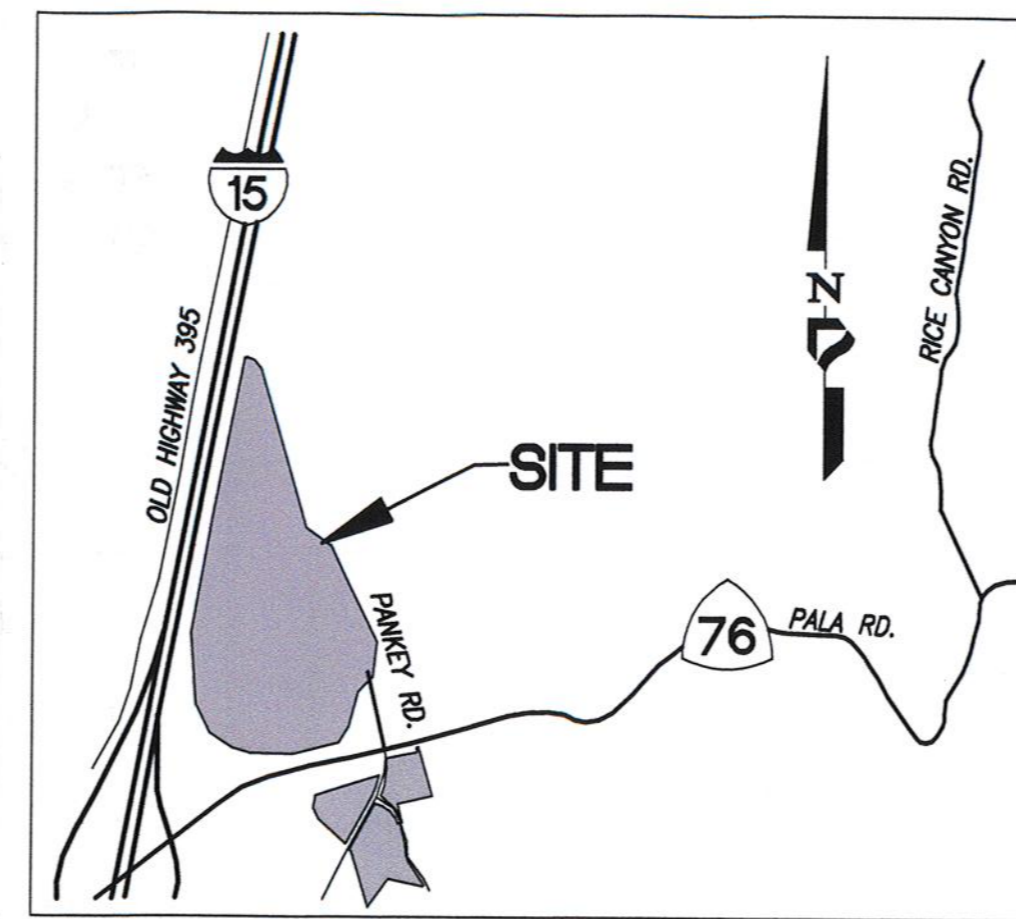
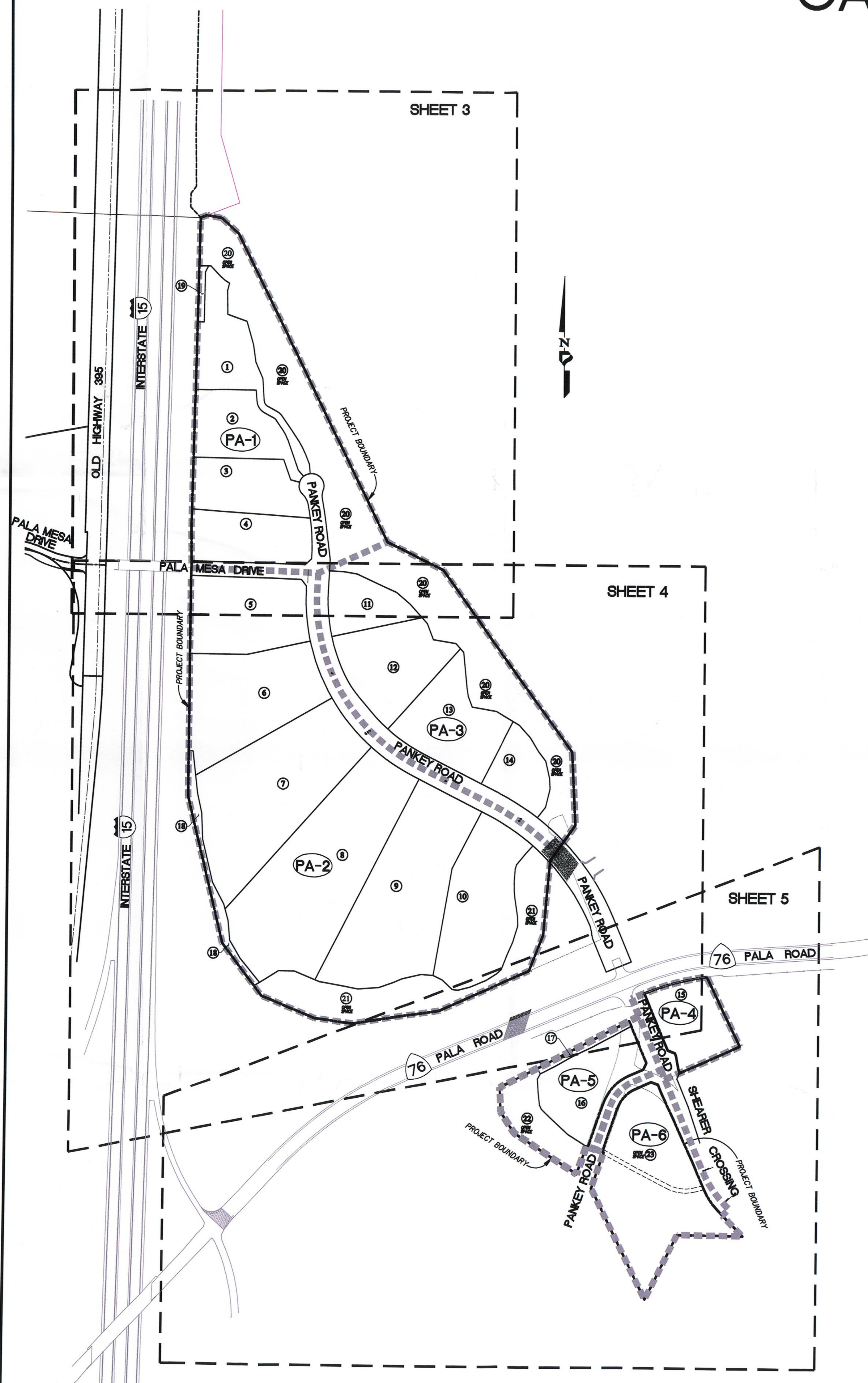


COUNTY OF SAN DIEGO TRACT 5424

TENTATIVE MAP

CAMPUS PARK WEST



PROJECT ADDRESS:
PALA ROAD EAST OF INTERSTATE 15

GRADING QUANTITIES:
CUT: 850,000 C.Y.
FILL: 850,000 C.Y.
IMPORT/EXPORT: 0 C.Y.

