



SILVER SADDLE Ranch

RECORDING REQUESTED BY

1695

WHERE RECORDED WILL BE  
BURAD BUILDERS  
2621 Denver  
San Diego, California

MAIL TAX STATEMENTS TO  
Same as above

ORIGIN NO. ACC 513  
ISSUE NO.

73-054567  
FILE/PAGE NO. BOOK 1373  
RECORDED REQUEST OF  
WESTLAND TITLE COMPANY  
MAR 1 1 43 PM '73  
OFFICIAL RECORDS  
SAN DIEGO COUNTY, CALIF.  
HARLEY F. BLOOM  
RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE \$7.00

- Documentary transfer tax \$ NONE
- Computed on full value of property conveyed, or
- Computed on full value less liens & encumbrances remaining thereon at time of sale.
- Signature of declarant or agent determining tax - firm name Richard P. Adams
- Unincorporated area City of

GRANT DEED (PARTNERSHIP FORM)

Burad Builders, a general partnership, a Statement of Partnership as required by Section 15010.5 of the Corporation Code of the State of California having been filed for record in the office of the County Recorder of San Diego County, FOR A VALUABLE CONSIDERATION, does hereby GRANT to the future owners of Lots 1 thru 215 inclusive of Silver Saddle Ranch, Map No. 7478 the real property in the County of San Diego, State of California, described as:

an easement for equestrian trails and incidental purposes thereto, over and across those portions of Silver Saddle Ranch in the County of San Diego, State of California, according to Map thereof No. 7478 filed in the office of the County Recorder of San Diego County November 9, 1972 as more particularly set forth in Exhibit "A" attached hereto and made a part hereof.

Said easements are hereby declared to be for the benefit of the future owners and appurtenant to Lots 1 thru 215 inclusive of Silver Saddle Ranch according to said Map thereof No. 7478.

State of CALIFORNIA  
County of SAN DIEGO

} ss

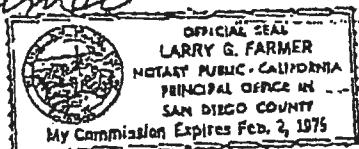
Dated March 1, 1973

On March 1, 1973, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard P. Adams

known to me to be one of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal  
Larry G. Farmer

Burad Builders, a general partnership  
By Richard P. Adams  
Richard P. Adams, General Partner



73-05456



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EXHIBIT "A"

PARCEL I:

An easement over a strip of land 30.00 feet in width lying 15.00 feet on each side of the following described centerline. Beginning at the South-East corner of said Map No. 7478 thence North  $0^{\circ}06'46''$  West along the East line of said Map 7478 a distance of 15.00 feet to the TRUE POINT OF BEGINNING; thence North  $89^{\circ}28'10''$  West along a line parallel with the Southerly line of said Map 7478 a distance of 2376.90 feet, more or less, to a point in the East boundary of Valle Verde Estates according to Map thereof No. 6506 filed in the Office of said County Recorder. Also, an easement over a strip of land 20.00 feet in width, lying 10.00 feet of each side of the following described centerline. Beginning at the South West corner of said Map No. 7478; thence North  $48^{\circ}11'10''$  East a distance of 188.72 feet to a point of terminus; the Southerly sidelines of said easement shall be shortened so as to terminate on the Southerly and Westerly boundary of said Map No. 7478. Also, an easement over a strip of land 25.00 feet in width lying 12.50 feet on each side of the following described centerline. Beginning at said Southeast corner of Map No. 7478; thence North  $89^{\circ}28'10''$  West along the South line of said Map No. 7478 a distance of 12.50 feet to the TRUE POINT OF BEGINNING; thence North  $0^{\circ}06'46''$  West a distance of 2877.95 feet to a point of terminus. The sidelines of said Easement shall be lengthened or shortened so as to terminate on a line which bears North  $78^{\circ}20'35''$  West from a point in the East boundary distant thereon South  $0^{\circ}06'46''$  East, 186.50 feet from the North-East corner of said Map No. 7478, excepting therefrom that portion lying within the Right of Way of Avenida la Valencia. Also, an easement over a strip of land 20.00 feet in width lying 10.00 feet on each side of the following described centerline. Beginning at a point in the East boundary of said Map No. 7478 distant thereon South  $0^{\circ}05'26''$  East, 387.40 feet from the North-East corner of said Map 7478; thence South  $60^{\circ}24'50''$  West, 145.00 feet to a point of terminus. Also, beginning at the Southwest corner of Lot 197; thence North  $0^{\circ}06'46''$  West a distance of 230.00 feet to the Southerly Right of Way of Silver Saddle Lane.

