

BUCKINGHAM LOT LINE ADJUSTMENT

**CITY OF SAN DIEGO
PROJECT NBR. 668543**

1425 AND 1491 BUCKINGHAM DR.

LA JOLLA, CA 92037

PREPARED BY PALLAMARY & ASSOCIATES
7755 FAY AVENUE, SUITE J
LA JOLLA, CA 92037
858-454-4094



EXISTING LOT LINE

PROPOSED LOT LINE

PROPOSED LINE SHIFTS 12-FEET



PHOTOGRAPH EXHIBIT

KEY MAP



PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



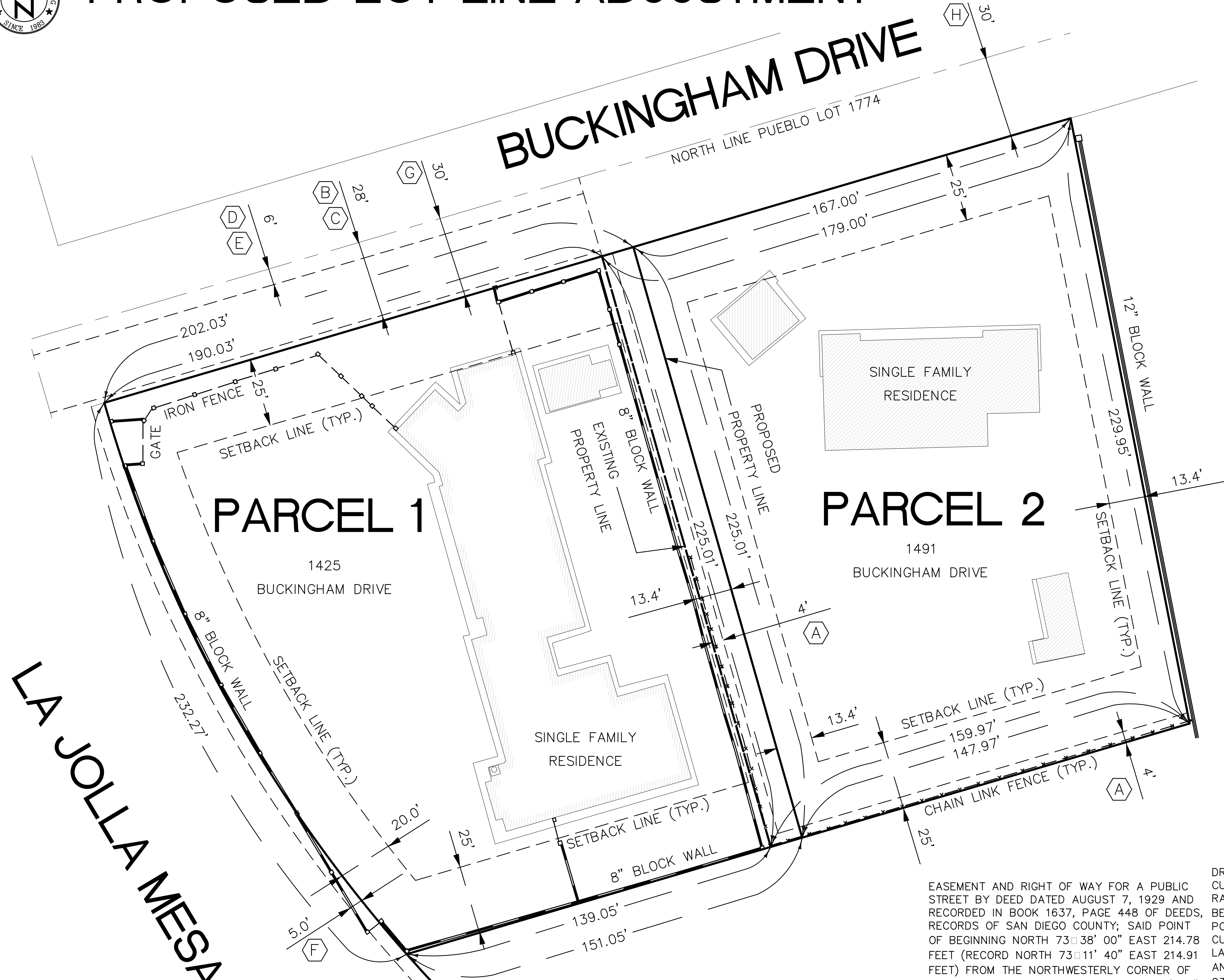
PHOTOGRAPH 6



PHOTOGRAPH 7



PROPOSED LOT LINE ADJUSTMENT



LA JOLLA MESA DRIVE

BUCKINGHAM DRIVE

PARCEL 1

PARCEL 2

PARCEL 1 DESCRIPTION:

ALL THAT PORTION OF LOT 1774 OF PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP BY JAMES PASCOE IN 1870, A COPY OF WHICH WAS FILED NOVEMBER 14, 1921 AND KNOWN AS MISCELLANEOUS MAP NO. 36, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE NORTHERLY LINE OF SAID PUEBLO LOT 1774 WITH THE EASTERLY LINE OF THE 50.00 FEET WIDE LA JOLLA MESA DRIVE, AS CONVEYED TO THE CITY OF SAN DIEGO, AS AN

