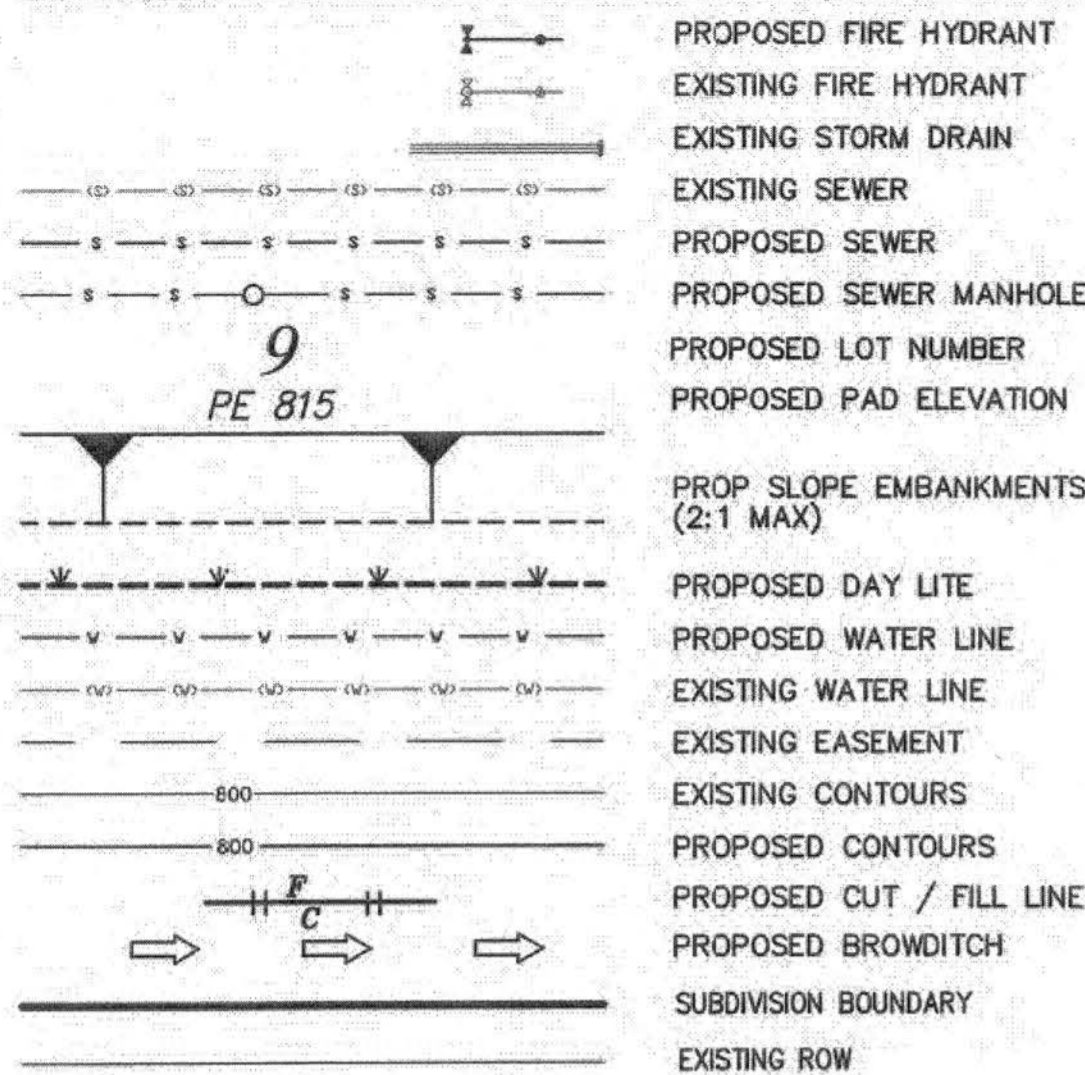


**LEGEND:**



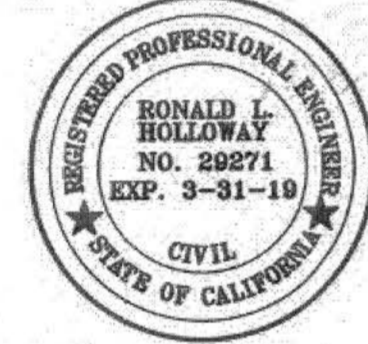
**OWNERS / SUBDIVIDER**

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS OUR ENTIRE CONTIGUOUS OWNERSHIP (EXCLUDING SUBDIVISION LOTS). WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY.

