

OWNER/APPLICANT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP ARE SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP IS INDICATED ON THE TENTATIVE MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF SEPERATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHT OF WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAY CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTIES UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING, OR DECISION MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FORGOING IS TRUE AND CORRECT.

EXECUTED THIS 26 DAY OF JANUARY 2018 AT  
SAN DIEGO, CALIFORNIA

THOMAS P. POWELL  
PO BOX 3372  
RANCHO SANTA FE, CA 92067

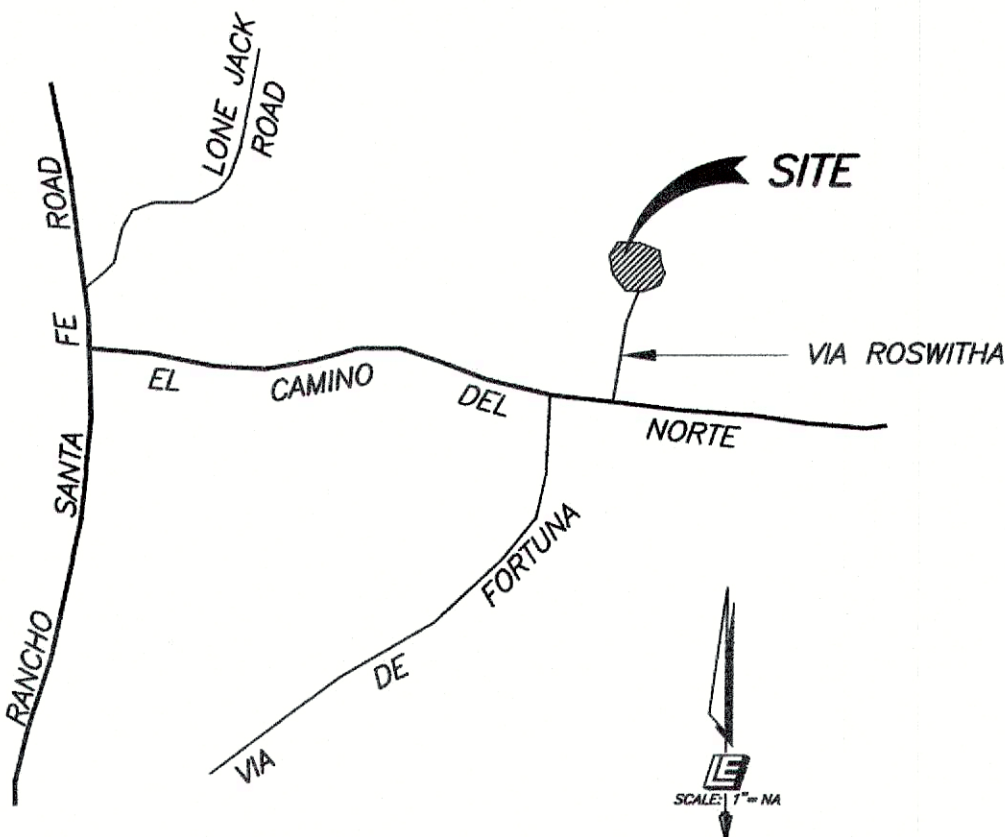
*Thomas Powell*

ENGINEER OF WORK

LEPPERT ENGINEERING CORPORATION  
5190 GOVERNOR DRIVE, SUITE 205  
SAN DIEGO, CA 92122  
PHONE: 619-597-2001

*John D. Leppert*

JOHN D. LEPPERT, R.C.E. 26283 (EXP. 03-31-18)

