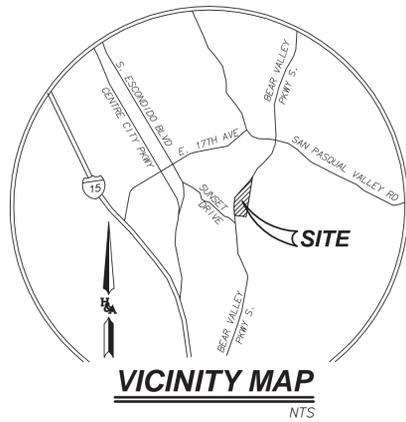


TENTATIVE MAP/PLANNED DEVELOPMENT/GRADING EXEMPTION/REZONE

SUB. NO. 15-0002

661 BEAR VALLEY

City of Escondido, California



LEGEND

- PROJECT BOUNDARY
- LOT NUMBER & PAD ELEVATION
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED SEWER MAIN WITH MANHOLE
- EXISTING SEWER MAIN WITH MANHOLE
- PROPOSED WATER MAIN (8" PVC UNLESS OTHERWISE NOTED)
- EXISTING WATER MAIN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED PVT. ST. LIGHT
- PROPOSED STORM DRAIN SYSTEM
- % OF GRADE
- PROPOSED CENTERLINE PVT. ST. ELEVATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SLOPE (2:1 MAX.)
- LIMITS OF PROPOSED GRADING/DAYLIGHT
- CUT/FILL LINE
- PROPOSED FUEL MODIFICATION ZONE
- PROPOSED FUEL MODIFICATION ZONE
- FUEL MANAGEMENT ZONE SETBACK
- HEAT DEFLECTING LANDSCAPE WALL

ABBREVIATIONS

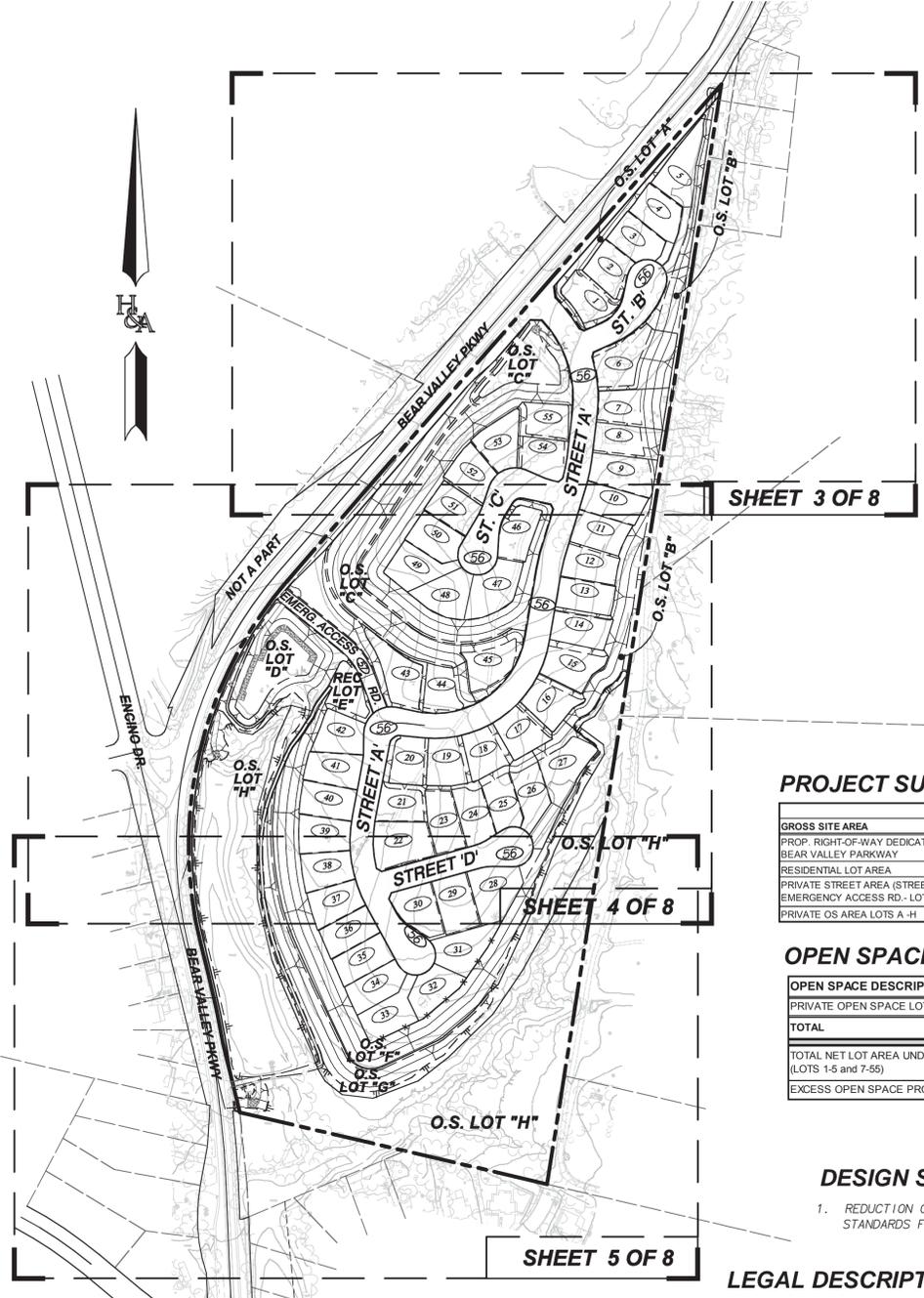
- FL FLOW LINE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TF TOP OF FOOTING
- FS FINISH SURFACE
- S SEWER
- W WATER
- RW RECLAIMED WATER
- SD STORM DRAIN
- NLS NOT TO SCALE
- ELEV ELEVATION
- IE INVERT ELEVATION
- R/W RIGHT OF WAY
- PL PROPERTY LINE
- GB GRADE BREAK
- PI POINT OF INTERSECTION (V.C.)
- P PAD ELEVATION
- SF GROSS SQ. FT.
- NSF NET SQ. FT.
- FP FLOOD PLAIN
- VC VERTICAL CURVE
- MH MANHOLE
- RCP REINFORCED CONCRETE PIPE

PUBLIC UTILITIES AND DISTRICTS

- WATER.....CITY OF ESCONDIDO
- SEWER.....CITY OF ESCONDIDO
- POLICE.....CITY OF ESCONDIDO
- FIRE.....CITY OF ESCONDIDO
- GAS AND ELECTRICITY.....SAN DIEGO GAS AND ELECTRIC
- HIGH SCHOOL DISTRICT.....ESCONDIDO UNION HIGH SCHOOL DISTRICT
- ELEMENTARY SCHOOL DISTRICT.....ESCONDIDO UNION ELEMENTARY SCHOOL DISTRICT

GRADING EXEMPTIONS

- A GRADING EXEMPTION IS REQUESTED FOR SLOPE HEIGHTS PER ARTICLE 55. EXCAVATION AND GRADING SECTION 33-1066(b) 1-6
- FILL SLOPES WITHIN 50' OF THE PROPERTY LINE, LIMITED TO 5' IN HEIGHT; PROPOSE UP TO 16' (LOTS 1-4, & OS LOT B)
 - FILL SLOPES BEYOND 50' OF THE PROPERTY LINE IN EXCESS OF 20' IN HEIGHT; PROPOSE UP TO 58' (OS LOTS C, F & G)
 - CUT SLOPES WITHIN 50' OF PROPERTY LINE LIMITED TO 20' IN HEIGHT; PROPOSE UP TO 23' (LOTS 7 & 8)
 - CUT SLOPES IN EXCESS OF 20' IN HEIGHT; PROPOSE UP TO 38' (LOT 43, 44, 45 & OS LOT C)



PROJECT MAP

SCALE: 1"=200'

