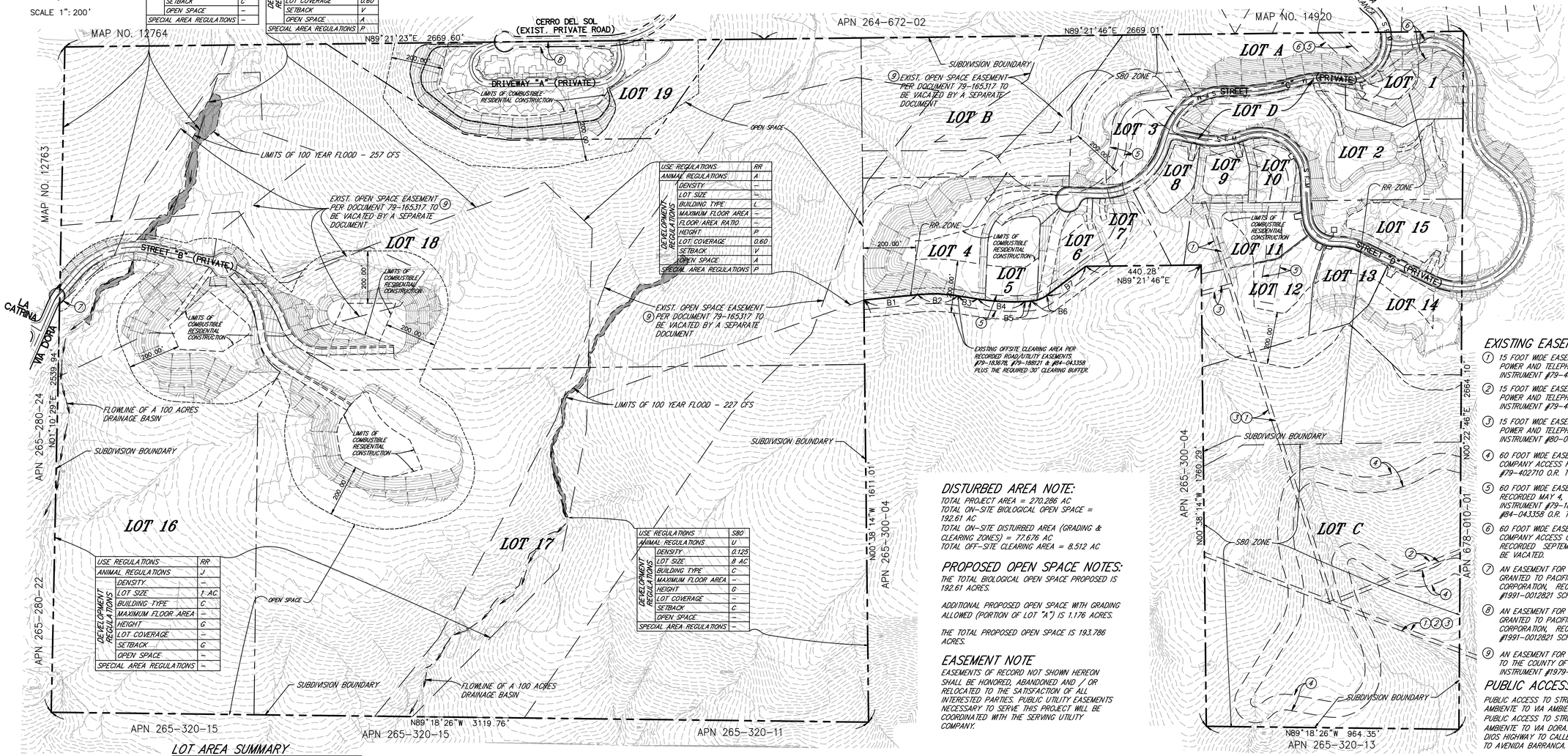
COUNTY OF SAN DIEGO TRACT NO. 5456-RPL2

A 19 LOT SUBDIVSION - LOTS 1-18 AS TO SINGLE FAMILY RESIDENTIAL
LOT 19 (THE COLONY AT CIELO) AS A CONDOMINIUM LOT FOR 19 AIR SPACE UNITS

SCALE 1": 200'

USE REGULATIONS		S80
ANIMAL REGULATIONS		U
DEVELOPMENT REGULATIONS	DENSITY	0.125
	LOT SIZE	8 AC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	–
	HEIGHT	G
	LOT COVERAGE	–
	SETBACK	C
	OPEN SPACE	–
SPECIAL AREA REGULATIONS		–

USE REGULATIONS		RR
ANIMAL REGULATIONS		A
DEVELOPMENT REGULATIONS	DENSITY	–
	LOT SIZE	–
	BUILDING TYPE	L
	MAXIMUM FLOOR AREA	–
	FLOOR AREA RATIO	–
	HEIGHT	P
	LOT COVERAGE	0.60
	SETBACK	V
	OPEN SPACE	A
SPECIAL AREA REGULATIONS		P



USE REGULATIONS		RR
ANIMAL REGULATIONS		J
DEVELOPMENT REGULATIONS	DENSITY	–
	LOT SIZE	1 AC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	–
	HEIGHT	G
	LOT COVERAGE	–
	SETBACK	G
	OPEN SPACE	–
SPECIAL AREA REGULATIONS		–

USE REGULATIONS		S80
ANIMAL REGULATIONS		U
DEVELOPMENT REGULATIONS	DENSITY	0.125
	LOT SIZE	8 AC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	–
	HEIGHT	G
	LOT COVERAGE	–
	SETBACK	C
	OPEN SPACE	–
SPECIAL AREA REGULATIONS		–

DISTURBED AREA NOTE:

TOTAL PROJECT AREA = 270.286 AC
TOTAL ON-SITE BIOLOGICAL OPEN SPACE = 192.61 AC
TOTAL ON-SITE DISTURBED AREA (GRADING & CLEARING ZONES) = 77.676 AC
TOTAL OFF-SITE CLEARING AREA = 8.512 AC

PROPOSED OPEN SPACE NOTES:

THE TOTAL BIOLOGICAL OPEN SPACE PROPOSED IS 192.61 ACRES.