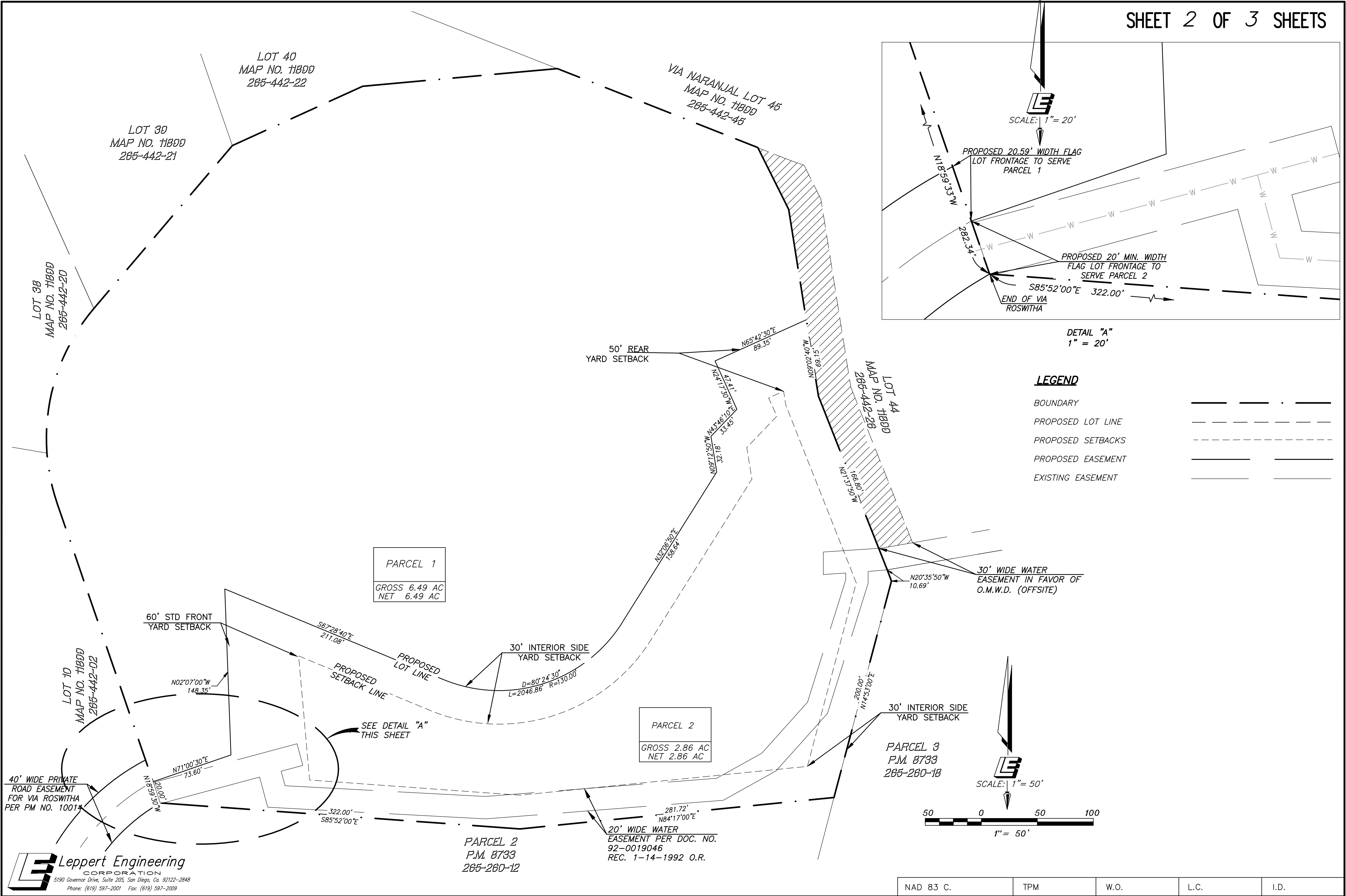


VICINITY MAP  
N.T.S.  
THOMAS BRO. 1148-D6

- ASSESSORS PARCEL NUMBER: 265-260-20-00
- LEGAL DESCRIPTION: PARCEL 2 OF PARCEL MAP NO. 10014
- GENERAL PLAN REGIONAL CATEGORY: SEMI RURAL RESIDENTIAL (SR-2)
- COMMUNITY/SUBREGIONAL PLAN AREA: SAN DIEGUITO
- GENERAL PLAN DESIGNATION: 17
- ASSOCIATED PERMITS: NONE
- LEGAL ACCESS: SITE ACCESS FROM VIA ROSWITHA, WHICH IS A PRIVATE STREET THAT CONNECTS TO CAMINO DEL NORTE, A PUBLIC MAINTAINED ROAD.
- WATER DISTRICT: OLIVEHAIN MUNICIPAL WATER DISTRICT
- SEWER DISTRICT: RANCHO SANTA FE SANITATION DISTRICT
- FIRE DISTRICT: RANCHO SANTA FE FIRE DISTRICT
- SCHOOL DISTRICTS: ELEMENTARY - RANCHO SANTA FE  
HIGH SCHOOL - SAN DIEGUITO UNION
- TOPOGRAPHY: THE TOPOGRAPHY SHOWN WAS OBTAINED FROM SAN-LO AERIAL SURVEY PERFORMED 1-6-05. JOB NO. 12444
- ZONING, LOTS AND ACREAGE
  - THIS MAP PROPOSES TO SUBDIVIDE THE PROPERTY INTO 2 PARCELS.
