

LEGAL DESCRIPTION:
PARCEL A: (APN: 124-150-34-00 AND 24-150-35-00)
 THAT PORTION OF SECTIONS 11, 14, 15, 20, 21 AND 22 TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A PORTION OF MONSIEUR RANCHO ACCORDING TO MAP THEREOF NO. 821 AND MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AS RECORDED IN BOOK 1, PAGE 108 OF PATENTS, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

PARCEL B: (APN'S: 127-230-59-00, 127-191-20-00, 127-271-01-00, 127-271-02-00, 126-060-78-00, 125-131-49-00, 125-131-48-00, 125-131-54-00, 124-150-28-00, 124-150-34-00, 124-150-35-00 AND 125-080-21-00)
 THOSE PORTIONS OF SECTIONS 11, 14, 15, 20, 21, 22 AND 23 TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A PORTION OF MONSIEUR RANCHO ACCORDING TO MAP THEREOF NO. 821 AND MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AS RECORDED IN BOOK 1, PAGE 108 OF PATENTS, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

PARCEL C: (APN'S: 125-131-48-00, 125-131-54-00, 1125-080-21-00 AND 124-150-35-00)
 THOSE PORTIONS OF SECTIONS 14 AND 15, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A PORTION OF MONSIEUR RANCHO ACCORDING TO MAP THEREOF NO. 821 AND MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AS RECORDED IN BOOK 1, PAGE 108 OF PATENTS, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

PUBLIC UTILITIES/DISTRICTS:
 SEWER: RAINBOW MUNICIPAL WATER DISTRICT
 WATER: RAINBOW MUNICIPAL WATER DISTRICT
 STORM DRAIN: COUNTY OF SAN DIEGO
 TELEPHONE: AT & T
 TV: COX COMMUNICATIONS
 GAS AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC
 LAW ENFORCEMENT: COUNTY OF SAN DIEGO SHERIFF
 FIRE: NORTH COUNTY FIRE PROTECTION (NORTH COUNTY)
 SCHOOL: K-12 BONSALL UNITED SCHOOL DISTRICT

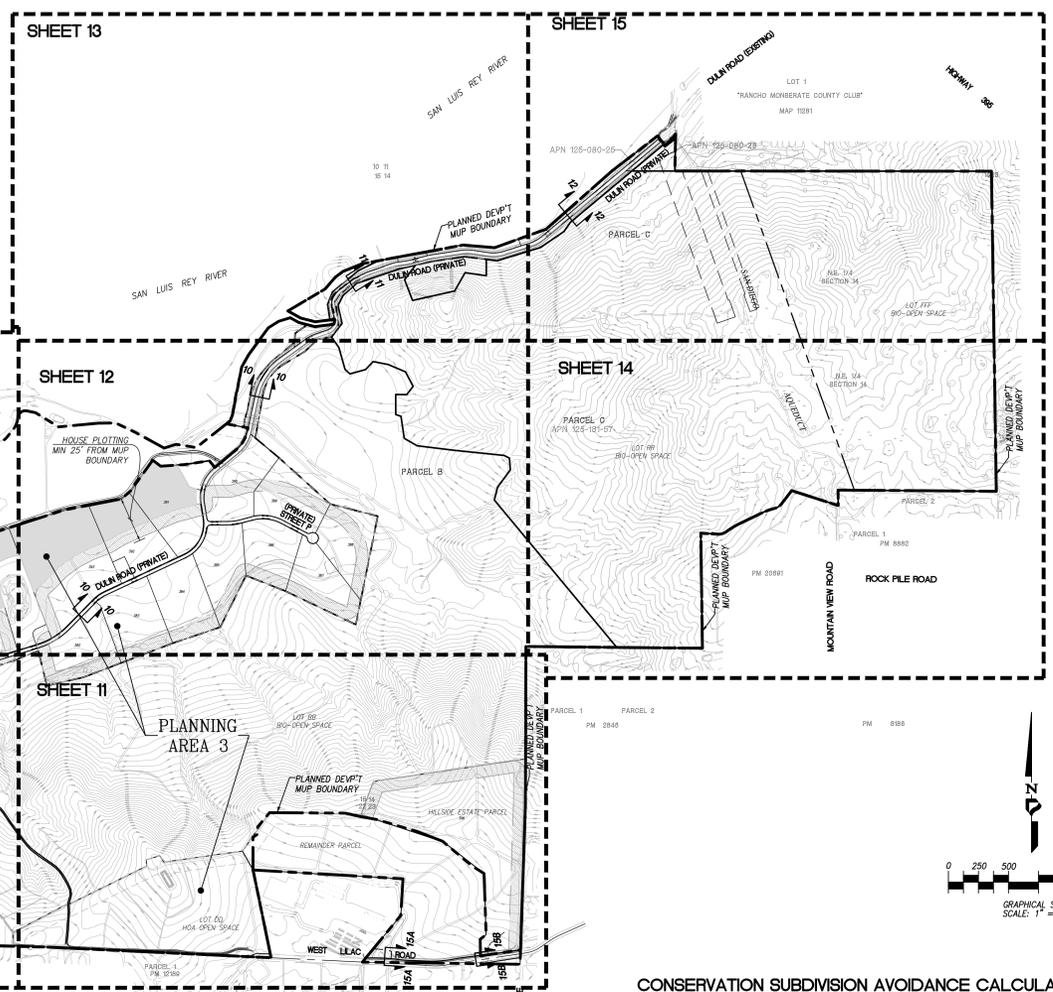
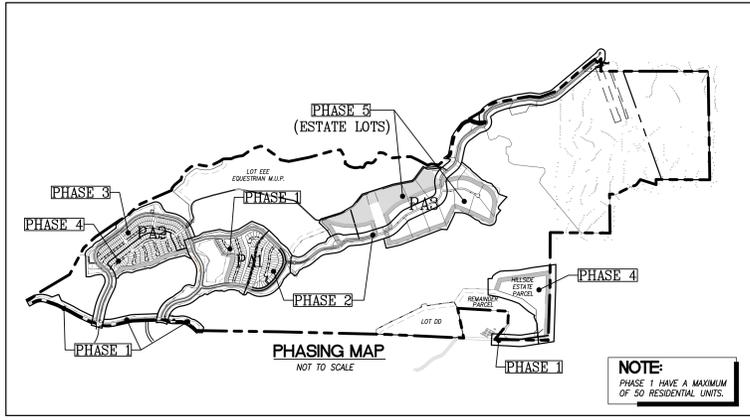
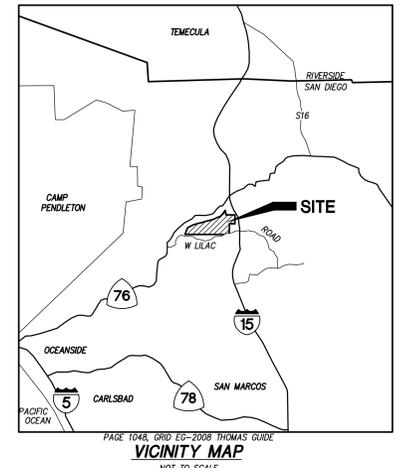
COUNTY OF SAN DIEGO TRACT 5615TER

PERMIT NUMBER: PDS2023-TM-5615TER

PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012

TENTATIVE MAP PLANS

OCEAN BREEZE RANCH



- PROJECT ADDRESS:**
 5820 WEST LLAC ROAD
 BONSALL, CA 92003
- SHEET INDEX:**
- SHEET 1 TITLE SHEET
 - SHEET 2 TYPICAL STREET SECTIONS
 - SHEET 3 LOT AREAS
 - SHEET 4 EXISTING EASEMENTS/ENCUMBRANCES PLAT
 - SHEET 5 EXISTING EASEMENTS/ENCUMBRANCES PLAT
 - SHEET 6 EXISTING EASEMENTS/ENCUMBRANCES PLAT
 - SHEET 7 TENTATIVE MAP PLAN (1"=100' SCALE)
 - SHEET 8 TENTATIVE MAP PLAN (1"=100' SCALE)
 - SHEET 9 TENTATIVE MAP PLAN (1"=100' SCALE)
 - SHEET 10 TENTATIVE MAP PLAN (1"=100' SCALE)
 - SHEET 11 TENTATIVE MAP PLAN (1"=100' SCALE)
 - SHEET 12 TENTATIVE MAP PLAN (1"=100' SCALE)
 - SHEET 13 TENTATIVE MAP PLAN (1"=100' SCALE)
 - SHEET 14 TENTATIVE MAP PLAN (1"=100' SCALE)
 - SHEET 15 TENTATIVE MAP PLAN (1"=100' SCALE)
 - SHEET 16 TENTATIVE MAP PLAN (1"=600' SCALE)
 - SHEET 17 TENTATIVE MAP PLAN (1"=600' SCALE)

- GENERAL NOTES:**
- GROSS PROJECT AREA: 1,402.52 ACRES
 - NET PROJECT AREA: 545.64 ACRES
 - ASSESSOR'S TAX RATE AREA: LOT XX-57025, LOT 22 & AA-57123, AND ALL OTHER LOTS-57128
 - TOTAL NUMBER OF LOTS FOR PLANNED DEVELOPMENT: 454 (INCLUDES HILLSIDE ESTATE LOTS AND LETTERED LOTS)
 - TOTAL NUMBER OF DWELLING UNITS FOR PLANNED DEVELOPMENT: 396
 - MINIMUM RESIDENTIAL LOT SIZE 4,500 SF
 - MAXIMUM ALLOWABLE DENSITY: 402 DU
 - APNS: 125-080-25, 125-080-26, 125-131-57, 127-191-21 AND 127-191-22
 - PRESENT LAND USE: VILLAGE, SEMI-RURAL AND RURAL
 - PLANNING AREA 1 AND 2 WATER AND SEWER SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RAINBOW MUNICIPAL WATER DISTRICT.
 - PLANNING AREA 3 PROPOSED SEPTIC INSTALLED IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL HEALTH AND WATER SYSTEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RAINBOW MUNICIPAL WATER DISTRICT.
 - SOURCE OF TOPOGRAPHY: PROJECT DESIGN CONSULTANTS FLOWN 08-04-2015
 - UTILITIES SHALL BE UNDERGROUND AND EASEMENT PROVIDED AS NECESSARY.
 - GRADING AND MODEL UNITS MAY BE CONSTRUCTED PRIOR TO FINAL MAP RECORDED.
 - UTILITY LAYOUTS ARE PRELIMINARY AND MAY BE MODIFIED DURING FINAL DESIGN.
 - TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE FINAL DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
 - SOLAR ACCESS STATEMENT: ALL LOTS WITHIN THE SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THE SUBDIVISION.
 - STREET DEDICATION: THE SUBDIVIDER WILL DEDICATE ON THE SUBDIVISION MAP ALL PUBLIC STREETS SHOWN ON THE TENTATIVE MAP.
 - STREET LIGHTS: THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS.
 - PARK LAND DEDICATION ORDINANCE: DEDICATION AND DEVELOPMENT OF PUBLIC AND PRIVATE PARK LAND TO MEET PARK LAND DEDICATION REQUIREMENTS.
 - ALL CUT AND FILL SLOPES WILL BE PROPERLY LANDSCAPED, IRRIGATED AND MAINTAINED IN ACCORDANCE WITH COUNTY STANDARDS.
 - THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.
 - ALL DRAINAGE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS AND SHALL BE MAINTAINED BY THE COUNTY. STORM DRAIN OUTSIDE THE PUBLIC RIGHT-OF-WAY TO BE MAINTAINED BY HOME OWNERS ASSOCIATION EXCEPT WHERE INDICATED ON PLANS.
 - DUE TO THE TYPE OF HOUSING AND CLUSTERED LOT LAYOUTS WITHIN THE COMMUNITY, THE FOLLOWING ACCESSORY STRUCTURES ARE ALLOWED TO BE BUILT WITH A PROPERTY LINE SETBACK OF THE (5) FEET OR MORE: LIVING OR GUEST QUARTERS, STORAGE BUILDINGS, DETACHED GARAGES, CARPORTS, BBQ'S, FIRE PITS, FIREPLACES, GAZEBOS AND TRELLISES.
 - THE COUNTY HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL COMMUNITY TRAILS (OUTSIDE OF THE DEDICATED PARK AND PUBLIC RIGHT OF WAY).
 - THE FOLLOWING ACCESSORY STRUCTURES ARE ALLOWED TO BE BUILT UP TO THE PROPERTY LINE: (6-FOOT WALLS/FENCES OF ANY TYPE), HARDSCAPE SURFACES, POOLS, JACUZZIS, FOUNTAINS, AND POND.

- LEGEND:**
- FUEL MODIFICATION ZONE (FMZ)
 - LIMITED BUILDING ZONE (LBZ)
 - 20' BUILDING SETBACK LINE (BSL)
 - 4" THICK D.G. TRAIL (WIDTH VARIES)
 - EXISTING EASEMENT CALLOUT
 - LOT LINE
 - LOT NUMBER
 - PAD ELEVATION
 - PLANNING AREA BOUNDARY
 - PROJECT BOUNDARY
 - PROPOSED CENTERLINE
 - PROPOSED CURB & GUTTER
 - PROPOSED RIGHT OF WAY
 - PROPOSED SIDEWALK
 - STREET LIGHT
 - PARCEL LINE
 - EXIST. 100-YR COUNTY FLOODWAY
 - 100-YR FLOODPLAIN
 - OAK ROOT PROTECTION ZONE
 - BIO-OPEN SPACE FENCING AND SIGNAGE
 - PROPOSED TRAIL EASEMENT
 - PROPOSED LIMITED USE EASEMENT
 - PROPOSED DRAINAGE, SEWER & WATER EASEMENTS

- GENERAL NOTES:**
- PRELIMINARY GRADING PLANS PREPARED BY: PROJECT DESIGN CONSULTANTS, A BOWMAN COMPANY 701 B STREET SUITE 800 SAN DIEGO, CA 92101 PH: 619 235-6474 FAX: 619 234-0349
 - TOTAL NUMBER OF LOTS: 452
 RESIDENTIAL: LOTS 1 THRU 379 and 382 THRU 395
 HILLSIDE ESTATE PARCEL: LOT 396
 EQUESTRIAN M.U.P.: 39
 H.O.A. (OPEN SPACE, BASKET BALL STATION): 11
 BIO-OPEN SPACE: 1
 REMAINDER PARCELS: 5
 PRIVATE PARKS: 2
 - TOTAL NUMBER OF DWELLING UNITS: 394
 - ALL PROPOSED UTILITIES TO BE UNDERGROUND.
 - CALIFORNIA COORDINATE SYSTEM: CCGS83 NAD83 E82626
 - SEE TYPICAL STREET SECTIONS ON SHEET 2.
 - PHASING OF THIS PROJECT WILL BE ACCOMPLISHED BY RECORDED OF MULTIPLE FINAL MAPS, TYPICALLY ONE FINAL MAP PER PLANNING AREA.
 - ALL STORM DRAIN SHOWN ON THIS TENTATIVE MAP WITHIN PUBLIC STREET WILL BE MAINTAINED BY COUNTY OF SAN DIEGO. ALL STORM DRAIN OUTSIDE PUBLIC ROW WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION, EXCEPT WHERE INDICATED ON PLANS.
 - EXISTING STRUCTURES WITHIN DEVELOPMENT FOOTPRINT WILL BE DEMOLISHED, UNLESS OTHERWISE NOTED.
 - STREET NAME SIGNS WILL BE PROVIDED IN ACCORDANCE WITH SAN DIEGO COUNTY DS #13.
 - CONSENT FOR VACATING EXISTING EASEMENT BY EASEMENT HOLDER SHALL BE OBTAINED PRIOR TO FINAL MAP RECORDED.

