



City of Oceanside

NOV 30, 2012 4:59 PM

AND WHEN RECORDED MAIL TO  
City Clerk  
City of Oceanside  
300 North Coast Highway  
Oceanside, CA 92054

✓  
ff  
ap

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
Ernest J. Dronenburg, Jr., COUNTY RECORDER  
FEES: 39.00

32560

PAGES: 9



APN: 155-103-26-00 AND 155-103-26-00

City Clerk Doc#:

**CERTIFICATE OF COMPLIANCE**

For

**VOLUNTARY LOT MERGER**

LOT MERGER AND LOT LINE ADJUSTMENT NUMBER PLA 12-00004

We the undersigned owners of record of real property of contiguous parcels located in the City of Oceanside, County of San Diego, State of California, hereby request, to adjust existing property lines to merge in to (a single ) lot and request a Certificate of Compliance for the following described merged parcel.

**Existing Parcels' APN:**

Parcel A, APN# 155-103-25-00  
Parcel B, APN# 155-103-26-00  
Parcel C, APN# N/A  
Parcel D, APN# N/A

**Owner(s):**

*[Signature]* 11-5-12  
Owner Signature Date

*Katherine S. Johnson* 11-5-12  
Owner Signature Date

Paul C. Johnson, Trustee of the Paul C. Johnson Trust, dated 4-2-2001 as to an undivided 50% interest, as Tenant in Common.  
Print Name & Title

Katherine S. Johnson, Trustee of the Katherine S. Johnson Trust, dated 5-29-2001, as to an undivided 50% interest, as Tenant in Common.  
Print Name & Title

N/A  
Owner Signature Date

N/A  
Owner Signature Date

N/A  
Print Name & Title

N/A  
Print Name & Title

LEGAL DESCRIPTION OF  
**NEW PARCEL**

Continued on next page.

32561

**CERTIFICATE OF COMPLIANCE  
CONTINUATION**

New Legal Description

(See legal description of new lot described on Exhibit "A" and shown on a plat entitled Exhibit "B", both of which are attached and by this reference made a part hereof.)

**DETERMINATION OF COMPLIANCE**

I hereby certify that the above described LOT MERGER complies with the applicable provisions of the Subdivision Map Act and the City of Oceanside Subdivision Ordinance or it has been exempt from said Act and Ordinance at the time of its creation.

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and City of Oceanside 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.

Upon recording of a copy of this Lot Merger in the Office of the County Recorder of the San Diego County, State of California, the parcel described herein shall be deemed to be consolidated as described in Exhibit "A" and shown on Exhibit "B", and that further actions to sell, lease or finance portions of said parcel will be subject to the City of Oceanside Subdivision Ordinance regulation.

**NOTE:**

This determination **DOES NOT GUARANTEE** that the subject property meets current design and improvement standards for subdivided parcel. Prospective purchaser should check site conditions and applicable development codes to determine whether the property is suitable for their intended use.



CITY OF OCEANSIDE  
Engineering Division  
City of Oceanside  
300 North Coast Highway  
Oceanside, CA 92054

Signed: *Scott O. Smith*  
Title: Scott O. Smith  
Title: City Engineer  
Date: 11-26-12

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Los Angeles }

On Nov. 5, 2012 before me, Monica Dominguez, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Paul C. Johnson and Katherine S. Johnson  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Certificate of Compliance for Voluntary Let Merger

Document Date: Nov. 5, 2012 Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**  
Top of thumb here

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**  
Top of thumb here

Signer Is Representing: \_\_\_\_\_

32563

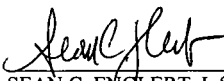
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

THAT PORTION OF LOT 3 IN SECTION 1, TOWNSHIP 12 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED JUNE 22, 1883, BOUNDED AND DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTER LINE OF PACIFIC STREET, AS SAID STREET IS SHOWN ON MAP NO. 909 OF OCEAN FRONT ADDITION, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY WITH THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 41°16' EAST ALONG THE SOUTHEASTERLY PROLONGATION OF THE SAID CENTER LINE OF PACIFIC STREET, 176.34 FEET; THENCE SOUTH 48°44' WEST, 109.02 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 64.90 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 100 FEET; THENCE TANGENT TO SAID CURVE SOUTH 39°33' EAST, 572.52 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING SOUTH 39°33' EAST, 75 FEET; THENCE SOUTH 50°27' WEST TO THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE NORTHERLY ALONG SAID MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN TO AN INTERSECTION WITH A LINE THAT BEARS SOUTH 50°27' WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 50°27' EAST TO THE **TRUE POINT OF BEGINNING**.

