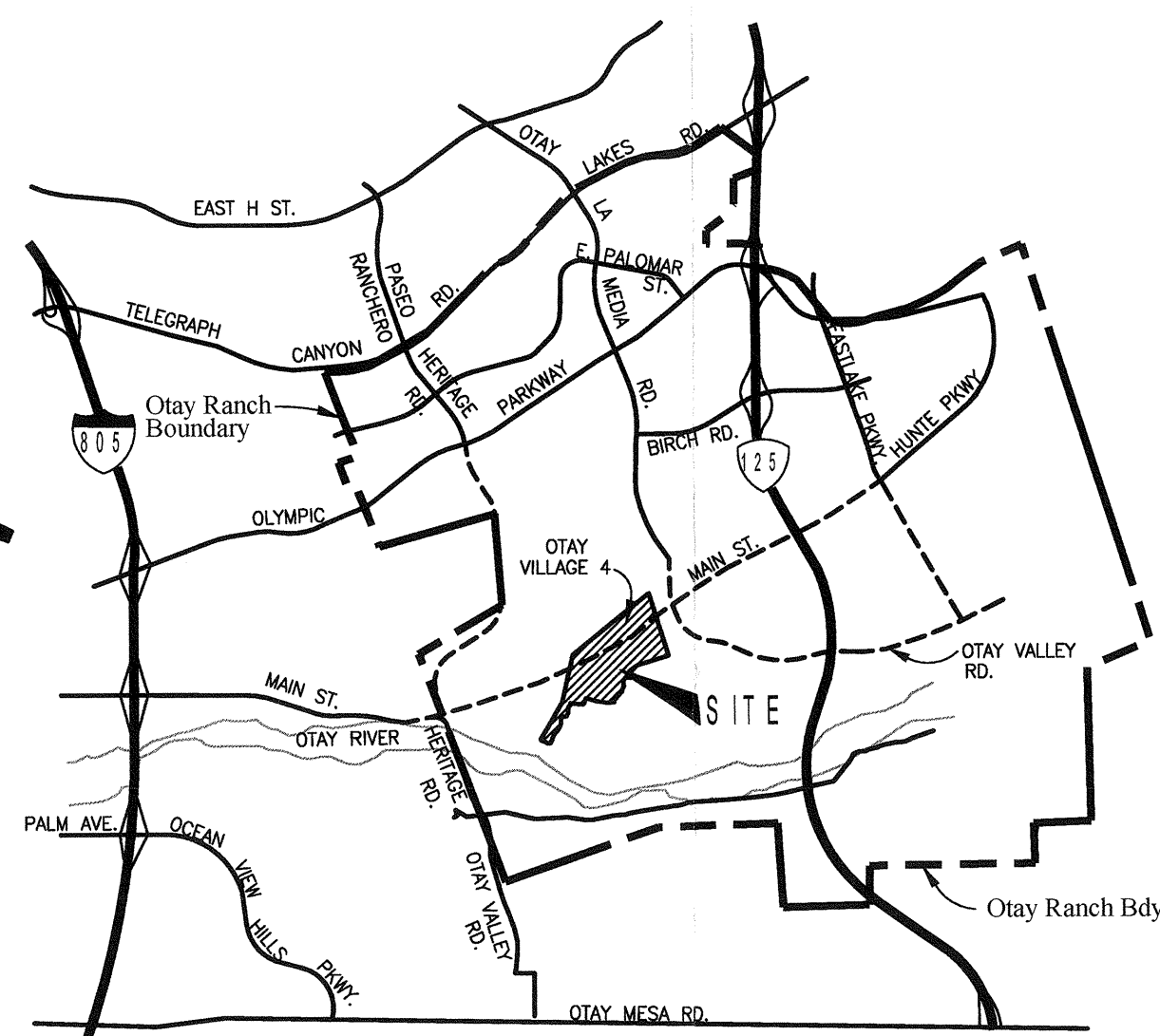


# TENTATIVE MAP C.V.T. # 15-03

## OTAY RANCH PORTION OF VILLAGE 4

City Of Chula Vista, California

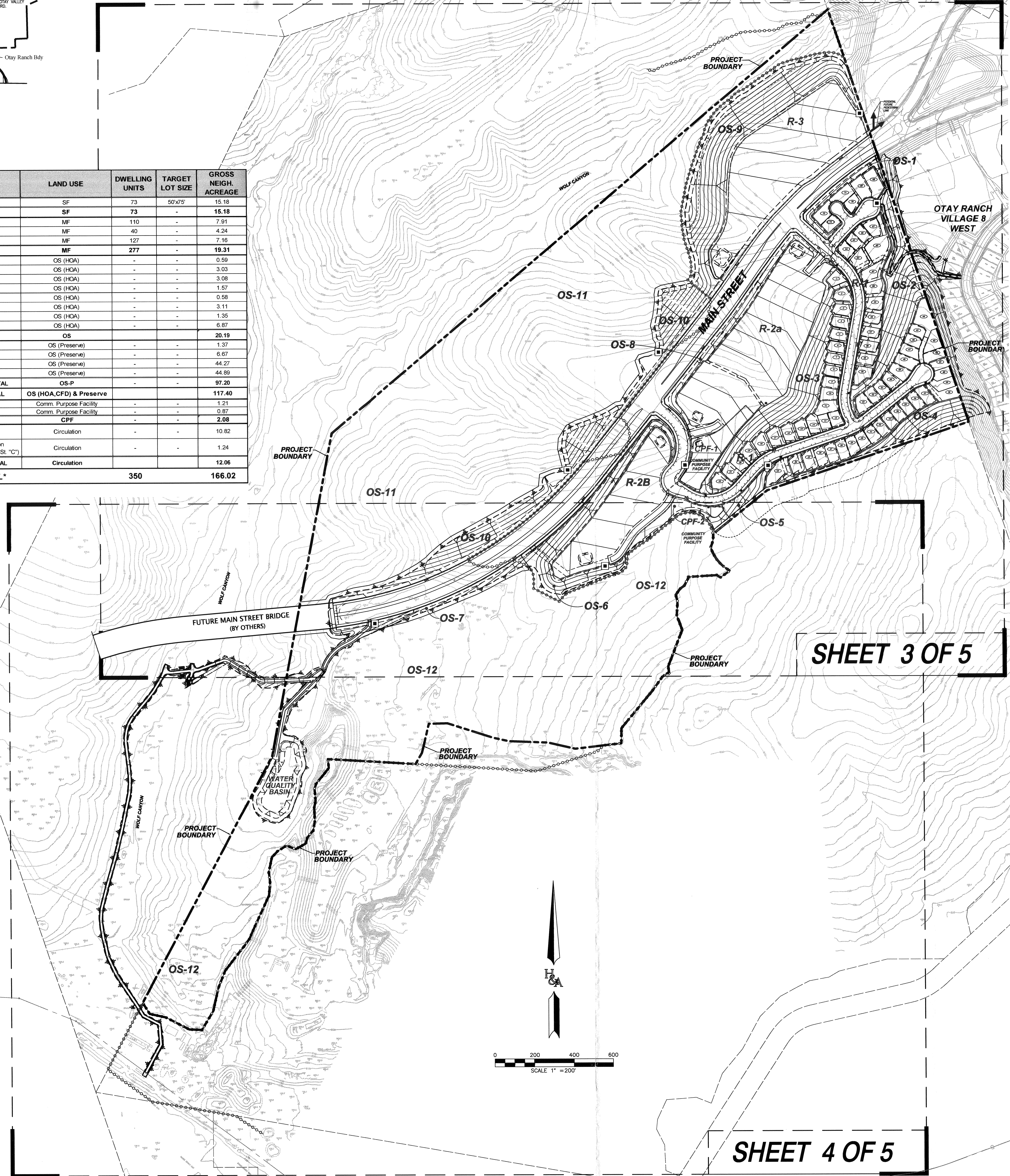


VICINITY MAP  
NOT TO SCALE

PROJECT SUMMARY TABLES

NEIGHBORHOOD R-1	LOT #	LOT AREA
	1	7,718
	2	7,744
	3	6,541
	4	5,962
	5	5,662
	6	5,574
	7	5,685
	8	5,216
	9	5,026
	10	5,632
	11	6,988
	12	5,295
	13	4,707
	14	6,135
	15	6,021
	16	6,725
	17	7,342
	18	7,189
	19	6,660
	20	6,142
	21	6,011
	22	8,041
	23	13,152
	24	7,087
	25	6,673
	26	6,161
	27	6,183
	28	5,945
	29	5,737
	30	5,506
	31	5,557
	32	5,499
	33	5,260
	34	5,114
	35	5,222
	36	5,684
	37	6,114
	38	8,362
	39	6,315
	40	4,891
	41	4,775
	42	5,739
	43	6,928
	44	12,365
	45	4,406
	46	4,561
	47	5,349
	48	6,681
	49	6,571
	50	5,816
	51	4,939
	52	4,758
	53	6,569
	54	7,180
	55	6,765
	56	6,998
	57	7,128
	58	6,916
	59	7,425
	60	8,712
	61	11,519
	62	15,764
	63	9,387
	64	6,299
	65	5,359
	66	5,931
	67	6,594
	68	8,790
	69	7,939
	70	6,271
	71	6,794
	72	6,193
	73	5,093
RES. SUBTOTAL SF		484,982
RES. SUBTOTAL AC		11.13
MAX		15,764
MIN		4,406
RES. AVG LOT SIZE		6,644
CIRCULATION SF		176,161
CIRCULATION AC		4.04
TOTAL SF		661,143
TOTAL AC		15.18

NEIGHBORHOOD	LAND USE	DWELLING UNITS	TARGET LOT SIZE	GROSS NEIGH. ACREAGE
R-1	SF	73	50'x75'	15.18
SF SUBTOTAL	SF	73	-	15.18
R-2A	MF	110	-	7.91
R-2B	MF	40	-	4.24
R-3	MF	127	-	7.16
MF SUBTOTAL	MF	277	-	19.31
OS-1	OS (HOA)	-	-	0.59
OS-2	OS (HOA)	-	-	3.03
OS-3	OS (HOA)	-	-	3.08
OS-4	OS (HOA)	-	-	1.57
OS-5	OS (HOA)	-	-	0.58
OS-6	OS (HOA)	-	-	3.11
OS-8	OS (HOA)	-	-	1.35
OS-9	OS (HOA)	-	-	6.87
OS SUBTOTAL	OS	-	-	20.19
OS-7	OS (Preserve)	-	-	1.37
OS-10	OS (Preserve)	-	-	6.07
OS-11	OS (Preserve)	-	-	44.27
OS-12	OS (Preserve)	-	-	44.86
OS PRESERVE SUBTOTAL	OS-P	-	-	97.20
TOTAL OS SUBTOTAL	OS (HOA/CFD) & Preserve	-	-	117.40
CPF-1	Comm. Purpose Facility	-	-	1.21
CPF-2	Comm. Purpose Facility	-	-	0.87
CPF SUBTOTAL	CPF	-	-	2.08
External Streets (Main St.)	-	-	-	10.82
Internal Backbone Circulation (Only Por. of St. "B" & All of St. "C")	Circulation	-	-	1.24
CIRCULATION SUBTOTAL	Circulation	-	-	12.06
OVERALL TOTAL*		350		166.02



SHEET 3 OF 5

SHEET 4 OF 5

KEY MAP  
SCALE: 1"=200'

CONDOMINIUM NOTE

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE PLANNING NEIGHBORHOOD INCLUDED WITHIN THE CONDOMINIUM PROJECTS DESIGNATION IS R-2A, R-2B and R-3, FOR A MAXIMUM NUMBER OF 277 DWELLING UNITS.

LOTING NOTES

- CONSECUTIVE NUMBERING OR LABELING OF NEIGHBORHOODS IS NOT INTENDED TO INDICATE ORDER OF DEVELOPMENT. THE TIMING OF REQUIRED INFRASTRUCTURE ELEMENTS (ST'S, SEWER, WATER, STORM DRAIN, PUBLIC OPEN SPACE, ETC.) WILL BE ESTABLISHED BY THE DEVELOPER WITH THE CONCURRENCE OF THE CITY ENGINEER.
- DELINEATION OF NEIGHBORHOOD BOUNDARIES IS NOT INTENDED TO BE EXACT. FURTHER REFINEMENT WILL BE ESTABLISHED WITH THE FINAL MAPS.
- OPEN SPACE LOTS AND HOMEOWNERS MAINTENANCE LOTS SHOWN ON THE TENTATIVE MAP MAY BE SUBDIVIDED INTO ADDITIONAL LOTS TO CORRESPOND WITH PHASING AND LOGICAL EXTENSION OF ELECTRIC AND IRRIGATION SYSTEMS.

