



Recording Requested :

F8
3P
1C

AUG 12, 2009 3:07 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
DAVID L. BUTLER, COUNTY RECORDER
FEES: 21.00

PAGES: 3

When Recording Mail To:
City Clerk
City of Vista
600 Eucalyptus Avenue
Vista, CA 92084



SPACE ABOVE FOR RECORDER'S USE

CERTIFICATE OF COMPLIANCE

PC9-222C

(Section 66499.35 of the Government Code)

The real property described below lies within the City of Vista, and has been created as a separate parcel in conformance with the Subdivision Map Act and Ordinances of the City of Vista. The City will issue permits for building on this lot or parcel, provided all structures so constructed conform to all applicable ordinances of the City of Vista.

Owner(s): Miklos S. and Sloan T. Zsiros Revocable Family Trust

Tax Parcel No.: 159-240-15-00

Legal Description: See Exhibit "A" attached (legal description) and Exhibit "B" attached (plat).

Number of Parcels: One

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval.

ATTEST:

John Conley

John Conley
Community Development Director

Marci Kilian

Marci Kilian
City Clerk

EXHIBIT A

PARCEL 'C'

All that portion of the East Half of Section 12, Township 11 South, Range 4 West, San Bernardino Base & Meridian, according to Official Plat of said land filed in the District Land Office, February 20, 1971 and a portion of Lot 5 of Rancho Guajome and lands adjoining to Map in Superior Court Case No. 10201, on file in the Office of the County Clerk of said County, being within the City of Vista, County of San Diego, State of California, being more particularly described as follows:

Commencing at the Southeast corner of said Section 12; thence along the East boundary of said Section, North $00^{\circ}17'07''$ East, a distance of 2334.72 feet; thence leaving said East line, North $64^{\circ}21'53''$ West, a distance of 161.34 feet, to the southeasterly most corner of land described in deed to The Miklos S. Zsiros and Sloan T. Zsiros Revocable Family Trust, recorded: October 20, 2006, as Document No. 2006-0746666 of Official Records, also being the **TRUE POINT OF BEGINNING**; thence continuing along said line, North $64^{\circ}21'53''$ West, a distance of 158.64 feet; thence South $71^{\circ}47'07''$ West, a distance of 1200.40 feet, to the easterly right-of-way line of Santa Fe Avenue; thence northerly along said easterly line, North $17^{\circ}21'00''$ West, a distance of 103.55 feet, to the beginning of a tangent curve concave to the west having a radius of 950.00 feet and a central angle of $2^{\circ}49'36''$; thence northerly and northwesterly along said curve, an arc distance of 46.87 feet, thence leaving said sideline, South $73^{\circ}07'57''$ East, a distance of 50.60 feet; thence South $67^{\circ}33'29''$ East, a distance of 70.48 feet; thence North $77^{\circ}31'55''$ East, a distance of 87.45 feet; thence North $66^{\circ}07'07''$ East, a distance of 125.00 feet; thence North $64^{\circ}37'28''$ East, a distance of 254.59 feet; thence North $23^{\circ}52'53''$ West, a distance of 195.97 feet, to the southerly line of land described in deed to Kyun Tae Kim, recorded June 7, 2007, in Document No. 2007-0386110 of Official Records; thence northeasterly along said southerly line, North $66^{\circ}07'07''$ East, a distance of 465.91 feet; thence South $88^{\circ}20'53''$ East, a distance of 431.09 feet, to the northeast corner of said Zsiros lands; thence southerly along said Zsiros lands, South $00^{\circ}17'07''$ West, a distance of 170.00 feet; thence South $88^{\circ}20'53''$ East, a distance of 10.00 feet; thence South $00^{\circ}17'07''$ West, a distance of 158.72 feet to the **TRUE POINT OF BEGINNING**.

Together with all rights associated with the Grant of Reciprocal Easement for ingress & egress for all present & future owners of subject property as described in deed between Miklos S. Zsiros & Sloan T. Zsiros, individually and as Trustees of the Zsiros Revocable Family Trust, established 05-13-04; Kyun Tae Kim and Frank Sohaei, Trustee of the Falor Family Trust, recorded November 6, 2007, as Document No. 2007-0706045 of Official Records.

