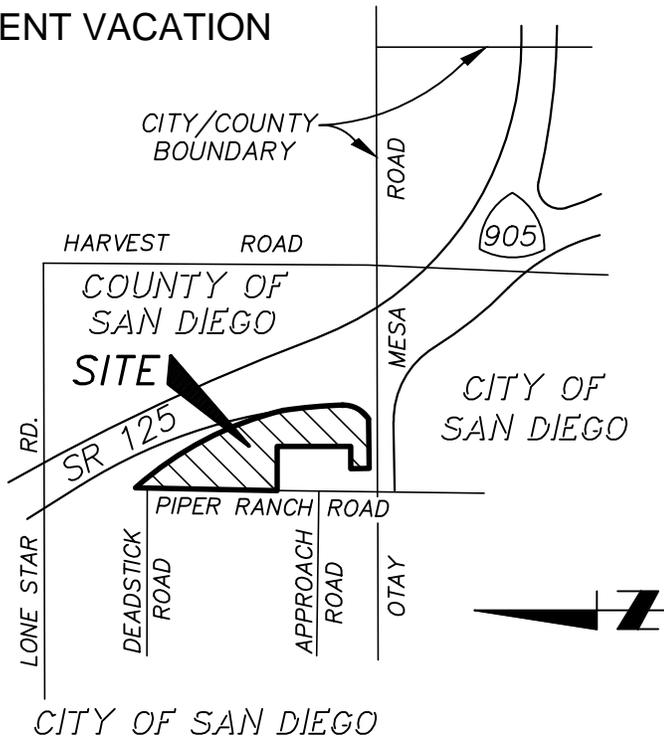


ROAD EASEMENT VACATION



VICINITY MAP

NOT TO SCALE

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 COLAGE 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.