SHEET INDEX:

SHEET 1	TITLE SHEET
SHEET 2	LOT AREAS AND DETAILS
SHEET 3	LOT LAYOUT / EXISTING EASEMENTS
SHEET 4	LOT LAYOUT / EXISTING EASEMENTS
SHEET 5	LOT LAYOUT / EXISTING EASEMENTS
SHEET 6	PALA MESA DRIVE (SR-76) ALIGNMENT PLAN

PUBLIC UTILITIES/DISTRICTS:

SEWER	RAINBOW MUNICIPAL WATER DISTRICT (ANNEXATION REQUIRED)
WATER	RAINBOW MUNICIPAL WATER DISTRICT (ANNEXATION REQUIRED)
STORM DRAIN	COUNTY OF SAN DIEGO
TELEPHONE	SBC
GAS AND ELECTRIC	SDG&E
CABLE TV	AGE/PSA COMMUNICATIONS
POLICE	COUNTY SHERIFF
FIRE	NORTH COUNTY FIRE DISTRICT
SCHOOL	BONSALL UNIFIED SCHOOL DISTRICT FALLBROOK UNIFIED HIGH SCHOOL DISTRICT

APN:
108-121-14, 125-061-01, 125-063-01, 125-063-02, 125-063-08

EXISTING ZONING INFORMATION	
COMMUNITY PLAN	FALLBROOK
REGIONAL CATEGORY	VILLAGE AND RURAL
GENERAL PLAN DESIGNATION (GPD)	LIMITED IMPACT INDUSTRIAL, GENERAL COMMERCIAL, VRT-3, RURAL LANDS 40
USE REGULATIONS	S90
ANIMAL REGULATIONS	K
DENSITY	0.5
LOT SIZE	20 ACRE
BUILDING TYPE	C
MAX. FLOOR AREA	----
FLOOR AREA RATIO	----
HEIGHT	0
LOT COVERAGE	----
SETBACK	A
OPEN SPACE	----
SPECIAL AREA REGULATIONS	B, POR F
PROPOSED ZONING	VARIES

LIGHT INDUSTRIAL: PA-1

PROPOSED ZONING INFORMATION	
COMMUNITY PLAN	FALLBROOK
REGIONAL CATEGORY	VILLAGE
GENERAL PLAN DESIGNATION (GPD)	LIMITED IMPACT INDUSTRIAL
USE REGULATIONS	S88
ANIMAL REGULATIONS	S
DENSITY	----
LOT SIZE	----
BUILDING TYPE	W
MAX. FLOOR AREA	----
FLOOR AREA RATIO	----
HEIGHT	0
LOT COVERAGE	----
SETBACK	V
OPEN SPACE	----
SPECIAL AREA REGULATIONS	B, D

MIXED-USE: PA-2

PROPOSED ZONING INFORMATION	
COMMUNITY PLAN	FALLBROOK
REGIONAL CATEGORY	VILLAGE
GENERAL PLAN DESIGNATION (GPD)	GENERAL COMMERCIAL
USE REGULATIONS	S88
ANIMAL REGULATIONS	S
DENSITY	20
LOT SIZE	----
BUILDING TYPE	P
MAX. FLOOR AREA	----
FLOOR AREA RATIO	----
HEIGHT	H
LOT COVERAGE	----
SETBACK	V
OPEN SPACE	----
SPECIAL AREA REGULATIONS	B, D

RESIDENTIAL: PA-3

PROPOSED ZONING INFORMATION	
COMMUNITY PLAN	FALLBROOK
REGIONAL CATEGORY	VILLAGE
GENERAL PLAN DESIGNATION (GPD)	VR20
USE REGULATIONS	S88
ANIMAL REGULATIONS	S
DENSITY	20
LOT SIZE	----
BUILDING TYPE	K
MAX. FLOOR AREA	----
FLOOR AREA RATIO	----
HEIGHT	H
LOT COVERAGE	----
SETBACK	V
OPEN SPACE	----
SPECIAL AREA REGULATIONS	B, D

GENERAL COMMERCIAL: PA-2, PA-4, PA-5

PROPOSED ZONING INFORMATION	
COMMUNITY PLAN	FALLBROOK
REGIONAL CATEGORY	VILLAGE
GENERAL PLAN DESIGNATION (GPD)	GENERAL COMMERCIAL
USE REGULATIONS	S88
ANIMAL REGULATIONS	S
DENSITY	----
LOT SIZE	----
BUILDING TYPE	W
MAX. FLOOR AREA	----
FLOOR AREA RATIO	----
HEIGHT	G
LOT COVERAGE	----
SETBACK	V
OPEN SPACE	----
SPECIAL AREA REGULATIONS	B, D

GENERAL NOTES

- TENTATIVE MAP PREPARED BY: PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
SAN DIEGO, CA 92101
PH: 619 235-6471
FAX: 619 234-0349
- TOTAL GROSS AREA: 116.5 ACRES NET AREA: 106.3 ACRES
- TOTAL NUMBER OF LOTS: 23
- TOTAL NUMBER OF DWELLING UNITS: 283
- ALL PROPOSED UTILITIES TO BE UNDERGROUND.
- EXISTING TOPOGRAPHY WAS COMPILED FROM PROJECT DESIGN CONSULTANTS AERIAL TOPD DATED MAY 3, 2008.
- LAMBERT COORDINATES: 428-1719
- THIS PROJECT IS A MULTI-UNIT SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
- PHASING OF THIS PROJECT WILL BE ACCOMPLISHED BY RECORDATION OF MULTIPLE FINAL MAPS, TYPICALLY ONE FINAL MAP PER PHASING AREA. (SEE SHEET 2 FOR FINAL MAP PHASING BOUNDARIES)
- ALL PUBLIC STORM DRAIN SHOWN ON THIS TM NOT WITHIN PUBLIC STREET WILL BE GRANTED A DRAINAGE EASEMENT WHICH ENCOMPASSES THE DRAINAGE FACILITIES, DEDICATED TO THE COUNTY FLOOD CONTROL DISTRICT.
- EXISTING STRUCTURES WITHIN DEVELOPMENT FOOTPRINT WILL BE DEMOLISHED, UNLESS OTHERWISE NOTED.
- GATES, IF INSTALLED ACROSS ACCESS ROADS AND/OR DRIVEWAYS, MUST CONFORM TO NFPA STANDARDS FOR ELECTRIC GATES. TO INCLUDE OPTION SENSORS, KNOX KEY SWITCH AND EXIT LOOP DETECTORS.
- ROAD SIGNS WILL BE PROVIDED IN ACCORDANCE WITH SAN DIEGO COUNTY DS #13.
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.
- ALL PARCELS ARE WITHIN THE FALLBROOK COMMUNITY PLANNING AREA
- TAX RATE CODES: 79004, 57160, 57161
- DEDICATE A NOISE RESTRICTION EASEMENT OVER PA-2 MIXED-USE CORE AND PA-3 MULTI-FAMILY SITE

SOLAR ACCESS STATEMENT

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

PARK LAND DEDICATION STATEMENT

THE SUBDIVIDER INTENDS TO COMPLY WITH THE PARK LAND DEDICATION ORDINANCE THROUGH THE DEDICATION OF PARK LAND WITHIN THE SUBDIVISION AUTHORIZED BY THE ORDINANCE AND/OR PAYMENT OF FEE TO MEET THE REQUIREMENTS.

CONDOMINIUM MAP STATEMENT

LOTS 7, 8, 11, 12, 13 AND 14 OF THIS TENTATIVE MAP ARE A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1500 E.T. SEC. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE MAXIMUM NUMBER OF CONDOMINIUM DWELLING UNITS IS 283.

SPECIAL ASSESSMENT ACT STATEMENT

THE SUBDIVIDER MAY MAKE A REQUEST TO THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF MAJOR UTILITY AND TRANSPORTATION INFRASTRUCTURE.

STREET LIGHT STATEMENT

THE REQUIRED LIGHTING SYSTEM SHALL BE INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.

IMPROVEMENT STATEMENT

APPLICANT WILL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS FOR THE INSTALLATION OF IMPROVEMENTS.

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

JOHN PAPPAS 1994 TRUST, CHRIS PAPPAS 1994 TRUST, LOUIE J. PAPPAS AND VOLVA L. PAPPAS

BY: *John Pappas* DATE: May 7, 2014

SUBDIVIDER:

PAPPAS INVESTMENTS
2026 L STREET, 5TH FLOOR
SACRAMENTO, CA 95811
PHONE: (916)-447-7100

BY: *John Pappas* DATE: May 7, 2014

ENGINEER OF WORK

PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
SAN DIEGO, CALIFORNIA 92101
TEL: 619-235-6471

LEGEND:

PROJECT BOUNDARY	-----
LOT LINE	-----
PROPOSED CENTERLINE	-----
PROPOSED RIGHT OF WAY	-----
EXISTING CONTOURS	-----
PROPOSED CONTOURS	-----
PROPOSED CURB & GUTTER	-----
EXISTING EASEMENT CALLOUT	[]
LIMITS OF MSCP	-----
LIMITED BUILDING ZONE	-----
WATER QUALITY BASIN	-----
PLANNING AREA LIMITS	-----
PROPOSED LOT NUMBER	(28)
PLANNING AREA	(PA-6)
WETLAND DELINEATION	-----
FEMA ZONE A 100-YEAR FLOODPLAIN	-----
PROPOSED 8' WIDE PATHWAY	-----
NEW BRIDGE (PANKEY ROAD) BRIDGE WIDENING (SR-76)	-----
INDICATES ACCESS RIGHTS RELINQUISHED	-----

KEY MAP
1:250 SCALE

GENERAL PLAN REGIONAL CATEGORY

EXISTING: VILLAGE AND RURAL
PROPOSED: VILLAGE AND RURAL

ASSESSOR'S PARCEL NO.'S: EXISTING ZONING:

108-121-14	S90
125-061-01	S90
125-063-01	S90
125-063-07	S90
125-063-08	S90

LEGAL DESCRIPTION:

PARCEL A:
THAT PORTION OF THE MONSIEUR RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY IN BOOK 1, PAGE 108 OF PATENTS.
EXCEPTING THEREFROM THOSE PORTIONS THEREOF CONVEYED TO THE STATE OF CALIFORNIA BY DEEDS RECORDED JULY 30, 1974 AND FEBRUARY 19, 1975 AS FILE NOS. 74-203645 AND 75-038867, RESPECTIVELY, BOTH OF OFFICIAL RECORDS.
PARCEL B:
PARCELS 3 AND 4 OF PARCEL MAP NO. 13783, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1985, AS FILE NO. 85-068725 OF OFFICIAL RECORDS.



