

OWNER'S CERTIFICATE:

WE CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE AN 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.

WE HEREBY OFFER TO DEDICATE TO SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT THOSE PUBLIC EASEMENTS AS SHOWN HEREON FOR FLOOD CONTROL AND MAINTENANCE ACCESS PURPOSES.

CAREY B. PHELPS

BENJAMIN B. PHELPS

Carey B. Phelps
BEVERLY HUMPHREYS HUFF

Beverly Humphreys Huff
THOMAS EDWARD BAILARD

Thomas Edward Bailard
ROBERT CHAPMAN PHELPS

Robert Chapman Phelps
FLORENCE C. BAILARD

Florence C. Bailard
GWYNNE BAILARD CHRISTISON

Gwynne Bailard Christison
BEVERLY H. HUFF, FORMERLY KNOWN
AS BEVERLY HUMPHREYS ROGERS

Beverly H. Huff

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:

THE UNITED STATES OF AMERICA PER DEEDS RECORDED JUNE 24, 1952 AS INSTRUMENT NO. 9147 IN BOOK 1076 PAGE 476 AND APRIL 13, 1954 AS INSTRUMENT NO. 6227 IN BOOK 1231 PAGE 348, BOTH OF OFFICIAL RECORDS.

SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER DEEDS RECORDED MAY 6, 1982 AS REEL NOS. 82-18579 AND 82-18580, BOTH OF OFFICIAL RECORDS.

SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA PER DEED RECORDED NOVEMBER 1, 1949 AS INSTRUMENT NO. 13559 IN BOOK 882 PAGE 74, OF OFFICIAL RECORDS.

WILLIS R. BAILARD, ET. AL. PER DEEDS RECORDED FEBRUARY 17, 1950 AS INSTRUMENT NO. 2321 IN BOOK 900 PAGE 297 AND INSTRUMENT NO. 2322 IN BOOK 900 PAGE 297.

LEASE HOLDERS:

THE FOLLOWING SIGNATURES OF LEASE HOLDERS HAVE BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (C) (3) OF THE GOVERNMENT CODE AS THEIR INTEREST CANNOT RIPEN INTO A FEE:

DOUGLAS W. BAKER, LESSEE UNDER VARIOUS OIL AND GAS LEASES RECORDED JANUARY 10, 1983 AS REEL NOS. 83-1275, 83-1276, 83-1277, AND 83-1278; MAY 25, 1983 AS REEL NOS. 83-26017, 83-26018, AND 83-26019 AND APRIL 19, 1983 AS REEL NO. 83, 18845, ALL OF OFFICIAL RECORDS.

SHEET 1 OF 4 SHEETS

PARCEL MAP NO. 13,651

COUNTY OF SANTA BARBARA, CALIFORNIA

BEING A RESUBDIVISION OF PARCELS 2 AND 3 OF PARCEL MAP NO. 10,492 AND OF LOT NO. 7 OF THE PARTITION OF A PART OF THE ANDREW BAILLARD ESTATE, BOTH IN THE COUNTY OF SANTA BARBARA, OF THE STATE OF CALIFORNIA, ACCORDING TO THE RESPECTIVE MAPS THEREOF FILED IN BOOK 1 PAGE 53, OF PARCEL MAPS AND IN BOOK 1 PAGE 84, OF MAPS AND SURVEYS, BOTH IN THE OFFICE OF THE COUNTY RECORDER FOR SAID COUNTY AND STATE.

CONSTRUCTION REQUIREMENTS:

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

PLANNING COMMISSION:

