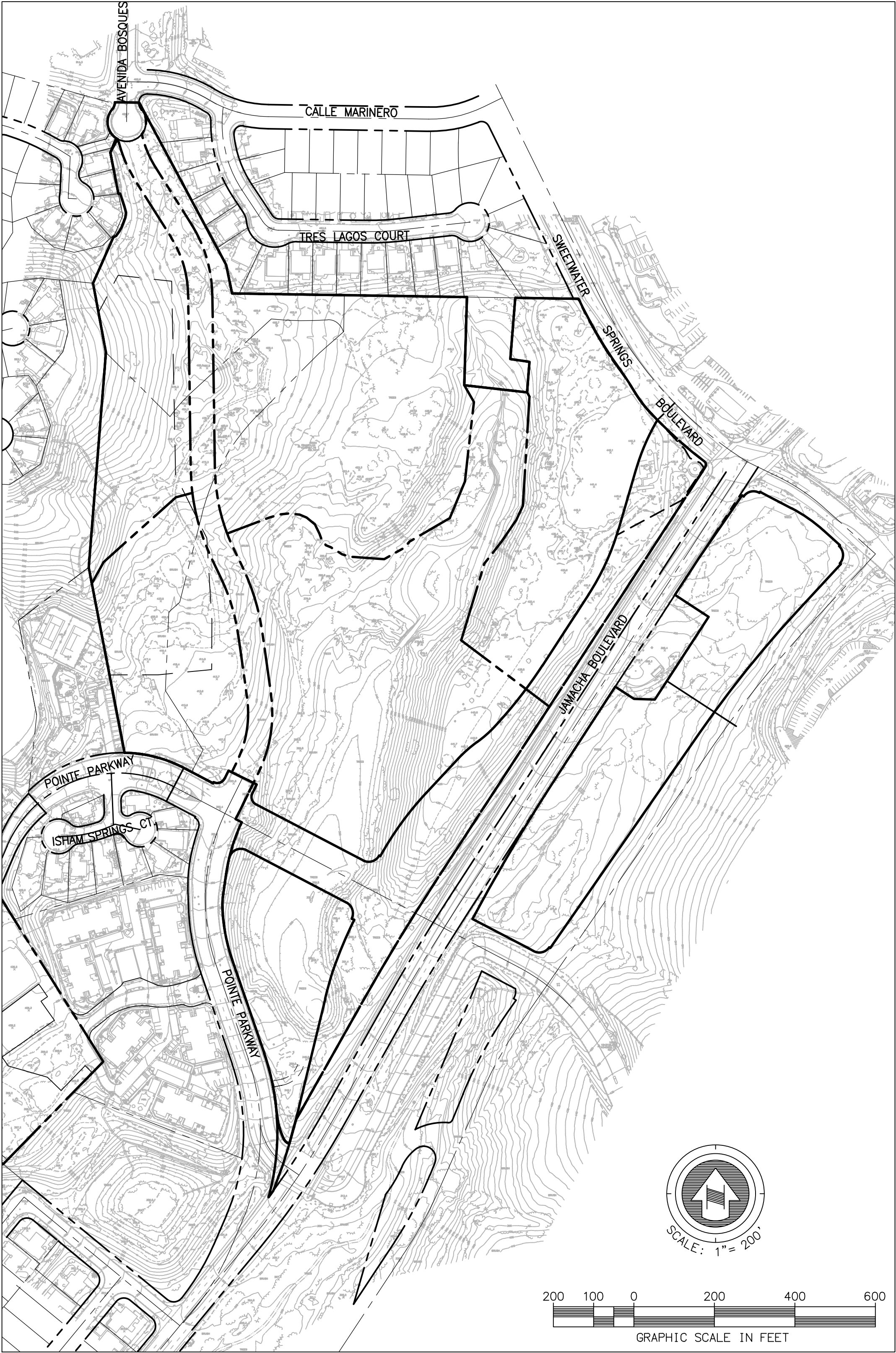
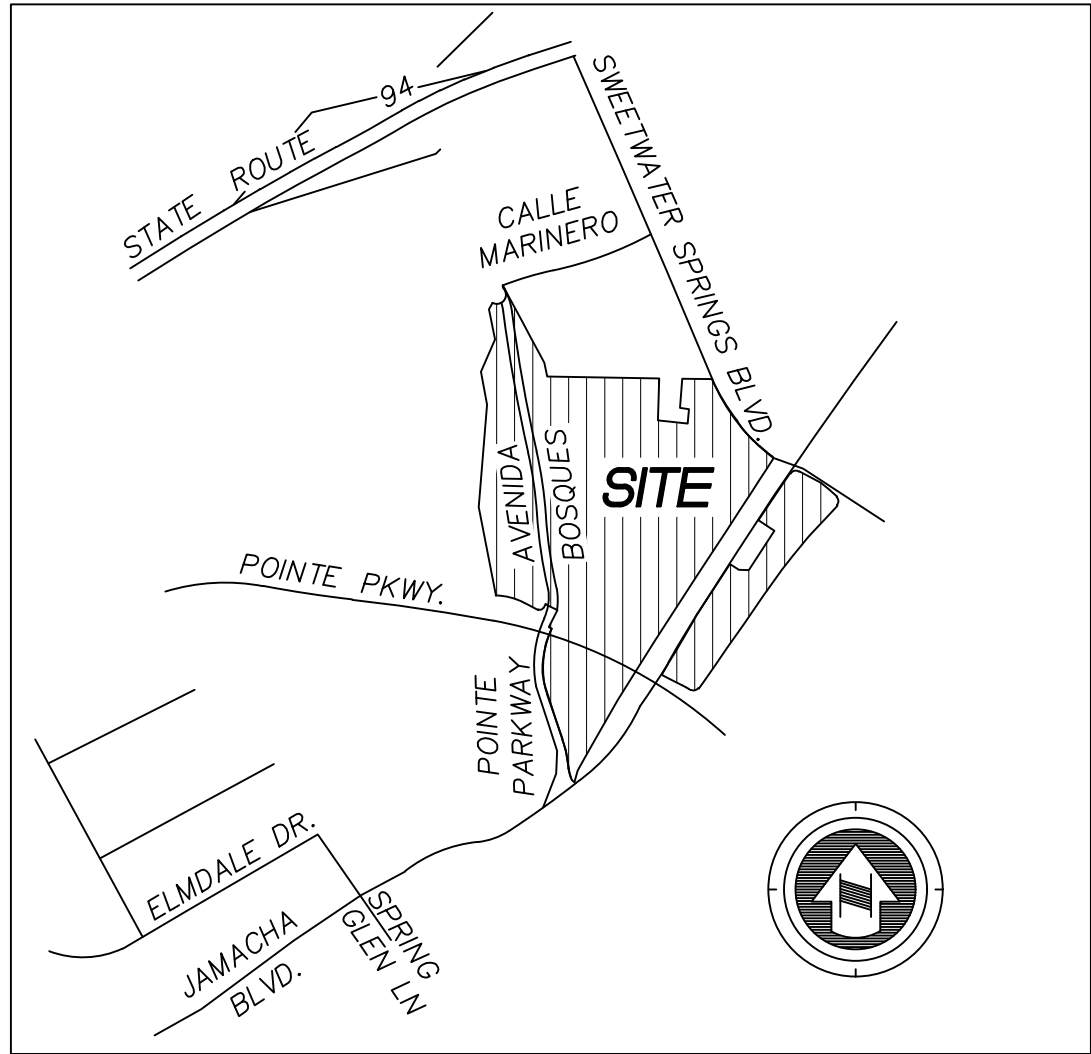