KEY MAP
 SCALE: 1"=500'

PLANNED DEVELOPMENT RESIDENTIAL ZONING

PLANNING AREA 1A & 1B	
USE REGULATIONS	***
ANIMAL REGULATIONS	***
DENSITY	-
LOT SIZE	5,000 SF
BUILDING TYPE	C
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	V
OPEN SPACE	-
SPECIAL AREA REGULATIONS	P,B,C,F

PLANNING AREA 2A & 2B	
USE REGULATIONS	***
ANIMAL REGULATIONS	***
DENSITY	-
LOT SIZE	4,500 SF, 5,000 SF
BUILDING TYPE	C
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	V
OPEN SPACE	-
SPECIAL AREA REGULATIONS	P,B,C,F

PLANNING AREA 3	
USE REGULATIONS	***
ANIMAL REGULATIONS	***
DENSITY	-
LOT SIZE	5 AC
BUILDING TYPE	C
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	V
OPEN SPACE	-
SPECIAL AREA REGULATIONS	P,B,C,F

EQUESTRIAN FACILITY	
USE REGULATIONS	A70,S80
ANIMAL REGULATIONS	M
DENSITY	-
LOT SIZE	4 AC MIN
BUILDING TYPE	C
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	C,W
OPEN SPACE	-
SPECIAL AREA REGULATIONS	C,F

LOT SUMMARY

DESCRIPTION	GROSS AREA (AC)	NO. OF LOTS (RESIDENTIAL)	NO. OF DWELLING UNITS	DWELLING UNITS PER ACRE	MINIMUM LOT SIZE	NO. OF LOTS (HOA)
PLANNING AREA 1	66.50*	144	144	2.16	-	9
PLANNING AREA 1A	76	76	76	-	5,000 SF	-
PLANNING AREA 1B	68	68	68	-	5,000 SF	-
PLANNING AREA 2	66.47*	235	235	3.52	-	10
PLANNING AREA 2A	144	144	144	-	4,500 SF	-
PLANNING AREA 2B	90	90	90	-	5,000 SF	-
PLANNING AREA 3	153.56**	14	14	0.10	5 ACRES	16
HILLSIDE ESTATE	24.22	1	1	0.04	-	-
REMAINDER PARCEL	29.82	-	-	-	-	-
LOT EEE (EQUESTRIAN FACILITY)	203.59	-	-	-	-	-
TOTAL	544.16	393	393			34

EXISTING ZONING

EXISTING ZONING	APN	125-080-25	125-080-26	125-131-57	127-191-21	127-191-22
USE REGULATIONS		RV	RV	A70	A70	A70/RV
ANIMAL REGULATIONS		M	M	M	M	L/M
DENSITY		-	-	-	-	-
LOT SIZE		4AC	4AC	4AC	4AC	4AC/6000
BUILDING TYPE		K	K	C	C	C/K
MAXIMUM FLOOR AREA		-	-	-	-	-
FLOOR AREA RATIO		-	-	-	-	-
HEIGHT		G	G	G	G	G
LOT COVERAGE		-	-	-	-	-
SETBACK		C	C	C/W	C/W	C/W
OPEN SPACE		-	-	-	-	-
SPECIAL AREA REGULATIONS		B	B	PDR, F,B	PDR, F,B	B,C,F

CONSERVATION SUBDIVISION AVOIDANCE CALCULATIONS

DESCRIPTION	RESOURCE AREA (AC)	IMPACTED AREA (AC)	% IMPACTED	AVOIDED AREA (AC)	% AVOIDED	REQ'D ACRES AVOIDANCE	% REQ. AVOIDANCE
SEMI-RURAL RESIDENTIAL (SR-10)	320.11	56.43	17.6	263.68	82.4	240.08	75
RURAL LANDS (RL-20)	509.11	57.43	11.3	451.68	88.7	407.29	80
RURAL LANDS (RL-40)	166.92	33.61	20.1	133.31	79.9	141.88	85
TOTALS	996.14	147.47	14.8	848.67	85.2	789.25	79.2

BASIS OF BEARING:
 THE BASIS OF BEARING IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 GRID BEARING BETWEEN G.P.S. STATION NO. SDOPS-02 AND G.P.S. STATION SDOPS-03 PER ROS 14310.
 S 72°07'52" E

BENCHMARK:
 ELEVATIONS ARE BASED UPON A 2" BRASS DISC STAMPED "CALIFORNIA DEPARTMENT OF TRANSPORTATION SDOPS-03 NE 15/76 AND 1980" AS LOCATED ON ROS 21563.
 ELEVATION: 308.28 NAVD 88

OWNER'S CERTIFICATE:
 WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

BY: JAMES CONRAD DATE _____
OWNER REPRESENTATIVE:
 JAMES CONRAD
 1550 S. COAST HIGHWAY, SUITE 201
 LAGUNA BEACH, CA 92651
 TEL: (949) 497-0200

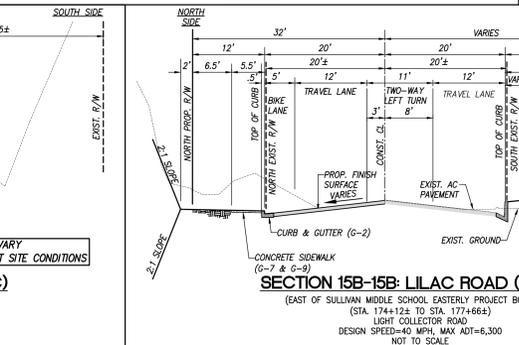
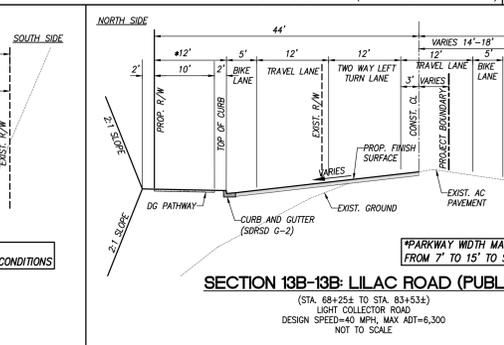
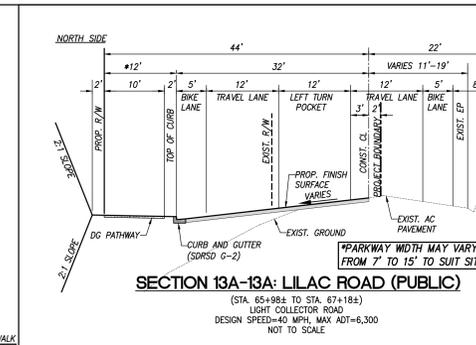
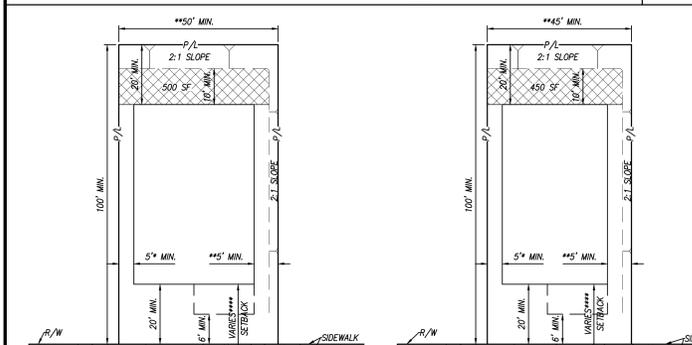
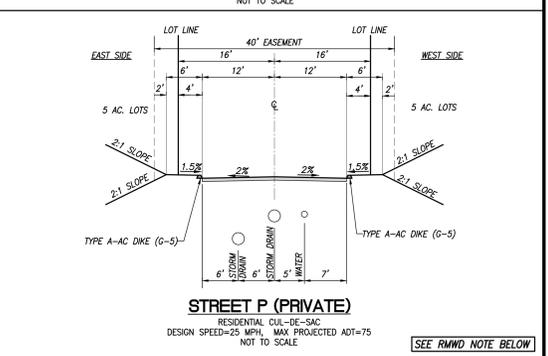
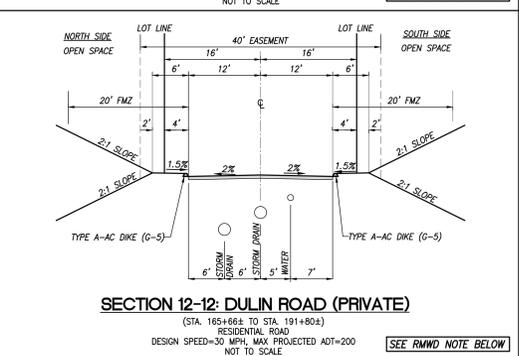
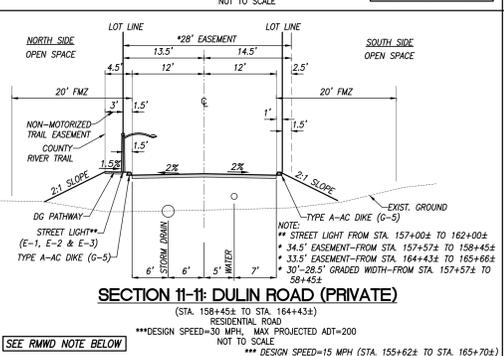
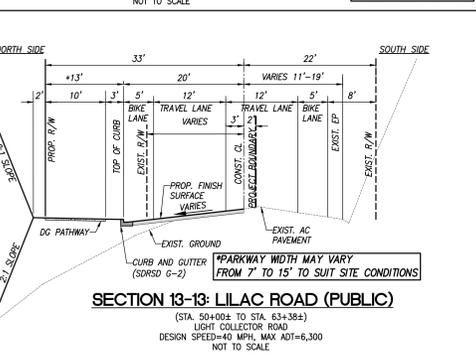
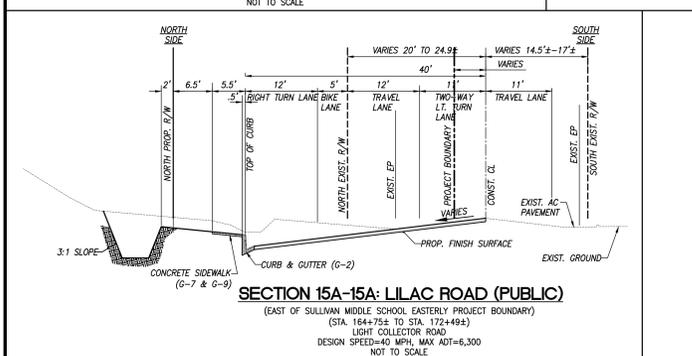
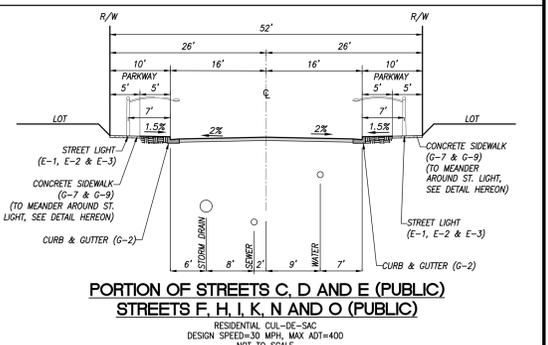
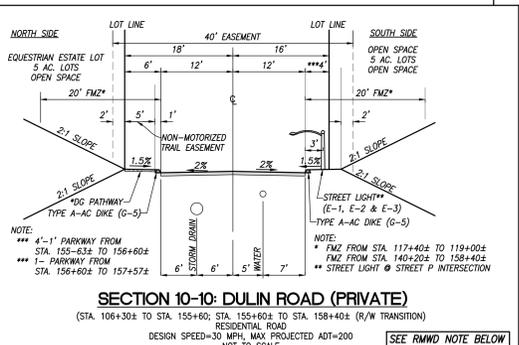
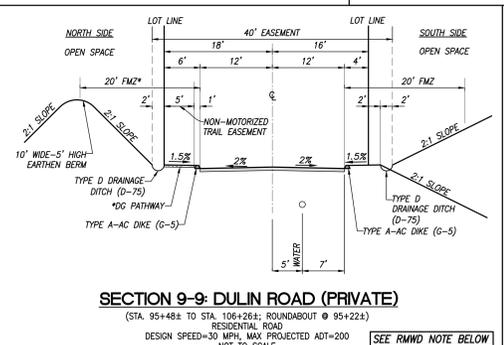
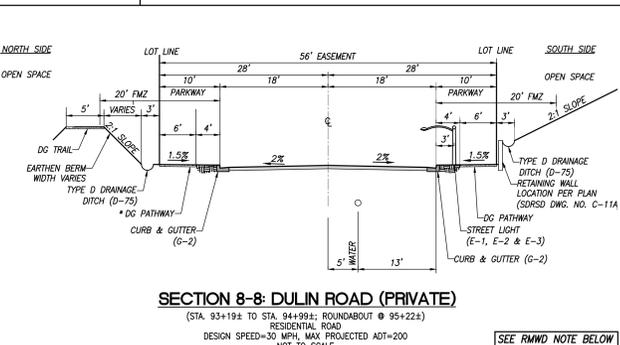
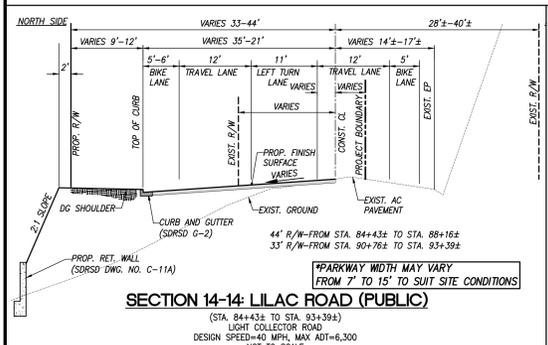
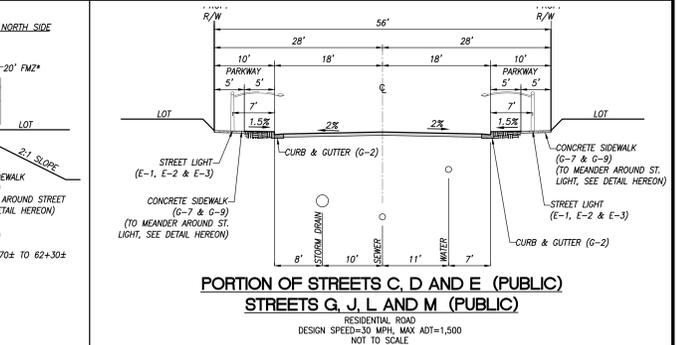
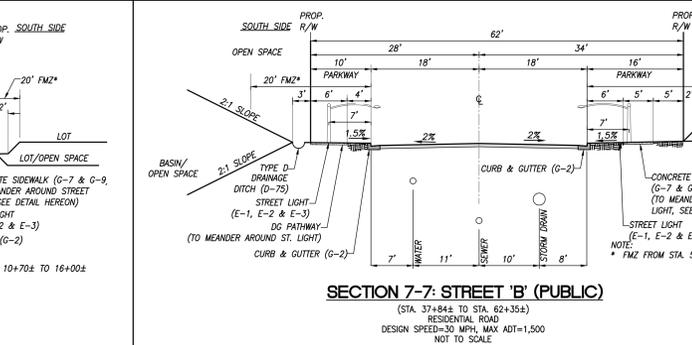
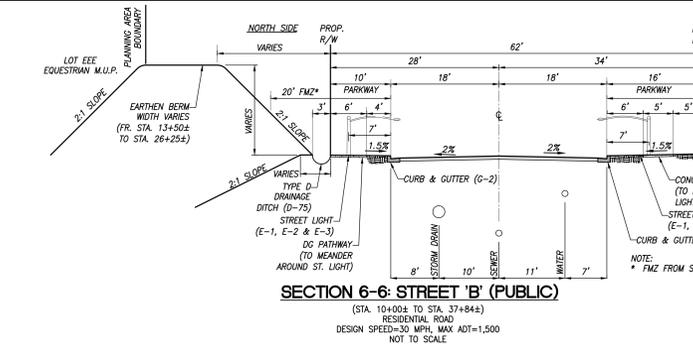
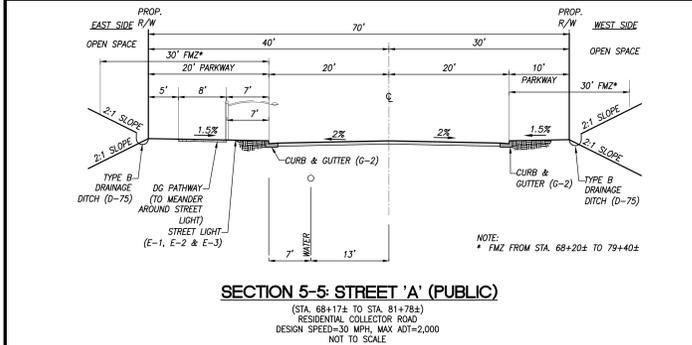
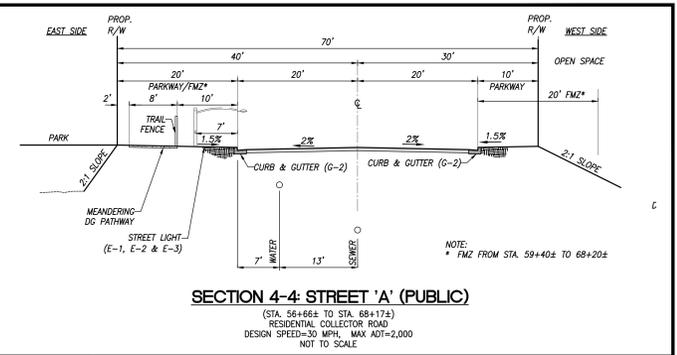
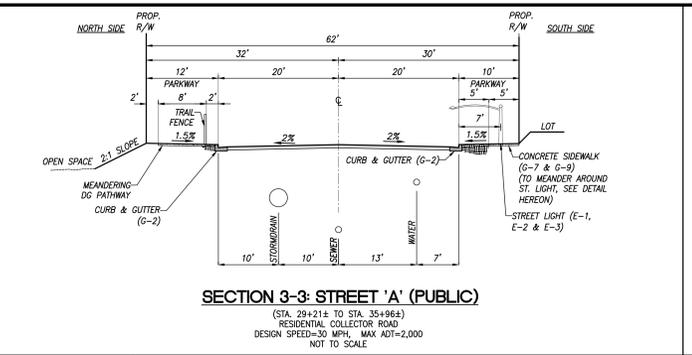
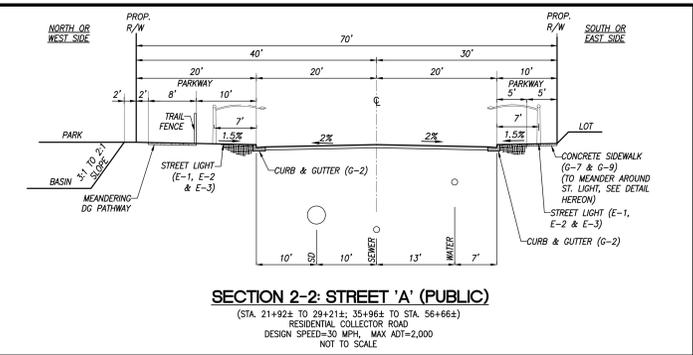
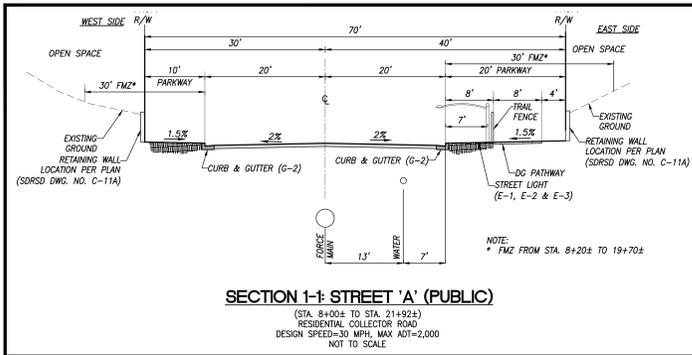
CONTACT:
 JAMES CONRAD
 1550 S. COAST HIGHWAY, SUITE 201
 LAGUNA BEACH, CA 92651
 TEL: (949) 497-0200

