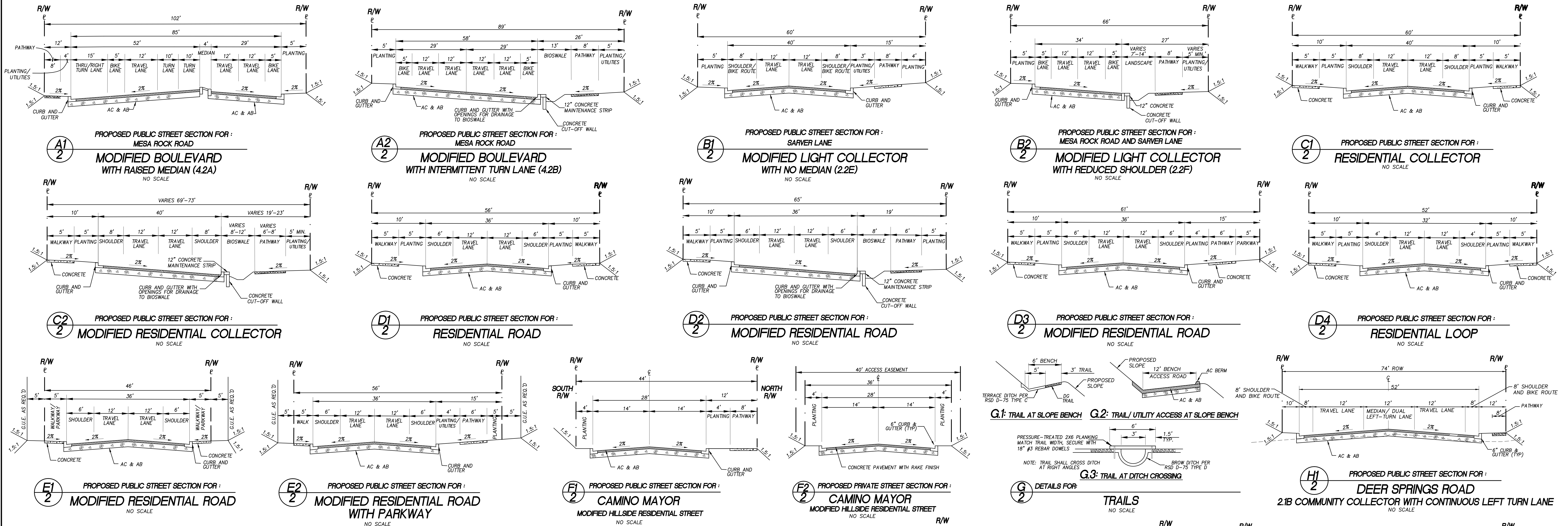




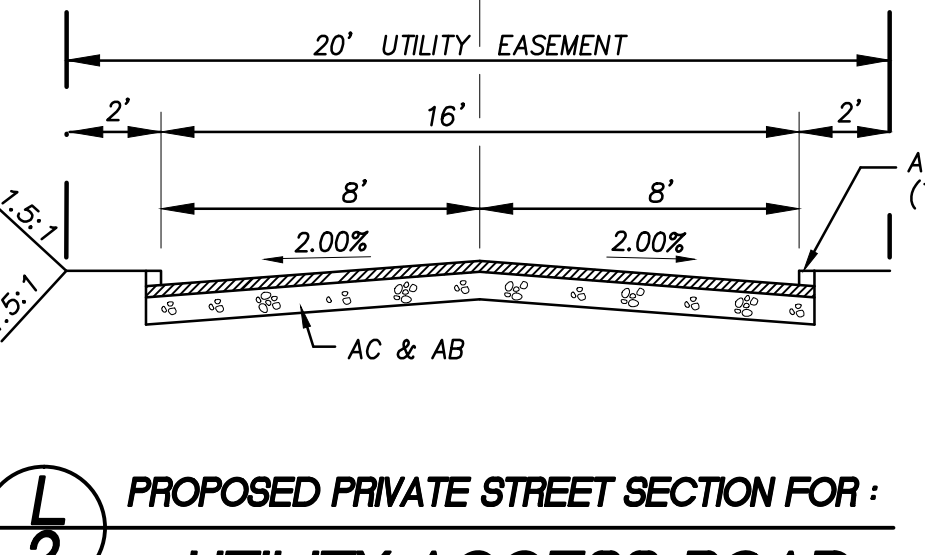
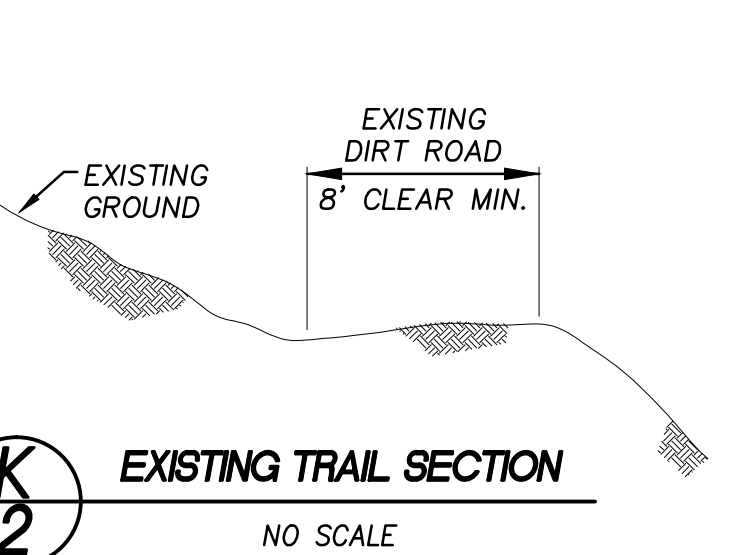
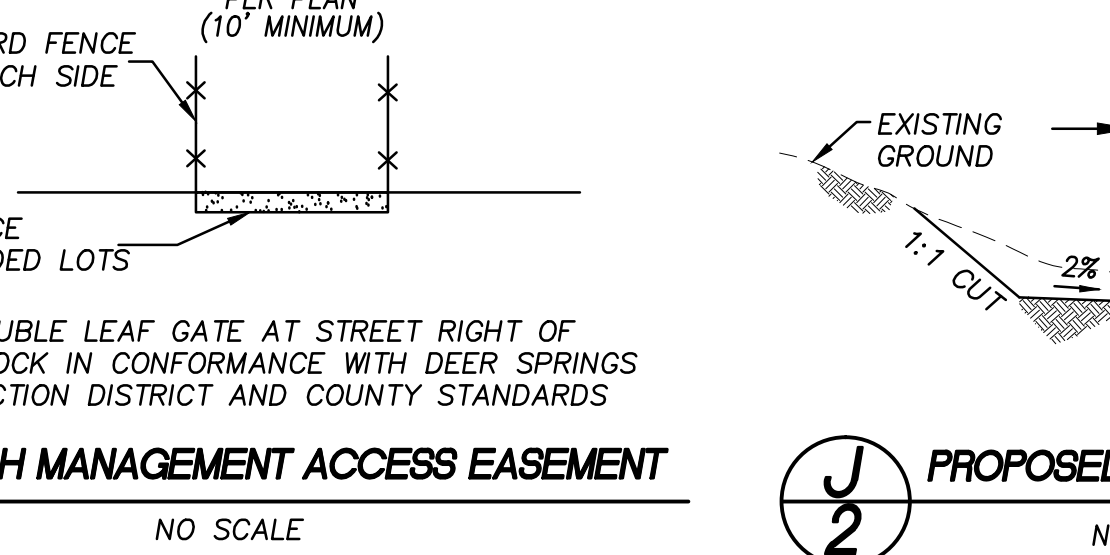
COUNTY OF SAN DIEGO TRACT TM 5597 RPL 1

TENTATIVE MAP  
NEWLAND SIERRA



EXISTING ZONING:

<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE <b>ZONING INFORMATION</b> 172-191-07 APN 172-220-14-16-18 COMMUNITY PLAN BONSAI, NORTH COUNTY METRO GENERAL PLAN DESIGNATION RURAL LANDS (RL-20) REGIONAL CATEGORY RURAL</p> <p><b>ZONE RR</b> USE REGULATIONS: ANIMAL REGULATIONS M DENSITY 0.25 LOT SIZE 4.0 AC BUILDING TYPE C MAXIMUM FLOOR AREA 20 AC FLOOR AREA RATIO C HEIGHT G LOT COVERAGE C SETBACK C OPEN SPACE C SPECIAL AREA REGULATIONS B</p>	<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE <b>ZONING INFORMATION</b> 174-190-12 APN 174-190-12 COMMUNITY PLAN NORTH COUNTY METRO GENERAL PLAN DESIGNATION RURAL LANDS (RL-20) REGIONAL CATEGORY RURAL</p> <p><b>ZONE SB2</b> USE REGULATIONS: ANIMAL REGULATIONS M DENSITY 0.25 LOT SIZE 20 AC BUILDING TYPE A MAXIMUM FLOOR AREA 20 AC FLOOR AREA RATIO C HEIGHT G LOT COVERAGE C SETBACK C OPEN SPACE C SPECIAL AREA REGULATIONS B</p>	<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE <b>ZONING INFORMATION</b> 174-190-13, 41-43 174-211-01-05-17, 08-17-18 174-211-04-06-07 APN 174-190-13, 41-43 174-211-01-05-17, 08-17-18 174-211-04-06-07 COMMUNITY PLAN NORTH COUNTY METRO GENERAL PLAN DESIGNATION RURAL LANDS (RL-20) REGIONAL CATEGORY RURAL</p> <p><b>ZONE SB2</b> USE REGULATIONS: ANIMAL REGULATIONS M DENSITY 0.25 LOT SIZE 20 AC BUILDING TYPE C MAXIMUM FLOOR AREA 20 AC FLOOR AREA RATIO C HEIGHT G LOT COVERAGE C SETBACK C OPEN SPACE C SPECIAL AREA REGULATIONS B</p>	<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE <b>ZONING INFORMATION</b> 174-190-20 APN 174-280-11 COMMUNITY PLAN NORTH COUNTY METRO GENERAL PLAN DESIGNATION RURAL LANDS (RL-20) REGIONAL CATEGORY RURAL</p> <p><b>ZONE SB2</b> USE REGULATIONS: ANIMAL REGULATIONS M DENSITY 0.25 LOT SIZE 20 AC BUILDING TYPE W MAXIMUM FLOOR AREA 4 AC FLOOR AREA RATIO C HEIGHT G LOT COVERAGE C SETBACK C OPEN SPACE C SPECIAL AREA REGULATIONS B</p>	<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE <b>ZONING INFORMATION</b> 174-190-44 APN 174-190-44 COMMUNITY PLAN NORTH COUNTY METRO GENERAL PLAN DESIGNATION RURAL LANDS (RL-20) REGIONAL CATEGORY RURAL</p> <p><b>ZONE A70</b> USE REGULATIONS: ANIMAL REGULATIONS M DENSITY 0.25 LOT SIZE 4.0 AC BUILDING TYPE C MAXIMUM FLOOR AREA 4 AC FLOOR AREA RATIO C HEIGHT G LOT COVERAGE C SETBACK C OPEN SPACE C SPECIAL AREA REGULATIONS B</p>	<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE <b>ZONING INFORMATION</b> 178-100-05-26 APN 178-201-09 COMMUNITY PLAN NORTH COUNTY METRO GENERAL PLAN DESIGNATION RURAL LANDS (RL-20) REGIONAL CATEGORY RURAL</p> <p><b>ZONE A70</b> USE REGULATIONS: ANIMAL REGULATIONS M DENSITY 0.25 LOT SIZE 4.0 AC BUILDING TYPE C MAXIMUM FLOOR AREA 4 AC FLOOR AREA RATIO C HEIGHT G LOT COVERAGE C SETBACK C OPEN SPACE C SPECIAL AREA REGULATIONS B</p>
<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE <b>ZONING INFORMATION</b> 178-222-16, 182-020-28, 182-040-36-69, 182-020-29 APN 178-222-16, 182-020-28, 182-040-36-69, 182-020-29 COMMUNITY PLAN NORTH COUNTY METRO GENERAL PLAN DESIGNATION SEMI-RURAL (SR-10) REGIONAL CATEGORY SEMI-RURAL</p> <p><b>ZONE A70</b> USE REGULATIONS: ANIMAL REGULATIONS M DENSITY 0.25 LOT SIZE 4 AC BUILDING TYPE C MAXIMUM FLOOR AREA 2 AC FLOOR AREA RATIO C HEIGHT G LOT COVERAGE C SETBACK C OPEN SPACE C SPECIAL AREA REGULATIONS B</p>	<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE <b>ZONING INFORMATION</b> 186-250-13 APN 186-250-13 COMMUNITY PLAN NORTH COUNTY METRO GENERAL PLAN DESIGNATION RURAL LANDS (RL-20) REGIONAL CATEGORY RURAL</p> <p><b>ZONE A70</b> USE REGULATIONS: ANIMAL REGULATIONS M DENSITY 0.25 LOT SIZE 2 AC BUILDING TYPE C MAXIMUM FLOOR AREA 2 AC FLOOR AREA RATIO C HEIGHT G LOT COVERAGE C SETBACK C OPEN SPACE C SPECIAL AREA REGULATIONS B</p>	<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE <b>ZONING INFORMATION</b> 186-611-01-07-08-09 APN 186-611-01-07-08-09 COMMUNITY PLAN NORTH COUNTY METRO GENERAL PLAN DESIGNATION RURAL LANDS (RL-20) REGIONAL CATEGORY RURAL</p> <p><b>ZONE RR</b> USE REGULATIONS: ANIMAL REGULATIONS M DENSITY 0.25 LOT SIZE 4 AC BUILDING TYPE C MAXIMUM FLOOR AREA 2 AC FLOOR AREA RATIO C HEIGHT G LOT COVERAGE C SETBACK C OPEN SPACE C SPECIAL AREA REGULATIONS B</p>	<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE <b>ZONING INFORMATION</b> 186-611-11 APN 186-611-11 OFFICE PROFESSIONAL GENERAL PLAN DESIGNATION RURAL LANDS (RL-20) REGIONAL CATEGORY VILLAGE/RURAL</p> <p><b>ZONE C30/BR</b> USE REGULATIONS: ANIMAL REGULATIONS S DENSITY 0.25 LOT SIZE 6,000/4 AC BUILDING TYPE W/C MAXIMUM FLOOR AREA 4 AC FLOOR AREA RATIO C HEIGHT G LOT COVERAGE E/C SETBACK C OPEN SPACE C SPECIAL AREA REGULATIONS B</p>	<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE <b>ZONING INFORMATION</b> 186-611-14, -17, -23 APN 186-611-14, -17, -23 COMMUNITY PLAN NORTH COUNTY METRO GENERAL PLAN DESIGNATION OFFICE PROFESSIONAL REGIONAL CATEGORY VILLAGE</p> <p><b>ZONE C30</b> USE REGULATIONS: ANIMAL REGULATIONS S DENSITY 0.25 LOT SIZE 6,000 BUILDING TYPE W MAXIMUM FLOOR AREA 4 AC FLOOR AREA RATIO C HEIGHT G LOT COVERAGE E/C SETBACK C OPEN SPACE C SPECIAL AREA REGULATIONS B</p>	<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE <b>ZONING INFORMATION</b> 186-611-15 APN 186-611-15 COMMUNITY PLAN NORTH COUNTY METRO GENERAL PLAN DESIGNATION RURAL LANDS (RL-20) REGIONAL CATEGORY RURAL</p> <p><b>ZONE RR</b> USE REGULATIONS: ANIMAL REGULATIONS M DENSITY 0.25 LOT SIZE 2 AC BUILDING TYPE C MAXIMUM FLOOR AREA 2 AC FLOOR AREA RATIO C HEIGHT G LOT COVERAGE C SETBACK C OPEN SPACE C SPECIAL AREA REGULATIONS B</p>
<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE <b>ZONING INFORMATION</b> 186-611-16 APN 186-611-16 COMMUNITY PLAN NORTH COUNTY METRO GENERAL PLAN DESIGNATION GENERAL COMMERCIAL (GC-10) REGIONAL CATEGORY VILLAGE</p> <p><b>ZONE C36</b> USE REGULATIONS: ANIMAL REGULATIONS S DENSITY 30 LOT SIZE 2 AC BUILDING TYPE W MAXIMUM FLOOR AREA 2 AC FLOOR AREA RATIO C HEIGHT G LOT COVERAGE C SETBACK C OPEN SPACE C SPECIAL AREA REGULATIONS B</p>	<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE <b>ZONING INFORMATION</b> 174-280-14 APN 174-280-14 COMMUNITY PLAN NORTH COUNTY METRO GENERAL PLAN DESIGNATION SEMI-RURAL (SR-10) REGIONAL CATEGORY SEMI-RURAL</p> <p><b>ZONE SB2</b> USE REGULATIONS: ANIMAL REGULATIONS M DENSITY 0.25 LOT SIZE 20 AC BUILDING TYPE W MAXIMUM FLOOR AREA 2 AC FLOOR AREA RATIO C HEIGHT G LOT COVERAGE C SETBACK C OPEN SPACE C SPECIAL AREA REGULATIONS B</p>	<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE <b>ZONING INFORMATION</b> 187-540-49 APN 187-540-49 COMMUNITY PLAN NORTH COUNTY METRO GENERAL PLAN DESIGNATION RURAL LANDS (RL-20) REGIONAL CATEGORY RURAL</p> <p><b>ZONE RR</b> USE REGULATIONS: ANIMAL REGULATIONS M DENSITY 0.25 LOT SIZE 2 AC BUILDING TYPE C MAXIMUM FLOOR AREA 2 AC FLOOR AREA RATIO C HEIGHT G LOT COVERAGE C SETBACK C OPEN SPACE C SPECIAL AREA REGULATIONS B</p>	<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE <b>ZONING INFORMATION</b> 187-540-50 APN 187-540-50 COMMUNITY PLAN NORTH COUNTY METRO GENERAL PLAN DESIGNATION OFFICE PROFESSIONAL REGIONAL CATEGORY VILLAGE</p> <p><b>ZONE C30</b> USE REGULATIONS: ANIMAL REGULATIONS S DENSITY 0.25 LOT SIZE 6,000 BUILDING TYPE W MAXIMUM FLOOR AREA 4 AC FLOOR AREA RATIO C HEIGHT G LOT COVERAGE E/C SETBACK C OPEN SPACE C SPECIAL AREA REGULATIONS B</p>	<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE <b>ZONING INFORMATION</b> 187-540-51 APN 187-540-51 COMMUNITY PLAN NORTH COUNTY METRO GENERAL PLAN DESIGNATION GENERAL COMMERCIAL REGIONAL CATEGORY VILLAGE</p> <p><b>ZONE C36</b> USE REGULATIONS: ANIMAL REGULATIONS S DENSITY 30 LOT SIZE 2 AC BUILDING TYPE W MAXIMUM FLOOR AREA 2 AC FLOOR AREA RATIO C HEIGHT G LOT COVERAGE C SETBACK C OPEN SPACE C SPECIAL AREA REGULATIONS B</p>	<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE <b>ZONING INFORMATION</b> 186-611-23 APN 186-611-23 COMMUNITY PLAN NORTH COUNTY METRO GENERAL PLAN DESIGNATION GENERAL COMMERCIAL REGIONAL CATEGORY VILLAGE</p> <p><b>ZONE C30/C36</b> USE REGULATIONS: ANIMAL REGULATIONS S DENSITY 30 LOT SIZE 2 AC BUILDING TYPE W MAXIMUM FLOOR AREA 2 AC FLOOR AREA RATIO C HEIGHT G LOT COVERAGE E/C SETBACK C OPEN SPACE C SPECIAL AREA REGULATIONS B</p>



