

**CITY OF SAN DIEGO
M E M O R A N D U M**

DATE: December 7, 2007

TO: Elizabeth Maland, City Clerk

FROM: Gerri Bollenbach, Assistant Engineer

SUBJECT: Approval of the final map "Black Mountain Ranch East Clusters Unit No. 1"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "Black Mountain Ranch East Clusters Unit No.1". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for January 7, 2008.

NOTICE of Pending Final Map Approval

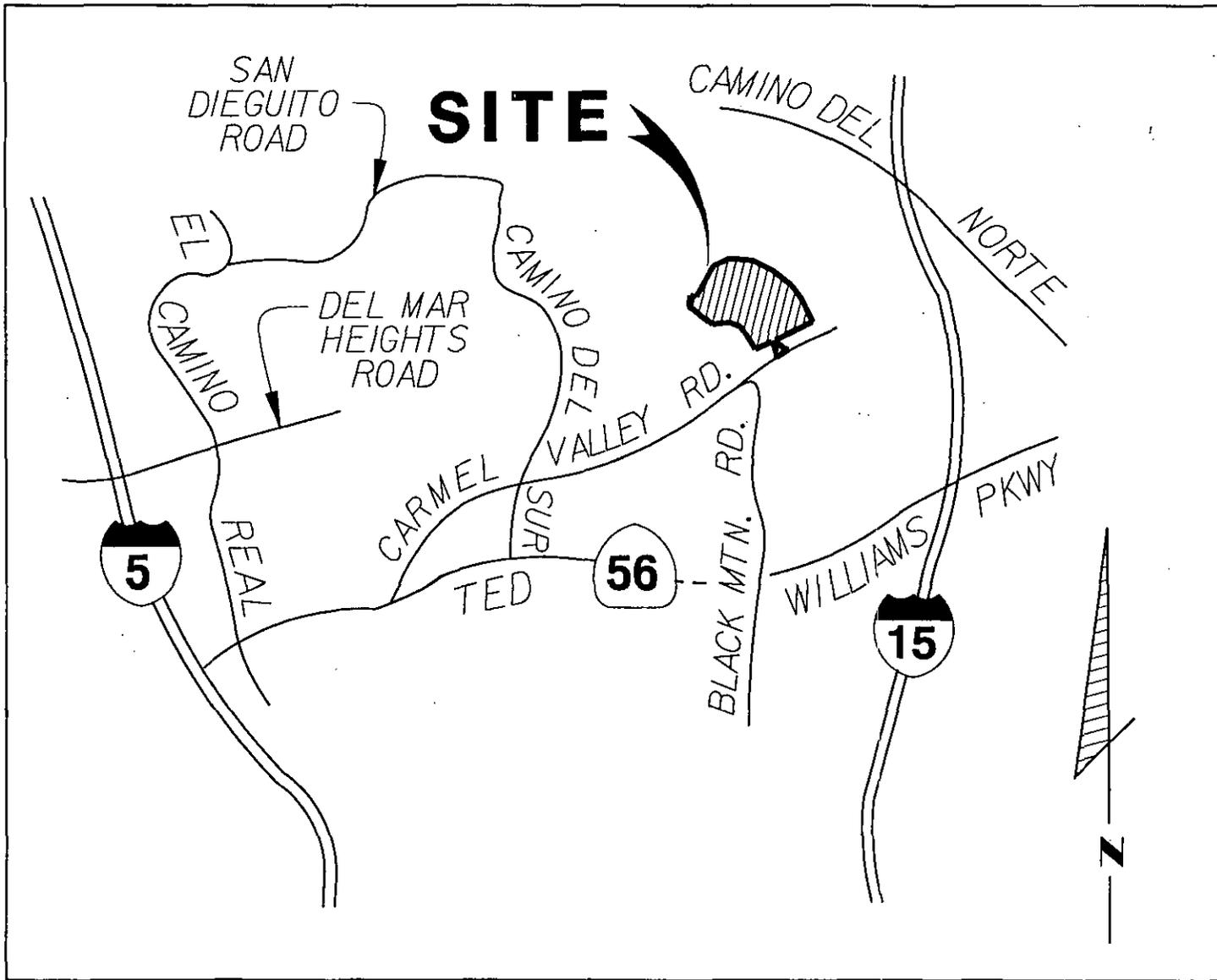
Notice is hereby given that the City Engineer has reviewed and will approve on the date of this City Council meeting that certain final map entitled "Black Mountain Ranch East Clusters Unit No. 1" (T.M. No. 99-1054 PTS No. 87849), located northeasterly of Carmel Valley Road and Camino Del Sur in the Black Mountain Ranch Community Plan area in Council District 1, a copy of which is available for public viewing at the office of the San Diego City Clerk. Specifically, the City Engineer has caused the map to be examined and has made the following findings:

- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.**
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.**
- (3) The map is technically correct.**

Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 PM, 10 calendar days from the date of this City Council meeting stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the map approval findings or need additional information about the maps or your appeal rights, please feel free to contact Anne Hoppe at (619) 446-5290.

W.O. 425521 PTS No. 87849

Attachments: Vicinity map, reduced copy of map



VICINITY MAP

NO SCALE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND EMBRACED WITHIN THE SUBDIVISION TO BE KNOWN AS BLACK MOUNTAIN RANCH EAST CLUSTERS UNIT NO. 1 AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDECTION OF THIS MAP CONSISTING OF 6 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

WE HEREBY GRANT A PEDESTRIAN AND MOTOR VEHICULAR ACCESS EASEMENT OVER A PORTION OF LOT 'E', ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION.

