

PLEASE COMPLETE THIS INFORMATION:

SEP

RECORDING REQUESTED BY:

Clerk of the Board of Supervisors

AND WHEN RECORDED, MAIL TO:

Mail Stop: A-45

FOR THE BENEFIT OF THE COUNTY

DOC# 2023-0338645



Dec 08, 2023 04:07 PM

OFFICIAL RECORDS

JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER

FEES: \$0.00 (SB2 Atkins: \$0.00)

PAGES: 35

(THIS SPACE FOR RECORDER'S USE ONLY)

Resolution No. 23-141

Meeting Date: 12/06/2023 (06)

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN
DIEGO VACATING PUBLIC SERVICE EASEMENTS PDS2022-VAC-22-003.**

(Please fill in document title(s) on this line)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

A RESOLUTION OF THE
BOARD OF SUPERVISORS OF THE
COUNTY OF SAN DIEGO VACATING
PUBLIC SERVICE EASEMENTS
PDS2022-VAC-22-003

WHEREAS, subject property owner, Tom Newsom requested the vacation of the described public street, highway, or public service easement; and

WHEREAS, Streets and Highway Code section 8324 provides that the Board of Supervisors may, by Resolution, vacate any such easement; and

WHEREAS, pursuant to notice duly published and posted in accordance with law, the Board held a public hearing on the proposed Vacation and received the testimony and reports of all interested persons and agencies.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Board of Supervisors makes the following findings and determinations:

1. It is hereby found that the Vacation of the subject easements and the use or development of the property facilitated thereby is in conformance with Policy I-103, subsection 1, which states the vacation shall be in conformance with the County General Plan, with respect to location, purpose and extent because the proposed project is subject to the Rural General Plan Regional Category, the Rural Lands (RI-40) General Plan Land Use Designation, and the Julian Community Plan. The Rural Lands Land Use Designation is consistent with the Limited Agriculture (A70) zone that permits the residential use type. In addition, the project would be consistent with General Land Use Element Policies LU-6.7 and LU-10.2 as a limited building zone and biological open space easement are proposed for rededication in a new configuration to avoid disturbance of sensitive environmental resources and unique natural features located within the project site. Furthermore, the project would comply with General Plan Conservation and Open Space Element Policy COS-2.2 because the potential impacts will be mitigated through the reconfigured and rededicated Biological Open Space Easement and Limited Building Zone area.
2. It is hereby found that the subject easements to be vacated is consistent with Policy I-103, subsection 2, requiring that the easement must be unnecessary as a present or prospective public use as a public service easement, because the easement was never intended for prospective public use.

3. It is hereby found that the Vacation of the subject easements and the use or development of the property facilitated thereby is consistent with Policy I-103, subsection 3, which requires the project to comply with CEQA and State and County Guidelines, because 115162 CEQA findings and an Addendum were prepared, and a review of those findings indicate that there are no significant environmental impacts associated with this project.

BE IT FURTHER RESOLVED that the street, highway, or public service easement described below is hereby vacated pursuant to Streets and Highways Code Section 8324, and the Clerk of the Board shall cause a copy of this Resolution to be recorded pursuant to Streets and Highways Code Section 8325 at the close of the public hearing.

DESCRIPTION OF PUBLIC STREET, HIGHWAY, OR PUBLIC SERVICE
EASEMENTS:

(See Attached Exhibit B)

cc: Tom Newsom 2630 Sausalito Avenue Carlsbad, CA 92010

email cc:

Cathleen Phan, Planning Manager, PDS
Julian Community Planning Group

Attachment B – Open Space Area to be Vacated and Rededicated

OSE & LBZ EASEMENTS TO BE VACATED BY PDS

ALL THOSE PORTIONS OF PARCEL 2 OF PARCEL MAP NO. 20253, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 11, 2007, MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 2007-0311635, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MAY 07, 2007, AND DOCUMENT NO. 2007-0311636, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MAY 07, 2007.

RECORDING REQUESTED BY DEPARTMENT OF GENERAL
SERVICES FOR THE BENEFIT OF THE COUNTY OF SAN DIEGO
PER GOVERNMENT CODE SECTION 27383

FG
GP
OCNA
Icon
NF

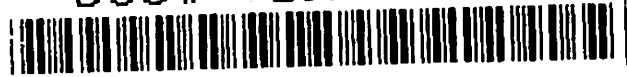
**WHEN RECORDED, PLEASE RETURN
THIS INSTRUMENT TO:**

(MAIL STATION A45)

Clerk, Board of Supervisors
San Diego County Administration Center
1600 Pacific Highway
San Diego, California 92101

14831

DOC # 2007-0311635



MAY 07, 2007 4:41 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER

FEES: 0.00

DC: NA

PAGES: 6



2007-0311635

SPACE ABOVE FOR RECORDER'S USE ONLY

OPEN SPACE EASEMENT

(Biological Resources)

NO TRANSFER TAX DUE

Assessor's Parcel

No.: 294-011-14

Project: TPM20571

WINN RANCH RD

W.O. No.: 20116132

Parcel No.: 2007-0078-A THRU E

Log No.: E07-037

Fund: MANDED

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged

MARTIN P. LEARN and JUNE M. LEARN, husband and wife

the undersigned, herein designated GRANTOR, owner of the hereinafter described lands, hereby grants to the **COUNTY OF SAN DIEGO**, a political subdivision of the State of California, a perpetual easement for open space upon, through, under, over, and across the hereinafter described real property. This easement is for the protection of *Jeffrey Pine Forest*, *Mixed montane chaparral*, *Symphoricarpos/Eriogonum* and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel or other material; clearing of vegetation; construction, erection or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. *Granting of this open space easement authorizes the County of San Diego and its agents to periodically access the land to perform management and monitoring activities for the purpose of species and habitat conservation.*

The sole exception(s) to this prohibition is/are:

- (a) Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the Uniform Fire Code and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto.
- (b) Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego, in a location and manner approved in writing by the Director, of Planning and Land Use of the County of San Diego.

The County of San Diego shall have the right, but not the obligation, to enter upon the land subject to this easement and remove any material, structure or other thing placed or maintained contrary to the terms of this easement, and to do any

work necessary to eliminate the effects of any violation of this easement. This easement shall not authorize any member of the public to use or enter upon the land subject to this easement, it being understood that the purpose of this easement is solely to restrict the use of said land. The terms of this easement may be specifically enforced or enjoined by proceedings in a court of competent jurisdiction, and shall be binding upon the Grantor and its or their successors and assigns.

The real property referred to herein and made subject to said easement and right-of-way by this grant is situated in the County of San Diego, State of California, and is more particularly described as follows:

Parcel No. 2007-0078-A THRU E

(4.18.2007)

(PET:TGH:pet)

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND LOT 1, OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED IN **EXHIBIT 'A'** ATTACHED HERETO, CONSISTING OF **FOUR PAGES**, AND BY REFERENCE MADE A PART HEREOF.

Dated this Fifth day of May, 2007.

Martin P. Learn
MARTIN P. LEARN

June M. Learn
JUNE M. LEARN

STATE OF NEVADA }
COUNTY OF CLARK } SS

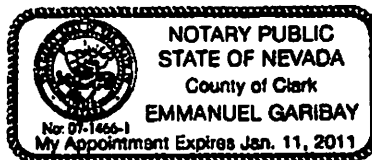
On MAY 5th 2007 before me, Emmanuel Garibay, a Notary Public in and for said State, personally appeared JUNE M LEARN and MARTIN P LEARN

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Emmanuel Garibay

FOR NOTARY STAMP OR SEAL

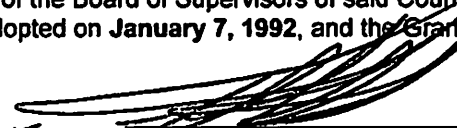


14833

This is to certify that the interest in real property conveyed by the foregoing deed or grant to the **County of San Diego**, a political subdivision, is hereby accepted on behalf of the Board of Supervisors of said County of San Diego pursuant to authority conferred by Resolution of said Board adopted on **January 7, 1992**, and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: 5-7-07

FD/12



JOHN KROSS, Deputy Director
Real Estate Services Division
Department of General Services

14834

**EXHIBIT A
LEGAL DESCRIPTION
OPEN SPACE EASEMENT(Biological)**

Parcel No. 2007-0078-A

(4.24.07)

(ENG:PET:pet)

THAT PORTION OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND LOT 1 OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE ALONG THE NORTHERLY THEREOF NORTH 89°54'25" EAST 353.56 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LINE SOUTH 0°05'35" EAST 64.57 FEET; THENCE SOUTH 60°40'26" WEST 82.09 FEET; THENCE NORTH 90°00'00" WEST 43.94 FEET; THENCE SOUTH 36°25'39" WEST 78.05 FEET; THENCE NORTH 89°36'15" WEST 191.08 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22 THENCE ALONG THE WESTERLY THEREOF SOUTH 0°15'14" EAST 369.07 FEET; THENCE SOUTH 61°48'41" EAST 64.04 FEET; THENCE NORTH 37°44'48" EAST 39.20 FEET; THENCE NORTH 09°43'39" WEST 35.51 FEET; THENCE NORTH 48°37'17" EAST 55.97 FEET; THENCE NORTH 41°47'04" WEST 126.06 FEET; THENCE NORTH 46°01'23" EAST 79.21 FEET; THENCE SOUTH 49°40'01" EAST 69.53 FEET; THENCE NORTH 36°07'10" EAST 45.80 FEET; THENCE NORTH 79°56'22" EAST 62.97 FEET; THENCE SOUTH 57°41'15" EAST 138.44 FEET; THENCE SOUTH 00°48'25" WEST 71.01 FEET; THENCE SOUTH 27°41'58" WEST 45.18 FEET; THENCE SOUTH 65°25'58" WEST 38.48 FEET; THENCE NORTH 71°33'54" WEST 22.14 FEET; THENCE SOUTH 30°15'23" WEST 125.03 FEET; THENCE SOUTH 87°03'52" WEST 39.05 FEET; THENCE NORTH 49°32'16" WEST 44.69 FEET; THENCE SOUTH 66°56'55" WEST 51.08 FEET; THENCE SOUTH 16°47'23" EAST 242.33 FEET; THENCE SOUTH 12°48'15" EAST 112.81 FEET; THENCE SOUTH 06°58'52" EAST 98.73 FEET; THENCE EAST 12.00 FEET; THENCE NORTH 00°00'00" EAST 28.00 FEET; THENCE NORTH 00°44'39" WEST 77.01 FEET; THENCE NORTH 53°40'23" EAST 84.40 FEET; THENCE NORTH 16°18'25" EAST 131.77 FEET; THENCE NORTH 85°42'35" EAST 67.19 FEET; THENCE NORTH 13°14'29" WEST 97.08 FEET; THENCE NORTH 37°38'39" EAST 114.93 FEET; THENCE NORTH 00°00'00" EAST 27.55 FEET; THENCE NORTH 48°22'55" EAST 103.06 FEET; THENCE NORTH 89°24'54" EAST 116.51 FEET; THENCE NORTH 37°58'23" EAST 42.26 FEET; THENCE NORTH 02°50'41" EAST 80.60 FEET; THENCE NORTH 22°40'41" EAST 63.57 FEET; THENCE NORTH 89°17'52" EAST 40.99 FEET; THENCE NORTH 56°15'11" EAST 145.52 FEET; THENCE NORTH 57°59'41" EAST 113.21 FEET; THENCE NORTH 20°10'14" EAST 52.20 FEET; THENCE NORTH 76°46'49" EAST 283.51 FEET; THENCE SOUTH 89°28'11" EAST 74.25 FEET; THENCE NORTH 78°55'27" EAST 172.16 FEET; THENCE SOUTH 41°36'21" EAST 34.43 FEET; THENCE NORTH 62°33'51" EAST 21.21 FEET; THENCE NORTH 36°47'06" EAST 43.89 FEET; THENCE NORTH 15°11'18" EAST 127.64 FEET; THENCE NORTH 29°06'42" EAST 149.73 FEET; THENCE NORTH 36°25'20" WEST 203.76 FEET; THENCE NORTH 70°06'40" WEST 230.01 FEET; THENCE SOUTH 00°06'17" EAST 496.62 FEET; THENCE NORTH 89°54'25" EAST 949.82 FEET TO THE TRUE POINT OF BEGINNING.