WAIVER REQUEST

- DESIGN WAIVER REQUEST FOR MAIN STREET FROM SIX-LANE PRIME ARTERIAL STANDARDS TO ALLOW FOR A REDUCED TRAVEL LANE WIDTH DOWN TO ELEVEN FEET AND REDUCED RIGHT-OF-WAY DOWN TO 124 FEET.
- DESIGN WAIVER REQUEST TO ALLOW TYPICAL LOT DRAINAGE TO BE REDUCED FROM 0.8% AWAY FROM HOUSE (PER BLDG. CODE 1803) TO 2% AWAY FROM HOUSE. ALLOW LOT DRAINAGE SWALE GRADE TO BE REDUCED FROM 2% TO 1%.
- DESIGN WAIVER REQUEST FOR INTERSECTIONS THAT ARE WITHIN HORIZONTAL CURVES OR WITHIN 100-FOOT TANGENTS OF HORIZONTAL CURVES.
- DESIGN WAIVER REQUEST FOR PARKWAY RESIDENTIAL STREET TO ALLOW STREET PARKING ON ONE SIDE.

PUBLIC UTILITIES

- SEWER: CITY OF CHULA VISTA
- WATER: OTAY WATER DISTRICT
- STORM DRAIN: CITY OF CHULA VISTA
- GAS AND ELECTRIC: SDG&E
- POLICE & FIRE: CITY OF CHULA VISTA
- SCHOOLS: CHULA VISTA ELEMENTARY SCHOOL DISTRICT, SWEETWATER UNION HIGH SCHOOL DISTRICT

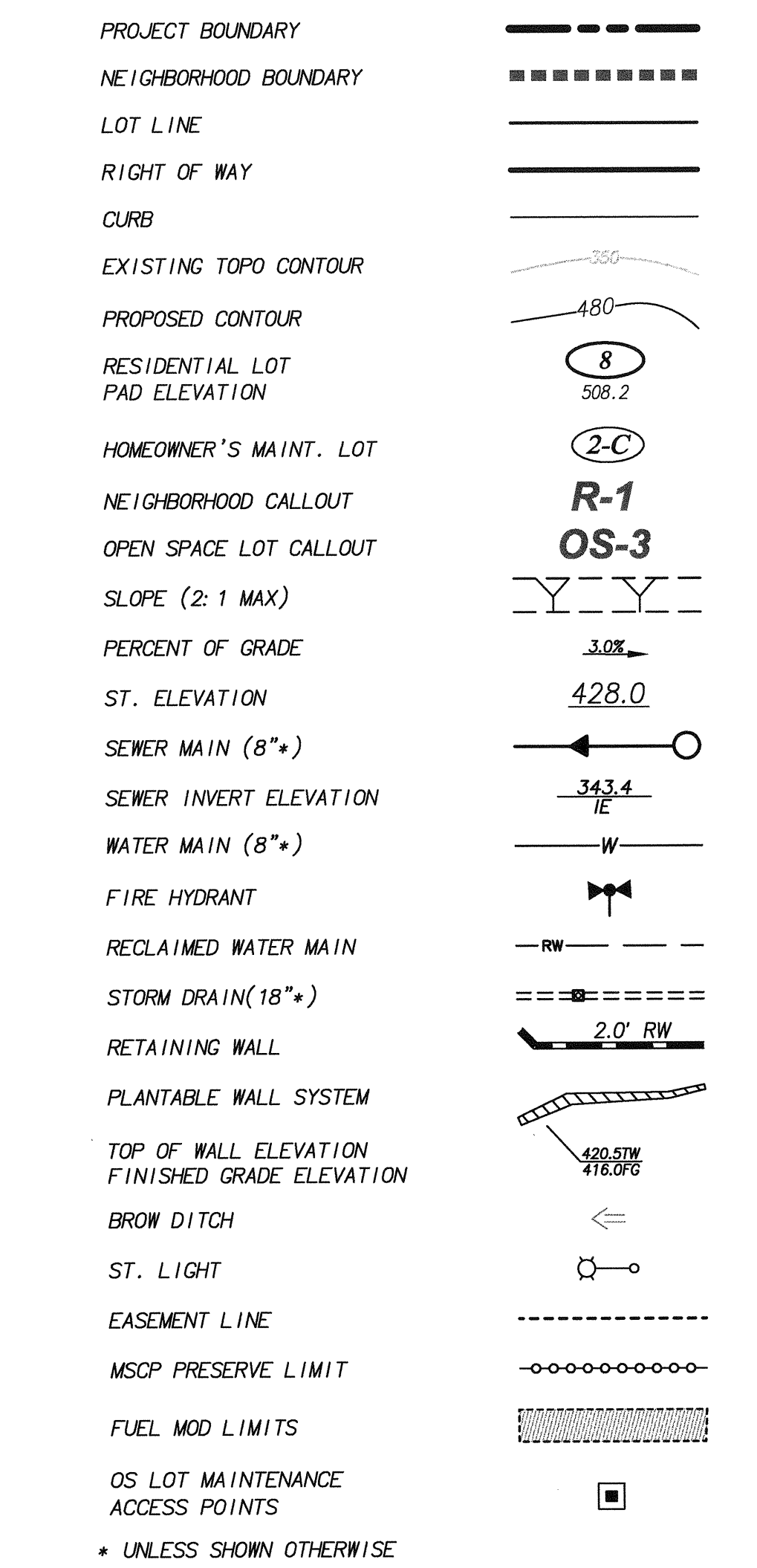
LEGAL DESCRIPTION

PARCEL A: APN 644-060-24  
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
THAT CERTAIN PARCEL OF LAND SHOWN AS "REMAINDER" PARCEL ON PARCEL MAP NO. 210221, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DECEMBER 28, 2012.

EASEMENT & ENCUMBRANCE NOTES

SEE SHEET 5

LEGEND



SHEET INDEX

- SHEET 1 - TITLE SHEET
- SHEET 2 - ST. SECTIONS / DETAILS
- SHEET 3 - PROJECT DESIGN
- SHEET 4 - PROJECT DESIGN
- SHEET 5 - PROJECT DESIGN

GENERAL NOTES

- GROSS PROJECT SITE AREA EXISTING: 166.02 ACRES
- TOTAL NUMBER OF LOTS: 90  
SINGLE-FAMILY RESIDENTIAL: 73 LOTS (LOT 1-73 W/IN NEIGHBORHOOD R-1)  
MULTI-FAMILY RESIDENTIAL: 3 LOTS (LOTS R2A, R2B & R3)  
MASTER OPEN SPACE: 8 LOTS (OS 1-6 & 8)  
OPEN SPACE PRESERVE: 4 LOTS (OS 7,10,11,12)  
COMMUNITY PURPOSE FACILITY: 2 LOTS (CPF-1 & CPF-2)
- TOTAL NUMBER OF UNITS PROPOSED: 350 UNITS  
SF RESIDENTIAL: 277 UNITS  
MF RESIDENTIAL: 277 UNITS
- MAXIMUM NUMBER UNITS ALLOWED: 350
- ASSESSOR'S PARCEL NUMBERS: 644-060-24
- GENERAL PLAN DESIGNATION:  
EXISTING: LOW MEDIUM DENSITY RESIDENTIAL (LM), OPEN SPACE (OS), OPEN SPACE PRESERVE (OP) AND PARK (P), ALL PER OTAY RANCH GCP FOR VILLAGE 4.  
PROPOSED: LOW MEDIUM DENSITY RESIDENTIAL (LM), MEDIUM HIGH DENSITY RESIDENTIAL (MH), HIGH DENSITY RESIDENTIAL (HD), OPEN SPACE (OS) AND OPEN SPACE PRESERVE (OP)
- ZONING: EXISTING: PLANNED COMMUNITY ZONE (PC)  
PROPOSED: SEE VILLAGE 4 SPA PC DISTRICT REGULATIONS
- PRESENT LAND USE: VACANT  
PROPOSED LAND USE: SEE ABOVE LOT SUMMARY FOR PROPOSED LAND USES

GENERAL DESIGN NOTES

- WATER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE OTAY WATER DISTRICT AND SHALL BE MAINTAINED AND OPERATED BY THE DISTRICT.
- SPECIFIC METHODS OF HANDLING STORM WATER ARE SUBJECT TO DETAILED APPROVAL BY THE DEVELOPMENT SERVICES DEPARTMENT AT THE TIME OF SUBMISSION OF IMPROVEMENT AND GRADING PLANS. DESIGN SHALL BE ACCOMPLISHED ON THE BASIS OF THE REQUIREMENTS OF THE SUBDIVISION MANUAL. DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUIRED BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
- SANITARY SEWER TO BE PROVIDED AND CONNECTED TO CITY OF CHULA VISTA SEWERS. SEWER MAINS ARE 8" MINIMUM P.V.C. UNLESS SHOWN OTHERWISE. EVIDENCE SHALL BE PROVIDED OF HAVING OBTAINED GRADING RIGHTS UPON ADJACENT PROPERTY WHERE REQUIRED DURING FINAL ENGINEERING.
- STREET TREE SEEDS SHALL BE PAID IN ACCORDANCE WITH ORDINANCE NUMBER 1369 AND NO. 1687 OF THE CITY OF CHULA VISTA.
- UTILITIES SHALL BE UNDERGROUND AND EASEMENTS PROVIDED AS NECESSARY.
- SUBDIVIDER TO PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT FOR PUBLIC RIGHT-OF-WAY.
- SLOPE PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF CHULA VISTA LANDSCAPE MANUAL AND/OR THE OTAY RANCH VILLAGE DESIGN PLAN.
- GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH TITLE 15 OF THE CITY OF CHULA VISTA MUNICIPAL CODE.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE SAN DIEGO AREA REGIONAL STANDARD DRAWINGS AND THE DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF CHULA VISTA.
- FIRE HYDRANTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHULA VISTA DESIGN STANDARDS FIRE HYDRANTS AS SHOWN ON THIS MAP SHALL BE USED AS A GUIDE ONLY.
- GRADING AND MODEL HOMES MAY BE BUILT PRIOR TO FINAL MAP RECORDATION.
- GRADING SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN SUBJECT TO SUBSTANTIAL CONFORMANCE APPROVAL BY THE CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT.
- THIS PROJECT IS A MULTIPLE UNIT (NEIGHBORHOOD) SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 SECTION 68456.1 OF THE SUBDIVISION MAP ACT.
- FINAL MAPS MAY BE RECORDED FOR THE PURPOSE OF SUBDIVIDING VILLAGES OR PORTIONS THEREOF INTO UNIMPROVED NEIGHBORHOODS WITH LEGAL ACCESS WITH THE INTENT OF TRANSFERRING TITLE TO MERCHANT BUILDERS.
- STORM DRAIN AND SEWER SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN.
- TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
- PRELIMINARY GEOTECHNICAL REPORT PREPARED BY: GEODON, INC. DATED MARCH 25, 2015.
- REFER TO THE "PRIORITY DEVELOPMENT PROJECT (PDP) STORM WATER QUALITY MANAGEMENT PLAN" DATED JULY 2016 PREPARED BY HUNSAKER & ASSOCIATES FOR CONFORMANCE WITH THE REGIONAL WATER QUALITY CONTROL BOARD JURISDICTIONAL PERMIT.
- FENCING SHALL BE INSTALLED PER CITY OF CHULA VISTA MUNICIPAL CODE SECTION 15.04.120

SOURCE OF TOPOGRAPHY

TOPO FLOWN BY R.J. LUNG & ASSOCIATES ON 7-25-12.

BENCHMARK:

BRASS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE 1.5 MILES EAST OF INTERSECTION OF MAIN STREET & HERITAGE ROAD ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BOLLARD & 1700' SOUTHWESTLY OF WATER STORAGE FACILITY. (PT # 1359 PER R.O.S. 14841) ELEVATION 628.319' (NAVD '88)

EARTHWORK/GRADING QUANTITIES

AMOUNT OF CUT: APPROXIMATELY 1,395,000 CUBIC YARDS  
AMOUNT OF FILL: APPROXIMATELY 1,135,000 CUBIC YARDS

EARTHWORK NOTE:  
1. EXCESS GRADING QUANTITIES TO BE EXPORTED TO AN APPROVED SITE.

