

INFORMATIONAL NOTES

1. COMPLETE TAX ASSESSOR'S NUMBER IS: 108-191-02
TAX RATE AREA: 75017

2. LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF FRACTIONAL SECTION 26, TOWNSHIP 9 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 26, DISTANT THEREON, SOUTH 0° 00' 09" WEST 396.65 FEET FROM THE NORTH QUARTER CORNER THEREOF; THENCE SOUTH 89° 41' 40" EAST 865.00 FEET; THENCE NORTH 0° 18' 20" EAST 232.00 FEET; THENCE SOUTH 89° 41' 40" EAST 40.00 FEET; THENCE SOUTH 71° 48' 15" EAST 195.31 FEET; THENCE NORTH 72° 24' 56" EAST 195.32 FEET TO THE EASTERLY BOUNDARY OF LAND DESCRIBED IN DEED TO OAKSTREAM RANCH, A JOINT VENTURE, RECORDED FEBRUARY 9, 1973 AS FILE/PAGE NO. 73-035843 OF OFFICIAL RECORDS; THENCE ALONG SAID BOUNDARY AS FOLLOWS:

SOUTH 15° 03' 03" WEST 666.44 FEET; SOUTH 14° 02' 35" EAST 132.85 FEET AND NORTH 89° 41' 40" WEST 1137.18 FEET TO THE WEST LINE OF SAID SECTION 26; THENCE ALONG SAID WEST LINE, NORTH 0° 00' 09" EAST 541.21 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 9 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED SEPTEMBER 11, 1879, AS DESCRIBED IN DEED TO OAKSTREAM RANCH RECORDED FEBRUARY 9, 1973 AS FILE/PAGE NO. 73-035843 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID NORTHEAST QUARTER; THENCE (1) ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER SOUTH 0° 31' 45" WEST, 482.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE (2) LEAVING SAID WESTERLY LINE SOUTH 41° 35' 19" EAST 473.72 FEET; THENCE (3) SOUTH 67° 58' 17" EAST, 294.47 FEET TO THE SOUTHERLY LINE OF SAID LAND CONVEYED TO SAID OAKSTREAM RANCH; THENCE (4) ALONG SAID SOUTHERLY LINE NORTH 89° 12' 26" WEST, 591.70 FEET TO SAID WESTERLY LINE; THENCE (5) ALONG SAID WESTERLY LINE NORTH 0° 31' 45" EAST, 456.59 FEET TO THE TRUE POINT OF BEGINNING.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 6. MULTIPLY ALL DISTANCES USED IN THE ABOVE DESCRIPTION BY 1.000062 TO OBTAIN GROUND LEVEL DISTANCES.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF AWARDED TO PLAINTIFFS DENNIS VANSANDT, DOROTHY L. VANSANDT AND JOANNE VANSANDT BY JUDGMENT IN SUPERIOR COURT CASE NO. GIN 038386, A COPY OF WHICH RECORDED FEBRUARY 22, 2008 AS INSTRUMENT NO. 2008-0092290, OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 26, TOWNSHIP 9 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN DEED TO ARVIND H. TRIVEDI AND RADHA A. TRIVEDI, TRUSTEES OF THE TRIVEDI FAMILY 1994 TRUST, DATED JUNE 9, 1994, RECORDED AUGUST 19, 1994 AS DOCUMENT NO.. 1994-0501709, OFFICIAL RECORDS; THENCE ALONG

