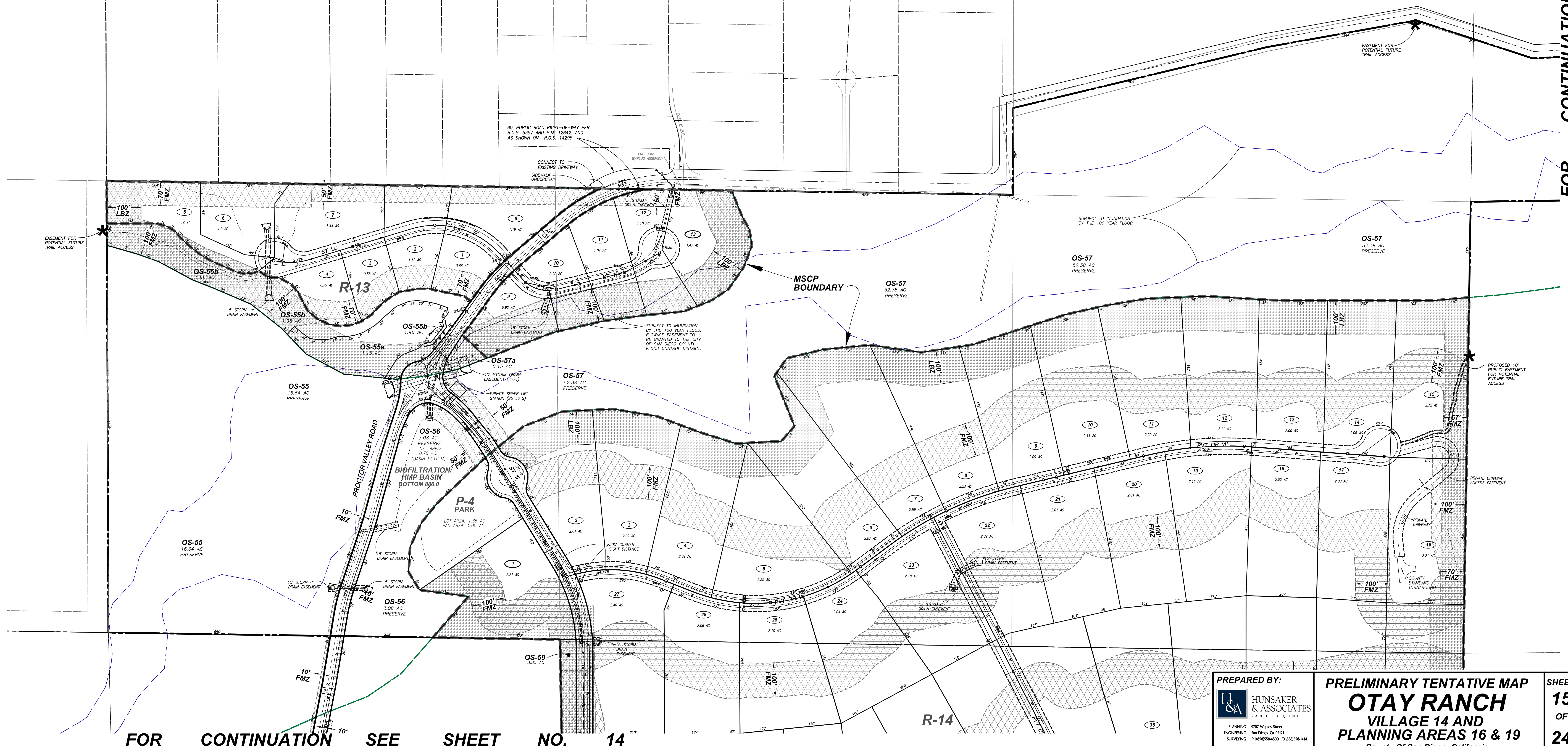




FOR	CONTINUATION	SEE	SHEET	NO.	20
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PREPARED BY:

 **HUNSAKER
& ASSOCIATES**
SAN DIEGO, INC.

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(619)558-4500 - FX(619)558-1414

PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET
15
OF
24

FOR CONTINUATION SEE SHEET NO. 14

FOR CONTINUATION SEE SHEET NO. 17

FOR CONTINUATION SEE SHEET NO. 17

FOR CONTINUATION SEE SHEET NO. 17

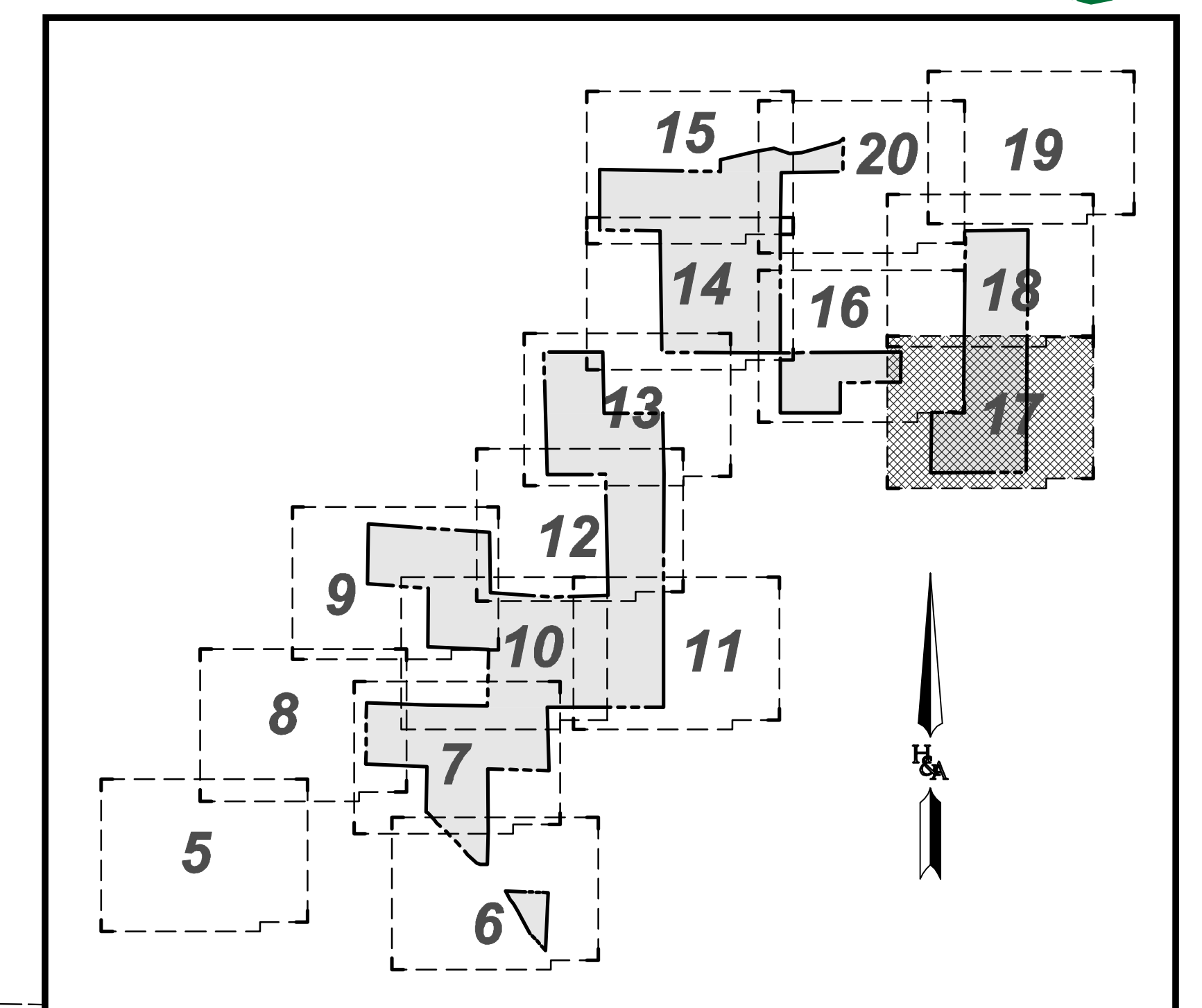
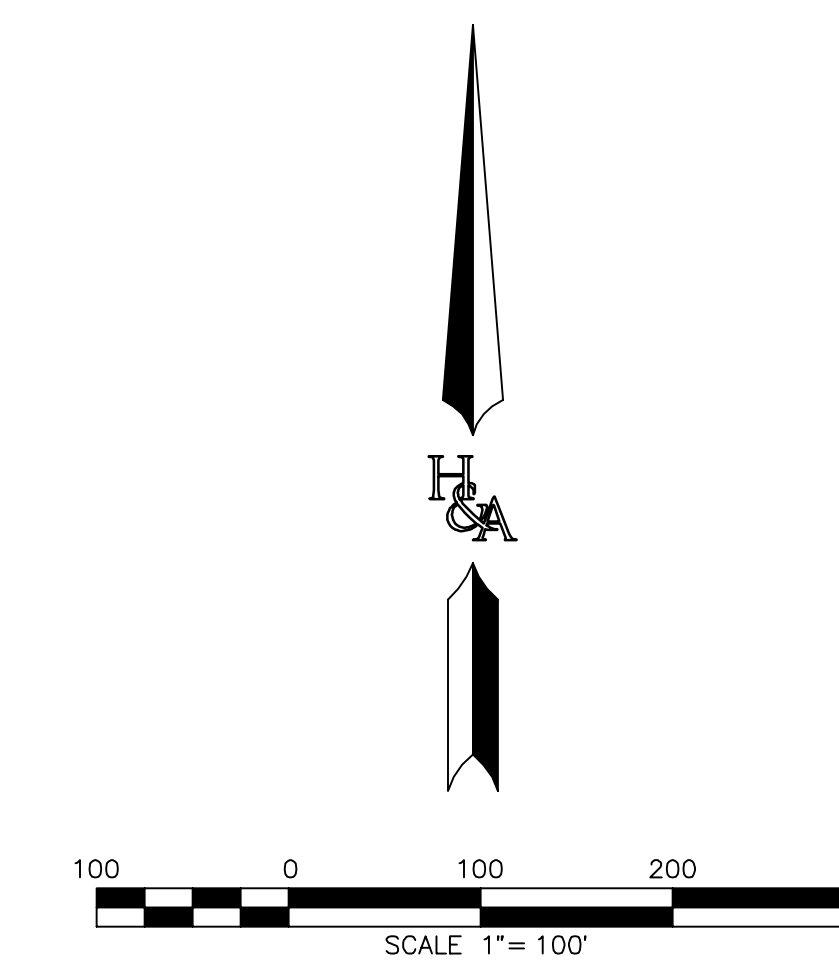


PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, CA 92131
SURVEYING PH659558-6500 / FX659558-9414

PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET
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SEE	SHEET	NO.	16
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SHEET INDEX



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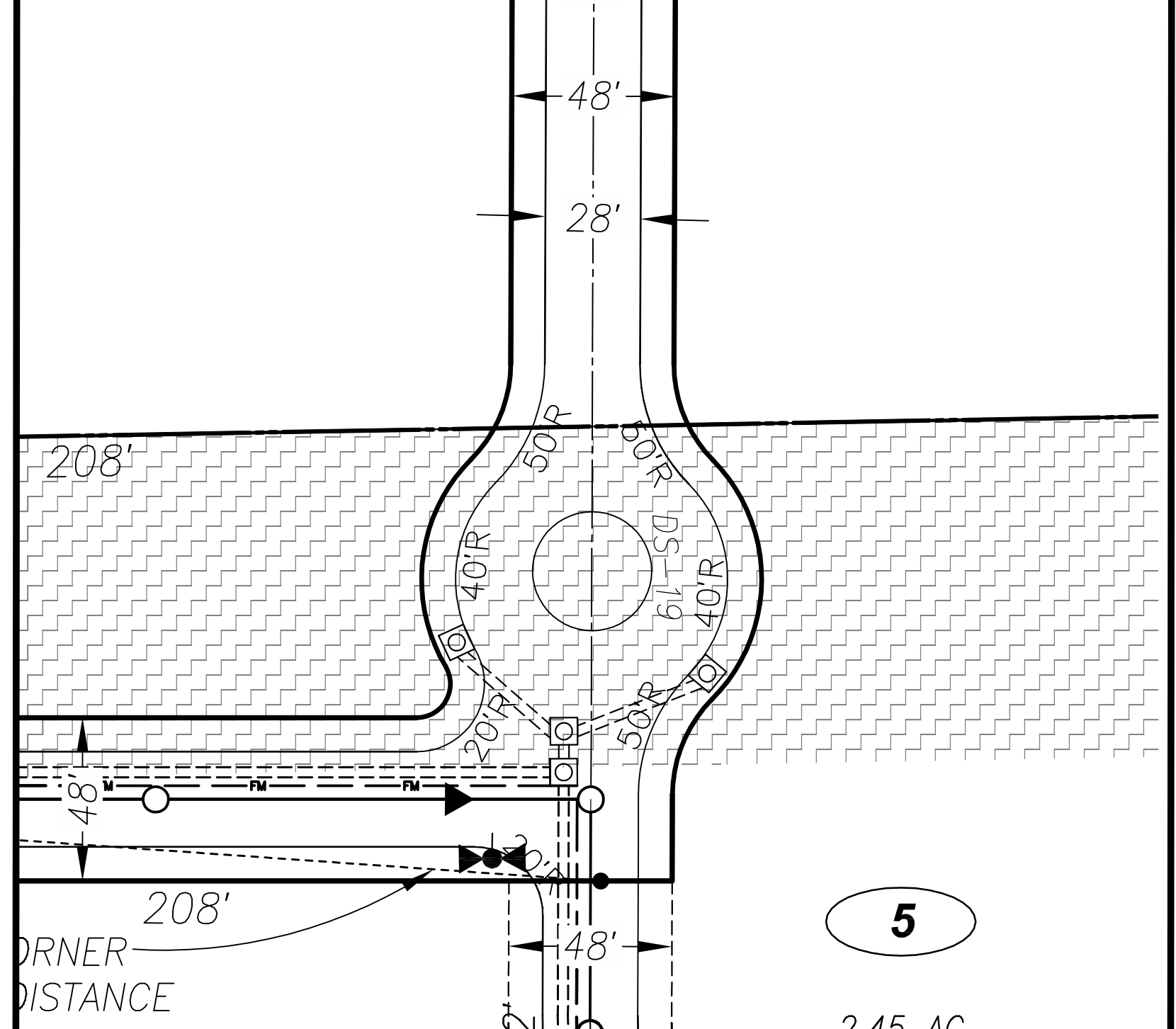
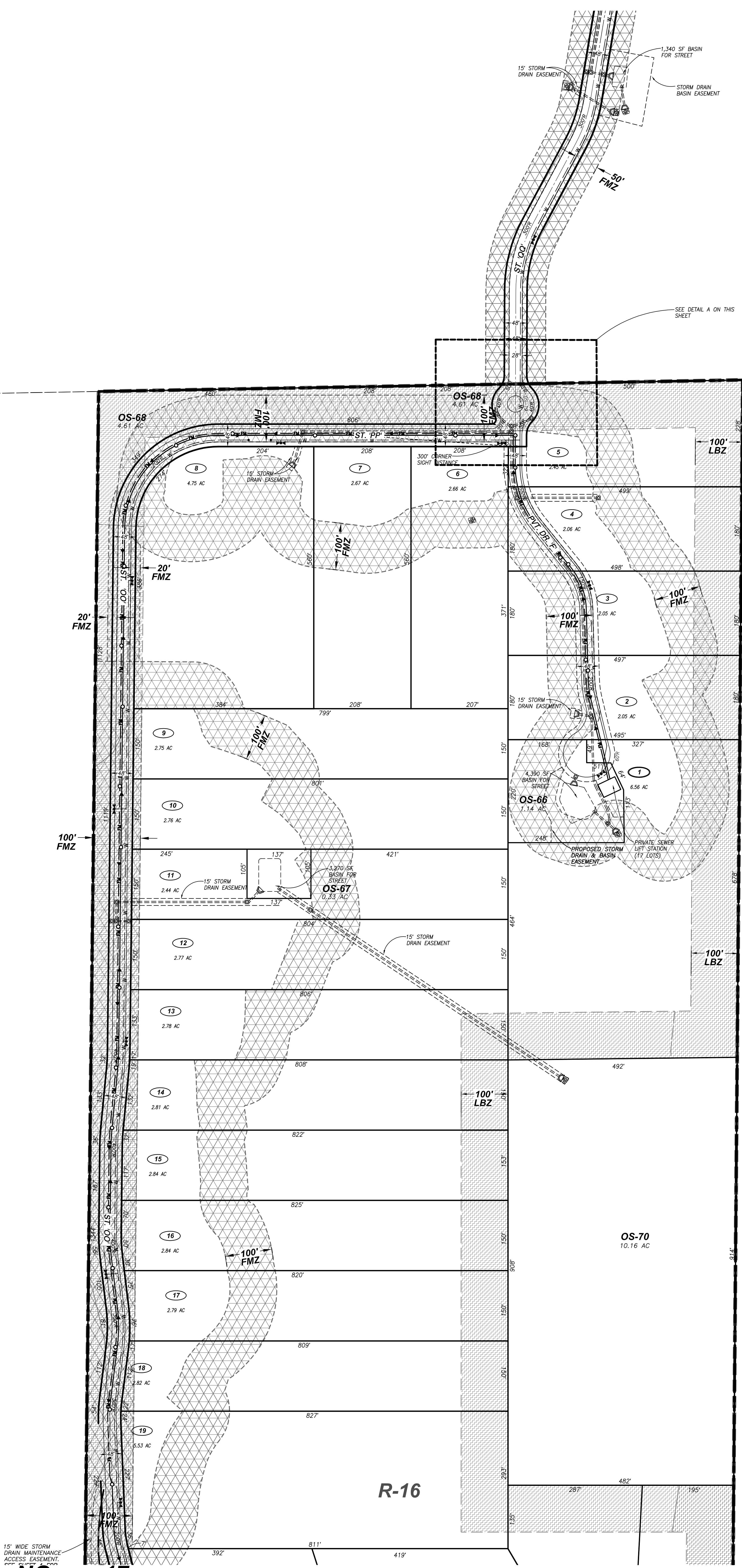
9707 Waples Street
San Diego, Ca 92121
PH(619)558-4500 • FX(619)558-1414

PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

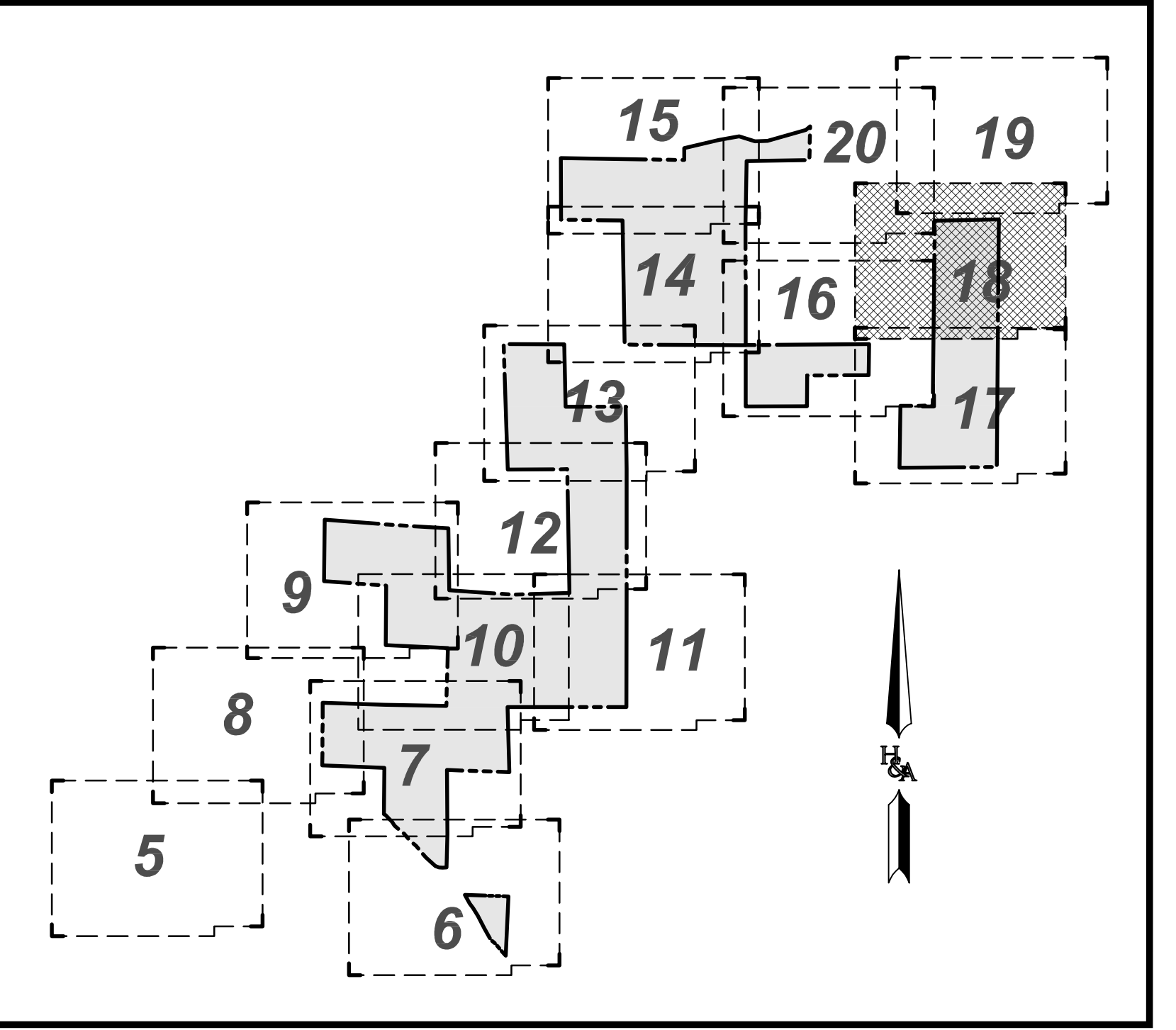
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FOR CONTINUATION SEE SHEET NO. 16