Parcel No. 2007-0078-B

(4.24.07)

(ENG:PET:pet)

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND LOT 1 OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22 THENCE ALONG THE SOUTHERLY LINE THEREOF SOUTH 89°49'18" EAST 1157.72 FEET; THENCE LEAVING SAID LINE NORTH 0°00'00" EAST 1003.65 FEET; THENCE EAST 194.53 FEET; THENCE NORTH 13°19'28" WEST 37.00 FEET; THENCE NORTH 12°41'46" EAST 58.43 FEET; THENCE NORTH 41°37'10" EAST 50.22 FEET; THENCE NORTH 19°00'05" EAST 44.38 FEET; THENCE NORTH 45°09'40" WEST 36.16 FEET; THENCE NORTH 85°45'49" WEST 54.15 FEET; THENCE SOUTH 52°13'28" WEST 50.61 FEET; THENCE SOUTH 76°15'49" WEST

14835**Parcel No. 2007-0078-B****CONTINUED**

46.32 FEET; THENCE NORTH 77°20'51" WEST 50.22 FEET; THENCE SOUTH 88°05'27" WEST 60.03 FEET; THENCE SOUTH 74°05'13" WEST 96.65 FEET; THENCE SOUTH 67°03'21" WEST 148.12 FEET; THENCE SOUTH 55°25'15" WEST 124.67 FEET; THENCE SOUTH 29°58'54" WEST 30.02 FEET; THENCE SOUTH 73°54'33" WEST 54.12 FEET; THENCE SOUTH 47°29'22" WEST 97.67 FEET; THENCE SOUTH 06°44'48" WEST 64.76 FEET; THENCE SOUTH 18°53'48" WEST 71.72 FEET; THENCE SOUTH 22°25'25" EAST 25.78 FEET; THENCE SOUTH 00°00'00" EAST 39.00 FEET; THENCE SOUTH 50°11'40" EAST 31.24 FEET; THENCE SOUTH 25°14'46" EAST 24.62 FEET; THENCE NORTH 69°27'09" EAST 47.50 FEET; THENCE NORTH 17°47'18" WEST 130.86 FEET; THENCE NORTH 31°40'32" EAST 55.23 FEET; THENCE NORTH 58°43'26" EAST 39.34 FEET; THENCE SOUTH 89°45'44" EAST 70.66 FEET; THENCE SOUTH 63°37'24" EAST 61.07 FEET; THENCE SOUTH 03°03'10" WEST 75.11 FEET; THENCE SOUTH 36°52'12" EAST 40.00 FEET; THENCE SOUTH 07°35'41" WEST 30.27 FEET; THENCE SOUTH 30°39'02" WEST 62.77 FEET; THENCE SOUTH 60°49'57" WEST 98.49 FEET; THENCE SOUTH 87°55'48" WEST 83.05 FEET; THENCE SOUTH 54°01'52" WEST 216.23 FEET; THENCE SOUTH 63°02'14" WEST 117.67 FEET; THENCE SOUTH 25°34'19" EAST 140.62 FEET; THENCE SOUTH 57°17'41" EAST 47.76 FEET; THENCE SOUTH 41°43'30" EAST 129.97 FEET; THENCE NORTH 05°26'25" EAST 105.48 FEET; THENCE SOUTH 86°17'05" EAST 77.16 FEET; THENCE NORTH 52°18'21" EAST 55.61 FEET; THENCE NORTH 87°42'34" EAST 50.04 FEET; THENCE SOUTH 59°32'04" EAST 69.03 FEET; THENCE SOUTH 15°16'39" EAST 111.96 FEET; THENCE SOUTH 08°35'45" WEST 86.98 FEET; THENCE SOUTH 42°36'51" WEST 33.97 FEET; THENCE WEST 105.32 FEET; THENCE NORTH 69°00'46" WEST 154.86 FEET; THENCE NORTH 55°42'41" WEST 159.18 FEET; THENCE SOUTH 42°59'59" WEST 31.64 FEET; THENCE SOUTH 72°07'17" WEST 48.86 FEET; THENCE NORTH 88°00'08" WEST 86.05 FEET; THENCE NORTH 54°41'20" WEST 58.82 FEET; THENCE SOUTH 21°43'37" WEST 26.37 FEET; THENCE SOUTH 39°35'02" WEST 35.68 FEET; THENCE SOUTH 70°48'42" WEST 57.81 FEET; THENCE SOUTH 05°16'26" WEST 60.26 FEET; THENCE SOUTH 52°31'14" WEST 108.47 FEET; THENCE NORTH 37°34'08" WEST 60.56 FEET; THENCE NORTH 26°46'41" WEST 169.70 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE ALONG THE WESTERLY LINE SOUTH 0°15'14" EAST, 207.35 FEET TO THE POINT OF BEGINNING.

Parcel No. 2007-0078-C**(4.24.07)****(ENG:PET:pet)**

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND LOT 1 OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHEASTERLY LINE THEREOF SOUTH 66°53'49" WEST 625.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE SOUTH 66°53'49" WEST 444.19 FEET; THENCE LEAVING SAID LINE NORTH 0°00'00" WEST 888.91 FEET; THENCE WEST 164.81 FEET; THENCE NORTH 13°34'14" WEST 45.27 FEET; THENCE NORTH 33°03'29" EAST 91.29 FEET; THENCE NORTH 28°37'45" EAST 75.40 FEET; THENCE NORTH 9°56'58" EAST 38.82 FEET; THENCE NORTH 36°47'06" EAST 41.97 FEET; THENCE NORTH 15°11'18" EAST 130.39 FEET; THENCE NORTH 29°06'42" EAST 100.06 FEET; THENCE SOUTH 89°30'40" EAST 30.26 FEET; THENCE SOUTH 36°25'20" EAST 618.33 FEET; THENCE SOUTH 1°09'53" WEST 688.76 FEET TO THE TRUE POINT OF BEGINNING.

Parcel No. 2007-0078-D**(4.24.07)****(ENG:PET:pet)**

THAT PORTION OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22 THENCE ALONG THE WESTERLY THEREOF NORTH 0°15'14" WEST 245.35 FEET TO THE TRUE

14836

2007-0078-A THRU E

Parcel No. 2007-0078-D

CONTINUED

POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE NORTH 0°15'14" WEST 413.50 FEET; THENCE LEAVING SAID LINE SOUTH 37°57'57" EAST 45.66 FEET; THENCE SOUTH 15°27'54" EAST 238.64 FEET; THENCE SOUTH 12°45'47" EAST 180.46 FEET; THENCE SOUTH 17°12'22" EAST 59.15 FEET; THENCE SOUTH 65°24'35" EAST 18.50 FEET; THENCE SOUTH 72°14'22" WEST 55.08 FEET; THENCE NORTH 16°33'25" WEST 77.20 FEET; THENCE NORTH 50°37'50" WEST 50.45 FEET; THENCE NORTH 86°02'42" WEST 50.74 FEET TO THE TRUE POINT OF BEGINNING.

Parcel No. 2007-0078-E

(4.24.07)

(ENG:PET:pet)

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND LOT 1 OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22 THENCE ALONG THE SOUTHERLY LINE THEREOF SOUTH 89°49'18" EAST 1157.72 FEET; THENCE LEAVING SAID LINE NORTH 0°00'00" EAST 1003.65 FEET; THENCE EAST 194.53 FEET; THENCE NORTH 13°19'28" WEST 37.00 FEET; THENCE NORTH 12°41'46" EAST 58.43 FEET; THENCE NORTH 41°37'10" EAST 50.22 FEET; THENCE NORTH 19°00'05" EAST 44.38 FEET; THENCE NORTH 45°09'40" WEST 36.16 FEET; THENCE NORTH 85°45'49" WEST 54.15 FEET; THENCE SOUTH 52°13'28" WEST 50.61 FEET; THENCE SOUTH 76°15'49" WEST 46.32 FEET; THENCE NORTH 77°20'51" WEST 50.22 FEET; THENCE SOUTH 88°05'27" WEST 60.03 FEET; THENCE SOUTH 74°05'13" WEST 96.65 FEET; THENCE SOUTH 67°03'21" WEST 148.12 FEET; THENCE SOUTH 55°25'15" WEST 124.67 FEET; THENCE SOUTH 29°58'54" WEST 30.02 FEET; THENCE SOUTH 73°54'33" WEST 54.12 FEET; THENCE SOUTH 47°29'22" WEST 97.67 FEET; THENCE SOUTH 06°44'48" WEST 64.76 FEET; THENCE SOUTH 18°53'48" WEST 71.72 FEET; THENCE SOUTH 59°03'50" WEST 77.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 84°01'35" WEST 93.01 FEET; THENCE SOUTH 31°56'48" WEST 154.97 FEET; THENCE SOUTH 4°14'18" WEST 101.48 FEET; THENCE NORTH 60°42'47" EAST 101.60 FEET; THENCE NORTH 45°47'44" EAST 57.73 FEET; THENCE NORTH 61°50'31" EAST 62.87 FEET; THENCE NORTH 32°16'32" WEST 10.15 FEET; THENCE NORTH 84°25'40" WEST 41.19 FEET; THENCE NORTH 40°36'05" WEST 36.88 FEET; THENCE NORTH 8°07'48" EAST 28.28 FEET; THENCE NORTH 41°31'54" EAST 46.75 FEET; THENCE NORTH 59°03'50" EAST 37.31 FEET TO THE TRUE POINT OF BEGINNING.

