

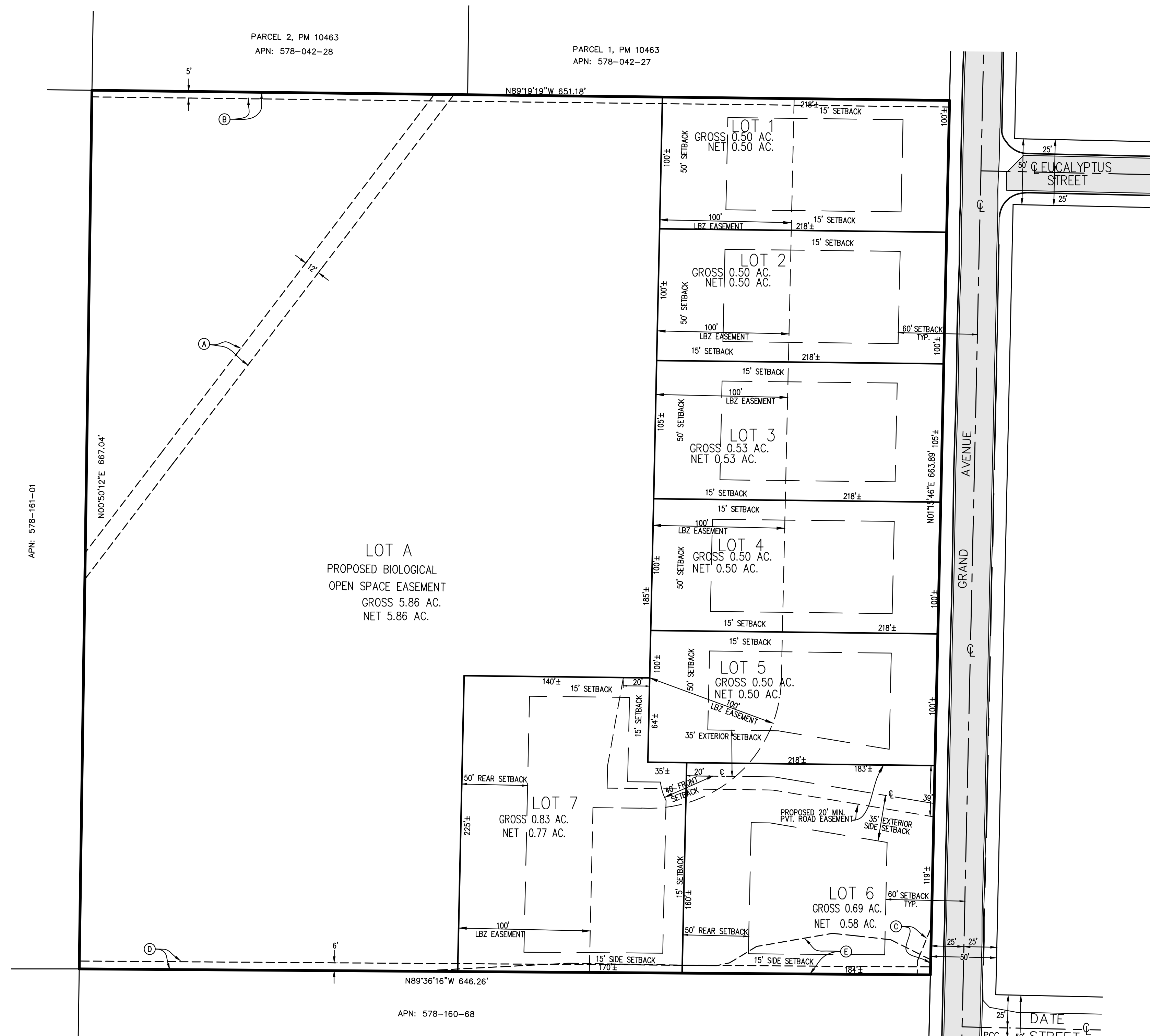
COUNTY OF SAN DIEGO TRACT NO. 5636

EASEMENTS

- (A) ITEM 7 EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN DOCUMENT:**
 GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
 PURPOSE: UNDERGROUND FACILITIES AND ABOVE GROUND STRUCTURES
 RECORDING DATE: FEBRUARY 13, 1958
 RECORDING NO: BOOK 6948, PAGE 398, OF OFFICIAL RECORDS SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
- (B) ITEM 9 EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN DOCUMENT:**
 GRANTED TO: SPRING VALLEY SANITATION DISTRICT
 PURPOSE: SEWER LINE
 RECORDING DATE: MARCH 9, 1962
 RECORDING NO: 40574, OF OFFICIAL RECORDS
- (C) ITEM 10 EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN DOCUMENT:**
 GRANTED TO: COUNTY OF SAN DIEGO
 PURPOSE: SLOPES
 RECORDING DATE: NOVEMBER 18, 1964
 RECORDING NO: 210201, OF OFFICIAL RECORDS
- (D) ITEM 11 EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN DOCUMENT:**
 PURPOSE: RIGHTS OF WAY TO INSTALL AND MAINTAIN WATER LINES
 RECORDING DATE: OCTOBER 16, 1967
 RECORDING NO: 160118, OF OFFICIAL RECORDS
- (E) ITEM 14 EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN DOCUMENT:**
 PURPOSE: Off-site drainage
 RECORDING DATE: JULY 18, 2017
 RECORDING NO: 2017-0322840, OF OFFICIAL RECORDS

LEGEND

- BOUNDARY
- LOT LINES
- EASEMENTS
- EASEMENT DESCRIPTION
- OPEN SPACE FENCING AND SIGNAGE



I HEREBY CERTIFY THAT I AM THE OWNER, AS SHOWN ON THE LATEST EQUALIZE COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP, ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP IS SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/01/72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAYS. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING OR DECISION-MAKING CAPACITY IN ANY FORMAL OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.
