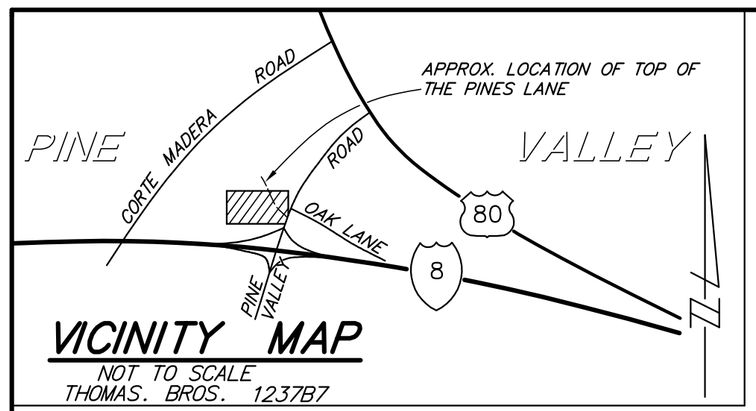
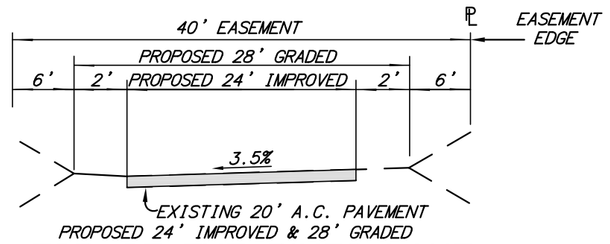
TENTATIVE PARCEL MAP



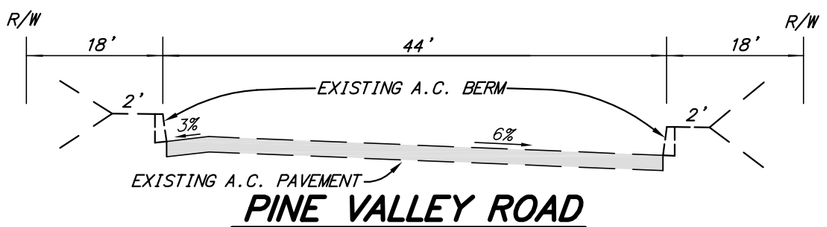
VICINITY MAP

NOT TO SCALE
THOMAS. BROS. 1237B7



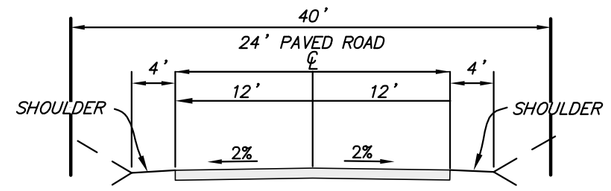
TOP OF THE PINES LANE

NOT TO SCALE



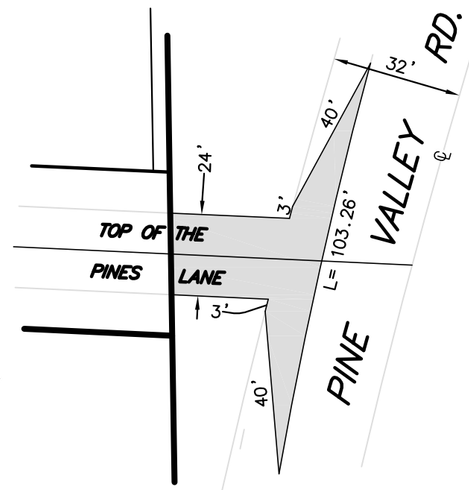
PINE VALLEY ROAD

NOT TO SCALE



PROPOSED EASEMENT ROAD PRIVATE DRIVE

NOT TO SCALE



DETAIL

NTS

LAND DIVISION STATEMENT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP IS SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/01/72) IS INDICATED ON THE TENTATIVE PARCEL MAP . I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROADS RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTINGUOUS PROPERTY UNLESS SUCH CONTINGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