ADDITIONAL PROPOSED OPEN SPACE WITH GRADING ALLOWED (PORTION OF LOT "A") IS 1.176 ACRES.

THE TOTAL PROPOSED OPEN SPACE IS 193.786 ACRES.

EASEMENT NOTE

EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED, ABANDONED AND / OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES. PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH THE SERVING UTILITY COMPANY.

EXISTING EASEMENTS

(1) 15 FOOT WIDE EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRIC POWER AND TELEPHONE FACILITIES RECORDED SEPTEMBER 26, 1979 AS INSTRUMENT #79-402714 O.R. PORTION TO BE VACATED.

(2) 15 FOOT WIDE EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRIC POWER AND TELEPHONE FACILITIES RECORDED SEPTEMBER 26, 1979 AS INSTRUMENT #79-402715 O.R. TO REMAIN.

(3) 15 FOOT WIDE EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRIC POWER AND TELEPHONE FACILITIES RECORDED JUNE 9, 1980 AS INSTRUMENT #80-009302 O.R. PORTION TO BE VACATED.

(4) 60 FOOT WIDE EASEMENT FOR ROAD, WATERLINES, UTILITIES, AND UTILITY COMPANY ACCESS RECORDED SEPTEMBER 26, 1979 AS INSTRUMENT #79-402710 O.R. TO REMAIN.

(5) 60 FOOT WIDE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES RECORDED MAY 4, 1979 AS INSTRUMENT #79-183678, MAY 8, 1979 AS INSTRUMENT #79-188121 AND FEBRUARY 3, 1984 AS INSTRUMENT #84-043358 O.R. TO BE VACATED.

(6) 60 FOOT WIDE EASEMENT FOR ROAD, WATERLINES, UTILITIES, AND UTILITY COMPANY ACCESS GRANTED TO THEODORE AND FRANCES KOONS RECORDED SEPTEMBER 26, 1979 AS INSTRUMENT #79-402711 O.R. TO BE VACATED.

(7) AN EASEMENT FOR PRIVATE ROAD AND PUBLIC UTILITY PURPOSES GRANTED TO PACIFIC CIELO DEVELOPMENT, INC., A CALIFORNIA CORPORATION, RECORDED OCTOBER 10, 1990 AS INSTRUMENT #1991-0012821 SCH. C, O.R. TO REMAIN.

(8) AN EASEMENT FOR PRIVATE ROAD AND PUBLIC UTILITY PURPOSES GRANTED TO PACIFIC CIELO DEVELOPMENT, INC., A CALIFORNIA CORPORATION, RECORDED OCTOBER 10, 1990 AS INSTRUMENT #1991-0012821 SCH. D, O.R. TO REMAIN.

(9) AN EASEMENT FOR OPEN SPACE & RECREATIONAL PURPOSES GRANTED TO THE COUNTY OF SAN DIEGO., RECORDED APRIL 23, 1979 AS INSTRUMENT #1979-165317 O.R. TO BE VACATED.

PUBLIC ACCESS STATEMENT

PUBLIC ACCESS TO STREET "A" IS FROM DEL DIOS HIGHWAY TO CALLE AMBIENTE TO VIA AMBIENTE TO VIA RANCHO CIELO TO CERRO DEL SOL. PUBLIC ACCESS TO STREET "B" IS FROM DEL DIOS HIGHWAY TO CALLE AMBIENTE TO VIA DORA. PUBLIC ACCESS TO STREETS "C" & "D" IS FROM DEL DIOS HIGHWAY TO CALLE AMBIENTE TO VIA AMBIENTE TO VIA RANCHO CIELO TO AVENIDA BARRANCA.

LOT AREA SUMMARY

LOT NO.	GA [acres]	NA [acres]	PA [sq. ft.]
1	2.772	2.497	17,439.97
2	6.206	6.206	39,881.18
3	4.218	4.218	73,600.76
4	5.688	5.688	65,064.30
5	1.714	1.714	57,826.05
6	1.424	1.110	26,110.46
7	1.285	1.285	21,049.61
8	1.552	1.552	30,232.71
9	1.004	1.004	27,578.59
10	1.019	1.019	30,552.68
11	2.290	2.290	52,319.66
12	3.446	3.446	71,018.50
13	1.532	1.532	41,094.72
14	2.813	2.813	59,404.20
15	2.735	2.735	56,515.95
16	30.382	30.033	78,042.45
17	72.394	72.377	100,160.07
18	69.840	69.453	41,468.85
19	9.399	9.150	
A	3.189	3.189	
B	10.410	10.410	
C	32.102	32.102	
D	2.854	2.854	
TOTAL	270.286		

*LOT 19 TO BE A 19 UNIT CONDOMINIUM LOT. SEE CONDOMINIUM STATEMENT AT RIGHT.

GA–GROSS AREA
NA–NET AREA
PA–PAD AREA

0 200 400 600 800

DATA TABLE			
NO.	DELTA/BEARING	RADIUS	LENGTH
B1	N84°15'27"E	--	204.74'
B2	14°52'25"	600.00'	155.76'
B3	N80°52'08"W	--	76.29'
B4	12°27'07"	840.00'	182.56'
B5	N86°40'45"E	--	22.49'
B6	33°27'26"	110.00'	64.23'
B7	N53°13'19"E	--	185.77'

LEGAL DESCRIPTION

THE NORTHWEST QUARTER AND A PORTION OF NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 3 WEST, SAN BERNADINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAMMETRY BY ANALYTICAL PHOTOGRAMMETRIC SURVEYS, INC. DATED MARCH 15, 2002.

ASSESSOR'S PARCEL NUMBERS

265–300–02, 03 & 05

OWNER CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS MY ENTIRE CONTIGUOUS OWNERSHIP. I UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS OF WAY.

