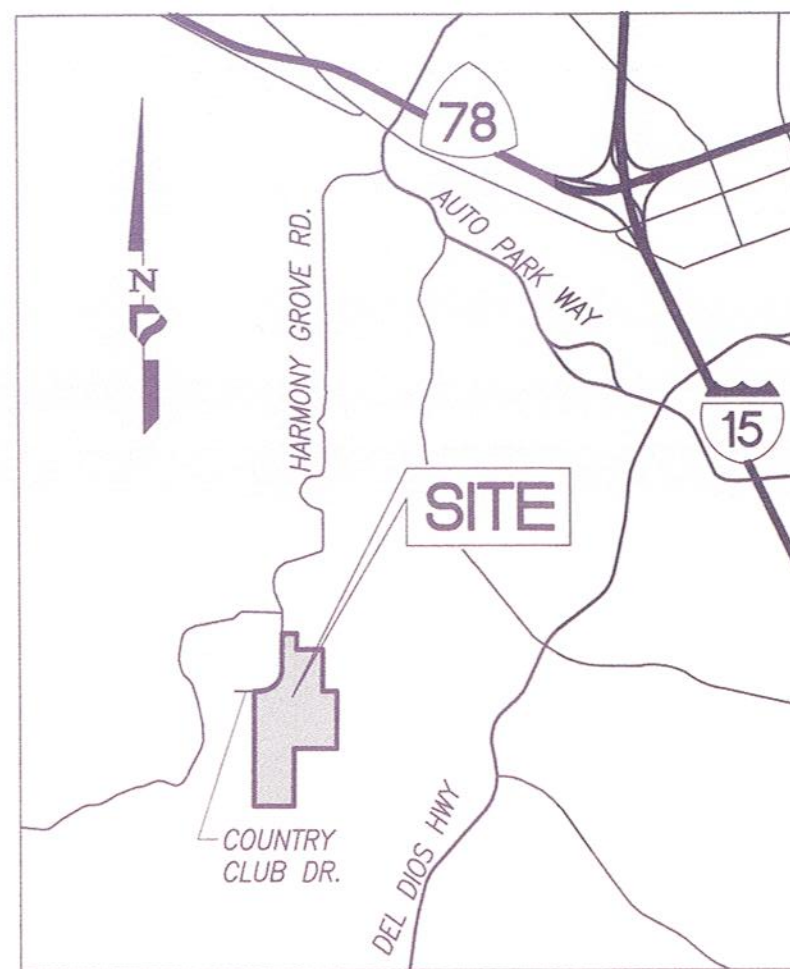
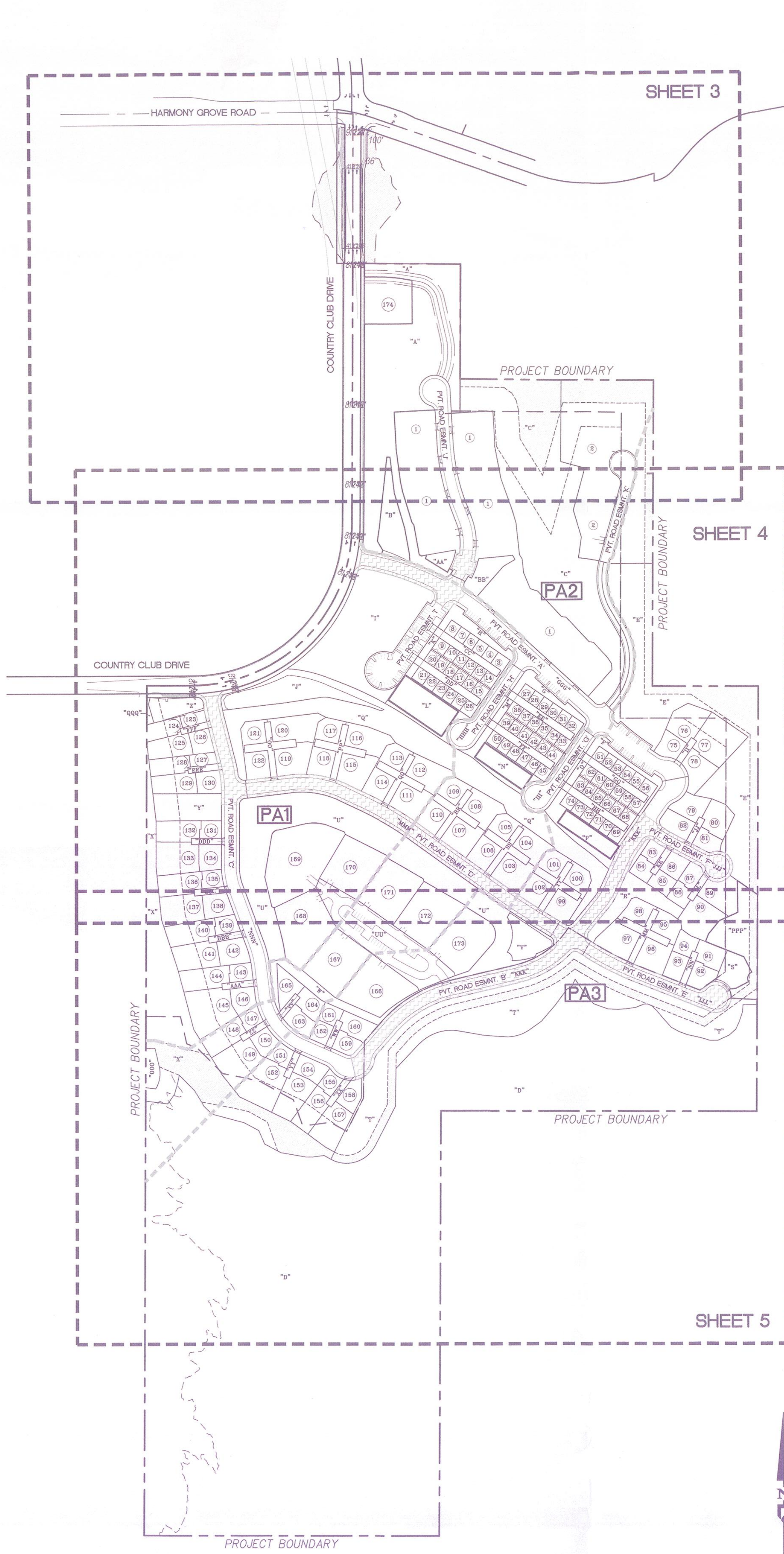