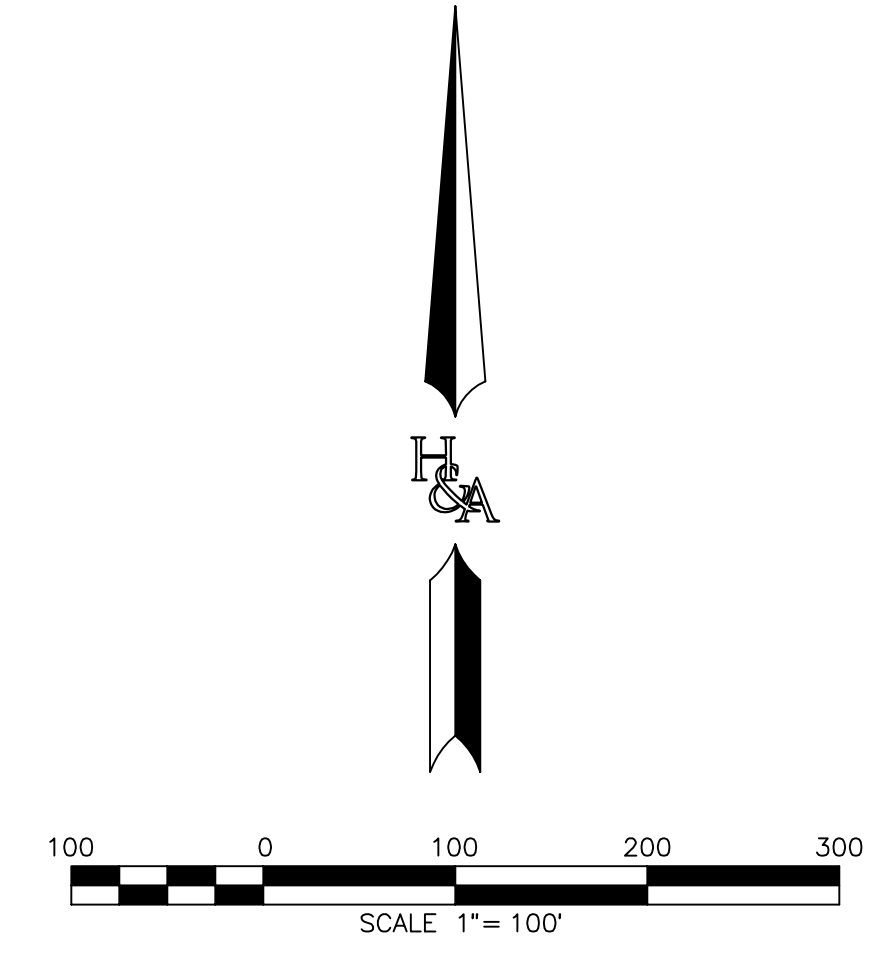
FOR CONTINUATION SEE SHEET NO. 19



DETAIL A



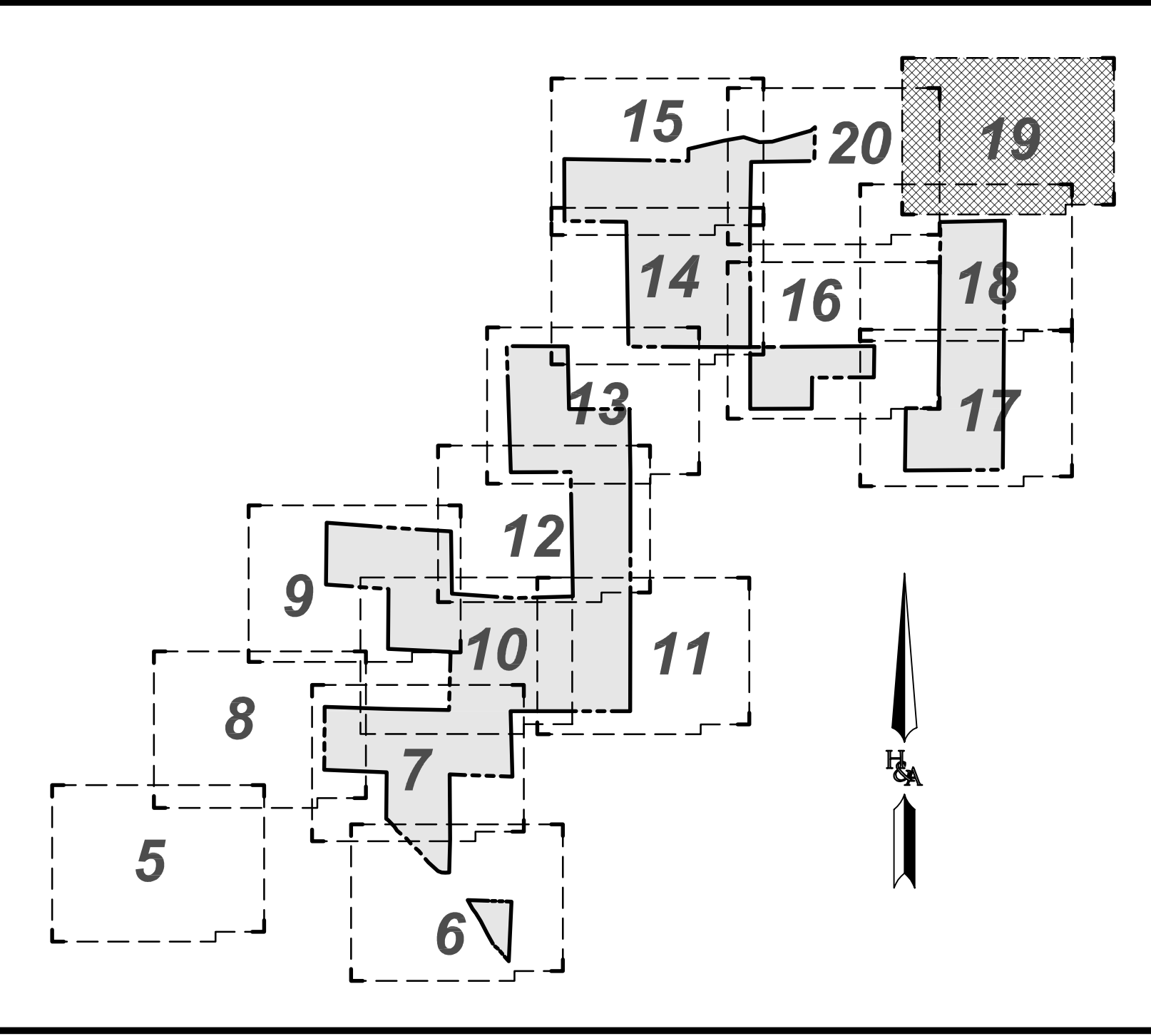
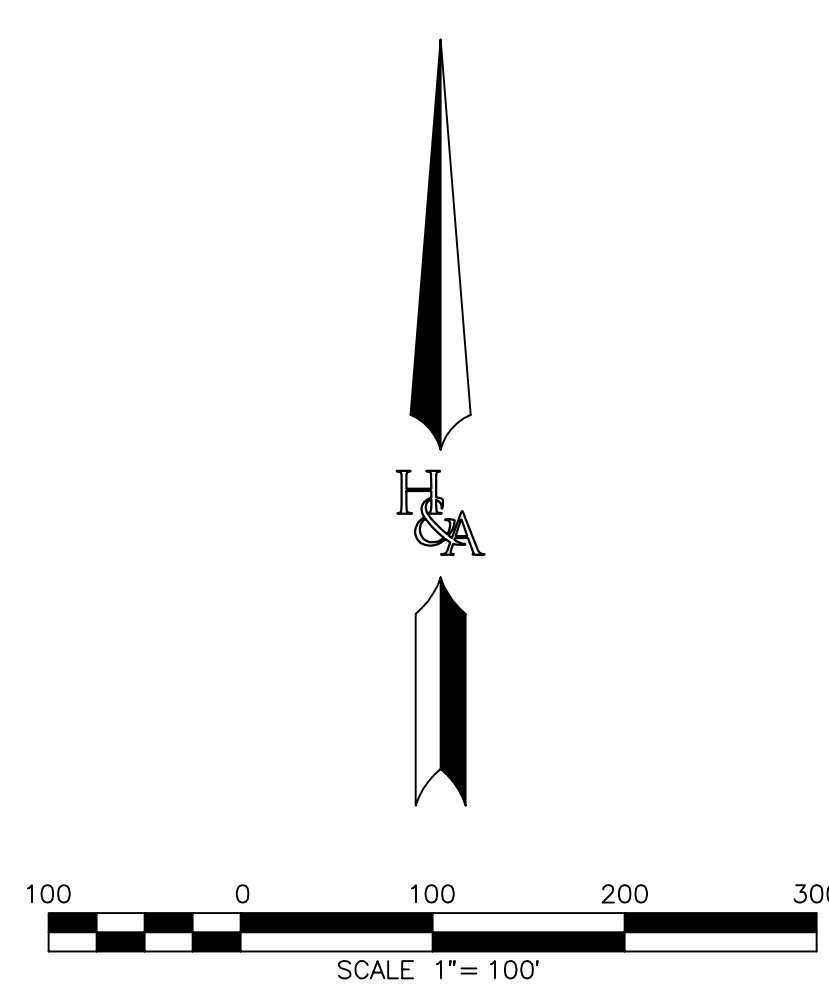
SHEET INDEX



FOR CONTINUATION SEE SHEET NO. 17

PREPARED BY: HUNSAKER & ASSOCIATES SAN DIEGO, INC. PLANNING: 9707 Waples Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH050638-0300 / TX050558-9404	PRELIMINARY TENTATIVE MAP		SHEET 18 OF 24
	OTAY RANCH		
	VILLAGE 14 AND		
	PLANNING AREAS 16 & 19		
County Of San Diego, California			

FOR CONTINUATION SEE SHEET NO. 20



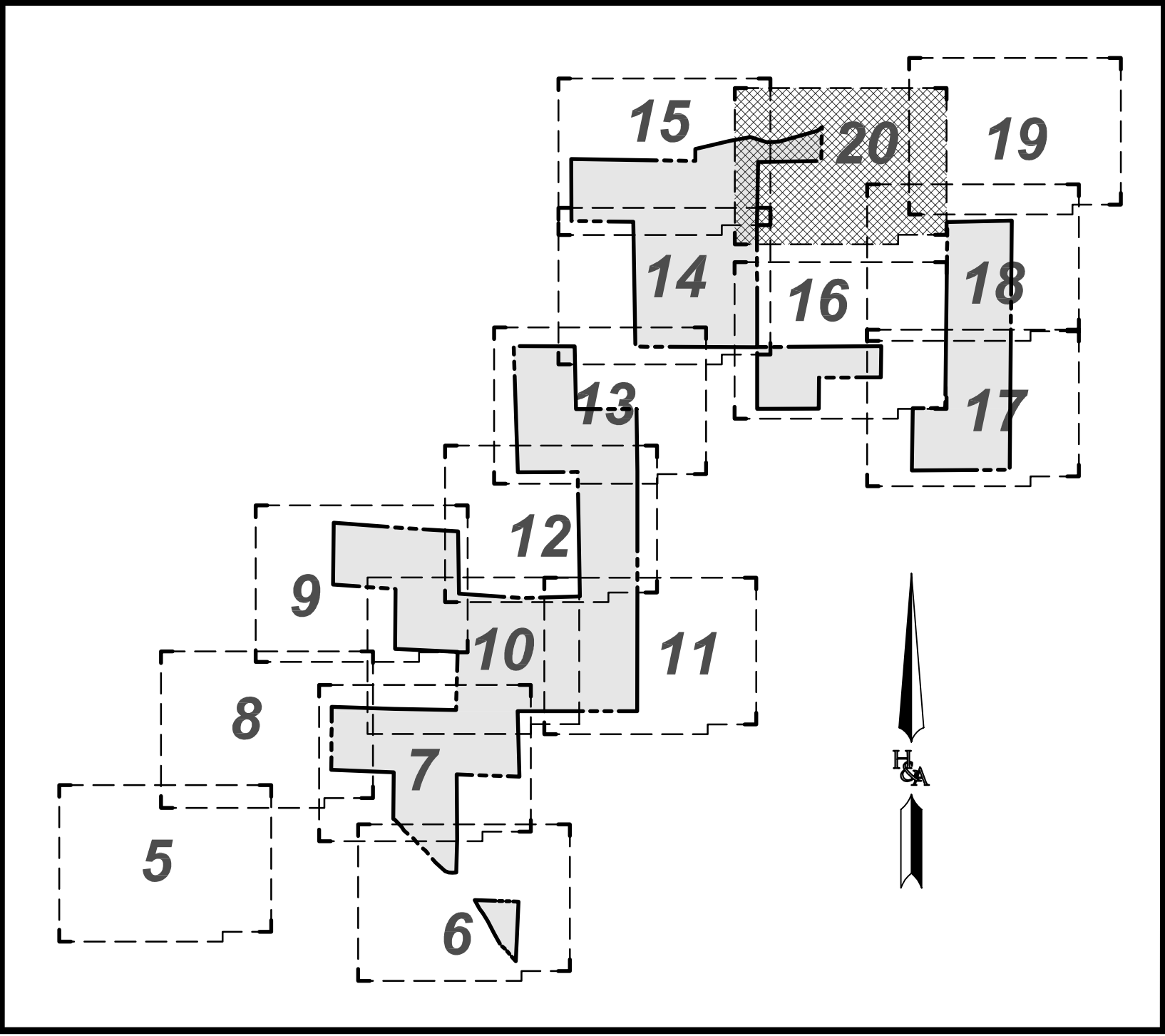
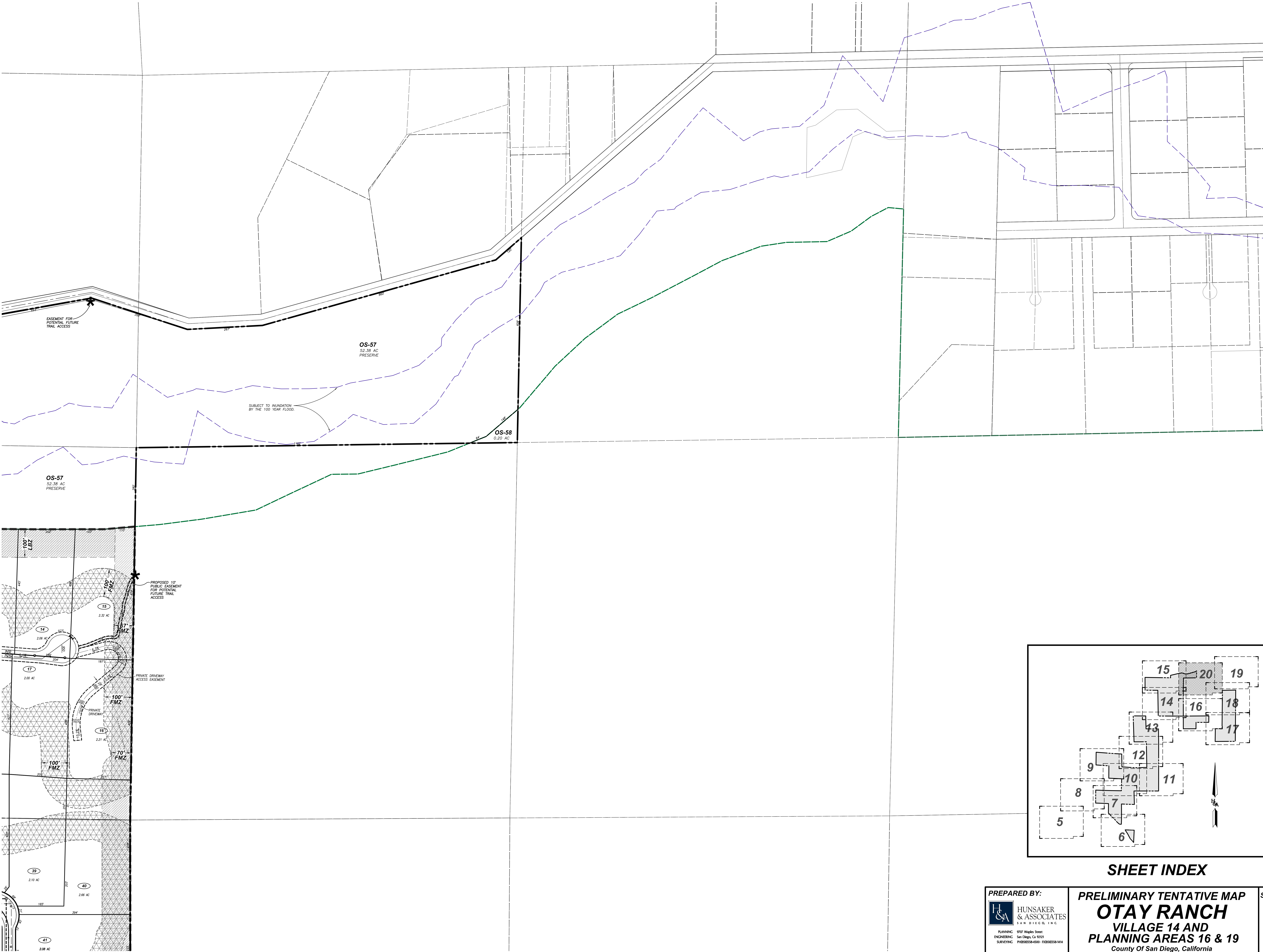
SHEET INDEX

