89 342909

RECORDING REQUESTED BY:

2201

Ticor Title Insurance Company

RECORDED IN OFFICIAL RECORDS OF SAN DIEGO COUNTY, CA

89 JUN 28 PM 2:55

VERA L. LYLE COUNTY RECORDER

AFTER RECORDING, MAIL TO:

Signal Landmark
36 Caribe Cay Blvd. North
Coronado, CA 92118

1174/29

# CERTIFICATE
## UNDER CALIFORNIA CIVIL CODE
## SECTION 1351

Mardi gras

RF 10
AR 8
MG 1

## PORT ROYALE PHASE FOUR

We the undersigned, being all of the record owner(s) of, and record holder(s) of security interests in, the real property described in the documents hereinafter mentioned, do hereby certify that:

We hereby consent to the recordation of the plan of condominium, pursuant to Chapter 1350 et seq of California Civil Code, consisting of: (i) the description or survey map of the surface of the land included with the project, as such description is set forth upon or constituted by:

LOT 925 OF CORONADO CAYS EIGHTEEN, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12318, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 17, 1989

and which description is hereby by reference incorporated herein; (ii) the diagrammatic floor plans of the building or buildings built or to be built on said land, as said diagrammatic floor plans are attached to this Certificate, and which diagrammatic floor plans are hereby by reference incorporated herein; and (iii) this Certificate.

DATE: June 27, 1989

RECORD OWNER(S)

SIGNAL LANDMARK,
A CALIFORNIA CORPORATION

By: Jack Conover

By: Gloria G Randell

RECORD HOLDER(S) OF SECURITY INTERESTS

CAT. NO. NN00737
TO 1945 CA (7-82)
(Corporation)

TITLE INSURANCE AND TRUST
A TICOR COMPANY

STATE OF CALIFORNIA
COUNTY OF San Diego } ss.

On June 27, 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared Jack Conover personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Vice President, and Gloria G. Randell personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Assistant Secretary of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature Kalee R. Weisberger

OFFICIAL SEAL
KALEE R. WEISBERGER
Notary Public-California
SAN DIEGO COUNTY
My Comm. Exp. Nov. 24, 1989

(This area for official notarial seal)

STAPLE HERE

OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLE, RECORDER

2202

## GENERAL NOTES AND DEFINITIONS

1) THE HORIZONTAL BOUNDARIES OF THE LIVING UNITS, ARE SHOWN ON THIS PLAN SHEET NUMBERS 3 AND 4.

2) THE LOWER VERTICAL BOUNDARY OF THE LIVING UNITS IS AS SHOWN IN THE FINISH FLOOR ELEVATION TABLE ON SHEET NUMBER 2.

3) THE UPPER VERTICAL BOUNDARY OF THE LIVING UNITS IS 8.1 FEET ABOVE THE LOWER FLOOR FINISHED FLOOR ELEVATION AND 8.1 FEET ABOVE THE UPPER FLOOR FINISHED FLOOR ELEVATION.

4) THE LOWER VERTICAL BOUNDARY OF THE EXCLUSIVE AND JOINT EXCLUSIVE USE COMMON AREAS IS 0.5 FEET BELOW THE LOWER FLOOR FINISH FLOOR ELEVATION AS SHOWN IN THE FINISH FLOOR ELEVATION TABLE ON SHEET NO. 2

5) THE UPPER VERTICAL BOUNDARY OF THE EXCLUSIVE AND JOINT EXCLUSIVE USE COMMON AREA IS 18.0 FEET ABOVE THE LOWER FINISH FLOOR ELEVATION AS SHOWN IN THE FINISH FLOOR ELEVATION TABLE ON SHEET NO. 2

6) ALL LATERAL BOUNDARIES ARE VERTICAL PLANES AT THE HORIZONTAL DIMENSIONS SHOWN ON THIS PLAN.

7) ALL HORIZONTAL ANGLES BETWEEN BOUNDARY PLANES ARE 90 DEGREES UNLESS INDICATED OTHERWISE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

8) "PH" INDICATE PATIO HOMES LIVING UNITS.

9) "CONDOMINIUM" SHALL MEAN AND REFER TO AN ESTATE IN THE REAL PROPERTY SHOWN HEREIN, AS DEFINED IN CIVIL CODE SECTION 1351 (f) AND SHALL CONSIST OF AN UNDIVIDED INTEREST AS TENANT-IN-COMMON IN THE PORTION OF THE REAL PROPERTY COUPLED WITH A SEPARATE INTEREST IN SPACE CALLED A UNIT, THE BOUNDARIES OF WHICH ARE DESCRIBED ON THIS PLAN.

