

TENTATIVE MAP FOR TRACT NO. DALEY RANCH RESORT CITY OF ESCONDIDO, CALIFORNIA

RESIDENTIAL LOTS (1/2 AC) CONTINUED

LOT	AREA (sf.)	AREA (ac.)
83	20,227	0.46
84	20,923	0.48
85	20,961	0.48
86	20,775	0.48
87	20,146	0.46
88	20,048	0.46
89	20,270	0.47
90	20,207	0.46
91	20,004	0.46
92	20,106	0.46
93	20,006	0.46
94	20,763	0.48
95	20,754	0.48
96	32,505	0.75
97	21,166	0.49
98	21,071	0.48
99	20,996	0.48
100	21,492	0.49
101	22,164	0.51
TOTAL	860,003	19.74

MULTI - FAMILY LOT

LOT	NO. OF DU'S	AREA (sf.)	AREA (ac.)
105	14	89,213	2.05

COURTYARD LOTS

LOT	NO. OF DU'S	AREA (sf.)	AREA (ac.)
102	24	71,823	1.65
103	40	121,921	2.80
104	24	68,725	1.58
TOTAL	88	262,469	6.03

OPEN SPACE LOTS

LOT	AREA (sf.)	AREA (ac.)
OPEN SPACE LOT 'A'	1,028,882	23.62
OPEN SPACE LOT 'B'	1,353,307	31.07
OPEN SPACE LOT 'C'	3,604,592	82.75
OPEN SPACE LOT 'D'	217,720	5.00
TOTAL	6,204,501	142.44

HOA LOTS

LOT	AREA (sf.)	AREA (ac.)
HOA LOT 'E'	136,851	3.14
HOA LOT 'F'	18,661	0.43
HOA LOT 'G'	145,315	3.34
HOA LOT 'I'	33,037	0.76
HOA LOT 'J'	1,730	0.04
TOTAL	335,594	7.70

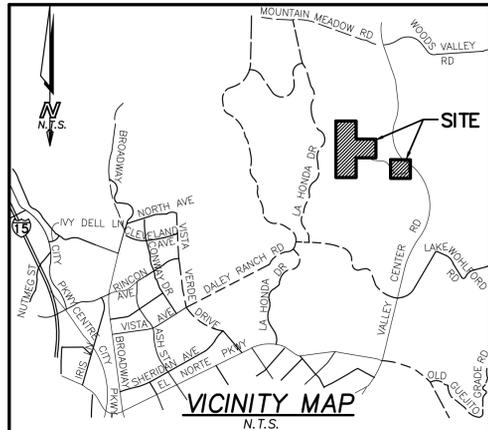
RESORT LOT

LOT	AREA (sf.)	AREA (ac.)
RESORT LOT 'K'	587,838	13.49

LOT SUMMARY TABLE GROSS & NET AREA

LOT	AREA (ac)
RESIDENTIAL LOTS	19.74
COURTYARD LOTS	8.07
OPEN SPACE LOTS	142.44
HOA/RESORT LOTS	21.20
PUBLIC FACILITIES LOTS	0.05
ROADS	16.16
TOTAL*	207.66

* GROSS AREA = NET AREA (TYP)



RESIDENTIAL LOTS

LOT	AREA (sf.)	AREA (ac.)
1	5,944	0.14
2	4,420	0.10
3	5,060	0.12
4	5,733	0.13
5	5,214	0.12
6	6,730	0.15
7	6,666	0.15
8	7,930	0.18
9	7,363	0.17
10	5,265	0.12
11	5,748	0.13
12	6,649	0.15
13	4,282	0.10
14	4,395	0.10
15	4,804	0.11
16	4,047	0.09
17	4,358	0.10
18	4,380	0.10
19	6,947	0.16
20	6,649	0.15
21	6,730	0.15
22	7,767	0.18
23	5,809	0.13
24	8,551	0.20
25	6,875	0.16
26	4,971	0.11
27	4,451	0.10
28	5,077	0.12
29	4,851	0.11
30	4,783	0.11
31	4,518	0.10
32	4,978	0.11
33	4,857	0.11
34	4,736	0.11
35	4,755	0.11
36	4,000	0.09
37	5,631	0.13
38	6,271	0.14
39	4,598	0.11
40	4,461	0.10
41	4,838	0.11