STREET LANDSCAPING STANDARDS:

- STREET LANDSCAPING SHALL CONFORM WITH THE "STREETSCAPE" SECTION OF THE SPECIFIC PLAN PREPARED FOR THIS PROJECT. WHERE THAT DOCUMENT IS SILENT, PLANTING SHALL CONFORM WITH THE COUNTY OF SAN DIEGO'S LANDSCAPE GUIDELINES.
- FINAL LANDSCAPE PLACEMENT SHALL BE SUBJECT TO APPROVAL OF "CLEAR ZONE" SPACING AT THE TIME OF IMPROVEMENT PLAN REVIEW.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROJECT, AS DESCRIBED IN THE SPECIFIC PLAN.

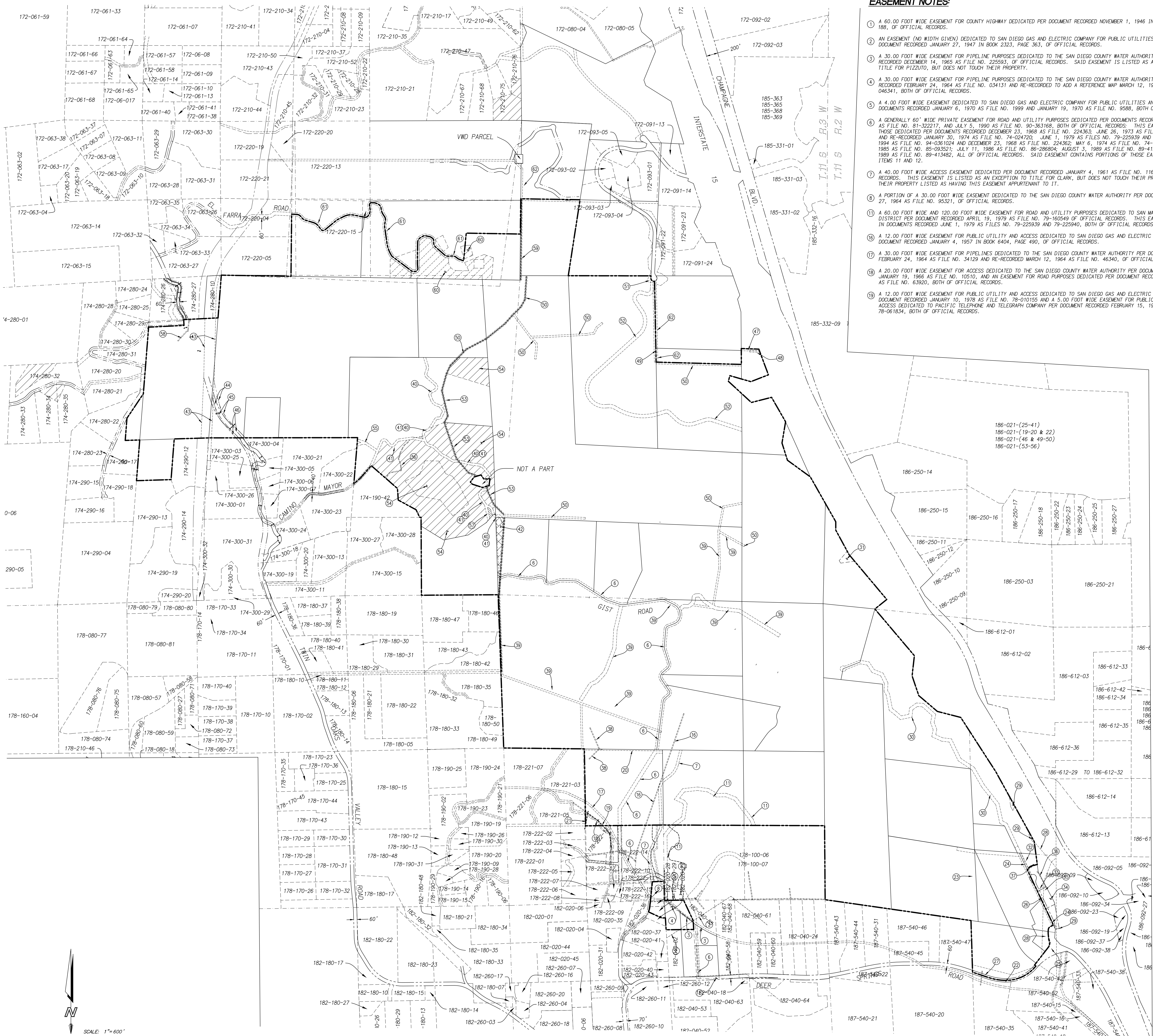
ENGINEER OF WORK

FUSCOE ENGINEERING  
6390 GREENWICH DRIVE, STE. 170  
SAN DIEGO, CA 92122  
(858)554-1500

**FUSCOE ENGINEERING**  
6390 Greenwich Drive, Suite 170  
San Diego, California 92122  
Tel 858.554.1500 • Fax 858.397.0335  
www.fuscoe.com

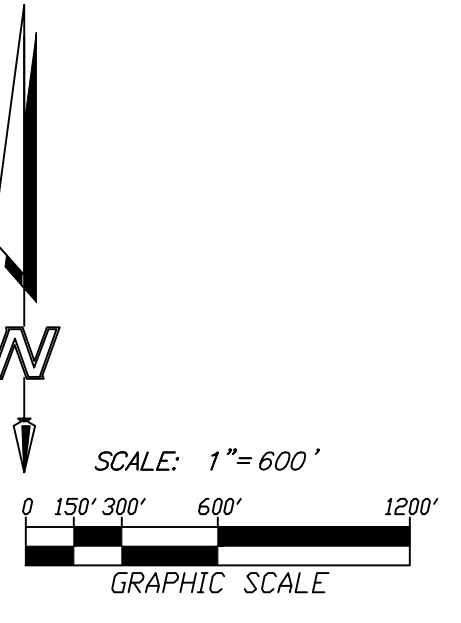
# COUNTY OF SAN DIEGO TRACT TM 5597 RPL 1

## TENTATIVE MAP NEWLAND SIERRA



- ### EASEMENT NOTES:
- 1 A 60.00 FOOT WIDE EASEMENT FOR COUNTY HIGHWAY DEDICATED PER DOCUMENT RECORDED NOVEMBER 1, 1946 IN BOOK 2279, PAGE 188, OF OFFICIAL RECORDS.
  - 2 AN EASEMENT (NO WIDTH GIVEN) DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND ACCESS PER DOCUMENT RECORDED DECEMBER 4, 1980 AS FILE NO. 80-408614 AND A 6.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND ACCESS DEDICATED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER DOCUMENT RECORDED APRIL 8, 1981 AS FILE NO. 81-110737, BOTH OF OFFICIAL RECORDS.
  - 3 A 30.00 FOOT WIDE EASEMENT FOR PIPELINE PURPOSES DEDICATED TO THE SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENT RECORDED DECEMBER 14, 1965 AS FILE NO. 225593, OF OFFICIAL RECORDS. SAID EASEMENT IS LISTED AS AN EXCEPTION TO TITLE FOR PIZZUTO, BUT DOES NOT TOUCH THEIR PROPERTY.
  - 4 A 30.00 FOOT WIDE EASEMENT FOR PIPELINE PURPOSES DEDICATED TO THE SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENT RECORDED FEBRUARY 24, 1964 AS FILE NO. 034131 AND RE-RECORDED TO ADD A REFERENCE MAP MARCH 12, 1964 AS FILE NO. 046341, BOTH OF OFFICIAL RECORDS.
  - 5 A 4.00 FOOT WIDE EASEMENT DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND ACCESS PER DOCUMENTS RECORDED JANUARY 6, 1970 AS FILE NO. 1999 AND JANUARY 19, 1970 AS FILE NO. 9588, BOTH OF OFFICIAL RECORDS.
  - 6 A GENERALLY 60' WIDE PRIVATE EASEMENT FOR ROAD AND UTILITY PURPOSES DEDICATED PER DOCUMENTS RECORDED OCTOBER 9, 1981 AS FILE NO. 81-32217, AND JULY 5, 1990 AS FILE NO. 90-363168, BOTH OF OFFICIAL RECORDS. THIS EASEMENT INCLUDES THOSE DEDICATED PER DOCUMENTS RECORDED DECEMBER 23, 1968 AS FILE NO. 244363; JUNE 26, 1973 AS FILE NO. 73-174576 AND RE-RECORDED JANUARY 30, 1974 AS FILE NO. 74-009206; JUNE 1, 1979 AS FILES NO. 79-229380 AND 79-229400; JUNE 2, 1994 AS FILE NO. 94-0361024 AND DECEMBER 23, 1988 AS FILE NO. 244362; MAY 6, 1974 AS FILE NO. 74-116600; MARCH 20, 1988 AS FILE NO. 88-093521; JULY 11, 1986 AS FILE NO. 86-298800; AUGUST 3, 1989 AS FILE NO. 89-413881; AUGUST 3, 1989 AS FILE NO. 89-413882, ALL OF OFFICIAL RECORDS. SAID EASEMENT CONTAINS PORTIONS OF THOSE EASEMENTS SHOWN IN ITEMS 11 AND 12.
  - 7 A 40.00 FOOT WIDE ACCESS EASEMENT DEDICATED PER DOCUMENT RECORDED JANUARY 4, 1961 AS FILE NO. 1165, OF OFFICIAL RECORDS. THIS EASEMENT IS LISTED AS AN EXCEPTION TO TITLE FOR CLARK, BUT DOES NOT TOUCH THEIR PROPERTY, NOR IS THEIR PROPERTY LISTED AS HAVING THIS EASEMENT APPROXIMATELY TO IT.
  - 8 A PORTION OF A 30.00 FOOT WIDE EASEMENT DEDICATED TO THE SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENT RECORDED MAY 27, 1964 AS FILE NO. 95321, OF OFFICIAL RECORDS.
  - 9 A 60.00 FOOT WIDE AND 120.00 FOOT WIDE EASEMENT FOR ROAD AND UTILITY PURPOSES DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED APRIL 19, 1979 AS FILE NO. 79-160549 OF OFFICIAL RECORDS. THIS EASEMENT IS INCLUDED IN DOCUMENTS RECORDED JUNE 1, 1979 AS FILES NO. 79-229399 AND 79-229400, BOTH OF OFFICIAL RECORDS.
  - 10 A 60.00 FOOT WIDE PRIVATE ROAD EASEMENT DEDICATED PER PARCEL MAP NO. 7734, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER AUGUST 24, 1978. SAID EASEMENT INCLUDES AN EASEMENT DEDICATED PER DOCUMENT RECORDED JANUARY 28, 1998 AS FILE NO. 98-0041638, OF OFFICIAL RECORDS.
  - 11 AN EASEMENT FOR DRAINAGE DEDICATED TO THE STATE OF CALIFORNIA, RESERVED PER DIRECTOR'S DEED RECORDED DECEMBER 30, 1980 AS FILE NO. 80-437411, OF OFFICIAL RECORDS.
  - 12 A 20.00 FOOT WIDE EASEMENT FOR WATER LINES DEDICATED TO VALLECITOS WATER DISTRICT PER DOCUMENT RECORDED AUGUST 1, 1991 AS FILE NO. 91-038621, OF OFFICIAL RECORDS.
  - 13 AN EASEMENT FOR PUBLIC HIGHWAY DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED AUGUST 2, 1991 AS FILE NO. 91-038704, OF OFFICIAL RECORDS. SAID EASEMENT INCLUDES AN EASEMENT OF PUBLIC UTILITIES DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JANUARY 6, 1992 AS FILE NO. 92-0004510, OF OFFICIAL RECORDS AND TO PACIFIC BELL PER DOCUMENT RECORDED FEBRUARY 29, 1992 AS FILE NO. 92-0009373, OF OFFICIAL RECORDS.
  - 14 A CERTIFICATE OF COMPLIANCE SPLITTING PARCEL 4 OF PARCEL MAP 7734 RECORDED MARCH 14, 1991 AS FILE NO. 91-013110, OF OFFICIAL RECORDS. AN AGREEMENT RECORDED DECEMBER 20, 1991 AS FILE NO. 91-0661618, OF OFFICIAL RECORDS ALLOWS FOR THE REACQUISITION OF A PORTION OF THE SPLIT. THE NORTH HALF OF PARCEL 4 WAS LEASED TO PACIFIC BELL PER DOCUMENT RECORDED MARCH 19, 1996 AS FILE NO. 96-0134001, OF OFFICIAL RECORDS AND THAN TO COX PCS PER DOCUMENT RECORDED FEBRUARY 22, 2001 AS FILE NO. 01-100927, OF OFFICIAL RECORDS.
  - 15 A 20.00 FOOT WIDE EASEMENT FOR ACCESS DEDICATED TO ATLANTIC RIFIELD COMPANY PER DOCUMENT RECORDED DECEMBER 20, 1991 AS FILE NO. 91-0661619, OF OFFICIAL RECORDS.
  - 16 A 20' x 10' EASEMENT FOR STORAGE AND A 10.00 FOOT EASEMENT FOR ELECTRICITY DEDICATED TO ATLANTIC RIFIELD COMPANY PER DOCUMENT RECORDED DECEMBER 20, 1991 AS FILE NO. 91-0661620, OF OFFICIAL RECORDS.
  - 17 A LEASE AGREEMENT WITH COX PCS ASSETS FOR A PORTION OF PARCEL 4 PER DOCUMENT RECORDED FEBRUARY 22, 2001 AS FILE NO. 01-100927, OF OFFICIAL RECORDS.
  - 18 TWO 12' WIDE AND ONE 4' WIDE EASEMENTS FOR PUBLIC UTILITIES DEDICATED TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOCUMENT RECORDED MAY 7, 1974 AS FILE NO. 74-118309, OF OFFICIAL RECORDS.
  - 19 30' AND 60' EASEMENTS FOR WATER LINES DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED MARCH 24, 1977 AS FILE NO. 77-107350, OF OFFICIAL RECORDS.
  - 20 A 40' WIDE EASEMENT FOR WATER LINES AND ACCESS DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED MAY 3, 1978 AS FILE NO. 78-132302, OF OFFICIAL RECORDS.
  - 21 A 40' WIDE EASEMENT FOR ROAD AND UTILITY PURPOSES DEDICATED PER PARCEL MAP NO. 11792, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER NOVEMBER 12, 1981. DEDICATED TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOCUMENT RECORDED JANUARY 21, 1982 AS FILE NO. 82-017780, OF OFFICIAL RECORDS. AND AS PRIVATE EASEMENTS DEDICATED PER DOCUMENTS RECORDED FEBRUARY 19, 1982 AS FILE NO. 82-032072; MARCH 18, 1982 AS FILE NO. 82-070220 AND APRIL 27, 1984 AS FILE NO. 84-155243, ALL OF OFFICIAL RECORDS.
  - 22 AN EASEMENT FOR WATER LINES DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED SEPTEMBER 5, 1985 AS FILE NO. 85-325567, OF OFFICIAL RECORDS.
  - 23 A TOTAL 200' WIDE EASEMENT FOR WATER LINES DEDICATED TO SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENTS RECORDED JANUARY 27, 1958 AS FILE NO. 13320 IN BOOK 6925 PAGE 556; SEPTEMBER 30, 1958 AS FILE NO. 160329 IN BOOK 7276 PAGE 429 AND MAY 16, 1968 AS FILE NO. 68-018189, ALL OF OFFICIAL RECORDS. A 60' WIDE EASEMENT FOR PRIVATE ROAD AND UTILITY PURPOSES DEDICATED PER DOCUMENT RECORDED JULY 13, 1961 AS FILE NO. 119856, OF OFFICIAL RECORDS IS CONTAINED WITHIN SAID EASEMENT.
  - 24 AN 84' WIDE EASEMENT FOR COUNTY HIGHWAY DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED APRIL 20, 1967 AS FILE NO. 55048, OF OFFICIAL RECORDS.
  - 25 AN IRREVOCABLE OFFER TO DEDICATE AN 84' WIDE STRIP OF LAND FOR PUBLIC HIGHWAY PURPOSES DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED JUNE 28, 1973 AS FILE NO. 73-181163, OF OFFICIAL RECORDS.
  - 26 AN IRREVOCABLE OFFER TO DEDICATE AN 84' WIDE STRIP OF LAND FOR PUBLIC HIGHWAY PURPOSES DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED JUNE 3, 1981 AS FILE NO. 81-173146, OF OFFICIAL RECORDS.
  - 27 A 30' WIDE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES DEDICATED PER DOCUMENTS RECORDED AUGUST 9, 1966 AS FILE NO. 128918 AND DECEMBER 27, 1973 AS FILE NO. 73-355345, BOTH OF OFFICIAL RECORDS.
  - 28 A 30' WIDE EASEMENT FOR ROAD PURPOSES DEDICATED PER DOCUMENT RECORDED MARCH 2, 1970 AS FILE NO. 37723, OF OFFICIAL RECORDS.
  - 29 A 30' WIDE EASEMENT FOR ACCESS AND UTILITIES DEDICATED PER DOCUMENT RECORDED MARCH 2, 1973 AS FILE NO. 73-055034, OF OFFICIAL RECORDS.
  - 30 30' WIDE EASEMENTS FOR WATER LINES DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED MAY 13, 1976 AS FILE NO. 76-144752, OF OFFICIAL RECORDS.
  - 31 A SLOPE EASEMENT DEDICATED TO THE STATE OF CALIFORNIA PER DOCUMENT RECORDED SEPTEMBER 22, 1978 AS FILE NO. 78-040471, OF OFFICIAL RECORDS. SAID DOCUMENT ALSO INDIVIDUALLY ACCESS RIGHTS TO INTERSTATE 15 AS DO DOCUMENTS RECORDED APRIL 1, 1981 AS FILE NO. 81-098774 AND MAY 21, 1981 AS FILE NO. 81-158361, BOTH OF OFFICIAL RECORDS.
  - 32 A 60' WIDE EASEMENT FOR ACCESS AND UTILITIES DEDICATED PER DOCUMENT RECORDED JULY 23, 1981 AS FILE NO. 81-232013, OF OFFICIAL RECORDS. (SAID EASEMENT IS STATED AS APPURTENANT TO LOTS 4, 5, 6 AND 8 IN SECTION 18, T11S, R10W, BUT STOPS BEFORE IT REACHED THE INTERSTATE).
  - 33 A 30' WIDE EASEMENT FOR WATER LINES DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENTS RECORDED MAY 3, 1976 AS FILE NO. 76-132301 AND MARCH 29, 1977 AS FILE NO. 77-114953, BOTH OF OFFICIAL RECORDS.
  - 34 OPEN SPACE EASEMENTS DEDICATED PER PARCEL MAP NO. 11792, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER NOVEMBER 12, 1981.
  - 35 A 40' WIDE EASEMENT FOR ACCESS AND UTILITIES DEDICATED PER DOCUMENTS RECORDED NOVEMBER 13, 1981 AS FILE NO. 81-360481 AND DECEMBER 30, 1981 AS FILE NO. 81-406749, BOTH OF OFFICIAL RECORDS.
  - 36 A 10' WIDE PRIVATE WATER LINE EASEMENT DEDICATED PER DOCUMENTS RECORDED AUGUST 13, 1982 AS FILE NO. 82-250860 AND APRIL 27, 1984 AS FILE NO. 84-155235, BOTH OF OFFICIAL RECORDS.
  - 37 A 40' WIDE PRIVATE EASEMENT FOR ACCESS AND UTILITIES DEDICATED PER DOCUMENT RECORDED OCTOBER 8, 1982 AS FILE NO. 82-309933, OF OFFICIAL RECORDS.
  - 38 12' WIDE EASEMENTS DEDICATED TO SAN DIEGO GAS & ELECTRIC PER DOCUMENT RECORDED DECEMBER 28, 1995 AS FILE NO. 95-092723, OF OFFICIAL RECORDS.
  - 39 30' WIDE EASEMENTS DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED SEPTEMBER 3, 1976 AS FILE NO. 76-290390, OF OFFICIAL RECORDS.
  - 40 EASEMENTS FOR OPEN SPACE DEDICATED TO THE COUNTY OF SAN DIEGO DEDICATED PER DOCUMENT RECORDED AUGUST 18, 1982 AS FILE NO. 82-250859, OF OFFICIAL RECORDS.
  - 41 A 60' WIDE PRIVATE EASEMENT FOR ACCESS AND UTILITIES PER DOCUMENTS RECORDED OCTOBER 7, 1982 AS FILE NO. 82-309550; JANUARY 7, 1983 AS FILE NO. 83-002923; FEBRUARY 10, 1983 AS FILE NO. 83-044891 AND JULY 1, 1994 AS FILE NO. 94-0418709, ALL OF OFFICIAL RECORDS.
  - 42 30' WIDE EASEMENTS DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENTS RECORDED OCTOBER 26, 1976 AS FILE NO. 76-355827; MARCH 22, 1978 AS FILE NO. 78-112058 AND FEBRUARY 17, 1984 AS FILE NO. 84-060674, ALL OF OFFICIAL RECORDS.
  - 43 SLOPE AND DRAINAGE EASEMENTS DEDICATED TO THE STATE OF CALIFORNIA PER DOCUMENT RECORDED APRIL 5, 1978 AS FILE NO. 78-133097, OF OFFICIAL RECORDS.
  - 44 AN OPEN SPACE EASEMENT DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED NOVEMBER 3, 1982 AS FILE NO. 82-339814, OF OFFICIAL RECORDS.

