

OWNERS CERTIFICATE

JUAN E. ARRACHE, JR. PARTNER OF TIERRA BONITA RANCH, A PARTNERSHIP, HAS A RECORD TITLE INTEREST IN THE LAND WITHIN THE DESIGNATED BORDER LINES, AND PURSUANT TO THE PARTNERSHIP AGREEMENT DATED MAY 1, 1970, THE ABOVE PARTNER IS THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND.

THE ABOVE PARTNER CONSENTS TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN COLORED BORDER LINES.

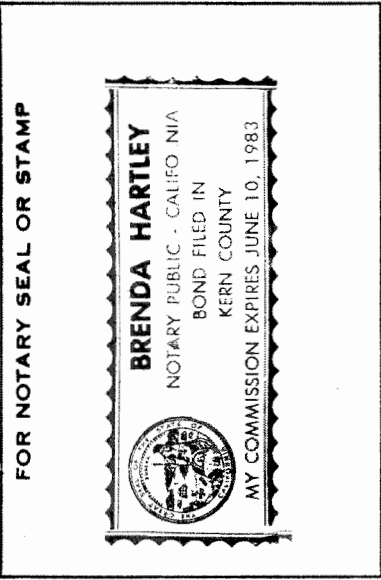
TIERRA BONITA RANCH
(A PARTNERSHIP)

Juan E. Arrache, Jr.
JUAN E. ARRACHE, JR.

STATE OF CALIFORNIA }
COUNTY OF SEEN } SS.
On SEPTEMBER 21, 1979
before me, the undersigned, a Notary Public in and for said County
and State, personally appeared
Juan E. Arrache, Jr.

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

Signature: Brenda Hartley
BRENDA HARTLEY



EASEMENT HOLDERS:

PURSUANT TO THE PROVISIONS OF SECTION 66436 (c) (1) OF THE GOVERNMENT CODE, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS WHICH CANNOT RIPEN INTO FEE HAVE BEEN OMITTED:

UNITED STATES OF AMERICA
EASEMENT FOR THE CONSTRUCTION OF A TELEPHONE AND TELE-
GRAPH LINE PER BOOK 351, PAGE 351, OFFICIAL RECORDS
RICHFIELD OIL CORPORATION, A CORPORATION
EASEMENT FOR PIPE LINES AND APPURTENANCES THEREOF, FOR
WATER OR OTHER SUBSTANCES, PER BOOK 1599 PAGE 266
THE TRANSPORTATION OF OIL, PETROLEUM, GAS, GASOLINE,
OFFICIAL RECORDS
UNITED STATES OF AMERICA
EASEMENT FOR ROAD, PER BOOK 2202 PAGE 503 OFFICIAL RECORDS
UNITED STATES OF AMERICA
EASEMENT FOR ROAD, PER BOOK 2212 PAGE 758 OFFICIAL
RECORDS

MINERAL RIGHTS:

THE SIGNATURES OF G. EVERETT MILLER AND WM. HOWARD NICHOLAS RECORDED DECEMBER 1, 1948 IN BOOK 825, PAGE 284 OF OFFICIAL RECORDS, AND ROBERT WILLIAM WALKER IN DEED RECORDED FEBRUARY 14, 1977 AS REEL NO. 77-6827 OF OFFICIAL RECORDS, AND GEORGE AND SUSAN A. GRAIG IN DEED RECORDED FEBRUARY 14, 1977 AS REEL NO. 77-6826 OF OFFICIAL RECORDS. HAVE BEEN OMITTED PURSUANT TO THE PROVISIONS OF SECTION 66436 (c) (3) OF THE GOVERNMENT CODE.

CERTIFICATE OF SECRETARY OF COMMITTEE

100 HEREBY CERTIFY THAT THE SUBDIVISION COMMITTEE OF SANTA BARBARA COUNTY, PURSUANT TO GOVERNMENT CODE SECTION 66412(d) AND SECTION 21-91 OF THE CODE OF THE COUNTY OF SANTA BARBARA, CALIFORNIA, PASSED, APPROVED, AND ADOPTED RESOLUTION NO. 79-R-14 ON MAY 10, 1979, APPROVING PARCEL MAP NO. 13819

AS A LOT LINE ADJUSTMENT.