10) "CONDOMINIUM PROPERTY" SHALL MEAN AND REFER TO A COMMON INTEREST DEVELOPMENT ON THAT CERTAIN REAL PROPERTY LOCATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS:

LOT 925 OF CORONADO CAYS EIGHTEEN IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12318, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON FEBRUARY 17, 1988.

11) "COMMON AREA" AS DEFINED IN CIVIL CODE SECTION 1351 (b) SHALL MEAN THE ENTIRE COMMON INTEREST DEVELOPMENT, EXCEPT THE LIVING UNITS SHOWN HEREIN

12) "LIVING UNIT" SHALL MEAN A SEPARATE INTEREST IN SPACE DEFINED IN CIVIL CODE SECTION 1351 (f) AND (1) (2). EACH OF THE LIVING UNITS SHALL BE A SEPARATE FREEHOLD ESTATE AS SEPARATELY SHOWN, NUMBERED AND DESIGNATED ON THE CONDOMINIUM PLAN. THE UNITS IN THE PROPERTY ARE NUMBERED 21 THROUGH 70, INCLUSIVE FOR PATIO HOMES
THE LIVING UNIT CONSISTS OF
ALL THOSE SEPARATE INTERESTS IN SPACE SHOWN AND IDENTIFIED ON THE CONDOMINIUM PLAN AS BEING PART OF SUCH LIVING UNIT.

13) THE BOUNDARIES OF EACH "LIVING UNIT" ARE THE INTERIOR SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS, AND DOORS THEREOF, AND THE LIVING UNIT INCLUDES BOTH THE PORTIONS OF THE BUILDING SO DESCRIBED AND THE AIR SPACE SO ENCOMPASSED AS SHOWN ON THE TYPICAL FLOOR PLAN ON SHEETS 3 AND 4. THE FOLLOWING ARE NOT PART OF OF THE LIVING UNIT: BEARING WALLS, COLUMNS, FLOORS, ROOFS, FOUNDATIONS, PIPES, DUCTS, FLUES, CHUTES, CONDUITS, WIRES, AND OTHER UTILITIES INSTALLATIONS, EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN THE LIVING UNIT. IN THE INTERPRETING DEEDS AND PLANS, THE EXISTING PHYSICAL BOUNDARIES OF THE LIVING UNIT OR OF A LIVING UNIT RECONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE ORIGINAL PLANS THEREOF SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS EXPRESSED IN THE DEED OR PLAN, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF VARIANCES BETWEEN BOUNDARIES SHOWN ON THE PLAN OR IN THE DEED AND THOSE OF THE BUILDING.

14) "EXCLUSIVE USE COMMON AREA" OR "JOINT EXCLUSIVE USE COMMON AREA" SHALL MEAN AND REFER TO THOSE PORTIONS OF THE COMMON AREA WHICH ARE DESIGNATED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE EXCLUSIVE USE OF ONE (1) OR MORE, BUT FEWER THAN ALL OF THE SEPARATE INTEREST IN ACCORDANCE WITH CIVIL CODE SECTION 1351 (i).

15) EACH "LIVING UNIT" HAS APPURTENANT THERETO THE EXCLUSIVE RIGHT TO USE THOSE PORTIONS OF THE "EXCLUSIVE USE COMMON AREA" AND / OR "JOINT EXCLUSIVE USE COMMON AREA" DESIGNATED HEREIN ON SHEET NO. 5 THROUGH 7 BEARING THE SAME NUMBER AS THE "LIVING UNIT"

16) "LIVING UNITS" ARE 50 IN TOTAL AND ARE NUMBERED 21 THROUGH 70 INCLUSIVE FOR PATIO HOMES.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE SOUTHERLY LOT LINE OF LOT 926 OF CORONADO CAYS EIGHTEEN MAP NO. 12318
I.E., N 60°30'42" E

### BENCH MARK

NO 730 4.8 MILES NORTHWEST ALONG STATE HIGHWAY 75 FROM THE SAN DIEGO AND ARIZONA EASTERN RAILWAY CROSSING AT PALM CITY, ON TOP OF A SMALL SAND DUNE, 24.4 FT. NORTHEAST OF AND ACROSS A SPUR TRACK OF THE RAILWAY FROM THE CENTERLINE OF THE HIGHWAY, 88 FT. WEST OF POWERLINE POLE NO. 87817, 33.4 FT. NORTHEAST OF THE NORTHEAST RAIL, 1.8 FT. SOUTH OF A WITNESS POST, ABOUT LEVEL WITH THE HIGHWAY AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.2 FT. ABOVE THE GROUND

ELEVATION : 9.970' DATUM : M. L. L. W.