PERMIT NUMBER: PDS2023-TM-5615TER
 COUNTY OF SAN DIEGO TRACT 5615TER
 PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
 TENTATIVE MAP PLANS
 OCEAN BREEZE RANCH
 TITLE SHEET

PROJECT DESIGN CONSULTANTS
 Planning | Landscape Architecture | Engineering | Survey
 701 B Street, Suite 800
 San Diego, CA 92101
 619.235.6474
 619.234.0349

ENGINEER OF WORK
 PROJECT DESIGN CONSULTANTS, A BOWMAN COMPANY
 701 B STREET, SUITE 800
 SAN DIEGO, CALIFORNIA 92101
 TEL: 619-235-6471

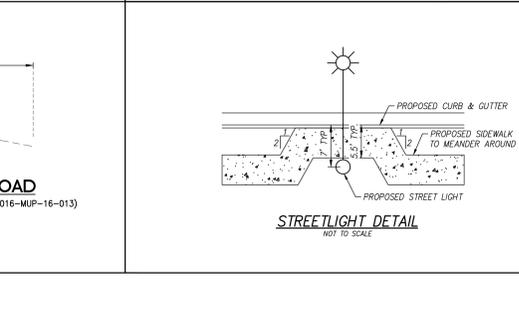
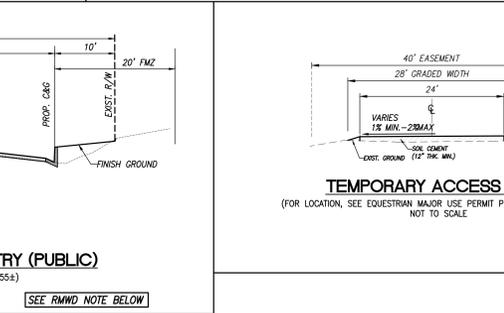
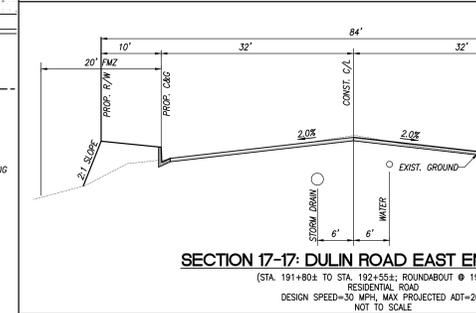
NO.	REVISIONS	DATE	BY
1	SECOND SUBMITTAL ORIGINAL SUBMITTAL	03-04-2024 07-10-2023	POC POC



PLANNED DEVELOPMENT REGULATIONS

PLANNING AREA 1A & 1B		PLANNING AREA 2A	
LOT SIZE	5,000 SF	LOT SIZE	4,500 SF
LOT DIMENSION	50'x100'	LOT DIMENSION	45'x100'
HOUSING TYPE	SINGLE FAMILY DETACHED	HOUSING TYPE	SINGLE FAMILY DETACHED
SETBACKS:		SETBACKS:	
FRONT YARD	52' R/W=46', 56' R/W=48'	FRONT YARD	52' R/W=46', 56' R/W=48'
INTERIOR SIDE YARD	5'	INTERIOR SIDE YARD	5'
REAR YARD	20'	REAR YARD	20'
PARKING	288	PARKING	288
BUILDING HEIGHT	35'	BUILDING HEIGHT	35'

PLANNING AREA 3		PLANNING AREA 2B	
LOT SIZE	5 AC	LOT SIZE	5,000 SF
LOT DIMENSION	VARIES	LOT DIMENSION	50'x100'
HOUSING TYPE	SINGLE FAMILY DETACHED	HOUSING TYPE	SINGLE FAMILY DETACHED
SETBACKS:		SETBACKS:	
FRONT YARD	40'	FRONT YARD	52' R/W=46', 56' R/W=48'
INTERIOR SIDE YARD	5'	INTERIOR SIDE YARD	5'
REAR YARD	20'	REAR YARD	20'
PARKING	28	PARKING	186
BUILDING HEIGHT	35'	BUILDING HEIGHT	35'



PERMIT NUMBER: PDS2023-TM-5615TER
 COUNTY OF SAN DIEGO TRACT 5615TER
 PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
 TENTATIVE MAP PLANS
 OCEAN BREEZE RANCH
 TYPICAL DESIGN SECTIONS

PROJECT DESIGN CONSULTANTS
 Planning | Landscape Architecture | Engineering | Survey

701 S. Street, Suite 800
 San Diego, CA 92101
 619.236.8474
 619.236.0876

SHEET: 2 OF 17

LOT AREA TABLE

PLANNING AREA 1A - RESIDENTIAL LOTS				
LOT	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
1	23,369	0.536	14,016	0.322
2	8,626	0.198	8,626	0.198
3	10,778	0.247	10,660	0.245
4	11,880	0.273	11,756	0.270
5	6,973	0.160	6,850	0.157
6	6,826	0.157	6,728	0.154
7	7,451	0.171	7,422	0.170
8	10,208	0.234	10,210	0.234
9	8,343	0.192	5,641	0.129
10	5,670	0.130	5,300	0.122
11	5,523	0.127	5,289	0.121
12	5,313	0.122	5,255	0.121
13	5,271	0.121	5,271	0.121
14	5,442	0.125	5,442	0.125
15	5,620	0.129	5,581	0.128
16	5,833	0.134	5,599	0.129
17	5,922	0.136	5,610	0.129
18	5,922	0.136	5,610	0.129
19	5,922	0.136	5,610	0.129
20	5,902	0.135	5,570	0.128
21	5,806	0.133	5,494	0.126
22	5,775	0.133	5,502	0.126
23	5,775	0.133	5,521	0.127
24	5,775	0.133	5,502	0.126
25	5,754	0.132	5,481	0.126
26	5,754	0.132	5,442	0.125
27	6,276	0.144	5,866	0.135
28	7,940	0.182	6,483	0.149
29	7,244	0.166	6,624	0.152
30	6,637	0.152	6,470	0.149
31	6,171	0.142	6,039	0.139
32	6,146	0.141	5,865	0.135
33	6,032	0.138	5,759	0.132
34	5,912	0.136	5,624	0.129
35	5,794	0.133	5,532	0.127
36	5,639	0.129	5,403	0.124
37	5,702	0.131	5,470	0.126
38	5,792	0.133	5,544	0.127
39	5,696	0.131	5,467	0.126
40	5,867	0.135	5,625	0.129
41	6,286	0.144	6,022	0.138
42	6,712	0.154	6,453	0.148
43	7,100	0.163	6,957	0.160
44	7,050	0.162	7,011	0.161
45	6,938	0.159	6,398	0.147
46	5,990	0.138	5,990	0.138
47	6,117	0.140	5,985	0.137
48	6,137	0.141	5,843	0.134
49	5,880	0.135	5,450	0.125
50	7,045	0.162	6,022	0.138
51	9,111	0.209	8,500	0.195
52	7,656	0.176	7,554	0.173
53	8,524	0.196	8,372	0.192
54	8,699	0.200	8,402	0.193
55	7,656	0.176	7,509	0.172
56	7,494	0.172	7,494	0.172
57	7,072	0.162	6,920	0.159
58	8,797	0.202	8,664	0.199
59	6,228	0.143	6,193	0.142
60	6,626	0.152	6,579	0.151
61	8,879	0.204	7,011	0.161
62	7,025	0.161	6,458	0.148
63	6,525	0.150	6,156	0.141
64	6,206	0.142	5,851	0.134
65	6,030	0.138	5,755	0.132
66	6,167	0.142	5,910	0.136
67	6,562	0.151	6,780	0.144
68	6,107	0.140	5,891	0.133
69	5,948	0.137	5,689	0.131
70	6,049	0.139	5,727	0.131
71	6,265	0.144	5,838	0.134
72	6,540	0.150	5,961	0.137
73	6,897	0.158	6,144	0.141
74	7,279	0.167	6,430	0.148
75	7,573	0.174	6,624	0.152
76	8,343	0.192	7,456	0.171
TOTAL	529,794	12.16	494,158	11.34

PLANNING AREA 1B - RESIDENTIAL LOTS				
LOT	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
77	7,560	0.174	6,583	0.151
78	7,080	0.163	6,183	0.142
79	8,246	0.189	7,597	0.174
80	7,924	0.182	7,310	0.168
81	7,309	0.168	6,572	0.151
82	5,959	0.137	6,646	0.153
83	6,935	0.159	6,752	0.155
84	6,765	0.155	6,470	0.149
85	6,724	0.154	6,667	0.153
86	6,835	0.157	6,591	0.151
87	6,748	0.155	6,458	0.148
88	6,341	0.146	6,075	0.139
89	6,253	0.144	5,968	0.137
90	6,258	0.144	5,911	0.136
91	6,375	0.146	5,985	0.137
92	6,550	0.150	6,064	0.139
93	7,052	0.162	6,544	0.150
94	7,277	0.167	6,558	0.150
95	7,236	0.166	6,754	0.155
96	7,177	0.165	6,781	0.156
97	7,300	0.168	6,981	0.160
98	8,986	0.206	7,206	0.165
99	8,388	0.193	6,887	0.158
100	7,682	0.176	7,383	0.169
101	7,459	0.171	7,074	0.162
102	7,104	0.163	6,712	0.154
103	6,848	0.157	6,494	0.149
104	6,353	0.146	6,052	0.139
105	6,212	0.143	5,885	0.135
106	6,362	0.146	6,074	0.139
107	6,606	0.152	6,314	0.145
108	6,483	0.149	6,104	0.140
109	6,351	0.146	6,037	0.139
110	6,399	0.147	6,106	0.140
111	6,845	0.157	6,548	0.150
112	6,191	0.142	5,821	0.134
113	7,277	0.167	7,088	0.163
114	8,391	0.193	8,202	0.188
115	11,328	0.260	11,002	0.253
116	6,929	0.159	5,073	0.116
117	7,922	0.182	5,710	0.131
118	8,891	0.204	6,063	0.139
119	10,220	0.235	6,504	0.149
120	11,758	0.270	7,380	0.169
121	10,857	0.249	7,311	0.168
122	10,403	0.239	7,024	0.161
123	10,179	0.234	6,902	0.158
124	9,041	0.208	6,942	0.159
125	8,865	0.204	7,301	0.168
126	11,148	0.256	7,752	0.178
127	7,885	0.181	7,432	0.171
128	7,536	0.173	7,130	0.164
129	7,134	0.164	7,134	0.164
130	7,689	0.177	7,689	0.177
131	7,134	0.164	7,134	0.164
132	6,423	0.147	6,102	0.140
133	6,129	0.141	5,831	0.134
134	6,192	0.142	5,786	0.133
135	6,365	0.146	5,815	0.133
136	6,503	0.149	5,950	0.137
137	6,910	0.159	6,318	0.145
138	7,202	0.165	6,450	0.148
139	6,647	0.153	5,840	0.134
140	7,469	0.171	6,584	0.151
141	9,135	0.210	7,016	0.161
142	10,227	0.235	7,562	0.174
143	10,483	0.241	7,664	0.176
144	9,224	0.212	7,291	0.167
TOTAL	519,669	11.93	455,329	10.45

