



HELLERS BEND
4160 SOUTH MISSION ROAD
FALLBROOK, CA 92028

VICINITY MAP

THOMAS GUIDE PAGE: 1047-J4

ADDRESS

4160 SOUTH MISSION ROAD
FALLBROOK, CA 92028

DIRECTIONS:

(FROM VZW'S OFFICES IN IRVINE): I-5 SOUTH, TO HWY 76 EAST, LEFT ON SOUTH MISSION ROAD. SITE IS ON RIGHT SIDE OF SOUTH MISSION ROAD.

CONSULTANT TEAM

ARCHITECT:

BOOTH & SUAREZ ARCHITECTURE INC.
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008
(760) 434-8474
(760) 434-8596 (FAX)

LEASING/PLANNING:

PLANCOM, INC.
GREG MOORAD
302 STATE PLACE
ESCONDIDO, CA 92029
(858) 603-2336

SURVEYOR:

JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE, CA 92672
(949) 248-4685

PERMITS REQUIRED

- MAJOR USE PERMIT

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE. ALL DRAWINGS ARE SCHEMATIC. DO NOT SCALE DRAWINGS TO DETERMINE OR VERIFY ANY DIMENSIONS. DRAWINGS OF ANY SIZE SHALL NEVER BE SCALED FOR ANYTHING OTHER THAN GENERAL REFERENCE.

PROJECT SUMMARY

APPLICANT:

VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: GREG MOORAD
PHONE: (858) 603-2336

OWNER:

MARTIN LOPEZ
4160 SOUTH MISSION ROAD
FALLBROOK, CA 92028
SITE CONTACT: MARTIN LOPEZ
PHONE: (760) 468-3581

PROJECT DESCRIPTION:

- INSTALLATION OF **VERIZON WIRELESS** TELECOMMUNICATIONS EQUIPMENT RACKS INSIDE A PROPOSED 12'-0" x 20'-0" x 12'-9" HIGH CONCRETE BLOCK BUILDING WITH STUCCO ON A NEW CONCRETE PAD.
- INSTALLATION OF NEW 14'-0" x 12'-0" x 10'-0" HIGH CONCRETE BLOCK WALL GENERATOR AND MECHANICAL EQUIPMENT ENCLOSURE WITH STUCCO AT GRADE LEVEL
- INSTALLATION OF THREE (3) **VERIZON WIRELESS** ANTENNA SECTORS, OF FOUR (4) ANTENNAS EACH (TOTAL OF TWELVE (12) ANTENNAS) MOUNTED ON A NEW 35'-0" HIGH MONO-BROADLEAF
- INSTALLATION OF FOUR (4) **VERIZON WIRELESS** RRU UNITS PER SECTOR (TOTAL OF TWELVE (12) RRU'S MOUNTED ON A NEW 35'-0" HIGH MONO-BROADLEAF
- PROPOSED (3) RAYCAP DC SURGE PROTECTION UNITS MOUNTED ON A NEW 35'-0" HIGH MONO-BROADLEAF AND (2) RAYCAP DC SURGE PROTECTION UNITS MOUNTED INSIDE NEW STICK BUILT BUILDING (TOTAL OF 5 RAYCAP UNITS)
- INSTALLATION OF ONE (1) **VERIZON WIRELESS** 4'-0"Ø MICROWAVE DISH ANTENNA (FOR TELCO SERVICE FEED) MOUNTED ON A NEW 35'-0" HIGH MONO-BROADLEAF
- INSTALLATION OF (2) TWO **VERIZON WIRELESS** E/911 GPS ANTENNAS
- INSTALLATION OF A 30kW ENCLOSED STANDBY GENERATOR WITH A 210 GALLON DIESEL TANK ON A CONCRETE PAD INSIDE NEW CONCRETE BLOCK WALL ENCLOSURE.
- INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE (ELECTRICAL LENGTH ± 250'-0")
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION (TELCO LENGTH ± 225'-0")
- MINOR LANDSCAPE & IRRIGATION IS PLANNED FOR THIS PROJECT

PROJECT ADDRESS:

4160 SOUTH MISSION ROAD
FALLBROOK, CA 92028

ASSESSORS PARCEL NUMBER:

APN 123-280-40

EXISTING ZONING:

A-70 LIMITED AGRICULTURE

TOTAL SITE AREA:

131,502 S.F.
= 3.00 ACRES

PROPOSED PROJECT AREA:

EQUIPMENT BUILDING: 240 SF
CONCRETE BLOCK ENCLOSURE: 168 SF
TOTAL LEASE AREA: 727 SF

PROPOSED TYPE OF CONSTRUCTION:

TYPE VB

PROPOSED OCCUPANCY:

U

NOTE: THERE ARE NO EXISTING TELECOMMUNICATIONS FACILITIES ON THIS SITE

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-1	ENLARGED AREA PLAN
A-2	EQUIPMENT FLOOR PLAN
A-3	ROOF PLAN AND CHAIN LINK LID PLAN
A-4	EXTERIOR ELEVATIONS
A-5	MONO-BROADLEAF ELEVATION, ANTENNA PLAN & DETAILS
C-1	TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PORTION OF LOT 55 OF SAN LUIS REY HEIGHTS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2323, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 25, 1946

FOR ADDITIONAL LEGAL DESCRIPTION SEE SHEET C-1

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA STATE BUILDING CODE, TITLE 24, 2010 EDITION
CALIFORNIA PLUMBING CODE, 2010 EDITION
CALIFORNIA MECHANICAL CODE, 2010 EDITION
CALIFORNIA ELECTRICAL CODE, 2010 EDITION
CALIFORNIA FIRE CODE, 2010 EDITION
CALIFORNIA ENERGY CODE, 2010 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

Booth & Suarez

ARCHITECTURE INCORPORATED

325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008 (760) 434-8474

P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

HELLERS BEND

4160 SOUTH MISSION ROAD
FALLBROOK, CA 92028
SAN DIEGO COUNTY

DRAWING DATES

12/12/13	90% ZD (msr)
12/23/13	100% ZD (ic)
03/12/14	100% ZD Revision 1 (hc)
03/19/14	100% ZD Revision 2 (hc)
04/16/14	100% ZD Revision 3 (se)

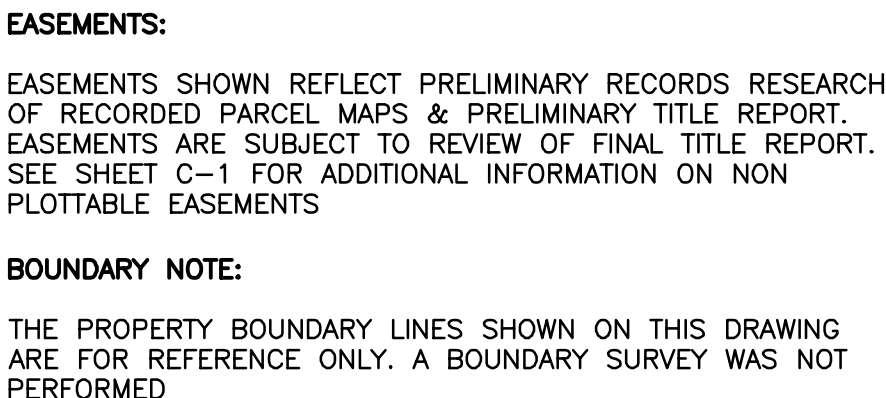
SHEET TITLE

TITLE SHEET & PROJECT DATA

PROJECTS\VERIZON\13357

T-1

SDC PDS RCVD 06-13-14
MUP14-006



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

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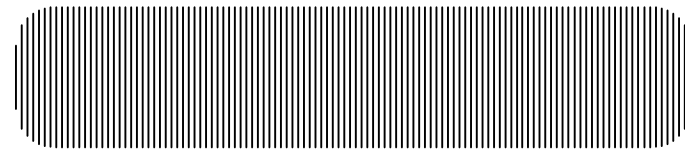
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12/23/13	100% ZD (ic)	
03/12/14	100% ZD Revision 1	{hc}
03/19/14	100% ZD Revision 2	{hc}
04/16/14	100% ZD Revision 3	{se}

