

ZONING INFORMATION
PROPOSED

USE REGULATIONS	C 34
ANIMAL REGULATIONS	A
DENSITY	-
LOT SIZE	-
BUILDING TYPE	P
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	H
LOT COVERAGE	-
SETBACK	V
OPEN SPACE	B
SPECIAL AREA REGULATIONS	B and D

ZONING INFORMATION
EXISTING

COMMUNITY PLAN	BONSALL
USE REGULATIONS	RR
ANIMAL REGULATIONS	L
DENSITY	-
LOT SIZE	2 A.C.
BUILDING TYPE	C
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	W
OPEN SPACE	-
SPECIAL AREA REGULATIONS	-

ZONING INFORMATION
PROPOSED

USE REGULATIONS	RS
ANIMAL REGULATIONS	B
DENSITY	2,800 SF
LOT SIZE	-
BUILDING TYPE	F
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	C
LOT COVERAGE	-
SETBACK	V
OPEN SPACE	-
SPECIAL AREA REGULATIONS	D

ZONING INFORMATION
EXISTING

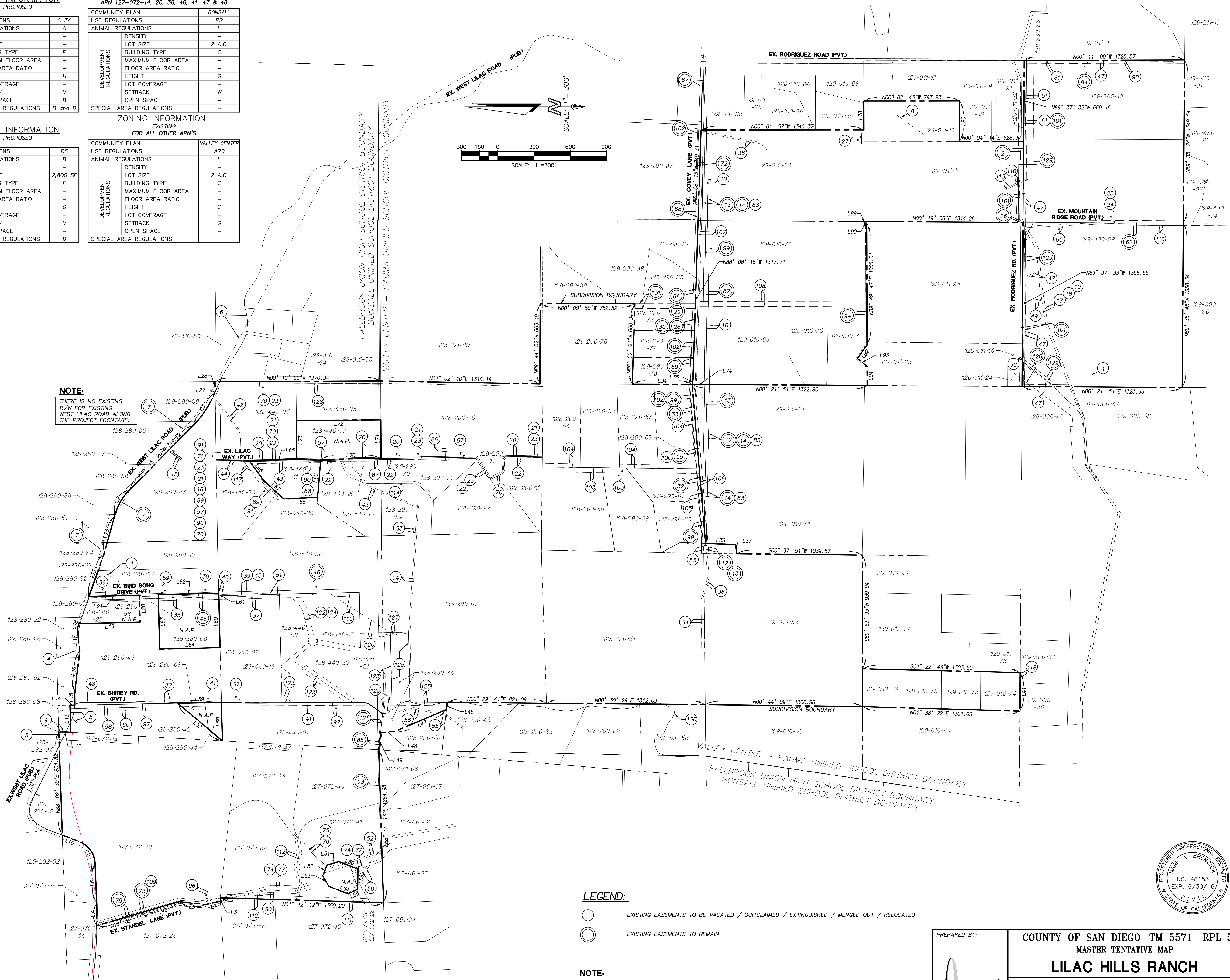
COMMUNITY PLAN	VALLEY CENTER
USE REGULATIONS	A70
ANIMAL REGULATIONS	L
DENSITY	-
LOT SIZE	2 A.C.
BUILDING TYPE	C
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	C
LOT COVERAGE	-
SETBACK	C
OPEN SPACE	-
SPECIAL AREA REGULATIONS	-

BOUNDARY DATA

L# / C#	LENGTH	DIRECTION / DELTA	RADIUS
C1	232.20	066°31'14"	200.00
C2	254.96	029°13'00"	500.00
C3	324.20	023°13'10"	800.00
L3	28.30	S86° 48' 55"W	
L4	123.00	N12° 42' 31"W	
L5	223.27	N06° 00' 44"E	
L7	187.09	S89° 21' 26"E	
L8	329.03	N87° 38' 27"E	
L10	152.82	N21° 07' 13"E	
L12	99.23	S03° 13' 59"W	
L13	223.98	N88° 24' 26"E	
L14	40.59	S00° 55' 52"E	
L15	101.96	N89° 21' 26"E	
L16	352.85	S83° 18' 34"E	
L17	184.06	N83° 51' 26"E	
L18	41.22	S70° 18' 34"E	
L19	504.43	S01° 23' 34"E	
L20	223.07	N88° 37' 27"E	
L21	418.39	N01° 21' 24"W	
L22	379.54	S70° 18' 34"E	
L23	321.68	S74° 28' 14"E	
L27	8.71	S88° 28' 30"E	
L28	82.69	N89° 08' 11"E	
L34	494.69	S00° 10' 00"W	
L35	37.65	S80° 07' 42"E	
L36	249.45	S02° 15' 45"W	
L37	76.14	S84° 29' 16"W	
L41	318.73	N89° 37' 58"W	
L46	60.21	N84° 01' 59"W	
L47	459.03	N22° 53' 15"W	
L48	122.60	N06° 26' 11"W	
L49	140.30	N83° 56' 28"W	
L50	170.00	S21° 29' 20"W	
L51	101.83	N16° 43' 53"W	
L52	97.00	N68° 30' 40"W	
L53	100.00	S58° 21' 31"W	
L54	170.00	S21° 29' 17"W	
L55	87.65	N26° 31' 21"W	
L56	165.58	N89° 15' 04"W	
L57	482.44	S40° 09' 16"W	
L58	317.90	N88° 36' 55"E	
L59	361.11	N01° 03' 50"W	
L60	429.24	N88° 36' 43"E	
L61	20.76	N88° 43' 30"E	
L62	499.99	N01° 23' 34"W	
L63	450.00	S88° 37' 27"W	
L64	500.04	S01° 23' 34"E	
L65	396.43	N00° 47' 54"W	
L66	203.36	S53° 50' 15"W	
L67	229.50	S42° 40' 05"W	
L68	278.94	S02° 52' 00"E	
L69	315.11	S85° 15' 45"E	
L70	498.68	S00° 47' 54"E	
L71	319.39	N89° 45' 41"E	
L72	697.46	N00° 27' 24"W	
L73	323.53	S89° 26' 14"W	
L74	124.27	N00° 10' 00"E	
L78	238.84	N89° 50' 56"E	
L80	333.50	N89° 50' 06"W	
L89	13.89	S89° 47' 28"W	
L90	21.00	S00° 20' 56"W	
L92	138.54	N54° 47' 11"W	
L93	103.07	S38° 43' 17"W	
L94	158.00	S89° 49' 47"W	