RECORDING REQUESTED BY DEPARTMENT OF GENERAL
SERVICES FOR THE BENEFIT OF THE COUNTY OF SAN DIEGO
PER GOVERNMENT CODE SECTION 27383

WHEN RECORDED, PLEASE RETURN
THIS INSTRUMENT TO:

(MAIL STATION A45)

Clerk, Board of Supervisors
San Diego County Administration Center
1600 Pacific Highway
San Diego, California 92101

14837

DOC # 2007-0311636



MAY 07, 2007 4:41 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER

FEES: 0.00

DC: NA

PAGES: 9



2007-0311636

SPACE ABOVE FOR RECORDER'S USE ONLY

OPEN SPACE EASEMENT

(Limited Building Zone)

NO TRANSFER TAX DUE
Assessor's Parcel
No.: 294-011-14

Project: TPM20571
WINN RANCH RD
W.O. No.: 20116132
Parcel No.: 2007-0078-F,G,H
Log No.: E07-037
Fund: MANDED

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged

MARTIN P. LEARN and JUNE M. LEARN, husband and wife

the undersigned, herein designated GRANTOR, owner of the hereinafter described lands, hereby grants to the **COUNTY OF SAN DIEGO**, a political subdivision of the State of California, a perpetual easement for open space upon, through, under, over, and across the hereinafter described real property. This easement is for the protection of an adjacent area containing sensitive biological resources (encumbered by an open space easement) from encroachment due to fire clearing activities and prohibits construction, erection or placement of any structure designed or intended for occupancy by humans or animals, that requires fire clearing. The sole exception(s) to the prohibition is/are:

- 1) Construction, use, and maintenance of wells.
- 2) Maintenance and construction of private and public drainage facilities, roads, and driveways.
- 3) Structures designed or intended for occupancy by humans or animals located no less than 50 feet from the nearest biological open space easement boundary, provided that the structures meet the minimum Fire-Resistive Construction Requirements as defined by the Fire Protection Authority(FPA) having jurisdiction over the property and that FPA has approved in writing a reduction in the vegetation clearing/fuel modification requirements so that they will not be required within any portion of the biological open space easements.
- 4) Decking, fences, and similar facilities.
- 5) Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not required clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

The County of San Diego shall have the right, but not the obligation, to enter upon the land subject to this easement and remove any material, structure or other thing placed or maintained contrary to the terms of this easement, and to do any work necessary to eliminate the effects of any violation of this easement. This easement shall not authorize any member of the public to use or enter upon the land subject to this easement, it being understood that the purpose of this easement is solely to restrict the use of said land. The terms of this easement may be specifically enforced or enjoined by proceedings in a court of competent jurisdiction, and shall be binding upon the Grantor and its or their successors and assigns.

The real property referred to herein and made subject to said easement and right-of-way by this grant is situated in the County of San Diego, State of California, and is more particularly described as follows:

Parcel No. 2007-0078-F,G,H

(4.18.2007)

(PET:TGH:pet)

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND LOT 1, OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED IN **EXHIBIT 'A'** ATTACHED HERETO, CONSISTING OF **SEVEN PAGES**, AND BY REFERENCE MADE A PART HEREOF.

Dated this Fifth day of May, 2007.

Martin P. Learn
MARTIN P. LEARN

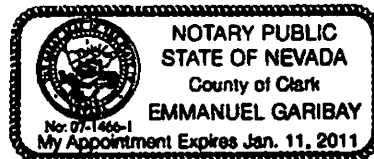
June M. Learn
JUNE M. LEARN

STATE OF NEVADA }
COUNTY OF CLARK } SS

On May 5th 2007 before me, Emmanuel Garibay, a Notary Public in and for said State, personally appeared JUNE M. LEARN and MARTIN P. LEARN

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

FOR NOTARY STAMP OR SEAL



WITNESS my hand and official seal.

Signature: Emmanuel Garibay

This is to certify that the interest in real property conveyed by the foregoing deed or grant to the **County of San Diego**, a political subdivision, is hereby accepted on behalf of the Board of Supervisors of said County of San Diego pursuant to authority conferred by Resolution of said Board adopted on **January 7, 1992**, and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: 5-07-07

For

JOHN KROSS, Deputy Director
Real Estate Services Division
Department of General Services

EXHIBIT A **14839**
LEGAL DESCRIPTION
OPEN SPACE EASEMENT(Limited Building Zone)

Parcel No. 2007-0078-F

(4.24.2007)

(ENG:PET:TGH:pet)

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND LOT 1 OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, THENCE ALONG THE WESTERLY THEREOF NORTH 0°15'14" WEST 703.34 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LINE SOUTH 64°39'25" EAST 14.56 FEET TO THE BEGINNING OF A TANGENT 112.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°53'22" AN ARC DISTANCE OF 23.24 FEET; THENCE NORTH 67°38'22" EAST 90.08 FEET; THENCE NORTH 16°23'22" EAST, 26.58 FEET; THENCE NORTH 36°15'14" EAST, 27.9 FEET; THENCE NORTH 66°55'47" EAST, 29.35 FEET; THENCE NORTH 45°56'58" EAST, 64.00 FEET; THENCE NORTH 1°04'51" WEST, 26.50 FEET; THENCE NORTH 29°28'33" WEST, 39.63 FEET; THENCE NORTH 24°26'38" EAST, 36.25 FEET; THENCE SOUTH 67°27'25" EAST, 57.38 FEET; THENCE SOUTH 21°15'02" WEST, 9.66 FEET; THENCE SOUTH 65°49'15" EAST 53.71 FEET; THENCE SOUTH 20°36'49" WEST, 58.23 FEET; THENCE NORTH 67°59'19" WEST, 50.70 FEET; THENCE SOUTH 22°33'15" WEST, 134.27 FEET; THENCE NORTH 82°48'03" WEST, 47.88 FEET; THENCE SOUTH 65°29'56" WEST, 99.64 FEET; TO THE BEGINNING OF A NON-TANGENT 112.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 48°54'13" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°24'34" AN ARC DISTANCE OF 43.81 FEET; THENCE TANGENT TO SAID CURVE SOUTH 18°41'13" EAST, 168.85 FEET; TO THE BEGINNING OF A TANGENT 512.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°31'53" AN ARC DISTANCE OF 49.43 FEET; THENCE TANGENT TO SAID CURVE SOUTH 13°09'20" EAST, 29.81 FEET; TO THE BEGINNING OF A TANGENT 1512.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°06'47" AN ARC DISTANCE OF 187.71 FEET; TO THE BEGINNING OF A TANGENT 38.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE SOUTHERLY, WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 180°00'00" AN ARC DISTANCE OF 119.38 FEET; THENCE TANGENT TO SAID CURVE NORTH 6°02'33" WEST, 18.41 FEET; TO THE BEGINNING OF A TANGENT 72.00 FOOT RADIUS CURVE, CONCAVE EASTERLY, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°33'26" AN ARC DISTANCE OF 42.17 FEET; THENCE TANGENT TO SAID CURVE NORTH 27°30'53" EAST, 83.63 FEET TO THE BEGINNING OF A TANGENT 312.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°02'47" AN ARC DISTANCE OF 60.15 FEET; TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°32'50" AN ARC DISTANCE OF 18.34 FEET; TO THE BEGINNING OF A TANGENT 38.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 124°59'26" AN ARC DISTANCE OF 82.90 FEET; TO THE BEGINNING OF A NON-TANGENT 167.00 CURVE, CONCAVE WESTERLY, A RADIAL BEARING TO THE CENTER OF SAID CURVE BEARS NORTH 62°12'45" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°55'40" AN ARC DISTANCE OF 84.32 FEET; THENCE TANGENT TO SAID CURVE NORTH 1°08'25" WEST, 43.11 FEET TO THE BEGINNING OF A TANGENT 58.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°16'45" AN ARC DISTANCE OF 32.68 FEET; THENCE TANGENT TO SAID CURVE NORTH 31°08'20" EAST, 128.21 FEET TO THE BEGINNING OF A TANGENT 58.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°32'23" AN ARC DISTANCE OF 57.23 FEET; THENCE TANGENT TO SAID CURVE NORTH 87°40'43" EAST, 66.68 FEET; TO THE BEGINNING OF A TANGENT 77.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°19'16" AN ARC DISTANCE OF 113.32 FEET; THENCE TANGENT TO SAID CURVE NORTH 3°21'27" EAST, 39.89 FEET TO THE BEGINNING OF A TANGENT 93.00 FOOT RADIUS CURVE

Parcel No. 2007-0078-F

CONTINUED

CONCAVE SOUTHEASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°31'10" AN ARC DISTANCE OF 85.25 FEET; THENCE TANGENT TO SAID CURVE NORTH 55°52'37" EAST, 308.44 FEET; TO THE BEGINNING OF A TANGENT 108.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°59'48" FOR A DISTANCE OF 18.84 FEET; THENCE TANGENT TO SAID CURVE NORTH 65°52'25" EAST, 88.57 FEET; TO THE BEGINNING OF A TANGENT 58.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°57'50" FOR AN ARC DISTANCE OF 14.14 FEET; THENCE TANGENT TO SAID CURVE NORTH 79°50'15" EAST, 141.50 FEET TO THE BEGINNING OF A TANGENT 58.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°06'31" FOR AN ARC DISTANCE OF 29.47 FEET; THENCE TANGENT TO SAID CURVE SOUTH 71°03'14" EAST, 40.69 FEET TO THE BEGINNING OF A TANGENT 42.00 FOOT RADIUS CURVE; THENCE ALONG THE RADIUS OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°15'24" AN ARC DISTANCE OF 40.51 FEET; THENCE TANGENT TO SAID CURVE NORTH 53°41'22" EAST, 40.94 FEET TO THE BEGINNING OF A TANGENT 58.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE ALONG THE RADIUS OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°08'31" AN ARC DISTANCE OF 32.54 FEET; THENCE TANGENT TO SAID CURVE NORTH 85°49'53" EAST, 43.57 FEET TO THE BEGINNING OF A TANGENT 58.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°01'37" AN ARC DISTANCE OF 100.24 FEET TO THE BEGINNING OF A TANGENT 158.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°16'19" AN ARC DISTANCE OF 111.05 FEET TO THE BEGINNING OF A TANGENT 42.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°32'11" AN ARC DISTANCE OF 42.18 FEET; THENCE TANGENT TO SAID CURVE SOUTH 12°24'22" EAST, 57.56 FEET TO THE BEGINNING OF A TANGENT 58.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°44'23" AN ARC DISTANCE OF 52.38 FEET; THENCE TANGENT TO SAID CURVE SOUTH 39°20'01" WEST, 23.57 FEET TO THE BEGINNING OF A TANGENT 42.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°40'19" AN ARC DISTANCE OF 39.34 FEET TO THE BEGINNING OF A TANGENT 108.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°41'39" AN ARC DISTANCE OF 72.94 FEET TO THE BEGINNING OF A TANGENT 42.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°41'29" AN ARC DISTANCE OF 34.96 FEET; THENCE TANGENT TO SAID CURVE SOUTH 23°20'08" EAST, 87.29 FEET TO THE BEGINNING OF A TANGENT 58.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°40'43" AN ARC DISTANCE OF 28.02 FEET; THENCE TANGENT TO SAID CURVE SOUTH 4°20'35" WEST, 74.35 FEET TO THE BEGINNING OF A TANGENT 42.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°53'30" AN ARC DISTANCE OF 13.85 FEET; THENCE TANGENT TO SAID CURVE SOUTH 14°32'55" EAST, 49.90 FEET TO THE BEGINNING OF A TANGENT 42.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°13'57" AN ARC DISTANCE OF 30.96 FEET; THENCE TANGENT TO SAID CURVE SOUTH 56°46'52" EAST, 40.61 FEET TO THE BEGINNING OF A TANGENT 108.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°05'23" AN ARC DISTANCE OF 124.58 FEET; THENCE TANGENT TO SAID CURVE SOUTH 9°18'31" WEST, 62.27 FEET TO THE BEGINNING OF A TANGENT 108.00 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°55'01" AN ARC DISTANCE OF 54.51 FEET; THENCE TANGENT TO SAID CURVE SOUTH 38°13'32" WEST, 33.78 FEET TO THE BEGINNING OF A TANGENT 58.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98°15'52" AN ARC DISTANCE OF 99.47 FEET; THENCE NON-TANGENT TO SAID CURVE SOUTH 18°08'53" WEST, 45.89 FEET; THENCE SOUTH 51°44'44" WEST, 26.49 FEET; THENCE SOUTH 81°48'33" WEST, 26.67 FEET; THENCE SOUTH 63°26'06" WEST, 27.50 FEET; THENCE SOUTH 78°16'14" WEST, 28.74 FEET; THENCE NORTH 23°21'12" WEST, 71.39 FEET; THENCE NORTH 09°51'30" EAST, 34.46 FEET; THENCE NORTH 60°57'50" EAST, 87.56 FEET; THENCE NORTH 71°48'01" EAST, 45.30 FEET; THENCE SOUTH 70°27'35" EAST, 32.74 FEET; THENCE SOUTH 12°05'21" WEST, 43.46 FEET TO THE BEGINNING OF A NON-TANGENT 42.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 114°35'30" AN ARC DISTANCE OF 84.00 FEET;