WE (U) HEREBY GRANT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, THE EASEMENTS FOR GENERAL UTILITY AND ACCESS PURPOSES OVER, UNDER, UPON, AND ACROSS A PORTION OF LOTS 1 THROUGH 20 AND LOTS 'A' 'B' 'C' 'D' 'E' 'F' 'G' 'H' 'I' 'J' 'K' 'L' 'M' 'N' 'O' 'P' 'Q' 'R' 'S' 'T' 'U' 'V' 'W' 'X' 'Y' 'Z' AND '1' '2' '3' '4' '5' '6' '7' '8' '9' '10' '11' '12' '13' '14' '15' '16' '17' '18' '19' '20' SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND IDENTIFIED AS 'GENERAL UTILITY AND ACCESS EASEMENT GRANTED HEREON' INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR THE REPAIR, MAINTENANCE, AND ALTERATION OF ANY UTILITY EQUIPMENT OR FACILITY SITUATED ON OR IN SAID EASEMENT; AND ALSO THE RIGHT OF INGRESS AND EGRESS OF EMERGENCY VEHICLES FOR ACCESS TO THE PROPERTIES WITHIN THIS SUBDIVISION OR THE OTHER ADJACENT LANDS FOR EMERGENCY PURPOSES; RESERVING, HOWEVER, TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENT HEREIN (U) THE CONTINUED USE OF THE SURFACE OF SAID REAL PROPERTY SUBJECT TO THE FOLLOWING CONDITIONS:

WE HEREBY GRANT AND RELINQUISH TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, ANY AND ALL RIGHTS TO CONSTRUCT, ERECT OR MAINTAIN ANY STRUCTURE; TO CONSTRUCT, ERECT OR MAINTAIN FENCES; TO REMOVE LIVE TREES AND SHRUBS, TO CHANGE THE GRADES OR TO OTHERWISE CHANGE THE OPEN SPACE CHARACTER OF THE LAND UNLESS APPROVED BY THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE; AND LOT 'A' AND LOT 'B' AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND DESIGNATED 'OPEN SPACE EASEMENT GRANTED HEREON' RESERVING TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENTS HEREIN GRANTED THE RIGHT TO GRANT EASEMENTS TO ANY PUBLIC UTILITY COMPANY FOR DISTRIBUTION FACILITIES PROVIDED THE SAME ARE INSTALLED UNDERGROUND, AND THE RIGHT TO MAINTAIN FIREBREAKS, TRIM OR REMOVE BRUSH AND OTHERWISE PERFORM PREVENTIVE MEASURES REQUIRED BY THE FIRE DEPARTMENT TO PROTECT STRUCTURES AND OTHER IMPROVEMENTS FROM POTENTIAL FIRE; RESPONSIBILITY FOR MAINTENANCE OF SAID LANDS SHALL REMAIN WITH THE OWNER OF THE FEE TITLE OF SAID LAND AND NOTHING CONTAINED HEREIN SHALL BE CONSTRUED TO ASSIGN ANY MAINTENANCE RESPONSIBILITY TO THE CITY OF SAN DIEGO, NOR SHALL ANYTHING CONTAINED HEREIN BE CONSTRUED TO CONFER ANY RIGHTS TO THE GENERAL PUBLIC.

WE HEREBY GRANT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, THE EASEMENT WITH THE RIGHT OF INGRESS AND EGRESS FOR THE CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES, DESIGNATED AS 'WATER EASEMENT GRANTED HEREON' AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION RESERVING, HOWEVER, TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENT HEREIN GRANTED THE CONTINUED USE OF THE SURFACE OF SAID REAL PROPERTY AND SUBJECT TO THE FOLLOWING CONDITIONS: THE ERECTING OF BUILDINGS, MASONRY FENCES, MASONRY WALLS OR OTHER STRUCTURES; OR THE PLANTING OR GROWING OF TREES OR SHRUBS; OR CHANGING THE SURFACE GRADE; OR THE INSTALLATION OF PRIVATELY OWNED PIPELINE SHALL BE PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE.

THIS MAP SECURES VESTED DEVELOPMENT RIGHTS AND THE RIGHTS THUS VESTED SHALL REMAIN IN EFFECT FOR TWO YEARS FROM DATE OF RECORDECTION (REFERENCE CITY OF SAN DIEGO MUNICIPAL CODE)

BLACK MOUNTAIN RANCH EAST CLUSTERS UNIT NO. 1

BEING A SUBDIVISION OF A PORTION OF PARCEL 6 OF PARCEL MAP NO. 18504, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 18, 2000 AS FILE NO. 2000-377863, OFFICIAL RECORDS.

THE BUILDING RESTRICTED EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER PARCEL MAP NO. 18504 RECORDED JULY 18, 2000 AND A PORTION OF THE WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO RECORDED MARCH 5, 1965 AS FILE NO. 39815 AND A PORTION OF ROAD SURVEY NO. 3 ARE NOT SHOWN WITHIN THIS MAP BECAUSE THEY HAVE BEEN ABANDONED AND VACATED PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT.

THIS IS A MAP OF A PLANNED RESIDENTIAL DEVELOPMENT PROJECT AS DEFINED IN THE SAN DIEGO LAND DEVELOPMENT CODE.

SUBDIVISION GUARANTEE FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 53240993-150

WE HEREBY GRANT AND RELINQUISH TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, ANY AND ALL RIGHTS TO CONSTRUCT, ERECT OR MAINTAIN ANY ABOVE-GROUND ROOFED BUILDING OR COVERED STRUCTURE, EXCEPT AS PROVIDED FOR IN PLANNED DEVELOPMENT PERMIT NO. _____ OVER, UPON OR ACROSS ALL OF LOTS 'C' 'D' AND '1' AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND DESIGNATED 'BUILDING RESTRICTED EASEMENT GRANTED HEREON' RESERVING TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENT HEREIN GRANTED THE CONTINUED USE OF SAID REAL PROPERTY FOR ANY PURPOSE EXCEPT AS HEREIN PROVIDED AND THE RIGHT TO GRANT EASEMENTS TO ANY PUBLIC UTILITY COMPANY FOR DISTRIBUTION FACILITIES PROVIDED THE SAME ARE INSTALLED UNDERGROUND. RESPONSIBILITY FOR MAINTENANCE OF SAID LANDS SHALL REMAIN WITH THE OWNER OF THE FEE TITLE OF SAID LAND AND NOTHING CONTAINED HEREIN SHALL BE CONSTRUED TO ASSIGN ANY MAINTENANCE RESPONSIBILITY TO THE CITY OF SAN DIEGO, NOR SHALL ANYTHING CONTAINED HEREIN BE CONSTRUED TO CONFER ANY RIGHTS TO THE GENERAL PUBLIC.

BLACK MOUNTAIN RANCH LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: FREDRIC J. MAAS, PRESIDENT

UNIONBANCAL MORTGAGE CORPORATION, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED FEBRUARY 27, 2004 AS FILE NO. 2004-0156805 OF OFFICIAL RECORDS.

