

CITY OF OCEANSIDE T24-00005
GRACE STREET DEVELOPMENT

TENTATIVE MAP NO. T24-00005

SHEET 1 OF 3 SHEETS

OWNER'S STATEMENT

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND THE FILING OF SAID MAP AND SUBDIVISION.

WE DO HEREBY, AND FOR OUR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY AGREE THAT ALL PRIVATE (AND FUTURE) STREETS SHOWN ON THIS MAP WILL ACCEPT DRAINAGE WATER DISCHARGED FROM ANY ADJOINING STREET, WHETHER IT BE A PUBLIC STREET, OR A PRIVATE AND FUTURE STREET, AND FURTHER AGREE THAT THE CITY OF OCEANSIDE IS HEREBY HELD FREE AND CLEAR OF ANY CLAIMS OR DAMAGES ARISING FROM SAID DRAINAGE.

AND ALSO DEDICATE TO THE HOMEOWNER'S ASSOCIATION THE EASEMENT FOR STORM DRAIN PURPOSES SO DESIGNATED ON SAID MAP AND ALL USED INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

ALSO DEDICATE TO THE HOMEOWNER'S ASSOCIATION THE EASEMENT FOR PRIVATE UTILITY PURPOSES SO DESIGNATED ON SAID MAP.

ALSO DEDICATE TO THE HOMEOWNER'S ASSOCIATION THE EASEMENT FOR PEDESTRIAN ACCESS PURPOSES SO DESIGNATED ON SAID MAP.

AND ALSO DEDICATE THE EASEMENTS FOR PRIVATE ACCESS PURPOSES SO DESIGNATED ON SAID MAP.

AS A DEDICATION TO PUBLIC USE, WHILE ALL OF GRACE STREET WITHIN OR ADJACENT TO THIS SUBDIVISION REMAINS A PUBLIC STREET, WE HEREBY RELINQUISH ALL ACCESS RIGHTS, EXCEPT AT THE PROPOSED DRIVEWAY OPENING, DIRECT VEHICULAR INGRESS AND EGRESS TO THE SAID STREET. IF ANY PORTION OF SAID STREET WITHIN OR ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

FIRST BAPTIST CHURCH OF OCEANSIDE, INC.

BY: _____ DATE: _____

NAME: _____ TITLE: _____

BEING A SUBDIVISION OF ALL OF LOT 4 AND THE SOUTHWESTERLY 69.90 FEET OF LOT 3 OF MAXSON AND GRIFFINS SUBDIVISION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 433, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 29, 1887.

SUBDIVISION MAP GUARANTEE ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. NHSC-7413047 (MK), DATED _____

5.997 ACRES GROSS & ACRES NET - 23 LOTS

CITY COUNCIL RESOLUTION NO. 25-R0594-1 APPROVING TM NO. T24-00005 DATED OCTOBER 15, 2025.

COVENANTS, CONDITIONS & RESTRICTIONS ON REAL PROPERTY

COVENANTS, CONDITIONS AND RESTRICTIONS AS REQUIRED BY THE CITY OF OCEANSIDE CITY COUNCIL RESOLUTION NO. 25-R0594-1 UPHOLDING PLANNING COMMISSION RESOLUTION NO. 2025-P16 APPROVING TENTATIVE MAP NO. T24-00005 SHALL BE RECORDED IMMEDIATELY AFTER THE RECORDATION OF THIS MAP IN THE OFFICE OF THE COUNTY RECORDER.

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS ON REAL PROPERTY

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS ON REAL PROPERTY AS REQUIRED BY THE CITY OF OCEANSIDE CITY COUNCIL RESOLUTION NO. 25-R0594-1 UPHOLDING PLANNING COMMISSION RESOLUTION NO. 2025-P16 APPROVING TENTATIVE MAP NO. T24-00005 HAS BEEN RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON MAY 19, 2026 AS DOCUMENT NO. 2026-0143473, OFFICIAL RECORDS.

COUNTY TREASURER/TAX COLLECTOR AND DIRECTOR OF PUBLIC WORKS STATEMENT

WE, COUNTY TREASURER-TAX COLLECTOR OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND DIRECTOR OF PUBLIC WORKS OF SAID COUNTY, HEREBY CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR BONDS WHICH MAY BE PAID IN FULL, SHOWN BY THE BOOKS OF OUR OFFICES, AGAINST THE TRACT OR SUBDIVISION OR ANY PART THEREOF SHOWN ON THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF.