Stella Sandberg
SECRETARY OF COMMITTEE

ENVIRONMENTAL HEALTH SERVICES CONDITIONS OF APPROVAL

1.- SUBDIVIDER SHALL COMPLY WITH COUNTY CODE SECTION 21-37 WHICH STATES IN PART AS FOLLOWS: SANTA BARBARA COUNTY CODE SECTION 21-37 PERMITS AN APPLICANT TO CREATE LOTS WITHOUT A COMMUNITY WATER SYSTEM OR WITHOUT SUPPLYING WATER FROM AN APPROVED SOURCE TO EACH LOT BUT, "BEFORE A LOT IS SOLD THE APPLICANT OR HIS AGENT SHALL NOTIFY THE PURCHASER IN WRITING THAT THERE IS NO APPROVED WATER SUPPLY FURNISHED TO SUCH LOT, THAT THE DEVELOPMENT OF A PRIVATE WATER SUPPLY TO THE LOT IN QUESTION WILL BE AT THE PURCHASER'S OWN RISK AND EXPENSE, AND FURTHERMORE, THAT THE HEALTH DEPARTMENT ACCEPTS NO RESPONSIBILITY FOR THE APPROVAL OR DISAPPROVAL OF WATER SUPPLIES WHICH ARE TO BE DEVELOPED PRIVATELY ON AN INDIVIDUAL LOT BASIS. THE APPLICANT SHALL OBTAIN A WRITTEN RECEIPT FROM EACH ORIGINAL PURCHASER OF A LOT FOR THE NOTICE. HE SHALL KEEP SUCH RECEIPTS AND A COPY OF THE MOTICE ON FILE IN HIS PRINCIPAL PLACE OF BUSINESS IN THE COUNTY OR OTHER CONVENIENT LOCATION AND SHALL MAKE THE FILE AVAILABLE FOR INSPECTION BY ANY COUNTY OFFICIAL OR EMPLOYEE DURING ORDINARY BUSINESS HOURS."

2.- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A FUTURE DWELLING ON PARCELS 1 & 2, THE COUNTY BUILDING DEPARTMENT SHALL RECEIVE WRITTEN NOTICE FROM ENVIRONMENTAL HEALTH SERVICES THAT AN APPROVED AND POTABLE SOURCE OF WATER EXISTS TO SERVE THE PROPOSED DWELLING.

3.- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR DEVELOPMENT ON PARCELS 1 & 2, THE APPLICANT SHALL SUBMIT A SOILS PERCOLATION REPORT PREPARED BY A REGISTERED CIVIL OR SOILS ENGINEER. THE SOILS REPORT SHALL BE REVIEWED AND APPROVED BY THE COUNTY BUILDING DEPARTMENT. AN ACCEPTABLE REPORT SHALL CONCLUDE THAT THE SEPTIC SYSTEM OF APEFCIC DESIGN AND CAPACITY CAN BE INSTALLED WITH THE APPROVED BUILDING PLANS ON THE SUBJECT PROPERTY WITHOUT RESULTANT FUTURE CONTAMINATION OF GROUND-WATER STRATAS OR WATER SOURCES.

4.- FUTURE SEWAGE DISPOSAL SYSTEM SHALL BE LOCATED A MINIMUM OF 100 FEET DOWN STREAM FROM ANY EXISTING OR FUTURE WATER WELLS.

FIRE PROTECTION DIVISION CONDITIONS OF APPROVAL

A fire hydrant shall be installed within 600 feet of all structures. The hydrant(s) shall be of the type approved by the Santa Barbara County Fire Department; Fire Protection Division, and acceptable by the water company or district serving the property.

The hydrant(s) 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.

In the event the property is not served by a water company or district the following shall be applicable:

An elevated storage tank is over 250 feet from structure, a water main shall be installed, brought within a reasonable distance from structures, and located in such a manner that the Fire Department will be able to connect to the outlet.

The outlet on storage tank shall be a gated valve, at least 18" above grade, at least 4" in diameter, with a National Standard Fire Department thread, and a cap to protect the threads from damage. Tank to be permanently mounted on concrete pad.

If storage tank is less than 250 feet, no main will be required. Water tank or hydrant shall be serviced by an all-weather road, 20 feet in width where practical, and capable of supporting a 16 ton fire vehicle.

If a main is installed from tank to structure it shall be a 4" minimum diameter terminating with a 2 1/2" minimum gated valve and outlet with a National Standard thread, and a cap installed to protect threads from damage.

Water tank shall be maintained substantially full at all times. To assure that this requirement is met an automatic refilling system must be provided.

If it is the desire of the applicant the storage can be cumulative in a central location with water mains and hydrants attached.

Compliance with the above shall be prior to issuance of any building permit or conditional use permit relating to this property. Subsequent removal or alteration of the tank(s) or appurtenances thereto is a violation of the County Fire Code.

Any private streets shall be named and street signs installed. Building numbers (minimum 3") shall be visible from the street.

Applicant may submit plans for a stored water system meeting the scope and intent of this letter. Submit plans to this office.

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TIERRA BONITA RANCH ON NOV 9 1979, I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY.



Ronnie V. Walker
RONNIE V. WALKER L.S. 4761

COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATED: Nov. 16 1979

SIGNED: Charles F. Wagner
COUNTY SURVEYOR

Dorman Bush
ASSISTANT COUNTY SURVEYOR

RECORDER'S CERTIFICATE

FILED THIS 30TH DAY OF November, 1979, AT 8:00 A.M. IN BOOK 13 OF PARCEL MAPS AT PAGE 588 AT THE REQUEST OF DAVID R. BROWN, INC. FEE: \$7.00

COUNTY CLERK RECORDER: HOWARD C. MENZEL

BY: Bonita Lynn Perry
DEPUTY

LOT LINE ADJUSTMENT
PARCEL MAP 12819

BEING A DIVISION OF LOTS 7, 8 & 9 AND A PORTION OF LOTS 5 & 6 OF SECTION 18; AND A PORTION OF LOT 6 OF SECTION 19, T. 9 N. R. 24 W., S.B.B. & M.

IN THE UNINCORPORATED AREA OF SANTA BARBARA COUNTY, STATE OF CALIFORNIA