Parcel No. 2007-0078-F

CONTINUED

THENCE TANGENT TO SAID CURVE NORTH 38°13'32" EAST, 33.78 FEET; TO THE BEGINNING OF A TANGENT 92.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°55'01" AN ARC DISTANCE OF 46.43 FEET; THENCE TANGENT TO SAID CURVE NORTH 9°18'31" EAST, 62.27 FEET; TO THE BEGINNING OF A TANGENT 92.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°05'23" AN ARC DISTANCE OF 106.12 FEET; THENCE TANGENT TO SAID CURVE NORTH 56°46'52" WEST, 40.61 FEET TO THE BEGINNING OF A TANGENT 58.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°13'57" AN ARC DISTANCE OF 42.75 FEET; THENCE TANGENT TO SAID CURVE NORTH 14°32'55" WEST, 49.90 FEET TO THE BEGINNING OF A TANGENT 58.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°53'30" AN ARC DISTANCE OF 19.12 FEET; THENCE TANGENT TO SAID CURVE NORTH 4°20'35" EAST, 74.35 FEET TO THE BEGINNING OF A TANGENT 42.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°40'43" AN ARC DISTANCE OF 20.29 FEET; THENCE TANGENT TO SAID CURVE NORTH 23°20'08" WEST 87.29 FEET; TO THE BEGINNING OF A TANGENT 58.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°41'29" AN ARC DISTANCE OF 48.28 FEET; TO THE BEGINNING OF A TANGENT 92.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°41'39" AN ARC DISTANCE OF 62.13 FEET; TO THE BEGINNING OF A TANGENT 58.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°40'19" AN ARC DISTANCE OF 54.33 FEET; THENCE TANGENT TO SAID CURVE NORTH 39°20'01" EAST, 23.57 FEET TO THE BEGINNING OF A TANGENT 42.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°44'23" AN ARC DISTANCE OF 37.93 FEET; THENCE TANGENT TO SAID CURVE NORTH 12°24'22" WEST, 57.56 FEET TO THE BEGINNING OF A TANGENT 58.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°32'11" AN ARC DISTANCE OF 58.24 FEET TO THE BEGINNING OF A TANGENT 142.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°16'19" AN ARC DISTANCE OF 99.81 FEET TO THE BEGINNING OF A TANGENT 42.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°01'37" AN ARC DISTANCE OF 72.59 FEET; THENCE TANGENT TO SAID CURVE SOUTH 85°49'53" WEST, 43.57 FEET TO THE BEGINNING OF A TANGENT 42.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°08'31" AN ARC DISTANCE OF 23.56 FEET; THENCE TANGENT TO SAID CURVE SOUTH 53°41'22" WEST, 40.94 FEET TO THE BEGINNING OF A TANGENT 58.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°15'24" AN ARC DISTANCE OF 55.24 FEET; THENCE TANGENT TO SAID CURVE NORTH 71°03'14" WEST, 40.69 FEET TO THE BEGINNING OF A TANGENT 42.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°06'31" AN ARC DISTANCE OF 21.34 FEET; THENCE TANGENT TO SAID CURVE SOUTH 79°50'15" WEST, 141.50 FEET TO THE BEGINNING OF A TANGENT 42.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°57'50" AN ARC DISTANCE OF 10.24 FEET; THENCE TANGENT TO SAID CURVE SOUTH 65°52'25" WEST, 88.57 FEET TO THE BEGINNING OF A TANGENT 92.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°59'48" AN ARC DISTANCE OF 18.84 FEET; THENCE TANGENT TO SAID CURVE SOUTH 55°52'37" WEST, 308.44 FEET TO THE BEGINNING OF A TANGENT 77.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°31'10" AN ARC DISTANCE OF 70.58 FEET; THENCE TANGENT TO SAID CURVE SOUTH 03°21'27" WEST, 39.89 FEET TO THE BEGINNING OF A TANGENT 93.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°19'16" AN ARC DISTANCE OF 136.87 FEET; THENCE TANGENT TO SAID CURVE SOUTH 87°40'43" WEST, 66.68 FEET TO THE BEGINNING OF A TANGENT 42.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°32'23" AN ARC DISTANCE OF 57.23 FEET; THENCE TANGENT TO SAID CURVE SOUTH 31°08'20" WEST, 138.21 FEET TO THE BEGINNING OF A TANGENT 42.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°16'45" AN ARC DISTANCE OF 23.66 FEET;

Parcel No. 2007-0078-F

CONTINUED

THENCE TANGENT TO SAID CURVE SOUTH 01°08'25" EAST, 43.11 FEET TO THE BEGINNING OF A TANGENT 183.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°24'14" AN ARC DISTANCE OF 93.91 FEET TO THE BEGINNING OF A NON-TANGENT 38.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A RADIAL BEARING TO THE CENTER OF SAID CURVE BEARS SOUTH 45°25'41" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°10'48" AN ARC DISTANCE OF 10.07 FEET; THENCE NON-TANGENT TO SAID CURVE NORTH 56°26'07" EAST, 47.21 FEET TO THE BEGINNING OF A TANGENT 108.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°15'35" AN ARC DISTANCE OF 60.81 FEET TO THE BEGINNING OF A TANGENT 92.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°00'00" AN ARC DISTANCE OF 96.34 FEET TO THE BEGINNING OF A TANGENT 108.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°55'59" AN ARC DISTANCE OF 71.50 FEET; THENCE TANGENT TO SAID CURVE NORTH 66°37'41" EAST, 35.89 FEET TO THE BEGINNING OF A TANGENT 92.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°38'30" AN ARC DISTANCE OF 31.54 FEET; THENCE TANGENT TO SAID CURVE NORTH 46°59'11" EAST, 34.92 FEET TO THE BEGINNING OF A TANGENT 108.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°58'12" AN ARC DISTANCE OF 62.15 FEET; THENCE TANGENT TO SAID CURVE NORTH 79°57'23" EAST, 21.67 FEET TO THE BEGINNING OF A TANGENT 92.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°28'23" AN ARC DISTANCE OF 26.45 FEET; THENCE TANGENT TO SAID CURVE NORTH 63°29'00" EAST, 39.70 FEET TO THE BEGINNING OF A TANGENT 92.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°55'16" AN ARC DISTANCE OF 23.96 FEET TO THE BEGINNING OF A TANGENT 52.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°18'50" AN ARC DISTANCE OF 9.36 FEET; THENCE NON-TANGENT TO SAID CURVE NORTH 90°00'00" WEST 53.04 FEET; THENCE NORTH 54°50'01" WEST, 26.91 FEET; THENCE NORTH 14°07'59" WEST, 71.67 FEET; THENCE NORTH 27°13'27" EAST, 27.52 FEET; THENCE NORTH 87°56'18" EAST, 70.16 FEET; THENCE SOUTH 35°42'48" EAST, 57.89 FEET; THENCE SOUTH 18°48'06" EAST, 32.81 FEET; THENCE SOUTH 21°26'04" WEST, 28.94 FEET; THENCE SOUTH 33°14'42" WEST, 14.45 FEET TO THE BEGINNING OF A TANGENT 68.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°19'02" AN ARC DISTANCE OF 18.17 FEET TO THE BEGINNING OF A TANGENT 108.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°55'16" AN ARC DISTANCE OF 28.13 FEET; THENCE TANGENT TO SAID CURVE SOUTH 63°29'00" WEST, 39.70 FEET TO THE BEGINNING OF A TANGENT 108.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°28'23" AN ARC DISTANCE OF 31.05 FEET; THENCE TANGENT TO SAID CURVE SOUTH 79°57'23" WEST, 21.67 FEET TO THE BEGINNING OF A TANGENT 92.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°58'12" AN ARC DISTANCE OF 52.94 FEET; THENCE TANGENT TO SAID CURVE SOUTH 46°59'11" WEST, 34.92 FEET TO THE BEGINNING OF A TANGENT 108.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°38'30" AN ARC DISTANCE OF 37.02 FEET; THENCE TANGENT TO SAID CURVE SOUTH 66°37'41" WEST, 35.89 FEET TO THE BEGINNING OF A TANGENT 92.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°55'59" AN ARC DISTANCE OF 60.91 FEET TO THE BEGINNING OF A TANGENT 108.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°00'00" AN ARC DISTANCE OF 113.10 FEET TO THE BEGINNING OF A TANGENT 92.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°15'35" AN ARC DISTANCE OF 51.80 FEET; THENCE TANGENT TO SAID CURVE SOUTH 56°26'07" WEST, 52.06 FEET TO THE BEGINNING OF A NON-TANGENT 38.00 FOOT RADIUS CURVE CONCAVE WESTERLY, A RADIAL BEARING TO THE CENTER OF SAID CURVE BEARS SOUTH 86°00'29" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°40'00" AN ARC DISTANCE OF 12.38 FEET; THENCE NON-TANGENT TO SAID CURVE SOUTH 59°52'46" EAST, 17.29 FEET TO THE BEGINNING OF A TANGENT 108.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY;

