COUNTY OF SAN DIEGO TRACT No. 5364-1

PRELIMINARY TITLE REPORT FOR THIS LAND DIVISION FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. 1080615-7.

BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 2 IN THE SUBDIVISION OF TRACT "D" OF PARTITION OF RANCHO MONSERATE, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 821, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 25, 1896.

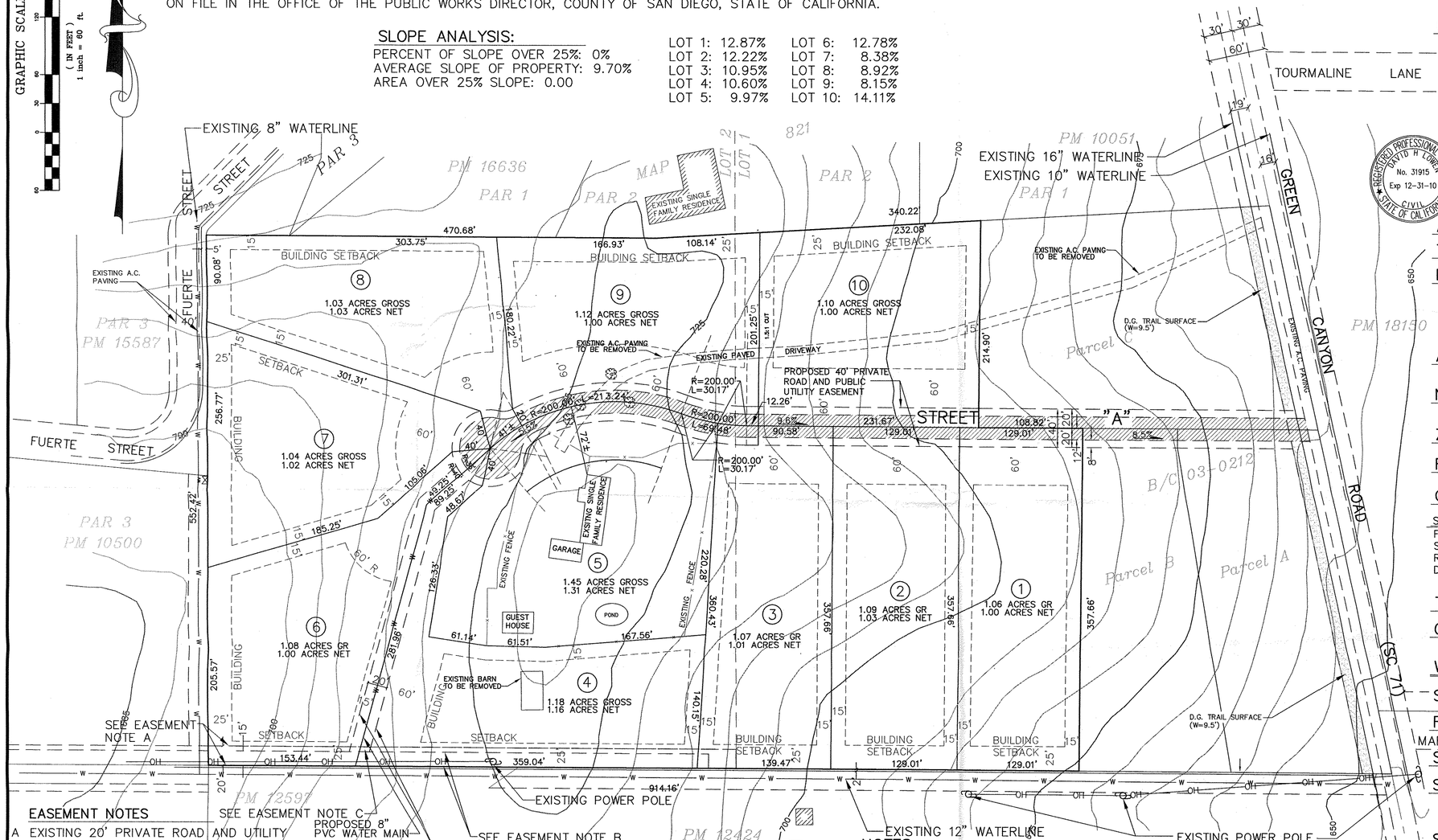
FOR A COMPLETE METES AND BOUNDS DESCRIPTION OF THE BOUNDARY OF THIS SUBDIVISION, SEE TITLE COMPANY DESCRIPTION AND REPORT ON FILE IN THE OFFICE OF THE PUBLIC WORKS DIRECTOR, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

GRAPHIC SCALE (IN FEET) 1 inch = 60 ft.