### LEGEND

| | |
|---|---|
| PH 1 | INDICATES " LIVING UNIT " FLOOR TYPE (PATIO HOMES) |
| L.U.10 | INDICATES " LIVING UNIT " NUMBER |
| PH 1R | INDICATES REVERSED FLOOR PLAN TYPE |
| E-2 | INDICATES " EXCLUSIVE USE COMMON AREA" AND the CORRESPONDING "UNIT" NUMBER TO WHICH THE AREA IS APPURTENANT. |
| J-21.3 | INDICATES " JOINT EXCLUSIVE USE COMMON AREA" AND THE CORRESPONDING "UNIT" NUMBER TO WHICH THE AREA IS APPURTENANT. |

### NOTE

THE BEARINGS AND DISTANCES SHOWN ON THE BOUNDARY LINES ON SHEETS 5 THRU 7 OF THIS PLAN ARE THE RECORD BEARINGS AND DISTANCES SHOWN ON LOT 925 OF CORONADO CAYS EIGHTEEN MAP NO. 12318 ON FILE IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY. THE UNIT TIES SHOWN ON SHEETS 5 THRU 7 ARE TO THE EXTERIOR FACE OF WALLS AS SHOWN ON SHEETS 3 AND 4 OF THIS PLAN.

### SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA AND THAT THIS CONDOMINIUM PLAN CONSISTING OF 7 SHEETS SHOWS THE BOUNDARIES OF THE LAND AND THE RELATION THERETO OF EXISTING AND FUTURE UNITS AS DETERMINED FROM EXISTING AVAILABLE BUILDING PLANS, AND IS NOT THE RESULT OF A FIELD SURVEY.

Robert B. Schoettner 6-20-89
ROBERT B. SCHOETTNER L.S. 4324 DATE

LICENSED LAND SURVEYOR REGISTERED & SURVEYOR No. LS 4324 Exp. 6-30-91 CALIFORNIA

RICK ENGINEERING COMPANY
CIVIL ENGINEERS : PLANNING CONSULTANTS : SURVEYORS
5620 FRIARS ROAD SAN DIEGO, CALIFORNIA 92110 (619) 291-0707
5600 EL CAMINO REAL CARLSBAD, CALIFORNIA 92008 (619) 729-1567
401 E. RAMONA SANTA FE 30, SAN MARCOS, CA 92069 (619) 744-4000

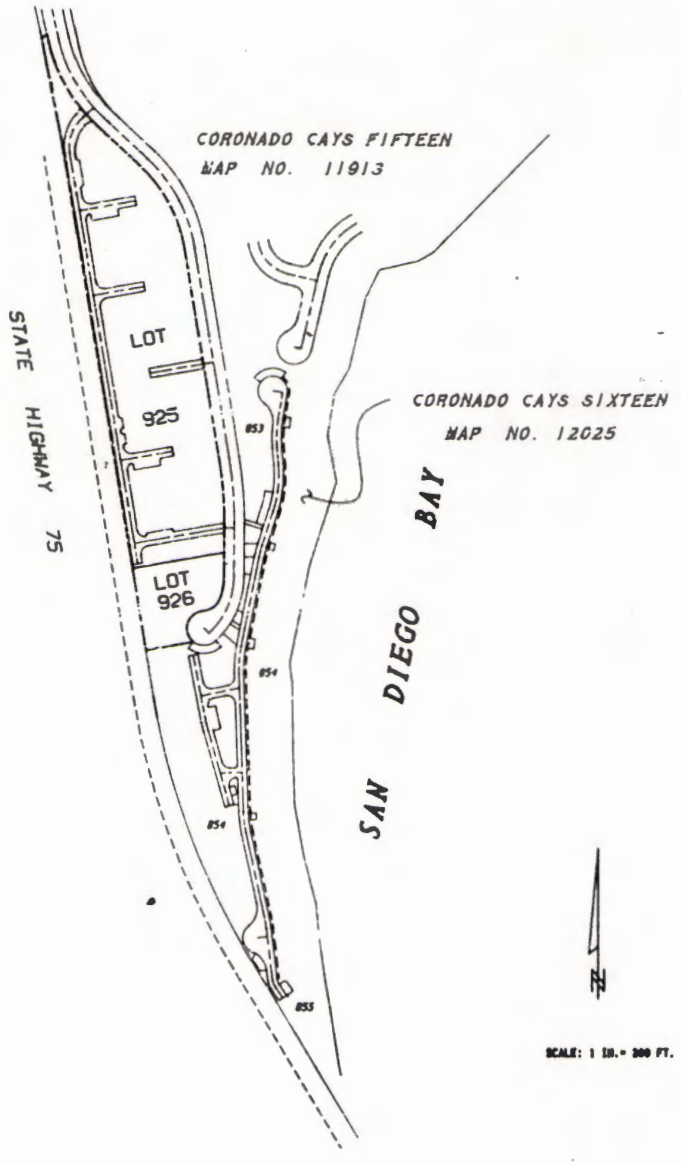
CONDOMINIUM PLAN FOR
CORONADO CAYS EIGHTEEN