Parcel No. 2007-0078-F

CONTINUED

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°00'04" AN ARC DISTANCE OF 77.29 FEET; THENCE TANGENT TO SAID CURVE SOUTH 18°52'42" EAST, 68.44 FEET TO THE BEGINNING OF A TANGENT 92.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°36'05" AN ARC DISTANCE OF 57.68 FEET; THENCE TANGENT TO SAID CURVE SOUTH 49°28'47" EAST, 114.09 FEET TO THE BEGINNING OF A TANGENT 92.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°19'16" AN ARC DISTANCE OF 32.63 FEET; THENCE TANGENT TO SAID CURVE SOUTH 69°48'03" EAST, 162.91 FEET TO THE BEGINNING OF A TANGENT 52.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°33'40" AN ARC DISTANCE OF 41.35 FEET; THENCE NON-TANGENT TO SAID CURVE NORTH 48°46'40" WEST, 44.05 FEET; THENCE NORTH 31°30'15" WEST, 36.36 FEET; THENCE NORTH 08°28'16" WEST, 47.52 FEET; THENCE NORTH 13°21'37" EAST, 41.11 FEET; THENCE NORTH 55°32'21" EAST, 30.93 FEET; THENCE SOUTH 60°36'14" EAST, 40.75 FEET; THENCE SOUTH 18°58'35" EAST, 58.69 FEET; THENCE SOUTH 11°19'34" EAST, 53.03 FEET; THENCE SOUTH 13°52'20" WEST, 34.64 FEET; THENCE SOUTH 52°22'27" WEST, 16.82 FEET TO THE BEGINNING OF A TANGENT 68.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°49'30" AN ARC DISTANCE OF 68.63 FEET; THENCE TANGENT TO SAID CURVE NORTH 69°48'03" WEST, 162.91 FEET TO THE BEGINNING OF A TANGENT 108.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°19'16" AN ARC DISTANCE OF 38.30 FEET; THENCE TANGENT TO SAID CURVE NORTH 49°28'47" WEST, 114.09 FEET TO THE BEGINNING OF A TANGENT 108.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°36'05" AN ARC DISTANCE OF 57.68 FEET; THENCE TANGENT TO SAID CURVE NORTH 18°52'42" WEST, 27.09 FEET TO THE BEGINNING OF A NON-TANGENT 48.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL BEARING TO THE CENTER OF SAID CURVE BEARS NORTH 69°34'24" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°19'27" AN ARC DISTANCE OF 34.62 FEET; THENCE NON-TANGENT TO SAID CURVE NORTH 28°14'57" WEST, 10.91 FEET; THENCE SOUTH 11°47'35" EAST, 36.70 FEET; THENCE SOUTH 67°27'25" WEST 28.69 FEET; THENCE SOUTH 81°45'52" WEST, 76.79 FEET; THENCE NORTH 37°55'42" WEST, 51.25 FEET; THENCE NORTH 02°56'08" WEST, 39.05 FEET; THENCE NORTH 28°16'30" EAST 74.94 FEET; THENCE NORTH 86°59'14" EAST, 19.03 FEET; THENCE SOUTH 55°22'33" EAST 25.52 FEET; THENCE SOUTH 40°50'01" EAST, 53.53 FEET; THENCE SOUTH 28°14'57" EAST, 11.12 FEET TO THE BEGINNING OF A NON-TANGENT 32.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL BEARING TO THE CENTER OF SAID CURVE BEARS SOUTH 28°14'57" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°08'18" AN ARC DISTANCE OF 33.03 FEET; THENCE TANGENT TO SAID CURVE NORTH 02°36'45" EAST, 20.11 FEET; THENCE NORTH 18°52'42" WEST 03.96 FEET TO THE BEGINNING OF A TANGENT 92.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°00'04" AN ARC DISTANCE OF 65.84 FEET; THENCE TANGENT TO SAID CURVE NORTH 59°52'46" WEST, 16.38 FEET TO THE BEGINNING OF A NON-TANGENT 38.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A RADIAL BEARING TO THE CENTER OF SAID CURVE BEARS NORTH 50°58'43" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°48'28" AN ARC DISTANCE OF 39.67 FEET TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°11'31" AN ARC DISTANCE OF 21.36 FEET TO THE BEGINNING OF A TANGENT 288.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°07'21" AN ARC DISTANCE OF 50.88 FEET; THENCE TANGENT TO SAID CURVE NORTH 27°30'53" EAST, 83.63 FEET TO THE BEGINNING OF A TANGENT 48.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°33'26" AN ARC DISTANCE OF 28.11 FEET; THENCE TANGENT TO SAID CURVE SOUTH 06°02'33" EAST, 18.41 FEET TO THE BEGINNING OF A TANGENT 62.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 180°00'00" AN ARC DISTANCE OF 194.78 FEET TO THE BEGINNING OF A TANGENT 1488.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°06'47" AN ARC DISTANCE OF 184.73 FEET; THENCE TANGENT TO SAID CURVE NORTH 13°09'20" WEST, 29.81 FEET TO THE BEGINNING OF A TANGENT 488.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL

Parcel No. 2007-0078-F

CONTINUED

ANGLE OF 05°31'53" AN ARC DISTANCE OF 47.11 FEET; THENCE TANGENT TO SAID CURVE NORTH 18°41'13" WEST, 168.85 FEET TO THE BEGINNING OF A TANGENT 88.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°58'12" AN ARC DISTANCE OF 70.61 FEET; THENCE TANGENT TO SAID CURVE NORTH 64°39'25" WEST 3.06 FEET; THENCE SOUTH 0°15'14" EAST 17.90 FEET; THENCE SOUTH 37°57'57" EAST 45.66 FEET; THENCE SOUTH 15°27'54" EAST 238.64 FEET; THENCE SOUTH 12°45'47" EAST 180.46 FEET; THENCE SOUTH 17°12'22" EAST 59.15 FEET; THENCE SOUTH 65°24'35" EAST 18.50 FEET; THENCE SOUTH 72°14'22" WEST 55.08 FEET; THENCE NORTH 16°33'25" WEST 77.20 FEET; THENCE NORTH 50°37'50" WEST 50.45 FEET; THENCE NORTH 86°02'42" WEST 50.74 FEET; THENCE SOUTH 00°15'14" EAST 38.00 FEET; THENCE SOUTH 26°46'41" EAST 169.70 FEET; THENCE SOUTH 37°34'08" EAST 60.56 FEET; THENCE NORTH 52°31'14" EAST 108.47 FEET; THENCE NORTH 05°16'26" EAST 60.26 FEET; THENCE NORTH 70°48'42" EAST 57.81 FEET; THENCE NORTH 39°35'02" EAST 35.68 FEET; THENCE NORTH 21°43'37" EAST 26.37 FEET; THENCE SOUTH 54°41'20" EAST 58.82 FEET; THENCE SOUTH 88°00'08" EAST 86.05 FEET; THENCE NORTH 72°07'17" EAST 48.86 FEET; THENCE NORTH 42°59'59" EAST 31.64 FEET; THENCE NORTH 55°42'41" WEST 159.18 FEET; THENCE SOUTH 69°00'46" EAST 154.86 FEET; THENCE SOUTH 90°00'00" EAST 105.32 FEET; THENCE NORTH 42°36'51" EAST 33.97 FEET; THENCE NORTH 08°35'45" EAST 86.98 FEET; THENCE NORTH 15°16'39" WEST 111.96 FEET; THENCE NORTH 59°32'04" WEST 69.03 FEET; THENCE SOUTH 87°42'34" WEST 50.04 FEET; THENCE SOUTH 52°18'21" WEST 55.61 FEET; THENCE NORTH 86°17'05" WEST 77.16 FEET; THENCE SOUTH 05°26'25" WEST 105.48 FEET; THENCE NORTH 41°43'30" WEST 129.97 FEET; THENCE NORTH 57°17'41" WEST 47.76 FEET; THENCE NORTH 25°34'19" WEST 140.62 FEET; THENCE NORTH 63°02'14" EAST 117.67 FEET; THENCE NORTH 54°01'52" EAST 216.23 FEET; THENCE NORTH 87°55'48" EAST 83.05 FEET; THENCE NORTH 60°49'57" EAST 98.49 FEET; THENCE NORTH 30°39'02" EAST 62.77 FEET; THENCE NORTH 07°35'41" EAST 30.27 FEET; THENCE NORTH 36°52'12" WEST 40.00 FEET; THENCE NORTH 03°03'10" EAST 75.11 FEET; THENCE NORTH 63°37'24" WEST 61.07 FEET; THENCE NORTH 89°45'44" WEST 70.66 FEET; THENCE SOUTH 58°43'26" WEST 39.34 FEET; THENCE SOUTH 31°40'32" WEST 55.23 FEET; THENCE SOUTH 17°47'18" EAST 130.86 FEET; THENCE SOUTH 69°27'09" WEST 47.50 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'A'; THENCE SOUTH 61°50'31" WEST 184.32 FEET; THENCE SOUTH 45°47'44" WEST 57.73 FEET; THENCE SOUTH 60°42'47" WEST 101.60 FEET; THENCE NORTH 4°14'18" EAST 101.48 FEET; THENCE NORTH 31°56'48" EAST 154.97 FEET; THENCE NORTH 84°01'35" EAST 93.01 FEET; THENCE NORTH 59°03'50" EAST 77.14 FEET; THENCE NORTH 18°53'48" EAST 71.72 FEET; THENCE NORTH 06°44'48" EAST 64.76 FEET; THENCE NORTH 47°29'22" EAST 97.67 FEET; THENCE NORTH 73°54'33" EAST 54.12 FEET; THENCE NORTH 29°58'54" EAST 30.02 FEET; THENCE NORTH 55°25'15" EAST 124.67 FEET; THENCE NORTH 67°03'21" EAST 148.12 FEET; THENCE NORTH 74°05'13" EAST 96.65 FEET; THENCE NORTH 88°05'27" EAST 60.03 FEET; THENCE SOUTH 77°20'51" EAST 50.22 FEET; THENCE NORTH 76°15'49" EAST 46.32 FEET; THENCE NORTH 52°13'28" EAST 50.61 FEET; THENCE SOUTH 85°45'49" EAST 54.15 FEET; THENCE SOUTH 45°09'40" EAST 36.16 FEET; THENCE SOUTH 19°00'05" WEST 44.38 FEET; THENCE SOUTH 41°37'10" WEST 50.22 FEET; THENCE SOUTH 12°41'46" WEST 58.43 FEET; THENCE SOUTH 13°19'28" EAST 78.10 FEET; THENCE SOUTH 30°22'45" WEST 67.23 FEET; THENCE SOUTH 04°38'53" WEST 123.41 FEET; THENCE SOUTH 20°29'33" EAST 105.69 FEET; THENCE SOUTH 00°34'02" WEST 101.00 FEET; THENCE SOUTH 12°01'50" EAST 62.37 FEET; THENCE SOUTH 22°37'12" EAST 39.00 FEET; THENCE SOUTH 53°47'26" EAST 69.40 FEET; THENCE SOUTH 37°52'30" EAST 45.61 FEET; THENCE SOUTH 05°35'58" WEST 102.49 FEET; THENCE SOUTH 26°33'54" WEST 40.25 FEET; THENCE SOUTH 42°08'15" WEST 28.32 FEET; THENCE NORTH 51°20'25" WEST 12.81 FEET; THENCE NORTH 38.00 FEET; THENCE NORTH 27°28'28" WEST 28.18 FEET; THENCE NORTH 69°37'25" WEST 74.67 FEET; THENCE SOUTH 71°33'54" WEST 85.38 FEET; THENCE SOUTH 51°59'19" WEST 110.42 FEET; THENCE SOUTH 00°00'00" WEST 64.50 FEET; THENCE SOUTH 30°19'45" EAST 85.15 FEET; THENCE SOUTH 66°11'39" EAST 37.16 FEET; THENCE NORTH 77°35'33" EAST 102.39 FEET; THENCE SOUTH 05°08'52" WEST 55.72 FEET; THENCE SOUTH 51°40'48" EAST 39.51 FEET; THENCE NORTH 68°46'55" EAST 91.18 FEET; THENCE NORTH 49°04'19" EAST 99.27 FEET; THENCE NORTH 18°48'21" WEST 99.27 FEET; THENCE NORTH 68°11'55" WEST 21.54 FEET; THENCE NORTH 29°44'42" EAST 48.37 FEET; THENCE NORTH 15°15'18" EAST 68.41 FEET; THENCE NORTH 02°04'57" EAST 55.04 FEET; THENCE NORTH 16°13'13" WEST 57.28 FEET; THENCE NORTH 50°54'00" WEST 89.43 FEET; THENCE NORTH 12°45'12" WEST 60.08 FEET; THENCE NORTH 00°27'29" EAST 83.00 FEET; THENCE NORTH 16°21'54" WEST 131.32 FEET; THENCE NORTH 04°01'42" EAST 71.18 FEET; THENCE NORTH 16°07'39" EAST 86.40 FEET; THENCE NORTH 07°31'26" EAST 53.46 FEET; THENCE NORTH 13°34'14" WEST 59.67 FEET; THENCE NORTH 33°03'29" EAST 91.29 FEET; THENCE NORTH 17°28'56" EAST 73.90 FEET; THENCE NORTH 41°36'21" WEST 88.56 FEET; THENCE SOUTH 78°55'27" WEST 172.16 FEET;