OWNER / DEVELOPER

CEILO 182, LLC
1570 LINDA VISTA DRIVE &
SAN MARCEOS, CA 92069

WARNER LUSARDI TRUSTEE
MANAGING MEMBER

LAVENDER HILL RANCH, LLC
1570 LINDA VISTA DRIVE
SAN MARCEOS, CA 92069

WARNER LUSARDI TRUSTEE
MANAGING MEMBER

07/08/2013
DATE

CONDOMINIUM MAP STATEMENT (FOR LOT 19 ONLY)

LOT 19 OF THIS MAP IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODES. THE MAXIMUM NUMBER OF DWELLING UNITS IS 19.

GENERAL NOTES

1. GROSS AREA WITHIN SUBDIVISION BOUNDARY: 270.287 ACRES.
2. GROSS AREA OF LOT 19 IS 9.40 ACRES & NET AREA IS 9.15 ACRES.
3. LOT 19 OF THE PROJECT IS FOR 19 UNIT CONDOMINIUMS. LOTS 1–18 ARE FOR SINGLE FAMILY DWELLINGS.
4. PROJECT IS WITHIN THE SAN DIEGUITO COMMUNITY PLAN AREA.
5. LAND USE DESIGNATION: COUNTRY ESTATES, OPEN SPACE AND PLANNED DEVELOPMENT PER RANCHO CIELO SPECIFIC PLAN CAT. 27.
6. POLICE PROTECTION PROVIDED BY THE COUNTY OF SAN DIEGO SHERIFF'S DEPARTMENT.
7. SETBACKS TO CONFORM TO ZONE REGULATIONS.
8. THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401(N) SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SF OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.
9. NO SPECIAL ASSESSMENT PROCEEDING PROPOSED AT THIS TIME.
10. PARK IN LIEU FEES TO BE PAID.
11. THIS PROJECT SHALL COMPLY WITH THE STREET LIGHTS REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS.
12. PROJECT IS NOT SUBJECT TO 100-YEAR FLOODPLAINS.
13. SEE GRADING EXHIBIT FOR DETAIL GRADING CONCEPT PROPOSED.
14. TOTAL OPEN SPACE TO BE VACATED IS 193.20 ACRES.
15. TOTAL OPEN SPACE TO BE GRANTED IS 193.786 ACRES.

SHEET INDEX

SHEET 1 ..... TITLE SHEET
SHEETS 2 & 3 ..... TENTATIVE MAP
SHEET 4 ..... EASEMENT DIMENSIONS

EARTHWORK QUANTITIES

TOTAL CUT: 468,500 CY
TOTAL FILL: 468,500 CY

PUBLIC UTILITIES & DISTRICTS

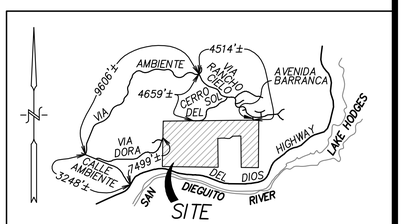
SEWER – RANCHO CIELO SANITATION DISTRICT
WATER – OLIVENHAIN MUNICIPAL WATER DISTRICT
GAS & ELECTRIC – SAN DIEGO GAS & ELECTRIC
TELEPHONE – PACIFIC BELL TELEPHONE COMPANY
FIRE – RANCHO SANTA FE FIRE PROTECTION DISTRICT
SCHOOLS – ESCONDIDO UNION HIGH SCHOOL DISTRICT AND ESCONDIDO UNION SCHOOL DISTRICT.

SURVEYOR OF WORK

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745–8118
FAX (760) 745–1890

MICHAEL D. LEVIN, PLS 6896

LICENSED LAND SURVEYOR
Michael D. Levin
Exp. 6-30-13
No. 6896
STATE OF CALIFORNIA

