

CITY OF CHULA VISTA
 DEVELOPMENT SERVICES DEPARTMENT /
 ENGINEERING & CAPITAL PROJECTS DEPARTMENT

ADJUSTMENT PLAT NO. _____ **LLA20-0001** _____

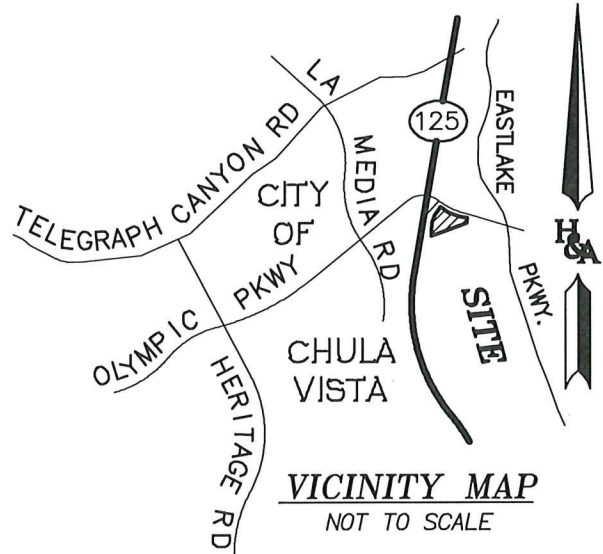
LEGAL DESCRIPTION

SHEET 1 OF 4

A LOT LINE ADJUSTMENT OF LOTS 1, 2 AND A OF CHULA VISTA TRACT NO. 15-0007 OTAY RANCH PLANNING AREA 12, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16291 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AUGUST 22, 2018.

LEGEND

- EXISTING LOT LINE
- NEW LOT LINE
- () RECORD DATA PER MAP 16291
- POB** POINT OF BEGINNING
- ||||| ACCESS RIGHTS RELINQUISHED PER DOC. REC. 11/16/2007 AS INST. NO. 2007-0723396, O.R.
- ////// ACCESS RIGHTS RELINQUISHED PER MAP NO. 16291



EXISTING/PROPOSED LAND USE:	VACANT/ MULTI-FAMILY, COMMERCIAL, OPEN SPACE
EXISTING/PROPOSED ZONING:	FC2 / FC2

APNS

- 643-021-01
- 643-021-02
- 643-021-12

EXISTING AREAS

LOT A:	1.459 ACRES
LOT 1:	3.284 ACRES
LOT 2:	2.809 ACRES
TOTAL EXISTING:	7.552 ACRES

PROPOSED AREAS

PARCEL A:	0.381 ACRES
PARCEL B:	4.219 ACRES
PARCEL C:	2.952 ACRES
TOTAL EXISTING:	7.552 ACRES



[Handwritten Signature]
 DOUGLAS B. STROUP 7/16/2020
 L.S. 8553

H&A HUNSAKER & ASSOCIATES SAN DIEGO, INC.
 9707 Waples Street (858)558-4500
 San Diego, CA 92121

WO# ER-475

OWNER-EXISTING LOTS 2 AND A
VILLAGE II TOWN CENTER, LLC, A CALIFORNIA LIMITED COMPANY
 ADDRESS 20 CORPORATE PLAZA DR, NEWPORT BEACH, CA 92660
 PHONE No. _____ SIGNATURE SEE SHEET 2 FOR SIGNATURES

PREPARED BY DOUGLAS B. STROUP
ADDRESS 9707 WAPLES STREET
PHONE No. (858) 558-4500
P.E. OR L.S. No. L.S. 8553

OWNERS-EXISTING LOT 1
CENTERPARK PROMENADE HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 ADDRESS 20 CORPORATE PLAZA DR, NEWPORT BEACH, CA 92660
 PHONE No. _____ SIGNATURE SEE SHEET 2 FOR SIGNATURES



