

TITLE SHEET

SHEET 1 OF 2 SHEETS

STATE OF CALIFORNIA

COUNTY OF SANTA BARBARA

ON JULY 8, 1985 BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LOUIS E. MONIOT

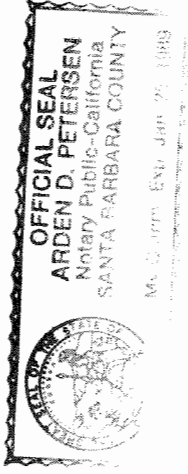
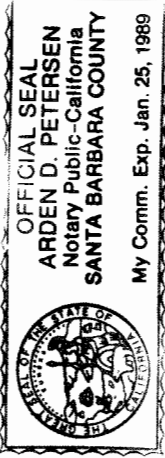
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

ARDEN D. PETERSEN

PRINTED

MY COMMISSION EXPIRES: JAN. 25, 1989



OWNERS CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND INCLUDED WITHIN THE COLORED BORDER LINES OF THIS MAP AND THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND I CONSENT TO MAKING AND RECORDING OF THIS MAP AND THE SUBDIVISION AS SHOWN THEREON, AND I HEREBY DEDICATE THE EASEMENTS SHOWN HEREON FOR THE PURPOSES SET FORTH.

Louis E. Moniot
LOUIS E. MONIOT

COUNTY CLERK - RECORDER CERTIFICATE

I DO HEREBY CERTIFY THAT PURSUANT TO GOVERNMENT CODE, SECTION 66464 (STATE SUBDIVISION MAP ACT) THAT THE CERTIFICATES AND DEPOSITS REQUIRED UNDER GOVERNMENT CODE, SECTION 66492 AND SECTION 66493 ON THE PROPERTY WITHIN THIS SUBDIVISION HAVE BEEN FILED AND MADE.

October 23, 1985

DATE

HOWARD C. MENZEL
COUNTY CLERK/RECORDER
EX- OFFICIO CLERK OF BOARD
OF SUPERVISORS

Howard C. Menzel
BY DEPUTY

EASEMENT HOLDERS

THE FOLLOWING SIGNATURES OF EASEMENT HOLDERS MAY BE OMITTED PURSUANT TO SECTION 66436 (C) (1) OF THE GOVERNMENT CODE:

SANTA YNEZ RIVER WATER CONSERVATION DISTRICT
PER DEED RECORDED MAY 19, 1977 AS REEL NO. 77-2454S
OF OFFICIAL RECORDS.

DEPT. CONDITIONS CONTINUED

FIRE DEPARTMENT

FIRE HYDRANT SHALL BE INSTALLED WITHIN 500 FEET DRIVING DISTANCE OF ALL PARCELS. THE HYDRANT SHALL BE OF THE TYPE APPROVED BY THE FIRE PROTECTION DISTRICT AND ACCEPTABLE TO THE WATER COMPANY OR DISTRICT SERVING THE PROPERTY.

THE HYDRANT AND MAIN(S) SUPPLYING SAME SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS ESTABLISHED BY THE INSURANCE SERVICES OFFICE AND THE AMERICAN WATER WORKS ASSOCIATION AND SUPPLY A MINIMUM OF 750 GALLONS PER MINUTE UNDER NORMAL FLOW PRESSURE PRIOR TO THE DELIVERY OF COMBUSTIBLE MATERIALS TO ANY PARCEL. HYDRANT LOCATION TO BE PER MAP LOCATED IN THE FILES OF THIS OFFICE.

PRIOR TO RECORDATION A LETTER SHALL BE RECEIVED FROM SANTA YNEZ RIVER WATER CONSERVATION DISTRICT STATING THAT FINANCIAL ARRANGEMENTS HAVE BEEN MADE WITH THEM GUARANTEEING THE INSTALLATION OF THE NECESSARY WATER MAIN(S) AND FIRE HYDRANT. PRIOR TO OCCUPANCY, THE FIRE FLOW SHALL BE TESTED TO ASSURE COMPLIANCE TO THE STANDARD, STATED ABOVE.