OWNER/SUBDIVIDER

OTAY VALLEY QUARRY, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
6591 COLLINS DRIVE, SUITE E11  
MOORPARK, CA 93021  
(805) 278-7320

REPRESENTATIVE  
*[Signature]*

PLANNING CONSULTANTS

ATLANTIS GROUP  
2488 HISTORIC DECATUR ROAD,  
SUITE 220  
SAN DIEGO, CA 92106  
(619) 523-1930

CIVIL ENGINEER

HUNSAKER & ASSOCIATES, SAN DIEGO, INC.  
9707 MAPLES ST.  
SAN DIEGO, CA 92121  
(858) 558-4500

PLANNING DEPARTMENT  
APPROVED  
*[Signature]*  
DATE

ALISA S. WALPHRIND R.C.E. 47945  
MY REGISTRATION EXPIRES ON 12/31/19

NO.	REVISIONS	DATE	BY
1	1ST SUBMITTAL	03/05/15	H&A
2	RESUBMITTAL	07/31/15	H&A
3	RESUBMITTAL	08/31/16	H&A
4	RESUBMITTAL	12/22/16	H&A
5	RESUBMITTAL	05/16/17	H&A
6	CITY COUNCIL APPROVAL	05/15/18	H&A
7			
8			

PREPARED BY:  
**HUNSAKER & ASSOCIATES**  
SAN DIEGO, INC.

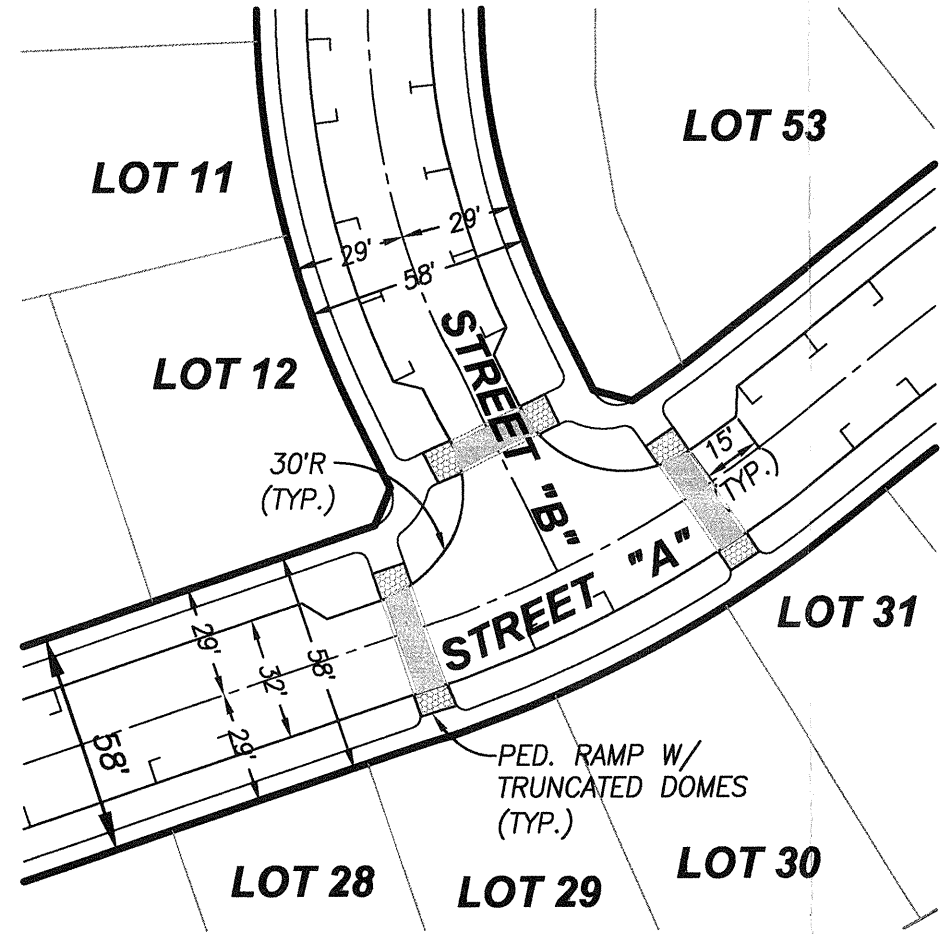
PLANNING: 9707 Maples Street  
ENGINEERING: San Diego, Ca 92121  
SURVEYING: (619)558-4500

**TENTATIVE MAP C.V.T. 15-03**  
**OTAY RANCH**  
**PORTION OF VILLAGE 4**  
City Of Chula Vista, California

SHEET 1 OF 5

TENTATIVE MAP OTAY RANCH PORTION OF VILLAGE 4

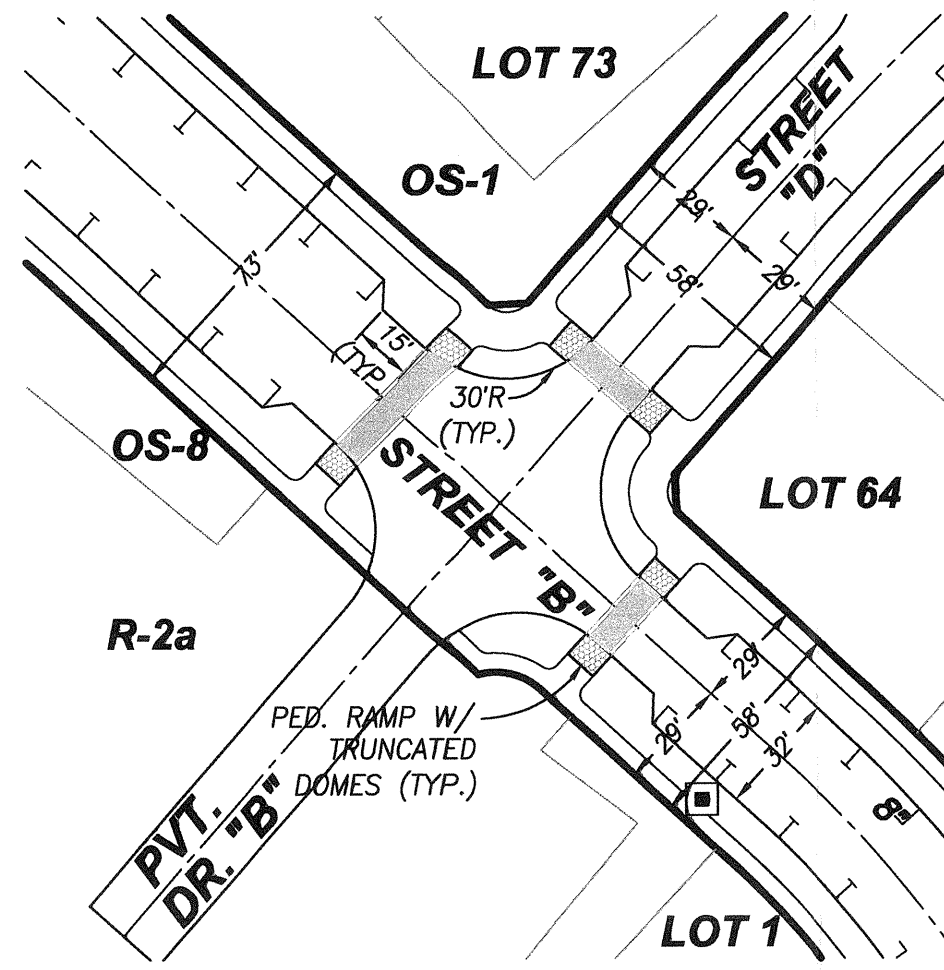




**INTERSECTION ST "A" & ST. "B" TRAFFIC CALMING NECKDOWN**

- NOTES:  
 1. UTILITY CONFLICTS WITHIN NECKDOWNS ARE SUBJECT TO APPROVAL BY THE OTAY WATER DISTRICT AND THE CITY ENGINEER.  
 2. SEE SHEETS 3 & 4 FOR UTILITY LOCATIONS.

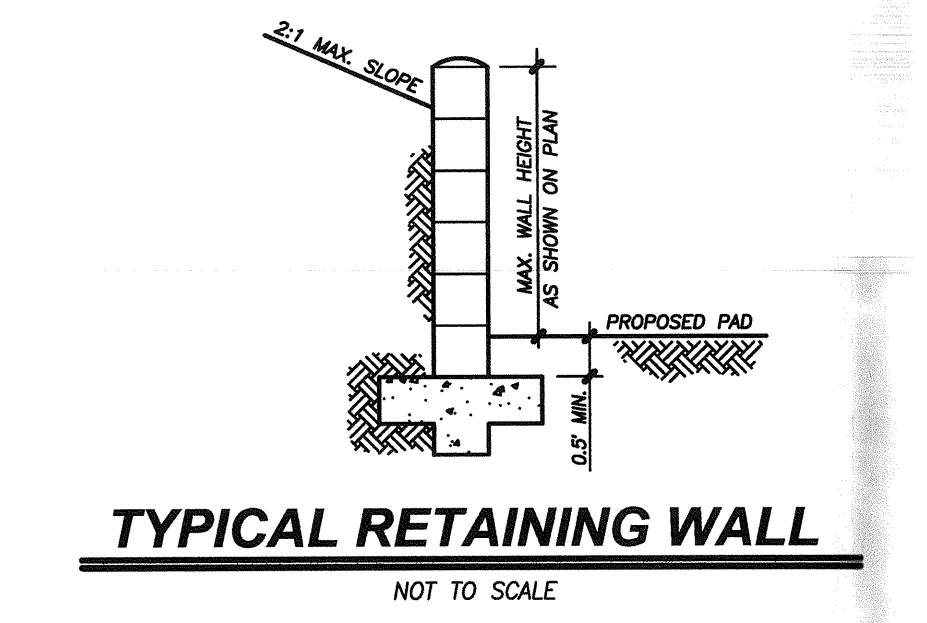
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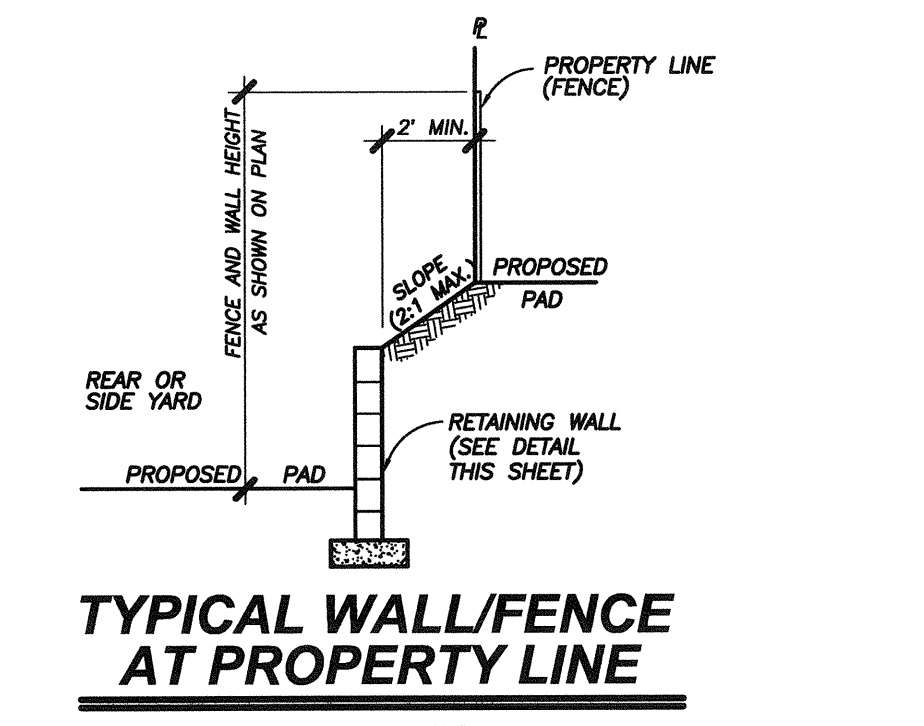
**INTERSECTION ST "B" & ST. "D" TRAFFIC CALMING NECKDOWN**

- NOTES:  
 1. UTILITY CONFLICTS WITHIN NECKDOWNS ARE SUBJECT TO APPROVAL BY THE OTAY WATER DISTRICT AND THE CITY ENGINEER.  
 2. SEE SHEETS 3 & 4 FOR UTILITY LOCATIONS.