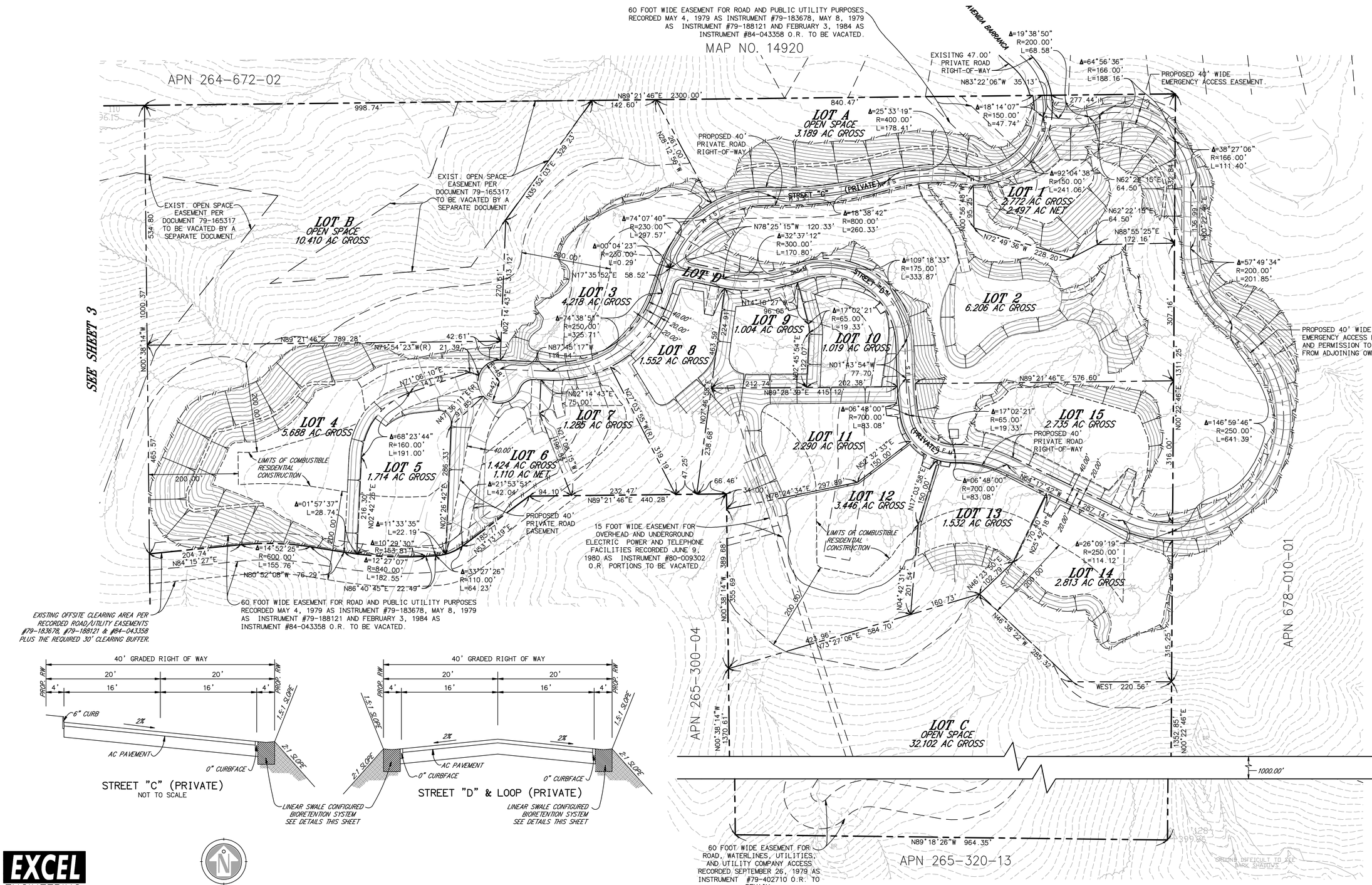


VICINITY MAP
NOT TO SCALE

EXCEL ENGINEERING
LAND PLANNING • ENGINEERING • SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-8118 FX (760)745-1890

TITLE SHEET
SHEET 1 OF 5

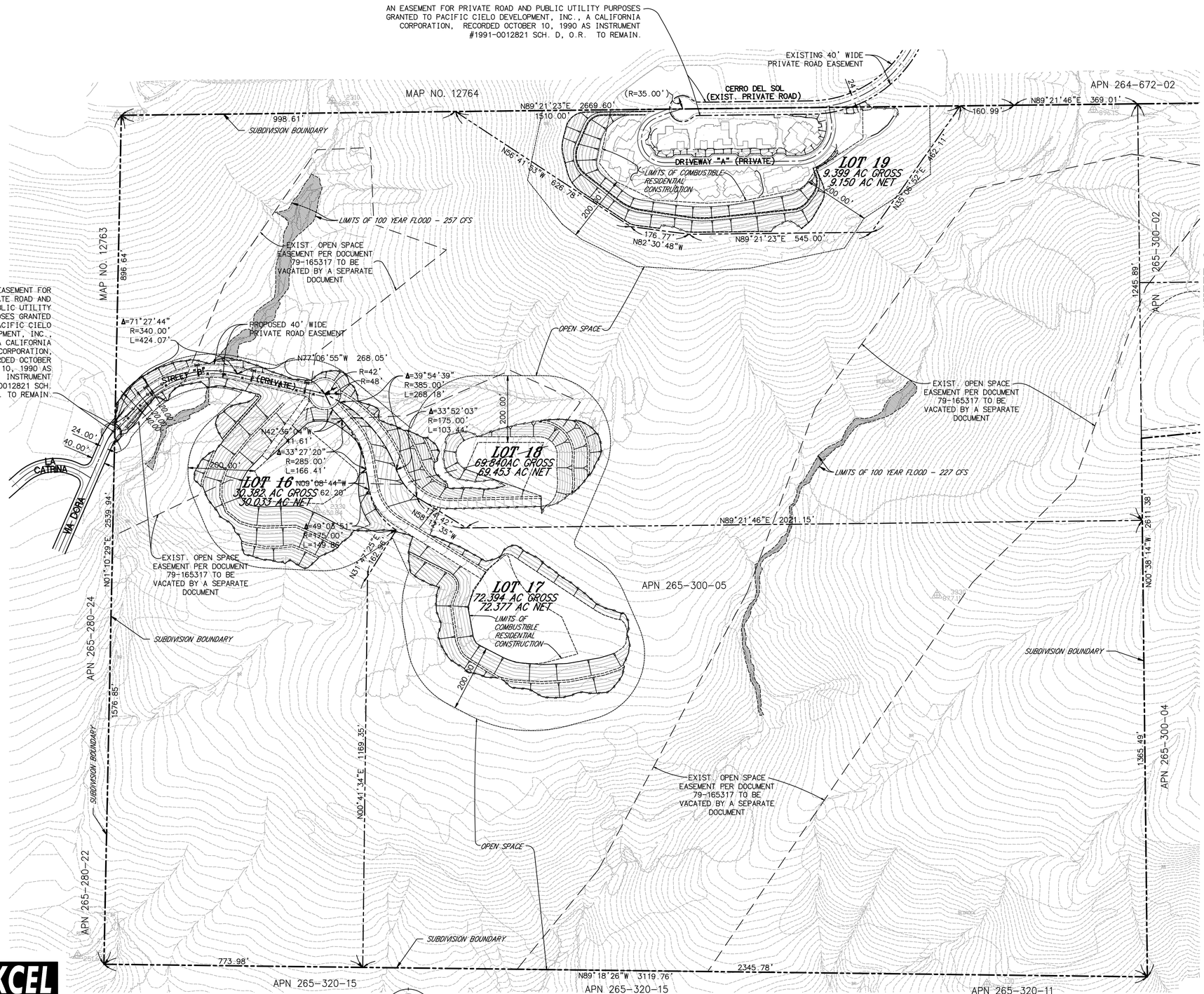
COUNTY OF SAN DIEGO TRACT NO. 5456-RPL2

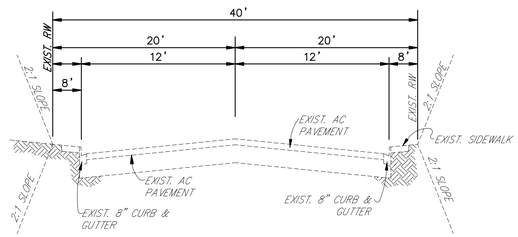


EXCEL ENGINEERING
LAND PLANNING • ENGINEERING • SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-8118 FX (760)745-1890