BY: NAME/TITLE

STATE OF CALIFORNIA) SS. COUNTY OF SAN DIEGO)

ON _____ 20____ BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE _____

PRINT NAME _____ NOTARY PUBLIC IN AND FOR SAID STATE

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF _____

MY COMMISSION EXPIRES _____

THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (G) (3) (A) (I) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

- 1. COUNTY OF SAN DIEGO, HOLDER OF PUBLIC ROAD EASEMENT (R5 J) DESCRIBED IN DOCUMENTS RECORDED JULY 18, 1999 IN BOOK 257, PAGE 441 AND DECEMBER 5, 1901 IN BOOK 303, PAGE 461 OF DEEDS.
2. CITY OF SAN DIEGO, HOLDER OF WATER EASEMENT DESCRIBED IN DOCUMENTS RECORDED MARCH 5, 1965 AS FILE NO. 39815, O.R.

STATE OF CALIFORNIA) SS. COUNTY OF SAN DIEGO)

ON _____ 20____ BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE _____

PRINT NAME _____ NOTARY PUBLIC IN AND FOR SAID STATE

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF _____

MY COMMISSION EXPIRES _____

I, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT THE CITY ENGINEER HAS APPROVED THIS SUBDIVISION MAP. I ALSO CERTIFY THAT PROPER PUBLIC NOTICE HAS BEEN GIVEN OF THAT APPROVAL ON _____ AND THAT THE LEGAL APPEAL PERIOD HAS EXPIRED.

I FURTHER CERTIFY THAT THE PUBLIC STREET AND THE EASEMENTS LISTED HEREON AS BEING VACATED OR ABANDONED PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT ARE HEREBY VACATED OR ABANDONED BY THE RECORDECTION OF THIS MAP ACCORDING TO CITY COUNCIL RESOLUTION NO. R-295026, ADOPTED JUNE 18, 2001.

IN WITNESS WHEREOF THESE PRESENTS, I HEREBY EXECUTE AND ATTEST BY SEAL THIS _____ DAY OF _____ 2006.

ELIZABETH MALAND, CITY CLERK



PATRICK A. MONCHIEL, L.S. 5187 LICENSE EXPIRES 3-31-2008

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF THAT IT COMPLIES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

I ALSO CERTIFY THAT THE SUBDIVISION, OR PART THEREOF, SHOWN ON THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF, IS SUBJECT TO A CONTINUING LIEN SECURING THE ANNUAL LEVY OF A SPECIAL TAX LEVIED PURSUANT TO THE PROVISIONS OF THE MELLO-ROOS COMMUNITY ACT OF 1982 AS AMENDED, BEING CHAPTER 2.5, PART 1, DIVISION 2, TITLE 5 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA. I FURTHER CERTIFY THAT THERE ARE NO LIENS AGAINST THE SUBDIVISION, OR ANY PART THEREOF, FOR UNPAID SPECIAL TAXES, EXCEPT SPECIAL TAXES NOT YET PAYABLE.

I ACCEPT THOSE ITEMS LISTED IN THE CERTIFICATE SIGNED BY THE OWNERS UNDER THE CONDITIONS EXPRESSED THEREIN.

HOSSAIN RANA, CITY ENGINEER

BY: ANNE L. HOPPE, DEPUTY, LS 7186

DATE: _____

I, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 1 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS

BY: DEPUTY

DATE: _____

FILE NO. I, GREGORY J. SMITH, COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDECTION THIS MAP FILED AT THE REQUEST OF PATRICK A. MONCHIEL, THIS DAY OF _____, 2006, AT _____ O'CLOCK, _____ M.

GREGORY J. SMITH, COUNTY RECORDER BY: DEPUTY

FEES: \$8.00

P. T. S. NO. 87849 CITY J.O. NO. 425521 V. T. M. NO. 99-1054 L.C. 302-1731 CCS 83C 1942-6291

RICK ENGINEERING COMPANY logo and contact information including address (5620 Friars Road, San Diego, CA 92110), phone numbers, and website (rickengineering.com).

MAP NO. SHEET 2 OF 6 SHEETS

000716

BLACK MOUNTAIN RANCH EAST CLUSTERS UNIT NO. 1 PROCEDURE OF SURVEY AND INDEX SHEET

COURSE TABLE		
No.	DIRECTION	LENGTH
L1	N 5°01'41" E	62.01
L2	N 77°45'12" W	69.53
L3	N 55°18'39" E	44.43

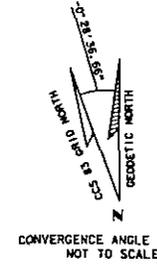
CURVE TABLE			
No.	DELTA	RADIUS	ARC
C1	4°08'47"	973.00	70.42
C2	71°19'05"	50.00	62.24
C3	4°01'11"	1939.00	136.04
C4	4°30'50"	1027.00	80.91
C5	68°35'30"	50.00	58.11

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS 83, ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN AUGUST 22, 2006 AT POINTS 'A' & 'B' AS SHOWN HEREON. POINTS 'A' & 'B' WERE ESTABLISHED FROM G.P.S. STATIONS #412 AND G.P.S. STATION #254, PER RECORD OF SURVEY NO. 14492.

