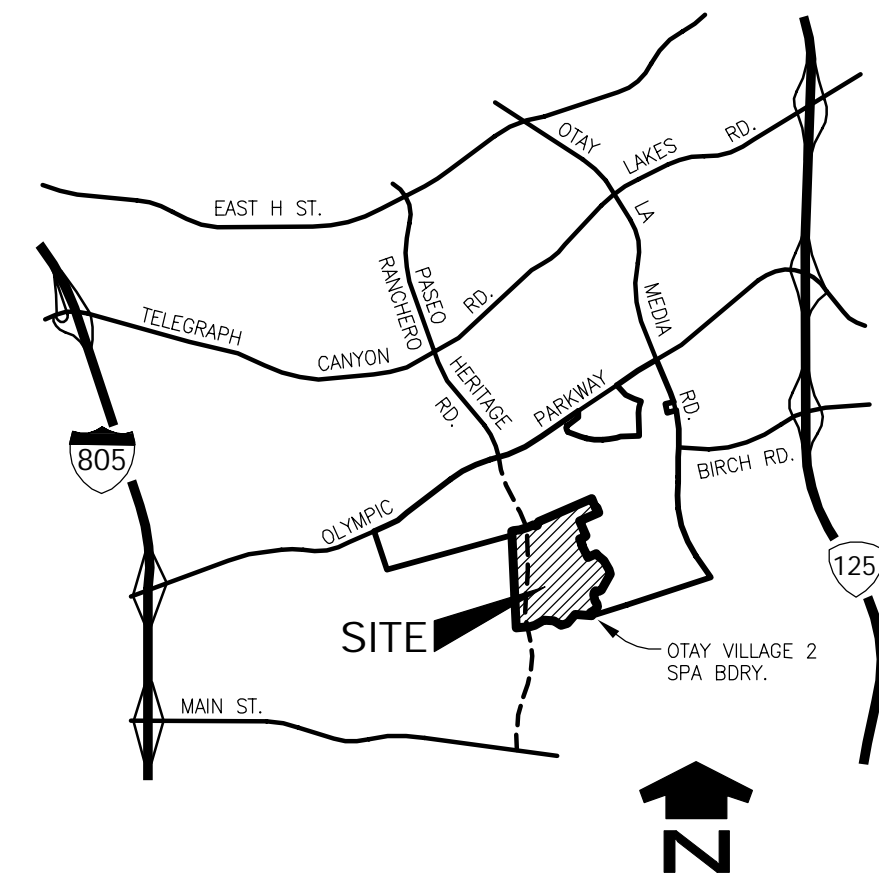


# TENTATIVE MAP PCS-12-05 OTAY RANCH VILLAGE 2 SOUTH CITY OF CHULA VISTA, CALIFORNIA



**VICINITY MAP**  
NOT TO SCALE

**LEGEND**

SUBDIVISION BOUNDARY	---	SEWER MAIN (8"*)	—○—
EXISTING TOPO CONTOUR	—350—	SEWER INVERT ELEVATION	343.4 IE
NEIGHBORHOOD BOUNDARY	---	WATER MAIN (8"*)	—W—
ULTIMATE MSPC LIMITS	•••••	FIRE HYDRANT	—H—
LOT LINE	---	RECLAIMED WATER MAIN	—RW—
PAD ELEVATION	P237.7	STORM DRAIN (18"*)	—SD—
RESIDENTIAL LOT	(7)	RETAINING WALL (CMU)	—R—
NEIGHBORHOOD	R-7	RETAINING WALL (MSE)	—M—
OPEN SPACE LOT	OS-27	TOP OF WALL ELEVATION	TW
NEI. OPEN SPACE LOT	(7B)	FINISHED SURFACE ELEVATION	FS
BROW DITCH	—<<—	STREET LIGHT	—L—
SLOPE (2:1 MAX)	—2%—	EASEMENT LINE	—E—
PERCENT OF GRADE	—2%—	EASEMENT NUMBER	—A—
STREET ELEVATION	350.4		

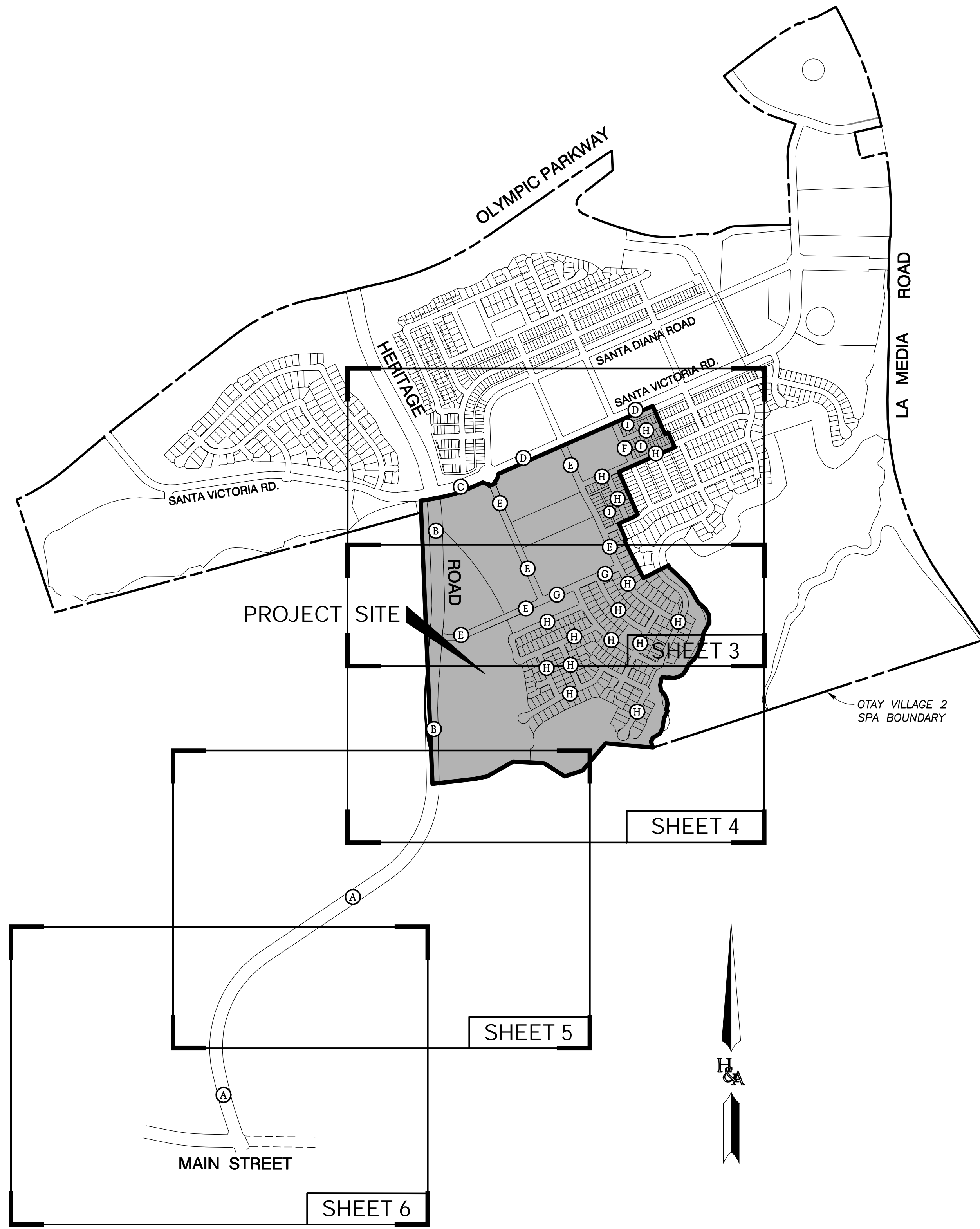
\* UNLESS SHOWN OTHERWISE  
(CMU) CONCRETE MASONRY UNIT  
(MSE) MECHANICALLY STABILIZED EARTH, PLANTABLE WALL

**PROJECT WAIVERS**

- CORNER SIGHT DISTANCE REQUIREMENTS SHALL BE PER CALTRANS STANDARDS. A WAIVER IS REQUESTED TO ELIMINATE THE 45° CORNER SIGHT DISTANCE AND 3" SETBACK TO ALLOW THE ARCHITECTURE TO MOVE TOWARDS THE STREET AS APPROVED PER THE SPA DOCUMENT.
- STREET WAIVERS (SEE SHEET 2 FOR ADDITIONAL INFORMATION)
  - (A) 6-LANE PRIME / HERITAGE ROAD
    - ADD 10' D.C. REGIONAL TRAIL
    - REDUCE GEN. UTILITY ESM. FROM 20' TO 14'
  - (C) SECONDARY VILLAGE ENTRY WITH MEDIAN
    - INCREASE PARKWAY FROM 8' TO 12'
  - (D) SECONDARY VILLAGE ENTRY
    - INCREASE VILLAGE PATHWAY FROM 5' TO 15'/14'
    - INCREASE PARKWAY FROM 8'-12'
    - REDUCE GENERAL UTILITY EASEMENT FROM 7.5' TO 5'
    - ADD PARKING
  - (E) RESIDENTIAL STREET PROMENADE
    - ADD 7' WIDE PARKING TO BOTH SIDES
  - (F) RESIDENTIAL STREET PROMENADE
    - ADD 7' WIDE PARKING TO ONE SIDE ONLY
  - (G) RESIDENTIAL STREET PROMENADE
    - REDUCE PARKING FROM 8' TO 7'
    - REDUCE LANE WIDTH FROM 12' TO 11'
    - INCREASE LANE WIDTH FROM 12' TO 18'
    - ADD DIAGONAL PARKING
    - DELETE PARKWAY
  - (H) PARKWAY RESIDENTIAL
    - ADD STREET PARKING ON BOTH SIDES
- TO ALLOW INTERSECTIONS THAT ARE WITHIN HORIZONTAL CURVES OR WITHIN 100-FOOT TANGENTS OF HORIZONTAL CURVES.
- TO ALLOW ALL INTERNAL STREETS TO BE DESIGNED FOR A 25 MPH DESIGN SPEED.
- TO ALLOW TYPICAL LOT DRAINAGE TO BE REDUCED FROM 5% AWAY FROM HOUSE TO 2% AWAY FROM HOUSE. ALLOW LOT DRAINAGE SWALE GRADE TO BE REDUCED FROM 2% TO 1%.
- DESIGN WAIVER REQUEST FOR HERITAGE ROAD FROM SIX-LANE PRIME ARTERIAL STANDARDS TO ALLOW A MINIMUM CENTERLINE CURVE RADIUS OF 1,100 FEET, A 45 MPH DESIGN SPEED, REDUCED TRAVEL LANE WIDTH DOWN TO ELEVEN FEET AND REDUCED RIGHT-OF-WAY DOWN TO 124 FEET.
- TO ALLOW A TYPE I KNUCKLE FOR COPPER CREEK AVENUE WHERE A TYPE II IS REQUIRED.

**LOTING NOTES**

- CONSECUTIVE NUMBERING OR LABELING OF NEIGHBORHOODS IS NOT INTENDED TO INDICATE ORDER OF DEVELOPMENT. THE TIMING OF REQUIRED INFRASTRUCTURE ELEMENTS (STREETS, SEWER, WATER, STORM DRAIN, PUBLIC OPEN SPACE, ETC.) WILL BE ESTABLISHED BY THE DEVELOPER WITH THE CONCOURENCE 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.



**KEY MAP**  
NOT TO SCALE

**LEGAL DESCRIPTION**

BEING PORTIONS OF LOTS 30 AND 31 OF CHULA VISTA TRACT NO. 06-05 OTAY RANCH VILLAGE 2 AND PORTIONS OF VILLAGE 4 "A" MAP ACCORDING TO MAP THEREOF NO. 15350 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MAY 26, 2006, TOGETHER WITH A PORTION OF PARCEL 6 OF PARCEL MAP NO. 18471 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MAY 10, 2000, ALL IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

**EASEMENT NOTES**

SEE SHEET 7 & 8

**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. PLANNING NEIGHBORHOODS INCLUDED WITHIN THE CONDOMINIUM PROJECTS DESIGNATION ARE R-16b 17 UNITS, R-17b (b) 95 UNITS, R-24 59 UNITS, R-26a 330 UNITS AND R-27 175 UNITS. THE MAXIMUM NUMBER OF DWELLING UNITS IS 676 TOTAL.