COUNTY OF SAN DIEGO TRACT TM 5608
TENTATIVE MAP
SWEETWATER VISTAS



INDEX MAP
SCALE: 1"=200'



THOMAS BROS PG 1291-E1

VICINITY MAP
NO SCALE

TOPOGRAPHY

AERIAL TOPOGRAPHY BY:
ROBERT J. LUNG & ASSOCIATES
2832 WALNUT AVENUE, SUITE E
TUSTIN, CA 92780
(714)832-2077
FLIGHT DATE: 09-02-2014

PROPOSED GRADING

CUT: 129,000 CY
FILL: 129,000 CY
ENGINEER'S ESTIMATE ONLY, NOT FOR
BID PURPOSES

PROPOSED IMPROVEMENTS

PROPOSED IMPROVEMENTS INCLUDE THE
CONSTRUCTION OF PUBLIC SEWER, WATER AND
STORM DRAIN SYSTEMS, AND A PUBLIC ROAD AS
INDICATED ON THESE PLANS.

OWNER/APPLICANT

SWEETWATER VISTAS LLC
1620 FIFTH AVENUE, SUITE 400
SAN DIEGO, CALIFORNIA 92101
(619)906-4352

ENGINEER

FUSCOE ENGINEERING, SAN DIEGO, INC. 6390
GREENWICH DRIVE, STE. 170
SAN DIEGO, CA 92122
(858)554-1500

LEGAL DESCRIPTION

PORTIONS OF SECTIONS 11, 12, 13, 14, 24, AND 25, TOWNSHIP ELEVEN SOUTH,
RANGE 3 WEST, SBM TOGETHER WITH PORTIONS OF SECTIONS 18, 19, AND 30,
TOWNSHIP ELEVEN SOUTH, RANGE 2 WEST, SBM IN THE COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA.

SOLAR ACCESS NOTE

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF
SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT/COMMERCIAL UNIT ALLOWED BY
THIS SUBDIVISION.

SPECIAL ASSESSMENT ACT STATEMENT:

THE SUBDIVIDER MAY MAKE A REQUEST TO THE BOARD OF SUPERVISORS FOR
PERMISSION TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR
CONSTRUCTION OF MAJOR UTILITY AND TRANSPORTATION INFRASTRUCTURE.

STREET LIGHT STATEMENT:

THE REQUIRED LIGHTING SYSTEM SHALL BE INSTALLED ACCORDING TO COUNTY ROAD
STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE
PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.

OUTDOOR LIGHTING STATEMENT:

PRIOR TO ISSUANCE OF BUILDING PERMIT AN OUTDOOR LIGHTING PLAN SHALL BE
APPROVED.

PARK LAND DEDICATION STATEMENT:

THE SUBDIVIDER INTENDS TO COMPLY WITH THE PARK LANDS DEDICATION
ORDINANCE BY THE PAYMENT OF FEES AS ALLOWED AND REQUIRED BY THE
ORDINANCE.

CONDOMINIUM STATEMENT:

PORTIONS OF THIS MAP ARE A CONDOMINIUM PROJECT AS DEFINED BY SECTION
1350 OF THE STATE OF CALIFORNIA CIVIL CODES, THE MAXIMUM NUMBER OF
CONDOMINIUM UNITS PROPOSED IS 216.

WATER AND SEWER

WATER:
OTAY MUNICIPAL WATER DISTRICT
2554 SWEETWATER SPRINGS BLVD.
SPRING VALLEY, CA 91978
(619)670-2222

SEWER:
COUNTY OF SAN DIEGO SANITATION DISTRICT
5500 OVERLAND AVENUE, SUITE 315
SAN DIEGO, CA 92123
(858)514-4900

SCHOOL DISTRICTS

LA MESA-SPRING VALLEY
SCHOOL DISTRICT
4750 DATE AVENUE
LA MESA, CA 91942
(619)668-5700

GROSSMONT UNION
HIGH SCHOOL DISTRICT
PO BOX 1043
LA MESA, CA 91944
(619)644-8000

FIRE DISTRICT

SAN MIGUEL FIRE PROTECTION DISTRICT
2850 VIA ORANGE WAY
SPRING VALLEY, CA 91978
(619)670-0500

EXISTING ZONING

SEE SHEET 2 FOR TABULATION OF EXISTING
ZONING FOR EXISTING PARCELS.

PROPOSED ZONING

SEE SHEET 2 FOR TABULATION OF PROPOSED
ZONING.

GROSS/NET AREA

52.0 ACRES

NUMBER OF LOTS

MULTIFAMILY RESIDENTIAL 3
OPEN SPACE 4

OWNER/DEVELOPER

SWEETWATER VISTAS LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
BY: DOUGLAS WILSON COMPANIES,
A CALIFORNIA CORPORATION,
ITS MANAGER
1620 FIFTH AVENUE, SUITE 400
SAN DIEGO, CALIFORNIA 92101
(619)906-4352

Terry R. Plowden
TERRY R. PLOWDEN
SENIOR MANAGING DIRECTOR

ASSESSOR'S

PARCEL NUMBERS:

505-672-03, 505-672-07, 505-672-09,
505-672-10, 505-672-23, 505-672-37

LEGEND

ITEMS	STD. DWGS.	SYMBOL
* WATER	(W - 21)	---
FIRE HYDRANT	(W - 10)	---
* SEWER	(S - 4)	---
SEWER MANHOLE	(S - 2)	○
STORM DRAIN	(D - 60)	---
CURB INLET	(D - 2)	---
STORM DRAIN CLEANOUT	(D - 9)	---
HEADWALL	(D - 34, D - 35)	---
STREET LIGHT	(E - 1)	---
STREET SECTION		---
TRACT BOUNDARY		---
EASEMENT		---
RESIDENTIAL LOT		---
OPEN SPACE LOT		---
LOT LINE		---
PHASE BOUNDARY		---
BRUSH MANAGEMENT EASEMENT		---
6" CONC. CURB & GUTTER	(G - 2)	---
TRAIL		---
DECOMPOSED GRANITE PATHWAY		---

NOTE:

SAN DIEGO COUNTY DESIGN STANDARDS DS-1 THROUGH DS-16, DS-20A AND
DS-20B APPLY TO THIS PROJECT.