VESTING SITE PLAN

HARMONY GROVE VILLAGE SOUTH

LOT AREA TABLE



VICINITY MAP

PROJECT ADDRESS:

SOUTH OF HARMONY GROVE ROAD
AND EAST OF COUNTRY CLUB DRIVE

SHEET INDEX:

SHEET 1	TITLE SHEET
SHEET 2	ENCUMBRANCE EASEMENTS PLAT
SHEET 3	TM PLAN
SHEET 4	TM PLAN
SHEET 5	TM PLAN

GENERAL NOTES:

- TENTATIVE MAP PREPARED BY: PROJECT DESIGN CONSULTANTS
701 B STREET SUITE 800
SAN DIEGO, CA 92101
PH 619 235-6471
FAX 619 234-0349
- TOTAL GROSS AREA: 111.08 ACRES NET AREA: 67.16 ACRES
- TOTAL NUMBER OF LOTS: 243
- TOTAL NUMBER OF DWELLING UNITS: 453
- ALL PROPOSED UTILITIES TO BE UNDERGROUND.
- EXISTING TOPOGRAPHY WAS COMPILED FROM PROJECT DESIGN CONSULTANTS
AERIAL TOPO DATED DECEMBER 09, 2014.
- UTM COORDINATES: 338-1725.
- ANY PUBLIC STORM DRAIN SHOWN ON THIS TM NOT WITHIN PUBLIC STREET WILL
BE GRANTED A DRAINAGE EASEMENT WHICH ENCOMPASSES THE DRAINAGE
FACILITIES, DEDICATED TO THE COUNTRY FLOOD CONTROL DISTRICT.
- EXISTING STRUCTURES WITHIN DEVELOPMENT FOOTPRINT WILL BE DEMOLISHED,
UNLESS OTHERWISE NOTED.
- ROAD SIGNS WILL BE PROVIDED IN ACCORDANCE WITH SAN DIEGO COUNTY DS
#13.
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY
REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER
ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT
CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND
AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH
ACTIVITY.

