

Meeting Date: 01/24/18 (1)

ORDINANCE NO.: 10520 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN
PROPERTY,
REF: PDS2014-REZ-14-004

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The zoning classification of the real property described below is hereby changed as set forth herein, and more precisely delineated on the Rezone plat, as illustrated in Exhibit "B" of this ordinance and described in Exhibit B. All documents are on file with the Clerk of the Board of Supervisors of the County of San Diego.

Section 2. The zoning classification of the real property described below is hereby changed as follows:

The existing zoning classification is as follows:

OLD ZONE: Use Regulations RU, Animal Designator A, Density --, Lot Size 6,000, Building Type S, Maximum Floor Area --, Floor Area Ratio --, Height G, Lot Coverage --, Setbacks J, Open Space --, Special Area Regulations B.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations C36, Animal Designator A, Density --, Lot Size 6,000, Building Type I, Maximum Floor Area --, Floor Area Ratio --, Height G, Lot Coverage --, Setbacks V, Open Space --, Special Area Regulations B.

Section 3. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the Daily Transcript, a newspaper of general circulation published in the County of San Diego.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of San Diego this 24th day of January, 2018.



KRISTIN GASPAR
Chairwoman, Board of Supervisors
County of San Diego, State of California

The above Ordinance was adopted by the following vote:

AYES: Cox, Jacob, Gaspar, Roberts
ABSENT: Horn

ATTEST my hand and the seal of the Board of Supervisors this 24th day of January, 2018.

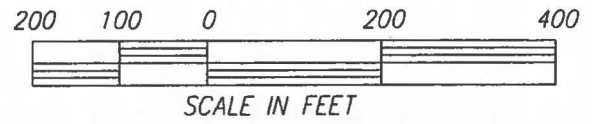
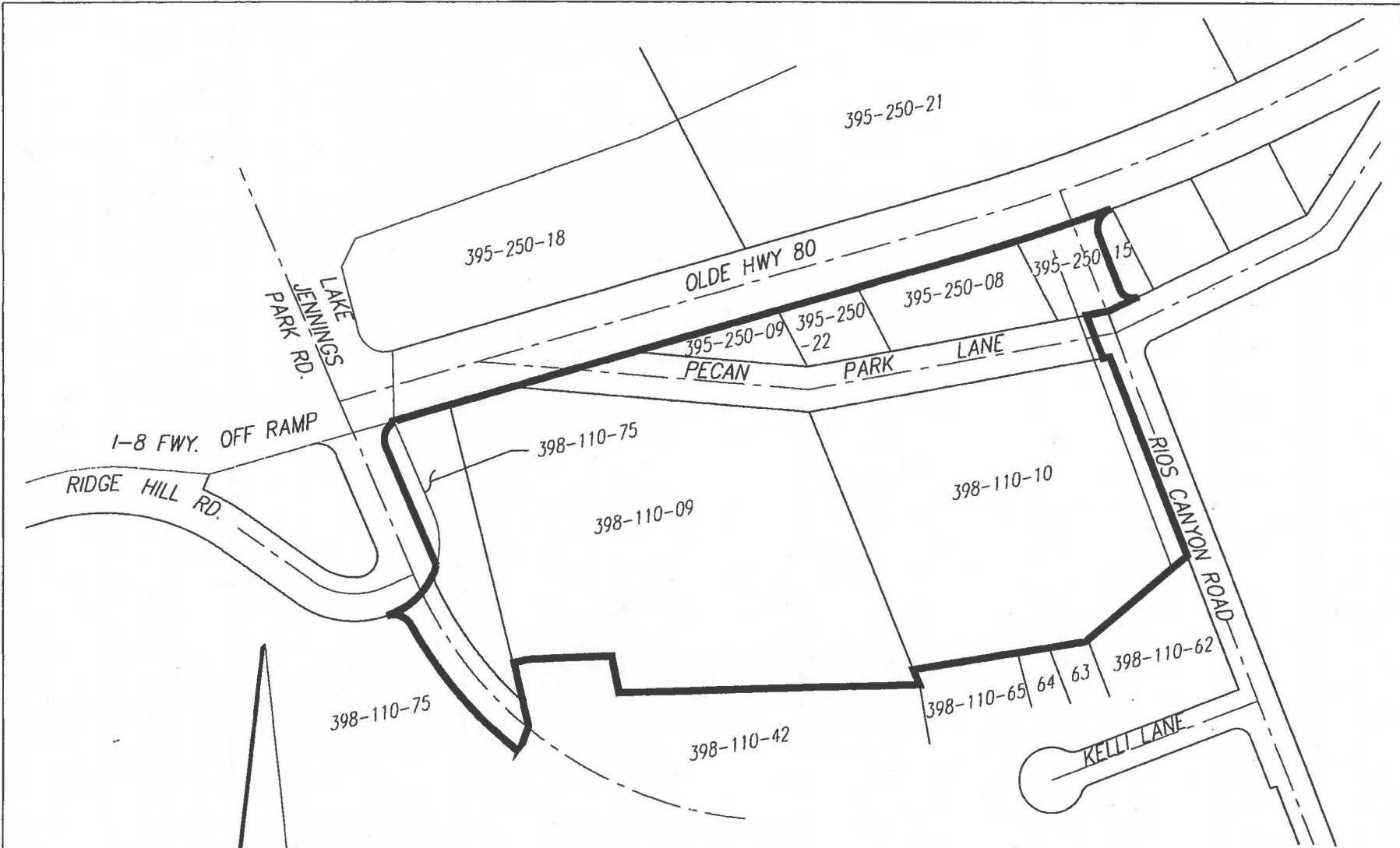
DAVID HALL
Clerk of the Board of Supervisors