THE BEARING FROM POINT 'A' TO POINT 'B' IS N 26°56'22" W

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

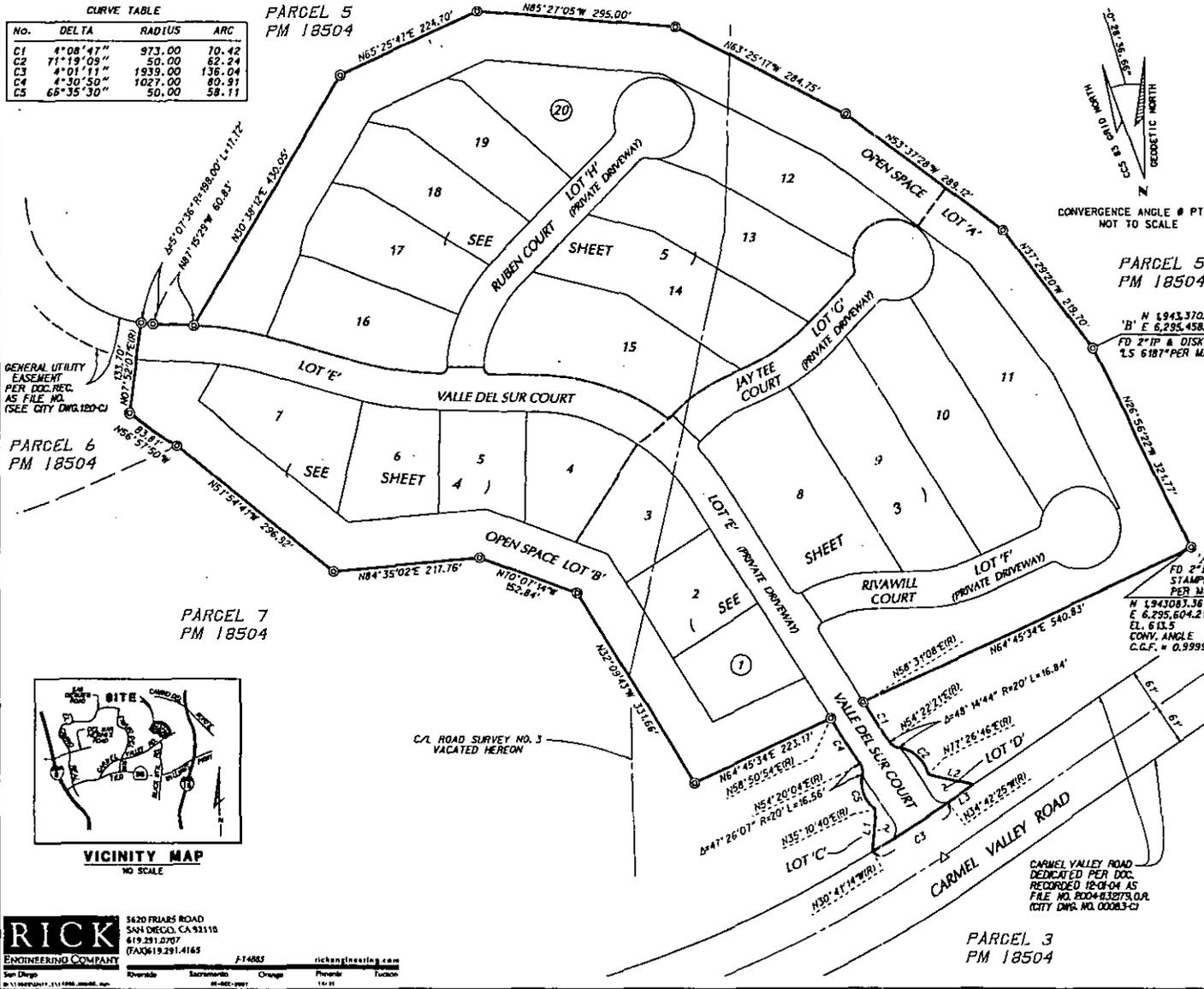
THE COMBINED GRID FACTOR (C.G.F.) AT STATION 'A' IS 0.99994214. GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR. ELEVATION AT POINT 'A' IS 613.5.



- LEGEND**
- IRU INDICATES RADIAL BEARING
 - INDICATES SUBDIVISION BOUNDARY
 - △ INDICATES WILL SET STREET SURVEY MONUMENT STAMPED "LS 6187" PER CITY OF SAN DIEGO REGIONAL STANDARD DRAWING M-10
 - INDICATES FOUND MONUMENT AS NOTED
 - ⊙ INDICATES WILL SET 2" X 24" IRON PIPE MKD. "LS 6187"
 - - - INDICATES SHEET LIMITS
 - ① ② INDICATES FIRST AND LAST LOT NUMBERS, RESPECTIVELY
 - (A) INDICATES GENERAL UTILITY & ACCESS EASEMENT GRANTED HEREON
 - (B) INDICATES PEDESTRIAN & MOTOR-VEHICULAR ACCESS EASEMENT OVER A PORTION OF LOT 'E' GRANTED HEREON

- NOTES**
- ALL DISTANCES AND OR STREET WIDTHS SHOWN WITHOUT DECIMALS REPRESENT THAT DISTANCE TO ZERO HUNDREDTHS.
 - TOTAL NUMBER OF NUMBERED LOTS = 20
 - TOTAL NUMBER OF LETTERED LOTS = 8
 - TOTAL AREA OF SUBDIVISION = 24.420 ACRES
 - LOTS 'E', 'F', 'G' AND 'H' ARE PRIVATE DRIVEWAYS. THE RESPONSIBILITY FOR MAINTENANCE OF SAID DRIVEWAYS SHALL REMAIN WITH THE OWNER OF FEE TITLE OF SAID LAND AND NOTHING CONTAINED HEREIN SHALL BE CONSTRUED TO ASSIGN ANY MAINTENANCE RESPONSIBILITY TO THE CITY OF SAN DIEGO, NOR SHALL ANYTHING HEREIN BE CONSTRUED TO CONFER ANY RIGHTS TO THE GENERAL PUBLIC.

- MONUMENTATION NOTES**
- UNLESS OTHERWISE SHOWN ON THIS MAP:
 - ALL LOT CORNERS OF THIS MAP WILL BE MONUMENTED BY A 3/4" X 18" IRON PIPE WITH DISK STAMPED "LS 6187"
 - LOT CORNERS ALONG THE SIDELINES OF DEDICATED STREET RIGHT-OF-WAY WILL BE MONUMENTED BY A LEAD AND DISK STAMPED "LS 6187" SET ALONG AN EXTENSION OF THE LOT LINE AT AN OFFSET OF 2.00 FEET IN THE SIDEWALK.
 - ALL POINTS OF CURVE OF THE SIDELINES OF DEDICATED STREETS WILL BE MONUMENTED BY A LEAD AND DISK STAMPED "LS 6187" SET AT AN OFFSET OF 2.00 FEET IN THE SIDEWALK MEASURED RADIALLY.