SHEET TITLE

SITE PLAN

PROJECTS\VERIZON\13357

A-0



APPROVALS

PROJECT NAME

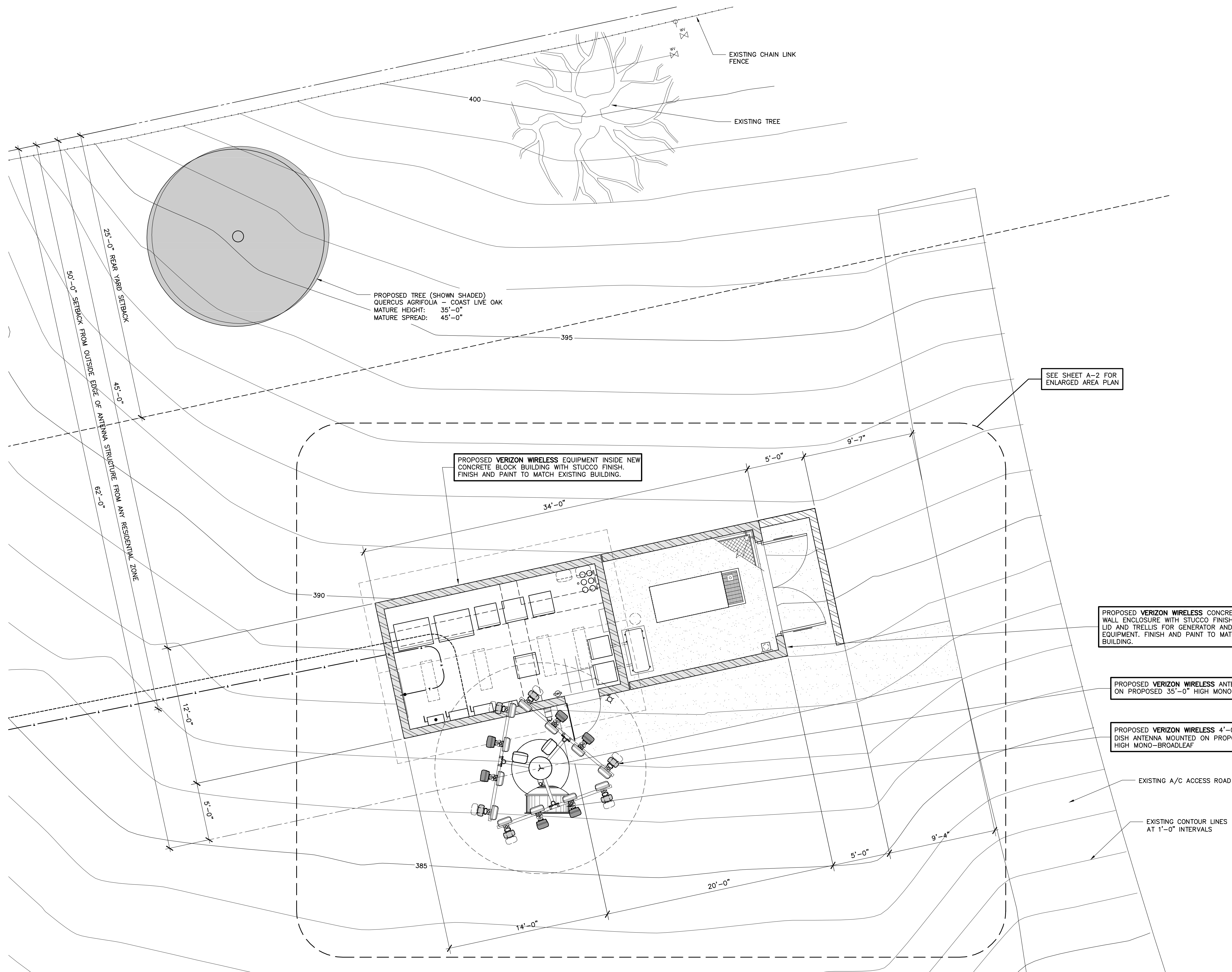
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FALLBROOK, CA 92028
SAN DIEGO COUNTY

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ENLARGED AREA PLAN

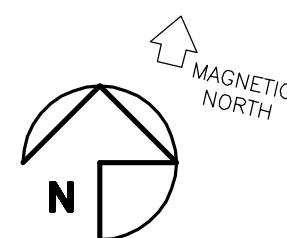
PROJECTS\VERIZON\13357

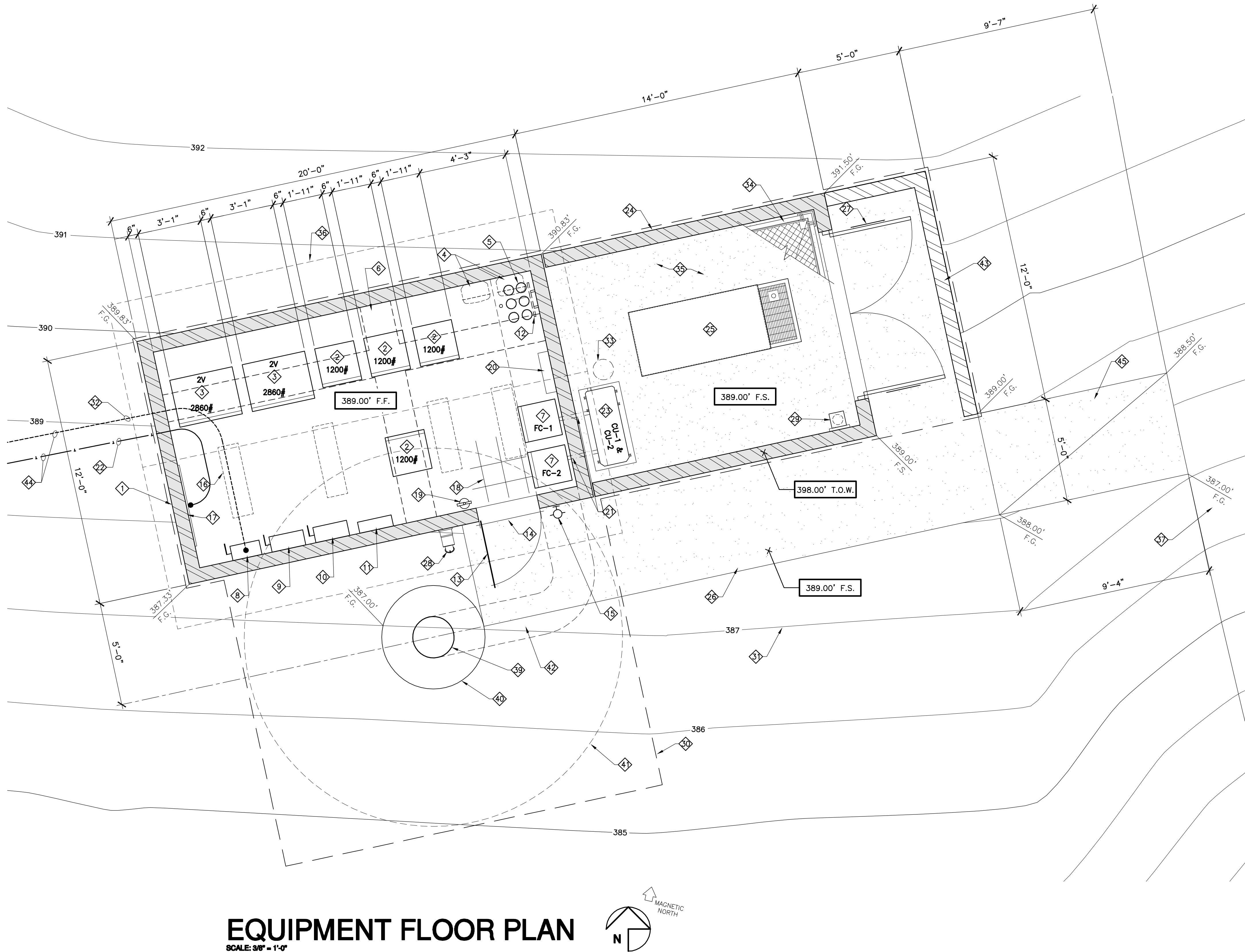
A-1



ENLARGED AREA PLAN

SCALE: 1/4" = 1'-0"