SOLAR ACCESS STATEMENT

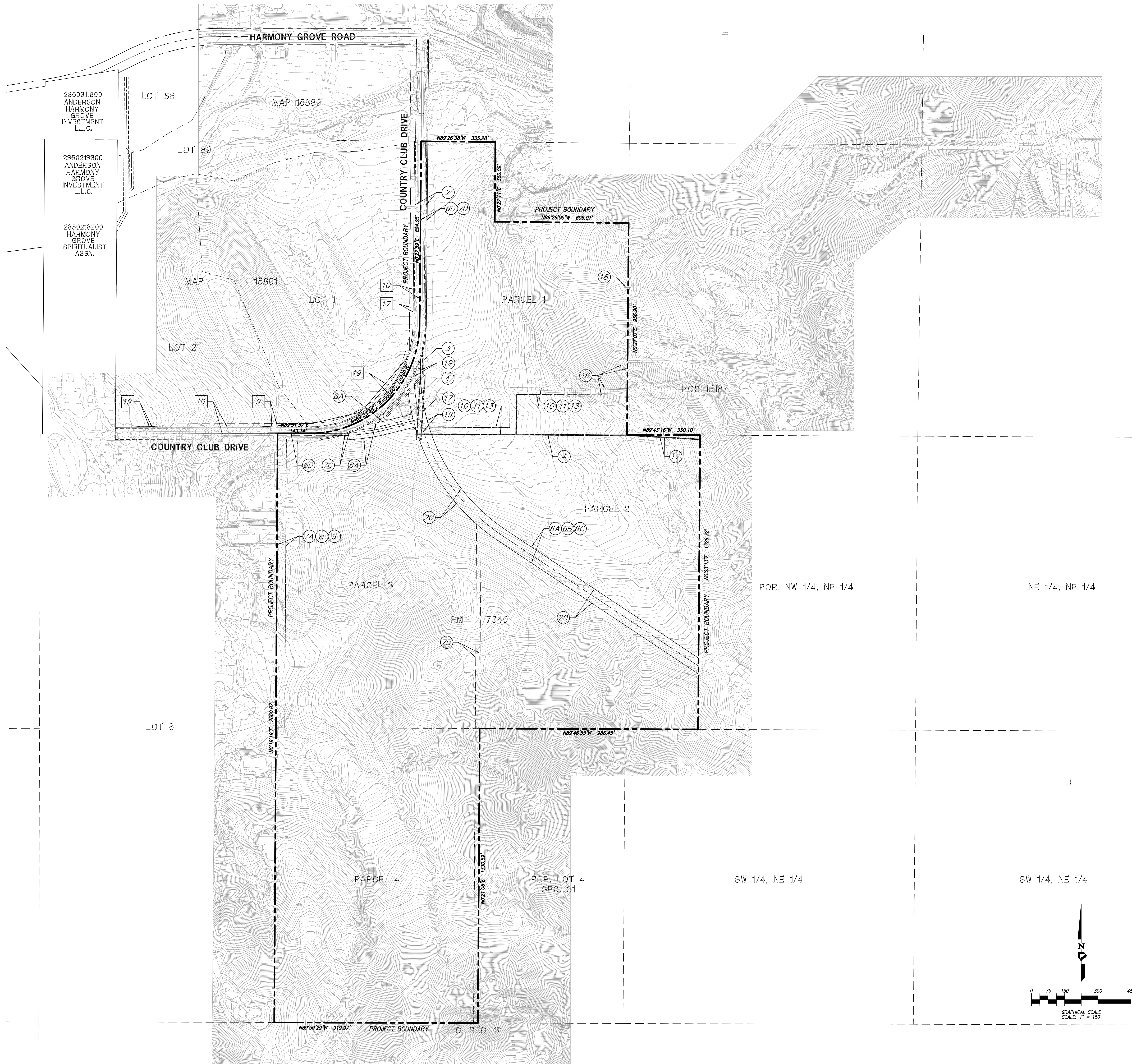
ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FEET OF SOLAR
ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

PARK LAND DEDICATION STATEMENT

THE SUBDIVIDER INTENDS TO COMPLY WITH THE PARK LAND DEDICATION ORDINANCE
THROUGHOUT THE DEDICATION OF PARK LAND WITHIN THE SUBDIVISION AUTHORIZED BY
THE ORDINANCE AND/OR PAYMENT OF FEE TO MEET THE REQUIREMENTS.

CONDOMINIUM MAP STATEMENT

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 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421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 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1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1



ENCUMBRANCE EASEMENT NOTES:

THE FOLLOWING ITEMS ARE PER PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE COMPANY ORDER NO. 996-23042522-EH1, DATED FEBRUARY 10, 2014.