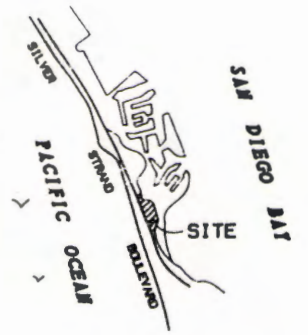
DATE 2-24-89
SHEET 1 OF 7
PROJECT NO. 1019.1

6603

## PATIO HOMES FINISHED FLOOR ELEVATION TABLE

| LIVING UNIT NO. | FLOOR PLAN | LOWER FLOOR F.F.E. | UPPER FLOOR F.F.E. |
|---|---|---|---|
| 21 | 4R | 17.6 | 26.7 |
| 22 | 1R | 18.4 | 26.5 |
| 23 | 2R | 18.6 | 25.7 |
| 24 | 3R | 18.2 | 25.3 |
| 25 | 1R | 18.5 | 25.6 |
| 26 | 4R | 18.0 | 25.0 |
| 27 | 3R | 18.4 | 24.5 |
| 28 | 4 | 14.3 | 23.4 |
| 29 | 3 | 14.6 | 23.7 |
| 30 | 3 | 15.1 | 24.2 |
| 31 | 4R | 15.8 | 24.6 |
| 32 | 1R | 15.2 | 24.3 |
| 33 | 2R | 14.6 | 23.9 |
| 34 | 4R | 15.6 | 24.9 |
| 35 | 1R | 15.8 | 25.0 |
| 36 | 3R | 16.4 | 25.5 |
| 37 | 1R | 15.3 | 24.4 |
| 38 | 3R | 15.5 | 24.6 |
| 39 | 4R | 13.6 | 22.8 |
| 40 | 1R | 13.6 | 22.9 |
| 41 | 3R | 14.3 | 23.4 |
| 42 | 4 | 14.7 | 23.8 |
| 43 | 1R | 15.1 | 24.2 |
| 44 | 4R | 14.6 | 23.7 |
| 45 | 1R | 14.4 | 23.5 |
| 46 | 1R | 14.2 | 23.3 |
| 47 | 3R | 14.3 | 23.3 |
| 48 | 3 | 15.7 | 25.8 |
| 49 | 1R | 16.0 | 25.1 |
| 50 | 3R | 15.6 | 24.8 |
| 51 | 2R | 14.7 | 23.8 |
| 52 | 2R | 14.2 | 23.3 |
| 53 | 4R | 14.5 | 23.8 |
| 54 | 2R | 14.6 | 23.7 |
| 55 | 1R | 15.1 | 24.2 |
| 56 | 2R | 15.1 | 24.2 |
| 57 | 3 | 16.8 | 25.7 |
| 58 | 2 | 17.0 | 26.1 |
| 59 | 1 | 17.7 | 26.8 |
| 60 | 3R | 17.0 | 23.1 |
| 61 | 4R | 16.8 | 25.7 |
| 62 | 3R | 15.8 | 24.9 |
| 63 | 3 | 16.5 | 25.8 |
| 64 | 4 | 16.8 | 25.7 |
| 65 | 3R | 18.5 | 27.8 |
| 66 | 4R | 18.2 | 28.3 |
| 67 | 3R | 18.5 | 27.8 |
| 68 | 1R | 18.0 | 27.1 |
| 69 | 2 | 17.5 | 26.8 |
| 70 | 4R | 18.5 | 27.8 |




