







LEGAL DESCRIPTION

ALL THAT PORTION OF LOT "P" IN BLOCK 271 OF A RESUBDIVISION OF LOT 6 IN BLOCK 271 AND 273 OF RANCHO RINCON DEL DIABLO, ACCORDING TO THE MAP THEREOF. 1519, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY. JANUARY 21. 1913, TOGETHER WITH THAT PORTION OF LOT 5 IN BLOCK 266 OF RANCHO RINCON DEL DIABLO. ACCORDING TO THE MAP THEREOF NO. 725, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS WHOLE AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT "O" IN SAID RESUBDIVISION: THENCE ALONG THE BOUNDARY LINE BETWEEN LOTS "O" AND "F" IN SAID BLOCK 271. NORTH 65°08'00" WEST, 234.76 FEET; THENCE NORTH 13°22'00" EAST, 150.00 FEET; THENCE NORTH 18°39'00" EAST, 289.00 FEET TO THE MOST NORTHERLY CORNER OF A PORTION OF SAID LOT "O", CONVEYED TO LAMBERT D. OAKS AND WIFE DESCRIBED AS PARCEL 2 IN DEED DATED JUNE 2, 1940 AND RECORDED IN BOOK 1054, PAGE 285 OF OFFICIAL RECORDS; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LAND CONVEYED TO OAKS, SOUTH 45°41' EAST, 185.00 FEET AND SOUTH 35°41'30" EAST (RECORD SOUTH 35°24'00" EAST) 62.75 FEET TO POINT "A": THENCE NORTH 74°13'30" EAST, 142.84 FEET TO AN ANGLE POINT IN THE SOUTHWESTERLY BOUNDARY OF THE LAND DESCRIBED IN PARCEL 1 IN DEED TO AUSTIN BROTHERS, RECORDED DECEMBER 16 1960, AS DOCUMENT NO. NO. 243768 OF OFFICIAL RECORDS; THENCE ALONG SAID BOUNDARY AS FOLLOWS: SOUTH 0°14'40" EAST, 63.09 FEET (RECORD SOUTH 0°22'54" WEST, 62.73 FEET); THENCE SOUTH 35°12'30" EAST, 81.48 FEET (RECORD SOUTH 35°32'28" EAST, 82.11 FEET) AND THENCE NORTH 84°56'00" EAST, (RECORD NORTH 84°57'20" EAST) 7048 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 31°26'00" EAST, 144.46 FEET; THENCE SOUTH 45°14'10" EAST, 565.72 FEET TO A POINT IN THE NORTHEASTERLY LINE, A PORTION OF LOT "P" IN SAID BLOCK 271. DESCRIBED AS PARCEL 1 IN SAID DEED TO OAKS: THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL 1, SOUTH 60°54'50" EAST, 444.20 FEET TO AN ANGLE POINT THEREIN AND SOUTH 9°01' WEST. 545.12 FEET TO AN ANGLE POINT. BEING ALSO A POINT IN THE SOUTHEASTERLY LINE OF SAID RANCHO RINCON DEL DIABLO; THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 56° EAST, 1547.44 FEET; THENCE NORTH 84°14'40" WEST, 408.17 FEET; THENCE NORTH 25°16'15" WEST, 278.01 FEET; THENCE NORTH 15°31'10" EAST, 165.12 FEET; THENCE NORTH 10°21'50" WEST, 524.25 FEET TO THE MOST EASTERLY CORNER OF PARCEL 1. AS SHOWN ON RECORD OF SURVEY MAP NO. 4945; THENCE ALONG THE BOUNDARY LINE OF PARCELS 1 AND 2, SOUTH 63°48'40" WEST, 336.84 FEET (RECORD SOUTH 63°47'10" WEST); THENCE NORTH 29°05'30" WEST, (RECORD NORTH29°07' WEST) 999.02 FEET TO THE SOUTHERLY LINE OF THE PARCEL G OF THAT CERTAINDEED OF TRUST FILED JULY 20, 1962, AS DOCUMENT NO. NO. 123681 OF OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY LINE OF PARCEL "G", "I" AND "J" IN SAID DEED OF TRUST, AS FOLLOWS:

336.84 FEET (RECORD SOUTH 63°47'10" WEST); THENCE NORTH 29°05'30" WEST, (RECORD NORTH29°07' WEST) 999.02 FEET TO THE SOUTHERLY LINE OF THE PARCEL G OF THAT CERTAINDEED OF TRUST FILED JULY 20, 1962, AS DOCUMENT NO. NO. 123681 OF OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY LINE OF PARCEL "G", "I" AND "J" IN SAID DEED OF TRUST, AS FOLLOWS:

SOUTH 55°38'30" WEST, 186.95 FEET (RECORD SOUTH 55°37'18" WEST); THENCE SOUTH 30°16'10" WEST (RECORD SOUTH 30°14'55" WEST) 267.47 FEET; THENCE SOUTH 6°22'40" WEST, 121.75 FEET (RECORD SOUTH 6°21'24" WEST, 121.87 FEET); THENCE SOUTH 48°54'10" WEST (RECORD SOUTH 48°54'27" WEST), 269.18 FEET; THENCE SOUTH 24°39'50" EAST, 372.51 FEET (RECORD SOUTH 24°39'37" EAST, 372.65 FEET); THENCE SOUTH 20°48'40" WEST (RECORD SOUTH 20°47'28" WEST) 112.69 FEET; THENCE SOUTH 52°40'50" WEST, 327.03 FEET (RECORD SOUTH 52°39'30" WEST, 327.36 FEET; THENCE SOUTH 84°56' WEST, 49.70 FEET TO THE TRUE POINT OF BEGINNING.

AN EASEMENT AND RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS OVER, UNDER, ALONG AND ACROSS A STRIP OF LAND 20 FEET IN WIDTH, OVER ALL THAT PORTION OF LOTS "O" AND "P" IN BLOCK 271 OF A RESUBDIVISION OF LOT 6 IN BLOCK 266 AND BLOCK 271 AND 273 OF RANCHO RINCON DEL DIABLO IN THECOUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1519, FILED IN THE OFFICE OF THE COUNTY JANUARY 21, 1913, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT "O"; THENCE ALONG THE BOUNDARY LINE BETWEEN LOTS "O" AND "F" IN SAID BLOCK 271, NORTH 65°08'00" WEST 234.76 FEET: THENCE NORTH 13°22'00" EAST 150.00 FEET: THENCE NORTH 18°39'00" EAST 289.00 FEET TO THE MOST NORTHERLY CORNER OF A PORTION OF SAID LOT "O" CONVEYED TO LAMBERT D. OAKS AND WIFE DESCRIBED AS PARCEL 2 IN DEED DATED JUNE 26, 1940 AND RECORDED IN BOOK 1054, PAGE 285 OF OFFICIAL RECORDS; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LAND CONVEYED TO OAKS, SOUTH 45°41' EAST 185.00 FEET AND SOUTH 35°41'30" EAST (RECORD SOUTH 35°24'00" EAST) 62.75 FEET TO THE TRUE POINT OF BEGINNING: THENCE NORTH 74°13'30" EAST 142.84 FEET TO AN ANGLE POINT IN THE SOUTHWESTERLY BOUNDARY OF THE LAND DESCRIBED IN PARCEL 1 IN DEED TO AUSTIN BROTHERS, RECORDED DECEMBER 16, 1960 AS DOCUMENT NO. NO. 243768, OF OFFICIAL RECORDS; THENCE ALONG SAID BOUNDARY AS FOLLOWS: SOUTH 0°14'40" EAST 63.09 FEET (RECORD SOUTH 0°22'54" WEST 62.73 FEET); THENCE SOUTH 35°12'30" EAST 81.48 FEET (RECORD SOUTH 35°32'28" EAST 82.11 FEET) AND; THENCE NORTH 84°56'00" EAST (RECORD NORTH 84°57'20" EAST) 70.48 FEET; THENCE SOUTH 31°26'00" FAST 144.46 FEET: THENCE SOUTH 45°14'10" EAST 565.72 FEET TO A POINT IN THE NORTHEASTERLY LINE, A PORTION OF LOT "P" IN SAID BLOCK 271 DESCRIBED AS PARCEL 1 IN SAID DEED TO OAKS; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL 1 NORTH 60°54'50" WEST (RECORD NORTH 61°04' WEST) 564.26 FEET AN ANGLE POINT; AND NORTH 35°41'30" WEST (RECORD NORTH 35°41'30" WEST (RECORD NORTH 35°24' WEST) 408.95 FEET TO THE TRUE POINT OF BEGINNING. ROUTING OF SAID EASEMENT. TO BE DETERMINED AT A LATER DATE. SHALL BE FROM THE SOUTHERLY LINE OF PARCEL 1 TO THE EASEMENT DESCRIBED IN PARCEL 5 BELOW.