NOTE:

THERE IS NO EXISTING R/W FOR EXISTING WEST LILAC ROAD ALONG THE PROJECT FRONTAGE.



LEGEND:

- EXISTING EASEMENTS TO BE VACATED / QUITCLAIMED / EXTINGUISHED / MERGED OUT / RELOCATED
- ⊙ EXISTING EASEMENTS TO REMAIN

NOTE:

SEE SHEET 3 FOR DESCRIPTION OF EXISTING EASEMENTS DEPICTED ON THIS SHEET.



PREPARED BY:
INDMARK
CIVIL ENGINEERING
3005 GARDEN AVENUE, SUITE 200
SAN DIEGO, CA 92111 (619) 581-0771

COUNTY OF SAN DIEGO TM 5571 RPL 5
MASTER TENTATIVE MAP
LILAC HILLS RANCH
EXISTING EASEMENTS
SHEET NO. 2 OF 13

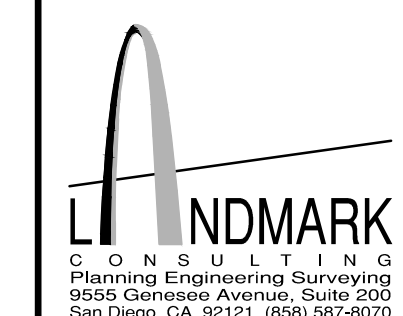
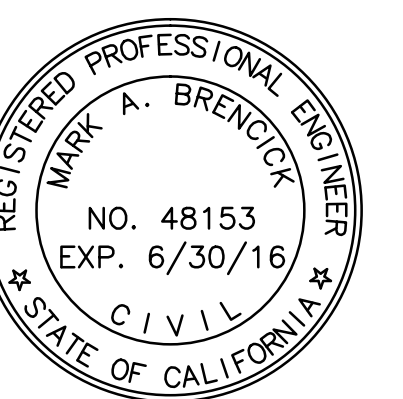
Dwg. p. 1103-7 loc. hills ranch 1/16/16 mmm02.dwg Plot: 6/7/2015 11:40:44 AM 07-01-16 SUBMITAL

EASEMENT NOTES:

- 1 20' WIDE ROAD ESMT. (NO WIDTH GIVEN) BK. 1844, PG. 264, O.R. REC. APRIL 2, 1945
- 2 20' WIDE ROAD ESMT. BK. 2203, PG. 345, O.R. REC. AUGUST 17, 1946
- 3 20' WIDE ROAD ESMT. (NO WIDTH GIVEN) BK. 3099, PG. 159, O.R. REC. FEBRUARY 2, 1949
- 4 20' WIDE ROAD ESMT. (NO WIDTH GIVEN) BK. 3101, PG. 73, O.R. REC. FEBRUARY 3, 1949
- 5 20' WIDE ROAD ESMT. (NO WIDTH GIVEN) BK. 3105, PG. 303, O.R. REC. FEBRUARY 8, 1949
- 6 20' WIDE ROAD ESMT. (NO WIDTH GIVEN) BK. 3711, PG. 474, O.R. REC. JULY 27, 1950
- 7 20' WIDE ROAD ESMT. (NO WIDTH GIVEN) BK. 3714, PG. 45, O.R. REC. JULY 27, 1950
- 8 20' WIDE ROAD ESMT. (NO WIDTH GIVEN) BK. 3714, PG. 47, O.R. REC. JULY 27, 1950
- 9 6' WIDE SDG&E UTIL. ESMT. BK. 5439, PG. 375, O.R. REC. NOVEMBER 24, 1954
- 10 20' WIDE ROAD & UTILITY ESMT. BK. 5463, PG. 36, O.R. REC. DECEMBER 15, 1954
- 11 20' WIDE ROAD & UTILITY ESMT. BK. 5488, PG. 465, O.R. REC. JANUARY 7, 1955
- 12 40' WIDE ROAD & UTILITY ESMT. BK. 5496, PG. 233, O.R. REC. JANUARY 14, 1955
- 13 20' WIDE ROAD & UTILITY ESMT. BK. 5496, PG. 236, O.R. REC. JANUARY 14, 1955
- 14 40' WIDE ROAD & UTILITY ESMT. BK. 5902, PG. 143, O.R. REC. DECEMBER 13, 1955
- 15 20' VCMWD UTILITY ESMT. BK. 5964, PG. 87, O.R. REC. FEBRUARY 3, 1956
- 16 20' VCMWD UTILITY ESMT. BK. 6336, PG. 280, O.R. REC. NOVEMBER 9, 1956
- 17 20' VCMWD UTILITY ESMT. BK. 6336, PG. 292, O.R. REC. NOVEMBER 9, 1956
- 18 10' WIDE ROAD & UTILITY ESMT. BK. 6539, PG. 574, O.R. REC. APRIL 17, 1957
- 19 10'/40' WIDE ROAD & UTILITY ESMT. BK. 6541, PG. 379, O.R. REC. APRIL 18, 1957
- 20 20'/40' WIDE ROAD & UTILITY ESMT., BK. 6541, PG. 381, O.R. REC. APRIL 18, 1957
- 21 40' WIDE ROAD & UTILITY ESMT. BK. 6650, PG. 27, O.R. REC. JULY 5, 1957
- 22 40' WIDE ROAD & UTILITY ESMT. BK. 6650, PG. 314, O.R. REC. JULY 5, 1957
- 23 4' WIDE PRIVATE UTILITY ESMT. BK. 7512, PG. 138, O.R. REC. FEBRUARY 24, 1959
- 24 20' WIDE ROAD & UTILITY ESMT. BK. 7978, PG. 214, O.R. REC. NOVEMBER 5, 1959
- 25 25' WIDE SDG&E UTILITY ESMT. I/N 163609, O.R. REC. AUGUST 12, 1960
- 26 25' WIDE SDG&E UTILITY ESMT. I/N 163624, O.R. REC. AUGUST 12, 1960
- 27 25' WIDE SDG&E UTILITY ESMT. I/N 163635, O.R. REC. AUGUST 12, 1960
- 28 25' WIDE SDG&E UTILITY ESMT. I/N 163648, O.R. REC. AUGUST 12, 1960
- 29 25' WIDE SDG&E UTILITY ESMT. I/N 163649, O.R. REC. AUGUST 12, 1960
- 30 25' WIDE SDG&E UTILITY ESMT. I/N 163661, O.R. REC. AUGUST 12, 1960
- 31 30' WIDE ROAD & UTILITY ESMT. I/N 175664, O.R. REC. AUGUST 30, 1960
- 32 12' WIDE SDG&E UTILITY ESMT. I/N 177009, O.R. REC. AUGUST 31, 1960
- 33 20'/30' WIDE ROAD & UTILITY ESMT., I/N 230558, O.R. REC. NOVEMBER 25, 1960
- 34 12' WIDE SDG&E UTILITY ESMT. I/N 28974, O.R. REC. MAY 8, 1961
- 35 30' WIDE ROAD & UTILITY ESMT. I/N 119911, O.R. REC. JULY 13, 1960
- 36 12' WIDE SDG&E UTILITY ESMT. I/N 214427, O.R. REC. DECEMBER 12, 1961
- 37 ROAD ESMT OVER EXIST SHIREY RD I/N 34797, O.R. REC. MARCH 1, 1962
- 38 12' WIDE SDG&E UTILITY ESMT. I/N 38743, O.R. REC. MARCH 7, 1962
- 39 12' WIDE SDG&E UTILITY ESMT. I/N 38742, O.R. REC. MARCH 7, 1962
- 40 12' WIDE SDG&E UTILITY ESMT. I/N 38743, O.R. REC. MARCH 7, 1962
- 41 12' WIDE SDG&E UTILITY ESMT. I/N 38742, O.R. REC. MARCH 7, 1962
- 42 30' WIDE ROAD & UTILITY ESMT. I/N 55702, O.R. REC. APRIL 2, 1962
- 43 60' WIDE ROAD & UTILITY ESMT. I/N 55703, O.R. REC. APRIL 2, 1962
- 44 12' WIDE SDG&E UTILITY ESMT. I/N 141602, O.R. REC. AUGUST 12, 1963
- 45 ROAD ESMT OVER EXIST SHIREY RD I/N 164725, O.R. REC. SEPTEMBER 16, 1963
- 46 12' WIDE SDG&E UTILITY ESMT. I/N 178705, O.R. REC. OCTOBER 7, 1963
- 47 20' WIDE VCMWD UTIL. ESMT. I/N 200062, O.R. REC. NOVEMBER 7, 1963
- 48 12' WIDE SDG&E UTILITY ESMT. I/N 11349, O.R. REC. JANUARY 20, 1964
- 49 12' WIDE SDG&E UTILITY ESMT. I/N 28624, O.R. REC. FEBRUARY 14, 1964
- 50 12' WIDE SDG&E UTILITY ESMT. I/N 137375, O.R. REC. JULY 30, 1964
- 51 12' WIDE SDG&E UTILITY ESMT. I/N 137380, O.R. REC. JULY 30, 1964
- 52 12' WIDE SDG&E UTILITY ESMT. I/N 137385, O.R. REC. JULY 30, 1964
- 53 20' VCMWD UTILITY ESMT. I/N 169130, O.R. REC. SEPTEMBER 16, 1964
- 54 28' WIDE ROAD & UTILITY ESMT. I/N 169130, O.R. REC. SEPTEMBER 16, 1964
- 55 20' VCMWD UTILITY ESMT. I/N 169130, O.R. REC. SEPTEMBER 16, 1964
- 56 10' WIDE VCMWD UTIL. ESMT. I/N 281878, O.R. REC. DECEMBER 3, 1971
- 57 10' WIDE VCMWD UTIL. ESMT. I/N 57073, O.R. REC. MARCH 9, 1972
- 58 20' WIDE VCMWD UTIL. ESMT. I/N 57073, O.R. REC. MARCH 9, 1972
- 59 20' WIDE VCMWD UTIL. ESMT. I/N 57073, O.R. REC. MARCH 9, 1972
- 60 20' WIDE ROAD & UTILITY ESMT. I/N 73-194041, O.R. REC. JULY 13, 1973
- 61 20' WIDE ROAD & UTILITY ESMT. I/N 73-275298, O.R. REC. OCTOBER 1, 1973
- 62 40' WIDE ROAD & UTILITY ESMT. I/N 74-007441, O.R. REC. JANUARY 25, 1979
- 63 30' VCMWD UTILITY ESMT. I/N 74-084978, O.R. REC. APRIL 4, 1974
- 64 10' WIDE ROAD & UTILITY ESMT. I/N 74-105886, O.R. REC. APRIL 25, 1974
- 65 20' WIDE SDG&E UTILITY ESMT. I/N 74-162373, O.R. REC. JUNE 18, 1974
- 66 12' WIDE SDG&E UTILITY ESMT. I/N 74-162374, O.R. REC. JUNE 18, 1974
- 67 28' WIDE ROAD & UTILITY ESMT. I/N 74-0282276, O.R. REC. OCTOBER 23, 1974
- 68 40' WIDE ROAD & UTILITY ESMT. I/N 74-0282276, O.R. REC. OCTOBER 23, 1974
- 69 28' WIDE ROAD & UTILITY ESMT. I/N 74-0282277, O.R. REC. OCTOBER 23, 1974
- 70 40' WIDE ROAD & UTILITY ESMT. I/N 74-0282277, O.R. REC. OCTOBER 23, 1974
- 71 40' WIDE ROAD & UTILITY ESMT. I/N 74-0282277, O.R. REC. OCTOBER 23, 1974
- 72 40' WIDE ROAD & UTILITY ESMT. I/N 74-0282277, O.R. REC. OCTOBER 23, 1974
- 73 4' WIDE SDG&E UTILITY ESMT. I/N 75-54498, O.R. REC. MARCH 11, 1975
- 74 10' WIDE WATER LINE ESMT. I/N 75-082886, O.R. REC. APRIL 10, 1975
- 75 10' WIDE ROAD ESMT. I/N 75-085591, O.R. REC. APRIL 14, 1975
- 76 20' WIDE ROAD ESMT OVER EXIST COVEY LANE, I/N 76-307688, O.R. REC. SEPTEMBER 20, 1976
- 77 10' WIDE SDG&E UTILITY ESMT. I/N 513801, O.R. REC. DECEMBER 13, 1977
- 78 28' WIDE PAC TEL & TEL CO UTIL. ESMT, I/N 78-100272, O.R. REC. MARCH 14, 1978
- 79 12' WIDE SDG&E UTILITY ESMT. I/N 78-209917, O.R. REC. MAY 23, 1978
- 80 40' WIDE ROAD & UTILITY ESMT. I/N 80-80761, O.R. REC. MARCH 10, 1980
- 81 30' I.O.D PUBLIC HIGHWAY I/N 80-172563, O.R. REC. MAY 28, 1980
- 82 30' I.O.D PUBLIC HIGHWAY I/N 80-193808, O.R. REC. JUNE 18, 1980
- 83 20' WIDE ROAD & UTILITY ESMT. I/N 80-342110, O.R. REC. OCTOBER 16, 1980
- 84 30' I.O.D PUBLIC HIGHWAY I/N 81-173147, O.R. REC. JUNE 3, 1981
- 85 40' WIDE PVT. ROAD ESMT. PROP. PER PM 11568, REC. AUGUST 6, 1981
- 86 60' WIDE ROAD & UTILITY ESMT. I/N 82-400534, O.R. REC. DECEMBER 30, 1982
- 87 12' WIDE SDG&E UTILITY ESMT. I/N 85-404690, O.R. REC. OCTOBER 29, 1985
- 88 30' WIDE PUBLIC ROAD ESMT. OFFERED PER PM 13313, REC. MAY 31, 1984
- 89 40' WIDE PRIV. ROAD ESMT. PROP. PER PM 13313, REC. MAY 31, 1984
- 90 12' WIDE SDG&E UTILITY ESMT. I/N 85-404691, O.R. REC. OCTOBER 29, 1985
- 91 20' WIDE PVT. ROAD ESMT. PROP. PER PM 14049, REC. DECEMBER 2, 1985
- 92 12' WIDE SDG&E UTILITY ESMT. I/N 85-069251, O.R. REC. FEBRUARY 21, 1986
- 93 12' WIDE SDG&E UTILITY ESMT. I/N 88-628562, O.R. REC. DECEMBER 7, 1988
- 94 12' WIDE SDG&E UTILITY ESMT. I/N 88-666511, O.R. REC. DECEMBER 27, 1988
- 95 VARIED WIDTH SDG&E UTILITY ESMT. I/N 90-0355132, O.R. REC. JUNE 29, 1990
- 96 VARIED WIDTH UTILITY ESMT. I/N 92-0464455, O.R. REC. JUNE 24, 1992
- 97 VARIED WIDTH UTILITY ESMT. I/N 92-0464456, O.R. REC. JUNE 24, 1992
- 98 10' WIDE ROAD & UTILITY ESMT. I/N 1996-0134368, O.R. REC. MARCH 19, 1996
- 99 VARIED WIDTH ROAD & UTIL. ESMT. PROP. PER PM 117704, REC. JUNE 10, 1996
- 100 S.D. COUNTY OPEN SPACE ESMT., PER PM 117704, REC. JUNE 10, 1996
- 101 VARIED WIDTH VCMWD UTIL. ESMT. I/N 1996-0245549, O.R. REC. MAY 14, 1996
- 102 S.D. COUNTY OPEN SPACE ESMT. I/N 1996-0350583, O.R. REC. JULY 12, 1996
- 103 120' WIDE SDG&E UTILITY ESMT. I/N 1996-0630147, O.R. REC. DECEMBER 17, 1996
- 104 12' WIDE SDG&E UTILITY ESMT. I/N 1998-0060145, O.R. REC. FEBRUARY 5, 1998
- 105 30' WIDE SDG&E UTILITY ESMT. I/N 2005-0631308, O.R. REC. JULY 26, 2005
- 106 20' WIDE VCMWD UTIL. ESMT. I/N 2007-0363868, O.R. REC. MAY 30, 2007
- 107 ROAD EASEMENT OVER EXIST. SHIREY RD. I/N 123521, O.R. REC. JULY 1, 1965.
- 108 40' WIDE ROAD & UTILITY ESMT. I/N 2015-0334852, REC. JUNE 26, 2015