LARRY COHEN COUNTY TREASURER-TAX COLLECTOR BY: _____ DEPUTY _____ DATE _____

MARISA K. BARRIE DIRECTOR OF PUBLIC WORKS BY: _____ DEPUTY _____ DATE _____

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

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 _____ DATE _____

CITY CLERK CERTIFICATE

I, ZEB NAVARRO, CITY CLERK OF THE CITY OCEANSIDE, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE CITY COUNCIL OF SAID CITY HAS APPROVED THIS FINAL MAP NO. _____, PER RESOLUTION NO. _____, AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE RELINQUISHMENT OF ACCESS RIGHTS TO AND FROM GRACE STREET FROM LOTS B AND C AS SHOWN HEREON.

ZEB NAVARRO DATE
CITY CLERK

CITY TREASURER'S CERTIFICATE

I, PHYLLIS DOMINGUEZ, CITY TREASURER OF THE CITY OF OCEANSIDE, CALIFORNIA, HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST THE SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, AND THAT ANY SPECIAL ASSESSMENTS OR BONDS, THE LAND OF WHICH IS DIVIDED BY SUBDIVISION LOT OR PARCEL LINE HAVE BEEN PAID IN FULL, OR SECURITY THEREFORE HAS BEEN DEPOSITED WITH THE CLERK OF THE COUNTY BOARD OF SUPERVISORS.

PHYLLIS DOMINGUEZ, DATE
CITY TREASURER

SURVEYOR'S STATEMENT

I, DAN E. MIRABLE, HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA. THIS FINAL MAP, CONSISTING OF 3 SHEETS, WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS TRUE AND COMPLETE BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF FIRST BAPTIST CHURCH OF OCEANSIDE ON JULY 23, 2025 . I HEREBY STATE, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED (OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN TWENTY FOUR MONTHS FROM FILING DATE OF THIS MAP); THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, (AND THAT CORNER RECORDS FOR TIE NOTES TO ALL CENTERLINE MONUMENTS SHOWN AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF COUNTY SURVEYOR WITHIN TWENTY FOUR MONTHS FROM THE FILING DATE HEREON SHOWN), AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



D.E. MIRABLE, PLS 9911 DATE _____

CITY ENGINEER'S STATEMENT

I, BRIAN K. THOMAS, CITY ENGINEER OF THE CITY OF OCEANSIDE, CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND FIND THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS/EXTENSIONS THEREOF, THAT ALL PROVISIONS OF THE STATE SUBDIVISION MAP ACT AND CITY OF OCEANSIDE SUBDIVISION ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP OR ANY APPROVED EXTENSIONS/ALTERATIONS OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.



BRIAN K. THOMAS, P.E. 60907 DATE _____

CITY PLANNING COMMISSION STATEMENT

I, _____, THE CITY PLANNER OF THE CITY OF OCEANSIDE, STATE THAT I HAVE EXAMINED THE MAP AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE AND ANY APPROVED ALTERATION THEREOF.

_____, CITY PLANNER DATE _____

CITY LAND SURVEYOR'S STATEMENT

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



WILLIAM D. TUCK, P.L.S. 9282 DATE
CITY LAND SURVEYOR

RECORDER'S CERTIFICATE

FILE NO. _____

I, JORDAN Z MARKS RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF _____, THIS ____ DAY OF _____, 20____, AT ____ O'CLOCK ____ .M.

JORDAN Z MARKS
COUNTY RECORDER

BY: _____ DEPUTY COUNTY RECORDER FEE \$ _____

THOROUGHFARE FEE DEFERMENT NOTE

PAYMENT OF THOROUGHFARE FEES AS REQUIRED BY CITY OF OCEANSIDE ORDINANCE 80-30 IS HEREBY DEFERRED FOR EACH LOT CREATED HEREON UNTIL ISSUANCE OF A BUILDING PERMIT ON ANY SUCH LOT. THE AMOUNT SHALL BE BASED UPON THE ESTABLISHED RATE AT THE TIME THE FEE IS PAID.

TRAFFIC SIGNAL FEE DEFERMENT NOTE

PAYMENT OF TRAFFIC SIGNAL FEE AS REQUIRED BY CITY OF OCEANSIDE ORDINANCE NO. 87-19 IS HEREBY DEFERRED FOR EACH LOT CREATED HEREON UNTIL ISSUANCE OF A BUILDING PERMIT ON ANY SUCH LOT. THE AMOUNT SHALL BE BASED UPON THE ESTABLISHED RATE AT THE TIME THE FEE IS PAID.