FOR CONTINUATION SEE SHEET NO. 18

PREPARED BY:  HUNSAKER & ASSOCIATES SAN DIEGO, INC. PLANNING: 9707 Waples Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH050558-0500 / TX050558-0404	PRELIMINARY TENTATIVE MAP OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16 & 19 County Of San Diego, California	SHEET 19 OF 24

FOR CONTINUATION SEE SHEET NO. 15

FOR CONTINUATION SEE SHEET NO. 19



SHEET INDEX

PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING: 9707 Waples Street
ENGINEERING: San Diego, CA 92121
SURVEYING: PH0506058-0500 / TX0505558-5404

PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET
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TITLE REPORT EXCEPTIONS:

- EXCEPTIONS TO TITLE LISTED BELOW ARE PER PRELIMINARY TITLE REPORT DATED SEPTEMBER 30, 2016 BY CHICAGO TITLE COMPANY, ORDER NO. 00052116-996-S01.
- A. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:
AMOUNTS HYPERLINKED HERE.
- B. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODES OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
- THE FOLLOWING MATTERS AFFECT PARCELS 1 - 5
1. AN EASEMENT AND RIGHT OF WAY FOR PUBLIC ROAD OVER AND ACROSS OLD SURVEY NO. 133, ACCORDING TO MAP ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.
SAID MATTER AFFECTS PARCELS 1 AND 5
2. THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN PROCTOR VALLEY ROAD.
AFFECTS: PARCELS 1 AND 5
- △ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDING DATE: JUNE 7, 1983
RECORDING NO.: 83-0190255 OF OFFICIAL RECORDS
AFFECTS: PARCELS 1 AND 5
4. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT.
RECORDING DATE: JULY 31, 2006
RECORDING NO.: 2006-0540383 OF OFFICIAL RECORDS
AFFECTS: PARCEL 5
5. THE FACT THAT THE PUBLIC RECORD DOES NOT DISCLOSED THAT THE OWNERSHIP OF SAID LAND INCLUDES RIGHTS OF ACCESS TO OR FROM ANY PUBLIC STREET.
NOTWITHSTANDING THE INSURING CLAUSES OF THE POLICY, THE COMPANY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF A LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.
AFFECTS LOT 7 OF PARCEL 5
6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: CITY OF CHULA VISTA AND COUNTY OF SAN DIEGO
PURPOSE: VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS
RECORDED: MARCH 20, 2014, AS INSTRUMENT NO. 2014-0112110 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
THE FOLLOWING MATTERS AFFECT PARCEL 6
7. THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.
8. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: KCMW, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
PURPOSE: ROAD AND ACCESS
RECORDED: JANUARY 21, 2009, AS INSTRUMENT NO. 2009-0025823 OF OFFICIAL RECORDS
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
9. A CERTIFICATE OF COMPLIANCE
DATED: MAY 5, 2010
EXECUTED BY: DEPT. OF PLANNING AND LAND USE, COUNTY OF SAN DIEGO
COMPLIANCE NO.: 008-01058A(C)12
RECORDED: MAY 5, 2010, AS INSTRUMENT NO. 2010-0226435 OF OFFICIAL RECORDS
10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: JOURNEY PARTNERS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
PURPOSE: ACCESS EASEMENT FOR MONITORING AND MAINTENANCE OF PRESERVE LAND
RECORDING DATE: DECEMBER 13, 2013
RECORDING NO.: 2013-0719879 OF OFFICIAL RECORDS
AFFECTS: PARCELS 6
- △ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: JOURNEY PARTNERS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
PURPOSE: INGRESS AND EGRESS
RECORDING DATE: FEBRUARY 6, 2014
RECORDING NO.: 2014-0051584 OF OFFICIAL RECORDS
AFFECTS: PARCEL 6
- MATTERS AFFECTING PARCELS 7-9
12. THE FACT THAT THE PUBLIC RECORD DOES NOT DISCLOSE THAT THE OWNERSHIP OF SAID LAND INCLUDES RIGHTS OF ACCESS TO OR FROM ANY PUBLIC STREET.
NOTWITHSTANDING THE INSURING CLAUSES OF THE POLICY, THE COMPANY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF A LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.
13. A CONDITIONAL CERTIFICATE OF COMPLIANCE
DATED: MAY 5, 2010
EXECUTED BY: DEPARTMENT OF PLANNING AND LAND USE
COMPLIANCE NO.: 008-01058A(C)12
RECORDED: MAY 5, 2010 AS FILE NO. 2010-0226435, OFFICIAL RECORDS
CONDITIONS: NOT APPROVED FOR DEVELOPMENT
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
14. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ACCESS EASEMENT FOR MONITORING AND MAINTENANCE OF PRESERVE LAND" RECORDED FEBRUARY 5, 2013 AS INSTRUMENT NO. 2013-0078595 OFFICIAL RECORDS.
- THE FOLLOWING MATTERS AFFECT PARCEL 10
15. THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.
- THE FOLLOWING MATTERS AFFECT PARCEL 11
16. THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.
17. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: COUNTY OF SAN DIEGO
PURPOSE: PUBLIC HIGHWAY
RECORDED: APRIL 28, 1891, IN BOOK 191, PAGE 104 OF DEEDS
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD
18. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: W.H. ORSON
PURPOSE: ROAD
RECORDED: AUGUST 29, 1934 IN BOOK 313, PAGE 437 OF OFFICIAL RECORDS
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD
- △ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: MARCH 14, 1969 AS DOCUMENT NO. 45460 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
- THE FOLLOWING MATTERS AFFECT PARCEL 12
20. THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.
- △ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: SEPTEMBER 28, 1955 IN BOOK 5812, PAGE 373 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
- THE DESCRIPTION CONTAINED WITHIN THIS DOCUMENT RESULTS IN A PLOTTED LOCATION NORTHERLY OF THE SOUTHERLY LINE OF PROCTOR VALLEY ROAD, HOWEVER, PHYSICAL EVIDENCE (A GUY SUPPORTING AN ELECTRICAL POLE SOUTHERLY OF THE ROAD IN THE VICINITY) SUGGEST AN INTENT FOR THE EASEMENT.
- THE FOLLOWING MATTERS AFFECT ALL PARCELS
22. A DOCUMENT ENTITLED "AGREEMENT FOR INDEMNIFICATION, IMPLEMENTATION OF MITIGATION MEASURES, AND PAYMENT OF CERTAIN FEES IN CONNECTION WITH THE APPROVAL OF THE GENERAL PLAN AMENDMENT, GENERAL AND OTHER DEVELOPMENT PLANS FOR THE OTAY RANCH," EXECUTED BY CITY OF CHULA VISTA, COUNTY OF SAN DIEGO AND OTAY VISTA ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED FEBRUARY 7, 1994 AS DOCUMENT NO. 1994-0084743.
23. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST RECORD, IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.
24. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
25. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NPS/LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
26. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OTAY, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: 598-010-02