APN 181-180-84 & 86	APN 181-180-56
NAME: MARGARET M. TOMLINSON, TRUSTEE, UNDER DECLARATION OF TRUST DATED MAY 11, 1989	NAME: HOLLY MARSHALL
ADDRESS: P.O. BOX 181740, CORONADO, CA. 92178-1740 (760) 727-3577	ADDRESS: P.O. BOX 130506, CARLSBAD, CA. 92013-0506
OWNER: <i>Margaret M. Tomlinson</i> 10-11-17	OWNER: <i>Holly Marshall</i> 10-11-17

**ENGINEER OF WORK:**

**bha, inc.**  
land planning, civil engineering, surveying  
5115 AVENIDA ENCINAS  
SUITE 1  
CARLSBAD, CA. 92008-4387  
(760) 931-8700



RONALD L. HOLLOWAY RCE 29271 EXP. 3-31-2019 DATE

**AERIAL TOPOGRAPHY**

FLOWN ON 06/04/2003 BY:  
TOWILL, INC.  
8799 BALBOA AVE  
SAN DIEGO, CA. 92123  
(858) 571-2030

**EARTHWORK QUANTITIES** (SEE PRELIMINARY GRADING PLAN)

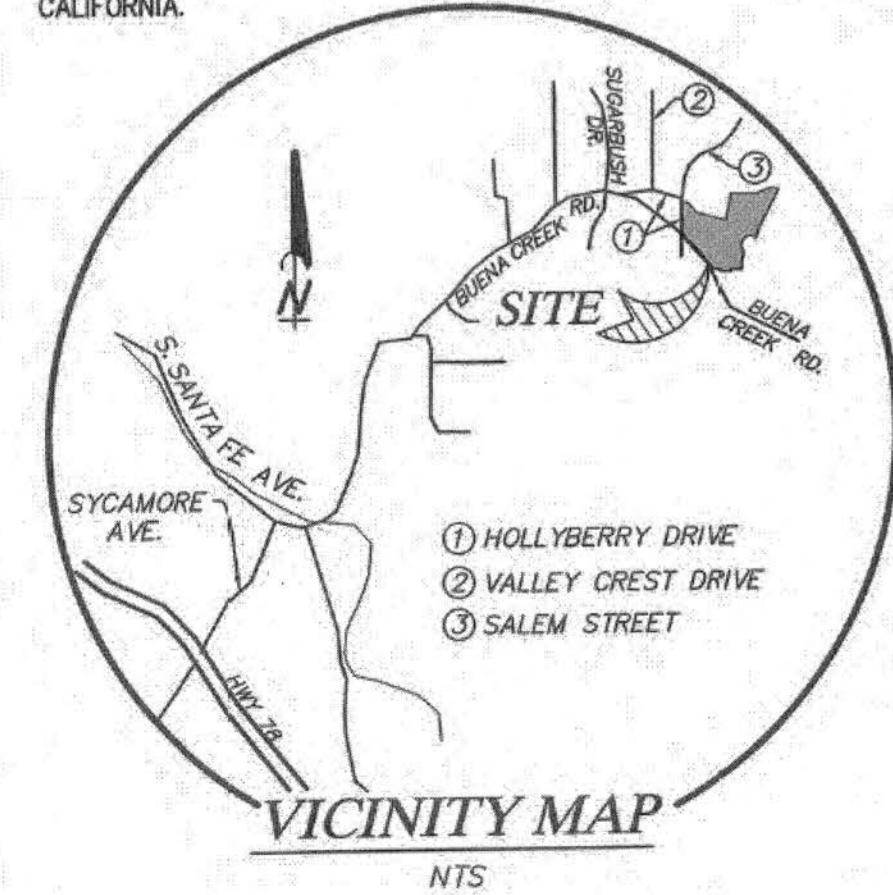
CUT: 22,120 C.Y.  
FILL: 16,865 C.Y.  
EXPORT: 5,255 C.Y.

**ASSESSOR'S PARCEL NUMBERS**

181-180-56, 84 & 86  
TAX RATE CODE: 96036

**LEGAL DESCRIPTION**

A PORTION OF THE NW 1/4 OF SE 1/4 OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.



**SEWER NOTES**

- ALL PRIVATE STREETS TO BE DEDICATED AS PUBLIC SEWER EASEMENT TO BUENA SANITATION DISTRICT.
- ALL PUBLIC SEWER EASEMENTS REQUIRE A 20' WIDTH MIN.
- ALL PUBLIC SEWER ACCESS ROADS ARE REQUIRED TO BE "ALL-WEATHER" SURFACE OR ASPHALT PAVING.
- STANDARD TURN-AROUND ACCESS ARE TO BE PROVIDED FOR ALL "OFF-ROAD" PUBLIC SEWER STRUCTURES, AS REQUIRED BY BUENA SANITATION DISTRICT.



