

## Attachment 2: Proposed Lot Line Adjustment

**CITY OF CHULA VISTA ATTACHMENT 2**  
DEVELOPMENT SERVICES DEPARTMENT /  
ENGINEERING & CAPITAL PROJECTS DEPARTMENT

ADJUSTMENT PLAT NO. 18-0003

**LEGAL DESCRIPTION:**

SHEET 1 OF 3

A LOT LINE ADJUSTMENT OF PARCEL A AS SHOWN ON LOT LINE ADJUSTMENT NO. \_\_\_\_\_, AS EVIDENCED BY DOCUMENT RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER \_\_\_\_\_ AS INSTRUMENT NO. \_\_\_\_\_, OF OFFICIAL RECORDS, BEING LOT 6 OF CHULA VISTA TRACT NO. 12-05 OTAY RANCH VILLAGE 2 SOUTH "A" MAP NO. 1, ACCORDING TO MAP THEREOF NO. 16112, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY JUNE 22, 2016, TOGETHER WITH LOT 7 OF SAID MAP NO. 16112, ALL IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

**LEGEND:**

- INDICATES EXISTING PARCEL LINE
- INDICATES NEW PARCEL LINE
- ( ) INDICATES RECORD DATA PER MAP 16112
- INDICATES OWNERSHIP LIMITS IN LOT 7

EXISTING/PROPOSED LAND USE:	P, S
EXISTING/PROPOSED ZONING:	P, S

**APNS:**

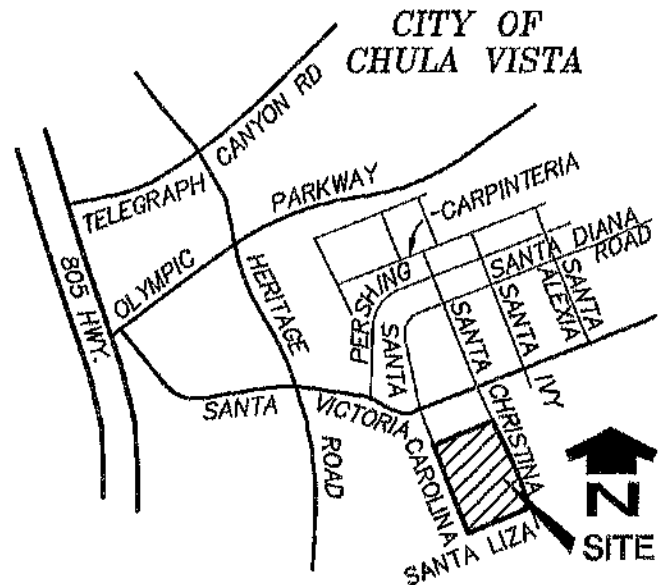
PARCEL A: 644-313-26 & 50  
PARCEL B: 643-313-27 & 51

**EXISTING AREAS:**

PARCEL B: 4.992 ACRES  
LOT 7: 9.534 ACRES  
TOTAL EXISTING: 14.526 ACRES

**PROPOSED AREAS:**

PARCEL A: 5.057 ACRES  
PARCEL B: 9.469 ACRES  
TOTAL PROPOSED: 14.526 ACRES



**VICINITY MAP**

NOT TO SCALE

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

9707 Waples Street (858) 558-4500  
San Diego, CA 92121

*DOUGLAS B. STROUP*  
DOUGLAS B. STROUP

*1/31/2018*  
L.S. 8553

R:\0649\&Map\LLA Park-School\EX V2 SOUTH LLA Park-School SHT 01.dwg[Jan-31-2018:09:10 W.O. 2807-0073 WO# OR \_\_\_\_\_

OWNER-PARCEL B SUNRANCH CAPITAL PARTNERS, LLC, A DELAWARE LLC

ADDRESS 280 NEWPORT CENTER DR, STE 240, NEWPORT BEACH, CA 92660

PHONE No. (619) 234-4050

SIGNATURE SEE SHEET 2 FOR SIGNATURES

PREPARED BY DOUGLAS B. STROUP

ADDRESS 9707 WAPLES STREET

PHONE No. (858) 558-4500

P.E. OR L.S. No. L.S. 8553

OWNERS-LOT 7 SUNRANCH CAPITAL PARTNERS, LLC, A DELAWARE LLC

VILLAGE II OF OTAY HB SUB, A CALIFORNIA GENERAL PARTNERSHIP

ADDRESS 280 NEWPORT CENTER DR, STE 240, NEWPORT BEACH, CA 92660

PHONE No. (619) 234-4050 SIGNATURE SEE SHEET 2 FOR SIGNATURES

APPROVAL:  
DEVELOPMENT SERVICES DEPARTMENT

ENGINEERING &  
CAPITAL PROJECTS DEPARTMENT

BY: \_\_\_\_\_

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_



CITY OF CHULA VISTA  
DEVELOPMENT SERVICES DEPARTMENT /  
ENGINEERING & CAPITAL PROJECTS DEPARTMENT

ADJUSTMENT PLAT NO. 18-0003

SHEET 2 OF 3

**OWNERS' SIGNATURES:**

SUNRANCH CAPITAL PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: ASSR PACIFIC INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,  
ITS MANAGING MEMBER

BY: \_\_\_\_\_

NAME: NICHOLAS LEE  
TITLE: AUTHORIZED AGENT

VILLAGE II OF OTAY HB SUB, A CALIFORNIA GENERAL PARTNERSHIP

BY: VILLAGE II OF OTAY, LP, A DELAWARE LIMITED PARTNERSHIP,  
GENERAL PARTNER

BY: VILLAGE II OF OTAY GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY,  
GENERAL PARTNER