- ### NOTES:
1. ALL EASEMENTS WITHIN THE PROJECT BOUNDARY TO BE OUTLINED WITH THE EXCEPTION OF:
    - 4 C.W.A. EASEMENT TO REMAIN.
    - 33, 34, 35 V.W.D. EASEMENT TO BE RELOCATED TO THE SATISFACTION OF THE EASEMENT HOLDERS.
    - 11 PRIVATE EASEMENT TO BE RELOCATED TO THE SATISFACTION OF THE EASEMENT HOLDERS.



**DISPOSITION OF EXISTING EASEMENTS**  
 ALL EXISTING EASEMENTS SHALL BE OUTLINED, VACATED OR RECONVEYED TO MORE PRACTICALLY CONFORM TO THE FINAL PROJECT DESIGN AS NECESSARY.

**ENGINEER OF WORK**  
 FUSCOE ENGINEERING  
 6390 GREENWICH DRIVE, STE. 170  
 SAN DIEGO, CA 92122  
 (858)554-1500



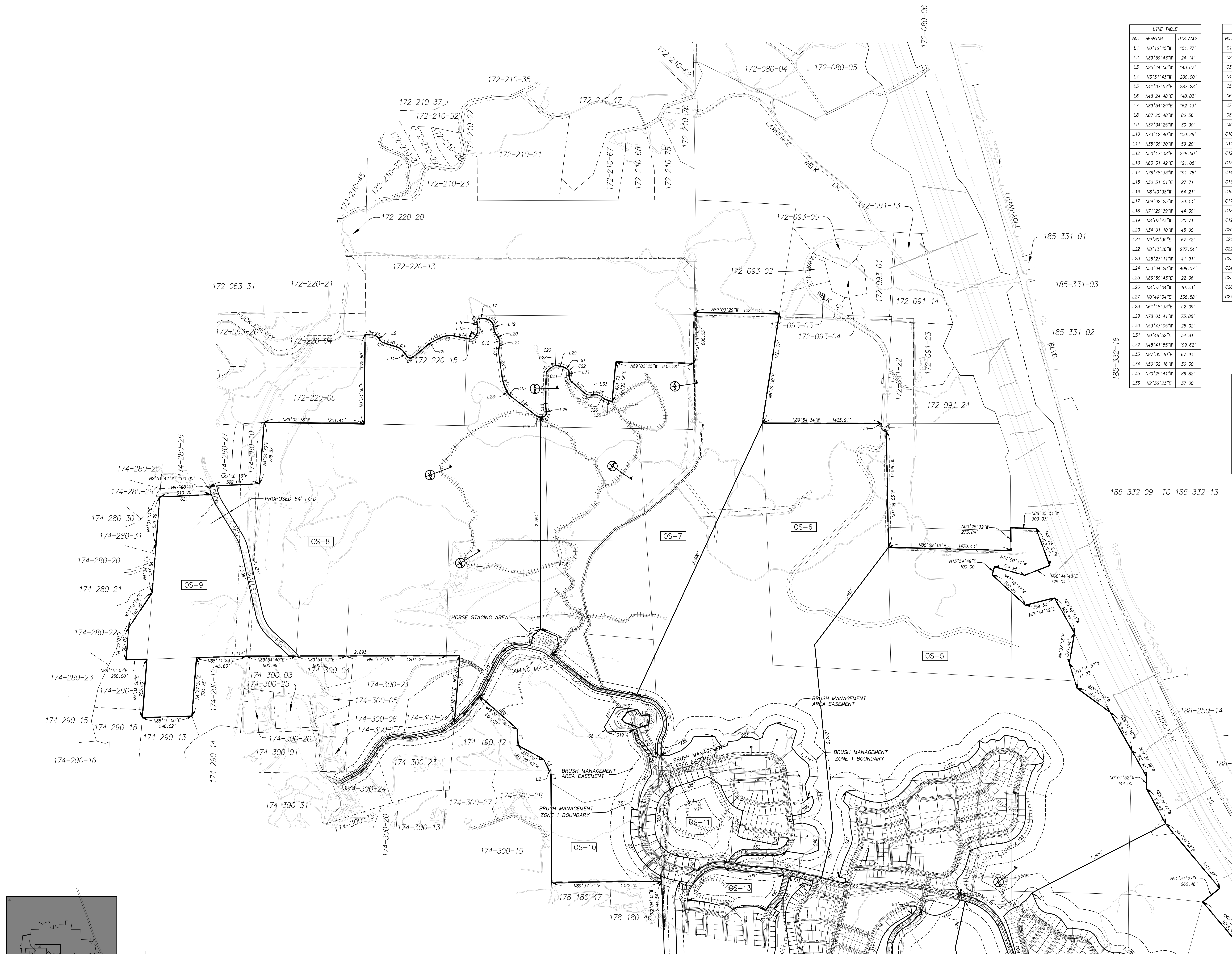
**SHEET 3 OF 14**

DATE	REVISED

**FUSCOE ENGINEERING**  
 6390 Greenwich Drive, Suite 170  
 San Diego, California 92122  
 Tel: 858.554.1500 • Fax: 858.397.0335  
 www.fuscoe.com

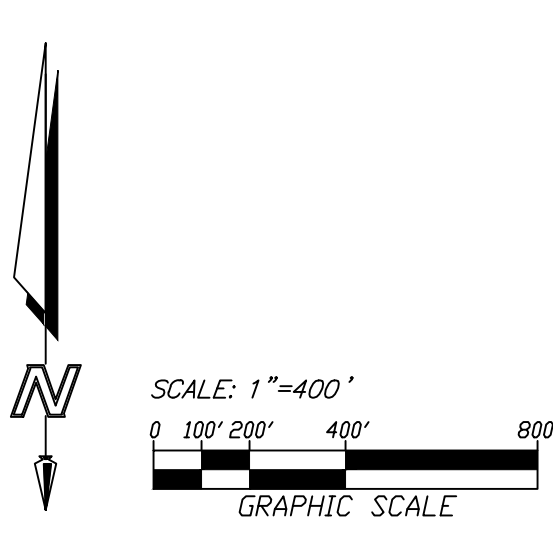
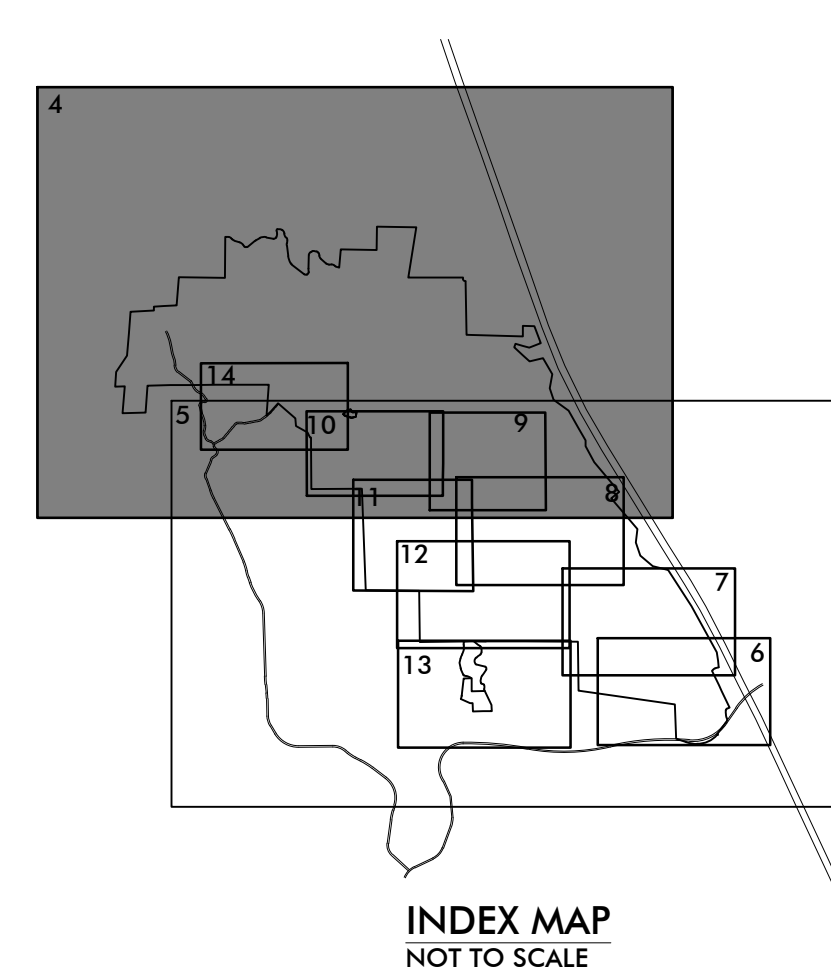
# COUNTY OF SAN DIEGO TRACT TM 5597 RPL <sup>1</sup>