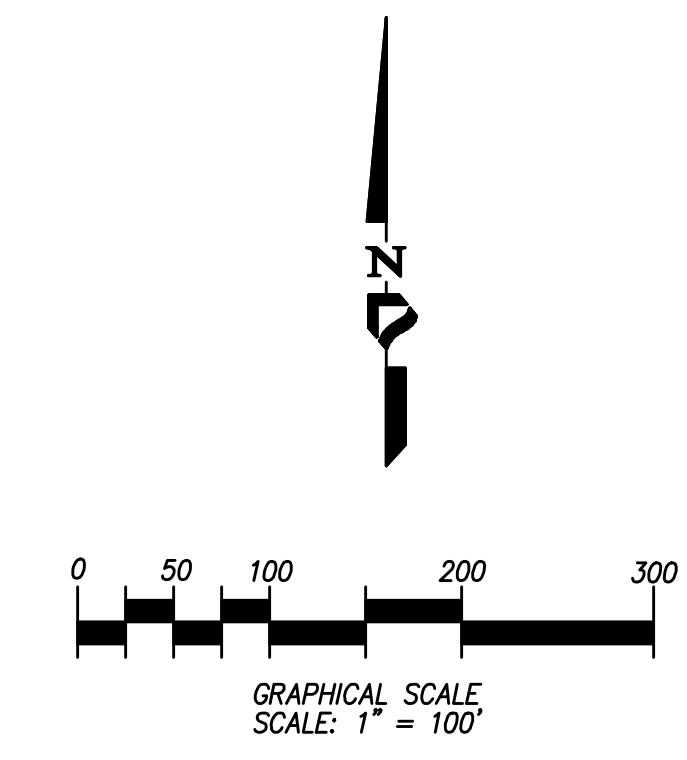
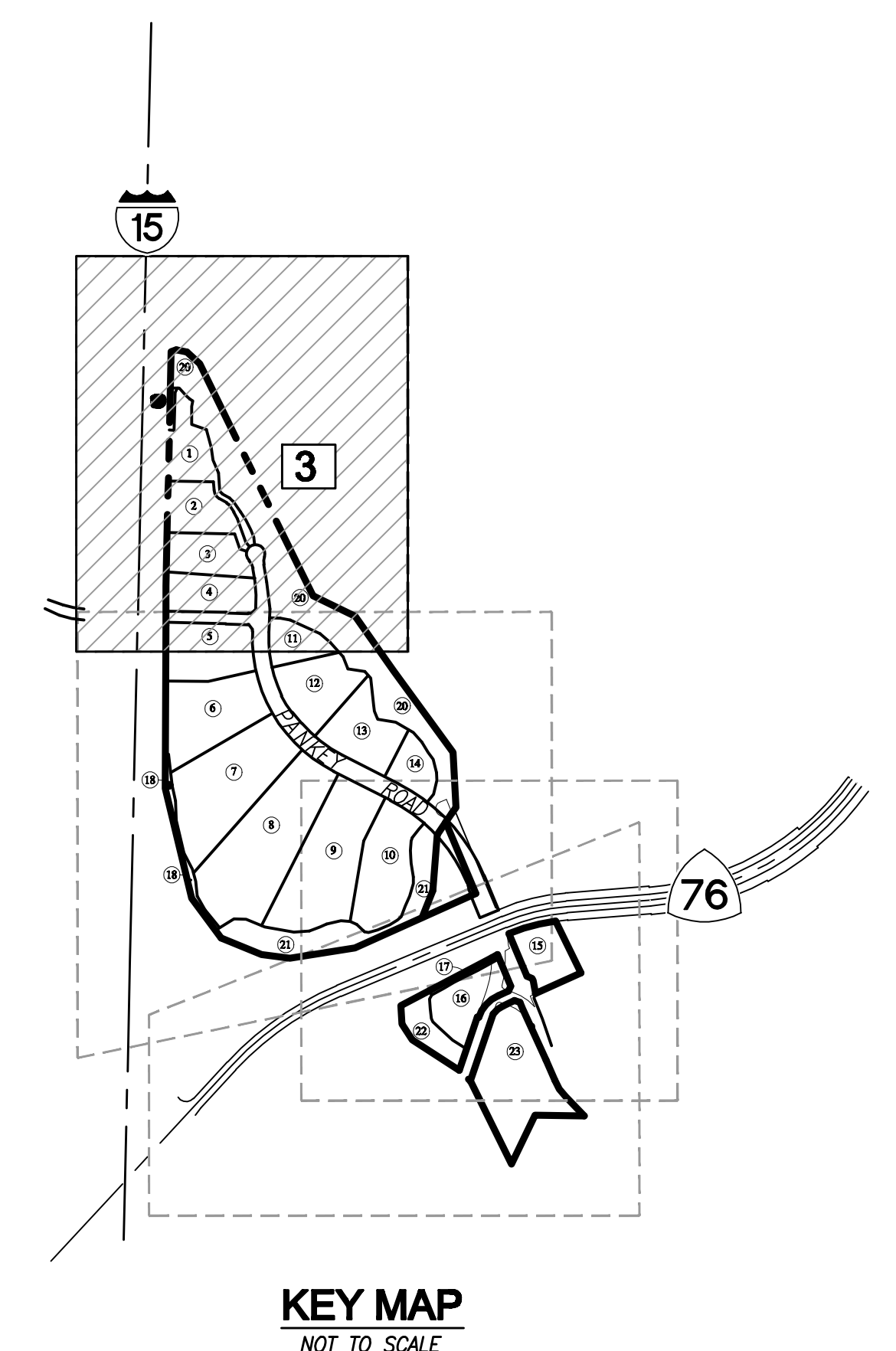
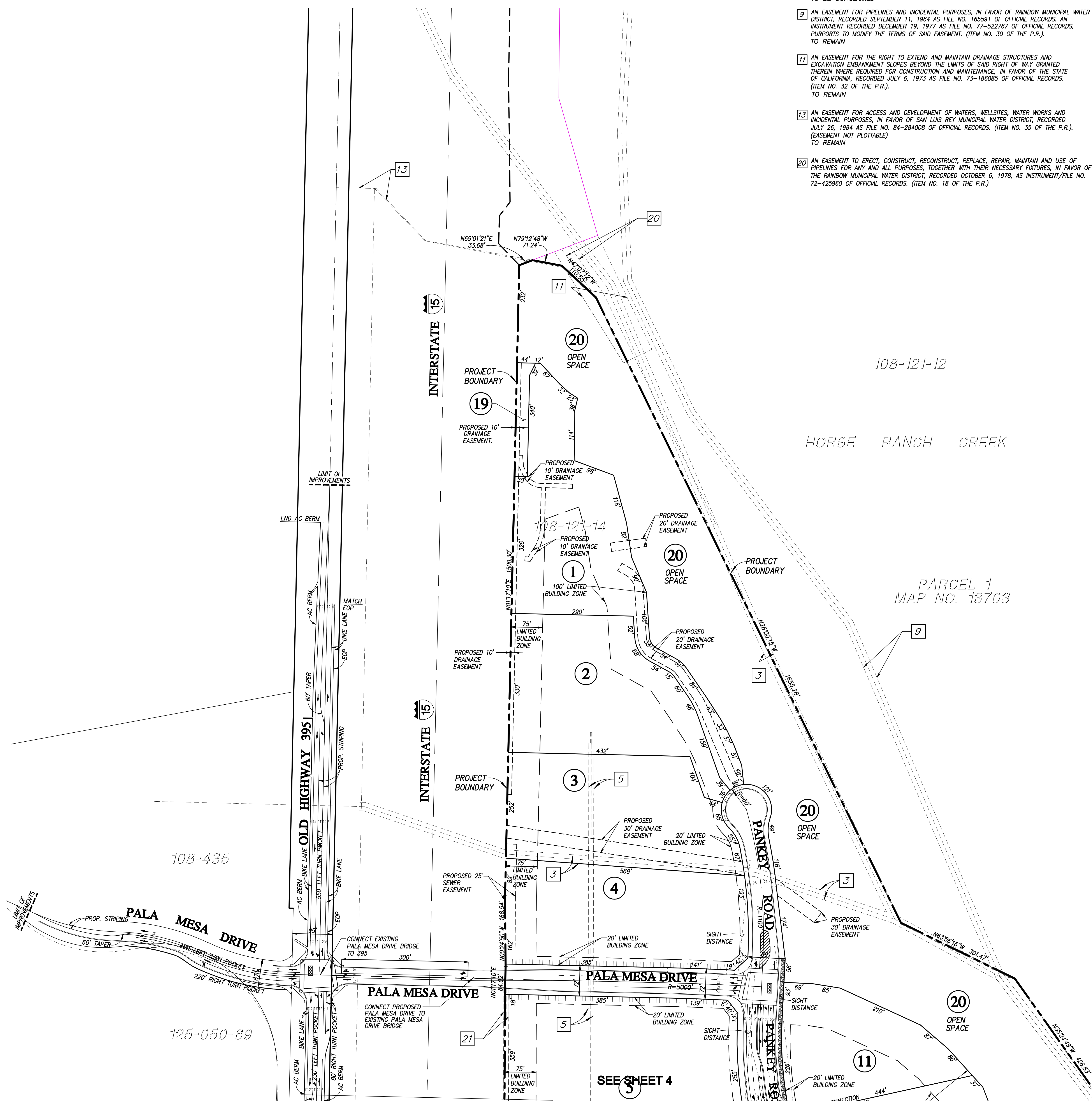
NO.	REVISIONS	DATE	BY
1	FIRST SUBMITTAL	3-28-08	PDC
2	SECOND SUBMITTAL	11-12-08	PDC
3	THIRD SUBMITTAL	07-14-10	PDC
4	FOURTH SUBMITTAL	11-28-12	PDC
5	FIFTH SUBMITTAL	05-23-13	PDC