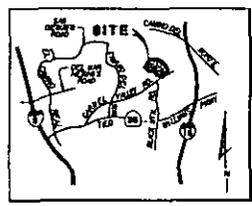
GENERAL UTILITY EASEMENT PER DOC. REC. AS FILE NO. (SEE CITY DWG. 120-C)

PARCEL 6 PM 18504

PARCEL 7 PM 18504

PARCEL 5 PM 18504

PARCEL 3 PM 18504

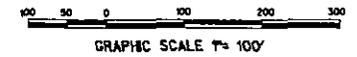


VICINITY MAP
NO SCALE

RICK ENGINEERING COMPANY
3620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.2707
(FAX) 619.291.4165

San Diego Riverside Sacramento Orange Phoenix Tucson
San Diego 619.291.2707 (FAX) 619.291.4165

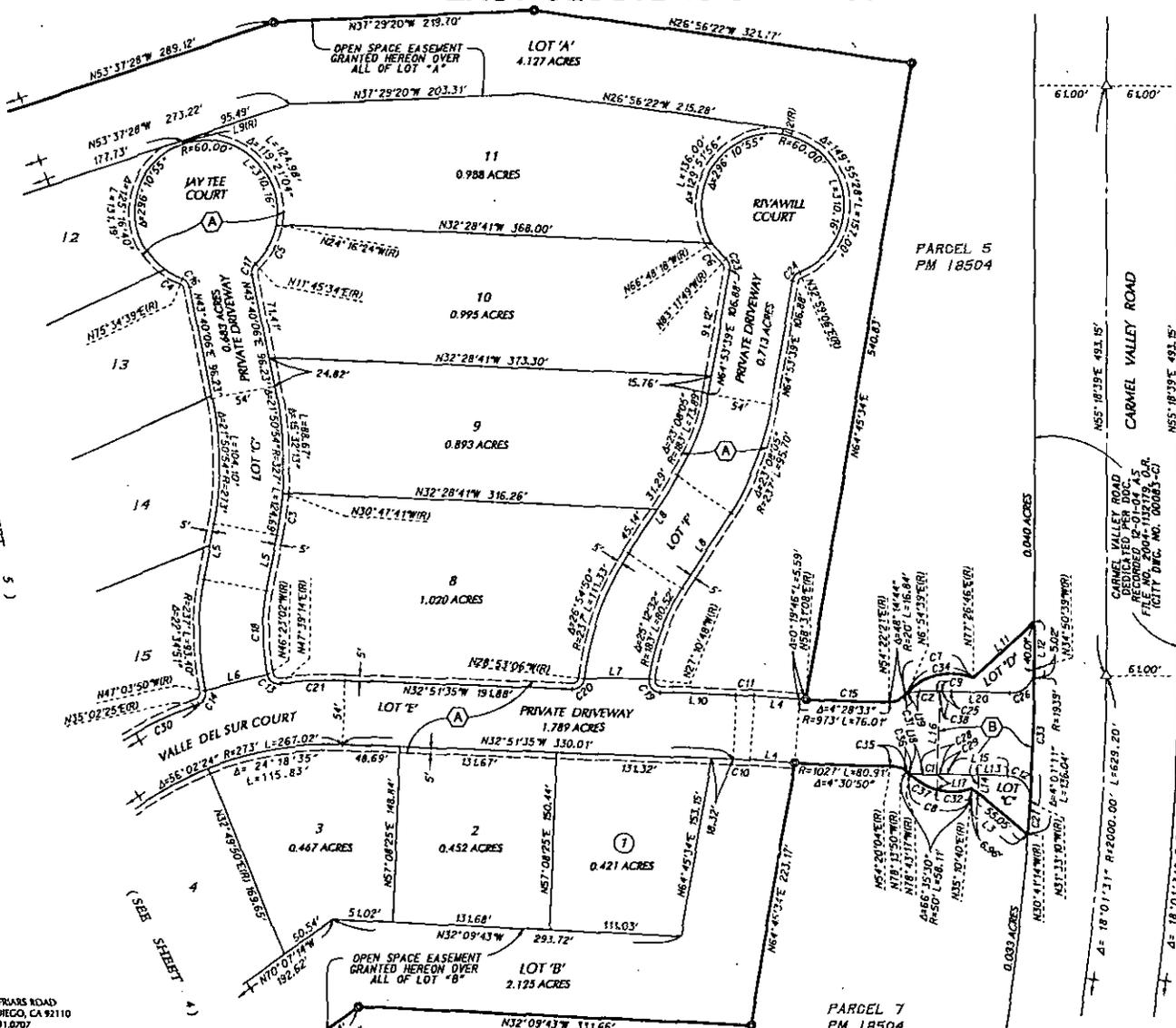
CARMEL VALLEY ROAD DEDICATED PER DOC. RECORDED 12-01-04 AS FILE NO. 2004-43279, O.R. (CITY DWG. NO. 00083-C)



P.T.S. NO. 87649	CITY J.O. NO. 425521
V.T.M. NO. 99-1054	L.C. 302-1731
CCS 83C 1942-6291	

000717

BLACK MOUNTAIN RANCH EAST CLUSTERS UNIT NO. 1

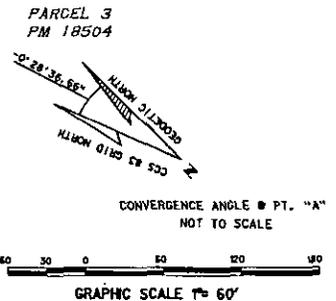


COURSE TABLE

No.	DIRECTION	LENGTH
L1	N 53°37'28" W	95.49
L2	N 57°03'38" W	5.04
L3	N 5°01'41" W	62.01
L4	N 31°09'08" W	38.04
L5	N 65°31'01" W	47.54
L6	N 49°22'00" W	54.06
L7	N 34°36'02" W	54.35
L8	N 88°01'44" W	76.43
L9	N 36°22'32" W	2.81
L10	N 32°51'35" W	63.88
L11	N 77°45'12" W	69.53
L12	N 55°18'39" W	45.03
L13	N 53°11'43" W	24.32
L14	N 56°48'17" W	15.18
L15	N 33°11'43" W	50.26
L16	N 56°48'17" W	70.80
L17	N 29°58'37" W	12.32
L18	N 43°24'35" W	10.73
L19	N 33°11'43" W	49.32
L20	N 33°11'43" W	49.32