THOSE CERTAIN EASEMENTS DESCRIBED UNDER PARCEL 5 FOR ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES AS DESCRIBED IN DEED TO AUSTIN BROS., RECORDED DECEMBER 16, 1960, AS DOCUMENT NO. NO. 243768 OF OFFICIAL RECORDS.

AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR A PORTION OF LOT "J" IN BLOCK 271 OF THE RESUBDIVISION OF LOT 6, BLOCK 266 AND BLOCK 271 AND 273 (MAP NO. 725) OF RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1519, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, JANUARY 21, 1913, THE SOUTHERLY LINE OF SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT "J", WITH THE EASTERLY LINE OF THE COUNTY ROAD KNOWN AS ROAD SURVEY NO. 776, AS SHOWN ON MAP ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY; THENCE SOUTH 71°45'10" EAST (RECORD NORTH 71°45'10" EAST) 256.33 FEET TO THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED UNDER PARCEL 1 IN DEED TO FRED H. SMITH ET UX, RECORDED MAY 19, 1938, AS DOCUMENT NO. 23345 IN BOOK 786, PAGE 16 OF OFFICIAL RECORDS. SAID EASEMENT BEGINNING IN SAID EASTERLY LINE OF SAID ROAD SURVEY NO. 776 AND ENDING IN THE SOUTHEASTERLY LINE OF SAID SMITH'S LAND.

AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR ROAD PURPOSES OVER A STRIP OF LAND 20 FEET IN WIDTH OVER A PORTION OF LOTS "J", "I" AND "O" IN BLOCK 271 OF THE RESUBDIVISION OF LOT 6, BLOCK 266 AND BLOCKS 271 AND 273 (MAP NO. 725) OF RANCHO RINCON DEL DIABLO. IN THE COUNTY OF SAN DIEGO. STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1519, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, JANUARY 21, 1913, THE SOUTHERLY LINE OF SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT "J", WITH THE EASTERLY LINE OF THE COUNTY ROAD KNOWN AS "ROAD SURVEY NO. 776" AS SHOWN ON MAP ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY; THENCE SOUTH 71°45'10" EAST (RECORD NORTH 71°45'10" EAST) 256.33 FEET TO THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED UNDER PARCEL 1 IN DEED TO FRED H. SMITH, ET UX RECORDED MAY 19, 1938, AS DOCUMENT NO. NO. 23345, IN BOOK 786, PAGE 16 OF OFFICIAL RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 48°55' EAST, ALONG THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED TO FRED H. SMITH AND WIFE, RECORDED APRIL 9, 1938, AS DOCUMENT NO. 15789 IN BOOK 758, PAGE 399 OF OFFICIAL RECORDS, 272 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 45°41' EAST, 185 FEET; THENCE SOUTH 35°24' EAST, 471.70 FEET.