APN: 155-103-25-00 AND 155-103-26-00

  
SEAN C. ENGLERT, L.S. 7959      10/31/12  
COASTAL LAND SOLUTIONS      DATE







CITY OF OCEANSIDE  
ENGINEERING DIVISION  
PLAT FOR PLA 12-00004  
EXHIBIT "B"

SHEET 3 OF 4

32566

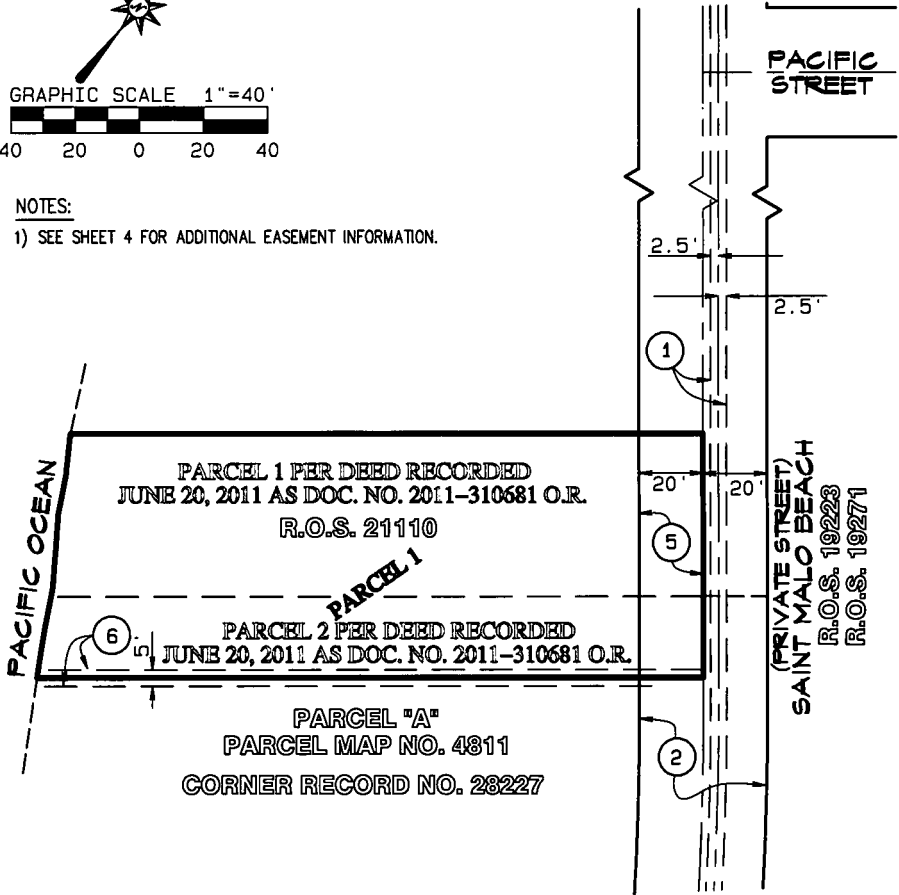


GRAPHIC SCALE 1" = 40'



NOTES:

1) SEE SHEET 4 FOR ADDITIONAL EASEMENT INFORMATION.



LEGEND:

---	CENTERLINE
---	PROPOSED BOUNDARY LINE
---	EXISTING BOUNDARY LINE

*Sean C. Englert* 10/31/12  
SEAN C. ENGLERT, L.S. 7959 DATE



**ENCUMBRANCES:**

EXISTING ENCUMBRANCES LISTED BELOW ARE PER A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY DATED JULY 10, 2012 AS ORDER NO. DIV-4059114.