VICINITY MAP

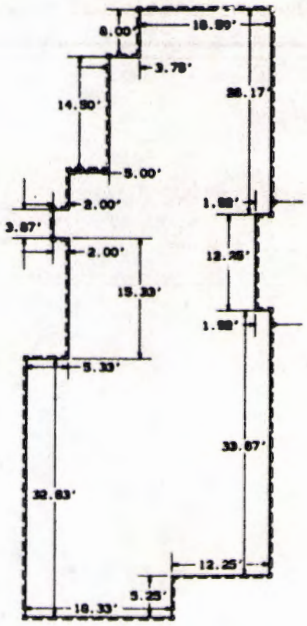
NO SCALE

RICK ENGINEERING COMPANY
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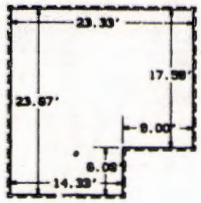
CONDOMINIUM PLAN FOR

CORONADO CAYS EIGHTEEN

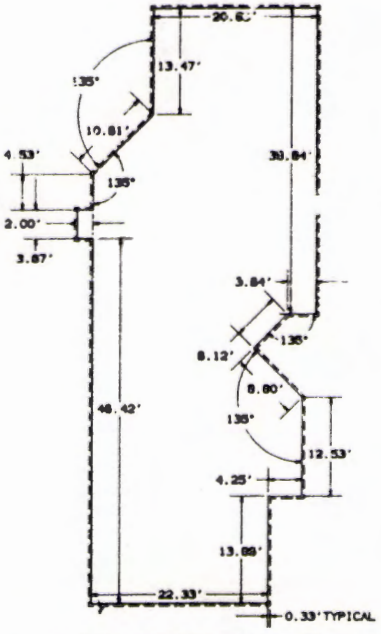
DATE 2 4-89
SHEET 2 OF 7
PROJECT NO. 1018




FIRST FLOOR PLAN PH 2




SECOND FLOOR PLAN PH 2




FIRST FLOOR PLAN PH 1

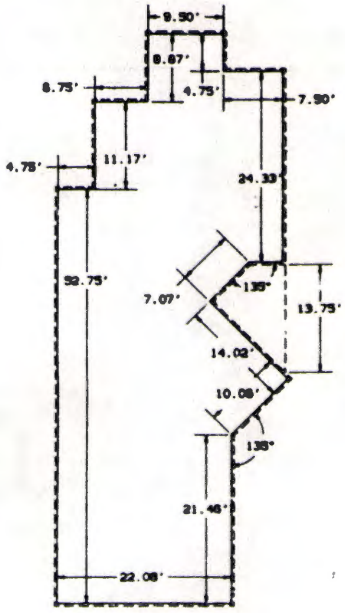
PATIO HOMES

SCALE: 1 IN. = 10 FT.

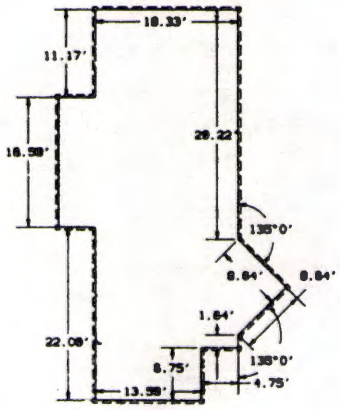
RICK ENGINEERING COMPANY
CIVIL ENGINEERS : PLANNING CONSULTANTS : SURVEYORS

CONDOMINIUM PLAN FOR
CORONADO CAYS EIGHTEEN

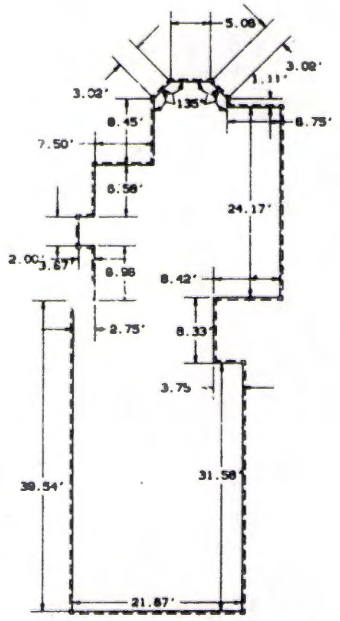
DATE 2-24-89
SHEET 3 OF 7
PROJECT NO. 1019J



