

LEGAL DESCRIPTION

PARCEL A: 644-010-04

PARCEL B: 644-070-11

LOTS 25 AND 26 IN OTAY RANCHO. IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA EXCEPTING THEREFROM THAT PORTION OF SAID LOT 25 CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JUNE 21. 2006 AS DOCUMENT NO. 2006-0437364

LOTS 23 AND 24 OF OTAY RANCHO, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

COUNTY RECORDER OF SAID COUNTY, MAY 6, 2005.

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LOTS 23 AND 24 CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JUNE 21. 2006 AS DOCUMENT NO. 2006-0437364

EXISTING EASEMENT/ENCUMBRANCE NOTES

INDICATES PLOTTED EASEMENTS AS NOTED (TYP.). (SEE SHEET NO. 8)

THE FOLLOWING EXCEPTIONS ARE FROM TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY ORDER NUMBER 830015568-U50 DATED MAY 7,2014.

- 5. RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHERY WHICH MAY EXIST OVER THAT PORTION OF SAID LAND LYING BENEATH THE WATERS OF THE RIVER OR STREAM ABOVE MENTIONED.
- OR WERE AT ANY TIME USED BY THE PUBLIC.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

ANY RIGHTS IN FAVOR OF THE PUBLIC WHICH MAY EXIST ON SAID LAND IF SAID LAND OR PORTIONS THEREOF ARE

SAN DIEGO GAS AND ELECTRIC COMPANY PUBLIC UTILITIES, INGRESS, EGRESS

RECORDED: FEBRUARY 13, 1940 IN BOOK 990, PAGE 181 OF OFFICIAL RECORDS PARCEL A AS DESCRIBED IN SAID DOCUMENT

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. TO REMAIN.

GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS

JUNE 21, 1956 IN BOOK 6150, PAGE 46 OF OFFICIAL RECORDS RECORDED: AFFECTS: PARCEL A AS DESCRIBED IN SAID DOCUMENT

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. TO REMAIN.

GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY **PURPOSE** PUBLIC UTILITIES, INGRESS, EGRESS

FEBRUARY 1, 1962 AS DOCUMENT NO. 18845 OF OFFICIAL RECORDS RECORDED: PARCEL A AS DESCRIBED IN SAID DOCUMENT

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

TO REMAIN. UNITED STATES OF AMERICA

TRANSMISSION OF WATER, PIPELINE, INGRESS AND EGRESS PURPOSE: AUGUST 2, 1963 AS DOCUMENT NO. 135992 OF OFFICIAL RECORDS RECORDED: PARCEL A AS DESCRIBED IN SAID DOCUMENT AFFECTS:

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO: CITY OF SAN DIEGO PURPOSE:

TO REMAIN.

WATER MAIN AND PIPELINES RECORDED:

NOVEMBER 27, 1963 AS DOCUMENT NO. 211639 OF OFFICIAL RECORDS PARCEL A AS DESCRIBED IN SAID DOCUMENT AFFECTS:

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT. NOVEMBER 4, 1988 AS DOCUMENT NO. 88-0567316 OF OFFICIAL RECORDS AND DECEMBER 7, RECORDED:

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

1988 AS DOCUMENT NO. 88-0629805 OF OFFICIAL RECORDS

15 TO REMAIN GRANTED TO: COUNTY OF SAN DIEGO

SEWER AND ACCESS PURPOSE: RECORDED:

JULY 24, 1990 AS DOCUMENT NO. 90-0401409 OF OFFICIAL RECORDS PARCEL A AS DESCRIBED IN SAID DOCUMENT

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. TO REMAIN.

STATE OF CALIFORNIA

OCTOBER 1, 1991 AS DOCUMENT NO. 1991-0507857 OF OFFICIAL RECORDS RECORDED: PARCEL A AS DESCRIBED IN SAID DOCUMENT

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

WATER FACILITIES, INGRESS, EGRESS PURPOSE: JULY 10, 2001 AS DOCUMENT NO. 2001-0471015 OF OFFICIAL RECORDS RECORDED:

AS DESCRIBED IN SAID DOCUMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

TO REMAIN. PURPOSE:

APRIL 15. 2003 AS DOCUMENT NO. 2003-0433781 OF OFFICIAL RECORDS AS DESCRIBED IN SAID DOCUMENT

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. 10 BE VACATED.

