

COUNTY OF SAN DIEGO TRACT No. 5469-1

PRELIMINARY TITLE REPORT FOR THIS LAND DIVISION FURNISHED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 2115609.
 BEING A SUBDIVISION OF A PORTION OF THE NE1/4 OF THE SE1/4 OF SEC. 21, T 9 S, R 3 W, SBBM IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.
 FOR A COMPLETE METES AND BOUNDS DESCRIPTION OF THE BOUNDARY OF THIS SUBDIVISION, SEE TITLE COMPANY DESCRIPTION AND REPORT ON FILE IN THE OFFICE OF THE PUBLIC WORKS DIRECTOR, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

OWNER-SUBDIVIDER:
 LEISING FAMILY TRUST UTD APRIL 12, 1999
 McCONNELL FAMILY 1989 TRUST
 1260 VIA VISTA RD.
 FALLBROOK, CALIF. 92028
 (760) 703-8684

BY: JAMES W. LEISING, TRUSTEE BY: JOHN J. McCONNELL, TRUSTEE
 BY: MICHELLE M. LEISING, TRUSTEE BY: JOAN B. McCONNELL, TRUSTEE

CONTIGUOUS OWNERSHIP DECLARATION: NONE

ENGINEER:
 ACAL ENGINEERING & SURVEYING, INC.
 145 N. MELROSE DR., SUITE 200
 VISTA, CA 92083
 (760) 724-7674

Prepared By: *ACAL Engineering & Surveying, Inc.*
 Professional Engineers and Land Surveyors
 145 N. Melrose Dr., Suite 200
 Vista, Ca. 92083
 Phone: (760) 724-7674
 FAX: (760) 724-0940

BY: DAVID H. LOWEN, RCE 31915 DATE

ASSESSOR'S PARCEL No.: 105-310-22

TAX RATE AREA: 75006

LEGAL DESCRIPTION:
 A PORTION OF THE NE1/4 OF THE SE1/4 OF SECTION 21, T. 9 S., R. 3 W., SBM, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.
ACREAGE: 32.96 ACRES GROSS
 31.24 ACRES NET

NUMBER OF LOTS: 14 TOTAL MINIMUM LOT SIZE: 2 ACRE NET

ZONING: A 70

REGIONAL CATEGORY: EDA

GENERAL PLAN: 17

SETBACKS:
 FRONT: 60' TO C/L
 SIDE: 15' TO P/L
 REAR: 25' TO P/L
 DUAL FRONTAGE: 35' TO C/L

SPECIAL AREA REG USE REGULATIONS	A 70
NEIGHBORHOOD REGULATIONS	L
DENSITY	.5
LOT SIZE	2 AC
BUILDING TYPE	C
MAXIMUM FLOOR AREA	---
FLOOR AREA RATIO	---
HEIGHT	G
COVERAGE	---
SETBACK	C
OPEN SPACES	---
SPECIAL AREA REGULATIONS	---

TOPOGRAPHY: AERIAL TOPOGRAPHY PROVIDED BY BHA, INC., CARLSBAD, CA

GRADING STATEMENT: SEE SHEET 2 THRU 4 FOR PRELIMINARY GRADING

WATER: FALLBROOK PUBLIC UTILITY DISTRICT

SEWER: SEPTIC

FIRE: NORTH COUNTY FIRE PROTECTION DISTRICT

SCHOOL: FALLBROOK UNION ELEMENTARY & HIGH SCHOOL DISTRICTS

STREET LIGHTING: S.D.G.&E.
 DEVELOPER TO COMPLY WITH THE REQUIREMENTS SPECIFIED IN COUNTY STANDARDS.

