

PARCEL MAP NO.

SHEET 1 OF 2

OWNER'S 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 NATIONAL CITY AN EASEMENT FOR EMERGENCY VEHICLE ACCESS PURPOSES AS SHOWN HEREON. WE HEREBY CREATE A COVENANT OF PRIVATE EASEMENT FOR THE PURPOSES OF INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES OVER LOTS 1, 2 AND 3 FOR THE BENEFIT OF LOTS 2, 3, AND 4 AS SHOWN HEREON.

[Signature] 6/11/2021
JONATHAN D. BENDER DATE:
[Signature] 6-11-2021
SARAH J. BENDER DATE:

MAP NAME: 2019-35LS

PARCEL MAP LEGAL DESCRIPTION: E. 2ND STREET. CASE FILE NO. 2019-35LS

BEING A DIVISION OF THE EASTERLY 80 FEET OF LOT 40, RANCHO HILLS UNIT NO. 5, IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 2475, FILED IN THE OFFICE OF THE COUNTY RECORDER. EXCEPTING THEREFROM THE NORTHERLY 30 FEET AS GRANTED TO THE CITY OF NATIONAL CITY BY DEED RECORDED JANUARY 21, 1952 IN BOOK 4349, PAGE 94 OF OFFICIAL RECORDS. ALSO EXCEPTING THEREFROM THE SOUTHEASTERLY 125.00 FEET OF THE NORTHWESTERLY 155.00 FEET OF THE NORTHEASTERLY 60.00 FEET OF LOT 40, AS DISCLOSED IN DEED RECORDED SEPTEMBER 16, 1958 IN BOOK 7256 PAGE 533, OF OFFICIAL RECORDS. PARCEL MAP GUARANTEE BY : STEWART TITLE COMPANY, ORDER NO.:19000481155 DATED:02/04/2021

0.63 GROSS ACRES 4 PARCELS

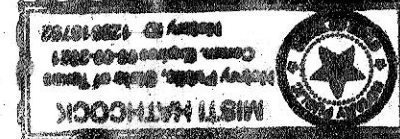
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF Texas } SS.
COUNTY OF Andrews
ON 6/11/2021 BEFORE ME, Misti Hathcock

A NOTARY PUBLIC, PERSONALLY APPEARED Jonathan and Sarah Bender 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/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: Misti Hathcock COMMISSION NO. 129518752
Misti Hathcock MY COMMISSION EXPIRES: August 9, 2021
NAME (PRINTED)



CITY ENGINEER'S STATEMENT

I ROBERTO YANO, CITY ENGINEER OF THE CITY OF NATIONAL CITY, CALIFORNIA, STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY ALTERATIONS THEREOF, THAT ALL THE PREVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, AS AMENDED, AND OF ANY LOCAL ORDINANCE OF SAID CITY APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH. I HEREBY APPROVE AND RECOMMEND SAID MAP.

[Signature] 7/19/2021
BY: ROBERTO YANO DATE:
CITY ENGINEER



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JONATHAN BENDER ON AUGUST 21, 2019. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; AND THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I WILL SET ALL OTHER MONUMENTS OF THE CHARACTER AND AT THE POSITION INDICATED BY THE LEGEND IN THIS MAP 30 DAYS AFTER THE COMPLETION OF THE REQUIRED IMPROVEMENTS

[Signature] 5/03/2021
JEFFREY A. GUTIERREZ, P.L.S 7595, EXP. 6-30-22 DATE:



CITY ENGINEER TECHNICAL STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

[Signature] 7/19/2021
BY: PETER C. GOLDING, L.S. 4768 DATE:

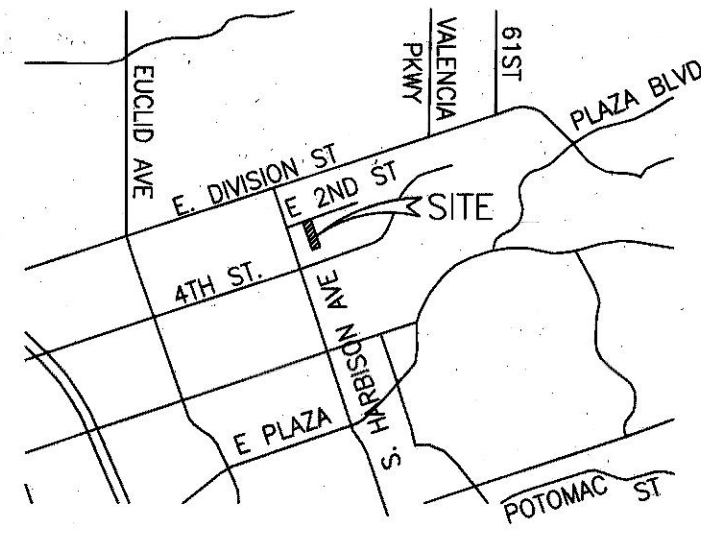


CLERK OF THE BOARD OF SUPERVISOR'S CERT.