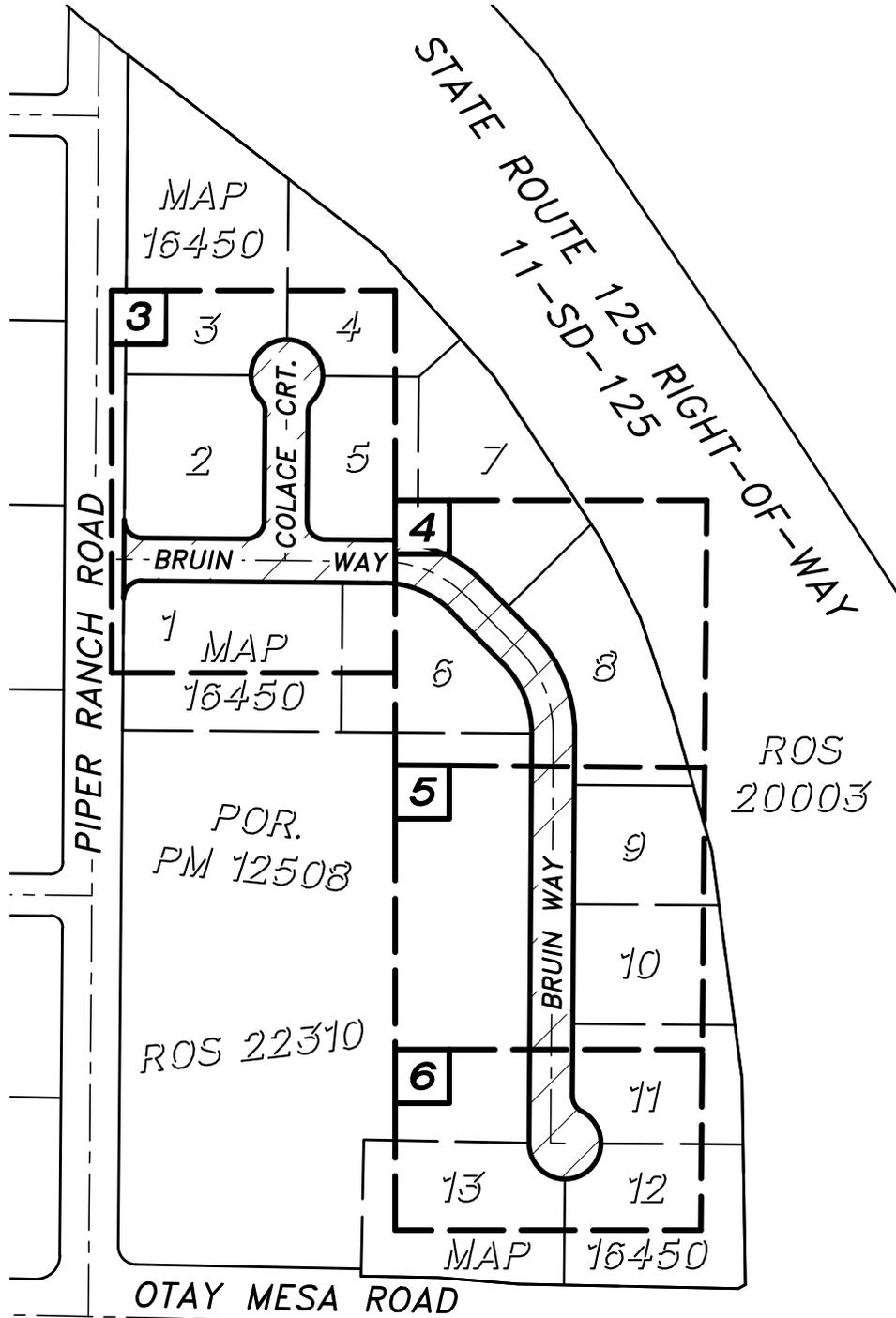


INDICATES RELINQUISHMENT OF ACCESS RIGHTS TO PIPER RANCH ROAD DEDICATED PER MAP 16450.

Michael S. Butcher
06/04/2021

SHEET 1 OF 6 SHEETS

EXHIBIT "B"



