

DE 2018-LBCU-000459

COUNTY OF SAN DIEGO  
 PLANNING AND DEVELOPMENT SERVICES  
 5510 OVERLAND AVE., SUITE 110  
 SAN DIEGO, CA 92123

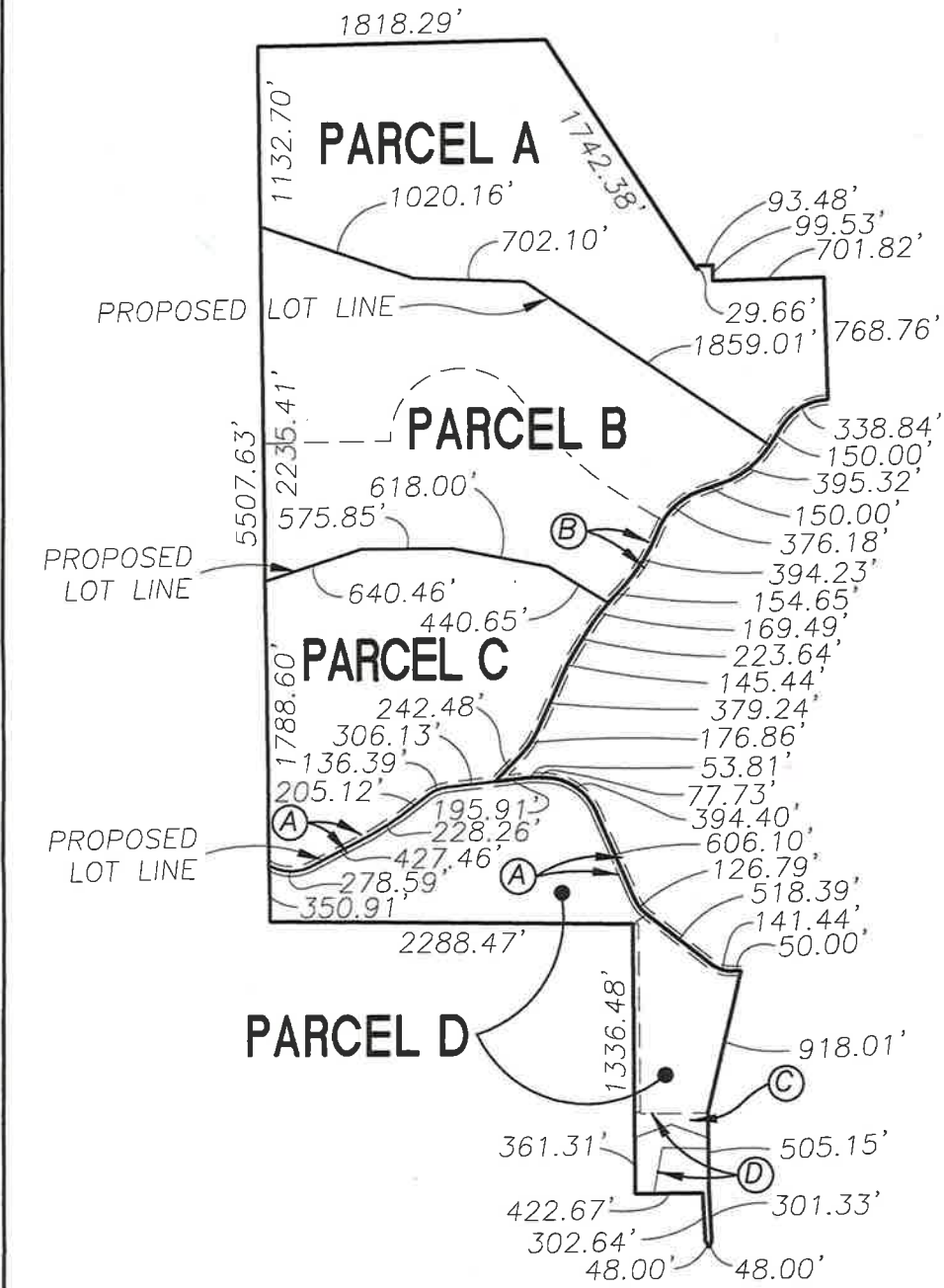
# PLAT

SCALE: 1"=1200' FT., ZONING: A70, MIN LOT SIZE: 0.5 AC.

