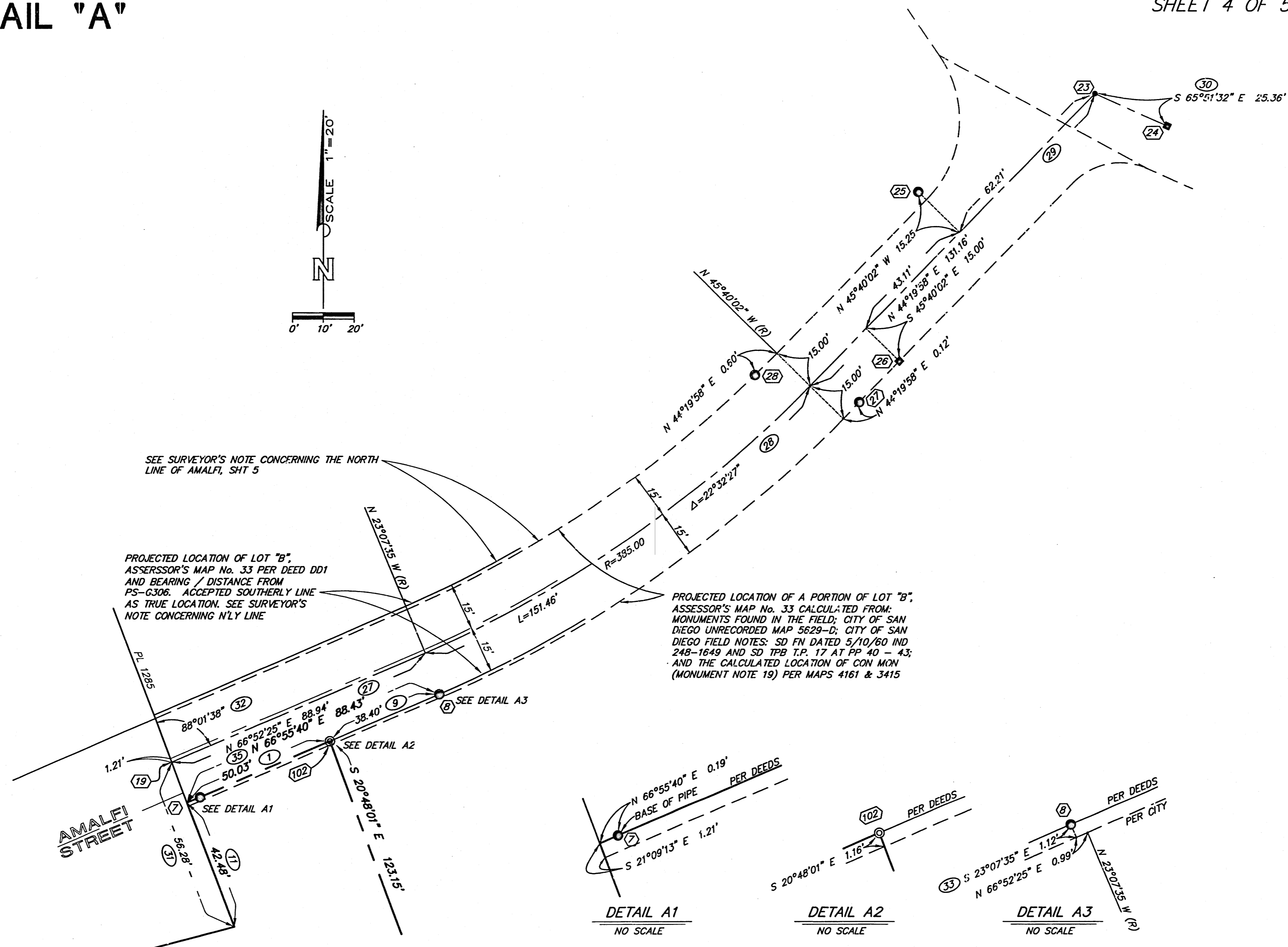
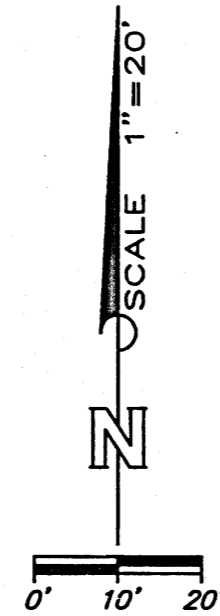


