

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.

Frank U. Erlach

Anja Erlach

STATE OF CALIFORNIA

COUNTY OF Orange

On this the 12th day of December, 1984, before me, Adrienne M. Quastella, the undersigned Notary Public, personally appeared Anja Erlach + Frank U. Erlach *

☐ Personally known to me
☒ Proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same.

WITNESS my hand and official seal

Notary's Signature

TRUSTEE INTERESTS

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

Santa Ynez Valley Escrow Company, a California Corporation, by deed recorded February 4, 1977 as Reel No. 77-5429 of Official Records.

Title Insurance and Trust Company, a California Corporation, by deed recorded January 29, 1981 as Reel No. 81-4020 of Official Records.

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.

County of Santa Barbara, by recordation of Tract Map 11,560 in Book 90, Page 28, M.B.

Samuel R. Dabney, Jr. by deed recorded July 18, 1973 as Instrument No. 28139 in Book 2472, Page 420 of Official Records.

Crocker National Bank, Trustee under the Will of Samuel R. Dabney, Sr., by deed recorded July 18, 1973 as Instrument No. 28140 in Book 2472, Page 421 of Official Records.

Oak Trail Estates, Limited, by deed recorded July 13, 1976 as Instrument No. 29108 in Book 2619, Page 2138 of Official Records.

FMI Development Corporation, by deed recorded February 4, 1977 as Reel No. 77-5427 of Official Records.

MINERAL LEASE HOLDER

The signature of the following present mineral lease holder has been omitted pursuant to Section 66436 (c)(3) of the Government Code.

Corbin J. Robertson, Lessee under Lease agreement recorded May 25, 1983 as Reel No. 83-26039 of Official Records.

DEPARTMENTAL CONDITIONS

The following construction requirements are shown hereon in accordance with Section 66411.1 of the Government Code

FIRE DEPARTMENT

Fire hydrants shall be installed within 600 feet driving distance of all structures. The hydrants shall be of the type approved by the Santa Barbara County Fire Department, Fire Protection Division, and acceptable to the water company or district serving the property.

The hydrant and main 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 with at least 5,000 gallon capacity shall be installed on each parcel for fire protection.

The outlet on storage tank shall be a 4" gated valve, at least 18" above grade, terminating with a 4" outlet with National Standard threads and a cap installed to protect the threads from damage. Tank to be mounted on a permanent pad.

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

If a main is installed from tank to structure, it shall be 4" minimum inside diameter, terminating with a supported galvanized riser at least 18" above grade with a 4" gated valve, 4" outlet with National Standard threads and a cap installed to protect the threads from damage.

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

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

At the applicant's option, 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 tanks 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 the office of the County Fire Department.

All access roads and driveways serving this project shall conform to Department of Public Works standards. Roads to be minimum of 16 feet in width, all weather surface capable of supporting a 16 ton fire apparatus. Maximum grade shall not exceed 15 percent and all areas over 10 percent grade shall be surfaced with AC paving to County Standards. A 35 foot radius, unobstructed by parking, is required on all turns, corners and cul-de-sacs.

All structures shall be required to conform to the High Fire Hazard Building Codes.

COUNTY CLERK-RECORDER CERTIFICATE

I do 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.

Dated: January 16, 1987

KENNETH A. PETTIT
County Clerk-Recorder
Ex-Officio Clerk of
the Board of Supervisors

By: Shirley M. Hall
Deputy

DEPARTMENT OF PUBLIC WORKS

A preliminary soils report of the area prepared by a civil engineer experienced in soil mechanics and slope stability and 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.

Prior to issuance of a building permit, a grading permit will be required for the development of this parcel. These permits to include drainage plans.

A 16' all weather chip seal road shall be constructed per Section C-1 of standard detail #5-010.0 for PRIVATE RURAL ROADS. A.C. paving, berms and drainage devices required on grades greater than 10%. This road shall be constructed along a 30' easement from the end of Short Road, thence northerly and easterly to the west line of Parcel B.

All roadwork shall be bonded and construction completed within eighteen months after recordation of this Parcel Map, pursuant to agreement with applicant. A grading permit may be required.

CONCURRENT "NOTICE OF CONSTRUCTION REQUIREMENTS" RECORDED AS DOCUMENT #87-4301

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 Frank U. Erlach in February, 1982. I hereby state that this parcel map substantially conforms to the approved, or conditionally approved tentative map, if any.

Leonard M. Clements L.S. #3306

COUNTY SURVEYOR'S CERTIFICATE

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

Dated: Jan. 13, 1987 Charles F. Wagner
County Surveyor

By: Donna Bush
Assistant County Surveyor
R.C.E. 12,525

RECORDER'S CERTIFICATE

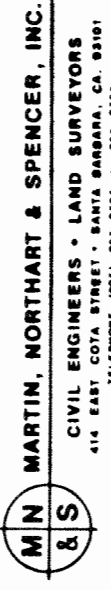
Filed this 20th day of January, 1987, at 8:00 A.M., in Book 39 of Parcel Maps at Pages 19-20 at the request of Martin, Northart & Spencer, Inc.

FEE: \$ 8.00

By: May Rose Byron
KENNETH A. PETTIT
County Clerk-Recorder

PARCEL MAP NO. 13,241

BEING LOT 114 OF TRACT 11,560
BOOK 90, PAGES 25-34 OF MAPS,
COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA
FEBRUARY, 1982



W.O. 9/50