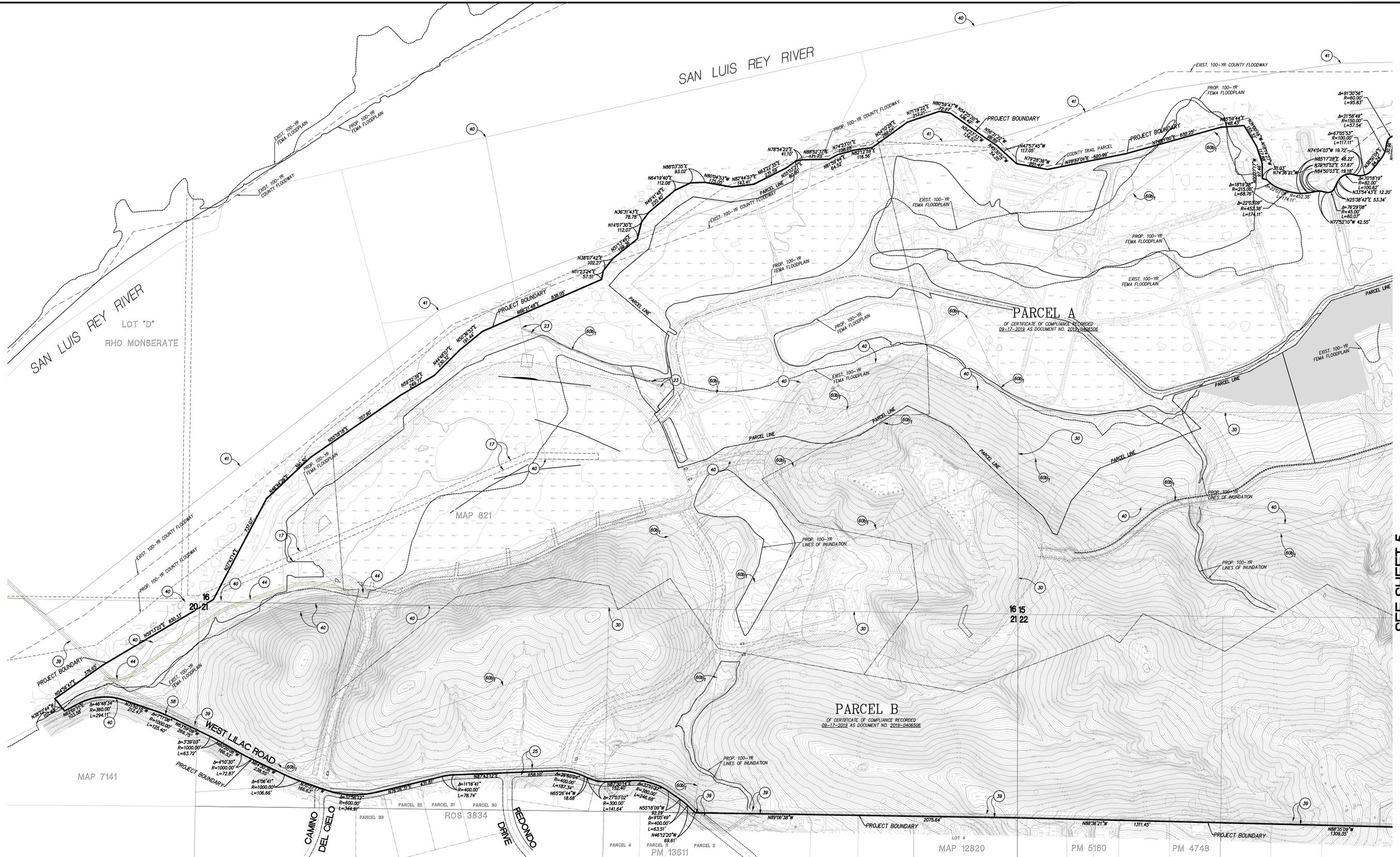
PLANNING AREA 2A - RESIDENTIAL LOTS				
LOT	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
145	4,796	0.110	4,534	0.104
146	5,220	0.120	5,077	0.117
147	5,149	0.118	5,018	0.115
148	4,996	0.115	4,888	0.112
149	4,975	0.114	4,848	0.111
150	4,954	0.114	4,827	0.111
151	4,933	0.113	4,827	0.111
152	4,912	0.113	4,786	0.110
153	4,891	0.112	4,786	0.110
154	4,871	0.112	4,746	0.109
155	4,850	0.111	4,725	0.108
156	4,829	0.111	4,720	0.108
157	4,808	0.110	4,700	0.108
158	5,192	0.119	4,828	0.111
159	5,435	0.125	5,160	0.118
160	5,027	0.115	4,883	0.112
161	5,218	0.120	5,037	0.116
162	5,383	0.124	5,216	0.120
163	5,351	0.123	5,163	0.119
164	5,478	0.126	5,290	0.121
165	5,606	0.129	5,420	0.124
166	5,733	0.132	5,524	0.127
167	6,036	0.139	5,916	0.136
168	6,035	0.139	5,978	0.137
169	6,047	0.139	5,976	0.137
170	6,045	0.139	5,868	0.135
171	6,028	0.138	5,689	0.131
172	5,996	0.138	5,602	0.129
173	5,823	0.134	5,383	0.124
174	5,763	0.132	5,311	0.122
175	5,689	0.131	5,183	0.119
176	5,609	0.129	5,128	0.118
177	6,655	0.153	5,971	0.137
178	6,227	0.143	5,613	0.129
179	5,520	0.127	4,995	0.115
180	5,520	0.127	4,979	0.114
181	5,520	0.127	5,003	0.115
182	5,520	0.127	4,982	0.114
183	5,520	0.127	4,986	0.114
184	5,412	0.124	4,916	0.113
185	5,346	0.123	4,838	0.111
186	5,821	0.134	5,401	0.124
187	5,783	0.133	5,407	0.124
188	5,770	0.132	5,451	0.125
189	5,735	0.132	5,481	0.126
190	5,655	0.130	5,541	0.127
191	6,066	0.139	5,915	0.136
192	7,303	0.168	6,732	0.155
193	5,088	0.117	4,999	0.115
194	5,038	0.116	4,950	0.114
195	5,722	0.131	5,643	0.130
196	6,567	0.151	5,903	0.136
197	4,851	0.111	4,587	0.105
198	4,823	0.111	4,508	0.103
199	4,795	0.110	4,498	0.103
200	6,631	0.152	5,705	0.131
201	7,056	0.162	6,142	0.141
202	6,012	0.138	4,854	0.111
203	6,512	0.149	6,419	0.147
204	5,425	0.125	5,379	0.123
205	5,597	0.128	5,597	0.128
206	5,987	0.137	5,934	0.136
207	6,070	0.139	6,070	0.139
208	5,859	0.135	5,859	0.135
209	6,393	0.147	6,102	0.140
210	5,977	0.137	5,892	0.135
211	5,970	0.137	5,949	0.137
212	6,282	0.144	6,282	0.144
213	5,347	0.123	5,347	0.123
214	5,038	0.116	4,996	0.115
215	4,905	0.113	4,803	0.110
216	4,905	0.113	4,824	0.111
217	4,905	0.113	4,824	0.111
218	4,959	0.114	4,858	0.112
219	4,960	0.114	4,916	0.113
220	5,419	0.124	4,827	0.111
221	6,925	0.159	5,816	0.134
222	6,028	0.138	5,896	0.135
223	6,030	0.138	6,008	0.138
224	6,027	0.138	6,027	0.138
225				

SAN LUIS REY RIVER

SAN LUIS REY RIVER
LOT "D"
RHO MONSERATE

PARCEL A
OF CERTIFICATE OF COMPLIANCE RECORDED
08-17-2012 AS DOCUMENT NO. 2012-0465006

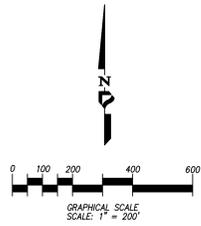
PARCEL B
OF CERTIFICATE OF COMPLIANCE RECORDED
08-17-2012 AS DOCUMENT NO. 2012-0465006



SEE SHEET 5

EXISTING EASEMENTS/ENCUMBRANCES

- 17 A RIGHT OF WAY FOR PRIVATE ROAD OVER THAT PORTION OF THE STRIP OF LAND DESIGNATED ON MAP NO. 821, AS "ROAD", LYING WITHIN THAT PORTION OF LOTS 112 AND 113 OF THE SUBDIVISION OF TRACT "D" IN PARCEL 1, AS APPURTENANT TO THE REMAINDER OF TRACT "D" AND ALSO UNTO PERCY EDWARDS, HIS HEIRS AND ASSIGNS AS APPURTENANT TO LOTS 108 AND 109, ACCORDING TO MAP NO. 821, AS EXCEPTED AND RESERVED IN VARIOUS DEEDS OF RECORDS. TO BE VACATED.
AFFECTS PARCELS A AND B
- 23 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MAY 16, 1945 IN BOOK 1874, PAGE 141 OF OFFICIAL RECORDS. TO BE OUTCLAIMED.
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: PORTION OF PARCEL B
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- 26 AN EASEMENT FOR PUBLIC ROAD PURPOSES OVER AND ACROSS ROAD SURVEY NO. 1136 (REALIGNMENT OF COUNTY ROAD B-4) ACCORDING TO MAP ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 20, 1947 IN BOOK 2534, PAGE 480 OF OFFICIAL RECORDS. TO REMAIN.
IN FAVOR OF: THE COUNTY OF SAN DIEGO
AFFECTS: PORTION OF PARCEL B
BY A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO PASSED AND ADOPTED DECEMBER 6, 1948, A CERTIFIED COPY OF WHICH WAS RECORDED DECEMBER 9, 1948 IN BOOK 3045, PAGE 47 OF OFFICIAL RECORDS, A PORTION OF SAID COUNTY ROAD B-4 AS IT EXISTED IN AUGUST 1947 IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21, WAS VACATED AND ABANDONED, EXCEPT THAT PORTION LYING WITHIN SAID ROAD SURVEY NO. 1136.
SAID INSTRUMENT ALSO GRANTS THE PRIVILEGE AND RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT OF WAY WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE THEREOF.
- 29 AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER PIPE LINES, VALVES, PUMPS, AND OTHER APPURTENANCES APPROPRIATE FOR THE DISTRIBUTION OF WATER WITHIN SAID DISTRICT, THE RIGHT HEREIN GRANTED TO INSTALL AND MAINTAIN SAID PIPE LINES AND APPURTENANCES TO INCLUDE ALL ENTRANCES UPON THE LAND REASONABLY NECESSARY FOR SUCH INSTALLATION AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 1956 IN BOOK 5971, PAGE 333 OF OFFICIAL RECORDS. PORTIONS TO BE VACATED.
IN FAVOR OF: THE BONSDALE HEIGHTS WATER DISTRICT
AFFECTS: AS DESCRIBED THEREIN
- 35 AN EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 19, 1975 AS INSTRUMENT NO. 75-256043 OF OFFICIAL RECORDS. TO REMAIN.
IN FAVOR OF: RAINBOW MUNICIPAL WATER DISTRICT
AFFECTS: PORTION OF PARCEL B
- 36 AN EASEMENT FOR FLOWAGE OF WATER AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 1976 AS INSTRUMENT NO. 76-273555 OF OFFICIAL RECORDS. TO BE VACATED.
IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT NO. 1
AFFECTS: AS DESCRIBED THEREIN
- 41 AN EASEMENT FOR THE FLOWAGE OF WATERS AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1979 AS INSTRUMENT NO. 79-116785 OF OFFICIAL RECORDS. TO BE VACATED.
IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT
AFFECTS: AS DESCRIBED THEREIN
- 44 AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED MARCH 23, 1979 AS INSTRUMENT NO. 79192828 OF OFFICIAL RECORDS. TO BE VACATED.
IN FAVOR OF: SAN LUIS REY CO., A CALIFORNIA CORPORATION
AFFECTS: PORTION OF PARCEL B
- 60 RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY. TO REMAIN.
- 600 ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS: DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY PROJECT DESIGN CONSULTANTS ON (PRELIMINARY), DESIGNATED JOB NUMBER OCEAN BREEZE RANCH:
1. AN EASEMENT OR LESSER RIGHT FOR POLES, OVERHEAD POWER AND COMMUNICATION LINES. TO BE OUTCLAIMED.
2. AN EASEMENT OF LESSER RIGHT FOR WEST LILAC ROAD SITUATED IN THE SOUTHEASTERLY PORTION OF PARCEL B. TO REMAIN.
3. VARIOUS DIRT ROADS TRaversing THROUGHOUT THE PROPERTY.