CURVE TABLE

No.	DELTA	RADIUS	ARC
C1	11°07'30"	60.00	11.65
C2	13°52'27"	60.00	14.53
C3	6°18'42"	327.00	36.02
C4	15°31'13"	60.00	16.25
C5	36°01'58"	60.00	37.73
C6	16°23'31"	60.00	17.17
C7	71°19'09"	50.00	62.24
C8	66°08'02"	50.00	57.68
C9	8°20'41"	40.00	3.73
C10	1°42'29"	473.00	14.10
C11	1°42'29"	527.00	15.71
C12	91°38'53"	20.00	31.99
C13	85°57'44"	10.00	15.00
C14	82°06'15"	10.00	14.33
C15	4°08'47"	973.00	70.42
C16	58°05'28"	10.00	10.14
C17	58°05'28"	10.00	10.14
C18	21°54'03"	183.00	69.95
C19	35°40'47"	10.00	16.70
C20	86°01'31"	10.00	15.01
C21	8°28'12"	327.00	54.14
C22	94°20'39"	50.00	82.33
C23	58°05'28"	10.00	10.14
C24	58°05'28"	10.00	10.14
C25	1°41'08"	285.00	8.38
C26	91°38'56"	20.00	31.99
C27	0°51'56"	1939.00	29.29
C28	13°13'45"	60.00	13.85
C29	9°54'39"	40.00	9.92
C30	33°56'23"	327.00	193.70
C31	0°47'02"	50.00	0.68
C32	34°27'40"	50.00	30.07
C33	3°08'11"	1939.00	106.14
C34	70°32'07"	50.00	61.55
C35	47°26'07"	20.00	16.58
C36	0°29'27"	50.00	0.43
C37	31°38'25"	40.00	27.61
C38	2°19'15"	40.00	1.62



RICK ENGINEERING COMPANY
 5620 TRAVIS ROAD
 SAN DIEGO, CA 92110
 619.291.0707
 FAX 619.291.4163

San Diego Riverside Sacramento Orange Phoenix Tucson
 1-774-883 rickengineering.com

P. T. S. NO. 87849	CITY J. O. NO. 425521
V. T. M. NO. 99-1054	L. C. 302-1731
	CCS BSC 1942-6291

000718

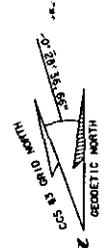
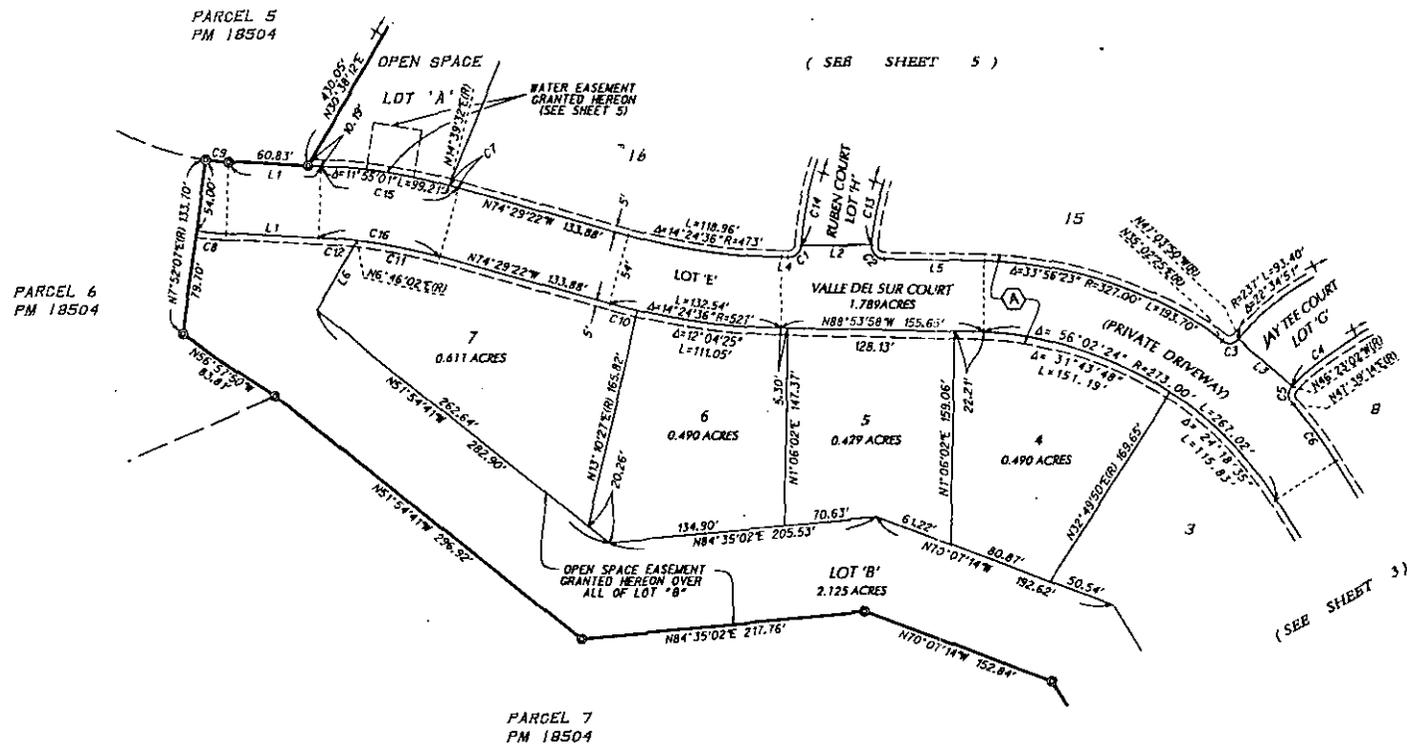
**BLACK MOUNTAIN RANCH
EAST CLUSTERS UNIT NO. 1**

COURSE TABLE

No.	DIRECTION	LENGTH
L1	N 87°15'29" W	71.02
L2	N 89°53'21" E	54.16
L3	N 49°22'00" W	54.06
L4	N 88°53'58" W	4.30
L5	N 88°53'58" W	76.63
L6	N 30°38'12" E	61.62

CURVE TABLE

No.	DELTA	RADIUS	ARC
C1	87°15'29"	10.00	15.23
C2	93°49'22"	10.00	16.38
C3	82°06'15"	10.00	14.33
C4	21°54'03"	183.00	69.95
C5	85°57'44"	10.00	15.00
C6	9°29'12"	327.00	54.14
C7	0°51'06"	477.00	7.09
C8	5°07'36"	252.00	22.55
C9	5°07'36"	198.00	17.72
C10	2°20'11"	327.00	21.49
C11	8°44'36"	423.00	64.55
C12	8°01'31"	423.00	29.72
C13	39°03'24"	198.00	134.97
C14	40°08'15"	252.00	176.53
C15	12°46'07"	477.00	106.30
C16	12°46'07"	423.00	94.21