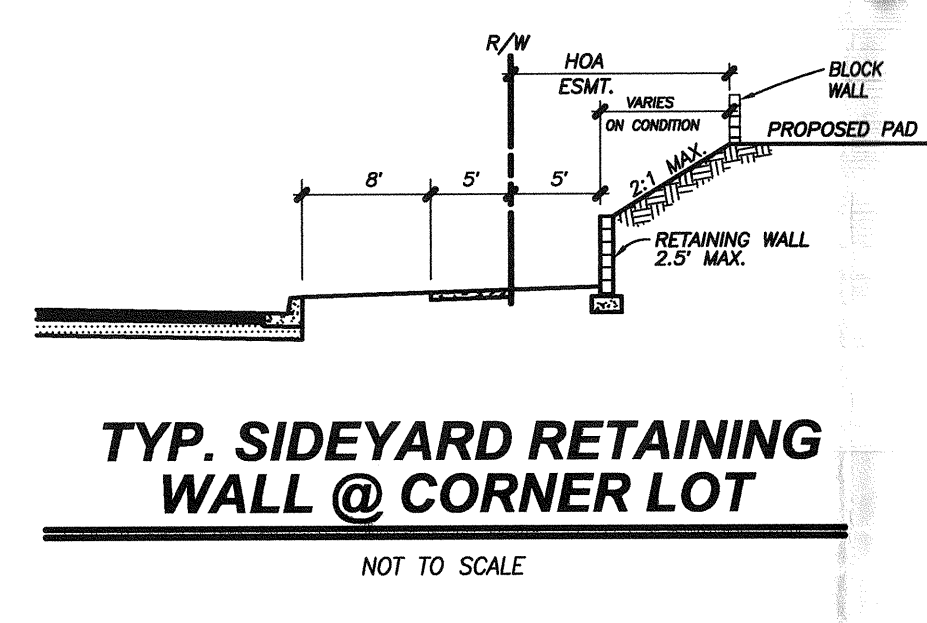
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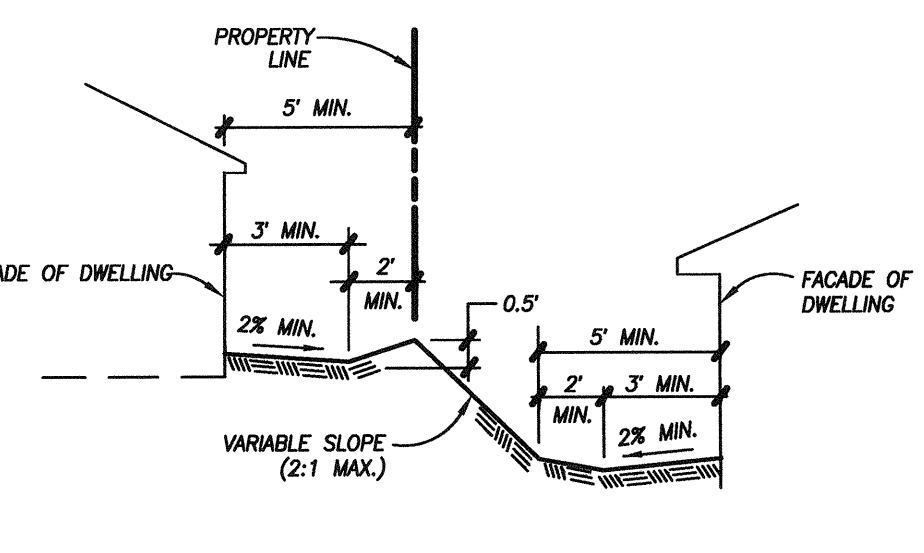
**TYPICAL RETAINING WALL**  
NOT TO SCALE



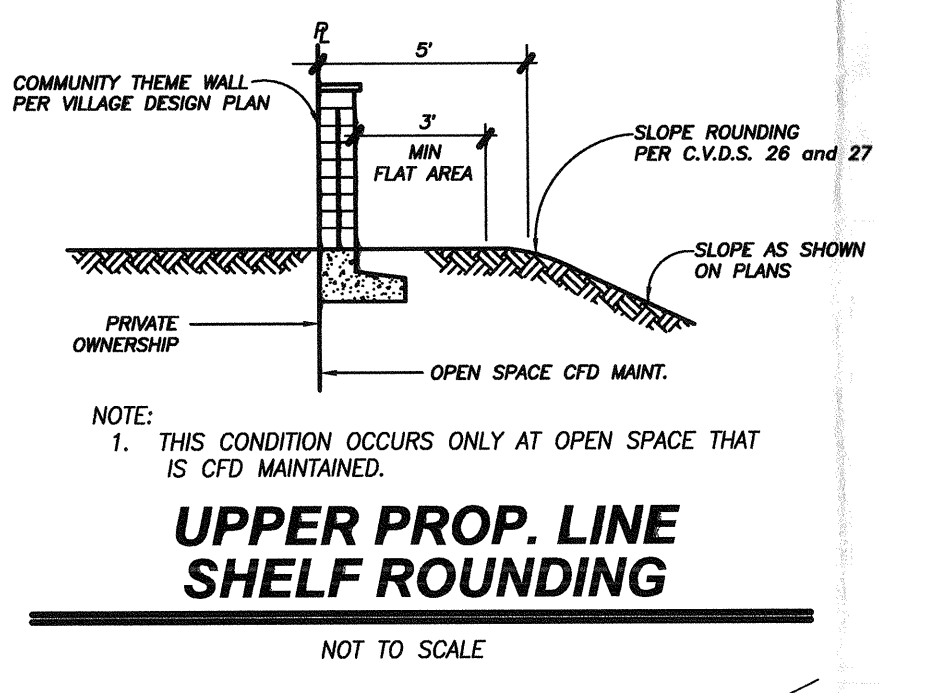
**TYPICAL WALL/FENCE AT PROPERTY LINE**  
NOT TO SCALE



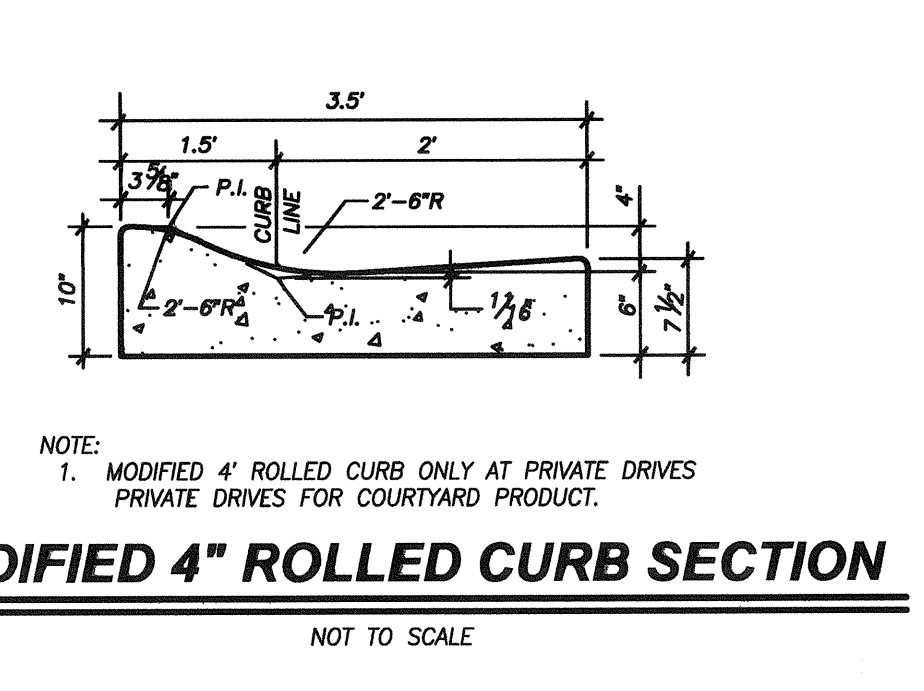
**TYP. SIDEYARD RETAINING WALL @ CORNER LOT**  
NOT TO SCALE



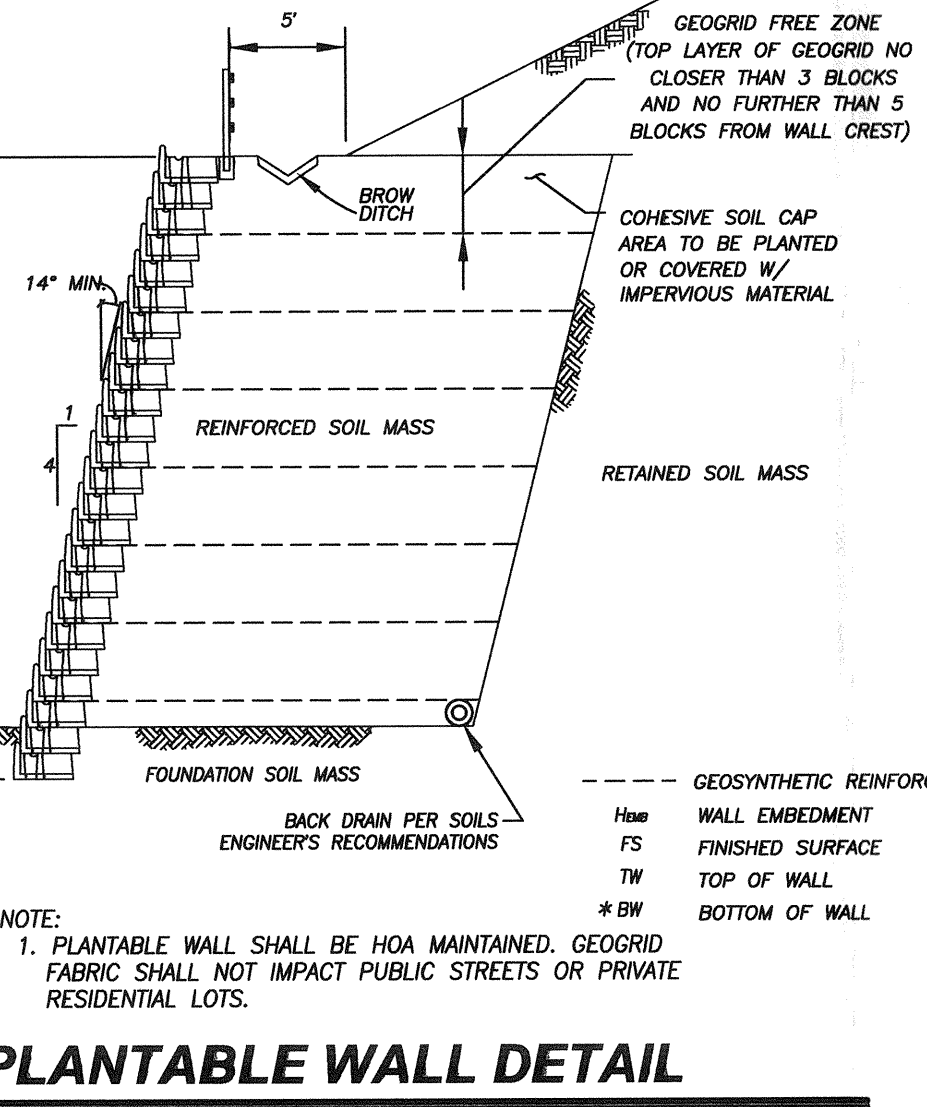
**TYPICAL DRAINAGE SWALE**  
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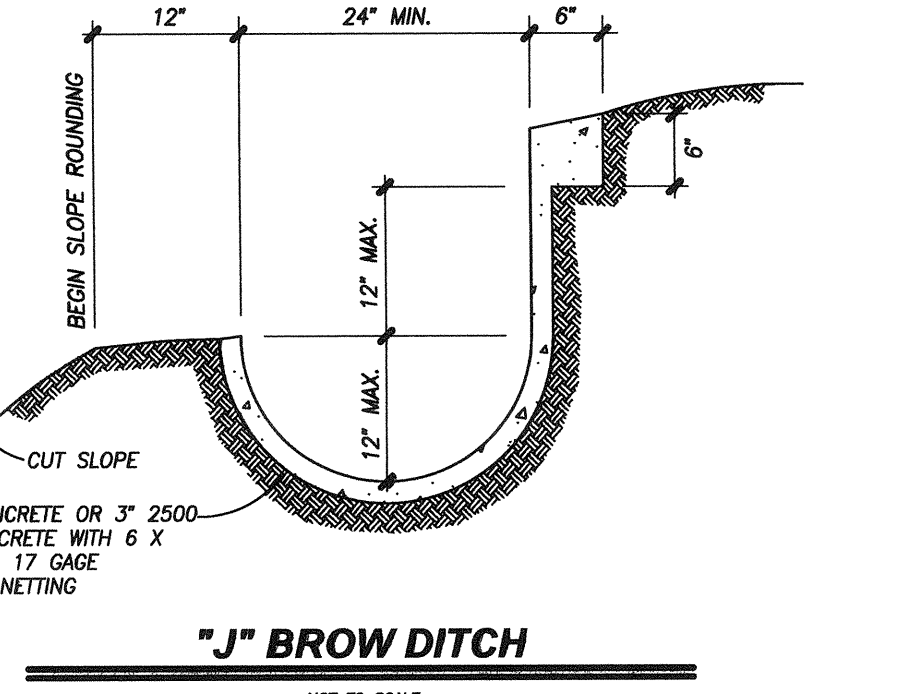
**UPPER PROP. LINE SHELF ROUNDING**  
NOT TO SCALE



