



ERIC GIBSON
DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/dplu

April 20, 2011

Nazar Najor
P.O. Box 1321
Boulevard, CA 91905

PROJECT NAME: LIVE OAK HOLDING BOUNDARY ADJUSTMENT WITH
CERTIFICATE OF COMPLIANCE; CASE NUMBER(S): 3710 10-0032 (BC); PROJECT
ADDRESS: 37820 OLD HIGHWAY 80 AND ROYAL ROAD; APN: 106-160-23, 07, 20,
609-090-31, 609-086-02; KIVA PROJECT: 10-0125338;

NOTICE OF DETERMINATION


B/C10-0032

You are hereby noticed that the above case has been reviewed by the Director who has caused a notice for said property to be filed for record with the County Recorder on April 13, 2011, file page number DOC# 2011-0193239.

A copy of the **RECORDED** notice is attached for your convenience, and additional copy of the **RECORDED** notice may be purchased from the County Recorder's office at 1600 Pacific Highway, San Diego, California 92101, on the second floor, Room 260.

DEPARTMENT OF PLANNING AND LAND USE
ERIC GIBSON, DIRECTOR

BY:


Jarrett Ramaiya, Planning Manager
Project Planning

cc:

email cc:

Saul Valdz, Code Enforcement Officer, Department of Planning and Land Use

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

COUNTY OF SAN DIEGO
Department of Planning and Land Use
Attn: ZONING COUNTER
5201 Ruffin Road
San Diego, CA 92123-1666

Mail Station 0650

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON APR 13, 2011
DOCUMENT NUMBER 2011-0193239
Ernest J. Dronenburg, Jr., COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 1:13 PM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CERTIFICATE OF COMPLIANCE

(Section 66499.35 of the Government Code)

(BEING RECORDED TO CORRECT A PREVIOUS CERTIFICATE OF COMPLIANCE RECORDED
AS DOCUMENT NUMBER: 2011-0153136)

The Director of Planning and Land Use has determined that the two parcels of real property described below have been divided or have resulted from a division in compliance with the Subdivision Map Act and with provisions of the San Diego County Code adopted pursuant hereto.

The Director of Planning and Land Use has approved the merger of any and all lots described within the perimeter boundary of Exhibit "A" attached into one parcel. This merger of parcels and recordation of a Certificate of Compliance does not alter or remove any offers of dedication, accepted or rejected, open space easements, covenants, or agreements entered into as the result of a condition of recording a Parcel Map, Final Map, or a Certificate of Compliance.

Owner: PARCEL A & B: LIVE OAK HOLDING, LLC

Description: See Exhibit "A", attached.

NOTE: The description in Exhibit "A", attached, has been provided by the owner of the property and neither the County of San Diego nor any of its officers or employees assume responsibility for the accuracy of said description.

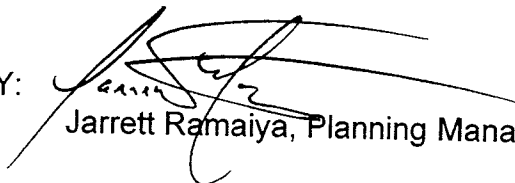
This Certificate of Compliance shall in no way affect the requirements of any other County, State, Federal, or local agency that regulates development of real property.

Date: April 13, 2011

DEPT. OF PLANNING AND LAND USE
ERIC GIBSON, DIRECTOR

DPL Case No.: C10-0032BA(C)11

Assessor's Parcel No.: 609-160-23, 07, 20;
609-090-31;
609-086-02(POR)

BY: 
Jarrett Ramaiya, Planning Manager

Attachment

303Dtpm-Standard Certificate of Compliance

DPLU# 344 (Rev. 9/20/99)

“EXHIBIT A”

(B/C 10 – 0032)

PARCEL A

(REMAINDER PARCEL)

That portion of the South Half of the Southeast Quarter of Section 14 and the East Half of the Northeast Quarter of Section 23, Township 17 South, Range 6 East, San Bernardino Meridian, Resurveyed as United States Government Independent Resurvey of Township 17 South, Range 6 East, San Bernardino Meridian, Approved April 10, 1923, and designated as Tract 39 on said Resurvey, in the County of San Diego, State of California, described as follows:

All of Blocks 6, 7, 8, 9, 20, 21, 22 and a Portion of Blocks 19, 25 and 26 of Live Oak Springs Resort, according to Map thereof No. 1667, filed in the Office of the County Recorder of San Diego County on June 8, 1915.

