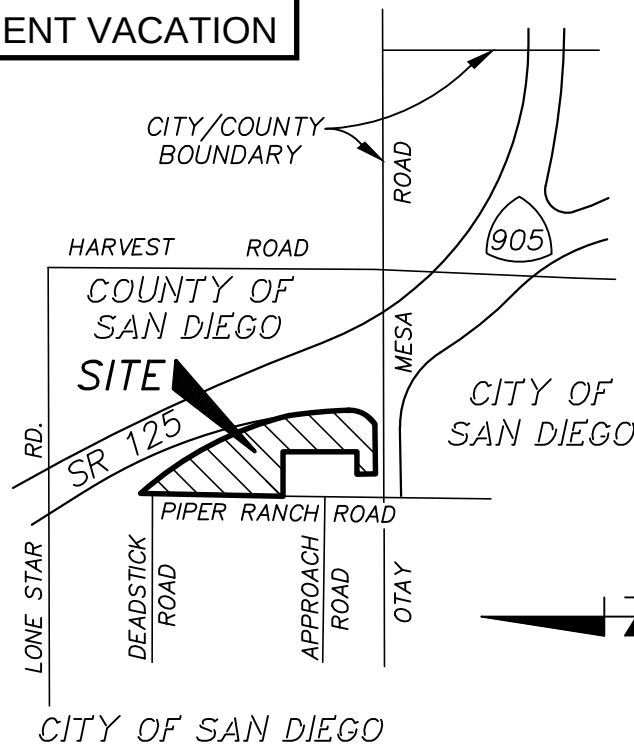
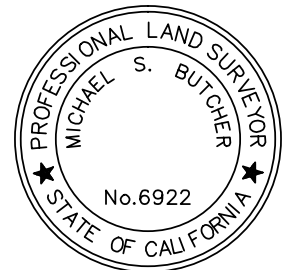


ROAD EASEMENT VACATION



VICINITY MAP

NOT TO SCALE



Michael S. Butcher
06/04/2021

LEGEND



INDICATES PUBLIC STREET VACATION,
AREA = 3.390 ACRES (147,667 SQ. FT.), MORE OR LESS

()

INDICATES RECORD OR CALCULATED DATA PER MAP 16450.

(A)

INDICATES BRUIN WAY AND COLACE COURT, TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE EXISTING RIGHT-OF-WAY, DEDICATED TO THE PUBLIC PER MAP 16450.

(B)

INDICATES A 2' WIDE LANDSCAPE EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO PER MAP 16450.

(C)

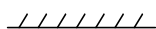
INDICATES A PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF CRP/PDC PIPER RANCH OTAY OWNER, LLC RESERVED PER MAP 16450.

(D)

INDICATES A SEWER EASEMENT GRANTED TO THE SAN DIEGO COUNTY SANITATION DISTRICT PER MAP 16450.

(E)

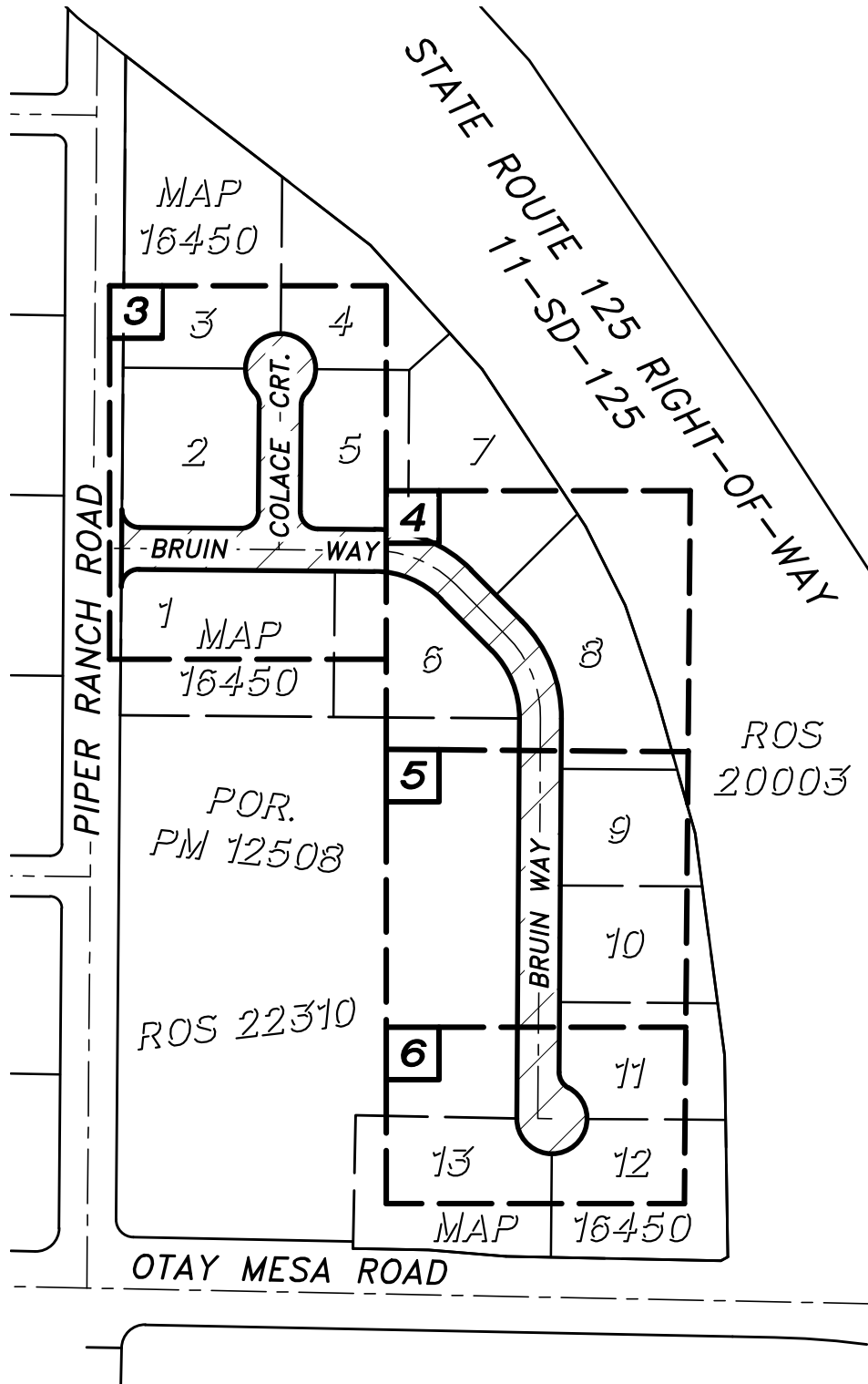
INDICATES A WATER EASEMENT GRANTED TO THE OTAY WATER DISTRICT PER MAP 16450.



