

PARCEL MAP NO. 13, 486

BEING A SUBDIVISION OF PARCEL "B" PER PARCEL MAP NO. 12,592 RECORDED IN BOOK 21, PAGES 10 AND 11 OF PARCEL MAPS IN SAID COUNTY AND STATE

JULY 1983

COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

MCFARLAND ENGINEERING, INC.

314 EAST CARRILLO STREET, SUITE 1
SANTA BARBARA, CALIFORNIA, 93101
(805) 983-2208

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE AN INTEREST IN, THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP ENTITLED PARCEL MAP NO. 13, 486, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND. WE CONSENT TO THE MAKING AND RECORDEATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BOUNDARY LINE. WE ALSO HEREBY OFFER TO THE COUNTY OF SANTA BARBARA A 6 FOOT WIDE EASEMENT FOR AN EQUESTRIAN AND HIKING TRAIL, AND DEDICATE THE EASEMENTS SHOWN HEREON FOR THE PURPOSES SET FORTH.

Manochehr Azad, M.D.

Lila May Azad

TRUSTEES OF THE AZAD FAMILY TRUST

STATE OF MINNESOTA } S.S.
COUNTY OF HENNEPIN }

ON April 19, 1984, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, RESIDING THEREIN DULY COMMISSIONED AND SHOWN, PERSONALLY APPEARED MANOCHEHR AZAD AND LILA MAY AZAD : KNOWN TO ME (OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS OWNERS.

WITNESS MY HAND AND OFFICIAL SEAL Sandra K. Helgeson
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE

PRINTED: Sandra K. Helgeson

MY COMMISSION EXPIRES: 3-17-90

CONSTRUCTION REQUIREMENTS:

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

- DEPARTMENT OF PUBLIC WORKS -- ROAD DIVISION
1. APPLICANT SHALL ENGINEER AND RECONSTRUCT AS NECESSARY MOUNTAIN DRIVE ALONG THE FRONTAGE OF SUBJECT PARCEL.
 2. DRAINAGE WATERS SHALL BE HANDLED IN A MANNER SATISFACTORY TO THE DIRECTOR OF PUBLIC WORKS.
 3. APPLICANT SHALL OBTAIN A ROAD EXCAVATION PERMIT PRIOR TO STARTING ANY WORK WITHIN THE COUNTY RIGHT OF WAY.
 4. THE ABOVE CONDITIONS SHALL BE COMPLIED WITH PRIOR TO ISSUANCE OF OCCUPANCY PERMITS FOR ANY STRUCTURES ON SUBJECT PARCEL. IF THE IMPROVEMENTS ARE NOT CONSTRUCTED PRIOR TO RECORDEATION OF THE FINAL MAP, SURETY ACCEPTABLE TO COUNTY COUNSEL SHALL BE POSTED.

DEPARTMENT OF RESOURCE MANAGEMENT

A STRUCTURAL SETBACK SHALL PROVIDE A 10 FOOT BUFFER AREA FROM THE DRIP LINES OF ALL EXISTING OAK TREES. THE PURPOSE OF THIS SETBACK IS TO PRESERVE THE RIPARIAN VEGETATION AND OAK TREES ON THE PARCEL BY PROVIDING A BUFFER FROM LANDSCAPING AND CONSTRUCTION IMPROVEMENTS. SUCH IMPROVEMENTS SHALL BE PROHIBITED WITHIN THE SETBACK AREA. THE STRUCTURAL SETBACK AREA IS SHOWN ON THIS MAP ON SHEET 2.

PARK DEPARTMENT

THE PARK DEPARTMENT WILL BE NOTIFIED AT THE TIME OF A REQUEST FOR A ROAD ENCROACHMENT TO DETERMINE WHETHER SUCH ENCROACHMENT WILL IN ANY MANNER EFFECT THE INTEGRITY OF THE HIKING AND EQUESTRIAN TRAIL.

- MONTECITO FIRE PROTECTION DISTRICT
1. ALL CONSTRUCTION TO BE UNDER THE HIGH HAZARD REGULATIONS.
 2. BRUSH CLEARANCE TO COME UNDER DISTRICT AND COUNTY REQUIREMENTS.
 3. DRIVEWAYS TO COMPLY WITH SECTION 13.208 OF THE 1978 UNIFORM FIRE CODE. THE DRIVEWAY SHALL SUPPORT A SIXTEEN TON FIRE TRUCK AND IS NOT TO EXCEED A GRADE OF 15%.
 4. ALL GATES SHALL BE EQUIPPED WITH A KNOX BOX. THE KNOX BOX SHALL BE OF A TYPE APPROVED BY THE MONTECITO FIRE DEPARTMENT.