**BENCH MARK**

BRASS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 MI SOUTHERLY OF INTERSECTION OF LA MEDIA ROAD AND BIRCH ROAD SOUTH SIDE OF GRAVEL ROAD 225'+- WEST OF GATE TO A.V.R. TRACKING STA 15'+- EAST OF METAL GATE (PT # 1344 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD '88)

**APPLICANT**

BALDWIN & SONS  
610 WEST ASH, SUITE 1500  
SAN DIEGO, CA. 92101  
(619) 234-4050

**EARTHWORK QUANTITIES**

VILLAGE 2  
CUT: 2,945,030 C.Y. FILL: 2,945,030 C.Y.  
OFF-SITE HERITAGE ROAD  
CUT: 880,400 C.Y. FILL: 880,400 C.Y.

**PUBLIC UTILITIES**

SEWER CITY OF CHULA VISTA  
WATER OTAY WATER DISTRICT  
STORM DRAIN CITY OF CHULA VISTA  
TELEPHONE AT&T  
CABLE COMMUNICATIONS COX COMMUNICATIONS  
POLICE & FIRE CITY OF CHULA VISTA  
SCHOOLS CHULA VISTA ELEMENTARY SCHOOL DISTRICT  
SWEETWATER UNION HIGH SCHOOL DISTRICT

**CIVIL ENGINEER**

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

Alisa S. Vialpando 10/21/14  
ALISA S. VIALPANDO, R.C.E. 47945 DATE  
MY REGISTRATION EXPIRES ON 12/31/15



**GENERAL NOTES**

- GROSS SUBDIVISION AREA: 170.4 AC.
- TOTAL NUMBER OF PROPOSED UNITS: 975 (226 SINGLE FAMILY, 749 MULTI-FAMILY)
- TOTAL NUMBER OF EXISTING LOTS: 2
- TOTAL NUMBER OF PROPOSED LOTS: 320 (226 SF, 78 MF, 2 BP, 3 CPF, 1 SCHOOL, 1 PARK, 4 PVT. ALLEY, 1 NEI, OPEN SPACE, 4 MASTER OPEN SPACE)
- ASSESSOR PARCEL NUMBER: 644-313-02 & 03
- EXISTING/PROPOSED GENERAL PLAN DESIGNATION: P, I, M, M, LMV & L (PER OTAY RANCH GPP)
- EXISTING ZONING: S, P, CPF, RM1, SF3, SF4, IND & OS (PER PC DIST. REGS.)
- PROPOSED ZONING: S, P, CPF, RM1, RM2, SF3, SF4, BM2 & OS (PER PC DIST. REGS.)
- PROPOSED OVERALL DENSITY: 5.7 DU/AC (975 UNITS/170.4 AC)
- PRESENT LAND USE: VACANT
- PROPOSED LAND USE: SF RESIDENTIAL, MF RESIDENTIAL, MIXED-USE, BUSINESS PARK, SCHOOL, PARK, CPF & OPEN SPACE
- THIS MAP SUBSTANTIALLY CONFORMS TO THE CITY OF CHULA VISTA GENERAL PLAN, THE OTAY RANCH GENERAL DEVELOPMENT PLAN AND THE OTAY RANCH VILLAGE 2 SECTIONAL PLANNING AREA PLAN.
- 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 CITY 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 DEPOSITS SHALL BE PAID IN ACCORDANCE WITH ORDINANCE NUMBER 1369 AND NO. 1697 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 CITY 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 15.04 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 STANDARD NO. 8. FIRE HYDRANTS AS SHOWN ON THIS MAP SHALL BE USED AS A GUIDE ONLY.
- ONE FOOT CONTROL LOTS TO BE GRANTED TO THE CITY OF CHULA VISTA BY SEPARATE DEED WHERE DETERMINED NECESSARY BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
- GRADING AND MODEL HOMES MAY BE BUILT PRIOR TO FINAL MAP RECORDED.
- GRADING SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN SUBJECT TO SUBSTANTIAL CONFORMANCE APPROVAL BY THE CITY 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 OF SECTION 66456.1 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: GEOCON INCORPORATED DATED AUGUST 18, 2003.
- SOURCE OF TOPOGRAPHY: ROBERT J. LUNG
- REFER TO THE "WATER QUALITY TECHNICAL REPORT" PREPARED BY HUNSAKER & ASSOCIATES FOR COMPLIANCE WITH THE REGIONAL WATER QUALITY CONTROL BOARD JURISDICTIONAL PERMIT.
- TEMPORARY TURNAROUNDS SHALL BE PROVIDED AT ALL DEAD END STREETS DURING FINAL ENGINEERING AS REQUIRED BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
- OFFSITE IMPROVEMENTS MAY BE REQUIRED IN ACCORDANCE WITH THE OTAY RANCH VILLAGE 2 PUBLIC FACILITIES FINANCE PLAN AND SUPPLEMENTAL PUBLIC FACILITIES FINANCE PLAN.

**OWNER**

(LOT 30 OF MAP 15350)  
SUNRANCH CAPITAL PARTNERS, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
610 WEST ASH, SUITE 1500  
SAN DIEGO, CA. 92101  
(619) 234-4050

(LOT 31 OF MAP 15350)  
VILLAGE 11 OF OTAY HB SUB,  
A CALIFORNIA GENERAL PARTNERSHIP  
610 WEST ASH, SUITE 1500  
SAN DIEGO, CA. 92101  
(619) 234-4050

Shawn Baldwin

(PCL. 6 OF PM 18471)  
OTAY PROJECT L.P.  
A CALIFORNIA LIMITED PARTNERSHIP  
610 WEST ASH, SUITE 1500  
SAN DIEGO, CA. 92101  
(619) 234-4050

Shawn Baldwin

**SHEET INDEX**

- SHEET 1 - TITLE SHEET
- SHEET 2 - STREET SECTIONS / DETAILS
- SHEET 3 - TENTATIVE MAP DESIGN
- SHEET 4 - TENTATIVE MAP DESIGN
- SHEET 5 - TENTATIVE MAP DESIGN
- SHEET 6 - TENTATIVE MAP DESIGN
- SHEET 7 - BOUNDARY AND ENCUMBRANCES
- SHEET 8 - BOUNDARY AND ENCUMBRANCES
- SHEET 9 - LOT AREA TABLES

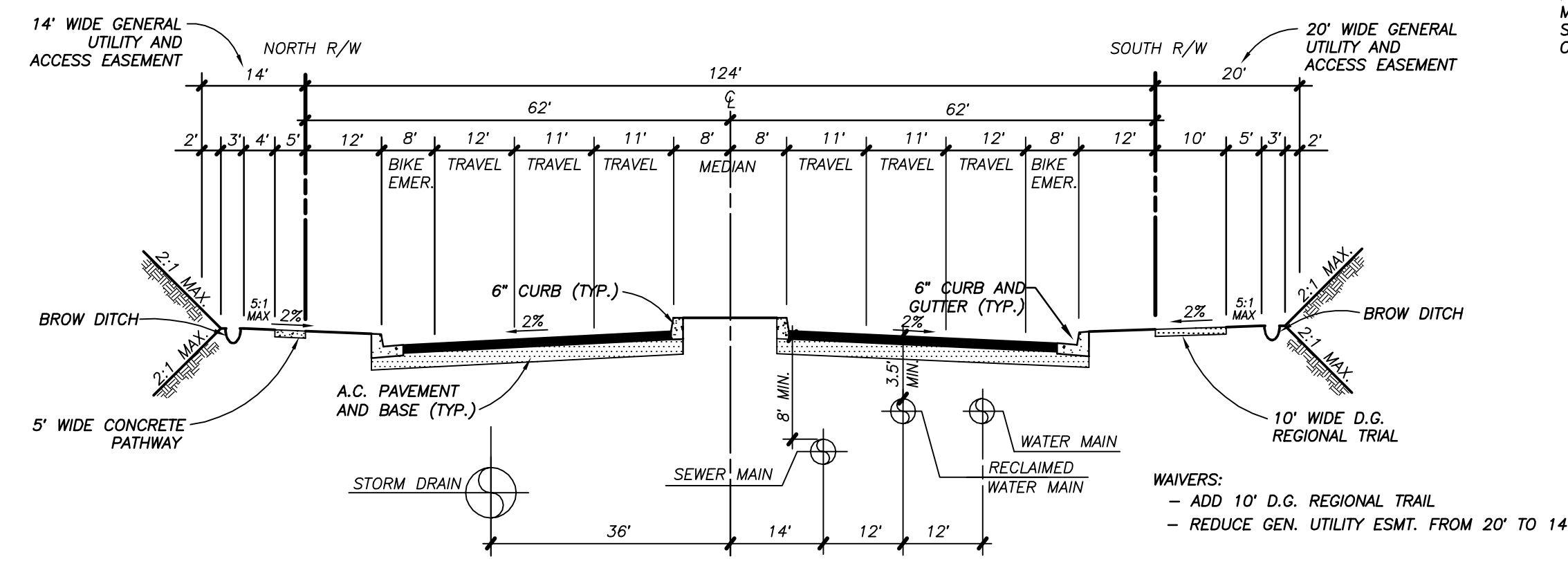
NO.	REVISIONS	DATE	BY
1	ORIGINAL	06/19/12	H&A
2	REV. PER CITY COMMENTS	03/14/13	H&A
3	REV. PER CITY COMMENTS	03/10/14	H&A
4	REV. PER CITY COMMENTS	07/23/14	H&A
5	REV. HERITAGE GRADING & NOTES	10/21/14	H&A
6			
7			
8			

**HUNSAKER & ASSOCIATES**  
 SAN DIEGO, INC  
 PLANNING: 9707 Maples Street  
 ENGINEERING: San Diego, CA 92121  
 SURVEYING: PH858558-4500; FX858558-4444

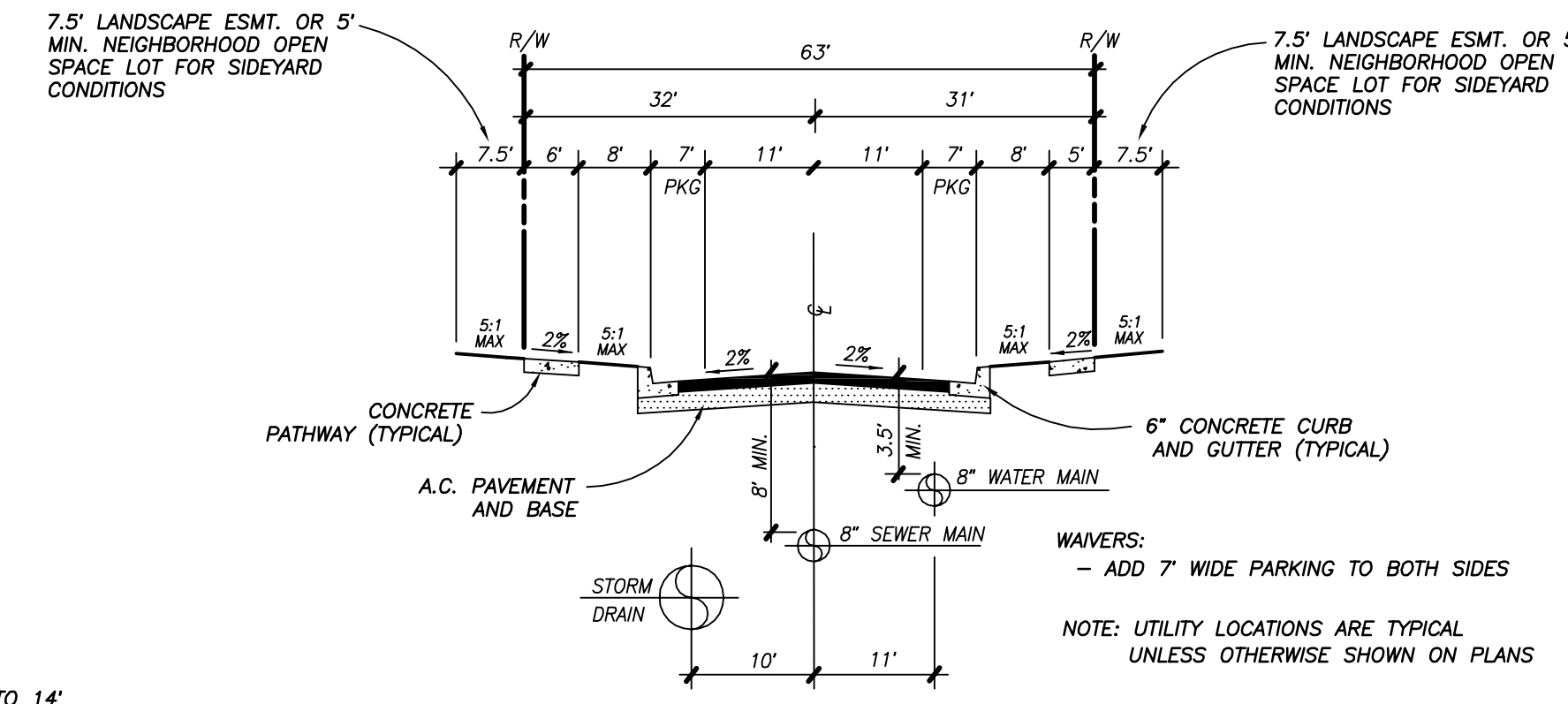
**TITLE SHEET**  
**OTAY RANCH**  
**VILLAGE 2 SOUTH**  
 CITY OF CHULA VISTA, CALIFORNIA