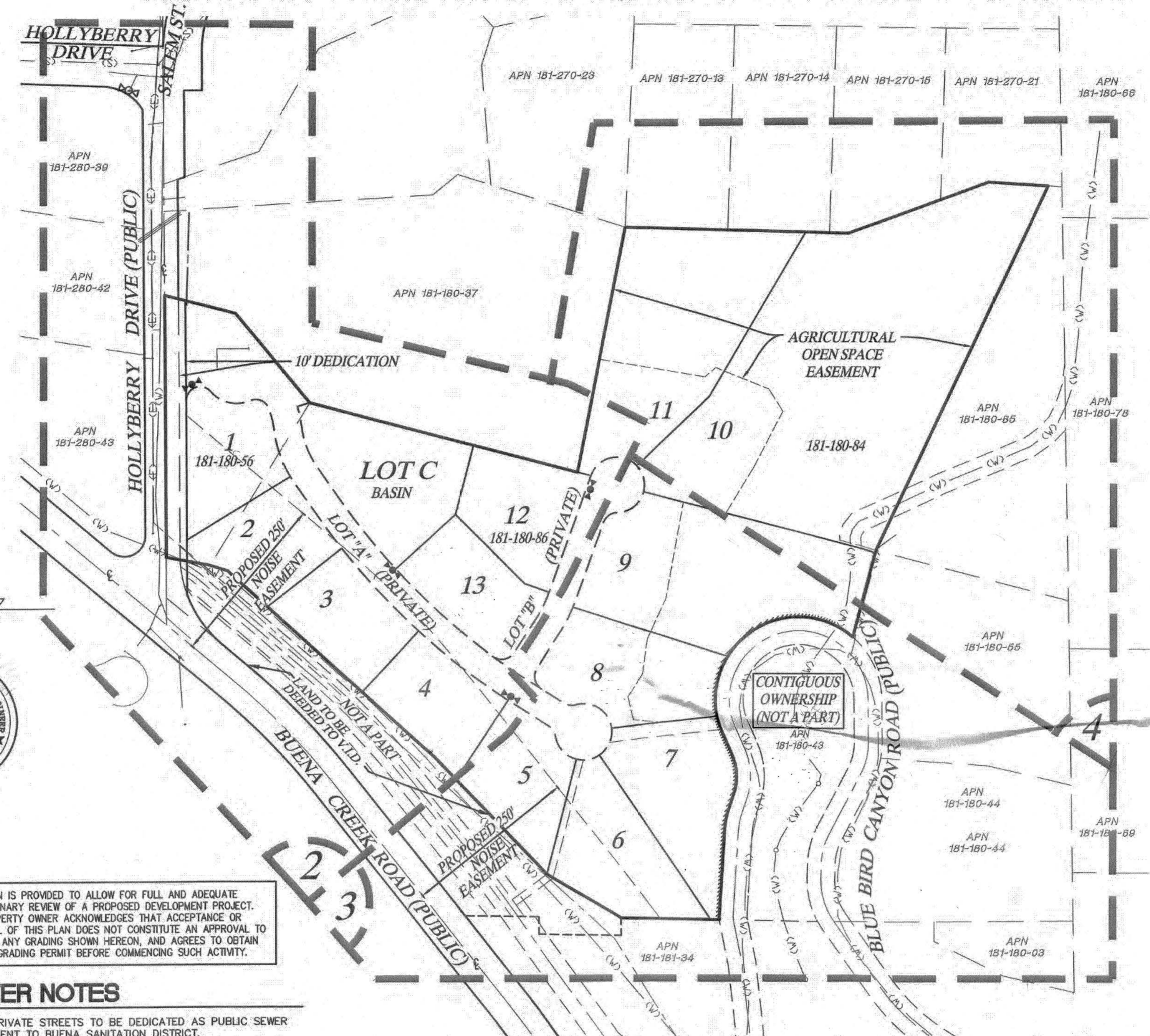
**TYPICAL SECTION STREET 'A' - PRIVATE (PROPOSED)**

NO SCALE

**TYPICAL SECTION STREET 'B' - PRIVATE (PROPOSED)**

NO SCALE

**TENTATIVE SUBDIVISION MAP  
COUNTY OF SAN DIEGO TRACT NO. 5573**



**EXISTING STRUCTURES**

STRUCTURE	AREA	USE
A	1,103 SF	GARAGE
B	4,469 SF	SINGLE FAMILY
C	1,009 SF	SHED
D	1,025 SF	TRAILERS
E	562 SF	SINGLE FAMILY
TOTAL	8,168 SF	