EQUIPMENT FLOOR PLAN
SCALE: 3/8" = 1'-0"

EQUIPMENT FLOOR PLAN NOTES:

- 1. PROPOSED VERIZON WIRELESS EQUIPMENT INSIDE A NEW CONCRETE BLOCK EQUIPMENT BUILDING WITH STUCCO FINISH
- 2. PROPOSED VERIZON WIRELESS EQUIPMENT RACK 23" WIDE x 84" HIGH x 23" DEEP. WEIGHT: 1200 LBS. (TOTAL OF 3)
- 3. PROPOSED VERIZON WIRELESS 2V BATTERY RACK. 37" WIDE x 37.66" HIGH x 27.88" DEEP. WEIGHT: 2860 LBS. (TOTAL OF 2)
- 4. PROPOSED RAYCAP DC SURGE PROTECTION UNITS UNISTRUT MOUNTED TO WALL ON HIGH (TYPICAL OF 2)
- 5. PROPOSED (6) 6"Ø CONDUITS FOR COAX CABLE AND (1) 1-1/2" FOR GROUND
- 6. PROPOSED OVERHEAD 18" CABLE LADDER @ +7'-6" (SHOWN DASHED)
- 7. PROPOSED AIR HANDLERS (TOTAL OF 2)
- 8. PROPOSED FUSED DISCONNECT SWITCH MOUNTED TO WALL
- 9. PROPOSED AUTOMATIC TRANSFER SWITCH MOUNTED TO WALL
- 10. PROPOSED MANUAL TRANSFER SWITCH MOUNTED TO WALL
- 11. PROPOSED 200 AMP ELECTRICAL PANEL MOUNTED TO WALL
- 12. PROPOSED MAIN GROUND BUS BAR TO BE MOUNTED TO WALL
- 13. PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS SIGNAGE
- 14. PROPOSED ALUMINUM THRESHOLD
- 15. PROVIDE WALL MOUNTED EXTERIOR LIGHT FIXTURE MOUNTED TO BUILDING
- 16. PROPOSED SURFACE MOUNTED FLORESCENT LIGHT FIXTURES (TYPICAL OF 4)
- 17. PROPOSED WALL MOUNTED TELCO BOARD
- 18. PROPOSED 12" x 12" x 1/8" VINYL FLOOR TILES. EXCELON #51973 MONO WHITE WITH 4" COVER BASE
- 19. PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER
- 20. PROVIDE AND INSTALL (1) BATTERY ACID SPILL KIT
- 21. PROPOSED REFRIGERANT LINE ROUTING
- 22. PROPOSED TELCO CONDUIT ROUTE
- 23. PROPOSED (2) OUTDOOR CONDENSER UNITS (CARRIER 38HDR060) MOUNTED ON STACKING RACK
- 24. PROPOSED CONCRETE BLOCK WALL ENCLOSURE WITH STUCCO FINISH (NOISE CONTROL FEATURE)
- 25. PROPOSED VERIZON WIRELESS 30KW ENCLOSED STANDBY GENERATOR WITH A 210 GALLON DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD. "GENERAC" SD030 GENERATOR UNIT OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 64 DBA AT A REFERENCE DISTANCE OF 23 FEET.
- 26. PROPOSED CONCRETE LANDING AND PATH
- 27. PROPOSED PAIR 4'-0" WIDE STEEL GATES W/ FRAME AND SIGNAGE
- 28. PROPOSED VERIZON WIRELESS REVERSE SERVICE GENERATOR RECEPTACLE FOR STANDBY GENERATOR CONNECTION MOUNTED TO WALL
- 29. PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER INSIDE A NEMA 3R CABINET
- 30. DASHED LINE INDICATES LEASE AREA
- 31. EXISTING CONTOUR LINES AT 1'-0" INTERVALS
- 32. PROPOSED ELECTRICAL CONDUIT ROUTE
- 33. PROPOSED DRYWELL
- 34. PROPOSED CHAIN LINK LID
- 35. INSTALL 3" LAYER OF 3/4" CRUSHED GRAVEL OVER FIBER GROWTH BARRIER WITHIN ENTIRE EQUIPMENT COMPOUND
- 36. PROPOSED BUILDING OVERHANG
- 37. EXISTING A/C ACCESS ROAD
- 38. PROPOSED JOINT UTILITY TRENCH (ELECTRICAL AND TELCO)
- 39. PROPOSED 35'-0" HIGH MONO-BROADLEAF TREE
- 40. PROPOSED MONO-BROADLEAF CONCRETE FOOTING
- 41. OUTLINE OF PROPOSED MONO-BROADLEAF CANOPY (SHOWN DASHED)
- 42. PROPOSED COAX CABLE TRENCH
- 43. PROPOSED CONCRETE BLOCK RETAINING WALL
- 44. PROPOSED JOINT UTILITY TRENCH (ELECTRICAL AND TELCO)
- 45. PROPOSED CONCRETE RAMP



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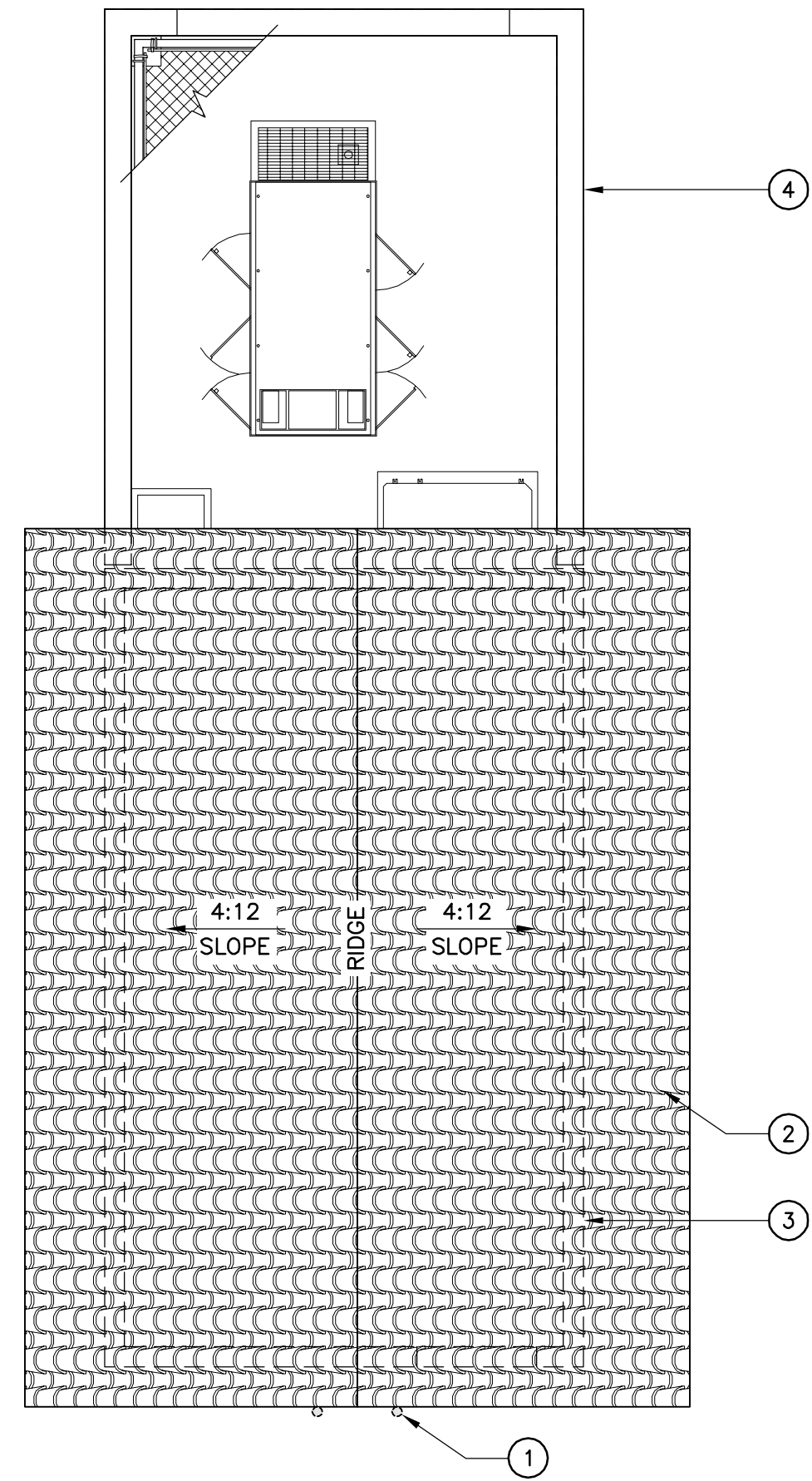
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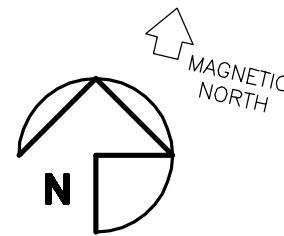
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SHEET TITLE
EQUIPMENT FLOOR PLAN