14845

Parcel No. 2007-0078-F

CONTINUED

THENCE NORTH 89°28'11" WEST 74.25 FEET; THENCE SOUTH 76°46'49" WEST 283.51 FEET; THENCE SOUTH 20°10'14" WEST 52.20 FEET; THENCE SOUTH 57°59'41" WEST 113.21 FEET; THENCE SOUTH 56°15'11" WEST 145.52 FEET; THENCE SOUTH 89°17'52" WEST 40.99 FEET; THENCE SOUTH 22°40'41" WEST 63.57 FEET; THENCE SOUTH 02°50'41" WEST 80.60 FEET; THENCE SOUTH 37°58'23" WEST 42.26 FEET; THENCE SOUTH 89°24'54" WEST 116.51 FEET; THENCE SOUTH 48°22'55" WEST 103.06 FEET; THENCE SOUTH 00°00'00" WEST 27.55 FEET; THENCE SOUTH 37°38'39" WEST 114.93 FEET; THENCE SOUTH 13°14'29" EAST 97.08 FEET; THENCE SOUTH 85°42'35" WEST 67.19 FEET; THENCE SOUTH 16°18'25" WEST 131.77 FEET; THENCE SOUTH 53°40'23" WEST 84.40 FEET; THENCE SOUTH 00°44'39" EAST 77.01 FEET; THENCE SOUTH 00°00'00" WEST 28.00 FEET; THENCE WEST 12.00 FEET; THENCE NORTH 06°58'52" WEST 98.73 FEET; THENCE NORTH 12°48'15" WEST 112.81 FEET; THENCE NORTH 16°47'23" WEST 242.33 FEET; THENCE NORTH 66°56'55" EAST 51.08 FEET; THENCE SOUTH 49°32'16" EAST 44.69 FEET; THENCE NORTH 87°03'52" EAST 39.05 FEET; THENCE NORTH 30°15'23" EAST 125.03 FEET; THENCE SOUTH 71°33'54" EAST 22.14 FEET; THENCE NORTH 65°25'58" EAST 38.48 FEET; THENCE NORTH 27°41'58" EAST 45.18 FEET; THENCE NORTH 00°48'25" EAST 71.01 FEET; THENCE NORTH 57°41'15" WEST 138.44 FEET; THENCE SOUTH 79°56'22" WEST 62.97 FEET; THENCE SOUTH 36°07'10" WEST 45.80 FEET; THENCE NORTH 49°40'01" WEST 69.53 FEET; THENCE SOUTH 46°01'23" WEST 79.21 FEET; THENCE SOUTH 41°47'04" EAST 126.06 FEET; THENCE SOUTH 48°37'17" WEST 55.97 FEET; THENCE SOUTH 09°43'39" EAST 35.51 FEET; THENCE SOUTH 37°44'48" WEST 39.20 FEET; THENCE NORTH 61°48'41" WEST 64.04 FEET; THENCE SOUTH 0°15'14" EAST 34.74 FEET TO THE TRUE POINT OF BEGINNING.

Parcel No. 2007-0078-G

(4.24.2007)

(ENG:PET:TGH:pet)

THAT PORTION OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE ALONG THE NORTHERLY LINE THEREOF NORTH 89°54'25" EAST 353.56 FEET; THENCE LEAVING SAID LINE SOUTH 0°05'35" EAST 64.57 FEET; THENCE SOUTH 60°40'26" WEST 82.09 FEET; THENCE NORTH 90°00'00" WEST 43.94 FEET; THENCE SOUTH 36°25'39" WEST 78.05 FEET; THENCE NORTH 89°36'15" WEST 191.08 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE ALONG THE WESTERLY LINE THEREOF NORTH 0°15'14" WEST 165.68 FEET TO THE POINT OF BEGINNING.

Parcel No. 2007-0078-H

(4.18.07)

(ENG:PET:TGH:pet)

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND LOT 1 OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE HEREIN REFERRED TO POINT 'A' DESCRIBED IN "PARCEL NO. 2007-0078- F"; THENCE SOUTH 61°50'31" WEST 121.45 FEET; THENCE NORTH 32°16'32" WEST 10.15 FEET; THENCE NORTH 84°25'40" WEST 41.19 FEET; THENCE NORTH 40°36'05" WEST 36.88 FEET; THENCE NORTH 8°07'48" EAST 28.28 FEET; THENCE NORTH 41°31'54" EAST 46.75 FEET; THENCE NORTH 59°03'50" WEST 114.45 FEET; THENCE SOUTH 22°25'25" EAST 25.78 FEET; THENCE SOUTH 39.00 FEET; THENCE SOUTH 50°11'40" EAST 31.24 FEET; THENCE SOUTH 25°14'46" EAST 24.62 FEET TO POINT OF BEGINNING.

**WHEN RECORDED, PLEASE RETURN
THIS INSTRUMENT TO:**

(MAIL STATION A45)

Clerk, Board of Supervisors
San Diego County Administration Center
1600 Pacific Highway
San Diego, California 92101

SPACE ABOVE FOR RECORDER'S USE ONLY

OPEN SPACE EASEMENT
(Biological Resources)

NO TRANSFER TAX DUE

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 294-011-77

Project: TPM 20571
PDS2022-VAC-22-003
NEWSOM PARCEL

W.O. No.: Manded 1025328 – 2022-0196

Work Task No.: WT - 4823142

R.E.S. Parcel No.: 2022-0196-A

Log No.: E22-109

**Thomas A. Newsom and Kristin L. Newsom, as Trustees of the Thomas A. Newsom Trust under Trust
Instrument dated June 9, 2000**

herein designated **GRANTOR**, owner of the hereinafter described lands, for a valuable consideration, the receipt of which is hereby acknowledged, hereby grants to the COUNTY OF SAN DIEGO, a political subdivision of the State of California, its successors and assigns hereinafter designated **GRANTEE**, together with the right to convey said easement, or any portion of said easement, to other public agencies, a perpetual open space easement, over that area described as follows:

Parcel No. 2022-0196-A

(01/31/2023)

(ENG:GWM:WAR)

PARCEL 2 OF PARCEL MAP NO. 20253, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 11, 2007, MORE PARTICULARLY DESCRIBED IN **EXHIBIT "A"**, ATTACHED HERETO AND CONSISTING OF (1) PAGE AND MADE A PART HEREOF, AND SHOWN IN **EXHIBIT "B"**, CONSISTING OF (2) PAGES AND ATTACHED FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO BE USED IN THE CONVEYANCE OF LAND.

This perpetual open space easement is for the protection of sensitive biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The sole exceptions to this prohibition are:

1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the Uniform Fire Code and the Memorandum of Understanding dated February 26, 1997 between the wildlife agencies and the fire districts and any subsequent amendments thereto.

2. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning and Development Services, Public Works, or Parks and Recreation.
3. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego, in a location and manner approved in writing by the Director of Planning and Development Services of the County of San Diego.

The County of San Diego shall have the right, but not the obligation, to enter upon the land subject to this easement and remove any material, structure or other thing placed or maintained contrary to the terms of this easement, and to do any work necessary to eliminate the effects of any violation of this easement. This easement shall not authorize any member of the public to use or enter upon the land subject to this easement, it being understood that the purpose of this easement is solely to restrict the use of said land. The terms of this easement may be specifically enforced or enjoined by proceedings in a court of competent jurisdiction, and shall be binding upon the Grantor(s) and its or their successors and assigns.

Dated this 17th day of July, 2023.