LEGEND

- FOUND MONUMENT AS INDICATED
- ⊙ WILL SET 2" X 24" IRON PIPE AND BRASS DISK STAMPED LS 9911
- () RECORD DATA AS INDICATED
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- ADJOINING PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- TIE LINE / REFERENCE LINE

SURVEY NOTES:

1. THIS MAP CONTAINS 23 LOTS.
2. LOTS ARE NUMBERED 1 THROUGH 19, A-D, AND REMAINDER.
3. THIS MAP CONTAINS 5.997 ACRES GROSS/NET.
4. ALL DISTANCES AND/OR STREET WIDTHS WITHOUT DECIMALS REPRESENT THAT DISTANCE TO ZERO HUNDREDTHS.

MONUMENT NOTE:

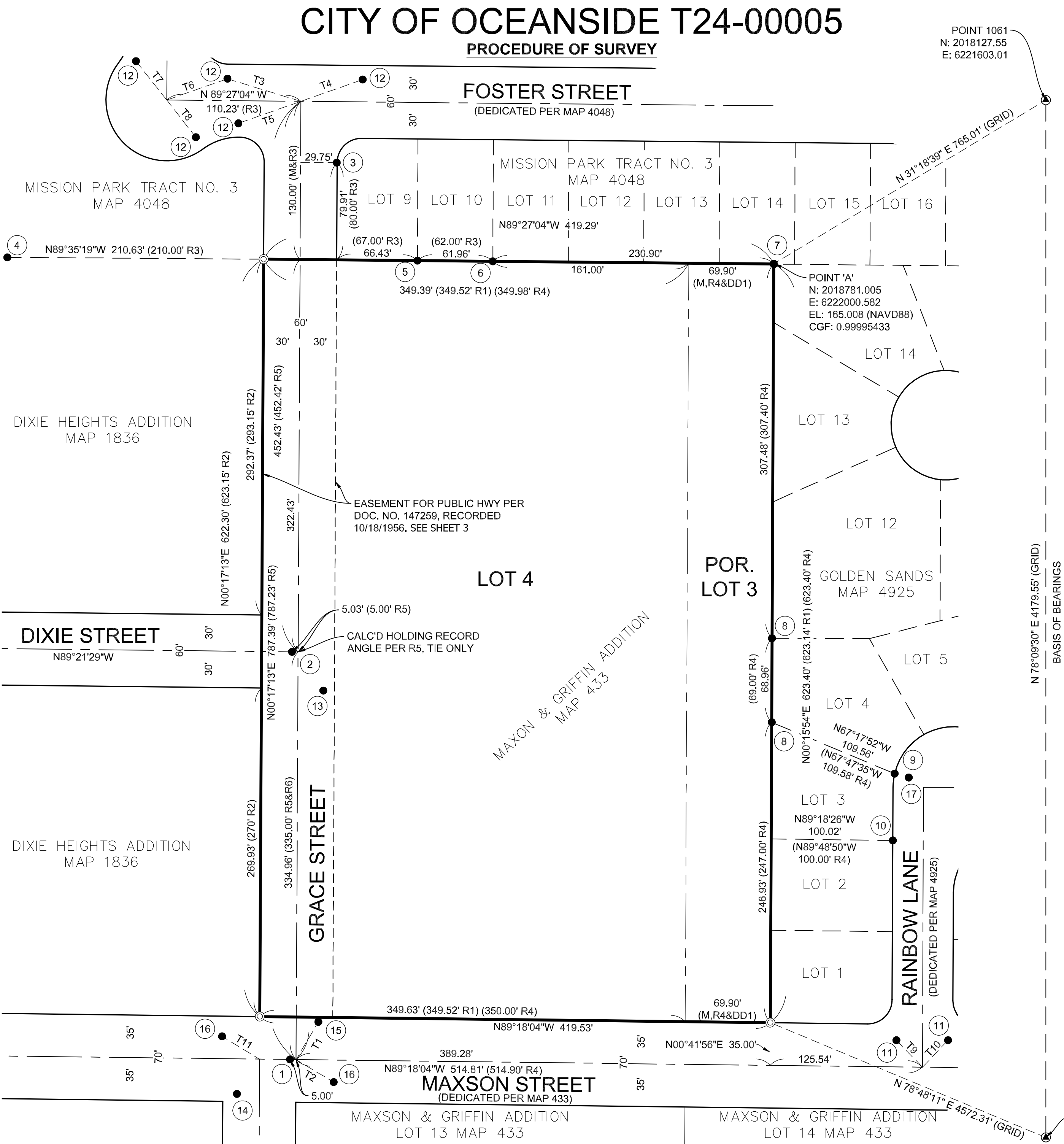
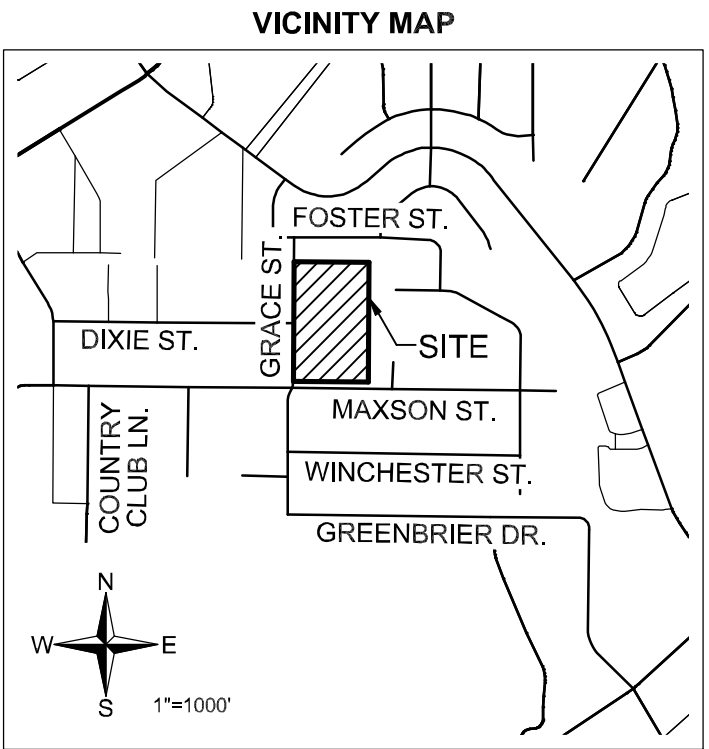
UNLESS OTHERWISE SHOWN ON THIS MAP ALL LOT CORNERS EXCEPT AS DESCRIBED BELOW WILL BE MONUMENTED BY A 3/4-INCH X 18-INCH IRON PIPE WITH NAIL AND DISK IN CONCRETE MARKED LS 9911. LOT CORNERS ALONG THE SIDELINES OF DEDICATED STREET RIGHTS OF WAY WILL BE MONUMENTED BY A LEAD PLUG AND BRASS DISK STAMPED LS 9911, SET ALONG AN EXTENSION OF THE LOT LINE AT AN OFFSET OF 2.00 FEET, THE OFFSET SHALL BE MEASURED RADIAL, OR AT RIGHT ANGLES, TO THE RIGHT OF WAY LINE.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83 (CCS83) EPOCH 2011, ZONE 6, AS DETERMINED LOCALLY BY A LINE BETWEEN FIRST ORDER CONTROL STATIONS 1004 AND 1061 BEING A GRID BEARING OF N 78°09'30" E AS DERIVED FROM GEODETIC VALUES SHOWN ON RECORD OF SURVEY 21787, CITY OF OCEANSIDE CONTROL SURVEY, FILED ON 8/21/2014 AS FILE NUMBER 2014-0361129 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT POINT 'A' IS 0.99995433. GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR. ELEVATION AT POINT 'A' IS 165.008 (NAVD88).



REFERENCES

- R1 - MAP 433
- R2 - MAP 1836
- R3 - MAP 4048
- R4 - MAP 4925
- R5 - PM 15753
- R6 - PM 21824
- DD1 - DEED RECORDED IN BOOK 6360, PAGE 348, O.R.