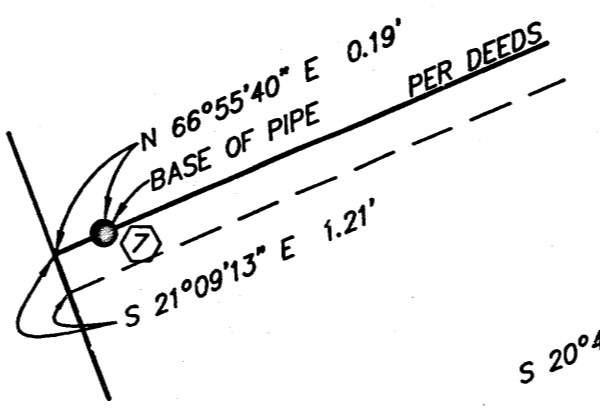
DETAIL "A"



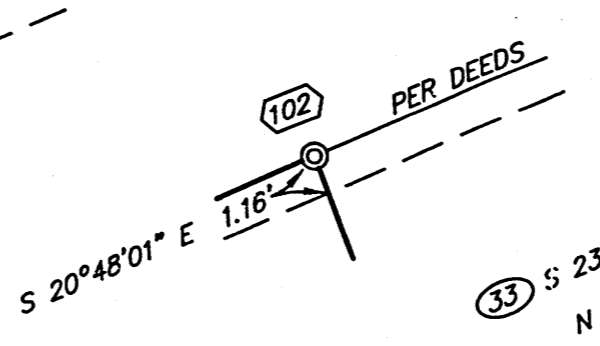
SEE SURVEYOR'S NOTE CONCERNING THE NORTH LINE OF AMALFI, SHT 5

PROJECTED LOCATION OF LOT "B", ASSESSOR'S MAP No. 33 PER DEED DD1 AND BEARING / DISTANCE FROM PS-G306. ACCEPTED SOUTHERLY LINE AS TRUE LOCATION. SEE SURVEYOR'S NOTE CONCERNING N'LY LINE

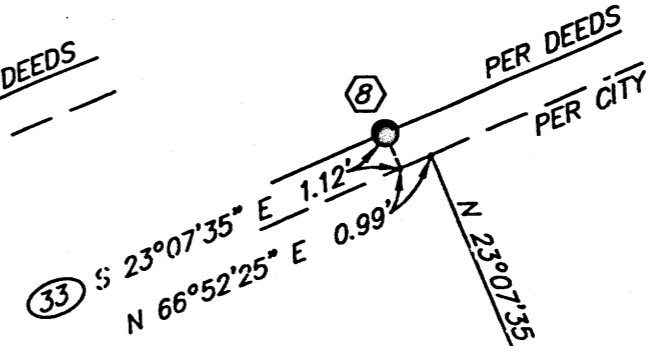
PROJECTED LOCATION OF A PORTION OF LOT "B", ASSESSOR'S MAP No. 33 CALCULATED FROM: MONUMENTS FOUND IN THE FIELD; CITY OF SAN DIEGO UNRECORDED MAP 5629-D; CITY OF SAN DIEGO FIELD NOTES: SD FN DATED 5/10/60 IND 248-1649 AND SD TPB T.P. 17 AT PP 40 - 43; AND THE CALCULATED LOCATION OF CON MON (MONUMENT NOTE 19) PER MAPS 4161 & 3415



DETAIL A1
NO SCALE



DETAIL A2
NO SCALE



DETAIL A3
NO SCALE

98210R11.DWG



SURVEYOR'S NOTE: LOCATION OF THE PARCEL KNOWN AS AMALFI STREET

LOCATION OF THE PARCEL KNOWN AS AMALFI STREET WITHIN PL 1285

THE SOUTHERN PORTION OF P.L. 1285, SOUTH OF TORREY PINES ROAD, WAS DEEDED OUT BY METES AND BOUNDS DESCRIPTIONS WHICH CLOSELY FOLLOW THE CALLS SHOWN ON AN UNRECORDED MAP NAMED "MAP OF A PORTION OF LA JOLLA VILLA TERRACES", A COPY OF WHICH, WAS MADE BY GLOVER AND IS ON FILE AT THE COUNTY SURVEY RECORDS AS PS-G306. SHEET 1 OF PS-G306 IS DATED JANUARY 17, 1924 WHICH MAY BE THE DATE THE TWO MAPS WERE COPIED FROM THE ROSE FILE.

THE FOLLOWING IS A PARTIAL LISTING OF THE DEEDS. THE NUMBER AT THE BEGINNING OF EACH LOT DEED IS THE CORRESPONDING NUMBER ON G306.