TENTATIVE MAP: TRACT 5424	
CAMPUS PARK WEST	
SHEET TITLE: PLAN TITLE SHEET	
	701 B Street, Suite 800 San Diego, CA 92101 619.235.6471 619.234.0349 Fax

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EASEMENT DATA BASED ON TITLE REPORT
FROM STEWART TITLE OF CALIFORNIA, INC.
NO. 56472, DATED JANUARY 11, 2008


- 3 AN EASEMENT FOR THE CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF PIPELINES FOR ANY AND ALL PURPOSES AND INCIDENTAL PURPOSES, IN FAVOR OF RAINBOW MUNICIPAL WATER DISTRICT, RECORDED DECEMBER 18, 1964 AS FILE NO. 229373 & FILE NO. 165591 OF OFFICIAL RECORDS. (ITEM NO. 10 OF THE P.R.), PORTIONS TO BE VACATED AS APPROVED BY RAINBOW MUNICIPAL WATER DISTRICT
- 5 AN EASEMENT FOR ABOVE AND BELOW GROUND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED NOVEMBER 28, 1979 AS FILE NO. 79-500809 OF OFFICIAL RECORDS. (ITEM NO. 21 OF THE P.R.), TO BE QUITCLAIMED
- 9 AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF RAINBOW MUNICIPAL WATER DISTRICT, RECORDED SEPTEMBER 11, 1984 AS FILE NO. 165591 OF OFFICIAL RECORDS; AN INSTRUMENT RECORDED DECEMBER 18, 1977 AS FILE NO. 77-322767 OF OFFICIAL RECORDS, PURPORTS TO MODIFY THE TERMS OF SAID EASEMENT. (ITEM NO. 30 OF THE P.R.), TO REMAIN
- 11 AN EASEMENT FOR THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES AND EXCAVATION EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT OF WAY GRANTED THEREIN WHERE REQUIRED FOR CONSTRUCTION AND MAINTENANCE, IN FAVOR OF THE STATE OF CALIFORNIA, RECORDED JULY 6, 1973 AS FILE NO. 73-186085 OF OFFICIAL RECORDS. (ITEM NO. 32 OF THE P.R.), TO REMAIN
- 13 AN EASEMENT FOR ACCESS AND DEVELOPMENT OF WATERS, WELLSITES, WATER WORKS AND INCIDENTAL PURPOSES, IN FAVOR OF SAN LUIS REY MUNICIPAL WATER DISTRICT, RECORDED JULY 26, 1984 AS FILE NO. 84-284008 OF OFFICIAL RECORDS. (ITEM NO. 35 OF THE P.R.), (EASEMENT NOT PLOTTABLE) TO REMAIN
- 20 AN EASEMENT TO ERECT, CONSTRUCT, RECONSTRUCT, REPLACE, REPAIR, MAINTAIN AND USE OF PIPELINES FOR ANY AND ALL PURPOSES, TOGETHER WITH THEIR NECESSARY FIXTURES, IN FAVOR OF THE RAINBOW MUNICIPAL WATER DISTRICT, RECORDED OCTOBER 6, 1978, AS INSTRUMENT/FILE NO. 72-425960 OF OFFICIAL RECORDS. (ITEM NO. 18 OF THE P.R.)



