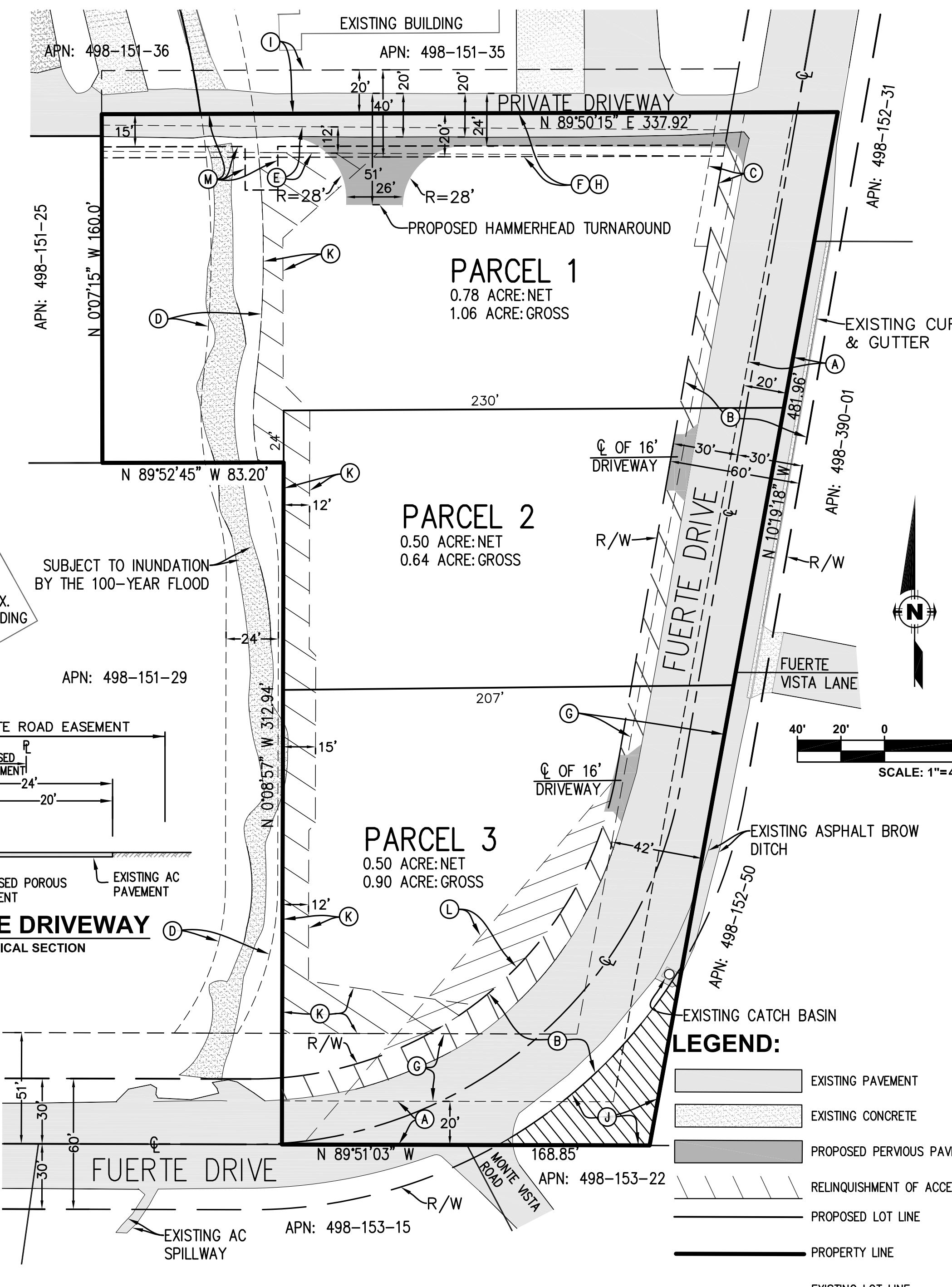


EASEMENT LEGEND:

- (A) EASEMENT FOR PUBLIC ROAD PURPOSES PER DOC. RECORDED 6/5/1897 IN BOOK 257, PAGE 281 OF DEEDS. 20' WIDE
 - (B) HIGHWAY EASEMENT PER DOC. RECORDED 2/17/1949 IN BOOK 3114, PAGE 276 OF OFFICIAL RECORDS. 60' WIDE
 - (C) EASEMENT FOR WATER PIPELINE PURPOSES PER DOC. RECORDED 5/11/1954 IN BOOK 5234, PAGE 9 OF OFFICIAL RECORDS. 6' WIDE
 - (D) EASEMENT FOR FLOOD DRAINAGE PURPOSES PER DOC. NO. 1976-063220, RECORDED 3/3/1976 OF OFFICIAL RECORDS. 24' WIDE
 - (E) SDGE EASEMENT AND RIGHT OF WAY FOR POWER POLES PER DOC. 1976-143187, RECORDED 5/12/1976, OF OFFICIAL RECORDS. 12' WIDE
 - (F) EASEMENT FOR ROAD AND PUBLIC UTILITIES PER DOC. NO. 1976-153711, RECORDED 5/21/1976, OF OFFICIAL RECORDS. 20' WIDE
 - (G) IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY FOR ROADWAY PURPOSES GRANTED TO THE COUNTY OF SAN DIEGO PER DOC. NO. 75-035079, RECORDED 2/14/1975, OF OFFICIAL RECORDS. 42' WIDE
 - (H) SDGE EASEMENT FOR UTILITY PURPOSES PER DOC. NO. 1983-218209, RECORDED 6/28/1983, OF OFFICIAL RECORDS. 20' WIDE
 - (I) PRIVATE ROAD AND UTILITY EASEMENT PER DOC#2014-0261689. 20' WIDE
 - (J) PROPOSED LANDSCAPE EASEMENT
 - (K) PROPOSED PRIVATE DRAINAGE EASEMENT (VARIES 10'~15')
 - (L) PROPOSED CLEAR SPACE EASEMENT
 - (M) PROPOSED 15' ACCESS EASEMENT FOR INGRESS AND EGRESS TO SAN DIEGO COUNTY FLOOD CONTROL DISTRICT.
- EASEMENT FOR WATERWAY RIGHTS PER DOC. RECORDED 4/25/1893 IN BOOK 212, PAGE 401 OF DEEDS. EXTENTS OF EASEMENT NOT PLOTTABLE.
- EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES PER DOC. RECORDED 2/6/1953 IN BOOK 4740, PAGE 59 OF OFFICIAL RECORDS. OFFSITE, NOT PLOTTED.

TENTATIVE PARCEL MAP 21261



LAND DIVISION STATEMENT / OWNER'S CERTIFICATE

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 (e.g. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS 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 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 PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" 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 FOREGOING IS TRUE AND CORRECT.

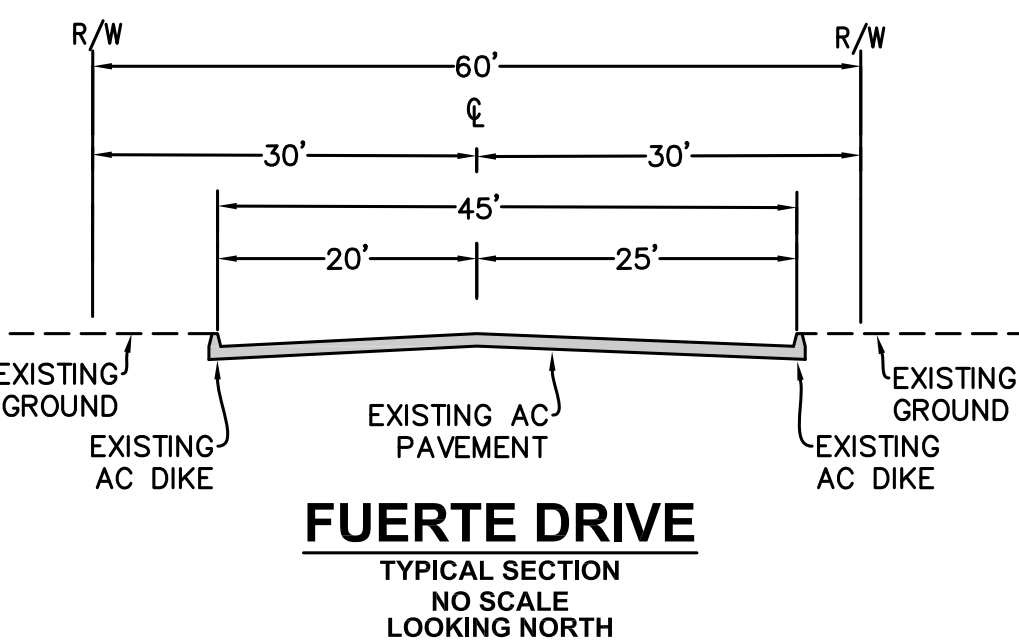
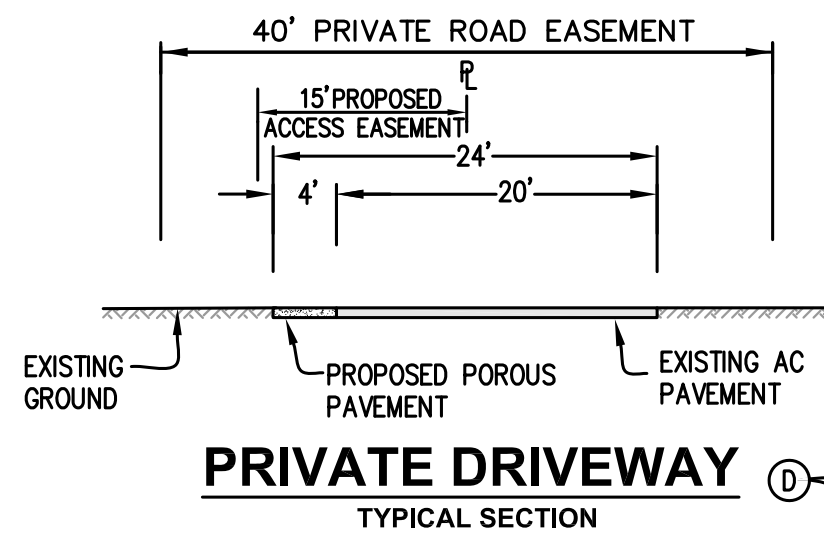
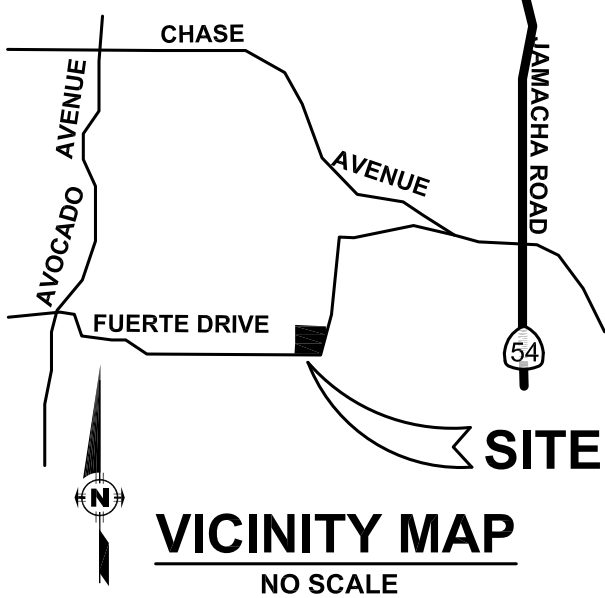
EXECUTED THIS _____ DAY OF _____, 2019 AT SAN DIEGO, CALIFORNIA.