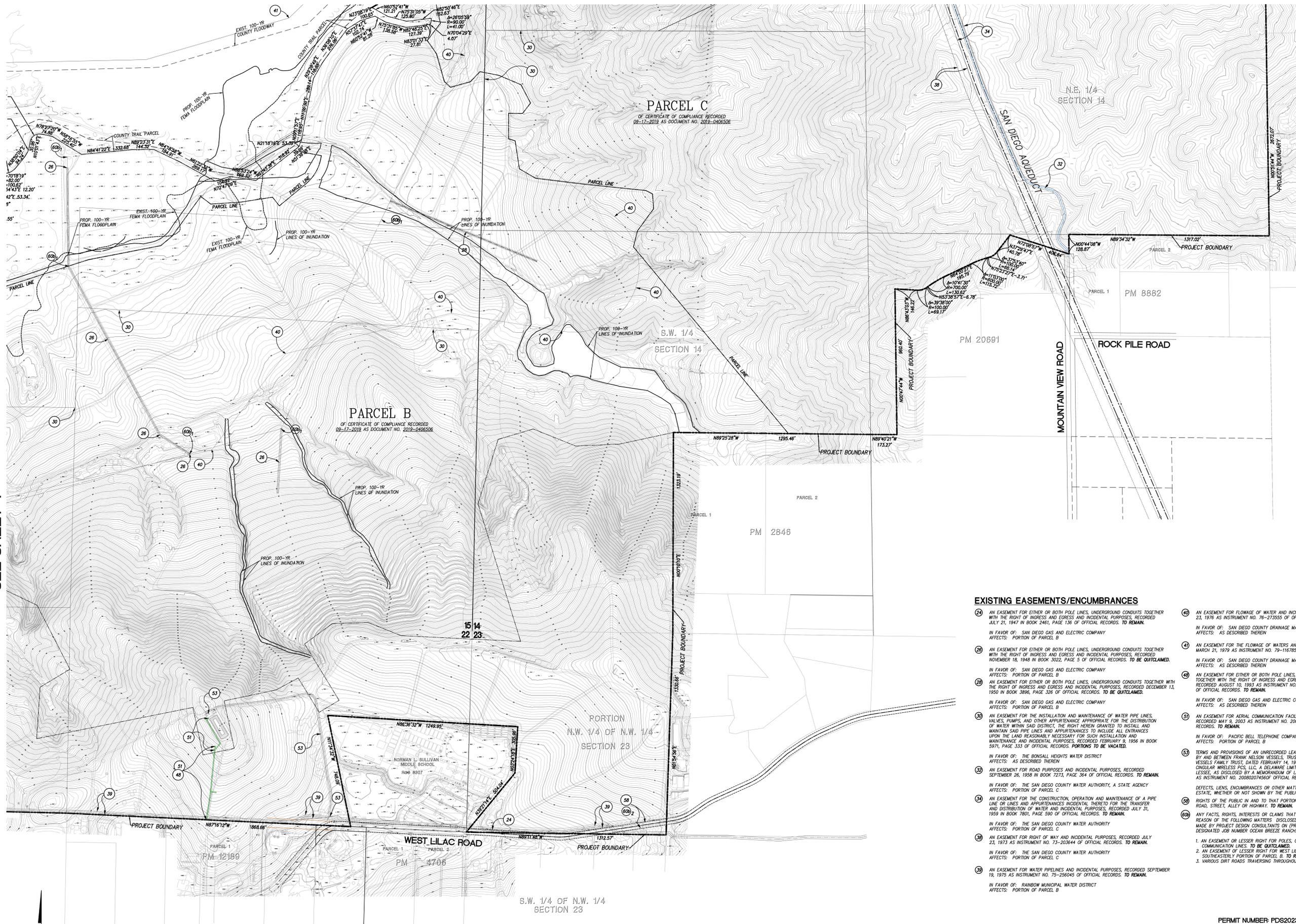


PERMIT NUMBER: PDS2023-TM-5615TER
 COUNTY OF SAN DIEGO TRACT 5615TER
 PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
 TENTATIVE MAP PLANS
 OCEAN BREEZE RANCH
 EXISTING EASEMENTS/ENCUMBRANCES PLAT

PROJECT DESIGN CONSULTANTS
 Planning | Landscape Architecture | Surveying | Engineering | Interiors

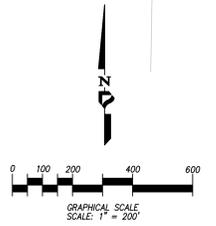
701 B Street, Suite 800
 San Diego, CA 92101
 619.236.8471 Tel
 619.236.0999 Fax

SHEET: 4 OF 17



EXISTING EASEMENTS/ENCUMBRANCES

- 24 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JULY 21, 1947 IN BOOK 2461, PAGE 136 OF OFFICIAL RECORDS. TO REMAIN.
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: PORTION OF PARCEL B
- 25 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 16, 1948 IN BOOK 3022, PAGE 5 OF OFFICIAL RECORDS. TO BE QUITCLAIMED.
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: PORTION OF PARCEL B
- 26 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 13, 1950 IN BOOK 3896, PAGE 326 OF OFFICIAL RECORDS. TO BE QUITCLAIMED.
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: PORTION OF PARCEL B
- 27 AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER PIPE LINES, VALVES, PUMPS, AND OTHER APPURTENANCES APPROPRIATE FOR THE DISTRIBUTION OF WATER WITHIN SAID DISTRICT, THE RIGHT HERIN GRANTED TO INSTALL AND MAINTAIN SAID PIPE LINES AND APPURTENANCES TO INCLUDE ALL ENTRANCES UPON THE LAND REASONABLY NECESSARY FOR SUCH INSTALLATION AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 1956 IN BOOK 5971, PAGE 333 OF OFFICIAL RECORDS. PORTIONS TO BE VACATED.
IN FAVOR OF: THE BONSAI HEIGHTS WATER DISTRICT
AFFECTS: AS DESCRIBED THEREIN
- 28 AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 1958 IN BOOK 7273, PAGE 364 OF OFFICIAL RECORDS. TO REMAIN.
IN FAVOR OF: THE SAN DIEGO COUNTY WATER AUTHORITY, A STATE AGENCY
AFFECTS: PORTION OF PARCEL C
- 29 AN EASEMENT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A PIPE LINE OR LINES AND APPURTENANCES INCIDENTAL THERETO FOR THE TRANSFER AND DISTRIBUTION OF WATER AND INCIDENTAL PURPOSES, RECORDED JULY 31, 1959 IN BOOK 7801, PAGE 590 OF OFFICIAL RECORDS. TO REMAIN.
IN FAVOR OF: THE SAN DIEGO COUNTY WATER AUTHORITY
AFFECTS: PORTION OF PARCEL C
- 30 AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED JULY 23, 1973 AS INSTRUMENT NO. 73-203644 OF OFFICIAL RECORDS. TO REMAIN.
IN FAVOR OF: THE SAN DIEGO COUNTY WATER AUTHORITY
AFFECTS: PORTION OF PARCEL C
- 31 AN EASEMENT FOR WATER PIPE LINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 19, 1975 AS INSTRUMENT NO. 75-256045 OF OFFICIAL RECORDS. TO REMAIN.
IN FAVOR OF: RAINBOW MUNICIPAL WATER DISTRICT
AFFECTS: PORTION OF PARCEL B
- 40 AN EASEMENT FOR FLOWAGE OF WATER AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 1976 AS INSTRUMENT NO. 76-273555 OF OFFICIAL RECORDS. TO BE VACATED.
IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT NO. 1
AFFECTS: AS DESCRIBED THEREIN
- 41 AN EASEMENT FOR THE FLOWAGE OF WATERS AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1979 AS INSTRUMENT NO. 79-116785 OF OFFICIAL RECORDS. TO BE VACATED.
IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT
AFFECTS: AS DESCRIBED THEREIN
- 42 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 10, 1993 AS INSTRUMENT NO. 19930517943 OF OFFICIAL RECORDS. TO REMAIN.
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: AS DESCRIBED THEREIN
- 43 AN EASEMENT FOR AERIAL COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 9, 2003 AS INSTRUMENT NO. 2003-0545528 OF OFFICIAL RECORDS. TO REMAIN.
IN FAVOR OF: PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION
AFFECTS: PORTION OF PARCEL B
- 44 TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED FEBRUARY 5, 2008, BY AND BETWEEN FRANK NELSON VESSELS, TRUSTEE OF THE FRANK NELSON VESSELS FAMILY TRUST, DATED FEBRUARY 14, 1992 AS LESSOR AND NEW CINGULAR WIRELESS PCS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED APRIL 18, 2008 AS INSTRUMENT NO. 200802074560F OF OFFICIAL RECORDS. TO REMAIN.
DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- 45 RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY. TO REMAIN.
- 60A ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS: DISCLOSED BY AN ALTA/LACSM SURVEY MADE BY PROJECT DESIGN CONSULTANTS (ON PRELIMINARY), DESIGNATED JOB NUMBER OCEAN BREEZE RANCH:
1. AN EASEMENT OR LESSER RIGHT FOR POLES, OVERHEAD POWER AND COMMUNICATION LINES. TO BE QUITCLAIMED.
2. AN EASEMENT OF LESSER RIGHT FOR WEST LILAC ROAD SITUATED IN THE SOUTHEASTERLY PORTION OF PARCEL B. TO REMAIN.
3. VARIOUS DIRT ROADS TRAVERSING THROUGHOUT THE PROPERTY.

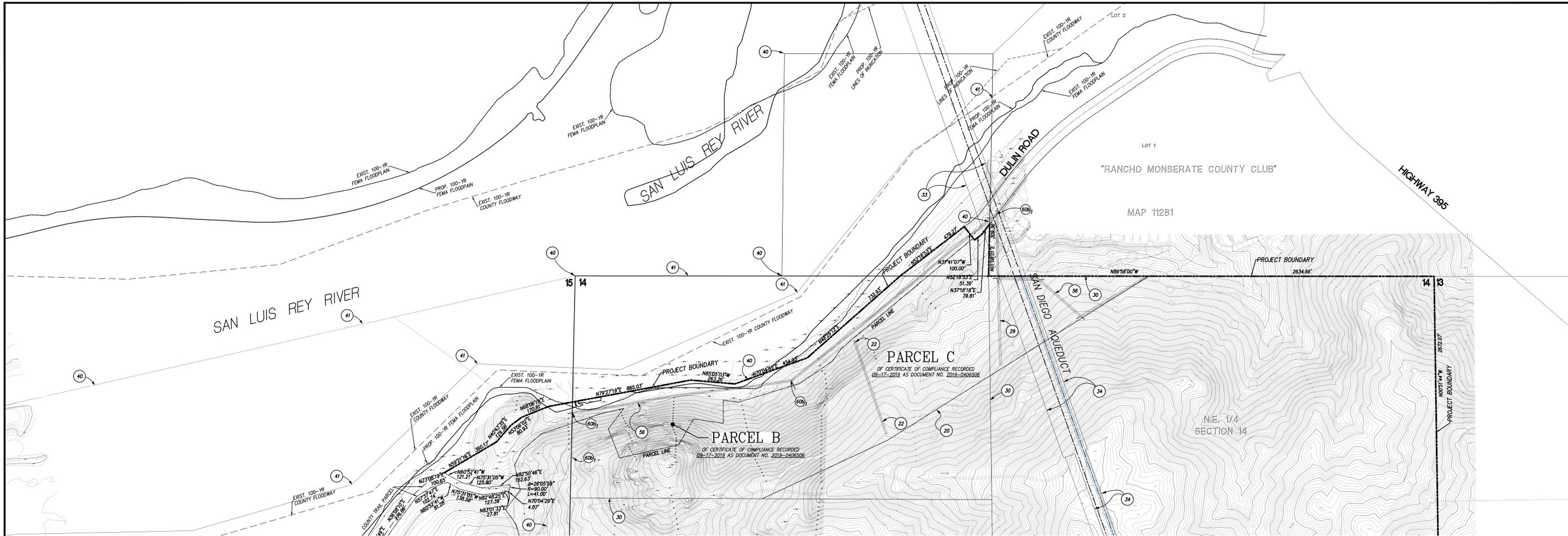


PERMIT NUMBER: PDS2023-TM-5615TER
 COUNTY OF SAN DIEGO TRACT 5615TER
 PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
 TENTATIVE MAP PLANS
 OCEAN BREEZE RANCH
 EXISTING EASEMENTS/ENCUMBRANCES PLAT

PROJECT DESIGN CONSULTANTS
 Planning | Landscape Architecture | Surveying | Engineering | Ivey

701 B Street, Suite 800
 San Diego, CA 92101
 619.236.8474 Tel
 619.236.0909 Fax

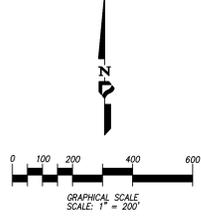
SHEET: 5 OF 17



SEE SHEET 5

EXISTING EASEMENTS/ENCUMBRANCES

- 20 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 8, 1926 IN BOOK 1152 OF DEEDS, PAGE 399. TO BE **OUTCLAIMED**.
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: PORTION OF PARCEL C
- 22 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JUNE 6, 1940 IN BOOK 1045, PAGE 8 OF OFFICIAL RECORDS. TO BE **OUTCLAIMED**.
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: PORTION OF PARCEL C
- 26 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 29, 1954 IN BOOK 5442, PAGE 467 OF OFFICIAL RECORDS. TO BE **OUTCLAIMED**.
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: PORTION OF PARCEL C
- 30 AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER PIPE LINES, VALVES, PUMPS, AND OTHER APPURTENANCE APPROPRIATE FOR THE DISTRIBUTION OF WATER WITHIN SAID DISTRICT, THE RIGHT HEREBY GRANTED TO INSTALL AND MAINTAIN SAID PIPE LINES AND APPURTENANCES TO INCLUDE ALL ENTRANCES UPON THE LAND REASONABLY NECESSARY FOR SUCH INSTALLATION AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 1956 IN BOOK 5971, PAGE 333 OF OFFICIAL RECORDS. PORTIONS TO BE **VACATED**.
IN FAVOR OF: THE BONSAILL HEIGHTS WATER DISTRICT
AFFECTS: AS DESCRIBED THEREIN
- 33 AN EASEMENT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A PIPE LINE OR LINES AND APPURTENANCES INCIDENTAL THERETO FOR THE TRANSFER AND DISTRIBUTION OF WATER AND INCIDENTAL PURPOSES, RECORDED JULY 29, 1959 IN BOOK 7797, PAGE 242 OF OFFICIAL RECORDS. TO **REMAIN**.
IN FAVOR OF: THE SAN DIEGO COUNTY WATER AUTHORITY
AFFECTS: PORTION OF PARCEL C
- 34 AN EASEMENT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A PIPE LINE OR LINES AND APPURTENANCES INCIDENTAL THERETO FOR THE TRANSFER AND DISTRIBUTION OF WATER AND INCIDENTAL PURPOSES, RECORDED JULY 31, 1959 IN BOOK 7801, PAGE 590 OF OFFICIAL RECORDS. TO **REMAIN**.
IN FAVOR OF: THE SAN DIEGO COUNTY WATER AUTHORITY
AFFECTS: PORTION OF PARCEL C
- 40 AN EASEMENT FOR FLOWAGE OF WATER AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 1976 AS INSTRUMENT NO. 76-273555 OF OFFICIAL RECORDS. TO BE **VACATED**.
IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT NO. 1
AFFECTS: AS DESCRIBED THEREIN
- 41 AN EASEMENT FOR THE FLOWAGE OF WATERS AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1979 AS INSTRUMENT NO. 79-116783 OF OFFICIAL RECORDS. TO BE **VACATED**.
IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT
AFFECTS: AS DESCRIBED THEREIN
- 50 AN EASEMENT FOR POLES, WIRES, CABLES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATION FACILITIES, AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 14, 2014 AS INSTRUMENT NO. 2014-0444956 OF OFFICIAL RECORDS. TO BE **OUTCLAIMED**.
IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION
AFFECTS: PORTION OF PARCEL B
- 600 ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS: DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY PROJECT DESIGN CONSULTANTS ON (PRELIMINARY), DESIGNATED JOB NUMBER OCEAN BREEZE RANCH:
1. AN EASEMENT OR LESSER RIGHT FOR POLES, OVERHEAD POWER AND COMMUNICATION LINES. TO BE **OUTCLAIMED**.
2. AN EASEMENT OF LESSER RIGHT FOR WEST LILAC ROAD SITUATED IN THE SOUTHEASTERLY PORTION OF PARCEL B. TO **REMAIN**.
3. VARIOUS DIRT ROADS TRAVERSING THROUGHOUT THE PROPERTY.