SOLAR ACCESS: THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.40(n), SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SQ. FT. OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT

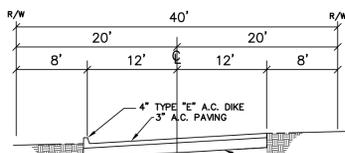
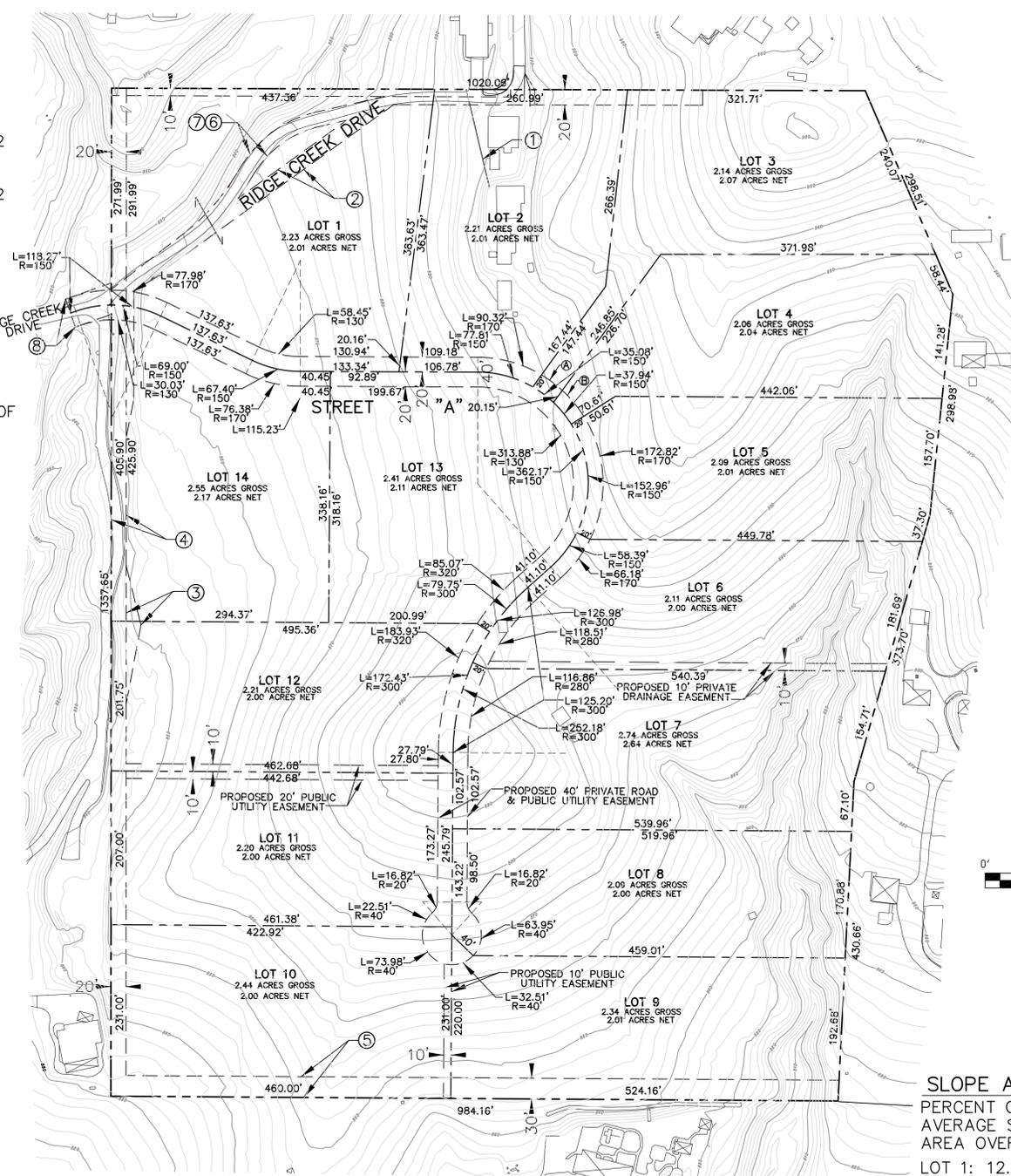
PARK FEES: OWNER SHALL PROVIDE PARK FEES IN LIEU OF IMPROVEMENTS AS PROVIDED IN THE PARK LAND DEDICATION ORDINANCE.