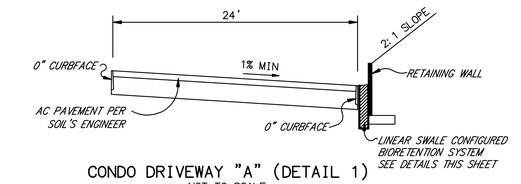
TENTATIVE MAP
SHEET 2 OF 5

COUNTY OF SAN DIEGO TRACT NO. 5456-RPL2

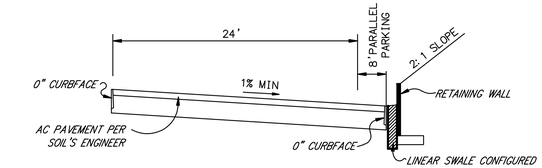




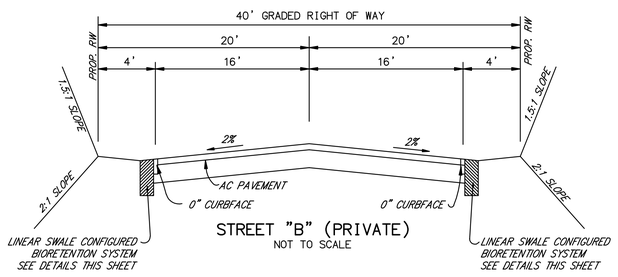
CERRO DEL SOL (EXIST. PRIVATE ROAD)
NOT TO SCALE



CONDO DRIVEWAY "A" (DETAIL 1)
NOT TO SCALE



CONDO DRIVEWAY "A" (DETAIL 2)
NOT TO SCALE



STREET "B" (PRIVATE)
NOT TO SCALE

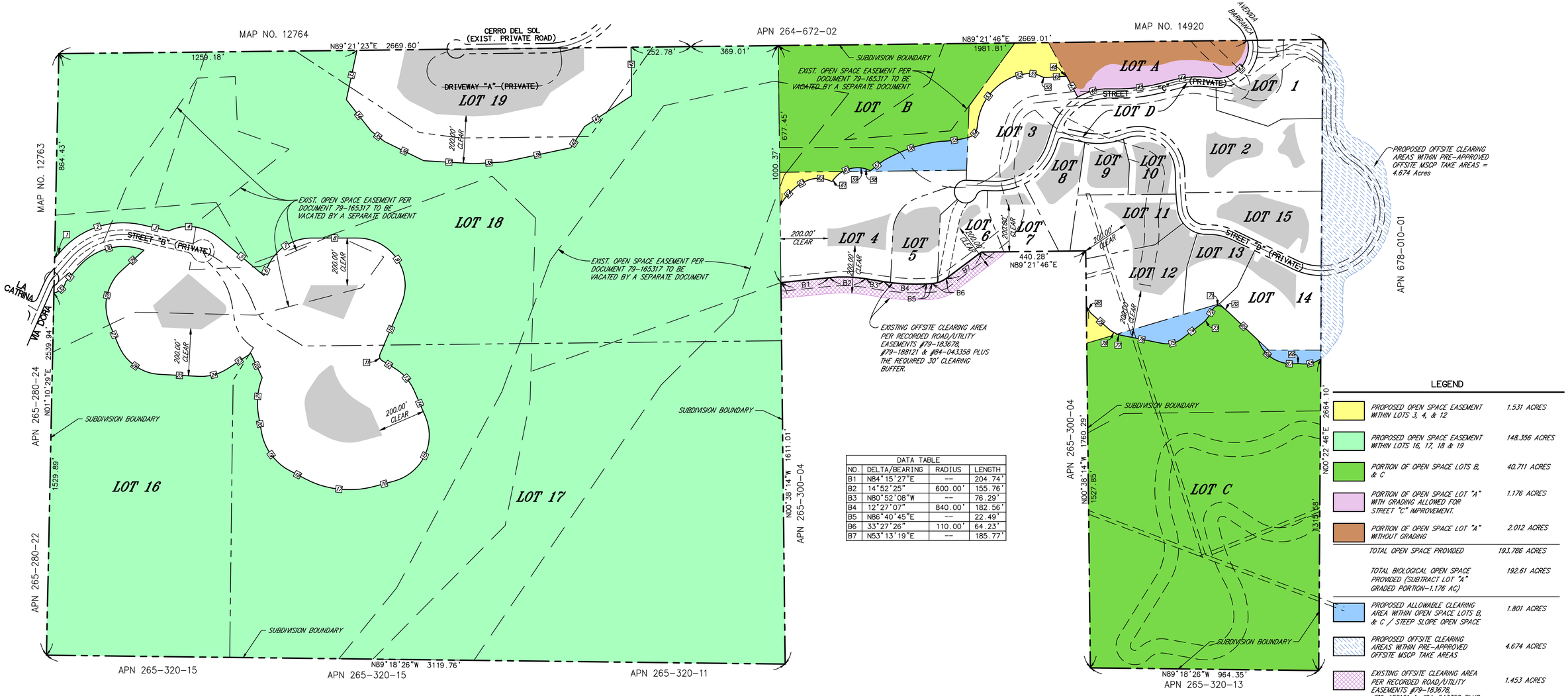
EXCEL ENGINEERING
LAND PLANNING • ENGINEERING • SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-8118 FX (760)745-1890

0 150 300 450 600

SCALE 1": 150'

TENTATIVE MAP
SHEET 3 OF 5

COUNTY OF SAN DIEGO TRACT NO. 5456-RPL2



DATA TABLE

NO.	DELTA/BEARING	RADIUS	LENGTH
B1	N84°15'27"E	--	204.74'
B2	14°52'25"	600.00'	155.76'
B3	N80°52'08"W	--	76.29'
B4	12°27'07"	840.00'	182.56'
B5	N86°40'45"E	--	22.49'
B6	33°27'26"	110.00'	64.23'
B7	N53°13'19"E	--	185.77'