INDICATES RELINQUISHMENT OF ACCESS RIGHTS TO PIPER RANCH ROAD DEDICATED PER MAP 16450.

SHEET 1 OF 6 SHEETS

SB&O INC.
PLANNING ENGINEERING SURVEYING



KEY MAP

SCALE: 1" = 300'

SCALE: 1" = 300'

SHEET 2 OF 6 SHEETS

SB&O INC.
PLANNING ENGINEERING SURVEYING

PIPER RANCH ROAD (DEDICATED PER MAP 16450)

(N00°28'39"E 244.00')

CURVE TABLE			
	DELTA	RADIUS	LENGTH
C1	(42°50'00")	(30.00')	(22.43')
C2	(90°00'00")	(30.00')	(47.12')
C3	(42°50'00")	(30.00')	(22.43')

MAP 16450

2

(N89°31'21"W(R)

($\Delta=90^{\circ}00'00"$
R=30.00' L=47.12')

($\Delta=90^{\circ}00'16"$
R=30.00' L=47.13')

(S89°31'37"E 173.94')

269.95'

N89°31'37"W 433.41'

BRUIN WAY

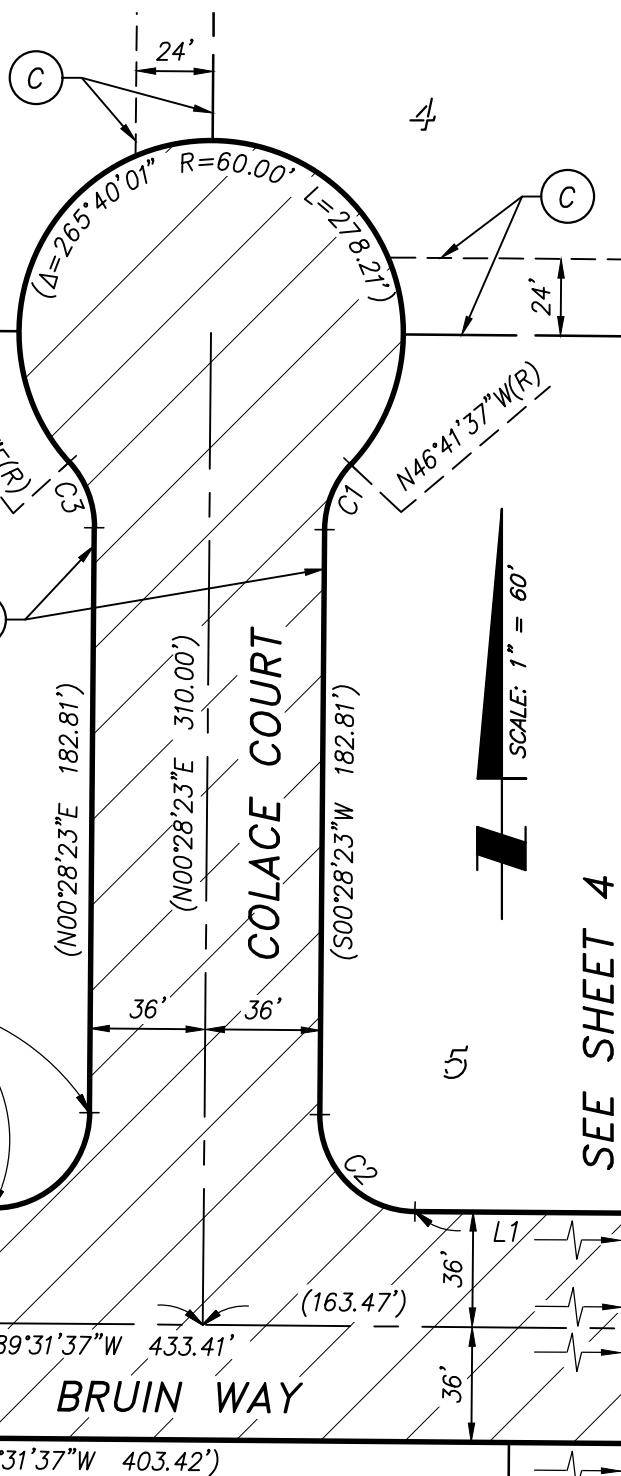
(N89°31'37"W 403.42')