RICK ENGINEERING COMPANY
 3420 FRIARS ROAD
 SAN DIEGO, CA 92110
 619.291.0707
 FAX 619.291.4165
 F-14685 rickengineering.com
 San Diego Riverside Escondido Poway Tucson
 858-592-2901 858-592-2901 741.06

P. T. S. NO. 87849 CITY J.O. NO. 425521
 V. T. M. NO. 99-1054 L.C. 302-1731 CCS 83C 1942-6291

000719

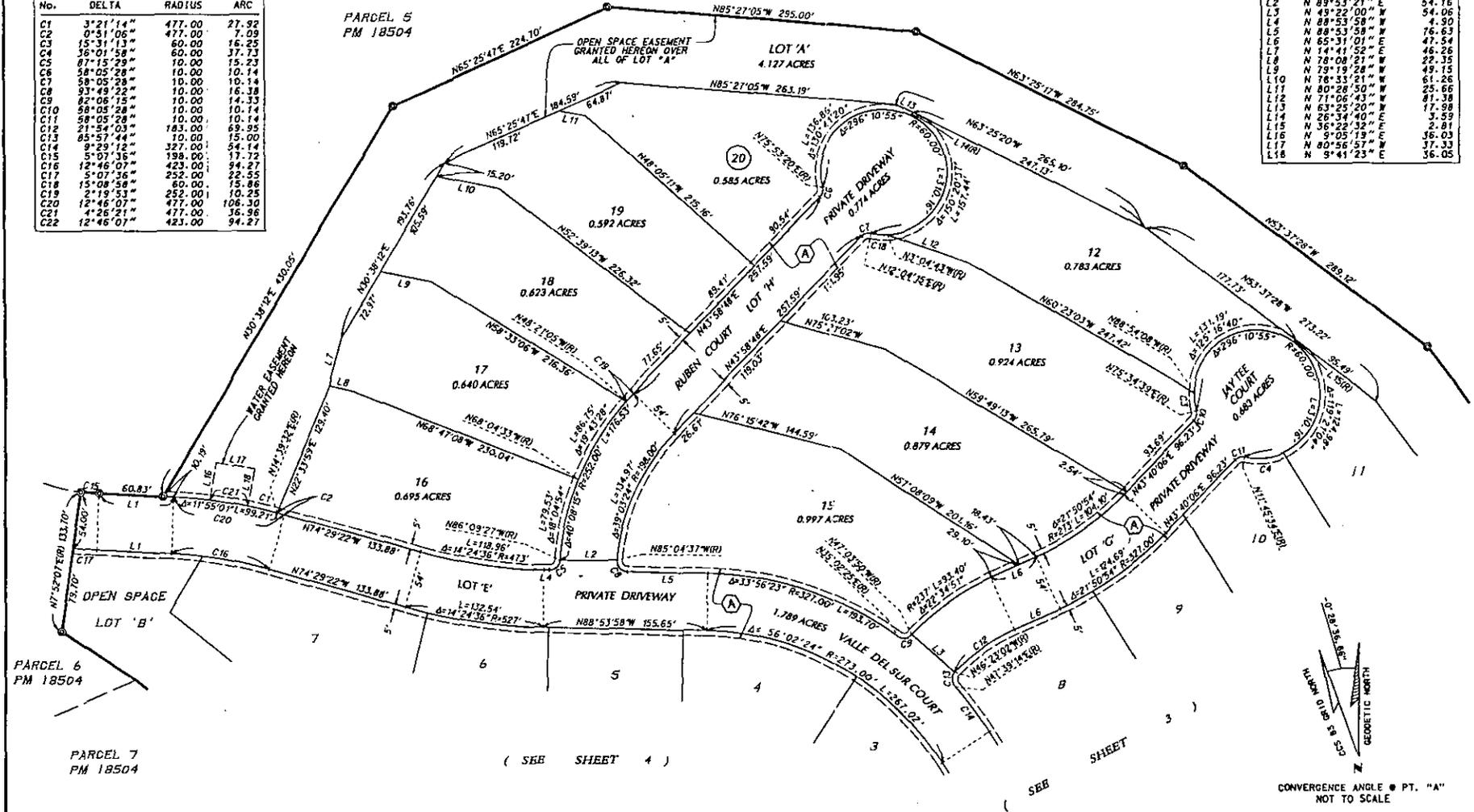
**BLACK MOUNTAIN RANCH
EAST CLUSTERS UNIT NO. 1**

CURVE TABLE

No.	DELTA	RADIUS	ARC
C1	3°21'14"	477.00	27.92
C2	0°51'06"	477.00	7.09
C3	15°31'13"	60.00	16.25
C4	36°01'58"	60.00	37.73
C5	87°15'29"	10.00	15.23
C6	58°05'28"	10.00	10.14
C7	58°05'28"	10.00	10.14
C8	93°49'22"	10.00	16.38
C9	82°06'15"	10.00	14.33
C10	58°05'28"	10.00	10.14
C11	58°05'28"	10.00	10.14
C12	21°54'03"	183.00	69.95
C13	85°57'44"	10.00	15.00
C14	9°29'12"	327.00	54.14
C15	5°07'36"	198.00	17.72
C16	12°46'07"	423.00	94.27
C17	5°07'36"	252.00	22.55
C18	15°08'58"	60.00	15.86
C19	2°19'53"	252.00	10.25
C20	12°46'07"	477.00	108.30
C21	4°26'21"	477.00	36.96
C22	12°46'07"	423.00	94.27