**LOT SIZE TABLE**

LOT	GROSS	NET
1	21,789 SF	21,789 SF
2	21,791 SF	21,791 SF
3	21,792 SF	21,792 SF
4	21,808 SF	21,808 SF
5	23,201 SF	23,201 SF
6	29,492 SF	29,492 SF
7	32,610 SF	32,610 SF
8	31,631 SF	31,631 SF
9	64,410 SF	64,410 SF
10	159,491 SF	159,491 SF
11	64,934 SF	64,934 SF
12	25,097 SF	25,097 SF
13	22,789 SF	22,789 SF
A	46,360 SF	0 SF
B	16,338 SF	0 SF
C	33,794 SF	33,794 SF
**	7,557 SF	0 SF
**	3,767 SF	0 SF
TOTAL	848,651 SF	574,829 SF

**PROPOSED OPEN SPACE (LBZ) EASEMENT**

LOT	AREA
8	13,307 SF
9	44,146 SF
10	135,570 SF
11	45,263 SF
TOTAL	238,286 SF

**GENERAL NOTES:**

- ALL INTERNAL STREETS WILL BE PRIVATE.
- GRADING AND IMPROVEMENTS SHALL BE IN ACCORDANCE WITH COUNTY STANDARDS.
- EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED, ABANDONED AND/OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES, AND PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH SERVING UTILITY COMPANIES.
- LOT DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATE. THE DIMENSIONS MAY BE ADJUSTED TO BE CONSISTENT WITH THE FINAL MAP.
- APN #'S 181-180-56, 84 & 86
- ZONING REQUIREMENTS:

USE REGULATIONS	ZONE	EXISTING
ANIMAL REGULATIONS		A70
DEVELOPMENT REGULATIONS		M
LOT SIZE		1 AC
BUILDING TYPE		C
MAXIMUM FLOOR AREA		-
FLOOR AREA RATIO		-
HEIGHT		G
LOT COVERAGE		-
SETBACK		C
OPEN SPACE		-
SPECIAL AREA REGULATIONS		-

**TOTAL LOTS AND AREA:**  
ACREAGE: 14.89 AC GROSS  
13.19 AC NET  
LOTS: (RESIDENTIAL) 13  
MIN. LOT SIZE: 0.5 AC (NET)  
NO. DWELLING UNITS: 13  
NO. OF LOTS: 16  
EXISTING GENERAL PLAN: SR-1  
EXISTING REGIONAL CATEGORY: SEMI-RURAL  
COMMUNITY PLAN: NORTH COUNTY METRO  
UTILITIES:

SEWER: BUENA SANITATION DISTRICT  
WATER: VISTA IRRIGATION DISTRICT  
SCHOOLS: VISTA UNIFIED SCHOOL DISTRICT  
FIRE: VISTA FIRE PROTECTION DISTRICT  
TELEPHONE: AT&T  
ELECTRIC: SAN DIEGO GAS & ELECTRIC CO.

- ALL PROPOSED CUT & FILL SLOPES ARE SHOWN AT 2:1 UNLESS OTHERWISE SHOWN ON THIS PLAN.
- CUL DE SAC LENGTH
  - 1320 FOOT MAXIMUM LENGTH PURSUANT TO THE SAN DIEGO CONSOLIDATED FIRE CODE
  - 1160 FOOT PROPOSED

**PARK LAND DEDICATION STATEMENT**

NO PARKLAND DEDICATION IS BEING PROPOSED

**SPECIAL ASSESSMENT STATEMENT**

NO SPECIAL ASSESSMENT ACT PROCEEDING IS REQUESTED FOR THIS PROJECT

**SOLAR ACCESS STATEMENT**

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (n) OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.

**STREET LIGHTING STATEMENT**

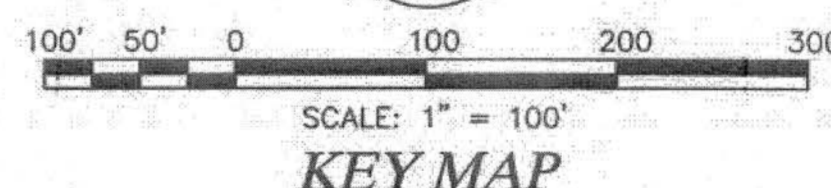
NO STREET LIGHTS ARE PROPOSED - PRIVATE STREETS

**ACCESS**

ACCESS IS FROM A PUBLIC ROAD KNOWN AS HOLLYBERRY DRIVE WHICH CONNECTS TO BUENA CREEK ROAD, A PUBLICLY MAINTAINED ROAD.