LEGEND:

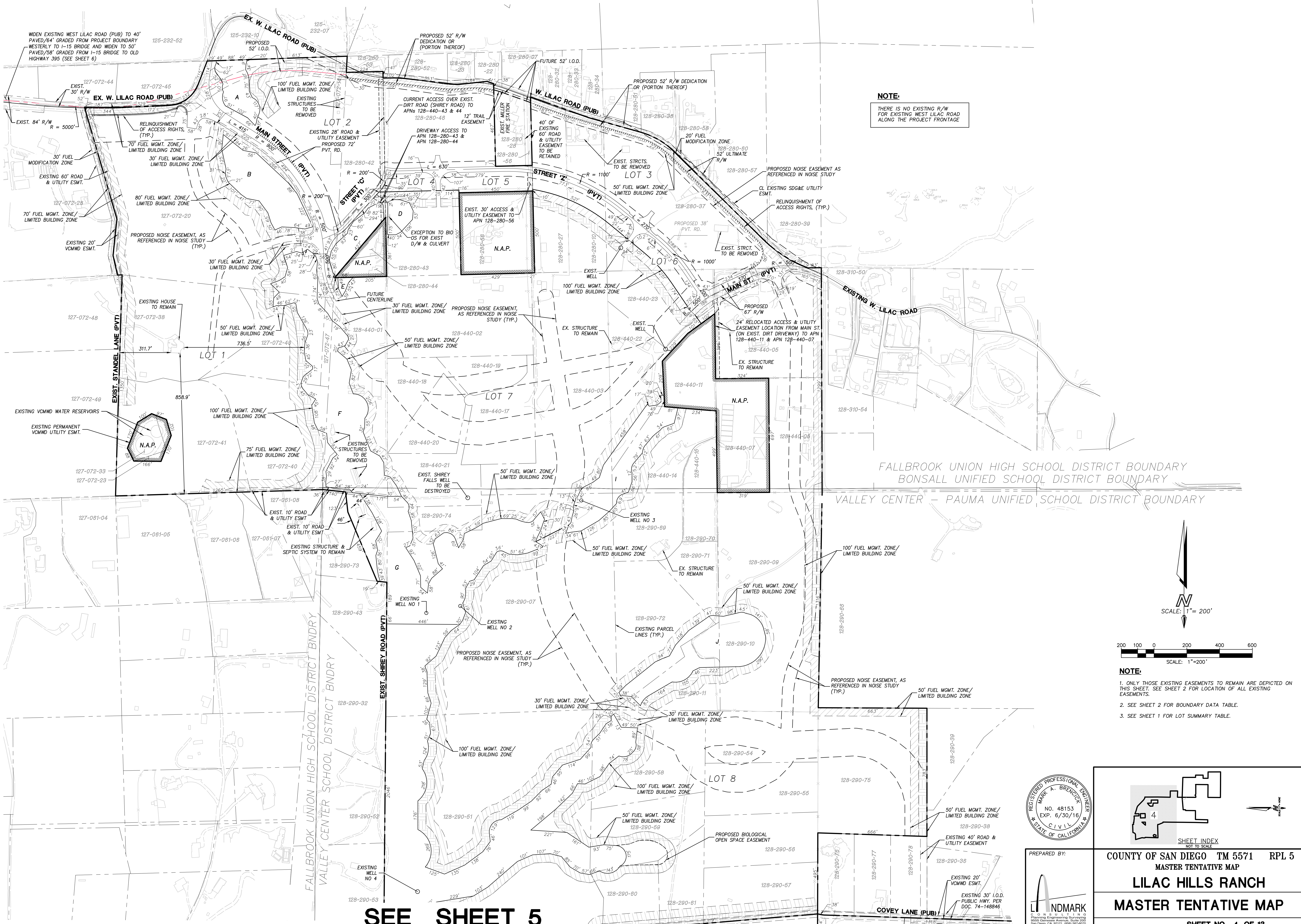
- EXISTING EASEMENTS TO BE VACATED / QUITCLAIMED / EXTINGUISHED / MERGED OUT / RELOCATED
- ⊙ EXISTING EASEMENTS TO REMAIN