By 
Elizabeth Miller, Deputy



Ordinance No.: 10520 (N.S.)

01/24/18 (1)



LAKE JENNINGS MARKETPLACE
REZONE EXHIBIT

	STUART ENGINEERING		DESIGNER: N.H.
	<small>7525 METROPOLITAN DRIVE, STE. 308 SAN DIEGO, CA 92108 (619) 296-1010 FAX (619) 296-9276 EMAIL: SE@stuartengineering.com</small>		DRAWN BY: J.P.
			DATE: 4-7-17
			JOB NO: 921-13-05

ZONING

APN 395-250-8,9,15 & 22 APN 398-110-9,10 & 75	EXISTING	PROPOSED
USE REGULATIONS	RU-13	C-36
NEIGHBORHOOD REGS	A	Q
Density	12.6	-
Lot Size	1 ACRE	20,000
Building Type	S	Y
Maximum Floor Area	-	-
Floor Area Ratio	-	-
Height	G	C
Lot Coverage	-	-
Setback	J	V
Open Space	-	-
SPECIAL AREA REGS	B	B
COMMUNITY PLAN	LAKESIDE	LAKESIDE

LAKE JENNINGS MARKETPLACE
REZONE EXHIBIT

REV. 9-7-17

 STUART ENGINEERING 7525 METROPOLITAN DRIVE STE. 308 SAN DIEGO, CA 92108 (619) 296-1010 FAX (619) 296-9276 EMAIL: SE@stuartengineering.com	DESIGNER: M.H.
	DRAWN: JR
	DATE: 4-7-17
	JOB NO.: 921-13-05

