

TENTATIVE MAP FOR:  
 COUNTY OF SAN DIEGO TRACT NO. \_\_\_\_\_  
 "DEL DIOS RANCH"



**BENCHMARK:**

THE BENCH MARK USED FOR THIS SURVEY IS THE FOUND STAKEHOLE THE CORNER 1030-1031-148 ON TOP OF THE REMAINS OF A CONCRETE CURBWAY LOCATED 1.11 METERS SOUTHWEST OF INTERSECTION AND 11.11 METERS NORTH OF C.S. OF 201, 2002 1420000, PUBLISHED IN THE COUNTY OF SAN DIEGO VERTICAL CONTROL BOOK ELEVATION: 148.277' (EASTING)

**BASIS OF BEARING:**

THE BASIS OF BEARING FOR THIS SURVEY IS THE SAN DIEGO COUNTY REAL TIME NETWORK USING CALIFORNIA COORDINATE SYSTEM 83, ZONE 8, NAD 83, EPOCH 2011.01. ALL DISTANCES ARE REFERENCED TO A LINE BETWEEN CONTIGUOUS OPERATING REFERENCE STATION CORNER POINTS 2 1030-1031-148 AND MONUMENT FROM CORNER POINT MONUMENT NORTH 121.731' EAST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NAD83) RESPECTIVELY AND MEETS ALL THE REQUIREMENTS OF THE CALIFORNIA PUBLIC RESOURCES CODE.

**LAND DIVISION STATEMENT OWNER'S CERTIFICATE**

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

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF RANCHO SAN FELIX IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1: (APN 265-380-02)**  
 PARCELS 4 OF CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 6, 2013 AS FILE NO. 2013-088003 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 SOUTHWEST PORTION OF LOTS 2 AND 3 AND OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

**PARCEL 2: (APN 265-380-10 AND 11)**  
 SOUTHWEST PORTION OF THE SOUTHWEST QUARTER OF SECTION 15 AND LOT 1 IN SECTION 22, ALL BEING IN TOWNSHIP 13 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

**PARCEL 3: (APN 265-380-07)**  
 EXCEPT THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF SAN DIEGO IN 2002 RECORDED 2007 22, 1907 IN BOOK 8674, PAGE 484 OF OFFICIAL RECORDS.

**PARCEL 4A: (APN 265-380-06)**  
 PARCELS 8 OF CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 6, 2013 AS FILE NO. 2013-088003 OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 SOUTHWEST PORTION OF LOTS 2 AND 3 AND OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

**PARCEL 4B: (APN 265-380-12)**  
 THOSE PORTIONS OF LOTS 2 AND 3 AND OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY.

**PARCEL 5: (APN 265-380-03)**  
 PARCELS 9 OF CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 6, 2013 AS FILE NO. 2013-088003 OFFICIAL RECORDS.

**PARCEL 6: (APN 265-380-01)**  
 ALL THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

**PARCEL 7: (APN 265-380-01)**  
 ALL THAT PORTION OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

**PARCEL 8: (APN 265-380-08 AND 09)**  
 SOUTHWEST PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15 AND LOT 1 IN SECTION 22, ALL BEING IN TOWNSHIP 13 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

**ENGINEER OF WORK:**

MICHAEL D. WOLFE P.E.  
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 SOLANA BEACH, CA 92075  
 PHONE: (949) 340-1149  
 FAX: (949) 340-1151