LEGEND

PROPOSED OPEN SPACE EASEMENT WITHIN LOTS 3, 4, & 12	1.531 ACRES
PROPOSED OPEN SPACE EASEMENT WITHIN LOTS 16, 17, 18 & 19	148.356 ACRES
PORTION OF OPEN SPACE LOTS B, & C	40.711 ACRES
PORTION OF OPEN SPACE LOT "A" WITH GRADING ALLOWED FOR STREET "C" IMPROVEMENT.	1.176 ACRES
PORTION OF OPEN SPACE LOT "A" WITHOUT GRADING	2.012 ACRES
TOTAL OPEN SPACE PROVIDED	193.786 ACRES
TOTAL BIOLOGICAL OPEN SPACE PROVIDED (SUBTRACT LOT "A" GRADED PORTION-1.176 AC)	192.61 ACRES
PROPOSED ALLOWABLE CLEARING AREA WITHIN OPEN SPACE LOTS B, & C / STEEP SLOPE OPEN SPACE	1.801 ACRES
PROPOSED OFFSITE CLEARING AREAS WITHIN PRE-APPROVED OFFSITE MSCP TAKE AREAS	4.674 ACRES
EXISTING OFFSITE CLEARING AREA PER RECORDED ROAD/UTILITY EASEMENTS #79-183678, #79-188121 & #84-043358 PLUS THE REQUIRED 30' CLEARING BUFFER.	1.453 ACRES
LIMITS OF COMBUSTIBLE RESIDENTIAL CONSTRUCTION	

OPEN SPACE EASEMENT DATA

NO	DELTA/BRG	RADIUS	LENGTH	REMARK
1	N40°47'17"E	--	38.49'	" "
2	Δ=62°05'48"	350.00'	379.33'	" "
3	N77°06'55"W	--	115.36'	" "
4	Δ=64°54'27"	200.00'	226.57'	" "
5	N49°57'44"W	--	248.28'	" "
6	N23°58'51"E	--	42.72'	" "
7	Δ=66°01'09"	200.00'	230.45'	" "
8	N90°00'00"W	--	196.93'	" "
9	Δ=113°02'43"	200.00'	394.60'	" "
10	N23°02'43"E	--	231.48'	" "
11	Δ=81°15'18"	20.00'	28.36'	" "
12	N58°12'35"W	--	67.92'	" "
13	Δ=34°45'46"	200.00'	121.35'	" "
14	N23°26'49"W	--	120.61'	" "
15	Δ=98°26'55"	200.00'	343.65'	" "
16	N75°00'06"E	--	88.59'	" "
17	Δ=42°43'53"	400.00'	298.32'	" "
18	N62°16'01"W	--	74.25'	" "
19	Δ=52°05'36"	230.00'	209.12'	" "
20	N10°10'26"W	--	70.25'	" "
21	Δ=31°13'57"	300.00'	163.53'	" "
22	N24°51'14"W	--	112.80'	" "
23	N56°52'53"E	--	118.94'	" "

OPEN SPACE EASEMENT DATA

NO	DELTA/BRG	RADIUS	LENGTH	REMARK
24	Δ=36°00'18"	200.00'	125.68'	" "
25	N87°06'49"W	--	165.79'	" "
26	Δ=64°21'47"	200.00'	224.67'	" "
27	N22°45'02"W	--	98.07'	" "
28	Δ=70°34'36"	200.00'	246.36'	" "
29	N47°49'34"E	--	128.24'	" "
30	Δ=69°39'58"	250.00'	303.98'	" "
31	N40°47'17"E	--	82.85'	" "
32	Δ=69°16'24"	60.00'	72.54'	" "
33	N12°06'52"E	--	212.99'	" "
34	N38°12'26"W	--	168.13'	" "
35	N52°04'42"W	--	72.55'	" "
36	N63°52'22"W	--	184.49'	" "
37	N86°40'04"W	--	212.48'	" "
38	N86°49'42"E	--	126.04'	" "
39	N77°59'21"E	--	289.03'	" "
40	N33°23'05"E	--	106.87'	" "
41	N56°33'05"E	--	237.57'	" "
42	N00°38'37"W	--	204.25'	" "
43	Δ=112°01'33"	130.00'	254.18'	" "
44	Δ=25°33'19"	420.00'	187.33'	" "
45	Δ=18°38'42"	780.00'	253.83'	" "
46	Δ=32°19'50"	250.00'	141.07'	" "

OPEN SPACE EASEMENT DATA

NO	DELTA/BRG	RADIUS	LENGTH	REMARK
47	N28°18'11"W	--	103.34'	" "
48	N33°48'33"E	--	3.90'	" "
49	Δ=04°54'57"	900.19'	77.23'	" "
50	Δ=34°03'49"	50.00'	29.73'	" "
51	Δ=39°52'20"	100.00'	69.59'	" "
52	Δ=02°52'17"	930.19'	46.61'	" "
53	Δ=65°23'01"	242.58'	276.82'	" "
54	Δ=71°38'24"	50.00'	62.52'	" "
55	Δ=13°42'36"	511.90'	122.49'	" "
56	Δ=23°19'44"	616.68'	251.09'	" "
57	Δ=04°41'15"	881.17'	72.09'	" "
58	Δ=22°40'34"	100.00'	39.58'	" "
59	N83°17'42"W	--	4.61'	" "
60	Δ=56°05'58"	128.34'	125.66'	" "
61	N37°28'13"E	--	15.06'	" "
62	Δ=47°04'01"	123.85'	101.74'	" "
63	Δ=221°34"	172.40'	66.88'	" "
64	Δ=25°24'21"	225.12'	99.82'	" "
65	Δ=43°11'13"	129.24'	97.42'	" "
66	Δ=17°12'28"	19.87'	5.97'	" "
67	Δ=23°57'52"	162.76'	68.07'	" "
68	Δ=53°51'01"	148.30'	139.38'	" "
69	N46°38'22"W	--	172.28'	" "

