

OWNER'S CERTIFICATE

We hereby certify that we are the owners of the land included within the subdivision shown hereon and that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the making of this map and the subdivision as shown within the colored boundaries.

Alan E. Clammer
Alan E. Clammer

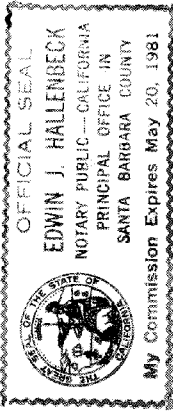
Brenda Clammer
Brenda Clammer

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) SS

On December 17, 1980, before me the undersigned, a Notary Public in and for said County and State, personally appeared Alan E. Clammer and Brenda Clammer known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS MY HAND AND
OFFICIAL SEAL:

Edwin J. Hallenbeck
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE



EDWIN J. HALLENBECK
PRINTED NAME

MY COMMISSION EXPIRES: MAY 20, 1981

EASEMENT HOLDERS

The signatures of the following present easement holders by deeds, have been omitted under the provisions of Section 66436 (c) (1) of the Government Code as their interest cannot ripen into a fee.

General Telephone Company of California, a corporation, recorded as Instrument No. 2912, in Book 1709, Page 489 and Instrument No. 47358, in Book 2077, Page 1231 of Official Records.

Southern California Edison Company, Ltd., a corporation, recorded in Book 668, Page 432, and as Instrument No. 23624, in Book 1646, Page 563 of Official Records.

Helen F. Reynolds, recorded as Instrument No. 32664 in Book 1670, Page 540 of Official Records.

Alice Carr de Creeft, recorded as Instrument No. 23084 in Book 1415, Page 371 of Official Records.

John R. Thurmond, recorded in Book 171, Page 42, of Deeds.

Gloria P. Royer, a widow, recorded as Instrument No. 77-27205 of Official Records.

Joseph H. Omweg, Jr. and Evelyn M. Omweg, recorded as Instrument No. 78-43414 of Official Records.

TRUSTEES

The signatures of the following present trustees, under deeds of trust, have been omitted under provisions of Section 66445 (f) of the Government Code.

Safeco Title Insurance Company, a California Corporation, recorded as Instrument No. 78-27182 of Official Records.

First American Title Insurance, a California Corporation, recorded as Instrument No. 79-35703 of Official Records.

THE FOLLOWING CONSTRUCTION REQUIREMENTS ARE SHOWN
HEREON IN ACCORDANCE WITH SECTION 66411.1 OF THE
GOVERNMENT CODE.

DEPARTMENTAL CONDITIONS OF APPROVAL-

-FIRE DEPARTMENT

Minimum water tank size for fire fighting purposes shall be 5,000 gallons. If this tank is to be used as a combination domestic and fire fighting tank, the desired amount of domestic water should be in addition to the 5,000 gallons for fire fighting.

The plumbing installation at the tank should be so designed (if using domestic water) as to allow the 5,000 gallons to remain in the tank for fire fighting. The pipe size coming out of the bottom of the tank for the fire department connection should be a minimum 4" diameter pipe. The length of the line will depend on how far the tank is from the nearest location suitable for parking a fire engine. At the end of this 4" line, a valve shall be installed with a 4" outlet where the fire engine will make its connection. This tank ~~will have~~ to be installed at an elevation that will maintain a gravity flow. Water storage tanks for fire fighting shall be installed one (1) for each parcel.

Clearing of brush in relation to house pads in the high fire hazard area is required at the time of application for a building permit. Additional Fire Department inspection shall be made and no permit issued unless in compliance with requirements on clearance and type of construction.

Prior to construction on any of these parcels, plans for landscape and fuel modification for fire retardant planting will be submitted to the Santa Barbara County Landscape Planner.

Homes built on these parcels will rely on private water systems and interior automatic sprinklers *must be installed* according to NFPA 13D.

ENVIRONMENTAL HEALTH SERVICES

Prior to occupancy, as per the requirement of Ordinance No. 3096, a clearance must be obtained from this department stating in writing that the system is capable of delivering potable water.

PUBLIC WORKS DEPARTMENT

Existing paved access road from Toro Canyon Road to the Easterly line of Parcel 3 to be widened to 16 feet and paved. (Standard 5-010-0 B. Private Rural Roads.) Outer road edge will require an earth and local AC berm to control drainage.

Existing turnouts to be re-graded, bermed and surfaced chip seal per above standard. Access road catch basins and piped downdrains need upgrading and repair. Any existing fill slope failures will require repair.

All roadwork shall be bonded and construction completed within one year after recordation *pursuant to an agreement with the owner agreed upon by applicant*.

A grading permit will be required for the construction of road improvements on the site.

Building foundations shall be setback a minimum distance of 10' from natural or graded slopes unless modified by the Public Works Director. Setbacks to be shown on the finalized plan.

A preliminary soils report of the area prepared by a Civil Engineer experienced in soil mechanics and slope stability and registered by the State will be required prior to the issuance of building permits. Said report shall include data regarding the distribution, stability and expansive nature of existing soils and conclusions and recommendations for grading procedures and design criteria for corrective measures.

Prior to issuance of a building permit, a grading permit will be required for the development of this parcel.

Updated topography by a licensed engineer or surveyor will be required before any building permits are issued on any newly created parcels.

SURVEYOR'S CERTIFICATE

This map was prepared by me or under my direction and is based on field survey in conformance with the requirements of the Subdivision Map Act at the request of Alan Clammer on the 7th day of September, 1979. I hereby state that this parcel map substantially conforms to the approved, or conditionally approved tentative map, if any.

L.M. Clements
L.M. Clements L.S. 3306

COUNTY SURVEYOR'S CERTIFICATE

This map conforms with the requirements of the Subdivision Map Act and local ordinance.

Dated: March 23, 1981 Charles F. Wagner
County Surveyor

by: Vernon Bush
Assistant County Surveyor

RECORDER'S CERTIFICATE

Filed this 25th day of MARCH, 1981, at S.B.A. M.
in Book 26 of Parcel Maps, at Pages
574-58 at the request of Martin, Northart
& Spencer.

Howard C. Menzel
County Clerk-Recorder

Fee \$ 7.00 by Bonita L. Jony
Deputy

SHEET 1 OF 2 SHEETS

S.O. 8513

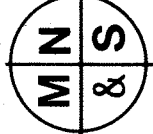
F.B.

PARCEL MAP No. 12,985

BEING A DIVISION OF THE N¹/₂ OF THE
N.E. ¹/₄ OF THE SW ¹/₄ OF SECTION 12,
T.4 N., R. 26 W., S. 8 B. & E. M. IN THE COUNTY
OF SANTA BARBARA, CALIFORNIA.

SCALE: 1" = 100'

JANUARY, 1981



MARTIN, NORTHART & SPENCER, INC.

CIVIL ENGINEERS • LAND SURVEYORS

414 EAST COTA STREET • SANTA BARBARA, CA. 93101
TELEPHONE (805) 965-0395 or 965-0535