PROJECTS\VERIZON\13357

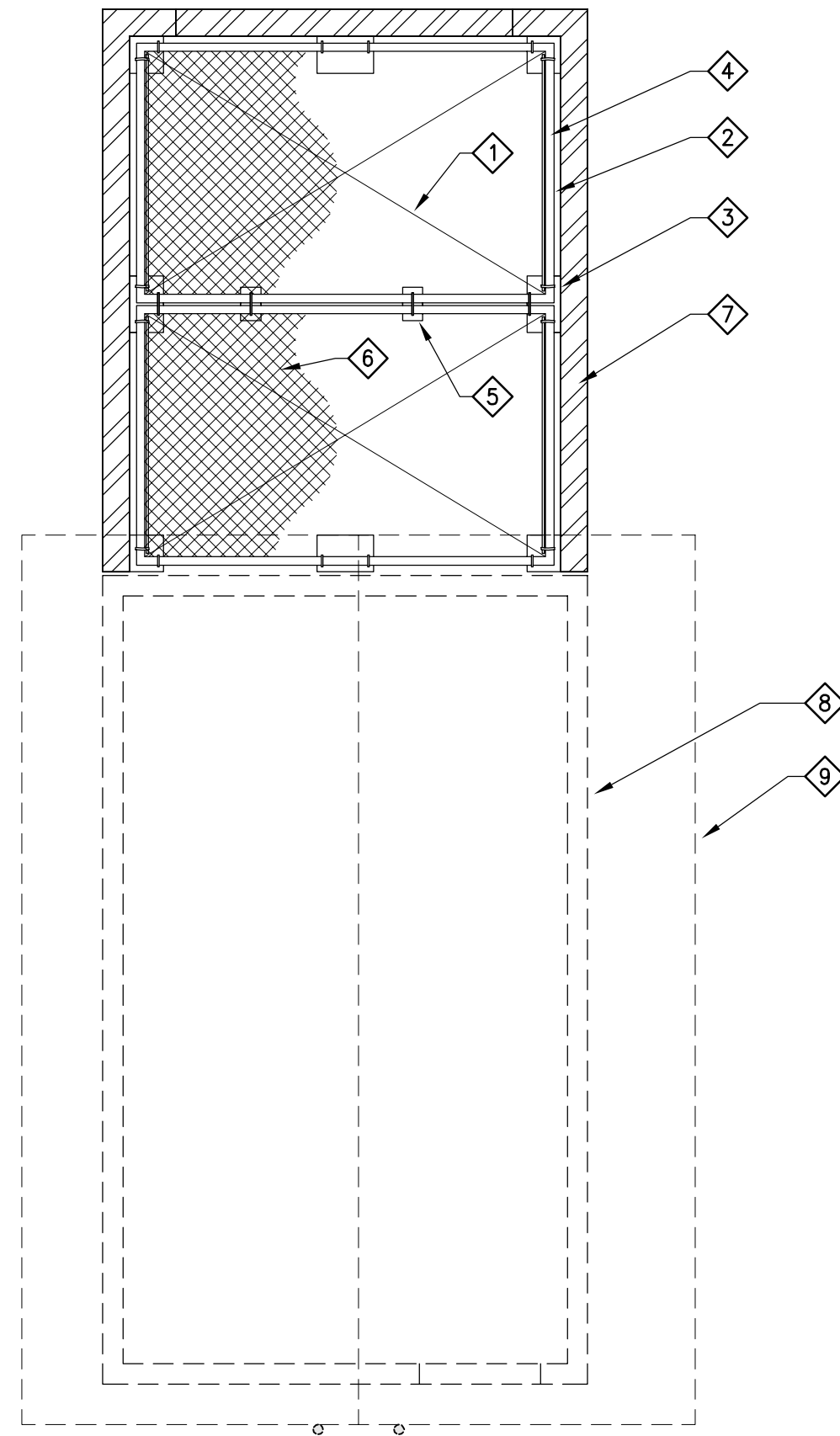


ROOF PLAN
SCALE: 1/4" = 1'-0"

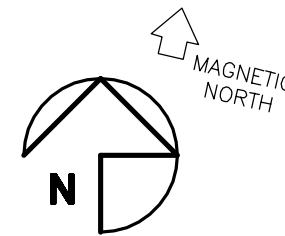


ROOF PLAN NOTES:

- 1 PROPOSED E911/GPS ANTENNAS MOUNTED TO ROOF EAVE (TYPICAL OF 2)
- 2 PROPOSED SLATE ROOF TO MATCH EXISTING ADJASCENT BUILDING ROOF
- 3 PROPOSED BUILDING OUTLINE BELOW (SHOW DASHED)
- 4 PROPOSED ADJACENT GENERATOR ENCLOSURE



CHAIN LINK LID PLAN
SCALE: 1/4" = 1'-0"



CHAIN LINK LID PLAN NOTES:

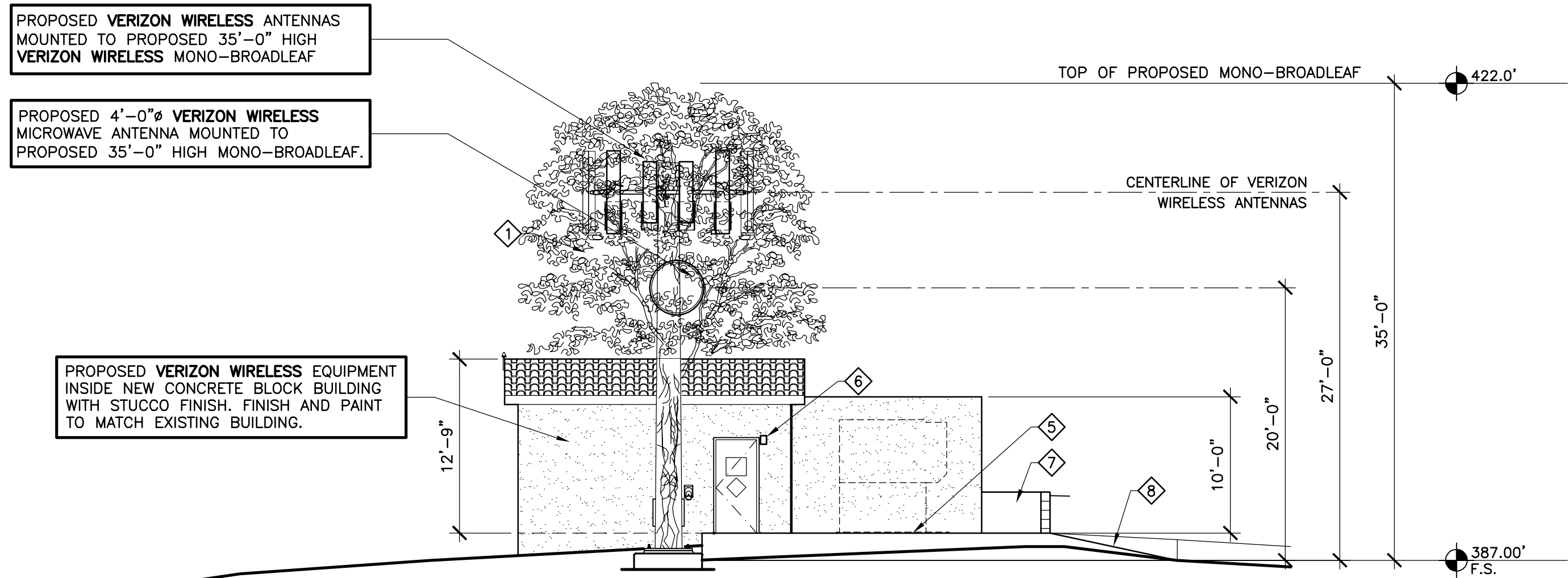
- 1 "X" INDICATES A SINGLE PANEL OF THE CHAINLINK LID
- 2 PROPOSED 3"Ø SCHEDULE 40 GALVANIZED STANDARD PIPE FRAME (TYPICAL)
- 3 PROPOSED GALVANIZED STEEL PIPE CLAMPS FOR CHAINLINK TENSIONER STRIP
- 4 PROPOSED GALVANIZED TENSIONER STRIP (TYPICAL)
- 5 PROPOSED BRACKET SUPPORT CLAMP FOR CHAINLINK LID AT 4'-0" O.C.
- 6 PROPOSED GALVANIZED CHAINLINK MESH PARTIALLY REMOVED FOR CLARITY. PROVIDE STANDARD WIRE TIES TO FRAME @ 12" O.C. WITH DOUBLE KNOTS ON BOTTOM SIDE OF FRAME, SEE SPECIFICATION THIS SHEET
- 7 PROPOSED CONCRETE BLOCK WALL
- 8 PROPOSED ADJACENT BUILDING
- 9 PROPOSED ADJACENT BUILDING OVERHANG

APPROVALS	
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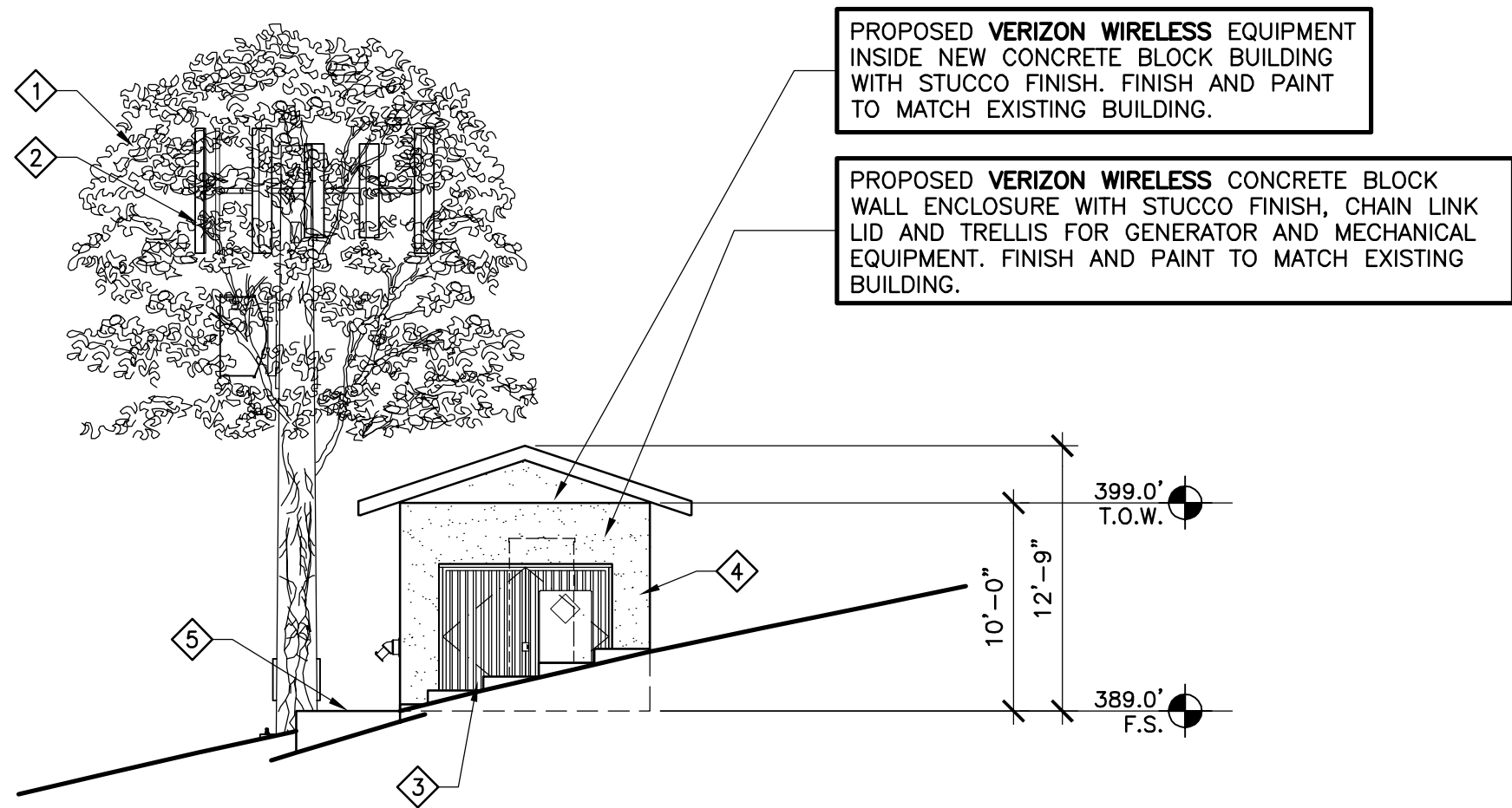
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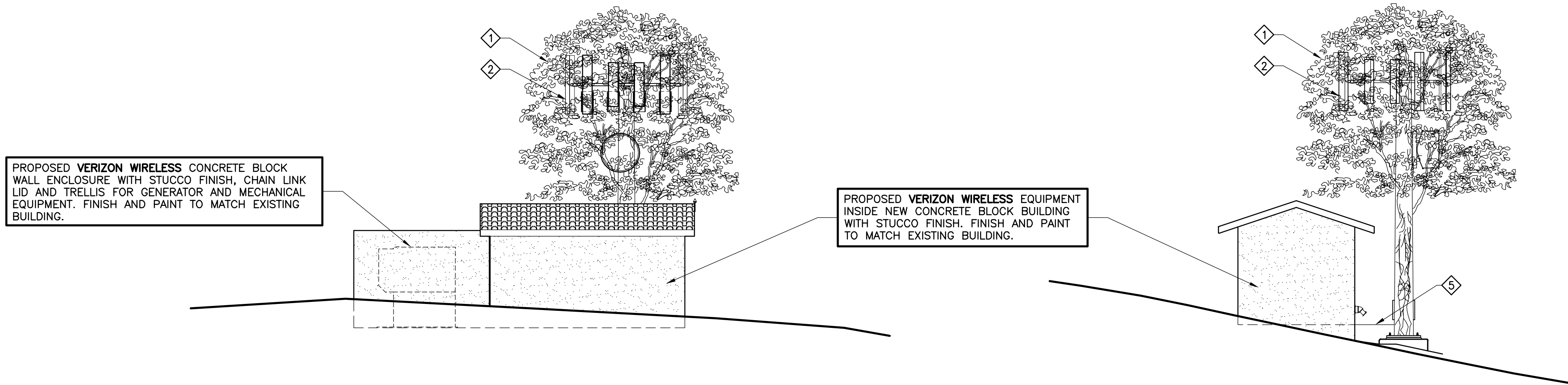
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**ROOF PLAN AND
CHAIN LINK LID PLAN**