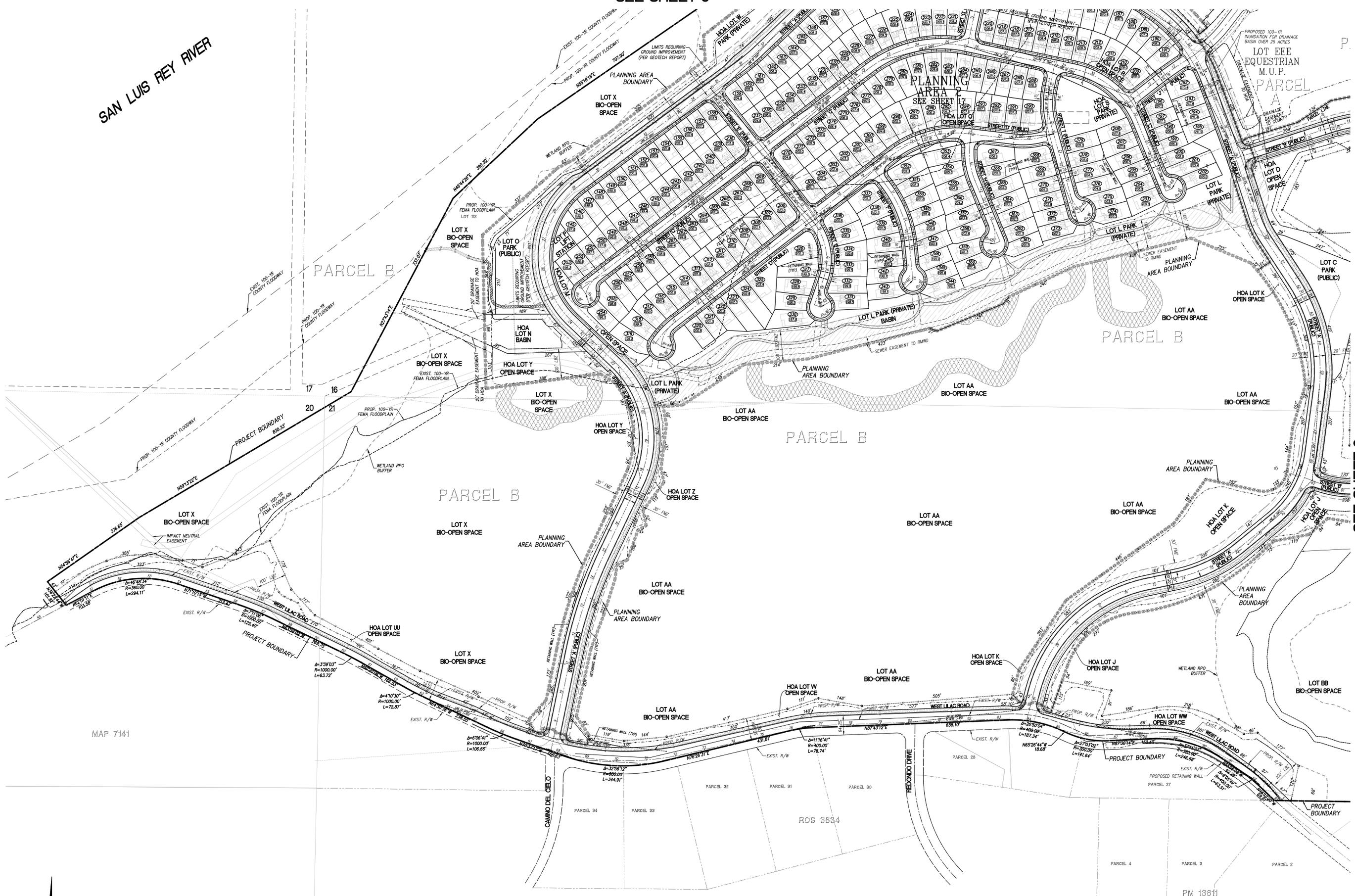


PERMIT NUMBER: PDS2023-TM-5615TER COUNTY OF SAN DIEGO TRACT 5615TER PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012 TENTATIVE MAP PLANS OCEAN BREEZE RANCH EXISTING EASEMENTS/ENCUMBRANCES PLAT	
PROJECT DESIGN CONSULTANTS Planning Landscape Architecture Engineering Survey	701 B Street, Suite 800 San Diego, CA 92101 619.236.8411 Tel 619.236.0989 Fax
SHEET: 6 OF 17	

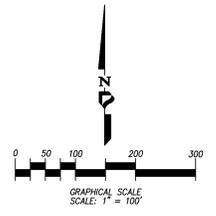
SAN LUIS REY RIVER

SEE SHEET 8

SEE SHEET 9



MAP 7141



PM 13611
 PERMIT NUMBER: PDS2023-TM-5615TER
 COUNTY OF SAN DIEGO TRACT 5615TER
 PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
 TENTATIVE MAP PLANS
 OCEAN BREEZE RANCH
 TENTATIVE MAP PLAN

PROJECT DESIGN CONSULTANTS
 Planning | Landscape Architecture | Engineering | Survey

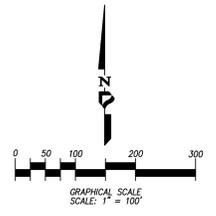
717 S Street, Suite 800
 San Diego, CA 92101
 619.236.8411 Tel
 619.236.0989 Fax

SHEET: 7 OF 17



SEE SHEET 10

SEE SHEET 7



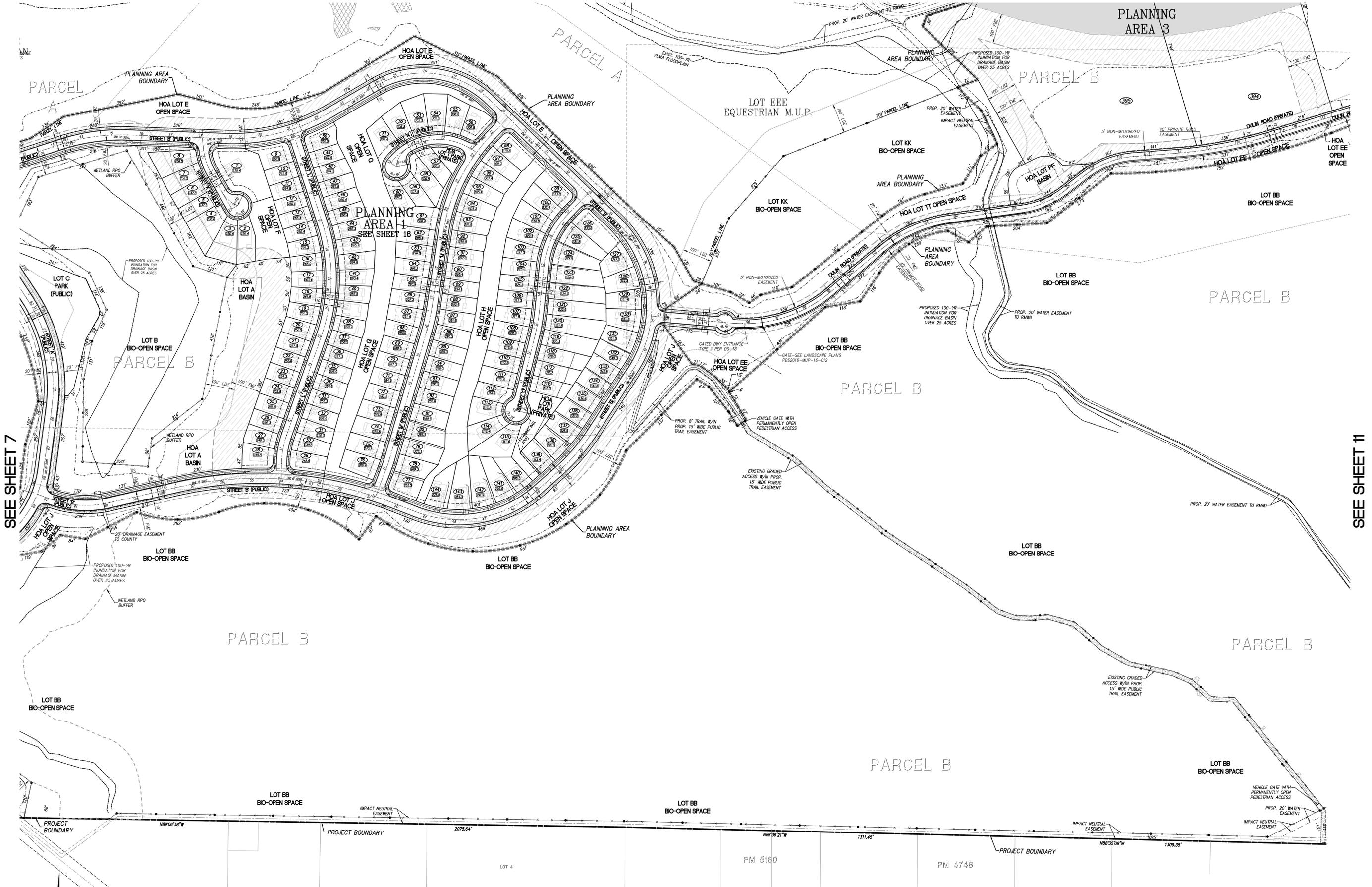
PERMIT NUMBER: PDS2023-TM-5615TER
 COUNTY OF SAN DIEGO TRACT 5615TER
 PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
 TENTATIVE MAP PLANS
 OCEAN BREEZE RANCH
 TENTATIVE MAP PLAN

PROJECT DESIGN CONSULTANTS
 Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800
 San Diego, CA 92101
 619.236.8411 Tel
 619.236.0988 Fax

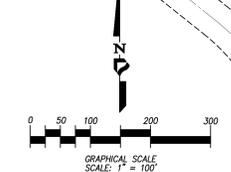
SHEET: 8 OF 17

SEE SHEET 10



SEE SHEET 7

SEE SHEET 11



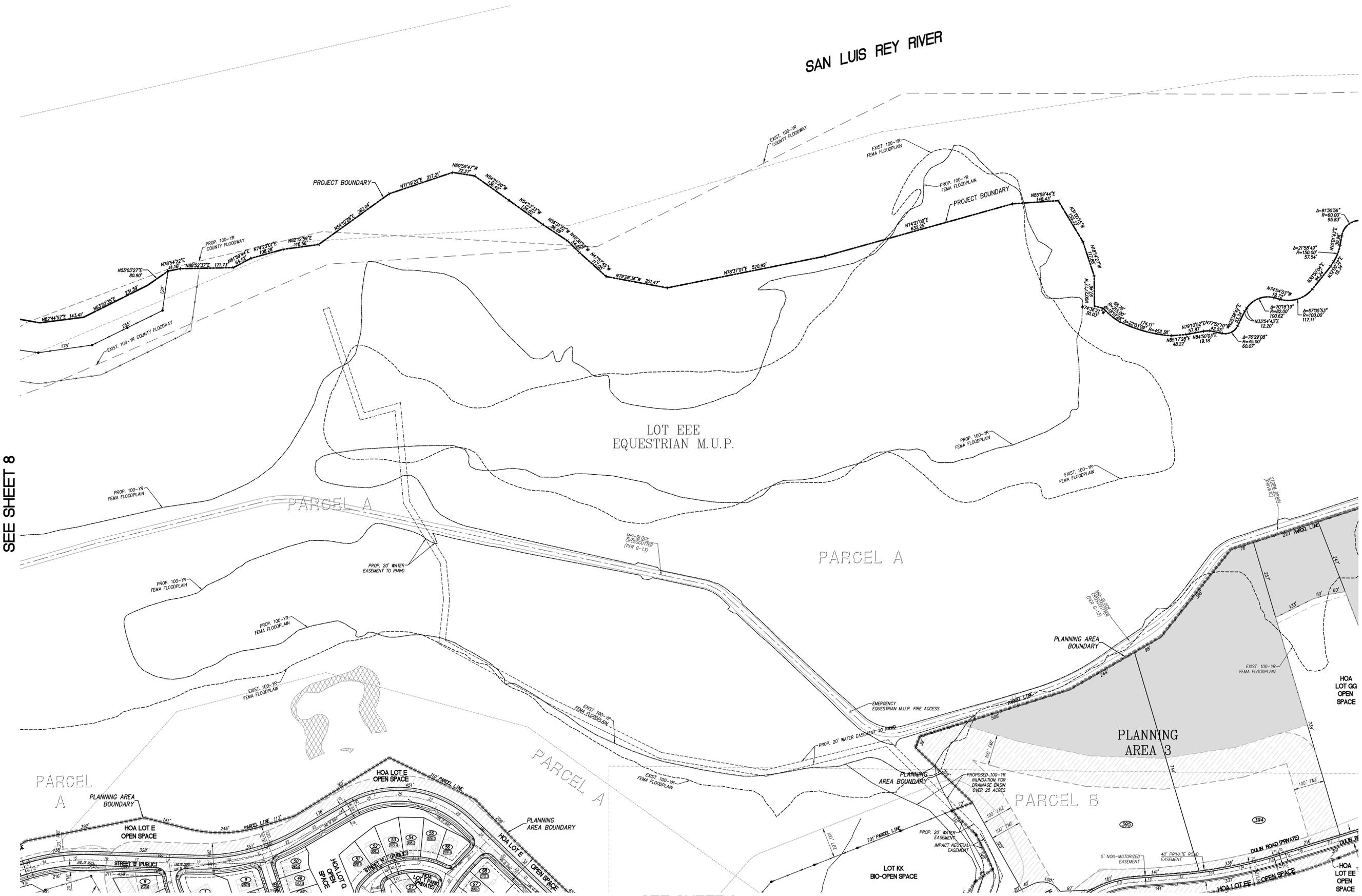
PERMIT NUMBER: PDS2023-TM-5615TER
 COUNTY OF SAN DIEGO TRACT 5615TER
 PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
 TENTATIVE MAP PLANS
 OCEAN BREEZE RANCH
 TENTATIVE MAP PLAN

PROJECT DESIGN CONSULTANTS
 Planning | Landscape Architecture | Engineering | Survey