EXHIBIT B
LEGAL DESCRIPTION

PARCEL A: APN 395-250-08

THAT PORTION OF THE EL MONTE RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1146, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 26, 1908, AND BEING ALSO A PORTION OF LOT 60, IN THE SUBDIVISION OF THE "S" TRACT OF THE RANCHO EL CAJON, ACCORDING TO MAP THEREOF IN BOOK 170, PAGE 71 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BETWEEN CORNERS 20 AND 19, SOUTH 79° 11' 10" WEST, 75.00 FEET FROM CORNER NO. 20 OF THE EL MONTE RANCHO, ACCORDING TO MAP THEREOF NO. 1146, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 26, 1908; THENCE ALONG THE SOUTHERLY LINE OF RANCHO EL MONTE, BETWEEN CORNERS 20 AND 19, SOUTH 79° 11' 00" WEST, 250.00 FEET TO A POINT; THENCE NORTH 28° 02' 00" WEST TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY ROUTE NO. 12, SECTION "C", SHEET 11, AS FILED IN THE COUNTY SURVEYOR'S OFFICE OF SAN DIEGO COUNTY; THENCE NORTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY, 250.00 FEET, MORE OR LESS, TO A POINT WHICH IS NORTH 28° 02' 00" WEST FROM POINT OF COMMENCEMENT; THENCE SOUTH 28° 02' 00" EAST TO A POINT OF COMMENCEMENT.

TOGETHER WITH THAT PORTION OF THE NORTH HALF OF PECAN PARK LANE ADJOINING SAID LAND ON THE SOUTH WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

PARCEL B: APN 395-250-09

ALL THAT PORTION OF EL MONTE RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1146, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 26, 1908, AND BEING A PORTION OF LOT 60 OF THE SUBDIVISIONS OF THE "S" TRACT OF THE RANCHO EL CAJON, ACCORDING TO MAP THEREOF IN BOOK 170, PAGE 71 OF DEEDS, IN THE OFFICE OF SAID COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 19 OF SAID EL MONTE RANCHO, BEING THE SOUTHEASTERLY CORNER OF A TRACT OF LAND CONVEYED TO JOE RUIS BY DEED DATED JULY 22, 1920 AND RECORDED IN BOOK 824, PAGE 284 OF DEEDS; THENCE NORTH 28°02'00" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LAND CONVEYED TO RUIS, 93.19 FEET TO THE SOUTHERLY LINE OF THE 100.00 FOOT STATE HIGHWAY KNOWN AS U.S. HIGHWAY NO. 80; THENCE SOUTH 73°37'00" WEST ALONG SAID SOUTHERLY LINE 230.00 FEET MORE OR LESS, TO A POINT ON THE BOUNDARY LINE OF SAID EL MONTE RANCHO, BETWEEN CORNERS NO. 18 AND NO. 19; THENCE SOUTH 85°32'00" EAST ALONG SAID BOUNDARY LINE, BEING ALSO ALONG THE SOUTHERLY LINE OF THE AFORESAID LAND CONVEYED TO RUIS, 270.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE NORTH HALF OF PECAN PARK LANE ADJOINING SAID LAND IN THE SOUTH WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

PARCEL C: APN 395-250-15

THAT PORTION OF THE EL MONTE RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1146, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, AUGUST 26, 1908, AND BEING A PORTION OF LOT 60 OF THE SUBDIVISION OF THE "S" TRACT OF THE RANCHO EL CAJON, ACCORDING TO MAP THEREOF, RECORDED IN BOOK 170, PAGE 71 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER 21 OF THE EL MONTE RANCHO, ACCORDING TO THE MAP THEREOF NO. 1146, FILED IN THE RECORDER'S OFFICE OF SAID SAN DIEGO COUNTY, AUGUST 26, 1908; THENCE SOUTH 63°34' WEST (RECORD "SOUTH 63°32' WEST) ALONG THE SOUTHERLY LINE OF SAID RANCHO, 325 FEET TO CORNER NO. 20 OF SAID RANCHO; THENCE SOUTH 79°11' WEST ALONG THE SOUTHERLY LINE OF EL MONTE RANCHO BETWEEN CORNERS NO. 20 AND NO. 19, A DISTANCE OF 75.0 FEET TO A POINT; THENCE NORTH 28°02'; WEST TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY ROUTE 12, SECTION "C", SHEET 11, AS FILED IN THE COUNTY SURVEYOR'S OFFICE OF SAN DIEGO COUNTY; THENCE NORTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY 400 FEET, MORE OR LESS, TO A POINT WHICH IS NORTH 28°02' WEST FROM SAID EL MONTE RANCHO CORNER NO. 21; THENCE SOUTH 28°02' EAST 118.5 FEET, MORE OR LESS TO CORNER NO. 21 AND THE POINT OF COMMENCEMENT.