SHEET  
**1**  
 OF  
**9**

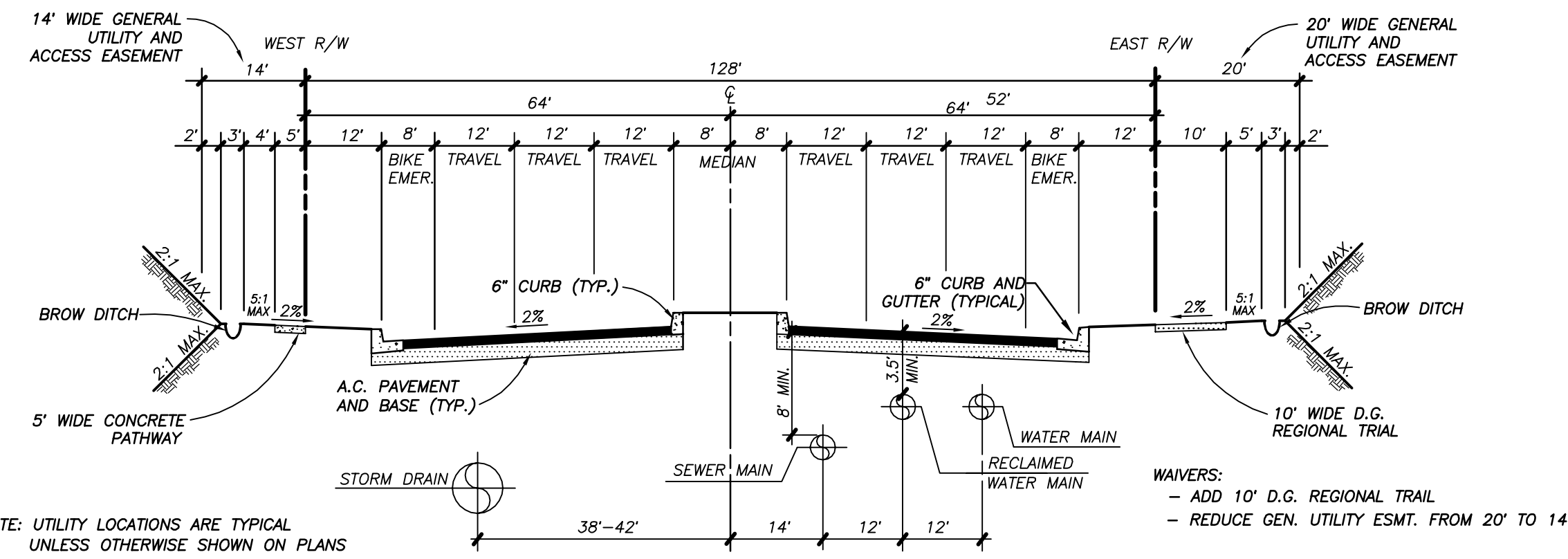
PRELIMINARY LOTTING STUDY - OTAY RANCH VILLAGE 2 SOUTH



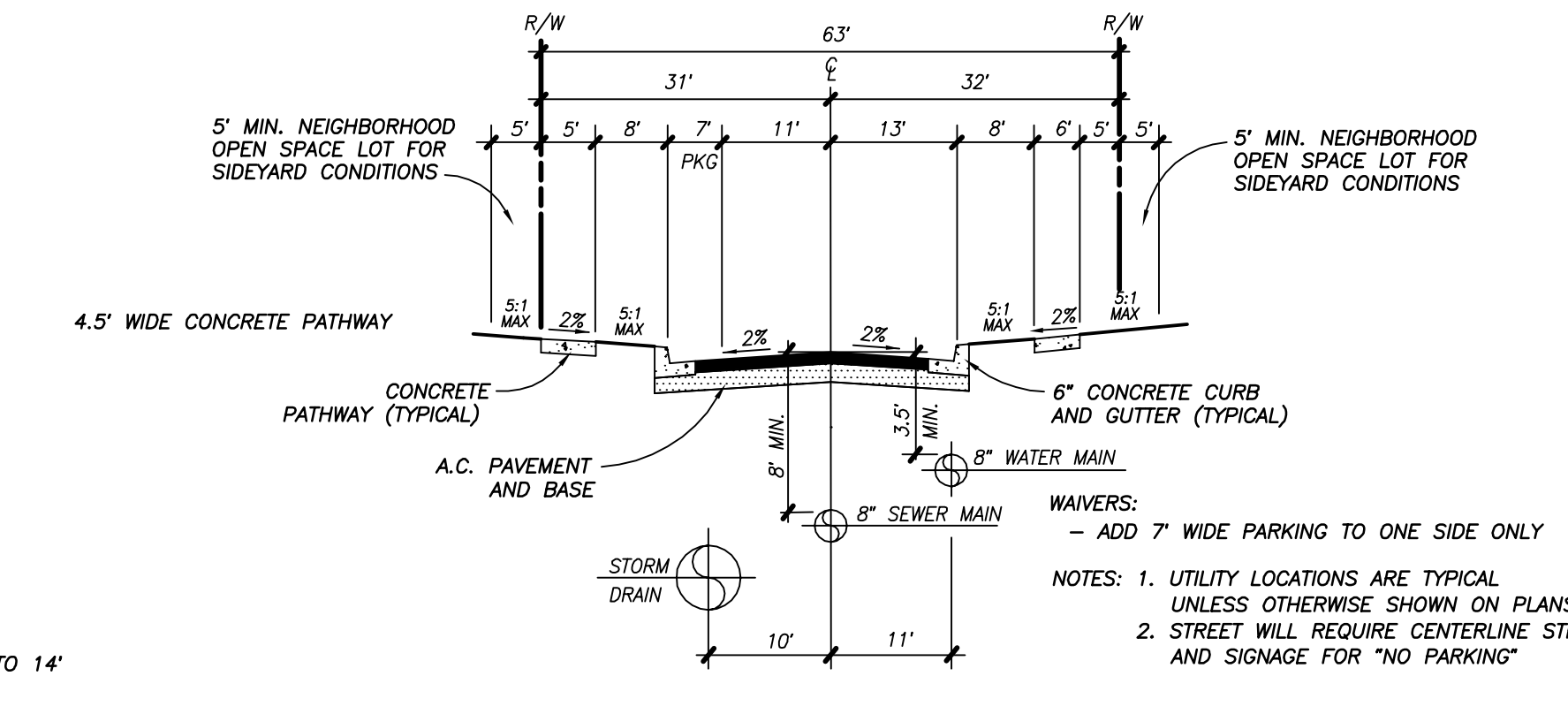
**A** 6 LANE PRIME - MAIN ST. TO 51+68.40 PORT. HERITAGE ROAD  
NOT TO SCALE



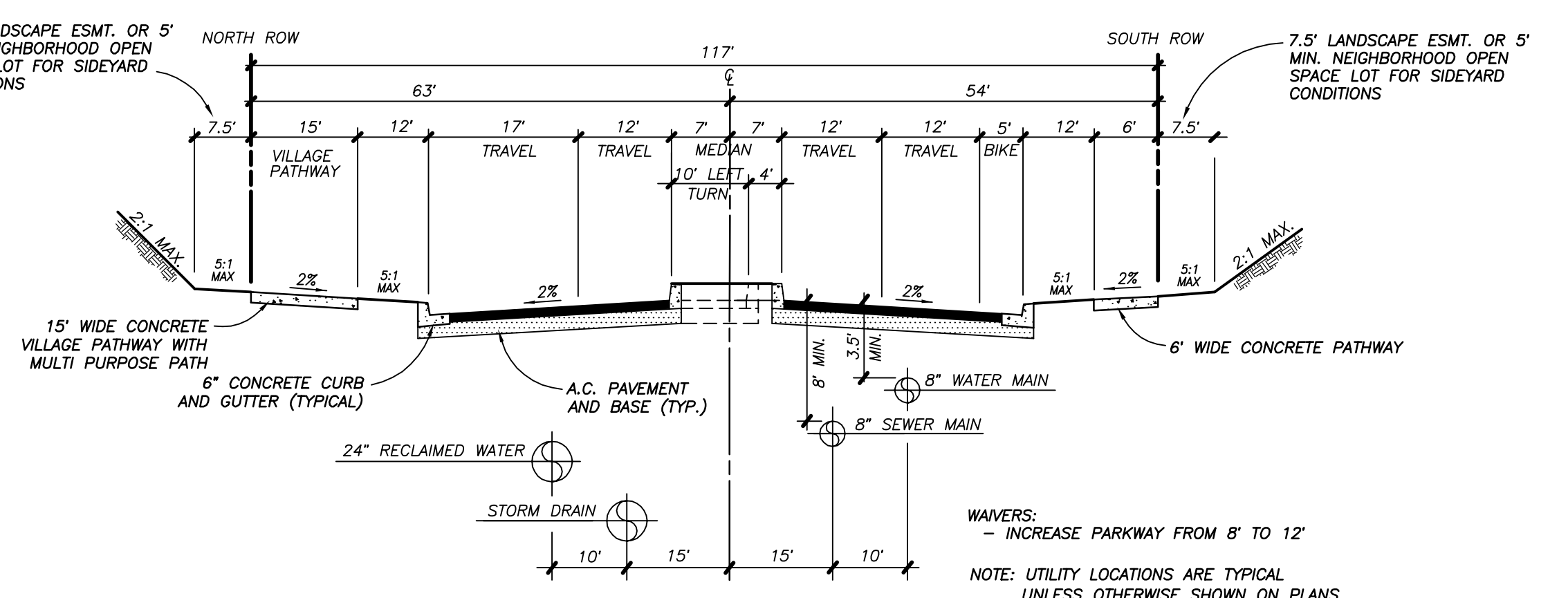
**E** RESIDENTIAL STREET PROMENADE PORT. SANTA LIZA ST., PORT. SANTA CHRISTINA AVENUE, SANTA CAROLINA ROAD  
NOT TO SCALE



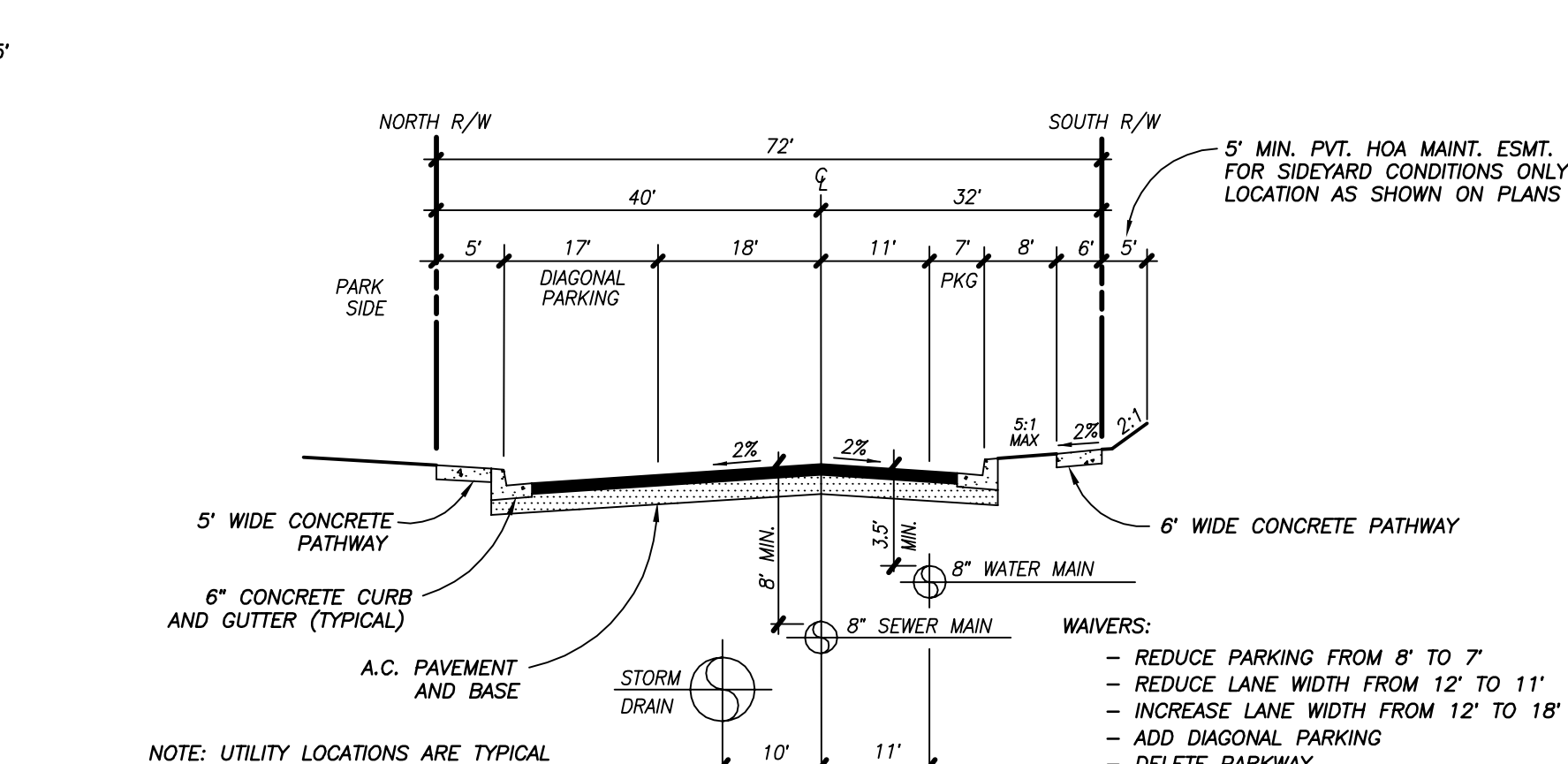
**B** 6 LANE PRIME STA 51+68.40 TO OLYMPIC PARKWAY PORT. HERITAGE ROAD  
NOT TO SCALE