ON JULY 9TH 1915 A GRANT DEED WAS RECORDED IN BOOK 689 AT PAGE 102 AND 103 O.D. CONVEYING PUEBLO LOT 1285, AMONG OTHER LANDS, FROM LA JOLLA LAND CO. (BY A. P. JOHNSON, VICE PRESIDENT AND R. C. ROSE, SECRETARY) TO MARY CLARKE LOWRY. BETWEEN 1915 AND 1924 MARY CLARKE LOWRY DEEDED SEVERAL PARCELS WITHIN P.L. 1285.

19 - BOOK 847, PAGE 60 TO 61, O.D., RECORDED MARCH 4, 1921, LOWRY TO FILSON IS A METES AND BOUNDS DESCRIPTION DESCRIBED AS "BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PUEBLO LOT 1295 ... THENCE N 21°24' W, 425 FEET TO THE TRUE POINT OF BEGINNING ..."

18 - BOOK 971, PAGE 25 TO 26, O.D., RECORDED SEPTEMBER 25, 1923, LOWRY TO HILL IS A METES AND BOUNDS DESCRIPTION DESCRIBED AS "COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID PUEBLO LOT 1285, ... THENCE N 21°24' W, ALONG THE SOUTHWESTERLY LINE OF SAID PUEBLO LOT, 575 FEET TO THE TRUE POINT OF BEGINNING; --- THENCE CONTINUING N 21°24' W, ALONG SAID SOUTHWESTERLY LINE, 112.31'; THENCE N 66°47' E, 88.24' TO AN INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WHOSE CENTER LIES N 23°13' W, WITH A RADIUS OF 400'; THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 52.03'; --- THENCE S 36°19' E, 133.75' TO AN INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WHOSE CENTER LIES S 77°36' E, WITH A RADIUS OF 318'; THENCE SOUTHEASTERLY ALONG SAID CURVE 25.36'; THENCE S 79°24' W, 163.92' ALONG THE NORTHERLY LINE OF A TRACT OF LAND DEEDED BY MARY CLARK LOWRY TO CHARLES P. AND MARY ESTELLA FILSON, HUSBAND AND WIFE, FEB. 23, 1921 AS RECORDED IN BOOK OF DEEDS #847, ON PAGE 60 ..."

16 - BOOK 975, PAGE 345 TO 347, O.D., RECORDED DECEMBER 31, 1923, LOWRY TO STRICKLAND, METES AND BOUNDS "COMMENCING AT A POINT ON THE SOUTHWESTERLY LINE OF PUEBLO LOT 1285, WHICH IS N 21°24' W, A DISTANCE OF 687.31 FEET FROM THE SOUTHERLY CORNER OF SAID PUEBLO LOT 1285 ..."

24 & 25 - BOOK 986, PAGE 469 TO 471, O.D., RECORDED MARCH 6, 1924, LOWRY TO RICHMOND, "BEGINNING AT A POINT ON THE SOUTHERLY LINE OF TORREY PINES ROAD, SAID POINT BEING N 54°10' E, 30 FEET FROM THE INTERSECTION OF THE EASTERLY LINE OF PRINCESS STREET, PRODUCED S 21°17' E, 155 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 30 AS SAID LOT IS SHOWN ON MAP NO 1762 OF LA JOLLA VISTA ..."

17 - BOOK 992, PAGE 61 TO 63, O.D., RECORDED FEBRUARY 13, 1924, LOWRY TO FREE, "COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID PUEBLO LOT 1285; THENCE N 21°24' W ALONG THE SOUTHWESTERLY LINE OF SAID PUEBLO LOT A DISTANCE 575 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY MARY CLARKE LOWRY TO CHARLES P. FILSON BY DEED DATED FEBRUARY 23RD, 1921 ..."

POR 25 - BOOK 993, PAGE 286 TO 288, O.D., RECORDED APRIL 12, 1924, LOWRY TO MILLS, "BEGINNING AT A POINT ON THE SOUTHERLY LINE OF TORREY PINES ROAD, SAID POINT BEING N 54°10' E, DISTANT 30 FEET FROM THE INTERSECTION OF THE EASTERLY LINE OF PRINCESS STREET, PRODUCED S 21°17' E, 155 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 30 OF LA JOLLA VISTA ..."

IN A DEED RECORDED FEBRUARY 2, 1925 IN BOOK 1071 AT PAGE 91 AND 92, O.D., MARY CLARKE LOWRY CONVEYED LANDS INCLUDING P.L. 1285, BY ALMOST THE SAME DESCRIPTION AS B689/P102, TO WILLIAM J. ROSE, GEORGE CLARKE ROSE AND RAY C. ROSE. THE SAME DESCRIPTION WAS USED TO CONVEY ALL LANDS TO GEORGE CLARK ROSE PER DEED RECORDED IN BOOK 1071 AT PAGE 89, 90 AND 91, O.D. NO ATTEMPT WAS MADE IN THE DESCRIPTION TO EXCLUDE THOSE LANDS PREVIOUSLY CONVEYED.

