

PARCEL MAP NO.12,870

OF A PORTION OF

SECTION 4

T.4N. R.27 W. S.B.B.&M.

COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

FEBRUARY 1981



MARTIN, NORTHART & SPENCER, INC.

CIVIL ENGINEERS • LAND SURVEYORS

414 EAST COTA STREET • SANTA BARBARA, CA. 93101
TELEPHONE (805) 965-0555 or 965-0535

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

FIRE DEPARTMENT

Any new structures shall meet the High Fire Hazard Code with no relief. If structure(s) are equipped with roof vents, then a smoke detector shall be placed in attic connected to automatic vent shutters to prevent ember and brands from entering the attic, to approval of this office.

Approved automatic sprinkler system to be installed inside of dwelling as per NPPA #13-D, including fusible link approved sprinklers on the roof. Plans to be submitted to this office for approval prior to installation.

No cantilever construction on any of the parcels will be allowed. All glass to be fire resistive.

Standard approved fire hydrant, located as per map in our files, to be installed within six (6) months of recordation to approval of this office.

Fusible link fire shutters to be installed at all windows to protect from flying brands and the intense heat of a major wildland fire which can occur in this area.

Fuel modification, landscape and hazard reduction plans to be submitted for approval, on all parcels, to the County Landscape Planner.

DEPARTMENT OF PUBLIC WORKS

The building envelope for Parcel A is located in the far north-east corner of the parcel.

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

Grading permits will probably be required for new developments on parcels A and C.

Advisory: This map falls within the Special Problems Area and prior to obtaining any building or grading permits any plans will need to be reviewed by the Special Problem Committee.

RECORDER'S CERTIFICATE

Filed this 16th day of June, 1981 at 8:00 a.m. in Book 27 at Page 37

and 38 of Parcel Maps at the request of Ralph G. Northart, Licensed Land Surveyor #3220.

Fee: \$8.00

Mary Rose MacDonald
Deputy

Howard C. Menzel
County Clerk-Recorder

OWNER'S CERTIFICATE

We hereby certify that we are the owners, or are interested 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 recordation of said map and the subdivision as shown within the colored border lines, and hereby offer to dedicate to public use the right-of-way easement known as Mission Canyon Road, as shown within the boundaries of the Parcel Map.

Robert L. Lawson
Robert L. Lawson

Ellen J. Lawson
Ellen J. Lawson

EASEMENT HOLDERS:

The signature of the following Easement Holders has been omitted in accordance with Section 66436 (c) (1) of the Government Code, as their interest cannot ripen into a fee:

City of Santa Barbara, by deed recorded November 25, 1919 in Book 178, Page 306 of deeds.

Ina M. Richter, et. al., by deed recorded July 12, 1939 in Book 462, Page 325 of Official Records.

Warren R. Coleman and Shirley R. Coleman, by deed recorded June 13, 1946 as instrument number 9257 in Book 683, Page 287 of Official Records.

Virginia L. Jennings, by deed recorded March 17, 1949 as instrument number 3445 in Book 843, Page 488 of Official Records.

City of Santa Barbara, by deed recorded June 29, 1965 as instrument number 22672 in Book 2110, Page 1109 of Official Records.

City of Santa Barbara by deed recorded November 15, 1965 as instrument number 40603 in Book 2128, Page 1272 of Official Records.

Albert Erwin and Mary Lee Erwin by deed recorded February 2, 1960 as instrument number 3528 in Book 1711, Page 251, Official Records.

TRUSTEE

Title Insurance and Trust Company, a California Corporation, as trustee under a deed of trust recorded December 20, 1974 as instrument number 43925 in Book 2544, Page 1289 of Official Records, and under a deed of trust recorded March 16, 1981 as Reel No. 81-10709 of Official Records.

By: James T. Dodd Date May 28, 1981

By: _____ Date _____

COUNTY SURVEYOR'S CERTIFICATE

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

Charles F. Wagner
County Surveyor

Vernon Bush
Assistant County Surveyor

651151981
Date

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 Subdivision Map Act and local ordinances at the request of Robert L. Lawson and Ellen J. Lawson in February 1981. I hereby state that this Parcel Map substantially conforms to the approved or conditionally approved tentative map, if any.

Ralph G. Northart
L.S. 3220

Date 4-27-81

COUNTY CLERK'S CERTIFICATE

I do hereby certify that on June 8, 1981, the board of Supervisors of Santa Barbara County duly authorized and directed the County Clerk-Recorder to endorse hereon it's acceptance of a 30.00' wide easement known as Mission Canyon Road for the purposes of right-of-way.

Howard C. Menzel
County Clerk-Recorder

Ivan Ayala
Deputy

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) SS

On APRIL 28, 1981, before me, the undersigned, a Notary Public in and for said County and State personally appeared Robert L. Lawson, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

Witness My Hand And
Official Seal

Edwin J. Hallenbeck
Notary Public in and for said State
and County.



Printed EDWIN J. HALLENBECK

My Commission Expires: MAY 20, 1981

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) SS

On APRIL 28, 1981, before me, the undersigned, a Notary Public in and for said County and State personally appeared Ellen J. Lawson, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

Witness My Hand And
Official Seal

Edwin J. Hallenbeck
Notary Public in and for said County
and State.



Printed: EDWIN J. HALLENBECK

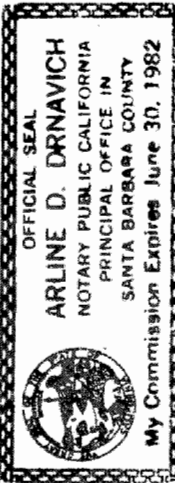
My Commission Expires: MAY 20, 1981

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) SS

On MAY 28, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James L. Dodd known to me to be the Assistant Secretary of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Witness My Hand And
Official Seal

Arline D. Drnavich
Notary Public in and for said County
and State



Printed Arline D. Drnavich

My Commission Expires 6-30-82