Including in the above described Blocks 6, 7, 8 and 9, Junipero Trail as vacated and closed to public use by Resolution of the Board of Supervisors of San Diego County recorded August 20, 1974 as File No. 74-226404 of Official Records.

Excepting from the above described Parcel of land, that portion thereof described as “Exhibit A”, Parcel B (B/C 10-0032), attached hereto.

Also excepting from the above described Blocks 19, 25 and 26 the following described parcels of land:

Parcel 1

Commencing at the Southeast corner of Block 19 of said Live Oak Springs Resort thence North 89°58' West, 446.40 feet along the Southerly Line of said Block 19; thence North 44°07' East, 67.00 feet to the True Point of Beginning; thence continuing North 44°07' East, 200.00 feet; thence South 45°53' East, 100.00 feet; thence South 44°07' West, 338.00 feet; thence North 45°53' West, 100.00 feet; thence North 44°07' East, 138.00 feet to the True Point of Beginning. Said Parcel 1 is also described as Parcels P, LLL and DDDD of County of San Diego Certificate of Compliance 609-160-2(c)1, filed in the Office of the County Recorder of said County on March 13, 1975 as File / Page No. 75 – 056751 of Official Records.

Parcel 2

Commencing at Corner No. 4 of said Tract 39; thence South 89°37'30"East, along the Line common to Blocks 23 and 25 of said Live Oak Springs Resort, Map No. 1667, 125.30 feet to the Westerly Line of said Block 23 as shown on said Map No. 1667 and the True Point of Beginning; thence retracing North 89°37'30" West, 125.30 feet to said Corner No. 4; thence leaving said Line Common to Blocks 23 and 25 of said Tract 39, North 37°37" East, 436.60 feet to the Northeasterly Line of the 100.00 foot wide Right of Way of California State Highway XI-SD -12- F as described in Deed to the State of California recorded in the Office of the County Recorder of said County on June 29, 1929 in Book 1652, Page 306 of Deeds; thence along said Northeasterly Line South 41°47'32" East, 171.88 feet to the beginning of a non tangent 2550.00 foot radius curve, a radial line to said Point bears North 48°10'30" East; thence Southeasterly along the arc of said curve and said Northeasterly Line through a central angle of 01°09'07" a distance of 51.27 feet to a Point in the arc of said curve to which a radial line bears North 49°10'30"East; thence leaving the arc of said curve and said Northeasterly Line along the prolongation of said radial line North 49°10'30" East, 35.00 feet; thence North 07°01'29" West, 430.95 feet to the True Point of Beginning. The above described Parcel of Land is shown on Record of Survey No. 14807, filed in the Office of the County Recorder of said County on March 2, 1995 as File No. 95-0089840 of Official Records.

Parcel 3

All of California State Highway XI-SD-12-F as described in Deed to the State of California recorded June 29, 1929 in Book 1652, Page 306 of Deeds, on file in the Office of the County Recorder of said County lying within the above described Parcel.

The above described parcel of Land contains 73.82+/- acres

“EXHIBIT A”

(B/C 10 – 0032)

PARCEL B

(STORE PARCEL)

That portion of the East Half of the Northeast Quarter of Section 23, Township 17 South, Range 6 East, San Bernardino Meridian, Resurveyed as United States Government Independent Resurvey of Township 17 South, Range 6 East, San Bernardino Meridian, approved April 10, 1923, and designated as Tract 39 on said Resurvey, in the County of San Diego, State of California, described as follows:

Commencing at the Northeast Corner of said Tract 39, shown as Corner No.1 on Record of Survey No. 12554, filed in the Office of the County Recorder of said County on February 22, 1990; thence along the East Line of said Tract No. 39 South 00°21'07" East, 1118.63 feet (Record of Survey No. 12554 = South 00°13'00" East, 1118.63 feet); thence continuing along said East Line South 00°46'19" East, 211.49 feet (Record of Survey No. 12554 = South 00°38'13" East, 211.48 feet) to an intersection with the Easterly prolongation of the Line between Corners 3 and 4 of said Tract No. 39 as shown on said Record of Survey No. 12554; thence leaving said East Line along said prolongation North 89°45'36" West, (Record of Survey No. 12554 = North 89°37'30" West) 460.10 feet to an intersection with the Easterly Sideline of Live Oak Trail as shown on Map No. 1667, filed in the Office of said County Recorder on June 8, 1915; thence leaving said prolongation of the Corner 3 / 4 Line along said Easterly Sideline South 15°40'36" West, 8.10 feet (Map No.1667 = South 2°00' East, 8.10 feet) to an angle in said Sideline; thence continuing along said Southeasterly Sideline South 34°44'23" West(Map No. 1667 = South 33°21' West, 241.7 feet), 241.84 feet to an angle point in said Sideline; thence continuing along said Southeasterly Sideline South 22°29'23" West, (Map No. 1667 = South 22°06' West), 306.37 feet to the True Point of Beginning; thence leaving said Southeasterly Sideline South 2°37'54" West, 82.17 feet; thence South 57°56'07" West, 253.00 feet; thence North 20°55'00" West, 174.00 feet; to the southeasterly sideline of County of San Diego Road Survey No. 654 (50.00 wide), on file in the Office of the County Engineer of said County; thence along said Southeasterly Sideline North 57°56'07" East, 221.00 feet, to the Southwesterly Sideline of Royal Drive (50.00 feet wide) as shown on the afore: Map No. 1667 ; thence across said Royal Drive North 56°30'37" East, 54.00 feet to the Northeasterly Sideline of said Royal Drive; thence leaving said Northeasterly Sideline North 22°29'23" East, 122.54 feet; thence South 67°30'37" East, 50.00 feet to the Northwesterly Sideline of the aforementioned Live Oak Trail; thence along said Northwesterly Sideline South 22°29'23" West, 133.00 feet to an angle point in said Sideline; thence leaving said Sideline and crossing said Live Oak Trail South 00°47'06" East, 146.57 feet to the True Point of Beginning.

The above described parcel of Land contains 1.10+/- acres

The real property described herein conforms to approved Boundary Adjustment B/C 10 – 0032 and approval requires that this deed be recorded on or before January 5, 2012, otherwise this deed is null and void.

This Legal Description was prepared by me or under my supervision

Francis W. Fitzpatrick

Francis William Fitzpatrick, PLS 4539 expires 9/30/2012



RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

COUNTY OF SAN DIEGO
Department of Planning and Land Use
Attn: ZONING COUNTER
5201 Ruffin Road
San Diego, CA 92123-1666

Mail Station 0650

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON MAR 23, 2011
DOCUMENT NUMBER 2011-0153136
Ernest J. Dronenburg, Jr., COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 11:26 AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CERTIFICATE OF COMPLIANCE
(Section 66499.35 of the Government Code)

The Director of Planning and Land Use has determined that the two parcels of real property described below have been divided or have resulted from a division in compliance with the Subdivision Map Act and with provisions of the San Diego County Code adopted pursuant hereto.

The Director of Planning and Land Use has approved the merger of any and all lots described within the perimeter boundary of Exhibit "A" attached into two parcels. This merger of parcels and recordation of a Certificate of Compliance does not alter or remove any offers of dedication, accepted or rejected, open space easements, covenants, or agreements entered into as the result of a condition of recording a Parcel Map, Final Map, or a Certificate of Compliance.

Owner: PARCELS A & B: LIVE OAK HOLDING, LLC

Description: See Exhibit "A", attached.

NOTE: The description in Exhibit "A", attached, has been provided by the owner of the property and neither the County of San Diego nor any of its officers or employees assume responsibility for the accuracy of said description.

This Certificate of Compliance shall in no way affect the requirements of any other County, State, Federal, or local agency that regulates development of real property.

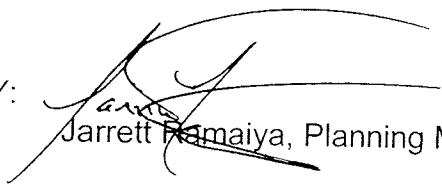
Date: March 23, 2011

DEPT. OF PLANNING AND LAND USE
ERIC GIBSON, DIRECTOR

DPL Case No.: C10-0032BA(C)11

Assessor's Parcel No.: 609-160-23, 07, 20;
609-060-31;
609-088-02(POR)

BY:


Jarrett Namaiya, Planning Manager

Attachment

303Dtpm-Standard Certificate of Compliance

“EXHIBIT A”

(B/C 10 – 0032)

PARCEL A

(REMAINDER PARCEL)

That portion of the South Half of the Southeast Quarter of Section 14 and the East Half of the Northeast Quarter of Section 23, Township 17 South, Range 6 East, San Bernardino Meridian, Resurveyed as United States Government Independent Resurvey of Township 17 South, Range 6 East, San Bernardino Meridian, Approved April 10, 1923, and designated as Tract 39 on said Resurvey, in the County of San Diego, State of California, described as follows:

All of Blocks 6, 7, 8, 9, 20, 21, 22 and a Portion of Blocks 19, 25 and 26 of Live Oak Springs Resort, according to Map thereof No. 1667, filed in the Office of the County Recorder of San Diego County on June 8, 1915.