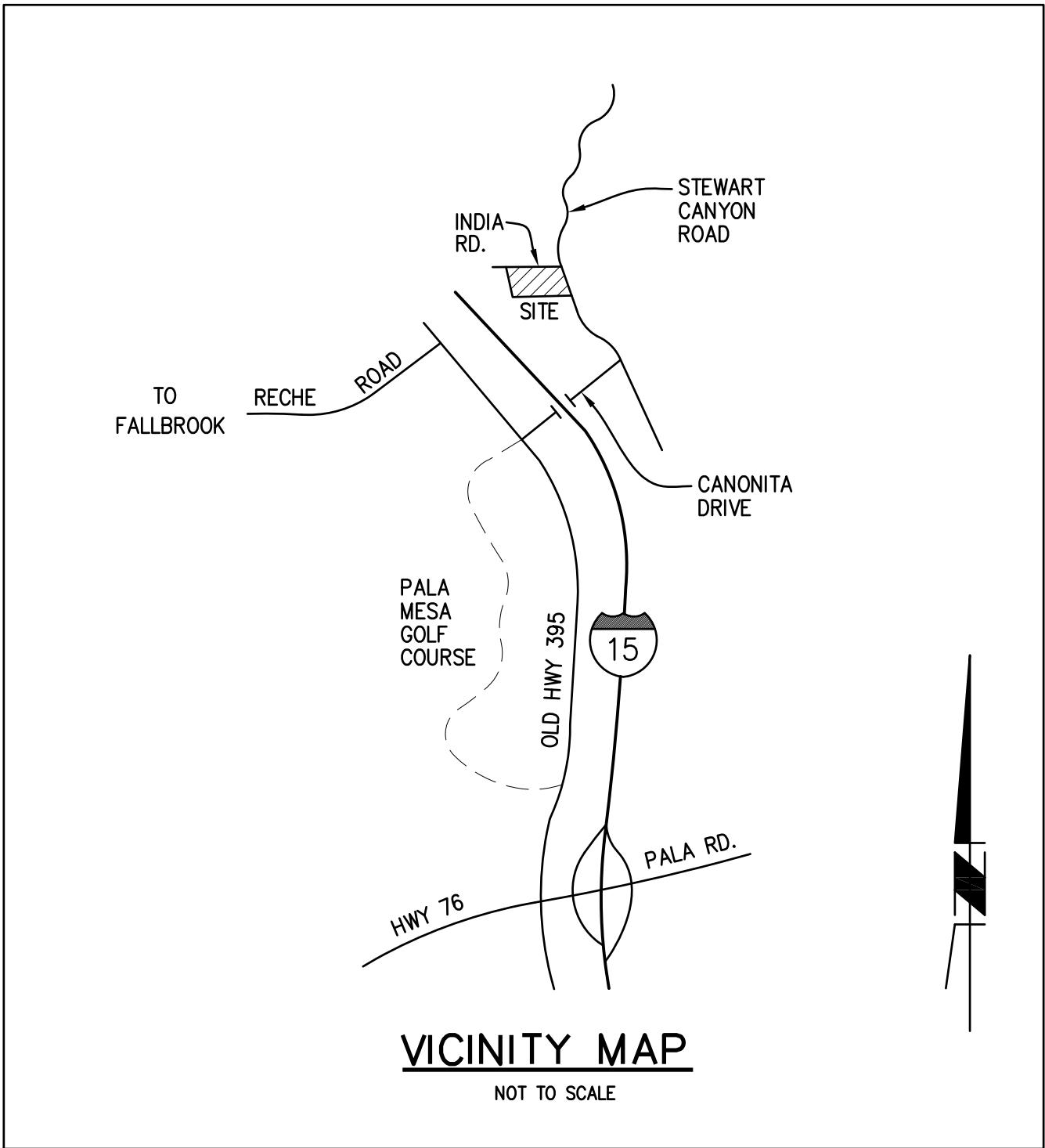
THE SOUTH LINE OF SAID TRIVEDI'S LAND, NORTH 89° 41'40" WEST A DISTANCE OF 545.94 FEET TO A 1 INCH IRON PIPE WITH A CALTRANS TAG, BEING A POINT ON THE EASTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 15; THENCE LEAVING SAID SOUTH LINE, ALONG SAID RIGHT OF WAY, NORTH 68° 29'10" WEST A DISTANCE OF 59.56 FEET; THENCE LEAVING SAID RIGHT OF WAY, NORTH 89° 07'38" EAST A DISTANCE OF 226.66 FEET; THENCE SOUTH 85° 41'43" EAST A DISTANCE OF 375.77 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT FOR ROAD AND UTILITY PURPOSES, BEING 40.00 FEET IN WIDTH, OVER, UNDER, ALONG AND ACROSS THAT PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 26, TOWNSHIP 9 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, THE CENTER LINE BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHEASTERLY CORNER OF PARCEL 3 OF PARCEL MAP NO. 15245, RECORDED MAY 20, 1988 AS FILE NO. 88-238773 OF OFFICIAL RECORDS; THENCE SOUTH 80° 52' 31" EAST, ALONG THE CENTER LINE OF THAT "PROPOSED PRIVATE ROAD AND UTILITY EASEMENT" AS SHOWN ON SAID PARCEL MAP NO. 15245, A DISTANCE OF 340.91 FEET TO THE EASTERLY BOUNDARY OF LAND DESCRIBED IN DEED TO OAKSTREAM RANCH, A JOINT VENTURE, RECORDED FEBRUARY 9, 1973 AS DOCUMENT NO. 73-035843, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 80° 52' 31" EAST, A DISTANCE OF 125.50 FEET TO THE CENTER LINE OF THAT PAVED ROADWAY, KNOWN AS STEWART CANYON ROAD, AS IT EXISTS ON SEPTEMBER 7, 1993, BEING THE POINT OF TERMINATION.