**EASEMENTS**

SEE EASEMENT NOTE ON SHEET 3

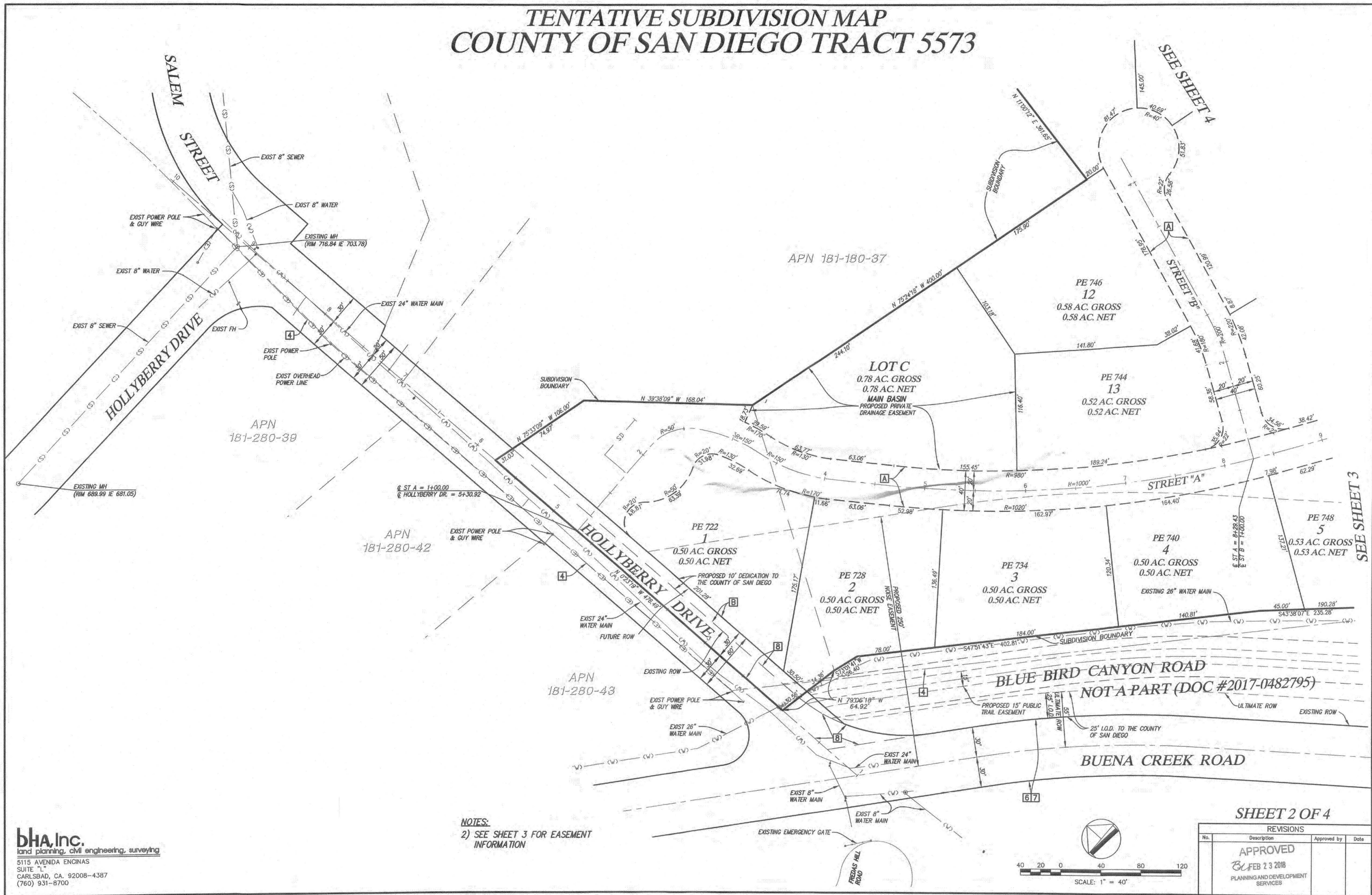


Project # PDS 2012-300-5573 Incl. 11 sheets  
was approved on **FEBRUARY 25, 2016** by  
The Director of Planning & Development Services  
The Zoning Administrator  
The San Diego County Planning Commission  
The San Diego County Board of Supervisors  
By *Brian J. Miller*, Planning Manager Title

**SHEET 1 OF 4**

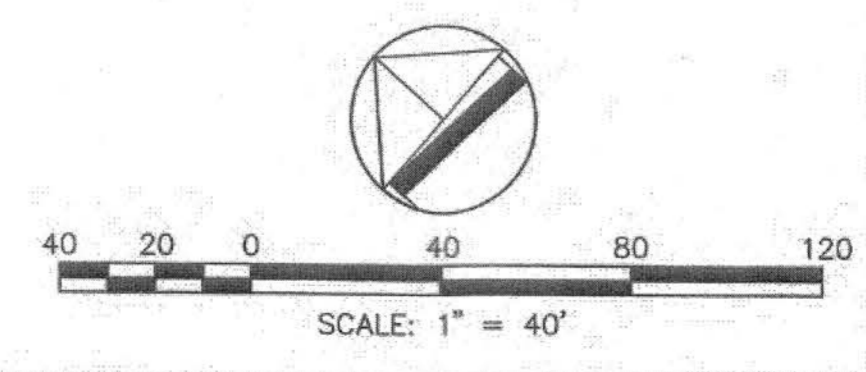
REVISIONS			
No.	Description	Approved by	Date

