

HOSKINGS RANCH
34 LOT CONSOLIDATED PROJECT ALTERNATIVE
WITH OPEN SPACE DESIGN

- LEGEND
- PROPOSED OPEN SPACE EASEMENT
 - EXIST. O.S. EASEMENTS AND ENVIRONMENTAL OVERLAY ZONES PER PM 12619
 - EXISTING FLOOD CONTROL EASEMENT PER DOC. # 83-044221 / 02-10-1993
 - RPO - WETLANDS

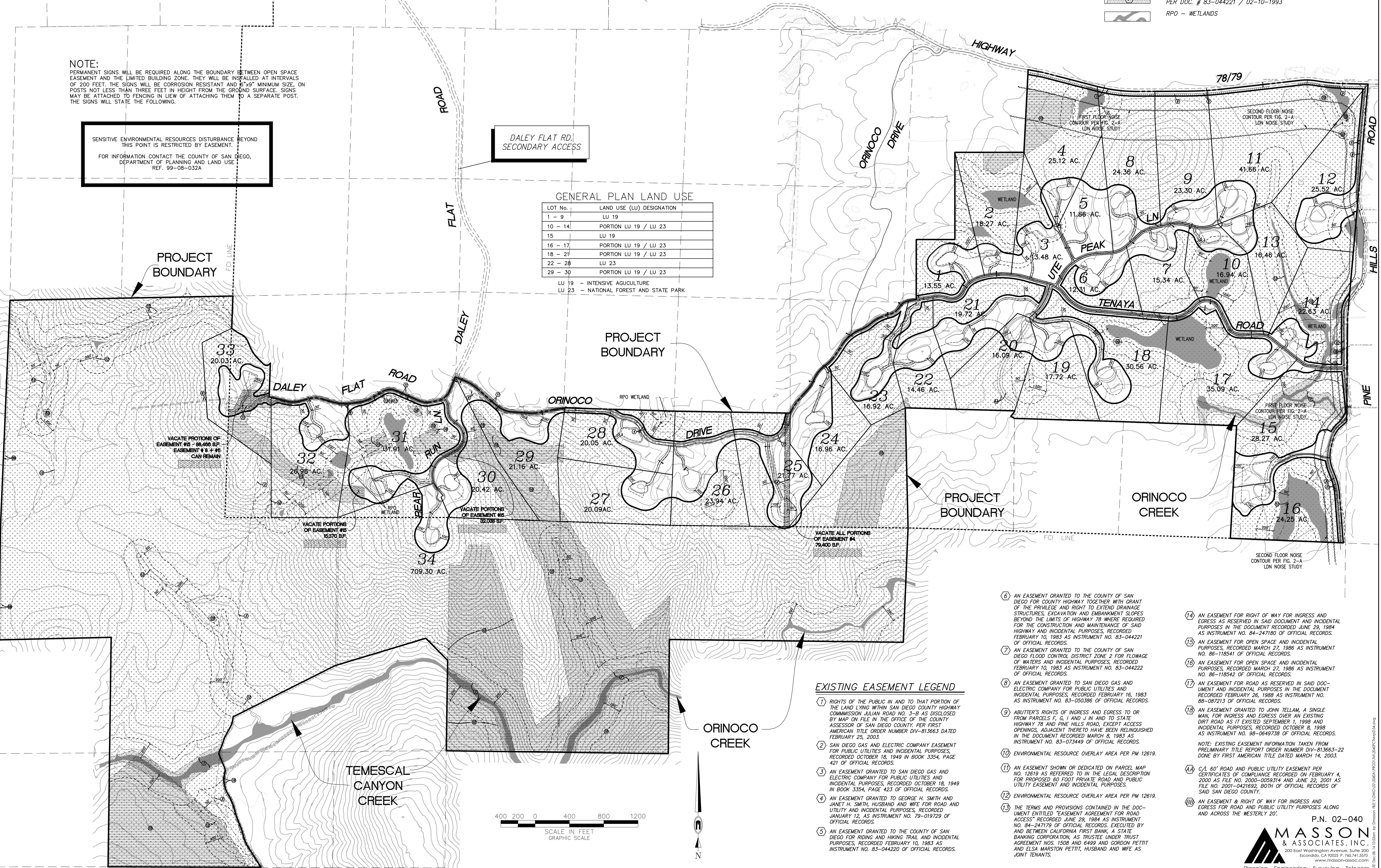
NOTE:
PERMANENT SIGNS WILL BE REQUIRED ALONG THE BOUNDARY BETWEEN OPEN SPACE EASEMENT AND THE LIMITED BUILDING ZONE. THEY WILL BE INSTALLED AT INTERVALS OF 200 FEET. THE SIGNS WILL BE CORROSION RESISTANT AND 6"x9" MINIMUM SIZE, ON POSTS NOT LESS THAN THREE FEET IN HEIGHT FROM THE GROUND SURFACE. SIGNS MAY BE ATTACHED TO FENCING IN LIEU OF ATTACHING THEM TO A SEPARATE POST. THE SIGNS WILL STATE THE FOLLOWING:

SENSITIVE ENVIRONMENTAL RESOURCES DISTURBANCE BEYOND THIS POINT IS RESTRICTED BY EASEMENT.
FOR INFORMATION CONTACT THE COUNTY OF SAN DIEGO, DEPARTMENT OF PLANNING AND LAND USE, REF. 99-08-032A