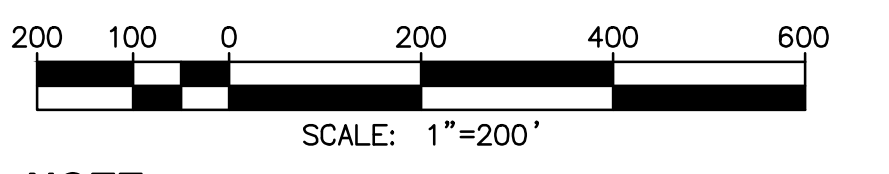
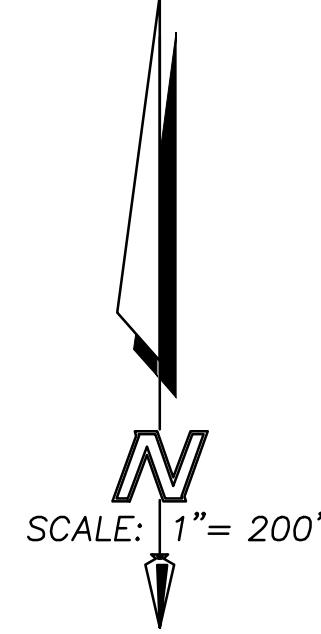
COUNTY OF SAN DIEGO TM 5571 RPL 5
 MASTER TENTATIVE MAP
LILAC HILLS RANCH
EASEMENT NOTES
 SHEET NO. 3 OF 13

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07-01-16 SUBMITTAL

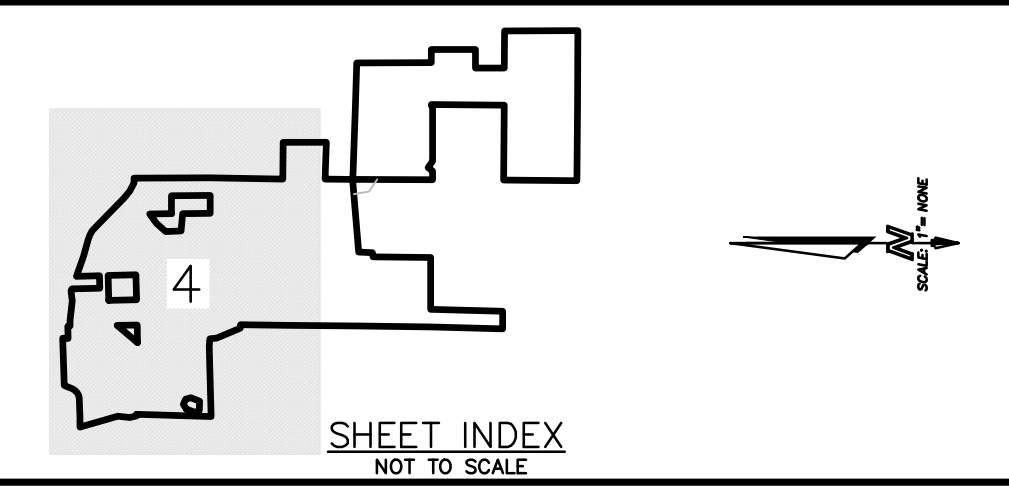
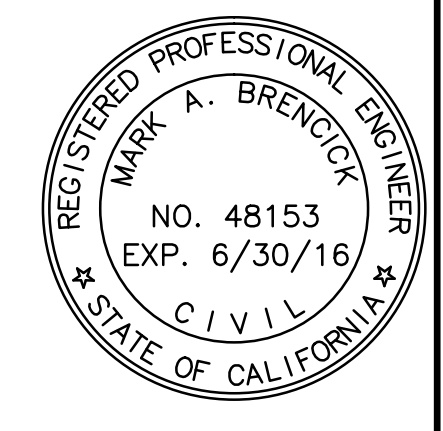
SEE SHEET 6



NOTE:
THERE IS NO EXISTING R/W FOR EXISTING WEST LILAC ROAD ALONG THE PROJECT FRONTAGE



- NOTE:**
1. ONLY THOSE EXISTING EASEMENTS TO REMAIN ARE DEPICTED ON THIS SHEET. SEE SHEET 2 FOR LOCATION OF ALL EXISTING EASEMENTS.
 2. SEE SHEET 2 FOR BOUNDARY DATA TABLE.
 3. SEE SHEET 1 FOR LOT SUMMARY TABLE.



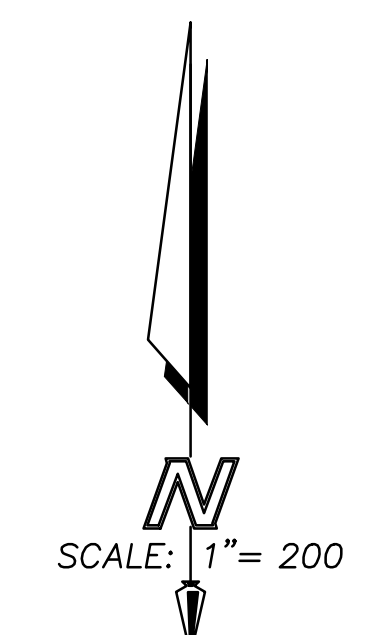
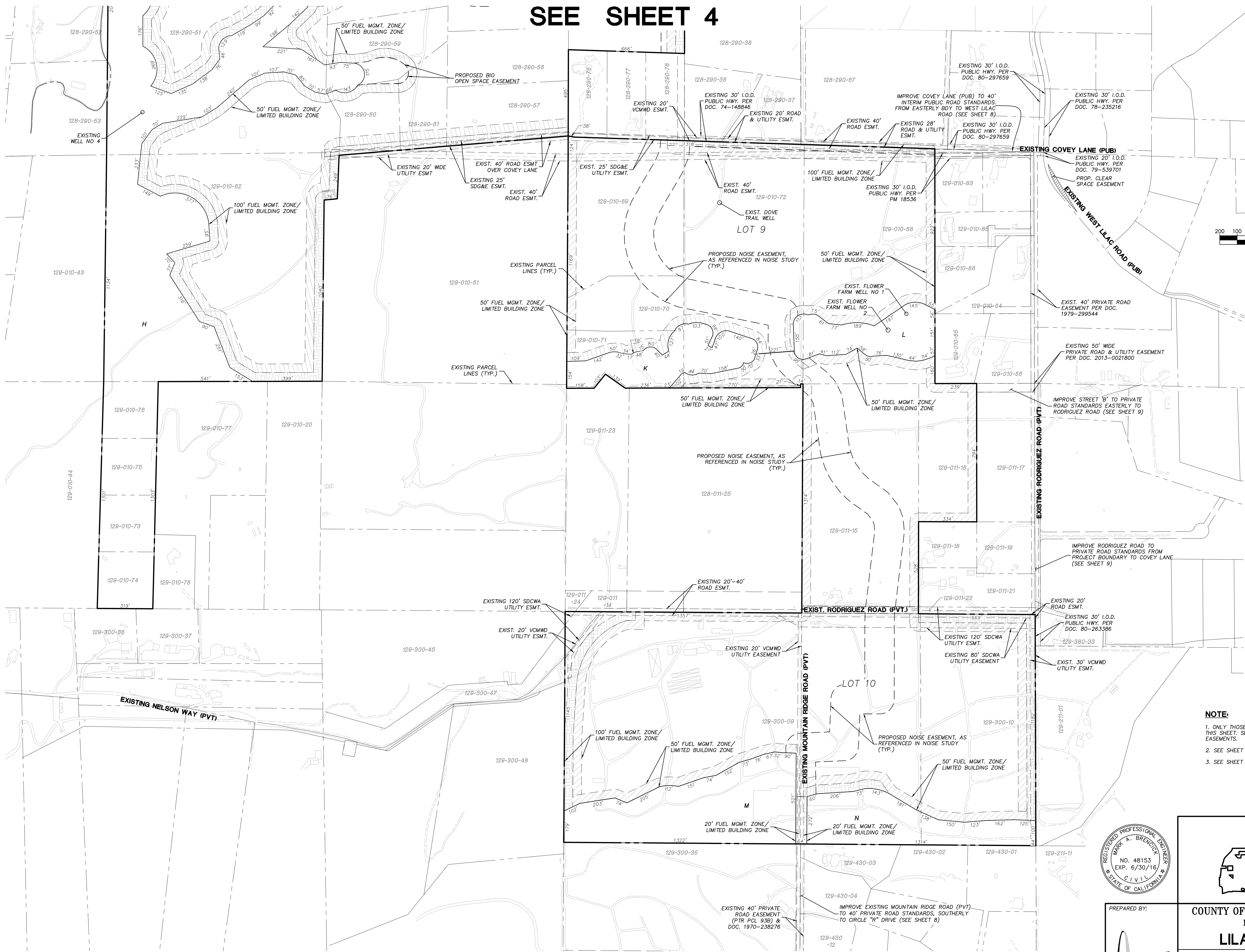
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NDMARK
PLANNING ENGINEERING SURVEYING
5005 Glenhurst Avenue, Suite 200
San Diego, CA 92121 (619) 581-0171

