

OWNERS' CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE INTEREST IN, THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP, 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 RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BORDER LINES.

CHRISTIAN HANSEN

Christian Hansen

LOLA HANSEN

Lola Hansen

BENEFICIAL INTERESTS:

THE FOLLOWING SIGNATURES OF HOLDERS OF BENEFICIAL INTEREST HAVE BEEN OMITTED IN ACCORDANCE WITH SECTION 66445 (F) OF THE GOVERNMENT CODE.

GREAT WESTERN SAVINGS AND LOAN ASSOCIATION, A CORPORATION, UNDER A DEED OF TRUST RECORDED OCTOBER 29, 1976 AS INSTR. NO. 46527 IN BOOK 2632 PAGE 210, OF OFFICIAL RECORDS.

JAMES K. HERBERT ET. UX., UNDER A DEED OF TRUST RECORDED OCTOBER 12, 1979 AS REEL NO. 79-48150 OF OFFICIAL RECORDS.

CITY BANK, A CALIFORNIA CORPORATION, UNDER A DEED OF TRUST RECORDED DECEMBER 12, 1979 AS REEL NO. 79-58214 OF OFFICIAL RECORDS.

CHARLES E. WILLIAMS, UNDER A DEED OF TRUST RECORDED JUNE 9, 1980 AS REEL NO. 80-22522 OF OFFICIAL RECORDS.

CITY COMMERCE BANK, A CALIFORNIA CORPORATION, UNDER A DEED OF TRUST RECORDED JUNE 19, 1980 AS REEL NO. 80-24046 OF OFFICIAL RECORDS.

STATE OF CALIFORNIA)
COUNTY OF) SS
SANTA BARBARA)

ON OCTOBER 21, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CHRISTIAN HANSEN AND LOLA HANSEN

KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS OWNERS.

WITNESS MY HAND AND OFFICIAL SEAL

Roland I. Groom
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE

ROLAND I. GROOM
PRINT

MY COMMISSION EXPIRES 4-20-84

SHEET 1 OF 2 SHEETS

PARCEL MAP NO. 12,992

COUNTY OF SANTA BARBARA, CALIFORNIA

BEING A SUBDIVISION OF PARCEL "B" OF PARCEL MAP NO. 10,984, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF FILED IN BOOK 5, PAGE 45 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Penfield & Smith
ENGINEERS INC.

111 EAST VICTORIA STREET
POST OFFICE BOX 98 • SANTA BARBARA, CA 93102
TEL. 805-965-7186

JULY 1980

EASEMENT HOLDERS;

THE FOLLOWING SIGNATURES OF EASEMENT HOLDERS HAVE BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (C)(1) OF THE GOVERNMENT CODE AS THEIR INTEREST CANNOT RIPEN INTO A FEE:

MONTECITO COUNTY WATER DISTRICT PER DEEDS RECORDED IN BOOK 68, PAGE 81 AND ALSO RECORDED JULY 10, 1936 IN BOOK 364, PAGE 450, BOTH OF OFFICIAL RECORDS.

GENERAL TELEPHONE COMPANY OF CALIFORNIA PER DEED RECORDED NOVEMBER 20, 1974 AS INSTRUMENT NO. 44542 IN BOOK 2489, PAGE 1414 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY PER DEED RECORDED NOVEMBER 27, 1973 AS INSTRUMENT NO. 45011 IN BOOK 2499, PAGE 634 OF OFFICIAL RECORDS.

COUNTY SURVEYOR'S CERTIFICATE:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUB-DIVISION MAP ACT AND LOCAL ORDINANCE.

DATE May 13, 1981 CHARLES F. WAGNER
COUNTY SURVEYOR

BY *Charles F. Wagner*
ASSISTANT COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF

CHRISTIAN HANSEN, ET UX. IN

JULY, 1980. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Karl W. Graham
KARL W. GRAHAM, L.S. 3873

CONSTRUCTION REQUIREMENTS:

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

1. PRIOR TO ISSUANCE OF A BUILDING PERMIT, A GRADING PERMIT WILL BE REQUIRED FOR THE DEVELOPMENT OF THIS PARCEL.
2. 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.