($\Delta=89^{\circ}59'44"$
R=30.00' L=47.12')

(N89°31'21"W(R)

70'

LINE DATA		
	BEARING	LENGTH
L1	(S89°31'37"E)	(97.47)

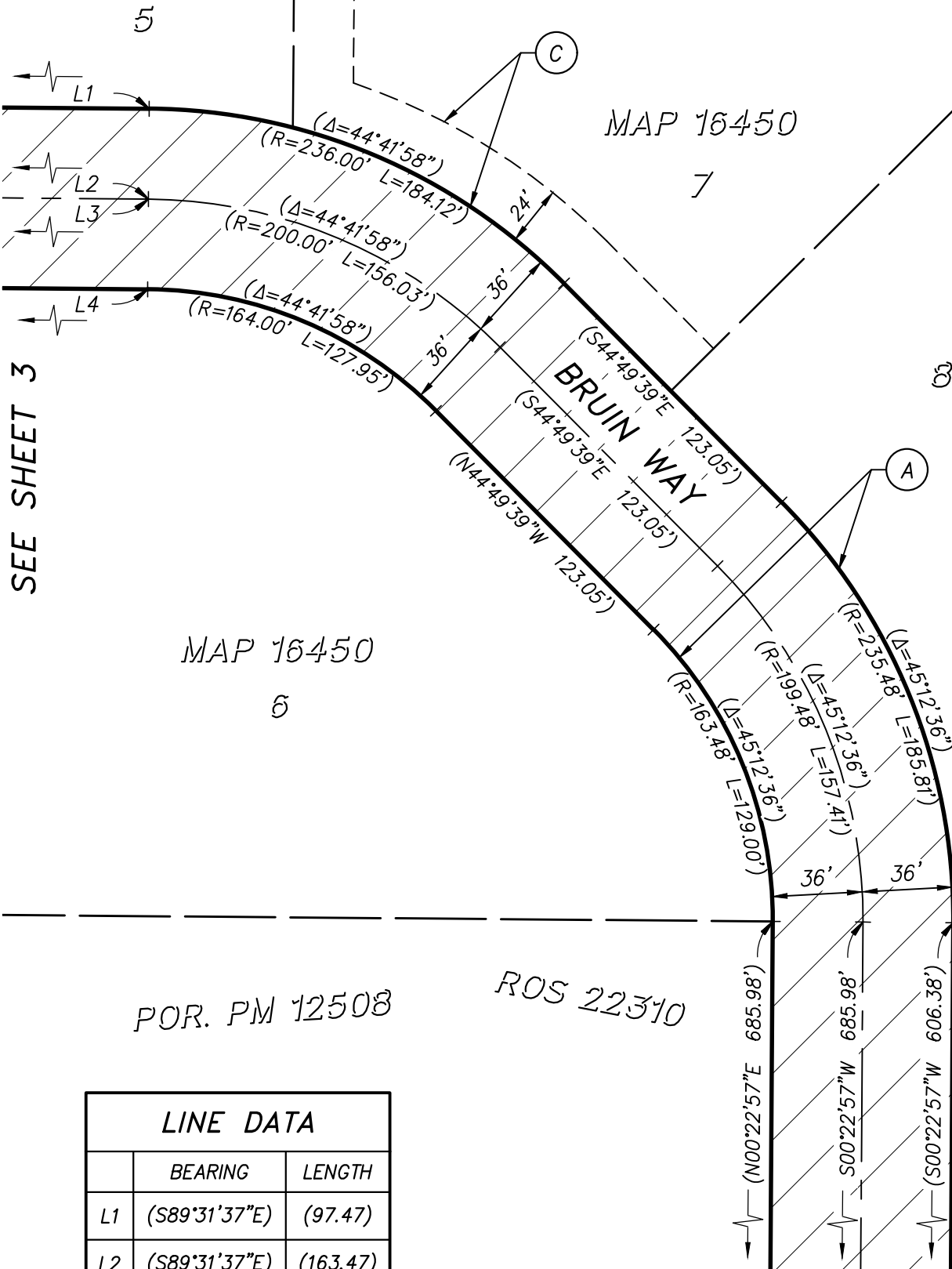


SCALE: 1" = 60'