## TENTATIVE MAP NEWLAND SIERRA



LINE TABLE			CURVE TABLE			
NO.	BEARING	DISTANCE	NO.	DELTA	RADIUS	LENGTH
L1	N0°16'45"W	151.77'	C1	49°51'16"	100.00'	87.01'
L2	N89°59'43"W	24.14'	C2	35°58'15"	100.00'	62.20'
L3	N25°24'56"W	143.67'	C3	37°36'10"	180.00'	116.13'
L4	N3°51'43"W	200.00'	C4	94°05'52"	50.00'	62.12'
L5	N41°07'57"E	287.28'	C5	13°14'04"	150.00'	34.65'
L6	N48°24'48"E	148.83'	C6	37°59'45"	280.00'	170.91'
L7	N89°54'29"E	162.13'	C7	70°20'28"	60.00'	73.66'
L8	N87°25'48"W	86.56'	C8	39°40'39"	130.00'	90.03'
L9	N37°34'25"W	30.30'	C9	62°54'40"	50.01'	54.61'
L10	N73°12'40"W	150.28'	C10	63°21'56"	100.00'	110.59'
L11	N35°36'30"W	59.20'	C11	25°53'23"	210.00'	94.89'
L12	N50°17'38"E	248.50'	C12	43°31'40"	80.00'	60.78'
L13	N63°31'42"E	121.08'	C13	17°43'56"	205.00'	63.44'
L14	N78°48'33"W	191.78'	C14	20°09'45"	510.00'	179.47'
L15	N30°51'01"E	27.71'	C15	24°41'17"	50.00'	21.54'
L16	N8°49'38"W	64.21'	C16	40°04'49"	70.00'	48.97'
L17	N89°02'25"W	70.13'	C17	95°42'47"	50.00'	83.60'
L18	N71°29'39"W	44.39'	C18	9°46'38"	550.00'	93.85'
L19	N8°07'43"W	20.71'	C19	60°28'59"	100.00'	105.56'
L20	N34°01'10"W	45.00'	C20	40°53'46"	50.00'	35.46'
L21	N9°30'30"E	67.42'	C21	24°20'36"	70.00'	29.74'
L22	N8°13'28"W	277.54'	C22	54°31'57"	50.00'	47.59'
L23	N28°23'11"W	41.91'	C23	49°30'47"	100.00'	86.42'
L24	N53°04'28"W	409.07'	C24	43°47'55"	100.00'	76.44'
L25	N86°50'43"E	22.06'	C25	41°57'34"	100.00'	73.23'
L26	N8°57'04"W	10.33'	C26	19°53'25"	70.00'	24.30'
L27	N0°49'34"E	338.58'	C27	230°03'57"	54.00'	216.85'
L28	N61°18'33"E	52.09'				
L29	N78°03'41"W	75.88'				
L30	N53°43'05"W	28.02'				
L31	N2°48'52"E	34.81'				
L32	N48°41'50"W	199.62'				
L33	N87°30'10"E	67.93'				
L34	N50°32'16"W	30.30'				
L35	N70°25'41"W	86.82'				
L36	N2°58'23"E	37.00'				

OPEN SPACE NET LOT AREAS		
LOT	SQUARE FEET	ACRES
OS-5	10,369,910	238.06
OS-6	7,913,279	181.66
OS-7	8,234,383	189.03
OS-8	11,479,840	263.54
OS-9	2,734,411	62.77
OS-10	3,334,706	77.55
OS-11	894,368	20.53
OS-13	425,608	9.77



SEE SHEET 5

SHEET 4 OF 14

**ENGINEER OF WORK**  
 FUSCOE ENGINEERING  
 6390 GREENWICH DRIVE, STE. 170  
 SAN DIEGO, CA 92122  
 (858)554-1500



# COUNTY OF SAN DIEGO TRACT TM 5597 RPL<sup>1</sup>

## TENTATIVE MAP NEWLAND SIERRA

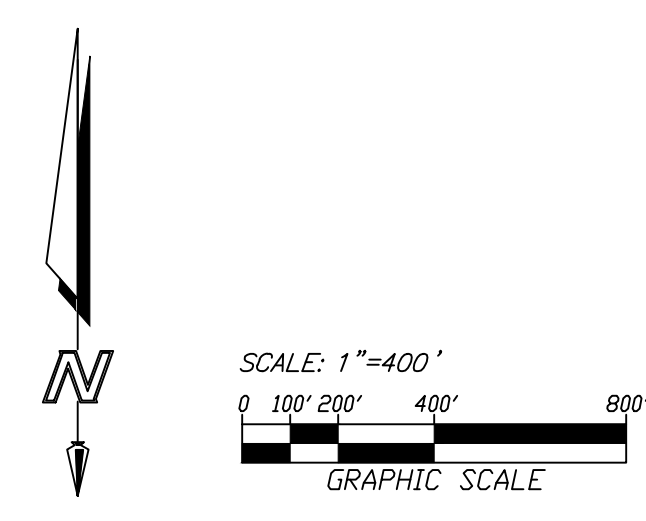
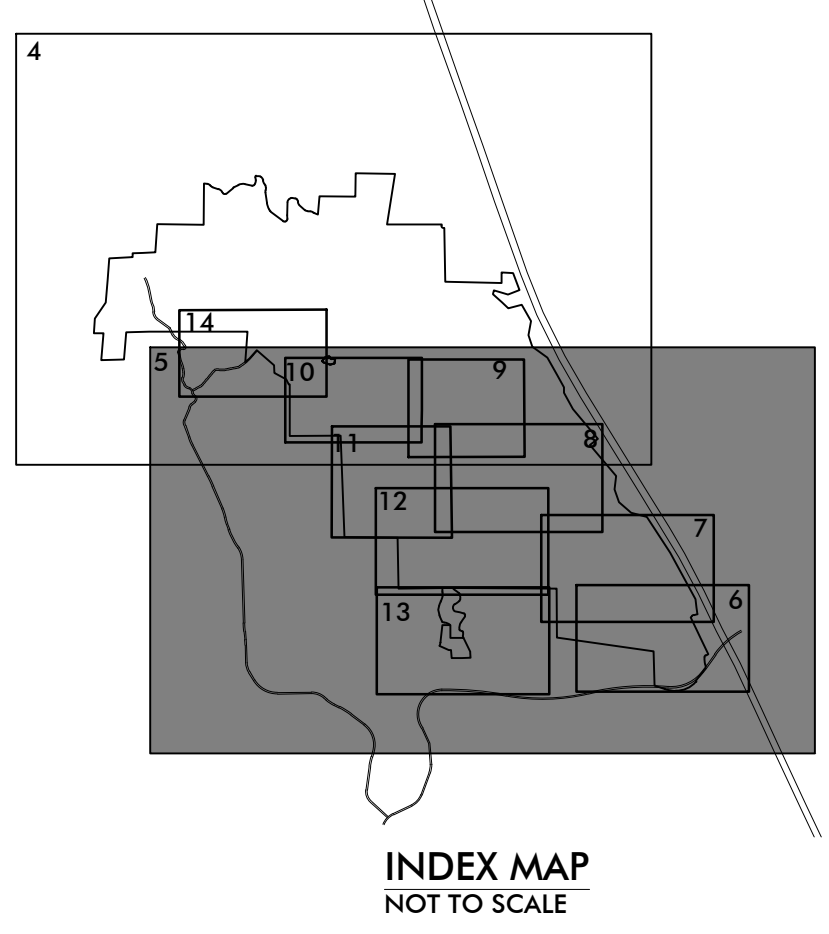
SEE SHEET 4



OPEN SPACE NET LOT AREAS		
LOT	SQUARE FEET	ACRES
OS-1	1,146,954	26.33
OS-2	4,888	0.11
OS-3	3,057,534	70.19
OS-4	3,413,861	78.37
OS-12	1,263,899	29.02
OS-14	1,323,786	30.39
OS-15	1,794,222	41.19
OS-16	4,246,901	97.50
OS-17	2,927,889	67.22
OS-18	4,279,699	98.24

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S71°35'35"E	287.49'
L2	N32°06'08"E	11.69'
L3	N69°45'22"W	30.00'
L4	N37°53'48"E	40.40'
L5	N37°53'48"E	372.21'
L6	N10°18'49"E	62.66'
L7	N17°00'00"W	30.00'
L8	N64°40'22"E	60.00'
L9	N25°10'17"W	159.70'
L10	N43°30'03"E	48.96'
L11	N7°33'50"W	177.84'
L12	N7°33'50"W	220.75'
L13	N51°31'27"E	262.46'
L14	N88°11'46"E	254.71'
L15	N6°43'53"E	116.00'
L16	S65°39'01"E	254.81'
L17	N86°36'01"E	59.36'
L18	N4°29'59"W	199.65'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	16°20'00"	1000.00'	285.07'
C2	51°48'00"	666.45'	602.52'
C3	23°20'49"	492.04'	200.50'
C4	58°19'33"	60.01'	61.08'
C5	36°22'21"	89.76'	56.98'
C6	3°49'58"	1425.50'	95.36'
C7	15°42'40"	300.00'	82.26'



**SHEET 5 OF 14**

REV.	DATE	REVISION

**ENGINEER OF WORK**  
 FUSCOE ENGINEERING  
 6390 GREENWICH DRIVE, STE. 170  
 SAN DIEGO, CA 92122  
 (858)554-1500

ERIC K. ARMSTRONG    RCE 36683    DATE

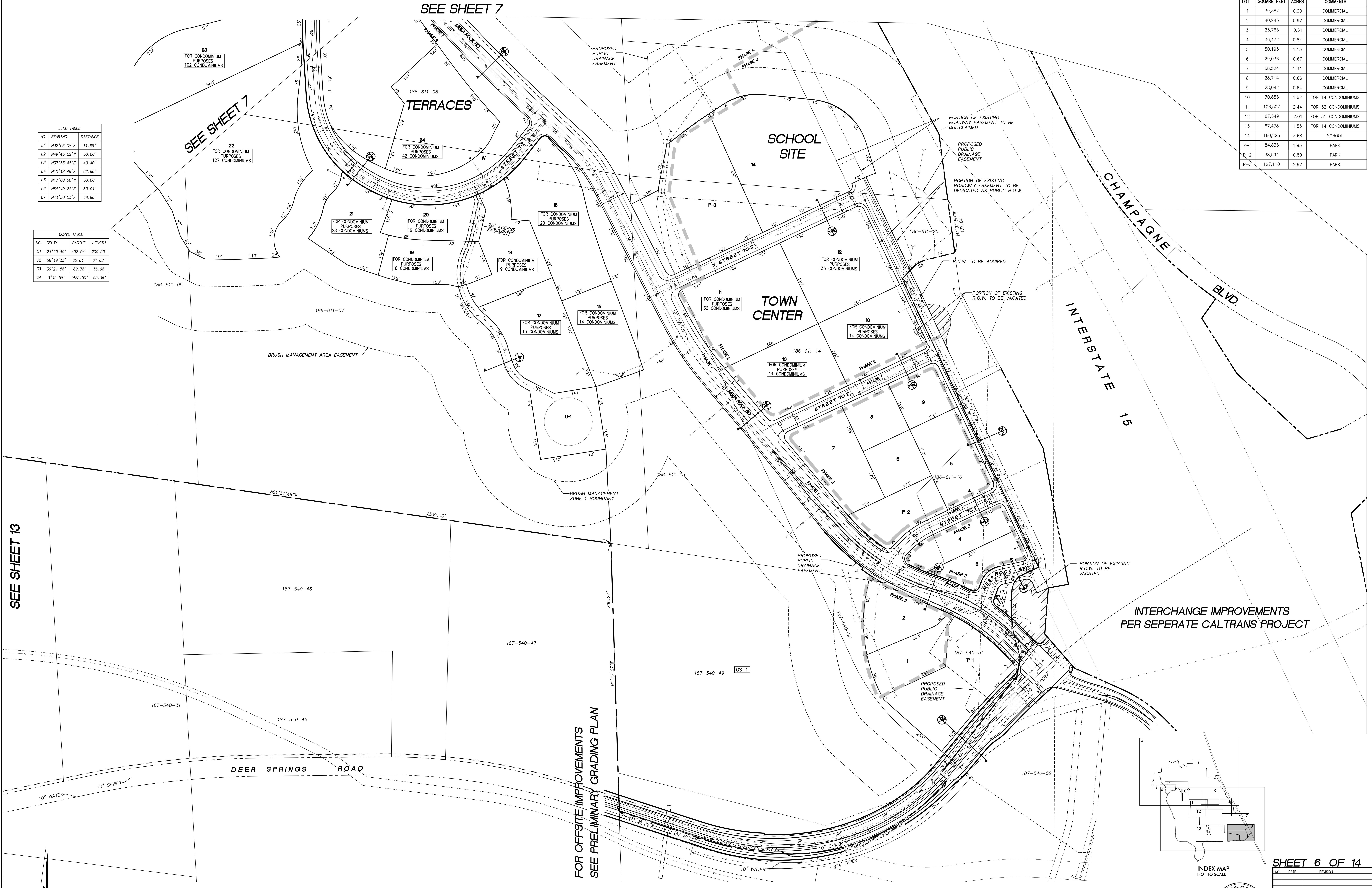
FUSCOE ENGINEERING  
 6390 Greenwich Drive, Suite 170  
 San Diego, California 92122  
 Tel 858.554.1500 • Fax 858.397.0335  
 www.fuscoe.com

**COUNTY OF SAN DIEGO TRACT TM 5597 RPL<sup>1</sup>**  
**TENTATIVE MAP**  
**NEWLAND SIERRA**

NET LOT AREAS				
LOT	SQUARE FEET	ACRES	COMMENTS	
1	39,382	0.90	COMMERCIAL	
2	40,245	0.92	COMMERCIAL	
3	26,765	0.61	COMMERCIAL	
4	36,472	0.84	COMMERCIAL	
5	50,195	1.15	COMMERCIAL	
6	29,036	0.67	COMMERCIAL	
7	58,524	1.34	COMMERCIAL	
8	28,714	0.66	COMMERCIAL	
9	28,042	0.64	COMMERCIAL	
10	70,656	1.62	FOR 14 CONDOMINIUMS	
11	106,502	2.44	FOR 32 CONDOMINIUMS	
12	87,649	2.01	FOR 35 CONDOMINIUMS	
13	67,478	1.55	FOR 14 CONDOMINIUMS	
14	160,225	3.68	SCHOOL	
P-1	84,836	1.95	PARK	
P-2	38,594	0.89	PARK	
P-3	127,110	2.92	PARK	

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N32°06'08"E	11.69'
L2	N49°45'22"W	30.00'
L3	N37°53'48"E	40.40'
L4	N10°18'49"E	62.66'
L5	N17°00'00"W	30.00'
L6	N64°40'22"E	60.01'
L7	N43°30'03"E	48.96'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	23°20'49"	492.04'	200.50'
C2	58°19'33"	60.01'	61.08'
C3	38°21'58"	89.78'	56.98'
C4	3°49'58"	1425.50'	95.36'



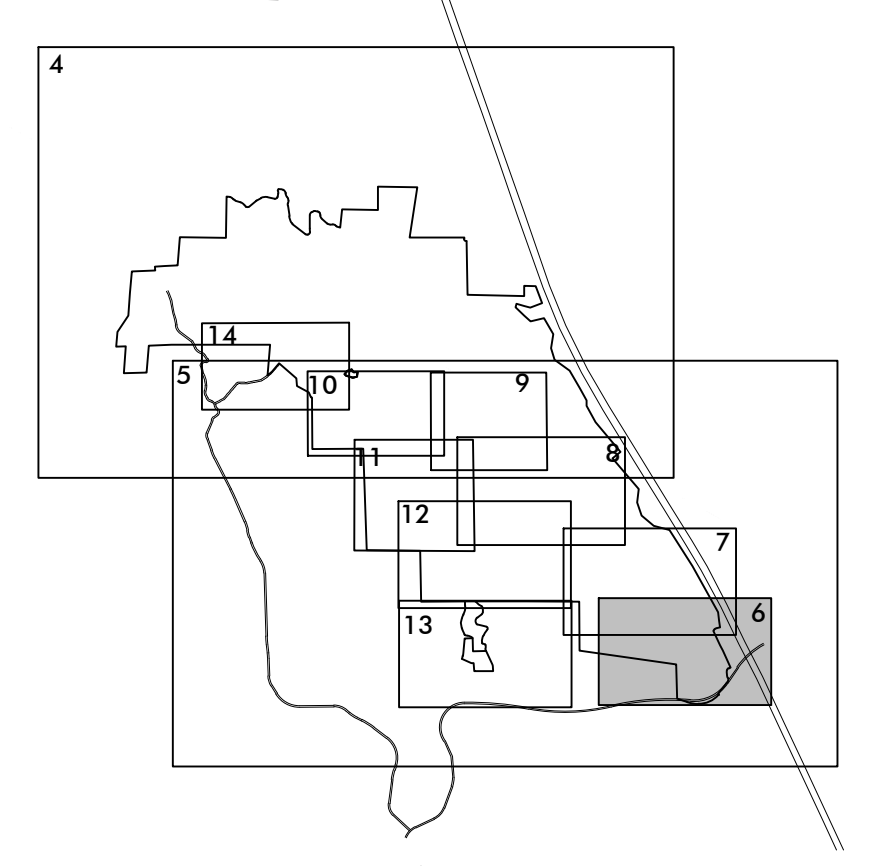
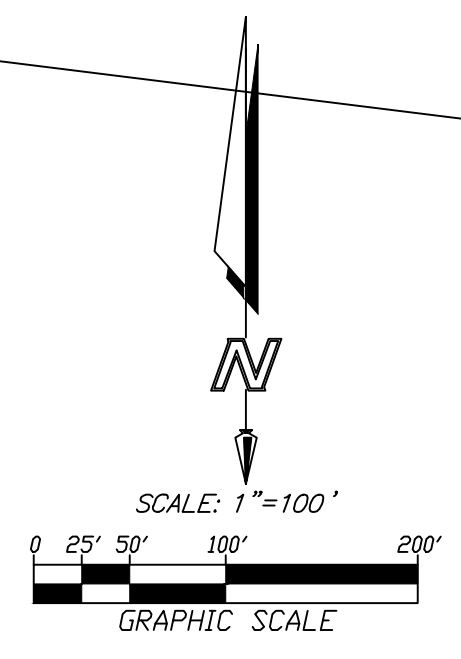
SEE SHEET 13