OPEN SPACE EASEMENT DATA

NO	DELTA/BRG	RADIUS	LENGTH	REMARK
70	N50°21'46"W	--	34.95'	" "
71	Δ=98°01'22"	25.00'	42.77'	" "
72	N31°36'52"E	--	41.73'	" "
73	Δ=21°40'08"	100.00'	37.82'	" "
74	N53°17'00"E	--	110.60'	" "
75	Δ=47°47'42"	100.00'	83.42'	" "
76	N78°55'18"W	--	179.83'	" "
77	Δ=09°13'53"	100.00'	16.11'	" "
78	N60°39'39"W	--	31.39'	" "
79	N48°29'23"W	--	112.68'	" "
80	N31°23'24"W	--	34.21'	" "

EASEMENT NOTES

1. THREE (3) LEGAL OPEN SPACE LOTS ARE PROPOSED IN THIS MAP. THESE ARE LOTS "A", "B" & "C".
2. PORTIONS OF OPEN SPACE LOTS "B" & "C" ARE WITHIN THE ALLOWABLE CLEARING AREA.
3. GRADING FOR THE PURPOSE OF BUILDING STREET "C" IS PROPOSED TO BE ALLOWED WITHIN OPEN SPACE LOT "A".
4. OPEN SPACE EASEMENTS ARE PROPOSED WITHIN LOTS 3, 4, 12, 16, 17, 18 & 19.
5. THE EXISTING OPEN SPACE NOTED IN THE FEDERAL REGISTER FOR CIELO RIDGE & RANCHO CIELO DE LUSARDI SITES IS 51.20 ACRES AND THE MADURA HAS 142 ACRES FOR A TOTAL OF 193.20 ACRES.
6. THIS TENTATIVE MAP PROPOSES A TOTAL OF 193.786 ACRES OF OPEN SPACE. THIS IS A 0.586 ACRES IN EXCESS OF THE AREA SHOWN IN THE FEDERAL REGISTRY FOR THE SITES.

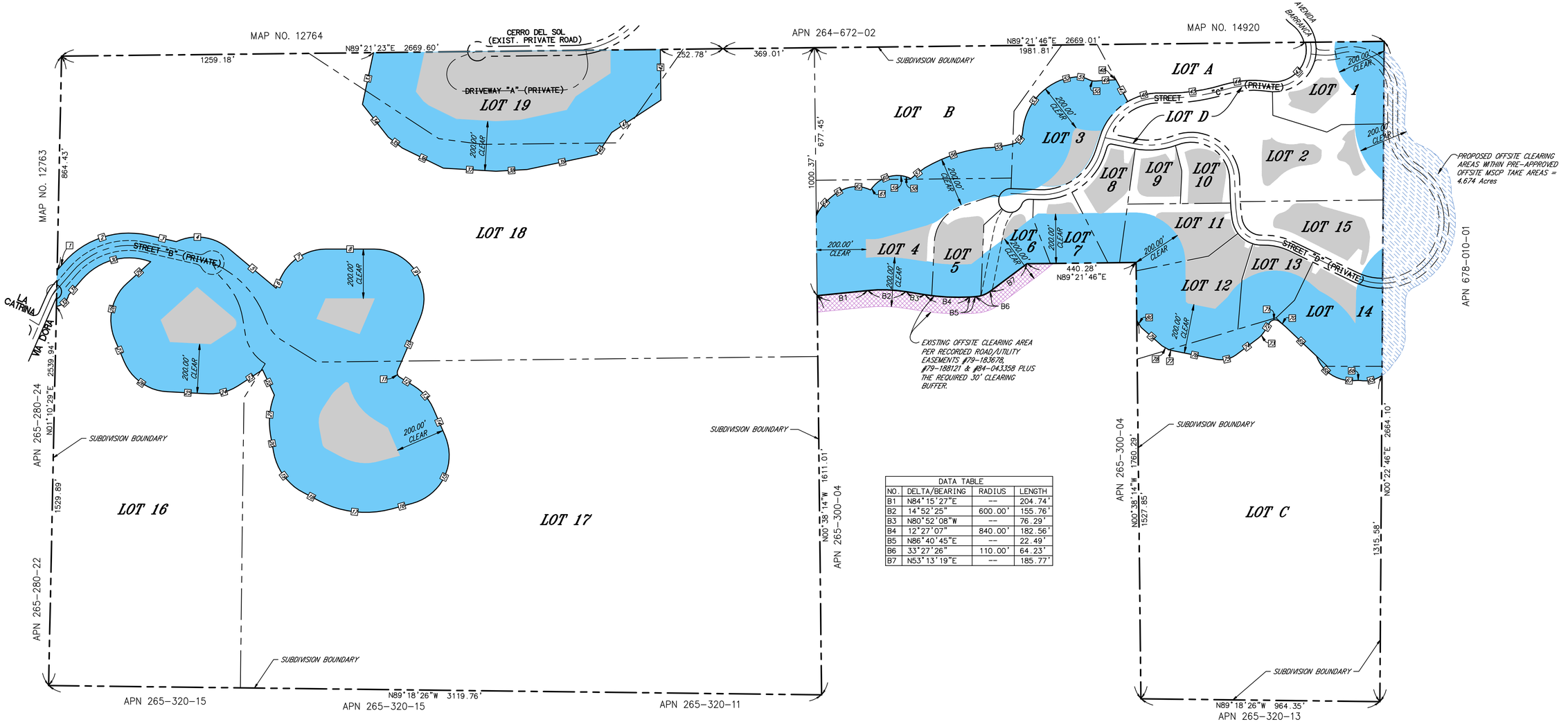
EXCEL ENGINEERING
LAND PLANNING • ENGINEERING • SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-8118 FX (760)745-1890

SCALE 1": 200'

0 200 400 600 800

OPEN SPACE EASEMENT SHEET
SHEET 4 OF 5

COUNTY OF SAN DIEGO TRACT NO. 5456-RPL2



DATA TABLE			
NO.	DELTA/BEARING	RADIUS	LENGTH
B1	N84°15'27"E	--	204.74'
B2	14°52'25"	600.00'	155.76'
B3	N80°52'08"W	--	76.29'
B4	12°27'07"	840.00'	182.56'
B5	N86°40'45"E	--	22.49'
B6	33°27'26"	110.00'	64.23'
B7	N53°13'19"E	--	185.77'

