

REPLACEMENT TENTATIVE PARCEL MAP 20985

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 IS SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (I.E. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) AS INDICATED ON THE TENTATIVE. 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 HIGHWAY CODES, 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 PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATE 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 MARCH, 2007, IN FALLBROOK, CALIFORNIA.

ADDRESS: **4932 SAN JACINTO CIRCLE FALLBROOK, CA 92028**
 PHONE: **(760) 728-6277**

BRIAN J. HOBBS OWNER
MARYANN HOBBS OWNER

- COMPLETE TAX ASSESSOR'S NUMBER: **121-230-39**
- ABBREVIATED LEGAL DESCRIPTION: **PORTION OF PARCEL 1 AND PARCEL 2 OF PARCEL MAP NO. 17818**
- GENERAL PLAN REGIONAL CATEGORY: **E.D.A.**
- COMMUNITY/SUBREGIONAL PLAN AREA: **FALLBROOK COMMUNITY PLAN**
- LAND USE DESIGNATION(S): **17 ESTATE**
- EXISTING ZONING: **A-70 2 AC.**
- GRADING: **NONE PROPOSED**
- TOPOGRAPHY: **COUNTY TOPO MAP 414-1689**
- TAX RATE AREA: **75015**
- ASSOCIATED PERMITS: **N/A**

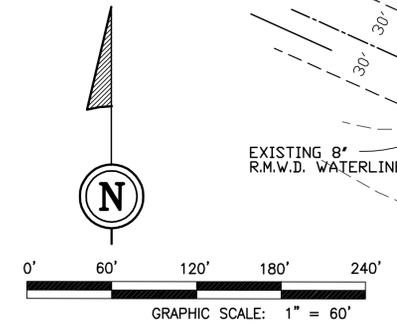
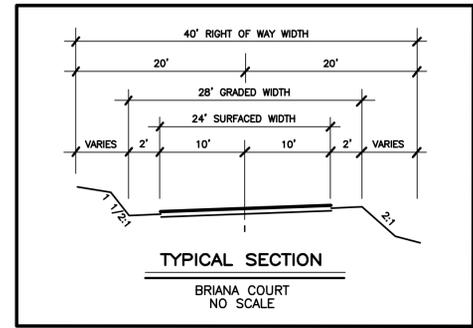
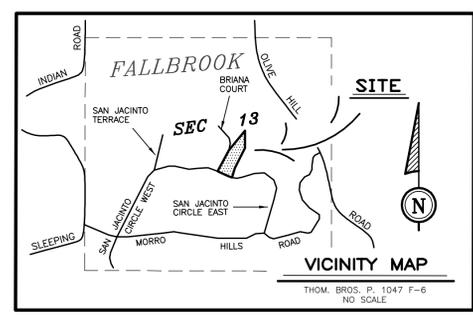
USE REGULATIONS	A-70
NEIGHBORHOOD REGS	L
DENSITY	.50
LOT SIZE	2 AC.
BUILDING TYPE	C
MAX FIR AREA	-
FIR AREA RATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	C
OPEN SPACE	-
SPECIAL AREA REGS	-

- LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD, (I.E. RECORDED EASEMENT, UNRECORDED IDENTIFY AND SPECIFY WIDTH): **ACCESS FROM "OLIVE HILL ROAD", WHICH IS A PUBLICLY MAINTAINED ROAD, TO THE BOUNDARY OF SUBJECT PROPERTY IS OVER A PORTION OF SAN JACINTO CIRCLE EAST AND MORRO HILLS ROAD, WHICH IS MAINTAINED BY THE MORRO HILLS COMMUNITY SERVICE DISTRICT AS A PRIVATE ROAD. SEE LETTER FROM MORRO HILLS COMMUNITY SERVICE DISTRICT DATED 4/21/1988 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER.**
- WATER SOURCE/ WATER DISTRICT: **RAINBOW MUNICIPAL WATER DISTRICT**
- SEPTIC/SEWER DISTRICT: **PARCEL 1 - EXISTING SINGLE FAMILY DWELLING
PARCEL 2 - SUBSURFACE DISPOSAL**
- FIRE DISTRICT: **NORTH COUNTY FIRE PROTECTION DISTRICT**
- SCHOOL DISTRICT: **FALLBROOK UNION ELEMENTARY AND FALLBROOK UNION HIGH SCHOOL**

BRIAN J. HOBBS OWNER HADLEY JOHNSON RCE 14870
 PREPARED BY: **WM. KARN SURVEYING INC.**
 129 WEST FIG ST.
 FALLBROOK, CA 92028
 760-728-1134 LS 2961/RCE 14870

SOLAR ACCESS STATEMENT

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(n) OF THE SUBDIVISION ORDINANCE.



EXISTING 40' PRIVATE ROAD AND UTILITY EASEMENT PER DOCUMENT RECORDED OCTOBER 23, 2006 AS FILE NO. 2006-0750819 OF OFFICIAL RECORDS.

EXISTING 8' R.M.W.D. WATERLINE

EXISTING SEPTIC FIELD

CONTIGUOUS NOT A PART

PARCEL 1
 2.05 +/- AC GROSS
 2.03 +/- AC NET

PARCEL 2
 2.29 +/- AC GROSS
 2.04 +/- AC NET

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 design(s) must be re-evaluated by the Department of Environmental Health.

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.

EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO _____ 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 COMMERCIAL ESTABLISHMENTS.

DATA AND RECOMMENDATION IN THE NAME OF **Brian & Mary Ann Hobbs**
 BY: **Hadley Johnson DCE 14870**

PARCEL NUMBER	LEACH LINE FOOTAGE	TRENCH DEPTH FOOTAGE	ROCK UNDER PIPE FOOTAGE
1	380-ft	3-ft	1-ft
2	EXISTING SFD		

GARY ERBECK, DIRECTOR, DEPARTMENT OF ENVIRONMENTAL HEALTH
 BY: **Hadley Johnson** DATE: **10-26-05**

Note: Parcel 1 has a 4 bedroom layout approval