TOGETHER WITH THAT PORTION OF THE NORTH HALF OF PECAN PARK LANE ADJOINING SAID LAND ON THE SOUTH, WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

EXCEPTING THEREFROM THE NORTHEASTERLY 250 FEET, BEING MEASURED ALONG THE NORTHWESTERLY AND SOUTHEASTERLY LINES OF SAID LAND.

PARCEL D: APN 395-250-22

ALL THAT PORTION OF LAND IN THE EL MONTE RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1146, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY AUGUST 26, 1908, THE AFORESAID PARCEL BEING ALSO A PORTION OF LOT 60 OF THE SUBDIVISIONS OF THE "S" TRACT, RANCHO EL CAJON, ACCORDING TO THE MAP THEREOF ON FILE IN BOOK 170, PAGE 71 OF DEEDS, DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER 21 OF SAID EL MONTE RANCHO, AS SHOWN ON MAP NO. 1146; THENCE NORTH 28°02' WEST, 1115.5 FEET; THENCE SOUTH 61°58' WEST, 754.8 FEET; THENCE SOUTH 28°02' EAST, 972.8 FEET TO CORNER 19 OF SAID EL MONTE RANCHO, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 79°11' EAST 125.20 FEET TO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN DEED TO MARY M. SMITH BY DEED DATED JANUARY 20, 1937, AND RECORDED IN BOOK 606, PAGE 381 OF OFFICIAL RECORDS; THENCE NORTH 28°02' WEST ALONG THE WESTERLY LINE OF THE LAST MENTIONED PARCEL TO THE SOUTHERLY RIGHT OF WAY LINE OF THE 100-FOOT STATE HIGHWAY AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED DATED NOVEMBER 20, 1931 AND RECORDED IN BOOK 68, PAGE 114 OF OFFICIAL RECORDS; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO A LINE WHICH BEARS NORTH 28°02' WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 28°02' EAST TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE NORTH HALF OF PECAN PARK LANE ADJOINING SAID LAND ON THE SOUTH, WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

PARCEL E: APN 398-110-09

ALL THOSE PORTIONS OF LOTS 48 AND 49 OF THE SUBDIVISION OF THE "S" TRACT, RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN BOOK 170, PAGE 71 OF DEEDS, RECORDS OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE ROAD BETWEEN SAID LOTS 48 AND 49, AS VACATED AND CLOSED TO PUBLIC USE ON JUNE 30, 1920 BY ORDER OF THE BOARD OF SUPERVISORS, A CERTIFIED COPY OF SAID VACATION HAVING BEEN FILED ON JULY 3, 1920, IN BOOK 751, PAGE 113 OF DEEDS, MORE PARTICULARLY DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE FORMER STATE HIGHWAY 66.00 FEET WIDE WITH THE EASTERLY RIGHT OF WAY LINE OF THE CUYAMACA WATER COMPANY'S FLUME; THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 13° 09' 60" EAST, (RECORD-SOUTH 13° 05' 00" EAST) 409.00 FEET; THENCE NORTH 87° 49' 20" EAST (RECORD-NORTH 87° 54' 00" EAST) 119.00 FEET; THENCE SOUTH 11° 40' 40" EAST (RECORD-SOUTH 11° 36' 00" EAST) 55.00 FEET; THENCE NORTH 87° 52' 30" EAST), 442.24 FEET TO AN ANGLE POINT IN THE EASTERLY BOUNDARY OF LAND DESCRIBED IN DEED TO GEORGE PASKLE RECORDED DECEMBER 4, 1950, IN BOOK 3883, PAGE 417 OF OFFICIAL RECORDS; THENCE NORTH 22° 35' 00" WEST 431.30 FEET (RECORD NORTH 22° 25' 00" WEST, 431.80 FEET) TO THE NORTHEAST CORNER OF SAID PASKLE'S LAND; THENCE ALONG THE NORTHERLY LINE THEREOF NORTH 85° 32' 00" WEST 486.50 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 73° 36' 00" WEST 14.92 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE EASTERLY ONE-HALF OF THAT CERTAIN SAN DIEGO FLUME RIGHT OF WAY LYING WESTERLY OF AND ADJOINING SAID LAND.

TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF PECAN PARK LANE ADJOINING SAID LAND ON THE NORTH, WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

PARCEL F: APN 398-110-10

THAT PORTION OF LOT 49 THE SUBDIVISION OF THE "S" TRACT OF THE RANCHO EL CAJON, ACCORDING TO THE MAP THEREOF IN BOOK 170, PAGE 71 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 49, WHENCE CORNER NO. 19 OF THE EL MONTE RANCH, ACCORDING TO THE MAP THEREOF NO. 1146, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, AUGUST 26, 1908, BEARS NORTH 3°11' WEST 66.6 FEET, SAID POINT BEING ALSO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY ED FLETCHER AND MARY C.B. FLETCHER, HUSBAND AND WIFE, TO WALTER LEE HALBERT BY DEED DATED OCTOBER 20, 1919 AND RECORDED IN BOOK 790, PAGE 295 OF DEEDS; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT OF LAND SO CONVEYED, AS AFORESAID, TO HALBERT, SOUTH 22°25' EAST, A DISTANCE OF 407.8 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A CERTAIN AGREEMENT FOR SALE ENTERED INTO BY AND BETWEEN ED FLETCHER AND PETE RIOS, DATED NOVEMBER 1, 1919, AND RECORDED IN BOOK 786, PAGE 158 OF DEEDS; THENCE ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN SAID AGREEMENT, NORTH 80°29'EAST 256 FEET; THENCE NORTH 49°28' EAST, A DISTANCE OF 215 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY ED FLETCHER AND MARY C.B. FLETCHER, HUSBAND AND WIFE, TO WALTER J. DAVIS, BY DEED DATED AUGUST 3, 1912, AND RECORDED IN BOOK 565, PAGE 363 BY DEEDS; THENCE ALONG THE WEST LINE OF SAID TRACT OF LAND CONVEYED AS AFORESAID TO DAVIS, NORTH 21°30' WEST A DISTANCE OF 304.2 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 49, WHENCE CORNER NO. 20 OF THE SAID EL MONTE RANCH BEARS NORTH 18°37' WEST 66.61 FEET; THENCE ALONG THE NORTH LINE OF SAID LOT 49, SOUTH 79°11' WEST A DISTANCE OF 468.4 FEET TO THE POINT OF COMMENCEMENT.

TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF PECAN PARK LANE ADJOINING SAID LAND ON THE NORTH, WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION THEREOF FOR ROAD PURPOSES:

COMMENCING AT THE NORTHEAST CORNER OF THE FOREGOING DESCRIBED TRACT OF LAND; THENCE SOUTH 21°30' EAST ALONG THE EAST BOUNDARY LINE OF SAID TRACT OF LAND 304.2 FEET; THENCE SOUTH 49°28' WEST 21.16 FEET; THENCE NORTH 21°30' WEST 314.87 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT OF LAND; THENCE NORTH 79°11' EAST ALONG THE NORTH LINE OF SAID TRACT OF LAND 20.35 FEET TO THE POINT OF COMMENCEMENT. TOGETHER WITH ALL GRANTOR'S RIGHT, TITLE AND INTEREST IN, TO AND UNDER ADJOINING STREETS, ROADS, RIGHTS OF WAY AND EASEMENTS.