PARCEL 6:

PARCEL 6B:

PARCEL 5:

PARCEL 3:

AN EASEMENT AND RIGHT OF WAY FOR ROAD, UTILITY, SEWER, WATER, GAS, POWER, TELECOMMUNICATION, TELEPHONE, AND CABLE TELEVISION PURPOSES AND APPURTENANCES THERETO TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT-OF-WAY OVER, UNDER, ALONG AND ACROSS THE FOLLOWING DESCRIBED THREE PARCELS:

A STRIP OF LAND 40.00 FEET WIDE LYING WITHIN LOT 2 IN FRACTIONAL SECTION 30. TOWNSHIP 12 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY OF SAID LOT 2. DISTANT THEREON NORTH 56°00'00" EAST, 73.63 FEET FROM THE SOUTHERLY CORNER OF THAT 51.17 ACRE PARCEL SHOWN AND DELINEATED ON RECORD OF SURVEY MAP NO. 6747, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, SEPTEMBER 27, 1966; SAID POINT BEING A POINT ON A 200.00 FOOT RADIUS CURVE CONCAVE EASTERLY, A RADIAL LINE THERETO BEARS SOUTH 72°14'52" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°15'50" AN ARC DISTANCE OF 116.11 FEET; THENCE TANGENT TO SAID CURVE SOUTH 15°30'42" EAST, 100.99 FEET TO THE BEGINNING OF A 200.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°31'45" AN ARC DISTANCE OF 151.95 FEET TO A POINT OF REVERSE CURVATURE OF A 150.00 FOOT RADIUS CURVE CONCAVE EASTERLY. A RADIAL LINE THERETO BEARS NORTH 49°32'16" WEST: THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°46'53" AN ARC DISTANCE OF 88.44 FEET TO A POINT OF REVERSE CURVATURE OF A 150.00 FOOT RADIUS CURVE CONCAVE WESTERLY, A RADIAL LINE THERETO BEARS NORTH 84°14'11" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°07'52" AN ARC DISTANCE OF 29.14 FEET TO POINT 'A'; THENCE CONTINUING SOUTHERLY ALONG SAID 150.00 FOOT RADIUS CURVE WESTERLY THROUGH A CENTRAL ANGLE OF 44°10'13" AN ARC DISTANCE OF 115.64 FEET; THENCE SOUTH 49°32'16" WEST, 40.45 FEET MORE OR LESS TO THE NORTHERLY SIDELINE OF SAN PASQUAL VALLEY ROAD, RELOCATION ROUTE 15 DIV. 1-X1-SD-197A.

BEGINNING AT POINT 'A' AS DESCRIBED IN PARCEL 3A ABOVE; SAID POINT BEING THE CENTER OF A 44.00 FOOT RADIUS CIRCLE. SAID CIRCLE SHALL TERMINATE NORTHERLY AND SOUTHERLY AT THE SIDELINES OF SAID PARCEL A WITH TANGENT 20.00 FOOT RADIUS RETURNS.

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING WITHIN PARCEL 6A ABOVE.

THAT PORTION OF SAID LOT 2 LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE MOST SOUTHERLY CORNER OF THAT 51.17 ACRE PARCEL AS SHOWN ON SAID RECORD OF SURVEY MAP NO. 6747; THENCE SOUTH 65°29'00" EAST, 34.75 FEET TO THE WESTERLY SIDELINE OF THE 40.00 FOOT STRIP DESCRIBED IN PARCEL 6A ABOVE.