THE EAST HALF OF THE SOUTHEAST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2: 598-020-04

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3: 598-020-06

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 4: 598-021-02

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 5: 598-070-07, 09

LOT 7, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, ALL BEING IN TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 7 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 40°00'00" WEST, 338.00 FEET; THENCE NORTH 48°00'00" WEST, 106.50 FEET; THENCE NORTH 41°19'00" WEST, 67.00 FEET; THENCE NORTH 28°22'00" WEST, 238.00 FEET; THENCE NORTH 27°07'00" WEST, 308.00 FEET; THENCE NORTH 31°47'00" WEST, 194.00 FEET; THENCE NORTH 35°56'00" WEST, 124.50 FEET; THENCE NORTH 29°05'00" WEST, 210.89 FEET TO THE NORTHERLY LINE OF SAID LOT 7 AND THE POINT OF TERMINUS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE ALONG THE WESTERLY LINE THEREOF, NORTH 01°55'31" EAST, 572.14 FEET; THENCE LEAVING SAID WESTERLY LINE, SOUTH 86°23'00" WEST, 80.17 FEET; THENCE NORTH 85°12'00" WEST, 80.00 FEET; THENCE NORTH 65°20'00" WEST, 81.00 FEET; THENCE NORTH 74°00'00" WEST, 277.00 FEET; THENCE NORTH 40°37'00" WEST, 325.00 FEET; THENCE NORTH 47°50'00" WEST, 223.00 FEET; THENCE NORTH 47°18'00" WEST, 151.00 FEET; THENCE NORTH 49°26'00" WEST, 265.00 FEET; THENCE NORTH 33°56'00" WEST, 100.00 FEET; THENCE NORTH 43°44'00" WEST, 195.50 FEET; THENCE NORTH 58°08'00" WEST, 46.11 FEET TO A POINT ON THE WESTERLY LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30 AND THE POINT OF TERMINUS.

PARCEL 6: (APN: 597-140-05)

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 7: (APN: 597-150-07, 08, 12)

THE EAST HALF OF THE NORTHEAST QUARTER, THE EAST HALF OF THE SOUTHWEST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 8: (APN: 597-150-03 & 13)

PARCEL C OF CERTIFICATE OF COMPLIANCE RECORDED MAY 5, 2010 AS FILE NO. 2010-0226435, OFFICIAL RECORDS, BEING THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM HALF OF THE MINERALS AND MINERAL RIGHTS IN, UNDER AND ON THE SOUTHWEST QUARTER OF SECTION 16, AS RESERVED IN THE DEED FROM A.R. DILLARD TO CHARL A. DILLARD, HUSBAND AND WIFE RECORDED MAY 5, 1920 IN BOOK 1251, PAGE 395 OF DEEDS.

PARCEL 9:

AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES OVER, ALONG AND ACROSS PARCEL 8 AS SHOWN ON CERTIFICATE OF COMPLIANCE, AS EVIDENCED BY DOCUMENT RECORDED MAY 5, 2010 AS INSTRUMENT NO. 2010-0226435 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SAID EASEMENT RECITES THAT IT IS A BLANKET EASEMENT AND APPURTENANT TO THE EASEMENT SHALL, IN THE FUTURE, BE CONFINED TO A SPECIFICALLY DEFINED PORTION OF THE SERVIENT TENEMENT AND THAT THE EASEMENT AS IT EXISTS TODAY IS CONFINED TO THE NORTHEAST QUARTER OF THE SERVIENT TENEMENT IN THAT CERTAIN AREA IDENTIFIED AS LIMITED DEVELOPMENT AREA IN THE APPROVED OTAY RANCH GENERAL DEVELOPMENT PLAN/SUBREGIONAL PLAN, DATED JUNE 4, 1996, EACH PARTY AGREES TO COOPERATE FULLY TO SPECIFICALLY DEFINE THE LOCATION OF THE EASEMENT AS SET FORTH IN INSTRUMENT RECORDED JANUARY 29, 2014 AS INSTRUMENT NO. 2014-0038929 OF OFFICIAL RECORDS.

PARCEL 10: (APN: 597-140-04)

THE NORTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 11: (APN: 597-020-06 & 10)

THE EAST HALF OF THE SOUTHEAST QUARTER LYING SOUTHERLY OF THE SOUTHERLY LINE OF PROCTOR VALLEY ROAD AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 12: (APN: 597-190-23)

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF. LYING SOUTHERLY OF THE SOUTHERLY LINE OF PROCTOR VALLEY ROAD.

EXISTING BOUNDARY AND ENCUMBRANCES

PREPARED BY:

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

PLANNING: 9707 Waples Street
ENGINEERING: San Diego, CA 92121
SURVEYING: PH6590538-6500 / PH6590538-3414

PRELIMINARY TENTATIVE MAP

OTAY RANCH

VILLAGE 14 AND

PLANNING AREAS 16 & 19

County Of San Diego, California

SHEET

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OF

24

W.D. - 24221-3-17

VILLAGE 14 SOUTH LOTTING

NEIGHBORHOOD R-1		NEIGHBORHOOD R-2		NEIGHBORHOOD R-3	
LOT #	LOT AREA	LOT #	LOT AREA	LOT #	LOT AREA
1	6,024	1	9,382	1	7,742
2	4,912	2	9,380	2	8,987
3	4,715	3	8,223	3	8,223
4	4,568	4	9,432	4	8,744
5	4,614	5	7,270	5	9,582
6	4,666	6	7,991	6	12,177
7	4,346	7	8,751	7	8,618
8	4,764	8	7,981	8	7,981
9	4,657	9	7,504	9	8,876
10	4,518	10	8,441	10	8,418
11	4,412	11	7,971	11	11,944
12	4,870	12	15,800	12	10,733
13	4,427	13	10,430	13	8,526
14	4,595	14	10,347	14	7,921
15	4,526	15	12,532	15	7,177
16	4,521	16	11,571	16	7,681
17	4,627	17	10,067	17	7,171
18	4,589	18	9,456	18	7,137
19	4,534	19	10,176	19	7,137
20	4,378	20	13,175	20	8,780
21	5,304	21	7,590	21	10,025
22	7,600	22	9,342	22	9,342
23	8,376	23	8,153	23	8,153
24	4,262	24	9,376	24	8,105
25	4,403	25	9,163	25	13,236
26	4,549	26	7,172	26	12,082
27	4,289	27	9,876	27	8,515
28	4,292	28	8,646	28	8,646
29	4,538	29	11,547	29	8,450
30	4,443	30	10,201	30	8,223
31	4,343	31	11,079	31	8,191
32	4,385	32	8,113	32	8,113
33	4,385	33	7,199	33	10,057
34	4,609	34	7,993	34	8,254
35	4,445	35	10,101	35	8,139
36	4,475	36	10,135	36	8,135
37	4,769	37	11,147	37	8,135
38	4,637	38	6,756	38	8,135
39	4,609	39	6,892	39	8,135
40	4,740	40	8,766	40	8,766
41	4,558	41	11,640	41	8,135
42	4,786	42	11,147	42	8,135
43	4,487	43	13,375	43	8,135
44	4,668	44	7,422	44	8,135
45	4,479	45	8,786	45	8,786
46	7,153	46	10,423	46	8,786
47	4,655	47	13,400	47	8,786
48	4,511	48	16,547	48	8,786
49	4,383	49	13,208	49	8,786
50	4,378	50	12,836	50	8,786
51	4,301	51	11,574	51	8,786
52	4,417	52	7,485	52	8,786
53	4,592	53	7,233	53	8,786
54	4,499	54	8,886	54	8,886
55	4,541	55	10,245	55	8,886
56	4,729	56	8,754	56	8,754
57	4,826	57	7,751	57	8,751
58	4,826	58	8,093	58	8,093
59	4,884	59	8,884	59	8,884
60	5,767	60	10,295	60	8,884
61	5,346	61	11,440	61	8,884
62	5,891	62	14,403	62	8,884
63	8,082	63	8,149	63	8,149
64	6,543	64	8,149	64	8,149
65	6,668	65	8,636	65	8,636
66	4,513	66	9,396	66	9,396
67	4,317	67	9,274	67	9,274
68	4,534	68	7,734	68	7,734
69	4,286	69	11,379	69	8,720
70	4,413	70	9,737	70	9,737
71	4,422	71	9,670	71	9,670
72	4,417	72	11,292	72	9,670
73	4,372	73	10,646	73	9,670
74	4,493	74	10,690	74	9,670
75	4,454	75	12,156	75	9,670
76	5,664	76	9,751	76	9,751
77	4,694	77	6,719	77	9,751
78	4,320	78	6,870	78	9,751
79	4,250	79	7,216	79	9,751
80	4,268	80	7,139	80	9,751
81	6,109	81	7,404	81	9,751
82	8,179	82	7,404	82	9,751
RES SUBTOTAL SF	392,827	RES SUBTOTAL SF	794,653	RES SUBTOTAL SF	794,653
RES SUBTOTAL AC	9.02	RES SUBTOTAL AC	18.24	RES SUBTOTAL AC	18.24
MAX	8,082	MAX	16,547	MAX	16,547
MIN	4,250	MIN	6,719	MIN	6,719
RES AVG LOT SIZE	4,850	RES AVG LOT SIZE	9,691	RES AVG LOT SIZE	9,691
CIRCULATION SF	227,060	CIRCULATION SF	277,899	CIRCULATION SF	277,899
CIRCULATION AC	5.21	CIRCULATION AC	6.38	CIRCULATION AC	6.38
TOTAL SF	619,887	TOTAL SF	1,072,552	TOTAL SF	1,072,552
TOTAL AC	14.23	TOTAL AC	24.62	TOTAL AC	24.62

