

PARCEL MAP NO. 13,563

BEING A SUBDIVISION AND LOT LINE ADJUSTMENT OF A PORTION OF THE RANCHO EL RINCON FILED IN BOOK A, PG. 150 OF PATENTS AND TRACT "B" OF THE R.N. HILL TRACT FILED IN BK. 8, PG. 36 OF MAPS AND SURVEYS IN THE OFFICE OF THE COUNTY RECORDER.

COUNTY OF SANTA BARBARA STATE OF CALIFORNIA
SURVEYING SERVICES
P.O. BOX 2177
GOLETA, CALIF. 93118 948-7383

SANTA BARBARA COUNTY DEPARTMENTAL CONDITIONS

THE FOLLOWING CONDITIONS ARE SHOWN HEREON IN ACCORDANCE WITH SECTION 66411.1 OF THE GOVERNMENT CODE:
RESOURCE MANAGEMENT: STRUCTURAL DEVELOPMENT SHALL BE RESTRICTED TO WITHIN THE DESIGNATED BUILDING ENVELOPES AS SHOWN ON MAP 2 OF NEGATIVE DECLARATION, 84-ND-111. FINISHED GRADE ELEVATIONS SHALL BE AT THEIR MAXIMUM AS INDICATED ON MAP 2 OF NEGATIVE DECLARATION, 84-ND-111. ALL FUTURE UTILITY LINES SHALL BE PLACED UNDERGROUND. FUTURE RESIDENCES SHALL BE SUBJECT TO ARCHITECTURAL REVIEW APPROVAL TO INSURE THAT THE ARCHITECTURAL STYLE IS COMPATIBLE WITH RIDGE TOP DEVELOPMENT STANDARDS AND LANDSCAPING CONFORM TO THAT OF THE SURROUNDING NEIGHBORHOOD.
PUBLIC WORKS: FOR PARCELS "A", "B", "C", "D", AND "E", PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A GRADING PERMIT SHALL BE REQUIRED FOR THE DEVELOPMENT OF THESE PARCELS. A COMPLETE DRAINAGE PLAN SHALL BE INCLUDED WITH ANY GRADING PERMIT. FOR PARCELS "A", "B", "C", "D", AND "E", A PRELIMINARY SOILS REPORT (FOUNDACION INVESTIGATION) SHALL BE REQUIRED TO GUIDE ALL FOUNDATION DESIGNS. THIS REPORT SHALL ALSO INCLUDE ANY SPECIAL GRADING AND DRAINAGE RECOMMENDATIONS.

FLOOD CONTROL: PRIOR TO THE ISSUANCE OF BUILDING PERMIT, THE APPLICANT SHALL AGREE TO BUILD FINISH FLOOR AT AN ELEVATION OF AT LEAST TWO (2) FEET ABOVE THE DISTRICTS APPROVED 100 YEAR WATER SURFACE.

CARPINTERIA COUNTY WATER DISTRICT: THE OWNERS WILL BE REQUIRED TO EXTEND A DISTRICT WATERLINE THROUGH PARCELS "E", "D", AND "B". THE TIE-IN CONNECTION POINT SHALL BE AT THE NORTHEAST CORNER OF PARCEL "E". IN ADDITION, THE TIE-IN POINT WILL BE ON THE DISTRICTS HIGH PRESSURE SIDE TO INSURE ADEQUATE VOLUME AND PRESSURE TO THE UPPER REACHES OF PARCELS "E", "B", AND "C". EACH PARCEL WITH SEPARATE OWNERSHIP SHALL HAVE A SEPARATE METERED SERVICE CONNECTION. THESE SERVICE CONNECTIONS ARE TO BE INSTALLED AT THE TIME THE MAIN IS INSTALLED AND WILL BE AT OWNERS EXPENSE. ALL MAINS, SERVICES, AND FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH THIS DISTRICTS STANDARDS AND SPECIFICATIONS. EASEMENTS (22 FT WIDE MIN.) SHALL BE GRANTED TO THE DISTRICT FOR ALL MAINS, SERVICE LINES AND FIRE HYDRANTS NOT WITHIN PUBLIC RIGHT-OF-WAY.

