

COUNTY OF SAN DIEGO TENTATIVE PARCEL MAP NO. 20800 RPL1

SLOPE TABLE

PARCEL 1	11%
PARCEL 2	19%
PARCEL 3	21%
PARCEL 4	36%
REMAINDER PARCEL	47%

% OF SLOPE OVER 25% IS 38%
 AVERAGE SLOPE OF PROPERTY IS 29%
 AREA OVER 25% SLOPE IS 6 ACRES

ZONING APN:108-161-05

USE REGULATIONS	A70	
NEIGHBORHOOD REGULATIONS	L	
DEVELOPMENT REGULATIONS	DENSITY	0.5
	LOT SIZE	2 AC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G
	LOT COVERAGE	-
	SETBACK	C
OPEN SPACE	-	
SPECIAL AREA REGULATIONS	-	

ZONING APN: 108-161-06

USE REGULATIONS	A70	
NEIGHBORHOOD REGULATIONS	L	
DEVELOPMENT REGULATIONS	DENSITY	1
	LOT SIZE	1 AC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G
	LOT COVERAGE	-
	SETBACK	C
OPEN SPACE	-	
SPECIAL AREA REGULATIONS	B	

HEALTH DEPARTMENT CERTIFICATION HDPM #P03497-6R

EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO * FEET OF TILE DRAIN FILED 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 COMMERCIAL ESTABLISHMENTS.

* DATA & RECOMMENDATION IN THE NAME OF JERRY DOUGLAS TRAINER BY DAVID H. LOWEN, RCE 31915.

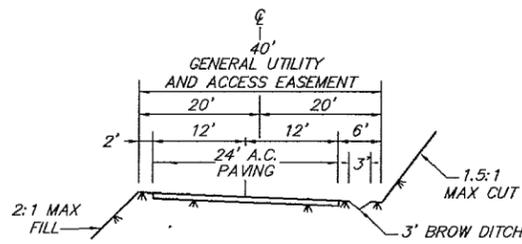
PARCEL NUMBER	LEACH LINE FOOTAGE	TRENCH DEPTH FOOTAGE	ROCK UNDER PIPE FOOTAGE
1	410	5	3
2	350	4	2
3	370	3	1
4	350	3	1

REMAINDER EXISTING SINGLE FAMILY DWELLING A NEW SEPTIC SYSTEM MUST BE INSTALLED PRIOR TO RECORDATION OF THE PARCEL MAP

GARY ERBECK, DIRECTOR DEPARTMENT OF ENVIRONMENTAL HEALTH BY TOYO NISHII, REHS 6-12-2001

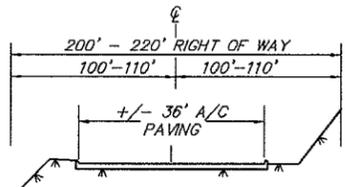
ALL PARCELS SHALL HAVE A LAYOUT OF THE SEWAGE DISPOSAL SYSTEM PROPOSED STRUCTURES, CUTS AND FILLS APPROVED BY THE SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH PRIOR TO THE APPROVAL OF THE BUILDING PERMIT AND/OR ISSUANCE OF A SEPTIC TANK PERMIT. AN ADDITIONAL EXPANSION AREA OF 100% OF THE INITIAL TILE AREA SHALL BE PROVIDED BY GRAVITY FLOW FOR THE POTENTIAL EXPANSION IN THE EVENT OF FAILURE.

THIS CERTIFICATION DOES NOT IMPLY ALL CONDITIONS PURSUANT TO THE RESOURCE PROTECTION ORDINANCE AND THE GROUNDWATER ORDINANCE HAVE BEEN MET. THE DEPARTMENT OF PLANNING AND LAND USE SHOULD BE CONSULTED REGARDING THE APPLICATION OF THESE ORDINANCES RELATIVE TO THIS PROJECT. ANY RESULTANT CHANGES TO THE SEPTIC SYSTEM DESIGNS MUST BE RE-EVALUATED BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH.