EASEMENT HOLDERS:

THE FOLLOWING SIGNATURES OF EASEMENT HOLDERS HAVE BEEN OMITTED IN ACCORDANCE WITH SECTION 66438 (C) (1) OF THE GOVERNMENT CODE AS THEIR INTEREST CANNOT RIPEN INTO A FEE:

TIMOTHY R. GILL, ET AL. AND LAURA M. WILKINSON PER INSTRUMENT NO. 80-52089 OF OFFICIAL RECORDS.

COUNTY OF SANTA BARBARA PER INSTRUMENT NO. 13820 RECORDED IN BOOK 704 PAGE 237 OF OFFICIAL RECORDS.

MONTECITO SANITARY DISTRICT PER INSTRUMENT NO. 78-41818 AND INSTRUMENT NO. 78-29877 OF OFFICAL RECORDS

CONSTRUCTION REQUIREMENTS

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

DEPARTMENT OF PUBLIC WORKS

1. A PRELIMINARY SOILS REPORT OF THE AREA PREPARED BY A CIVIL ENGINEER REGISTERED BY THE STATE MAY BE REQUIRED AFTER FIELD INVESTIGATION AND 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.

2. A GRADING PERMIT WILL BE REQUIRED FOR EITHER ACCESS OR PAD GRADING. A DRAINAGE PLAN NEEDS TO BE INCLUDED WITH THE GRADING PERMITS.

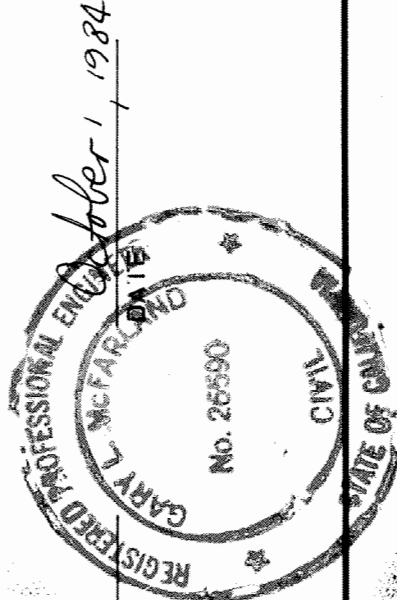
3. A RESERVATION 10 FEET WIDE WILL BE NEEDED FOR DRAINAGE AND RUNOFF CONTROL PURPOSES ALONG THE ENTIRE SOUTH LINE OF PARCEL 8. FINAL IMPROVEMENTS WILL BE NEEDED AT THE TIME OF BUILDING PERMITS FOR THIS PARCEL.

4. A TEN FOOT WIDE DRAINAGE EASEMENT LYING NORTH OF THE FOLLOWING DESCRIBED LINE, BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "B", THENCE WESTERLY ALONG THE SOUTHERLY PROLONGATION OF THE SOUTH LINE OF SAID PARCEL "B" TO ITS INTERSECTION WITH THE NATURAL DRAINAGE COURSE OF PARCEL "A."

CERTIFICATE OF ENGINEER:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MANOCHEHR AZAD ON 1-19-84. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. IF ANY, ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THE MAP AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Gary L. McFarland
GARY L. MCFARLAND P.C.E. 26590



COUNTY SURVEYOR'S CERTIFICATE:

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

8/22/85
DATE

CHARLES F. WAGNER
COUNTY SURVEYOR

BY: Charles F. Wagner
COUNTY SURVEYOR

COUNTY CLERK-RECORDER
CERTIFICATE:

I DO HEREBY CERTIFY THAT ON November 5, 1983, THE BOARD OF SUPERVISORS OF SANTA BARBARA COUNTY DULY AUTHORIZED AND DIRECTED THE COUNTY CLERK-RECORDER TO ENDORSE HEREON ITS ACCEPTANCE OF THE EASEMENT FOR EQUESTRIAN AND HIKING TRAIL PURPOSES AS SHOWN HEREON AND I ALSO 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.

DATE August 22, 1985
HOWARD C. MENZEL
COUNTY CLERK-RECORDER
EX-OFFICIO CLERK OF THE
BOARD OF SUPERVISORS

BY: Howard C. Menzel
DEPUTY CLERK

COUNTY RECORDER'S CERTIFICATE

FILED THIS 27th DAY OF August, 1985 IN BOOK 35
AT PAGES 86 TO 87 OF PARCEL MAPS, RECORDS OF SANTA BARBARA COUNTY,
CALIFORNIA AT THE REQUEST OF MCFARLAND ENGINEERING, INC.

FEE \$8.00

HOWARD C. MENZEL
COUNTY CLERK - RECORDER
SANTA BARBARA COUNTY

BY: Mary Rose Macdonald
DEPUTY