LEGAL DESCRIPTION (CONTINUED)

ANGLES, AND PARALLEL WITH THE FOLLOWING DESCRIBED CENTERLINE:

A PRIVATE ROAD AND UTILITY EASEMENT OVER, UNDER, ALONG AND ACROSS A PORTION OF LOTS O AND P, BLOCK 271 AND A PORTION OF LOT L, BLOCK 266, ACCORDING TO MAP THEREOF NO. 1519, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON JANUARY 21, 1913, A PORTION OF LOT 5, BLOCK 266 OF THE RANCHO RINCON DEL DIABLO, ACCORDING TO MAP THEREOF NO. 725 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON AUGUST 13, 1892 AND A PORTION OF THE UNNAMED STREET VACATED BY ORDER NO, 97-77 OF THE COUNTY OF SAN DIEGO BOARD OF SUPERVISORS ON SEPTEMBER 26, 1938, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 7A:

A STRIP OF LAND 40.00 FEET IN WIDTH LYING 20.00 FEET EACH SIDE OF, MEASURED AT RIGHT

COMMENCING AT THE INTERSECTION OF THE NORTHERLY BOUNDARY OF RECORD OF SURVEY NO. 5886, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON JUNE 27, 1961, WITH THE EASTERLY SIDELINE OF ORO VERDE ROAD (60.00 FEET WIDE), ACCORDING TO COUNTY OF SAN DIEGO ROAD SURVEY 776, ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY; THENCE ALONG SAID EASTERLY SIDELINE SOUTH 22°38'45" WEST, 20.00 FEET TO THE CENTERLINE OF THE SAID 40.00 FOOT STRIP OF LAND AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EASTERLY SIDELINE ALONG SAID CENTERLINE SOUTH 67°21'15" EAST. 238.15 FEET TO THE BEGINNING OF A TANGENT 100.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°45'48" A DISTANCE OF 85.11 FEET: THENCE TANGENT TO SAID CURVE SOUTH 18°35'27" EAST. 151.92 FEET TO THE BEGINNING OF A TANGENT 100.00 FOOT RADIUS CURVE CONCAVE WESTERLY: THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°03'09" A DISTANCE OF 50.71 FEET; THENCE TANGENT TO SAID CURVE SOUTH 10°27'42" WEST. 45.27 FEET TO THE BEGINNING OF A TANGENT 100.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°01'01" A DISTANCE OF 34.94 FEET: THENCE TANGENT TO SAID CURVE SOUTH 09°33'19" EAST, 160.40 FEET TO A POINT HEREIN DESIGNATED AND HEREAFTER REFERRED TO AS POINT "A". THE SIDELINES OF SAID PARCEL 7A ARE TO BE LENGTHENED OR SHORTENED TO BEGIN IN THE EASTERLY SIDELINE OF SAID ORO VERDE ROAD AND TERMINATE IN A LINE DRAWN AT RIGHT ANGLES THROUGH POINT "A".