* SEWER- ALL PIPELINES ARE RECOMMENDED AS 8-INCH UNLESS OTHERWISE NOTED.
* WATER- ALL PIPELINES ARE RECOMMENDED AS 8-INCH UNLESS OTHERWISE NOTED.

MINIMUM PROPOSED LOT SIZE: 6,000 s.f.

TOTAL NUMBER OF DWELLING UNITS: 218

DESIGN STANDARDS:

1. STANDARDS FOR PUBLIC ROADWAY DESIGN WITHIN THIS PROJECT SHALL CONFORM
WITH THE COUNTY OF SAN DIEGO PUBLIC ROAD STANDARDS.
2. STANDARDS FOR PUBLIC ROADWAY CROSS SECTIONS WITHIN THIS PROJECT SHALL
COMPLY WITH THE TYPICAL SECTIONS SHOWN ON SHEET 2 OF THIS MAP. ELEMENTS
SUCH AS PAVEMENT WIDTH, MEDIAN WIDTH, MEDIAN CURBING, CROSS FALL, SIDEWALK
WIDTH AND LOCATION MAY VARY FROM THE COUNTY OF SAN DIEGO PUBLIC ROAD
STANDARDS.

GENERAL PLAN /

REGIONAL CATEGORY

SPECIFIC PLAN AREA/VILLAGE

COMMUNITY

PLAN

SPRING VALLEY

TAX

RATE

8.3213

ENGINEER OF WORK

FUSCOE ENGINEERING
6390 GREENWICH DRIVE, STE. 170
SAN DIEGO, CA 92122
(858)554-1500

Robert A. Chase 6/14/17
ROBERT A. CHASE RCE 41903 DATE



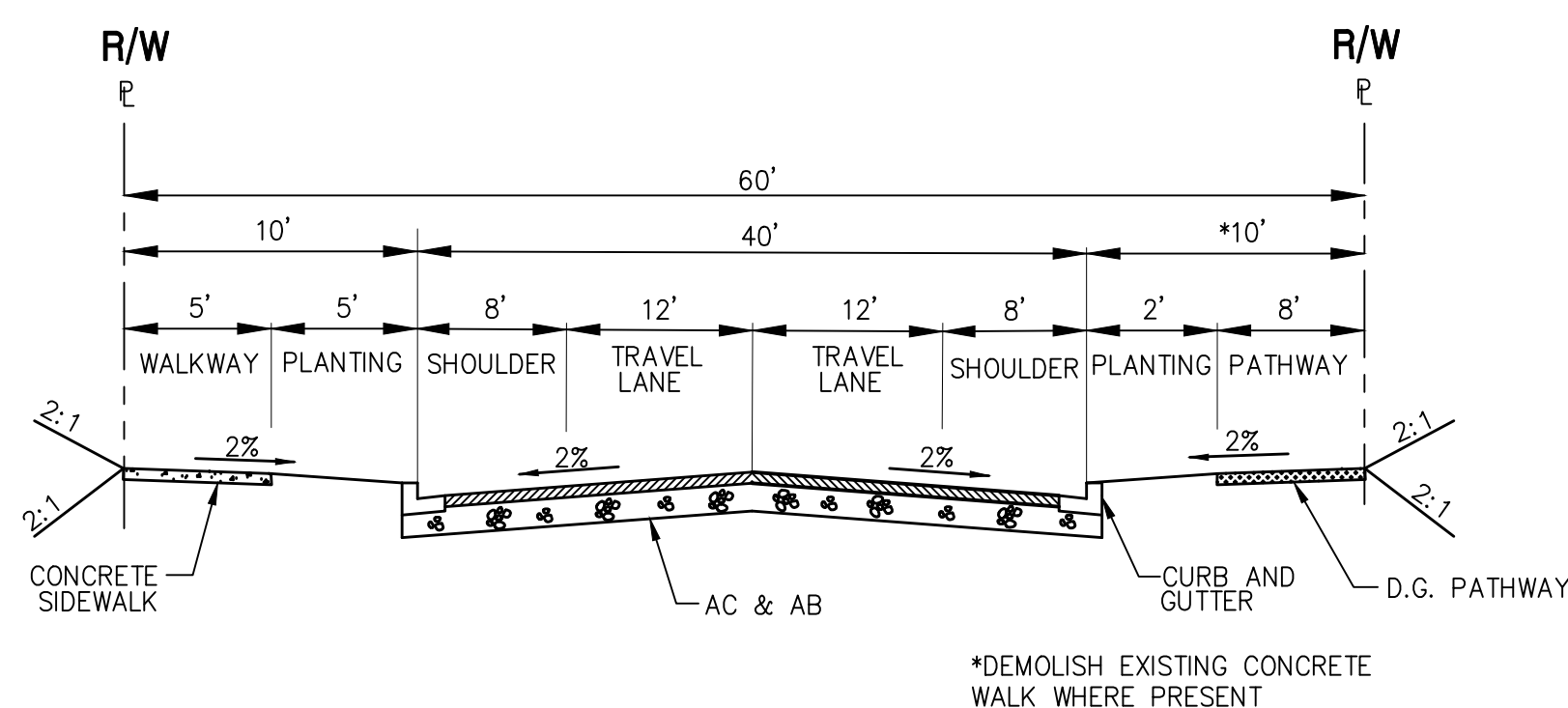
ENGINEERING

6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 858.554.1500 • fax 858.597.0335
www.fuscoe.com