- 2 30' EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR PUBLIC HIGHWAY PER BOOK 1147, PAGE 211, OFFICIAL RECORD RECORDED FEBRUARY 26, 1941, TO REMAIN.
- 3 EASEMENT TO S.D.G.&E. PER BOOK 1401, PAGE 191, OFFICIAL RECORD RECORDED SEPTEMBER 08, 1942 FOR PUBLIC UTILITIES. NO WIDTH GIVEN. ASSUMED 12' WIDE. ROTATED TO FIT EXISTING POLES. TO BE QUITCLAIMED.
- 4 EASEMENT TO S.D.G.&E. PER DOCUMENT NO. 144072, RECORDED JULY 02, 1971 OFFICIAL RECORD. PORTIONS TO BE QUITCLAIMED.
- 6A 100 TO THE COUNTY OF SAN DIEGO FOR PUBLIC HIGHWAY PER PARCELS "A" THROUGH "G" OF DOCUMENT NO. 78-316206, RECORDED JULY 27, 1978. TO BE VACATED.
- 6B PARCEL "C" OF EASEMENT GRANTED TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT PER DOCUMENT NO. 78-330769, RECORDED AUGUST 04, 1978. TO BE QUITCLAIMED.
- 6C PROPOSED 60' PRIVATE ROAD PER PARCEL MAP 7640. TO BE VACATED.
- 6D 30' 100 TO THE COUNTY OF SAN DIEGO FOR PUBLIC HIGHWAY PER PARCEL "A" OF DOC. NO. 78-316206, RECORDED JULY 27, 1978. TO BE VACATED.
- 7A PARCEL "A" OF EASEMENT GRANTED TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT PER DOCUMENT NO. 78-330769, RECORDED AUGUST 04, 1978. TO BE QUITCLAIMED.
- 7B PARCEL "B" OF EASEMENT GRANTED TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT PER DOCUMENT NO. 78-330769, RECORDED AUGUST 04, 1978. TO BE QUITCLAIMED.
- 7C PARCEL "D" OF EASEMENT GRANTED TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT PER DOCUMENT NO. 78-330769, RECORDED AUGUST 04, 1978. TO BE QUITCLAIMED.
- 7D PARCEL "E" OF EASEMENT GRANTED TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT PER DOC. NO. 78-330769, RECORDED AUGUST 14, 1978. TO BE QUITCLAIMED.
- 8 PROPOSED PRIVATE ROAD PER PARCEL MAP 7640. TO BE VACATED.
- 9 40' EASEMENT TO S.D.G.&E. PER DOCUMENT NO. 79-409083, RECORDED OCTOBER 01, 1979. TO BE QUITCLAIMED.
- 10 30' EASEMENT FOR ROAD AND UTILITY PURPOSES GRANTED TO MAURICE AND JOHANNA NESS PER DOCUMENT NO. 80-192756, RECORDED JUNE 17, 1980. PORTIONS TO BE QUITCLAIMED.
- 11 30' EASEMENT FOR ROAD AND UTILITY PURPOSES GRANTED TO CHARLES AND SUSAN HOOVER PER DOCUMENT NO. 80-318641, RECORDED SEPTEMBER 09, 1980. PORTIONS TO BE QUITCLAIMED.
- 13 30' EASEMENT FOR ROAD AND UTILITY PURPOSES GRANTED TO MAURICE AND JOHANNA NESS PER DOCUMENT NO. 80-318643, RECORDED SEPTEMBER 30, 1980. PORTIONS TO BE QUITCLAIMED.
- 16 30' EASEMENT FOR ROAD AND UTILITY PURPOSES GRANTED TO CHARLES AND SUSAN HOOVER PER DOCUMENT NO. 81-291761, RECORDED SEPTEMBER 11, 1981. PORTIONS TO BE QUITCLAIMED.
- 17 4' EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER DOCUMENT NO. 82-116035, RECORDED APRIL 23, 1982 OFFICIAL RECORD. PORTIONS TO BE QUITCLAIMED.
- 18 EASEMENT GRANTED TO SDG&E FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOCUMENT NO. 87-328057, OFFICIAL RECORD RECORDED JUNE 12, 1987. TO REMAIN.
- 19 A 30' EASEMENT RESERVED TO YEW TREE SPRING WATER CORPORATION FOR ROAD AND UTILITY PURPOSES PER DOCUMENT NO. 2001-0236671, RECORDED APRIL 17, 2001. TO BE QUITCLAIMED.
- 20 60' EASEMENT GRANTED TO KENCO CORPORATION PER DOCUMENT NO. 2001-0236671, RECORDED APRIL 17, 2001. TO BE QUITCLAIMED.

