

EASEMENTS GRANTED BY OTHER THAN MAP NO. 14864 TO REMAIN

(18) RADIAL BEARING

EASEMENT NOTES:

- INDICATES 20' VISTA EASEMENT DISTRICT EASEMENT FOR CANAL AND PIPELINE PURPOSES, REC. 12/07/1988 BY SR. 1131, PLS. HAS OF DEEDS, LOCATED ON LOCATION OF EXISTING CANAL.
- INDICATES JOHN E. AND GAY ELEANOR GUSTAFSON EASEMENT FOR INGRESS AND EGRESS, ROAD, AND UTILITY PURPOSES, REC. 04/20/1982 AS INSTRUMENT NO. 82-10888 OF O.R.
- INDICATES SAN ANTONIO COUNTY WATER DISTRICT EASEMENT FOR PIPELINE PURPOSES, REC. 08/12/1985 AS INSTRUMENT NO. 85-28876 OF O.R.
- INDICATES 24' WIDE DEON NODDIA EASEMENT FOR UTILITY PURPOSES, REC. 03/08/1989 AS INSTRUMENT NO. 89-11778 OF O.R.
- INDICATES 24' WIDE DAVID RIT AND GEORGE L. MOUTSAKIS EASEMENT FOR UTILITY PURPOSES, REC. 02/08/1989 AS INSTRUMENT NO. 89-10122 OF O.R.
- INDICATES PHOEBE BELL EASEMENT FOR AERIAL COMMUNICATION EXCITIVITY PURPOSES, REC. 02/03/1990 AS INSTRUMENT NO. 89-04420 OF O.R.
- INDICATES HARRY S. AND MAY E. BELL EASEMENT AND RIGHT-OF-WAY FOR HORSES AND COWS, AND UTILITY PURPOSES, REC. 06/30/2000 AS INSTRUMENT NO. 00-02420 OF O.R.
- INDICATES 24' WIDE WIFE GONNELL AND CHRISTINA ALLER EASEMENT AND RIGHT-OF-WAY FOR HORSES AND COWS, AND UTILITY PURPOSES, REC. 06/16/2004 AS INSTRUMENT NO. 04-088778 OF O.R.
- INDICATES VISTA EASEMENT DISTRICT EASEMENT FOR PUBLIC UTILITY PURPOSES, REC. 06/16/2004 AS INSTRUMENT NO. 04-088778 OF O.R.
- INDICATES JOHN S. AND RUTH P. SLACK EASEMENT FOR FIRE FUEL MANAGEMENT PURPOSES, REC. 02/03/2002 AS INSTRUMENT NO. 02-011004 OF O.R.

SURVEYOR'S NOTES:

- BEARING = 75.01° IS SHOWN INCORRECTLY AS 75.02° ON THE BOUNDARY LINE ON SHEETS 3 AND 7 OF MAP NO. 14864.
- BEARING = 100.00° AND 0.00° ARE SHOWN INCORRECTLY AS 100.01° AND 0.01°.

\$500,000

- Land
- Active



VIA LAS BRISAS, SAN MARCOS, CA,

<https://kellycrews.com>

General Info

Possible Use

Comments:

Custom Home Lots

Directions: The subject property is located on the west side of Twin Oaks Valley Road between Maloney Street and Via Las Brisas. It is across from the Twin Oaks Golf Course, approximately 3.5 miles from Cal State University San Marcos, 2.7 miles from the 78, and 3.3 miles from the I-15. Access is through Maloney St at the end of the cul-de-sac. The street and all utilities must be extended for the benefit of both parcels.

Zoning: Rural Residential (RR)

Community Features: Golf,Horse Trails,Mountainous,Biking,Hiking

Exterior Details

Association Fee: 0.00

View: Golf Course,Hills,Mountain(s),Neighborhood





Lot Information

Lot Features: 0-1 Unit/Acre