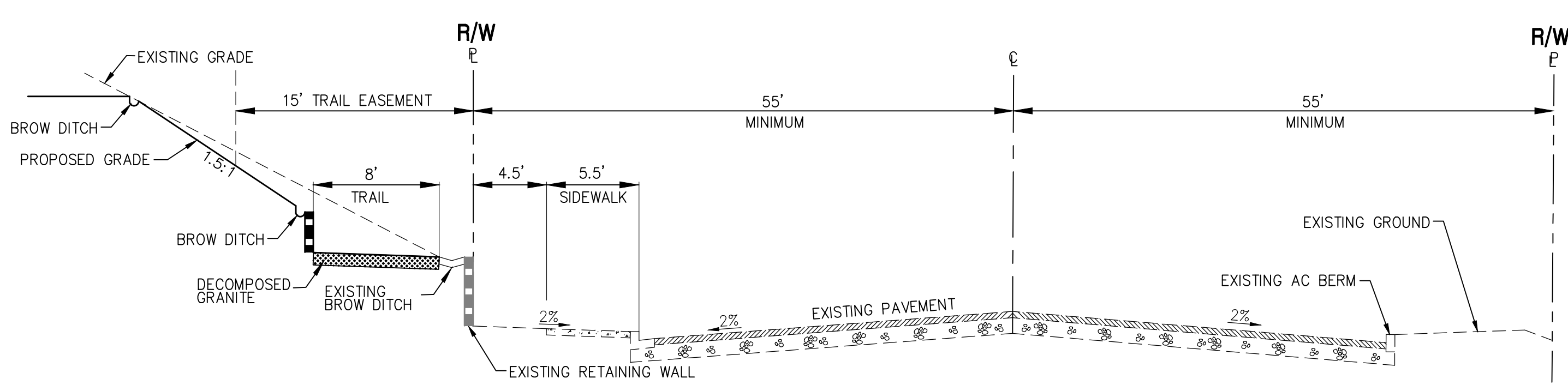
SHEET 1 OF 4

NO.	DATE	REVISION

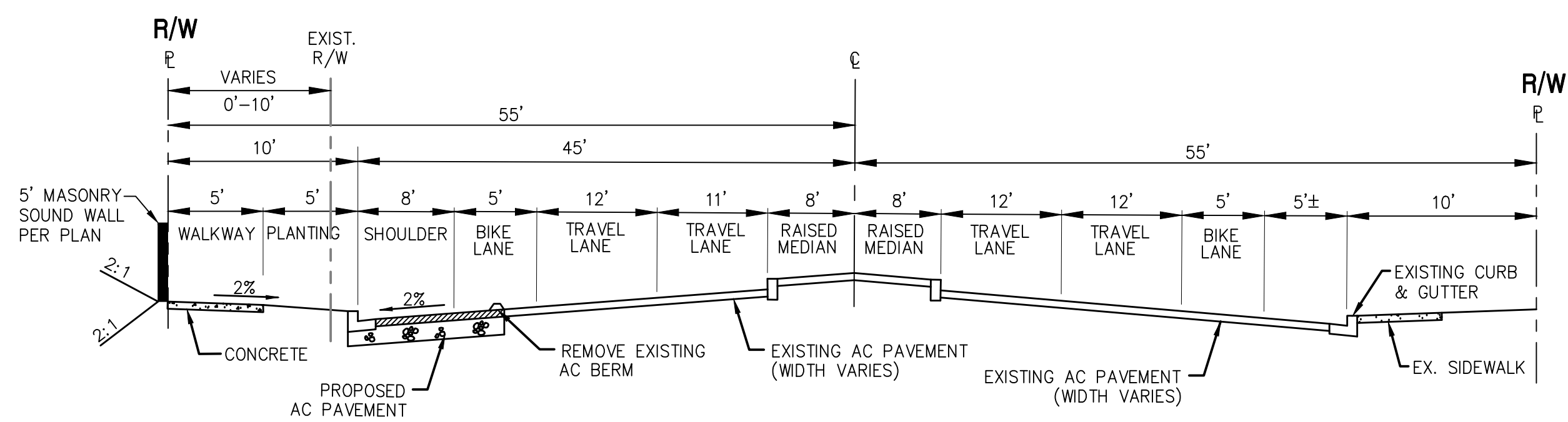
COUNTY OF SAN DIEGO TRACT TM 5608
TENTATIVE MAP
SWEETWATER VISTAS



A
2
PROPOSED PUBLIC STREET SECTION FOR :
AVENIDA BOSQUES
(RESIDENTIAL COLLECTOR)
NO SCALE



B
2
TYPICAL SECTION:
JAMACHA BOULEVARD
(MAJOR ROAD 4.1A)
NO SCALE



C
2
TYPICAL SECTION:
SWEETWATER SPRINGS BOULEVARD
(MAJOR ROAD 4.1A)
NO SCALE

STREET LANDSCAPING STANDARDS:

1. STREET LANDSCAPING SHALL CONFORM WITH THE COUNTY OF SAN DIEGO'S LANDSCAPE GUIDELINES.
2. FINAL LANDSCAPE PLACEMENT SHALL BE SUBJECT TO APPROVAL OF "CLEAR ZONE" SPACING AT THE TIME OF IMPROVEMENT PLAN REVIEW.
3. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROJECT.

EXISTING ZONING:

COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION 505-672-03		COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION APN 505-672-07		COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION APN 505-672-09, 505-672-10		COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION APN 505-672-23		COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION APN 505-672-37			
COMMUNITY PLAN SPRING VALLEY GENERAL PLAN DESIGNATION SPECIFIC PLAN AREA REGIONAL CATEGORY VILLAGE		COMMUNITY PLAN SPRING VALLEY GENERAL PLAN DESIGNATION SPECIFIC PLAN AREA REGIONAL CATEGORY VILLAGE		COMMUNITY PLAN SPRING VALLEY GENERAL PLAN DESIGNATION SPECIFIC PLAN AREA REGIONAL CATEGORY VILLAGE		COMMUNITY PLAN SPRING VALLEY GENERAL PLAN DESIGNATION SPECIFIC PLAN AREA REGIONAL CATEGORY VILLAGE		COMMUNITY PLAN SPRING VALLEY GENERAL PLAN DESIGNATION SPECIFIC PLAN AREA REGIONAL CATEGORY VILLAGE			
DEVELOPMENT REGULATIONS	ZONE	S80,S88	DEVELOPMENT REGULATIONS	ZONE	C30,S80,S88	DEVELOPMENT REGULATIONS	ZONE	RS,S88	DEVELOPMENT REGULATIONS	ZONE	S88
	ANIMAL REGULATIONS	F,Q		ANIMAL REGULATIONS	A		ANIMAL REGULATIONS	B,F		ANIMAL REGULATIONS	F
	DENSITY	-		DENSITY	-		DENSITY	-		DENSITY	-
	MINIMUM LOT SIZE	-1AC		MINIMUM LOT SIZE	-1AC		MINIMUM LOT SIZE	1AC,3000		MINIMUM LOT SIZE	1AC
	MAXIMUM FLOOR AREA	-		MAXIMUM FLOOR AREA	-		MAXIMUM FLOOR AREA	-		MAXIMUM FLOOR AREA	-
	FLOOR AREA RATIO	-		FLOOR AREA RATIO	-		FLOOR AREA RATIO	-		FLOOR AREA RATIO	-
	BUILDING TYPE	X		BUILDING TYPE	X		BUILDING TYPE	D,X		BUILDING TYPE	X
	HEIGHT	C,Q		HEIGHT	A,G,C		HEIGHT	C,Q		HEIGHT	Q
	SETBACK	V		SETBACK	V		SETBACK	V		SETBACK	V
	LOT COVERAGE	-		LOT COVERAGE	-0.75		LOT COVERAGE	-0.60		LOT COVERAGE	-
	OPEN SPACE	-A		OPEN SPACE	-A		OPEN SPACE	-		OPEN SPACE	A
	SPECIAL AREA REGULATIONS	-		SPECIAL AREA REGULATIONS	-D		SPECIAL AREA REGULATIONS	D		SPECIAL AREA REGULATIONS	-P