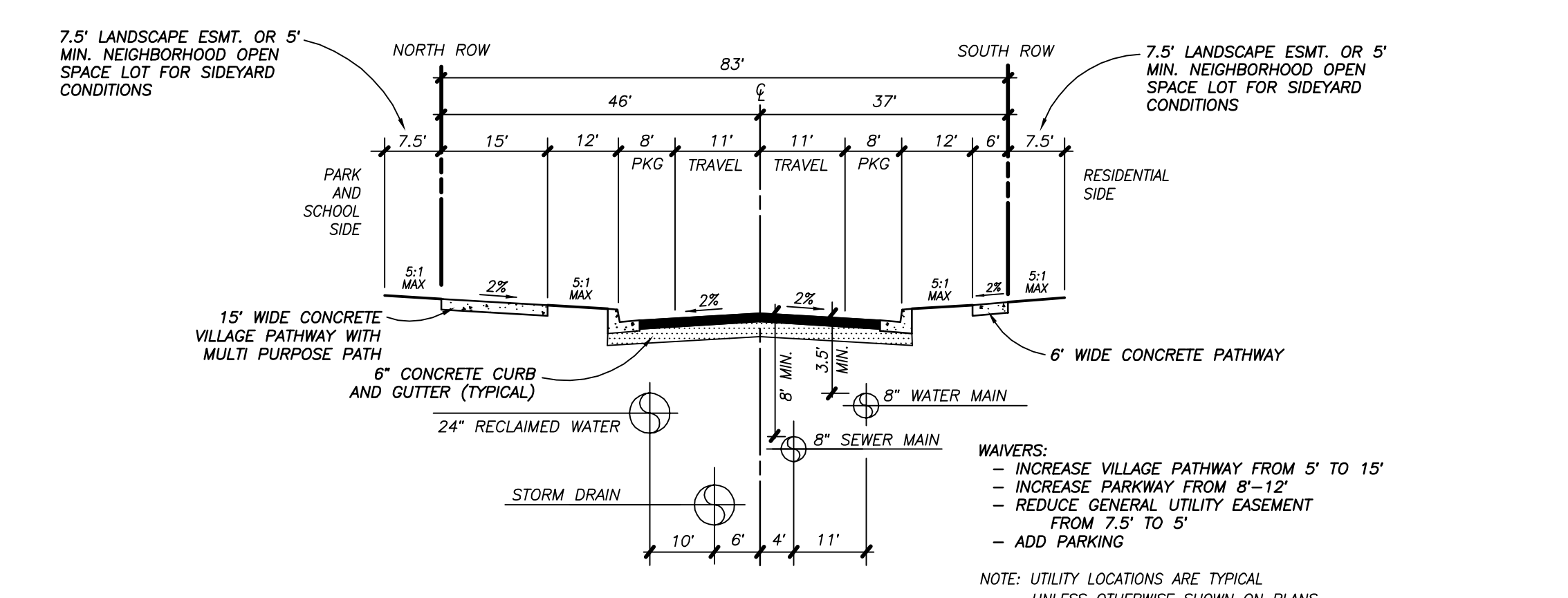
**F** RESIDENTIAL STREET PROMENADE SANTA ALEXIA AVENUE AND SANTA IVY AVENUE  
NOT TO SCALE



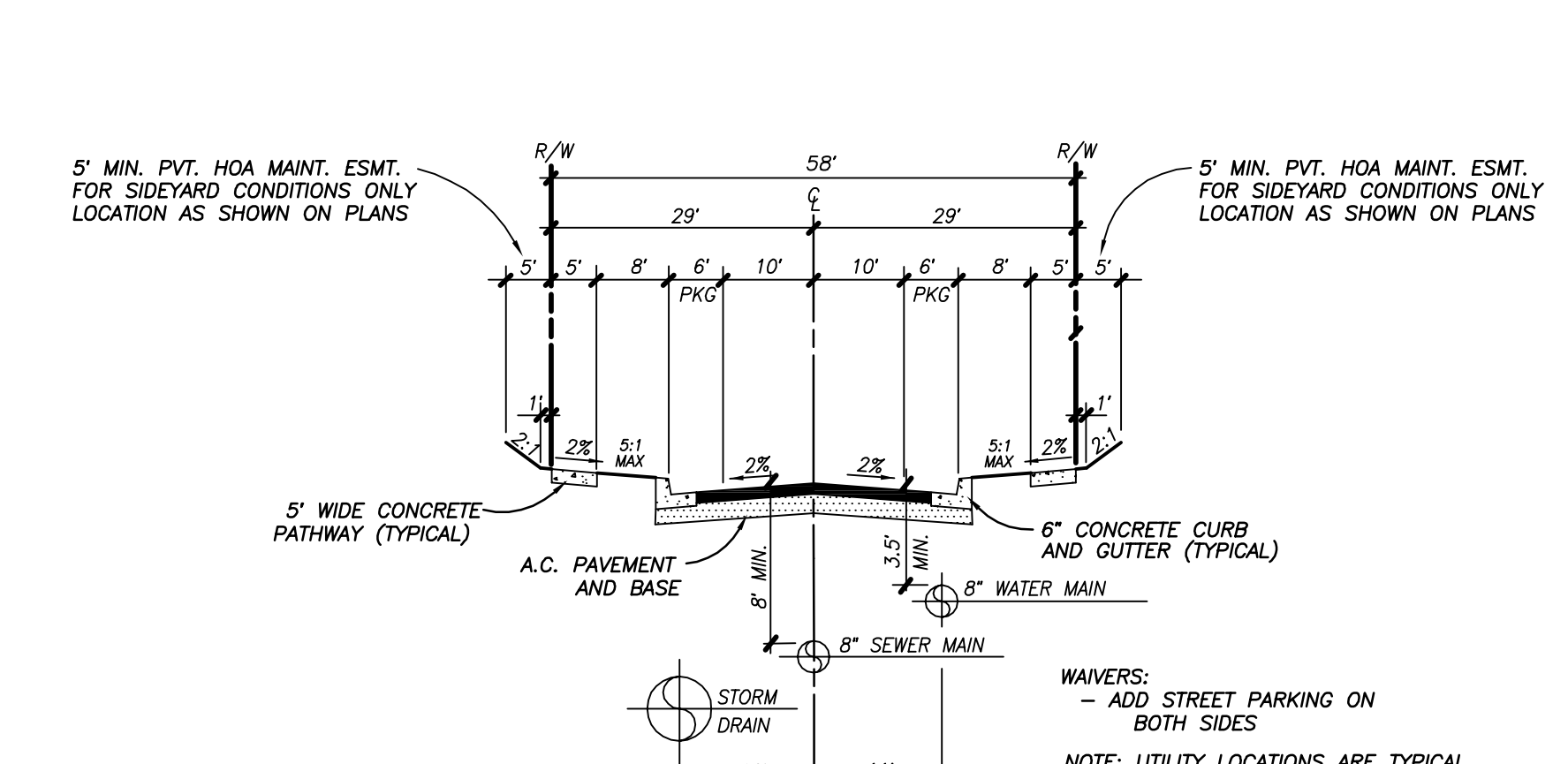
**C** SECONDARY VILLAGE ENTRY SANTA VICTORIA ROAD (FROM HERITAGE ROAD TO SANTA DIANA ROAD)  
NOT TO SCALE