LOTGING SUMMARY

LOT #	GROSS LOT AREA (SQ FT)	GROSS LOT AREA (ACRES)	NET LOT AREA (EXCLUDES PANHANDLES)*
1	11,186	0.255	11,186
2	10,052	0.230	10,052
3	10,162	0.233	10,162
4*	11,773	0.269	10,580
5*	22,735	0.522	19,211
6	24,557	0.562	24,557
7	14,452	0.329	14,452
8	11,762	0.269	11,762
9	12,952	0.296	12,952
10	10,614	0.242	10,614
11	10,225	0.233	10,225
12	10,149	0.232	10,149
13	10,217	0.233	10,217
14	11,451	0.262	11,451
15	12,831	0.293	12,831
16	11,515	0.264	11,515
17	11,002	0.252	11,002
18	10,482	0.239	10,482
19	11,058	0.253	11,058
20	11,215	0.257	11,215
21	10,512	0.240	10,512
22	14,808	0.338	14,808
23	11,767	0.269	11,767
24	10,868	0.248	10,868
25	10,502	0.240	10,502
26*	11,620	0.266	10,779
27*	20,874	0.477	16,969
28	13,459	0.307	13,459
29	11,930	0.273	11,930
30	11,911	0.273	11,911
31	12,027	0.275	12,027
32	10,194	0.232	10,194
33*	11,390	0.260	10,025
34	10,410	0.238	10,410
35	10,015	0.228	10,015
36	10,005	0.228	10,005
37	10,123	0.231	10,123
38	10,097	0.230	10,097
39	10,387	0.237	10,387
40	10,384	0.237	10,384
41	10,423	0.238	10,423
42	10,254	0.234	10,254
43	14,582	0.332	14,582
44	12,204	0.279	12,204
45	16,016	0.367	16,016
46	10,445	0.239	10,445
47	12,835	0.293	12,835
48	11,584	0.265	11,584
49*	11,364	0.260	10,374
50	10,309	0.235	10,309
51	10,077	0.229	10,077
52	10,505	0.240	10,505
53	11,086	0.254	11,086
54	10,591	0.241	10,591
55	10,660	0.242	10,660
RES. SUBTOTAL SF	656,408	14.97	641,590
RES. SUBTOTAL AC	14,607	0.334	14,73
MAX	24,557	0.562	24,557
MIN	10,005	0.228	10,005
RES. AVG LOT SIZE	11,935	0.273	11,665
PVT. INTERNAL ST. SF (LOT 56)	187,976	4.32	PVT. STREET LOT
PVT. EMERG ACCESS SF (LOT 57)	12,689	0.29	PVT. STREET LOT
BEAR VALLEY PKWY DEDICATION	40,526	0.93	PUBLIC STREET
STREET SUBTOTAL	241,191	5.54	
OS LOT 'A'	9,481	0.22	HOA SLOPE LOT
OS LOT 'B'	51,571	1.18	HOA SLOPE LOT
OS LOT 'C'	172,203	3.95	BASIN LOT
OS LOT 'D'	54,997	1.26	BASIN LOT
OS LOT 'E'	10,659	0.24	RECREATION LOT
OS LOT 'F'	101,344	2.33	HOA SLOPE/FM LOT
OS LOT 'G'	121,080	2.78	HOA SLOPE/FM LOT
OS LOT 'H'	350,688	8.05	HOA SLOPE LOT
OS SUBTOTAL	871,973	20.02	
PROPOSED TOTAL SF	1,769,872	40.62	
PROPOSED TOTAL AC	40.62		

* PANHANDLE LOTS

PROJECT SUMMARY

	SQ. FT.	AC.	% OF SITE
GROSS SITE AREA	1,769,872	40.62	100.00%
PROP. RIGHT-OF-WAY DEDICATION FOR BEAR VALLEY PARKWAY	40,526	0.93	2.3%
RESIDENTIAL LOT AREA	656,408	15.07	37.1%
PRIVATE STREET AREA (STREETS A-D & EMERGENCY ACCESS RD. - LOTS 56-57)	200,665	4.61	11.3%
PRIVATE OS AREA LOTS A-H	871,973	20.02	49.3%

OPEN SPACE SUMMARY

OPEN SPACE DESCRIPTION	SQ. FT.	AC.
PRIVATE OPEN SPACE LOTS A through H	871,973	20.02
TOTAL	871,973	20.02
TOTAL NET LOT AREA UNDER 20,000 SF (LOTS 1-5 and 7-55)	617,033	14.17
EXCESS OPEN SPACE PROVIDED	254,940	5.85

DESIGN STANDARDS WAIVER REQUEST

- REDUCTION OF CENTERLINE HORIZONTAL RADIUS FROM PRIVATE RESIDENTIAL STREET STANDARDS FROM 300' DOWN TO A MINIMUM OF 200'.

LEGAL DESCRIPTION

SEE SHEET NO. 7 FOR LEGAL DESCRIPTION.

EASEMENT NOTES

SEE SHEET NO. 7 FOR EASEMENT INFORMATION.

TOPOGRAPHY

TOPO SOURCE: R.J. LUNG CO., INC.
 FLOWN: APRIL 19, 2013
 DATUM: NGVD 29
 BENCHMARK: CITY OF ESCONDIDO BENCHMARK 551 EL= 630.49'
 BM 551 CHISELED ON TOP OF A CONCRETE HEADWALL AT THE S.W. CORNER OF EL DORADO DRIVE AND BEAR VALLEY PKWY.

SHEET INDEX

- SHEET 1 TITLE SHEET
- SHEET 2 STREET SECTIONS & DETAILS
- SHEET 3 PROJECT DESIGN
- SHEET 4 PROJECT DESIGN
- SHEET 5 PROJECT DESIGN
- SHEET 6 EXISTING TOPO AND CONDITIONS MAP
- SHEET 7 RECORD BOUNDARY & ENCUMBRANCES
- SHEET 8 SITE CROSS SECTIONS
- SHEET 9 SITE CROSS SECTIONS

GENERAL NOTES

- TOTAL PROJECT GROSS SITE AREA: 41.27 ACRES
 NOT A PART PARCEL: 0.65 ACRES
 TOTAL PROJECT DEVELOPMENT AREA: 40.62 ACRES
 PROPOSED ROAD DEDICATION (BVP): 0.93 ACRES
 NET PROJECT AREA (EXCLUDES BVP DEDICATION): 39.69 ACRES
- NUMBER OF LOTS: 65
 55 SF RESIDENTIAL LOTS (LOTS 1-55)
 2 PRIVATE STREET LOTS (LOTS 56-57)
 1 RECREATION LOT (LOT E)
 7 OPEN SPACE LOTS (LOTS A-D & F-H)
- NUMBER OF RESIDENTIAL LOTS: 55
- ASSESSOR'S PARCEL NUMBERS: 237-131-01 & 237-131-02
- EXISTING GENERAL PLAN LAND USE DESIGNATION: ESTATE I
 PROPOSED GENERAL PLAN LAND USE DESIGNATION: ESTATE I
 MINIMUM PERMITTED LOT SIZE: 10,000 SF PER GP RESIDENTIAL CLUSTER POLICY 5.1
- EXISTING ZONING: RE-20 PROPOSED ZONING: PD-R
- PROJECT GROSS DENSITY: 1.35 DU/AC (55 UNITS/40.62 AC.)
 PROJECT NET DENSITY: 1.38 DU/AC (55 UNITS/39.69 AC.)-EXCLUDES B.V.P. DEDICATION
- THOMAS BROTHERS COORDINATES: 1130 C5 & C6
- INDIVIDUAL TRASH PICKUP IS PROPOSED WITH THIS SUBDIVISION.