SEE SHEET 4

SHEET 3 OF 6 SHEETS

SB&O INC.
PLANNING ENGINEERING SURVEYING



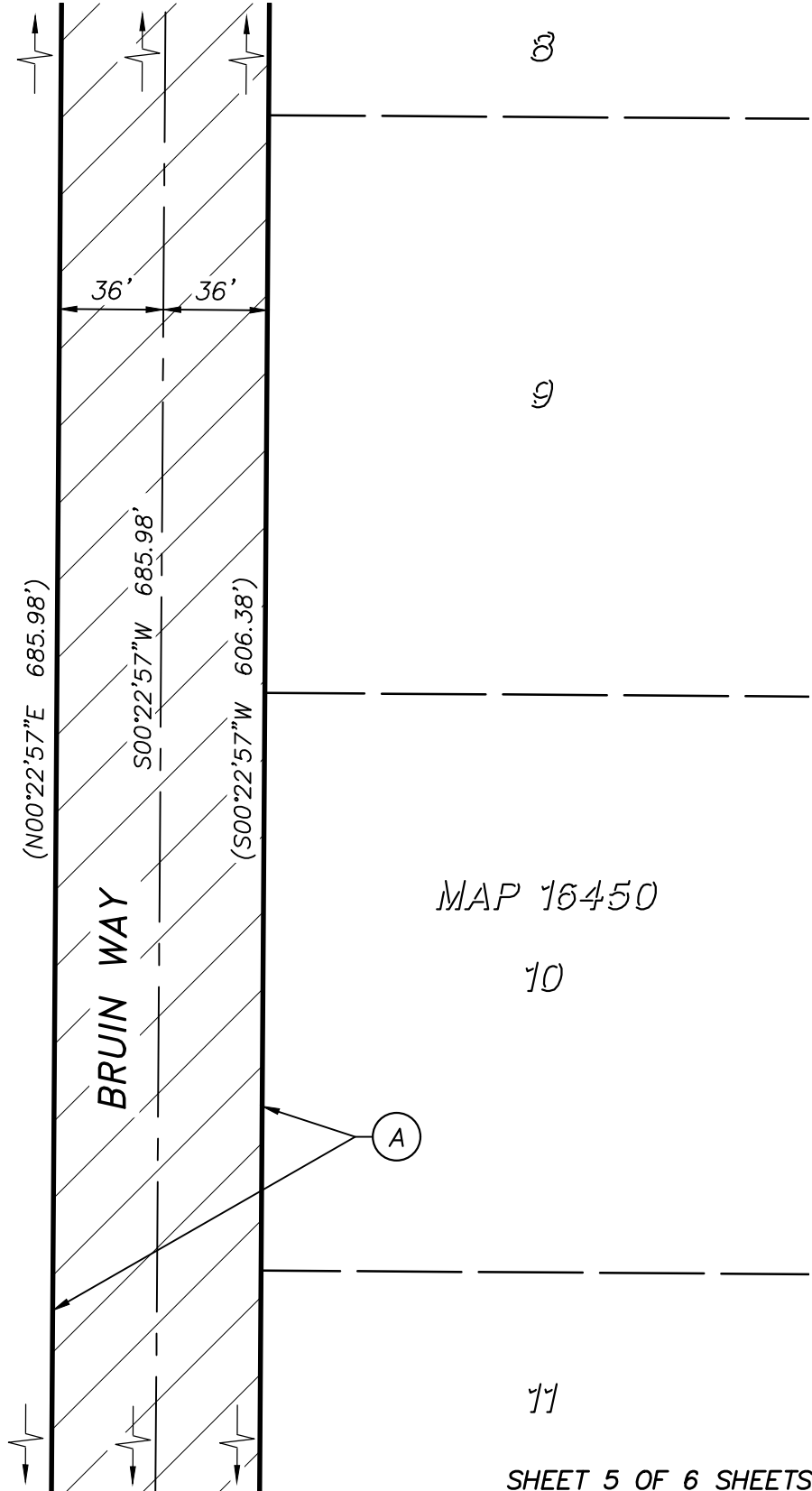
LINE DATA

	BEARING	LENGTH
L1	(S89°31'37"E)	(97.47)
L2	(S89°31'37"E)	(163.47)
L3	(S89°31'37"E)	(433.41)
L4	(N89°31'37"W)	(403.42)

SEE SHEET 4

ROS 22310

POR. PM
12508



SEE SHEET 6

SHEET 5 OF 6 SHEETS

SB&O INC.
PLANNING ENGINEERING SURVEYING

SEE SHEET 5

ROS 22310

POR. PM 12508

10

MAP 16450

11

A

BRUIN WAY

($\Delta=62^{\circ}10'55''$
 $R=30.00'$ $L=32.56'$)

N28°12'02"E(R)

24.00'

(S89°37'03"E

($\Delta=242^{\circ}10'55''$ $R=60.00'$ $L=253.61'$)

E D

31'

12

13

95'

C

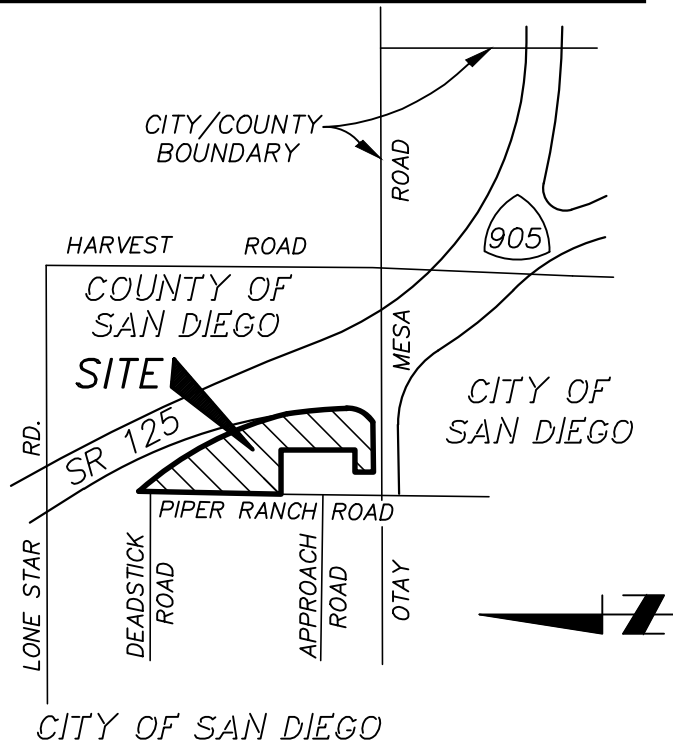


SHEET 6 OF 6 SHEETS

SB&O INC.