# TENTATIVE SUBDIVISION MAP COUNTY OF SAN DIEGO TRACT 5573



**NOTES:**  
2) SEE SHEET 3 FOR EASEMENT INFORMATION

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land planning, civil engineering, surveying  
5115 AVENIDA ENCINAS  
SUITE "L"  
CARLSBAD, CA. 92008-4387  
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**SHEET 2 OF 4**

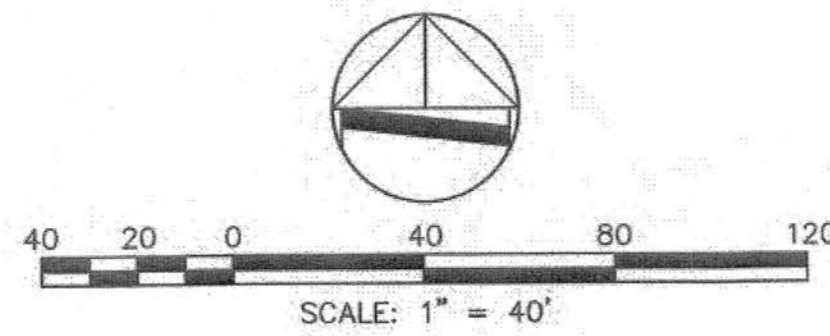
REVISIONS			
No.	Description	Approved by	Date
APPROVED			
B FEB 23 2018			
PLANNING AND DEVELOPMENT SERVICES			

# TENTATIVE SUBDIVISION MAP COUNTY OF SAN DIEGO TRACT 5573

## EASEMENT NOTES:

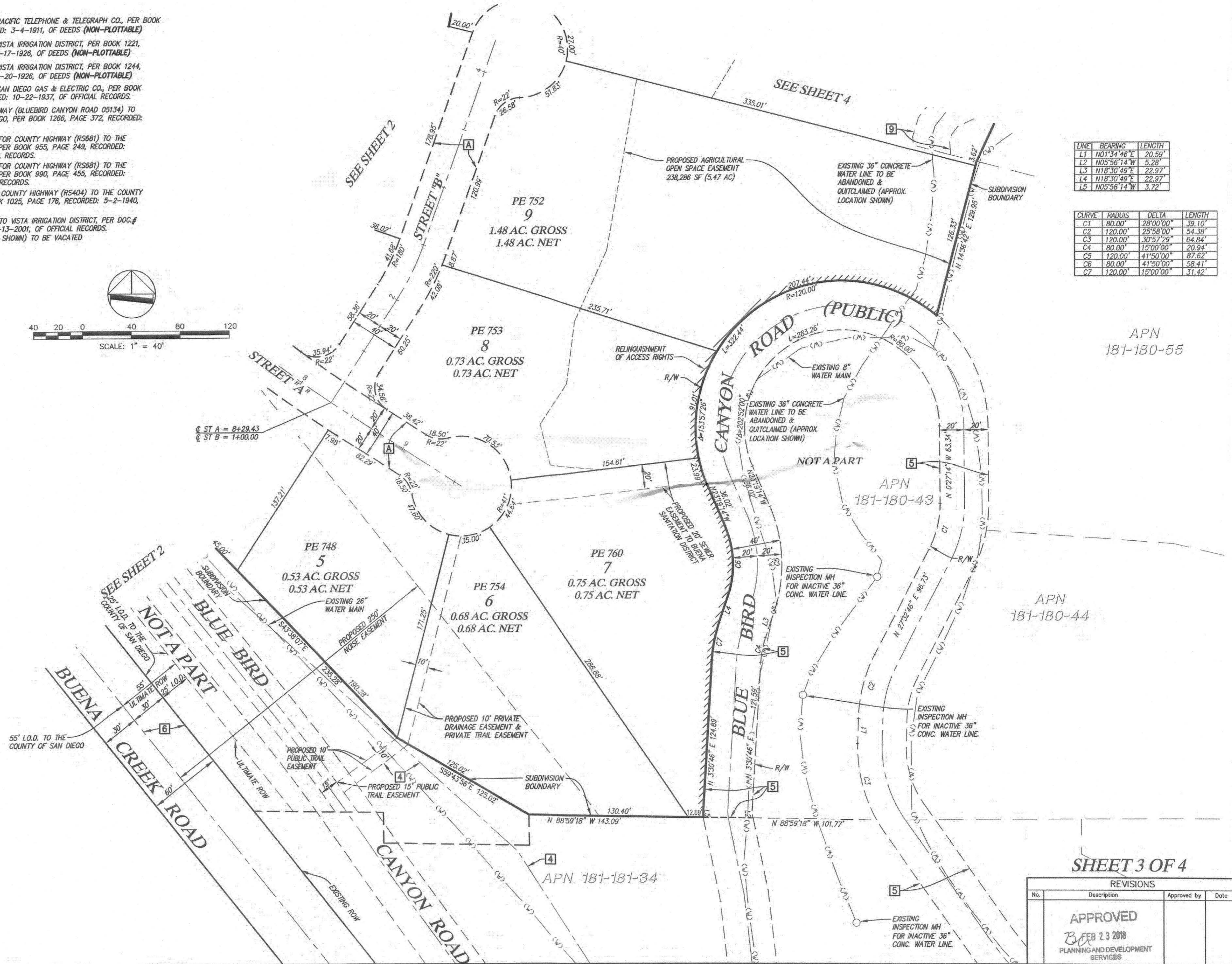
- A** PROPOSED PRIVATE ROAD, PUBLIC UTILITY, EMERGENCY ACCESS, & BUENA SANITATION DISTRICT PUBLIC SEWER & ACCESS EASEMENT.
- B** PROPOSED PUBLIC RIGHT-OF-WAY DEDICATION TO THE COUNTY OF SAN DIEGO.