THE OWNERS SHALL ENTER INTO A WATER FACILITY EXTENSION AGREEMENT WITH THE CARPINTERIA COUNTY WATER DISTRICT FOR THE MAIN EXTENSION, SERVICES, AND FIRE HYDRANT AND RELATED FACILITIES AS REQUIRED BY THIS PARCEL MAP. CARPINTERIA - SUMMERLAND FIRE DEPT: THE FOLLOWING ITEMS WILL BE NECESSARY FOR FIRE PROTECTION: ONE PUBLIC FIRE HYDRANT TO BE INSTALLED. THIS HYDRANT TO BE INSTALLED AT OWNERS OR APPLICANTS EXPENSE, EXACT LOCATION TO BE APPROVED BY THE CARPINTERIA WATER DISTRICT AND THE CARPINTERIA - SUMMERLAND FIRE DISTRICT. THE PRIVATE ROAD FURNISHING ACCESS ON THESE PARCELS SHALL BE: 6 FEET IN WIDTH (ALL WEATHER SURFACES, I.E., BEING SURFACE MATERIAL OVER EARTH THAT WILL PERMIT ACCESS IN ALL WEATHER CONDITIONS); 15% MAXIMUM GRADE; CAPABLE OF SUPPORTING THE IMPROVED LOADS OF FIRE APPARATUS (16 TONS); .55 FOOT RADIUS, UNOBSTRUCTED BY PARKING OR ALL TURNING CORNERS, AND CUL-DE-SACS; THE ANGLE OF DEPARTURE SHALL NOT BE GREATER THAN WILL ALLOW ACCESS BY ALL FIRE APPARATUS; COMPLIANCE WITH A DEPT. OF PUBLIC WORKS REQUIREMENT(S), IF APPLICABLE.

RESOURCE MANAGEMENT: HOUSES WILL BE NO TALLER THAN 25 FEET AS PER COASTAL ZONING ORDINANCE.

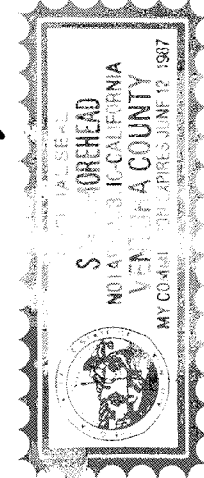
COASTAL DEVELOPMENT PERMIT

CASE NO.: 84-C.D.P.-56 AND 85-C.D.P.-230
APPROVED: JULY 1, 1984

OWNERS CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND SHOWN WITHIN THE COLORED BOUNDARIES OF THIS MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND WE CONSENT TO THE MAKING AND RECORDING OF SUBDIVISION AND THE SUBDIVISION AND LOT LINE ADJUSTMENT AS SHOWN THEREON. WE HEREBY DEDICATE THE EASEMENTS SHOWN HEREON FOR THE PURPOSES SET FORTH.

Linda H. Sheaffer
LINDA H. SHEAFFER



STATE OF CALIFORNIA } s.s.
COUNTY OF VENTURA }
ON THIS 24th DAY OF July 1985, BEFORE ME, THE UNDER-SIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN A. SHEAFFER JR. AND LINDA H. SHEAFFER, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.
KNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL.

Conia Mahan

Notary Public in and for said County and State

STATE OF Vermont
COUNTY OF Windsor

ON THIS 16th DAY OF August 1985, BEFORE ME, THE UNDER-SIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MICHAEL S. GAZZANIGA, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL.

Jeanie Pickus

Notary Public in and for said County and State My Comm. expires 2/10/87

EASEMENT HOLDERS

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (C)(1) OF THE GOVERNMENT CODE SINCE THEIR INTEREST CANNOT RISEN INTO A FEE:

E. LLOYD SHELTON, BY DEED RECORDED IN BOOK 906, PAGE 351 OF OFFICIAL RECORDS.
GENERAL TELEPHONE CO. OF CALIFORNIA, BY DEED RECORDED IN BOOK 2188, PAGE 1580 OF OFFICIAL RECORDS.
SOUTHERN CALIFORNIA EDISON CO., BY DEEDS RECORDED IN BOOK 2189, PAGE 502, AND BOOK 2303, PAGE 1144, AND BOOK 2550, PAGE 1457, ALL OF OFFICIAL RECORDS.
THOMAS C. WARREN, ET. UX., BY DEED RECORDED IN BOOK 906, PAGE 351 OF OFFICIAL RECORDS.
UNITED STATES OF AMERICA, BY DEED RECORDED IN BOOK 1907, PAGE 211 OF OFFICIAL RECORDS.
JACK M. EAKINS, ET. AL., BY DEED RECORDED IN BOOK 1320, PAGE 249 OF OFFICIAL RECORDS.
STATE OF CALIFORNIA, BY DEED RECORDED IN BOOK 2434, PAGE 1485 OF OFFICIAL RECORDS.