APPROVAL: _____ ENGINEERING & CAPITAL PROJECTS DEPARTMENT
DEVELOPMENT SERVICES DEPARTMENT

BY: _____ BY: _____
 DATE: _____ DATE: _____

CITY OF CHULA VISTA
DEVELOPMENT SERVICES DEPARTMENT /
ENGINEERING & CAPITAL PROJECTS DEPARTMENT

ADJUSTMENT PLAT NO. LLA20-0001

OWNERS' SIGNATURES

SHEET 2 OF 4

VILLAGE II TOWN CENTER, LLC, A CALIFORNIA LIMITED COMPANY

BY: _____
NAME: NICHOLAS LEE
TITLE: AUTHORIZED AGENT

CENTERPARK PROMENADE HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
NAME: NICHOLAS LEE
TITLE: AUTHORIZED AGENT

ENCUMBRANCES

- A** GENERAL UTILITIES AND ACCESS EASEMENT GRANTED TO THE CITY OF CHULA VISTA PER MAP 16291.
 - B** WATER EASEMENT GRANTED TO OTAY WATER DISTRICT PER MAP 16291.
 - C** SEWER EASEMENT WITH THE RIGHTS OF INGRESS AND EGRESS GRANTED TO THE CITY OF CHULA VISTA PER MAP 16291.
 - D** SIGHT VISIBILITY AND OTHER PUBLIC PURPOSES EASEMENT GRANTED TO THE CITY OF CHULA VISTA PER MAP 16291.
 - E** FUTURE PRIVATE ACCESS EASEMENT AS SHOWN ON MAP 16291.
 - F** LANDSCAPE AND PEDESTRIAN ACCESS EASEMENT TO THE CITY OF CHULA VISTA PER DOCUMENT RECORDED DECEMBER 17, 2002 AS INSTRUMENT NO. 2002-1153501 OF OFFICIAL RECORDS.
 - G** GENERAL UTILITY EASEMENT TO THE CITY OF CHULA VISTA PER DOCUMENT RECORDED DECEMBER 17, 2002 AS INSTRUMENT NO. 2002-1153502 OF OFFICIAL RECORDS.
 - H** IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF CHULA VISTA FOR OPEN SPACE PURPOSES PER MAP 16291.
- EXISTING EASEMENT FOR UNDERGROUND FACILITIES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, PIPELINES AND INCIDENTAL PURPOSES TO SAN DIEGO GAS & ELECTRIC COMPANY RECORDED APRIL 14 2016 AS INST. NO. 2016-0172096, OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

EXISTING EASEMENT FOR DRAINAGE STRUCTURES, EXCAVATION AND EMBANKMENT SLOPES AND INCIDENTAL PURPOSES TO THE CITY OF CHULA VISTA RECORDED DECEMBER 17, 2002 AS FILE NO. 2002-1153497 OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

 HUNSAKER
& ASSOCIATES
SAN DIEGO, INC.
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San Diego, CA 92121

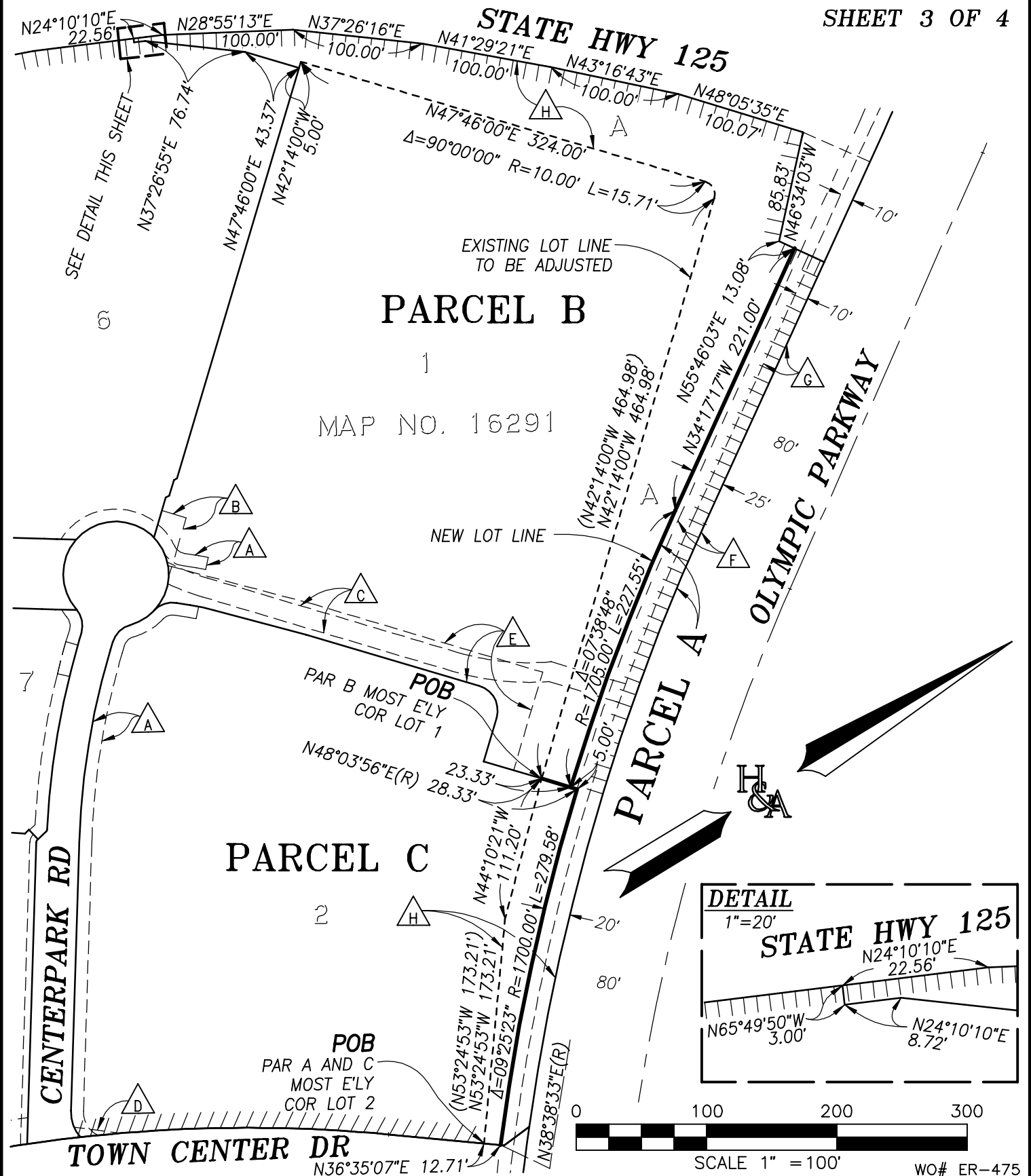
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SHEET 3 OF 4



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LLA20-0001

SHEET 4 OF 4