COUNTY OF SAN DIEGO TM 5571 RPL 5
MASTER TENTATIVE MAP
LILAC HILLS RANCH
MASTER TENTATIVE MAP
SHEET NO. 4 OF 13

SEE SHEET 5

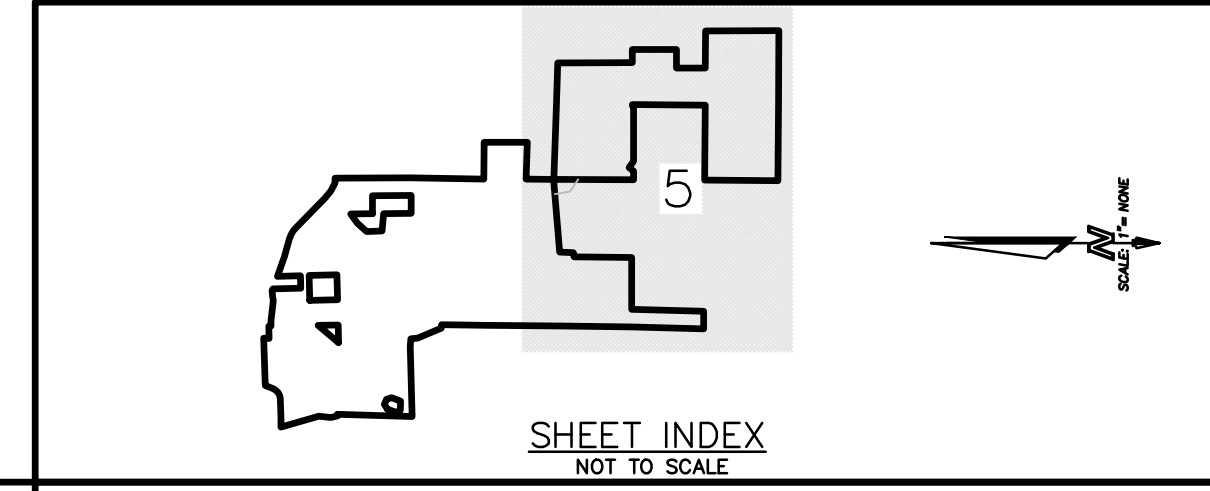
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 07-01-16 SUBMITTAL

SEE SHEET 4



SCALE: 1" = 200'

NOTE:
1. ONLY THOSE EXISTING EASEMENTS TO REMAIN ARE DEPICTED ON THIS SHEET. SEE SHEET 2 FOR LOCATION OF ALL EXISTING EASEMENTS.
2. SEE SHEET 2 FOR BOUNDARY DATA TABLE.
3. SEE SHEET 1 FOR LOT SUMMARY TABLE.