BEGINNING AT POINT "A" DESCRIBED IN EASEMENT 1 ABOVE; THENCE AT RIGHT ANGLES WITH THE

PARCEL

LAST MENTIONED COURSE IN THE CENTERLINE OF SAID 40.00 FOOT STRIP OF LAND NORTH 80°26'41" EAST. 20.00 FEET TO A POINT IN THE ARC OF A 40.00 FOOT RADIUS CURVE CONCAVE NORTHERLY. A RADIAL LINE FROM SAID POINT BEARS NORTH 80°26'41" EAST; THENCE COUNTERCLOCKWISE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 149°42'25" A DISTANCE OF 104.52 FEET; THENCE TANGENT TO SAID CURVE NORTH 20°44'16" EAST, 76.70 FEET TO THE BEGINNING OF A TANGENT 80.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°31'44" A DISTANCE OF 38.44 FEET; THENCE TANGENT TO SAID CURVE NORTH 06°47'28" WEST, 46.61 FEET TO THE BEGINNING OF A TANGENT 120.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY: THENCE CLOCKWISE ALONG THE ARC OF SAID CURVE THROUGH CENTRAL ANGLE OF 83°48'22" A DISTANCE OF 175.52 FEET; THENCE TANGENT TO SAID CURVE NORTH 77°00'54" EAST, 75.00 FEET TO THE BEGINNING OF A TANGENT 80.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY: THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°23'07" A DISTANCE OF 54.99 FEET TO A POINT IN THE ARC OF SAID CURVE TO WHICH A RADIAL LINE BEARS SOUTH 52°22'13" EAST; THENCE ALONG THE PROLONGATION OF SAID RADIAL LINE SOUTH 52°22'13" EAST, 20.00 FEET TO A POINT HEREIN DESIGNATED AND HEREAFTER REFERRED TO AS POINT "B"; THENCE CONTINUING ALONG SAID PROLONGATION SOUTH 52°22'13" EAST, 20.00 FEET TO A POINT IN THE ARC OF A 120.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 52°22'13" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL. ANGLE OF 06°44'02" A DISTANCE OF 14.10 FEET TO A POINT IN THE ARC OF SAID CURVE TO WHICH A RADIAL LINE BEARS SOUTH 45°38'11" EAST; THENCE LEAVING SAID CURVE SOUTH 26°41'34" WEST, 62.33 FEET: THENCE SOUTH 89°26'10" WEST. 122.93 FEET TO A POINT IN THE ARC OF AN 80.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 27°32'18" WEST; THENCE COUNTERCLOCKWISE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°15'10" A DISTANCE OF 96.70 FEET; THENCE TANGENT TO SAID CURVE SOUTH 06°47'28" EAST, 46.61 FEET TO THE BEGINNING OF A TANGENT 120.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°31'44" A DISTANCE OF 57.66 FEET; THENCE TANGENT TO SAID CURVE SOUTH 20°44'16" WEST, 76.70 FEET TO THE BEGINNING OF A TANGENT 80.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY: THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°34'06" A DISTANCE OF 28.72 FEET TO A POINT IN THE ARC OF SAID CURVE TO WHICH A RADIAL LINE BEARS SOUTH 48°41'38" EAST; THENCE LEAVING THE ARC OF SAID CURVE SOUTH 14°15'18" WEST, 11.33 FEET; THENCE SOUTH 37°32'26" WEST, 25.93 FEET; THENCE SOUTH 49°26'04" WEST, 83.59 FEET; TO A POINT ON THE CENTERLINE OF THAT CERTAIN 20FOOT WIDE STRIP OF LAND DESCRIBED IN EASEMENT PARCEL 4 "A" OF DEED RECORDED DECEMBER 16, 1960 AS FILE/PAGE NO. 243768 O OFFICIAL RECORDS; THENCE NORTH 13°06'01" WEST, 70.07 FEET TO A POINT IN THE ARC OF AN 80.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 28°15'42" WEST: THENCE LEAVING SAID CENTERLINE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°10'59" A DISTANCE OF 72.86 FEET TO A POINT IN THE ARC OF SAID CURVE TO WHICH A RADIAL LINE BEARS SOUTH 80°26'14" WEST; THENCE LEAVING THE ARC OF SAID CUIVE ALONG SAID RADIAL LINE NORTH 80°26'41" EAST, 20.00 FEET TO POINT "A" AND THE POINT OF BEGINNING.

PARCEL 7C:

A STRIP OF LAND 40.00 FEET IN WIDTH LYING 20.00 FEET EACH SIDE OF, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT POINT "B" DESCRIBED IN PARCEL 7B ABOVE; THENCE ALONG THE HEREIN DESCRIBED CENTERLINE NORTH 37°37'47" EAST, 128.60 FEET TO THE BEGINNING OF A TANGENT 100.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°24'03" A DISTANCE OF 28.62 FEET; THENCE TANGENT TO SAID CURVE NORTH 54°01'50" EAST, 473.02 FEET TO THE BEGINNING OF A TANGENT 100.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°57'52" A DISTANCE OF 36.59 FEET; THENCE TANGENT TO SAID CURVE NORTH 74°59'42" EAST, 68.59 FEET TO THE BEGINNING OF A TANGENT 100.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°18'50" A DISTANCE OF 38.94 FEET; THENCE TANGENT TO SAID CURVE NORTH 52°40'53" EAST, 41.00 FEET TO A POINT IN THE EAST BOUNDARY OF THE ABOVEMENTIONED RECORD OF SURVEY NO. 5886, SAID POINT BEARS NORTH 22°12'48" EAST (R OF S 5886 = NORTH 19°53'06" EAST), 10.36 FEET FROM THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE BOUNDARY OF SAID R OF S NO. 5886 DESCRIBED AS NORTH 19°53'06" EAST, 95.06 FEET AND THE TERMINUS OF THE HEREIN DESCRIBED 40.00 FOOT ROAD AND UTILITY EASEMENT.