PROPOSED ZONING:

COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION APN 505-672-03,-07,-09,-10,-23,-37 COMMUNITY PLAN SPRING VALLEY GENERAL PLAN DESIGNATION CONSERVATION REGIONAL CATEGORY VILLAGE <table><tr><th>ZONE</th><th></th></tr><tr><td>USE REGULATIONS</td><td>S80</td></tr><tr><td>ANIMAL REGULATIONS</td><td>A</td></tr><tr><td>DENSITY</td><td>-</td></tr><tr><td>LOT SIZE</td><td>-</td></tr><tr><td>BUILDING TYPE</td><td>-</td></tr><tr><td>MAXIMUM FLOOR AREA</td><td>-</td></tr><tr><td>FLOOR AREA RATIO</td><td>-</td></tr><tr><td>HEIGHT</td><td>-</td></tr><tr><td>LOT COVERAGE</td><td>-</td></tr><tr><td>SETBACK</td><td>-</td></tr><tr><td>OPEN SPACE</td><td>-</td></tr><tr><td>SPECIAL AREA REGULATIONS</td><td>-</td></tr></table>	ZONE		USE REGULATIONS	S80	ANIMAL REGULATIONS	A	DENSITY	-	LOT SIZE	-	BUILDING TYPE	-	MAXIMUM FLOOR AREA	-	FLOOR AREA RATIO	-	HEIGHT	-	LOT COVERAGE	-	SETBACK	-	OPEN SPACE	-	SPECIAL AREA REGULATIONS	-	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION APN 505-672-03,-23 COMMUNITY PLAN SPRING VALLEY GENERAL PLAN DESIGNATION VILLAGE RESIDENTIAL IS REGIONAL CATEGORY VILLAGE <table><tr><th>ZONE</th><th></th></tr><tr><td>USE REGULATIONS</td><td>RU</td></tr><tr><td>ANIMAL REGULATIONS</td><td>A</td></tr><tr><td>DENSITY</td><td>-</td></tr><tr><td>LOT SIZE</td><td>6,000</td></tr><tr><td>BUILDING TYPE</td><td>K</td></tr><tr><td>MAXIMUM FLOOR AREA</td><td>-</td></tr><tr><td>FLOOR AREA RATIO</td><td>-</td></tr><tr><td>HEIGHT</td><td>H</td></tr><tr><td>LOT COVERAGE</td><td>V</td></tr><tr><td>SETBACK</td><td>-</td></tr><tr><td>OPEN SPACE</td><td>A</td></tr><tr><td>SPECIAL AREA REGULATIONS</td><td>B</td></tr></table>	ZONE		USE REGULATIONS	RU	ANIMAL REGULATIONS	A	DENSITY	-	LOT SIZE	6,000	BUILDING TYPE	K	MAXIMUM FLOOR AREA	-	FLOOR AREA RATIO	-	HEIGHT	H	LOT COVERAGE	V	SETBACK	-	OPEN SPACE	A	SPECIAL AREA REGULATIONS	B
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ENGINEER OF WORK