CITY OF CHULA VISTA PURPOSE:

MAY 18, 2005 AS DOCUMENT NO. 2005-0421126 OF OFFICIAL RECORDS RECORDED: PARCEL B AS DESCRIBED IN SAID DOCUMENT AFFECTS:

FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. TO REMAIN.

GRANTED TO: RECORDED:

AFFECTS:

RECORDED:

STATE OF CALIFORNIA SLOPE AND UNDERGROUND ELECTRIC JUNE 21, 2006 AS DOCUMENT NO. 2006-0437365, OFFICIAL RECORDS PARCEL A AS DESCRIBED IN SAID DOCUMENT

A DOCUMENT ENTITLED "IRREVOCABLE OFFER OF DEDICATION OF FEE INTEREST", DATED AUGUST 13, 2010 EXECUTED BY OV THREE TWO, LLC; JJJ&K INVESTMENTS TWO, LLC, RR QUARRY, LLC, IN FAVOR OF THE CITY OF CHULA VISTA, A MUNICIPAL CORPORATION, SUBJECT TO ALL THE TERMS, PROVISION(S) AND CONDITIONS THEREIN CONTAINED, RECORDED AUGUST 16, 2010, AS INSTRUMENT NO. 2010-0421267 OF OFFICIAL RECORDS. TO REMAIN.

AFFECTS: PARCEL B A DOCUMENT ENTITLED "LAND OFFER AGREEMENT", DATED, AUGUST 17, 2010, EXECUTED BY JJJ& K INVESTMENTS TWO, LLC, OV THREE TWO, LLC AND THE CITY OF CHULA VISTA, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED SEPTEMBER 1, 2010, AS

INSTRUMENT NO. 2010-0458263 OF OFFICIAL RECORDS. TO REMAIN. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. TO REMAIN.

OCTOBER 4, 2010 AS FILE NO. 2010-0529081, OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

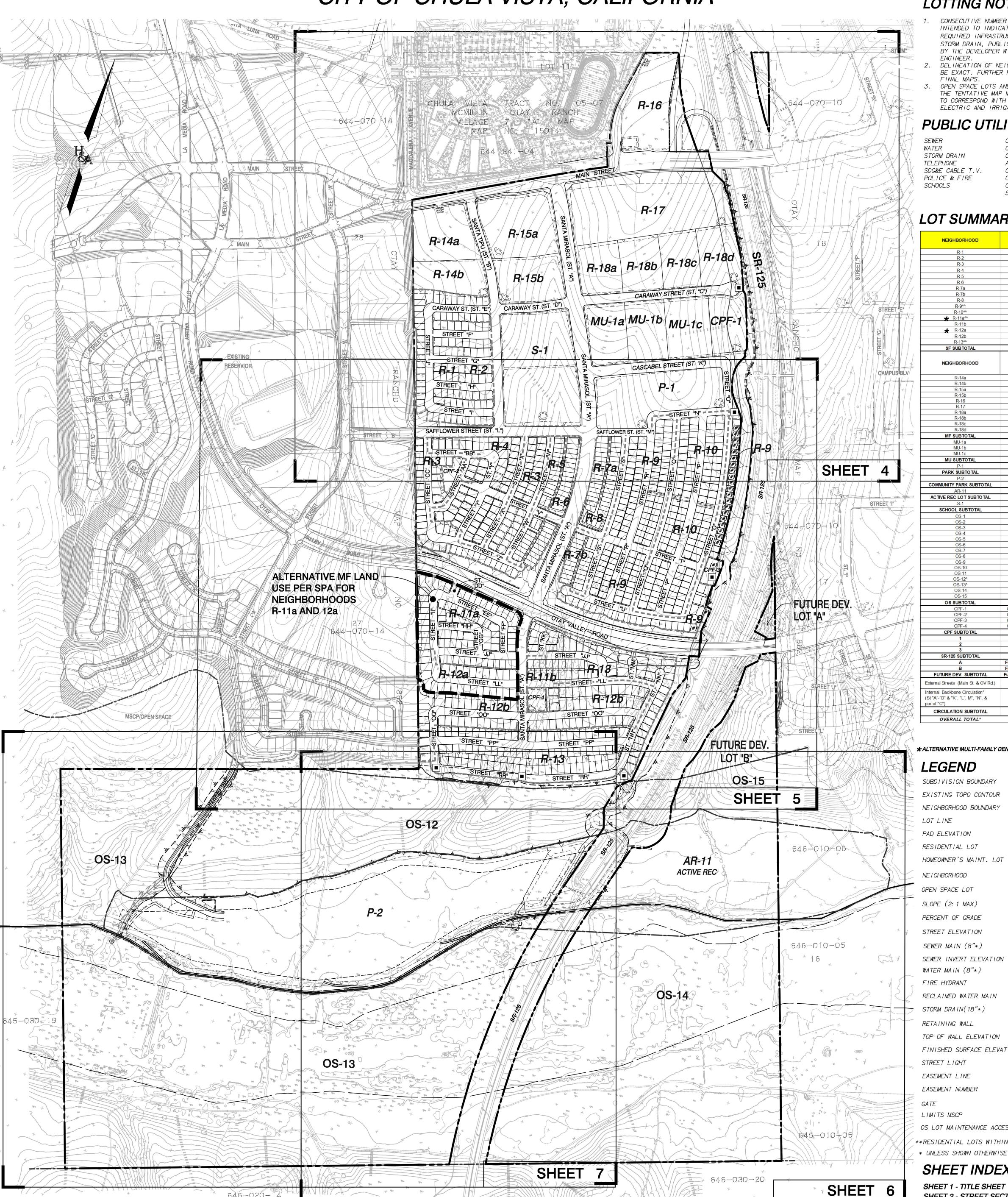
THE RIGHT OF THE PUBLIC TO USE THAT PORTION OF PARCELS LYING WITHIN ROAD SURVEY NO. 164-A, SECOND ROAD DISTRICT, AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

34. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. RESTATED AND AMENDED LAND OFFER AGREEMENT

JULY 29, 2014 AS FILE NO. 2014-0319703, OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

TENTATIVE MAP CVT-13-03 OTAY RANCH - VILLAGE 8 EAST

CITY OF CHULA VISTA, CALIFORNIA



KEY MAP

1'' = 300'

LOTTING NOTES

BY THE DEVELOPER WITH THE CONCURRENCE OF THE CITY

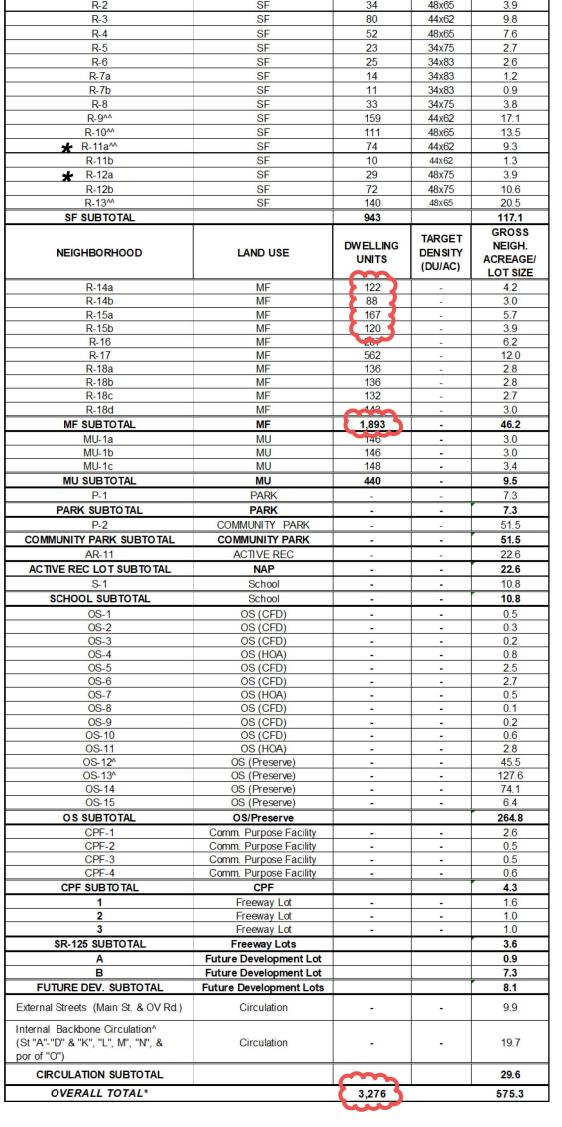
DELINEATION OF NEIGHBORHOOD BOUNDARIES IS NOT INTENDED TO OPEN SPACE LOTS AND HOMEOWNERS MAINTENANCE LOTS SHOWN ON THE TENTATIVE MAP MAY BE SUBDIVIDED INTO ADDITIONAL LOTS TO CORRESPOND WITH PHASING AND LOGICAL EXTENSION OF