TENTATIVE MAP: TRACT 5424

CAMPUS PARK WEST

SHEET TITLE: LOT LAYOUT

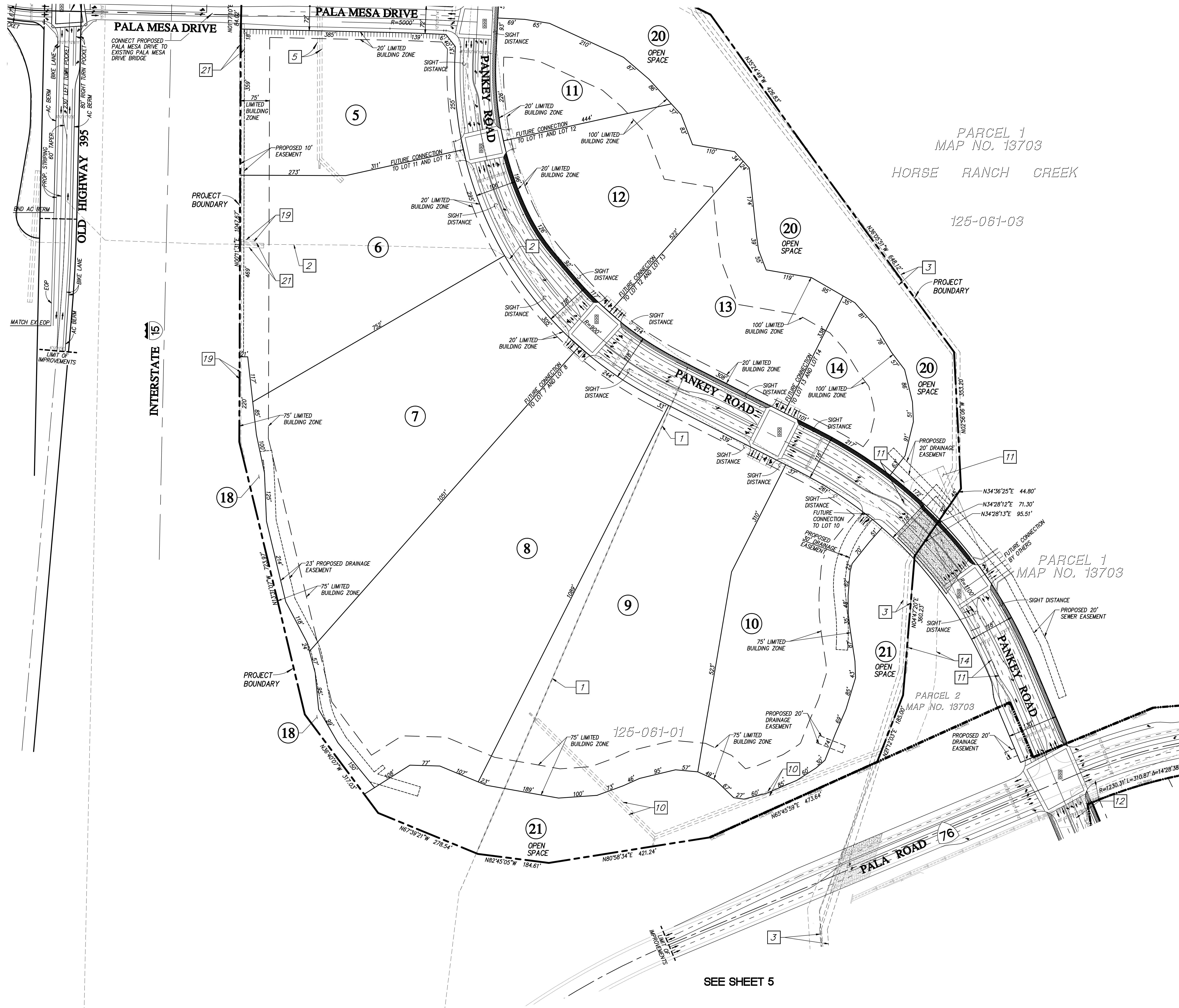


PROJECT DESIGN CONSULTANTS
Planning | Engineering | Survey

701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
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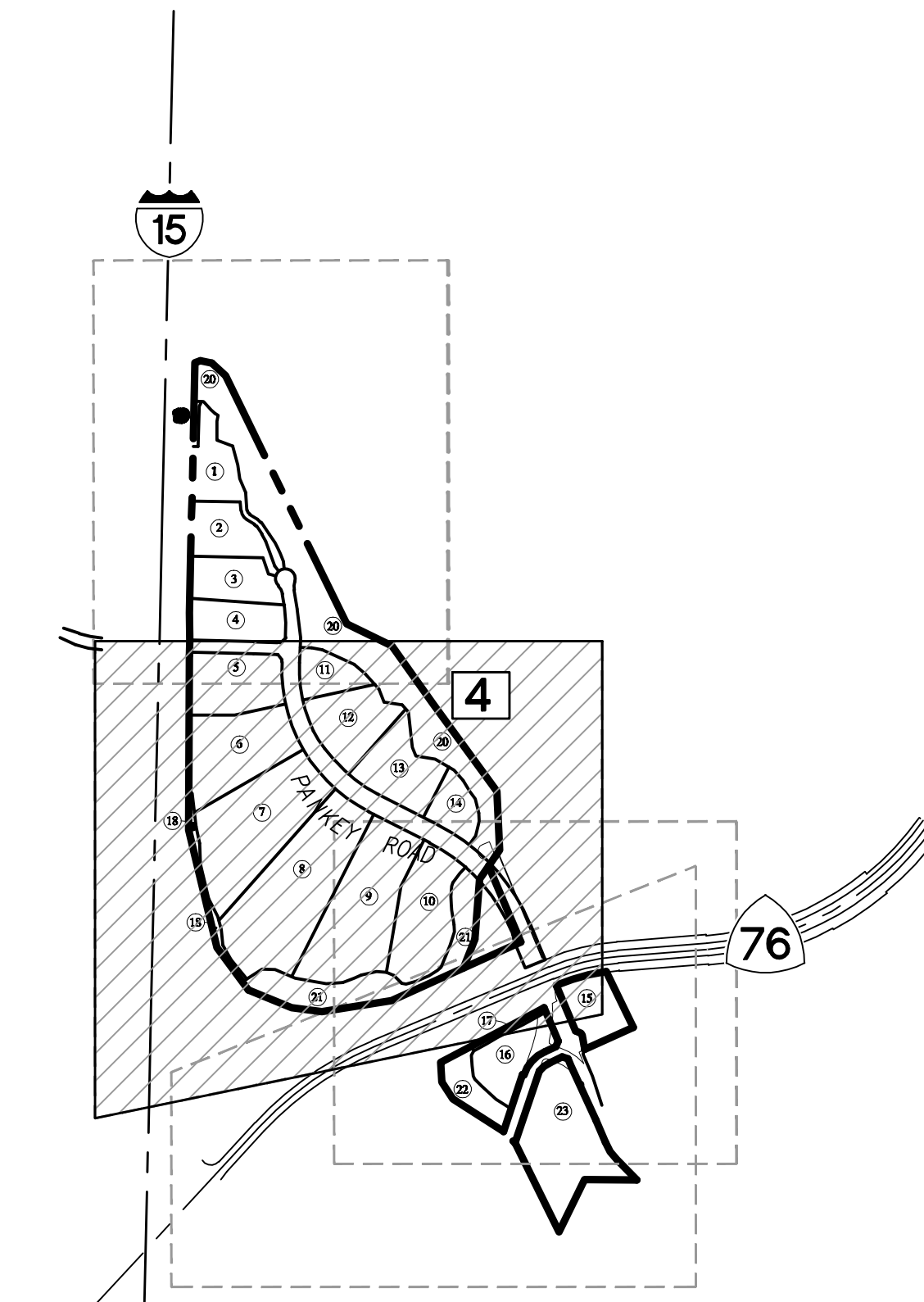
SHEET: 3 OF 6

SEE SHEET 3



EASEMENT DATA BASED ON TITLE REPORT FROM STEWART TITLE OF CALIFORNIA, INC. NO. 56472, DATED JANUARY 11, 2008

- 1 AN EASEMENT FOR ABOVE AND BELOW GROUND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED OCTOBER 14, 1932 IN BOOK 156, PAGE 260 OF OFFICIAL RECORDS. (ITEM NO. 4 OF THE P.R.) TO BE QUITCLAIMED
- 2 AN EASEMENT FOR ABOVE AND BELOW GROUND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED JUNE 28, 1951 IN BOOK 4151, PAGE 490 OF OFFICIAL RECORDS. (ITEM NO. 6 OF THE P.R.) TO BE QUITCLAIMED
- 3 AN EASEMENT FOR THE CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF PIPELINES FOR ANY AND ALL PURPOSES AND INCIDENTAL PURPOSES, IN FAVOR OF RAINBOW MUNICIPAL WATER DISTRICT, RECORDED DECEMBER 18, 1964 AS FILE NO. 229373 & FILE NO. 165591 OF OFFICIAL RECORDS. (ITEM NO. 10 OF THE P.R.) PORTIONS TO BE VACATED AS APPROVED BY RAINBOW MUNICIPAL WATER DISTRICT
- 5 AN EASEMENT FOR ABOVE AND BELOW GROUND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED NOVEMBER 28, 1979 AS FILE NO. 79-50809 OF OFFICIAL RECORDS. (ITEM NO. 21 OF THE P.R.) TO BE QUITCLAIMED
- 10 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT TO THE SAN DIEGO GAS AND ELECTRIC COMPANY, FOR THE PURPOSE OF ACCESS AND UTILITIES, RECORDED NOVEMBER 28, 1972, AS INSTRUMENT/FILE NO. 317575 OF OFFICIAL RECORDS. TO BE QUITCLAIMED
- 11 AN EASEMENT FOR THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES AND EXCAVATION EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT OF WAY GRANTED THEREIN WHERE REQUIRED FOR CONSTRUCTION AND MAINTENANCE, IN FAVOR OF THE STATE OF CALIFORNIA, RECORDED JULY 6, 1973 AS FILE NO. 73-186085 OF OFFICIAL RECORDS. (ITEM NO. 32 OF THE P.R.) TO REMAIN
- 12 AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, IN FAVOR OF SAN LUIS REY MUNICIPAL WATER DISTRICT, RECORDED JULY 28, 1984 AS FILE NO. 84-284007 OF OFFICIAL RECORDS. (ITEM NO. 33 OF THE P.R.) PORTIONS TO BE VACATED AS APPROVED BY SAN LUIS REY MUNICIPAL WATER DISTRICT
- 14 AN EASEMENT FOR FLOWAGE OF WATERS, IN FAVOR OF THE COUNTY OF SAN DIEGO, PER PARCEL MAP NO. 13703, RECORDED FEBRUARY 26, 1985 AS FILE NO. 85-066725 OF OFFICIAL RECORDS. (ITEM NO. 37 OF THE P.R.) TO REMAIN
- 19 AN EASEMENT FOR AERIAL AND UNDERGROUND COMMUNICATION STRUCTURES AND INCIDENTAL PURPOSES, IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED SEPTEMBER 7, 1979 AS FILE NO. 79-375732 OF OFFICIAL RECORDS. (ITEM NO. 21 OF THE P.R.) TO BE VACATED
- 21 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT TO THE SAN DIEGO GAS & ELECTRIC COMPANY, FOR THE PURPOSE OF ACCESS AND UTILITIES, RECORDED JANUARY 2, 1981, AS INSTRUMENT/FILE NO. 81-000445 OF OFFICIAL RECORDS. (ITEM NO. 23 OF THE P.R.) TO BE QUITCLAIMED