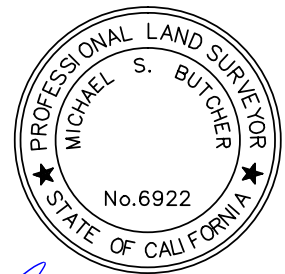
PLANNING ENGINEERING SURVEYING

LANDSCAPE EASEMENT VACATION



VICINITY MAP

NOT TO SCALE



LEGEND



INDICATES LANDSCAPE EASEMENT VACATION,
AREA = 0.046 ACRES (2,025 SQ. FT.), MORE OR LESS

()

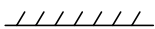
INDICATES RECORD OR CALCULATED DATA PER MAP 16450.

(A)

INDICATES BRUIN WAY COLACE COURT AND A PORTION OF PIPE RANCH ROAD, TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE EXISTING RIGHT-OF-WAY, DEDICATED TO THE PUBLIC PER MAP 16450.

(B)

INDICATES A PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF CRP/PDC PIPE RANCH OTAY OWNER, LLC RESERVED PER MAP 16450.



INDICATES RELINQUISHMENT OF ACCESS RIGHTS
TO PIPE RANCH ROAD DEDICATED PER MAP 16450.

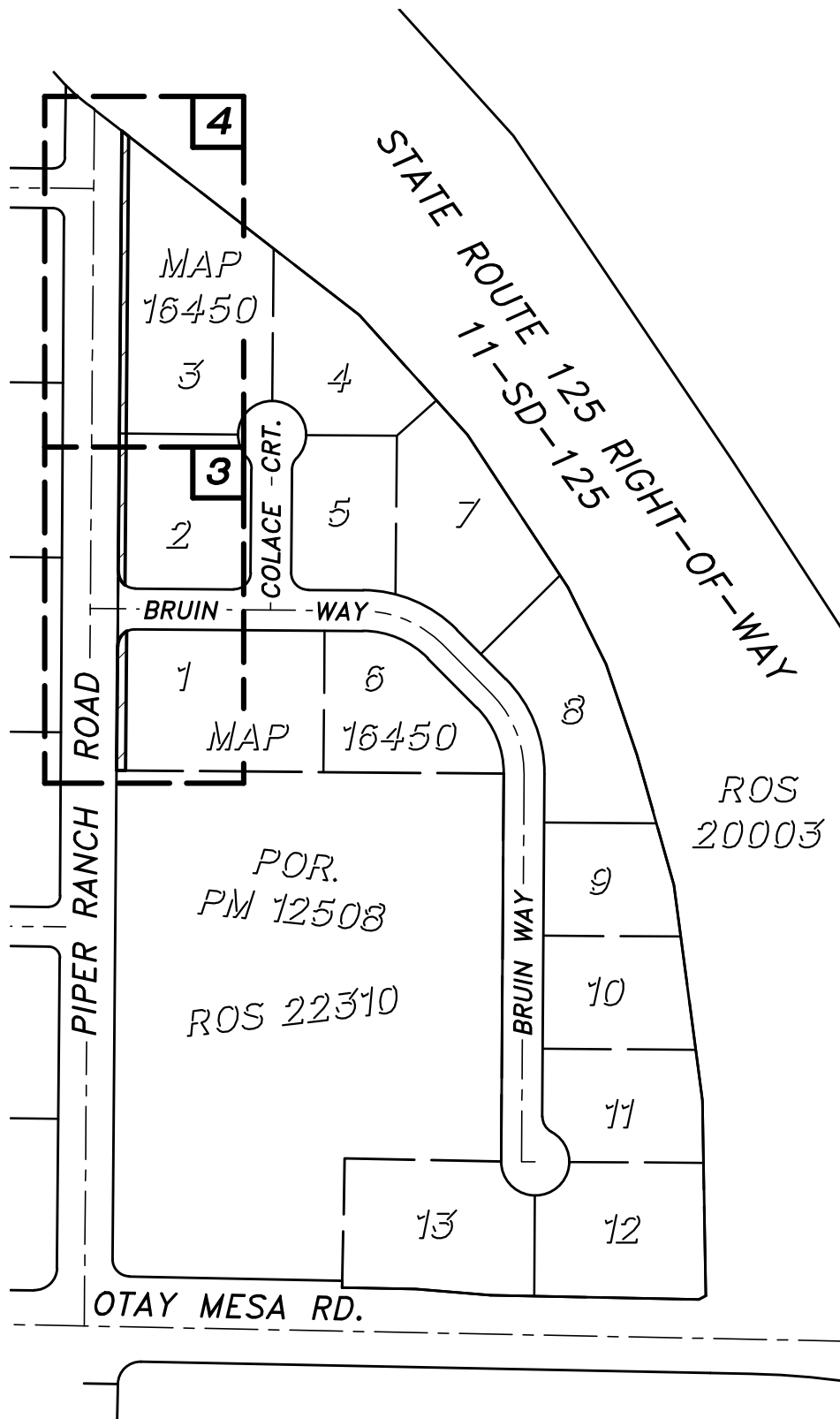
E.F.C.