PUBLIC UTILITIES

CITY OF CHULA VISTA OTAY WATER DISTRICT STORM DRAIN CITY OF CHULA VISTA AT&T GAS AND ELECTRIC SDG&E CABLE T.V COX COMMUNICATIONS *POLICE & FIRE*

CITY OF CHULA VISTA CHULA VISTA ELEMENTARY SCHOOL DISTRICT SWEETWATER UNION HIGH SCHOOL DISTRICT

LOT SUMMARY TABLE



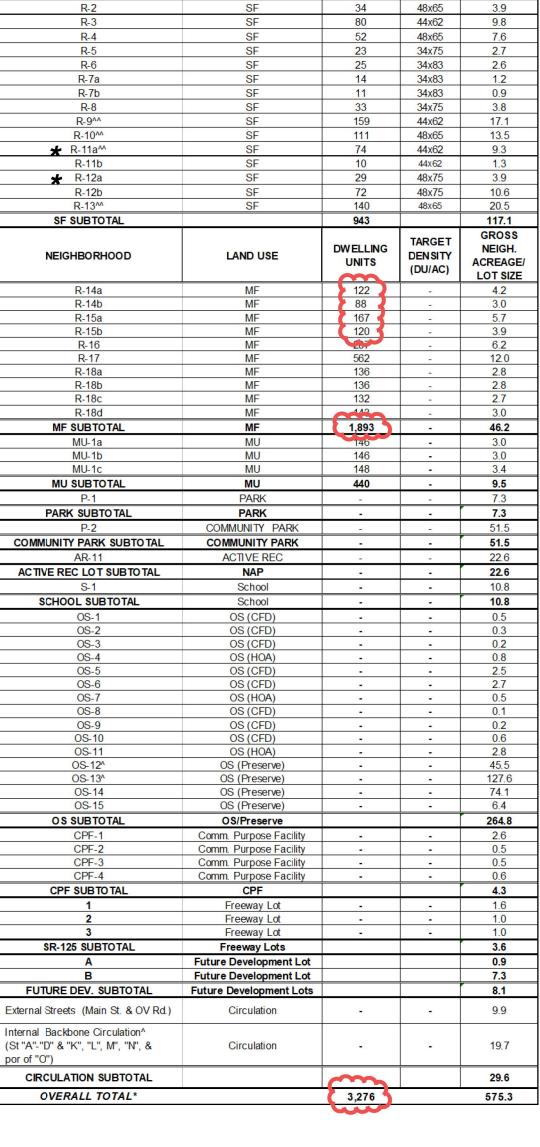
LEGEND

EXISTING TOPO CONTOUR	350
NE I GHBORHOOD BOUNDARY	
LOT LINE	
PAD ELEVATION	P=237.7
RESIDENTIAL LOT	\bigcirc
HOMEOWNER'S MAINT. LOT	(13-B)
NE I GHBORHOOD	R-8
OPEN SPACE LOT	OS-4
SLOPE (2: 1 MAX)	
PERCENT OF GRADE	2%
STREET ELEVATION	<u>350.4</u>
SEWER MAIN (8"*)	$-\!$
SEWER INVERT ELEVATION	<u>343.4</u> IE
WATER MAIN (8"*)	w
FIRE HYDRANT	Þ
RECLAIMED WATER MAIN	— — RW—— —
STORM DRAIN(18"*)	
RETAINING WALL	
TOP OF WALL ELEVATION	TW
FINISHED SURFACE ELEVATION	FS
STREET LIGHT	\triangleright — \circ
EASEMENT LINE	
EASEMENT NUMBER	<u> </u>
GATE	•—•
LIMITS MSCP	
OS LOT MAINTENANCE ACCESS POINTS	

SHEET 1 - TITLE SHEET SHEET 2 - STREET SECTIONS / DETAILS SHEET 3 - TYPICAL GRADING AND DRAINAGE DETAILS SHEET 4 - PRELIMINARY LOTTING STUDY SHEET 5 - PRELIMINARY LOTTING STUDY SHEET 6 - PRELIMINARY LOTTING STUDY SHEET 7 - PRELIMINARY LOTTING STUDY

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

BE EXACT. FURTHER REFINEMENT WILL BE ESTABLISHED WITH THE ELECTRIC AND IRRIGATION SYSTEMS.