Including in the above described Blocks 6, 7, 8 and 9, Junipero Trail as vacated and closed to public use by Resolution of the Board of Supervisors of San Diego County recorded August 20, 1974 as File No. 74-226404 of Official Records.

Excepting from the above described Parcel of land, that portion thereof described as “Exhibit A”, Parcel B (B/C 10-0032), attached hereto.

Also excepting from the above described Blocks 19, 25 and 26 the following described parcels of land:

Parcel 1

Commencing at the Southeast corner of Block 19 of said Live Oak Springs Resort thence North 89°58' West, 446.40 feet along the Southerly Line of said Block 19; thence North 44°07' East, 67.00 feet to the True Point of Beginning; thence continuing North 44°07' East, 200.00 feet; thence South 45°53' East, 100.00 feet; thence South 44°07' West, 338.00 feet; thence North 45°53' West, 100.00 feet; thence North 44°07' East, 138.00 feet to the True Point of Beginning. Said Parcel 1 is also described as Parcels P, LLL and DDDD of County of San Diego Certificate of Compliance 609-160-2(c)1, filed in the Office of the County Recorder of said County on March 13, 1975 as File / Page No. 75 – 056751 of Official Records.

Parcel 2

Commencing at Corner No. 4 of said Tract 39; thence South 89°37'30" East, along the Line common to Blocks 23 and 25 of said Live Oak Springs Resort, Map No. 1667, 125.30 feet to the Westerly Line of Royal Drive as shown on said Map No. 1667 and the True Point of Beginning; thence retracing North 89°37'30" West, 125.30 feet to said Corner No. 4; thence leaving said Line Common to Blocks 23 and 25, South 00°37'37" East, 436.60 feet to the Northeasterly Line of the 100.00 foot wide Right of Way of California State Highway XI-SD -12- F as described in Deed to the State of California recorded in the Office of the County Recorder of said County on June 29, 1929 in Book 1652, Page 306 of Deeds; thence along said Northeasterly Line South 41°47'32" East, 171.88 feet to the beginning of a non tangent 2550.00 foot radius curve, a radial line to said Point bears North 48°10'30" East; thence Southeasterly along the arc of said curve and said Northeasterly Line through a central angle of 01°09'07" a distance of 51.27 feet to a Point in the arc of said curve to which a radial line bears North 49°10'30" East; thence leaving the arc of said curve and said Northeasterly Line along the prolongation of said radial line North 49°10'30" East, 35.00 feet; thence North 07°01'29" West, 430.95 feet to the True Point of Beginning. The above described Parcel of Land is shown on Record of Survey No. 14807, filed in the Office of the County Recorder of said County on March 2, 1995 as File No. 95-0089840 of Official Records.

Parcel 3

All of California State Highway XI-SD-12-F as described in Deed to the State of California recorded June 29, 1929 in Book 1652, Page 306 of Deeds, on file in the Office of the County Recorder of said County lying within the above described Parcel.

The above described parcel of Land contains 73.82+/- acres

"EXHIBIT A"

(B/C 10 – 0032)

PARCEL B

(STORE PARCEL)

That portion of the East Half of the Northeast Quarter of Section 23, Township 17 South, Range 6 East, San Bernardino Meridian, Resurveyed as United States Government Independent Resurvey of Township 17 South, Range 6 East, San Bernardino Meridian, approved April 10, 1923, and designated as Tract 39 on said Resurvey, in the County of San Diego, State of California, described as follows:

Commencing at the Northeast Corner of said Tract 39, shown as Corner No.1 on Record of Survey No. 12554, filed in the Office of the County Recorder of said County on February 22, 1990; thence along the East Line of said Tract No. 39 South 00°21'07" East, 1118.63 feet (Record of Survey No. 12554 = South 00°13'00" East, 1118.63 feet); thence continuing along said East Line South 00°46'19" East, 211.49 feet (Record of Survey No. 12554 = South 00°38'13" East, 211.48 feet) to an intersection with the Easterly prolongation of the Line between Corners 3 and 4 of said Tract No. 39 as shown on said Record of Survey No. 12554; thence leaving said East Line along said prolongation North 89°45'36" West, (Record of Survey No. 12554 = North 89°37'30" West) 460.10 feet to an intersection with the Easterly Sideline of Live Oak Trail as shown on Map No. 1667, filed in the Office of said County Recorder on June 8, 1915; thence leaving said prolongation of the Corner 3 / 4 Line along said Easterly Sideline South 15°40'36" West, 8.10 feet (Map No.1667 = South 2°00' East, 8.10 feet) to an angle in said Sideline; thence continuing along said Southeasterly Sideline South 34°44'23" West(Map No. 1667 = South 33°21' West, 241.7 feet), 241.84 feet to an angle point in said Sideline; thence continuing along said Southeasterly Sideline South 22°29'23" West, (Map No. 1667 = South 22°06' West), 306.37 feet to the True Point of Beginning; thence leaving said Southeasterly Sideline South 2°37'54" West, 82.17 feet; thence South 57°56'07" West, 253.00 feet; thence North 20°55'00" West, 174.00 feet; to the southeasterly sideline of County of San Diego Road Survey No. 654 (50.00 wide), on file in the Office of the County Engineer of said County; thence along said Southeasterly Sideline North 57°56'07" East, 221.00 feet, to the Southwesterly Sideline of Royal Drive (50.00 feet wide) as shown on the aforesaid Map No. 1667 ; thence across said Royal Drive North 56°30'37" East, 54.00 feet to the Northeasterly Sideline of said Royal Drive; thence leaving said Northeasterly Sideline North 22°29'23" East, 122.54 feet; thence South 67°30'37" East, 50.00 feet to the Northwesterly Sideline of the aforementioned Live Oak Trail; thence along said Northwesterly Sideline South 22°29'23" West, 133.00 feet to an angle point in said Sideline; thence leaving said Sideline and crossing said Live Oak Trail South 00°47'06" East, 146.57 feet to the True Point of Beginning.

The above described parcel of Land contains 1.10+/- acres

The real property described herein conforms to approved Boundary Adjustment B/C 10 – 0032 and said approval requires that this deed be recorded on or before January 5, 2012, otherwise this deed is null and void.

This Legal Description was prepared by me or under my supervision

Francis W. Fitzpatrick

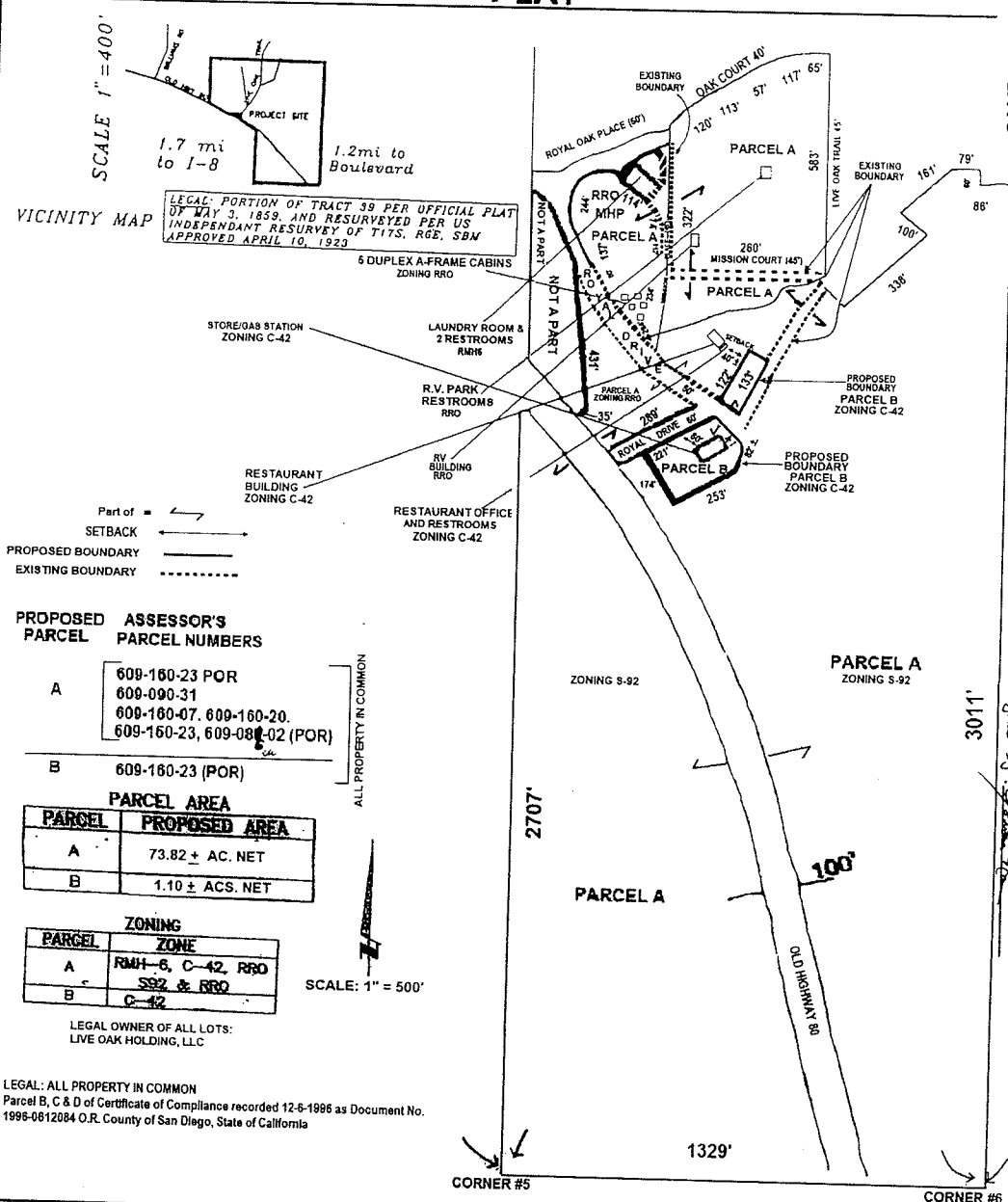
Francis William Fitzpatrick, PLS 4539 expires 9/30/2012