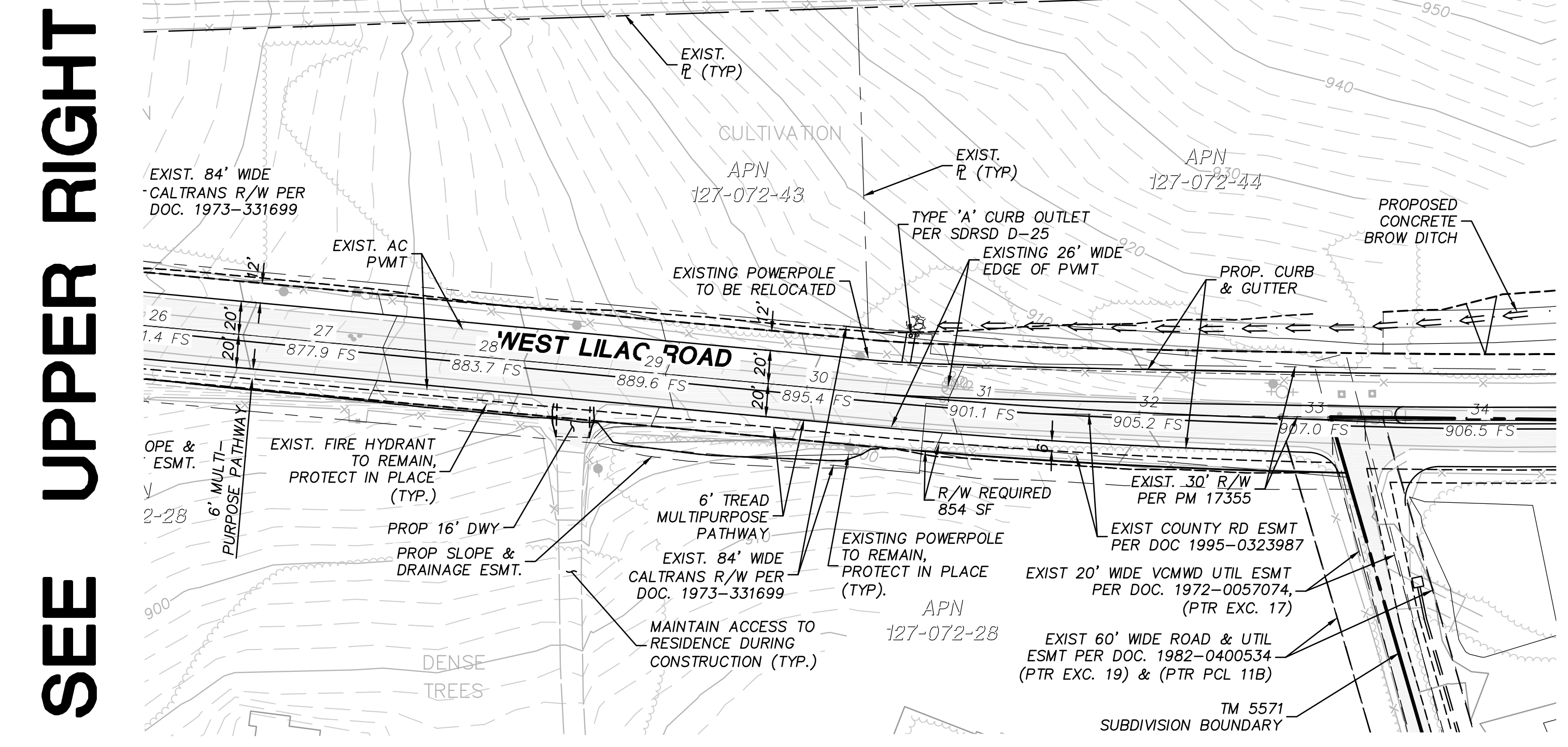
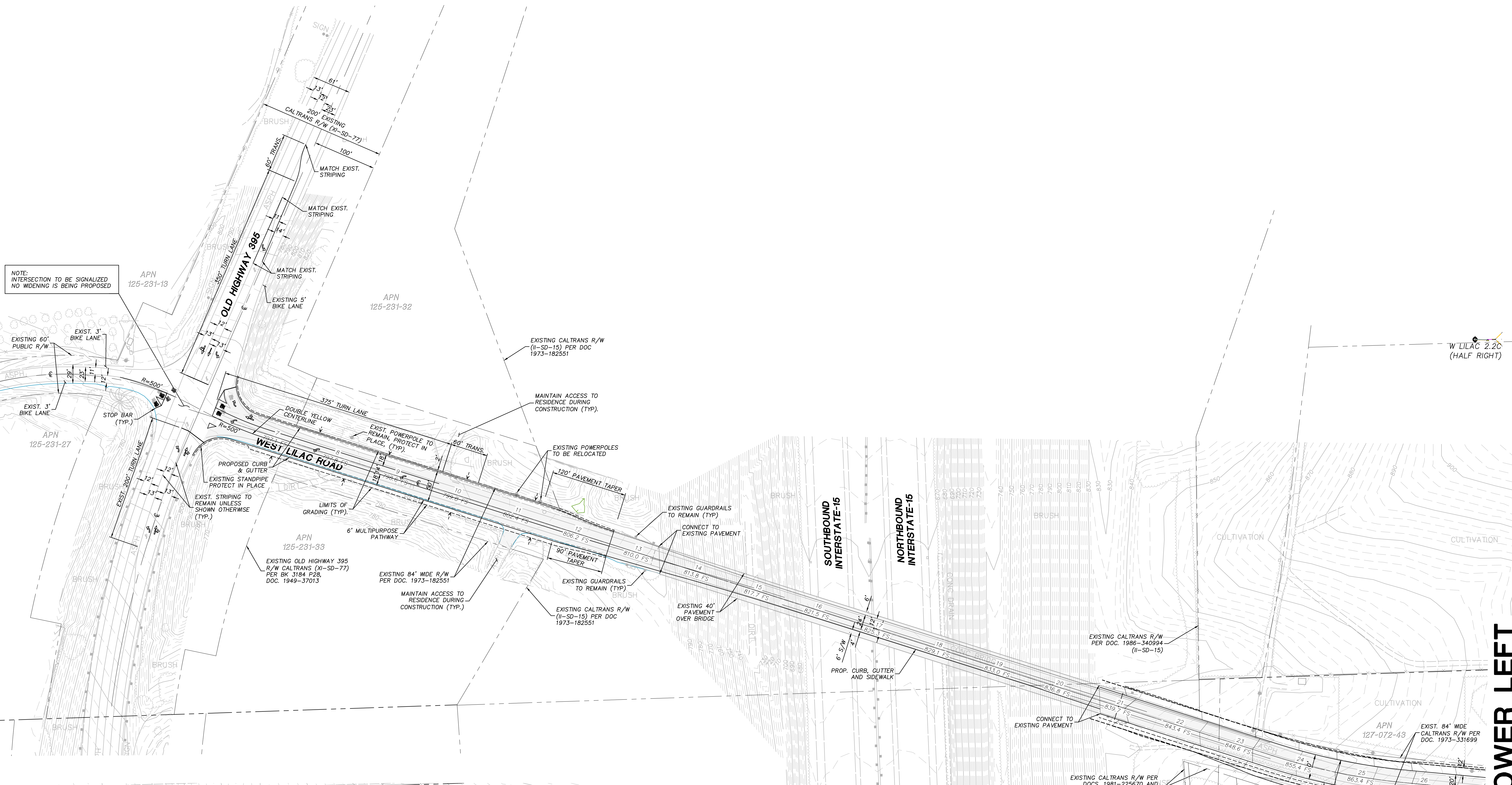
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CIVIL ENGINEERING
2005 Garnet Avenue, Suite 200
San Diego, CA 92121 (619) 581-0770

COUNTY OF SAN DIEGO TM 5571 RPL 5
MASTER TENTATIVE MAP
LILAC HILLS RANCH
MASTER TENTATIVE MAP
SHEET NO. 5 OF 13

SEE SHEET 8

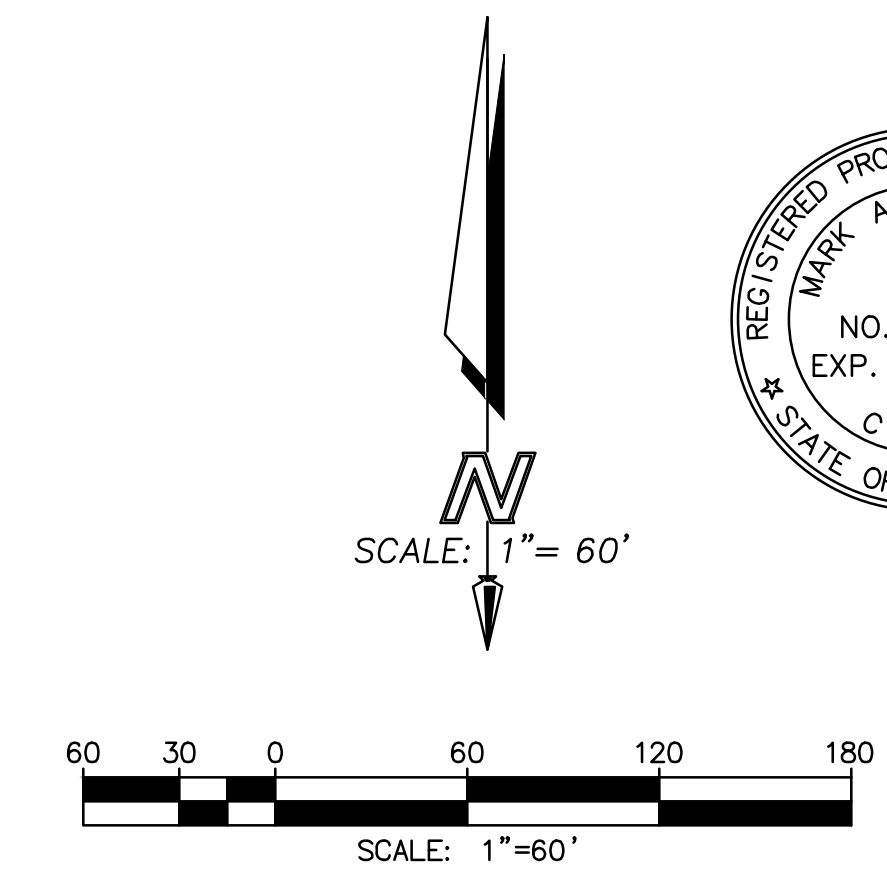
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NOTE:
INTERSECTION TO BE SIGNALIZED
NO WIDENING IS BEING PROPOSED