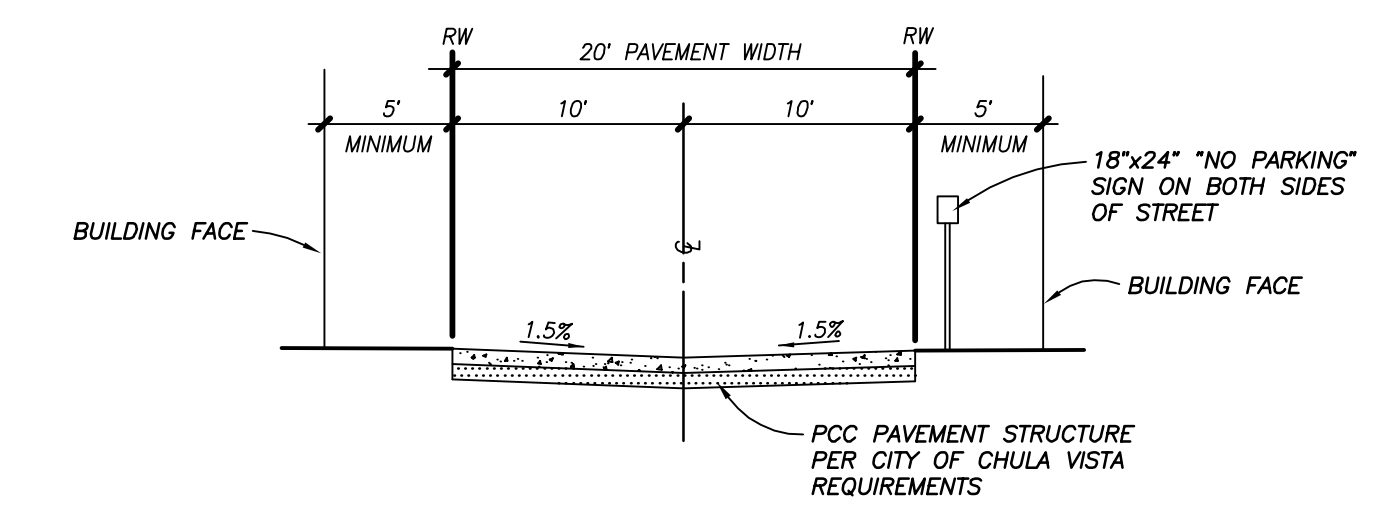
**G** RESIDENTIAL STREET PROMENADE SANTA LIZA STREET  
NOT TO SCALE



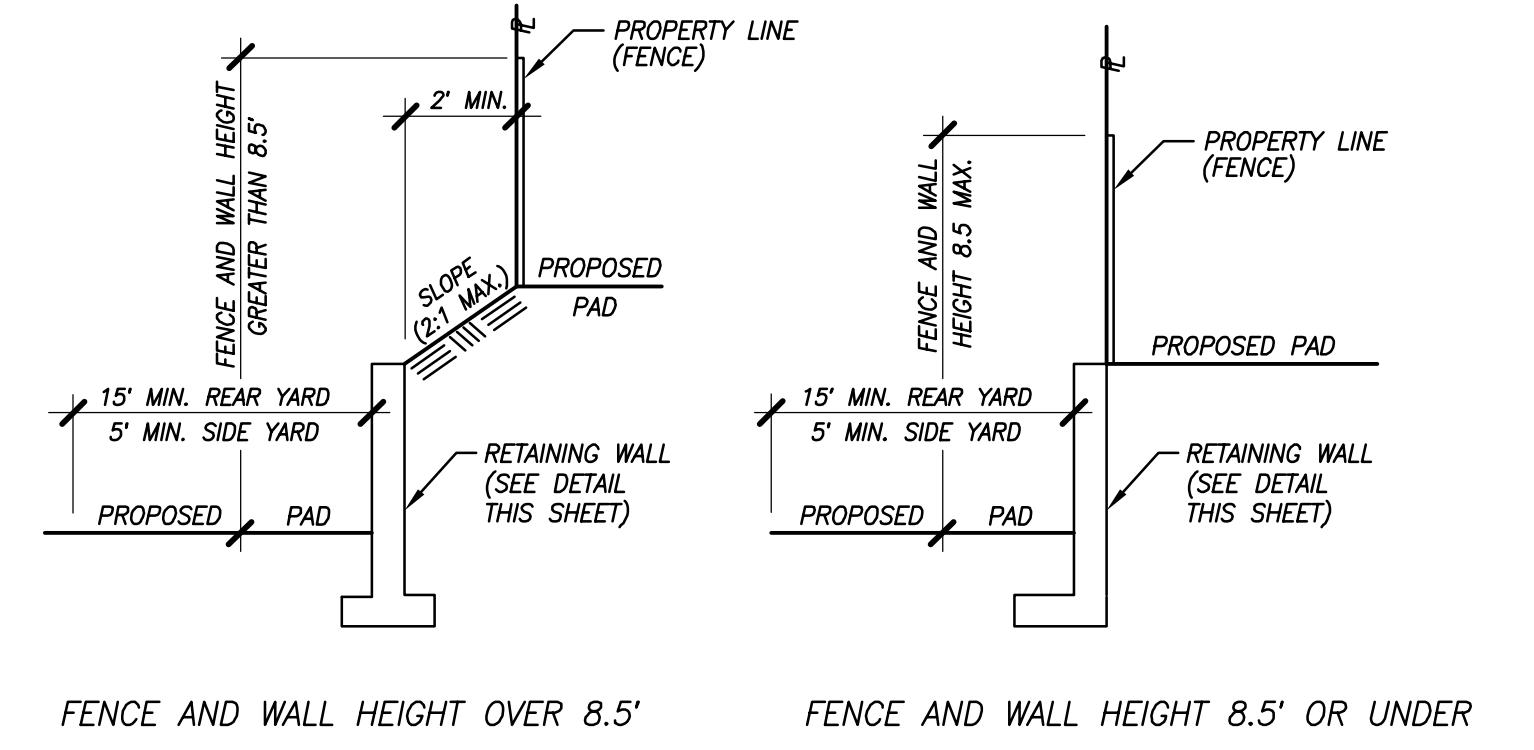
**D** SECONDARY VILLAGE ENTRY SANTA VICTORIA ROAD (FROM SANTA DIANA ROAD TO EAST)  
NOT TO SCALE



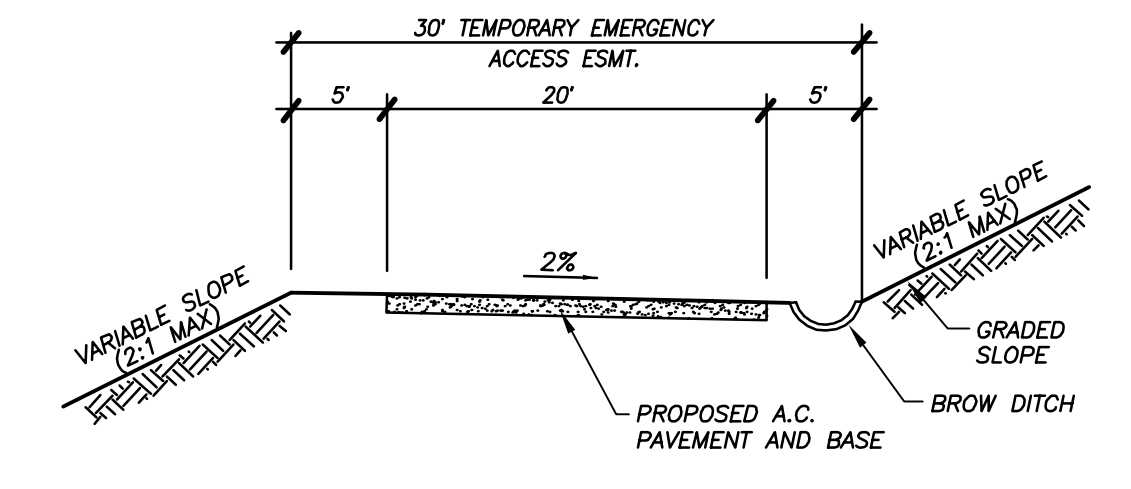
**H** PARKWAY RESIDENTIAL  
NOT TO SCALE