Thomas A. Newsom and Kristin L. Newsom, as Trustees of the Thomas A. Newsom Trust under Trust Instrument dated June 9, 2000

BY: [Signature]

Thomas A. Newsom

BY: [Signature]

Kristin L. Newsom

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)
COUNTY OF San Diego) } SS

On July 17, 2023 before me, Lynn D. Trude, a Notary Public in and for said State, personally appeared Thomas A. Newsom and Kristin L. Newsom

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

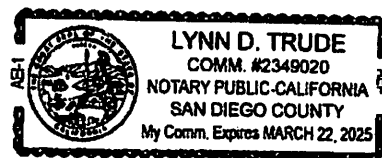
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]

Lynn D. Trude
Name (typed or printed), Notary Public in and for said County and State

(FOR NOTARY SEAL OR STAMP)



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the foregoing deed or grant to the **County of San Diego**, a political subdivision, is hereby accepted on behalf of the Board of Supervisors of said County of San Diego pursuant to authority conferred by Resolution No. 12-159 of said Board adopted on **October 10, 2012 (08)** and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

7/20/2023



THOMAS J. McCABE, PLS
SENIOR LAND SURVEYOR
REAL ESTATE SERVICES DIVISION
DEPARTMENT OF GENERAL SERVICES
COUNTY OF SAN DIEGO

EXHIBIT "A"
LEGAL DESCRIPTION
BIOLOGICAL OPEN SPACE EASEMENT

ALL THAT CERTAIN REAL PROPERTY, SITUATE IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 2 OF PARCEL MAP NO. 20253, ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 11, 2007, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 2, PARCEL MAP 20253, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL 2, SOUTH 0°15'14" EAST, 13.36 FEET TO THE **TRUE POINT OF BEGINNING**, BEING THE BEGINNING OF A NON-TANGENT, 88.00-FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THE CENTER OF WHICH BEARS SOUTH 23°22'23" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°56'24", AN ARC DISTANCE OF 73.63 FEET; THENCE SOUTH 18°41'13" EAST, 168.85 FEET TO THE BEGINNING OF A TANGENT 488.00-FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 5°31'53" AN ARC DISTANCE OF 47.11 FEET; THENCE SOUTH 13°09'20" EAST, 29.81 FEET TO THE BEGINNING OF A TANGENT, 1488.00-FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 7°06'47" AN ARC DISTANCE OF 184.73 FEET TO THE BEGINNING OF A TANGENT, 62.00-FOOT RADIUS REVERSE CURVE, CONCAVE NORTHERLY; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°36'40" AN ARC DISTANCE OF 67.75 FEET; THENCE SOUTH 21°20'47" WEST, 29.00 FEET; THENCE SOUTH 5°16'26" WEST, 58.51 FEET; THENCE SOUTH 0°00'00" WEST, 71.87 FEET TO THE SOUTH LINE OF SAID PARCEL 2, THENCE NORTHWESTERLY ALONG SAID SOUTH LINE, NORTH 89°49'13" WEST, 173.19 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2, THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL 2, NORTH 0°15'14" WEST, 676.70 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 83,041 SQUARE FEET, MORE OR LESS.

PARCEL "B"

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 2, PARCEL MAP 20253, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL 2, SOUTH 0°15'14" EAST 676.70 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, SOUTH 89°49'13" EAST, 290.78 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 89°49'13" EAST, 262.37 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE ALONG THE EAST LINE OF SAID PARCEL 2, NORTH 0°00'00" EAST, 166.81 FEET TO AN ANGLE POINT THEREIN, THENCE CONTINUING ALONG SAID EAST LINE, NORTH 55°42'41" WEST, 72.63 FEET; THENCE SOUTH 42°59'59" WEST, 31.64 FEET; THENCE SOUTH 72°07'17" WEST, 48.86 FEET; THENCE NORTH 88°00'08" WEST, 5.99 FEET; THENCE SOUTH 0°00'00" WEST, 87.68 FEET; THENCE SOUTH 57°38'27" WEST, 152.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 29,933 SQUARE FEET, MORE OR LESS.



5-11-2023

CASEY R. LYNCH, PLS 8380

DATE



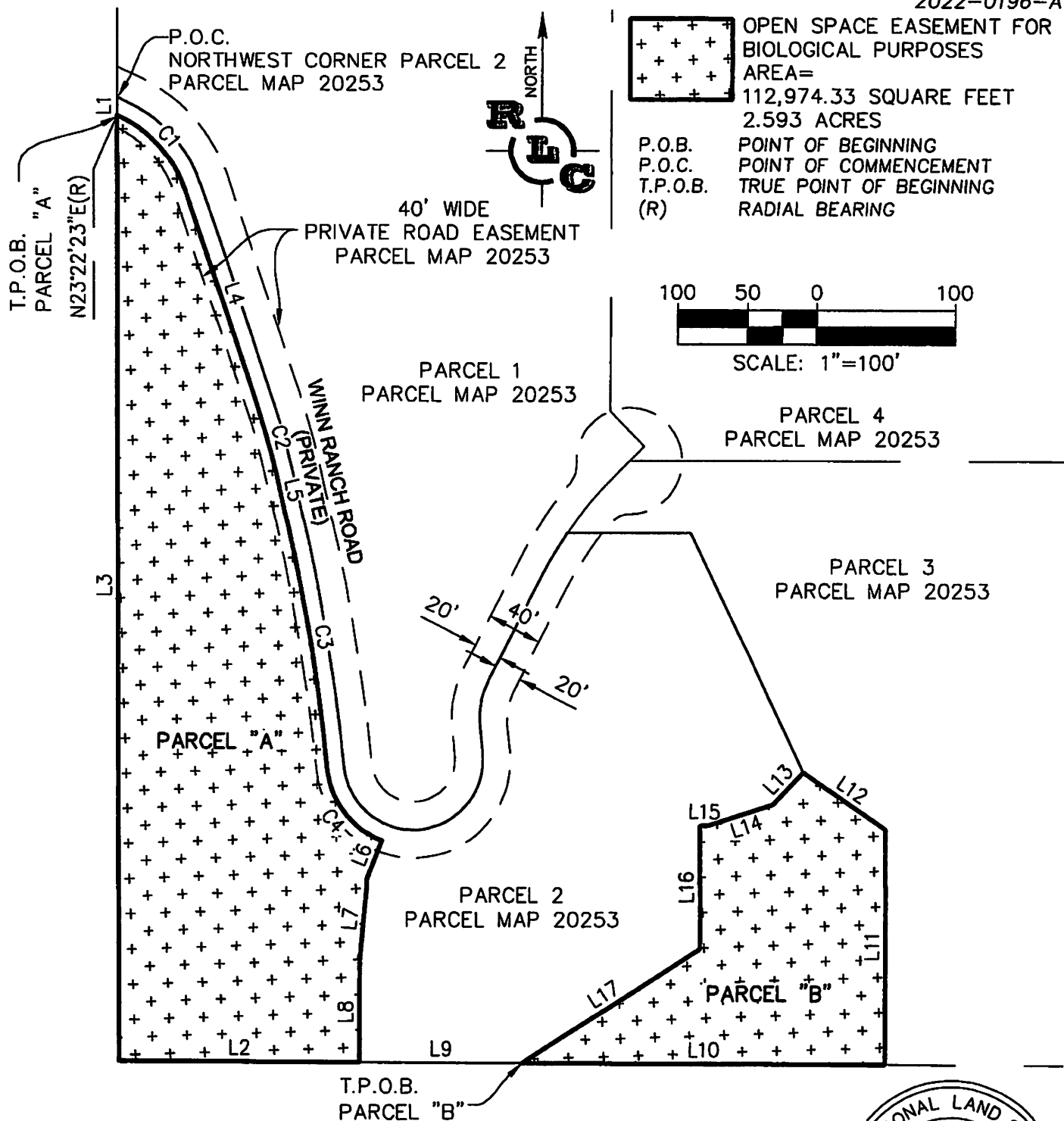


EXHIBIT "B" EASEMENT PLAT OPEN SPACE EASEMENT FOR BIOLOGICAL

17998 WINN RANCH ROAD, JULIAN, CALIFORNIA

RANCHO LAND COMPANY 406 16TH STREET, SUITE 102 RAMONA CA, 92085 (760)788-1530



5-11-2023

CASEY R. LYNCH LS 8380 DATE
SHEET 1 OF 2

| LINE TABLE | | |
|------------|-------------|---------|
| NO. | BEARING | LENGTH |
| L1 | N00°15'14"W | 13.36' |
| L2 | N89°49'13"W | 173.19' |
| L3 | N00°15'14"W | 676.70' |
| L4 | N18°41'13"W | 168.85' |
| L5 | N13°09'20"W | 29.81' |
| L6 | N21°20'47"E | 29.00' |
| L7 | N05°16'26"E | 58.51' |
| L8 | N00°00'00"E | 71.87' |
| L9 | N89°49'13"W | 117.59' |
| L10 | N89°49'13"W | 262.37' |
| L11 | N00°00'00"E | 166.81' |
| L12 | N55°42'41"W | 72.63' |
| L13 | N42°59'59"E | 31.64' |
| L14 | N72°07'17"E | 48.86' |
| L15 | N88°00'08"W | 5.99' |
| L16 | N00°00'00"E | 87.68' |
| L17 | N57°38'27"E | 152.00' |

| ARC TABLE | | | |
|-----------|----------------------------|----------|---------|
| NO. | DELTA | RADIUS | LENGTH |
| C1 | $\Delta=47^{\circ}56'24''$ | 88.00' | 73.63' |
| C2 | $\Delta=05^{\circ}31'53''$ | 488.00' | 47.11' |
| C3 | $\Delta=07^{\circ}06'47''$ | 1488.00' | 184.73' |
| C4 | $\Delta=62^{\circ}36'40''$ | 62.00' | 67.75' |

EXHIBIT "B"
EASEMENT PLAT
OPEN SPACE EASEMENT FOR
BIOLOGICAL

17998 WINN RANCH ROAD, JULIAN, CALIFORNIA

RECORDING REQUESTED BY DEPARTMENT OF GENERAL
SERVICES FOR THE BENEFIT OF THE COUNTY OF SAN DIEGO
PER GOVERNMENT CODE SECTION 27383

RECORDING REQUESTED BY DEPARTMENT OF GENERAL

**WHEN RECORDED, PLEASE RETURN
THIS INSTRUMENT TO:**

(MAIL STATION A45)

Clerk, Board of Supervisors
San Diego County Administration Center
1600 Pacific Highway
San Diego, California 92101

SPACE ABOVE FOR RECORDER'S USE ONLY

LIMITED BUILDING ZONE EASEMENT

NO TRANSFER TAX DUE

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 294-011-77

Project: TPM 20571
PDS2022-VAC-22-003
NEWSOM PARCEL

W.O. No.: Manded 1025328 – 2022-0196

Work Task No.: WT - 4823142

R.E.S. Parcel No.: 2022-0196-B

Log No.: E22-109

**Thomas A. Newsom and Kristin L. Newsom, as Trustees of the Thomas A. Newsom Trust under Trust
Instrument dated June 9, 2000**

herein designated **GRANTOR**, owner of the hereinafter described lands, for a valuable consideration, the receipt of which is hereby acknowledged, hereby grants to the COUNTY OF SAN DIEGO, a political subdivision of the State of California, its successors and assigns hereinafter designated **GRANTEE**, together with the right to convey said easement, or any portion of said easement, to other public agencies, a perpetual Limited Building Zone Easement, over that area described as follows:

Parcel No. 2022-0196-B

(01/31/2023)

(ENG:GWM:WAR)

PARCEL 2 OF PARCEL MAP NO. 20253, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 11, 2007, MORE PARTICULARLY DESCRIBED IN **EXHIBIT "A"**, ATTACHED HERETO AND CONSISTING OF (1) PAGE AND MADE A PART HEREOF, AND SHOWN IN **EXHIBIT "B"**, CONSISTING OF (2) PAGES AND ATTACHED FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO BE USED IN THE CONVEYANCE OF LAND.