INDICATES EXAGGERATED FOR CLARITY.

Michael S. Butcher
06/04/2021

SHEET 1 OF 4 SHEETS

SB&O INC.
PLANNING ENGINEERING SURVEYING



KEY MAP
SCALE: 1" = 300'

SHEET 2 OF 4 SHEETS

SEE SHEET 4

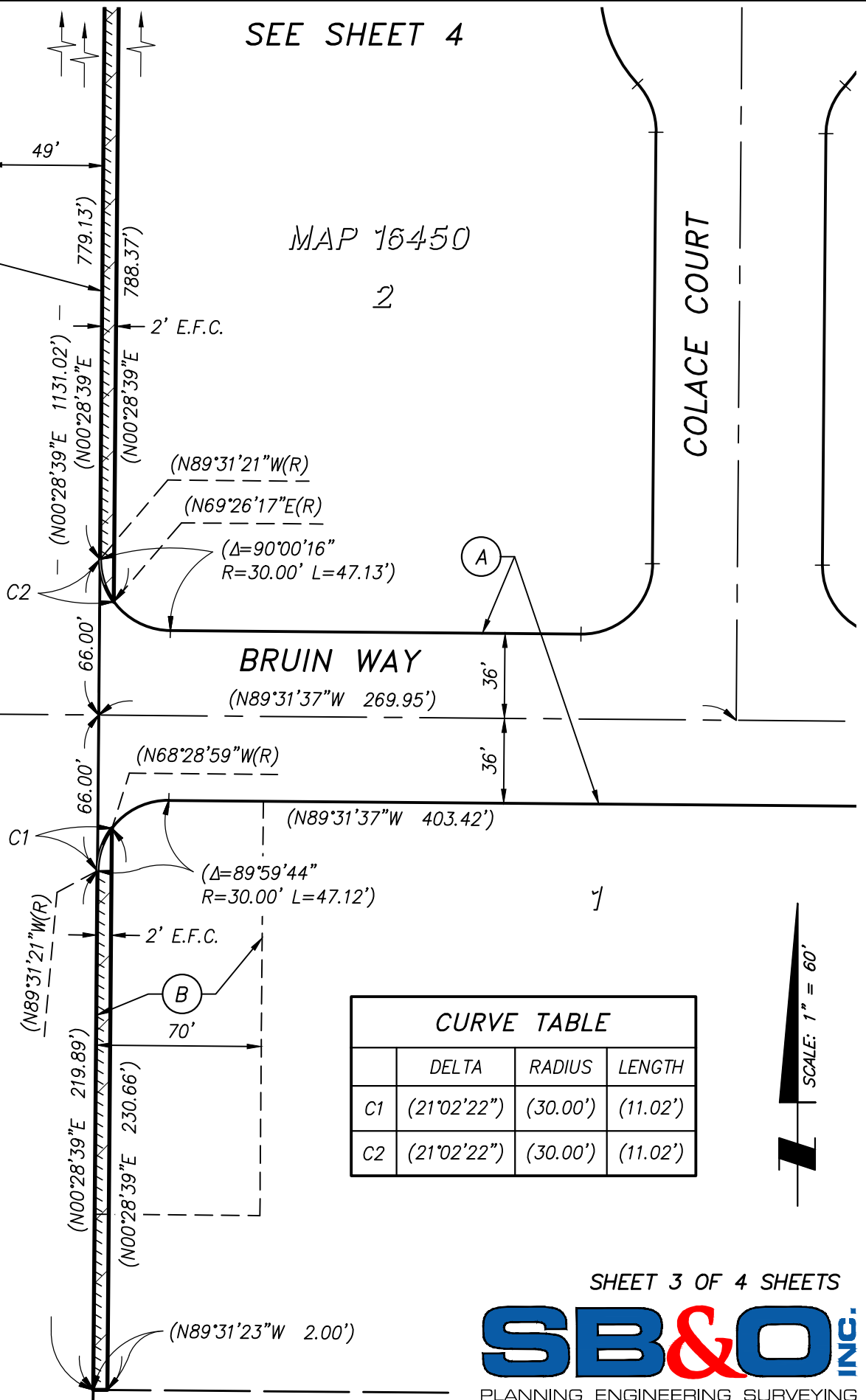
MAP 16450

2

PIPER RANCH ROAD

COLACE COURT

BRUIN WAY



CURVE TABLE

	DELTA	RADIUS	LENGTH
C1	(21°02'22")	(30.00')	(11.02')
C2	(21°02'22")	(30.00')	(11.02')

SCALE: 1" = 60'

SHEET 3 OF 4 SHEETS

SB&O INC.
PLANNING ENGINEERING SURVEYING

PIPER RANCH ROAD

STATE ROUTE 125 RIGHT-OF-WAY
11-SD-125

MAP 16450

3

4

SCALE: 1" = 60'

SHEET 4 OF 4 SHEETS

SB&O INC.
PLANNING ENGINEERING SURVEYING

SEE SHEET 3

2

49'

VARIES

2' E.F.C.