711 B Street, Suite 800
 San Diego, CA 92101
 619.236.8411 Tel
 619.236.0989 Fax

SHEET: 9 OF 17

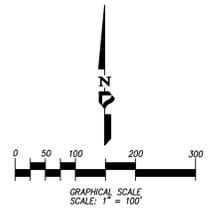
SAN LUIS REY RIVER



SEE SHEET 8

SEE SHEET 12

SEE SHEET 9

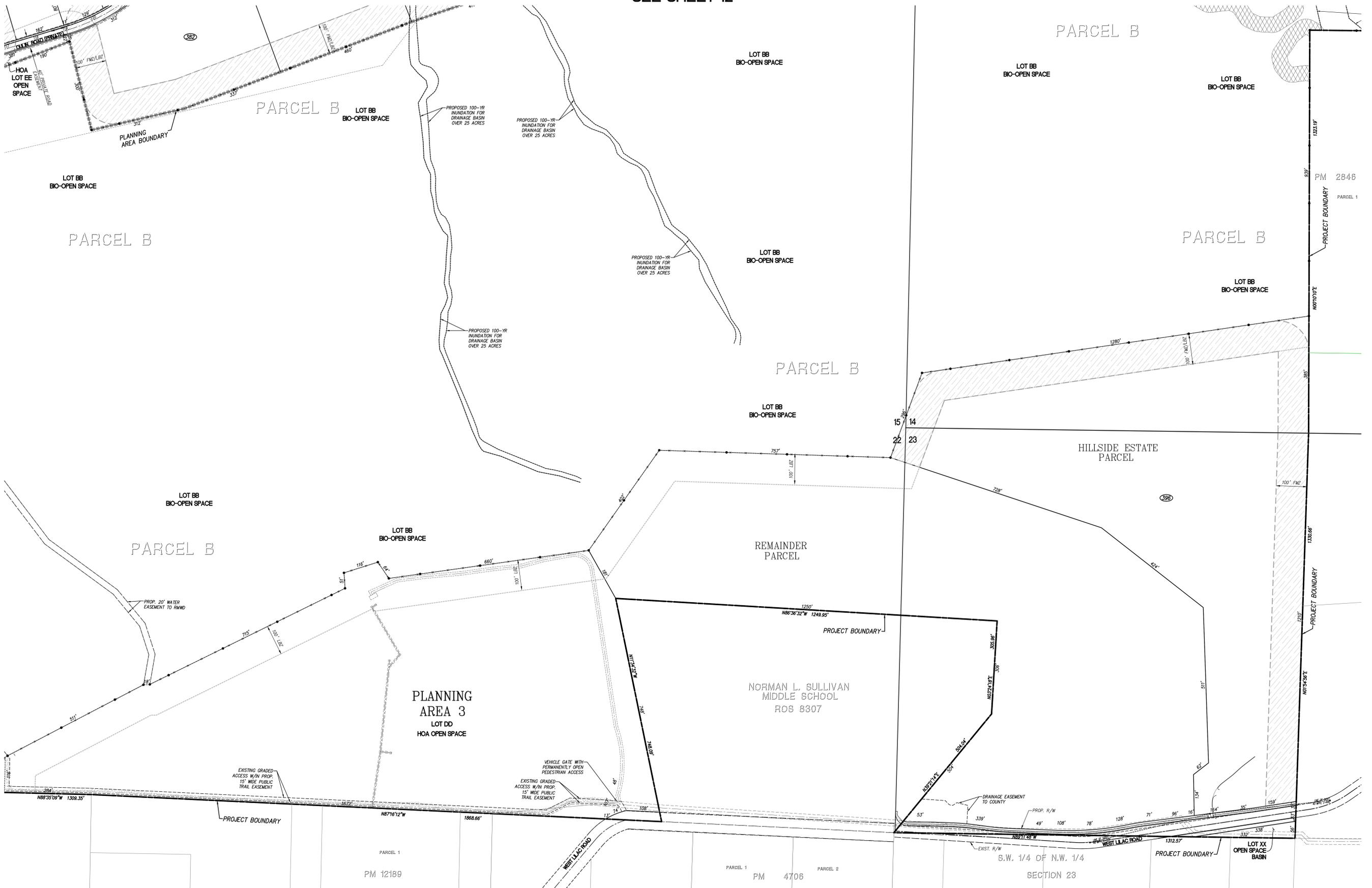


PERMIT NUMBER: PDS2023-TM-5615TER
 COUNTY OF SAN DIEGO TRACT 5615TER
 PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
 TENTATIVE MAP PLANS
 OCEAN BREEZE RANCH
 TENTATIVE MAP PLAN

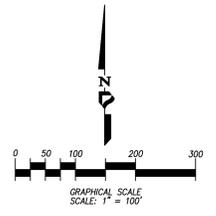


SHEET: 10 OF 17

SEE SHEET 12



SEE SHEET 9



PERMIT NUMBER: PDS2023-TM-5615TER
 COUNTY OF SAN DIEGO TRACT 5615TER
 PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
 TENTATIVE MAP PLANS
 OCEAN BREEZE RANCH
 TENTATIVE MAP PLAN

PROJECT DESIGN CONSULTANTS
 Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800
 San Diego, CA 92101
 619.236.8411 Tel
 619.236.0989 Fax

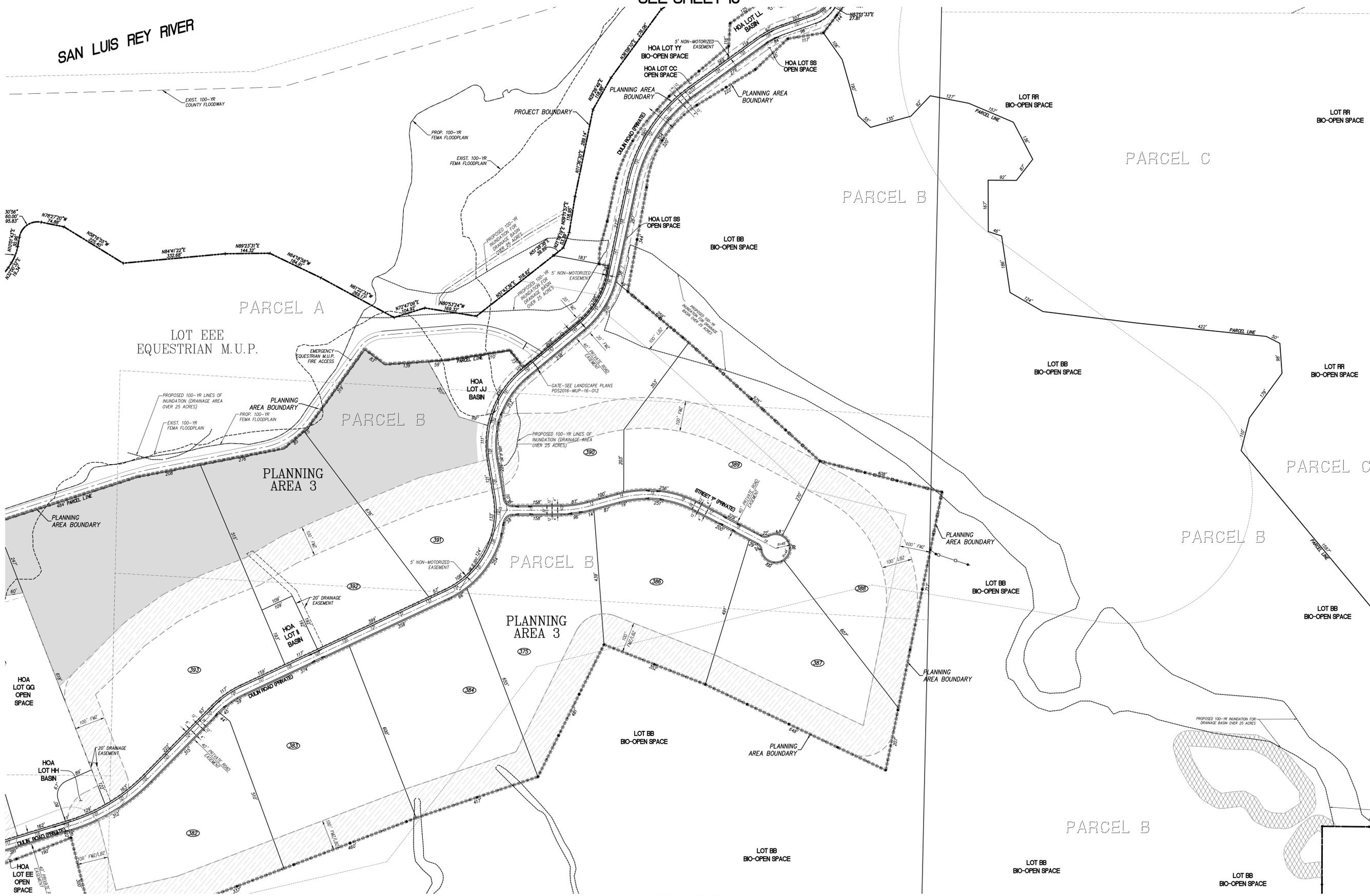
SHEET: 11 OF 17

SAN LUIS REY RIVER

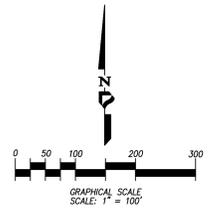
SEE SHEET 13

SEE SHEET 10

SEE SHEET 14



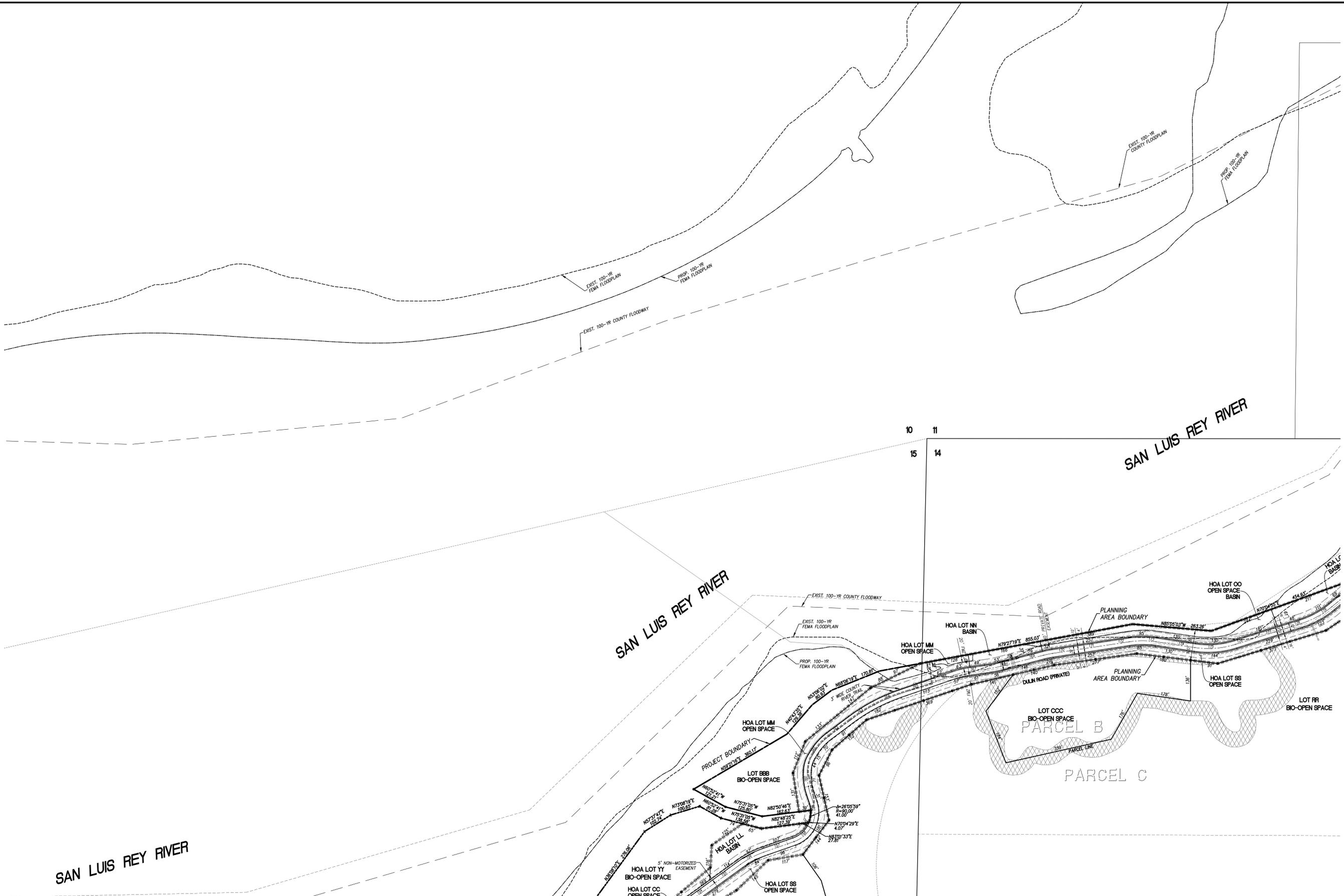
SEE SHEET 11



PERMIT NUMBER: PDS2023-TM-5615TER
 COUNTY OF SAN DIEGO TRACT 5615TER
 PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
 TENTATIVE MAP PLANS
 OCEAN BREEZE RANCH
 TENTATIVE MAP PLAN

PROJECT DESIGN CONSULTANTS
 Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800
 San Diego, CA 92101
 619.236.8411 Tel
 619.236.0989 Fax



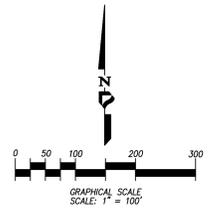
SAN LUIS REY RIVER

SAN LUIS REY RIVER

SAN LUIS REY RIVER

SEE SHEET 12

SEE SHEET 15



PERMIT NUMBER: PDS2023-TM-5615TER
 COUNTY OF SAN DIEGO TRACT 5615TER
 PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
 TENTATIVE MAP PLANS
 OCEAN BREEZE RANCH
 TENTATIVE MAP PLAN

	PROJECT DESIGN CONSULTANTS Planning Landscape Architecture Engineering Survey	701 B Street, Suite 800 San Diego, CA 92101 619.236.8411 Tel 619.236.0268 Fax
	SHEET: 13 OF 17	

SEE SHEET 15

LOT RR
BIO-OPEN SPACE

LOT FFF
BIO-OPEN SPACE

LOT RR
BIO-OPEN SPACE

LOT RR
BIO-OPEN SPACE

PARCEL C

N.E. 1/4
SECTION 14

PARCEL C

LOT RR
BIO-OPEN SPACE

LOT FFF
BIO-OPEN SPACE

PARCEL C

LOT RR
BIO-OPEN SPACE

LOT RR
BIO-OPEN SPACE

LOT RR
BIO-OPEN SPACE

PARCEL C

SEE SHEET 12

LOT BB
BIO-OPEN SPACE

LOT RR
BIO-OPEN SPACE

PARCEL C

PARCEL B

LOT BB
BIO-OPEN SPACE

LOT RR
BIO-OPEN SPACE

PM 2846

PARCEL 2

PM 20891

PM 8882

ROCK PILE ROAD

MOUNTAIN VIEW ROAD

IMPACT NEUTRAL
EASEMENT

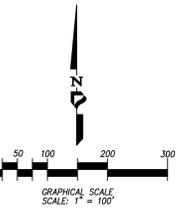
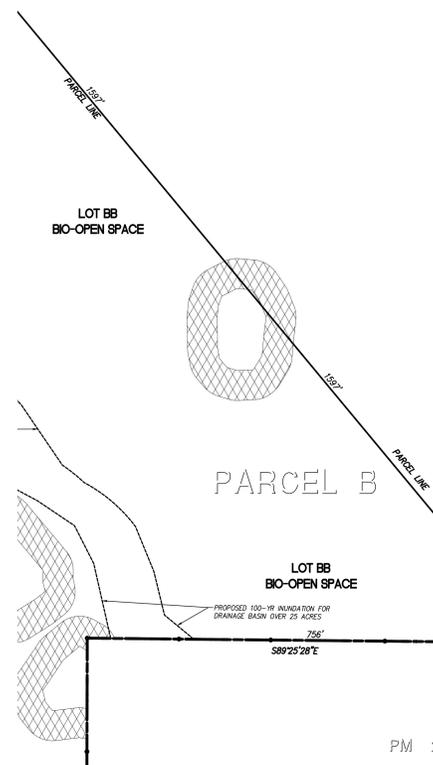
SAN DIEGO
AQUEDUCT