 EXECUTED THIS 24th DAY OF 10 2023, AT COUNTY OF SAN DIEGO, CA.

MARK KHOULI, PRESIDENT
 LIGHT HOUSE BUILDERS, INC.
 1620 LA PRESA AVENUE
 SPRING VALLEY, CA 91977
 619-300-6040

NOTES:

1. ASSESSORS PARCEL NUMBER: 578-161-02
 2. TAX RATE AREA: 83072
 3. NUMBER OF PROPOSED RESIDENTIAL LOTS IS 7.
 4. MINIMUM LOT SIZE: 0.50 ACRES
 5. EXISTING AND PROPOSED ZONING
- | USE REGULATIONS | SR-1 |
|-------------------|-------|
| ANIMAL REGS | J |
| DENSITY | 1 |
| LOT SIZE | 1 AC. |
| BLDG. TYPE | C |
| MAX FLR AREA | -- |
| FLR AREA RATIO | -- |
| HEIGHT | G |
| COVERAGE | -- |
| SETBACK | B |
| OPEN SPACE | -- |
| SPECIAL AREA REGS | -- |
6. GENERAL PLAN LAND USE CATEGORY: VILLAGE
 7. GENERAL PLAN LAND USE DESIGNATION: SEMI-RURAL RESIDENTIAL (SR-1)
 8. COMMUNITY PLAN: SPRING VALLEY
 9. NO SPECIAL ASSESSMENT ACT PROCEEDINGS ARE PROPOSED
 10. PARK FEES IN LIEU OF PARK LAND DEDICATION IS PROPOSED
 11. STREET LIGHTS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS.
 12. SEWER SERVICE: SPRING VALLEY SANITATION DISTRICT
 13. WATER SERVICE: HELIX WATER DISTRICT
 14. FIRE PROTECTION SERVICE: SAN MIGUEL FIRE PROTECTION DISTRICT
 15. SCHOOLS: GROSSMONT UNION HIGH SCHOOL DISTRICT
LA MESA SPRING VALLEY SCHOOL DISTRICT
 16. ASSOCIATED PERMITS: NONE
 17. EXISTING LEGAL ACCESS TO SUBJECT PROPERTY IS FROM GRAND AVENUE.
 18. LEGAL DESCRIPTION: NW 1/4 OF NE 1/4 OF SE 1/4, SECTION 5, TOWNSHIP 17 S, R 1 W, SAN BERNARDINO MERIDIAN, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO US GOVERNMENT SURVEY, APPROVED APRIL 17, 1883.

