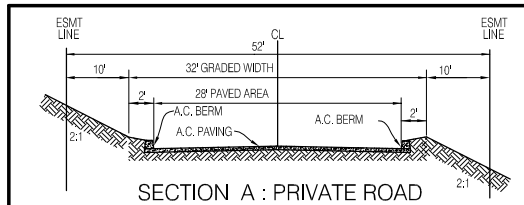
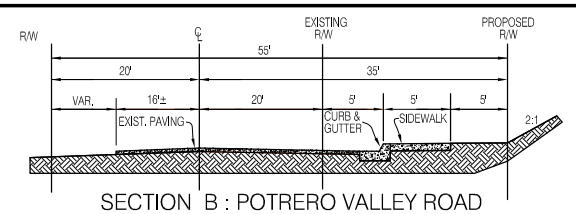


SECTION A : PRIVATE ROAD

NOT TO SCALE



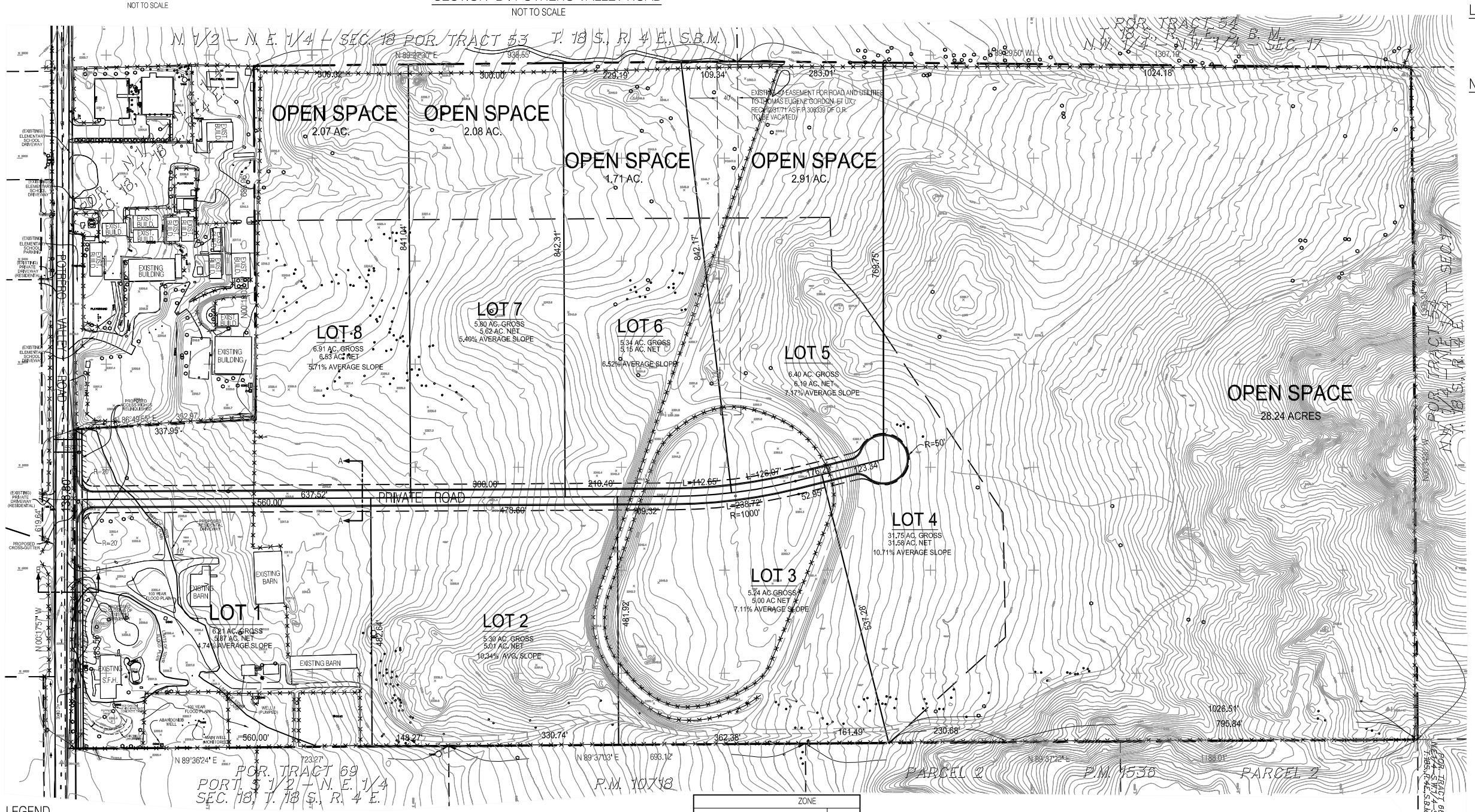
SECTION B : POTRERO VALLEY ROAD

NOT TO SCALE

COUNTY OF SAN DIEGO TRACT 5484

DEH PROJECT CONTROL NUMBER: VH0743

TENTATIVE MAP



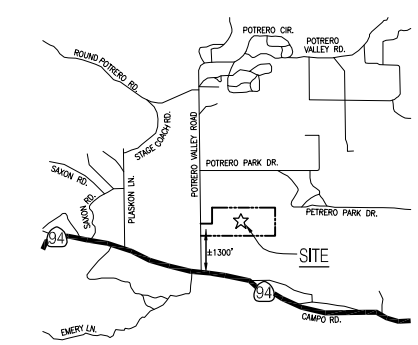
LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTHEAST QUARTER OF A PORTION OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, BEING A PORTION OF TRACT 54, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT RESURVEY, APPROVED JUNE 14, 1924