SEE SHEET 7

SEE SHEET 7

FOR OFFSITE IMPROVEMENTS  
 SEE PRELIMINARY GRADING PLAN

INTERCHANGE IMPROVEMENTS  
 PER SEPERATE CALTRANS PROJECT



INDEX MAP  
 NOT TO SCALE

**ENGINEER OF WORK**  
 FUSCOE ENGINEERING  
 6390 GREENWICH DRIVE, STE. 170  
 SAN DIEGO, CA 92122  
 (858)554-1500



**SHEET 6 OF 14**

NO.	DATE	REVISION

**FUSCOE ENGINEERING**  
 6390 Greenwich Drive, Suite 170  
 San Diego, California 92122  
 Tel 858.554.1500 • Fax 858.597.0335  
 www.fuscoe.com

COUNTY OF SAN DIEGO TRACT TM 5597 RPL<sup>1</sup>

TENTATIVE MAP  
NEWLAND SIERRA

NET LOT AREAS			
LOT	SQUARE FEET	ACRES	COMMENTS
15	87,757	2.01	FOR 14 CONDOMINIUMS
16	124,372	2.86	FOR 20 CONDOMINIUMS
17	80,448	1.85	FOR 13 CONDOMINIUMS
18	59,964	1.38	FOR 9 CONDOMINIUMS
19	48,681	1.12	FOR 18 CONDOMINIUMS
20	37,495	0.86	FOR 19 CONDOMINIUMS
21	51,131	1.18	FOR 28 CONDOMINIUMS
22	277,455	6.37	FOR 127 CONDOMINIUMS
23	129,780	2.80	FOR 102 CONDOMINIUMS
24	101,941	2.34	FOR 42 CONDOMINIUMS
25	183,974	4.22	FOR 54 CONDOMINIUMS
U-1	58,028	1.33	RESERVOIR
W	60,991	1.40	HOA LOT

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N43°30'03"E	48.96'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	36°21'58"	89.78'	56.88'
C2	37°49'58"	1425.50'	95.36'

SEE SHEET 8

INTERSTATE 15

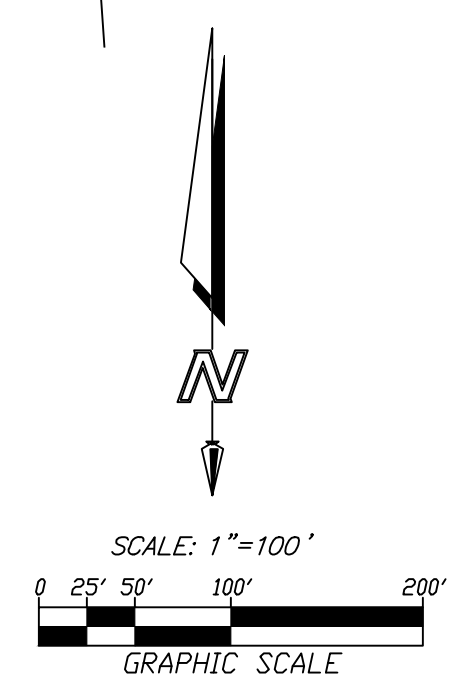
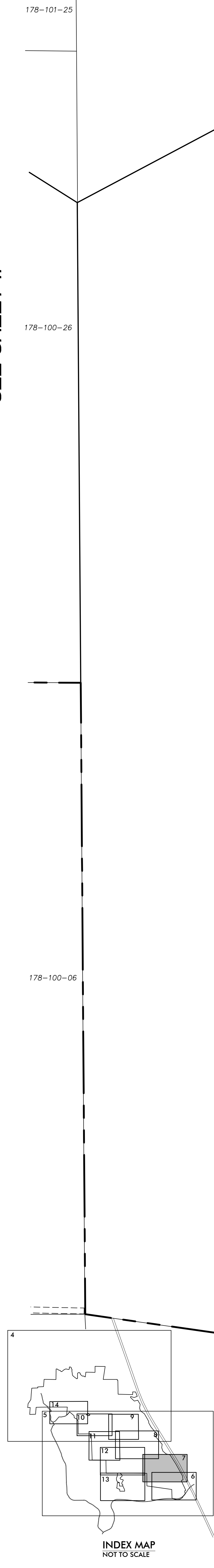
TERRACES

TOWN CENTER

SEE SHEET 6

SEE SHEET 11

SEE SHEET 13



**SHEET 7 OF 14**

NO.	DATE	REVISION

**ENGINEER OF WORK**  
 FUSCOE ENGINEERING  
 6390 GREENWICH DRIVE, STE. 170  
 SAN DIEGO, CA 92122  
 (858)554-1500

ERIC K. ARMSTRONG RCE 36083 DATE \_\_\_\_\_

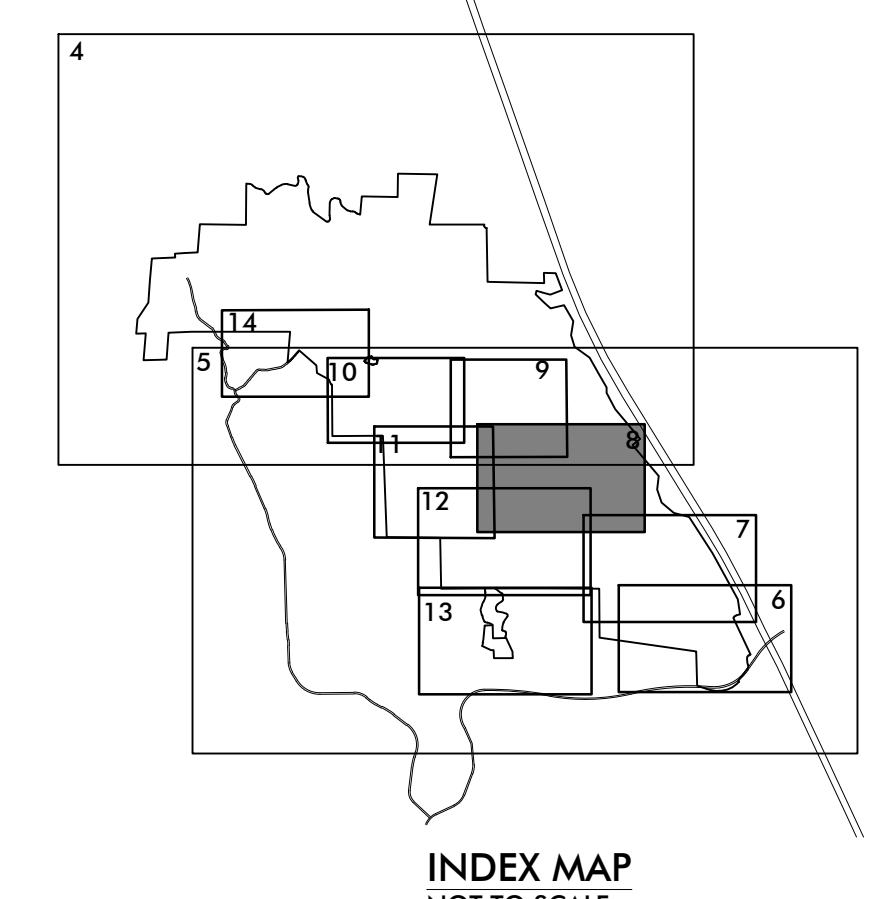
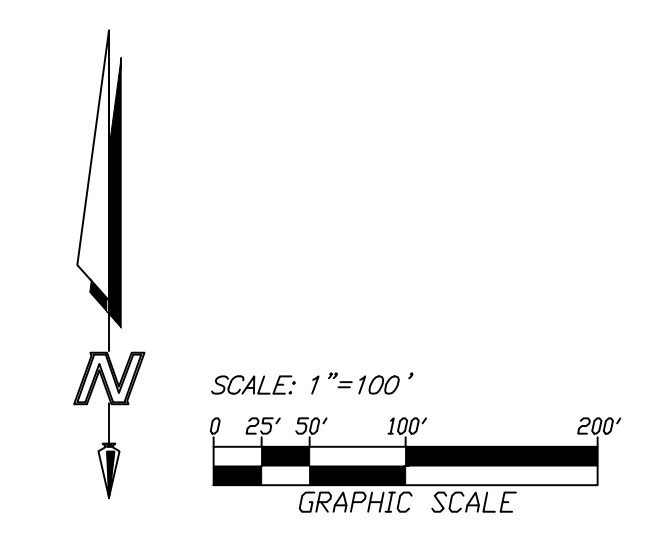
**FUSCOE ENGINEERING**  
 6390 Greenwich Drive, Suite 170  
 San Diego, California 92122  
 Tel 858.554.1500 • Fax 858.597.0335  
 www.fuscoe.com

# COUNTY OF SAN DIEGO TRACT TM 5597 RPL<sup>1</sup>

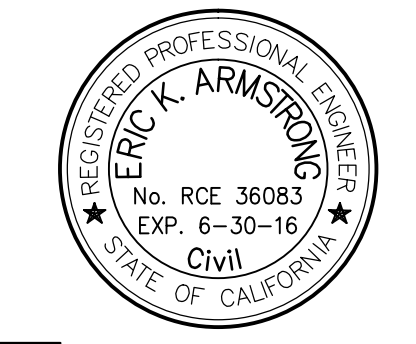
## TENTATIVE MAP NEWLAND SIERRA

LOT AREAS			LOT AREAS			LOT AREAS			LOT AREAS		
LOT	SQUARE FEET	ACRES	LOT	SQUARE FEET	ACRES	LOT	SQUARE FEET	ACRES	LOT	SQUARE FEET	ACRES
26	4,978	0.11	101	6,695	0.15	176	5,031	0.12	251	4,800	0.11
27	4,988	0.11	102	6,404	0.15	177	5,419	0.12	252	4,800	0.11
28	4,996	0.11	103	6,626	0.15	178	5,528	0.13	253	4,736	0.11
29	5,309	0.12	104	6,371	0.15	179	5,465	0.13	254	4,693	0.11
30	5,309	0.12	105	5,654	0.13	180	5,245	0.12	255	4,800	0.11
31	5,309	0.12	106	5,156	0.12	181	5,179	0.12	256	4,800	0.11
32	5,309	0.12	107	5,059	0.12	182	4,544	0.10	257	4,800	0.11
33	5,026	0.12	108	5,675	0.13	183	4,800	0.11	258	5,001	0.11
34	5,316	0.12	109	6,556	0.15	184	4,800	0.11	259	7,657	0.18
35	5,804	0.13	110	6,618	0.15	185	4,800	0.11	260	6,942	0.16
36	5,135	0.12	111	6,328	0.15	186	4,800	0.11	261	4,800	0.11
37	4,998	0.11	112	6,554	0.15	187	4,916	0.11	262	4,800	0.11
38	5,325	0.12	113	4,986	0.11	188	4,848	0.11	263	4,736	0.11
39	5,515	0.13	114	5,203	0.12	189	4,800	0.11	264	5,679	0.13
40	5,530	0.13	115	5,056	0.12	190	4,800	0.11	265	7,213	0.17
41	5,451	0.13	116	4,988	0.11	191	4,800	0.11	266	5,813	0.13
42	5,072	0.12	117	4,988	0.11	192	4,800	0.11			
43	4,968	0.11	118	4,988	0.11	193	4,925	0.11			
44	4,943	0.11	119	5,282	0.12	194	5,224	0.12			
45	4,984	0.11	120	5,693	0.13	195	4,800	0.11			
46	5,419	0.12	121	5,023	0.12	196	4,800	0.11			
47	5,120	0.12	122	4,500	0.10	197	4,800	0.11			
48	5,264	0.12	123	4,500	0.10	198	4,800	0.11			
49	5,567	0.13	124	4,500	0.10	199	5,457	0.13			
50	5,760	0.13	125	4,509	0.10	200	4,810	0.11			
51	5,860	0.13	126	4,568	0.10	201	4,800	0.11			
52	5,902	0.14	127	4,634	0.11	202	4,800	0.11			
53	5,915	0.14	128	4,699	0.11	203	4,800	0.11			
54	5,646	0.13	129	9,661	0.22	204	4,800	0.11			
55	5,431	0.12	130	5,038	0.12	205	5,055	0.12			
56	5,290	0.12	131	4,500	0.10	206	5,256	0.12			
57	5,159	0.12	132	4,500	0.10	207	4,800	0.11			
58	5,205	0.12	133	4,500	0.10	208	4,800	0.11			
59	5,209	0.12	134	4,500	0.10	209	4,800	0.11			
60	5,209	0.12	135	4,500	0.10	210	4,800	0.11			
61	5,481	0.13	136	4,500	0.10	211	4,800	0.11			
62	6,167	0.14	137	4,500	0.10	212	11,062	0.25			
63	7,074	0.16	138	4,500	0.10	213	5,928	0.14			
64	9,544	0.22	139	7,050	0.16	214	4,800	0.11			
65	8,514	0.20	140	4,839	0.11	215	4,800	0.11			
66	6,097	0.14	141	4,500	0.10	216	4,800	0.11			
67	6,080	0.14	142	4,500	0.10	217	4,800	0.11			
68	13,028	0.30	143	4,500	0.10	218	4,800	0.11			
69	5,901	0.14	144	4,500	0.10	219	4,800	0.11			
70	5,286	0.12	145	4,500	0.10	220	4,800	0.11			
71	5,462	0.13	146	4,500	0.10	221	6,294	0.14			
72	6,722	0.15	147	4,500	0.10	222	6,864	0.16			
73	7,796	0.18	148	4,500	0.10	223	5,059	0.12			
74	7,838	0.18	149	8,654	0.20	224	4,801	0.11			
75	7,033	0.16	150	5,654	0.13	225	4,800	0.11			
76	5,556	0.13	151	4,500	0.10	226	4,800	0.11			
77	6,919	0.16	152	4,500	0.10	227	4,800	0.11			
78	5,647	0.13	153	4,500	0.10	228	4,800	0.11			
79	6,059	0.14	154	4,500	0.10	229	4,800	0.11			
80	6,616	0.15	155	4,500	0.10	230	8,503	0.20			
81	6,407	0.15	156	4,500	0.10	231	6,710	0.15			
82	4,866	0.11	157	4,500	0.10	232	4,800	0.11			
83	6,107	0.14	158	4,500	0.10	233	4,800	0.11			
84	6,819	0.16	159	4,500	0.10	234	4,800	0.11			
85	6,427	0.15	160	5,437	0.12	235	4,800	0.11			
86	8,034	0.18	161	6,653	0.15	236	4,800	0.11			
87	9,774	0.22	162	4,513	0.10	237	4,800	0.11			
88	9,952	0.23	163	4,894	0.11	238	6,689	0.15			
89	8,547	0.20	164	4,894	0.11	239	5,061	0.12			
90	6,764	0.16	165	4,894	0.11	240	4,800	0.11			
91	5,803	0.13	166	4,761	0.11	241	4,800	0.11			
92	5,068	0.12	167	4,500	0.10	242	4,800	0.11			
93	7,466	0.17	168	6,396	0.15	243	4,800	0.11			
94	8,559	0.20	169	6,119	0.14	244	4,800	0.11			
95	6,704	0.15	170	4,500	0.10	245	4,800	0.11			
96	5,184	0.12	171	4,629	0.11	246	5,628	0.13			
97	6,491	0.15	172	4,977	0.11	247	5,832	0.13			
98	5,230	0.12	173	4,977	0.11	248	4,800	0.11			
99	5,267	0.12	174	4,873	0.11	249	4,800	0.11			
100	6,983	0.16	175	6,480	0.15	250	4,800	0.11			

NET LOT AREAS			
LOT	SQUARE FEET	ACRES	COMMENTS
P-4	12,889	0.30	PARK
P-5	86,547	1.99	PARK
A	1,263	0.03	HOA LOT
B	2,487	0.06	HOA LOT
C	2,399	0.06	HOA LOT
D	1,407	0.03	HOA LOT
E	2,592	0.06	HOA LOT
F	3,564	0.08	HOA LOT
WW	42,122	0.97	HOA LOT