PARCEL II:

An easement over a strip of land 20.00 feet in width, lying 10.00 feet on each side of the following described centerline. Beginning at the South-West corner of Lot 196 of said Map No. 7478; thence North  $0^{\circ}31'50''$  East, 171.00 feet to a point hereinafter referred to as Point "A" in Easement Parcel II; thence South  $89^{\circ}28'10''$  East, 528.00 feet to a point hereinafter referred to as Point "B" in Easement Parcel II; thence North  $0^{\circ}31'50''$  East, 75.00 feet to a point of termination. Also, beginning at the aforementioned Point "B" in Easement Parcel II; thence South  $0^{\circ}31'50''$  West, 75.00 feet to a point of termination. Also, beginning at a aforementioned Point "A"



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PARCEL I  
Continued:

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In Easement Parcel II; thence North  $9^{\circ} 3' 20''$  West, 210.00 feet thence North  $32^{\circ} 52' 50''$  West, 126.10 feet to a point hereinafter referred to as Point "C" in Easement Parcel II; thence North  $17^{\circ} 22' 25''$  West, 199.97 feet to a point of termination said point also being the North-West corner of Lot 166 per said Map 7478. The sidelines of this easement shall be lengthened or shortened so as to terminate in the Southerly Right of Way of Avenida la Valencia per said Map 7478. Also, beginning at aforesaid Point "C" in Easement Parcel II; thence South  $61^{\circ} 52' 50''$  West, 98.02 feet; thence South  $62^{\circ} 41' 00''$  West, 56.65 feet; thence South  $57^{\circ} 11' 50''$  West, 105.09 feet; thence South  $52^{\circ} 33' 00''$  West, 80.63 feet to a point hereinafter referred to as Point "D" in Easement Parcel II; thence continuing South  $52^{\circ} 39' 00''$  West, 139.37 feet; thence South  $71^{\circ} 35' 25''$  West, 338.32 feet to a point hereinafter referred to as Point "E" in Easement Parcel II; thence North  $27^{\circ} 21' 00''$  West, 20.00 feet to a point of termination. Also, beginning at Point "E" in Easement Parcel II; thence South  $0^{\circ} 31' 50''$  West, 20.00 feet to a point of termination. Also beginning at aforesaid Point "C" in Easement Parcel II; thence North  $75^{\circ} 10' 20''$  East, 420.00 feet; thence North  $85^{\circ} 29' 00''$  East, 99.32 feet; thence North  $89^{\circ} 53' 14''$  East, 105.00 feet to a point hereinafter referred to as Point "F" in Easement Parcel II; thence North  $0^{\circ} 06' 46''$  West, 150.00 feet to a point of termination. Also, beginning at aforesaid Point "F" in Easement Parcel II; thence South  $0^{\circ} 06' 46''$  East, 150.00 feet to a point of termination. Also, beginning at aforesaid Point "D" in Easement Parcel II; thence South  $0^{\circ} 31' 50''$  West, 195.55 feet to a point of termination.

PARCEL III:

A strip of land 20.00 feet in width, 10.00 feet lying on each side of the following described centerline. Beginning at the North-East corner of Lot 170 of said Map No. 7478 thence South  $89^{\circ} 53' 14''$  West, 230.00 feet; thence South  $87^{\circ} 11' 15''$  West, 89.56 feet thence South  $89^{\circ} 53' 14''$  West, 230.00 feet to a point hereinafter referred to as Point "A" in Easement Parcel III; thence South  $18^{\circ} 30' 37''$  West, 279.22 feet to a point of termination. Also, beginning at Point "A" in Easement Parcel III; thence North  $0^{\circ} 05' 45''$  West, 190.00 feet to a point of termination, said point of termination also being the North-West corner of Lot 130 of said Map No. 7478.