RESIDENTIAL LOTS CONTINUED

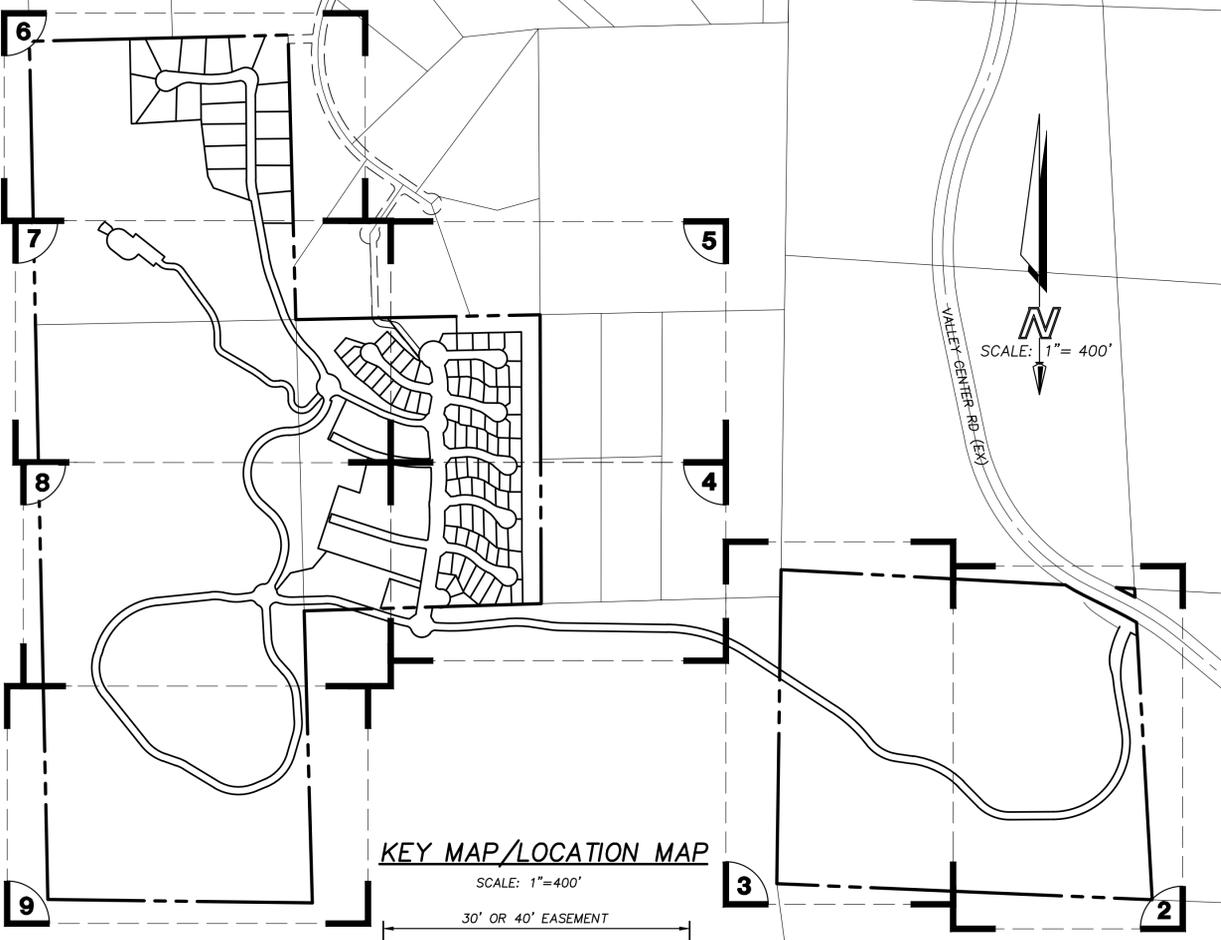
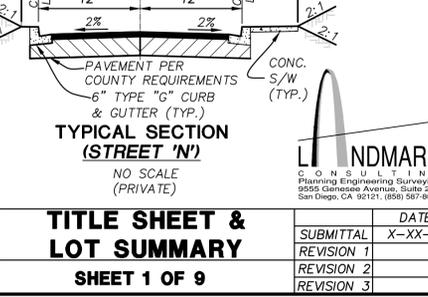
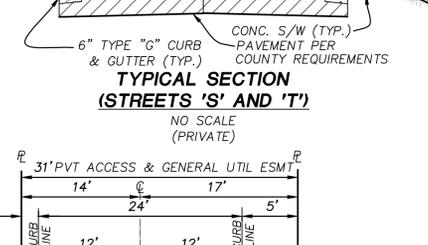
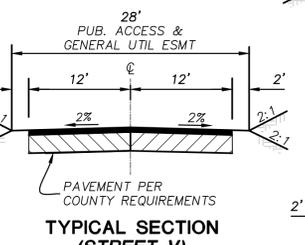
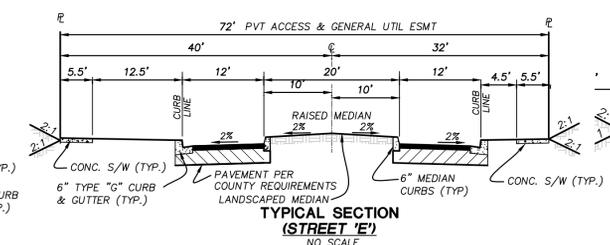
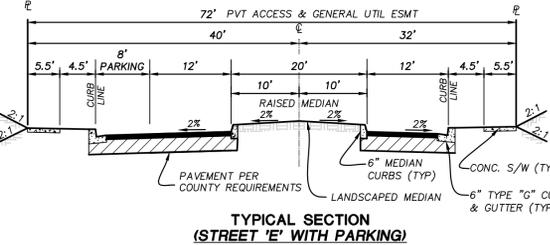
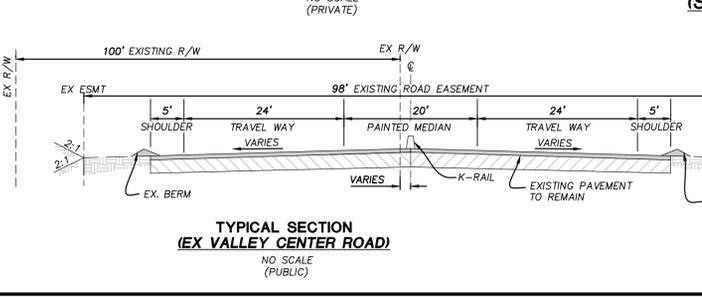
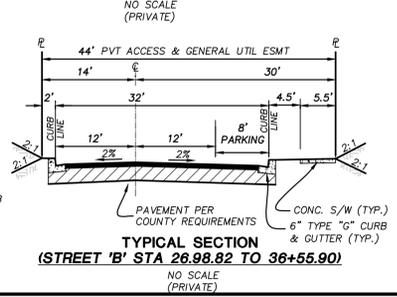
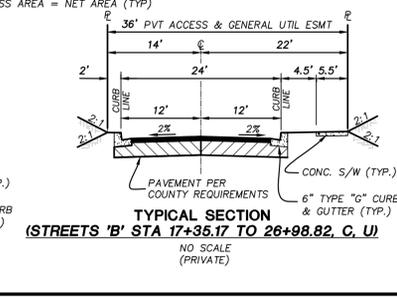
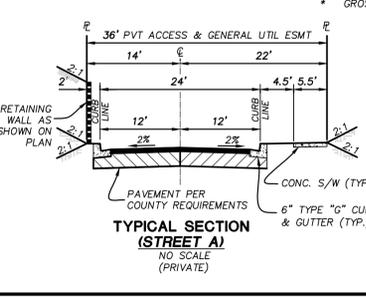
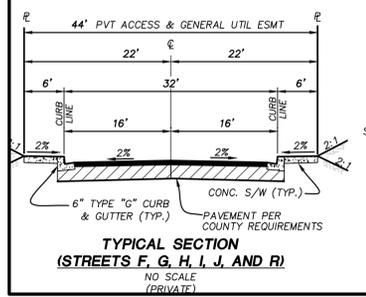
LOT	AREA (sf.)	AREA (ac.)
42	5,017	0.12
43	5,887	0.14
44	6,120	0.14
45	4,673	0.11
46	4,943	0.11
47	5,241	0.12
48	4,107	0.09
49	4,853	0.11
50	6,688	0.15
51	7,979	0.18
52	4,746	0.11
53	5,084	0.12
54	6,242	0.14
55	5,280	0.12
56	4,359	0.10
57	4,534	0.10
58	4,765	0.11
59	5,659	0.13
60	5,727	0.13
61	5,640	0.13
62	7,393	0.17
63	10,484	0.24
64	6,018	0.14
65	6,001	0.14
66	6,006	0.14
67	5,389	0.12
68	5,782	0.13
69	5,741	0.13
70	6,046	0.14
71	5,905	0.14
72	5,277	0.12
73	5,830	0.13
74	4,780	0.11
75	4,086	0.09
76	4,669	0.11
77	5,009	0.11
78	5,000	0.11
79	5,890	0.14
80	5,677	0.13
81	5,385	0.12
82	5,419	0.12