  - TOTAL ACREAGE FOR THE SUBJECT PROPERTY IS 9.35 ACRES.
  - ZONING INFORMATION:

USE REGULATIONS	
NEIGHBORHOOD REGULATIONS	
DENSITY	
LOT SIZE	
BLDG TYPE	RR
MAX FLOOR AREA	V
FLOOR AREA RATIO	
HEIGHT	2.0 AC
LOT COVERAGE	C
SETBACK	
OPEN SPACE	
SPECIAL AREA REGULATIONS	G
TAX RATE AREA	B
- EVIDENCE OF LEGAL PARCEL: PARCEL 2 OF PARCEL MAP-NO. 10014.  
N/A
- SOLAR ACCESS STATEMENT: ALL LOTS WITHIN THE SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL UNIT ALLOWED BY THIS SUBDIVISION
- OPEN SPACE: SINCE 100% OF THE PROPERTY HAS BEEN PREVIOUSLY GRADED, NO OPENSACE EASEMENTS ARE BEING PROPOSED WITH THIS APPLICATION.





NON-TITLE INFORMATION SHEET 3 OF 3 SHEETS

OWNER INFORMATION:

TOM AND FRANCES POWELL  
P.O. BOX 3372  
LA JOLLA CA 92037

PROPERTY ADDRESS:

18181 VIA ROSWITHA  
RANCHO SANTA FE CA 92067

APN:

265-260-20-00

TOPOGRAPHY SOURCE:

THE TOPOGRAPHY SHOWN WAS  
OBTAINED FROM SAN-LO ARIAL.