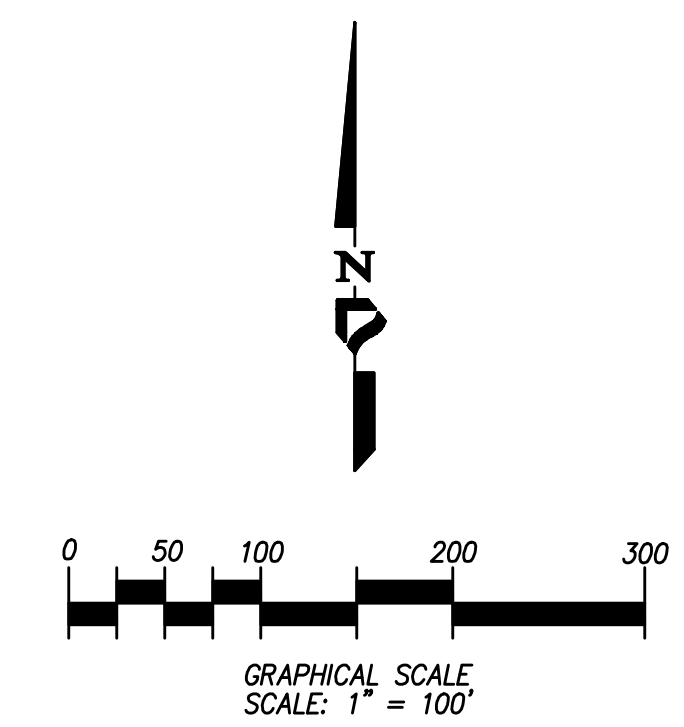
TENTATIVE MAP: TRACT 5424

CAMPUS PARK WEST

SHEET TITLE: LOT LAYOUT

PROJECT DESIGN CONSULTANTS
Planning | Engineering | Survey

701 B Street, Suite 800
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SEE SHEET 5

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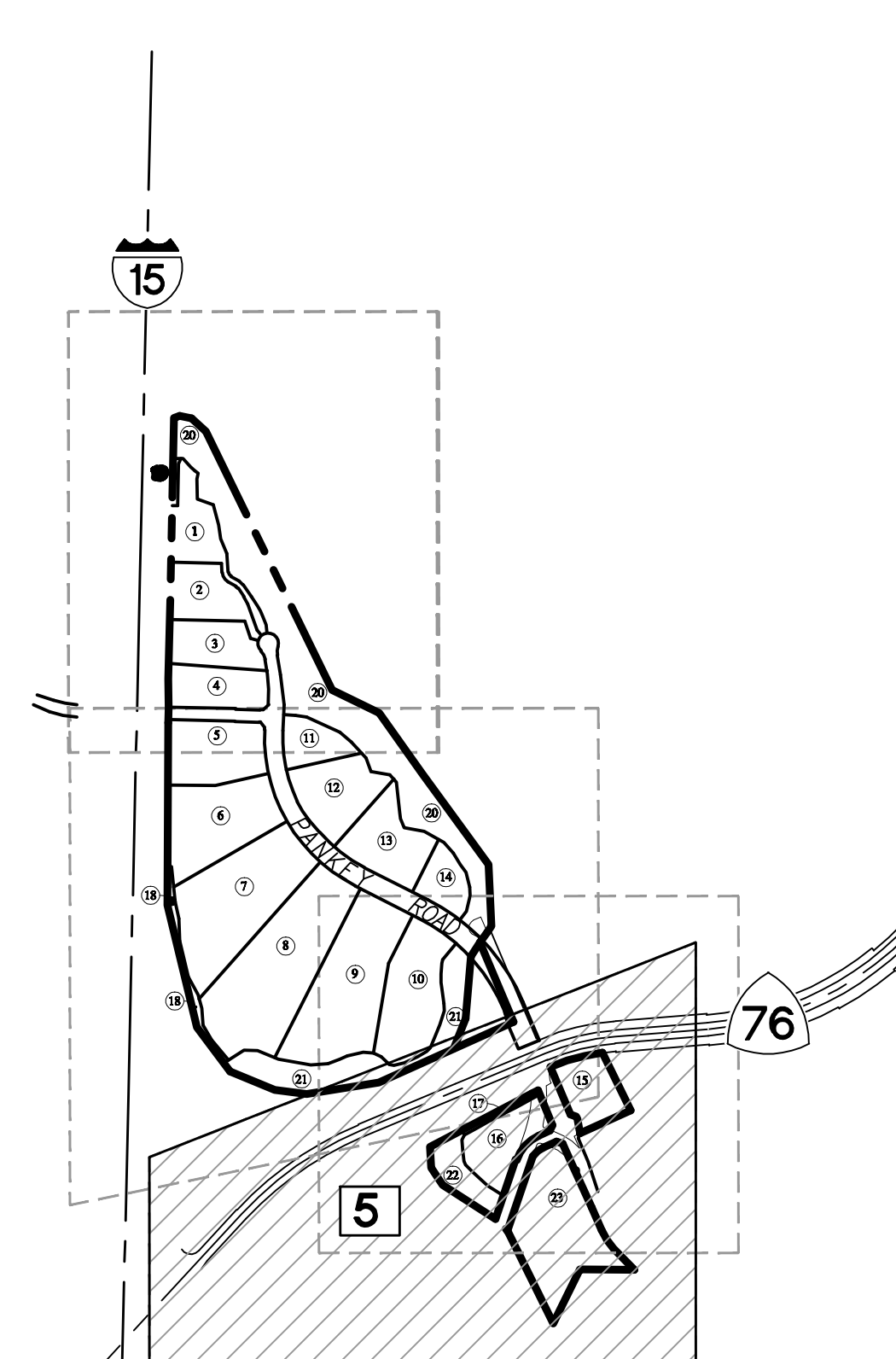
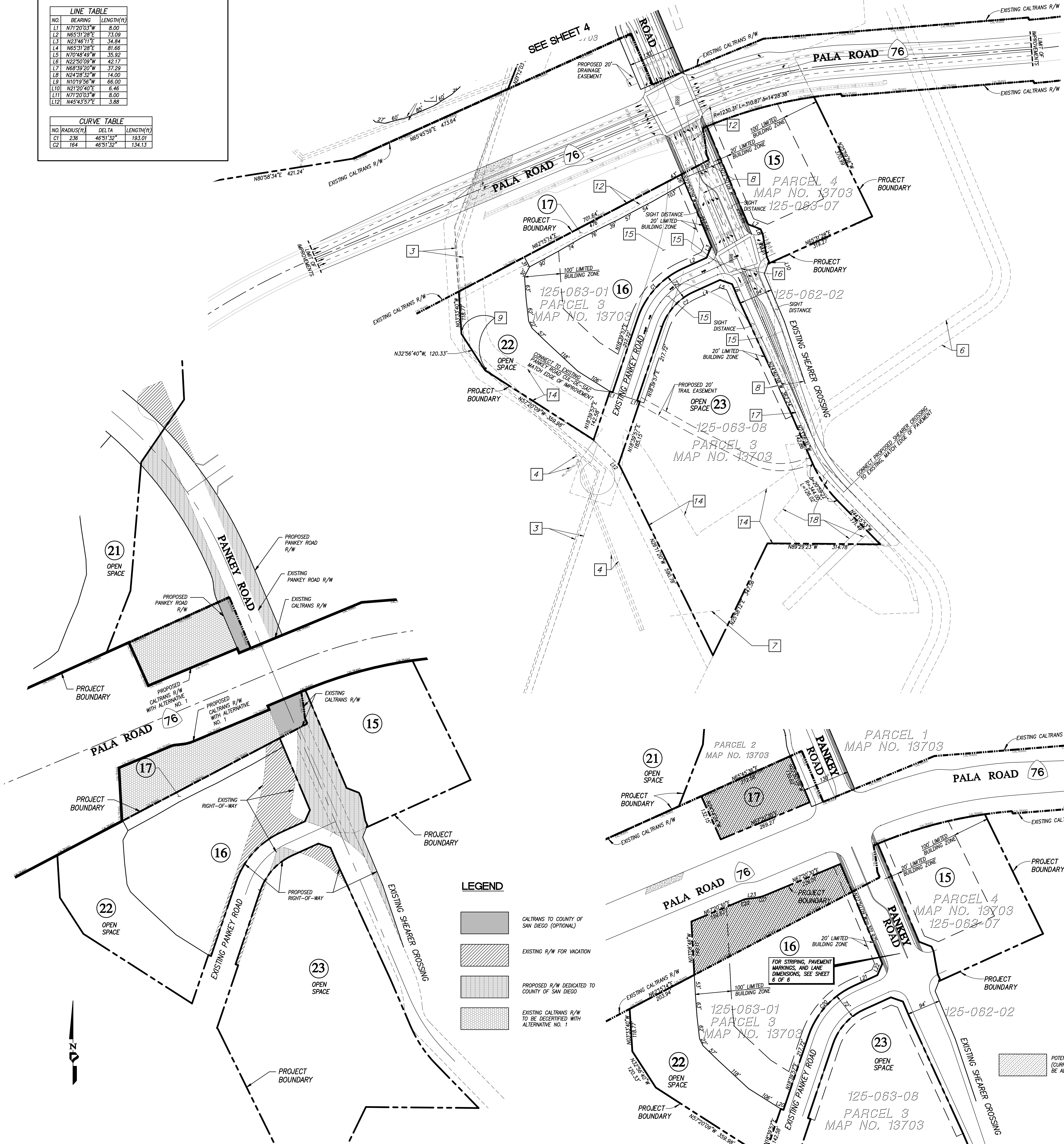
BOUNDARY LINE AND CURVE TABLE

