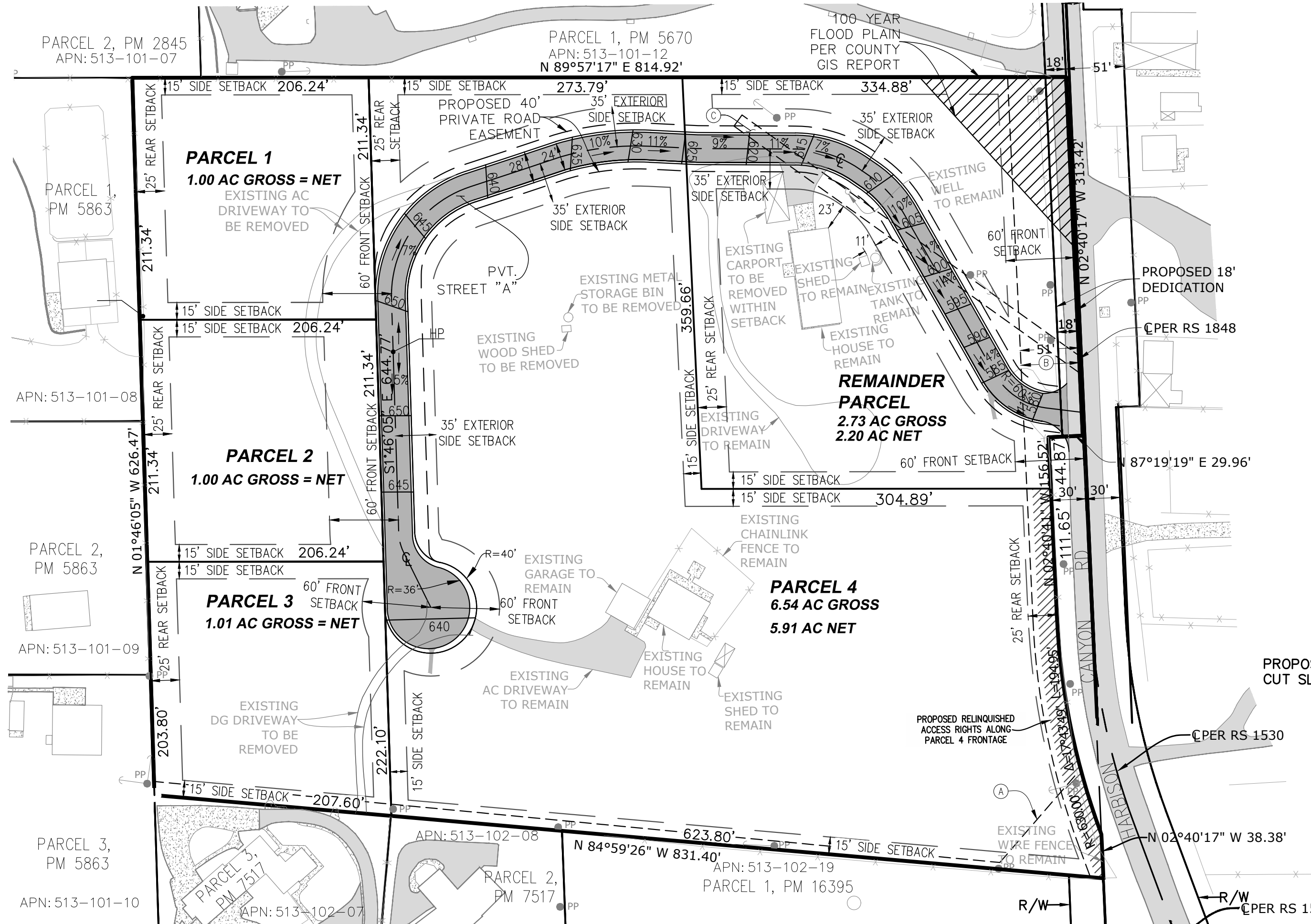


# TENTATIVE PARCEL MAP NO. 21316



## 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.

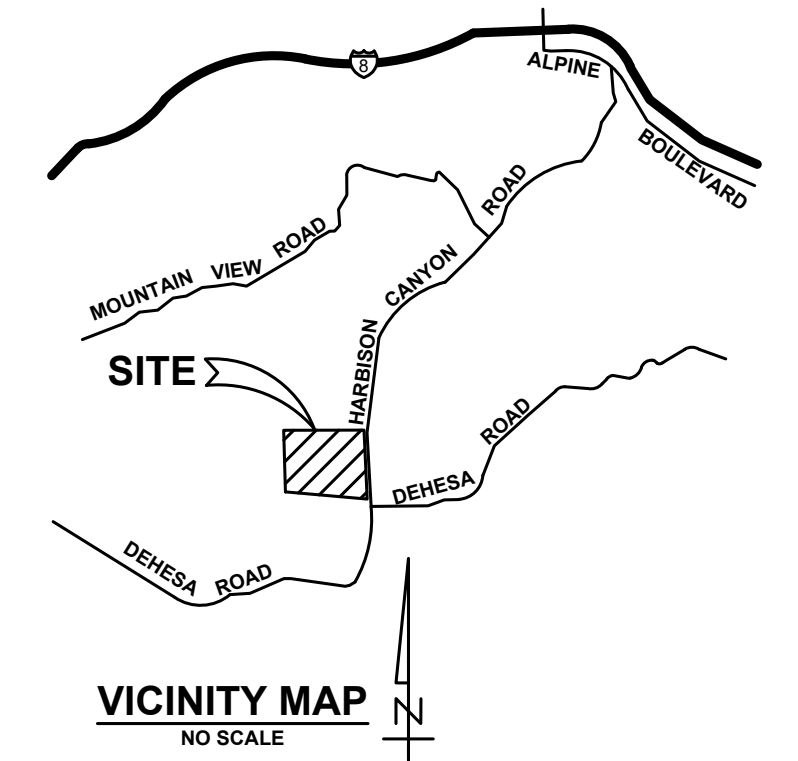
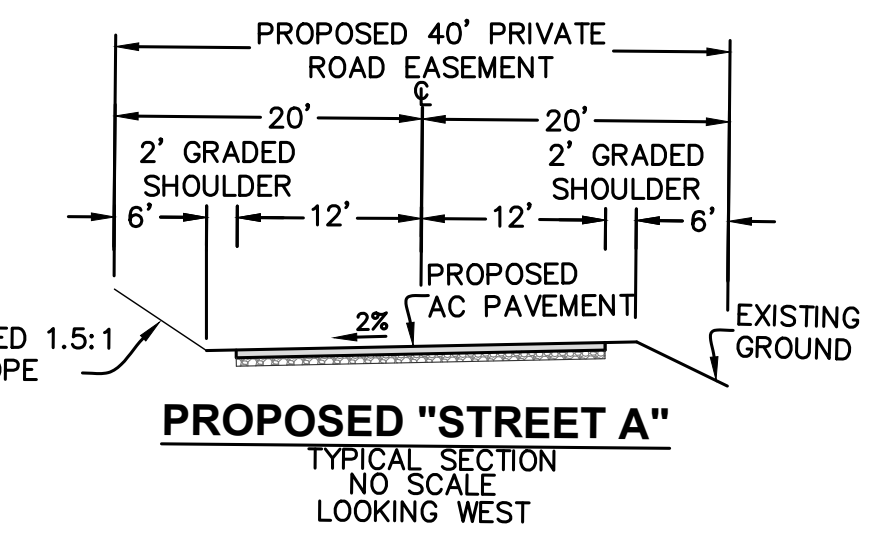
I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" 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 11 DAY OF 9, 2025 AT SAN DIEGO, CALIFORNIA.

*Nagh Sabah*  
 NAGHAM SABAH HAKEEM, OWNER  
 1233 PFEIFER LANE  
 EL CAJON, CA 92020  
 (224) 425-8802

*RA*  
 RAGEED ARMANI, OWNER  
 1233 PFEIFER LANE  
 EL CAJON, CA 92020  
 (224) 425-8802



PARCEL	EXISTING IMPERVIOUS SURFACES (SF)	PROPOSED IMPERVIOUS SURFACES (SF)
1	1,150	6,500
2	2,035	6,500
3	0	6,500
4	8,042	18,278
REMAINDER	5,365	10,526

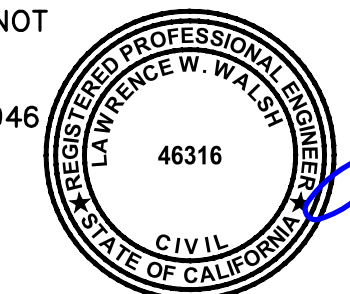
## EASEMENT NOTES:

EASEMENTS PLOTTED PER PRELIMINARY REPORT PREPARED BY CORINTHIAN TITLE COMPANY AS ORDER NO. 2015329-SH DATED MAY 02, 2022.