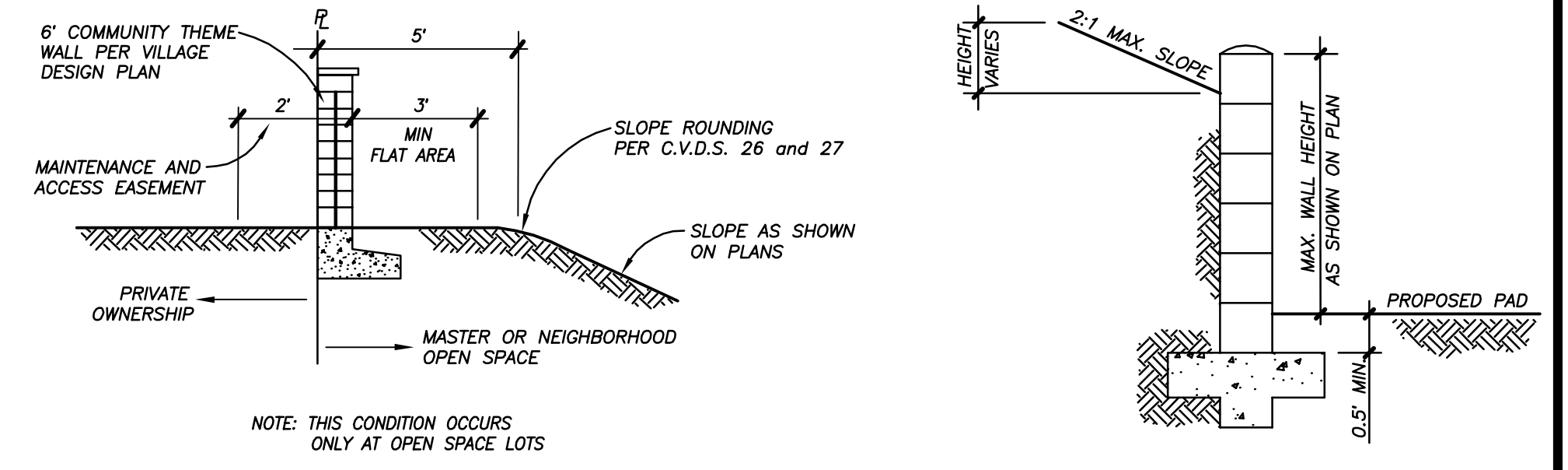
**I** PRIVATE ALLEY  
NOT TO SCALE



TYP. WALL/PROP. LINE LOCATION  
NOT TO SCALE

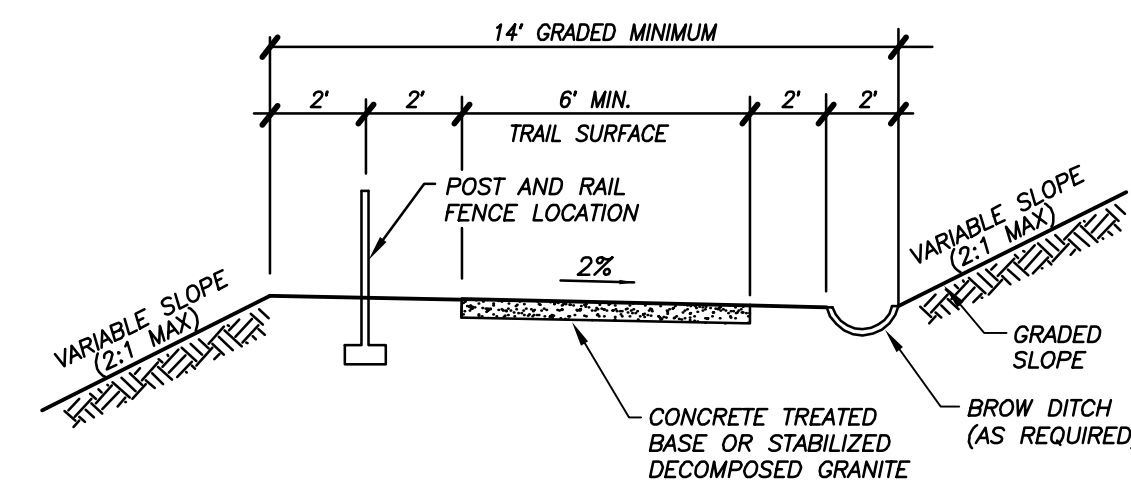


TYP. EMERGENCY ACCESS ROAD  
NOT TO SCALE

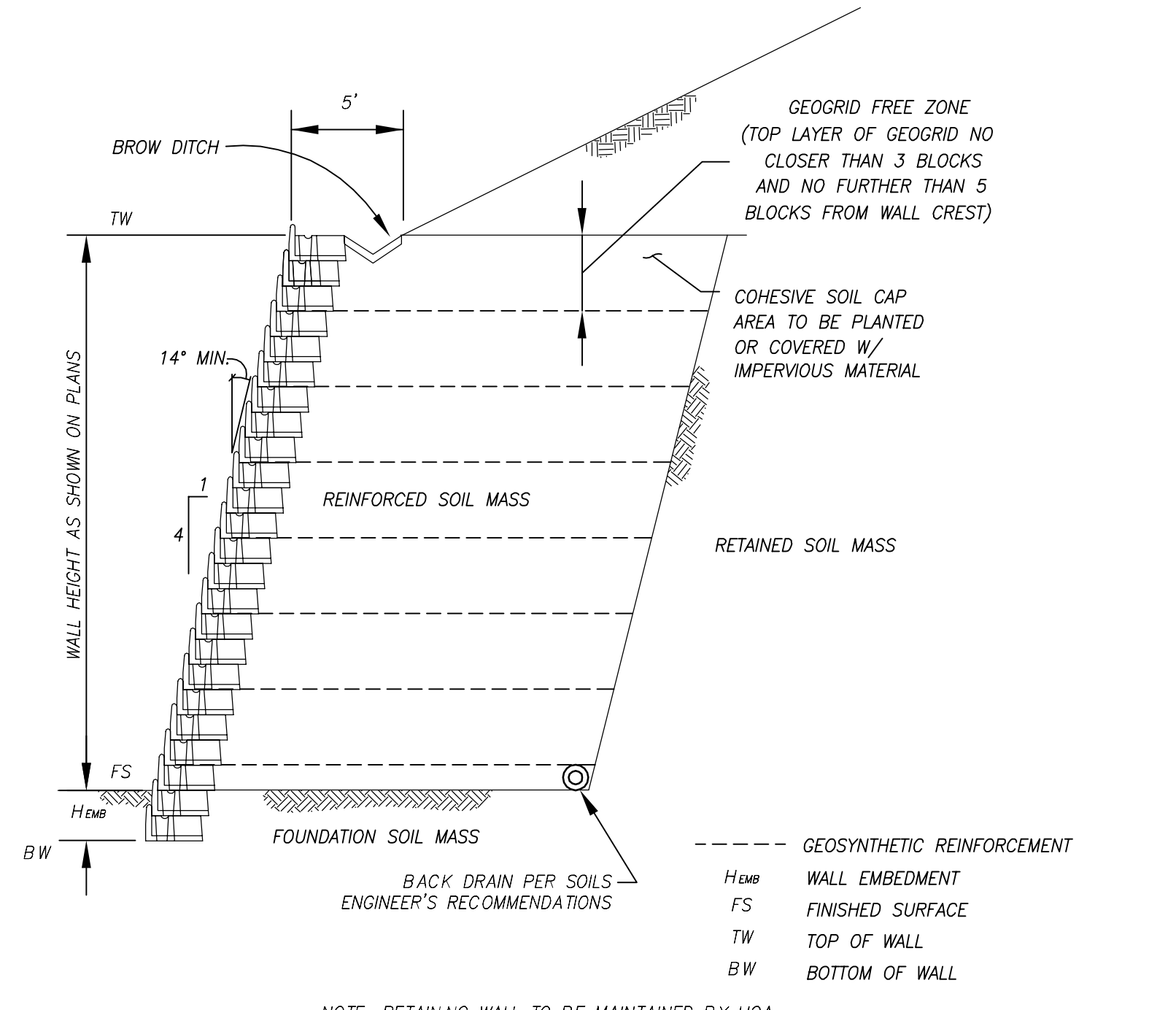


UPPER PROP. LINE SHELF ROUNDING  
NOT TO SCALE

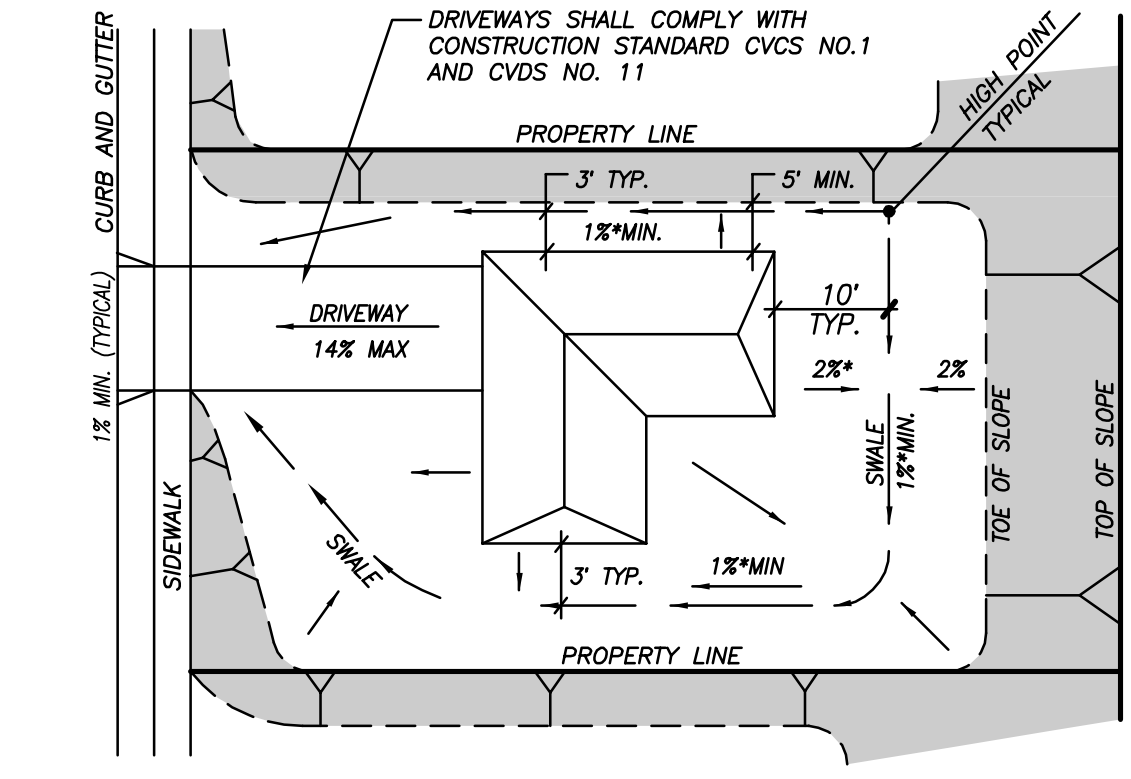
TYP. RETAINING WALL SECTION  
NOT TO SCALE



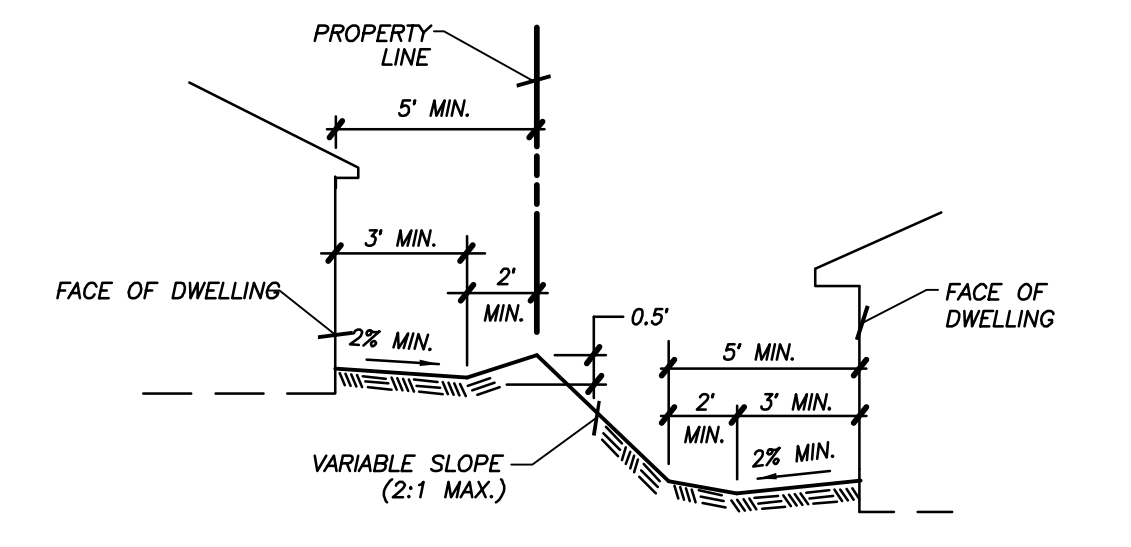
TYP. NEIGHBORHOOD TRAIL SECTION  
NOT TO SCALE



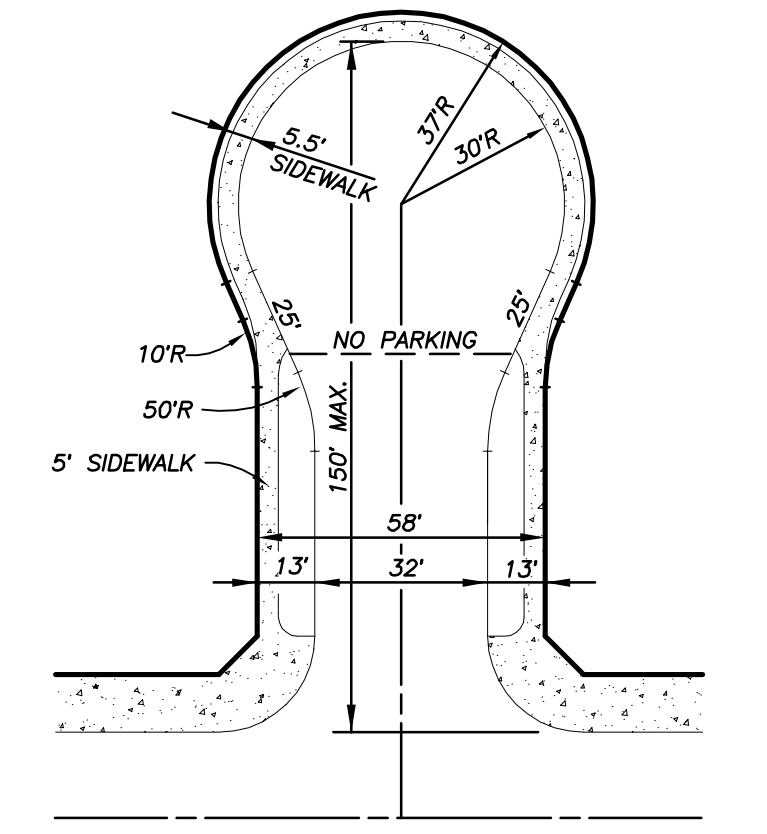
MSE WALL DETAIL  
NOT TO SCALE



TYP. LOT DRAINAGE DETAIL  
NOT TO SCALE



TYP. DRAINAGE SWALE  
NOT TO SCALE



150' LENGTH OR LESS MODIFIED CUL-DE-SAC  
NOT TO SCALE

PREPARED BY:  
**H&A HUNSAKER & ASSOCIATES**  
SAN DIEGO, INC.  
PLANNING: 9707 Waples Street  
ENGINEERING: San Diego, Ca 92121  
SURVEYING: PH080538-6300; PH080538-1444

STREET SECTIONS/DETAILS  
**OTAY RANCH VILLAGE 2 SOUTH**  
CITY OF CHULA VISTA, CALIFORNIA

SHEET  
**2**  
OF  
**9**



APN 644-312-01  
MAP NO. 15350  
LOT 26

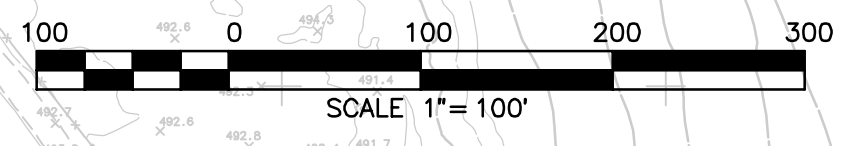
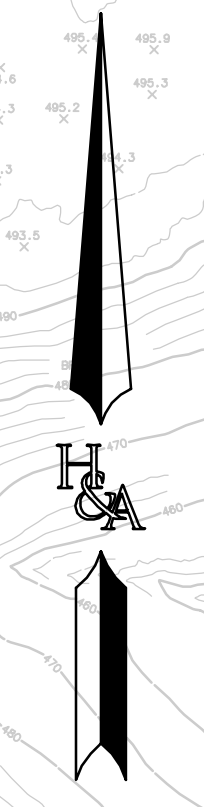
APN 644-311-01  
MAP NO. 15350  
LOT 13

APN 644-311-14  
MAP NO. 15350  
LOT B

APN 644-310-12  
MAP NO. 15350  
LOT 12

APN 644-313-04  
MAP NO. 15350  
LOT 32

APN 644-313-08



RECORD OF SURVEY 15669

SEE SHEET NO. 4

PREPARED BY:  
**H&A HUNSAKER & ASSOCIATES**  
SAN DIEGO, INC.  
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ENGINEERING: San Diego, Ca 92121  
SURVEYING: P18080538-6300; P18080538-1414

TENTATIVE MAP  
**OTAY RANCH VILLAGE 2 SOUTH**  
CITY OF CHULA VISTA, CALIFORNIA

SHEET  
**3**  
OF  
**9**

S-2  
GROSS: 412,259 SF  
NET: 392,640 SF

R-25a

R-24

CPF-8

CPF-2

CPF-9

BP-2

R-21b

RECORD OF SURVEY 15669

HERITAGE ROAD

SANTA CAROLINA AVE

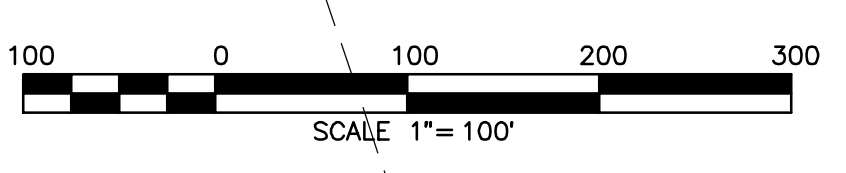
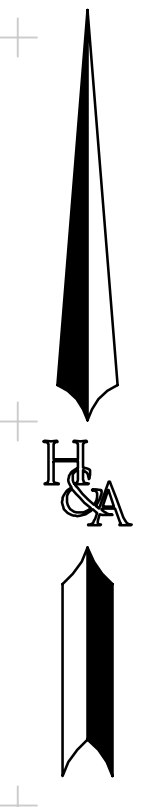
SANTA LIZA AVE