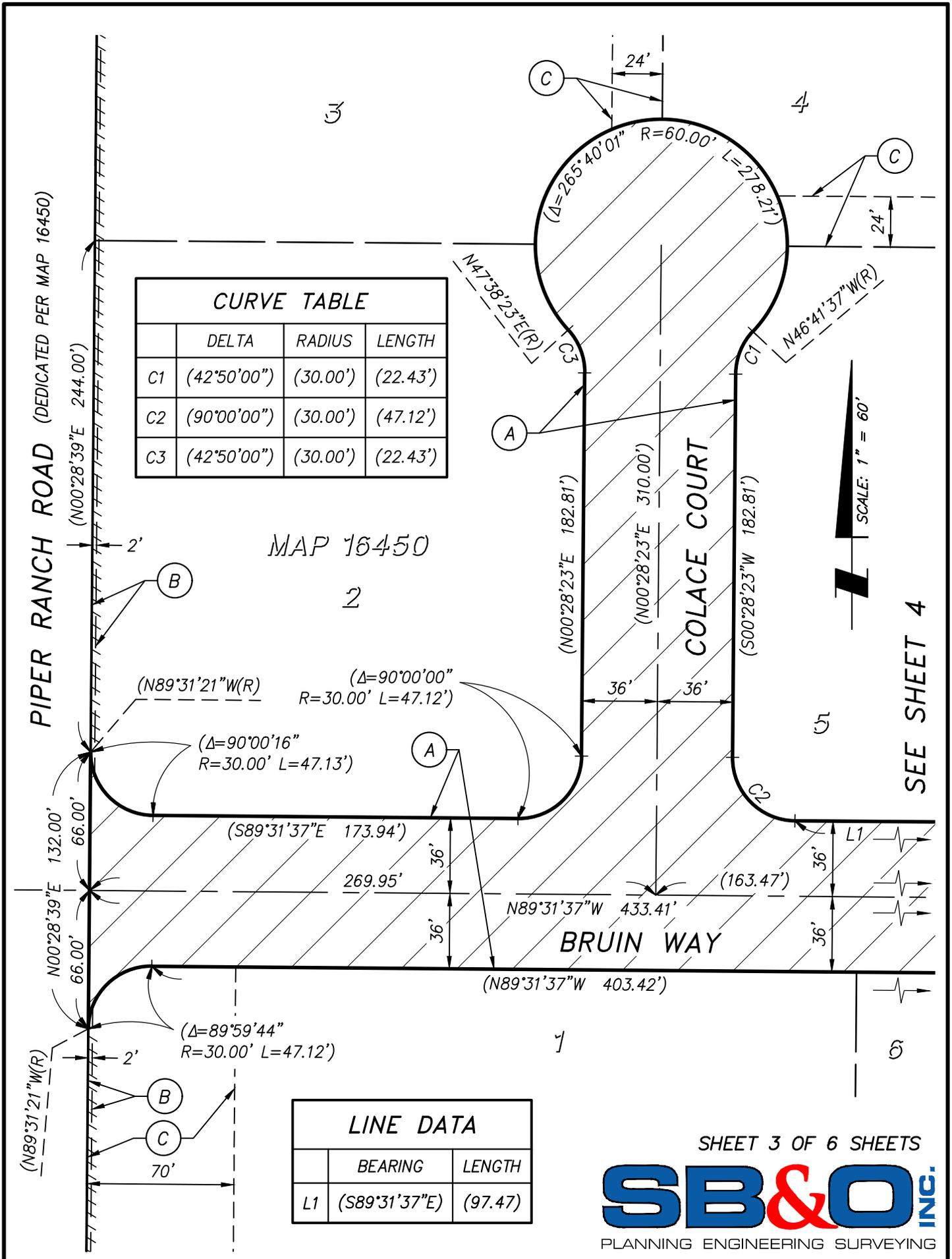
KEY MAP

SCALE: 1" = 300'

SHEET 2 OF 6 SHEETS

SB&O INC.
PLANNING ENGINEERING SURVEYING

EXHIBIT "B"