DALEY FLAT RD.
SECONDARY ACCESS

GENERAL PLAN LAND USE

LOT No.	LAND USE (LU) DESIGNATION
1 - 9	LU 19
10 - 14	PORTION LU 19 / LU 23
15	LU 19
16 - 17	PORTION LU 19 / LU 23
18 - 21	PORTION LU 19 / LU 23
22 - 28	LU 23
29 - 30	PORTION LU 19 / LU 23
LU 19	- INTENSIVE AGRICULTURE
LU 23	- NATIONAL FOREST AND STATE PARK



EXISTING EASEMENT LEGEND

- RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN SAN DIEGO COUNTY HIGHWAY COMMISSION JULIAN ROAD NO. 3-9 AS DISCLOSED BY MAP ON FILE IN THE OFFICE OF THE COUNTY ASSESSOR OF SAN DIEGO COUNTY, PER FIRST AMERICAN TITLE ORDER NUMBER DIV-813663 DATED FEBRUARY 26, 2003.
- SAN DIEGO GAS AND ELECTRIC COMPANY EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 18, 1949 IN BOOK 3354, PAGE 421 OF OFFICIAL RECORDS.
- AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 18, 1949 IN BOOK 3354, PAGE 423 OF OFFICIAL RECORDS.
- AN EASEMENT GRANTED TO GEORGE H. SMITH AND JANET H. SMITH, HUSBAND AND WIFE FOR ROAD AND UTILITY AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, AS INSTRUMENT NO. 79-019729 OF OFFICIAL RECORDS.
- AN EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR ROAD AND HIKING TRAIL AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 10, 1983 AS INSTRUMENT NO. 83-044220 OF OFFICIAL RECORDS.
- AN EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR COUNTY HIGHWAY TOGETHER WITH GRANT OF THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF HIGHWAY 78 WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID HIGHWAY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 10, 1983 AS INSTRUMENT NO. 83-044221 OF OFFICIAL RECORDS.
- AN EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FLOOD CONTROL DISTRICT ZONE 2 FOR FLOWAGE OF WATERS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 10, 1983 AS INSTRUMENT NO. 83-044222 OF OFFICIAL RECORDS.
- AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 16, 1983 AS INSTRUMENT NO. 83-050386 OF OFFICIAL RECORDS.
- ADJUTANT'S RIGHTS OF INGRESS AND EGRESS TO OR FROM PARCELS F, G, I AND J IN AND TO STATE HIGHWAY 78 AND PINE HILLS ROAD, EXCEPT ACCESS OPENINGS, ADJACENT THERETO HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED MARCH 8, 1983 AS INSTRUMENT NO. 83-073449 OF OFFICIAL RECORDS.
- AN EASEMENT SHOWN OR DEDICATED ON PARCEL MAP NO. 12619 AS REFERRED TO IN THE LEGAL DESCRIPTION FOR PROPOSED 60 FOOT PRIVATE ROAD AND PUBLIC UTILITY EASEMENT AND INCIDENTAL PURPOSES.
- ENVIRONMENTAL RESOURCE OVERLAY AREA PER PM 12619.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT FOR ROAD ACCESS" RECORDED JUNE 29, 1984 AS INSTRUMENT NO. 84-247179 OF OFFICIAL RECORDS, EXECUTED BY AND BETWEEN CALIFORNIA FIRST BANK, A STATE BANKING CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT NOS. 1508 AND 6499 AND GORDON PETTIT AND ELSA MARSTON PETTIT, HUSBAND AND WIFE AS JOINT TENANTS.
- AN EASEMENT FOR RIGHT OF WAY FOR INGRESS AND EGRESS AS RESERVED IN SAID DOCUMENT AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 29, 1984 AS INSTRUMENT NO. 84-247180 OF OFFICIAL RECORDS.
- AN EASEMENT FOR OPEN SPACE AND INCIDENTAL PURPOSES, RECORDED MARCH 27, 1986 AS INSTRUMENT NO. 86-118541 OF OFFICIAL RECORDS.
- AN EASEMENT FOR OPEN SPACE AND INCIDENTAL PURPOSES, RECORDED MARCH 27, 1986 AS INSTRUMENT NO. 86-118542 OF OFFICIAL RECORDS.
- AN EASEMENT FOR ROAD AS RESERVED IN SAID DOCUMENT AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 26, 1988 AS INSTRUMENT NO. 88-087213 OF OFFICIAL RECORDS.
- AN EASEMENT GRANTED TO JOHN TELLAM, A SINGLE MAN, FOR INGRESS AND EGRESS OVER AN EXISTING DIRT ROAD AS IT EXISTED SEPTEMBER 1, 1998 AND INCIDENTAL PURPOSES, RECORDED OCTOBER 8, 1998 AS INSTRUMENT NO. 98-0649738 OF OFFICIAL RECORDS.

NOTE: EXISTING EASEMENT INFORMATION TAKEN FROM PRELIMINARY TITLE REPORT ORDER NUMBER DIV-813663-22 DONE BY FIRST AMERICAN TITLE DATED MARCH 14, 2003.

C/A 60' ROAD AND PUBLIC UTILITY EASEMENT PER CERTIFICATES OF COMPLIANCE RECORDED ON FEBRUARY 4, 2000 AS FILE NO. 2000-0059314 AND JUNE 22, 2001 AS FILE NO. 2001-0421692, BOTH OF OFFICIAL RECORDS OF SAID SAN DIEGO COUNTY.

AN EASEMENT & RIGHT OF WAY FOR INGRESS AND EGRESS FOR ROAD AND PUBLIC UTILITY PURPOSES ALONG AND ACROSS THE WESTERLY 20'.

P.N. 02-040