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: _____
(DEPUTY)

BY: _____ DATE: _____



VICINITY MAP
NTS

WE, RON MORRISON, MAYOR AND SHELLEY CHAPEL, CITY CLERK OF THE CITY OF NATIONAL CITY, CALIFORNIA, HEREBY CERTIFY THAT THE CITY COUNCIL HAS APPROVED THIS MAP CONSISTING OF 2 SHEETS AND DESCRIBED IN THE CAPTION ABOVE AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE EASEMENT FOR EMERGENCY VEHICLE ACCESS AS DEDICATED AND SHOWN ON SAID MAP

BY: RON MORRISON - MAYOR DATE: _____

BY: SHELLEY CHAPEL - CITY CLERK DATE: _____

COUNTY RECORDER'S CERTIFICATE:

FILE NO. _____
I, ERNEST J. DRONEBURG JR. COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FIELD AT THE REQUEST OF JEFFREY A. GUTIERREZ THIS:

_____ DAY OF _____, 2021 AT _____ O'CLOCK ____ M

ERNEST J. DRONENBURG, JR. BY: _____
COUNTY RECORDER (DEPUTY)

FEE \$ 56.00

PARCEL MAP NO.

LEGEND:

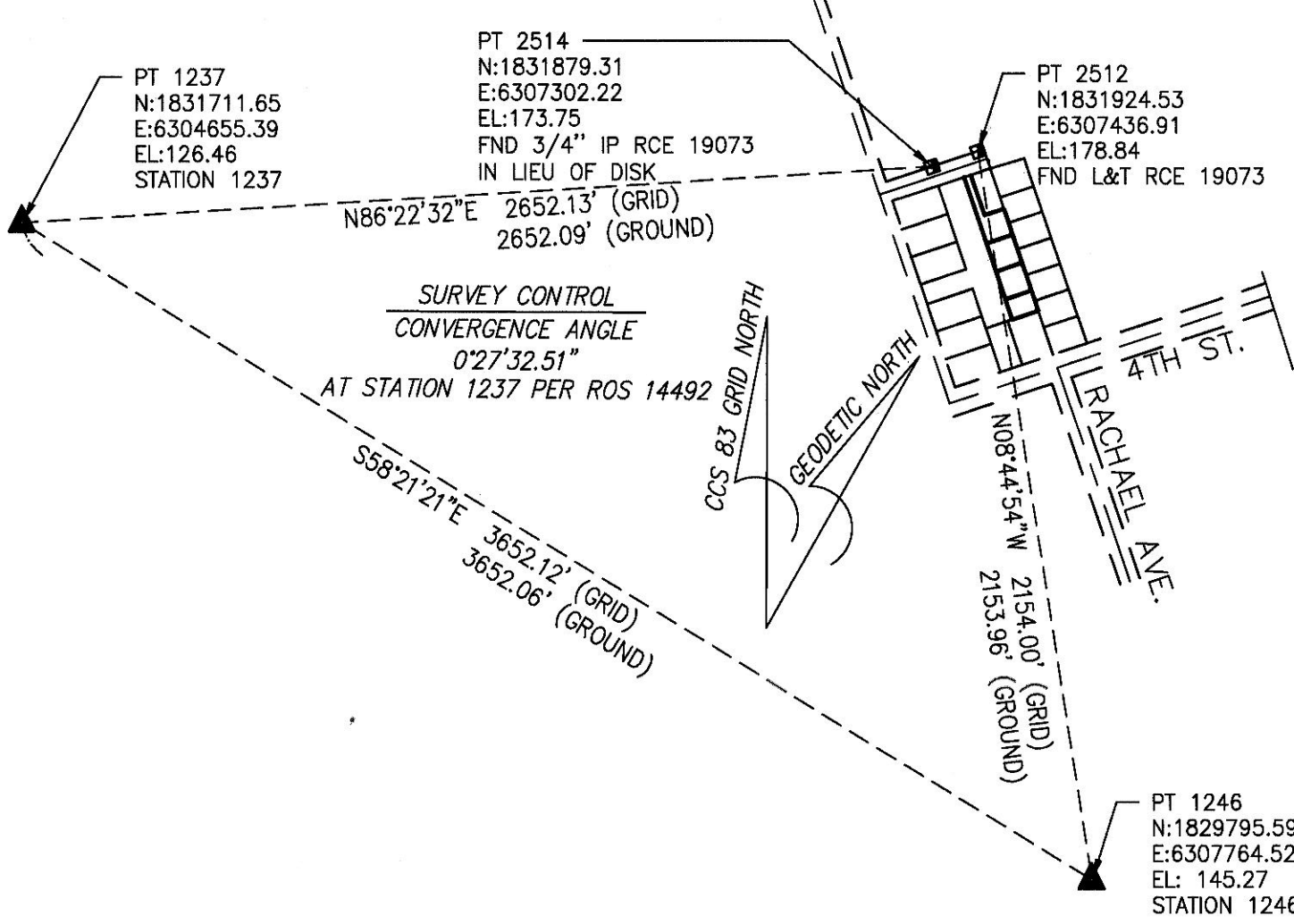
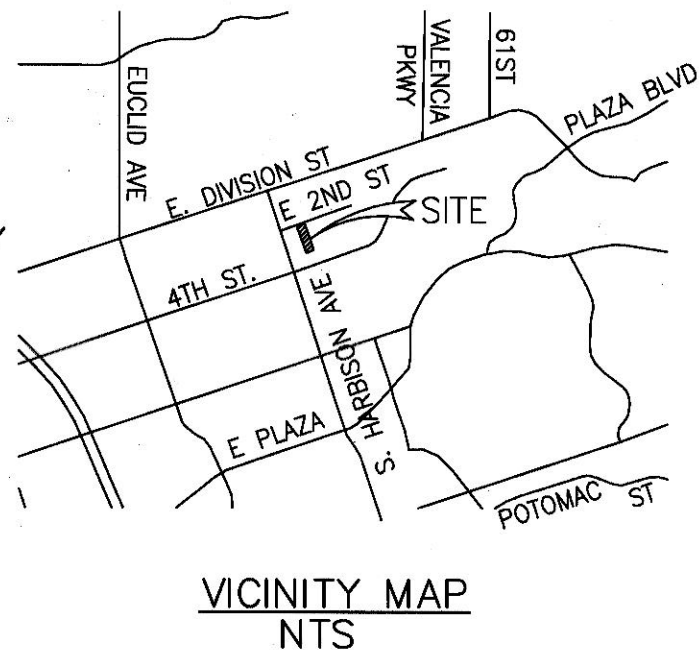
- = FOUND MONUMENT PER MAP NO. 2475 "RANCHO HILLS, UNIT 5"
- = FOUND MONUMENT PER PARCEL MAP 13613