PARCEL G:

PARCEL G1: APN 398-110-75

ALL THAT PORTION OF LOT 45 AND THAT PORTION OF LOT 48, IF ANY, OF THE "S" TRACT OF RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ON FILE IN DEED BOOK 170, PAGE 71, RECORDS OF SAID SAN DIEGO COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE 100 FOOT WIDE STATE HIGHWAY, ACCORDING TO THE LAYOUT KNOWN AS DISTRICT VII, SAN DIEGO ROUTE 12, SECTION C, A PLAT OF WHICH IS ON FILE IN THE OFFICE THE DIVISION ENGINEER, CALIFORNIA STATE DIVISION OF HIGHWAYS OF SAN DIEGO COUNTY AND APPROVED FEBRUARY 8, 1932 WITH THE CENTER LINE OF THE CUYAMACA FLUME COMPANY RIGHT OF WAY; THENCE SOUTH 12°45'48" EAST ALONG SAID CENTER LINE A DISTANCE OF 486.61 FEET; THENCE SOUTH 19°30'12" WEST A DISTANCE OF 2.42 FEET TO A POINT ON THE CENTER LINE OF AN IRREVOCABLE OFFER OF DEDICATION RECORDED JANUARY 27, 1987 AS FILE NO. 87-045016 BEING THE CENTER LINE OF RIOS CANYON ROAD (SA 810) AS SHOWN ON THE ROUTE LOCATION MAP, SHEET 1 OF 3 APPROVED MAY 21, 1975 ON FILE WITH THE COUNTY ENGINEER OF SAID COUNTY; SAID CENTER LINE BEING A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 600 FEET, A RADIAL LINE TO SAID POINT BEARING SOUTH 39°38'48" WEST; THENCE CONTINUING SOUTH 19°30'12" WEST A DISTANCE OF 38.20 FEET TO A POINT HEREINAFTER CALLED POINT 'A'; SAID POINT LYING ON A 636 FOOT RADIUS CURVE CONCENTRIC WITH AND 36 FEET MEASURED RADially FROM SAID CENTER LINE OF SAID IRREVOCABLE OFFER OF DEDICATION, A RADIAL LINE TO SAID POINT BEARING SOUTH 39°27'41" WEST; THENCE NORTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 22°17'50" A DISTANCE OF 247.51 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30 FEET, A RADIAL LINE TO SAID POINT BEARING NORTH 60°45'31" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79°23'07" A DISTANCE OF 41.57 FEET TO A POINT OF CUSP WITH THE SOUTHERLY RIGHT OF WAY LINE OF RIDGE HILL ROAD BEING A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 150 FEET, A RADIAL LINE TO SAID POINT BEARING SOUTH 18°37'36" EAST; THENCE EASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 04°33'02" A DISTANCE OF 11.91 FEET TO A POINT OF COMPOUND CURVATURE WITH SAID SOUTHERLY RIGHT OF WAY LINE OF RIDGE HILL ROAD, SAID CURVE BEING CONCAVE NORTHERLY WITH A RADIUS OF 110 FEET, A RADIAL LINE TO SAID POINT BEARING SOUTH 23°10'38" EAST; THENCE NORTHERLY ALONG SAID CURVE AND RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 172.79 FEET TO A TANGENT LINE; THENCE NORTH 23°10'38" WEST ALONG SAID TANGENT LINE AND RIGHT OF WAY LINE A DISTANCE OF 149.02 FEET TO A POINT ON SAID SOUTHERLY LINE OF SAID 100 FOOT WIDE STATE HIGHWAY; THENCE NORTH 73°57'55" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 94.56 FEET TO THE POINT OF BEGINNING.

PARCEL G2:

AN EASEMENT FOR CONSTRUCTION AND SLOPE RIGHTS AND APPURTENANCES THERETO OVER ALL THAT PORTION OF LOT 45 AND THAT PORTION OF LOT 48, IF ANY, OF THE "S" TRACT OF RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ON FILE IN DEED BOOK 170, PAGE 71, RECORDS OF SAID SAN DIEGO COUNTY, LYING EASTERLY OF THE FOLLOWING DESCRIBED CURVE:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE 100 FOOT WIDE STATE HIGHWAY, ACCORDING TO THE LAYOUT KNOWN AS DISTRICT VII, SAN DIEGO ROUTE 12, SECTION C, A PLAT OF WHICH IS ON FILE IN THE OFFICE THE DIVISION ENGINEER, CALIFORNIA STATE DIVISION OF HIGHWAYS OF SAN DIEGO COUNTY AND APPROVED FEBRUARY 8, 1932 WITH THE CENTER LINE OF THE CUYAMACA FLUME COMPANY RIGHT OF WAY; THENCE SOUTH 12°45'48" EAST ALONG SAID CENTER LINE A DISTANCE OF 486.61 FEET; THENCE SOUTH 19°30'12" WEST A DISTANCE OF 2.42 FEET TO A POINT ON THE CENTER LINE OF AN IRREVOCABLE OFFER OF DEDICATION RECORDED JANUARY 27, 1987 AS FILE NO. 87-045016 BEING THE CENTER LINE OF RIOS CANYON ROAD (SA 810) AS SHOWN ON THE ROUTE LOCATION MAP, SHEET 1 OF 3 APPROVED MAY 21, 1975 ON FILE WITH THE COUNTY ENGINEER OF SAID COUNTY; SAID CENTER LINE BEING A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 600 FEET, A RADIAL LINE TO SAID POINT BEARING SOUTH 39°38'48" WEST; THENCE CONTINUING SOUTH 19°30'12" WEST A DISTANCE OF 38.20 FEET TO A POINT HEREINAFTER CALLED POINT 'A'; THENCE CONTINUING SOUTH 19°30'12" WEST A DISTANCE OF 1.21 FEET; THENCE SOUTH 88°56'52" WEST A DISTANCE OF 44.02 FEET TO IRREVOCABLE OFFER OF DEDICATION, A RADIAL LINE TO SAID POINT BEARING SOUTH 41°21'02" WEST; THENCE NORTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 22°01'50" A DISTANCE OF 256.08 FEET TO A POINT OF TERMINUS ON THE SOUTHERLY RIGHT OF WAY LINE OF RIDGE HILL ROAD; SAID POINT LYING ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 150 FEET, A RADIAL LINE TO SAID POINT BEARING SOUTH 16°44'39" EAST.

EXCEPTING THEREFROM ALL THAT PORTION LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT SAID POINT "A", SAID POINT LYING ON A 636 FOOT RADIUS CURVE CONCENTRIC WITH AND 36 FEET MEASURED RADIALY FROM SAID CENTER LINE OF SAID IRREVOCABLE OFFER OF DEDICATION, A RADIAL LINE TO SAID POINT BEARING SOUTH 39°27'41" WEST; THENCE NORTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 22°17'50" A DISTANCE OF 247.51 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30 FEET, A RADIAL LINE TO SAID POINT BEARING NORTH 60°45'31" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79°23'07" A DISTANCE OF 41.57 FEET TO A POINT OF CUSP WITH THE SOUTHERLY RIGHT OF WAY LINE OF RIDGE HILL ROAD BEING A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 150 FEET, A RADIAL LINE TO SAID POINT BEARING SOUTH 18°37'36" EAST.