SIGNATURE 5-19-09

NAME ONE PAC COMPANY
A NEVADA CORPORATION

ADDRESS 2727 N. CENTRAL AVENUE
PHOENIX, AZ. 85004

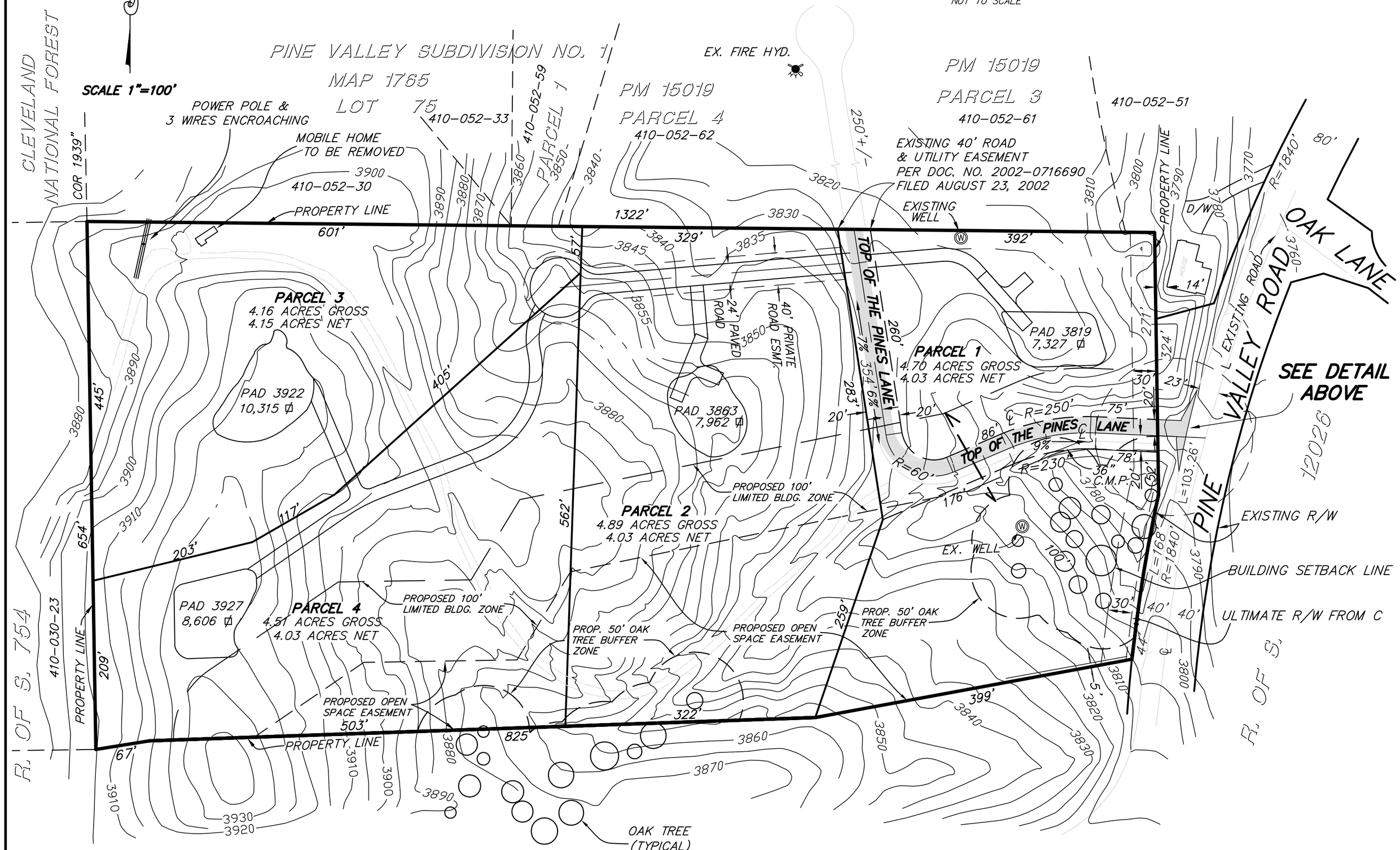
TELEPHONE (602) 263-6502

NOTES

1. COMPLETE TAX ASSESSOR'S NUMBER IS: 410-030-17
2. ABBREVIATED LEGAL DESCRIPTION OF THE LAND SHOWN ON THE TENTATIVE PARCEL MAP: POR. SE 1/4 OF SW 1/4 AND SW 1/4 OF SE 1/4, SEC 35, T 15 S, R 4 E
3. COMMUNITY PLAN/REGIONAL CATEGORY: 1/CT
4. COMMUNITY/SUBREGIONAL PLAN AREA: CENTRAL MOUNTAIN
5. LAND USE DESIGNATION(S): VR-2
6. EXISTING ZONING: RR