NO.	BEARING	LENGTH (ft)
L1	N71°20'03"W	8.00
L2	N65°31'28"E	73.09
L3	N23°46'11"E	34.84
L4	N63°31'28"E	81.86
L5	N70°48'59"W	33.92
L6	N22°50'09"W	42.17
L7	N68°39'20"W	37.29
L8	N24°28'32"W	14.00
L9	N101°19'58"W	66.00
L10	N21°20'40"E	6.46
L11	N71°20'03"W	8.00
L12	N45°43'57"E	3.88

NO.	RADIUS (ft)	DELTA	LENGTH (ft)
C1	236	46°51'32"	193.01
C2	164	46°51'32"	134.13

EASEMENT DATA BASED ON TITLE REPORT FROM STEWART TITLE OF CALIFORNIA, INC. NO. 56472, DATED JANUARY 11, 2008

- 3 AN EASEMENT FOR THE CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF PIPELINES FOR ANY AND ALL PURPOSES AND INCIDENTAL PURPOSES, IN FAVOR OF RAINBOW MUNICIPAL WATER DISTRICT, RECORDED DECEMBER 18, 1984 AS FILE NO. 229373 & FILE NO. 163591 OF OFFICIAL RECORDS. (ITEM NO. 10 OF THE P.R.) PORTIONS TO BE VACATED AS APPROVED BY RAINBOW MUNICIPAL WATER DISTRICT TO REMAIN
- 4 AN EASEMENT FOR ABOVE AND BELOW GROUND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED AUGUST 15, 1978 AS FILE NO. 78-34682 OF OFFICIAL RECORDS. (ITEM NO. 16 OF THE P.R.) TO REMAIN
- 6 AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES AND EXCAVATION EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT OF WAY WHERE REQUIRED FOR CONSTRUCTION AND MAINTENANCE, IN FAVOR OF THE COUNTY OF SAN DIEGO, RECORDED AUGUST 21, 1940 IN BOOK 1047, PAGE 495 OF OFFICIAL RECORDS. (ITEM NO. 27 OF THE P.R.) TO REMAIN
- 7 AN EASEMENT FOR ACCESS, UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED APRIL 27, 1950 IN BOOK 3599, PAGE 318 OF OFFICIAL RECORDS. (ITEM NO. 28 OF THE P.R.) TO REMAIN
- 8 AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES AND EXCAVATION EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT OF WAY WHERE REQUIRED FOR CONSTRUCTION AND MAINTENANCE, IN FAVOR OF THE COUNTY OF SAN DIEGO, RECORDED NOVEMBER 29, 1950 IN BOOK 3879, PAGE 278 OF OFFICIAL RECORDS. (ITEM NO. 29 OF THE P.R.) PORTION TO BE VACATED
- 9 AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF RAINBOW MUNICIPAL WATER DISTRICT, RECORDED SEPTEMBER 11, 1984 AS FILE NO. 163591 OF OFFICIAL RECORDS. AN INSTRUMENT RECORDED DECEMBER 13, 1977 AS FILE NO. 77-322767 OF OFFICIAL RECORDS, PURPORTS TO MODIFY THE TERMS OF SAID EASEMENT. (ITEM NO. 30 OF THE P.R.) TO REMAIN
- 12 AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, IN FAVOR OF SAN LUIS REY MUNICIPAL WATER DISTRICT, RECORDED JULY 26, 1984 AS FILE NO. 84-284007 OF OFFICIAL RECORDS. (ITEM NO. 33 OF THE P.R.) PORTIONS TO BE VACATED AS APPROVED BY SAN LUIS REY MUNICIPAL WATER DISTRICT TO REMAIN
- 14 AN EASEMENT FOR FLOWAGE OF WATERS, IN FAVOR OF THE COUNTY OF SAN DIEGO, PER PARCEL MAP NO. 13703, RECORDED FEBRUARY 28, 1985 AS FILE NO. 85-066725 OF OFFICIAL RECORDS. (ITEM NO. 37 OF THE P.R.) TO REMAIN
- 15 AN EASEMENT FOR PUBLIC ROADWAY PURPOSES TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT OF WAY, IN FAVOR OF THE COUNTY OF SAN DIEGO, DEDICATED AND REJECTED PER PARCEL MAP NO. 13703, RECORDED FEBRUARY 28, 1985 AS FILE NO. 85-066725 OF OFFICIAL RECORDS. (ITEM NO. 38 OF THE P.R.) PORTIONS TO BE VACATED
- 16 AN EASEMENT FOR PRIVATE ROAD PURPOSES AND, IN FAVOR OF PANKY RANCH, RECORDED JUNE 3, 1985 AS FILE NO. 85-195464 OF OFFICIAL RECORDS. (ITEM NO. 41 OF THE P.R.) TO BE VACATED
- 17 AN EASEMENT FOR ACCESS, UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED JANUARY 22, 1990 AS FILE NO. 90-035569 OF OFFICIAL RECORDS. (ITEM NO. 42 OF THE P.R.) TO REMAIN
- 18 AN EASEMENT FOR EXCAVATION AND EMBANKMENT SLOPES AND DRAINAGE STRUCTURES FOR A PUBLIC HIGHWAY AND OPEN SPACE EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT AND INCIDENTAL PURPOSES, CONSOLIDATED BY FINAL DECREE, IN FAVOR OF THE COUNTY OF SAN DIEGO, CASE NO. 722085-1, RECORDED JUNE 22, 1999 AS FILE NO. 99-0435964 OF OFFICIAL RECORDS. (ITEM NO. 43 OF THE P.R.) TO REMAIN



KEY MAP
NOT TO SCALE

LEGEND

- CALTRANS TO COUNTY OF SAN DIEGO (OPTIONAL)
- EXISTING R/W FOR VACATION
- PROPOSED R/W DEDICATED TO COUNTY OF SAN DIEGO
- EXISTING CALTRANS R/W TO BE DECEITIFIED WITH ALTERNATIVE NO. 1

BOUNDARY LINE AND CURVE TABLE ALTERNATIVE NO. 1

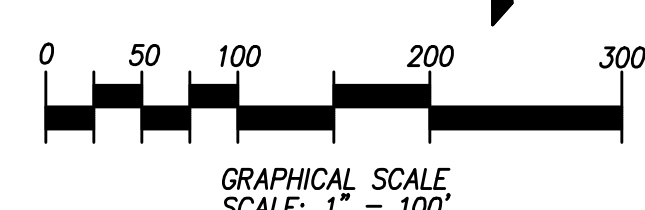
NO.	BEARING	LENGTH (ft)
L20	N71°20'03"W	8.00
L21	N65°31'28"E	73.09
L22	N23°46'11"E	34.84
L23	N63°31'28"E	81.86

NO.	RADIUS (ft)	DELTA	LENGTH (ft)
C20	236	46°51'32"	193.01
C21	110.76	16°24'33"	31.72
C22	22.76	16°24'33"	6.52

LOT AREA TABLE - ALTERNATIVE NO. 1

GENERAL COMMERCIAL				
LOT NUMBER	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
16	214,346	4.92	211,307	4.85
17	36,808	0.85	33,336	0.77