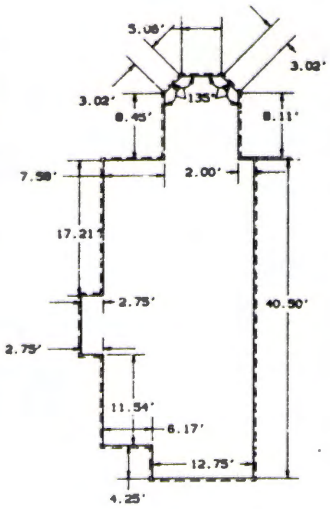

FIRST FLOOR PLAN PH 4




SECOND FLOOR PLAN PH 4




FIRST FLOOR PLAN PH 3




SECOND FLOOR PLAN PH 3

PATIO HOMES

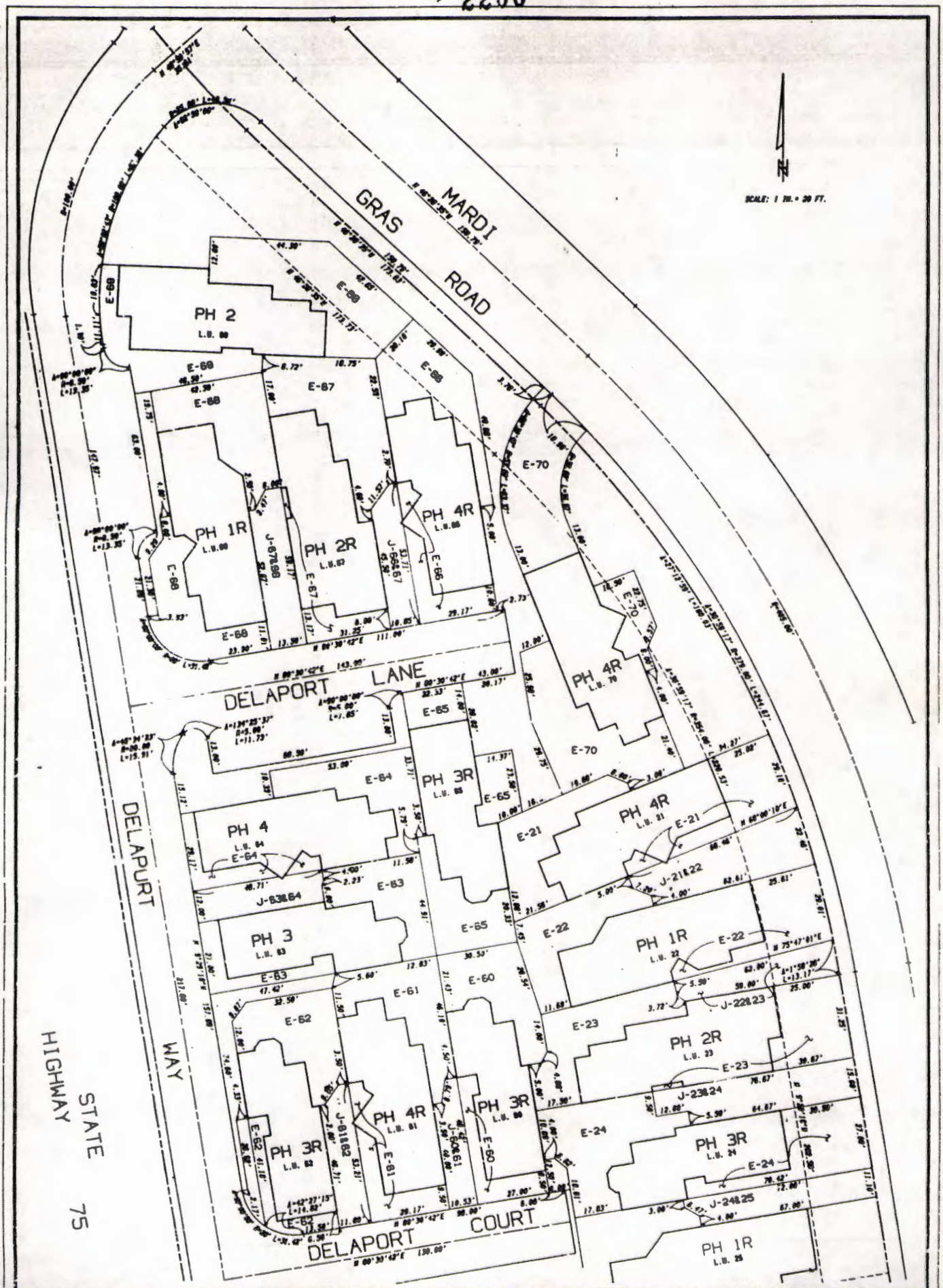
SCALE: 1 IN. = 10 FT.

