

Lot 46 (Part of)

described as follows:

Beginning at the most Easterly corner of said Lot 46, said point also marking the beginning of a curve to the left, the central point of which bears S. 53° 41'10" E. a distance of 230.00 feet therefrom; thence along the arc of said curve through a central angle of 03° 36' 53" a distance of 14.51 feet to a point marking the beginning of a curve to the left, the central point of which bears N. 57° 18' 03" W. a distance of 20.00 feet therefrom; thence along the arc of said curve, through a central angle of 48° 23' 37" a distance of 16.89 feet to a point on the Northeasterly line of said Lot 46; thence S. 53° 41' 10" E. 7.19 feet to the true point of beginning.

California as shown on Map No. 5130 records of San Diego County,

### Lot 47 (Part of)

Beginning at the most Southerly corner of said Lot 47; thence, along the Southwesterly line of said Lot 47, N. 53° 41' 10" W. 7.19 feet to a point marking the beginning of a curve to the left, the central point of which bears S. 74° 18' 21" W. a distance of 20.00 feet therefrom; thence along the arc of said curve through a central angle of 34° 06' 01" a distance of 11.90 feet; thence N. 49° 47' 40" W. 82.14 feet; thence N. 40° 12' 20" E. 50.00 feet; thence S. 49° 47' 40" E. 80.00 feet to a point marking the beginning of a tangent curve to the left having a radius of 20.00 feet; thence along the arc of said curve, through a central angle of 56° 37' 59" a distance of 19.77 feet; thence, along the Northeasterly line of said Lot 47, S. 49° 47' 40" E. 3.30 feet to the most Easterly corner of said Lot 47; thence, along the Southeasterly line of said Lot 47, S. 40° 12' 20" W. 46.34 feet to a point marking the beginning of a tangent curve to the left having a radius of 230.00 feet; thence along the arc of said curve, through a central angle of 03° 53' 30" a distance of 15.62 feet to the true point of beginning.

### Lot 48 (Part of)

Beginning at the most Southerly corner of said Lot 48; thence, along the Southwesterly line of said Lot 48, N. 49° 47' 40" W. 3. 30 feet to a point marking the beginning of a curve to the left, the central point of which bears N. 16° 25' 39" W. 20.00 feet therefrom; thence along the arc of said curve through a central angle of 33° 22'01" a distance of 11.65 feet; thence along the Southeasterly line of said Lot 48, S. 40° 12' 20" W. 11.00 feet to the true point of beginning.

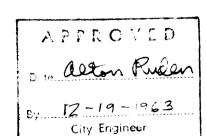
# points shown.

No. 13706

## LEGEND

- Found 3/4" iron pipe
- o Set 3/4" iron pipe
- ▲ Found conc. mon.
- △ Set concrete mon.

Found 2" iron pipe.



# BASIS OF BEARINGS

The Basis of Bearings for this Map is the East Section Line of Section 4, T.115., R.4W., S.B.B.&M. which is shown as N 00°30′00″W on Record of Survey No. 459.

O <sub>R</sub>	-immIo	Ä	REVISIONS	H. SCALE	1": 20'	DATE	18 July 63	SPLIT LOT MAP	MISSION VALLEY ESTATES
		22	8/9/63 WMG	V. SCALE		DRN.	W.G. 1/4:		NO.1
		03		F. BOOK	,	CHD.		MOOTE, KEMPA & GALLOWAY, INC.  CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS	City of Oceanside Colifornia
	-	ļ.		DR. FILE		APPD.		CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS SANTA ANA CALIFORNIA	PREPARED FOR: SPROUL DEVELOPMENT COMPANY