

SHEET 1 OF 1 SHEETS
TENTATIVE PARCEL MAP
(PDS2013-TPM-21197)
OWNER'S CERTIFICATE

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 1972) 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 RAILROAD RIGHT-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAY CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

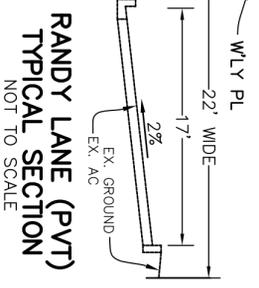
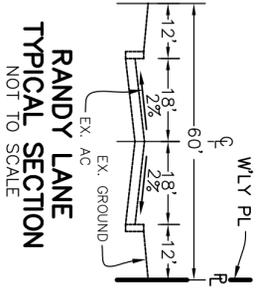
I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" 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 PROPERTY.

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

EXECUTED THIS _____ DAY OF _____ AT _____
ALL OWNERS MUST SIGN

SIGNATURE _____ SIGNATURE _____
 NAME **HECTOR MARTINEZ & MIRIAM MARTINEZ**
 ADDRESS **1066 FLORIDO PLAZA**
CHULA VISTA, CA 91910
 TELEPHONE **(619) 972-6314**

- TAX ASSESSOR'S NUMBER IS **592-141-33**.
- LEGAL DESCRIPTION: **PORTION FRACATIONAL SECTION 85 OF THE RANCHO DE LA NACION IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 166, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MAY 11, 1869.**
- GENERAL PLAN CATEGORY: **VILLAGE**
- GENERAL PLAN LAND USE DESIGNATION: **VILLAGE RESIDENTIAL (VR-4.3)**
- REGIONAL CATEGORY: **SWEETWATER**
- COMMUNITY/SUBREGIONAL PLAN AREA: **SWEETWATER**
- PROPOSED LAND USE: **SINGLE FAMILY RESIDENTIAL**
- ASSOCIATED PERMITS: **NONE**
- LOCATION AND STATUS OF EXISTING LEGAL ACCESS: **ACCESS FROM RANDY LANE, WHICH IS A PUBLIC MAINTAINED ROAD.**
- WATER SOURCE/WATER DISTRICT: **SWEETWATER AUTHORITY**
- SEWER DISTRICT: **COUNTY OF SAN DIEGO**
- FIRE DISTRICT: **BONITA-SUNNYSIDE FIRE DISTRICT**
- SCHOOL DISTRICT(S): **SWEETWATER UNION HIGH SCHOOL DISTRICT CHULA VISTA ELEMENTARY SCHOOL DISTRICT**
- EXISTING ZONING: **VR-4.3**
- DATE OF CONTOURS AND TOPOGRAPHY: **12-06-2011**
- TOTAL PARCELS: **4**
- SITE ADDRESS: **3364 RANDY LANE**
- CALIFORNIA COORDINATE INDEX: **17A-1749 (NAD22)**
- EARTHWORK (APPROX.): **EXCAVATION=3,070CY, EMBANKMENT=3,070CY**
- SOLAR NOTE: **ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF ONE HUNDRED (100) SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION AS REQUIRED BY SECTION 81.401(m) OF SUBDIVISION ORDINANCE.**



PARCEL AREAS:

TOTAL: 116,918 SQ. FT. GROSS

PARCEL 1	16,763 SQ. FT. GROSS
PARCEL 2	10,787 SQ. FT. NET
PARCEL 3	19,050 SQ. FT. GROSS
PARCEL 4	12,100 SQ. FT. NET
PARCEL 3	19,498 SQ. FT. GROSS
PARCEL 4	12,627 SQ. FT. NET
PARCEL 4	61,807 SQ. FT. GROSS & NET

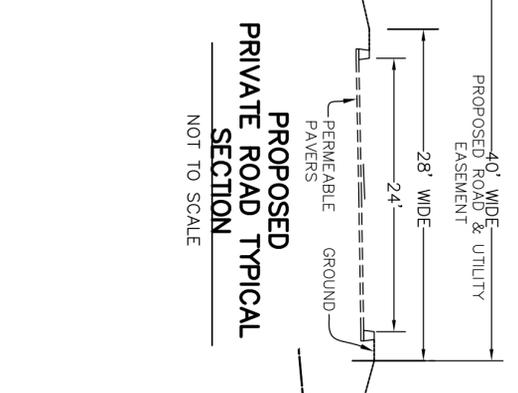
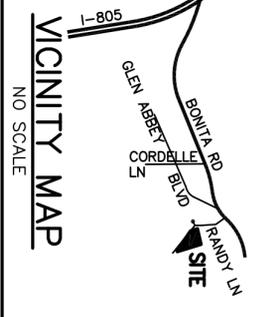
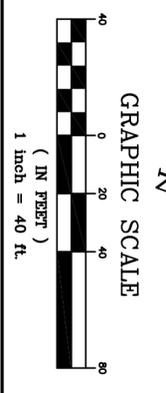
NOTE:

THE SUBJECT PROPERTY IS SHOWN AS PARCEL "A" ON BOUNDARY ADJUSTMENT PLAT NO. 10-0031 AND A CERTIFICATE OF COMPLIANCE FOR SAME WAS RECORDED ON JULY 18, 2012 AS DOCUMENT NO. 2012-0416774 OF O.R.

NOTE:
 THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

TRA: 79007

REGIONAL CATEGORY	CT
ZONE	-
USE REGULATIONS	RS
ANIMAL REGULATIONS	Q
DENSITY	-
LOT SIZE	10,000SF
BUILDING TYPE	C
MAX. FLOOR AREA	-
FLOOR AREA RATIO	G
HEIGHT	-
COVERAGE	-
SETBACK	B
OPEN SPACE	-
SPECIAL AREA REQS	-



- LEGEND:**
- R- PROPERTY LINE
 - R/W- LOT LINES
 - O- EXISTING RIGHT-OF-WAY CENTERLINE LINES
 - S- SETBACK LINE
 - X-X- EXISTING CURB & GUTTER
 - X-X- EXISTING FENCE
 - X-X- EXISTING BUILDING
 - X-X- EXISTING CONCRETE
 - (100) EXISTING CONTOUR
 - FF 112.00 EXISTING FINISHED FLOOR
 - GFF 111.20 EXISTING GARAGE FINISHED FLOOR
 - X114.35 EXISTING SPOT ELEVATION
 - WM EXISTING WATER METER
 - WM FOUND MONUMENT AS NOTED

- (A) PRIVATE ROAD AND UTILITY EASEMENT, RESERVED IN DEED TO TABER G. HERSUM AND LYNNE L. HERSUM RECORDED AUGUST 12, 2010 AS DOC. NO. 2010-0415935 AND TO SWEETWATER AUTHORITY RECORDED MAY 23, 1988 AS DOC. 88-241701.
- (B) 10' WIDE SLOPE EASEMENT TO SWEETWATER AUTHORITY RECORDED MAY 23, 1988 AS DOC. 88-241701.
- (C) DRAINAGE EASEMENT TO SWEETWATER AUTHORITY RECORDED MAY 23, 1988 AS DOC. 88-241701.
- (D) SAN DIEGO GAS & ELECTRIC COMPANY UTILITY EASEMENTS PER VARIOUS RECORDED DOCUMENTS.
- (A) PROPOSED 40' WIDE PRIVATE ROAD AND UTILITY EASEMENT.

PREPARED BY:
ALGERT ENGINEERING, INC.
 428 BROADWAY
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 TEL. (619) 420-7090
 FAX. (619) 420-9139

James H. Algert
 JAMES H. ALGERT, RCE 19073
 03/19/2015 DATE