PUBLIC FACILITIES LOTS (SEWER LIFT STA)

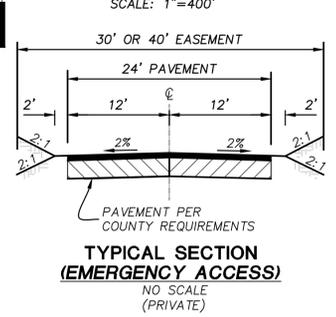
LOT	AREA (sf.)	AREA (ac.)
'AA'	2,312	0.05
TOTAL	2,312	0.05

ROADS

LOT	AREA (sf.)	AREA (ac.)
PUBLIC ROAD ESMT	15,606	0.36
PRIVATE ROAD-LOT 'BB'	688,273	15.80
TOTAL	703,879	16.16



KEY MAP/LOCATION MAP



LEGEND:

- SUBDIVISION BOUNDARY
- PROPERTY LINE
- LOT NUMBER
- FUEL MOD ZONE

LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

NOTES:

- SUBDIVISION AREA GROSS/NET: 207.66 AC
- GROSS DENSITY: 0.98 DU'S/AC (203 DU'S/207.66 AC)
- TOTAL NUMBER OF LOTS: 117
 - HOA LOTS: 5
 - OPEN SPACE LOT: 4
 - RESIDENTIAL LOTS: 105
 - PUBLIC FACILITIES LOTS: 1
 - PRIVATE RD LOT: 1
 - RESORT LOT: 1 (225 ROOMS)
- EXISTING GENERAL PLAN: RURAL LANDS RL20/RL40 (COUNTY)
- PROPOSED GENERAL PLAN: SPECIFIC PLAN (CITY)
- EXISTING ZONE: LIMITED AGRICULTURE A-20 (COUNTY)
- PROPOSED ZONE: SPECIFIC PLAN (CITY)
- SOURCE OF UTILITIES/SERVICES:
 - WATER: VALLEY CENTER MUNICIPAL WATER DISTRICT
 - SEWER: CITY OF ESCONDIDO
 - GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC
 - TELEPHONE: PACIFIC BELL
 - CABLE T.V.: COX COMMUNICATIONS
 - FIRE PROTECTION: CITY OF ESCONDIDO
 - SCHOOLS: ESCONDIDO UNIFIED SCHOOL DISTRICT
 - STORM DRAIN: HOA MAINTAINED
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL/RESORT, MULTI-FAMILY USE
- ASSESSOR'S PARCEL NUMBERS: 187-080-05, 07 & 08 AND 190-080-13
- THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401(N) OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.
- SUBDIVIDER TO DEVELOP LOTS FOR SALE AS IS.
- ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATELY MAINTAINED.
- PROPOSED DEDICATIONS: GENERAL UTILITY EASEMENT OVER ALL PRIVATE STREETS, AND PUBLIC ROAD EASEMENT AT PROJECT ENTRANCE.
- MINIMUM LOT SIZE: 4,000 SF
- THIS PROJECT IS A "MULTIPLE PHASE" SUBDIVISION. IT IS THE INTENT THAT MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT. THE FINAL MAP MAY CONSIST OF ONE OR MORE MULTIPLE LOTS SHOWN ON THIS TENTATIVE MAP.
- MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION. 16. TREES WITH A TRUNK DIAMETER OF 4" OR LARGER HAVE NOT BEEN LOCATED DUE TO SUBDIVISION SIZE.

OWNER/SUBDIVIDER:

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

SAGER RANCH PARTNERS
3262 FRONT STREET
SAN DIEGO, CA. 92103

RICHARD SAGER, GENERAL PARTNER DATE

ENGINEER OF WORK:

LANDMARK CONSULTING
9555 GENESEE AVENUE, SUITE 200
SAN DIEGO, CA 92121
858-587-8070

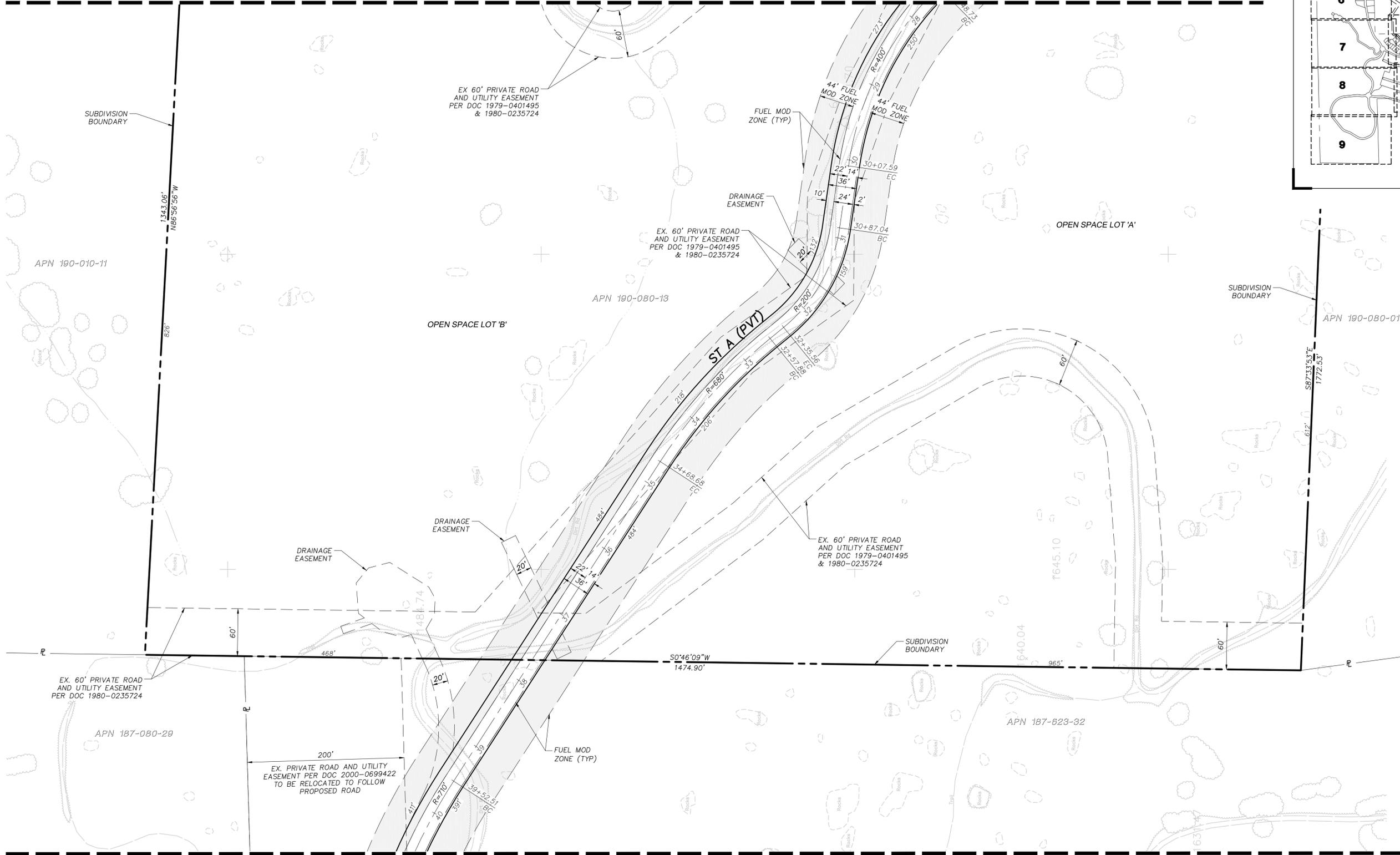
MARK A. BRENCICK, RCE 48153 EXP. 6-30-18 DATE:



