. DRESSELHAUS RCE 7604
528 SO. HILL ST. 722-2126
OCEANSIDE CALIFORNIA

DATE 12-10-63
SCALE 1" = 40'
SHEET 1 OF 1

2-1964 L.S. 351