SOLAR ACCESS STATEMENT:

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

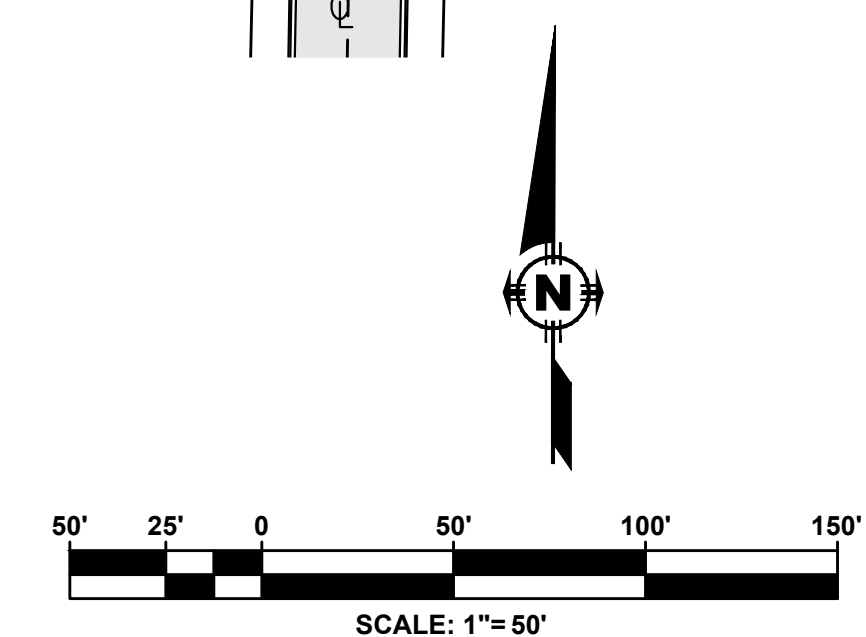