RICK ENGINEERING COMPANY
CIVIL ENGINEERS : PLANNING CONSULTANTS : SURVEYORS

CONDOMINIUM PLAN FOR
CORONADO CAYS EIGHTEEN

DATE 2-24-89
SHEET 4 OF 7
PROJECT NO.10191

ICIAL RECORDS, SAN DIEGO COUNTY, CA

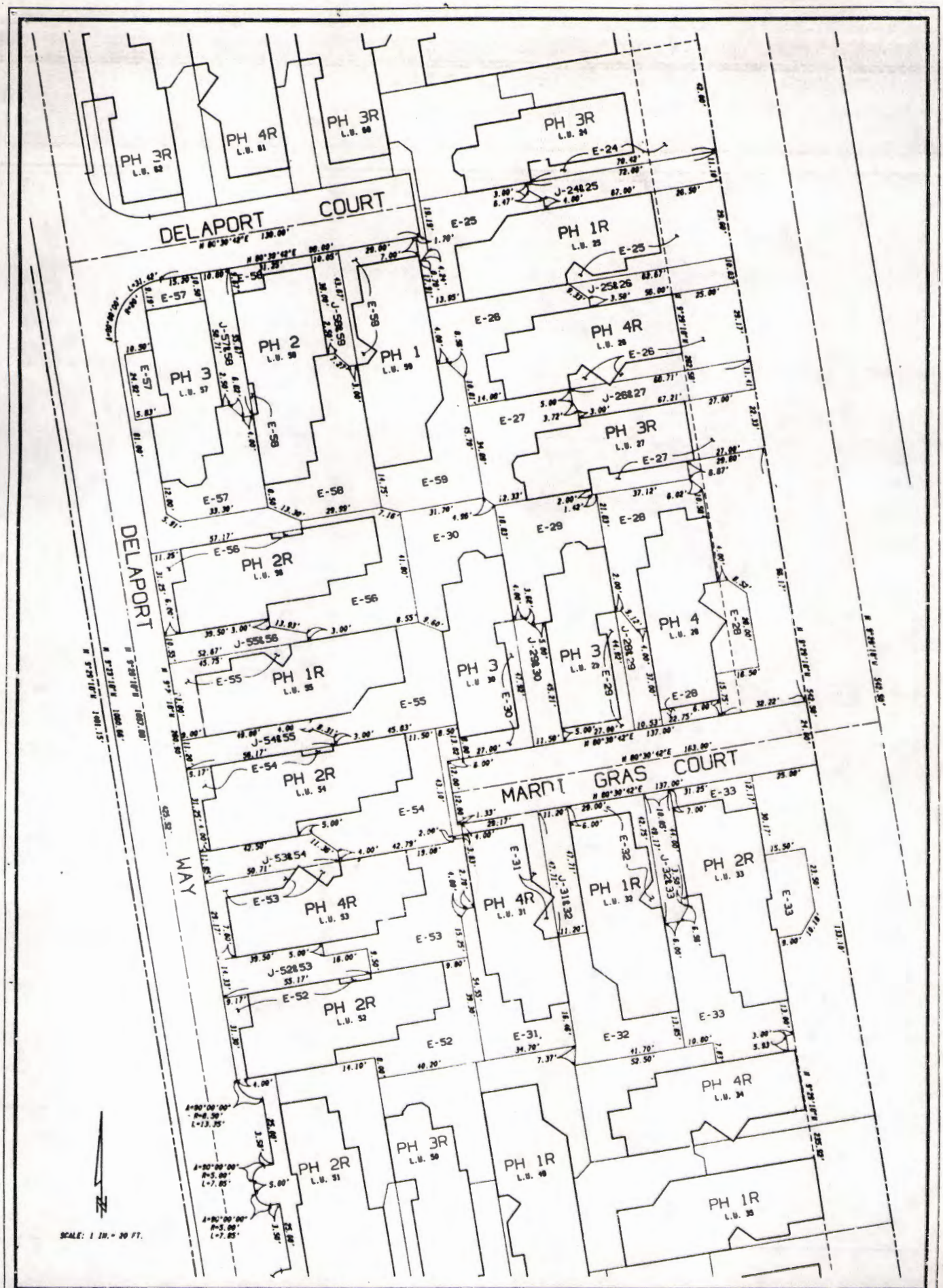



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CIVIL ENGINEERS : PLANNING CONSULTANTS : SURVEYORS

CONDOMINIUM PLANS FOR

CORONADO CAYS EIGHTEEN

DATE 2-24-89
SHEET 5 OF 7