- ① EXISTING OCEANSIDE MUNICIPAL WATER DISTRICT EASEMENT GRANTED MAY 25, 1929 IN BOOK 1638, PAGE 30 OF DEEDS.
- ② EXISTING ROAD AND PUBLIC UTILITIES EASEMENT RECORDED SEPTEMBER 30, 1929 IN BOOK 1696, PAGE 102 OF DEEDS.
- ③ EXISTING COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JULY 8, 1930 IN BOOK 1797, PAGE 112 OF DEEDS. PLEASE REFER TO SAID DOCUMENT FOR FULL DETAILS REGARDING THE RESTRICTIONS THAT HAVE BEEN PLACED ON THE SUBJECT PROPERTY AS THEY APPEAR TO BE BLANKET RIGHTS OVER PARCEL 1.
- ④ EXISTING COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED SEPTEMBER 7, 1939 IN BOOK 936, PAGE 271 OF OFFICIAL RECORDS. PLEASE REFER TO SAID DOCUMENT FOR FULL DETAILS REGARDING THE RESTRICTIONS THAT HAVE BEEN PLACED ON THE SUBJECT PROPERTY AS THEY APPEAR TO BE BLANKET RIGHTS OVER PARCEL 2.
- ⑤ EXISTING EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 27, 1951 IN BOOK 4303, PAGE 30 OF OFFICIAL RECORDS.
- ⑥ EXISTING EASEMENT FOR PATHWAY AND INCIDENTAL PURPOSES RECORDED NOVEMBER 26, 1976 AS INSTRUMENT NO. 76-395692 OF OFFICIAL RECORDS.

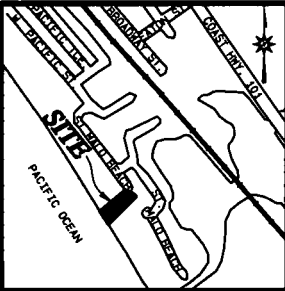
*Sean C. Engert* 10/31/12  
SEAN C. ENGLERT, L.S. 7959 DATE



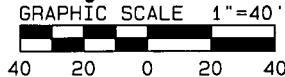
CITY OF OCEANSIDE  
 ENGINEERING DIVISION  
 PLAT FOR PLA 12-00004  
 EXHIBIT "C"

32568

SHEET 1 OF 1



VICINITY MAP  
 N.T.S.



PACIFIC STREET

2.5'  
 2.5'

1

5

2

MEAN HIGH TIDE LINE

PAR. 1 PER DEED  
 DOC. NO. 2011-310681

EXST. BLDG.

2110

PAR. 2 PER DEED  
 DOC. NO. 2011-310681

PAR "A"  
 PARCEL MAP NO. 4811  
 CORNER RECORD NO. 28227

RIP RAP SEA WALL

R.O.S.

PARCEL LINE TO BE REMOVED

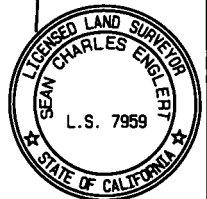
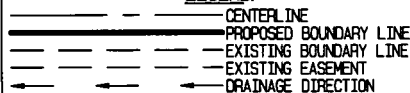
(PRIVATE STREET)  
 SAINT MALO BEACH  
 R.O.S. 19223  
 R.O.S. 19271

NOTE:

EXISTING ZONING OF PARCEL 1 AND 2 IS R-1.  
 THE PROPOSED USE OF THE CREATED  
 PARCEL IS SINGLE FAMILY DWELLING.

EASEMENT	PARTY WITH VESTED INTEREST
4	RESIDENTS OF ST. MALO BEACH
6	RESIDENTS OF ST. MALO BEACH
7	RESIDENTS OF ST. MALO BEACH
10	RESIDENTS OF ST. MALO BEACH
11	RESIDENTS OF ST. MALO BEACH

LEGEND:



ENGINEER/SURVEYOR SIGNATURE

SURVEYOR SIGNATURE

L.S. 7959

DATE

10/31/12

OWNER: MR. & MRS. PAUL JOHNSON

ADDRESS: 26 SAINT MALO BEACH

CITY, STATE: OCEANSIDE, CA