- 1 EXISTING EASEMENT TO PACIFIC TELEPHONE & TELEGRAPH CO., PER BOOK 511, PAGE 234, RECORDED: 3-4-1911, OF DEEDS (NON-PLOTTABLE)
- 2 EXISTING EASEMENT TO VISTA IRRIGATION DISTRICT, PER BOOK 1221, PAGE 189, RECORDED: 6-17-1926, OF DEEDS (NON-PLOTTABLE)
- 3 EXISTING EASEMENT TO VISTA IRRIGATION DISTRICT, PER BOOK 1244, PAGE 335, RECORDED: 9-20-1926, OF DEEDS (NON-PLOTTABLE)
- 4 EXISTING EASEMENT TO SAN DIEGO GAS & ELECTRIC CO., PER BOOK 693, PAGE 482, RECORDED: 10-22-1937, OF OFFICIAL RECORDS.
- 5 EXISTING 40' RIGHT-OF-WAY (BLUEBIRD CANYON ROAD 05134) TO THE COUNTY OF SAN DIEGO, PER BOOK 1266, PAGE 372, RECORDED: 10-20-1926, OF DEEDS.
- 6 EXISTING 60' EASEMENT FOR COUNTY HIGHWAY (RS681) TO THE COUNTY OF SAN DIEGO, PER BOOK 955, PAGE 249, RECORDED: 10-31-1930, OF OFFICIAL RECORDS.
- 7 EXISTING 60' EASEMENT FOR COUNTY HIGHWAY (RS681) TO THE COUNTY OF SAN DIEGO, PER BOOK 990, PAGE 455, RECORDED: 3-7-1940, OF OFFICIAL RECORDS.
- 8 EXISTING EASEMENT FOR COUNTY HIGHWAY (RS404) TO THE COUNTY OF SAN DIEGO, PER BOOK 1025, PAGE 176, RECORDED: 5-2-1940, OF OFFICIAL RECORDS.
- 9 EXISTING 30' EASEMENT TO VISTA IRRIGATION DISTRICT, PER DOC.# 2001-0915227, REC. 12-13-2001, OF OFFICIAL RECORDS. (APPROXIMATE LOCATION SHOWN) TO BE VACATED



LINE	BEARING	LENGTH
L1	N01°34'46"E	20.59'
L2	N05°56'14"W	5.28'
L3	N18°30'49"E	22.97'
L4	N18°30'49"E	22.97'
L5	N05°56'14"W	3.72'

CURVE	RADIUS	DELTA	LENGTH
C1	80.00'	28°00'00"	39.10'
C2	120.00'	25°59'00"	54.39'
C3	120.00'	30°57'29"	64.94'
C4	80.00'	15°00'00"	20.94'
C5	120.00'	41°50'00"	87.62'
C6	80.00'	41°50'00"	58.41'
C7	120.00'	15°00'00"	31.42'