PARCEL IV:

A strip of land 20.00 feet in width, lying 10.00 feet on each side of the following described centerline. Beginning at the South-West corner of Lot 110 of said Map No. 7478; thence North  $0^{\circ} 05' 46''$  West, 205.00 feet to a point hereinafter referred to as Point "A" in Easement Parcel IV; thence North  $89^{\circ} 53' 14''$  East, 87.00 feet to a point of termination. Also, beginning at the aforesaid Point "A" in Easement Parcel IV; thence North  $47^{\circ} 34' 15''$  West, 25.21 feet; thence North  $40^{\circ} 34' 30''$  West, 292.00 feet; thence North  $49^{\circ} 25' 30''$  East, 95.00 feet to a point hereinafter referred to as Point "B" in Easement Parcel IV; thence North  $64^{\circ} 50' 20''$  East, 206.00 feet to a point hereinafter referred to as Point "C" in Easement Parcel IV; thence continuing North  $64^{\circ} 50' 20''$  East, 162.00 feet to a point of termination. Also, beginning at the aforesaid Point "C" in Easement Parcel IV; thence South  $30^{\circ} 20' 00''$  East, 75.19 feet to a point of termination. Also, beginning at aforesaid Point "B" in Easement Parcel IV; thence North  $67^{\circ} 23' 00''$  West, 220.00 feet to a point of termination, said point of termination also being the North-West corner of Lot 104. The sidelines of said easement shall be lengthened or shortened so as to terminate in the Southerly Right of Way of Calle Colina per said Map 7478.



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Parcel V.

A strip of land 10.00 feet in width, the centerline of said strip being described as follows: Beginning at the Northwest corner of Lot 62 of said Map No. 7478; thence along the Easterly boundary of said Lot 62, South 0° 30' 30" West, 10.07 feet to the South-East corner of said Lot 62; thence North 83° 20' 10" East, 103.68 feet; thence North 55° 59' 15" East, 520.66 feet; thence South 60° 14' 30" West, 134.82 feet to the South-West corner of Lot No. 61 of said Map 7478; thence retracing North 60° 14' 30" East, 275.60 feet to a point hereinafter referred to as Point "A" for Easement Parcel V; thence continuing North 60° 14' 30" East 235.00 feet to a point hereinafter referred to as Point "B" for Easement Parcel V; thence continuing North 60° 14' 30" East, 22.00 feet; thence North 65° 50' 30" East 213.58 feet to a point hereinafter referred to as Point "C" for Easement Parcel V; thence North 73° 10' 20" East, 218.00 feet; thence North 15° 27' 00" East, 122.93 feet; thence North 25° 37' 35" West, 71.31 feet; thence North 34° 26' 00" West, 275.50 feet to a point hereinafter referred to as Point "D" for Easement Parcel V; thence continuing North 34° 26' 00" West, 362.50 feet to a point hereinafter referred to as Point "E" for Easement Parcel V. Also, beginning at the aforementioned Point "A" for Easement Parcel V; thence North 53° 24' 15" West, 248.50 feet to a point of termination. Also, beginning at the aforementioned Point "B" for Easement Parcel V; thence North 5° 00' 20" East, 213.69 feet to a point of termination. Also, beginning of the aforementioned Point "C" for Easement Parcel V; thence South 16° 49' 40" East, 201.00 feet to a point of termination said point being the South-West corner of Lot 75. The sidelines of said easement shall be lengthened or shortened so as to terminate in Northernly Right of Way of Avenida la Valencia. Also, beginning at the aforementioned Point "D" for Easement Parcel V; thence South 42° 50' 40" West, 216.03 feet to a point of termination, said point also being the South-East corner of Lot No. 46 per said Map No. 7478. Also beginning at aforementioned Point "E" in Easement Parcel V; thence South 82° 27' 00" East, 261.62 feet to a point of termination. The side lines of said easement shall be lengthened or shortened so as to terminate in the Westerly Right of Way of Calle Colina. Also, an easement over a strip of land 20.00 feet in width lying Southerly and Southeasterly of, and measured at right angles to, the following described line. Beginning at Point "E" as described in Parcel V above; thence North 17° 00' 00" East, a distance of 321.17 feet to a point in the arc of a non-tangent 155.00 foot radius curve concave Easterly, a radial line to said point bears South 65° 03' 25" West; thence Northerly along the arc of said curve through a central angle of 50° 40' 00" a distance of 137.07 feet to a point, a radial line to said point bearing North 61° 16' 25" West, said point being also the point of beginning of an easement over a strip of land 10.00 feet in width lying 10.00 feet Southerly of, and measured at right angles to the following described line; thence leaving said 155.00 foot radius curve along a non-tangent line North 70° 00' 30" East, a distance of 721.90 feet to the beginning of a tangent 175.00 foot radius curve concave Southerly; thence Easterly along the arc of said curve through a central angle of 35° 05' 30" a distance of 107.08 feet; thence South 75° 20' 35" East a distance of 314.47 feet to a point in the Easterly boundary of said Map 7478 said point bears South 0° 03' 46" East a distance of 186.50 feet from the North-East corner of said Map 7478. The sidelines of said easement shall be lengthened or shortened so as to terminate on said East boundary. Excepting therefrom that portion lying within Calle Colina.