	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')

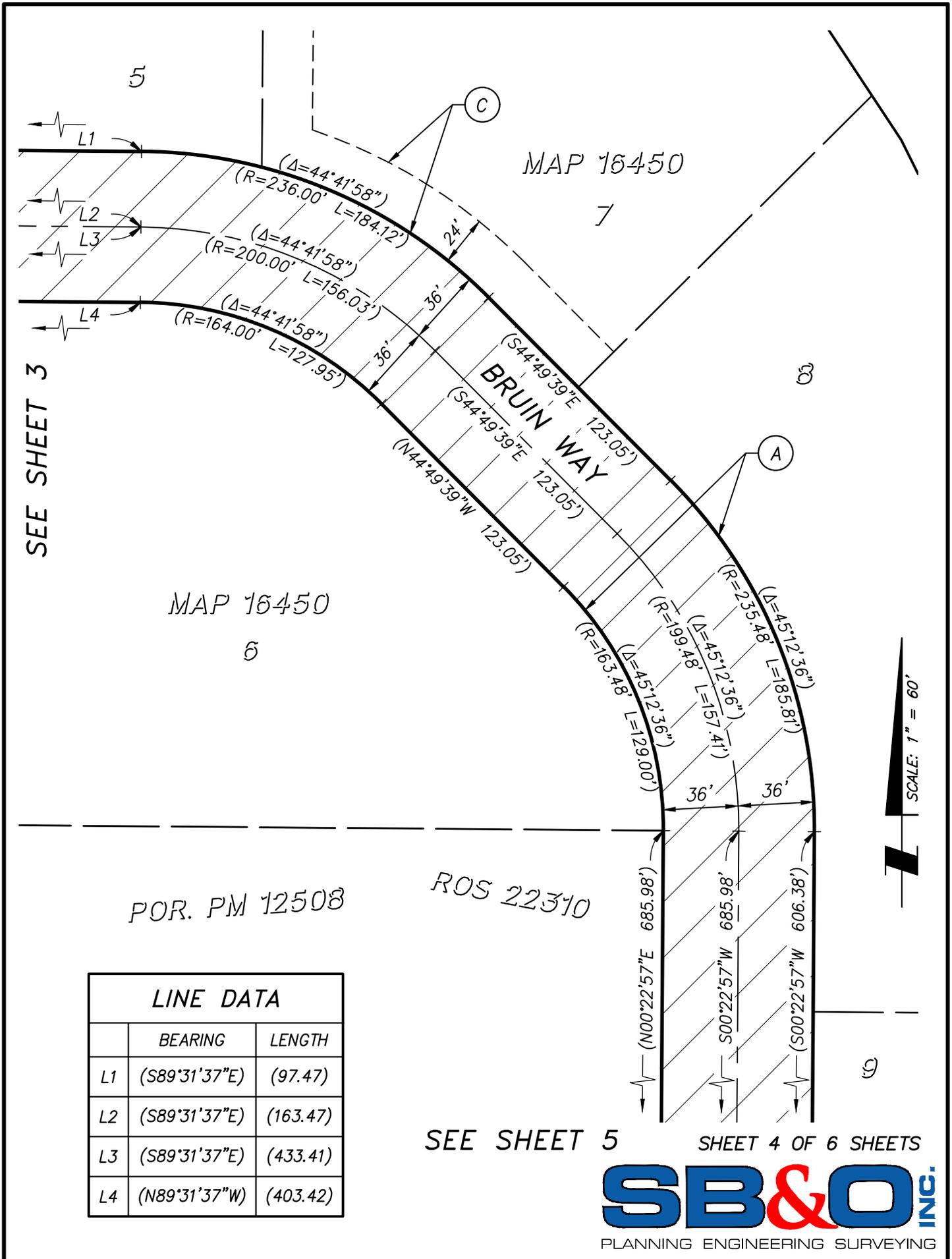
	BEARING	LENGTH
L1	(S89°31'37"E)	(97.47)