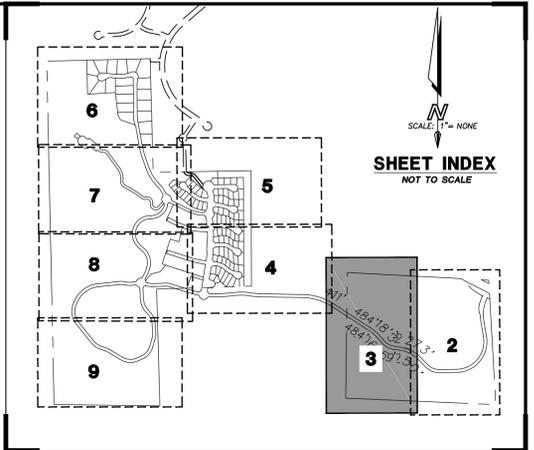
TITLE SHEET & LOT SUMMARY

DATE:	DATE:
X-XX-XX	
REVISION 1	
REVISION 2	
REVISION 3	

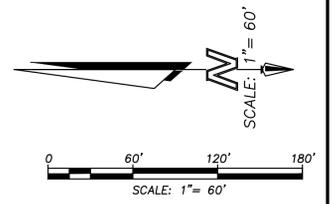
MATCHLINE - SEE SHEET 2



MATCHLINE - SEE SHEET 4

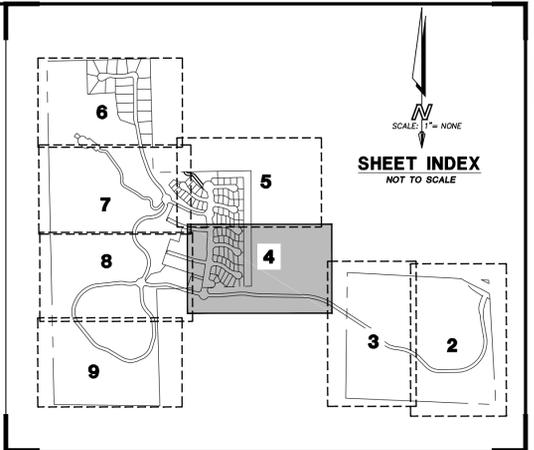


SHEET INDEX
NOT TO SCALE



TENTATIVE MAP		DATE:
SHEET 3 OF 9		X-XX-XX
REVISION 1		
REVISION 2		
REVISION 3		

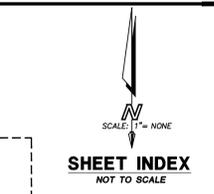
DALEY RANCH RESORT - ESCONDIDO TENTATIVE MAP - TR NO.
CITY OF ESCONDIDO, CALIFORNIA



MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 8

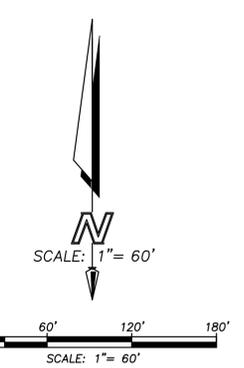
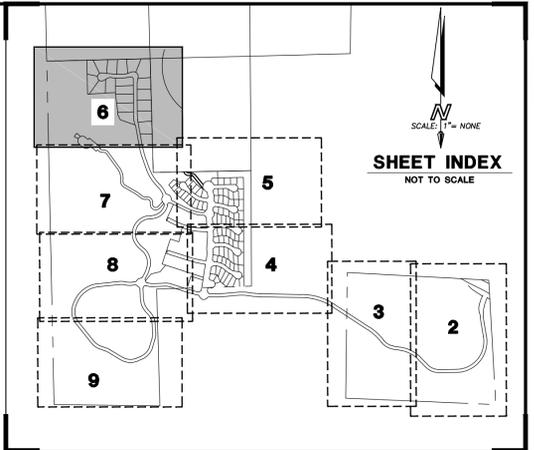
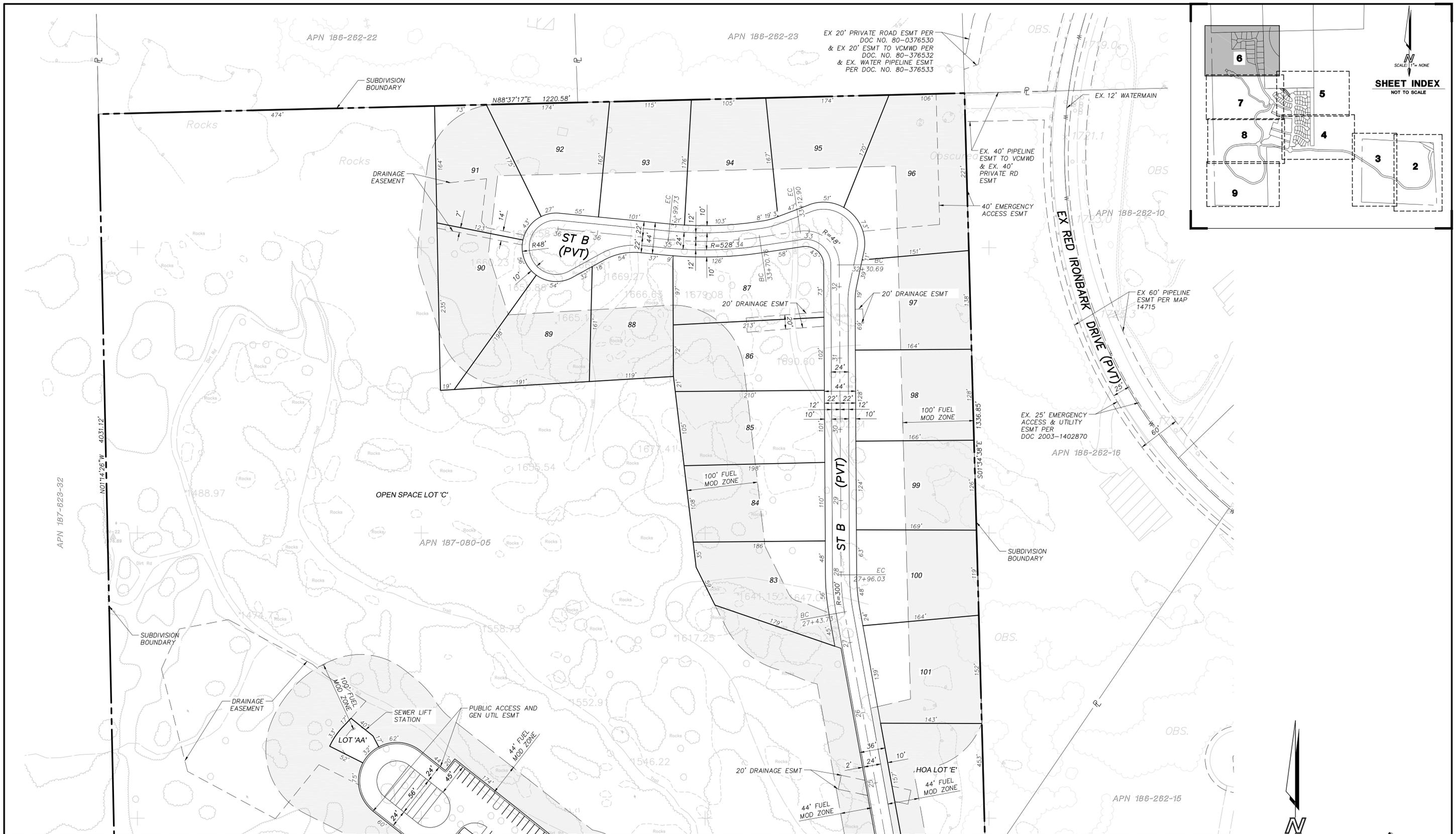
MATCHLINE - SEE SHEET 3



TENTATIVE MAP	DATE:	X-XX-XX
	SUBMITTAL	REVISION 1
	REVISION	REVISION 2
	REVISION	REVISION 3

SHEET 4 OF 9

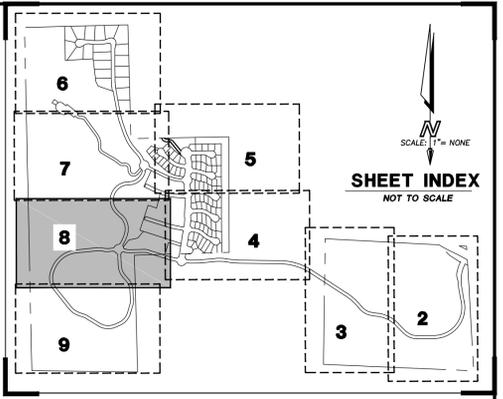
DALEY RANCH RESORT - ESCONDIDO TENTATIVE MAP - TR NO.
CITY OF ESCONDIDO, CALIFORNIA



TENTATIVE MAP		DATE:
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REVISION 2		
REVISION 3		