BEVERLYWOOD RD

BIRNAM WOOD RD

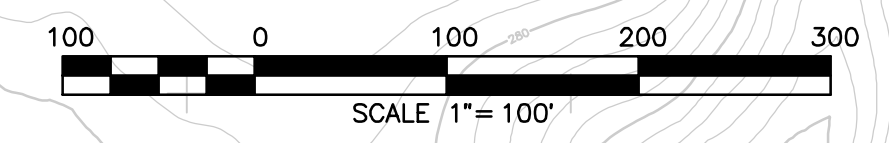
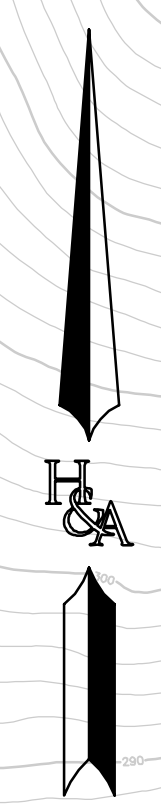
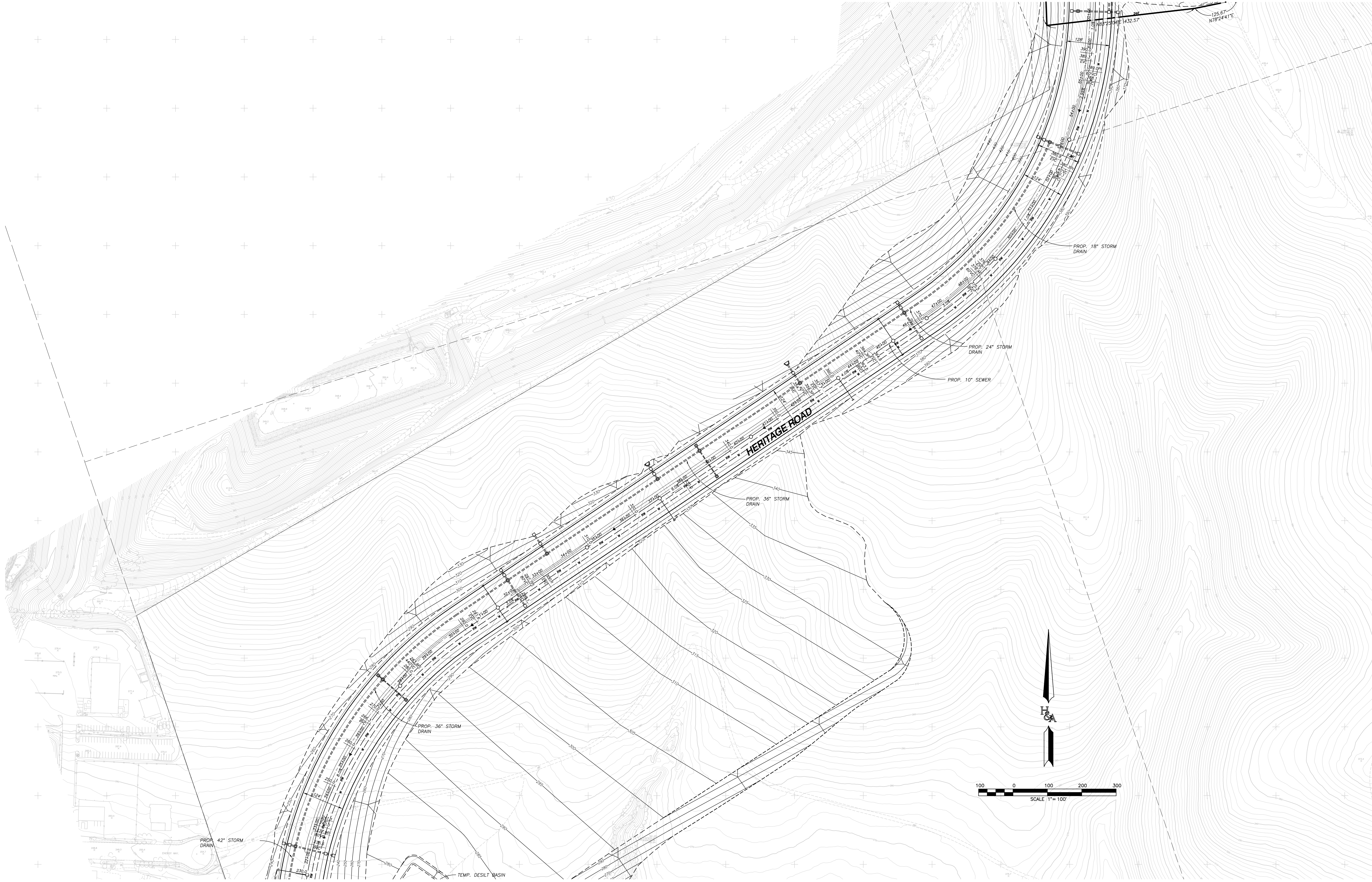
SOLVIMAN RD

COPPER HICKORY AVE



ⓐ INDICATES PROP. PRIVATE HOA MAINT. EASEMENT

<b>PREPARED BY:</b>  <b>HUNSAKER &amp; ASSOCIATES</b> SAN DIEGO, INC. <small>PLANNING: 9707 Waples Street          ENGINEERING: San Diego, CA 92121          SURVEYING: PH080558-6500; PH080558-1414</small>	<b>TENTATIVE MAP</b> <b>OTAY RANCH</b> <b>VILLAGE 2 SOUTH</b> CITY OF CHULA VISTA, CALIFORNIA		SHEET <b>4</b> OF <b>9</b>
	R:\1089\&Pin\Otay V2 South TM - Sht 04.dwg[10/21-2014:07:52]		



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 **HUNSAKER & ASSOCIATES**  
 SAN DIEGO, INC.  
 PLANNING: 9707 Waples Street  
 ENGINEERING: San Diego, Ca 92121  
 SURVEYING: PH080558-4500; PH080558-1414

TENTATIVE MAP  
**OTAY RANCH**  
**VILLAGE 2 SOUTH**  
 CITY OF CHULA VISTA, CALIFORNIA

SHEET  
**5**  
 OF  
**9**



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 **HUNSAKER & ASSOCIATES**  
 SAN DIEGO, INC.  
 PLANNING: 9707 Waples Street  
 ENGINEERING: San Diego, Ca 92121  
 SURVEYING: PH080558-6500; FX080558-1414

TENTATIVE MAP  
**OTAY RANCH**  
**VILLAGE 2 SOUTH**  
 CITY OF CHULA VISTA, CALIFORNIA

SHEET  
**6**  
 OF  
**9**

**TITLE REPORT EXCEPTIONS**

THE FOLLOWING IS A LIST OF EXCEPTIONS PER A PRELIMINARY REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, PER ORDER NUMBER NHSC-468640 DATED AUGUST 1, 2014.

THE FOLLOWING MATTERS AFFECT LOT 30 IN PARCEL A:

AN EASEMENT FOR LANDFILL NUISANCE AND COVENANTS RUNNING WITH THE LAND AND INCIDENTAL PURPOSES, RECORDED MARCH 17, 1997 AS INSTRUMENT NO. 97-0118929 OF OFFICIAL RECORDS.  
IN FAVOR OF: COUNTY OF SAN DIEGO  
AFFECTS: AS SHOWN ON SAID MAP

A DOCUMENT RECORDED OCTOBER 31, 1997 AS INSTRUMENT NO. 97-0547809 OF OFFICIAL RECORDS PROVIDES THAT THE INTEREST OF THE COUNTY OF SAN DIEGO WAS TRANSFERRED TO OTAY LANDFILL, INC., A CALIFORNIA CORPORATION.

AN EASEMENT FOR GENERAL UTILITY, ACCESS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 28, 2007 AS INSTRUMENT NO. 2007-0136699 OF OFFICIAL RECORDS.  
IN FAVOR OF: CITY OF CHULA VISTA  
AFFECTS: AS DESCRIBED IN SAID DOCUMENT

AN EASEMENT FOR GENERAL UTILITY, ACCESS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 28, 2007 AS INSTRUMENT NO. 2007-0136699 OF OFFICIAL RECORDS.  
IN FAVOR OF: CITY OF CHULA VISTA  
AFFECTS: AS DESCRIBED IN SAID DOCUMENT

AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED MARCH 20, 2007 AS INSTRUMENT NO. 2007-0186676 OF OFFICIAL RECORDS.  
IN FAVOR OF: CITY OF CHULA VISTA  
AFFECTS: AS DESCRIBED IN SAID DOCUMENT

THE FOLLOWING MATTERS AFFECT LOT 31 IN PARCEL A:

AN EASEMENT FOR LANDFILL NUISANCE AND COVENANTS RUNNING WITH THE LAND AND INCIDENTAL PURPOSES, RECORDED MARCH 17, 1997 AS INSTRUMENT NO. 97-0118928 OF OFFICIAL RECORDS.  
IN FAVOR OF: COUNTY OF SAN DIEGO  
AFFECTS: AS SHOWN ON SAID MAP

A DOCUMENT RECORDED OCTOBER 31, 1997 AS INSTRUMENT NO. 97-0547809 OF OFFICIAL RECORDS PROVIDES THAT THE INTEREST OF THE COUNTY OF SAN DIEGO WAS TRANSFERRED TO OTAY LANDFILL, INC., A CALIFORNIA CORPORATION.

AN EASEMENT FOR LANDFILL NUISANCE AND COVENANTS RUNNING WITH THE LAND AND INCIDENTAL PURPOSES, RECORDED MARCH 17, 1997 AS INSTRUMENT NO. 97-0118929 OF OFFICIAL RECORDS.  
IN FAVOR OF: COUNTY OF SAN DIEGO  
AFFECTS: AS SHOWN ON SAID MAP

AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR:  
GENERAL UTILITY AND ACCESS, PRIVATE RECIPROCAL ACCESS AND UTILITY AND INCIDENTAL PURPOSES.

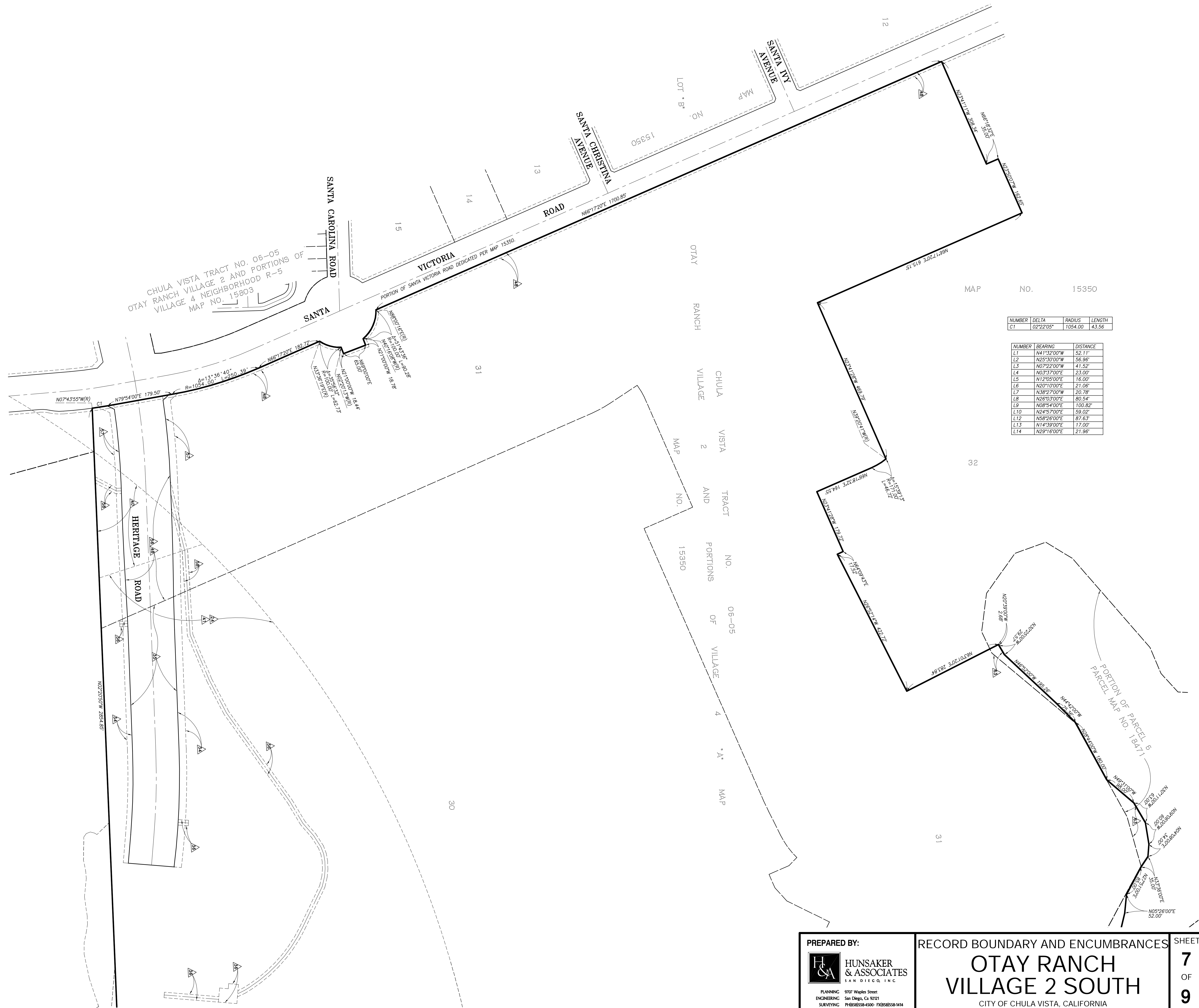
AN EASEMENT FOR STREET, PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 28, 2007 AS INSTRUMENT NO. 2007-0136697 OF OFFICIAL RECORDS.  
IN FAVOR OF: CITY OF CHULA VISTA  
AFFECTS: AS DESCRIBED IN SAID DOCUMENT

AN EASEMENT FOR GENERAL UTILITY, ACCESS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 28, 2007 AS INSTRUMENT NO. 2007-0136700 OF OFFICIAL RECORDS.  
IN FAVOR OF: CITY OF CHULA VISTA  
AFFECTS: AS DESCRIBED IN SAID DOCUMENT

AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED MARCH 20, 2007 AS INSTRUMENT NO. 2007-0186674 OF OFFICIAL RECORDS.  
IN FAVOR OF: CITY OF CHULA VISTA  
AFFECTS: AS DESCRIBED IN SAID DOCUMENT

THE FOLLOWING MATTERS AFFECT PARCEL 6 IN PARCEL B:

AN OFFER OF DEDICATION IN FEE FOR OPEN SPACE AND OTHER PUBLIC PURPOSES, RECORDED NOVEMBER 10, 1999 AS INSTRUMENT NO. 1999-0748994 OF OFFICIAL RECORDS.  
TO: CITY OF CHULA VISTA AND COUNTY OF SAN DIEGO



PREPARED BY:  

**HUNSAKER & ASSOCIATES**  
 SAN DIEGO, INC.  
 PLANNING: 9707 Waples Street  
 ENGINEERING: San Diego, Ca 92121  
 SURVEYING: PH080558-6500; PH080558-1444

RECORD BOUNDARY AND ENCUMBRANCES SHEET  
**OTAY RANCH VILLAGE 2 SOUTH**  
 CITY OF CHULA VISTA, CALIFORNIA  
**7 OF 9**



**LEGAL DESCRIPTION**

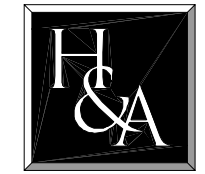
PARCEL A:  
 LOTS 30 AND 31 OF CHULA VISTA TRACT NO. 06-05 OTAY RANCH VILLAGE 2 AND PORTIONS OF VILLAGE 4 A MAP, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15350, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MAY 26, 2006.