GENERAL DESIGN NOTES

- ALL PRIVATE STREET DESIGNS, PRIVATE STREET LIGHTS, AND FIRE HYDRANTS SHALL CONFORM TO CITY OF ESCONDIDO DESIGN STANDARDS AND/OR AS APPROVED BY THE CITY ENGINEER.
- EASEMENTS SHALL BE PER CITY ENGINEER AND PUBLIC UTILITIES AND DISTRICTS.
- CONTOUR INTERVALS: 2 AND 10 FOOT
- FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN CONSISTENT WITH THE CITY'S SUBSTANTIAL CONFORMANCE POLICY.
- APPROXIMATE RAW GRADING QUANTITIES RAW CUT: 342,750 C.Y.
 RAW FILL: 342,750 C.Y.
 RAW QUANTITIES SHOWN DO NOT INCLUDE THE EFFECTS OF REMEDIAL GRADING. THE PROJECT BALANCES ONSITE AFTER TAKING SHRINKAGE AND BULKING INTO CONSIDERATION BASED ON INFORMATION PROVIDED BY SOILS ENGINEER.
- SOILS REPORT PREPARED BY VINJE & MIDDLETON ENGINEERING DATED DECEMBER 2014
- CUT AND FILL SLOPES SHALL NOT EXCEED 2:1.
- ALL PROPOSED LOTS SHALL BE ON A SANITARY SEWER SYSTEM.
- ALL PROPOSED SEWER AND WATER IMPROVEMENTS SHOWN ON THIS MAP SHALL BE PUBLIC WITHIN THE PROJECT BOUNDARY AND PUBLIC OUTSIDE OF THE BOUNDARY.
- THIS PROJECT IS A "MULTIPLE PHASE" SUBDIVISION. IT IS THE INTENT THAT MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT. THE FINAL MAP MAY CONSIST OF ONE OR MORE MULTIPLE LOTS AS SHOWN ON THIS TENTATIVE MAP.

OWNER'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT I (WE) AM (ARE) THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL MY (OUR) CONTIGUOUS OWNERSHIP IN WHICH I (WE) HAVE ANY DEED OR TRUST INTEREST. I (WE) UNDERSTAND THAT MY (OUR) PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, PRIVATE STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS OF WAY.

APPLICANT/SUBDIVIDER

SPIETH & WOHLFORD, INC.
 P.O. BOX 5005 #17
 RANCHO SANTA FE, CA 92067
 (760) 753-5252

REPRESENTATIVE & PROCESSED BY:

JACK HENTHORN & ASSOCIATES
 Land Planning - Project Management
 1902 Wright Place Suite 200
 Carlsbad, Ca 92008
 (760) 438-4090 - Fax (760) 438-0981

ENGINEER



RAYMOND L. MARTIN R.C.E. 48670 DATE 6/30/16
 MY REGISTRATION EXPIRES ON 6/30/16

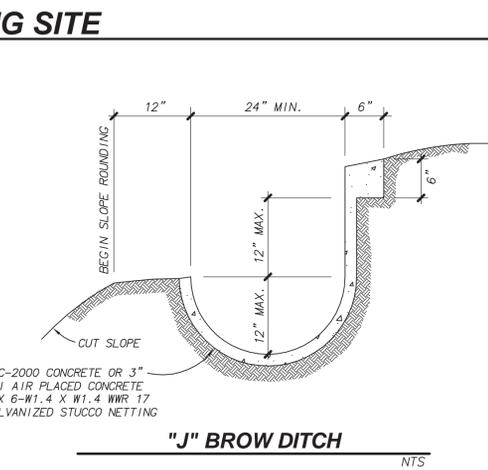
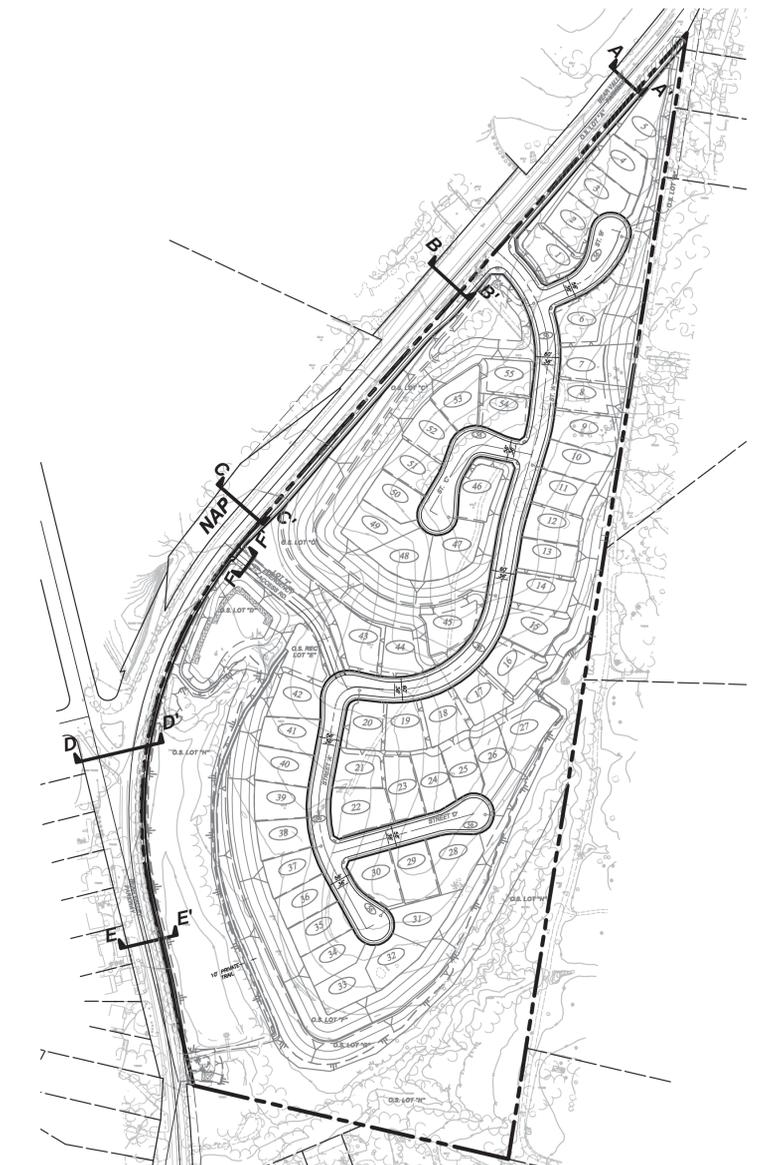
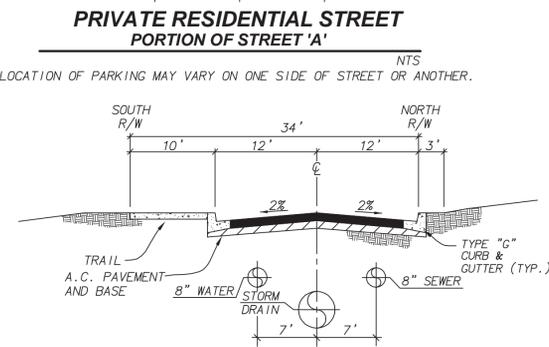
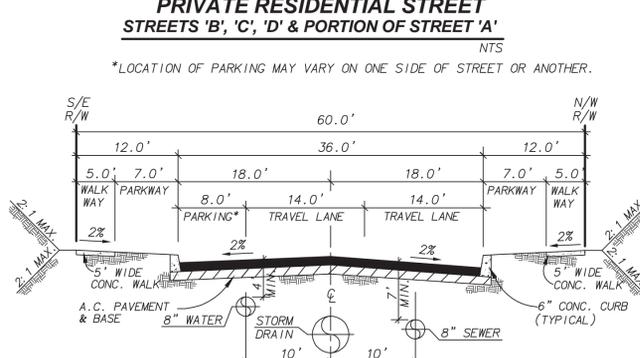
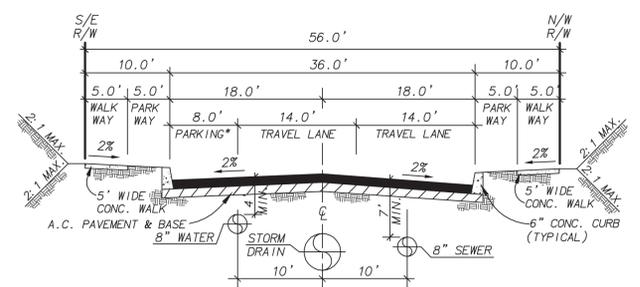
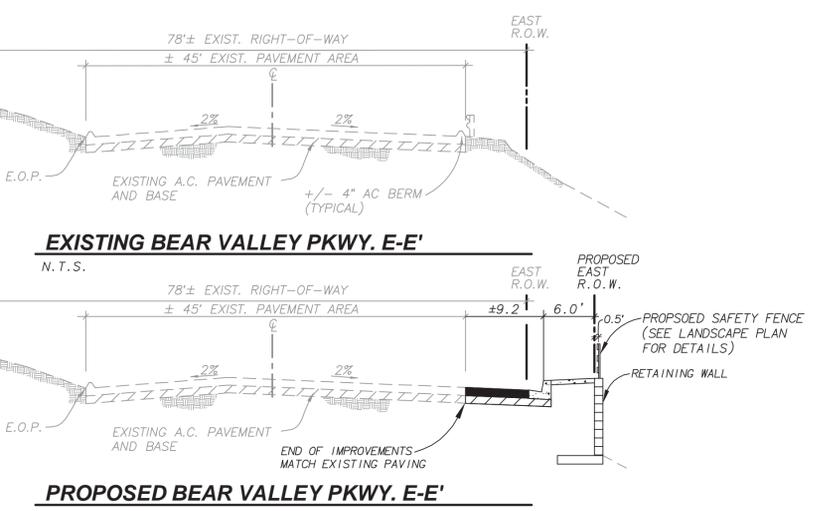
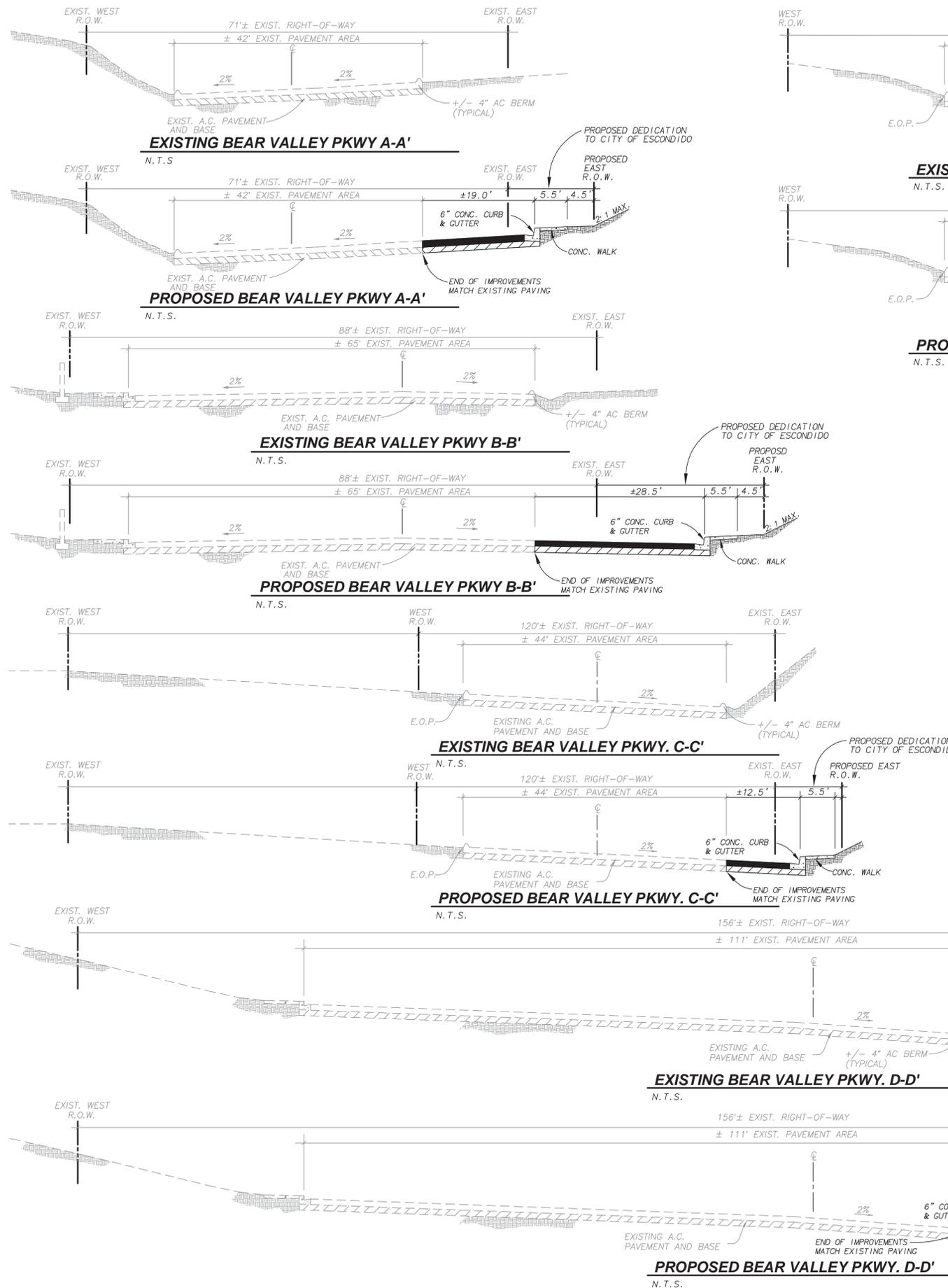
PREPARED BY:	NO. REVISIONS	DATE	BY
HUNSAKER & ASSOCIATES SAN DIEGO, INC. PLANNING 9707 Waples Street ENGINEERING San Diego, Ca 92121 SURVEYING PH(619)558-4500 - FX(619)558-1414	1	SUBMITTAL	01/20/15 H&A
	2	RESUBMITTAL	09/14/15 H&A
	3		
	4		
	5		
	6		
	7		