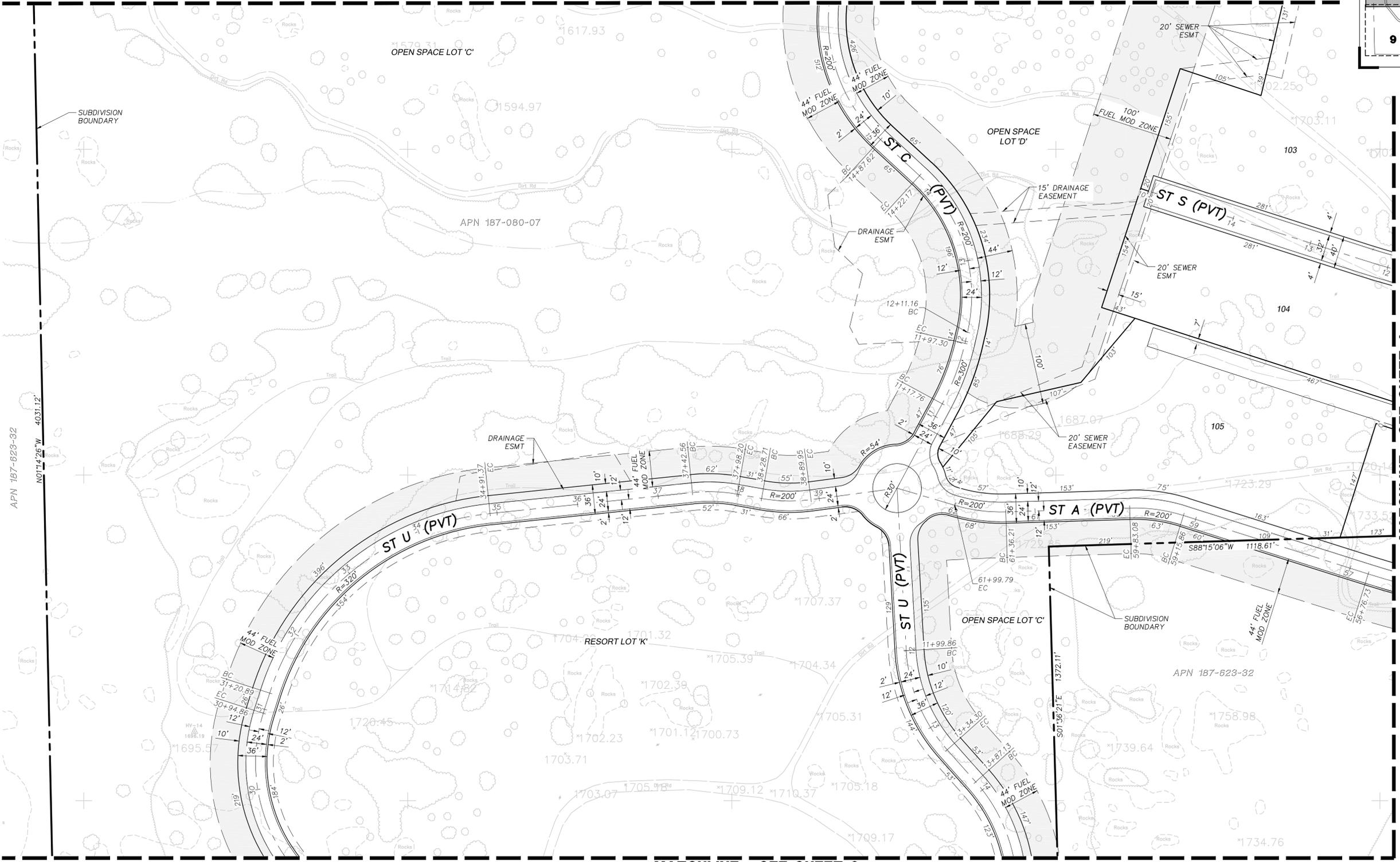
MATCH LINE - SEE SHEET 7

DALEY RANCH RESORT - ESCONDIDO TENTATIVE MAP - TR NO.
CITY OF ESCONDIDO, CALIFORNIA



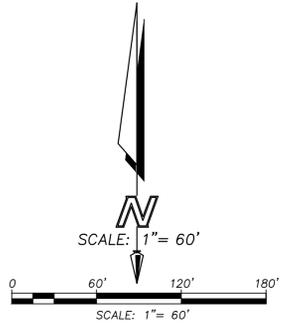
SHEET INDEX
NOT TO SCALE

MATCHLINE - SEE SHEET 7



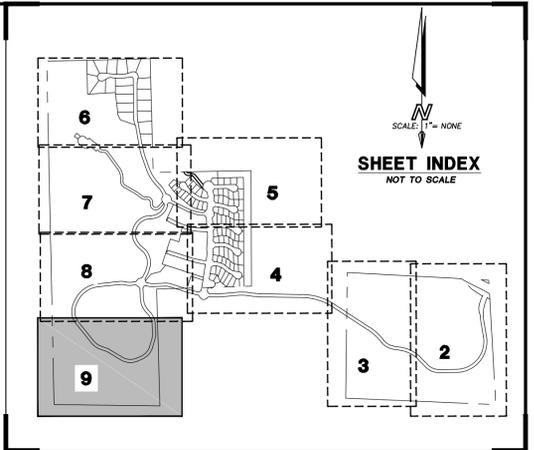
MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 9