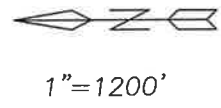
PARCEL "A": NET AC.: 101.19 Ac. (4,407,956 S.F.)  
 APN NO 288-090-16-00  
 PARCEL "C": NET AC.: 68.78 Ac. (2,995,978 S.F.)  
 APN NO 331-031-08-00

PARCEL "B": NET AC.: 108.29 Ac. (4,717,037 S.F.)  
 APN NO 288-090-15-00  
 PARCEL "D": NET AC.: 55.28 Ac. (2,407,925 S.F.)  
 APN NO 331-190-17-00

**LEGAL:** LOT 45 OF MAP NO. 13672, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED OCT 30, 1998, O.R. TOGETHER WITH PORTIONS OF THE SOUTH HALF OF SECTION 32 AND THE SOUTH HALF OF SECTION 33, BOTH IN TOWNSHIP 13 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, ALONG WITH PORTIONS OF THE NORTH HALF OF SECTION 4, AND THE NORTH HALF OF SECTION 5 IN TOWNSHIP 14 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, ALL LYING WITHIN THE BOUNDARIES OF RANCHO CANADA DE SAN VICENTE Y MESA DEL PADRE BARONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF THE SUBDIVISION OF SAID RANCHO IN ACCORDANCE WITH THE UNITED STATES SYSTEM OF PUBLIC LAND SURVEYS MADE BY VITUS WACHENRUEDER IN DECEMBER 1869, BEING MAP NO. 858, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY APRIL 29, 1899.



- (A) EXSITING 60' PRIVATE ROAD AND UTILITY EASEMENT. (RAINBIRD ROAD)
- (B) EXSITING 60' PRIVATE ROAD AND UTILITY EASEMENT. (RANCHO BARONA ROAD)
- (C) EXSITING FLOWAGE EASEMENT
- (D) EXSITING OPEN SPACE EASEMENT



DATE FILED: 2/28/18  
 REC'D BY: J. Roberts

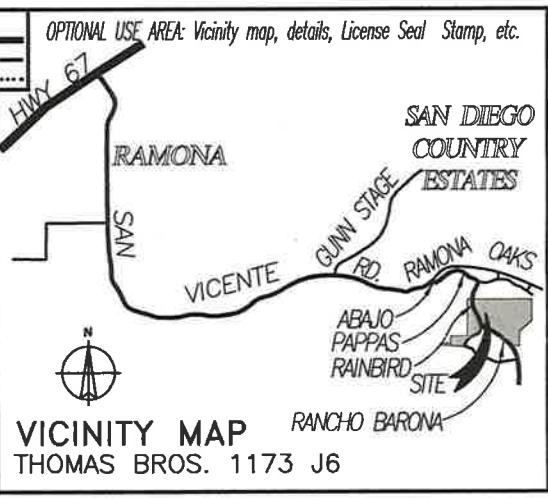
PRELIMINARY ACTION DATE: April 16, 2018  
 SIGNED BY: [Signature]

FINAL ACTION DATE: April 23, 2018  
 SIGNED BY: [Signature]

PLAT NO. BC-18-0016

**HEALTH DEPARTMENT CERTIFICATION (if nec.)**  
 Parcels A, B, C, and D:  
 Exempt from Certification, per S.D. County Zoning Ordinance, Section 6903(h) - Not approved for development without engineering to demonstrate site can support development based on the use of an onsite wastewater treatment system.  
 James Peltano, REHS 2/27/2018

**NOTE:**  
 Proposed Boundary: ———  
 Existing Boundary: - - - -  
 Different Zones: ······  
**CHECKLIST**  
 Fill in all items above.  
 Vicinity map/Engr. scale  
 Legal description (abbrev)  
 Label "Parcel A", etc.  
 Assessor's Parcel No.  
 Label Existing line  
 Label Proposed line  
 All owners must sign  
 Sign as Trustee if Trust  
 Parcel(s) net area only  
 Parcel(s) dimensions  
 Existing structures  
 Structure setback\*  
 \*(if less than 100')  
 Structure(s) Use  
 Street name & width  
 Dedicated Open Space  
 No utility easements  
 No bearings/curve data



PARCELS A, B, C & D OWNERS: OLD WEST RANCH CA PARTNERS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
 ADDRESS: 756 FOX RUN CIRCLE  
 CITY: COLORADO SPRINGS, CO ZIP: 80921 PHONE: 727-373-9276

THIS PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT:

[Signature]  
 DAN CARLESS, SR., MANAGER

MAP PREPARED BY: [Signature] 2/26/18  
 EDWARD O. BRISENDINE, LS 8027  
 ADDRESS: 1308 MAIN STREET, SUITE 205  
 CITY: RAMONA, CA. 92065 PHONE (760) 788-8027