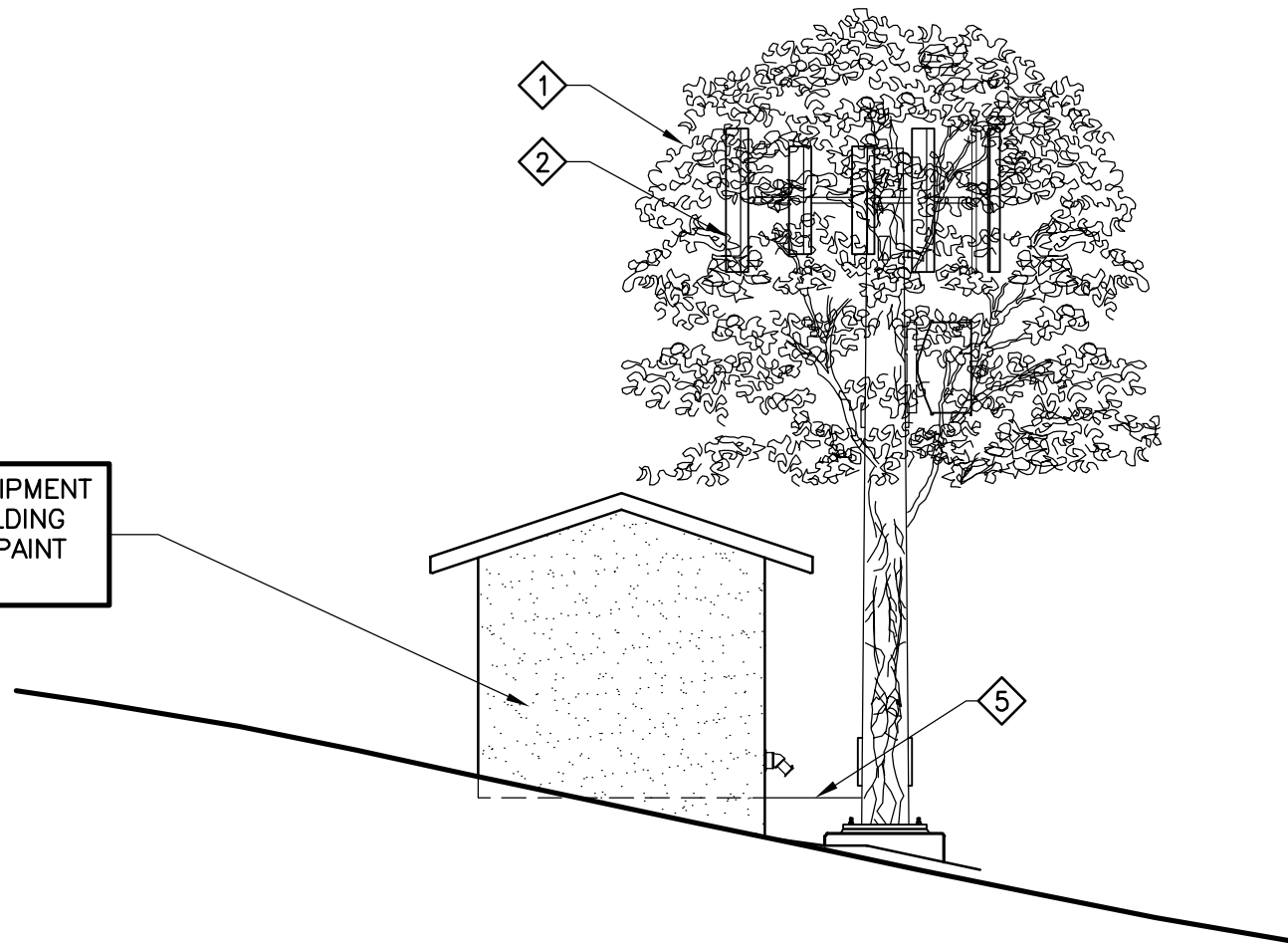
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION NOTES:

- 1 PROPOSED 35'-0" HIGH MONO-BROADLEAF
- 2 PROPOSED VERIZON WIRELESS ANTENNAS
- 3 PROPOSED PAIR 4'-0" WIDE STEEL GATES & FRAME W/ SIGNAGE. PROVIDE PAINT FINISH
- 4 PROPOSED VERIZON WIRELESS CONCRETE BLOCK WALL ENCLOSURE WITH STUCCO FINISH AND CHAIN LINK LID FOR GENERATOR AND MECHANICAL EQUIPMENT. FINISH AND PAINT TO MATCH EXISTING ADJACENT BUILDING.
- 5 PROPOSED CONCRETE WALKWAY
- 6 PROPOSED WALL MOUNTED EXTERIOR LIGHT FIXTURE MOUNTED TO BUILDING
- 7 PROPOSED CONCRETE BLOCK RETAINING WALL
- 8 PROPOSED CONCRETE RAMP

BOOTH & SUAREZ
ARCHITECTURE ■ INCORPORATED
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

verizonwireless

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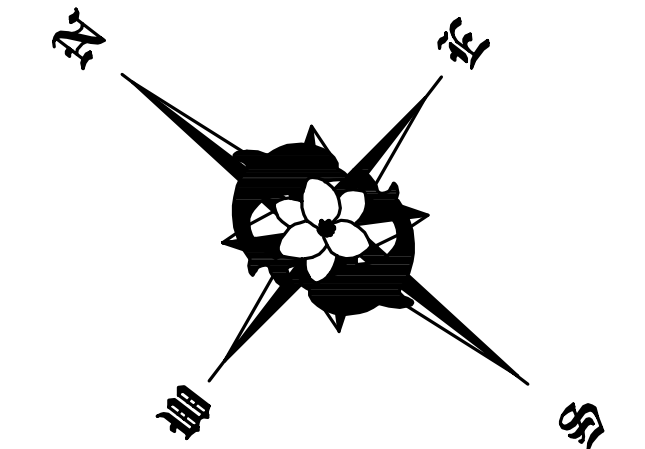
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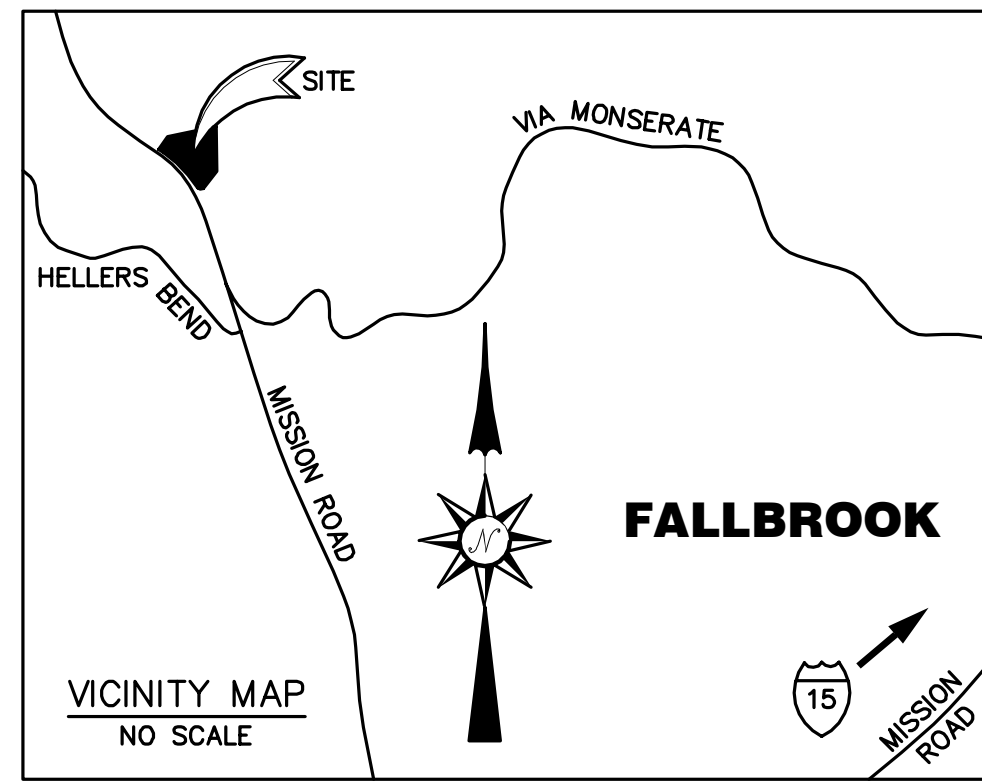
EXTERIOR ELEVATIONS