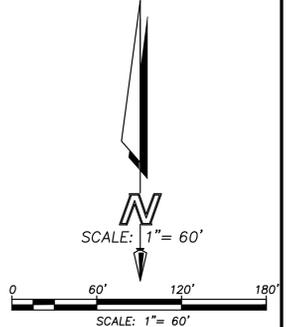
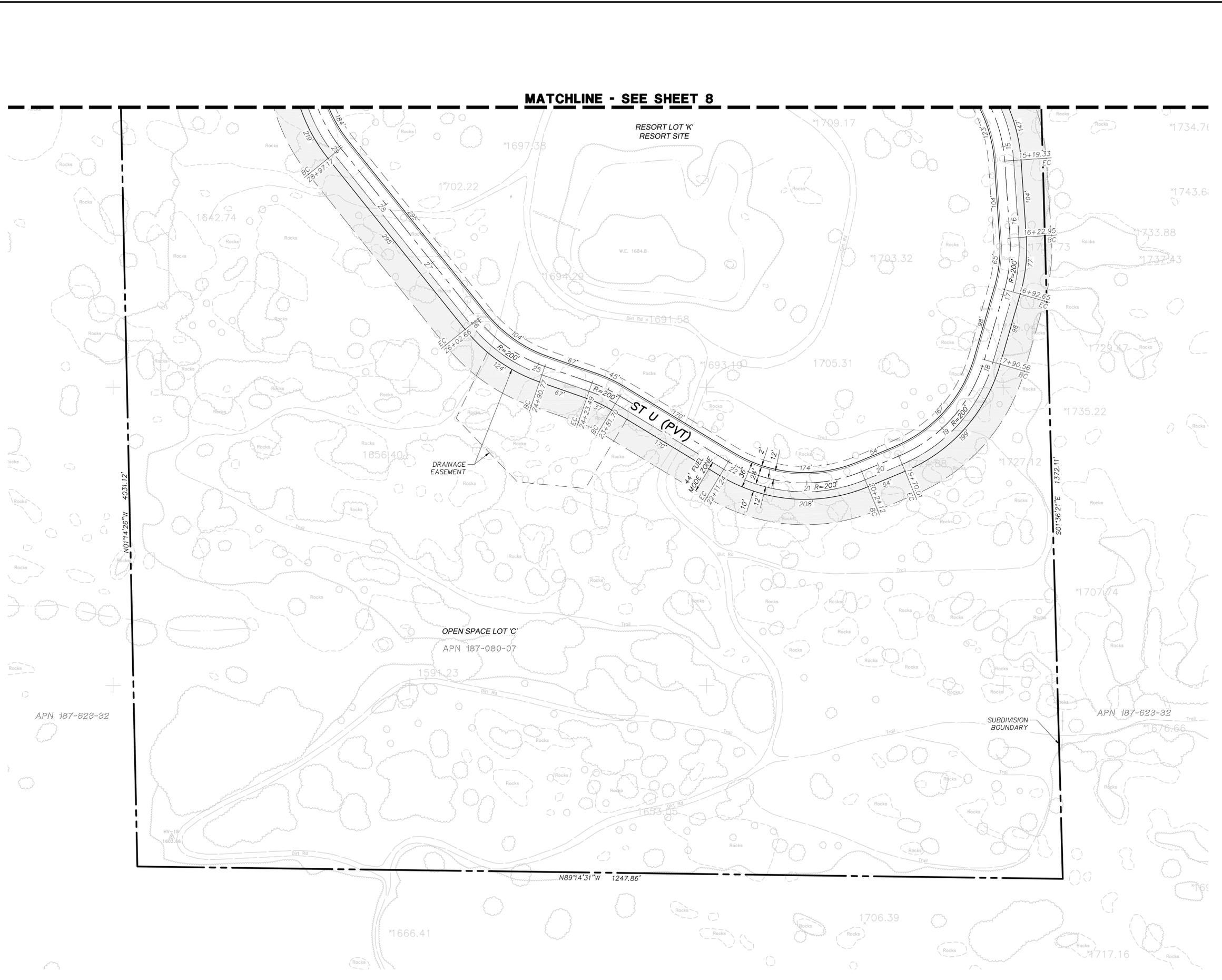


TENTATIVE MAP		DATE:
SHEET 8 OF 9		X-XX-XX
REVISION 1		
REVISION 2		
REVISION 3		

DALEY RANCH RESORT - ESCONDIDO TENTATIVE MAP - TR NO.
CITY OF ESCONDIDO, CALIFORNIA



MATCHLINE - SEE SHEET 8



TENTATIVE MAP	DATE:	X-XX-XX
	SUBMITTAL	
	REVISION 1	
	REVISION 2	
SHEET 9 OF 9	REVISION 3	