THE FOLLOWING ITEMS ARE PER PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE COMPANY ORDER NO. 996-23042535-EH1, DATED FEBRUARY 04, 2014.

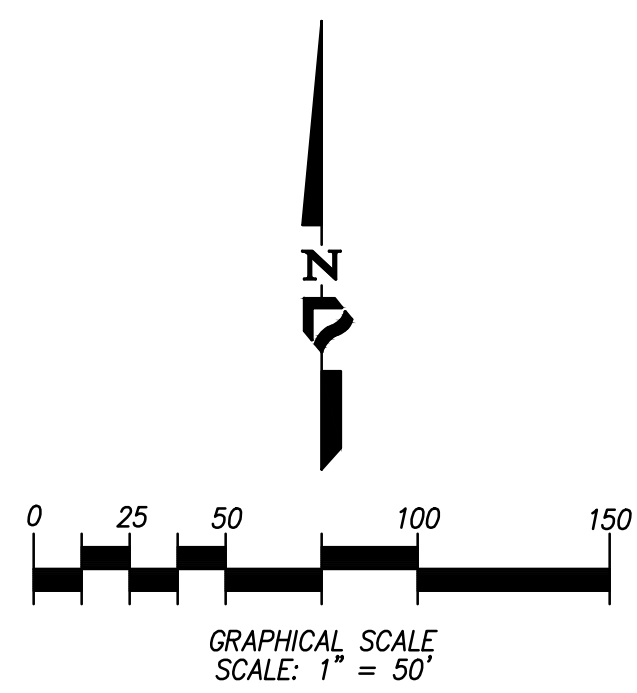
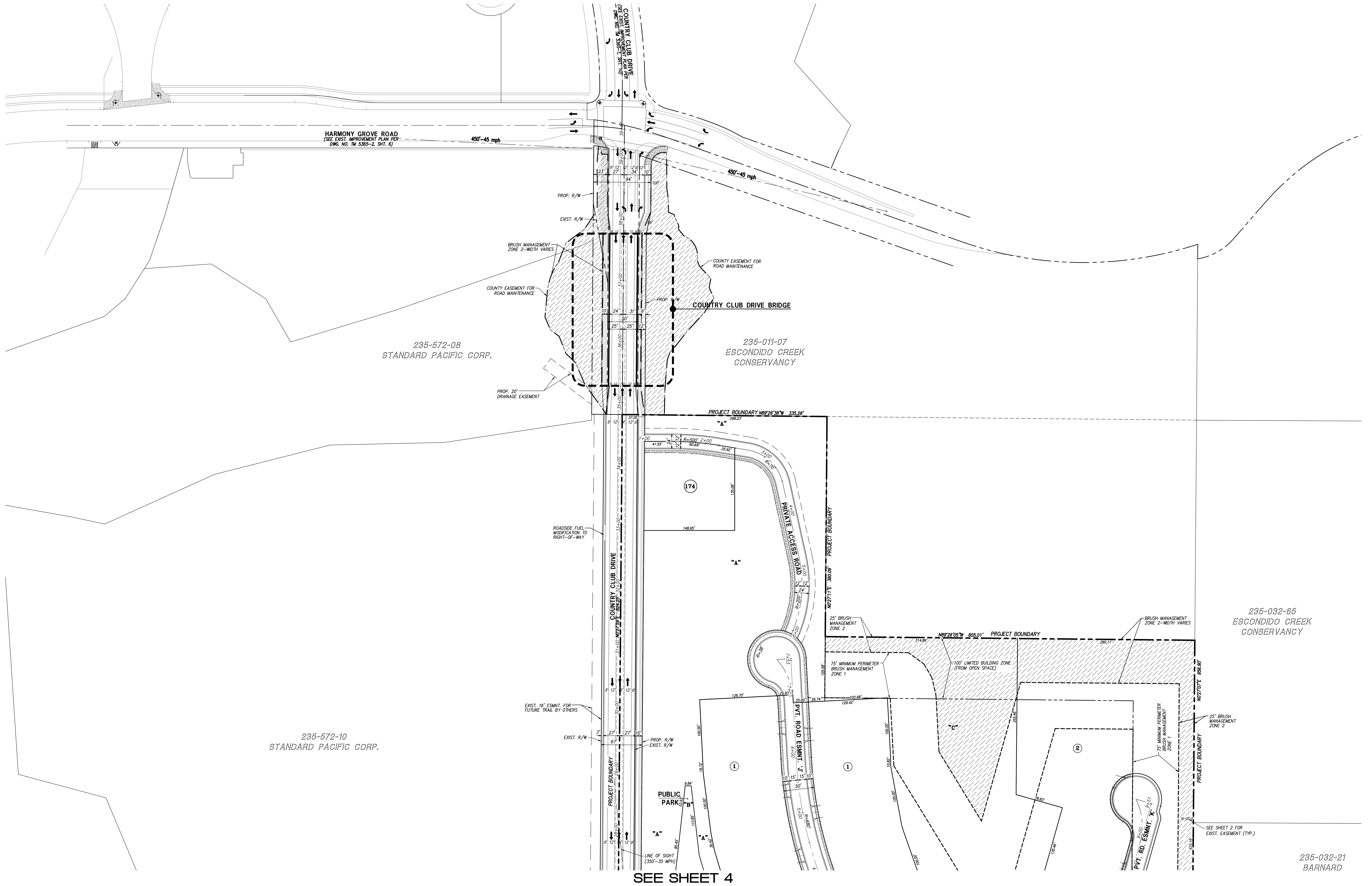
- 9 20' WATER UTILITY EASEMENT GRANTED PER DOCUMENT NO. 2010-0142879, OFFICIAL RECORD RECORDED MARCH 23, 2010. TO REMAIN.
- 10 30' RIGHT OF WAY DEDICATED PER MAP 15891. TO REMAIN.
- 17 16' EASEMENT FOR PEDESTRIAN AND EQUESTRIAN TRAIL PURPOSES DEDICATED PER MAP 15891. TO REMAIN.
- 19 CLEAR SPACE EASEMENT DEDICATED PER MAP NO. 15891. TO REMAIN.