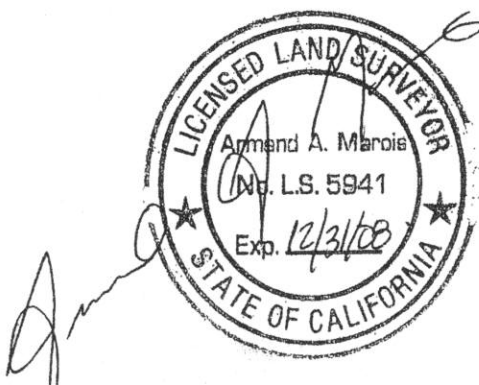
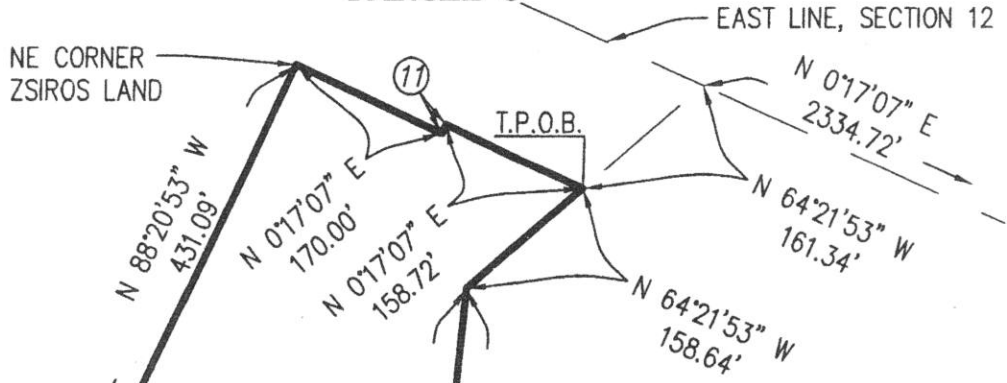


EXHIBIT "A" B

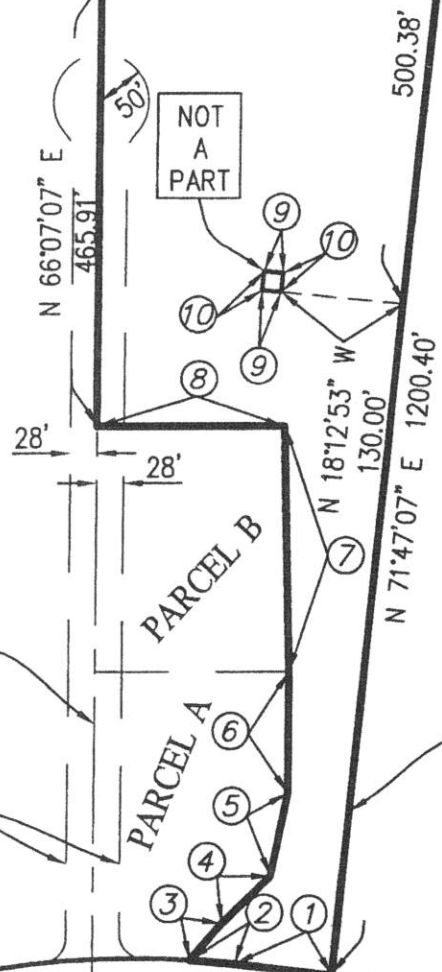
PARCEL C



PARCEL C

TABULATION

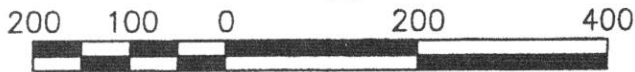
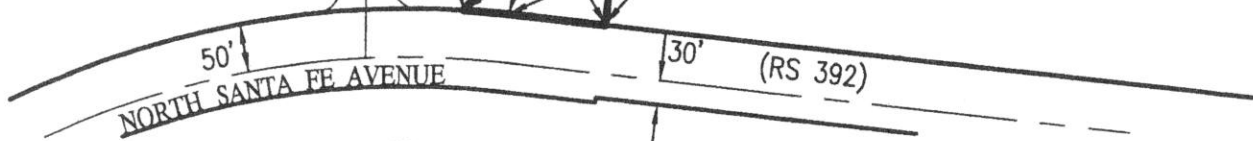
○	BEARING/DELTA	RADIUS	LENGTH
1	N 17°21'00" W	-	103.55'
2	02°49'36"	950.00'	46.87'
3	N 73°07'57" W	-	50.60'
4	N 67°33'49" W	-	70.48'
5	N 77°31'55" E	-	87.45'
6	N 66°07'07" E	-	125.00'
7	N 64°37'28" E	-	254.59'
8	N 23°52'53" W	-	195.97'
9	N 18°12'53" W	-	20.00'
10	N 71°47'07" E	-	20.00'
11	N 88°20'53" W	-	10.00'



SOUTH LINE LAND TO
KYUN TAE KIM,
DOC# 2007-0386110
REC: 6-07-2007

RECIPROCAL ACCESS
EASEMENT PER
DOC # 2007-0706045
REC: 11-06-2007

SOUTH LINE OF LAND
TO ZSIROS TRUST
DOC # 2006-0746666
REC: 10-20-2006



SCALE: 1" = 200'

bHA, Inc.

land planning, civil engineering, surveying

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