EXISTING TOPO CONTOUR	
NE I GHBORHOOD BOUNDARY	
LOT LINE	
PAD ELEVATION	P=237.7
RESIDENTIAL LOT	\bigcirc
HOMEOWNER'S MAINT. LOT	(13-B)
NE I GHBORHOOD	R-8
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SLOPE (2: 1 MAX)	
PERCENT OF GRADE	2%
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SEWER MAIN (8"*)	$-\!$
SEWER INVERT ELEVATION	<u>343.4</u> IE
WATER MAIN (8"*)	—— w——
FIRE HYDRANT	>
RECLAIMED WATER MAIN	——RW——
STORM DRAIN(18"*)	
RETAINING WALL	
TOP OF WALL ELEVATION	TW
FINISHED SURFACE ELEVATION	FS
STREET LIGHT	\triangleright — \circ
EASEMENT LINE	
EASEMENT NUMBER	30
GATE	•—•
LIMITS MSCP	
OS LOT MAINTENANCE ACCESS POINTS	
**RESIDENTIAL LOTS WITHIN SR-125 EXIST.	R.O.W. {#}

SHEET INDEX

{#} ** RESIDENTIAL LOTS AND PORTION OF CPF-3 LOT DEVELOPMENT

DEPUTY CITY MANAGER, CITY OF CHULA VISTA.

SUBJECT TO FUTURE DECERTIFICATION OF SR-125 RIGHT OF WAY

AND TRANSFER OF TITLE PURSUANT TO APRIL 29, 2013 LETTER

FROM JANET SCHAFFER, DEPUTY DIRECTOR RIGHT WAY, STATE OF

CALIFORNIA DEPARTMENT OF TRANSPORTATION TO GARY HALBERT,

SHEET 8 - EXISTING BOUNDARY, EASEMENTS & ENCUMBRANCES SHEET 9 - LOT TABLES

GENERAL NOTES

MU RESIDENTIAL:

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GROSS SITE AREA EXISTING: 565.4 ACRES
 GROSS SITE AREA PROPOSED 575.3 ACRES
TOTAL NUMBER OF LOTS: 990
      MULTI-FAMILY RESIDENTIAL:
                                         10 LOTS
                                         3 LOTS
     COMMUNITY PURPOSE FACILITY:
     OPEN SPACE LOTS (CFD):
                                        8 LOTS
      OPEN SPACE LOTS (HOA):
                                        3 LOTS
     OPEN SPACE PRESERVE LOTS:
                                        4 LOTS
      NEIGH. OS & PASEO LOTS:
                                        6 LOTS
     FUTURE DEVELOPMENT LOT:
TOTAL NUMBER OF UNITS PROPOSED:
                                     1,893 UNITS
     MF RESIDENTIAL:
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SF RESIDENTIAL: MAXIMUM NUMBER UNITS ALLOWED PER OTAY RANCH VILLAGE 8 EAST SPA: 3,560 ASSESSOR'S PARCEL NUMBERS: 644-070-11 & 646-010-04 EXISTING/PROPOSED GENERAL PLAN DESIGNATION: MEDIUM RESIDENTIAL, MIXED USE, SCHOOL, PARKS AND RECREATION,

OPEN SPACE/PRESERVE, AND EASTERN URBAN CENTER ALL PER OTAY RANCH GDP FOR VILLAGE 8 EAST. 7. ZONING: EXISTING: PC (PLANNED COMMUNITY ZONE)

PROPOSED: SEE VILLAGE 8 EAST SPA PC DISTRICT REGULATIONS PROPOSED LAND USE: SEE ABOVE LOT SUMMARY FOR PROPOSED LAND USES

GENERAL DESIGN NOTES

1. WATER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE OTAY WATER DISTRICT AND SHALL BE MAINTAINED AND OPERATED BY THE DISTRICT. 2. SPECIFIC METHODS OF HANDLING STORM WATER ARE SUBJECT TO DETAILED APPROVA BY THE DEVELOPMENT SERVICES DEPARTMENT AT THE TIME OF SUBMISSION OF IMPROVEMENT AND GRADING PLANS. DESIGN SHALL BE ACCOMPLISHED ON THE BASI BE PROVIDED AS REQUIRED BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.