**ENGINEER OF WORK**  
 FUSCOE ENGINEERING  
 4390 GREENWICH DRIVE, STE. 170  
 SAN DIEGO, CA 92122  
 (858)554-1500



**SHEET 8 OF 14**

DATE: \_\_\_\_\_ REVISION: \_\_\_\_\_

4390 Greenwich Drive, Suite 170  
 San Diego, California 92122  
 tel 858.554.1500 • fax 858.597.0335  
 www.fuscoe.com



# COUNTY OF SAN DIEGO TRACT TM 5597 RPL <sup>1</sup>

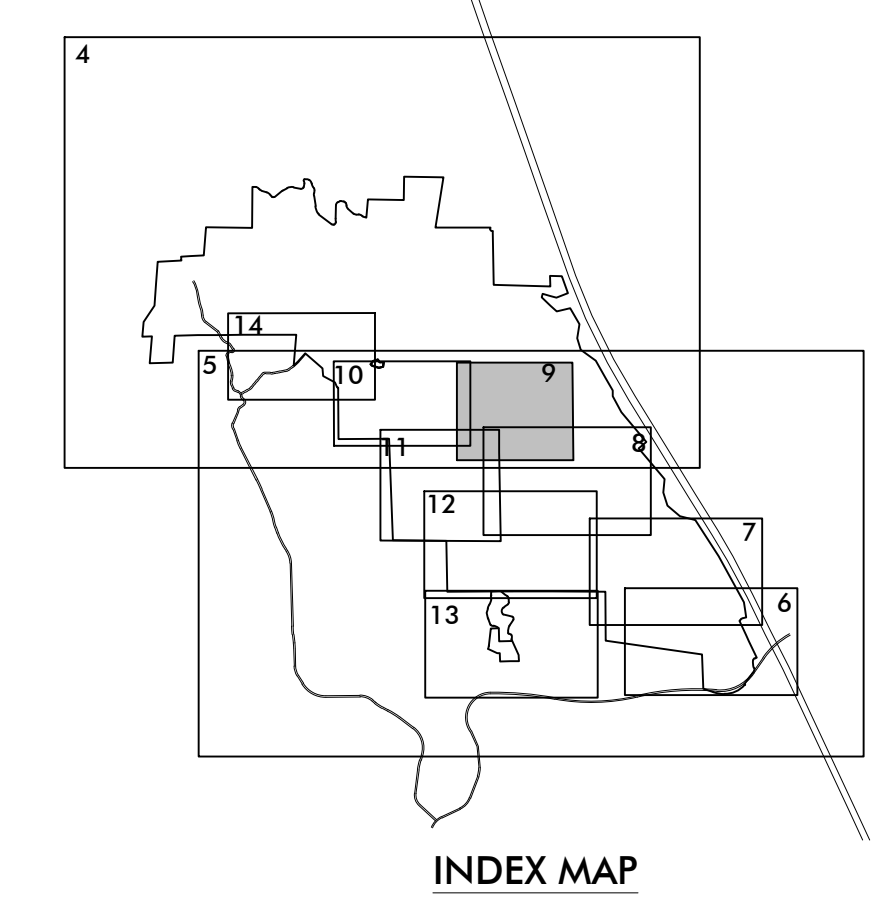
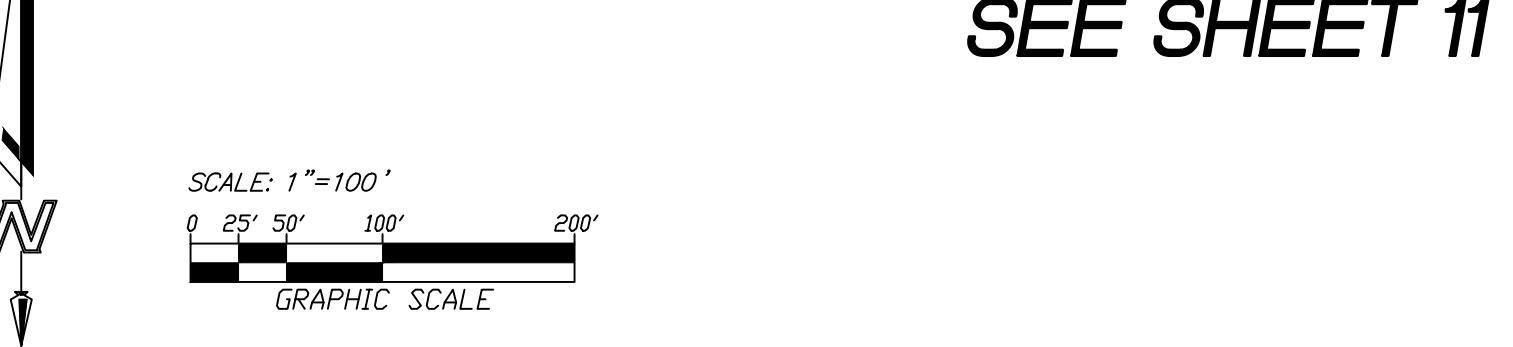
## TENTATIVE MAP NEWLAND SIERRA

NET LOT AREAS		
LOT	SQUARE FEET	ACRES
267	3,535	0.08
268	3,621	0.08
269	3,621	0.08
270	3,645	0.08
271	3,777	0.09
272	3,778	0.09
273	3,777	0.09
274	3,685	0.08
275	3,619	0.08
276	3,619	0.08
277	3,619	0.08
278	3,619	0.08
279	3,619	0.08
280	3,619	0.08
281	3,619	0.08
282	3,619	0.08
283	3,619	0.08
284	5,032	0.12
285	3,732	0.09
286	3,732	0.09
287	3,732	0.09
288	3,845	0.09
289	3,620	0.08
290	3,739	0.09
291	3,610	0.08
292	3,608	0.08
293	4,194	0.10
294	4,236	0.10
295	4,189	0.10
296	3,619	0.08
297	3,619	0.08
298	3,623	0.08
299	3,706	0.09
300	3,776	0.09
301	3,937	0.09
302	12,698	0.29
303	9,501	0.22
304	7,854	0.18
305	3,935	0.09
306	4,096	0.09
307	3,939	0.09
308	4,024	0.09
309	3,968	0.09
310	3,949	0.09
311	3,949	0.09
312	3,949	0.09
313	3,949	0.09
314	3,949	0.09
315	3,833	0.09
316	3,619	0.08
317	3,619	0.08
318	6,580	0.15
319	7,964	0.18
320	8,301	0.19
321	7,133	0.16
322	6,061	0.14
323	6,063	0.14
324	6,005	0.14
325	7,377	0.17
326	8,337	0.19
327	7,336	0.17
328	8,550	0.20
329	7,812	0.18
330	8,354	0.19
331	11,988	0.28

NET LOT AREAS		
LOT	SQUARE FEET	ACRES
332	9,922	0.23
333	9,035	0.21
334	11,197	0.26
335	11,087	0.25
336	11,361	0.26
337	9,887	0.23
338	9,205	0.21
339	10,354	0.24
340	10,330	0.24
341	6,739	0.15
342	5,967	0.14
343	5,950	0.14
344	6,085	0.14
345	6,612	0.15
346	5,950	0.14
347	5,950	0.14
348	5,950	0.14
349	6,796	0.16
350	7,043	0.16
351	7,043	0.16
352	7,043	0.16
353	7,042	0.16
354	5,957	0.14
355	5,040	0.12
356	5,257	0.12
357	5,135	0.12
358	5,348	0.12
359	4,972	0.11
360	4,948	0.11
361	5,048	0.12
362	5,036	0.12
363	5,728	0.13
364	5,864	0.13
365	5,862	0.13
366	5,861	0.13
367	5,860	0.13
368	5,859	0.13
369	5,831	0.13
370	3,814	0.09
371	4,334	0.10
372	4,799	0.11
373	3,500	0.08
374	3,500	0.08
375	3,500	0.08
376	3,500	0.08
377	3,500	0.08
378	3,500	0.08
379	3,952	0.09
380	4,003	0.09
381	4,002	0.09
382	3,530	0.08
383	3,420	0.08
384	3,274	0.08
385	4,200	0.10
386	4,200	0.10
387	4,200	0.10
388	3,557	0.08
389	3,386	0.08
390	4,039	0.09
391	4,200	0.10
392	4,200	0.10
393	4,200	0.10
394	3,515	0.08
395	3,000	0.07
396	3,000	0.07
397	3,000	0.07
398	3,000	0.07
399	3,000	0.07
400	4,039	0.09
401	4,200	0.10
402	4,200	0.10
403	4,200	0.10
404	3,515	0.08
405	3,000	0.07
406	3,000	0.07



NET LOT AREAS			
LOT	SQUARE FEET	ACRES	COMMENTS
382	26,536	0.61	FOR 6 CONDOMINIUMS
383	25,411	0.58	FOR 6 CONDOMINIUMS
384	25,597	0.59	FOR 6 CONDOMINIUMS
385	27,045	0.62	FOR 7 CONDOMINIUMS
386	27,050	0.62	FOR 6 CONDOMINIUMS
387	26,687	0.61	FOR 4 CONDOMINIUMS
388	28,996	0.67	FOR 7 CONDOMINIUMS
389	25,675	0.59	FOR 6 CONDOMINIUMS
390	27,447	0.63	FOR 7 CONDOMINIUMS
391	26,756	0.61	FOR 5 CONDOMINIUMS
G	43,367	1.00	HOA LOT
H	1,457	0.03	HOA LOT
I	2,513	0.06	HOA LOT
J	2,330	0.05	HOA LOT
K	4,800	0.11	HOA LOT
L	26,875	0.62	HOA LOT
M	5,973	0.14	HOA LOT
N	18,284	0.42	HOA LOT
O	2,056	0.05	HOA LOT
P	41,511	0.95	Basin
Q	12,097	0.28	HOA LOT
P-6	22,622	0.52	Park
P-7	140,759	3.23	Park
P-15A	4,926	0.11	Park
P-15B	5,081	0.12	Park
P-15C	5,213	0.12	Park



**SHEET 9 OF 14**

ENGINEER OF WORK  
FUSCOE ENGINEERING  
6390 GREENWICH DRIVE, STE. 170  
SAN DIEGO, CA 92122  
(858)554-1500

ERIC K. ARMSTRONG RCE 36083 DATE \_\_\_\_\_

FUSCOE ENGINEERING  
6390 Greenwich Drive, Suite 170  
San Diego, California 92122  
Tel 858.554.1500 • Fax 858.597.0335  
www.fuscoec.com

COUNTY OF SAN DIEGO TRACT TM 5597 RPL<sup>1</sup>

TENTATIVE MAP  
NEWLAND SIERRA

SEE SHEET 14

NET LOT AREAS			
LOT	SQUARE FEET	ACRES	COMMENTS
542	9,826	0.23	
543	7,849	0.18	
544	8,526	0.20	
545	8,531	0.20	
546	8,523	0.20	
547	8,523	0.20	
548	8,469	0.19	
549	8,526	0.20	
550	8,526	0.20	
551	8,526	0.20	
552	8,463	0.19	
553	8,429	0.19	
554	7,800	0.18	
555	7,877	0.18	
556	159,889	3.67	FOR 11 CONDOMINIUMS
557	81,731	1.88	FOR 6 CONDOMINIUMS
558	129,372	2.97	FOR 10 CONDOMINIUMS
559	97,468	2.24	FOR 8 CONDOMINIUMS
560	76,221	1.75	FOR 6 CONDOMINIUMS
561	102,094	2.34	FOR 9 CONDOMINIUMS
562	8,743	0.20	
563	8,700	0.20	
564	9,091	0.21	
565	10,210	0.23	
566	10,210	0.23	
567	10,210	0.23	
568	10,210	0.23	
569	10,210	0.23	
570	10,210	0.23	
571	9,420	0.22	
572	8,700	0.20	
573	9,527	0.22	
574	10,210	0.23	
575	10,210	0.23	
576	10,210	0.23	
577	10,210	0.23	
578	10,051	0.23	
579	8,700	0.20	
580	8,700	0.20	
581	8,700	0.20	
582	8,700	0.20	
583	8,700	0.20	
584	8,700	0.20	
585	8,700	0.20	
586	8,889	0.20	
587	9,317	0.21	
588	9,317	0.21	
589	9,317	0.21	
590	8,968	0.21	
591	8,700	0.20	
592	8,700	0.20	
593	8,700	0.20	
594	6,026	0.14	
595	6,000	0.14	
596	6,956	0.16	
597	6,872	0.16	
598	6,879	0.16	
599	6,997	0.16	

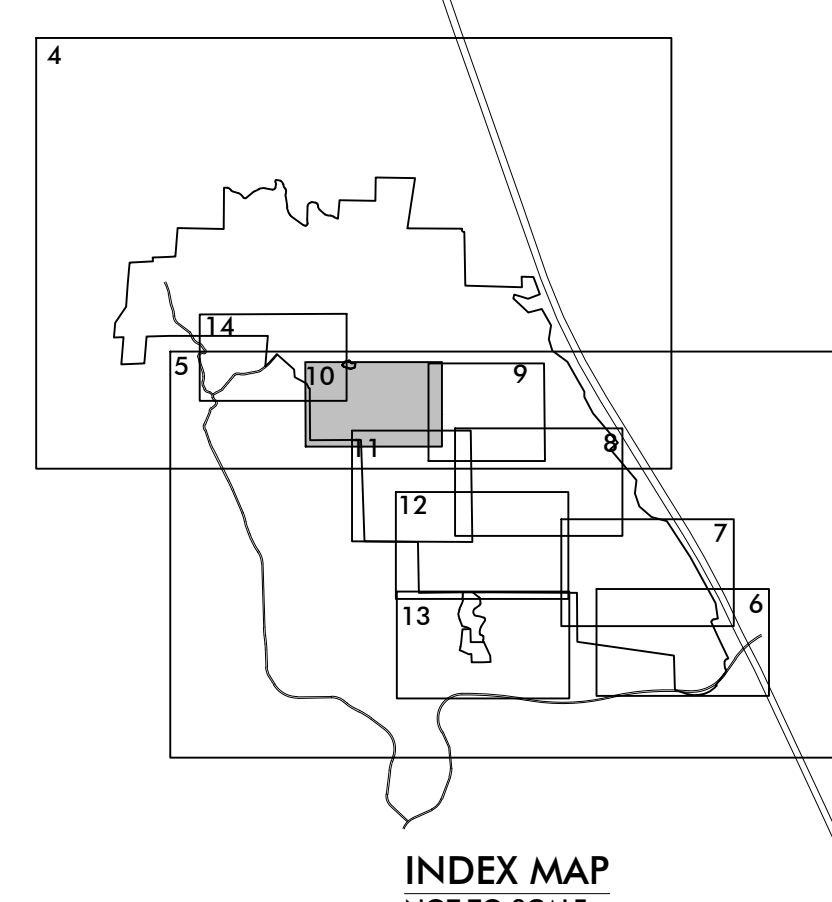
NET LOT AREAS			
LOT	SQUARE FEET	ACRES	COMMENTS
600	7,115	0.16	
601	7,195	0.17	
602	7,046	0.16	
603	7,031	0.16	
604	7,992	0.18	
605	7,030	0.16	
606	7,440	0.17	
607	7,337	0.17	
608	7,337	0.17	
609	6,981	0.16	
610	6,000	0.14	
611	6,000	0.14	
612	6,617	0.15	
613	7,333	0.17	
614	6,226	0.14	
615	6,000	0.14	
616	6,000	0.14	
617	6,014	0.14	
618	9,983	0.23	
619	8,620	0.20	
620	8,614	0.20	
621	9,665	0.22	
622	9,022	0.21	
623	7,304	0.17	
624	12,277	0.28	
625	8,940	0.21	
626	6,600	0.15	
627	6,600	0.15	
628	6,600	0.15	
629	6,578	0.15	
630	5,907	0.14	
631	6,600	0.15	
632	7,436	0.17	
633	8,137	0.19	
634	6,443	0.15	
635	6,000	0.14	
636	6,000	0.14	
637	9,819	0.23	
638	9,479	0.22	
639	8,812	0.20	
640	7,681	0.18	
641	10,041	0.23	
642	8,620	0.20	
643	6,175	0.14	
644	6,100	0.14	
645	6,100	0.14	
646	6,100	0.14	
647	6,100	0.14	
648	6,100	0.14	
649	6,101	0.14	
R	1,638	0.04	HOA LOT
S	1,701	0.04	HOA LOT
T	2,112	0.05	HOA LOT
U	2,110	0.05	HOA LOT
V	1,800	0.04	HOA LOT
X	2,110	0.05	HOA LOT
Y	14,420	0.33	BASIN
Z	25,012	0.57	BASIN
P-8	24,260	0.56	PARK



SEE SHEET 11

SEE SHEET 11

SEE SHEET 9



INDEX MAP  
NOT TO SCALE

COUNTY OF SAN DIEGO TRACT TM 5597 RPL 1

TENTATIVE MAP  
NEWLAND SIERRA

SEE SHEET 10

SEE SHEET 9



Table with 3 columns: LOT, SQUARE FEET, ACRES. Lists lot numbers 650-714 and their corresponding square feet and acres.

Table with 3 columns: LOT, SQUARE FEET, ACRES. Lists lot numbers 715-779 and their corresponding square feet and acres.