(N00°28'39"E 1131.02')

(N00°28'39"E 779.13')

(N00°28'39"E 788.37')

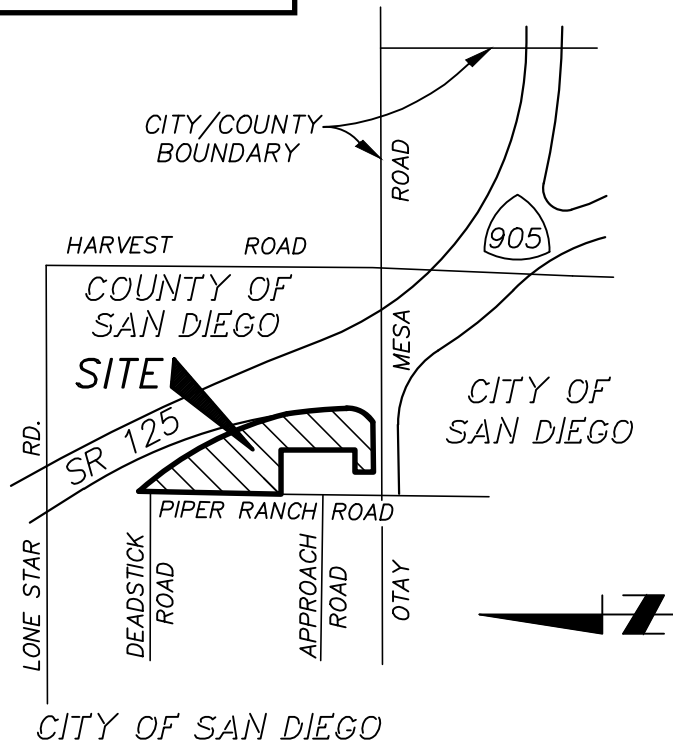
(N52°13'35"W 2.51')

40'

(B)

(A)

SEWER EASEMENT VACATION



VICINITY MAP

NOT TO SCALE



Michael S. Butcher
06/04/2021

LEGEND



INDICATES PUBLIC SEWER EASEMENT VACATION,
AREA = 0.141 ACRES (6,123 SQ. FT.), MORE OR LESS

()

INDICATES RECORD OR CALCULATED DATA PER MAP 16450.

(A)

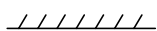
INDICATES BRUIN WAY AND COLACE COURT, TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE EXISTING RIGHT-OF-WAY, DEDICATED TO THE PUBLIC PER MAP 16450.

(B)

INDICATES A PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF CRP/PDC PIPER RANCH OTAY OWNER, LLC RESERVED PER MAP 16450.

(C)

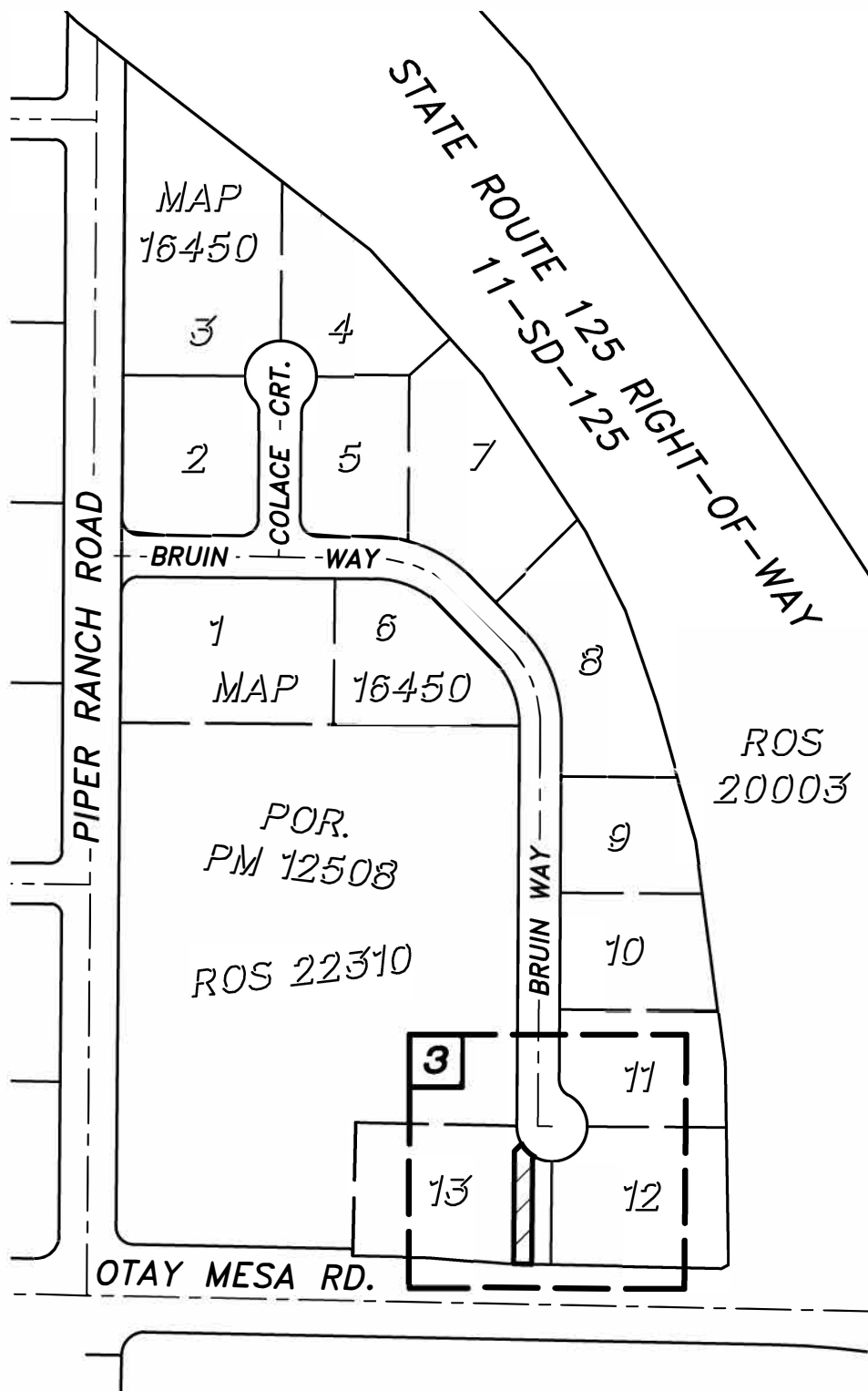
INDICATES A WATER EASEMENT GRANTED TO HELIX WATER DISTRICT PER MAP 16450.