VILLAGE 14 SOUTH SUMMARY

NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	NEIGH. ACREAGE/ LOT AREA
R-1	SF	81	50'x65'	14.23
R-2	SF	82	60'x100'	24.62
R-3	SF	73	70'x100'	24.55
SUBTOTAL		236		63.41
NEIGHBORHOOD	LAND USE	DWELLING UNITS	TARGET DENSITY (DU/AC)	NEIGH. ACREAGE/ LOT AREA
R-4	Detached Homes	116	10 DU/AC	11.59
SUBTOTAL		116		11.59
RESIDENTIAL UNIT/TOTAL		352		74.99
NEIGHBORHOOD	LAND USE	DWELLING UNITS	DESCRIPTION	NEIGH. ACREAGE/ LOT AREA
OS-1	HOA OS	-	Basin	3.68
OS-2	HOA OS	-	Slopes/FMZ	1.89
OS-3	HOA OS	-	Slopes/FMZ	0.76
OS-4a	HOA OS	-	Slopes/FMZ	13.37
OS-4b	CONSERVED OS	-	Potential Preserve	1.75
OS-5	HOA OS	-	Slopes/FMZ	6.13
OS-6	HOA OS	-	Slopes/FMZ	1.06
OS-7	HOA OS	-	Slopes/FMZ	0.64
OS-8	HOA OS	-	Slopes/FMZ	7.33
OS-9	HOA OS	-	Slopes/FMZ	3.49
OS-10	HOA OS	-	Slopes/FMZ	0.58
OS-11	HOA OS	-	Slopes/FMZ	0.53
OS-12	CONSERVED OS	-	Potential Preserve	12.15
SUBTOTAL	HOA OS	-		52.38
OS-13	Preserve	-	-Preserve OS-	42.13
OS-14	Preserve	-	-Preserve OS-	14.92
SUBTOTAL	Preserve Subtotal	-	-	57.09
P-1	Public Park	-	So. Village Park	2.88
SUBTOTAL	Public Park	-		2.88
P-2	Pvt. Park-Swim Club	-		1.02
SUBTOTAL	Comm Facility-Swim Club	-		1.02
ONSITE PV RD.	Major Circulation	-		1.58
ONSITE PUBLIC ROW*	Major Circulation	-		1.61
SUBTOTAL		-		3.19
OVERALL V14 SOUTH TOTAL		352		191.56

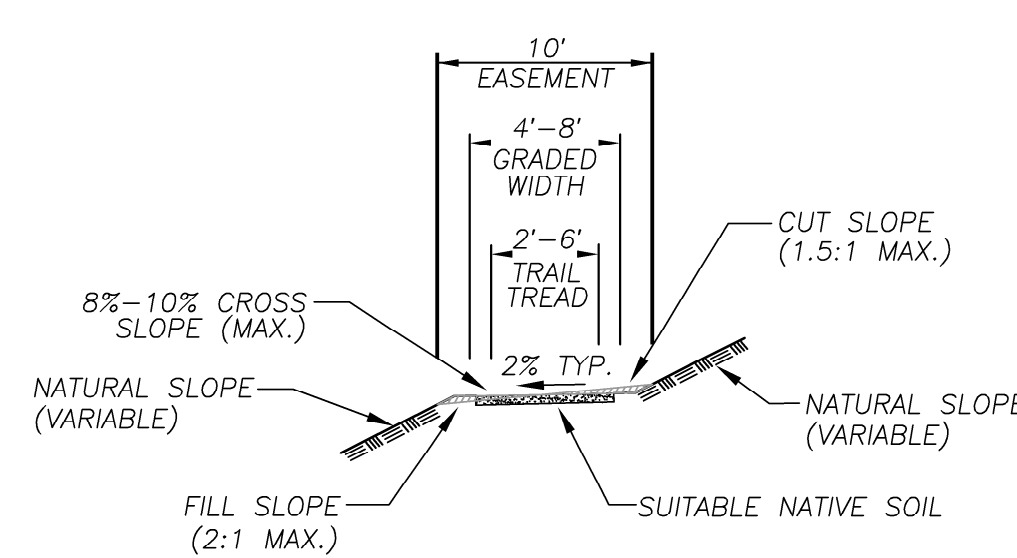
* ONSITE PUBLIC ROW = CALCULATION OF REMAINING ROW OUTSIDE OF PVR AND OUTSIDE OF NEIGHBORHOOD BOUNDARIES