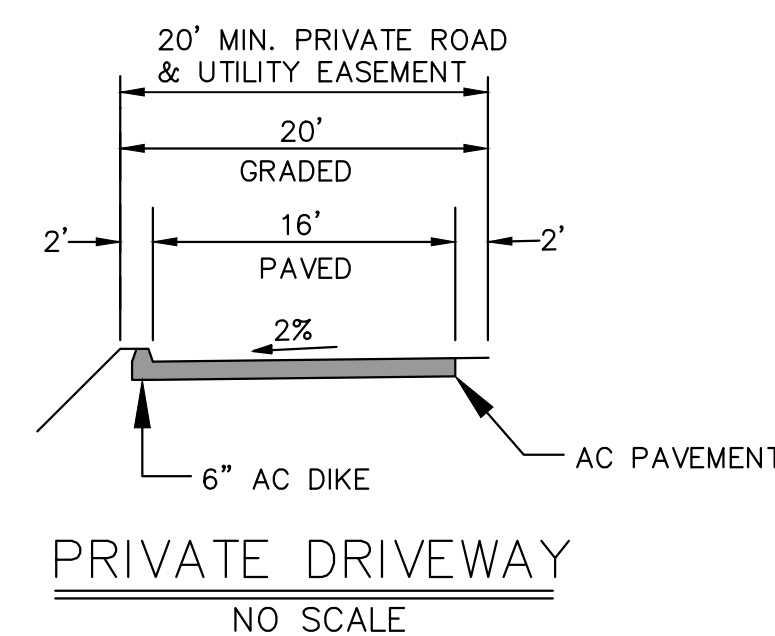
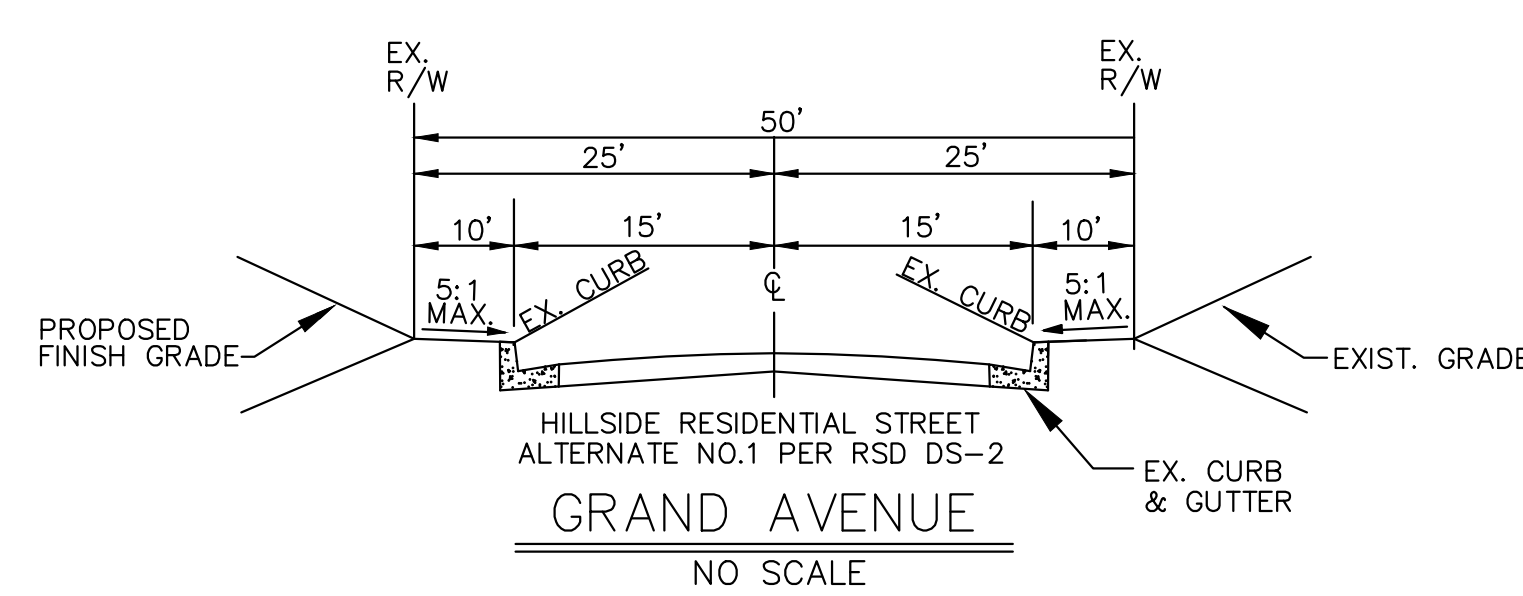
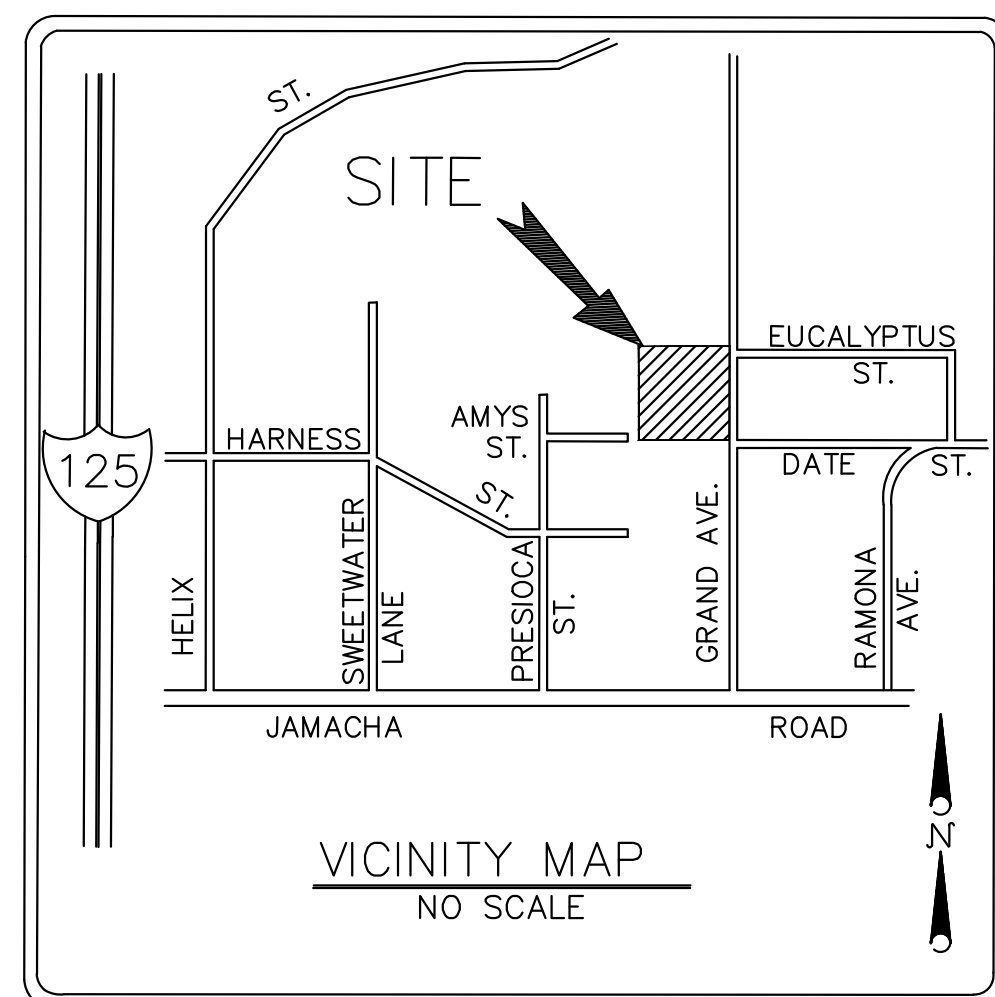
SITE ADDRESS:

GRAND AVENUE (VACANT)
 SPRING VALLEY, CA 91977

LOT #	GROSS AREA	NET AREA	AVG. SLOPE
1	0.50 AC	0.50 AC	23%
2	0.50 AC	0.50 AC	23%
3	0.53 AC	0.53 AC	21%
4	0.50 AC	0.50 AC	17%
5	0.50 AC	0.50 AC	11%
6	0.69 AC	0.58 AC	20%
7	0.83 AC	0.77 AC	16%
A	5.86 AC	5.86 AC	25%
TOTAL	9.88 AC	9.74 AC	

LIMITED BUILDING ZONE NOTE:

THIS EASEMENT IS REQUIRED ADJACENT TO ANY ON- OR OFF-SITE BIOLOGICAL OPEN SPACE OR CONSERVATION EASEMENT. THE EASEMENT PROHIBITS THE BUILDING OF STRUCTURES THAT WOULD REQUIRE VEGETATION CLEARING WITHIN THE PROTECTED OPEN SPACE FOR FUEL MANAGEMENT PURPOSES. THIS DISTANCE MAY BE EXTENDED OR REDUCED IF APPROVED BY THE APPROPRIATE FIRE AUTHORITIES AND SUPPORTED BY THE FIRE PROTECTION PLAN FOR THE PROJECT. THE EASEMENT WOULD INCLUDE THE PROVISION TO ALLOW STRUCTURES THAT DO NOT REQUIRE FIRE FUEL MODIFICATION/VEGETATION MANAGEMENT.



PREPARED BY:

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