INDICATES RELINQUISHMENT OF ACCESS RIGHTS
TO OTAY MESA ROAD DEDICATED PER MAP 16450.

SHEET 1 OF 4 SHEETS

SB&O INC.
PLANNING ENGINEERING SURVEYING



KEY MAP
SCALE: 1" = 300'

SCALE: 1" = 300'

SHEET 2 OF 4 SHEETS



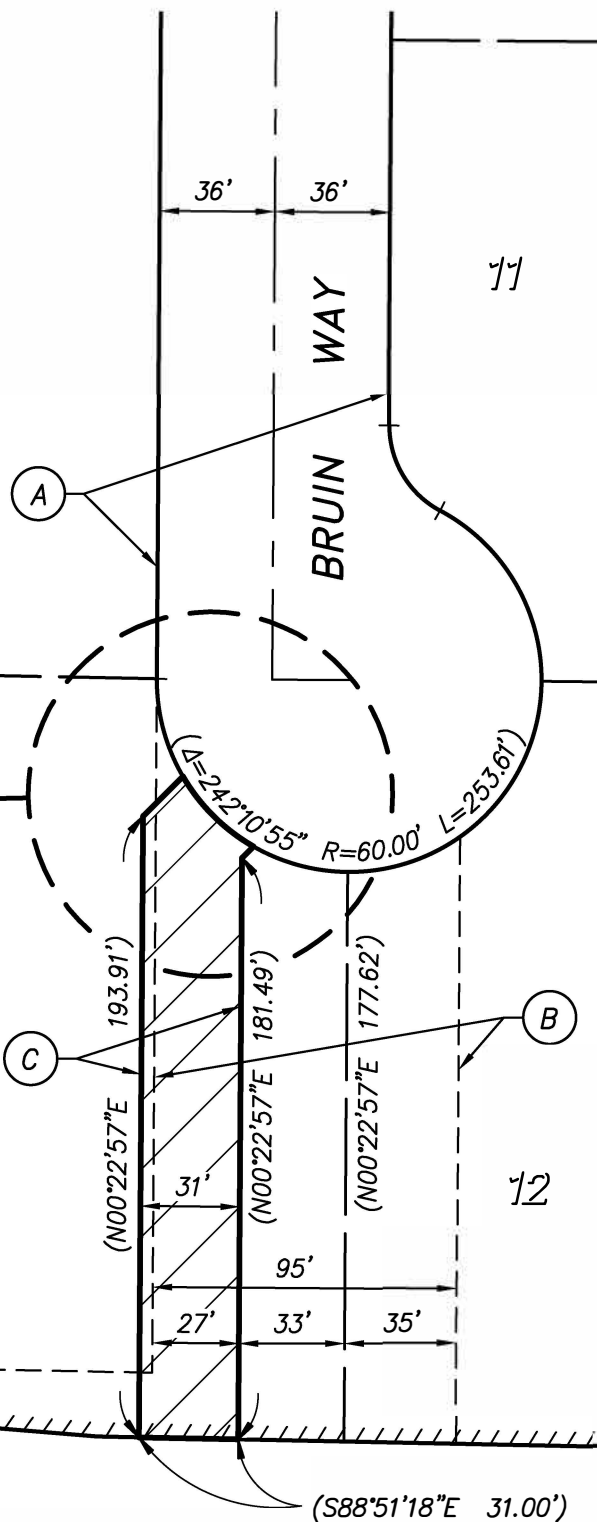
POR. PM 12508

ROS 22310

MAP 16450
13

OTAY MESA ROAD

DETAIL
SEE SHEET 4



SHEET 3 OF 4 SHEETS

SB&O INC.
PLANNING ENGINEERING SURVEYING

