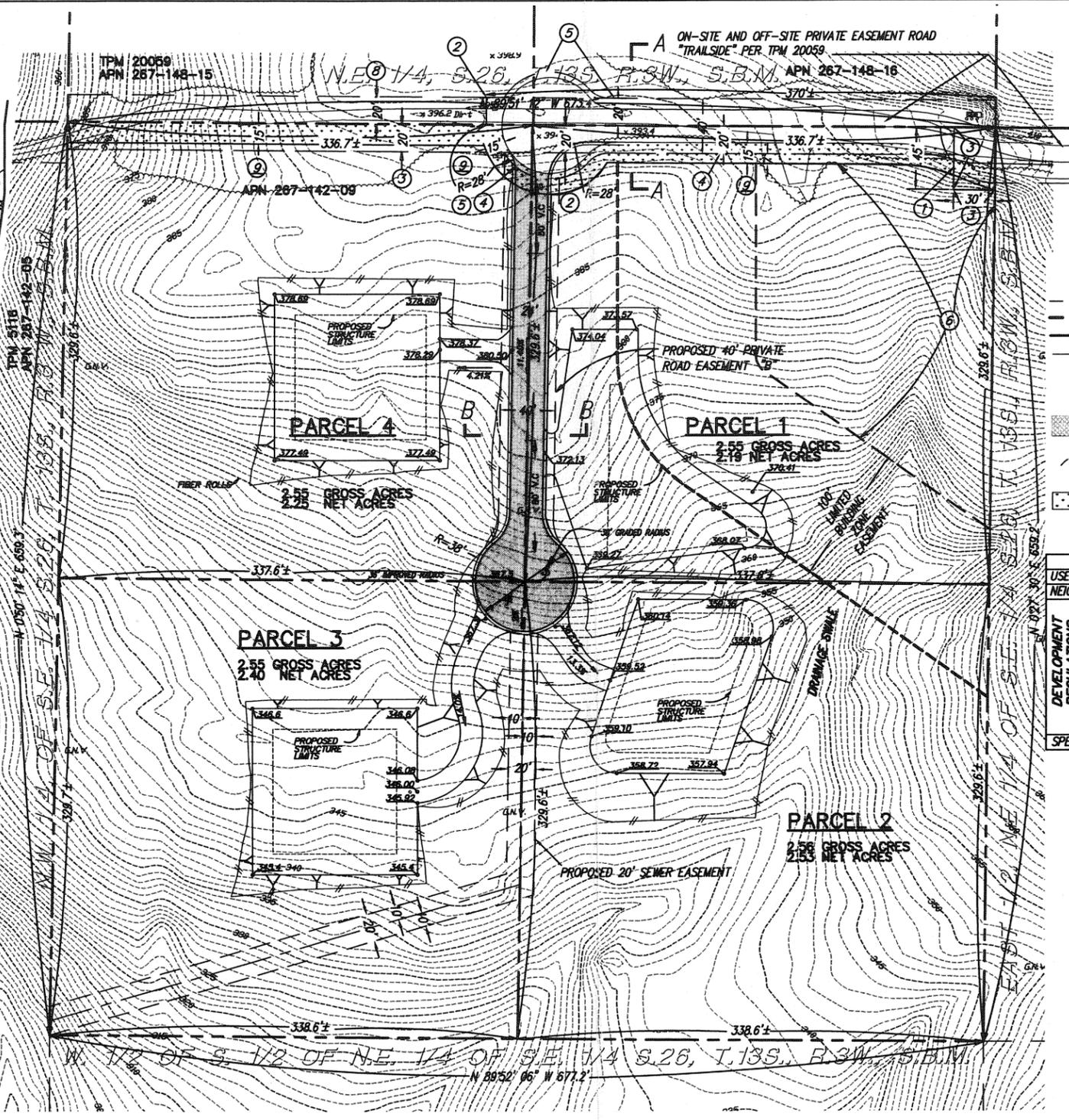


**PREPARED BY**  
 NOLTE ASSOCIATES, INC  
 15070 AVENUE OF SCIENCE, SUITE 100  
 SAN DIEGO, CA 92128  
 (858)385-0500

*James R. Hettinger*  
 JAMES R. HETTINGER  
 RCE 31756 EXP 12/31/08  
 10-8-07  
 DATE

**NOLTE**  
 BEYOND ENGINEERING  
 15070 AVENUE OF SCIENCE, SUITE 100, SAN DIEGO, CA. 92128  
 858.385.0500 TEL 858.385.0400 FAX WWW.NOLTE.COM



**LEGAL DESCRIPTION**  
 THE WEST HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 3 WEST, S.B.M., IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