FUSCOE ENGINEERING
6390 GREENWICH DRIVE, STE. 170
SAN DIEGO, CA 92122
(858)554-1500

ROBERT A. CHASE RCE 41903 DATE 6/6/17

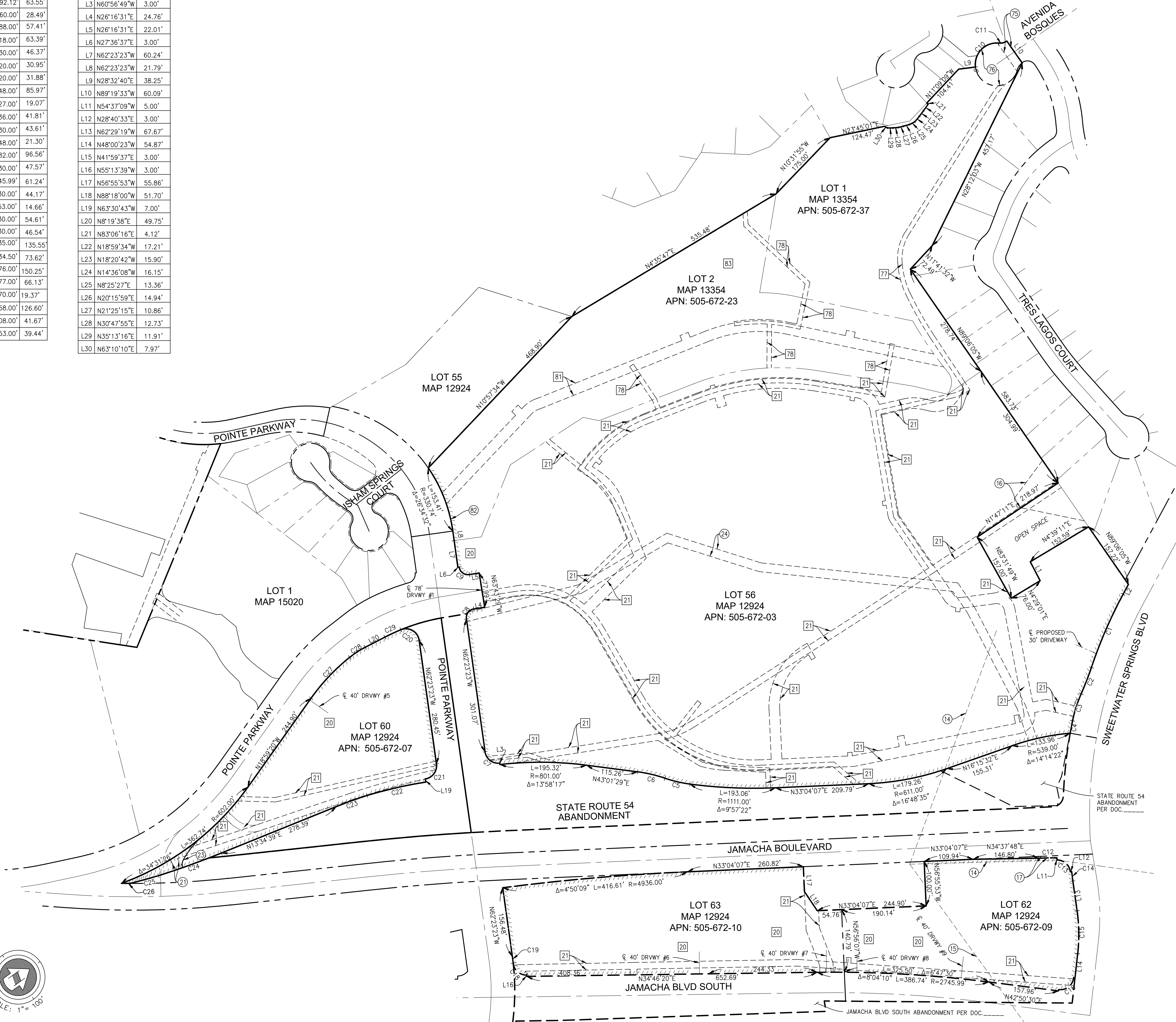


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ENGINEERING
6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 858.554.1500 • fax 858.597.0335
www.fuscoe.com

COUNTY OF SAN DIEGO TRACT TM 5608
TENTATIVE MAP
SWEETWATER VISTAS

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	9°46'59"	1050.00'	179.28'
C2	5°34'21"	653.64'	63.57'
C3	12°27'55"	292.12'	63.55'
C4	1°32'24"	1060.00'	28.49'
C5	11°25'16"	288.00'	57.41'
C6	11°25'16"	318.00'	63.39'
C7	88°33'26"	30.00'	46.37'
C8	88°39'54"	20.00'	30.95'
C9	91°20'06"	20.00'	31.88'
C10	102°37'03"	48.00'	85.97'
C11	40°28'11"	27.00'	19.07'
C12	2°18'44"	1036.00'	41.81'
C13	83°17'42"	30.00'	43.61'
C14	1°09'53"	1048.00'	21.30'
C15	14°28'56"	382.00'	96.56'
C16	90°50'53"	30.00'	47.57'
C17	1°16'40"	2745.99'	61.24'
C18	84°21'24"	30.00'	44.17'
C19	1°31'08"	553.00'	14.66'
C20	104°17'40"	30.00'	54.61'
C21	88°52'40"	30.00'	46.54'
C22	7°30'14"	1035.00'	135.55'
C23	4°04'38"	1034.50'	73.62'
C24	4°21'24"	1976.00'	150.25'
C25	1°54'59"	1977.00'	66.13'
C26	0°33'48"	1970.00'	19.37'
C27	15°50'16"	458.00'	126.60'
C28	11°28'42"	208.00'	41.67'
C29	4°59'19"	453.00'	39.44'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N81°49'49"W	48.00'
L2	N26°10'02"W	25.39'
L3	N60°56'49"W	3.00'
L4	N26°16'31"E	24.76'
L5	N26°16'31"E	22.01'
L6	N27°36'37"E	3.00'
L7	N62°23'23"W	60.24'
L8	N62°23'23"W	21.79'
L9	N28°32'40"E	38.25'
L10	N89°19'33"W	60.09'
L11	N54°37'09"W	5.00'
L12	N28°40'33"E	3.00'
L13	N62°29'19"W	67.67'
L14	N48°00'23"W	54.87'
L15	N41°59'37"E	3.00'
L16	N55°13'39"W	3.00'
L17	N56°55'53"W	55.86'
L18	N88°18'00"W	51.70'
L19	N63°30'43"W	7.00'
L20	N8°19'38"E	49.75'
L21	N83°06'16"E	4.12'
L22	N18°59'34"W	17.21'
L23	N18°20'42"W	15.90'
L24	N14°36'08"W	16.15'
L25	N8°25'27"E	13.36'
L26	N20°15'59"E	14.94'
L27	N21°25'15"E	10.86'
L28	N30°47'55"E	12.73'
L29	N35°13'16"E	11.91'
L30	N63°10'10"E	7.97'

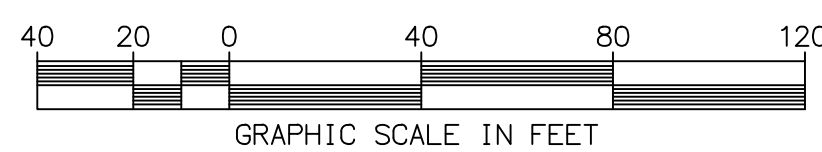


EASEMENT NOTES:

- (14) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 29, 1944 IN BOOK 1692, PAGE 52 OF OFFICIAL RECORDS.
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: LOT 62
- (15) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 5, 1946 IN BOOK 2194, PAGE 324 OF OFFICIAL RECORDS.
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: LOT 62
- (16) AN EASEMENT FOR DRAINAGE CHANNEL AND INCIDENTAL PURPOSES, RECORDED JULY 30, 1975 AS INSTRUMENT NO. 75-199851 OF OFFICIAL RECORDS.
IN FAVOR OF: SAN DIEGO COUNTY FLOOD CONTROL DISTRICT
AFFECTS: LOT 56
- (17) AN EASEMENT FOR A PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JULY 27, 1990 AS INSTRUMENT NO. 90-409447 OF OFFICIAL RECORDS.
IN FAVOR OF: THE COUNTY OF SAN DIEGO
AFFECTS: JAMACHA BOULEVARD LYING WITHIN LOT 62
- (23) AN EASEMENT FOR A PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 25, 2005 AS INSTRUMENT NO. 2005-0155459 OF OFFICIAL RECORDS.
IN FAVOR OF: THE COUNTY OF SAN DIEGO, A POLITICAL SUBDIVISION
AFFECTS: LOT 60
- (24) AN EASEMENT FOR SEWER PIPE LINES AND/OR MAINS, MANHOLES, SEWER LATERAL PIPE LINES, AND ALL STRUCTURES AND INCIDENTAL PURPOSES, RECORDED MARCH 30, 2005 AS INSTRUMENT NO. 2005-0259477 OF OFFICIAL RECORDS.
IN FAVOR OF: SPRING VALLEY SANITATION DISTRICT
AFFECTS: LOT 56
- (25) A 20' FOOT WIDE EASEMENT FOR CONSTRUCTION, INGRESS AND EGRESS, ROAD, PIPE LINES ALONG WITH NECESSARY FACILITIES SUCH AS POWER AND COMMUNICATION LINES AND ROAD DRAINAGE TO THE RESERVOIR, UNDERGROUND WATER PIPELINE, RESERVOIR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 20, 1973 AS INSTRUMENT NO. 73-043623 OF OFFICIAL RECORDS.
IN FAVOR OF: OTAY MUNICIPAL WATER DISTRICT, A BODY POLITICO
AFFECTS: PARCEL 2
- NOTE: BY QUITCLAIM DEED FROM OTAY MUNICIPAL WATER DISTRICT, A MUNICIPAL WATER DISTRICT ORGANIZED UNDER THE MUNICIPAL WATER DISTRICT ACT OF 1911, AS AMENDED, HEREINAFTER REFERRED TO AS "GRANTOR", A CORPORATION, TO LEO R. B. HENRIKSON, TRUSTEE U.D.T., DATED JULY 9, 1971, RECORDED MARCH 15, 1977 AS INSTRUMENT NO. 77-094517 OF OFFICIAL RECORDS. A PORTION OF SAID EASEMENTS WERE REVISED. SAID DOCUMENT ALSO RESERVES VARIOUS LANDSCAPE, PIPELINE, ROADWAY, SLOPE AND DRAIN AND LANDSCAPE EASEMENTS.
- (26) THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF AVENIDA BOSQUES WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID ROAD AS GRANTED TO THE COUNTY OF SAN DIEGO IN DEED RECORDED FEBRUARY 28, 1992 AS INSTRUMENT NO. 1992-0110876 OF OFFICIAL RECORDS.
(AFFECTS PARCEL 2)
- (62) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM POINTE PARKWAY EXCEPT AT ACCESS OPENING NO. 1 HAVE BEEN DEDICATED OR RELINQUISHED ON THE MAP OF MAP NO. 13354 OF TRACT MAPS RECORDED AUGUST 28, 1996.
(AFFECTS A PORTION OF PARCEL 3)