OPEN SPACE EASEMENT DATA				
NO	DELTA/BRG	RADIUS	LENGTH	REMARK
1	N40°47'17"E	--	38.49'	" "
2	Δ=62°05'48"	350.00'	379.33'	" "
3	N77°06'55"W	--	115.36'	" "
4	Δ=64°54'27"	200.00'	226.57'	" "
5	N49°57'44"W	--	248.28'	" "
6	N23°58'51"E	--	42.72'	" "
7	Δ=66°01'09"	200.00'	230.45'	" "
8	N90°00'00"W	--	196.93'	" "
9	Δ=113°02'43"	200.00'	394.60'	" "
10	N23°02'43"E	--	231.48'	" "
11	Δ=81°15'18"	20.00'	28.36'	" "
12	N58°12'35"W	--	67.92'	" "
13	Δ=34°45'46"	200.00'	121.35'	" "
14	N23°26'49"W	--	120.61'	" "
15	Δ=98°26'55"	200.00'	343.65'	" "
16	N75°00'06"E	--	88.59'	" "
17	Δ=42°43'53"	400.00'	298.32'	" "
18	N62°16'01"W	--	74.25'	" "
19	Δ=52°05'36"	230.00'	209.12'	" "
20	N10°10'26"W	--	70.25'	" "
21	Δ=31°13'57"	300.00'	163.53'	" "
22	N24°51'14"W	--	112.80'	" "
23	N56°52'53"E	--	118.94'	" "

OPEN SPACE EASEMENT DATA				
NO	DELTA/BRG	RADIUS	LENGTH	REMARK
24	Δ=36°00'18"	200.00'	125.68'	" "
25	N87°06'49"W	--	165.79'	" "
26	Δ=64°21'47"	200.00'	224.67'	" "
27	N22°45'02"W	--	98.07'	" "
28	Δ=70°34'36"	200.00'	246.36'	" "
29	N47°49'34"E	--	128.24'	" "
30	Δ=69°39'58"	250.00'	303.98'	" "
31	N40°47'17"E	--	82.85'	" "
32	Δ=69°16'24"	60.00'	72.54'	" "
33	N12°06'52"E	--	212.99'	" "
34	N38°12'26"W	--	168.13'	" "
35	N52°04'42"W	--	72.55'	" "
36	N63°52'22"W	--	184.49'	" "
37	N86°40'04"W	--	212.48'	" "
38	N86°49'42"E	--	126.04'	" "
39	N77°59'21"E	--	289.03'	" "
40	N33°23'05"E	--	106.87'	" "
41	N56°33'05"E	--	237.57'	" "
42	N00°38'37"W	--	204.25'	" "
43	Δ=112°01'33"	130.00'	254.18'	" "
44	Δ=25°33'19"	420.00'	187.33'	" "
45	Δ=18°38'42"	780.00'	253.83'	" "
46	Δ=32°19'50"	250.00'	141.07'	" "

OPEN SPACE EASEMENT DATA				
NO	DELTA/BRG	RADIUS	LENGTH	REMARK
47	N28°18'11"W	--	103.34'	" "
48	N33°48'33"E	--	3.90'	" "
49	Δ=04°54'57"	900.19'	77.23'	" "
50	Δ=34°03'49"	50.00'	29.73'	" "
51	Δ=39°52'20"	100.00'	69.59'	" "
52	Δ=02°52'17"	930.19'	46.61'	" "
53	Δ=65°23'01"	242.58'	276.82'	" "
54	Δ=71°38'24"	50.00'	62.52'	" "
55	Δ=13°42'36"	511.90'	122.49'	" "
56	Δ=23°19'44"	616.68'	251.09'	" "
57	Δ=04°41'15"	881.17'	72.09'	" "
58	Δ=22°40'34"	100.00'	39.58'	" "
59	N83°17'42"W	--	4.61'	" "
60	Δ=56°05'58"	128.34'	125.66'	" "
61	N37°28'13"E	--	15.06'	" "
62	Δ=47°04'01"	123.85'	101.74'	" "
63	Δ=22°13'34"	172.40'	66.88'	" "
64	Δ=25°24'21"	225.12'	99.82'	" "
65	Δ=43°11'13"	129.24'	97.42'	" "
66	Δ=17°12'28"	19.87'	5.97'	" "
67	Δ=23°57'52"	162.76'	68.07'	" "
68	Δ=53°51'01"	148.30'	139.38'	" "
69	N46°38'22"W	--	172.28'	" "

OPEN SPACE EASEMENT DATA				
NO	DELTA/BRG	RADIUS	LENGTH	REMARK
70	N50°21'46"W	--	34.95'	" "
71	Δ=98°01'22"	25.00'	42.77'	" "
72	N31°36'52"E	--	41.73'	" "
73	Δ=21°40'08"	100.00'	37.82'	" "
74	N53°17'00"E	--	110.60'	" "
75	Δ=47°47'42"	100.00'	83.42'	" "
76	N78°55'18"W	--	179.83'	" "
77	Δ=09°13'53"	100.00'	16.11'	" "
78	N60°39'39"W	--	31.39'	" "
79	N48°29'23"W	--	112.68'	" "
80	N31°23'24"W	--	34.21'	" "

LEGEND

- LIMITED BUILDING ZONE
- PROPOSED OFFSITE CLEARING AREAS WITHIN PRE-APPROVED OFFSITE MSCP TAKE AREAS
- EXISTING OFFSITE CLEARING AREA PER RECORDED ROAD/UTILITY EASEMENTS #79-183678, #79-188121 & #84-043358 PLUS THE REQUIRED 30' CLEARING BUFFER.
- LIMITS OF COMBUSTIBLE RESIDENTIAL CONSTRUCTION

EXCEL ENGINEERING
LAND PLANNING • ENGINEERING • SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-8118 FX (760)745-1890

SCALE 1": 200'

0 200 400 600 800

LIMITED BUILDING ZONE SHEET
SHEET 5 OF 5