CITY TIES F.B. 113, PG. 17

- T9 - 30.86' (30.86')
- T10 - 30.48' (30.48')

SHEET 2 OF 3 SHEETS

CITY TIES F.B. 94, PG. 9

- T1 - 35.98' M (36.00' R)
- T2 - 36.00' (M&R)
- T11 - 36.09' (36.00')

CITY TIES F.B. 87, PG. 15

- T3 - 63.10' (63.10')
- T4 - 53.83' (53.83')
- T5 - 54.43' (54.43')
- T6 - 52.88' (52.94')
- T7 - 40.82' (40.90')
- T8 - 38.75' (38.69')

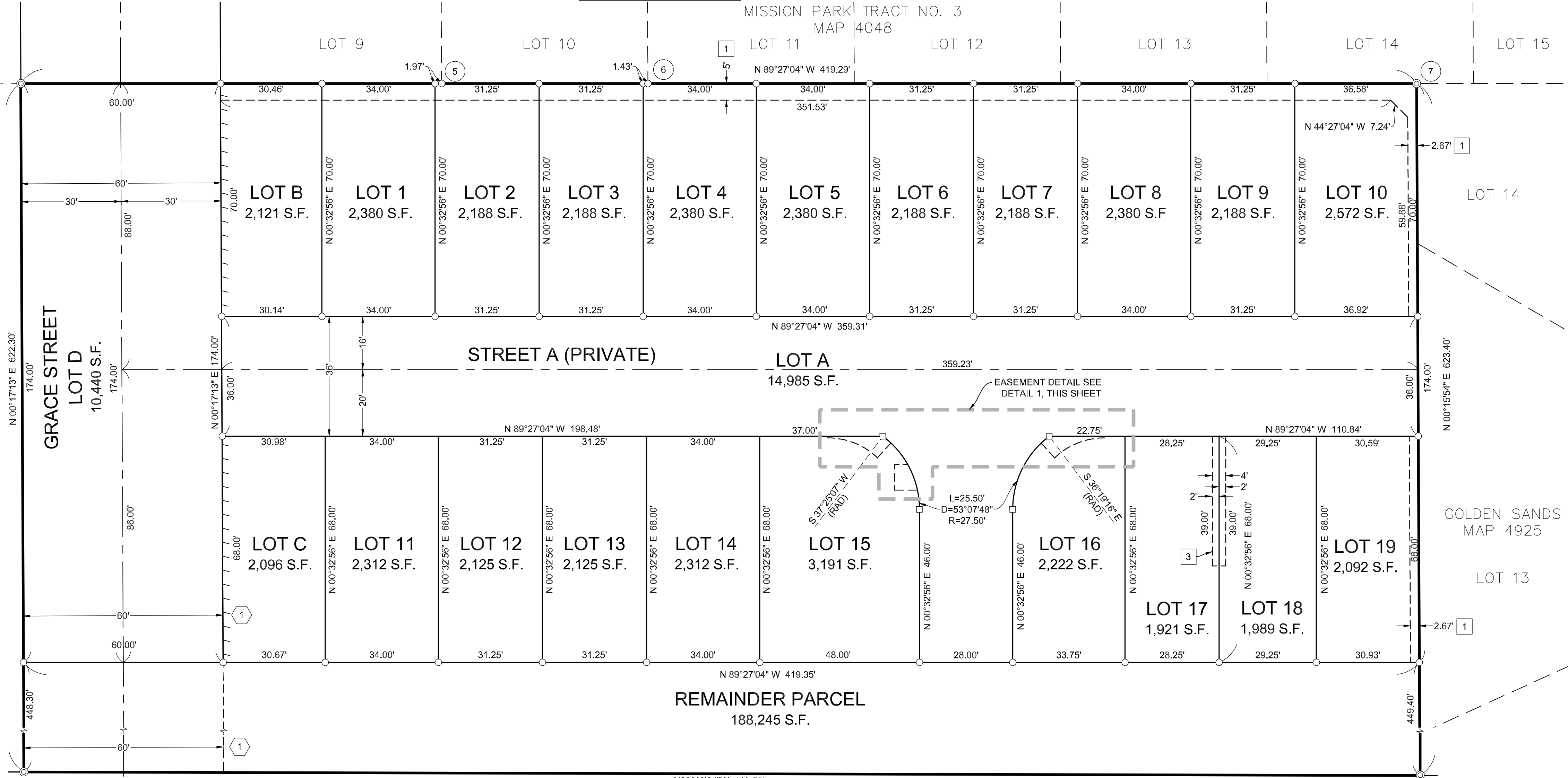
FOUND MONUMENTS

- 1 3 1/2" BRASS DISC IN WELL MONUMENT W/PUNCH, STAMPED "RCE 26175" PER PARCEL MAP 15753 ACCEPTED AS 5.00' OFFSET TO THE CENTERLINE INTERSECTION OF MAXSON ST. & GRACE ST. FITS (2) TIES PER CITY TIE F.B. 94, PG. 9.
- 2 3 1/2" BRASS DISC IN WELL MONUMENT W/PUNCH, STAMPED "RCE 26175" PER PARCEL MAP 15753
- 3 3/4" IRON PIPE, OPEN ACCEPTED PER MAP NO. 4048 HELD FOR LINE ONLY N89°42'47"W 0.25' FROM ESTABLISHED RIGHT-OF-WAY OF GRACE ST. WILL BE REPLACED WITH 3/4" IRON PIPE, STAMPED LS 9911
- 4 1 1/2" IRON PIPE W/DISC, ILLEGIBLE ACCEPTED PER MAP NO. 4048 WILL BE REPLACED WITH 3/4" IRON PIPE, STAMPED LS 9911
- 5 3/4" IRON PIPE, OPEN, TOP BROKEN ACCEPTED PER MAP NO. 4048 HELD FOR SOUTH LINE OF MISSION PARK TRACT NO. 3 MAP 4048 & SOUTH LINE OF N 1/2 OF SW 1/4 OF SECTION 24, T11S, R5W, S.B.M. WILL BE REPLACED WITH 3/4" IRON PIPE, STAMPED LS 9911
- 6 1/2" IRON PIPE W/CONC CORE, NO DISC ACCEPTED PER MAP NO. 4048 HELD FOR SOUTH LINE OF MISSION PARK TRACT NO. 3 MAP 4048 & SOUTH LINE OF N 1/2 OF SW 1/4 OF SECTION 24, T11S, R5W, S.B.M. WILL BE REPLACED WITH 3/4" IRON PIPE, STAMPED LS 9911