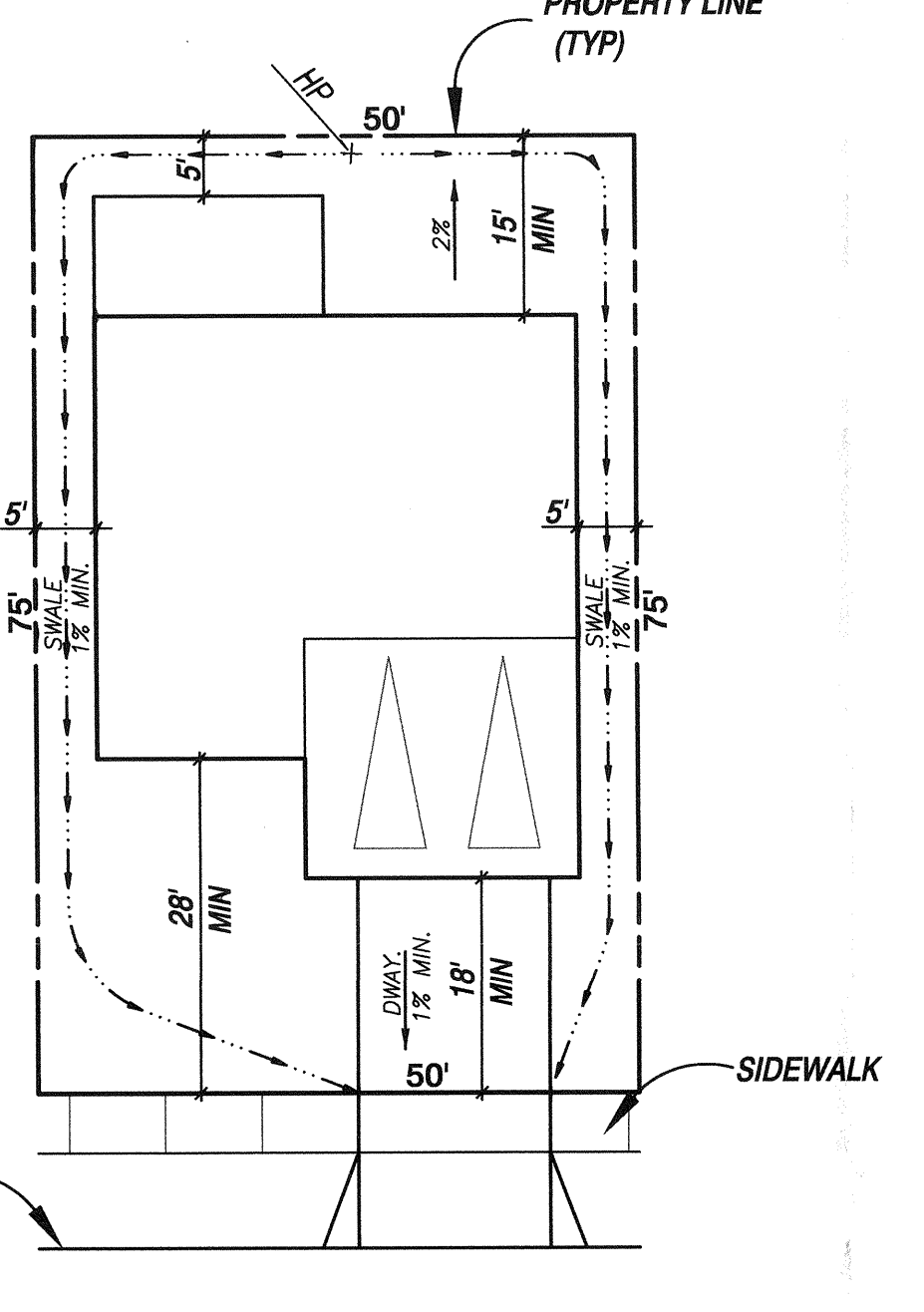
**MODIFIED 4" ROLLED CURB SECTION**  
NOT TO SCALE



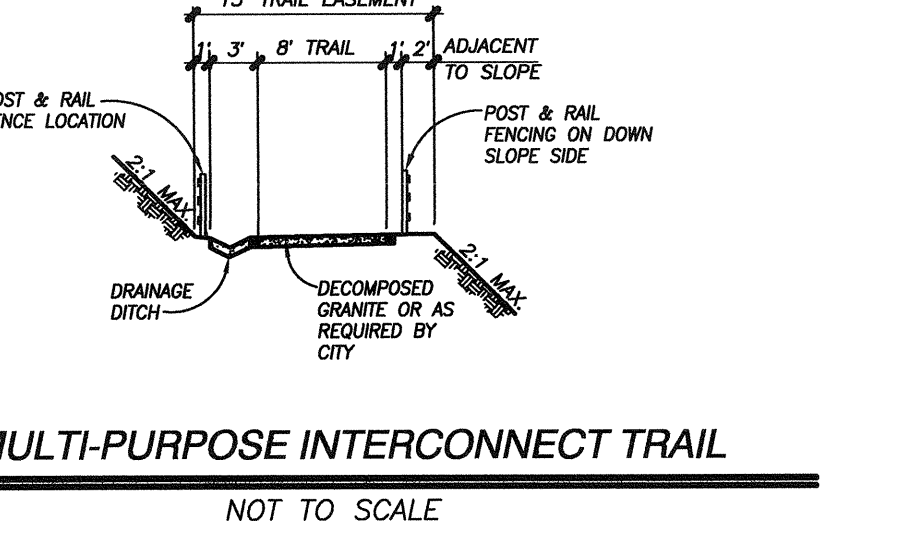
**PLANTABLE WALL DETAIL**  
NOT TO SCALE



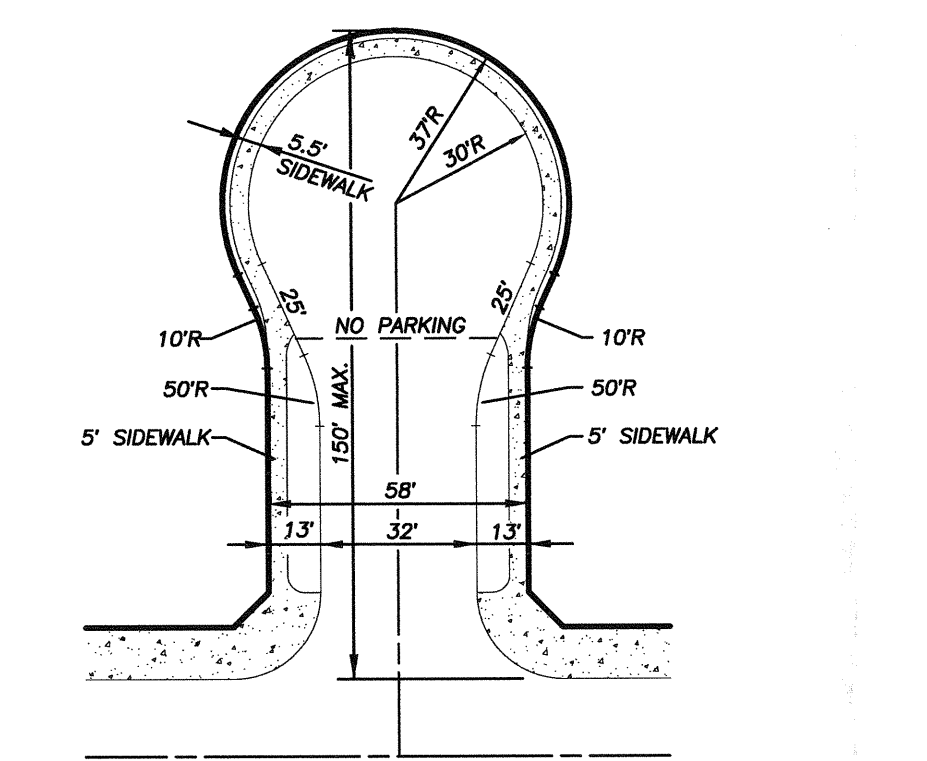
**"J" BROW DITCH**  
NOT TO SCALE



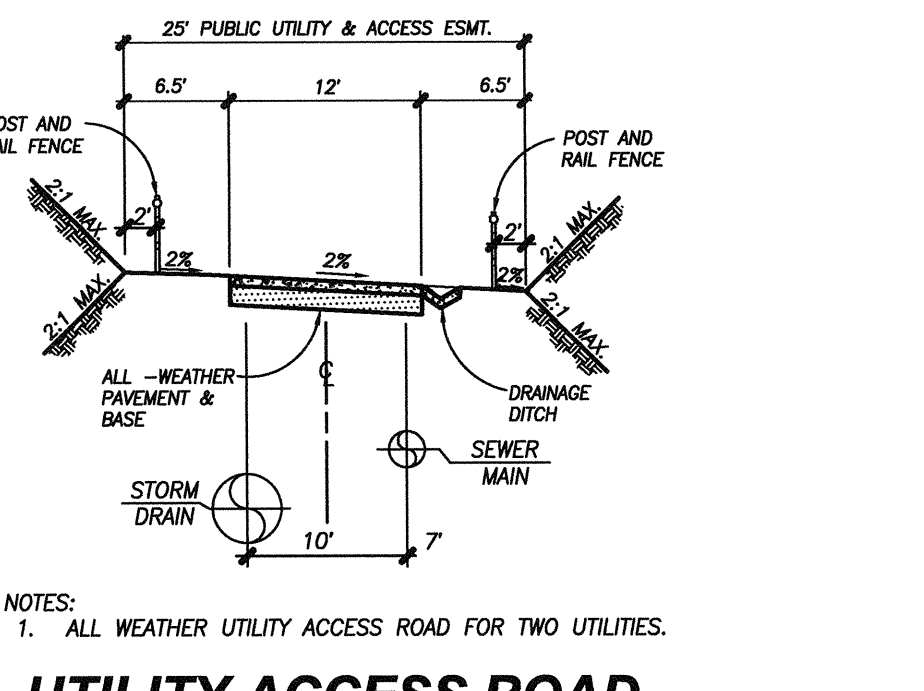
**TYPICAL LOT DRAINAGE DETAIL 50' X 75' LOT**  
SCALE 1"=20'