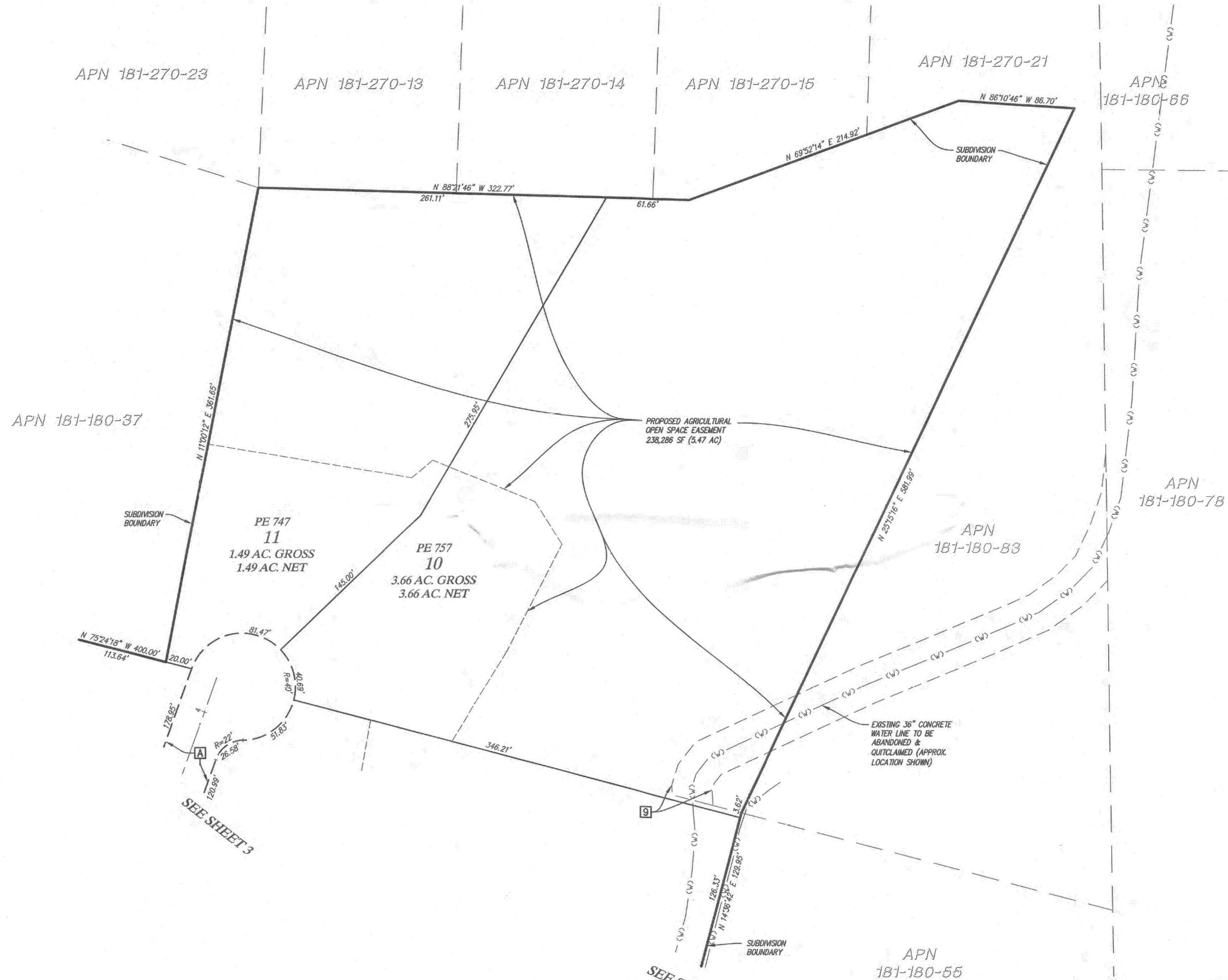


**SHEET 3 OF 4**

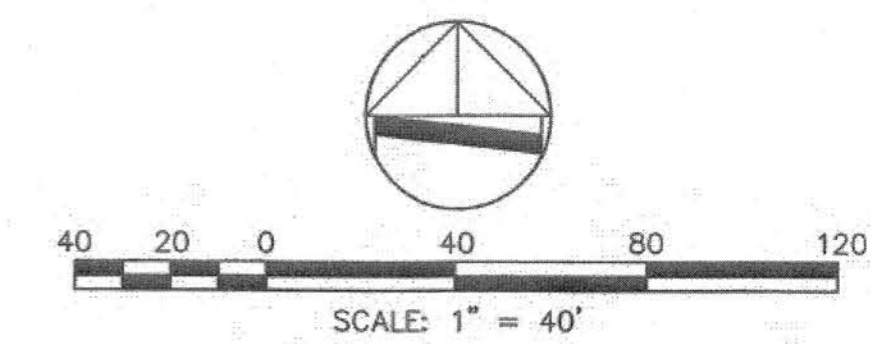
REVISIONS			
No.	Description	Approved by	Date
APPROVED			
Bca FEB 23 2018			
PLANNING AND DEVELOPMENT SERVICES			

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**SHEET 4 OF 4**

REVISIONS			
No.	Description	Approved by	Date
1	<b>APPROVED</b>		
	BUB FEB 23 2018 PLANNING AND DEVELOPMENT SERVICES		