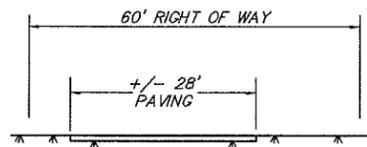
TYPICAL STREET SECTION

NOT TO SCALE - PROPOSED PRIVATE ROAD



TYPICAL STREET SECTION

NOT TO SCALE - OLD HIGHWAY 395



TYPICAL STREET SECTION

NOT TO SCALE - RANGER ROAD

PARCEL 4
 4.10 ACRES NET
 4.20 ACRES GROSS
 PAD ELEV. = 733.0

PARCEL 3
 1.63 ACRES NET
 2.00 ACRES GROSS
 PAD ELEV. = 730.0

PARCEL 2
 1.51 ACRES NET
 2.00 ACRES GROSS
 PAD ELEV. = 684.0

PROPOSED 40' PRIVATE ROAD & UTILITY EASEMENT & 24' PAVED ROAD OVER 28 FOOT GRADED ROAD.

PARCEL 1
 2.74 ACRES NET
 3.43 ACRES GROSS
 PAD ELEV. = 622.0

VICINITY MAP

NOT TO SCALE

- PERMANENT SIGNS
- ▨ PROPOSED STEEP SLOPE OPEN SPACE EASEMENT
- ▤ PROPOSED BIOLOGICAL OPEN SPACE EASEMENT
- EXISTING CENTERLINE 12' SDG&E EASEMENT
- EXISTING RMWD EASEMENT

GRAPHIC SCALE



(IN FEET)
 1 inch = 200 ft.

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 2-1-72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS 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 18 DAY OF February, 2006 AT FALLBROOK, CALIFORNIA.

Stephen A. Rosetta
 SIGNATURE

NAME: CROSSROADS INVESTORS 1, LLC (STEPHEN A. ROSETTA)

ADDRESS: 3721 VALLEY CENTRE DRIVE, STE. 100
 SAN DIEGO, CA. 92130

TELEPHONE: 858-436-3611

- TAX ASSESSOR'S NUMBER: 108-161-5 & 108-161-06
- LEGAL DESCRIPTION: PORTION OF MONSERATE RANCHO AND A PORTION OF SW 1/4 OF SECTION 23, T9S, R3W, SBM.
- GENERAL PLAN: #1 RESEIDENTIAL/#17 ESTATE
- REGIONAL CATEGORY: EDA/CUDA
- COMMUNITY/SUBREGIONAL PLAN AREA: FALLBROOK
- PROPOSED LAND USE: SINGLE FAMILY DWELLING
- ASSOCIATED PERMITS: NONE
- LOCATION AND STATUS OF EXISTING LEGAL ACCESS: FRONTAGE ON RANGER ROAD AND OLD HIGHWAY 395
- WATER SOURCE/WATER DISTRICT: RAINBOW MUNICIPAL WATER DISTRICT
- SEPTIC/SEWER DISTRICT: NONE
- FIRE DISTRICT: NORTH COUNTY FIRE PROTECTION DISTRICT
- SCHOOL DISTRICT(S): GRADES K-8 FALLBROOK ELEMENTARY SCHOOL DISTRICT GRADES 9-12 FALLBROOK UNION HIGH SCHOOL DISTRICT
- EXISTING ZONING: A70
- SOURCE OF TOPOGRAPHY: AERIAL MAPPING BY INLAND AERIAL SURVEYS INC. ON 2-5-04.
- TOTAL PARCELS: 4 PARCELS PLUS ONE REMAINDER PARCEL
- SITE ADDRESS: 1248 RANGER ROAD, FALLBROOK 92028
- CAL. COORD. INDEX: 442-1713
- PROPOSED GRADING: NONE

SOLAR ACCESS STATEMENT

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL UNIT ALLOWED BY THIS SUBDIVISION AS REQUIRED BY SECTION 81.401(n) OF THE SUBDIVISION ORDINANCE.

PREPARED BY:

EYERMAN LAND SURVEYING INC.
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 FAX: 760-723-2328
 EMAIL: jim@elsurvey.com

BY: *James O. Eyerman* DATED: 2-15-08

JAMES O. EYERMAN
 PLS 6336



SDC DPLU RCVD 9-28-04

STP 06-013 ERO4-02-002

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