SLOPE ANALYSIS:

PERCENT OF SLOPE OVER 25%: 0%
AVERAGE SLOPE OF PROPERTY: 9.70%
AREA OVER 25% SLOPE: 0.00

LOT 1: 12.87%	LOT 6: 12.78%
LOT 2: 12.22%	LOT 7: 8.38%
LOT 3: 10.95%	LOT 8: 8.92%
LOT 4: 10.60%	LOT 9: 8.15%
LOT 5: 9.97%	LOT 10: 14.11%

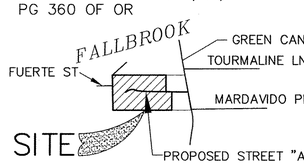


EASEMENT NOTES

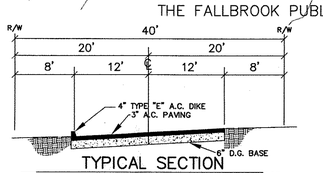
A EXISTING 20' PRIVATE ROAD AND UTILITY EASEMENT REC 12/24/15 IN BK 631, PG 343 & REC 12/24/13 IN BK 631, PG 346 OF DEEDS

B EXISTING 15' EASEMENT GRANTED TO THE FALLBROOK PUBLIC UTILITY DISTRICT PER DOC REC 11/27/64 AS F/N 215615 OF OR

C CENTERLINE OF EXISTING EASEMENT GRANTED TO S.D.G. & E. REC 4/21/50 IN BK 3591, PG 360 OF OR

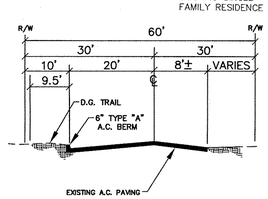


VICINITY MAP
NO SCALE



TYPICAL SECTION
STREET "A" (PRIVATE)
NOT TO SCALE

COUNTY OF SAN DIEGO STANDARDS FOR PRIVATE STREETS - NON DEDICATED.
STRUCTURAL SECTION PER HVEEM METHOD USING TI = 4.5 MIN.



TYPICAL SECTION
GREEN CANYON ROAD(PUBLIC)
NOT TO SCALE

NOTES:

GRADING, EROSION CONTROL, STORM DRAINAGE, STREET AND PUBLIC UTILITY IMPROVEMENTS WILL CONFORM TO COUNTY OF SAN DIEGO PRIVATE ROAD STANDARDS.

CUT SLOPES ARE 1 1/2:1, FILL SLOPES ARE 2:1. ALL SLOPES SHOWN ARE SUBJECT TO THE APPROVAL OF THE PROJECTS SOILS CONSULTANT AND THE COUNTY ENGINEER.

THIS MAP IS A TENTATIVE MAP AS DEFINED IN ARTICLE 2, SECTION 66424.5 OF THE SUBDIVISION MAP ACT. ALL DISTANCE AND AREAS SHOWN ARE APPROXIMATE. THE OWNER RESERVES THE RIGHT TO ALTER THE FINAL DESIGN SUBJECT TO ARTICLE 2, SECTION 66442(2) OF THE SUBDIVISION MAP ACT.

OWNER RESERVES THE RIGHT TO FULLY DEVELOPE LOTS OR SELL INDIVIDUAL LOTS ON AN "AS GRADED" BASIS.

OWNER SHALL NOT MAKE A REQUEST TO THE BOARD OF SUPERVISORS FOR A SPECIAL ASSESMENT DISTRICT FOR CONSTRUCTION OF ANY OF THE SUBDIVISION IMPROVEMENTS.