SANITARY SEWER TO BE PROVIDED AND CONNECTED TO CITY OF CHULA VISTA SEWERS

FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT FOR PUBLIC RIGHT-OF-WAY

LANDSCAPE MANUAL, AND/OR THE OTAY RANCH VILLAGE DESIGN PLAN.

11. FIRE HYDRANTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHULA VISTA

AS A GUIDE ONLY. 12. ONE FOOT CONTROL LOTS TO BE GRANTED TO THE CITY OF CHULA VISTA BY SEPARATE DEED WHERE DETERMINED NECESSARY BY THE DEVELOPMENT SERVICES

13. GRADING AND MODEL HOMES MAY BE BUILT PRIOR TO FINAL MAP RECORDATION. 14. 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. 15. THIS PROJECT IS A MULTIPLE UNIT (NEIGHBORHOOD) SUBDIVISION. MULTIPLE FINA

MAPS MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 66456.1 OF THE SUBDIVISION MAP ACT. 16. 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. 17. STORM DRAIN AND SEWER SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN. 18. TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE

INCORPORATED IN THE DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT. 19. PRELIMINARY GEOTECHNICAL REPORT PREPARED BY: GEOCON, INC. DATED APRIL 05, 2012. 20. REFER TO THE "WATER QUALITY TECHNICAL REPORT" PREPARED BY HUNSAKER &

ASSOCIATES FOR COMPLIANCE WITH THE REGIONAL WATER QUALITY CONTROL BOARD JURISDICTIONAL PERMIT. 21. TEMPORARY TURNAROUNDS SHALL BE PROVIDED AT ALL DEAD END STREETS DURING

22. A SEPARATE CITY OF SAN DIEGO PUBLIC IMPROVEMENT PERMIT SHALL BE REQUIRED FOR CONSTRUCTION OF THE CITY OF SAN DIEGO WATER PIPELINE. 23. PURCHASE OF CITY OF SAN DIEGO PROPERTY WOULD BE REQUIRED PRIOR TO ANY

FINAL ENGINEERING AS REQUESTED BY THE DEVELOPMENT SERVICES DEPARTMENT

GRADING QUANTITIES

CUT: APPROX. 4,855,000 C.Y. FILL: APPROX. 4,855,000 C.Y.

> GRADING QUANTITIES SHOWN ARE RAW QUANTITIES ONLY AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING SHOWN IN THE PRELIMINARY SOILS REPORT.

CONSTRUCTION ON CITY OF SAN DIEGO OWNED PROPERTY.

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 BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT # 1359 PER R.O.S. 14841) ELEVATION 628.319' (NAVD '88)

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-11a, R-12a, R-14a, R-14b, R-15a, R-15b, R-16, R-17, R-18a, R-18b, R-18c R-18d, MU-1b, AND MU-1c. THE MAXIMUM NUMBER OF DWELLING UNITS 15 2,436 TOTAL.

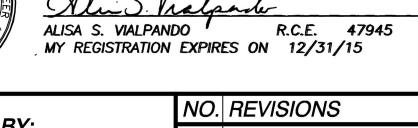
OWNER/SUBDIVIDER

SSBT LCRE V LLC, A DELAWARE LIMITED LIABILITY COMPANY 1392 EAST PALOMAR STREET SUITE 202 CHULA VISTA, CA 91913 (619) 210-0560

CIVIL ENGINEER

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





PREPARED BY:		NO.	REVISIONS	DATE	BY
		1	SUBMITTAL	01/24/12	H&A
& AS		2	RESUBMITTAL	08/28/12	H&A
	HUNSAKER	3	RESUBMITTAL	04/19/13	H&A
	& ASSOCIATES	4	RESUBMITTAL	05/27/14	H&A
	SAN DIEGO, INC.	5	RESUBMITTAL	07/31/14	H&A
	9707 Waples Street	6	ADDED CITY OF SD NOTES 22-23	10/22/14	H&A
	San Diego, Ca 92121	7	ADDED ENCUMBRANCE NOTE 34 RESUBMITTAL FOR PC HEARING	11/12/14	H&A
	PH(858)558-4500 · FX(858)558-1414	8	AMENDED TM SHOWING DENSITY REDUCTION ON SHEETS 1 & 9	5/21/19	H&A

AMENDED TENTATIVE MAP CVT-13-03 OTAY RANCH VILLAGE 8

EAST

City Of Chula Vista, California

12/10/K