ACCESS TO PARCEL "C" SHALL BE PROVIDED BY CONSTRUCTING A MAINTAINED ALL-WEATHER SURFACE ROADWAY (CHipseal OR EQUIVALENT), A MINIMUM 20 FEET WIDE, CAPABLE OF SUPPORTING A 16 TON FIRE APPARATUS, TERMINATING WITHIN 35' OF PARCEL "C". PRIOR TO RECORDATION, PLANS FOR THE ROADWAY SHALL BE FORWARDED TO THE SUBMITTING ENGINEER, REGISTERED IN THE STATE OF CALIFORNIA, AND THE CONSTRUCTION COMPLETED FOR APPROVAL. THE ROADWAY SHALL BE BOUND AND CONSTRUCTION COMPLETED WITHIN 24 MONTHS AFTER RECORDATION OF THE PARCEL MAP OR BEFORE THE DELIVERY OF COMBUSTIBLE MATERIALS TO ANY PARCEL WITHIN THE PROJECT.

PRIOR TO OCCUPANCY, THE RESPONSIBLE CIVIL ENGINEER SHALL CERTIFY THAT THE ROAD HAS BEEN CONSTRUCTED TO THE APPROVED STANDARD.

DRIVEWAYS SERVING A SINGLE DWELLING WITHIN THIS PROJECT SHALL PROVIDE A MAINTAINED ALL-WEATHER SURFACE AT MINIMUM 12 FEET IN WIDTH. MAXIMUM GRADE FOR ROADWAYS 2% PERCENT SHALL NOT EXCEED 15% AND ALL AREAS OVER 10% SHALL BE SURFACED WITH AG PAVING (OR EQUIVALENT) TO COUNTY STANDARDS AND PROVIDE BERMS AND DRAINAGE DEVICES.

MINIMUM VERTICAL CLEARANCE FOR ACCESS OF FIRE APPARATUS IS 13'6".

RESOURCE MANAGEMENT DEPT.
SEWER SERVICE SHALL BE OBTAINED FOR EACH PARCEL WHEN IT BECOMES AVAILABLE THERE SHALL BE NO FURTHER DIVISION OF THE TWO ACRE PARCEL (PARCEL A)

LOCATIONS AND DRIVELINES OF ALL OAKS ON THE PROJECT SITE SHALL BE INDICATED ON THE FINAL PARCEL MAP INCLUDING THE DRIVELINE AND OAK EXTENDING OVER THE 40 FOOT WIDE ACCESS EASEMENT OF THE ADJOINING PARCEL APN 141-110-74.

ALL OAKS ON THE PROJECT SITE INCLUDING THE OAK EXTENDING OVER THE ACCESS EASEMENT SHALL BE PRESERVED. THE TWO OAKS IN PARCEL B, AND ONE OAK IN PARCEL C SHALL BE FENCED AT THEIR DRIVELINE OR, IF GRADING IS REQUIRED WITHIN DRIVELINES, NO LESS THAN TEN FEET FROM THE TREE BASE WITH CHAINLINK OR HEAVY DUTY TURKEY WIRE. THE NORTHERN EDGE OF THE 40 FOOT WIDE ACCESS WHERE IT INTERSECTS THE DRIVELINE OF THE OAK ON APN 141-110-74 SHALL BE FENCED IN THE SAME FASHION. DRIVELINE SHALL BE INSTALLED PRIOR TO ISSUANCE OF A GRADING PERMIT AND VERIFIED BY THE ENVIRONMENTAL REVIEW DIVISION. THIS CONDITION SHALL BE SUBJECT TO REVIEW AND APPROVAL OF THE ENVIRONMENTAL REVIEW DIVISION AND SHALL BE SUBJECT TO BONDING, IMPLE. PERIOD TO ENSURE SURVIVAL OF THE OAKS.

OAK TREES SHALL BE PROPAGATED FROM ON-SITE SEEDLINGS PRIOR TO ISSUANCE OF GRADING PERMIT FOR EACH EXISTING OAK WHERE GRADING IS REQUIRED WITHIN EXISTING DRIVELINES IN ORDER TO INSURE THAT POTENTIAL DAMAGE TO TREES IS COMPENSATED. THE APPLICANT OR SUCCESSORS IN INTEREST SHALL NOT PROTEST ANNEXATION TO OR THE FORMATION OF A SEWER DISTRICT.

PARCEL MAP NO. 13,612
BEING A DIVISION OF PARCEL
C OF PARCEL MAP NO. 12,378
IN PARCEL MAP BK 17 PG 5 88 & 89
IN THE OFFICE OF THE COUNTY RECORDER
SANTA BARBARA COUNTY, CALIF.

CAL COASTAL ENGINEERING
& LAND SURVEYING INC.
375 ALISAL RD., SOLVANG, CALIF.
PH. 688-6556

DATE
APRIL, 1985

W.O.
2114