EASEMENT AND RIGHT OF WAY FOR A PUBLIC STREET BY DEED DATED AUGUST 7, 1929 AND RECORDED IN BOOK 1637, PAGE 448 OF DEEDS, RECORDS OF SAN DIEGO COUNTY; SAID POINT OF BEGINNING NORTH 73° 38' 00" EAST 214.78 FEET (RECORD NORTH 73° 11' 40" EAST 214.91 FEET) FROM THE NORTHWESTERLY CORNER OF SAID PUEBLO LOT; THENCE NORTH 73° 38' 00" EAST 159.97' TO THE NORTHERLY LINE OF SAID PUEBLO LOT 1774 A DISTANCE OF 195.19 FEET; THENCE SOUTH 15° 48' 20" EAST 255.00 FEET TO THE NORTHERLY LINE OF SAID PUEBLO LOT 1774 A DISTANCE OF 144.8 FEET TO THE NORTHWESTERLY CORNER TOGETHER BEING ON THE EASTERLY LINE OF SAID LA JOLLA MESA

DRIVE, ALSO BEING A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 525.00 FEET, THE CENTER OF WHICH BEARS NORTH 48° 44' 13" EAST FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE BEING ALONG SAID EASTERLY LINE OF LA JOLLA MESA DRIVE, THROUGH A CENTRAL ANGLE OF 25° 27' 27" FOR A DISTANCE OF 233.26 FEET (RECORD 233.28 FEET), THENCE NORTH 15° 48' 20" WEST (RECORD NORTH 16° 13' 20" WEST) TANGENT TO SAID CURVE, BEING ALONG SAID EASTERLY LINE OF LA JOLLA MESA DRIVE, 28.71 FEET (RECORD 29.18 FEET) TO THE POINT OF BEGINNING.

PARCEL 2 DESCRIPTION:

LOT 1, MUIRLANDS ACRES, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF 3075 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 29, 1954.

PROPERTY OWNERS:

1425 BUCKINGHAM DRIVE, DEPICTED HEREON AS PARCEL 1.
MATTHEW G. LANDA AND JENNIFER E. MCILVAINE, TRUSTEES OF LANDA FAMILY TRUST DATED MAY 18, 2007
ASSESSOR PARCEL NO. 358-020-02
EXISTING AREA = 39,012 SQ. FT. (0.896 ACRES)
PROPOSED AREA = 41,712 SQ. FT. (0.958 ACRES)
1491 BUCKINGHAM DRIVE, DEPICTED HEREON AS PARCEL 2
1505 BUCKINGHAM DRIVE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
ASSESSOR PARCEL NUMBER 358-020-16
EXISTING AREA = 38,133 SQ. FT. (0.875 ACRES)
PROPOSED AREA = 35,433 SQ. FT. (0.813 ACRES)
EXISTING ZONING: RS-1-1
PROPOSED ZONING: RS-1-1
EXISTING USE: SINGLE FAMILY RESIDENCE
PROPOSED USE: SINGLE FAMILY RESIDENCE

EASEMENTS AND DEDICATION

- (A) 4' EASEMENT PER MAP NO. 3075
- (B) 6' WIDE PUBLIC UTILITY EASEMENT PER BOOK 585, PAGE 226. O.R., RECORDED NOVEMBER 16, 1936.
- (C) 6' WIDE EASEMENT GRANTED TO SDGE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER BOOK 780, PAGE 173, OR.
- (D) 30' WIDE ROADWAY AND PUBLIC UTILITY EASEMENT PER BOOK 3743, PAGE 372., O.E. RECORDED AUGUST 18, 1950
- (E) 30' WIDE EASEMENT FOR STREETS AND INCIDENTALS THERETO PER BOOK 4569, PAGE 437., O.R., RECORDED NOVEMBER 19, 1952
- (F) 5' WIDE EASEMENT FOR STREETS AND INCIDENTALS THERETO PER BOOK 4569, PAGE 443, O.R., RECORDED NOVEMBER 19, 1952.
- (G) 28' WIDE SDGE EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER BOOK 4729, PAGE 494. O.R., RECORDED JANUARY 28, 1953.
- (H) 30' WIDE DEDICATION OF BUCKINGHAM DRIVE PER MAP NO. 3075

T O P O G R A P H I C A L S U R V E Y



Surveyor's Certification
I, Michael J. Pallamary, a duly licensed Land Surveyor in the State of California, hereby certify that this plot represents the results of a survey performed during January, 2020.
Date: June 6, 2020
Michael J. Pallamary, LS 4830

Legal Description	Benchmark
SEE SHEET DATA	Location: N/A Elevation: N/A Datum: N/A

Project Tracking	Task	Approved	Date	Task	Approved	Date
PRELIMINARY	M.A.P.		06/06/20			

Graphic Scale: 1" = 20'
0' 20' 40' 60' 80'
If sheet is less than 24" x 36" it is a reduced print, scale is reduced accordingly.

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WWW.PALLAMARYANDASSOCIATES.COM
IF THIS SHEET IS NOT STAMPED AND SIGNED, IT IS NOT A FINAL CERTIFIED SURVEY. (SECTION 8761, BUSINESS & PROFESSIONS CODE)

Notes
SEE PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY DATED AS/A3/19, ORDER NO. 00136271-992-SDI-DK AND PRELIMINARY TITLE REPORT PREPARED BY FIDELITY TITLE COMPANY DATED 01/09/20 ORDER NO. 00137205-992-SDI-DK

Job No.
19-1013

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FB COASTAL

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