EXTENDING AND/OR SHORTENING THE SIDELINES OF SAID 40.00 FOOT EASEMENT TO TERMINATE ON THE WEST AT SAID EASTERLY BOUNDARY OF OAKSTREAM RANCH LAND AND ON THE EAST AT SAID CENTER LINE OF THE PAVED ROADWAY, KNOWN AS STEWART CANYON ROAD.



3. ZONING INFORMATION:

GENERAL PLAN REGIONAL CATEGORY: SEMI-RURAL

LAND USE DESIGNATION: SEMI-RURAL RESIDENTIAL (SR-4) 1 DU/4 AC

COMMUNITY PLAN: FALLBROOK

PROPOSED USE: A-70

USE REGULATIONS	A70	
ANIMAL REGULATIONS	L	
DEVELOPMENT REGULATIONS	DENSITY	--
	MIN LOT SIZE	2 AC
	BUILDING TYPE	C
	MAX FLOOR AREA	N/A
	FLOOR AREA RATIO	N/A
	HEIGHT	G
	LOT COVERAGE	N/A
	SETBACK	C
OPEN SPACE	N/A	
SPECIAL AREA REGULATIONS	B	

4. LEGAL ACCESS: DIRECT FRONTAGE ON INDIA LANE.

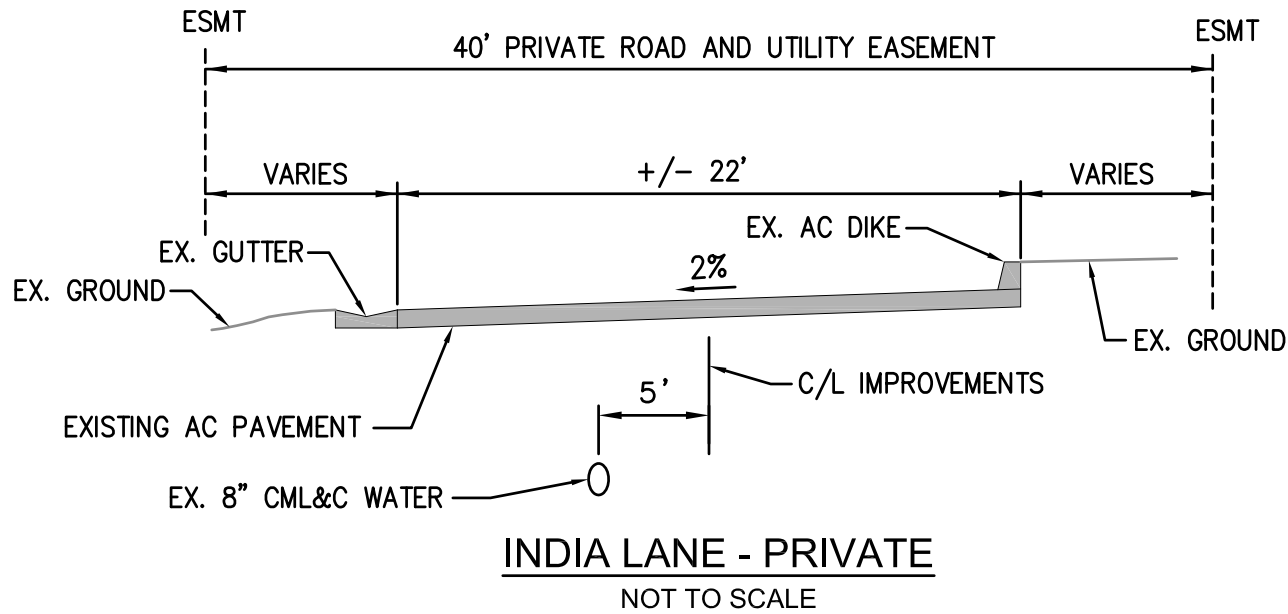
5. SERVICE PROVIDERS:

WATER: RAINBOW MUNICIPAL WATER DISTRICT.

SEWER: N/A

FIRE: NORTH COUNTY FIRE PROTECTION DISTRICT OF SAN DIEGO COUNTY.

SCHOOL: GEN. ELEM. FALLBROOK UNION HIGH FALLBROOK UNION



OWNER'S STATEMENT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP ARE SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (e.g. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) IS INDICATED ON THE TENTATIVE MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHT-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAY CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN PLANNING, COORDINATING OR DECISION-MAKING CAPACITY IN ANY INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

EXECUTED THIS ____ DAY OF _____, 2025 AT _____, CALIFORNIA.

RADHA A. TRIVEDI, TRUSTEE OF THE TRIVEDI FAMILY 1994 TRUST

BY: _____
RADHA A. TRIVEDI TRUSTEE

ADDRESS: 202 INDIA LANE
FALLBROOK, CA 92028
OWNER: (760) 723-1300

SLOPE ANALYSIS TABLE			
Number	Min. Slope	Max. Slope	Area
1	0%	25%	7.081 AC
2	25%	50%	5.548 AC
3	50%	> 50%	0.841 AC
TOTAL			13.470 AC

OWNER/SUBDIVIDER

TRIVEDI FAMILY 1994 TRUST
RADHA A. TRIVEDI, TRUSTEE
202 INDIA LANE
FALLBROOK, CA 92028
(760) 723-1300

SOURCE OF TOPOGRAPHY

K&S ENGINEERING, INC.
FIELD SURVEY DATED 3/27/2025 AND
AERIAL SURVEY DATED 4/1/2025
7801 MISSION CENTER COURT, SUITE 100
SAN DIEGO, CA 92108
(619) 296-5565

GRADING NOTE

CUT 16,112 C.Y.
FILL 7,968 C.Y.
EXPORT 8,144 C.Y.