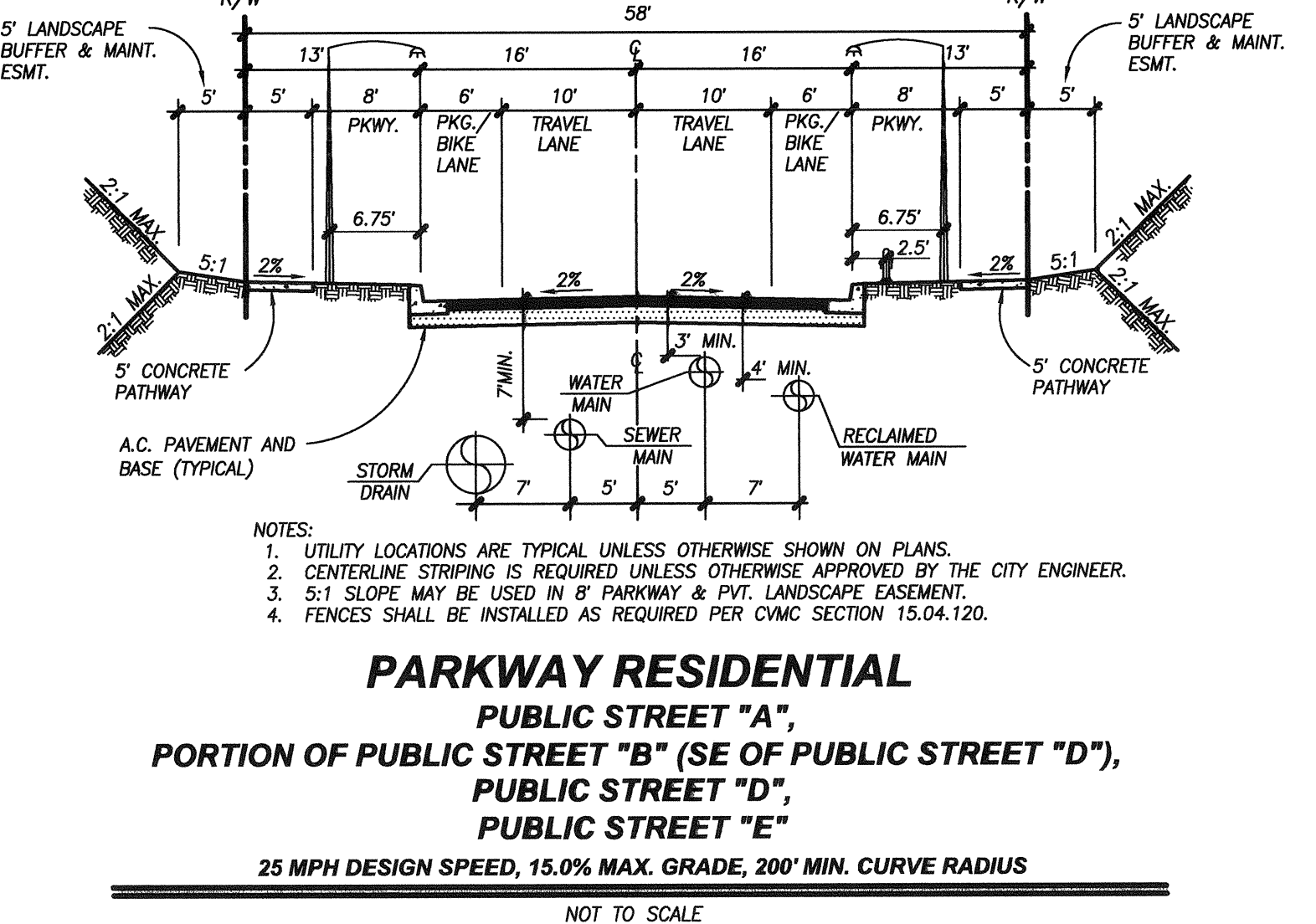
**MULTI-PURPOSE INTERCONNECT TRAIL**  
NOT TO SCALE



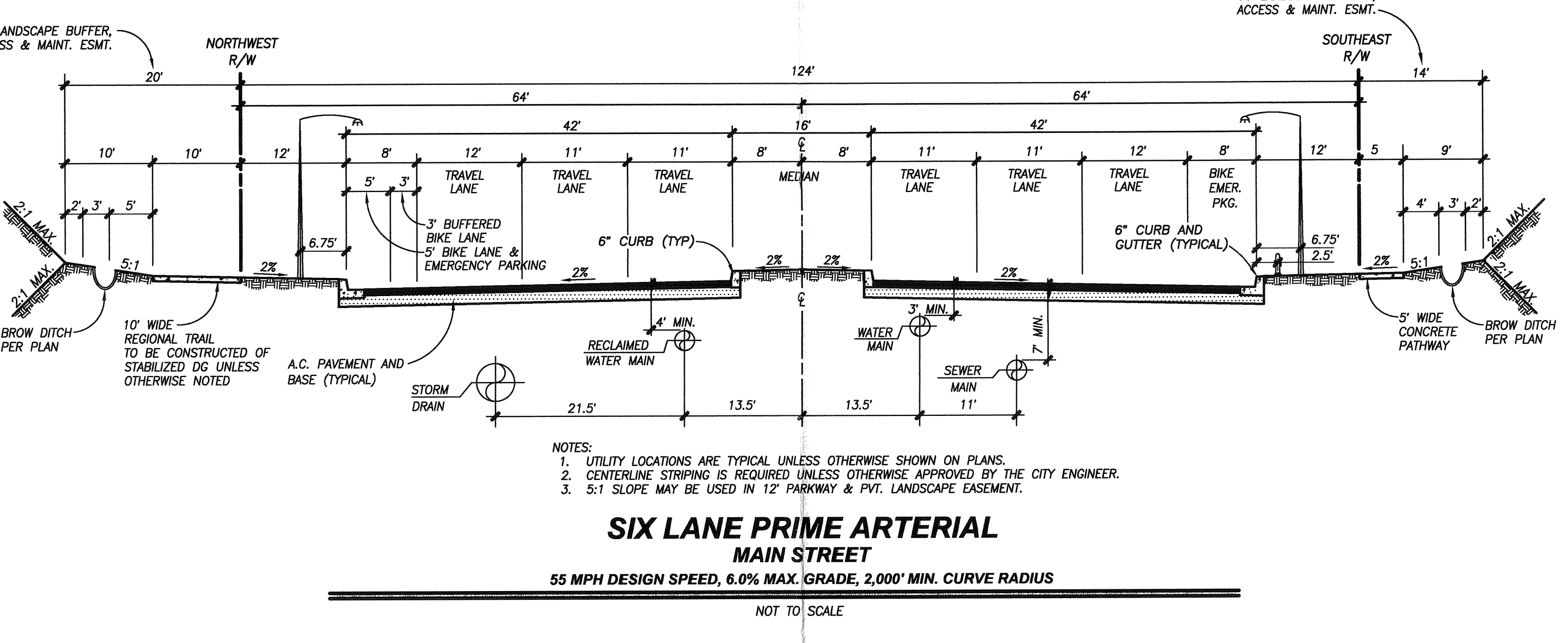
**MODIFIED CUL-DE-SAC DETAIL**  
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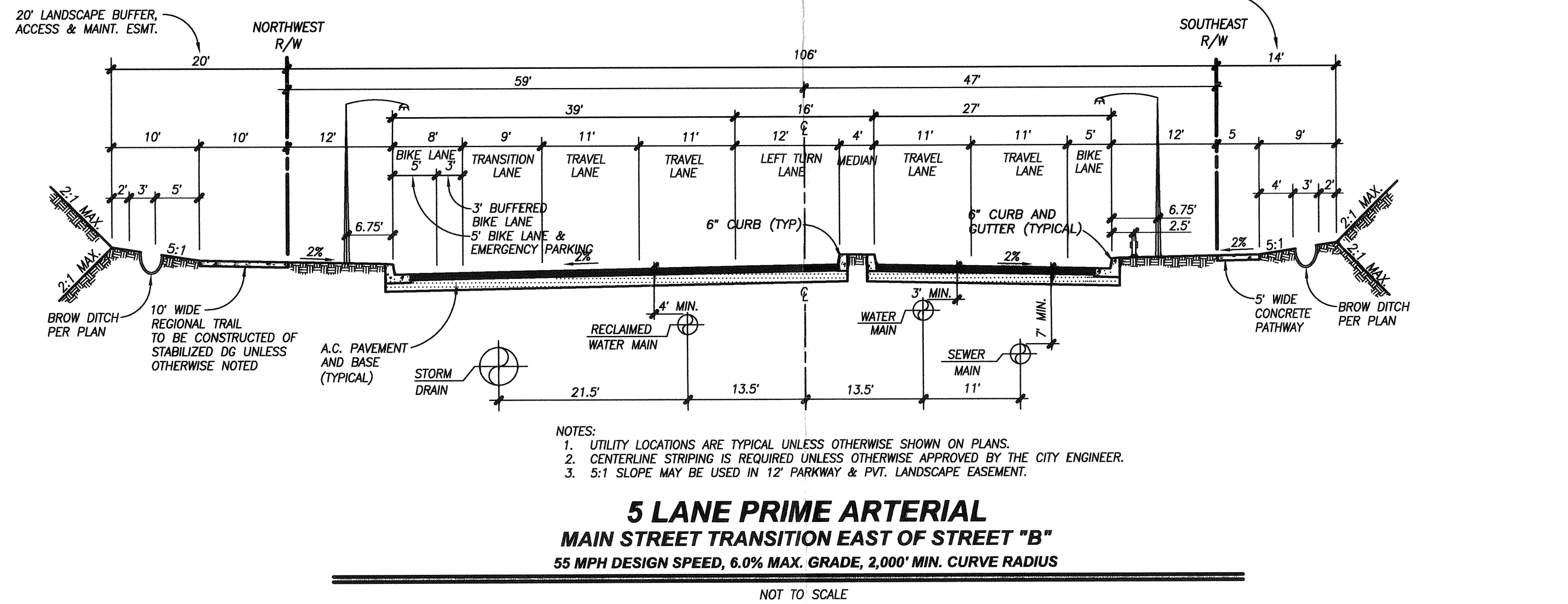
**UTILITY ACCESS ROAD**  
NOT TO SCALE



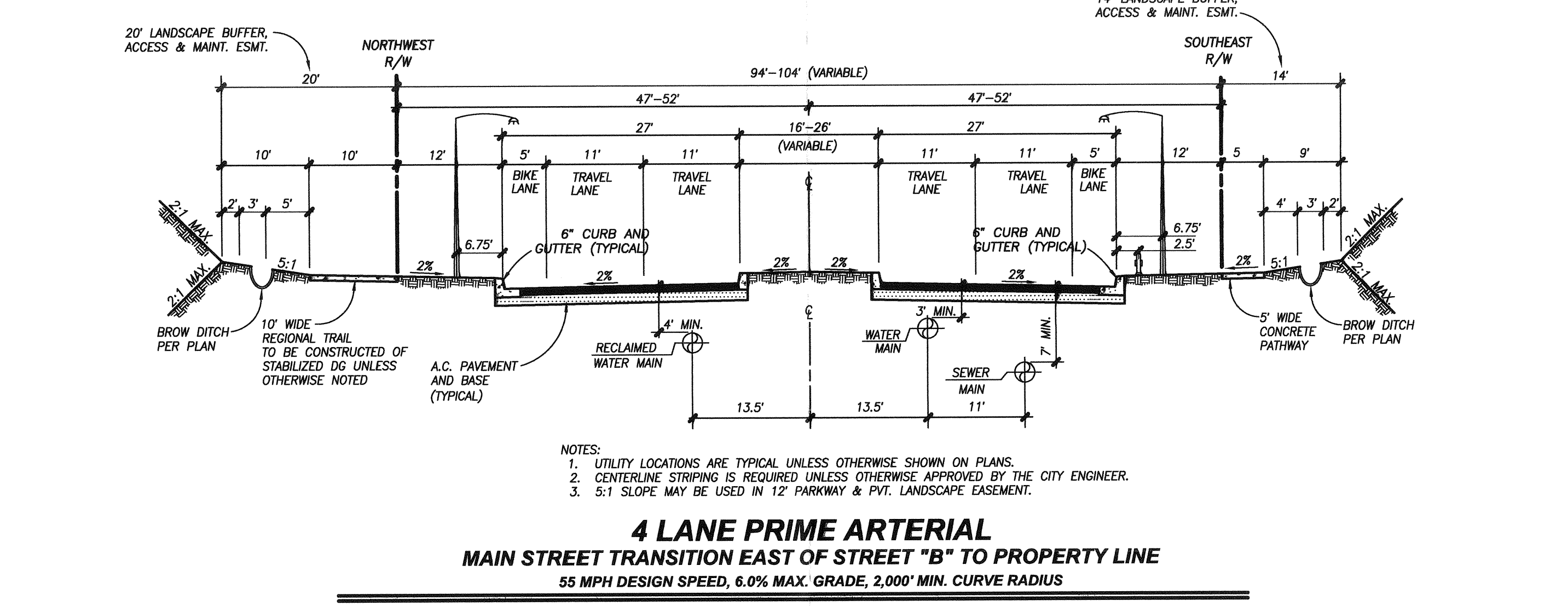
**PARKWAY RESIDENTIAL**  
PUBLIC STREET "A"  
PORTION OF PUBLIC STREET "B" (SE OF PUBLIC STREET "D"),  
PUBLIC STREET "D",  
PUBLIC STREET "E"  
25 MPH DESIGN SPEED, 15.0% MAX. GRADE, 200' MIN. CURVE RADIUS  
NOT TO SCALE