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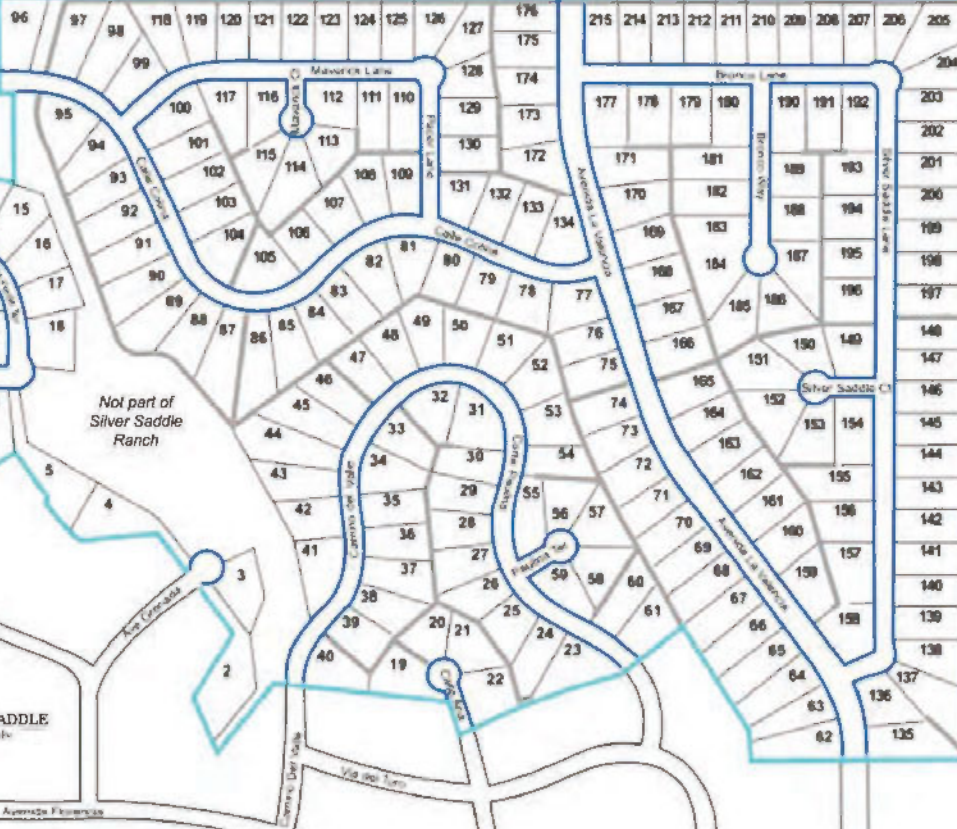
PARCEL VI:

An easement over a strip of land 20.00 feet in width, lying 10.00 feet on each side of the following described centerline. Beginning at the Northeast corner of Lot No. 9 of said Map No. 7478; thence South  $9^{\circ}17'40''$  East along the Easterly line of said Lot No. 9 a distance of 20.00 feet; thence leaving said Easterly line South  $80^{\circ}42'21''$  West a distance of 10.00 feet to the TRUE POINT OF BEGINNING; thence North  $9^{\circ}17'40''$  West a distance of 161.54 feet more or less to a point in a line lying parallel with and 10.00 feet Southerly measured at right angles to the Northerly boundary line of said Map No. 7478; thence North  $76^{\circ}46'21''$  East along said parallel line a distance of 399.35 feet more or less to a point in a line lying parallel with and 10.00 feet Westerly of, measured at right angles to, the Easterly boundary of said Map 7478; thence South  $13^{\circ}13'39''$  East along said parallel line a distance of 299.34 feet and South  $11^{\circ}46'31''$  West along said parallel line and the Southerly prolongation thereof a distance of 219.03 feet to a point in the Southerly line of Lot No. 15 of said Map 7478. The sidelines of said easement shall be lengthened or shortened at the Southerly end so as to terminate on said Southerly line of Lot No. 15. Also, an easement over a strip of land 10.00 feet in width, lying 10.00 feet Northerly of measured at right angles to, the following described line. Beginning at the South-East corner of the aforementioned Lot 15; thence South  $70^{\circ}00'30''$  West along the Southerly lines of Lots 15, 16 and 17 of said Map No. 7478 a distance of 309.15 feet to a point of termination, the Westerly lines of said easement shall be shortened so as to terminate in the Westerly line of said Lot 17.

PARCEL VII:

A strip of land 20.00 feet in width, lying 10.00 feet on each side of the following described centerline. Beginning at the Southwesterly corner of Lot 22 of said Map No. 7478 thence North  $72^{\circ}50'15''$  East, 117.43 feet; thence North  $51^{\circ}14'00''$  East, 169.30 feet; thence North  $27^{\circ}05'40''$  East, 146.00 feet to a point hereinafter referred to as Point "A" for Easement Parcel VII; thence North  $39^{\circ}10'00''$  West, 170.30 feet; thence North  $53^{\circ}41'10''$  West, 15.00 feet to a point hereinafter referred to as Point "B" for Easement Parcel VII; thence continuing North  $53^{\circ}41'10''$  West, 134.00 feet to a point of termination. Also, beginning at the above mentioned Point "A"; thence North  $64^{\circ}01'30''$  East, 355.32 feet; thence South  $63^{\circ}50'15''$  East, 52.45 feet; thence South  $78^{\circ}36'50''$  East, 95.00 feet to a point hereinafter referred to as Point "C" for Easement Parcel VII; thence North  $42^{\circ}02'00''$  East, 165.03 feet to a point in the Southwesterly Right of Way line of Camino del Valle as shown on said Map No. 7478. Also, beginning at the above mentioned Point "B"; thence South  $34^{\circ}00'15''$  West, 146.55 feet to a point in the Northeastery Right of Way, being a 45.00 feet radius curve, of Calle Arca as shown on said Map No. 7478. Also, beginning at the above mentioned Point "C"; thence South  $8^{\circ}11'15''$  West, 50.00 feet to a point of termination. Also, beginning at the above mentioned Point "C"; thence South  $8^{\circ}11'15''$  West, 50.00 feet to a point of termination. Also, beginning at said Southwesterly corner of Lot 22; thence North  $72^{\circ}50'00''$  East to a point which lies 10.00 feet Easterly, measured at right angles, from the Westerly line of Lot 24 of said Map No. 7478; thence South  $17^{\circ}19'01''$  East along a line that is parallel with, and 10.00 feet Easterly measured at right angles, from said Westerly line of Lot 24, 57.17 feet to a point of termination.

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Not part of  
Silver Saddle  
Ranch



Riding Trails