SHEET 3 OF 6 SHEETS

SB&O INC.
PLANNING ENGINEERING SURVEYING

SEE SHEET 4

EXHIBIT "B"



LINE DATA

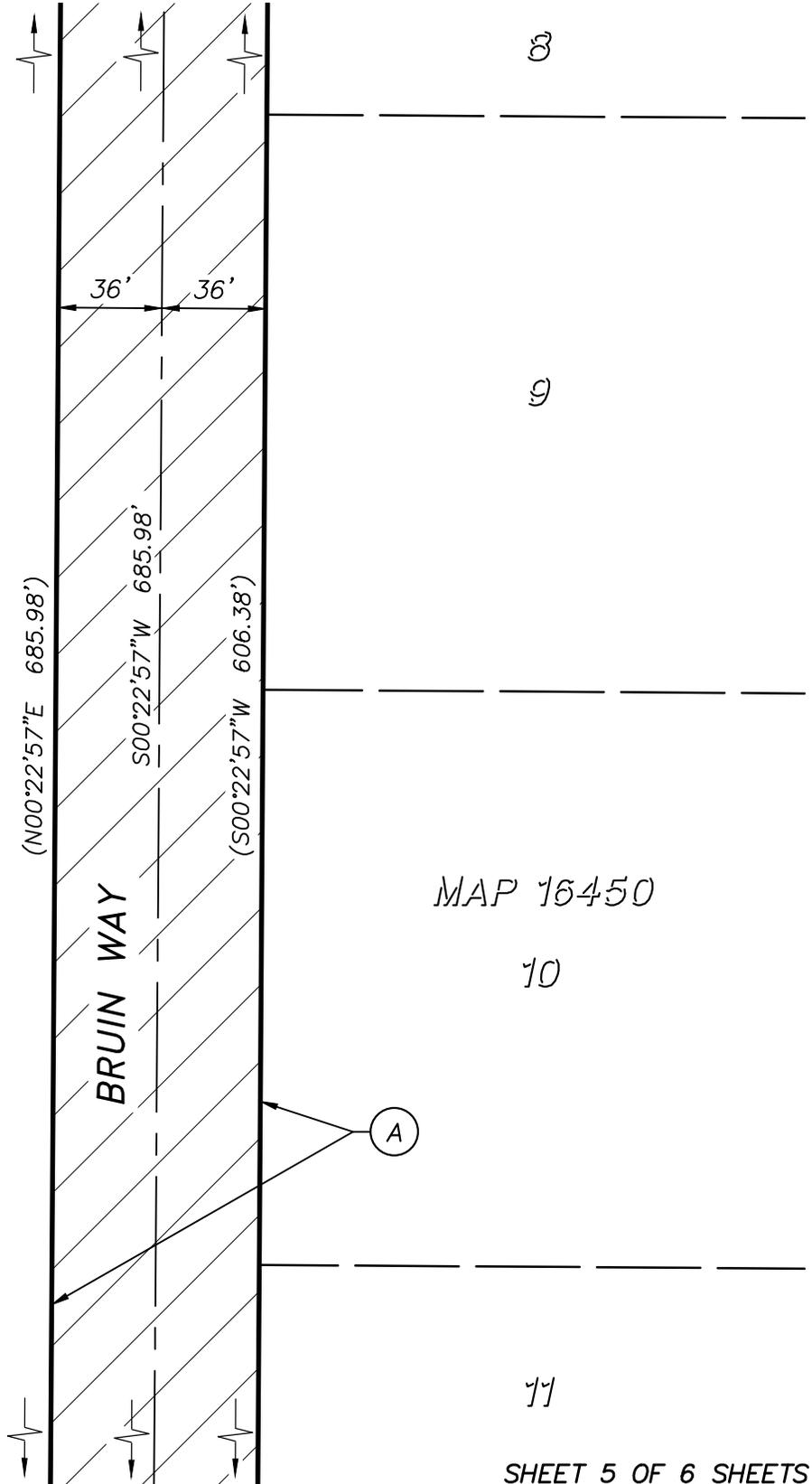
	BEARING	LENGTH
L1	(S89°31'37"E)	(97.47)
L2	(S89°31'37"E)	(163.47)
L3	(S89°31'37"E)	(433.41)
L4	(N89°31'37"W)	(403.42)

EXHIBIT "B"

SEE SHEET 4

ROS 22310

POR. PM
12508



SEE SHEET 6

MAP 16450

10

11

SHEET 5 OF 6 SHEETS

EXHIBIT "B"

SEE SHEET 5

ROS 22310

POR. PM 12508

10

MAP 16450

11

A

(N00°22'57"E 685.98')

S00°22'57"W 685.98'

(S00°22'57"W 606.38')

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

13

31'

12

95'