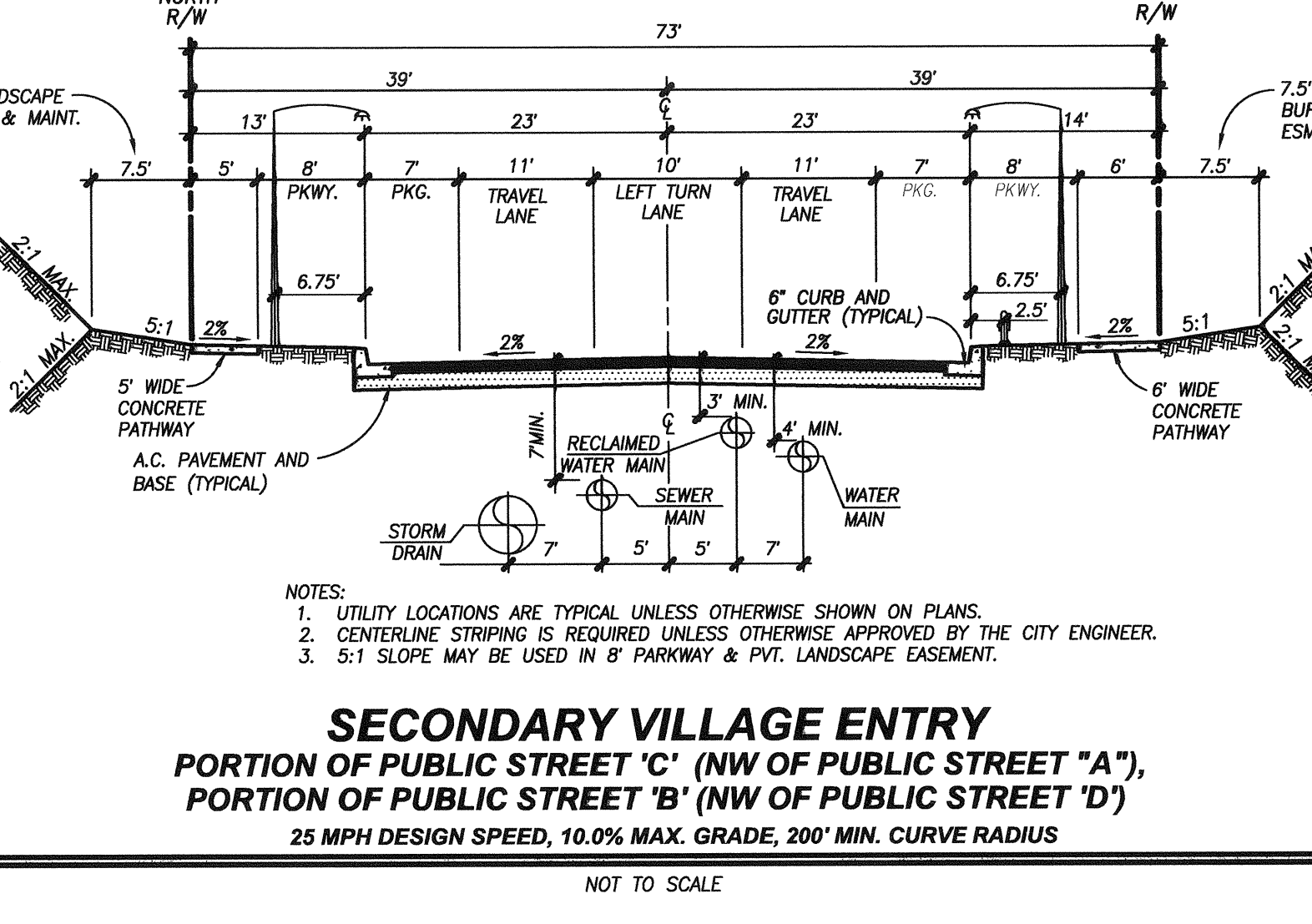
**SIX LANE PRIME ARTERIAL**  
MAIN STREET  
55 MPH DESIGN SPEED, 6.0% MAX. GRADE, 2,000' MIN. CURVE RADIUS  
NOT TO SCALE



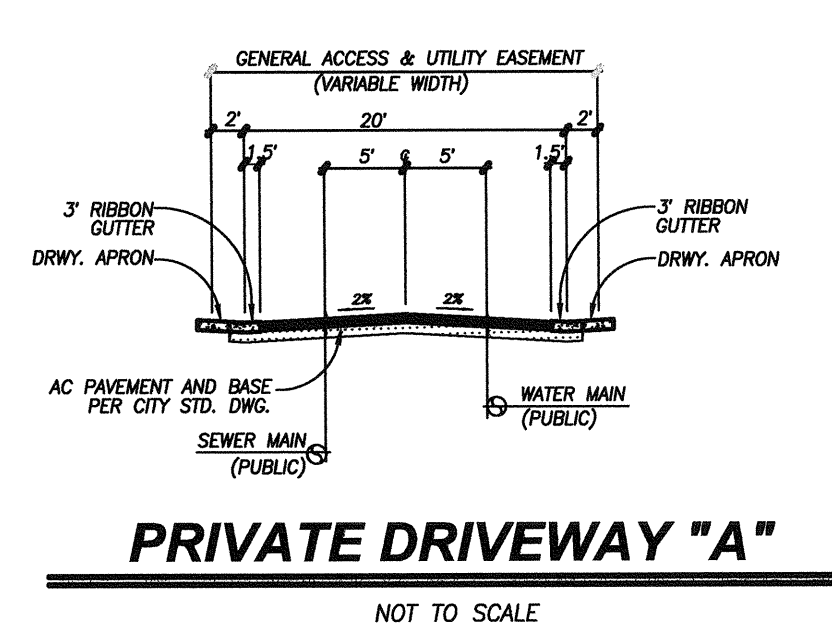
**5 LANE PRIME ARTERIAL**  
MAIN STREET TRANSITION EAST OF STREET "B"  
55 MPH DESIGN SPEED, 6.0% MAX. GRADE, 2,000' MIN. CURVE RADIUS  
NOT TO SCALE



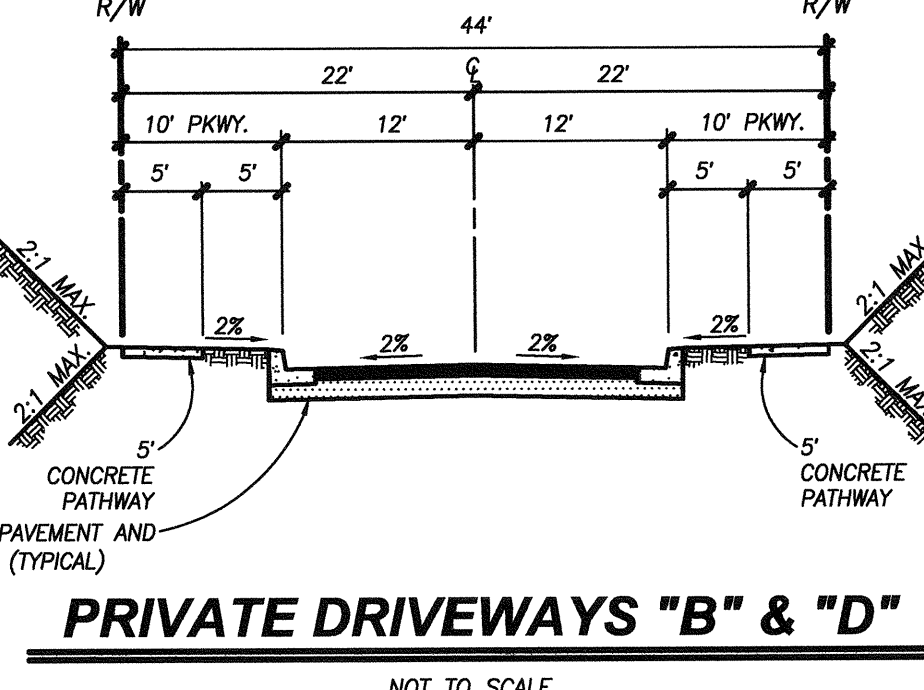
**4 LANE PRIME ARTERIAL**  
MAIN STREET TRANSITION EAST OF STREET "B" TO PROPERTY LINE  
55 MPH DESIGN SPEED, 6.0% MAX. GRADE, 2,000' MIN. CURVE RADIUS  
NOT TO SCALE



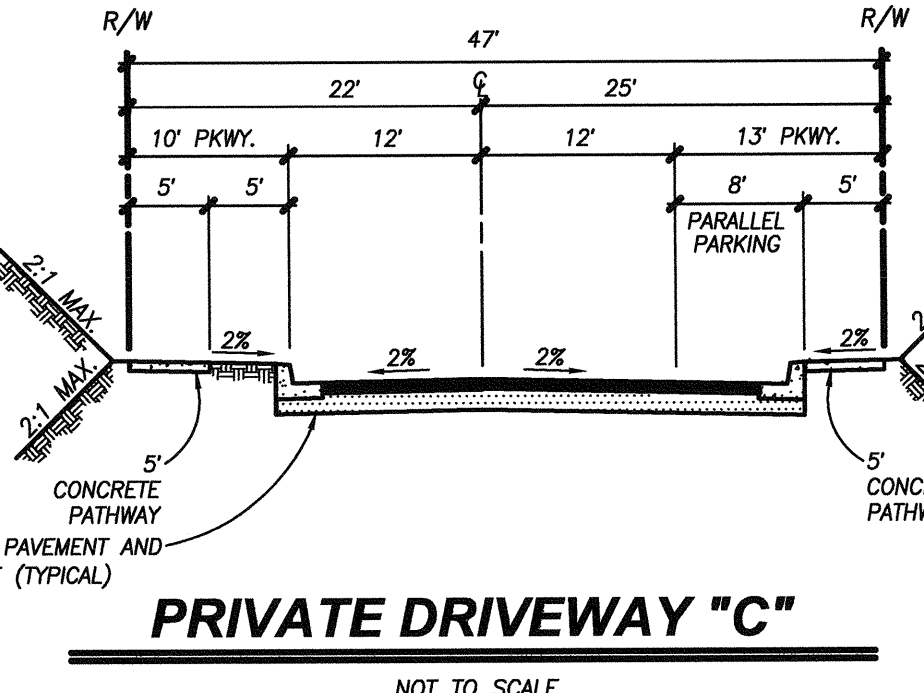
**SECONDARY VILLAGE ENTRY**  
PORTION OF PUBLIC STREET "C" (NW OF PUBLIC STREET "A"),  
PORTION OF PUBLIC STREET "D" (NW OF PUBLIC STREET "D")  
25 MPH DESIGN SPEED, 10.0% MAX. GRADE, 200' MIN. CURVE RADIUS  
NOT TO SCALE



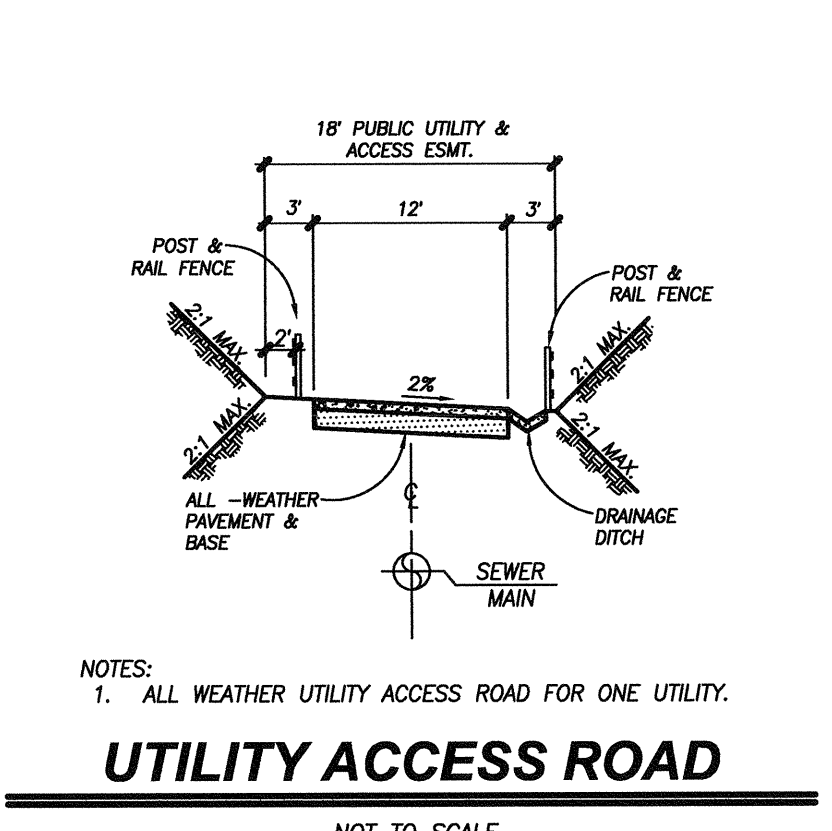
**PRIVATE DRIVEWAY "A"**  
NOT TO SCALE



**PRIVATE DRIVEWAYS "B" & "D"**  
NOT TO SCALE



**PRIVATE DRIVEWAY "C"**  
NOT TO SCALE



**UTILITY ACCESS ROAD**  
NOT TO SCALE

PLANNING DEPARTMENT  
 Approved 5-15-15  
 APPROVED DATE

**STREET SECTIONS/DETAILS**  
 TENTATIVE MAP C.V.T. 15-03  
**OTAY RANCH**  
 PORTION OF VILLAGE 4  
 City of Chula Vista, California