PROJECT BOUNDARY

PROJECT BOUNDARY

PROJECT BOUNDARY

PROJECT BOUNDARY

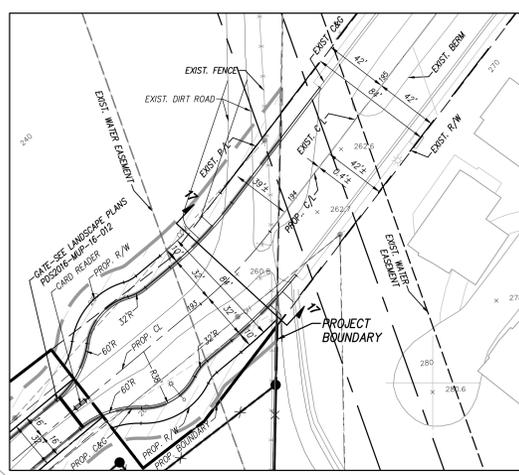
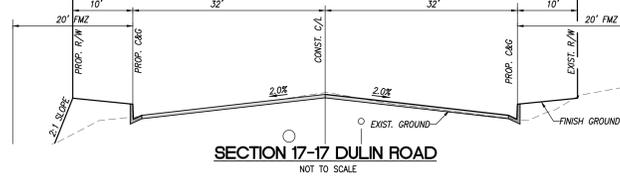
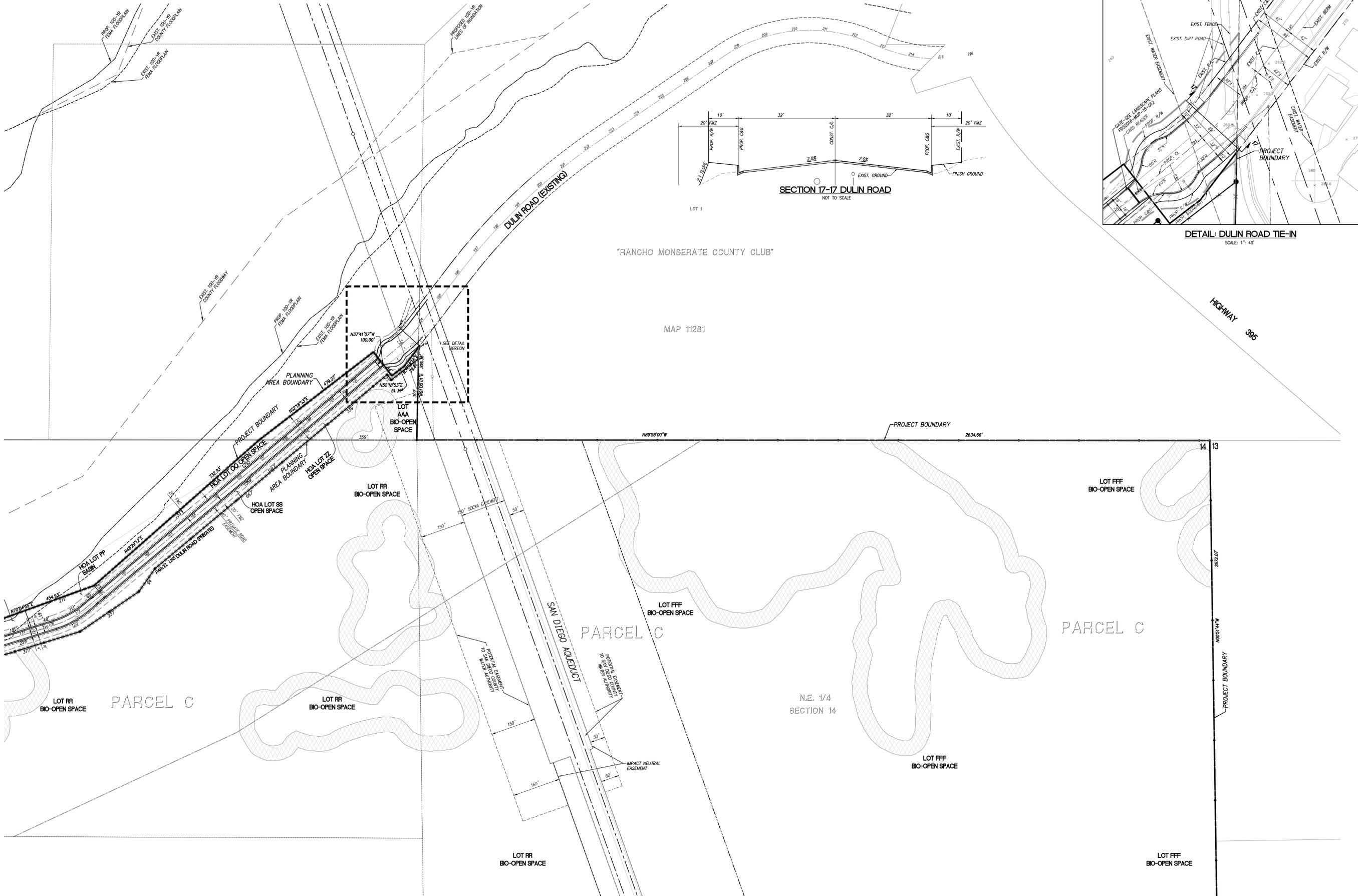


PERMIT NUMBER: PDS2023-TM-5615TER
 COUNTY OF SAN DIEGO TRACT 5615TER
 PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
 TENTATIVE MAP PLANS
 OCEAN BREEZE RANCH
 TENTATIVE MAP PLAN

PROJECT DESIGN CONSULTANTS
 Planning | Landscape Architecture | Engineering | Survey

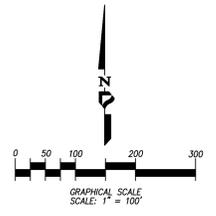
701 B Street, Suite 800
 San Diego, CA 92101
 619.236.8411 Tel
 619.236.0989 Fax

SHEET: 14 OF 17



SEE SHEET 13

SEE SHEET 14



PERMIT NUMBER: PDS2023-TM-5615TER
 COUNTY OF SAN DIEGO TRACT 5615TER
 PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
 TENTATIVE MAP PLANS
 OCEAN BREEZE RANCH
 TENTATIVE MAP PLAN

PROJECT DESIGN CONSULTANTS
 Planning | Landscape Architecture | Engineering | Survey

717 B Street, Suite 800
 San Diego, CA 92101
 619.236.8411 Tel
 619.236.0989 Fax

LOT EEE
EQUESTRIAN
M.U.P.

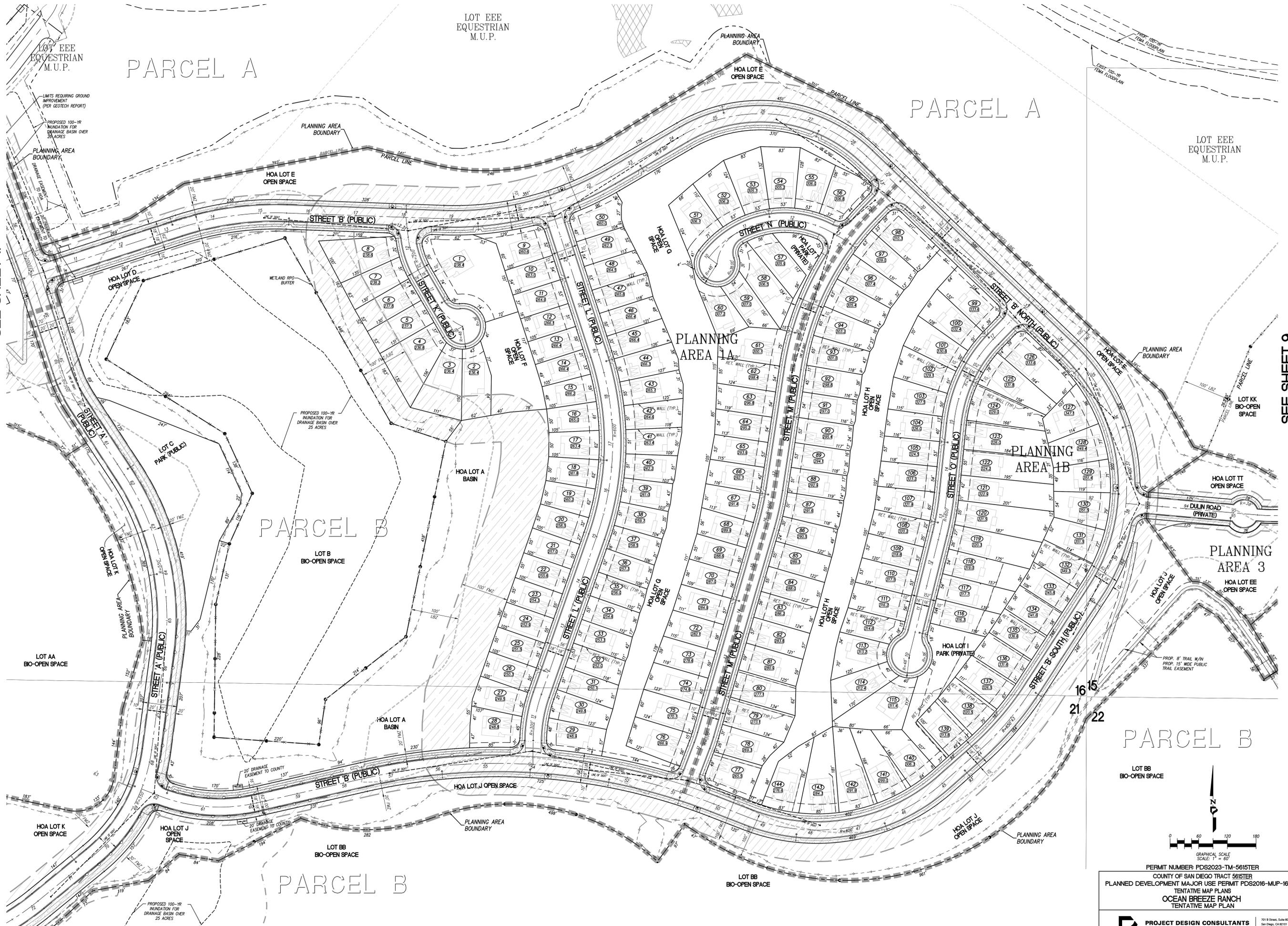
PARCEL A

PARCEL A

LOT EEE
EQUESTRIAN
M.U.P.

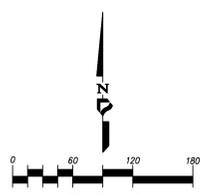
SEE SHEET 17

SEE SHEET 9



PARCEL B

LOT BB
BIO-OPEN SPACE



PERMIT NUMBER: PDS2023-TM-5615TER
 COUNTY OF SAN DIEGO TRACT 5615TER
 PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
 TENTATIVE MAP PLANS
 OCEAN BREEZE RANCH
 TENTATIVE MAP PLAN

PROJECT DESIGN CONSULTANTS
 Planning | Landscape Architecture | Surveying | Engineering | Survey

717 B Street, Suite 800
 San Diego, CA 92101
 619.236.8411 Tel
 619.236.0989 Fax

SHEET: 16 OF 17

SAN LUIS REY RIVER

PARCEL B

LOT X BIO-OPEN SPACE

LOT X BIO-OPEN SPACE

LOT 102

LOT X BIO-OPEN SPACE

LOT EEE EQUESTRIAN M.U.P.

PLANNING AREA 2A

PLANNING AREA 2B

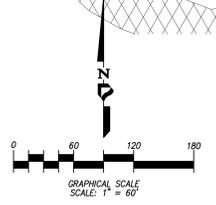
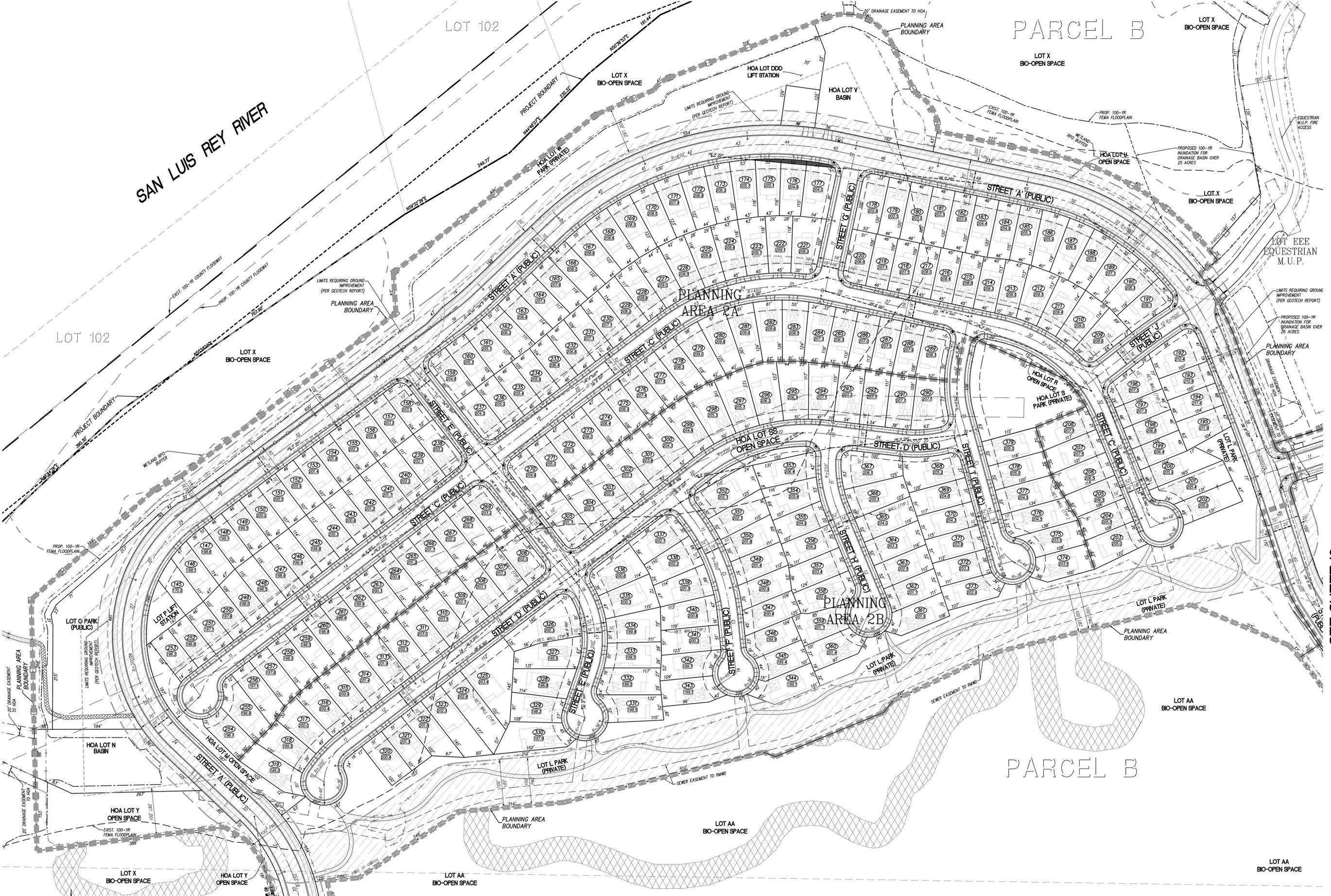
LOT L PARK (PRIVATE)

PARCEL B

LOT AA BIO-OPEN SPACE

LOT AA BIO-OPEN SPACE

SEE SHEET 16



PERMIT NUMBER: PDS2023-TM-5615TER
 COUNTY OF SAN DIEGO TRACT 5615TER
 PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
 TENTATIVE MAP PLANS
 OCEAN BREEZE RANCH
 TENTATIVE MAP PLAN

PROJECT DESIGN CONSULTANTS
 Planning | Landscape Architecture | Engineering | Survey

701 S Street, Suite 800
 San Diego, CA 92101
 619.236.8411 Tel
 619.236.0988 Fax

SHEET: 17 OF 17