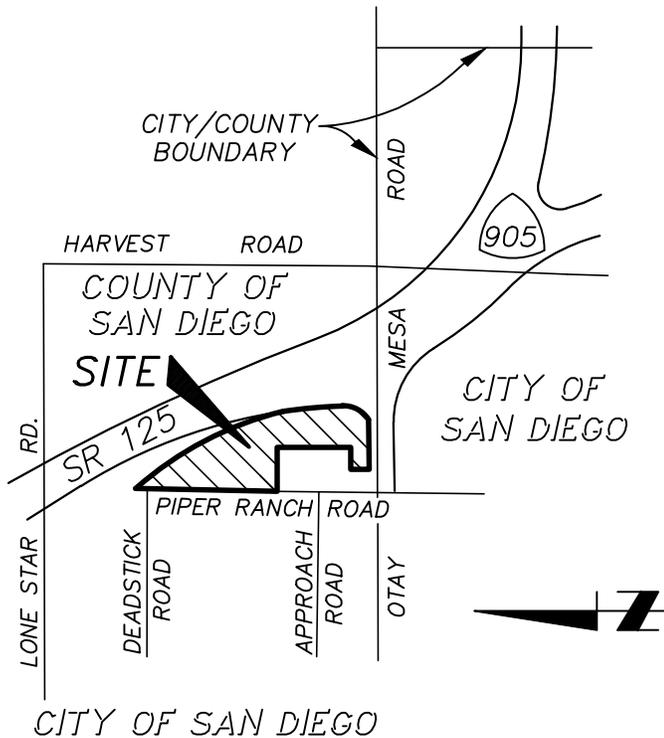
C



SHEET 6 OF 6 SHEETS

SB&O INC.
PLANNING ENGINEERING SURVEYING

LANDSCAPE EASEMENT VACATION



VICINITY MAP
NOT TO SCALE



Michael S. Butcher
06/04/2021

LEGEND



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

() INDICATES RECORD OR CALCULATED DATA PER MAP 16450.



INDICATES BRUIN WAY COLACE COURT AND A PORTION OF PIPER 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.



