

**Attachment E –
BIOLOGICAL OPEN SPACE
EASEMENT & LIMITED BUILDING
ZONE EASEMENT**

**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: _____

Thomas A. Newsom

BY: _____

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.

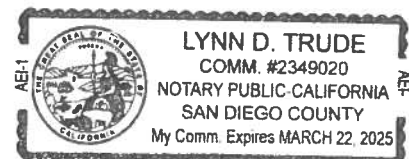
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

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.

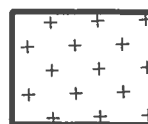


5-11-2023

CASEY R. LYNCH, PLS 8380

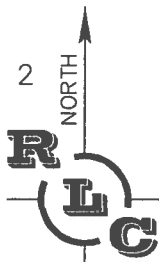
DATE





OPEN SPACE EASEMENT FOR
BIOLOGICAL PURPOSES
AREA=
112,974.33 SQUARE FEET
2.593 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'

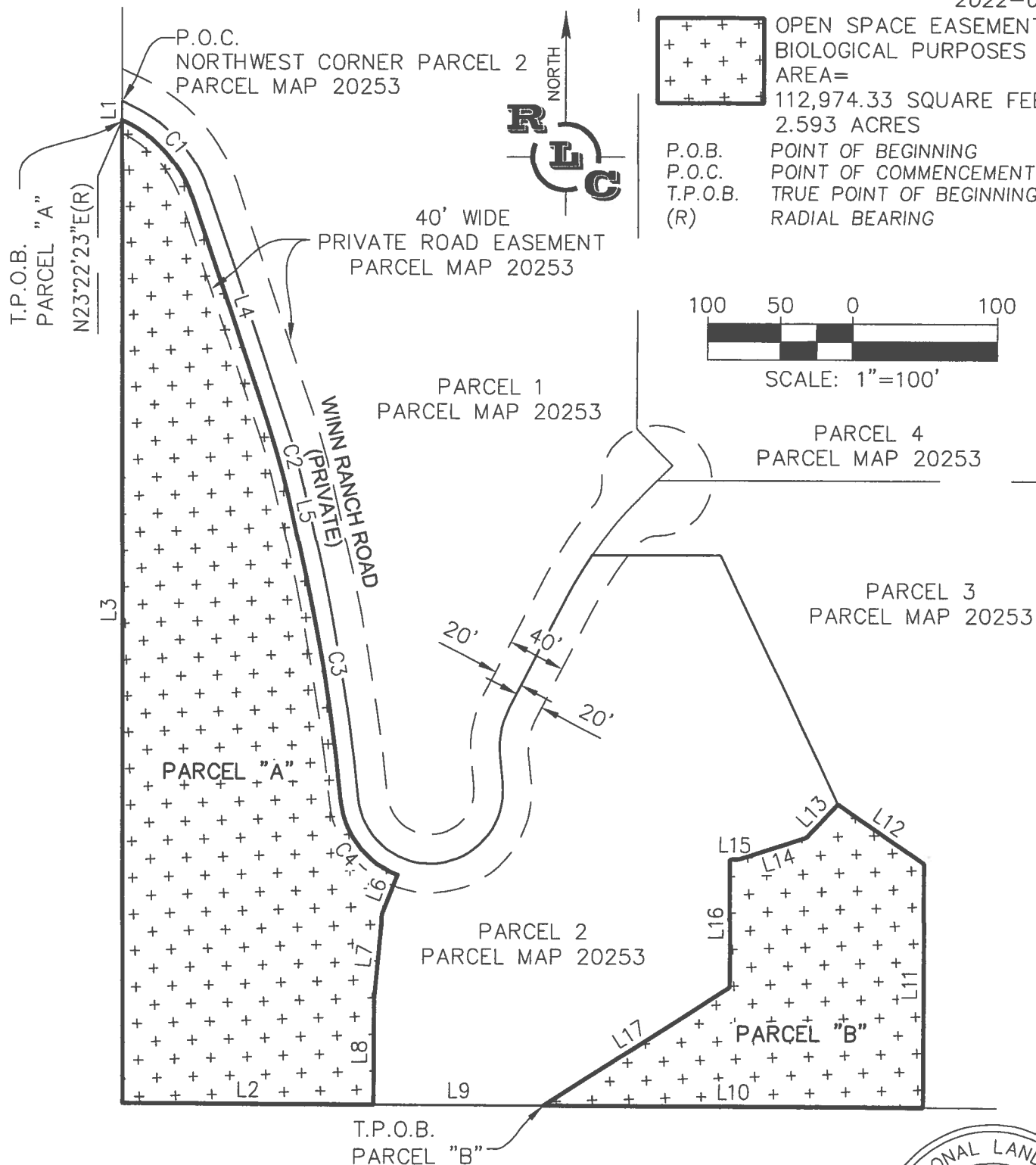


EXHIBIT "B" EASEMENT PLAT

OPEN SPACE EASEMENT FOR
BIOLOGICAL

17998 WINN RANCH ROAD, JULIAN, CALIFORNIA

RANCHO LAND COMPANY 406 16TH STREET, SUITE 102 RAMONA CA, 92065 (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.