TENTATIVE MAP/GRADING EXEMPTION/ PLANNED DEVELOPMENT/REZONE

661 BEAR VALLEY

City of Escondido, California

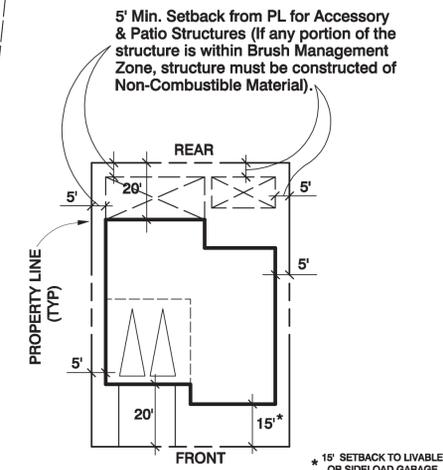
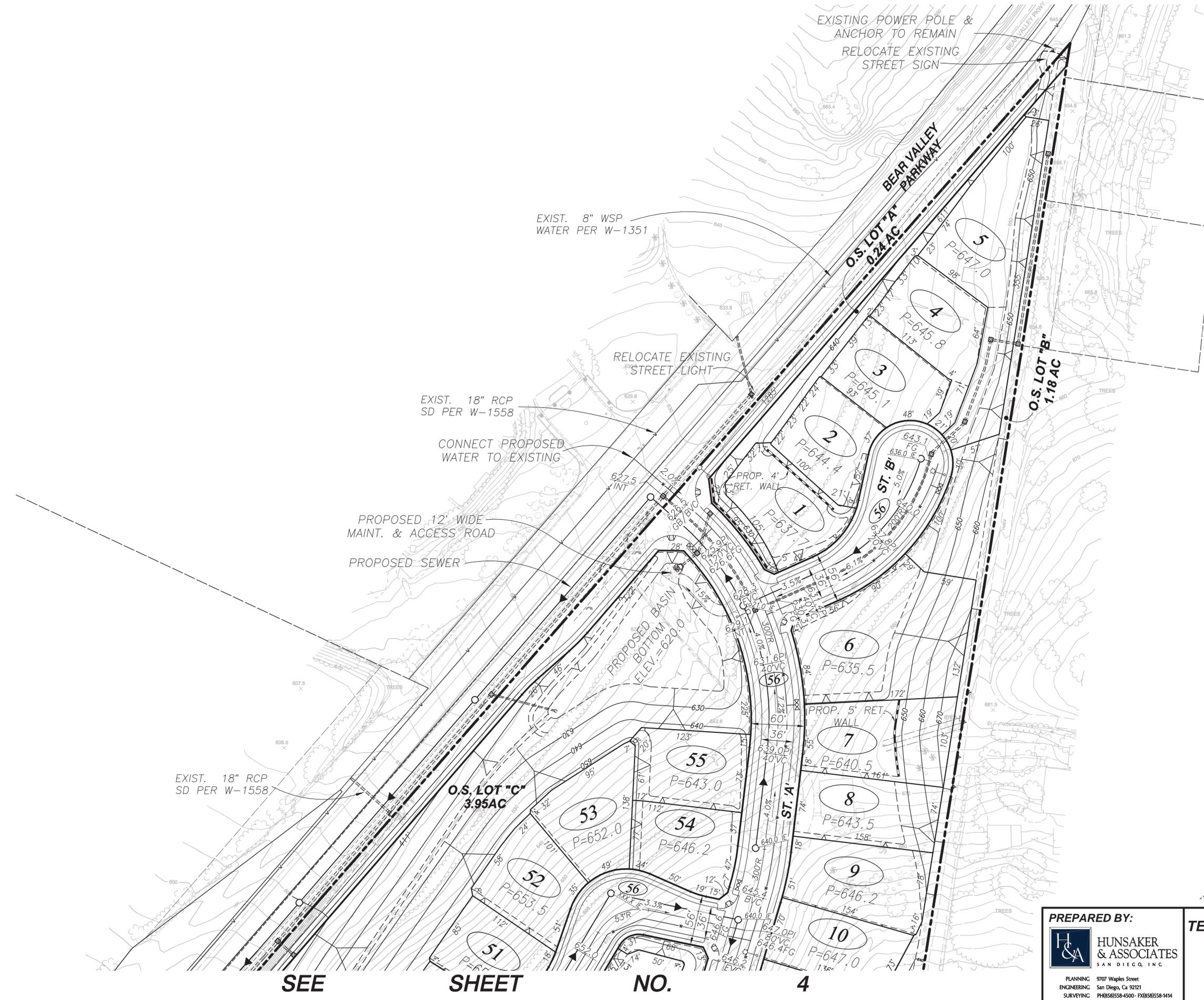
SHEET 1 OF 9