3. UPDATED TOPOGRAPHY BY A LICENSED ENGINEER OR SURVEYOR WILL BE REQUIRED BEFORE ANY BUILDING PERMITS ARE ISSUED ON ANY NEWLY CREATED PARCELS.

~~THE NORTHERLY LINE OF PARCEL B NEEDS TO BE MOVED SOUTHERLY SO THAT THE EAST TO WEST ACCESS EASEMENT LIES ENTIRELY WITHIN PARCEL C.~~

4. A 16' ALL WEATHER CHIP SEAL ROAD SHALL BE CONSTRUCTED PER SECTION C-1 OF STANDARD DETAIL #5-010.0 FOR PRIVATE RURAL ROADS.

THIS ROAD SHALL BE CONSTRUCTED ALONG A 30' ROAD EASEMENT FROM THE PAVED EDGE OF PARK LANE, THENCE ALONG THE 20' WIDE DRIVEWAY EASEMENT TO THE NORTHEAST CORNER OF PARCEL B, THENCE ALONG THE NORTH LINE OF PARCEL B TO THE PROPOSED CUL-DE-SAC.

ALL ROADWORK SHALL BE BONDED AND CONSTRUCTION COMPLETED WITHIN ONE YEAR AFTER RECORDATION OF THE PARCEL MAP, PURSUANT TO AGREEMENT WITH APPLICANT.

A COUNTY ROAD ENCROACHMENT PERMIT WILL BE REQUIRED FOR THE ACCESS IMPROVEMENTS.

5. ONE STANDARD FIRE HYDRANT IS TO BE INSTALLED. THE EXACT LOCATION IS TO BE DETERMINED BY MONTECITO FIRE DEPARTMENT AND THE MONTECITO WATER DISTRICT. HYDRANT AND MAIN TO BE INSTALLED IN ACCORDANCE WITH STANDARDS ESTABLISHED BY THE MONTECITO WATER DISTRICT AND INSURANCE SERVICES OFFICE. HYDRANT AND MAIN SHALL SUPPLY A MINIMUM OF 750 GALLONS PER MINUTE UNDER NORMAL FLOW PRESSURE. THE HYDRANT AND MAIN TO BE PUBLIC AND THE INSTALLATION TO BE BORNE BY OWNER OR DEVELOPER.

6. THE ROAD FROM PARK LANE TO THE END OF THE CUL-DE-SAC SHOULD COMPLY WITH PRIVATE ROAD STANDARDS.

7. ALL CONSTRUCTION TO BE UNDER HIGH FIRE HAZARD REGULATIONS.

8. PROPOSED DRIVEWAYS TO LOTS A, C, AND D, ARE TO COMPLY WITH SECTION 13.208 OF THE 1976 UNIFORM FIRE CODE.

9. BRUSH CLEARANCE TO COME UNDER DISTRICT AND COUNTY REGULATIONS.

10. PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT, AN APPROVED BACK-FLOW PREVENTION DEVICE SHALL BE INSTALLED WHERE APPROPRIATE, AND SUCH DEVICE SHALL BE REVIEWED AND APPROVED BY ENVIRONMENTAL HEALTH SERVICES' CROSS-CONNECTION INSPECTOR.

11. 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.

RECORDER'S CERTIFICATE:

FILED THIS 14th DAY OF MAY 1981, AT 8:44 AM. IN BOOK 27 OF PARCEL MAPS, AT PAGES 14 AND 15, AT THE REQUEST OF PENFIELD & SMITH ENGINEERS, INC.

FEE:

HOWARD C. MENZEL
COUNTY CLERK-RECORDER,
SANTA BARBARA COUNTY,
CALIFORNIA

BY: *Bonita L. Jony*
DEPUTY