This perpetual Limited Building Zone Easement is for the protection of an adjacent area containing sensitive biological resources (encumbered by an open space easement) from encroachment due to clearing of vegetation or fire clearing activities and prohibits construction, erection or placement of any structure designed or intended for occupancy by humans or animals. The sole exception(s) to this prohibition are:

1. Structures designed or intended for occupancy by humans or animals located no less than 50 feet from the nearest biological open space easement boundary, provided that the structures meet the minimum Fire-Resistive Construction Requirements as defined by the Fire Protection Authority (FPA) having jurisdiction over the property and that FPA has approved in writing a reduction in the vegetation clearing/fuel modification requirements so that they will not be required within any portion of the biological open space easement.
2. Decking, fencing, and similar facilities.

3. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, which are designed, constructed, and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.
4. Construction, use, and maintenance of wells.
5. Maintenance and construction of private and public drainage facilities, roads, and driveways.

The County of San Diego shall have the right, but not the obligation, to enter upon the land subject to this easement and remove any material, structure or other thing placed or maintained contrary to the terms of this easement, and to do any work necessary to eliminate the effects of any violation of this easement. This easement shall not authorize any member of the public to use or enter upon the land subject to this easement, it being understood that the purpose of this easement is solely to restrict the use of said land. The terms of this easement may be specifically enforced or enjoined by proceedings in a court of competent jurisdiction, and shall be binding upon the Grantor(s) and its or their successors and assigns.

Dated this 17th day of July, 2023

Thomas A. Newsom and Kristin L. Newsom, as Trustees of the Thomas A. Newsom Trust under Trust Instrument dated June 9, 2000

BY: [Signature]
Thomas A. Newsom

BY: [Signature]
Kristin L. Newsom

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)
COUNTY OF San Diego) } SS

On July 17, 2023 before me, Lynn D. Trude, a Notary Public in and for said State, personally appeared Thomas A. Newsom and Kristin L. Newsom

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

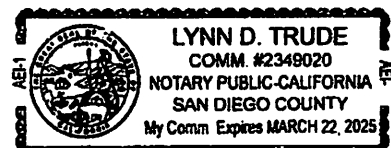
(FOR NOTARY SEAL OR STAMP)

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]

Lynn D. Trude
Name (typed or printed), Notary Public in and for said County and State



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the foregoing deed or grant to the **County of San Diego**, a political subdivision, is hereby accepted on behalf of the Board of Supervisors of said County of San Diego pursuant to authority conferred by Resolution No. 12-159 of said Board adopted on **October 10, 2012 (08)** and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

7/20/2023



THOMAS J. McCABE, PLS
SENIOR LAND SURVEYOR
REAL ESTATE SERVICES DIVISION
DEPARTMENT OF GENERAL SERVICES
COUNTY OF SAN DIEGO

**LEGAL DESCRIPTION
LIMITED BUILDING ZONE EASEMENT**

ALL THAT CERTAIN REAL PROPERTY, SITUATE IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 2 OF PARCEL MAP NO. 20253, ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 11, 2007, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 2, PARCEL MAP 20253, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL 2, SOUTH 0°15'14" EAST 690.06 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, SOUTH 89°49'13" EAST 173.19 FEET TO **THE TRUE POINT OF BEGINNING**; THENCE NORTH 0°00'00" EAST, 71.87 FEET; THENCE NORTH 5°16'26" EAST, 58.51 FEET; THENCE NORTH 21°20'47" EAST, 29.00 FEET TO THE BEGINNING OF A NON-TANGENT 62.00-FOOT RADIUS CURVE, CONCAVE NORTHERLY, THE CENTER OF WHICH BEARS NORTH 21°20'47" EAST; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 117°23'20" AN ARC DISTANCE OF 127.03 FEET; THENCE NORTH 6°02'33" WEST, 18.41 FEET TO THE BEGINNING OF A TANGENT, 48.00-FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°33'26" AN ARC DISTANCE OF 28.11 FEET; THENCE NORTH 27°30'53" EAST, 83.63 FEET TO THE BEGINNING OF A TANGENT, 288.00-FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°29'24" AN ARC DISTANCE OF 42.68 FEET TO THE NORTH LINE OF SAID PARCEL 2; THENCE EASTERLY ALONG SAID NORTH LINE OF PARCEL 2, SOUTH 90°00'00" EAST, 73.84 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL 2, SOUTH 25°34'19" EAST, 79.67 FEET TO THE BEGINNING OF A NON-TANGENT, 32.00-FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS NORTH 53°07'06" WEST; THENCE SOUTHWESTERLY ALONG SAID ARC, THROUGH A CENTRAL ANGLE OF 24°52'09" AN ARC DISTANCE OF 13.89 FEET; THENCE NORTH 28°14'57" WEST, 11.12 FEET; THENCE NORTH 40°50'01" WEST, 53.53 FEET; THENCE NORTH 55°22'33" WEST, 25.52 FEET; THENCE SOUTH 86°59'14" WEST, 19.03 FEET; THENCE SOUTH 28°16'30" WEST, 74.94 FEET; THENCE SOUTH 2°56'08" EAST, 39.05 FEET; THENCE SOUTH 37°55'42" EAST, 51.25 FEET; THENCE NORTH 81°45'52" EAST, 76.79 FEET; THENCE NORTH 67°27'25" EAST, 28.69 FEET; THENCE NORTH 11°47'35" WEST, 36.70 FEET; THENCE NORTH 28°14'57" WEST, 10.90 FEET TO THE BEGINNING OF A NON-TANGENT, 48.00-FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THE CENTER OF WHICH BEARS NORTH 28°14'37" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°17'09" AN ARC DISTANCE OF 12.81 FEET TO THE EAST LINE OF SAID PARCEL 2, THENCE SOUTHEASTERLY ALONG SAID EAST LINE OF PARCEL 2, SOUTH 25°34'19" EAST, 92.43 FEET; THENCE SOUTH 42°59'59" WEST, 31.64 FEET; THENCE SOUTH 72°07'17" WEST, 48.86 FEET; THENCE NORTH 88°00'08" WEST, 5.99 FEET; THENCE SOUTH 0°00'00" WEST, 87.68 FEET; THENCE SOUTH 57°38'27" WEST, 151.89 FEET TO **THE TRUE POINT OF BEGINNING**.

CONTAINING 55,851 SQUARE FEET, MORE OR LESS.

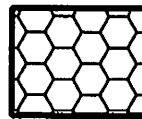


5-11-2023

CASEY R. LYNCH, PLS 8380

DATE





OPEN SPACE EASEMENT FOR
LIMITED BUILDING ZONE

AREA=

55,851

SQUARE FEET

1.282

ACRES

P.O.B.

POINT OF BEGINNING

P.O.C.

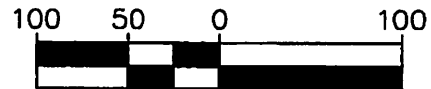
POINT OF COMMENCEMENT

T.P.O.B.

TRUE POINT OF BEGINNING

(R)

RADIAL BEARING



SCALE: 1"=100'

APN: 294-011-79

PARCEL 4
PARCEL MAP 20253

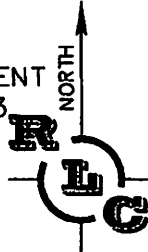
PARCEL 3
PARCEL MAP 20253

APN: 294-011-61

L1

P.O.C.
NORTHWEST CORNER PARCEL 2
PARCEL MAP 20253

40' WIDE
PRIVATE ROAD EASEMENT
PARCEL MAP 20253



PARCEL 1
PARCEL MAP 20253
APN: 294-011-81

WINN RANCH ROAD
(PRIVATE)

N21°20'47"E(R)

N53°07'06"W(R)
N28°14'37"W(R)

APN: 294-011-78

PARCEL 2
PARCEL MAP 20253

T.P.O.B.

APN: 294-011-08

EXHIBIT "B" EASEMENT PLAT LIMITED BUILDING ZONE EASEMENT

17998 WINN RANCH ROAD, JULIAN, CALIFORNIA

RANCHO LAND COMPANY 406 16TH STREET, SUITE 102 RAMONA CA, 92085 (760)788-1530



5-11-2023

CASEY R. LYNCH LS 8380 DATE

SHEET 1 OF 2

| LINE TABLE | | |
|------------|-------------|---------|
| NO. | BEARING | LENGTH |
| L1 | N00°15'14"W | 690.06' |
| L2 | N89°49'13"W | 173.19' |
| L3 | N42°59'59"E | 31.64' |
| L4 | N72°07'17"E | 48.86' |
| L5 | N88°00'08"W | 5.99' |
| L6 | N00°00'00"E | 87.68' |
| L7 | N57°38'27"E | 151.89' |
| L8 | N89°49'13"W | 117.68' |
| L9 | N00°00'00"E | 71.87' |
| L10 | N05°16'26"E | 58.51' |
| L11 | N21°20'47"E | 29.00' |
| L12 | N06°02'33"W | 18.41' |
| L13 | N27°30'53"E | 83.63' |
| L14 | N90°00'00"W | 73.84' |
| L15 | N25°34'19"W | 79.67' |
| L16 | N28°14'57"W | 11.12' |
| L17 | N40°50'01"W | 53.53' |
| L18 | N55°22'33"W | 25.52' |
| L19 | N86°59'14"E | 19.03' |
| L20 | N28°16'30"E | 74.94' |
| L21 | N02°56'08"W | 39.05' |
| L22 | N37°55'42"W | 51.25' |
| L23 | N81°45'52"E | 76.79' |
| L24 | N67°27'25"E | 28.69' |
| L25 | N11°47'35"W | 36.70' |
| L26 | N28°14'57"W | 10.90' |
| L27 | N25°34'19"W | 92.43' |

| ARC TABLE | | | |
|-----------|-----------------------------|---------|---------|
| NO. | DELTA | RADIUS | LENGTH |
| C1 | $\Delta=117^{\circ}23'20''$ | 62.00' | 127.03' |
| C2 | $\Delta=33^{\circ}33'26''$ | 48.00' | 28.11' |
| C3 | $\Delta=08^{\circ}29'24''$ | 288.00' | 42.68' |
| C4 | $\Delta=24^{\circ}52'09''$ | 32.00' | 13.89' |
| C5 | $\Delta=15^{\circ}17'09''$ | 48.00' | 12.81' |

EXHIBIT "B"
EASEMENT PLAT
LIMITED BUILDING ZONE
EASEMENT

17998 WINN RANCH ROAD, JULIAN, CALIFORNIA

ON MOTION of Supervisor Anderson, seconded by Supervisor Montgomery Steppe, the above Resolution was passed and adopted by the Board of Supervisors, County of San Diego, State of California, on this 6th day of December 2023, by the following vote:

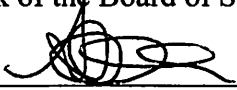
AYES: Vargas, Anderson, Montgomery Steppe, Desmond
NOT PRESENT: Lawson-Remer

- - -

STATE OF CALIFORNIA)
County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the Original Resolution entered in the Minutes of the Board of Supervisors.

ANDREW POTTER
Clerk of the Board of Supervisors

By: 
Sidra Marshall, Deputy



Resolution No. 23-141
Meeting Date: 12/06/2023 (06)