GEORGE CLARK ROSE CONVEYED SEVERAL PARCELS WITHIN P.L. 1285 AFTER THAT DATE. ALL DESCRIPTIONS WERE METES AND BOUNDS AND ROUGHLY FOLLOWED THE UNRECORDED MAP.

POR 23 - BOOK 1834, PAGE 485 TO 487, O.D., RECORDED DECEMBER 17, 1930, GEORGE CLARKE ROSE TO HAWKES, "BEGINNING AT A POINT ON THE SOUTHERLY LINE OF TORREY PINES ROAD, SAID POINT BEING N 54°10' E, 153 FEET FROM THE INTERSECTION OF THE EASTERLY LINE OF PRINCESS STREET, PRODUCED S 21°17' E, 155 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 30 AS SAID LOT IS SHOWN ON MAP NO. 1782 OF LA JOLLA VISTA ..."

POR 23 - BOOK 1867, PAGE 36 TO 37, O.D., RECORDED FEBRUARY 6, 1931, GEORGE CLARKE ROSE TO HAWKES, "BEGINNING AT A POINT ON THE SOUTHERLY LINE OF TORREY PINES ROAD, SAID POINT BEING N 54°10' E, A DISTANCE OF 199.52 FEET FROM THE INTERSECTION OF THE EASTERLY LINE OF PRINCESS STREET, PRODUCED S 21°17' E, A DISTANCE OF 155 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 30 AS SAID LOT IS SHOWN IN MAP NO. 1782 OF LA JOLLA VISTA ..."

THIS IS NOT A COMPLETE LISTING OF DEEDS.

THE COUNTY OF SAN DIEGO OBTAINED A PORTION OF P.L. 1285 IN 1947 BY TAX DEED. THE CITY OF SAN DIEGO ACQUIRED FROM THE COUNTY LOT B OF ASSESSOR'S MAP NO. 33 BY DOCUMENT RECORDED FEBRUARY 10, 1948 IN BOOK 2666 AT PAGE 138 TO 139 WHICH INCLUDED HILLSIDE DRIVE, SIERRA MAR DRIVE AND AMALFI STREET (STATE STREET AS SHOWN ON PS-G306).

HILLSIDE DRIVE AND SIERRA MAR DRIVE WERE DEDICATED AS PUBLIC RIGHT-OF-WAY BY THE CITY OF SAN DIEGO (SEE CITY OF SAN DIEGO DEDICATION MAP 5629-D). A 30' STRIP REMAINS AS A RESIDUAL PARCEL OF P.L. 1285; A PARCEL OWNED BY THE CITY OF SAN DIEGO AND USED AS A PRIVATE WAY KNOWN AS AMALFI STREET.

PS-G306:

MAP CLOSURE - IF THE ROADS WITHIN THE SOUTHERN PART OF P.L. 1285 ARE PLOTTED ACCORDING TO THE CALLS ON PS-G306, STARTING AT THE MOST SOUTHERLY CORNER OF P.L. 1285, THEN ALONG THE SOUTHEASTERLY BOUNDARY OF 1285, THEN ALONG SIERRA MAR AND STATE STREET (AMALFI), THE CLOSURE AGAINST THE MAP DISTANCE AND BEARING ALONG THE SOUTHWESTERLY LINE OF P.L. 1285 IS 1.35 FEET SHORT. THAT IS, THE PARCEL KNOWN AS AMALFI, IF SURVEYED ALONG THE ROADS, IS 1.35' SOUTH OF THE SAME PARCEL IF SURVEYED ALONG THE SOUTHWESTERLY LINE OF P.L. 1285. THIS IS APPROXIMATELY THE SAME DIFFERENCE FOUND IN THE FIELD AT MONUMENTS 7 & 8 (1.2').

CITY OF SAN DIEGO DEDICATION MAP 5629-D

MAP CLOSURE - THE ROAD PLOTTED FROM THIS MAP CLOSELY FOLLOWS THE CALLS PER PS-G306 IF SURVEYED FROM THE SOUTHERNMOST CORNER OF P.L. 1285, THEN ALONG SIERRA MAR TO STATE STREET (NOW AMALFI). THE ERROR IN CLOSURE WAS THROWN INTO THE CALL ALONG THE SOUTHWESTERLY LINE OF 1285. DEDICATION MAP 5629-D SHOWS A CLOSING BEARING AND DISTANCE ALONG THE SOUTHWESTERLY LINE OF P.L. OF S 21°24' W, 685.63' VERSUS S 21°24' W, 687.31' AS SHOWN ON PS-G306 AND AS CALCULATED FROM THE VARIOUS DEEDS ALONG THIS LINE. THE DIFFERENCE IS 1.68'.