VILLAGE 14 CENTRAL & NORTH LOTTING

NEIGHBORHOOD R-5		NEIGHBORHOOD R-6		NEIGHBORHOOD R-7		NEIGHBORHOOD R-8	
LOT #	LOT AREA	LOT #	LOT AREA	LOT #	LOT AREA	LOT #	LOT AREA
1	5,707	1	6,823	1	5,154	1	7,629
2	5,797	2	7,367	2	5,270	2	7,378
3	5,849	3	6,252	3	5,486	3	7,254
4	5,695	4	6,323	4	5,548	4	6,548
5	5,543	5	6,324	5	5,067	5	6,380
6	5,612	6	9,554	6	7,066	6	6,435
7	5,690	7	7,952	7	7,526	7	6,552
8	5,841	8	7,621	8	7,707	8	7,043
9	5,988	9	7,493	9	7,727	9	6,970
10	6,305	10	10,224	10	8,242	10	6,304
11	6,470	11	7,447	11	10,066	11	6,324
12	7,198	12	6,923	12	9,065	12	6,324
13	6,526	13	7,046	13	9,236	13	6,324
14	7,931	14	10,971	14	10,079	14	6,940
15	5,749	15	8,297	15	9,012	15	7,559
16	5,862	16	9,645	16	11,307	16	7,514
17	6,165	17	10,255	17	10,268	17	7,577
18	6,137	18	13,295	18	8,837	18	7,550
19	6,069	19	11,733	19	13,078	19	7,723
20	5,964	20	14,488	20	11,733	20	7,819
21	5,822	21	16,456	21	9,207	21	7,896
22	5,771	22	9,273	22	9,227	22	7,969
23	5,851	23	8,223	23	9,139	23	7,919
24	9,655	24	9,308	24	9,241	24	7,416
25	13,236	25	9,403	25	9,340	25	7,667
26	12,438	26	9,522	26	9,036	26	9,214
27	6,117	27	9,000	27	8,689	27	9,175
28	5,160	28	8,827	28	7,961	28	8,638
29	5,472	29	8,611	29	6,014	29	7,794
30	5,674	29	8,761	30	6,841	30	8,139
31	6,191	31	8,700	31	7,896	31	7,268
32	6,338	32	8,449	32	8,704	32	8,503
33	5,488	33	8,384	33	14,069	33	8,613
34	6,037	34	8,459	34	7,717	34	8,242
35	6,053	35	8,520	35	12,912	35	7,788
36	6,132	36	8,126	36	18,583	36	7,546
37	6,005	37	7,653	37	8,726	37	7,652
38	5,841	38	7,519	38	6,282	38	7,395
39	5,812	39	7,096	39	7,187	39	13,656
40	6,093	40	7,606	40	5,983	40	9,939
41	5,810	41	7,713	41	5,394	41	8,230
42	5,664	42	8,038	42	5,341	42	8,363
43	5,642	43	6,916	43	6,295	43	7,769
44	5,515	44	6,735	44	19,778	44	7,953
45	5,350	45	7,345	45	15,302	45	7,990
46	5,090	46	4,476	46	17,359	46	7,409
47	5,665	46	10,979	47	7,543	47	6,791
48	6,673	48	7,435	48	6,483	48	8,318
49	7,940	49	7,892	49	5,852	49	8,303
50	8,783	49	7,745	50	6,691	50	6,575
51	7,599	51	7,219	51	6,345	51	7,228
52	8,977	52	7,422	52	6,512	52	8,066
53	8,611	53	7,673	53	6,849	53	8,022
54	7,198	54	8,367	54	8,651	54	8,153
55	7,287	55	8,848	55	8,367	55	8,180
56	8,754	56	8,523	56	8,506	56	7,691
57	8,565	57	9,069	57	5,835	57	7,010
58	8,024	58	8,753	58	5,976	58	7,047
59	8,500	59	8,842	59	17,317	59	7,360
60	8,900	60	8,842	60	9,452	60	7,372
61	9,903	61	8,894	61	11,018	61	7,386
62	10,414	62	8,604	62	14,754	62	8,872
63	11,574	63	8,967	63	11,003	63	7,129
64	13,271	64	8,967	64	14,575	64	7,223
65	9,844	65	8,967	65	12,545	65	6,380
66	13,614	65	8,843	66	12,837	66	6,317
67	11,667	66	8,546	67	12,417	67	6,380
68	10,548	68	10,873	68	11,279	68	6,380
69	10,388	69	10,626	69	10,626	69	6,380
70	10,126	69	12,121	70	10,310	70	6,380
71	9,932	71	7,393	71	11,159	71	7,259
72	9,454	72	8,422	72	11,712	72	7,072
73	9,460	73	614,070	73	10,958	73	6,483
74	9,396	RES SUBTOTAL SF	14,130	74	11,063	74	6,655
75	9,243	MAX	16,456	75	10,889	75	6,331
76	8,873	MIN	6,252	76	10,359	RES SUBTOTAL SF	562,806
77	8,473	RES AVG LOT SIZE	8649	77	10,097	RES SUBTOTAL SF	12,92
78	8,398	CIRCULATION SF	215,731	78	10,250	MAX	13,606
79	8,151	CIRCULATION AC	4,95	79	11,526	MIN	8,303
80	8,914	TOTAL SF	829,801	80	10,243	RES AVG LOT SIZE	7,504
81	7,528	TOTAL AC	19,05	81	9,692	CIRCULATION SF	217,854
82	6,751			82	11,011	CIRCULATION AC	5,02
83	8,774			83	10,773	TOTAL SF	780,750
84	8,247			84	11,411	TOTAL AC	17,92
85	7,432			85	12,038		
86	7,015			86	9,851		
87	7,050			87	10,119		
88	7,239			88	9,456		
89	7,213			89	9,186		
90	7,218			90	9,813		
91	7,474			91	9,339		
92	8,358			92	9,379		
93	8,555			93	10,210		
94	8,198			94	9,365		
95	8,307			95	9,454		
96	8,239			96	9,985		
97	9,837			97	8,786		
98	8,649			98	8,756		
99	8,166			99	9,437		
100	11,458			100	10,833		
101	9,045			101	10,186		
102	7,173			102	8,014		
103	6,445			103	8,254		
RES SUBTOTAL SF	794,313			104	8,233		
RES SUBTOTAL AC	18,23			105	7,863		
MAX	13,614			106	7,846		
MIN	5,090			107	7,575		
RES AVG LOT SIZE	11,363			108	6,932		
CIRCULATION SF	290,968			RES SUBTOTAL SF	1,027,971		
CIRCULATION AC	5,76			RES SUBTOTAL AC	22,60		
TOTAL SF	1,045,281			MAX	19,778		
TOTAL AC	24,00			MIN	5,154		
				RES AVG LOT SIZE	9,518		
				CIRCULATION SF	323,885		
				CIRCULATION AC	7,44		
				TOTAL SF	1,351,656		
				TOTAL AC	31,03		

NEIGHBORHOOD R-9	
LOT #	LOT AREA
1	6,610
2	9,421
3	10,312
4	11,079
5	8,035
6	6,533
7	8,722
8	10,017
9	13,673
10	8,041
11	8,375
12	9,205
13	8,254
14	8,058
15	8,160
16	8,364
17	8,854
18	8,936
19	8,588
20	7,997
21	7,854
22	8,981
23	10,190
24	8,242
25	8,874
26	9,881
27	10,150
28	10,503

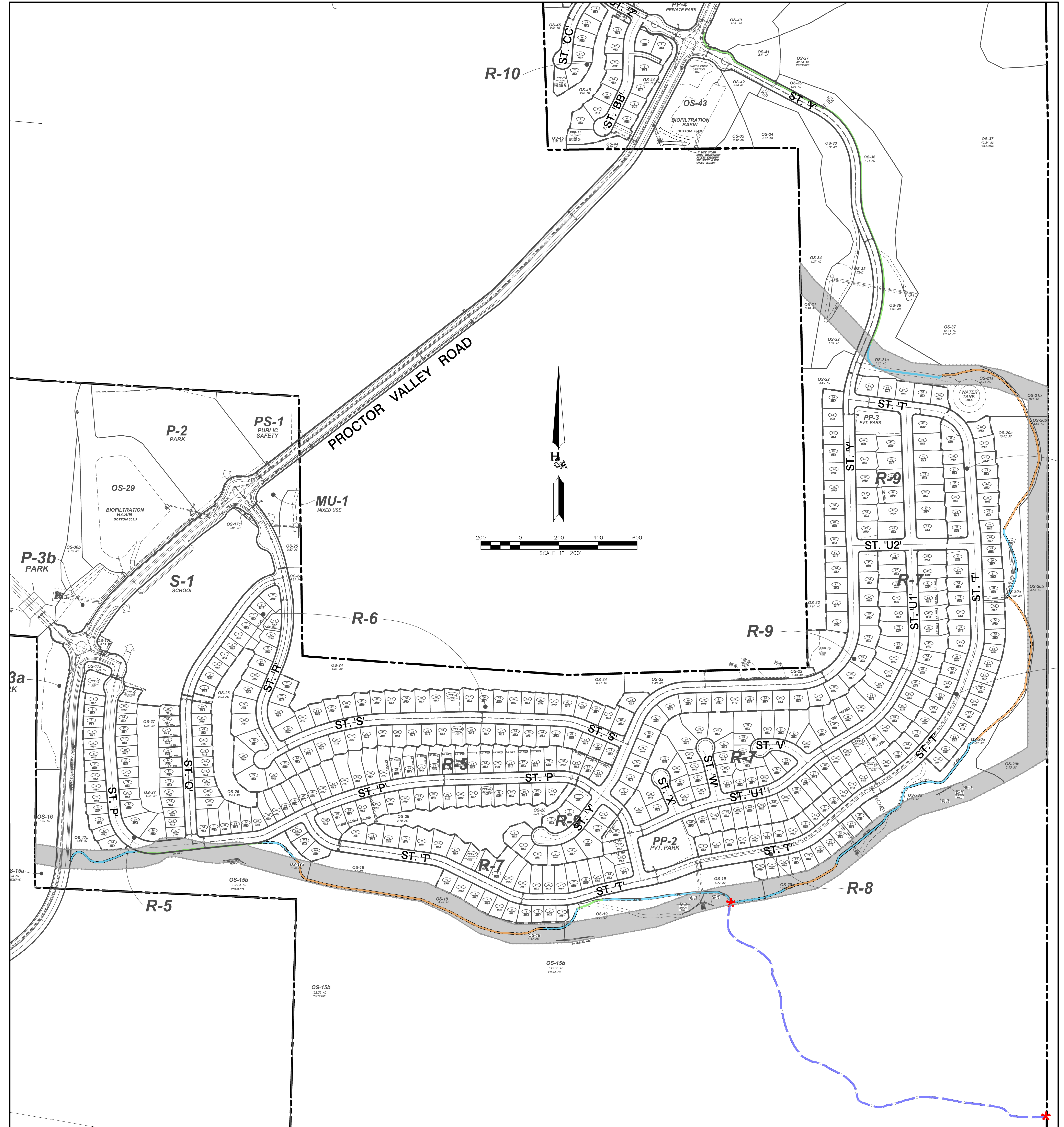




NOTE: TRAIL SPECIFICATIONS PER THE COUNTY OF
SAN DIEGO COMMUNITY TRAILS MASTER PLAN
"DESIGN AND CONSTRUCTION GUIDELINES"
NOTE: UP TO 30% GRADE MAXIMUM FOR ONLY SHORT PERIODS

NOT TO SCALE

NOTE: UP TO 30% GRADE MAXIMUM FOR ONLY SHORT PERIODS



	PERIMETER TRAIL OPTION AT PAD GRADE
	PERIMETER TRAIL OPTION BELOW PAD GRADE
	PERIMETER TRAIL OPTION ABOVE PAD GRADE
	PRESERVE TRAIL OPTION
	POTENTIAL FUTURE TRAIL ACCESS EASEMENT
	100' PRESERVE EDGE

PREPARED BY:

**HUNSAKER
& ASSOCIATES**
SAN DIEGO, INC.

PLANNING	9707 Waples Street
ENGINEERING	San Diego, Ca 92121
SURVEYING	PH(619)558-4500 • FX(619)558-1414

PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET
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OF
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