VESTING SITE PLAN
TRACT PDS2015- : PDS2015-SP-15-002: PDS2015-GPA-15-002
HARMONY GROVE VILLAGE SOUTH
ENCUMBRANCE EASEMENTS PLAT

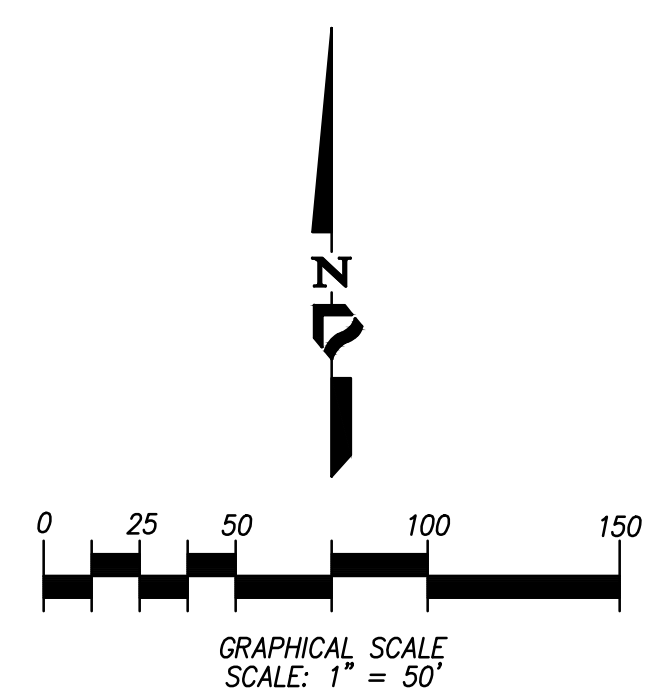
PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800
San Diego, CA 92101
619.236.8471 Tel
619.236.0388 Fax

SHEET: 2 OF 5



SEE SHEET 5



Last saved by Keith Hockett File Name P:\4095\Forg\DWG\ Plans\Vesting Site Plan\4095_VSP04.dwg Date Last Saved: 2/26/2018 8:24:02 AM Date Plotted Last 2/26/2018 8:31:38 AM

SEE SHEET 4