DEPARTMENT OF HEALTH SERVICES CERTIFICATION:

NOTE: ALL EXISTING ON-SITE BUILDINGS TO BE REMOVED



- EASEMENT NOTES**
- EXISTING PUBLIC UTILITY EASEMENT TO THE SAN DIEGO GAS & ELECTRIC COMPANY REC. 06/20/52 AS DOC. NO. 74894 IN BK 4501, PG. 569 OF OFFICIAL RECORDS (NO WIDTH SPECIFIED).
 - EXISTING 20' ROAD & RIGHT-OF-WAY EASEMENT GRANTED TO KENNETH & ETHEL BAKER REC. 05/17/38 AS DOC. NO. 68277 IN BK. 6104, PG. 404 OF OFFICIAL RECORDS.
 - EXISTING ROAD EASEMENT TO BALIE SAVAGE REC. 06/14/56 AS DOC. NO. 82452 IN BK. 6140, PG. 468 OF OFFICIAL RECORDS.
 - EXISTING 20' ROAD & RIGHT-OF-WAY EASEMENT GRANTED TO H.B. MONTREUIL IN DEED REC. 05/16/74 AS F/P NO. 74-127792 OF OFFICIAL RECORDS.
 - EXISTING 30' ROAD & RIGHT-OF-WAY EASEMENT GRANTED TO H.B. MONTREUIL IN DEED REC. 05/16/74 AS F/P NO. 74-127792 OF OFFICIAL RECORDS.
 - EXISTING 20' ROAD & RIGHT-OF-WAY EASEMENT GRANTED TO RICHARDS & BAHR REC. 07/08/76 AS F/P NO. 76-213134 OF OFFICIAL RECORDS.
 - EXISTING ROAD & RIGHT-OF-WAY EASEMENT GRANTED TO MULHOLLAND REC. 07/08/76 AS F/P NO. 76-213135 OF OFFICIAL RECORDS.
 - EXISTING 40' EASEMENT FOR ROAD PURPOSER GRANTED TO D.K.S.T., LLC. REC. 09/28/00 AS DOC. NO. 2000-0521573 OF OFFICIAL RECORDS.
 - EXISTING PUBLIC UTILITY EASEMENT GRANTED TO THE FALLBROOK PUBLIC UTILITY DISTRICT REC. 08/01/50 AS BK. 3719, PG. 497 OF OFFICIAL RECORDS CONTAINS NO SET LOCATION AND CANNOT BE PLOTTED PER RECORD.



TYPICAL SECTION
 RIDGE CREEK DRIVE AND STREET "A"
 NOT TO SCALE

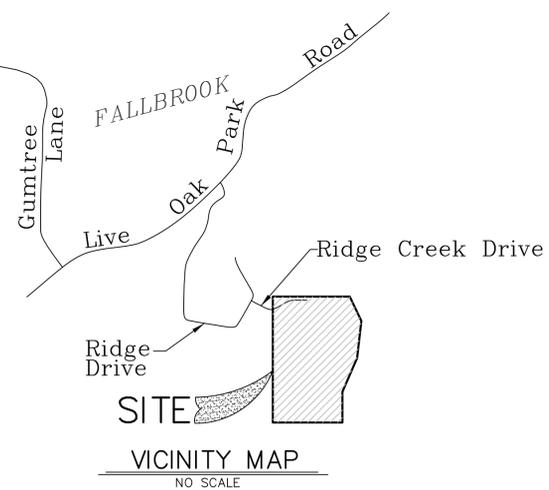
COUNTY OF SAN DIEGO STANDARDS FOR PRIVATE STREETS - NON DEDICATED.
 STRUCTURAL SECTION PER HVEEM METHOD USING TI = 4.5 MIN.

- CURVE DATA**
- (A) L=35.06', R=170.00'
 - (B) L=45.55', R=170.00'

SOURCE OF TOPOGRAPHY:
 BHA, INC., CARLSBAD, CA
 DATE OF AERIAL TOPOGRAPHY: 1999

SLOPE ANALYSIS:
 PERCENT OF SLOPE OVER 25%: 10.35%
 AVERAGE SLOPE OF PROPERTY: 14.96%
 AREA OVER 25% SLOPE: 3.38 ac.

LOT 1: 12.69%	LOT 8: 19.16%
LOT 2: 14.31%	LOT 9: 16.29%
LOT 3: 14.98%	LOT 10: 11.03%
LOT 4: 16.03%	LOT 11: 11.59%
LOT 5: 22.19%	LOT 12: 13.16%
LOT 6: 21.39%	LOT 13: 11.20%
LOT 7: 20.62%	LOT 14: 8.72%



VICINITY MAP
 NO SCALE