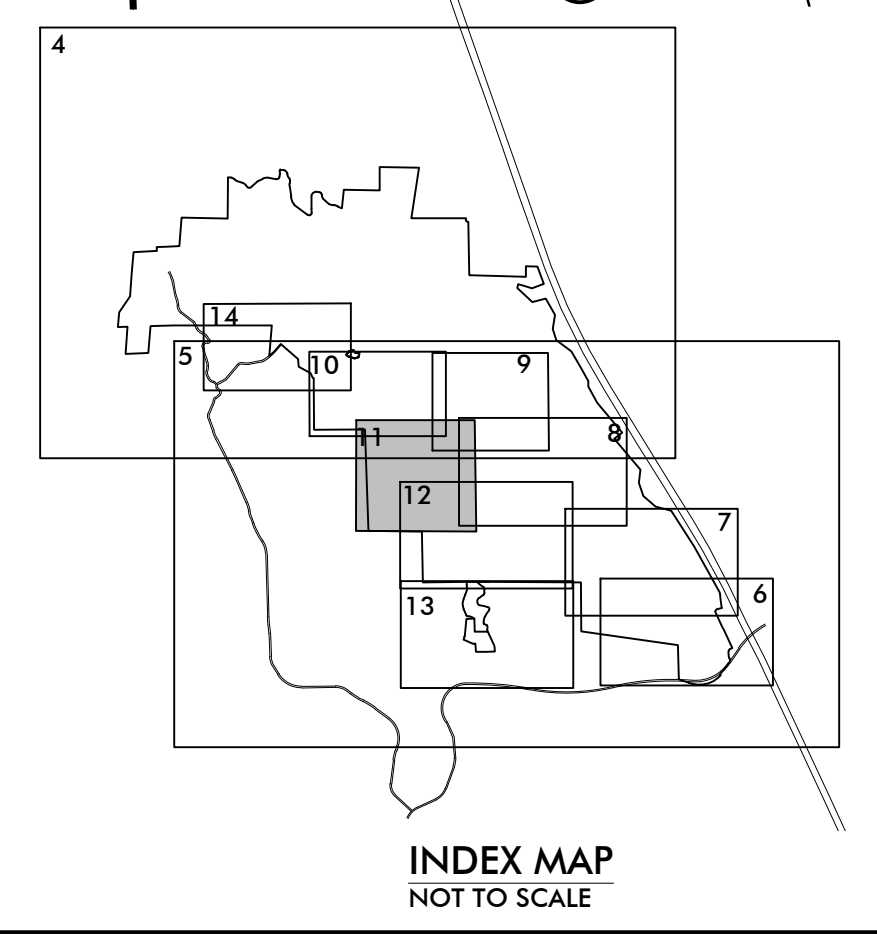
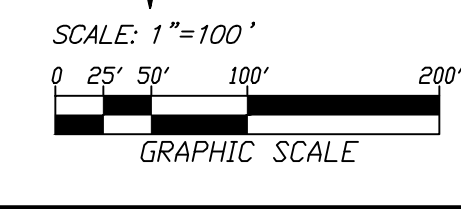
Table with 3 columns: LOT, SQUARE FEET, ACRES. Lists lot numbers 780-844 and their corresponding square feet and acres.

Table with 3 columns: LOT, SQUARE FEET, ACRES. Lists lot numbers 850-914 and their corresponding square feet and acres.

Table with 3 columns: LOT, SQUARE FEET, ACRES. Lists lot numbers 924-997 and their corresponding square feet and acres.

Table with 4 columns: LOT, SQUARE FEET, ACRES, COMMENTS. Lists various lots and their details, including notes like 'FOR 7 CONDOMINIUMS' and 'HDA LOT'.

Table with 3 columns: LOT, SQUARE FEET, ACRES. Lists lot numbers 824-923 and their corresponding square feet and acres.



SEE SHEET 8

SEE SHEET 12

SHEET 11 OF 14

ENGINEER OF WORK  
FUSCOE ENGINEERING  
6390 GREENWICH DRIVE, STE. 170  
SAN DIEGO, CA 92122  
(858)554-1500



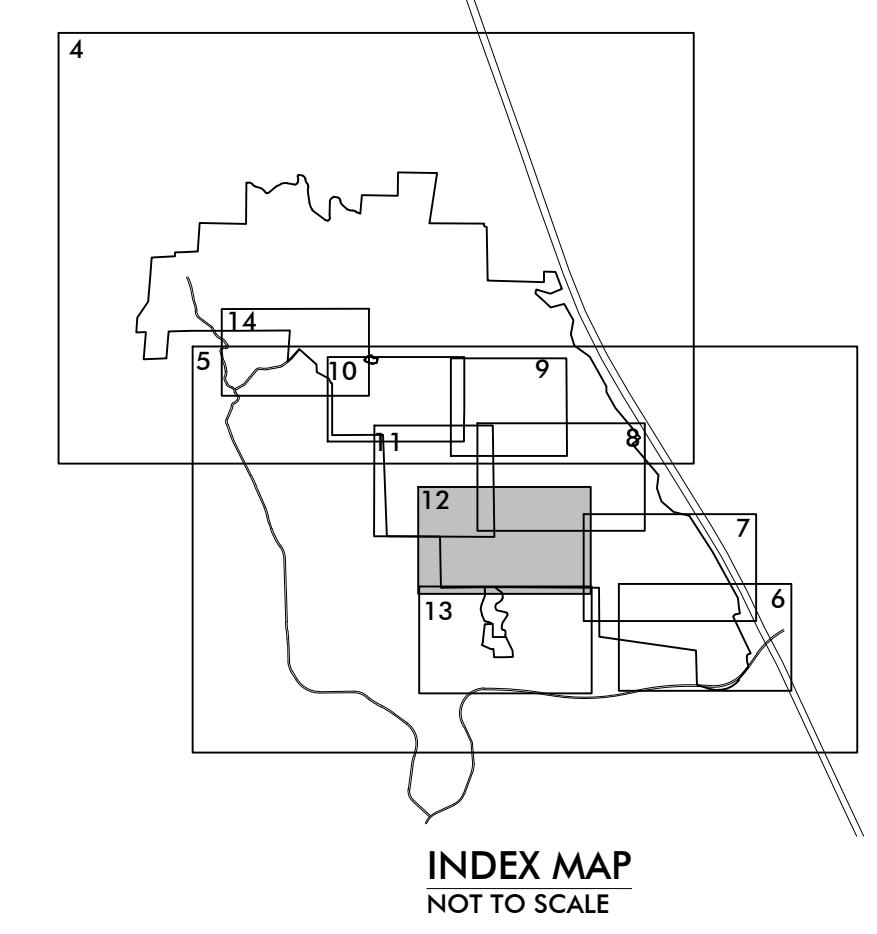
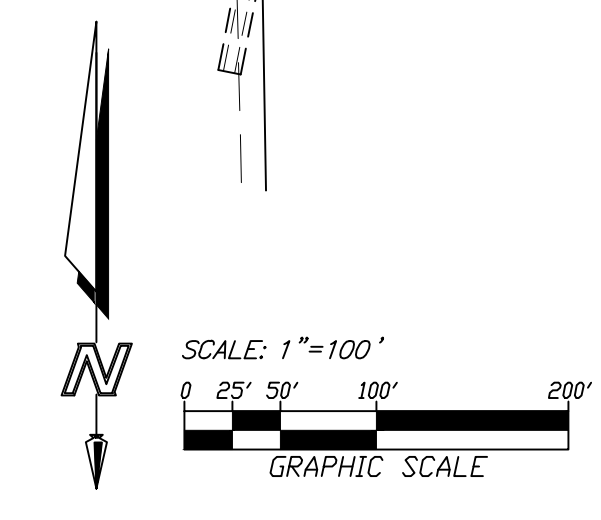
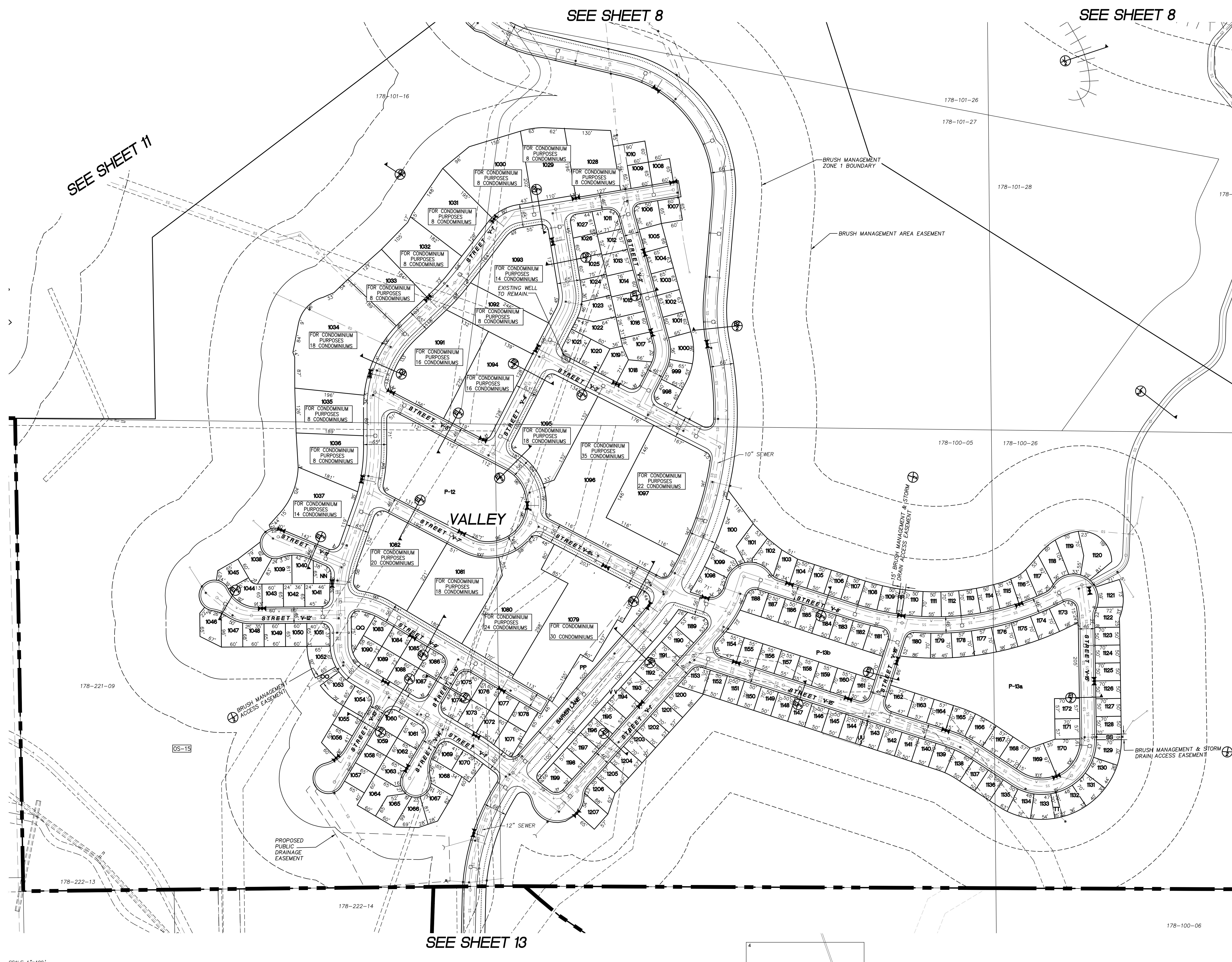
# COUNTY OF SAN DIEGO TRACT TM 5597 RPL<sup>1</sup>

## TENTATIVE MAP

### NEWLAND SIERRA

NET LOT AREAS			NET LOT AREAS			NET LOT AREAS			NET LOT AREAS		
LOT	SQUARE FEET	ACRES	LOT	SQUARE FEET	ACRES	LOT	SQUARE FEET	ACRES	LOT	SQUARE FEET	ACRES
998	4,091	0.09	1060	4,091	0.09	1116	3,895	0.09	1168	3,990	0.09
999	4,516	0.10	1061	4,091	0.09	1117	4,655	0.11	1169	6,701	0.15
1000	4,938	0.11	1062	3,900	0.09	1118	5,444	0.12	1170	6,818	0.16
1001	3,900	0.09	1063	4,080	0.09	1119	6,441	0.15	1171	3,990	0.09
1002	4,095	0.09	1064	6,871	0.16	1120	8,283	0.19	1172	3,990	0.09
1003	4,095	0.09	1065	5,192	0.12	1121	4,809	0.11	1173	4,819	0.11
1004	4,095	0.09	1066	5,075	0.12	1122	4,097	0.09	1174	4,172	0.10
1005	4,290	0.10	1067	5,767	0.13	1123	3,484	0.08	1175	4,172	0.10
1006	4,569	0.10	1068	5,289	0.12	1124	3,487	0.08	1176	4,172	0.10
1007	3,900	0.09	1069	4,236	0.10	1125	3,490	0.08	1177	4,172	0.10
1008	3,900	0.09	1070	4,168	0.10	1126	3,493	0.08	1178	4,172	0.10
1009	3,900	0.09	1071	4,794	0.11	1127	3,496	0.08	1179	4,172	0.10
1010	7,350	0.17	1072	4,460	0.10	1128	3,468	0.08	1180	5,199	0.12
1011	4,291	0.10	1073	4,403	0.10	1129	4,118	0.09	1181	4,247	0.10
1012	4,337	0.10	1074	4,636	0.11	1130	4,102	0.09	1182	3,541	0.08
1013	4,494	0.10	1075	4,091	0.09	1131	4,102	0.09	1183	3,500	0.08
1014	4,648	0.11	1076	3,900	0.09	1132	4,102	0.09	1184	3,500	0.08
1015	4,802	0.11	1077	3,900	0.09	1133	4,102	0.09	1185	3,500	0.08
1016	4,956	0.11	1078	3,900	0.09	1134	4,102	0.09	1186	3,500	0.08
1017	5,896	0.14	1083	3,894	0.09	1135	3,958	0.09	1187	3,500	0.08
1018	4,989	0.11	1084	3,900	0.09	1136	3,500	0.08	1188	3,937	0.09
1019	5,102	0.12	1085	3,900	0.09	1137	3,500	0.08	1189	4,590	0.11
1020	4,464	0.10	1086	3,766	0.09	1138	3,856	0.09	1190	3,990	0.09
1021	4,490	0.10	1087	4,269	0.10	1139	3,803	0.09	1191	3,990	0.09
1022	7,883	0.18	1088	4,403	0.10	1140	3,500	0.08	1192	3,990	0.09
1023	5,582	0.13	1089	4,403	0.10	1141	3,500	0.08	1193	3,990	0.09
1024	4,677	0.11	1090	4,190	0.10	1142	3,500	0.08	1194	3,990	0.09
1025	4,407	0.10	1098	5,497	0.13	1143	3,500	0.08	1195	3,990	0.09
1026	4,188	0.10	1099	4,246	0.10	1144	3,500	0.08	1196	3,990	0.09
1027	4,081	0.09	1100	10,476	0.24	1145	3,500	0.08	1197	3,990	0.09
1038	5,719	0.13	1101	4,973	0.11	1146	3,500	0.08	1198	3,990	0.09
1039	5,671	0.13	1102	4,499	0.10	1147	3,500	0.08	1199	4,415	0.10
1040	4,533	0.10	1103	3,756	0.09	1148	3,500	0.08	1200	5,069	0.12
1041	4,419	0.10	1104	3,500	0.08	1149	3,500	0.08	1201	3,990	0.09
1042	3,900	0.09	1105	3,500	0.08	1150	3,500	0.08	1202	3,990	0.09
1043	3,900	0.09	1106	3,500	0.08	1151	3,500	0.08	1203	3,990	0.09
1044	5,212	0.12	1107	3,520	0.08	1152	3,500	0.08	1204	3,990	0.09
1045	4,247	0.10	1108	3,687	0.08	1153	4,449	0.10	1205	3,990	0.09
1046	5,266	0.12	1109	3,687	0.08	1154	4,584	0.11	1206	4,633	0.11
1047	4,768	0.11	1110	3,743	0.09	1155	3,850	0.09	1207	4,137	0.09
1048	3,921	0.09	1111	3,687	0.08	1156	3,850	0.09			
1049	3,900	0.09	1112	3,687	0.08	1157	3,850	0.09			
1050	3,900	0.09	1113	3,687	0.08	1158	3,850	0.09			
1051	4,088	0.09	1114	3,687	0.08	1159	3,850	0.09			
1052	4,972	0.11	1115	3,704	0.09	1160	3,850	0.09			
1053	4,786	0.11				1161	3,717	0.09			
1054	4,091	0.09				1162	4,906	0.11			
1055	3,900	0.09				1163	3,990	0.09			
1056	4,407	0.10				1164	3,990	0.09			
1057	3,900	0.09				1165	4,309	0.10			
1058	3,900	0.09				1166	4,332	0.10			
1059	3,900	0.09				1167	3,990	0.09			