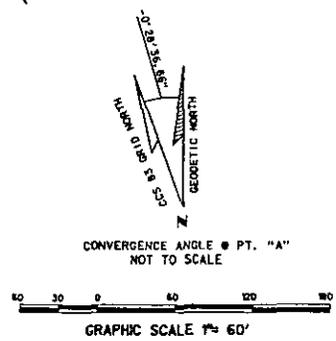
COURSE TABLE

No.	DIRECTION	LENGTH
L1	N 87°15'29" W	71.02
L2	N 89°53'21" E	54.16
L3	N 49°22'00" W	54.06
L4	N 88°53'58" W	4.90
L5	N 88°53'58" W	76.63
L6	N 65°31'01" E	47.54
L7	N 14°41'52" E	46.26
L8	N 78°08'21" W	22.35
L9	N 79°19'28" W	45.15
L10	N 78°33'21" W	61.26
L11	N 80°28'50" W	25.66
L12	N 71°06'43" W	81.38
L13	N 63°25'20" W	17.98
L14	N 26°34'40" E	3.59
L15	N 36°22'39" E	2.81
L16	N 9°05'13" E	36.03
L17	N 80°56'57" W	37.33
L18	N 9°41'23" E	36.05



RICK ENGINEERING COMPANY
 5620 FRIARS ROAD
 SAN DIEGO, CA 92110
 619.281.0707
 (760)619.291.4165

San Diego Riverside Sacramento Orange Phoenix Tucson
 18-001-7001 18-001-7001 18-001-7001 18-001-7001 18-001-7001



P.T.S NO. 87849 CITY J.O. NO. 425521
 V.T.M. NO. 99-1054 L.C. 302-1731 CCS 83C 1942-6291

(SEE SHEET 4)

(SEE SHEET 3)

CONVERGENCE ANGLE @ PT. "A" NOT TO SCALE

000720

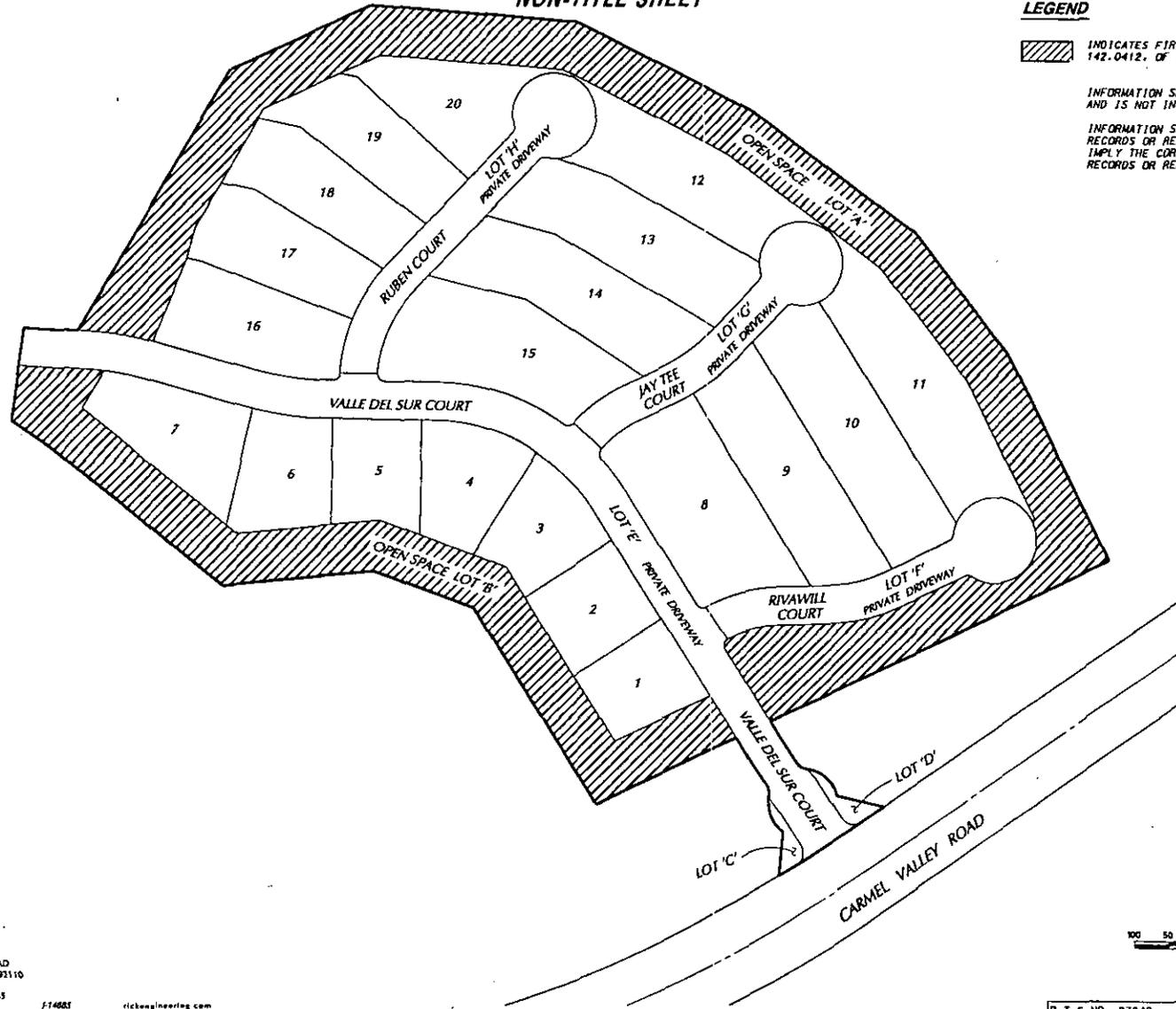
**BLACK MOUNTAIN RANCH
 EAST CLUSTERS UNIT NO. 1
 NON-TITLE SHEET**

LEGEND

 INDICATES FIRE HAZARD REDUCTION ZONE PER SECTION 142.0412, OF THE CITY OF SAN DIEGO MUNICIPAL CODE.

INFORMATION SHOWN ON THIS SHEET IS ADVISORY ONLY AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST

INFORMATION SHOWN HEREON IS COMPILED FROM PUBLIC RECORDS OR REPORTS AND ITS INCLUSION DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THESE RECORDS OR REPORTS BY THE PREPARER OF THIS MAP



RICK
 ENGINEERING COMPANY
 5620 FRIARS ROAD
 SAN DIEGO, CA 92110
 619.291.0707
 (FAX) 619.291.4165

F14681 rickengineering.com
 San Diego Riverside Sacramento Orange Phoenix Tucson
 48-DEC-2007 14.02

P.T.S. NO. 87849 CITY J.O. NO. 425521
 V.T.M. NO. 99-1054 L.C. 302-1731 CCS 83C 1942-6291