EASEMENTS TO BE QUITCLAIMED:

- (20) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM LOTS 56, 60, 62 AND 63, INCLUSIVE IN AND TO STATE ROUTE 54, POINTE PARKWAY, GOLF POINTE DRIVE, JAMACHA BOULEVARD, JAMACHA BOULEVARD SOUTH, SPRING GLEN LANE AND SWEETWATER SPRINGS BOULEVARD EXCEPT AT ACCESS OPENING # 1-9, INCLUSIVE HAVE BEEN DEDICATED OR RELINQUISHED ON THE MAP OF MAP NO. 12924 OF TRACT MAPS RECORDED MARCH 04, 1992.
- (21) AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED MARCH 04, 1992 AS MAP NO. 12924 OF TRACT MAPS, FOR: NOISE PROTECTION, WATER, SEWER, PEDESTRIAN, EQUESTRIAN TRAIL, PROPOSED PRIVATE ROAD TO LOT 57 AND 15 FOOT DRAINAGE EASEMENT DEDICATED HEREON TO THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT AND INCIDENTAL PURPOSES.
- (77) A 10 FOOT WIDE EASEMENT FOR AN ENCLOSED OR UNENCLOSED FLOOD DRAINAGE CHANNEL AND ALL STRUCTURES INCIDENTAL THERETO, AND FOR THE FLOWAGE OF ANY WATERS IN, OVER, UPON OR THROUGH SAID CHANNEL, TOGETHER WITH THE PERPETUAL RIGHT TO REMOVE BUILDINGS, STRUCTURES, TREES, BUSHES, UNDERGROWTH, AND ANY OTHER OBSTRUCTION INTERFERING WITH THE USE OF SAID EASEMENT AND RIGHT-OF-WAY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 28, 1992 AS INSTRUMENT NO. 1992-0110877 OF OFFICIAL RECORDS.
IN FAVOR OF: SAN DIEGO COUNTY FLOOD CONTROL DISTRICT
AFFECTS: PARCEL 2
- (78) AN EASEMENT FOR SEWER PIPE LINES AND/OR MAINS, MANHOLES, SEWER LATERAL PIPE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 28, 1992 AS INSTRUMENT NO. 1992-0110877 OF OFFICIAL RECORDS.
IN FAVOR OF: SPRING VALLEY SANITATION DISTRICT
AFFECTS: AS DESCRIBED THEREIN
- (81) A 24 FOOT WIDE EASEMENT FOR UNDERGROUND WATER PIPELINES AND LATERALS, MAIN SEWER LINES, SEWER TRUNK LINES, COLLECTION LINES AND LATERALS, SEWER MANHOLES AND OTHER UNDERGROUND AND SURFACE STRUCTURES APPURTENANT TO SAID WATER AND SEWER LINES AND INCIDENTAL PURPOSES, RECORDED JUNE 3, 1996 AS INSTRUMENT NO. 1996-0277259 OF OFFICIAL RECORDS.
IN FAVOR OF: OTAY WATER DISTRICT
AFFECTS: AS DESCRIBED THEREIN
- (83) AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED AUGUST 28, 1996 AS MAP NO. 13354 OF TRACT MAPS, FOR: NOISE PROTECTION AND INCIDENTAL PURPOSES.
(AFFECTS PARCEL 3)