PREPARED BY:
 HUNSAKER & ASSOCIATES
 SAN DIEGO, INC.
 PLANNING: 9707 Wiggins Street
 ENGINEERING: San Diego, Ca 92121
 SURVEYING: PH(650)558-4500 - FX(650)558-1414

**TENTATIVE MAP/GRADING EXEMPTION/
 PLANNED DEVELOPMENT
 661 BEAR VALLEY
 City of Escondido, California**

**SHEET
 2
 OF
 9**



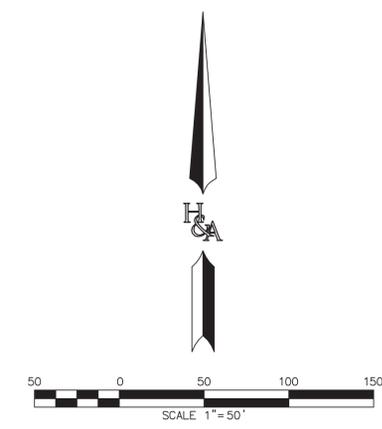
5' Min. Setback from PL for Accessory & Patio Structures (If any portion of the structure is within Brush Management Zone, structure must be constructed of Non-Combustible Material).

* 15' SETBACK TO LIVABLE OR SIDELOAD GARAGE

NOTE: FIRE SLOPE EDGE SETBACK SHALL BE 15' FROM TOP OF SLOPE TO SINGLE STORY STRUCTURES AND 30' FROM TOP OF SLOPE TO TWO STORY STRUCTURES. OCCURS ON LOTS 27, 28, AND 31 THROUGH 42 ONLY. SEE FIRE PROTECTION PLAN PREPARED BY DUDEK AND ASSOCIATES FOR DETAILS.

TYPICAL SETBACKS - MINIMUM REQUIRED

NTS



SEE SHEET NO. 4

PREPARED BY:
 HUNSAKER & ASSOCIATES
 SAN DIEGO, INC.
 PLANNING 9707 Wiggins Street
 ENGINEERING San Diego, Ca 92121
 SURVEYING PH(858)558-4500 - FX(858)558-1414

TENTATIVE MAP/GRADING EXEMPTION/
 PLANNED DEVELOPMENT
661 BEAR VALLEY
 City of Escondido, California

SHEET
3
 OF
9

SEE SHEET NO. 4

EXIST. 4" WATER PER DWG NO. 3479

BEAR VALLEY PARKWAY

FUEL MOD

STREET 'D'

O.S. LOT "H" 8.05 AC

O.S. LOT "F" 2.33 AC

O.S. LOT "G" 2.78 AC

O.S. LOT "H" 8.05 AC

EXIST. VEHICULAR ACCESS GATE

PROPOSED MODULAR WETLAND UNIT (SEE WQTR FOR DETAILS)

PROPOSED PRIVATE TRAIL/OVER EXIST. DIRT ROAD

PROPOSED 20' PUBLIC STORM DRAIN ESMT.

PROPOSED WINGWALL & RIP-RAP

CONNECT TO EXIST. DIRT ROAD

HEAT DEFLECTING LANDSCAPE WALL FOR LOTS 31 THROUGH 33 (SEE FIRE PROTECTION PLAN)

EXIST. 10" VCP SEWER PER P-1685



979040.35
313399.69
553.11

PREPARED BY:



HUNSAKER & ASSOCIATES
SAN DIEGO, INC

PLANNING 9707 Wiggins Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(650)558-4500 - FX(650)558-1414

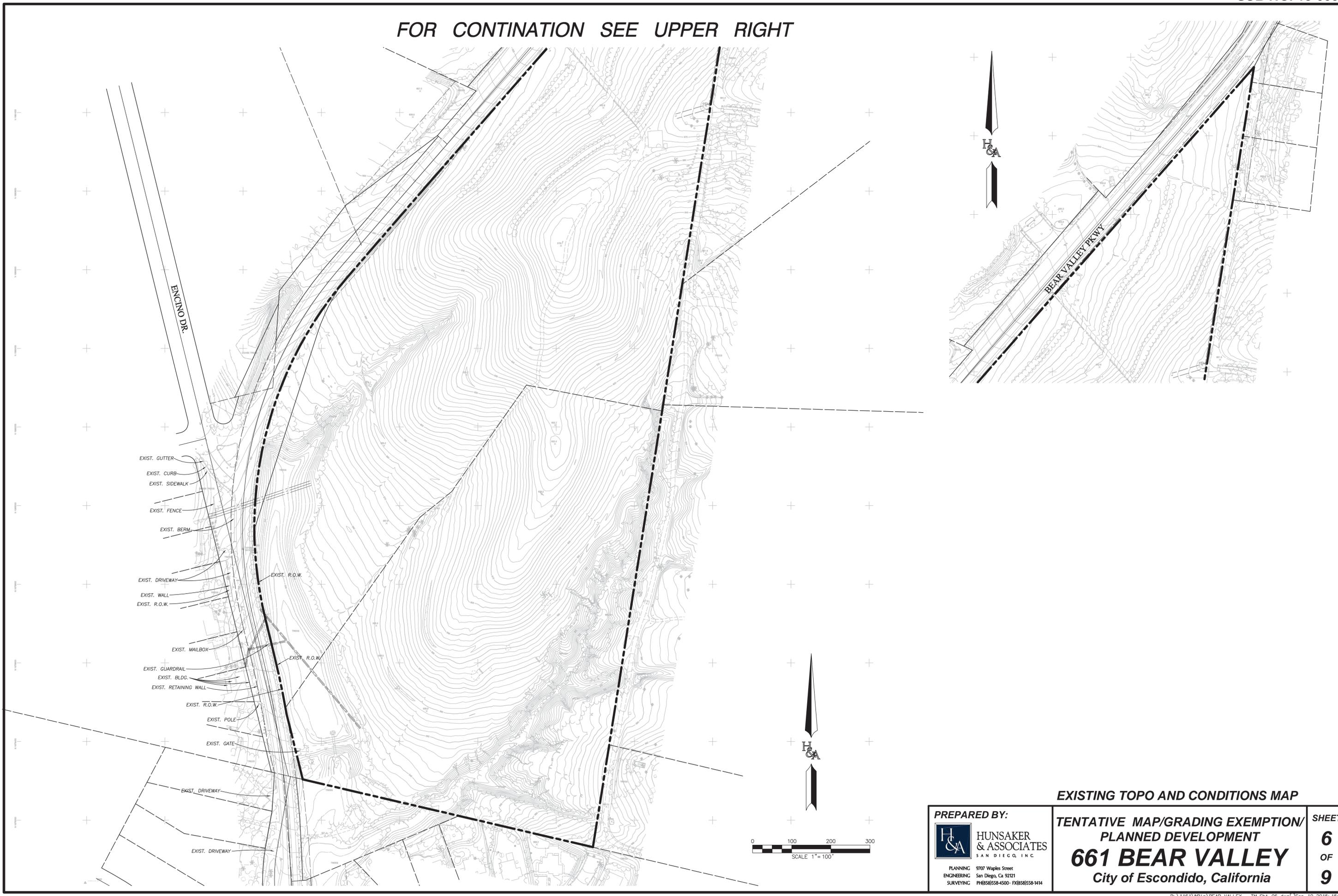
**TENTATIVE MAP/GRADING EXEMPTION/
PLANNED DEVELOPMENT**

