



Center Section 4  
T.11S., R.4W. S.B.B. & M.

*Paul A. Moote*  
PAUL A. MOOTE REG. P.E. #C13706

We hereby certify that we have surveyed the sites hereon delineated and have placed iron pipe, of size noted, at all points shown.



Description for right of way dedication of a portion of Lots 46, 47 and 48, of Mission Valley Estates a subdivision of part of the E. 1/2 of Section 4, Township 11 South, Range 4 West, S. B. B. & M., City of Oceanside, County of San Diego, State of California as shown on Map No. 5130 records of San Diego County, described as follows:

**Lot 46 (Part of)**

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 Northeastly line of said Lot 46; thence S. 53° 41' 10" E. 7.19 feet to the true point of beginning.

**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 Northeastly 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 Southeastly 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 Southeastly line of said Lot 48, S. 40° 12' 20" W. 11.00 feet to the true point of beginning.

**LEGEND**

- Found 3/4" iron pipe
- Set 3/4" iron pipe
- ▲ Found conc. mon.
- △ Set concrete mon.
- ⊙ Found 2" iron pipe

APPROVED  
*Alton Puelan*  
By: 12-19-1963  
City Engineer

**BASIS OF BEARINGS**

The Basis of Bearings for this Map is the East Section Line of Section 4, T.11S., R.4W., S.B.B. & M. which is shown as N 00° 30' 00" W on Record of Survey No. 459.

NO. 1	REVISIONS	H. SCALE	1" = 20'	DATE	18 July 63	SPLIT LOT MAP	MISSION VALLEY ESTATES NO. 1 City of Oceanside California
	8/9/63 WME	V. SCALE		DRN.	W.G./K		
		F. BOOK	CHD.				
		DR. FILE	APPD.				
MOOTE, KEMPA & GALLOWAY, INC. CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS SANTA ANA CALIFORNIA						PREPARED FOR: SPROUL DEVELOPMENT COMPANY	