CONCLUSIONS:

ALL MAP AND FIELD EVIDENCE INDICATES THAT THE ROAD WAS ORIGINALLY FIELD STAKED ACCORDING TO MAP PS-G306 OR ITS PREDECESSOR, INDEPENDENT OF THE DEED LOCATION OF THE LOTS. BECAUSE THERE WAS A CLOSURE ERROR IN THE MAP, STATE STREET (AMALFI) WAS LOCATED BY STARTING AT THE SOUTH CORNER OF 1285 AND PROCEEDING NORTHEASTERLY TO SIERRA MAR, THEN ALONG THE ROAD CLOSING AT THE WESTERLY END OF STATE STREET (AMALFI). THIS DIRECTION OF SURVEY AND THE STAKES SET OR ACCEPTED BY THE CITY SURVEYS (SEE CITY OF SAN DIEGO UNRECORDED MAP 5629-D, SD FN DATED 5/10/60 LOC IND 248-1689; SD TPB T.P. 17 AT PP 40-45), CREATED THE CLOSURE ERROR OF APPROXIMATELY 1.2 FEET IN THE NORTH-SOUTH DIRECTION WHEN COMPARED TO THE DEED DISTANCES AND SURVEYED LOCATIONS AS MONUMENTED ALONG THE SOUTHWESTERLY BOUNDARY OF P.L. 1285.

THE QUESTION REMAINS AS TO THE JUNIOR / SENIOR RIGHTS. THE RESIDUAL PARCEL KNOWN AS THE PRIVATE ROAD AMALFI IS NOT A DEDICATED STREET. IT IS A RESIDUAL PARCEL, ACQUIRED BY THE CITY FROM THE COUNTY IN 1948. THE DEEDED PARCEL 18, AS SHOWN ON MAP PS-G306, WAS TRANSFERRED AND RECORDED SEPTEMBER 25, 1923 AND IS DESCRIBED BY METES AND BOUNDS AS COMMENCING FROM THE SOUTH END OF P.L. 1285. THE OVERLAP IS ABOUT 1.35 FEET BY MAP ERROR AND 1.2 TO 1.5 FEET BY SURVEY. BECAUSE IT WAS CONVEYED SEQUENTIALLY FROM THE WHOLE (P.L. 1285), PARCEL 18 IS SENIOR TO THE RESIDUAL OF P.L. 1285 AND THEREFORE SENIOR TO THE RESIDUAL PARCEL KNOWN AS LOT "B" OF ASSESSOR'S MAP NO. 33, A PORTION OF WHICH IS KNOWN AS PRIVATE STREET AMALFI. THE OVERLAP BELONGS TO THAT PARCEL DESCRIBED IN BOOK 971, PAGE 25 TO 26, O.D., AKA PARCEL 18.

SIERRA MAR AND HILLSIDE WERE ACQUIRED AT THE SAME TIME AS THE PRIVATE PARCEL KNOWN AS AMALFI. HOWEVER, THESE STREETS WERE DEDICATED TO THE PUBLIC IN 1958, AND THEIR LOCATION, WITHIN SURVEY TOLERANCES, IS LONG STANDING. THE PARCEL BOUNDARIES SHOWN ON THIS RECORD OF SURVEY ACCEPTS THE LOCATION OF THESE DEDICATED STREETS.

THIS IS NOT A COMPREHENSIVE ANALYSIS OF THE PRIVATE ROAD KNOWN AS AMALFI. IT MUST BE NOTED THAT THE LOTS NORTH OF AMALFI DO NOT USE THE SOUTHERLY CORNER OF P.L. 1285 AS A POINT OF BEGINNING. THE DESCRIPTION FOR THESE LOTS IS A POINT ON SOUTHERLY RIGHT OF WAY LINE OF TORREY PINES ROAD AT THE PROLONGATION OF PRINCESS STREET. THE NORTHERLY BOUNDARY OF AMALFI IS SHOWN HERE AS A 30' WIDE STRIP AND ONLY AS A COMPARISON BETWEEN THE DIFFERENT SURVEYS AND NOT AS A BOUNDARY. LIKE THE PROPERTIES ALONG THE SOUTHERLY BOUNDARY, THE PROPERTIES ALONG THE NORTHERLY BOUNDARY MUST BE DETERMINED BY SURVEY OF THE DEED.