POTENTIAL ACREAGE (CURRENTLY CALTRANS) TO BE ADDED AT A LATER DATE



STREET VACATION AND DEDICATION
SCALE: 1" = 100'

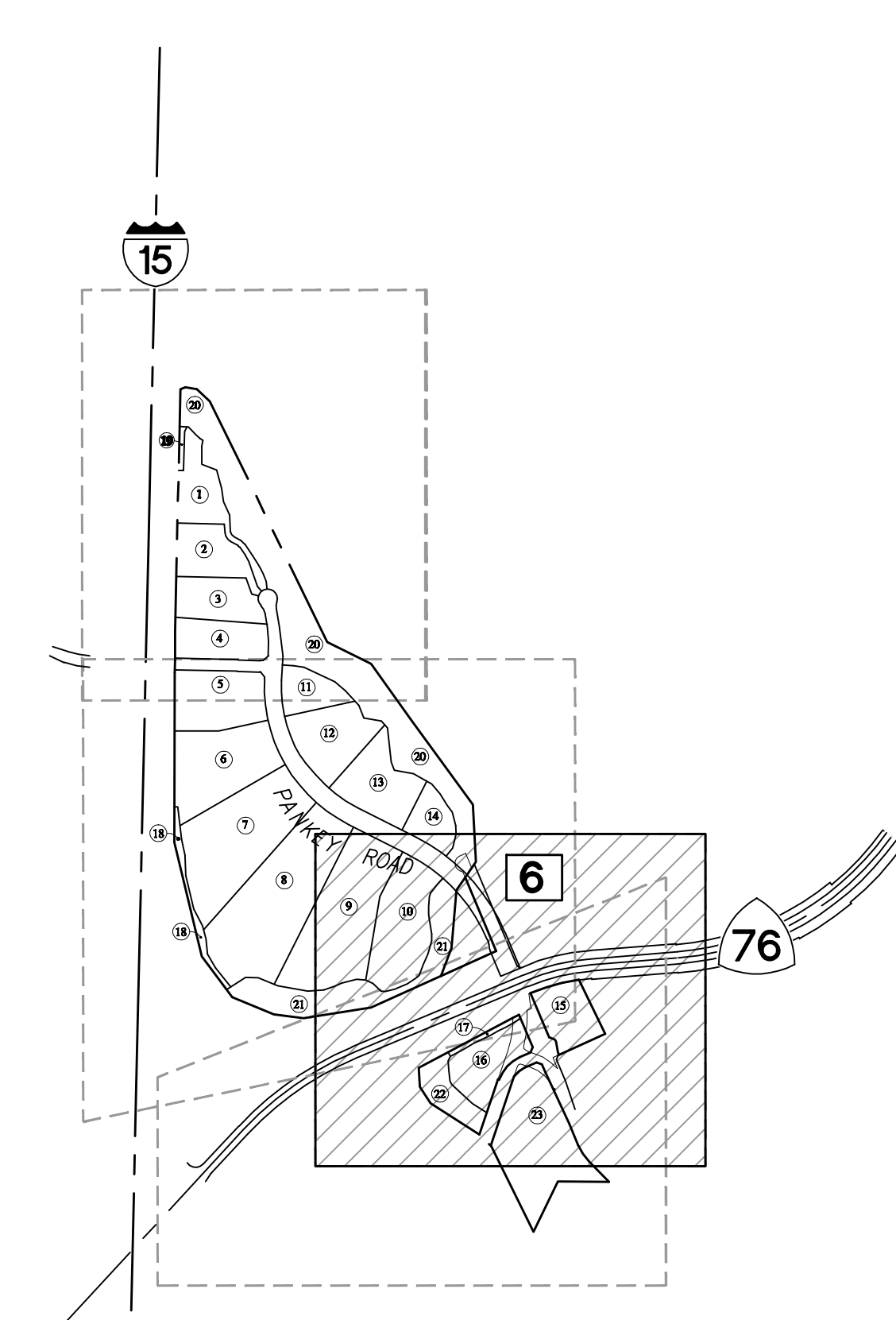
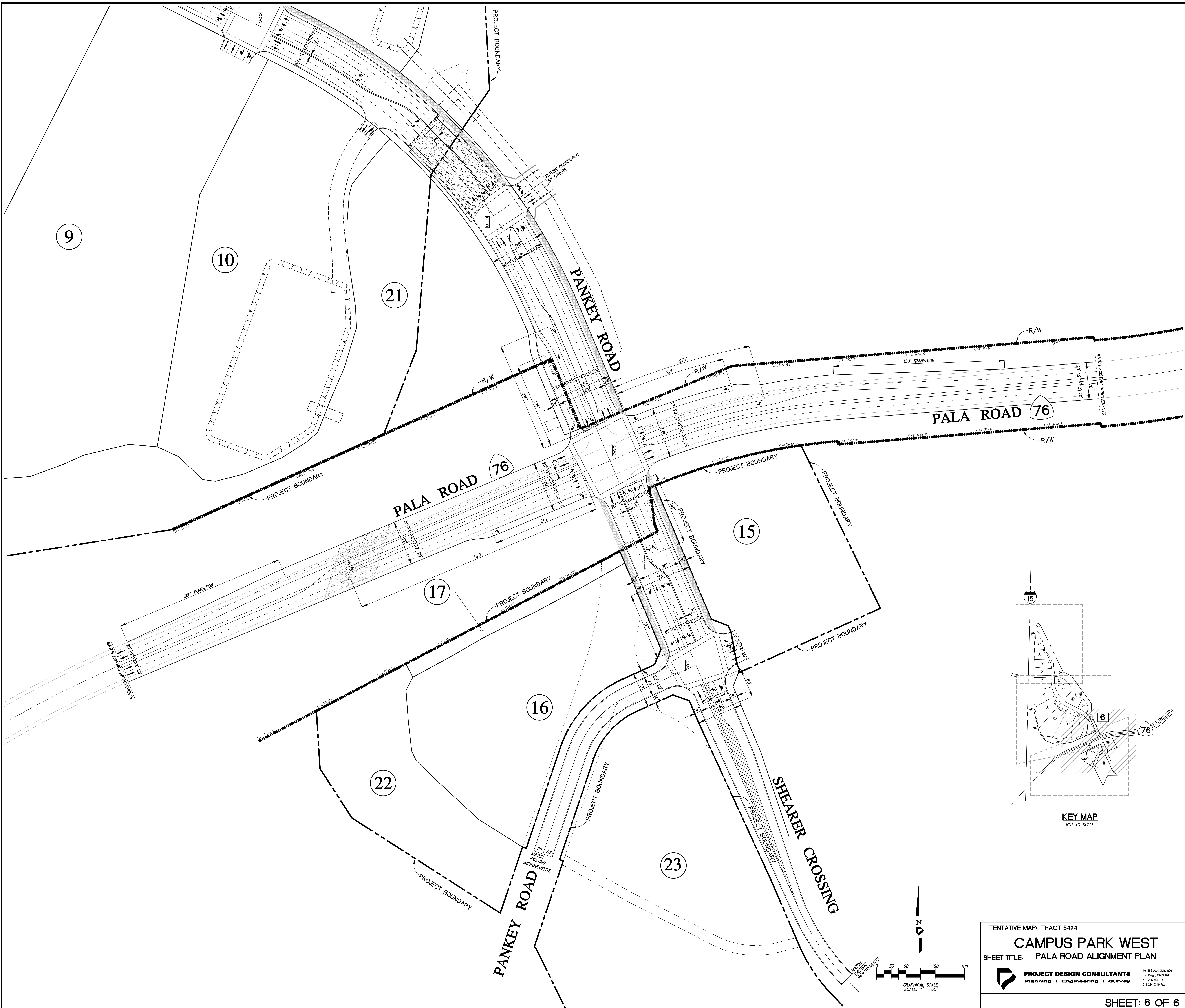
ALTERNATIVE NO. 1
SCALE: 1" = 100'

TENTATIVE MAP: TRACT 5424
CAMPUS PARK WEST
SHEET TITLE: EASEMENT AND RIGHT-OF-WAY

PROJECT DESIGN CONSULTANTS
Planning | Engineering | Survey

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TENTATIVE MAP: TRACT 5424

CAMPUS PARK WEST

SHEET TITLE: PALA ROAD ALIGNMENT PLAN

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SHEET: 6 OF 6