

TENTATIVE PARCEL MAP
TPM 21233

EASEMENT LEGEND

AN EASEMENT GRANTED TO SAN LUIS REY HEIGHTS MUTUAL WATER COMPANY, FOR PIPELINES, RECORDED FEB. 19, 1944 IN BK 1644, PG 98 OF OFFICIAL RECORDS. NO LOCATION IS SET FORTH WITHIN THE DOCUMENT.

AN EASEMENT GRANTED TO SAN LUIS REY DEV. COMPANY, FOR PIPELINES, RECORDED AUG. 19, 1946 IN BK 2214, PG 181 AND OCT. 17, 1976 IN BK 2273, PG 16 OF OFFICIAL RECORDS. NO LOCATION IS SET FORTH WITHIN THE DOCUMENT.

AN EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES RECORDED APRIL 29, 1954 FILE NO. 56647 OF OFFICIAL RECORDS. DOES NOT AFFECT SUBJECT PROPERTY.

- (A) A 14' EASEMENT FOR ROAD AND UTILITY PURPOSES RECORDED OCTOBER 28, 1965 FILE NO. 195970 OF OFFICIAL RECORDS.
- (B) AN IRREV. OFFER TO DEDICATE OVER A PORTION OF LAND FOR PUBLIC HIGHWAY PURPOSES RECORDED OCTOBER 13, 1980 FILE NO. 80-337493 OF OFFICIAL RECORDS.

A BLANKET EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES RECORDED OCT. 16, 2015 DOC. NO. 2015-0542602 OF OFFICIAL RECORDS. NO LOCATION IS SET FORTH WITHIN THE DOCUMENT.

LAND DIVISION STATEMENT
OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS AS SHOWN ON THE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP IS SHOWN. THE BASIS OF CREATION OF THE LOTS IN OUR OWNERSHIP (e.g. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED BEFORE 2 / 72) IS INDICATED ON THE TENTATIVE PARCEL MAP. WE UNDERSTAND THAT THE PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHT-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

WE FURTHER CERTIFY THAT WE WILL NOT, BY THIS APPLICATION, CREATE OR CAN CAUSE TO BE CREATED, OR WILL HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH PARCELS WERE CREATED BY A MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATION" MEANS HAVING COOPERATED WITH OR ACTING IN A PLANNING, COORDINATING OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY,

WE CERTIFY UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT.

EXECUTED THIS 22 DAY OF FEB. 2017, AT FALLBROOK, CALIFORNIA.

MICHAEL L. AMOS, OWNER DEBORAH L. AMOS, OWNER TROY JEREME. AMOS, OWNER
P.O. BOX 624
FALLBROOK, CA 92088
(760) 801-1603

1. COMPLETE TAX ASSESSOR'S NUMBER: 123-310-55
2. TAX RATE AREA: 75101
3. LEGAL DESCRIPTION: PARCEL 4 OF P.M. 11202
4. GENERAL PLAN: SEMI-RURAL RESIDENTIAL (SR-2)
5. REGIONAL CATEGORY: SEMI-RURAL
6. COMMUNITY PLAN: FALLBROOK
7. EXISTING ZONING: A70

ZONE		
USE REGULATIONS		A70
ANIMAL REGULATIONS		L
DEVELOPMENT REGULATIONS	DENSITY	
	LOT SIZE	2 AC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	N/A
	FLOOR AREA RATIO	N/A
	HEIGHT	G
	LOT COVERAGE	N/A
	SETBACK	C
	OPEN SPACE	N/A
SPECIAL AREA REGULATIONS		C