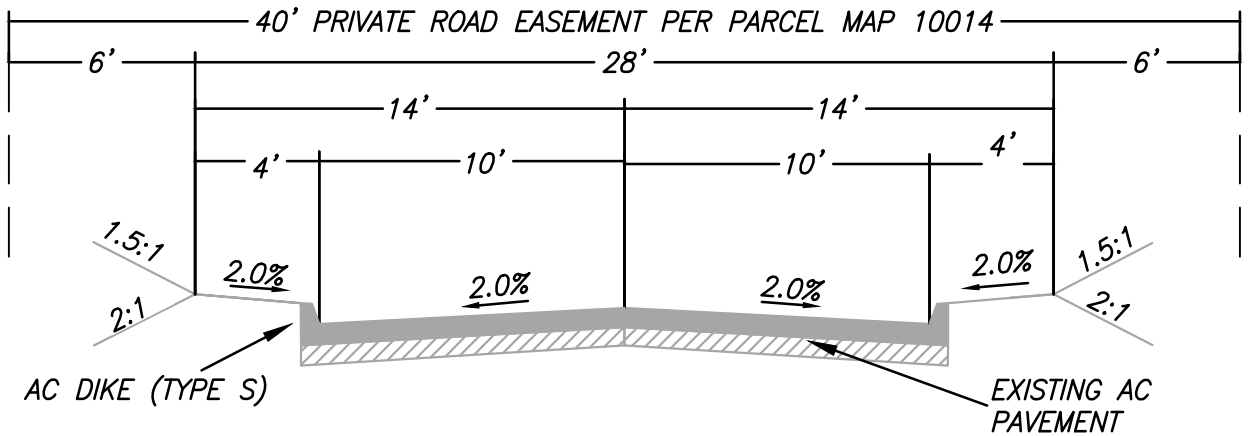
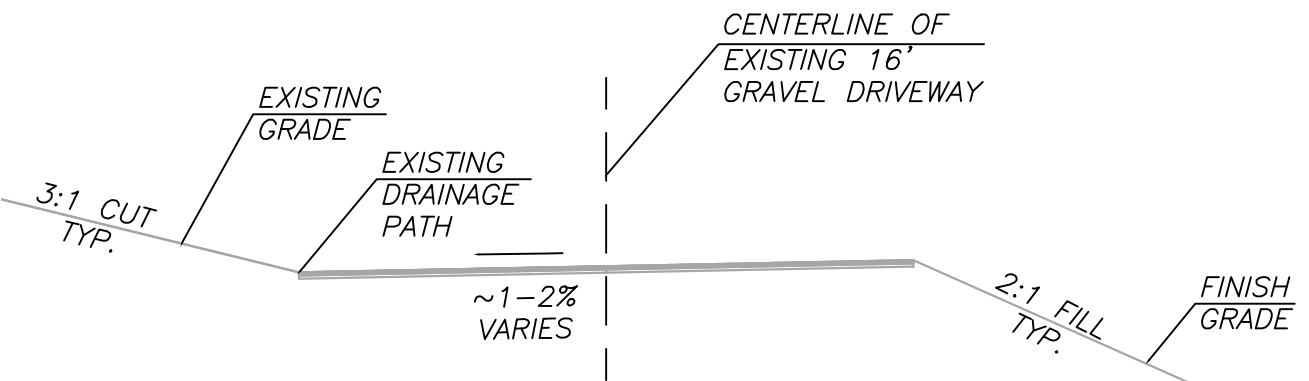
SURVEY PERFORMED 1-6-05  
JOB NO. 12444

SHEET LEGEND:

BOUNDARY	---
PROPOSED LOT LINE	- - - -
PROPOSED SETBACKS	- - - -
PROPOSED EASEMENT	---
EXISTING EASEMENT	---
EXIST. 10" PUBLIC WATER	— W — W — W —
EXIST. 6" PRIVATE SEWER	— S — S — S —
PROPOSED PRIVATE SEWER	— S — S — S —

NOTES:

- EXISTING GRAVEL DRIVEWAY TO BE MAINTAINED A MINIMUM OF 16' WIDE
- 13' 6" VERTICAL CLEARANCE TO BE PROVIDED OVER ALL FIRE ACCESS WAYS
- PRIVATE FIRE HYDRANT TO BE PROVIDED WITHIN 600' OF ALL STRUCTURES
- ALL VENTS TO BE EMBER RESISTANT. UPGRADE IF NEEDED.
- EXISTING WINDOWS TO BE A MINIMUM SINGLE PANE TEMPERED OR EQUIVALENT ACCEPTABLE TO RSF FIRE PROTECTION DISTRICT



NOTE: MINIMUM LOT SIZE IS DETERMINED TO BE 2.86 ACRES PER SETTLEMENT AGREEMENT FOR SUPERIOR COURT CASE NO. N-14051. SAID AGREEMENT STIPULATES THAT THE SUBJECT PROPERTY WILL NOT BE SUBDIVIDED INTO MORE THAN 3 LOTS WITH A MINIMUM LOT SIZE OF 2.86 ACRES (NET).

NAD 83 C.	TPM	W.O.	L.C.	I.D.
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