EXISTING USE

VACANT

PROPOSED USE

PARCEL 1 RESIDENTIAL
PARCEL 2 RESIDENTIAL
PARCEL 3 RESIDENTIAL

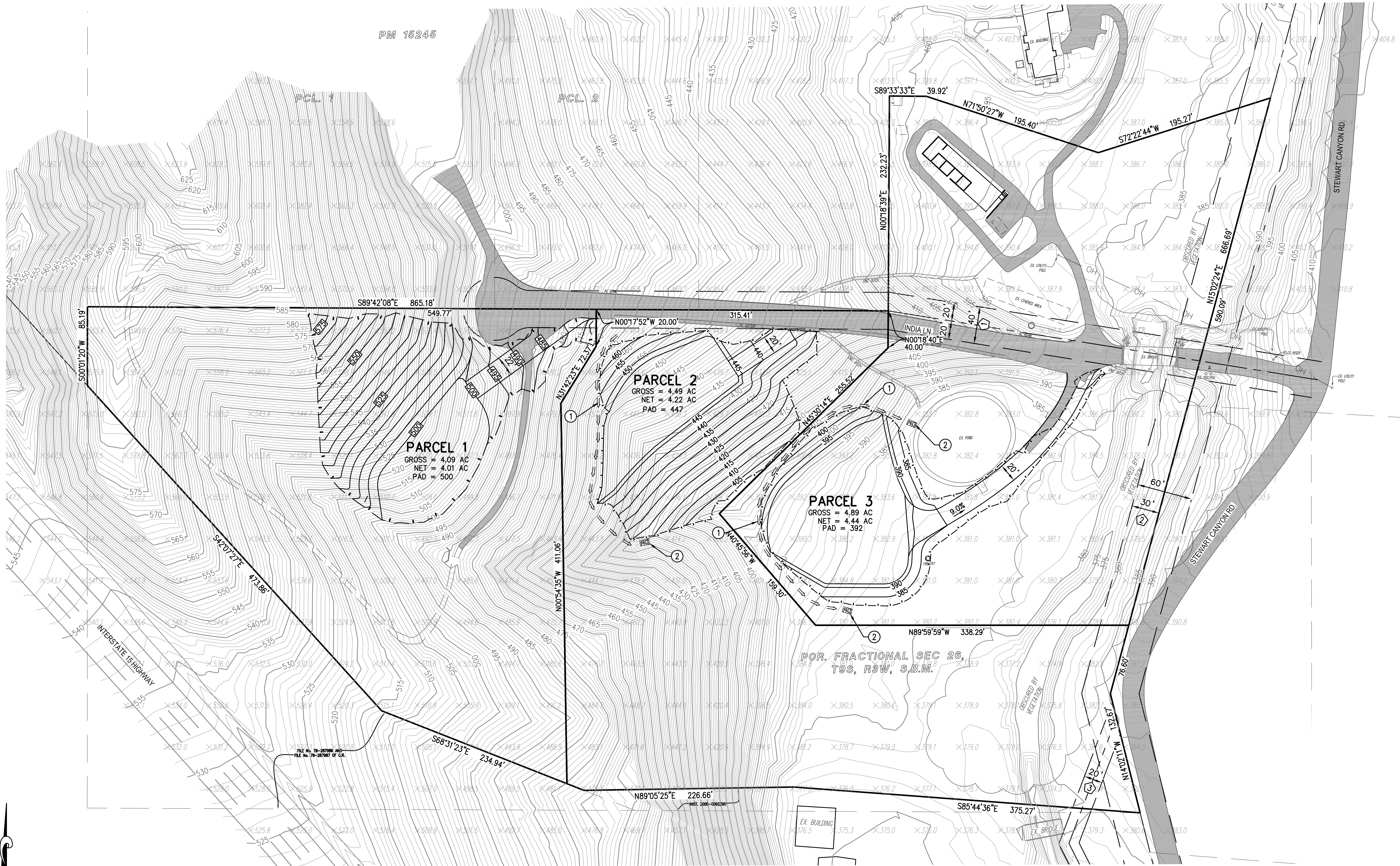
ENGINEER

K&S ENGINEERING, INC.
7801 MISSION CENTER COURT, SUITE 100
SAN DIEGO, CA 92108
(619) 296-5565

SDC PDS RCVD 09-16-25
-
TPM21489

SCOTT W. VANSLYKE
LS 7661

DATE



- CONSTRUCTION NOTES
- ① PROPOSED BROW DITCH TYPE B PER SDRSD D-75.
 - ② PROPOSED RIP-RAP PER SDRSD D-40.

- EASEMENT NOTES
- ① EXISTING 40' PRIVATE ROAD AND UTILITY EASEMENT PER PARCEL MAP NO. 15245.
 - ② EXISTING 60' ROAD AND PUBLIC UTILITY EASEMENT PER DEED RECORDED OCTOBER 25, 1966, AS FILE NO. 170948. O.R.
 - ③ EXISTING ROAD EASEMENT RECORDED MARCH 28, 1945, IN BOOK 1835, PAGE 403, O.R.

