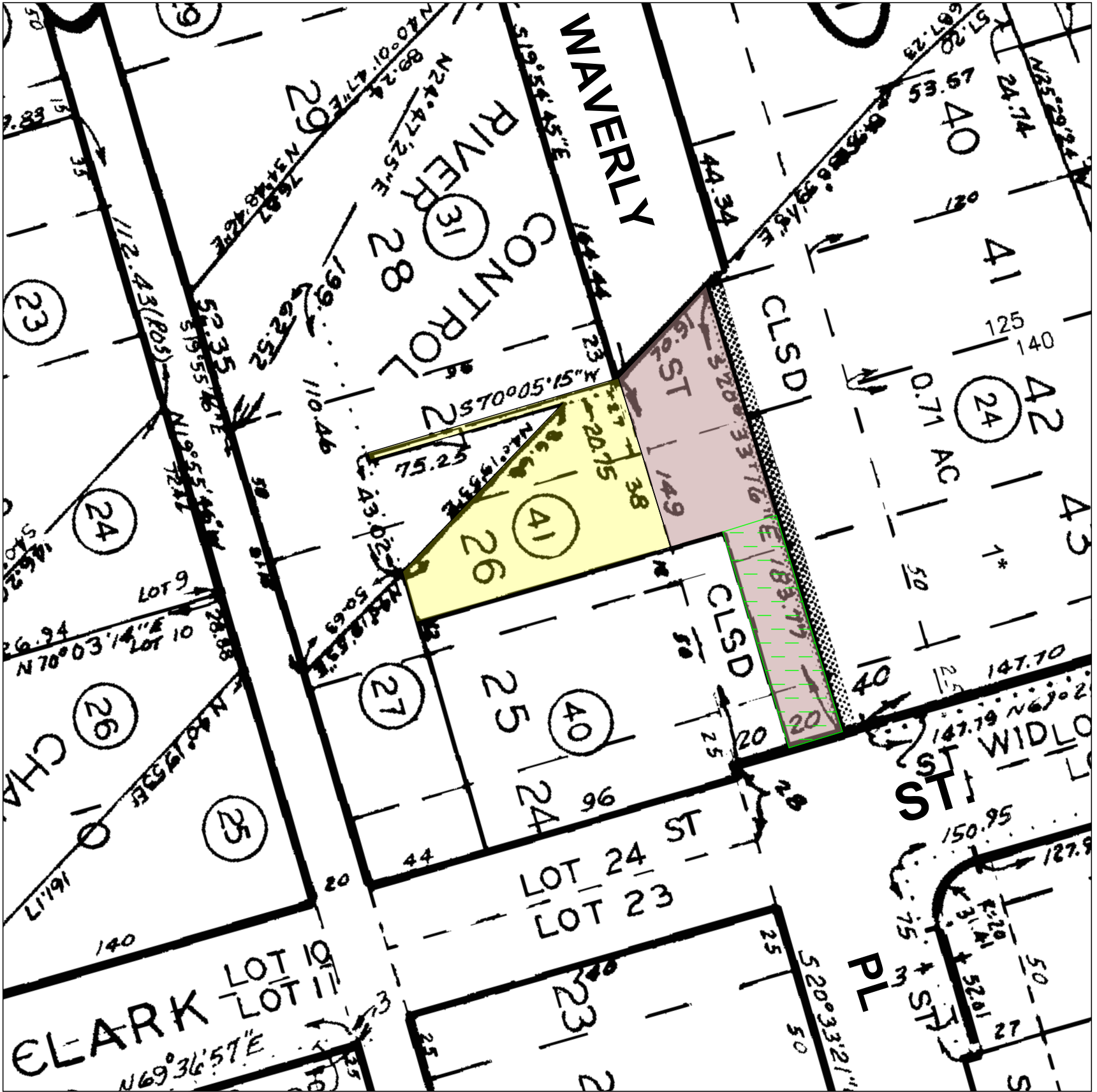
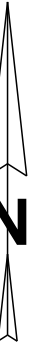
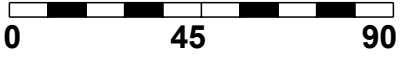


Scale 1 inch = 45 Feet



**LEGEND**

- Parcel 1 (Fee, Property in Question)
  
- Parcel 2 (Fee, Property in Question)
  
- Item No. 6 - Easement for lay water pipes across purposes  
07/27/1886, Book 67, Page 115, of Deeds  
Affects said land  
Said Easement is not specifically delineated and is un-locatable
  
- Item No. 7 - Easement for road, utility, ingress and egress purposes  
08/02/1985, Instrument No. 1985-0278608, of Official Records  
Affects as described therein
  
- Item No. 8 - Easement for public utilities purposes  
08/02/1985, Instrument No. 1985-0278612, of Official Records  
Affects said land  
Said Easement is not specifically delineated and is un-locatable

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**Fidelity National Title Company**  
 7565 Mission Valley Road, #100  
 San Diego, CA 92108  
 Phone: (619) 725-2100 Fax: (619) 297-2213

Title Order No. 9922603755, Preliminary Report Dated as of April 8, 2026

Reference :  
 Property: 411 Waverly Place, Escondido, CA

Drawing Date: April 22, 2026 - FT

Assessor's Parcel No. : 229-304-41-00

Data :

*This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.*

Plat Showing  
 Parcel 1: The Easterly 96.00 Feet of Lot 27, Excepting the Northerly 23.00 Feet Thereof, and the Easterly 96.00 Feet of Lot 26, Excepting the Southerly 12.00 Feet Thereof, All in W.R. Timkens Subdivision, in the City of Escondido, County of San Diego, State of California, According to Map Thereof No. 464, Filed in the Office of the County Recorder of San Diego County.  
 Parcel 2: That Portion of Waverly Place as Shown on W.R. Timkens Subdivision of Block 9 of Sanfords Subdivision of Rincon del Diablo, in the City of Escondido, County of San Diego, State of California, According to Map Thereof No. 464, Filed in the Office of the County Recorder of San Diego County.