EXCEPTING THEREFROM THOSE PORTIONS LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:  
 COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 6 OF PARCEL MAP NO. 18471, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MAY 10, 2000, BEING ALSO AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID LOT 30; THENCE NORTH 17°57'17" WEST, 64.51 FEET; THENCE NORTH 29°16'00" EAST, 21.96 FEET; THENCE NORTH 14°39'00" EAST, 17.00 FEET; THENCE NORTH 29°16'00" EAST, 87.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 24°57'00" EAST, 59.02 FEET; THENCE NORTH 08°54'00" EAST, 100.82 FEET; THENCE NORTH 20°10'00" EAST, 80.54 FEET; THENCE NORTH 39°27'00" WEST, 20.78 FEET; THENCE NORTH 20°10'00" EAST, 21.06 FEET TO THE POINT OF TERMINUS.

PARCEL B:  
 THAT PORTION OF PARCEL 6 OF PARCEL MAP NO. 18471, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MAY 10, 2000, LYING WESTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 6, BEING ALSO AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID LOT 30; THENCE NORTH 17°57'17" WEST, 64.51 FEET; THENCE NORTH 29°16'00" EAST, 21.96 FEET; THENCE NORTH 14°39'00" EAST, 17.00 FEET; THENCE NORTH 29°16'00" EAST, 87.63 FEET; THENCE NORTH 24°57'00" EAST, 59.02 FEET; THENCE NORTH 08°54'00" EAST, 100.82 FEET; THENCE NORTH 26°03'00" EAST, 80.54 FEET; THENCE NORTH 12°05'00" EAST, 16.00 FEET; THENCE NORTH 03°37'00" EAST, 23.00 FEET; THENCE NORTH 07°22'00" WEST, 41.52 FEET; THENCE NORTH 25°30'00" WEST, 56.96 FEET; THENCE NORTH 41°32'00" WEST, 52.11 FEET; THENCE NORTH 7°16'00" WEST, 57.42 FEET; THENCE NORTH 11°23'00" EAST, 67.00 FEET; THENCE NORTH 36°47'00" EAST, 19.00 FEET; THENCE SOUTH 79°09'00" EAST, 32.00 FEET; THENCE SOUTH 82°46'00" EAST, 36.00 FEET; THENCE NORTH 87°51'00" EAST, 51.00 FEET; THENCE NORTH 77°26'00" EAST, 41.00 FEET; THENCE NORTH 62°44'00" EAST, 27.00 FEET; THENCE NORTH 57°39'00" EAST, 20.00 FEET; THENCE NORTH 39°53'00" EAST, 43.00 FEET; THENCE NORTH 26°53'00" EAST, 57.00 FEET; THENCE NORTH 36°08'00" EAST, 40.00 FEET; THENCE NORTH 45°04'00" EAST, 63.00 FEET; THENCE NORTH 30°52'00" EAST, 54.00 FEET; THENCE NORTH 24°54'00" EAST, 37.00 FEET; THENCE NORTH 13°24'00" EAST, 68.00 FEET; THENCE NORTH 05°26'00" EAST, 52.00 FEET; THENCE NORTH 27°51'00" EAST, 85.00 FEET; THENCE NORTH 33°36'00" EAST, 35.00 FEET; THENCE NORTH 04°08'00" EAST, 34.00 FEET; THENCE NORTH 09°05'00" WEST, 60.00 FEET; THENCE NORTH 30°11'00" WEST, 63.00 FEET; THENCE NORTH 49°31'00" WEST, 98.00 FEET; THENCE NORTH 28°44'00" WEST, 180.00 FEET; THENCE NORTH 44°42'00" WEST, 75.36 FEET; THENCE NORTH 46°52'00" WEST, 195.26 FEET; THENCE NORTH 30°25'00" WEST, 28.57 FEET; THENCE NORTH 20°39'00" WEST, 2.68 FEET; THENCE SOUTH 63°01'20" WEST, 27.11 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF SAID LOT 31, SAID ANGLE POINT BEING THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AND DESCRIBED ON SAID MAP NO. 15350 AS N63°01'20" E, 256.72, BEING ALSO THE POINT OF TERMINUS.

NOTE: THE LEGAL DESCRIPTION CONTAINED HEREIN IS SOLELY FOR THE PURPOSE OF PROCESSING THE OTAY RANCH VILLAGE 2 SOUTH TENTATIVE MAP AND IS NOT TO BE USED FOR TITLE INSURANCE PURPOSES.  
 644-313-02-00, 644-313-03-00 and 644-313-08-00

PREPARED BY:  <b>HUNSAKER &amp; ASSOCIATES</b> SAN DIEGO, INC.	RECORD BOUNDARY AND ENCUMBRANCES	SHEET
	<b>OTAY RANCH VILLAGE 2 SOUTH</b> CITY OF CHULA VISTA, CALIFORNIA	<b>8</b> OF <b>9</b>
PLANNING: 9707 Waples Street ENGINEERING: San Diego, Ca 92121 SURVEYING: PH080558-6500; PH080558-1414		



R-17b (a)	
LOT #	LOT AREA
1	3,414
2	3,012
3	3,012
4	3,053
5	3,012
6	3,012
7	4,369
8	3,012
9	3,012
10	3,012
11	3,016
12	3,010
13	3,012
14	3,012
15	3,012
16	3,012
17	3,161
18	3,012
19	3,012
20	3,012
21	3,012
22	3,418
23	3,413
24	3,010
25	3,010
26	3,010
27	3,010
28	3,010
29	3,010
30	3,010
31	3,010
32	3,010
33	3,010
34	3,005
RES. SUBTOTAL SF	103,592
RES. SUBTOTAL AC	2.4
MAX	3,418
MIN	3,005
RES. AVG LOT SIZE	3,047
TOTAL SF	103,592
TOTAL AC	2.38

R-19b	
LOT #	LOT AREA
1	3,595
2	3,053
3	3,053
4	3,053
5	3,053
6	3,453
7	4,369
8	3,699
9	3,579
10	3,460
11	3,358
12	3,305
13	3,297
14	3,739
15	3,759
16	3,161
17	3,343
18	3,293
19	3,293
20	3,293
21	3,293
22	3,293
23	3,293
24	3,293
25	3,293
26	3,735
27	3,798
28	3,287
29	3,287
30	3,287
31	3,287
32	3,287
33	3,287
34	3,287
35	3,287
36	3,287
37	3,287
38	3,287
39	3,728
RES. SUBTOTAL SF	132,091
RES. SUBTOTAL AC	3.0
MAX	4,369
MIN	3,053
RES. AVG LOT SIZE	3,387
TOTAL SF	132,091
TOTAL AC	3.03

R-20	
LOT #	LOT AREA
1	5,844
2	5,725
3	5,274
4	6,599
5	6,964
6	7,020
7	7,530
8	7,780
9	7,563
10	7,624
11	8,158
12	8,210
13	7,818
14	7,534
15	7,628
16	7,599
17	7,020
18	7,054
19	6,973
20	9,544
21	6,258
22	5,378
23	6,091
24	5,771
25	5,060
26	5,104
27	5,484
28	5,551
29	5,527
30	5,496
31	6,077
32	5,059
33	5,850
34	5,762
35	5,646
36	5,733
37	5,630
38	5,497
39	5,490
40	5,535
41	5,707
42	6,150
43	6,153
44	6,357
45	5,275
46	5,301
47	5,278
48	5,060
49	5,060
50	6,281
51	5,532
52	5,512
53	5,553
54	5,518
55	5,484
56	5,413
57	5,302
58	5,313
59	5,259
60	5,727
61	6,074
62	5,377
63	5,613
64	5,775
65	5,841
66	5,868
67	5,945
68	5,988
69	6,062
70	6,163
71	6,189
72	6,379
73	6,013
74	7,444
75	6,523
76	5,284
77	8,284
78	8,284
79	8,284
80	5,697
RES. SUBTOTAL SF	494,782
RES. SUBTOTAL AC	11.4
MAX	9,544
MIN	5,059
RES. AVG LOT SIZE	6,185
TOTAL SF	494,782
TOTAL AC	11.36

R-21b	
LOT #	LOT AREA
1	9,568
2	6,661
3	6,300
4	6,599
5	6,573
6	6,568
7	6,945
8	7,462
9	6,900
10	6,900
11	6,900
12	8,399
13	8,262
14	7,525
15	6,978
16	8,233
17	7,020
18	7,779
19	9,302
20	7,163
21	6,336
22	7,088
23	7,174
24	6,000
25	6,000
26	6,000
27	8,840
28	8,846
29	11,198
30	11,864
31	8,988
32	6,695
33	6,300
34	6,300
35	6,287
36	8,471
37	7,700
38	7,676
39	7,341
40	8,065
41	8,641
42	7,182
43	7,955
44	7,820
45	7,445
46	6,976
47	6,663
48	7,523
49	14,064
50	7,901
51	7,464
52	9,260
53	8,391
RES. SUBTOTAL SF	408,330
RES. SUBTOTAL AC	9.4
MAX	14,064
MIN	6,000
RES. AVG LOT SIZE	7,704
TOTAL SF	414,541
TOTAL AC	9.52

R-23	
LOT #	LOT AREA
1	4,974
2	4,471
3	4,471
4	4,471
5	4,471
6	4,471
7	4,471
8	4,471
9	4,472
10	4,472
11	4,498
12	4,334
13	4,656
14	5,676
15	5,920
16	5,238
17	5,352
18	5,517
19	5,599
20	5,599
21	5,599
22	5,599
23	5,599
24	5,599
25	5,599
26	5,599
27	5,599
28	5,599
29	6,867
30	7,117
31	4,374
32	4,250
33	4,250
34	4,250
35	4,250
36	4,891
37	4,873
38	4,250
39	4,243
40	4,250
41	4,552
42	4,925
43	5,142
44	6,932
45	6,243
46	5,406
47	5,166
48	9,050
49	11,322
50	5,365
51	5,680
52	5,759
53	6,022
54	5,999
55	5,754
56	6,567
57	5,900
58	5,241
59	5,225
60	4,885
61	4,994
62	4,583
63	4,590
64	4,590
65	4,590
66	4,250
67	4,250
68	4,879
69	5,432
70	5,099
71	5,079
72	5,346
73	5,346
74	5,346
75	5,346
76	6,068
77	5,990
78	5,486
79	5,327
80	5,339
81	5,386
82	5,611
83	7,422
84	5,420
85	4,658
86	5,595
87	6,006
88	4,637
89	5,412
90	5,985
91	6,074
92	4,578
93	4,895
RES. SUBTOTAL SF	494,948
RES. SUBTOTAL AC	11.4
MAX	11,322
MIN	4,243
RES. AVG LOT SIZE	5,322
TOTAL SF	494,948
TOTAL AC	11.36

NEIGHBORHOOD UNIT SUMMARY		
NEIGHBORHOOD	LAND USE TYPE	RESIDENTIAL UNITS
R-17b(a)	MF	17
R-17b(b)	MF	34
R-19b	MF	95
R-20	SF	80
R-21(b)	SF	53
R-23	SF	93
R-24	MF	59
R-25a	MF	330
R-27	MF	175
TOTAL		975

PREPARED BY:



**HUNSAKER & ASSOCIATES**  
SAN DIEGO, INC.

PLANNING: 9707 Waples Street  
ENGINEERING: San Diego, Ca 92121  
SURVEYING: P:\08\0559-4500 - P\08\0559-144

LOT AREA TABLES  
**OTAY RANCH**  
**VILLAGE 2 SOUTH**  
CITY OF CHULA VISTA, CALIFORNIA