THE SIDELINES OF SAID PARCEL 7C ARE TO BE LENGTHENED OR SHORTENED TO BEGIN IN A LINE THAT BEARS NORTH 52°22'13" WEST THROUGH POINT "B" AND TERMINATE IN THE WEST LINE OF THAT CERTAIN 20.00 FOOT WIDE PRIVATE ROAD EASEMENT SHOWN ON RECORD OF SURVEY NO. 4945 AND DESCRIBED UNDER PARCEL 3 IN DEED RECORDED DECEMBER 16, 1960 AT FILE/PAGE NO. 243773, OFFICIAL RECORDS.

ACROSS A PORTION OF LOT 5, BLOCK 266 OF THE RANCHO RINCON DEL DIABLO, ACCORDING TO

PARCEL 8: AN EASEMENT FOR DRIVEWAY INGRESS AND EGRESS, AND UTILITIES OVER, UNDER, ALONG AND

DESCRIBED POINT "A".

MAP THEREOF NO. 725 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON AUGUST 13, 1892, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY TERMINUS OF THE CERTAIN LINE IN THE BOUNDARY OF RECORD OF SURVEY NO. 5886, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON JUNE 27, 1961, SHOWN AS NORTH 6°21'24" EAST, 121.87; THENCE CONTINUING ALONG SAID BOUNDARY NORTH 30°44'06" EAST (NORTH 30°14'55" EAST PER R OF S NO. 5886), 44.50 FEET TO A POINT HEREIN DESIGNATED AND HEREAFTER REFERRED TO AS POINT "A": THENCE RETRACING ALONG SAID BOUNDARY SOUTH 30°44'06" WEST, 44.50 FEET; THENCE SOUTH 61°50'17" WEST, 41.24 FEET; THENCE NORTH 73°05'52" WEST, 247.91 FEET TO THE EASTERLY SIDELINE OF THAT CERTAIN 40.00 FOOT WIDE PRIVATE ROAD EASEMENT DESCRIBED HEREIN UNDER EXHIBIT "E"; THENCE ALONG SAID EASTERLY SIDELINE NORTH 26°41'54" EAST 9.92 FEET TO THE BEGINNING OF A TANGENT 120.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE CONTINUING ALONG SAID EASTERLY SIDELINE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°44'02" A DISTANCE OF 14.10 FEET; THENCE CONTINUING ALONG SAID EASTERLY SIDELINE NORTH 37°37'47" EAST, 6.32 FEET TO A POINT IN THE ARC OF A 30.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 48°55'00" WEST; THENCE LEAVING SAID EASTERLY SIDELINE. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°00'52" A DISTANCE OF 16.76 FEET; THENCE TANGENT TO SAID CURVE SOUTH 3°05'52" EAST, 179.00 FEET TO THE BEGINNING OF A TANGENT 90.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE COUNTER CLOCKWISE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°00'00" A DISTANCE OF 76.97 FEET; THENCE NORTH 57°44'06" EAST, 23.12 FEET TO THE HEREIN

ENCUMBRANCES

THE FOLLOWING EASEMENT EXCEPTIONS ARE FROM TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY ORDER NO. 126946-996-SD1-RT4 DATED JULY 20, 2022.