8. ASSOCIATED PERMITS: LOWTS 4127; PDS 2015 RESGRD 0000-78
PDS2015-RESGRD-000089, DPW2015-RWCONP-80062
PDS2015-RESPRI-000220 (EXISTING SFD)
PDS2015-RESACC-000663 (AG STORAGE BLDG.)
9. LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD: SUBJECT PROPERTY FRONTS RAMONA DRIVE, A PUBLICLY MAINTAINED ROADWAY BEING 60' IN WIDTH
10. WATER SOURCE: RAINBOW MUNICIPAL WATER DISTRICT
11. SEPTIC/SEWER DISTRICT: SEPTIC
12. FIRE DISTRICT: NORTH COUNTY FIRE PROTECTION DISTRICT
13. SCHOOL DISTRICTS: FALLBROOK UNION ELEMENTARY
14. TOPO INDEX: 414-1701
15. NOTE: NO GRADING IS PROPOSED, PADS SHOWN HEREON ARE FOR DESIGN STUDY PURPOSES ONLY.
16. SOLAR ACCESS: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING ALLOWED BY THIS SUBDIVISION.

SDC PDS RCVD 08-29-17
TPM21233

Prepared by:

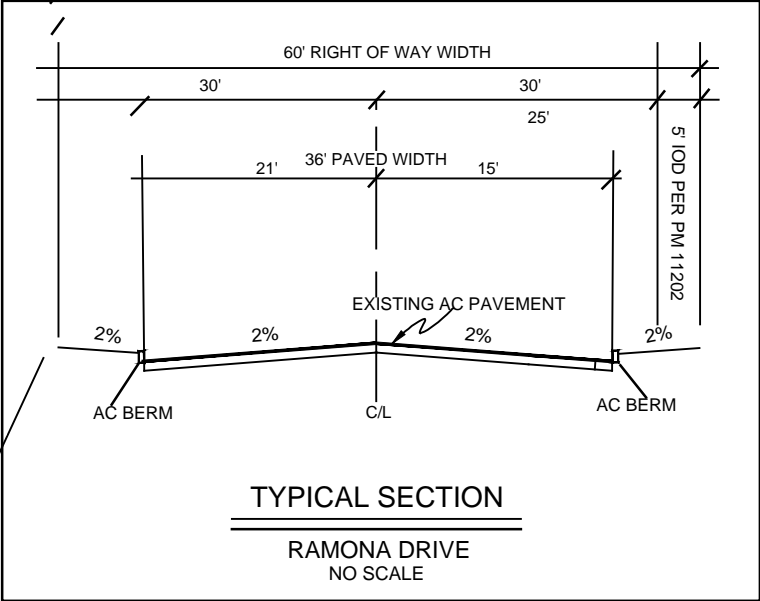
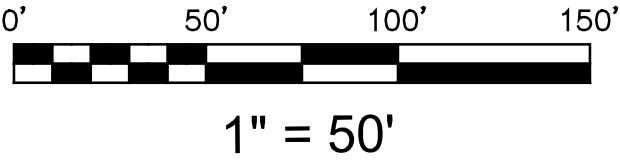
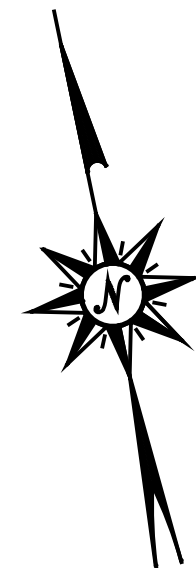
Dale A. Greene

DALE A. GREENE

MAY 17, 2017

DATE

dk Greene Consulting, Inc.
P.O. BOX 143
BONSALL, CA 92003
(760) 525-0264



SLOPE ANALYSIS

PARCEL 1: 21.9%
PARCEL 2: 18.4%
PARCEL 3: 20.9%
TOTAL PARCEL: 20.4%

BEARINGS HEREON HAVE BEEN ROTATED PER THE CCS 83, ZONE 6 GRID BEARING BETWEEN SLR 04 AND SLR 10, PER RECORD OF SURVEY 21563.

NOTE:

THE PROPOSED 25' PROPOSED PRIVATE ROAD EASEMENT SHOWN ON P.M. 11202 HAS BEEN QUITCLAIMED PER DOC. REC'D JULY 10, 2002 AS INST. NO. 2002-0578644.

L=23.64'
R=207.00'
D=6°32'35"

L=22.84'
R=200.00'
D=6°32'35"