1. THERE SHALL BE NO OAK, VEGETATION, OR TREE REMOVAL WITHIN 25 FEET OF THE TOP OF THE CREEK BANK. OAK TREE REMOVAL WOULD REQUIRE A COASTAL DEVELOPMENT PERMIT. NO REPLACEMENT OF OAK TREES ON A THREE TO ONE BASIS SHALL BE REQUIRED WITH A COASTAL DEVELOPMENT PERMIT.
2. ALL THREE PARCELS MUST BE ANNEXED TO EACH OTHER UNDER SEPARATE AGRICULTURAL CONTRACTS IN ORDER TO MEET THE REQUIREMENT OF A 40 ACRE MINIMUM FOR PRIME LAND.
3. THREE NEW REPLACEMENT AGRICULTURAL CONTRACTS MUST BE FILED PRIOR TO RECORDATION OF THE FINAL MAP.
4. ANY DEVELOPMENT OF THESE PARCELS SHALL CONFORM TO ALL COASTAL PLAN POLICIES REGARDING PARCELS WITH FLOOD HAZARD OVERLAY DESIGNATION, SPECIFICALLY THAT:
 - A. ALL DEVELOPMENT, INCLUDING CONSTRUCTION, EXCAVATION AND GRADING EXCEPT FOR FLOOD CONTROL PROJECTS AND NON-STRUCTURAL AGRICULTURAL USES, SHALL BE PROHIBITED IN THE FLOODWAY UNLESS OFF-SETTING IMPROVEMENTS IN ACCORDANCE WITH HUD REGULATIONS ARE PROVIDED. IF THE PROPOSED DEVELOPMENT FALLS WITHIN THE FLOODWAY FRINGE, DEVELOPMENT MAY BE PERMITTED, PROVIDED CREEK SETBACK REQUIREMENTS ARE MET AND FINISH FLOOR ELEVATIONS ARE ABOVE THE PROJECTED 100-YEAR FLOOD ELEVATION, AS SPECIFIED IN THE FLOOD PLAIN MANAGEMENT ORDINANCE.
 - B. PERMITTED DEVELOPMENT SHALL NOT CAUSE OR CONTRIBUTE TO FLOOD HAZARDS OR LEAD TO EXPENDITURE OF PUBLIC FUNDS FOR FLOOD CONTROL WORKS, I.E., DAMS, STREAM CHANNELIZATIONS, ETC.
 - C. SEDIMENT BASINS (INCLUDING DEBRIS BASINS, DESILTING BASINS, OR SILT TRAPS) SHALL BE INSTALLED ON THE PROJECT SITE IN CONJUNCTION WITH THE INITIAL GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE DEVELOPMENT PROCESS TO REMOVE SEDIMENT FROM RUNOFF WATERS. ALL SEDIMENT SHALL BE RETAINED ONSITE UNLESS REMOVED TO AN APPROPRIATE DUMPING LOCATION.
 - D. DEGRADATION OF THE WATER QUALITY OF GROUNDWATER BASINS, NEARBY STREAMS, OR WETLANDS SHALL NOT RESULT FROM DEVELOPMENT OF THE SITE. POLLUTANTS, SUCH AS CHEMICALS, FUELS, LUBRICANTS, RAW SEWAGE, AND OTHER HARMFUL WASTE, SHALL NOT BE DISCHARGED INTO OR ALONGSIDE COASTAL STREAMS OR WETLANDS EITHER DURING OR AFTER CONSTRUCTION.
5. NO LAND USE PERMIT FOR ANY RESIDENCE ON ANY OF THE PARCELS SHALL BE GIVEN UNTIL JULY 1, 1985, (BEGINNING OF THE NEW YEAR ON WATER USE).

SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT:

1. PRIOR TO ISSUANCE OF BUILDING PERMIT ON THE SUBJECT PARCELS THE APPLICANT(S) SHALL ASSURE THAT THE FINISH FLOOR ELEVATIONS ARE 2 FEET ABOVE THE DISTRICT APPROVED 100 YEAR WATER SURFACE.
2. PRIOR TO ISSUANCE OF BUILDING PERMIT ON THE SUBJECT PARCELS THE APPLICANT(S) SHALL ASSURE THAT THE STRUCTURE IS SETBACK 50 FEET FROM THE DISTRICT APPROVED TOP OF BANK.
3. IF THE ONLY VEHICULAR ACCESS IS TO BE OFF OF CASITAS PASS ROAD FOR PARCEL C, THEN PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ANY RESIDENTIAL STRUCTURE LOCATED ON THAT PORTION OF PARCEL C, SOUTH OF THE CREEK, A BRIDGE OR BOX CULVERT SHALL BE CONSTRUCTED AT THE CREEK TO THE SATISFACTION OF THE FLOOD CONTROL ENGINEER. (CONTINUED ON SHEET TWO)

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 AND LOCAL ORDINANCE AT THE REQUEST OF _____ IN _____

ROBERT M. HUFF

JUNE 8 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 MARKED L.S. 3873 AND ALL OTHER MONUMENTS SHOWN AS FOUND, ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THE MAP AND ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

June 25, 1986
KARL W. GRAHAM, L.S. 3873

COUNTY SURVEYOR'S CERTIFICATE:

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

DATE Feb. 24, 1986

CHARLES F. WAGNER
COUNTY SURVEYOR
BY: Robert M. Huff
ASSISTANT COUNTY SURVEYOR

COUNTY CLERK CERTIFICATE:

I, HOWARD C. MENZEL, CLERK OF THE BOARD OF SUPERVISORS OF SANTA BARBARA COUNTY, 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 2-24-86

HOWARD C. MENZEL
COUNTY CLERK-RECORDER
EX-OFFICIO CLERK OF
THE BOARD OF SUPERVISORS
BY: Bobby Sammons
DEPUTY

COUNTY CLERK-RECORDER CERTIFICATE:

I DO HEREBY CERTIFY THAT ON February 19, 1986 THE BOARD OF DIRECTORS OF THE SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT DULY AUTHORIZED AND DIRECTED THE COUNTY CLERK-RECORDER TO ENDORSE THEREON ITS APPROVAL AND ITS ACCEPTANCE OF THE FLOOD CONTROL MAINTENANCE AND ACCESS EASEMENT AS A PUBLIC EASEMENT, AS SHOWN THEREON.

DATE: 2-24-86

HOWARD C. MENZEL
COUNTY CLERK-RECORDER
EX-OFFICIO CLERK OF
THE BOARD OF DIRECTORS OF THE S.B.C.O. FLOOD CONTROL & WATER CONSERVATION DISTRICT
BY: Bobby Sammons

RECORDER'S CERTIFICATE

FILED THIS 21st DAY OF February, 1986, AT 3:15 P.M. IN BOOK 37 OF PARCEL MAPS, AT PAGES 44, 45 AND 46, 47, AT THE REQUEST OF PENFIELD & SMITH ENGINEERS, INC.

FEE: \$12.00

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

BY: Mary Rose Bryson
DEPUTY