PREPARED BY:  
**HUNSAKER & ASSOCIATES**  
 S.A. INC.  
 9070 Wagon St.  
 San Diego, CA 92121  
 PH: 619-585-4500 FAX: 619-585-4414

TENTATIVE MAP OTAY RANCH PORTION OF VILLAGE 4

SHEET  
 2  
 OF  
 5

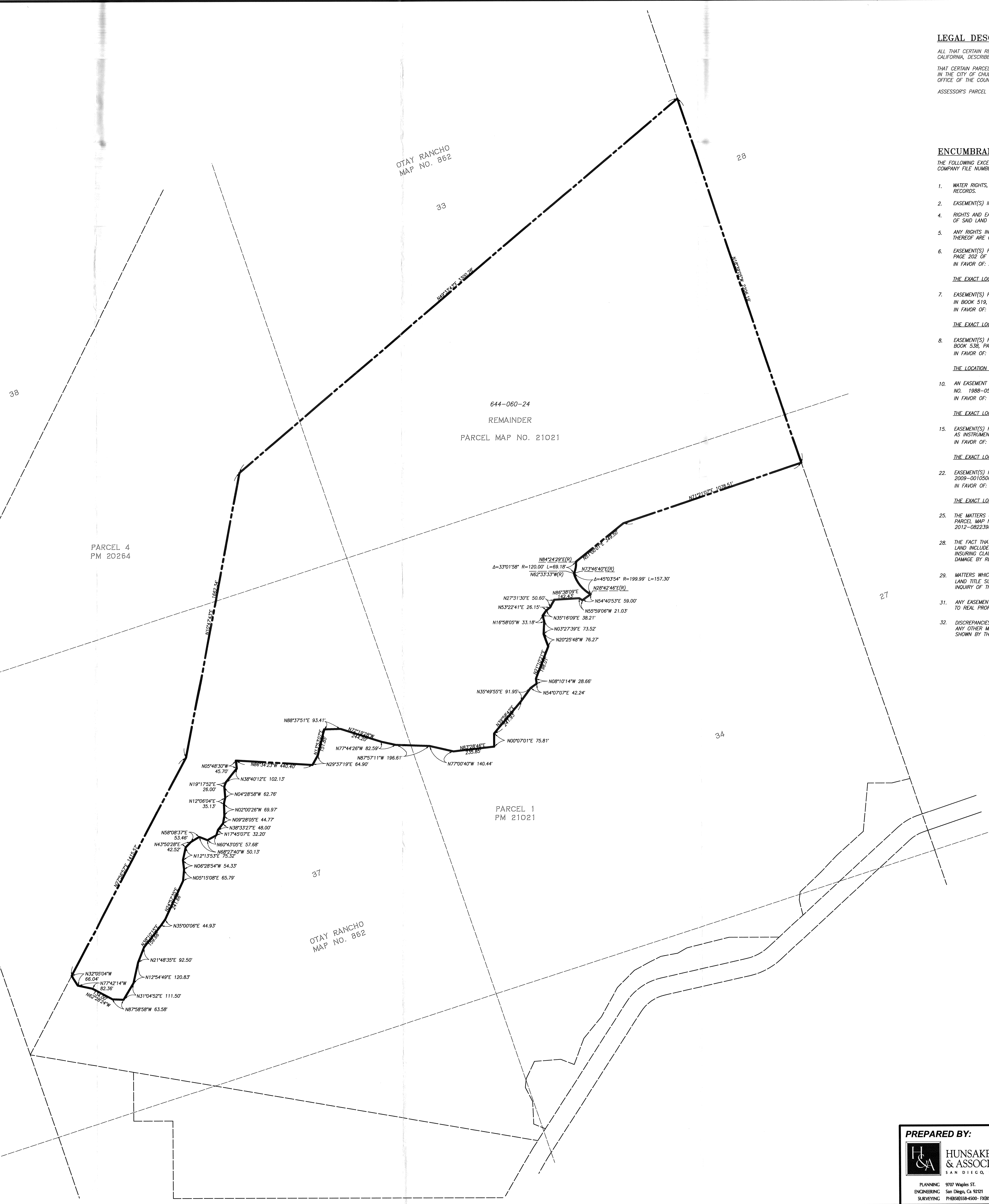
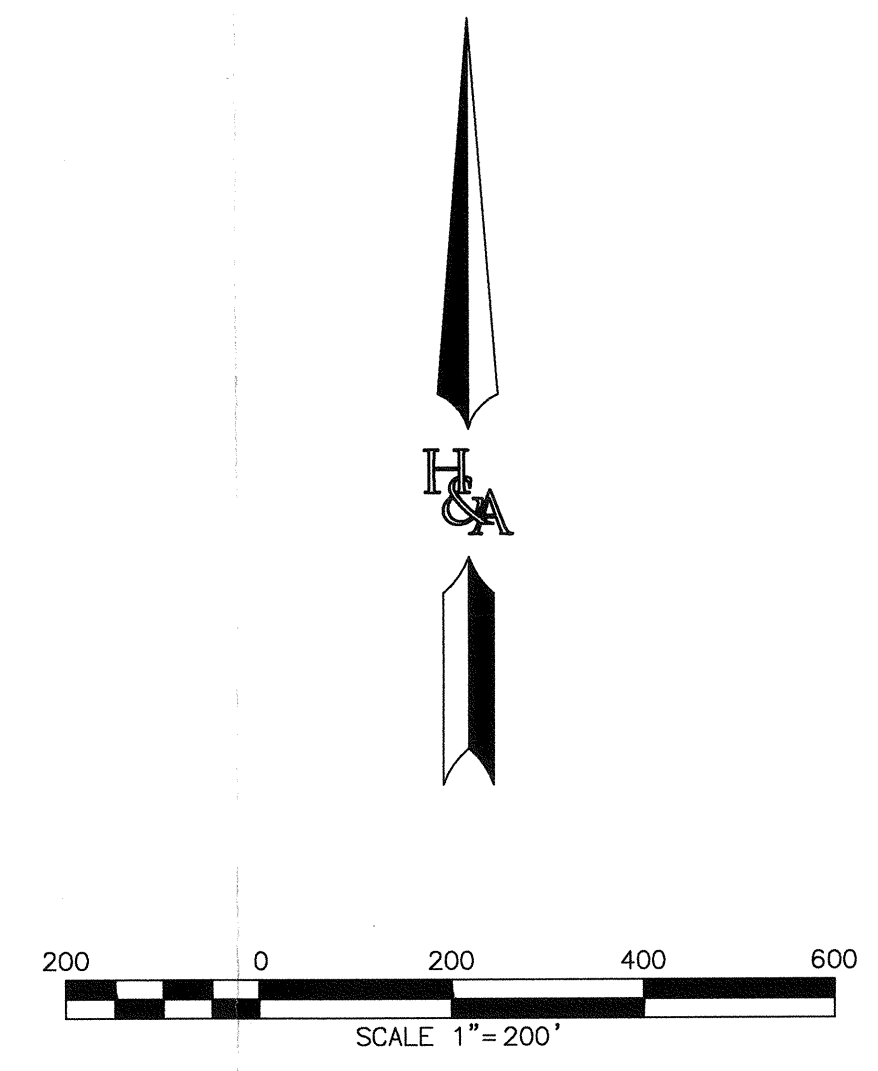












**LEGAL DESCRIPTION:**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
THAT CERTAIN PARCEL OF LAND SHOWN AS "REMAINDER" PARCEL ON PARCEL MAP NO. 21021, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DECEMBER 28, 2012.  
ASSESSOR'S PARCEL NO: 644-060-24-00

**ENCUMBRANCES:**

- THE FOLLOWING EXCEPTIONS ARE FROM PRELIMINARY TITLE REPORT ISSUED BY LAWYERS TITLE COMPANY FILE NUMBER 416241052 DATED OCTOBER 19, 2016.
1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
  2. EASEMENT(S) IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND.
  3. RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHERY WHICH MAY EXIST OVER THAT PORTION OF SAID LAND LYING BENEATH THE WATERS OF THE OTAY RIVER.
  4. ANY RIGHTS IN FAVOR OF THE PUBLIC WHICH MAY EXIST ON SAID LAND OR PORTIONS THEREOF ARE OR WERE AT ANY TIME USED BY THE PUBLIC.
  5. EASEMENT(S) FOR PRIVATE ROAD AND PIPELINES RECORDED OCTOBER 8, 1889 IN BOOK 154, PAGE 202 OF DEEDS, AND RECORDED MAY 1, 1891 IN BOOK 184, PAGE 148 OF DEEDS, IN FAVOR OF ARTHUR H. KOELTON  
*THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.*
  6. EASEMENT(S) FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED MARCH 13, 1911 IN BOOK 519, PAGE 169 OF DEEDS, IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY  
*THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.*
  7. EASEMENT(S) FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED AUGUST 12, 1936 IN BOOK 538, PAGE 374 OF DEEDS, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY  
*THE LOCATION OF SAID EASEMENT IS NOT WITHIN THE DESCRIBED PROPERTY.*
  8. AN EASEMENT FOR INGRESS AND EGRESS RECORDED NOVEMBER 4, 1988 AS INSTRUMENT NO. 1988-0567316 OF OFFICIAL RECORDS, IN FAVOR OF UNITED ENTERPRISES, LTD.  
*THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.*
  9. EASEMENT(S) FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED SEPTEMBER 21, 2001 AS INSTRUMENT NO. 2001-0879668 OF OFFICIAL RECORDS, IN FAVOR OF PACIFIC BELL TELEPHONE COMPANY  
*THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.*
  10. EASEMENT(S) FOR PUBLIC UTILITIES RECORDED JANUARY 9, 2009 AS INSTRUMENT NO. 2009-0010206 OF OFFICIAL RECORDS, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY  
*THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.*
  11. THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "PARCEL MAP AGREEMENT TENTATIVE PARCEL MAP NO. 12-05" RECORDED DECEMBER 28, 2012 AS INSTRUMENT NO. 2012-0822396 OF OFFICIAL RECORDS.
  12. THE FACT THAT THE PUBLIC RECORD DOES NOT DISCLOSE THAT THE OWNERSHIP OF SAID LAND INCLUDES RIGHTS OF ACCESS TO OR FROM ANY PUBLIC STREET, NOTWITHSTANDING THE INSURING CLAUSES OF THE POLICY, THE COMPANY DOES NOT INSURE AGAINST LOSS OF DAMAGE BY REASON OF A LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.
  13. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
  14. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.
  15. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

PLANNING DEPARTMENT  
*[Signature]*  
APPROVED DATE

<b>PREPARED BY:</b> <b>HUNSAKER &amp; ASSOCIATES</b> PLANNING 9707 Wiggins St. ENGINEERING San Diego, Ca 92121 SURVEYING PH858558-4500-FX858558-9414	<b>TENTATIVE MAP C.V.T. 15-03</b> <b>OTAY RANCH</b> <b>PORTION OF VILLAGE 4</b> City of Chula Vista, California	<b>SHEET</b> <b>5</b> <b>OF</b> <b>5</b>
	<small>10/28/24 4:09pm Village 4 - TM_Sht_05.dwg   May-04-2017 14:09</small>	

TENTATIVE MAP OTAY RANCH PORTION OF VILLAGE 4