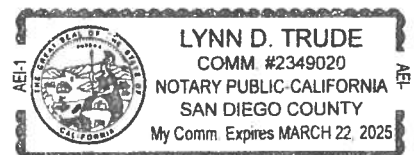
(FOR NOTARY SEAL OR STAMP)

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.

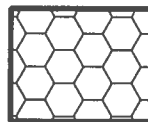


5-11-2023

CASEY R. LYNCH, PLS 8380

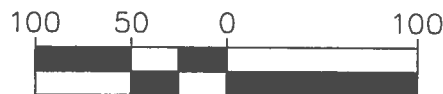
DATE





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: 294-011-78

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

PARCEL 2
PARCEL MAP 20253

APN: 294-011-08

T.P.O.B.

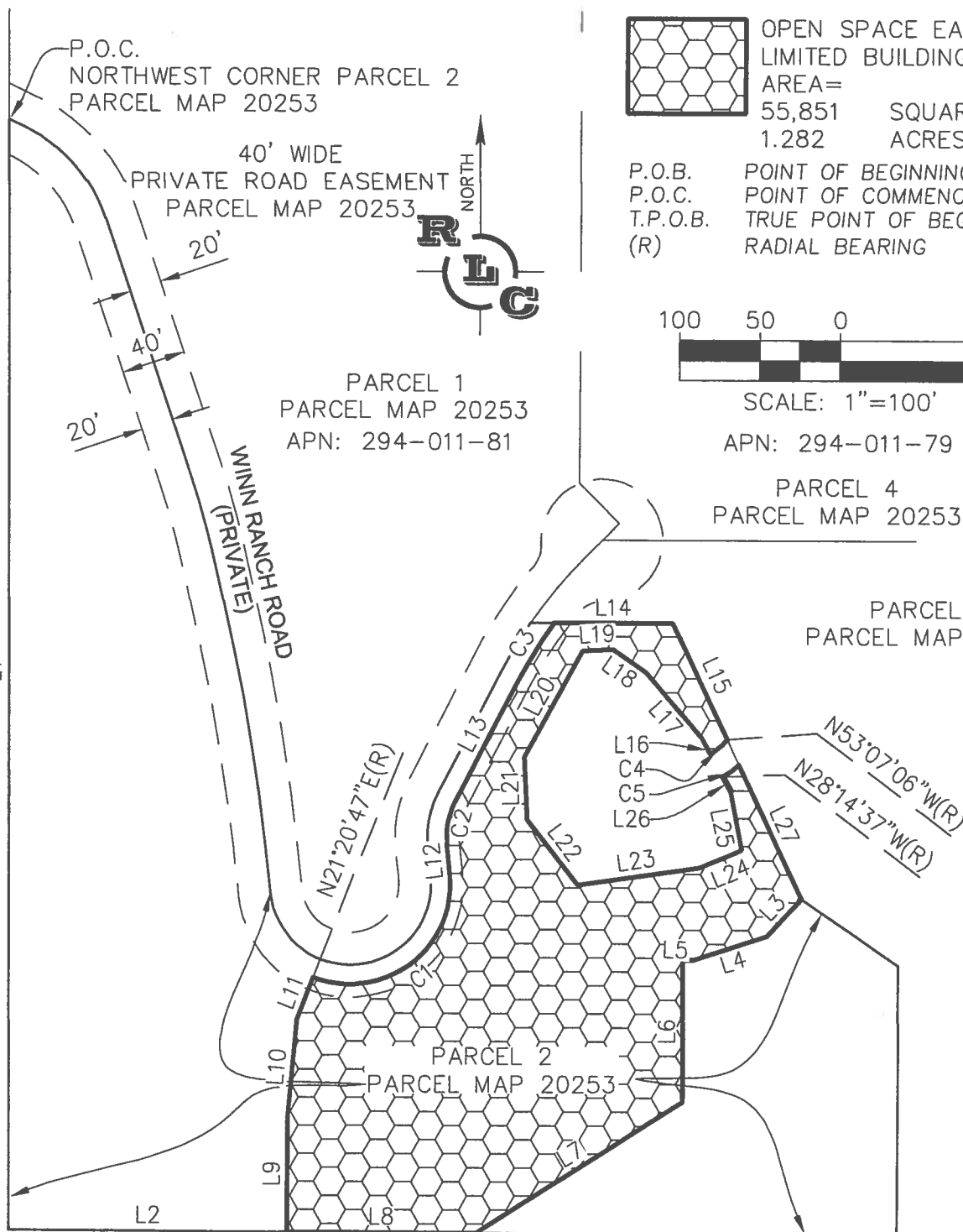


EXHIBIT "B"

EASEMENT PLAT

LIMITED BUILDING ZONE

EASEMENT

17998 WINN RANCH ROAD, JULIAN, CALIFORNIA

RANCHO LAND COMPANY 406 16TH STREET, SUITE 102 RAMONA CA, 92065 (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