PROJECT NO. 1019

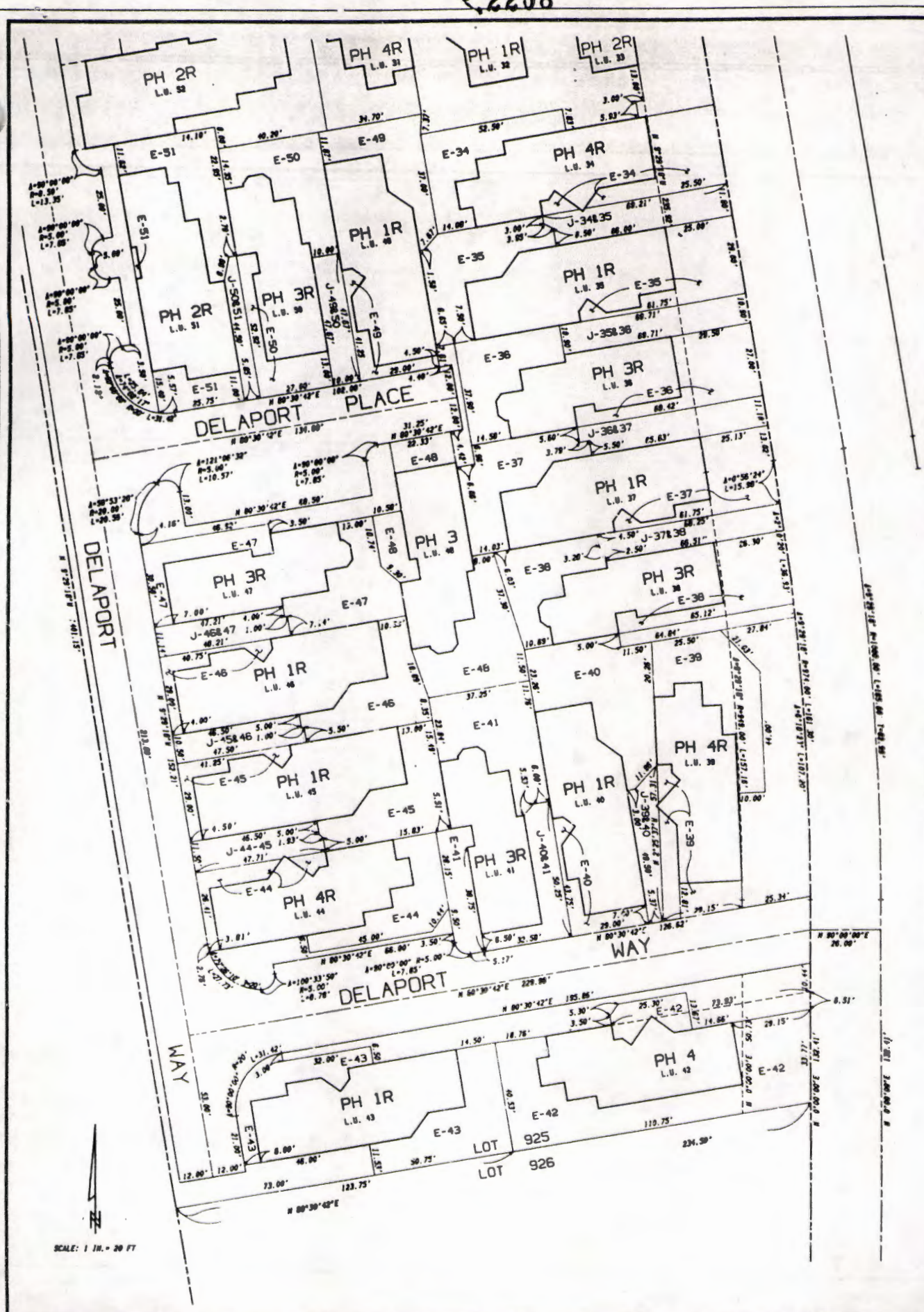



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CIVIL ENGINEERS : PLANNING CONSULTANTS : SURVEYORS

CONDOMINIUM PLAN FOR

# CORONADO CAYS EIGHTEEN

DATE 2-24-69
SHEET 6 OF 7
PROJECT NO. 10191




RICK ENGINEERING COMPANY
CIVIL ENGINEERS : PLANNING CONSULTANTS : SURVEYORS

CONDOMINIUM PLAN FOR
CORONADO CAYS EIGHTEEN

DATE 2-24-89
SHEET 7 OF 7
PROJECT NO. 1019