PROJECTS\VERIZON\13357

A-4



SCALE: 1" = 30'



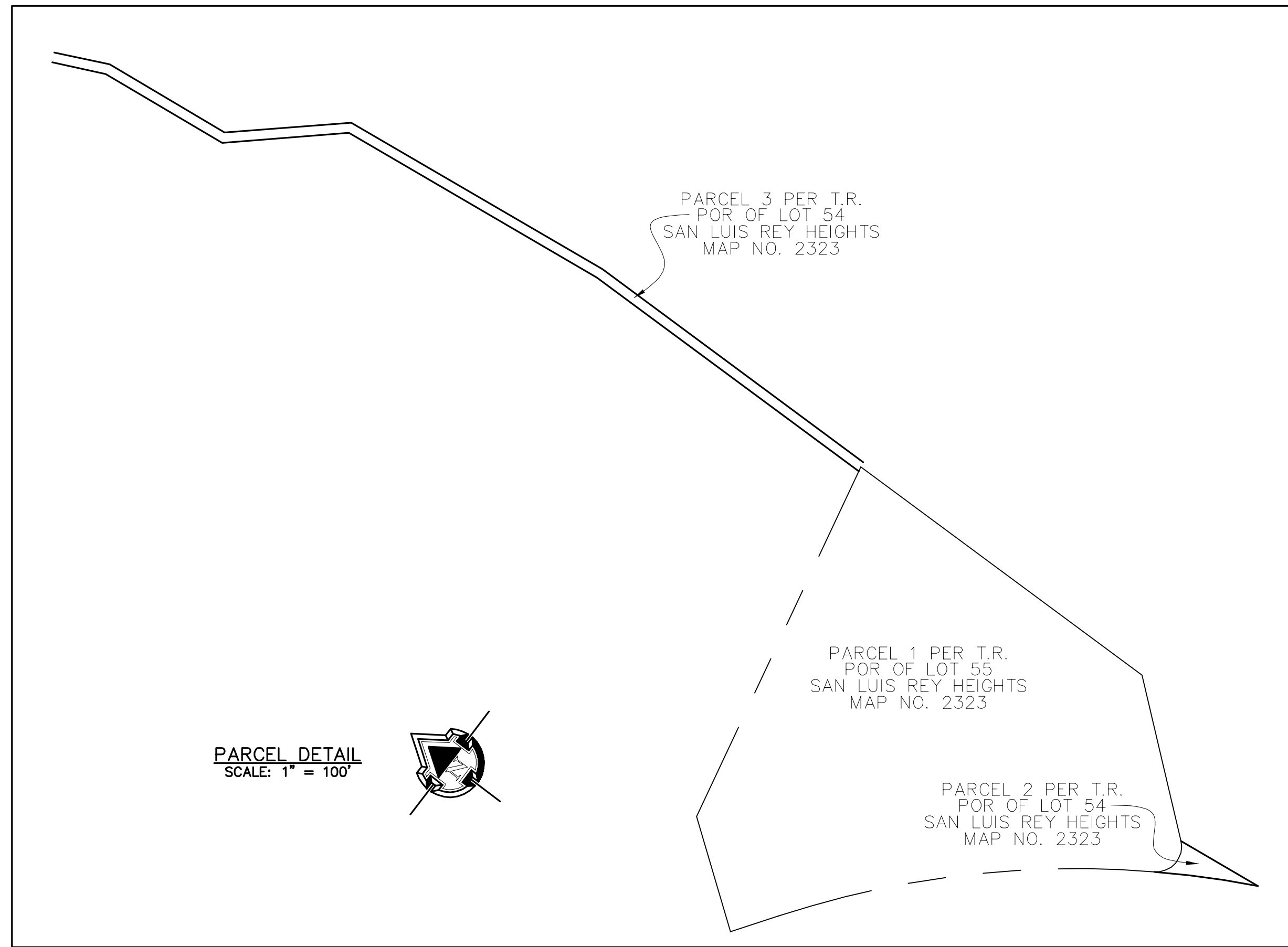
- ITEMS CORRESPONDING TO SCHEDULE "B":**
- BY: COMMONWEALTH LAND TITLE COMPANY
4100 NEWPORT PLACE DR. SUITE 120
NEWPORT BEACH, CA 92660
(949) 724-3140
- COMMITMENT NO.: 08020847
TITLE OFFICER: CHRIS MAZIAR
DATED: NOVEMBER 7, 2013
- THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS
- 1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.
 - 2 EASEMENTS AND RIGHTS OF WAY FOR ROAD AND PUBLIC UTILITIES AND APPURTENANCES THERETO, AS RESERVED AND CONVEYED BY VARIOUS DEEDS OF RECORD. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - 3 AN EASEMENT FOR PUBLIC UTILITIES RECORDED FEBRUARY 29, 1944 IN BOOK 1626, PAGE 464, OFFICIAL RECORDS. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
 - 4 AN EASEMENT FOR PUBLIC UTILITIES RECORDED FEBRUARY 19, 1944 IN BOOK 1644, PAGE 98, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - 5 AN EASEMENT FOR THE PURPOSE OF PIPELINES RECORDED SEPTEMBER 17, 1946 IN BOOK 2242, PAGE 78, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - 6 THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "AGREEMENT AND NOTICE OF CONSENT" RECORDED JANUARY 11, 1973, AS FILE NO. 73-009511, OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ITEMS #S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

BENCH MARK:
BENCH MARK NUMBER: SD 6 36
ELEVATION: 173.31 (NAVD 88)

BASIS OF BEARINGS:
THE BEARING OF N 17°23'50" W BEING THE CENTERLINE OF MISSION ROAD AS SHOWN ON PARCEL MAP NO 7547 WAS USED AS A BASIS OF BEARINGS FOR THIS SURVEY.

