

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE COLORED BORDER LINES OF THIS MAP & THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE CONSENT TO MAKING AND RECORDING OF THIS MAP AND THE SUBDIVISION AS SHOWN THEREON. WE ALSO OFFER THE EASEMENTS AS SHOWN THEREON FOR THE PURPOSES THEREIN SET FORTH.

Frank A. Serena
LORRAINE D. SERENA
LORRAINE D. SERENA

STATE OF CALIFORNIA
COUNTY OF SANTA BARBARA 3 S.S.

ON OCT. 29, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED FRANK A. SERENA AND LORRAINE D. SERENA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. WITNESSES MY HAND AND OFFICIAL SEAL.

SIGNED: Joe Wolfard
PRINTED: JOE WOLFARD
MY COMMISSION EXPIRES: 3-15-91

EASEMENT HOLDERS:

THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66416(c)(1) OF THE GOVERNMENT CODE, AS THEIR RESPECTIVE INTERESTS CANNOT OPEN INTO FEE:

MONTECITO SANITARY DISTRICT DISTRICT, EASEMENT HOLDERS PER DEED RECORDED APRIL 12, 1961 IN BOOK 1879 PAGE 906 O.R.
FRANK A. SERENA, ET AL., EASEMENT HOLDER PER INSTRUMENT NO. 19-71895 AND 19-71896, O.R.
SOUTHERN CALIFORNIA EDISON CO. EASEMENT HOLDER PER INST. NO. 81-15866 O.R.

BENEFICIAL INTEREST:

THE SIGNATURES OF THE FOLLOWING BENEFICIARIES MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66416(f) OF THE GOVERNMENT CODE.

PHOEBE NIXON, A SINGLE WOMEN, BENEFICIARY UNDER A DEED OF TRUST RECORDED AS AN INSTRUMENT NO. 19-71895 AND A DEED OF TRUST RECORDED AS INSTRUMENT NO. 19-71896.
IMPERIAL SAVINGS & LOAN ASSOCIATION, CORPORATION; BENEFICIARY UNDER DEEDS OF TRUST RECORDED MARCH 25, 1981 AS INST. NO. 81-11914 O.R. AND 81-11916 O.R.

RECORDER'S CERTIFICATE:

FILED THIS 25th DAY OF August, 1981 AT 8:00 AM
IN BOOK 27 OF PARCEL MAPS AT PAGE 98 & 99
AT THE REQUEST OF JOSEPH E. WATERS, L.S. 75804.

FEE: \$8.00

HOWARD C. MENZEL
COUNTY CLERK, RECORDED
BY: Mary Rose Macdonald
DEPUTY

COUNTY SURVEYOR CERTIFICATE:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SURVEYOR'S MAP ACT AND LOCAL ORDINANCE.

CHARLES F. WAGNER
COUNTY SURVEYOR

DATE: 8/20/81 BY: Charles F. Wagner
COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYOR'S MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF FRANK SERENA IN SEPTEMBER 1980. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Joseph E. Waters L.S. 75804 Nov. 1980
JOSEPH E. WATERS L.S. 75804 DATE

PARCEL MAP NO. 13,064

PARCELS "A" & "B" OF PARCEL MAP NO. 12,655 AS RECORDED IN PARCEL MAP DIV. 21 PAGES 95 & 96

MONTECITO

COUNTY OF SANTA BARBARA - STATE OF CALIFORNIA
OCTOBER 12, 1980

WATERS LAND SURVEYING INC.

3 E. WATERS, LICENSED LAND SURVEYOR
5559 HOLLISTER AVE., SUITE "C"
SOLETA CALIFORNIA 93001
PHONE 967-4416

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

1.) ENVIRONMENTAL HEALTH SERVICES DIVISION.

A.) PRIOR TO OCCUPANCY: AS PER THE REQUIREMENT OF COUNTY ORDINANCE 3096 A CLEARANCE MUST BE OBTAINED FROM THIS DEPARTMENT STATING IN WRITING THAT THE SYSTEM IS CAPABLE OF DELIVERING POTABLE WATER.

B.) PRIOR TO ISSUANCE OF A BUILDING PERMIT: ENVIRONMENTAL HEALTH SERVICES SHALL REVIEW AND APPROVE THE BACKFLOW PREVENTION DEVICE WHICH WILL BE NEEDED ON THE MONTECITO WATER DISTRICT METER.

2.) DEPARTMENT OF PUBLIC WORKS:

A.) PRIOR TO ISSUANCE OF A BUILDING PERMIT, A GRADING PERMIT WILL BE REQUIRED FOR THE DEVELOPMENT OF THIS PARCEL. THIS GRADING PLAN IS TO INCLUDE A MAINTAINED DRAINAGE PLAN.

B.) A 16' ALL WEATHER CHIP SEAL ROAD SHALL BE CONSTRUCTED PER SECTION C-1 OF STANDARD COUNTY DEPARTMENT OF TRANSPORTATION DETAIL 5-C10.0 FOR PRIVATE DURAL ROADS. THIS ROAD SHALL BE CONSTRUCTED ALONG A 70' R.O.EASEMENT FROM THE END OF EXISTING IMPROVED DRIVEWAY THENCE SOUTH-ELY ALONG THE WEST LINE OF LOT 2 TO THE NORTHWEST CORNER OF LOT 1. ALL ROADWORK SHALL BE FINISHED AND CONSTRUCTION COMPLETED WITHIN 1 YEAR AFTER RECOMPLETION OF THE PARCEL MAP, PURSUANT TO AGREEMENT WITH APPLICANT.

3.) PLANNING DEPARTMENT:

A.) APPROVAL GIVEN FOR 2 AIRSPACE CONDOMINIUM UNITS ON EACH OF THE TWO PROPOSED LOTS. CONSTRUCTION OF THE 2 UNIT STRUCTURE ON LOT 2, AND CONVERSION OF THE SINGLE FAMILY DWELLING ON LOT 1 TO A 2 UNIT STRUCTURE SHALL OBSERVE ALL APPLICABLE PROVISIONS OF ORDINANCE 453.

4.) MONTECITO FIRE PROTECTION DISTRICT.

A.) DRIVEWAYS TO COMPLY WITH SECTION NO. 13.208 OF THE 1976 UNIFORM FIRE CODE.
B.) ALL UNITS TO HAVE SMOKE DETECTORS.