NOTES

1. ASSESSOR'S PARCEL NUMBER 654-020-65
2. TAX RATE AREA 91045
3. OWNER: JMK PROPERTIES INC. A CALIFORNIA CORPORATION
   3315 VENADO ST.
   CARLSBAD, CA 92009
   760-719-5676
4. SUBDIVIDER: R.D. BROWN & CO.
   1850 WILLOWHAVEN RD.
   ENCINITAS, CA 92024
   760-994-8500

   RIC BROWN — DATE: 7/23/07
5. PREPARED BY: SITE DESIGN ASSOCIATES, INC.
   1016 BROADWAY, SUITE A
   EL CAJON, CA 92021
6. TOTAL NUMBER OF LOTS 8
7. ZONING (EXISTING) S-92
   MINIMUM LOT SIZE : 8 AC
   (PROPOSED) MINIMUM LOT SIZE: 5 AC (LOT AREA AVERAGING)
8. GENERAL PLAN DESIGNATION ..... 18 (RDA)
9. COMMUNITY PLAN: POTRERO
10. ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.
11. TOPOGRAPHY SHOWN HEREON DERIVED PHOTOGRAMMETRICALLY BY MERCATOR ASSOCIATES DATE : 3-7-05
12. DISTRICTS PROVIDING SERVICES TO THIS SUBDIVISION:
    SEWER: ON-SITE SEPTIC
    WATER: ON-SITE WELLS
    FIRE: COUNTY RURAL FIRE DISTRICT
    SCHOOLS: MOUNTAIN EMPIRE UNIFIED SCHOOL DISTRICT (619) 473-9022
13. DEDICATIONS OF POTRERO VALLEY ROAD PROPOSED.
14. SITE ADDRESS: 24843 POTRERO VALLEY ROAD, POTRERO, CA
15. TOTAL AREA ..... 73.17 AC
16. ON-SITE EASEMENTS AS SHOWN
17. TOTAL ON-SITE GRADING ..... CUT: 22,160 C.Y.
    FILL: 22,160 C.Y.



VICINITY MAP — NO SCALE

LEGEND

- PROPERTY LINE .....
- EASEMENT LINE .....
- OPEN SPACE EASEMENT LINE ....
- EXISTING SPOT ELEVATION 900.0
- EXISITING CONTOUR 900.0
- EXISTING FENCE .....
- ACCESS RIGHTS RELINQUISHED ....
- CURB & GUTTER .....

THIS DOES NOT CONSTITUTE APPROVAL OR DISAPPROVAL. Preliminary information relating to this Tentative Map which is required for Department of Environmental Health processing has been submitted in satisfactory form.

County of San Diego
Department of Environmental Health
By Maurice Cherry Date 2/15/06

ZONE		
USE REGULATIONS		S92
ANIMAL REGULATIONS		W
DEVELOPMENT REGULATIONS	DENSITY	0.125
	LOT SIZE	8 AC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G
	LOT COVRAGE	-
	SETBACK	D
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		-

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL 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 CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY.

JMK PROPERTIES, INC.

JACK TAVELMAN — DATE: 7/23/07

0 100 200 300 400

SCALE : 1"= 100'

TM 5484
ER06-19-004

SITE DESIGN ASSOCIATES, INC.
1016 BROADWAY SUITE "A"
EL CAJON, CALIFORNIA 92021
(619) 442-8467
J-1609
DWG: 1609_Grading-Tent-Map.dwg

TENTATIVE MAP: POTRERO VALLEY ROAD

KENNETH J. DISCENZA, R.C.E. 29930
EXPIRATION DATE: 06/30/11
7/24/09 DATE

REGISTERED PROFESSIONAL ENGINEER — KENNETH J. DISCENZA — No. 29930 EXPIRES 6-30-11 — CIVIL — STATE OF CALIFORNIA

No.	Date	By	Revision
1	6-12-06	KJD	ADDRESS COUNTY COMMENTS
2	10-16-07	KJD	REMSE LOT LAYOUT
3	1/23/08	KJD	REMSE LOT LINE : LOTS 3 & 4
4	2/08/08	KJD	REMSE LOT LINE : LOTS 2;3&4
5	3/28/08	KJD	REMSE LOTS 3 &4; OPEN SPACE
6	9/4/08	KJD	REMSE OPEN SPACE - LOTS 4&5

SCALE	1" = 100'
JOB NO.	1609
DATE:	1/24/06
SHEET	1 OF 1