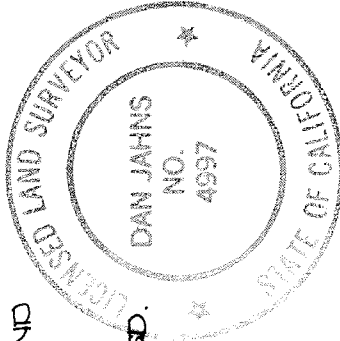
MINERAL LEASEHOLDERS

UNDER THE PROVISIONS OF SECTION 66436 (C)(3) OF THE GOVERNMENT CODE THE SIGNATURES OF THE FOLLOWING NAMED MINERAL LEASEHOLDERS HAVE BEEN OMITTED AS THEIR INTEREST CANNOT RISEN INTO A FEE:

TACOCO, INC., A NEVADA CORP., BY DEED RECORDED JULY 20, 1982, AS INSTRUMENT NO. 82-29847 OF OFFICIAL RECORDS.

SURVEYORS 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 AND LOCAL ORDINANCE AT THE REQUEST OF JOHN SHEAFFER IN JULY 1985. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT THE MONUMENTS ARE OF THE CHARACTER, AND OCCUPY THE POSITIONS INDICATED ON THE MAP, AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



Dan Jahns
DAN JAHNS
L.S. 4997

COUNTY SURVEYOR'S CERTIFICATE

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

CHARLES F. WAGNER, SANTA BARBARA COUNTY SURVEYOR

Jerry Bugh
DATE BY ASSISTANT COUNTY SURVEYOR

COUNTY CLERK-RECORDER CERTIFICATE

I, HOWARD C. MENZEL, CLERK OF THE BOARD OF SUPERVISORS OF SANTA BARBARA COUNTY, DO HEREBY CERTIFY PURSUANT TO GOVERNMENT CODE SECTION 66436 (STATE SUBDIVISION MAP ACT) THAT CERTIFICATES AND DEPOSITS REQUIRED UNDER GOVERNMENT CODE SECTIONS 66492 AND 66493 ON THE PROPERTY WITHIN THIS SUBDIVISION HAVE BEEN FILED AND MADE.

HOWARD C. MENZEL, COUNTY CLERK-RECORDER, EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS

Angelita Angell
DATE BY DEPUTY

COUNTY RECORDERS CERTIFICATE

FILED THIS 14th DAY OF August 1986 AT 8:00 A.M. IN BOOK 38 OF PARCEL MAPS, AT PAGES 23 THROUGH 27 AT THE REQUEST OF DAN JAHNS.

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

SEE \$14.00

Mary Rose Bryson
BY DEPUTY

MINERAL RIGHTS HOLDERS

THE SIGNATURES OF THE FOLLOWING MINERAL RIGHTS HOLDERS HAVE BEEN OMITTED PURSUANT TO SECTION 66436 (C)(3) OF THE GOVERNMENT CODE AS THEIR INTEREST CANNOT RISEN INTO FEE:

J.Y. PARKER, BY DEED RECORDED APR. 23, 1927 IN BOOK 119, PAGE 423 OF OFFICIAL RECORDS.
Viking Exploration, Inc., BY DEEDS RECORDED IN BOOK 2410, PAGE 753 AND BOOK 2595, PAGE 2675, BOTH OF OFFICIAL RECORDS.
THEODORE D. SHELTON, BY DEED RECORDED IN BOOK 939, PAGE 470 OF OFFICIAL RECORDS.
VICTORIA WARREN-BARNHORE, BY DOCUMENT RECORDED MAY 15, 1985 AS INSTRUMENT NO. 85-25072 OF OFFICIAL RECORDS.

GENERAL INTERESTS

UNDER PROVISIONS OF SECTION 66445 (E) OF THE GOVERNMENT CODE, THE SIGNATURES OF THE FOLLOWING HOLDERS OF BENEFICIAL INTERESTS HAVE BEEN OMITTED:

STATE OF CALIFORNIA, BY DEED RECORDED IN BOOK 2434, PAGE 1488 OF OFFICIAL RECORDS.

CALIFORNIA FEDERAL SAVINGS AND LOAN ASSOC., A CORP., BY DEED RECORDED NOV. 25, 1976, AS INSTR. NO. 78-54906 OF OFFICIAL RECORDS.

SMALL BUSINESS ADMINISTRATION, BY DEED RECORDED FEB. 19, 1981, AS INSTR. NO. 81-791 OF OFFICIAL RECORDS.