- GENERAL NOTES**
- TAX ASSESSOR'S NUMBERS: 267-142-09
  - TAX RATE AREA: 87126
  - TOTAL AREA: 10.21 ACRES (GROSS)
  - TOTAL NET AREA: 8.32 ACRES
  - TOTAL NUMBER OF PARCELS: 4
  - GENERAL PLAN REGIONAL CATEGORY: EDA
  - COMMUNITY/SUBREGIONAL PLAN AREA: SAN DIEGUITO
  - LAND USE DESIGNATION: 17 MULTIPLE RURAL USE
  - EXISTING ZONING: RR.5
  - LEGAL ACCESS TO SUBJECT PROPERTY IS A PRIVATE EASEMENT FROM ARTESIAN ROAD AND ARTESIAN TRAIL.
  - SEWER: RANCHO SANTA FE COMMUNITY SERVICES DISTRICT
  - WATER: OLIVENHAIN MUNICIPAL WATER DISTRICT
  - FIRE: RANCHO SANTA FE FIRE PROTECTION DISTRICT
  - SCHOOL: HIGH SCHOOL: SAN DIEGUITO HIGH SCHOOL DISTRICT  
ELEMENTARY: SOLANA BEACH ELEMENTARY
  - TOPOGRAPHY SOURCE: INLAND AERIAL, APRIL 2004
  - PRESENT USE: VACANT  
PROPOSED USE: RESIDENTIAL
  - ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.
  - SEE PRELIMINARY GRADING PLAN FOR PROPOSED PAD AND EASEMENT ROAD GRADING.
  - ALL BEARINGS, DISTANCES, AND AREAS ARE PRELIMINARY, SUBJECT TO VERIFICATION BY FIELD SURVEY.
  - TOPOGRAPHY WITHIN 100 FEET OF MAP BOUNDARY AND BIOLOGICAL RESOURCES: SEE PRELIMINARY GRADING PLAN.
  - VERTICAL CONTROL REFER TO NAVD88 PER RECORD OF SURVEY NO. 14492 RECORDED ON MARCH 31, 1994 AS FILE NUMBER 1994-0214720 OF THE OFFICIAL RECORDS OF SAN DIEGO COUNTY AND ARE BASED LOCALLY ON STATION "392" OF SAID ROS 14492 HAVING A REPORTED ELEVATION OF 467.83 FEET.

**LEGEND**

- EX. EASEMENTS
- PR. EASEMENTS
- LOT LINE
- DAYLIGHT LINE
- SLOPE DIRECTION
- SPOT ELEVATION
- PR. PRIVATE RD IMPROVEMENT
- APPROX. LOT DIMENSION
- TRAIL EASEMENT

**ZONE BOX**

ZONE	RR.5
USE REGULATIONS	RR.5
NEIGHBORHOOD REGULATIONS	V
DENSITY	0.5
LOT SIZE	2 AC
BUILDING TYPE	C
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	B
OPEN SPACE	-
SPECIAL AREA REGULATIONS	-

**PARCEL SIZES**

PARCEL	GROSS	NET
PARCEL 1	2.55	2.19
PARCEL 2	2.56	2.53
PARCEL 3	2.55	2.40
PARCEL 4	2.55	2.25
TOTAL	10.21	8.32

**AVERAGE SLOPE**

PARCEL 1	15.50%
PARCEL 2	10.33%
PARCEL 3	15.02%
PARCEL 4	13.13%



**EXISTING EASEMENTS**

- EXISTING ROAD AND PUBLIC UTILITIES EASEMENT, RECORDED 2-28-78, DOCUMENT NO. 78-077924.
- EXISTING ROAD AND PUBLIC UTILITIES EASEMENT, RECORDED 8-21-79, DOCUMENT NO. 79-350611.
- EXISTING PIPELINE EASMENT TO OLIVENHAIN MUNICIPAL WATER DISTRICT, RECORDED 4-6-93, DOCUMENT NO. 1993-0210653.
- EXISTING ROAD AND PUBLIC UTILITIES EASEMENT, RECORDED 9-3-93, DOCUMENT NO. 1993-0585472.
- EXISTING ROAD AND PUBLIC UTILITIES EASEMENT, RECORDED 07-28-2003, DOCUMENT NO. 2003-0895592.
- PROPOSED OPEN SPACE EASEMENT, APPROXIMATELY 0.80 ACRES.
- EXISTING 30' WATER LINE EASEMENT TO THE OLIVENHAIN MUNICIPAL WATER DISTRICT, RECORDED 8-15-88, DOCUMENT NO. 88-402106.
- EXISTING WATER LINE EASEMENT TO THE OLIVENHAIN MUNICIPAL WATER DISTRICT, RECORDED 4-6-93, DOCUMENT NO. 1993-0210651.
- PROPOSED 15' TRAIL EASEMENT TO THE COUNTY OF SAN DIEGO

NHON T. LY & TERRI H. NGUYEN  
 2630 DEL MAR HEIGHTS ROAD  
 DEL MAR, CA 92014  
 (AS TO UNDIVIDED 50% INTEREST)  
 (858) 610-8699

BY: *Nhon T. Ly* 10/8/07  
 NHON T. LY  
 BY: *Terri H. Nguyen* 10/8/07  
 TERRI H. NGUYEN

ANTHONY LANG, KIM LANG  
 P.O. BOX 262014  
 SAN DIEGO, CA 92126  
 (AS TO UNDIVIDED 50% INTEREST)  
 (858) 337-4933

BY: *Anthony Lang* 10/8/07  
 ANTHONY LANG  
 BY: *Kim Lang* 10/8/07  
 KIM LANG

SHEET NUMBER  
 1  
 OF 1 SHEETS

JOB NUMBER  
 SDB015800

SDC DPLU RCVD 12-13-07  
 TPM 20975 RPL2