SAN DIEGO COUNTY
DEPARTMENT OF PLANNING AND LAND USE
PLAT

LC001207



Date Filed: 12/7/10
SIGNED BY: *D. Podes*
Prelim. Action Date: 01/05/11
SIGNED BY: _____
Final Action Date: 03/23/11
Signed By: _____

PROPOSED ASSESSOR'S PARCEL PARCEL NUMBERS

A	609-160-23 POR 609-090-31 609-160-07, 609-160-20, 609-160-23, 609-080-02 (POR)
B	609-160-23 (POR)

PARCEL AREA

PARCEL	PROPOSED AREA
A	73.82 ± AC. NET
B	1.10 ± ACS. NET

ZONING

PARCEL	ZONE
A	RMH-B, C-42, RRD
B	SS92 & RRD C-42

LEGAL OWNER OF ALL LOTS:
LIVE OAK HOLDING, LLC

SCALE: 1" = 500'

HEALTH DEPARTMENT CERTIFICATION

PARCEL A - EXISTING 265 SPACE MOBILE HOME PARK, 10 CABINS (MOTOR) UNITS, RESTAURANT (FULL SERVICE) AND 45 SPACE RV SPACE & SERVED BY EXISTING SUB-SURFACE SEWAGE DISPOSAL SYSTEMS.
PARCEL B - EXISTING MARKET INCLUDES DELI OFFICE, SERVED BY EXISTING SUB-SURFACE SEWAGE DISPOSAL SYSTEM. RESERVE AREA, BOTH PARCELS - SEE DATA AND RECOMMENDATIONS BY RALPH VINCE, C65# 863 DATED 3/5/10 UNDER APN 609-090-31

WATER SUPPLY - BOTH PARCELS, LINE OAK SPRINGS WATER COMPANY.
How-Master 12/7/10

PLAT 13C
NO. 10-0031

OWNER Live Oak Holding, LLC
PHONE NO. (619) 766-4288
THIS PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT
APPLICANT Nazar Najor
ADDRESS 37820 Old Hwy 80
CITY Boulevard, CA 91905
PHONE NO. (619) 766-4288

ADDRESS 37820 Old Hwy 80
CITY Boulevard, CA 91905
SIGNATURE Nazar Najor
MAP PREPARED BY MANITOU ENGINEERING COMPANY
ADDRESS 2451 Eucalyptus Avenue
CITY Escondido, CA ZIP 92029
PHONE NO. (760) 828-3090 LIC. NO. 4539

SDC DPLU RCVD 12-07-10
SIGNATURE *Nazar Najor* **BC10-0032**
FRANCIS W. FITZPATRICK
LIC 4539 Exp 9-30-12