SEE SHEET 4

WEST LILAC ROAD



PREPARED BY:

 COUNTY OF SAN DIEGO TM 5571 RPL 5
 MASTER TENTATIVE MAP
LILAC HILLS RANCH
OFFSITE IMPROVEMENTS
 SHEET NO. 6 OF 13

SEE LOWER LEFT

07-01-16 SUBMITTAL

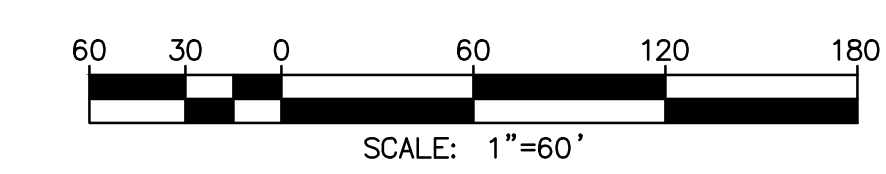
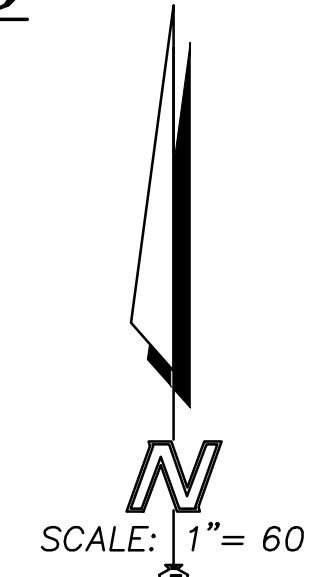
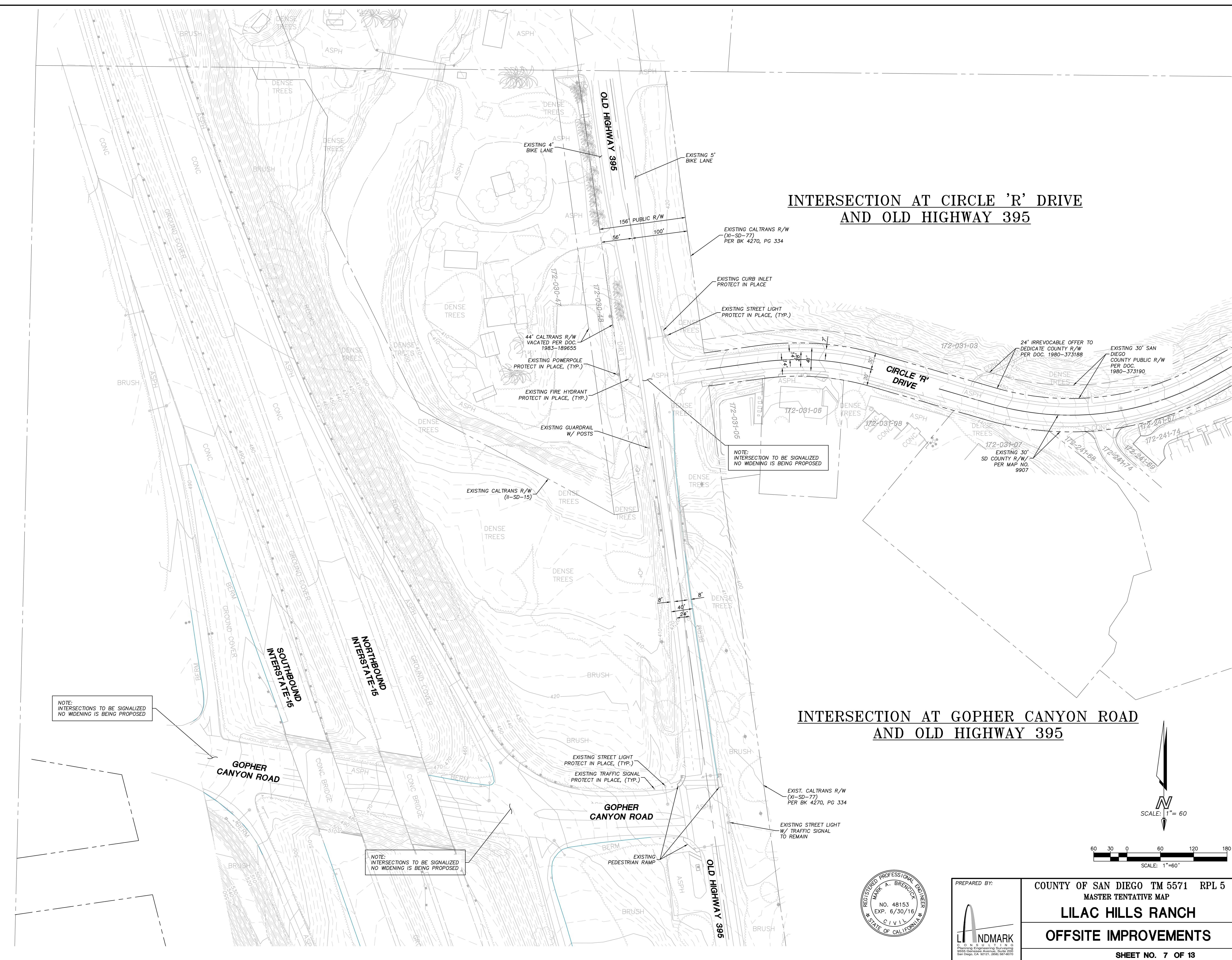
**INTERSECTION AT CIRCLE 'R' DRIVE
AND OLD HIGHWAY 395**

**INTERSECTION AT GOPHER CANYON ROAD
AND OLD HIGHWAY 395**

NOTE:
INTERSECTIONS TO BE SIGNALIZED
NO WIDENING IS BEING PROPOSED

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COUNTY OF SAN DIEGO TM 5571 RPL 5
MASTER TENTATIVE MAP
LILAC HILLS RANCH
OFFSITE IMPROVEMENTS
SHEET NO. 7 OF 13

07-01-16 SUBMITTAL