USE REGULATIONS		RR
	ANIMAL REGS.	J
DEVELOPMENT REGULATION	DENSITY	–
	LOT SIZE	0.5 AC
	BUILDING TYPE	C
	MAX. FLOOR AREA	–
	FLOOR AREA RATIO	–
	HEIGHT	G
	COVERAGE	–
	SETBACK	C
	OPEN SPACE	–
SPECIAL AREA REGS.		–

7. ASSOCIATED PERMITS: NONE
8. STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MANTAINED ROAD, (I.E., RECORDED EASEMENT, UNRECORDED EASEMENT - IDENTIFY AND SPECIFY WIDTH.): PINE VALLEY ROAD (44')
9. WATER SOURCE/DISTRICT: WELLS:
10. SEWER DISTRICT: SEPTIC:
11. FIRE DISTRICT: PINE VALLEY FIRE PROTECTION DISTRICT
12. SCHOOL DISTRICT: MOUNTAIN EMPIRE ELEMENTARY SCHOOL DISTRICT
MOUNTAIN EMPIRE JUNIOR AND SENIOR HIGH SCHOOL DISTRICT
13. SOLAR STATEMENT : THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION B1. 401(N), ORDINANCE. ALL LOTS HAVE AT LEASE 100 SQ. FT. OF UNOBSTRUCTED SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.
14. SOURCE OF TOPOGRAPHY: AERIAL TOPOGRAPHY DATED MARCH 24, 2004, PROVIDED BY DAVID J. MAC ARTHUR RCE 12502
15. TAX RATE AREA: 91050
16. GENERAL PLAN: VILLAGE RESIDENTIAL (VR-2)



NOTE:

1. 17,000 ∅ DISTURBED AREA EACH PARCEL TYP.

EASEMENT:

1. NOISE RESTRICTION EASEMENT OVER THE ENTIRE AREA OF PARCEL 4.

ALLEN R. A. TURNER LS 7844
KAPPA SURVEYING, INC.
8707 LA MESA BOULEVARD
LA MESA, CALIFORNIA 91942
TELEPHONE (619) 465-8948

LICENSED LAND SURVEYOR
ALLEN R. A. TURNER III
EXP. DEC 31 16
NO. 7844
STATE OF CALIFORNIA

HEALTH DEPARTMENT CERTIFICATE

PARCELS 1, 2, 3 AND 4 SHALL HAVE A LAYOUT OF THE SEWAGE DISPOSAL SYSTEM APPROVED BY THE SAN DIEGO DEPARTMENT OF PUBLIC HEALTH PRIOR TO THE APPROVAL OF A BUILDING PERMIT AND/OR ISSUANCE OF A SEPTIC TANK PERMIT. CUTS AND FILLS FOR DRIVEWAYS SHALL BE MADE PRIOR TO APPROVAL OF THE LAYOUTS. AN ADDITIONAL EXPANSION AREA OF 100% OF THE INITIAL TILE LINE AREA SHALL BE PROVIDED FOR POTENTIAL EXPANSION IN THE EVENT OF FAILURE BY GRAVITY FLOW.

EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO 480 FEET OF TILE DRAIN FIELD TO SERVE A THREE-BEDROOM DWELLING: PROVIDED THE ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERICIAL ESTABLISHMENTS.

WATER TO BE SUPPLIED BY PINE VALLEY MUTUAL WATER DISTRICT OR BY INDIVIDUAL WELL.

SCOTT ROSCRANS , EHS III

JOB NO. 1237B7-144705-TOP OF THE PINES
DWG. NO. PRJ\NewRPL2 TPM.dwg