SDC PUS RCVD 6-28-18  
 TMS630  
 AD18-015



**NOTES:**

- TOTAL SITE AREA: 162.48 ACRES
- TAX MAP AREA: 31063
- ZONING: RR (RURAL RESIDENTIAL)
- GENERAL PLAN DESIGNATION: 04-2 (02M-RURAL RESIDENTIAL)
- COMMUNITY PLAN: SAN DIEGO
- SPECIAL ASSESSMENT ACT STATEMENT: N/A
- PAVE LAND DESIGNATION STATEMENT: THE DEVELOPER INTENDS TO PAVE THE ACQUIRED PAVED FEES IN SUEP OF DESIGNATION
- STREET LIGHTS TO BE INSTALLED ACCORDING TO COUNTY STANDARDS
- SUEP ACCEPT STATEMENT: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/UNIT INSTALLED BY THIS SUBDIVISION
- ALL INTERNAL STREETS WILL BE PRIVATE RESIDENTIAL STREETS
- GRADING AND IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH COUNTY STANDARDS
- NO BUILDING SITES SHOWN ON THIS MAP ARE SUBJECT TO 100 YEAR FLOOD HAZARD

**PROJECT ADDRESS:**

NORTH AND EAST OF INTERSECTION OF DEL DIOS HIGHWAY AND 68A QUINCE CANYON INTERSECTION

**ASSESSOR'S PARCEL NUMBERS**

265-380-01, 265-380-02 THRU 265-380-12, 265-380-13, 265-380-14, 265-380-15, 265-380-16, 265-380-17 THRU 265-380-18

**TOPOGRAPHY SOURCE:**

SAN-DIEGO COUNTY SURVEYS  
 WITH VERTICAL DATUM  
 SAN DIEGO, CA 92123-1987  
 PHONE: (619) 584-1004  
 JOB NO. 10086  
 DATE: 11-29-2005

**DISTRICTS:**

SCHOOL: SOLANA BEACH ELEMENTARY SCHOOL, DISTRICT 20  
 WATER: SOLANA BEACH REGIONAL WATER DISTRICT (SABWD)  
 FIRE: RANCHO SAN FELIX FIRE PROTECTION DISTRICT (RFPD)  
 NATURAL GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC (SDG&E)  
 STREET LIGHTING: N/A  
 SCHOOLS: SOLANA BEACH ELEMENTARY SCHOOL, DISTRICT 20  
 SAN DIEGO UNION HIGH SCHOOL DISTRICT

**SHEET INDEX:**

SHEET 1 - TITLE SHEET, KEY MAP  
 SHEET 2 - STREET LAYOUTS & UTILITIES  
 SHEET 3 - TENTATIVE MAP ALTERNATIVE "A"  
 SHEET 4 - TENTATIVE MAP ALTERNATIVE "B"  
 SHEET 5 - TENTATIVE MAP ALTERNATIVE "C"  
 SHEET 6 - TENTATIVE MAP ALTERNATIVE "D"

TENTATIVE MAP FOR:  
 COUNTY OF SAN DIEGO TRACT NO. XXXXXXXX  
 LOG. NO. XX-XX-XXX "DEL DIOS RANCH"  
 TITLE SHEET, KEY MAP SHEET 1 OF 6

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KEY MAP



**KEY MAP LEGEND**

ITEM	SYMBOL
SUBDIVISION BOUNDARY	---
PROT. RIGHT OF WAY	---
EXIST. RIGHT OF WAY	---
PROT. LOT LINE	---
EXIST. LOT LINE	---
EXIST. EASEMENT	---
PROT. EASEMENT	---
LOT NUMBER	○
EASEMENT	○
OPEN SPACE	○
OPEN SPACE BMP	○
SHEET BMT	⊗
SHEET NUMBER ALTERNATIVE "X"	⊗
SHEET NUMBER ALTERNATIVE "Y"	⊗

**ZONE BOX**

USE REQUIRMENT	SYMBOL	REF.
OFFICE BUILDING	○	1
COMM. BUILDING	○	2
INDUSTRIAL	○	3
RETAIL	○	4
RECREATION	○	5
RESIDENTIAL	○	6
AGRICULTURE	○	7
MINERAL EXPLORATION	○	8
PLAZA AREA	○	9
UNDEVELOPED	○	10
UTILITY	○	11
OPEN SPACE	○	12
OPEN SPACE BMP	○	13
OPEN SPACE BMP	○	14
OPEN SPACE BMP	○	15
OPEN SPACE BMP	○	16
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