DATE OF SURVEY:
DECEMBER 3, 2013

ASSESSOR'S PARCEL NUMBER
123-280-40



CURVE DATA:
Δ = 107°49'46"
R = 25.00'
L = 47.05'

- LEGEND:**
- AC - ASPHALT CONCRETE
 - ATTR - ATT RISER
 - BNC - BENCH
 - D/W - DRIVEWAY
 - ELEC - ELECTRIC BOX
 - EM - ELECTRIC METER
 - ER - ELECTRIC RISER
 - FG - FINISH GRADE
 - FL - FLOW LINE
 - FS - FINISH SURFACE
 - GP - GUARD POST
 - L/A - LANDSCAPED AREA
 - PP - POWER POLE
 - SDG - STORM DRAIN GRATE
 - SDMH - STORM DRAIN MANHOLE
 - SL - STREET LIGHT
 - SLPB - STREET LIGHT PULLBOX
 - TB - TOP OF CONCRETE BASE
 - TC - TOP OF CURB
 - TE - TRASH ENCLOSURE
 - WF - WOOD FENCE
 - WG - WOOD GATE
 - WP - WOOD POST

LEGAL DESCRIPTION:

PARCEL 1:
THAT PORTION OF LOT 55 OF SAN LUIS REY HEIGHTS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2323, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 25, 1946, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "SOUTH 39° 29' 00" WEST, 169.18 FEET IN THE SOUTHEASTERLY LINE OF SAID LOT 55; THENCE ALONG SAID COURSE NORTH 39° 29' 00" EAST 169.18 FEET TO AN ANGLE POINT IN THE EASTERLY BOUNDARY OF LAND DESCRIBED UNDER PARCEL 1 IN DEED TO WILLIAM EDWARD WARREN, ET UX, RECORDED SEPTEMBER 11, 1967 AS FILE NO. 137823 OF OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY BOUNDARY OF WARREN'S LAND NORTH 00° 49' 10" WEST 346.79 FEET; THENCE LEAVING SAID BOUNDARY SOUTH 77° 48' 20" WEST, 383.48 FEET; THENCE SOUTH 36° 14' 22" WEST 119.02 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 55; THENCE ALONG THE SOUTHWESTERLY AND SOUTHERLY LINE OF SAID LOT AS FOLLOWS:

SOUTH 55° 26' 50" EAST, 50.39 FEET TO THE BEGINNING OF A TANGENT 950.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 45' 36" A DISTANCE OF 377.38 FEET TO THE BEGINNING OF A REVERSE 25.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY; AND SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 107° 49' 46" A DISTANCE OF 47.05 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
AN EASEMENT AND RIGHT OF WAY FOR ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES AND APPURTENANCES THERETO OVER, UNDER, ALONG AND ACROSS THAT PORTION OF LOT 54 OF SAN LUIS REY HEIGHTS TRACT, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2323, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 25, 1946, LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

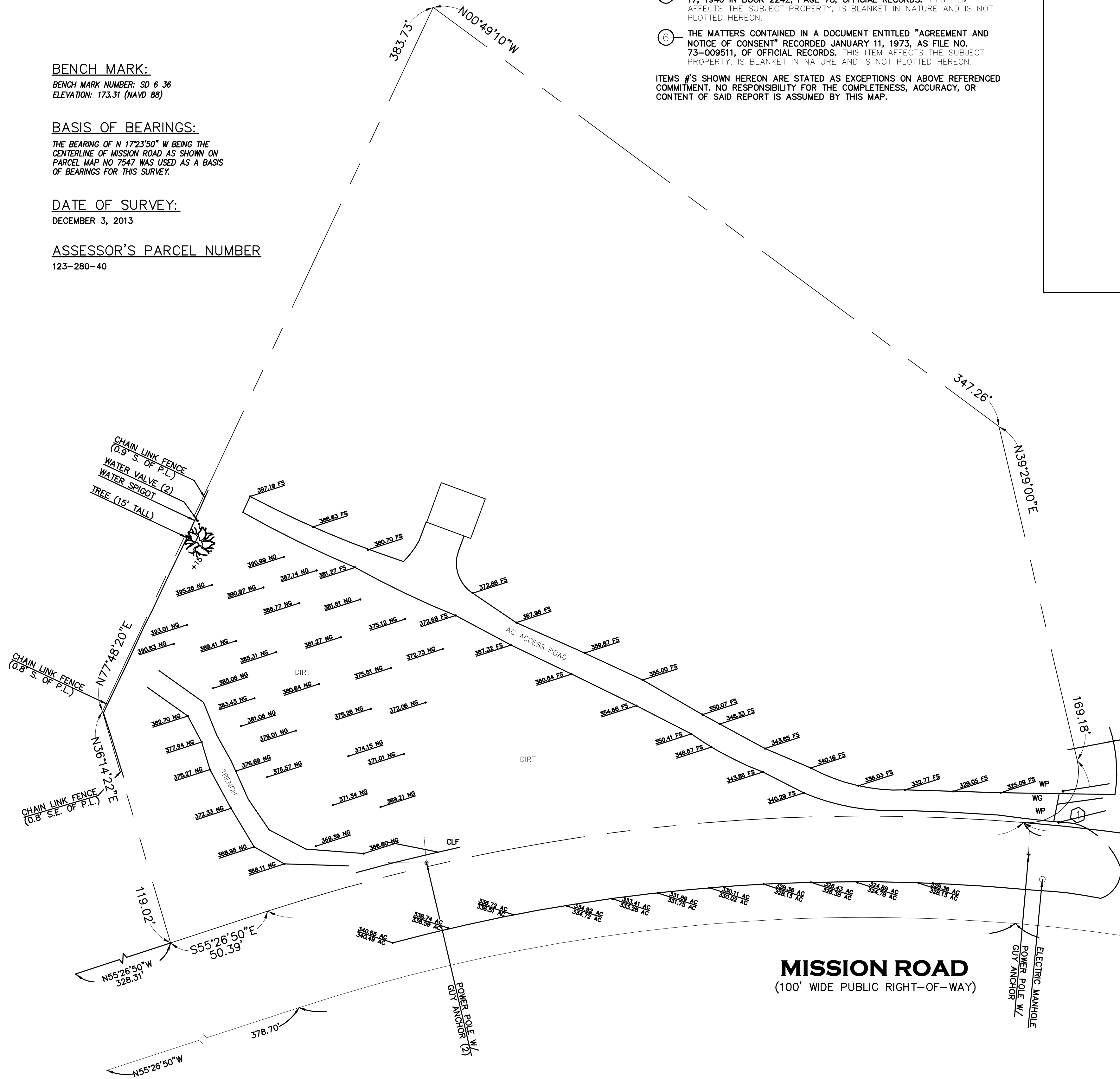
BEGINNING AT THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "SOUTH 39° 29' 00" WEST, 492.92 FEET" IN THE SOUTHEASTERLY LINE OF SAID LOT 54; THENCE NORTHERLY ALONG A STRAIGHT LINE TO THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "SOUTH 39° 29' 00" WEST, 169.18 FEET" IN THE NORTHWESTERLY LINE OF SAID LOT 54.

PARCEL 3:
AN EASEMENT FOR PIPELINE PURPOSES AND INCIDENTAL THERETO OVER, UNDER AND ACROSS A STRIP OF LAND 10.00 FEET WIDE, THE EASTERLY LINE OF SAID STRIP OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 1 ABOVE DESCRIBED; THENCE NORTH 00° 49' 10" WEST 322.69 FEET; HENCE NORTH 07° 06' 20" WEST, 286.74; THENCE NORTH 41° 53' 00" WEST 125.90 FEET; THENCE NORTH 08° 43' 00" WEST, 133.64 FEET; THENCE NORTH 25° 08' 00" WEST 55.18 FEET TO THE SOUTHEASTERLY LINE OF LAS FLORES DRIVE.

SAID EASEMENT TO TERMINATE ON THE SOUTH IN THE NORTH LINE OF PARCEL 1 ABOVE AND TO TERMINATE ON THE NORTH IN THE SOUTHEASTERLY LINE OF LAS FLORES DRIVE.

ASSESSOR'S PARCEL NUMBER: 123-280-40



JERALD E. ANHORN JR. NO. 7159

JERALD E. ANHORN JR.
EXP. DEC. 31, 2013
NO. 7159

STATE OF CALIFORNIA

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PROJECT NAME

HELLERS BEND

4160 SOUTH MISSION ROAD
FALLBROOK, CA 92028

DRAWING DATES

SHEET TITLE

TOPOGRAPHIC SURVEY

C1