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

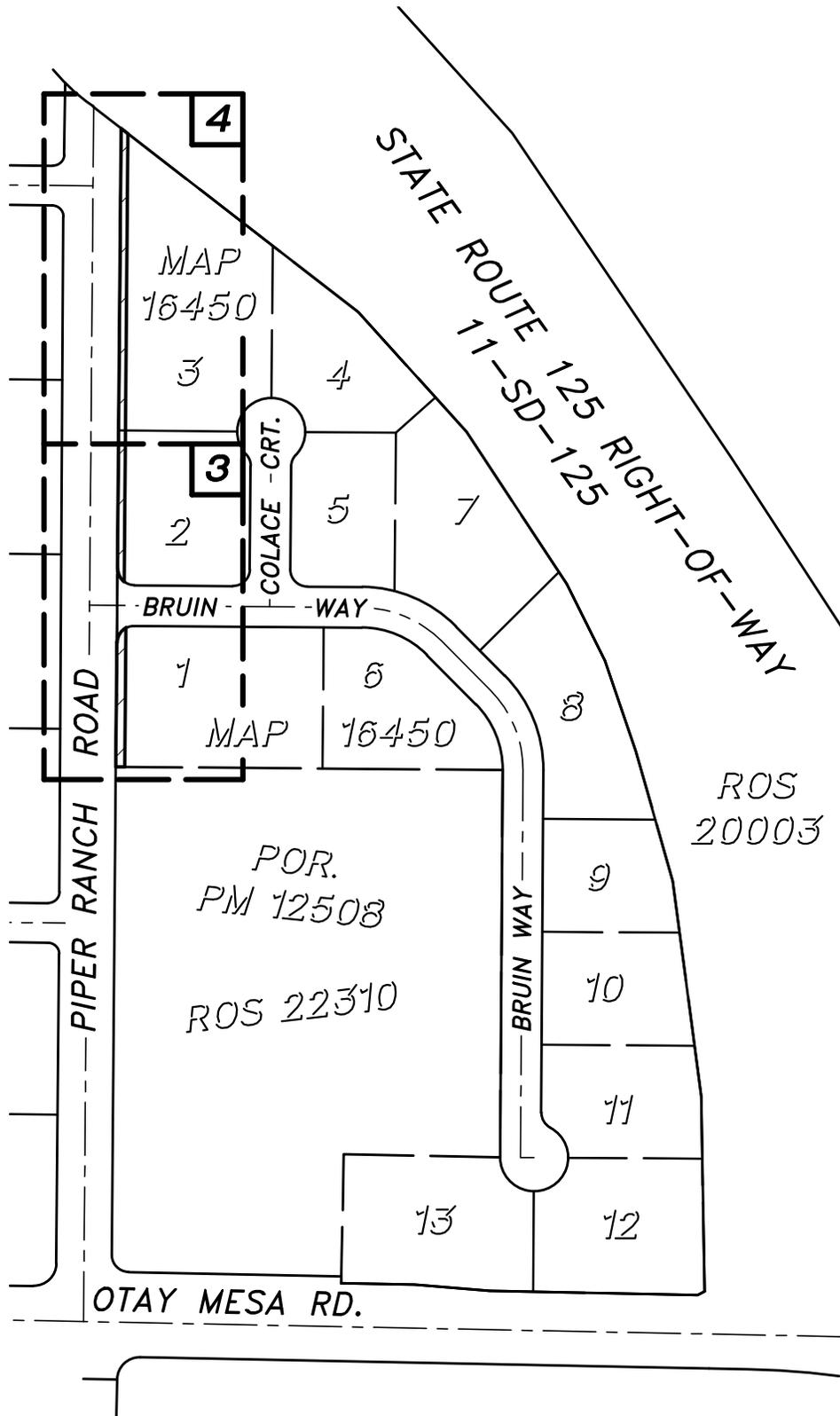


INDICATES RELINQUISHMENT OF ACCESS RIGHTS
TO PIPER RANCH ROAD DEDICATED PER MAP 16450.

E.F.C. INDICATES EXAGGERATED FOR CLARITY.

SHEET 1 OF 4 SHEETS

EXHIBIT "B"



KEY MAP
SCALE: 1" = 300'

SHEET 2 OF 4 SHEETS

EXHIBIT "B"

SEE SHEET 4

MAP 16450

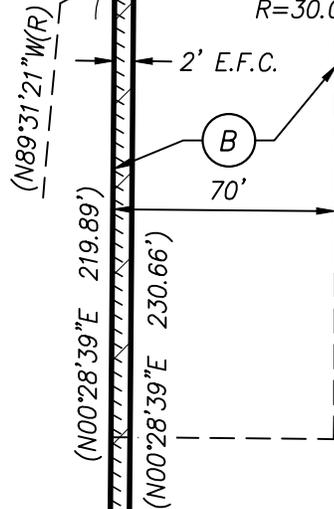
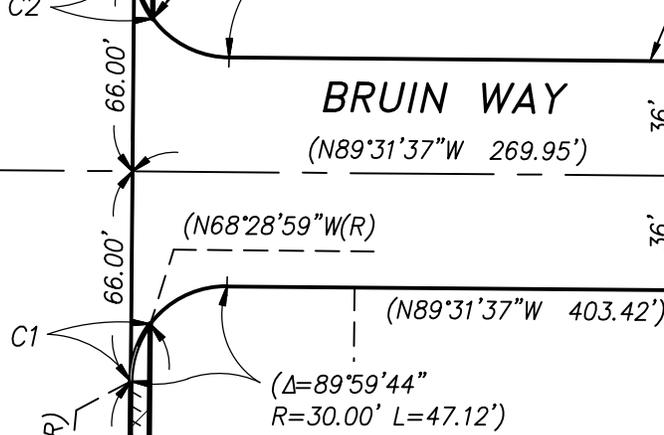
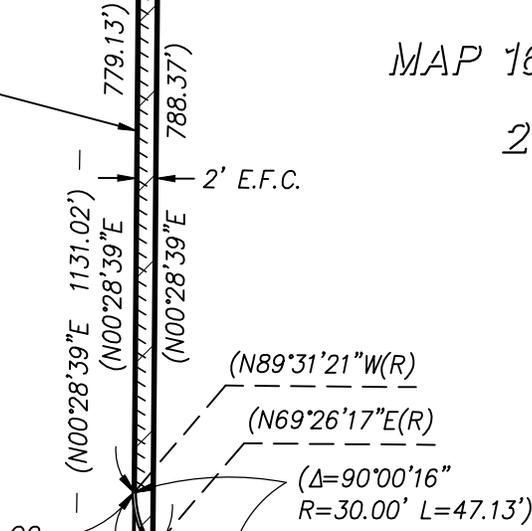
2

COLACE COURT

BRUIN WAY

PIPER RANCH ROAD

VARIES 49'



(N89°31'23"W 2.00')

