

PDS2014-TPM-21213

TENTATIVE PARCEL MAP  
PDS2014-ER-14-02-010

LAND DIVISION STATEMENT - 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 ARE SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G., PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) 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 RAILROAD RIGHT-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREET 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 10 DAY OF JULY, 2014, AT BONSALL, CALIFORNIA.

SIGNATURE \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
 NAME LANCE McCUNE & DANIELLE R. McCUNE, TRUSTEE OF THE McCUNE FAMILY  
 2000 TRUST DATED MAY 24, 2000.  
 ADDRESS P.O. BOX 1094 ADDRESS \_\_\_\_\_  
 BONSALL, CA 92003  
 PHONE: (760) 207-9769 PHONE: \_\_\_\_\_

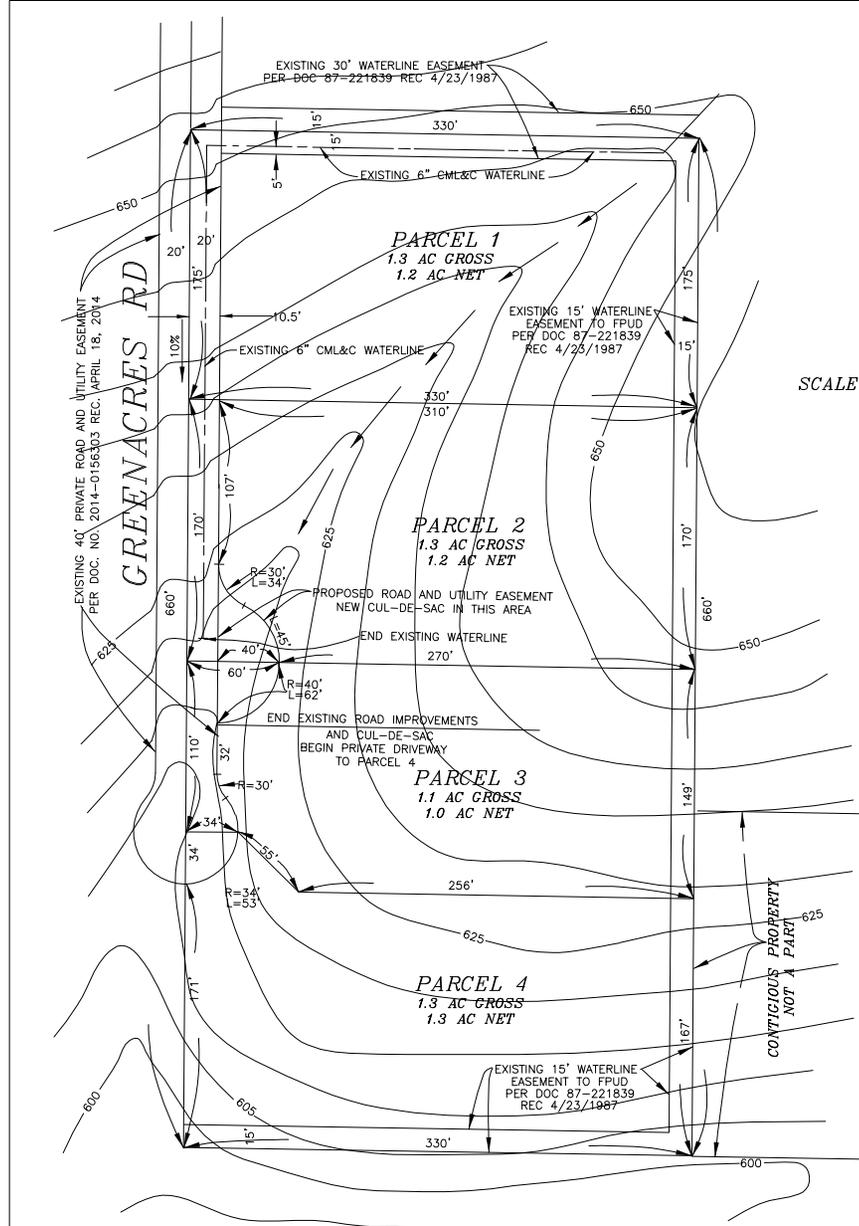
- COMPLETED TAX ASSESSOR'S NUMBER IS 106-171-10
- ABBREVIATED LEGAL DESCRIPTION OF THE LAND SHOWN ON THE TENTATIVE PARCEL MAP: PORTION OF THE SE 1/4 OF LOT 11, TRACT "D" RANCHO MONSERATE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
- GENERAL PLAN REGIONAL CATEGORY SEMI-RURAL
- COMMUNITY/SUBREGIONAL PLAN AREA FALLBROOK
- LAND USE DESIGNATION(S) RESIDENTIAL (SR-1)
- EXISTING ZONING:

USE REGULATIONS	RR
NEIGHBORHOOD REGS	J
DENSITY	-
LOT SIZE	1 AC
BUILDING TYPE	C
MAX FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	0
COVERAGE	-
SETBACK	B
OPEN SPACE	-
SPECIAL AREA REGS	C

- ASSOCIATED PERMITS: N/A
- LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD, (I.E. RECORDED EASEMENT, UNRECORDED EASEMENT IDENTIFY AND SPECIFY WIDTH): EXISTING 40' PRIVATE ROAD EASEMENT TO BROOK ROAD (PUBLIC)
- WATER SOURCE: FALLBROOK PUBLIC UTILITY DISTRICT
- SEPTIC/ SEWER DISTRICT: SEPTIC
- FIRE DISTRICT: FALLBROOK FIRE PROTECTION DISTRICT
- SCHOOL DISTRICT: FALLBROOK SCHOOL DISTRICTS
- ASSESSOR'S TAX RATE AREA: 75002

TOPOGRAPHY FROM: COUNTY OF SAN DIEGO, TOPOGRAPHICAL SURVEY: SHEET 430-1701  
 NO GRADING IS PROPOSED

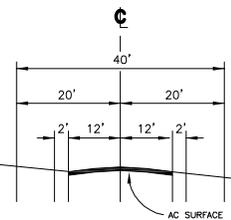
LAWRENCE PAXTON, PLS447  
 PAXTON SURVEYING & ENGINEERING  
 P.O. BOX 1461 ESCONDIDO, CA 92033  
 PHONE: (760) 254-4871



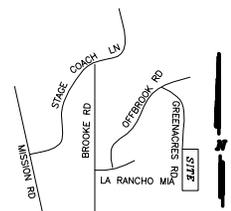
**SOLAR NOTE**  
 ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF ONE HUNDRED SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION AS REQUIRED BY SECTION 81.401 (M) OF THE SUBDIVISION ORDINANCE.

SCALE 1" = 50'

LOT NO.	LOT SLOPE
1	13%
2	12%
3	12%
4	14%



TYPICAL SECTION EASEMENT ROAD NO SCALE



VICINITY MAP NO SCALE  
 THOMAS BROTHERS P. 1027 J6