- ⊙ = LEAD AND TAG LS 7595 MONUMENTS TO BE SET
- < > = RECORD PER MAP NO. 2475 "RANCHO HILLS, UNIT 5"
- [] = RECORD PER PARCEL MAP 13613
- () = RECORD PER ROS 9318
- = SEARCHED FOR NOT FOUND
- O.R. = OFFICIAL RECORDS OF SAN DIEGO COUNTY.
- BK. = BOOK
- PG. = PAGE
- R/S = RECORD OF SURVEY
- C. OF C = CERTIFICATE OF COMPLIANCE
- CONC. = MONUMENT
- IP = IRON PIPE

THE DISTINCTIVE BORDER INDICATES THE BOUNDARY OF LAND TO BE SUBDIVIDED BY THIS MAP.

SETBACK LINE

LOT AREAS	GROSS	NET
LOT 1	9378	4392
LOT 2	6886	4396
LOT 3	6365	4774
LOT 4	5011	5011

MAP NAME: 2019-35-LS



BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO GRID NORTH, CALIFORNIA COORDINATE SYSTEM, NAD 83, ZONE 6, EPOCH 1991.35 DETERMINED LOCALLY BY THE CALCULATED LINE BETWEEN STATION "1237" AND STATION "1246" PER RECORD OF SURVEY 14492, I.E S 58° 21' 21"E.

NOTES

ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

UNLESS OTHERWISE SHOWN, DISTANCES ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINED SCALE FACTOR OF 1.0000163.