CAROLYN MARIE LAWSON, TRUSTEE _____ DATE
 LAWSON FAMILY SURVIVOR'S TRUST
 1553 E CHASE AVENUE
 EL CAJON, CA 92020
 (619) 339-4024

- TAX ASSESSOR'S PARCEL NUMBER: 498-151-23
- ABBREVIATED LEGAL DESCRIPTION: PARCEL 2 OF PARCEL MAP NO. 4558
- GENERAL PLAN REGIONAL CATEGORY: SEMI-RURAL
- GENERAL PLAN LAND USE DESIGNATION: SR-0.5
- COMMUNITY PLAN AREA: VALLE DE ORO
- EXISTING/PROPOSED ZONING:

ZONE	
USE REGULATIONS	RR
ANIMAL REGULATIONS	J
DENSITY	-
LOT SIZE	0.5 AC
BUILDING TYPE	C
MAXIMUM FLOOR AREA	---
FLOOR AREA RATIO	---
HEIGHT	G
LOT COVERAGE	---
SETBACK	G
OPEN SPACE	---
SPECIAL AREA REGULATIONS	---

- LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD: THE PROJECT FRONTS ON FUERTE DRIVE, A PUBLICLY MAINTAINED ROAD
- ASSOCIATED PERMITS: NONE
- ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION
- SEWER: NONE
- WATER: HELIX WATER DISTRICT
- FIRE: SAN MIGUEL FIRE PROTECTION DISTRICT
- SCHOOL DISTRICT(S): ELEMENTARY: CAJON VALLEY UNION HIGH: GROSSMONT UNION
- GRADING: CUT=600 C.Y. IMPORT/EXPORT=0 FILL=600 C.Y.
- SOURCE OF TOPOGRAPHY: FIELD SURVEY PERFORMED BY WALSH ENGINEERING & SURVEYING, INC. ON 12/28/2016.
- PRIOR TO THE SALE OF THE DESIGNATED PARCEL THE SELLER SHALL OBTAIN A A CERTIFICATE OF COMPLIANCE APPROVED BY THE DIRECTOR.
- TAX AREA RATE: 59094



- LEGEND:**
- [Pattern] EXISTING PAVEMENT
 - [Pattern] EXISTING CONCRETE
 - [Pattern] PROPOSED PERVIOUS PAVEMENT
 - [Pattern] RELINQUISHMENT OF ACCESS RIGHTS
 - [Pattern] PROPOSED LOT LINE
 - [Pattern] PROPERTY LINE
 - [Pattern] EXISTING LOT LINE

PREPARED BY:

**SDC PDS RCVD 2-6-20
 TPM21261**

LAWRENCE W. WALSH RCE 46316 EXP 12-31-20 DATE
Walsh Engineering & Surveying, Inc.
 607 Aldwych Road, El Cajon, CA 92020
 (619) 588-6747 (619) 792-1232 Fax