ITEM NO. DESCRIPTION

- A RIGHT OF WAY FOR PIPELINES AND DITCHES IN FAVOR OF THE ESCONDIDO IRRIGATION DISTRICT, RECORDED AUGUST 1, 1895 IN BOOK 238 PAGE 390 OF DEEDS.
 THE ROUTE OR LOCATION CANNOT BE DETERMINED FROM SAID INSTRUMENT.
- Z EASEMENTS FOR INGRESS AND EGRESS, PIPELINES, DRAINAGE AND/OR PUBLIC UTILITIES AND INCIDENTAL PURPOSES THERETO OVER, UNDER, ALONG AND ACROSS AS GRANTED AND/OR RESERVED IN VARIOUS DEEDS OF RECORD.

 THE ROUTE OR LOCATION CANNOT BE DETERMINED FROM SAID INSTRUMENT.
- AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED JULY 15, 1966 AS FILE NO. 115683 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED OCTOBER 28, 1993 AS FILE NO. 1993-0724751 OF OFFICIAL RECORDS.
- AN EASEMENT AGREEMENT SUBJECT TO ALL TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, EXECUTED BY ROYAL VIEW DEVELOPMENT, INC., A CALIFORNIA CORPORATION AND BURNET F. WOHLFORD, TRUSTEE OF THE WOHLFORD TRUST, RECORDED FEBRUARY 8, 2002 AS FILE NO. 2002-0114029 OF OFFICIAL RECORDS.
- A GRANT OF EASEMENT SUBJECT TO ALL TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, EXECUTED BY ROYAL VIEW DEVELOPMENT, INC., A CALIFORNIA CORPORATION AND BURNET F. WOHLFORD, TRUSTEE OF THE WOHLFORD TRUST, RECORDED FEBRUARY 13, 2002 AS FILE NO. 2002-0127385 OF OFFICIAL RECORDS.
- AN EASEMENT AGREEMENT SUBJECT TO ALL TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, EXECUTED BY SAN PASQUAL BAR B RANCH, INC., A CALIFORNIA CORPORATION AND BURNET F. WOHLFORD, TRUSTEE OF THE WOHLFORD TRUST, RECORDED JUNE 20, 2002 AS FILE NO.
- 2002-0522986 OF OFFICIAL RECORDS.

 AN EASEMENT FOR PUBLIC UTILITIES, EASEMENT IN FAVOR OF CITY OF ESCONDIDO, RECORDED NOVEMBER 4, 2004 AS FILE NO. 2004-01048251 OF OFFICIAL RECORDS.
- A GRANT OF EASEMENT SUBJECT TO ALL TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, EXECUTED BY SAN PASQUAL BAR B RANCH, INC., A CALIFORNIA CORPORATION AND BURNET F. WOHLFORD, TRUSTEE OF THE WOHLFORD TRUST, RECORDED NOVEMBER 4, 2004 AS FILE NO. 2004—01048278 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED NOVEMBER 16, 2004 AS FILE NO. 2004-01083879 OF OFFICIAL
- AN EASEMENT FOR PUBLIC EMERGENCY VEHICLE PURPOSES IN FAVOR OF PERRICONE CONSTRUCTION CO., INC., A CALIFORNIA CORPORATION, RECORDED JULY 6, 2007 AS FILE NO. 2007—0452886 OF OFFICIAL RECORDS.
- AN EASEMENT FOR SLOPE AND RELATED SLOPE MAINTENANCE PURPOSES IN FAVOR OF
 PERRICONE CONSTRUCTION CO., INC., A CALIFORNIA CORPORATION, RECORDED JULY 6, 2007 AS FILE
 NO. 2007—0452887 OF OFFICIAL RECORDS.

NOTE

THIS BOUNDARY WAS COMPILED FROM RECORD DATA AND IS NOT BASED ON A FIELD SURVEY BY HUNSAKER AND ASSOCIATES SAN DIEGO, INC.

EXISTING EASEMENTS & ENCUMBRANCES



TENTATIVE PARCEL MAP

ORO VERDE

COUNTY OF SAN DIEGO, CALIFORNIA