OWNER-SUBDIVIDER:

GEOFFREY & PATRICIA DANIELS
185 FARM TO MARKET CT.
WHITEFISH, MT 59937
(406) 257-6005

BY: GEOFFREY DANIELS, OWNER BY: PATRICIA DANIELS, OWNER

CONTIGUOUS OWNERSHIP DECLARATION:

SEE BOUNDARY ADJUSTMENT PLAT No. B/C 03-0212

ENGINEER:

ACAL ENGINEERING & SURVEYING, INC.
145 N. MELROSE DRIVE, SUITE 200
VISTA, CA 92083
(760) 724-7674

REGISTERED PROFESSIONAL ENGINEER DAVID H. LOWEN No. 31915 Exp 12-31-10 CIVIL STATE OF CALIFORNIA

BY: DAVID H. LOWEN, RCE 31915

Prepared By:
ACAL Engineering & Surveying, Inc.
Professional Engineers and Land Surveyors
145 N. Melrose Drive, Suite 200
Vista, Ca. 92083
Phone: (760) 724-7674
FAX: (760) 724-0940

DATE: 12-23-08

ASSESSOR'S PARCEL NO.: 106-200-85

TAX RATE AREA: 75006

LEGAL DESCRIPTION:

THAT PORTION OF LOTS 1 & 2 IN THE SUBDIVISION OF TRACT "D" OF A PORTION OF RANCHO MONSERATE PER MAP NO. 821 MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCELS A, B, C & D OF DIVISION OF LAND PLAT No. 106-220-3, DATED 01/11/72, EXCEPTING THEREFROM PARCELS A, B & C AS SHOWN ON BOUNDARY ADJUSTMENT No. B/C03-0212.

ACREAGE: 11.22 ACRES GROSS
11.22 ACRES NET

NUMBER OF LOTS: 10 TOTAL MINIMUM LOT SIZE: 1 ACRE NET

ZONING: A 70

REGIONAL CATAGORY: CRDA

GENERAL PLAN: 2

SETBACKS:
FRONT: 60' TO C/L
SIDE: 15' TO P/L
REAR: 25' TO P/L
DUAL FRONTAGE: 35' TO C/L

SPECIAL AREA REG USE REGULATIONS		A 70
NEIGHBORHOOD REGULATIONS		L
	DENSITY	1
	LOT SIZE	1 AC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	---
	FLOOR AREA RATIO	---
	HEIGHT	G
	COVERAGE	---
	SETBACK	C
	OPEN SPACES	---
SPECIAL AREA REGULATIONS		---

TOPOGRAPHY: 1986 COUNTY ORTHOPHOTO, COORD. INDEX 430-1701

GRADING STATEMENT: GRADING AS SHOWN

WATER: FALLBROOK PUBLIC UTILITY DISTRICT

SEWER: SEPTIC

FIRE: NORTH COUNTY FIRE PROTECTION DISTRICT

MARDAVIDO PLACE

SCHOOL: FALLBROOK UNION ELEMENTARY & HIGH SCHOOL DISTRICTS

STREET LIGHTING: S.D.G.&E.
DEVELOPER TO COMPLY WITH THE REQUIREMENTS SPECIFIED IN COUNTY STANDARDS.

SOLAR ACCESS: THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.40(n), SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SQ FT. OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT

PARK FEES: OWNER SHALL PROVIDE PARK FEES IN LIEU OF IMPROVEMENTS AS PROVIDED IN THE PARK LAND DEDICATION ORDINANCE.

DEPARTMENT OF HEALTH SERVICES CERTIFICATION:

The following application
[X] Tentative Map No. 5364
[ ] Tentative Parcel Map No.
[ ] Preliminary Grading Plan No.
[ ] Site Plan No.
[ ] Plot Plan No.
[ ] Other No.
Was approved on May 22, 2009 by
[ ] The Director of Planning and Land Use
[ ] The County Administrator
[X] The San Diego Planning Commission
[ ] The San Diego County Board of Supervisors
BY Ben R Baca Chief
Name Title

No. Sheets 1

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