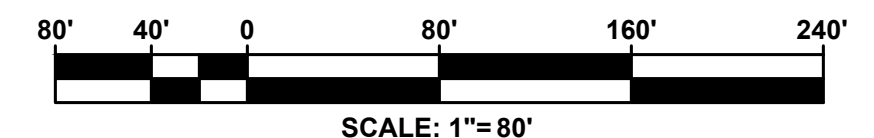
- (A) CENTERLINE OF SDG&E PUBLIC UTILITY EASEMENT RECORDED MARCH 30, 1953 IN BOOK 4791, PAGE 23 (NO WIDTH GIVEN).
  - (B) IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC HIGHWAY GRANTED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED AUGUST 16, 1972 AS DOC# 1972-216628.
  - (C) 12' WIDE PUBLIC UTILITY EASEMENT PER DOCUMENT RECORDED FEBRUARY 20, 1973 AS DOC# 1973-044103.
- CENTERLINE OF SDG&E PUBLIC UTILITY EASEMENT RECORDED JUNE 6, 1940 IN BOOK 1033, PAGE 302 (NOT PLOTTABLE).
- 25' WIDE UNNAMED EASEMENT RECORDED JUNE 13, 1946 IN BOOK 2153, PAGE 78 (NOT PLOTTABLE).

## SITE ADDRESS:

2030 HARBISON CANYON ROAD  
 EL CAJON, CA 92019



PREPARED BY:  
*Lawrence W. Walsh*  
 LAWRENCE W. WALSH RCE 46316 EXP 12-31-26 DATE 9/11/25  
**Walsh Engineering & Surveying, Inc.**  
 607 Aldwych Road, El Cajon, CA 92020  
 (619) 588-6747 (619) 792-1232 Fax



1. TAX ASSESSOR'S PARCEL NUMBER: 513-101-11
  2. ABBREVIATED LEGAL DESCRIPTION: PARCEL 4 OF PARCEL MAP NO. 1002
  3. GENERAL PLAN REGIONAL CATEGORY: SEMI-RURAL
  4. GENERAL PLAN LAND USE DESIGNATION: SR-1
  5. COMMUNITY PLAN AREA: CREST-DEHESA
  6. EXISTING ZONING:
- | ZONE                     |         |
|--------------------------|---------|
| USE REGULATIONS          | A72     |
| ANIMAL REGULATIONS       | O       |
| DENSITY                  | -       |
| LOT SIZE                 | 1.0 AC  |
| BUILDING TYPE            | C       |
| MAXIMUM FLOOR AREA       | -       |
| FLOOR AREA RATIO         | -       |
| HEIGHT                   | G       |
| LOT COVERAGE             | -       |
| SETBACK                  | C       |
| OPEN SPACE               | -       |
| SPECIAL AREA REGULATIONS | -/Por F |
7. LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD: THE PARCEL FRONTS HARBISON CANYON ROAD, A PUBLICLY MAINTAINED ROAD.
  8. ASSOCIATED PERMITS: NONE
  9. ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.
  10. SEWER: N/A-SEPTIC
  11. WATER: PADRE DAM MUNICIPAL WATER DISTRICT
  12. FIRE: SAN DIEGO COUNTY FIRE PROTECTION DISTRICT
  13. SCHOOL DISTRICT(S): ELEMENTARY: DEHESA HIGH: GROSSMONT UNION
  14. GRADING: CUT=12,700 C.Y. FILL=11,400 C.Y. SHRINKAGE (10%)=1,300 C.Y. IMPORT/EXPORT=0 C.Y. AS SHOWN ON THE PRELIMINARY GRADING PLAN.
  15. SOURCE OF TOPOGRAPHY: TOPOGRAPHY PROVIDED BY PHOTOGEODETIC, INC. DATE FLOWN: APRIL 19, 2022
  16. TAX RATE AREA IS 67007