BY: \_\_\_\_\_

NAME: NICHOLAS LEE  
TITLE: AUTHORIZED AGENT

**ENCUMBRANCES:**

- ☐ A INDICATES EXISTING LANDSCAPE EASEMENT GRANTED TO THE CITY OF CHULA VISTA PER MAP 16112.
- ☐ B INDICATES EXISTING IRREVOCABLE OFFER OF DEDICATION OF FEE INTEREST FOR PUBLIC PARK PURPOSES HELD BY THE CITY OF CHULA VISTA PER MAP 16112.
- ☐ C INDICATES EXISTING SDG&E EASEMENT GRANTED PER DOCUMENT RECORDED JULY 15, 2016 AS DOC. NO. 2016-0355258, OF OFFICIAL RECORDS.
- ☐ D INDICATES EXISTING IRREVOCABLE OFFER OF DEDICATION OF FEE INTEREST FOR SCHOOL PURPOSES HELD BY THE CITY OF CHULA VISTA PER MAP 16112.



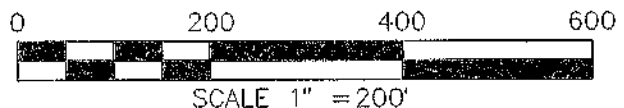
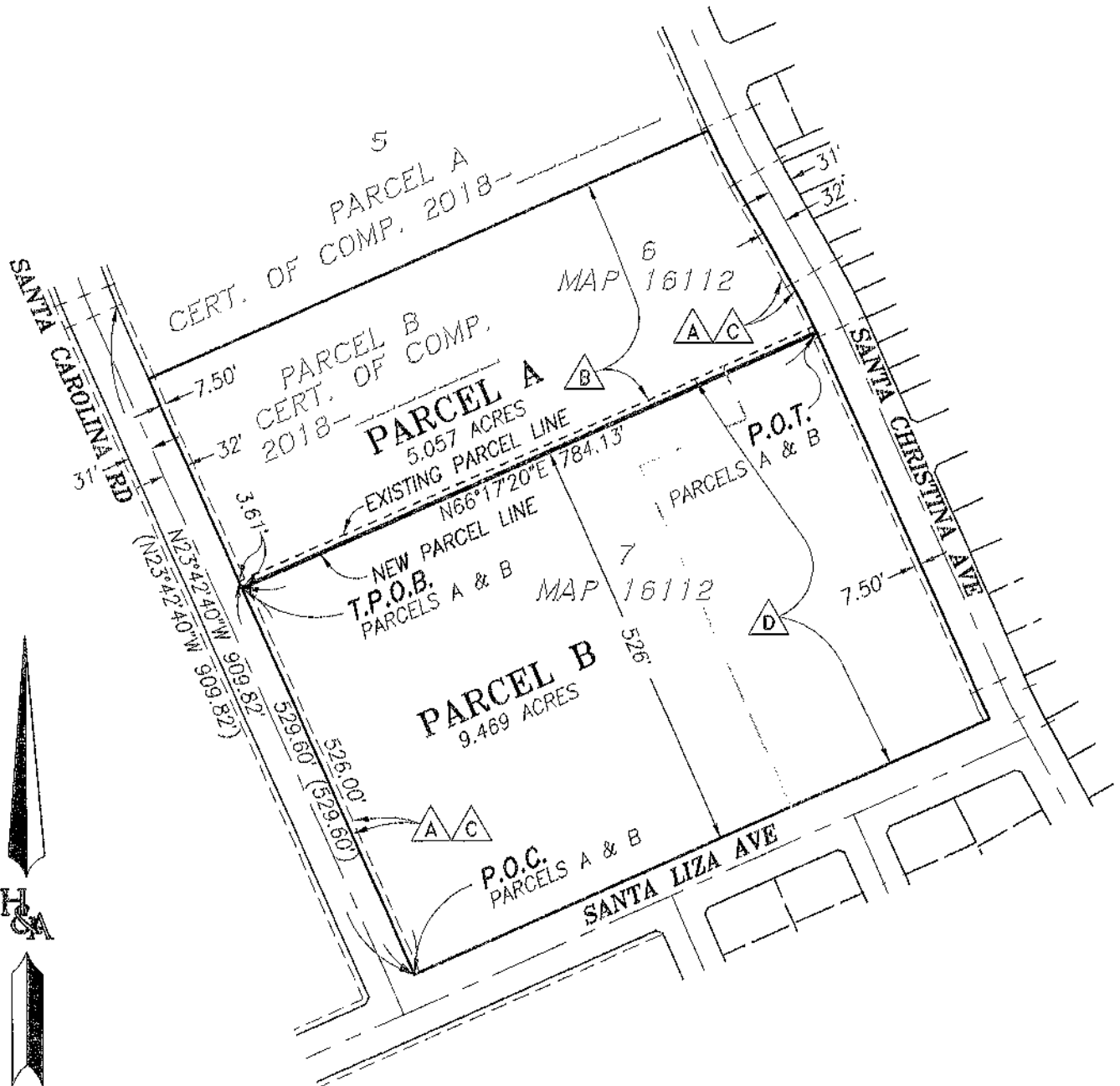
HUNSAKER  
& ASSOCIATES  
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9707 Waples Street (858)558-4500  
San Diego, CA 92121

CITY OF CHULA VISTA  
DEVELOPMENT SERVICES DEPARTMENT /  
ENGINEERING & CAPITAL PROJECTS DEPARTMENT

ADJUSTMENT PLAT NO. 10-0003

SHEET 3 OF 3



HUNSAKER  
& ASSOCIATES  
SAN DIEGO, INC.

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