NET LOT AREAS			
LOT	SQUARE FEET	ACRES	COMMENTS
1028	23,260	0.53	FOR 8 CONDOMINIUMS
1029	24,697	0.57	FOR 8 CONDOMINIUMS
1030	36,194	0.83	FOR 8 CONDOMINIUMS
1031	28,203	0.65	FOR 8 CONDOMINIUMS
1032	24,885	0.57	FOR 8 CONDOMINIUMS
1033	22,711	0.52	FOR 8 CONDOMINIUMS
1034	61,904	1.42	FOR 18 CONDOMINIUMS
1035	22,915	0.53	FOR 8 CONDOMINIUMS
1036	23,377	0.54	FOR 8 CONDOMINIUMS
1037	32,484	0.75	FOR 14 CONDOMINIUMS
1079	69,655	1.60	FOR 30 CONDOMINIUMS
1080	57,238	1.31	FOR 24 CONDOMINIUMS
1081	42,057	0.97	FOR 19 CONDOMINIUMS
1082	43,642	1.00	FOR 20 CONDOMINIUMS
1091	46,517	1.10	FOR 16 CONDOMINIUMS
1092	25,348	0.58	FOR 8 CONDOMINIUMS
1093	41,284	0.95	FOR 14 CONDOMINIUMS
1094	38,307	0.88	FOR 16 CONDOMINIUMS
1095	39,668	0.91	FOR 18 CONDOMINIUMS
1096	83,195	1.91	FOR 35 CONDOMINIUMS
1097	62,725	1.44	FOR 22 CONDOMINIUMS
P12	86,984	2.00	PARK
P13a	95,115	2.18	PARK
P13b	30,011	0.69	PARK
NN	2,604	0.06	HOA LOT
OO	1,365	0.03	HOA LOT
PP	33,160	0.76	HOA LOT
QQ	4,261	0.10	HOA LOT
RR	1,050	0.02	HOA LOT
SS	1,048	0.02	HOA LOT
TT	1,291	0.03	HOA LOT
UU	1,050	0.02	HOA LOT
VV	10,350	0.24	HOA LOT



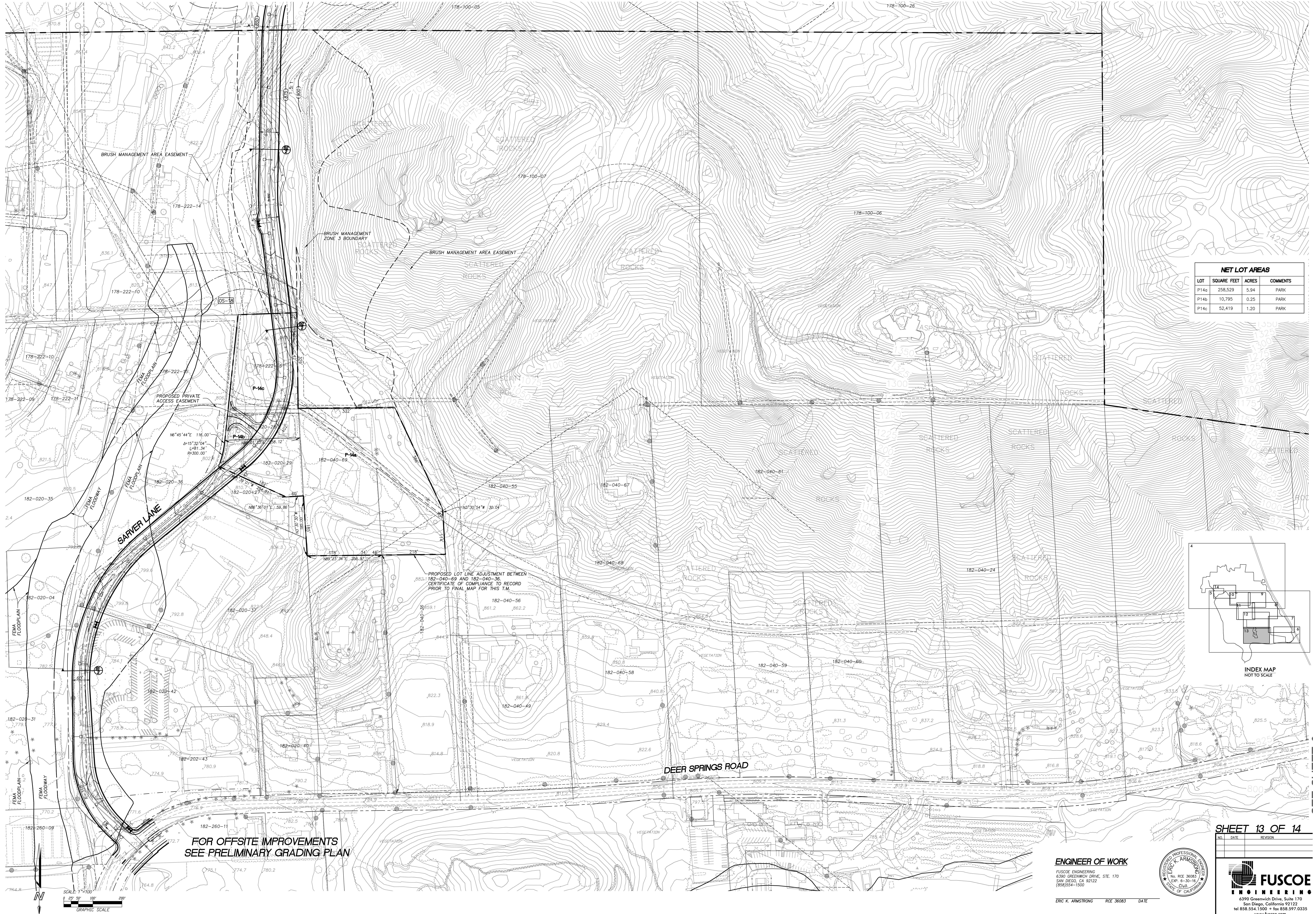
**ENGINEER OF WORK**  
 FUSCOE ENGINEERING  
 6390 GREENWICH DRIVE, STE. 170  
 SAN DIEGO, CA 92122  
 (858)554-1500



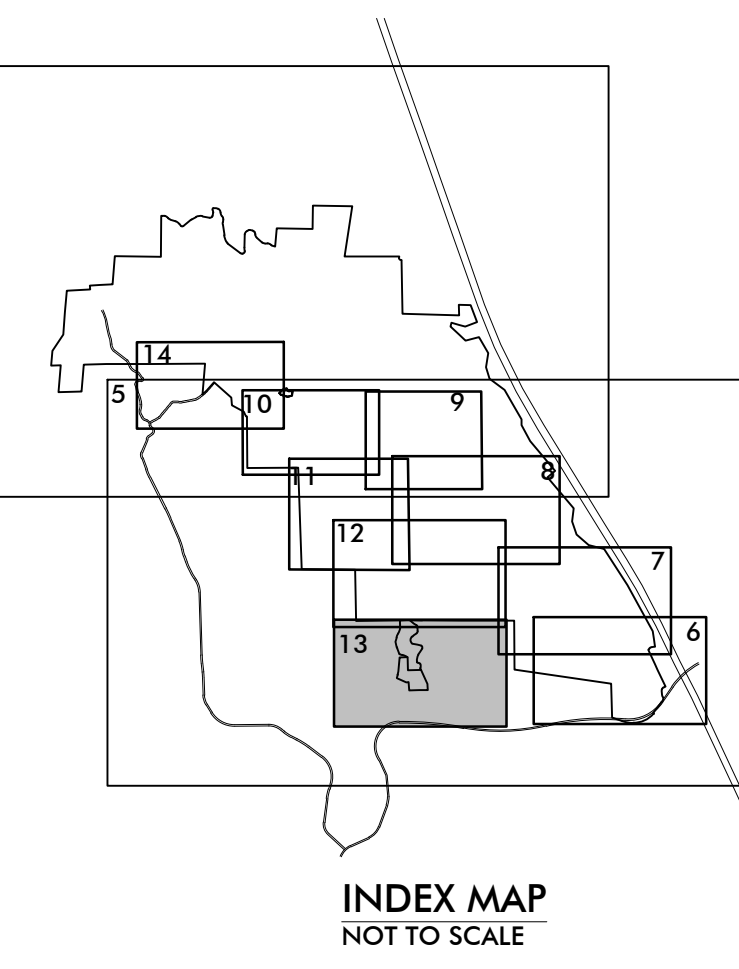
COUNTY OF SAN DIEGO TRACT TM 5597 RPL<sup>1</sup>

TENTATIVE MAP  
NEWLAND SIERRA

SEE SHEET 12



NET LOT AREAS			
LOT	SQUARE FEET	ACRES	COMMENTS
P14a	258,529	5.94	PARK
P14b	10,795	0.25	PARK
P14c	52,419	1.20	PARK



FOR OFFSITE IMPROVEMENTS  
SEE PRELIMINARY GRADING PLAN

**ENGINEER OF WORK**  
FUSCOE ENGINEERING  
6390 GREENWICH DRIVE, STE. 170  
SAN DIEGO, CA 92122  
(858)554-1500



**SHEET 13 OF 14**

NO.	DATE	REVISION

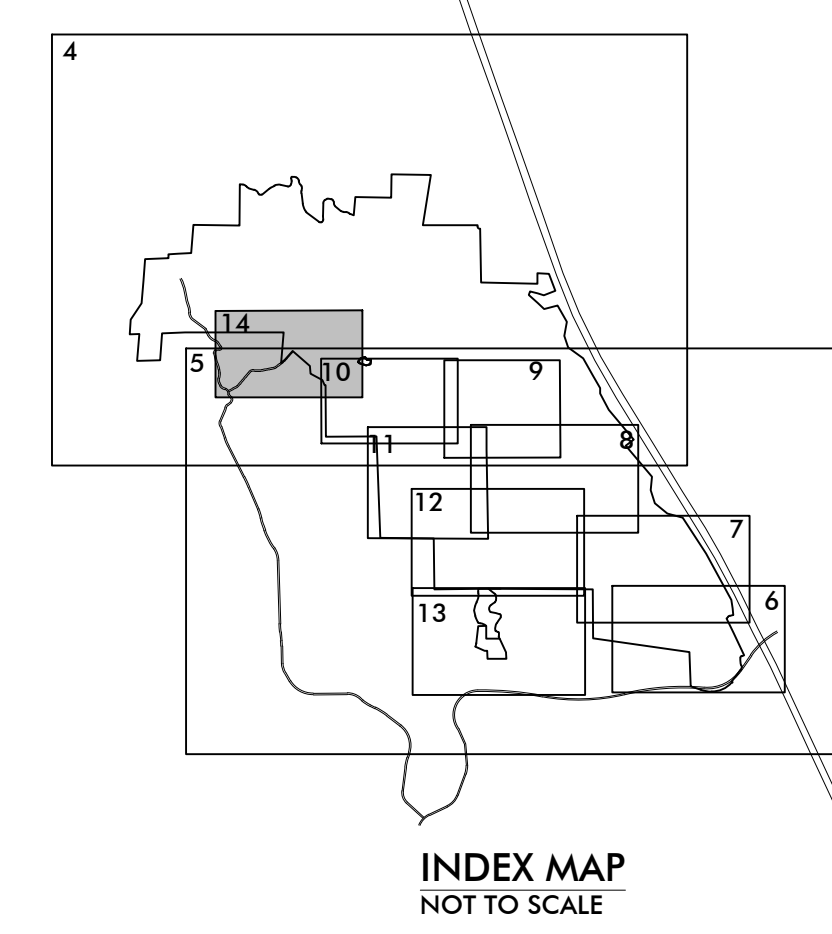
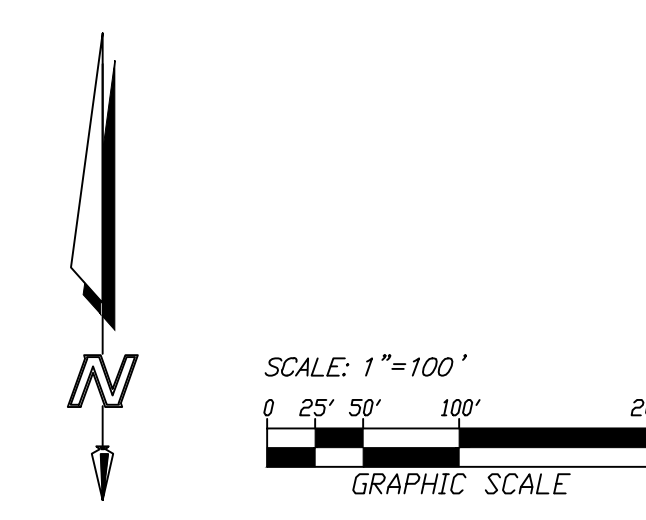
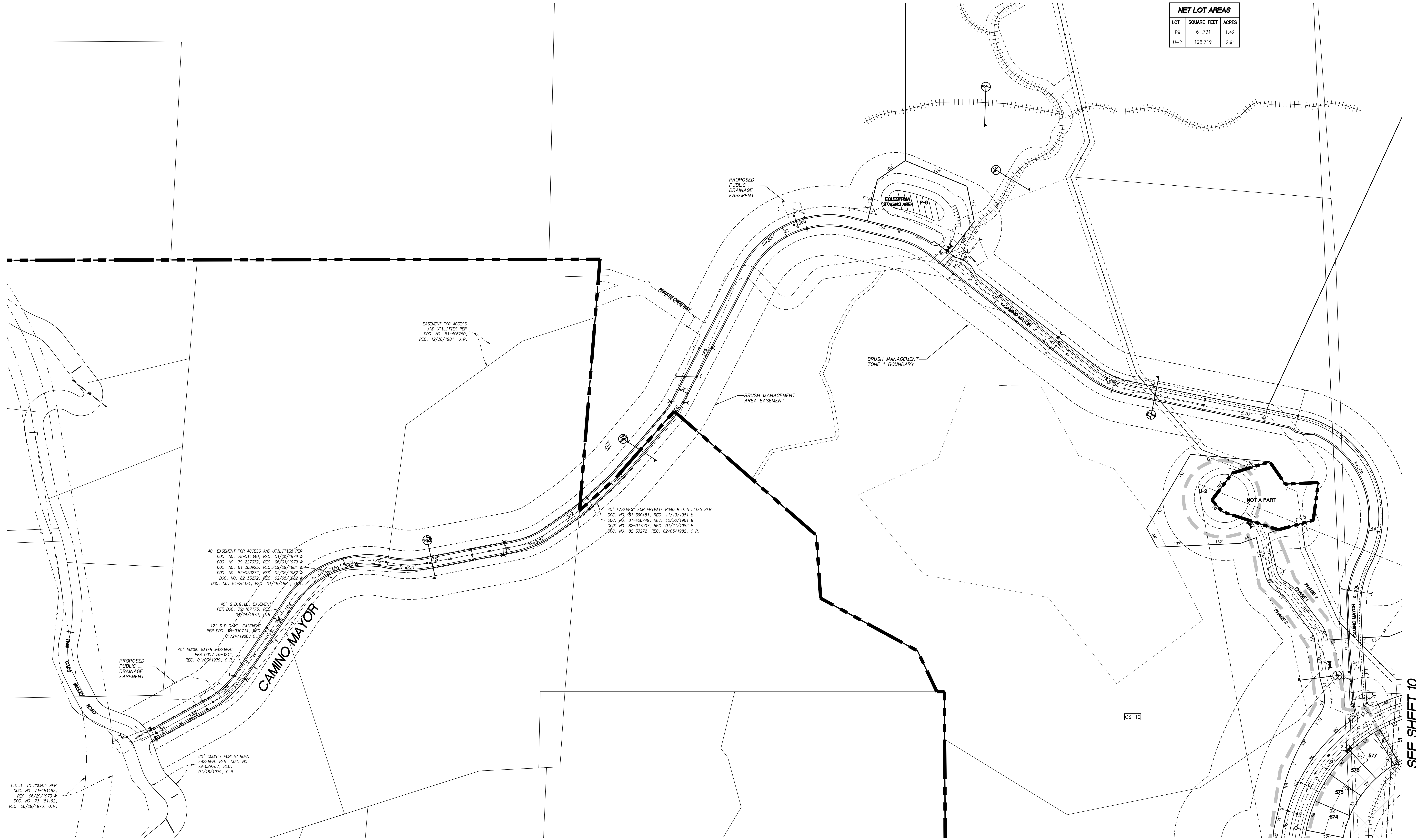
**FUSCOE ENGINEERING**  
6390 Greenwich Drive, Suite 170  
San Diego, California 92122  
Tel 858.554.1500 • Fax 858.597.0335  
www.fuscoe.com

ERIC K. ARMSTRONG RCE 36083 DATE

COUNTY OF SAN DIEGO TRACT TM 5597 RPL 1

TENTATIVE MAP  
NEWLAND SIERRA

NET LOT AREAS		
LOT	SQUARE FEET	ACRES
P-9	61,731	1.42
U-2	126,719	2.91



**ENGINEER OF WORK**  
FUSCOE ENGINEERING  
6390 GREENWICH DRIVE, STE. 170  
SAN DIEGO, CA 92122  
(858)554-1500



**SHEET 14 OF 14**

NO.	DATE	REVISION

**FUSCOE ENGINEERING**  
6390 Greenwich Drive, Suite 170  
San Diego, California 92122  
tel 858.554.1500 • fax 858.597.0335  
www.fuscoe.com