SHEET 3 OF 4

NO.	DATE	REVISION

ENGINEER OF WORK

FUSCOE ENGINEERING
6390 GREENWICH DRIVE, STE. 170
SAN DIEGO, CA 92122
(619)554-1500

Robert A. Chase
RCE 41903
DATE 6/14/17



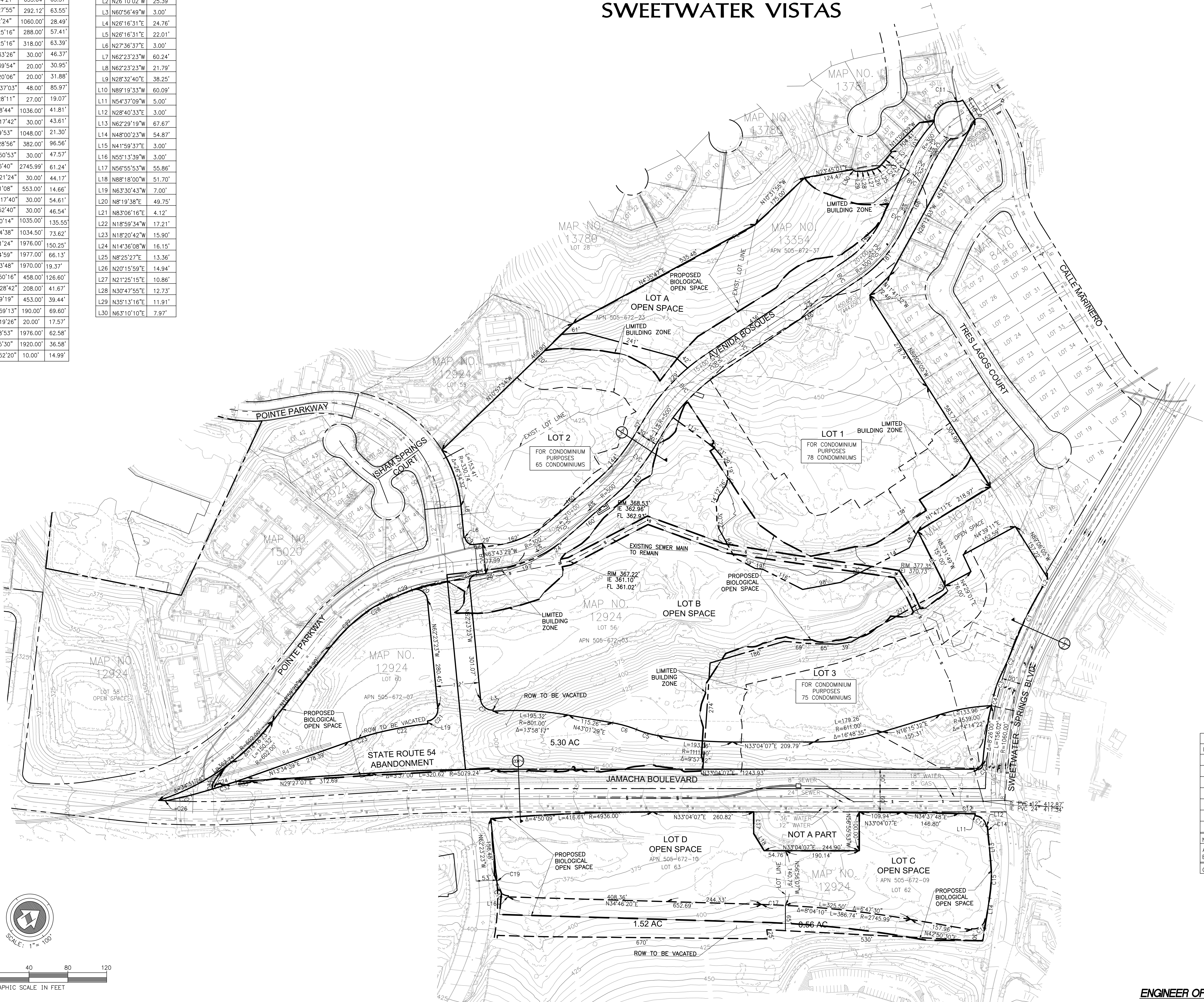
6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 858.554.1500 • fax 858.597.0335
www.fuscoec.com

COUNTY OF SAN DIEGO TRACT TM 5608

TENTATIVE MAP
SWEETWATER VISTAS

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	9°46'59"	1050.00'	179.28'
C2	5°34'21"	653.64'	63.57'
C3	12°27'55"	292.12'	63.55'
C4	1°32'24"	1060.00'	28.49'
C5	11°25'16"	288.00'	67.41'
C6	11°25'16"	318.00'	63.39'
C7	88°33'26"	30.00'	46.37'
C8	88°39'54"	20.00'	30.95'
C9	91°20'06"	20.00'	31.88'
C10	102°37'03"	48.00'	85.97'
C11	40°28'11"	27.00'	19.07'
C12	2°18'44"	1036.00'	41.81'
C13	83°17'42"	30.00'	43.61'
C14	1°09'53"	1048.00'	21.30'
C15	14°28'56"	382.00'	96.56'
C16	90°50'53"	30.00'	47.57'
C17	1°16'40"	2745.99'	61.24'
C18	84°21'24"	30.00'	44.17'
C19	1°31'08"	553.00'	14.66'
C20	104°17'40"	30.00'	54.61'
C21	88°52'40"	30.00'	46.54'
C22	7°30'14"	1035.00'	135.55'
C23	4°04'38"	1034.50'	73.62'
C24	4°21'24"	1976.00'	150.25'
C25	1°54'58"	1977.00'	66.13'
C26	0°33'48"	1970.00'	19.37'
C27	15°50'16"	458.00'	126.60'
C28	11°28'42"	208.00'	41.67'
C29	4°59'19"	453.00'	39.44'
C30	20°59'13"	190.00'	69.60'
C31	50°19'26"	20.00'	17.57'
C32	1°48'53"	1976.00'	62.58'
C33	1°05'30"	1920.00'	36.58'
C34	85°52'20"	10.00'	14.99'

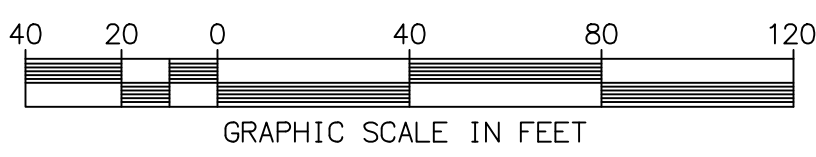
LINE TABLE		
NO.	BEARING	DISTANCE
L1	N81°49'49"W	48.00'
L2	N26°10'02"W	25.39'
L3	N60°56'49"W	3.00'
L4	N26°16'31"E	24.76'
L5	N26°16'31"E	22.01'
L6	N27°36'37"E	3.00'
L7	N62°23'23"W	60.24'
L8	N62°23'23"W	21.79'
L9	N28°32'40"E	38.25'
L10	N89°19'33"W	60.09'
L11	N54°37'09"W	5.00'
L12	N28°40'33"E	3.00'
L13	N62°29'19"W	67.67'
L14	N48°00'23"W	54.87'
L15	N41°59'37"E	3.00'
L16	N59°13'39"W	3.00'
L17	N56°55'53"W	55.86'
L18	N88°18'00"W	51.70'
L19	N63°30'43"W	7.00'
L20	N8°19'38"E	49.75'
L21	N8°06'16"E	4.12'
L22	N18°59'34"W	17.21'
L23	N18°20'42"W	15.90'
L24	N14°36'08"W	16.15'
L25	N8°25'27"E	13.36'
L26	N20°15'59"E	14.94'
L27	N21°25'15"E	10.86'
L28	N30°47'55"E	12.73'
L29	N35°13'16"E	11.91'
L30	N63°10'10"E	7.97'



AREA SUMMARY		
LOT	SQUARE FEET	ACRES
1	386,795	8.88
2	188,742	4.33
3	301,133	6.91
A	174,954	4.02
B	733,908	16.85
C	143,748	3.34
D	224,243	5.23
NET	2,153,523	49.56
AVENIDA BOSQUES	106,928	2.45
GROSS	2,260,451	52.02



SCALE: 1" = 100'



SHEET 4 OF 4

NO.	DATE	REVISION

ENGINEER OF WORK

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ROBERT A. CHASE RCE 41903 DATE 6/16/17



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