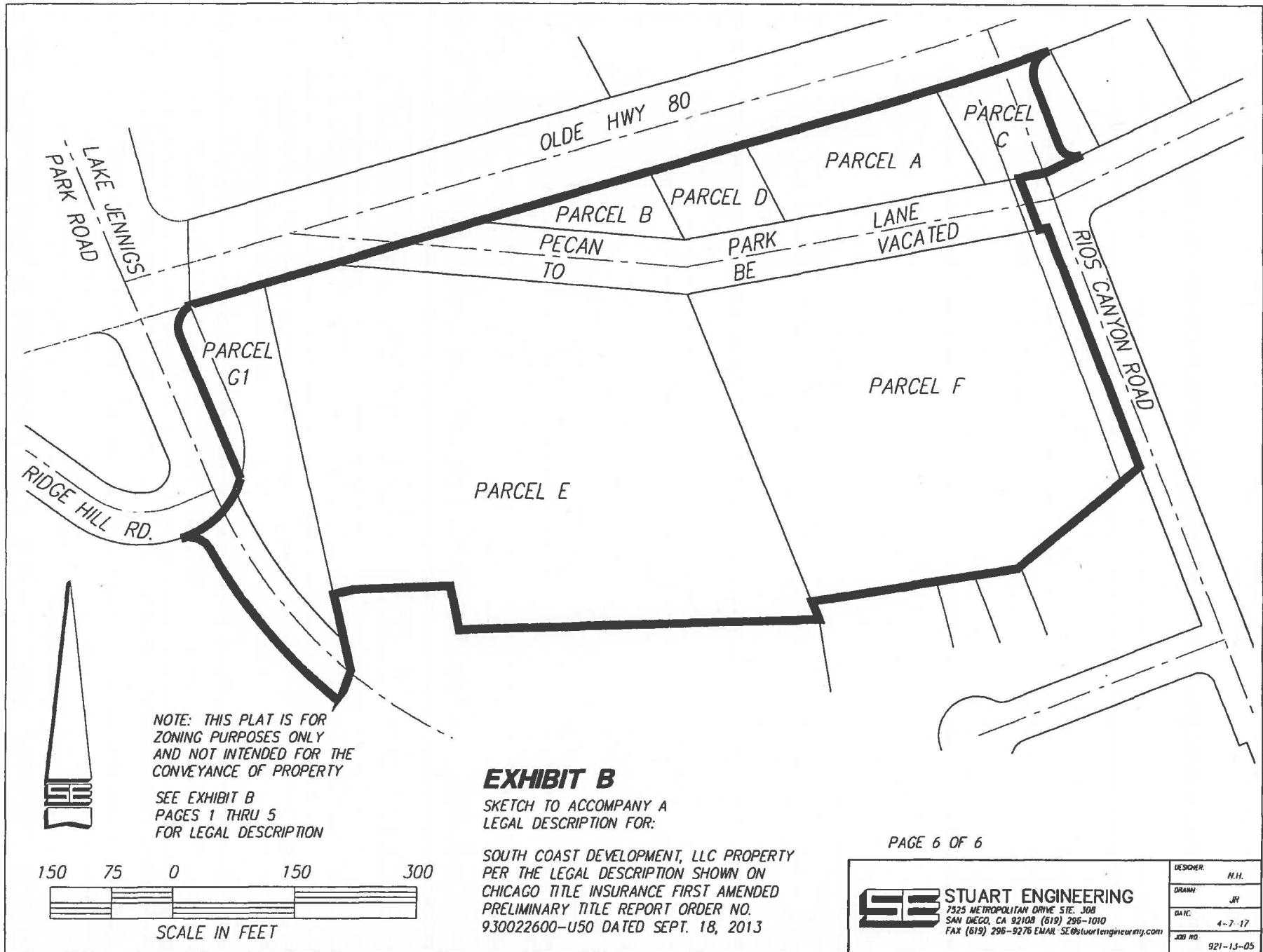
SEE PLAT EXHIBIT B, SHEET 6 OF 6 ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS LEGAL DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE OF REAL PROPERTY. SURVEYORS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF DATA REFERENCED HEREIN FROM THE CHICAGO TITLE INSURANCE FIRST AMENDED PRELIMINARY TITLE REPORT ORDER NO. 930022600-U50 DATED SEPT. 18, 2013



STUART PEACE RCE 27232 EXP. 3-31-19





NOTE: THIS PLAT IS FOR ZONING PURPOSES ONLY AND NOT INTENDED FOR THE CONVEYANCE OF PROPERTY

SEE EXHIBIT B PAGES 1 THRU 5 FOR LEGAL DESCRIPTION



SCALE IN FEET

EXHIBIT B

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION FOR:

SOUTH COAST DEVELOPMENT, LLC PROPERTY PER THE LEGAL DESCRIPTION SHOWN ON CHICAGO TITLE INSURANCE FIRST AMENDED PRELIMINARY TITLE REPORT ORDER NO. 930022600-U50 DATED SEPT. 18, 2013

PAGE 6 OF 6



STUART ENGINEERING

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DESIGNER:	N.H.
DRAWN:	JV
DATE:	4-7-17
JOB NO.	921-13-05