CURVE TABLE

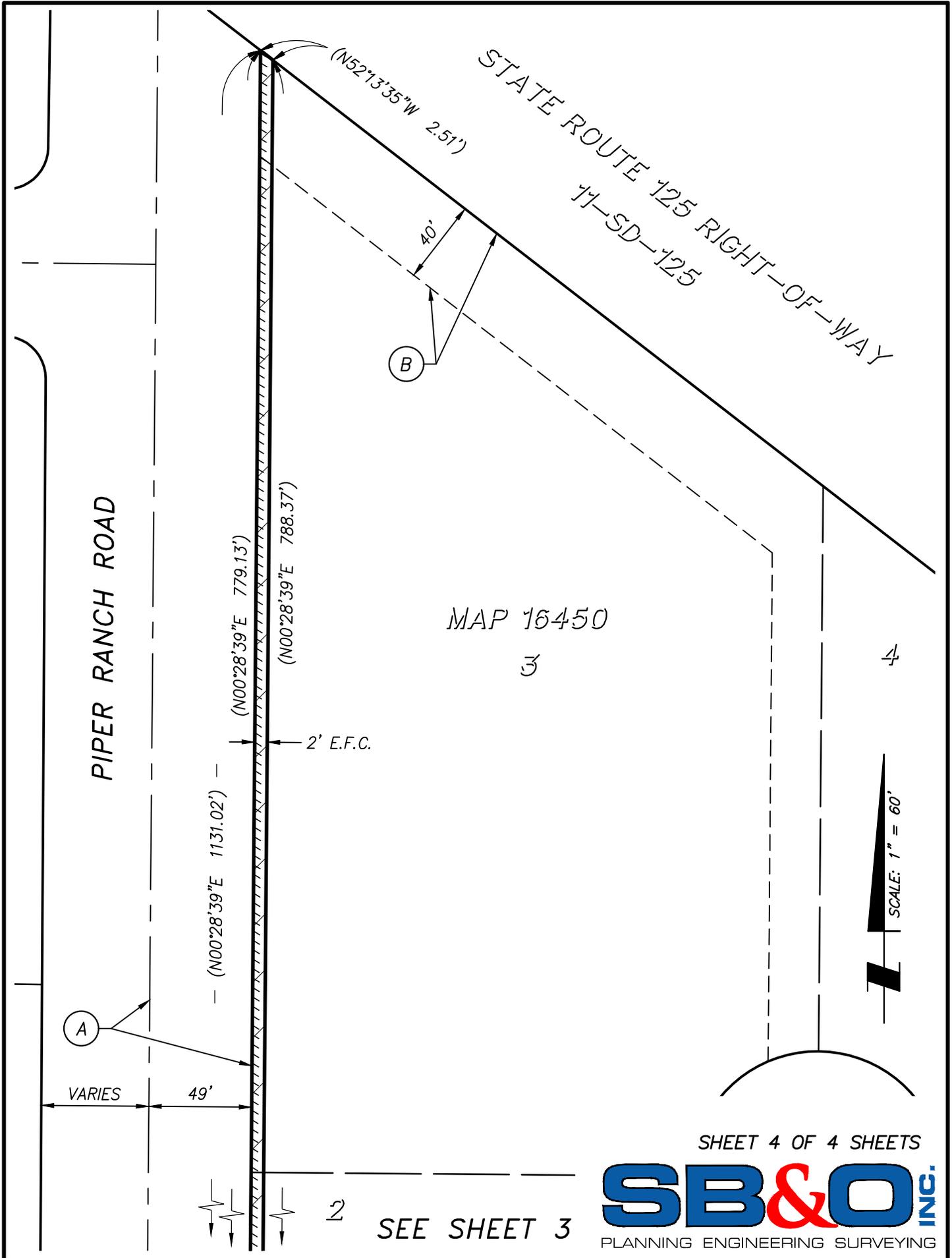
	DELTA	RADIUS	LENGTH
C1	(21°02'22")	(30.00')	(11.02')
C2	(21°02'22")	(30.00')	(11.02')



SHEET 3 OF 4 SHEETS

SB&O INC.
PLANNING ENGINEERING SURVEYING

EXHIBIT "B"



SHEET 4 OF 4 SHEETS

SB&O INC.
PLANNING ENGINEERING SURVEYING

SEE SHEET 3