661 BEAR VALLEY

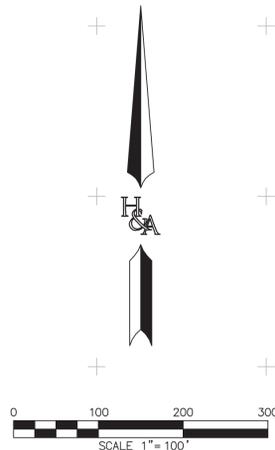
City of Escondido, California

SHEET
5
OF
9

FOR CONTINUATION SEE UPPER RIGHT



- EXIST. GUTTER
- EXIST. CURB
- EXIST. SIDEWALK
- EXIST. FENCE
- EXIST. BERM
- EXIST. DRIVEWAY
- EXIST. WALL
- EXIST. R.O.W.
- EXIST. MAILBOX
- EXIST. GUARDRAIL
- EXIST. BLDG.
- EXIST. RETAINING WALL
- EXIST. R.O.W.
- EXIST. R.O.W.
- EXIST. POLE
- EXIST. GATE
- EXIST. DRIVEWAY
- EXIST. DRIVEWAY
- EXIST. DRIVEWAY

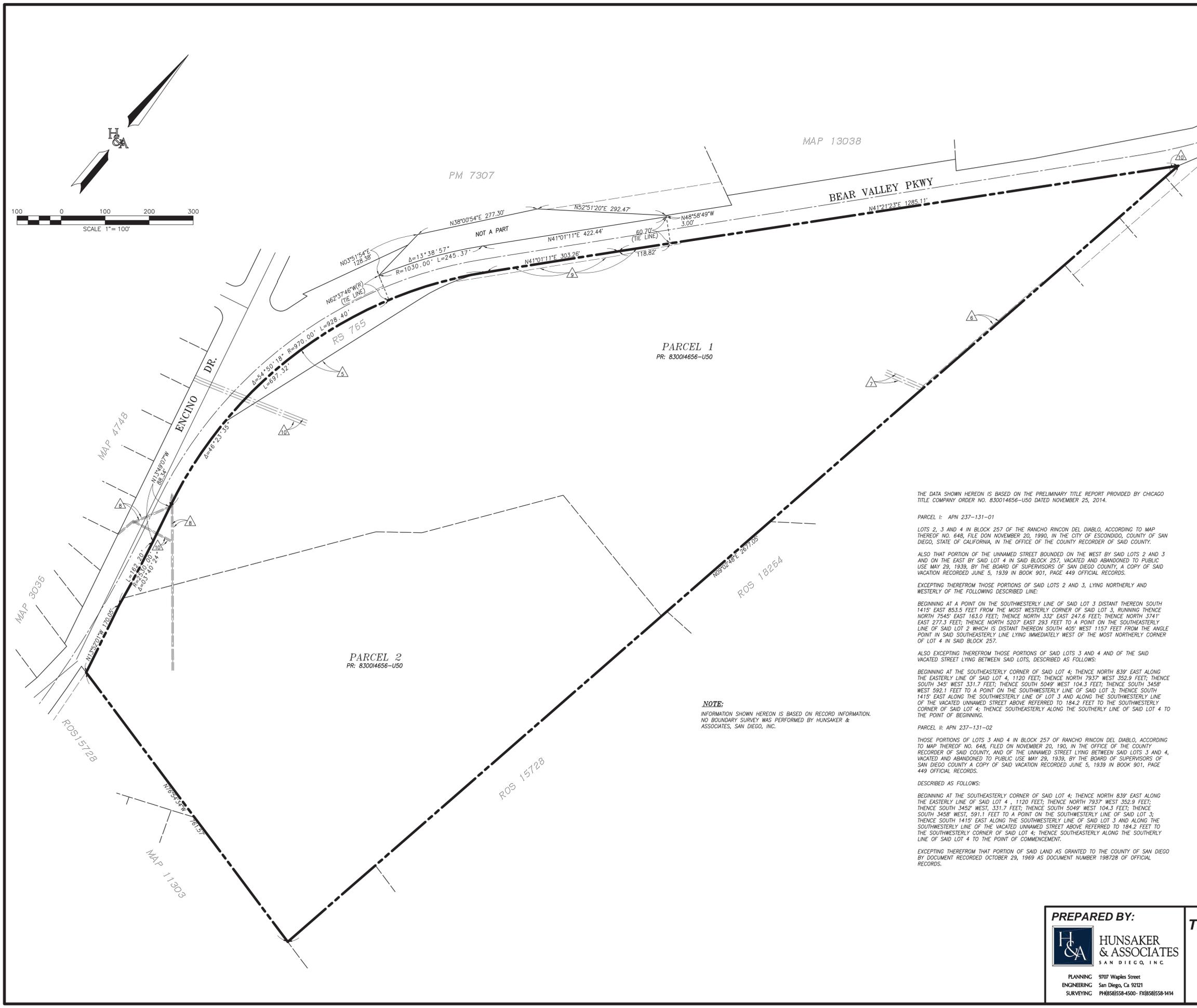


EXISTING TOPO AND CONDITIONS MAP

PREPARED BY:
 HUNSAKER & ASSOCIATES
 SAN DIEGO, INC.
 PLANNING 9707 Wiggins Street
 ENGINEERING San Diego, Ca 92121
 SURVEYING PH(650)558-4500 - FX(650)558-1414

TENTATIVE MAP/GRADING EXEMPTION/
 PLANNED DEVELOPMENT
661 BEAR VALLEY
 City of Escondido, California

SHEET
6
 OF
9



1. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2014 - 2015

1ST INSTALLMENT: \$2,616.03, UNPAID
 PENALTY: \$261.60 (DUE AFTER DECEMBER 10)
 2ND INSTALLMENT: \$2,616.03, UNPAID
 PENALTY AND COST: \$271.60 (DUE AFTER APRIL 10)
 HOMEOWNERS EXEMPTION: \$NONE
 CODE AREA: 04296

ASSESSORS PARCEL NUMBER: 237-131-01

PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2014 - 2015

1ST INSTALLMENT: \$1,054.31, UNPAID
 PENALTY: \$105.43 (DUE AFTER DECEMBER 10)
 2ND INSTALLMENT: \$1,054.31, UNPAID
 PENALTY AND COST: \$115.43 (DUE AFTER APRIL 10)
 HOMEOWNERS EXEMPTION: \$NONE
 CODE AREA: 04296

ASSESSORS PARCEL NUMBER: 237-131-02

- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO: ESCONDIDO IRRIGATION DISTRICT
 PURPOSE: PIPELINES AND DITCHES
 RECORDED: IN BOOK 238, PAGE 390 OF DEEDS
 AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

PURPOSE: PUBLIC ROAD PURPOSES RECORDED: APRIL 13, 1939 IN BOOK 887, PAGE 317 OF OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

SAID INSTRUMENT ADDITIONALLY CONTAINS THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE THEREOF

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
 PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
 RECORDED: AUGUST 20, 1962 AS INSTRUMENT NO. 142011 OF OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT.

PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
 RECORDED: APRIL 1, 1963 AS INSTRUMENT NO. 54933, OF OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT.

PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
 RECORDED: OCTOBER 28, 1968 AS INSTRUMENT NO. 188636 OF OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID LAND, WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE THEREOF, AS CONTAINED IN THE DEED RECORDED OCTOBER 29, 1969 AS INSTRUMENT NO. 198728 OF OFFICIAL RECORDS.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
 PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
 RECORDED: SEPTEMBER 30, 1975 AS INSTRUMENT NO. 75-267031 OF OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

- MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THIS COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

THIS OFFICE MUST BE NOTIFIED AT LEAST 7 BUSINESS DAYS PRIOR TO THE SCHEDULED CLOSING IN ORDER TO ARRANGE FOR AN INSPECTION OF THE LAND; UPON COMPLETION OF THIS INSPECTION YOU WILL BE NOTIFIED OF THE REMOVAL OF SPECIFIC COVERAGE EXCEPTIONS AND/OR ADDITIONAL EXCEPTIONS TO COVERAGE.

- ANY RIGHTS OF PARTIES IN POSSESSION OF SAID LAND, BASED ON ANY UNRECORDED LEASE, OR LEASES.

BOUNDARY AND ENCUMBRANCES

THE DATA SHOWN HEREON IS BASED ON THE PRELIMINARY TITLE REPORT PROVIDED BY CHICAGO TITLE COMPANY ORDER NO. 830014656-U50 DATED NOVEMBER 25, 2014.

PARCEL I: APN 237-131-01
 LOTS 2, 3 AND 4 IN BLOCK 257 OF THE RANCHO RINCON DEL DIABLO, ACCORDING TO MAP THEREOF NO. 648, FILED NOVEMBER 20, 1990, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THAT PORTION OF THE UNNAMED STREET BOUNDED ON THE WEST BY SAID LOTS 2 AND 3 AND ON THE EAST BY SAID LOT 4 IN SAID BLOCK 257, VACATED AND ABANDONED TO PUBLIC USE MAY 29, 1939, BY THE BOARD OF SUPERVISORS OF SAN DIEGO COUNTY, A COPY OF SAID VACATION RECORDED JUNE 5, 1939 IN BOOK 901, PAGE 449 OFFICIAL RECORDS.

EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOTS 2 AND 3, LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 3 DISTANT THEREON SOUTH 1415' EAST 853.5 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 3, RUNNING THENCE NORTH 7545' EAST 163.0 FEET; THENCE NORTH 332' EAST 247.6 FEET; THENCE NORTH 3741' EAST 277.3 FEET; THENCE NORTH 5207' EAST 293 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 2 WHICH IS DISTANT THEREON SOUTH 405' WEST 1157 FEET FROM THE ANGLE POINT IN SAID SOUTHEASTERLY LINE LYING IMMEDIATELY WEST OF THE MOST NORTHERLY CORNER OF LOT 4 IN SAID BLOCK 257.

ALSO EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOTS 3 AND 4 AND OF THE SAID VACATED STREET LYING BETWEEN SAID LOTS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 4; THENCE NORTH 839' EAST ALONG THE EASTERLY LINE OF SAID LOT 4, 1120 FEET; THENCE NORTH 7937' WEST 352.9 FEET; THENCE SOUTH 345' WEST 331.7 FEET; THENCE SOUTH 5049' WEST 104.3 FEET; THENCE SOUTH 3458' WEST 592.1 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 3; THENCE SOUTH 1415' EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3 AND ALONG THE SOUTHWESTERLY LINE OF THE VACATED UNNAMED STREET ABOVE REFERRED TO 184.2 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 4; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 4 TO THE POINT OF BEGINNING.

PARCEL II: APN 237-131-02

THOSE PORTIONS OF LOTS 3 AND 4 IN BLOCK 257 OF RANCHO RINCON DEL DIABLO, ACCORDING TO MAP THEREOF NO. 648, FILED NOVEMBER 20, 1990, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND OF THE UNNAMED STREET LYING BETWEEN SAID LOTS 3 AND 4, VACATED AND ABANDONED TO PUBLIC USE MAY 29, 1939, BY THE BOARD OF SUPERVISORS OF SAN DIEGO COUNTY A COPY OF SAID VACATION RECORDED JUNE 5, 1939 IN BOOK 901, PAGE 449 OFFICIAL RECORDS.

DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 4; THENCE NORTH 839' EAST ALONG THE EASTERLY LINE OF SAID LOT 4, 1120 FEET; THENCE NORTH 7937' WEST 352.9 FEET; THENCE SOUTH 3452' WEST, 331.7 FEET; THENCE SOUTH 5049' WEST 104.3 FEET; THENCE SOUTH 3458' WEST, 591.1 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 3; THENCE SOUTH 1415' EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3 AND ALONG THE SOUTHWESTERLY LINE OF THE VACATED UNNAMED STREET ABOVE REFERRED TO 184.2 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 4; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 4 TO THE POINT OF COMMENCEMENT.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS GRANTED TO THE COUNTY OF SAN DIEGO BY DOCUMENT RECORDED OCTOBER 29, 1969 AS DOCUMENT NUMBER 198728 OF OFFICIAL RECORDS.

NOTE:
 INFORMATION SHOWN HEREON IS BASED ON RECORD INFORMATION. NO BOUNDARY SURVEY WAS PERFORMED BY HUNSAKER & ASSOCIATES, SAN DIEGO, INC.

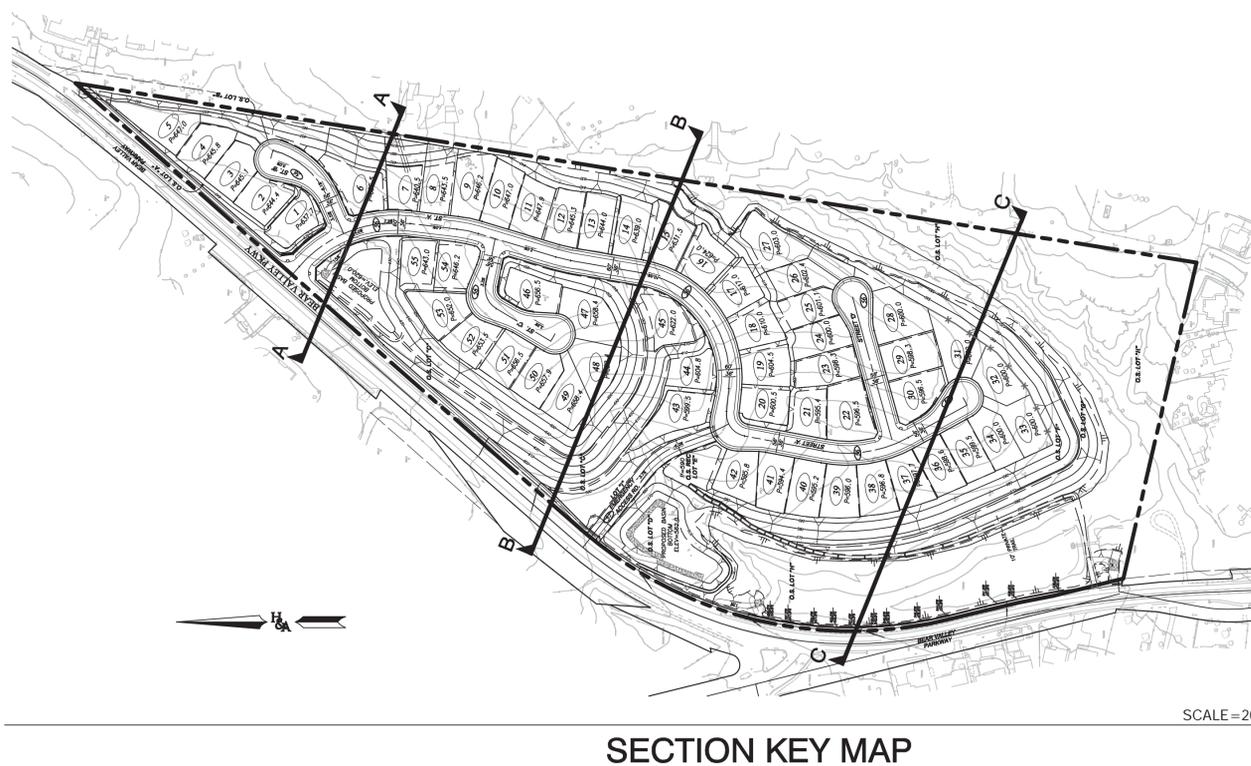
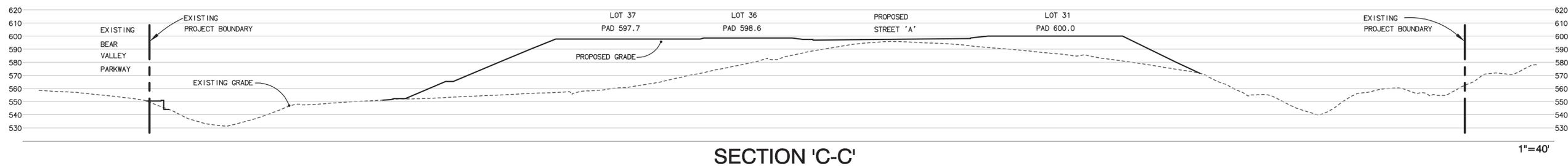
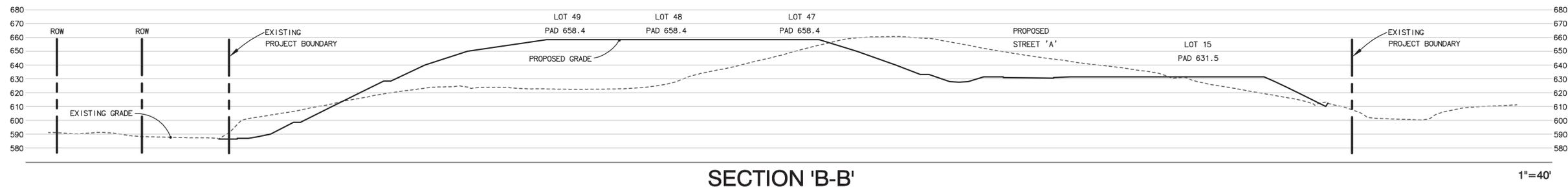
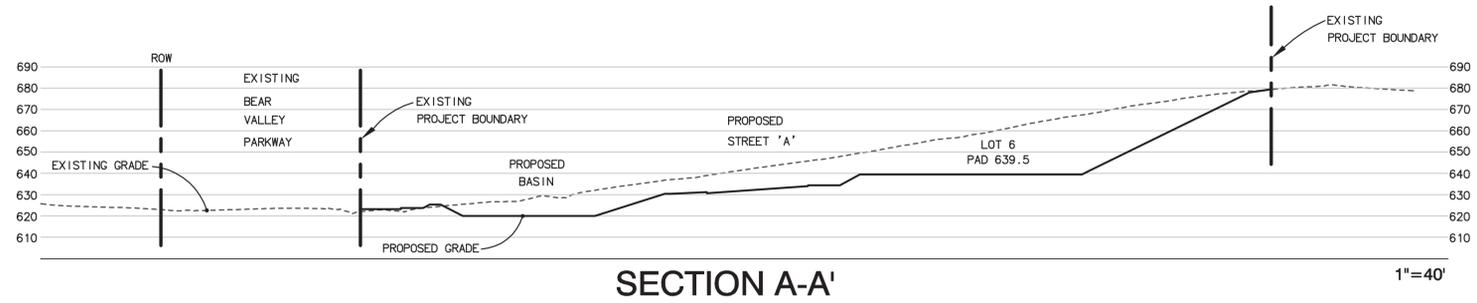
PREPARED BY:

HUNSAKER & ASSOCIATES
 SAN DIEGO, INC.
 PLANNING: 9707 Wiggles Street
 ENGINEERING: San Diego, Ca 92121
 SURVEYING: PH(650)558-4500 - FX(650)558-1414

**TENTATIVE MAP/GRADING EXEMPTION/
 PLANNED DEVELOPMENT**
661 BEAR VALLEY
 City of Escondido, California

SHEET 7 OF 9

W.C. 2510-08



SITE SECTIONS

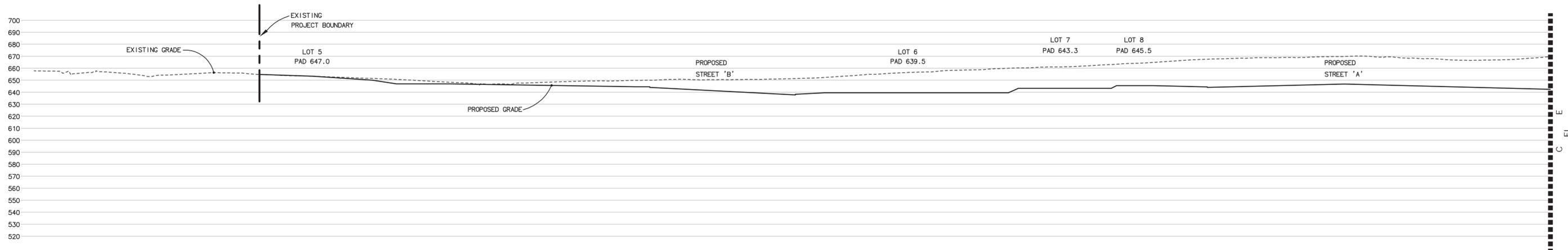
PREPARED BY:



PLANNING: 9707 Wiggles Street
 ENGINEERING: San Diego, Ca 92121
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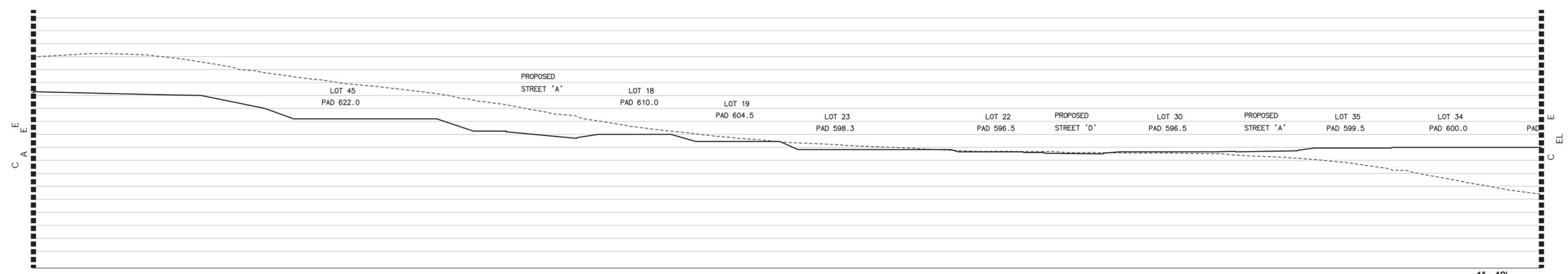
TENTATIVE MAP/GRADING EXEMPTION/
 PLANNED DEVELOPMENT
661 BEAR VALLEY
 City of Escondido, California

SHEET
8
 OF
9



SECTION 'D-D'

1"=40'



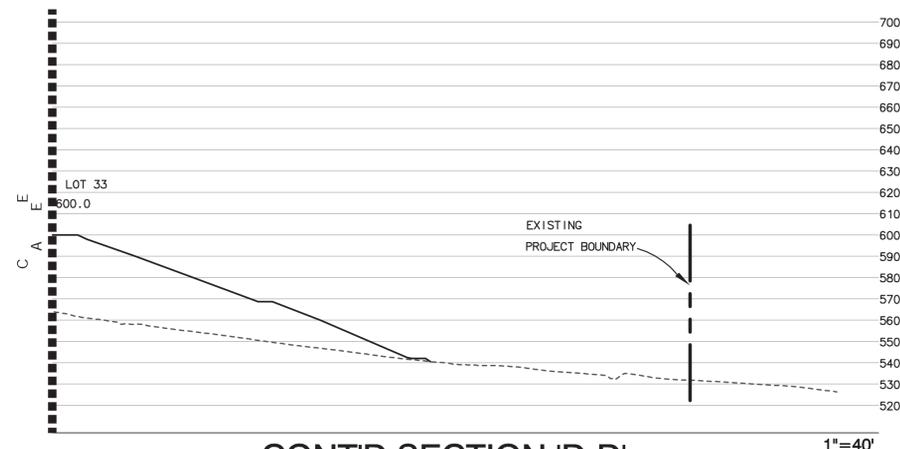
CONT'D SECTION 'D-D'

1"=40'



SECTION KEY MAP

SCALE=200'



CONT'D SECTION 'D-D'

1"=40'

SITE SECTIONS

PREPARED BY:
H & A
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SHEET
9
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9