- 7 1 1/2" IRON PIPE W/DISC, STAMPED "LS 2940", BENT S'LY, SHOT AT BEND POINT HELD FOR NW COR. OF GOLDEN SANDS MAP NO. 4925.
- 8 3/4" IRON PIPE W/DISC, STAMPED "LS 2940" PER MAP NO. 4925 ACCEPTED AS NW & SW COR. LOT 4 MAP NO. 4925
- 9 1" IRON PIPE, OPEN ACCEPTED AS NE COR. LOT 3 MAP NO. 4925 WILL BE REPLACED WITH 3/4" IRON PIPE, STAMPED LS 9911
- 10 1" IRON PIPE W/DISC, STAMPED "LS 2940" PER MAP NO. 4925 ACCEPTED AS NW COR. LOT 2 MAP NO. 4925
- 11 L&T PER CITY TIES F.B. 113, PG. 17
- 12 L&T PER CITY TIES F.B. 87, PG. 15
- 13 GIN SPIKE IN DIRT NO RECORD
- 14 SCRIBED X NO RECORD
- 15 L&D STAMPED "LS 5653" NO RECORD
- 16 SCRIBED X CITY TIES F.B. 94, PG. 9
- 17 L&N NO RECORD



CITY OF OCEANSIDE T24-00005

LOTS AND EASEMENTS



EASEMENTS

- 1 INDICATES PRIVATE STORM DRAIN EASEMENT TO BE GRANTED TO THE HOMEOWNER'S ASSOCIATION DEDICATED HEREON.
- 2 INDICATES PEDESTRIAN ACCESS EASEMENT TO THE HOMEOWNER'S ASSOCIATION DEDICATED HEREON.
- 3 INDICATES RESERVED PRIVATE RECIPROCAL ACCESS EASEMENT OVER LOTS 17 AND 18 FOR THE BENEFITS OF LOTS 17 AND 18.
- 4 INDICATES PRIVATE UTILITY EASEMENT TO THE HOMEOWNER'S ASSOCIATION DEDICATED HEREON.

EASEMENTS OF RECORD

- 1 AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED OCTOBER 18, 1956 AS INSTRUMENT NO. 147259 IN BOOK 6305, PAGE 242 OF OFFICIAL RECORDS.

LEGEND

- WILL SET 3/4" X 18" IRON PIPE AND BRASS DISK STAMPED LS 9911
- ⊙ WILL SET 2" X 24" IRON PIPE AND BRASS DISK STAMPED LS 9911
- WILL SET LEAD & DISK STAMPED LS 9911
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- CENTER LINE
- ADJOINING PROPERTY LINE
- PROPOSED EASEMENT
- ACCESS RELINQUISHMENT

