

PARCEL MAP NO. 13,727

**LOT LINE ADJUSTMENT**

BEING A PORTION OF LA CUMBRE ESTATES CORP., HOPE RANCH.  
ALSO A PORTION OF BOOK 25, PAGE 20 RECORDS OF SURVEY.

COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA  
MAY 1986  
SCALE 1"=60'

SIMPSON LAND SURVEYING, INC.  
5290 OVERPASS RD. #121  
SANTA BARBARA, CALIFORNIA 93111  
(805) 967-0011

THE FOLLOWING CONSTRUCTION REQUIREMENTS ARE SHOWN HEREON IN ACCORDANCE  
WITH THE REQUIREMENTS OF SECTION 66411.1 OF THE SUBDIVISION MAP ACT:

DEPARTMENTAL CONDITIONS

PLANNING COMMISSION

1. THE DRIP LINES OF OAK TREES SHALL BE FENCED WITH CHAIN LINK FENCING  
OR EQUIVALENT PRIOR TO ANY GRADING OPERATIONS.
2. ALL GRADING SHALL BE PHASED TO EXPOSE THE SMALLEST AREA FEASIBLE AT  
ONE TIME, SHALL BE CONDUCTED DURING THE RELATIVELY DRY SEASON FROM  
APRIL 1 TO NOVEMBER 30 AND SHALL REQUIRE A LAND USE PERMIT IF MORE  
THAN 50 CUBIC YARDS IS PROPOSED.
3. THE LAND USE PERMIT MUST BE IN ACCORDANCE WITH GRADING AND SLOPE  
PROVISIONS OF ARTICLE III.

SANTA BARBARA COUNTY FIRE DEPARTMENT

1. ALL PRIVATE ACCESS ROADS (ROADS SERVING 2 OR MORE DWELLINGS/PARCELS)  
AND DRIVEWAYS (ROADS SERVING 1 DWELLING/PARCEL) SHALL CONFORM TO  
COUNTY STANDARDS. ACCESS ROADS TO THE PROJECT SHALL BE PROVIDED BY  
CONSTRUCTING A MAINTAINED ALL WEATHER SURFACE ROADWAY (CHIPSEAL OR  
EQUIVALENT), A MINIMUM 20 FEET IN WIDTH, (UNOBSTRUCTED BY PARKING)  
CAPABLE OF SUPPORTING A 16 TON FIRE APPARATUS. MAXIMUM GRADE FOR  
ROADWAYS AND DRIVEWAYS SHALL NOT EXCEED 15% AND ALL AREAS OVER 10%  
SHALL BE SURFACED WITH AC PAVING (OR EQUIVALENT) TO COUNTY STANDARDS  
AND PROVIDE BERMS AND DRAINAGE DEVICES. DEAD-END ACCESS ROADS SHALL  
TERMINATE WITH A FIRE DEPARTMENT APPROVED TURNAROUND. TURNS AND  
TURNAROUNDS SHALL MAINTAIN A 35 FOOT RADIUS. VERTICAL CLEARANCE  
FOR ACCESS OF FIRE APPARATUS SHALL PROVIDE A MINIMUM OF 13'6".
2. ACCESS ROADS UNDER 28 FEET IN WIDTH SHALL BE POSTED AND STRIPED TO  
INDICATE NO PARKING ON EITHER SIDE. ACCESS ROADS UNDER 36 FEET IN  
WIDTH SHALL BE POSTED AND STRIPED TO INDICATE PARKING ON ONE SIDE  
ONLY.
3. THE SURFACE OF DRIVEWAYS SERVING A SINGLE DWELLING WITHIN THIS PRO-  
JECT SHALL BE A MINIMUM 12 FEET IN WIDTH AND PROVIDE A MAINTAINED  
ALL WEATHER SURFACE. DRIVEWAYS SHALL BE MADE SERVICEABLE PRIOR TO  
THE DELIVERY OF COMBUSTIBLE MATERIALS TO THE CONSTRUCTION SITE.
4. BUILDING NUMBERS (MINIMUM 3" HIGH ON A CONTRASTING BACKGROUND)  
SHALL BE VISIBLE FROM THE STREET.
5. STATE FIRE MARSHAL APPROVED SMOKE DETECTOR(S) MUST BE INSTALLED IN  
ACCORDANCE WITH COUNTY ORDINANCE #3380. LOCATION OF SMOKE DETECTORS  
MUST BE APPROVED BY THIS OFFICE.
6. ROOFING MATERIALS SHALL BE CLASS "A" OR "B" FIRE RESISTIVE MATERIAL.  
NATIVE BRUSH TO BE CLEARED 50' FROM BUILDING PERIMETER. NATIVE  
TREES TO BE PRUNED UP 3 FEET FROM THE GROUND AND REASONABLY FREE  
OF DEAD MATERIAL.

DEPARTMENT OF PUBLIC WORKS

1. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A PRELIMINARY SOILS  
REPORT (FOUNDATION INVESTIGATION) SHALL BE REQUIRED TO GUIDE ALL  
FOUNDATION DESIGNS. THIS REPORT SHALL INCLUDE ANY SPECIAL GRADING  
AND DRAINAGE RECOMMENDATIONS. AN ENGINEERED PRIVATE SEPTIC DIS-  
POSAL SYSTEM, CONFORMING TO CALIFORNIA REGIONAL WATER QUALITY  
CONTROL GUIDELINES SHALL ALSO BE REQUIRED AS PART OF ANY  
RESIDENTIAL BUILDING PLAN.
2. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A GRADING PERMIT  
SHALL BE REQUIRED FOR DEVELOPMENT OF THESE PARCELS. A COMPLETE  
DRAINAGE PLAN SHALL BE INCLUDED WITH ANY GRADING PERMIT.

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND  
INCLUDED WITHIN THE COLORED BORDER LINES ON THIS MAP  
AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS  
NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE  
CONSENT TO THE MAKING AND RECORDING OF THIS MAP AND  
THE SUBDIVISION AS SHOWN HEREON.

TRUSTEES OF THE DALLAS CHAPMAN TRUSTS:

George Andrew Chapman  
GEORGE ANDREW CHAPMAN

Devon Chapman  
DEVON CHAPMAN

Mark Roger Chapman  
MARK ROGER CHAPMAN

Mark Roger Chapman  
MARK ROGER CHAPMAN (AS CUSTODIAN OF COLIN KESSLER CHAPMAN)

Jonathan Chapman  
JONATHAN CHAPMAN (AS CUSTODIAN OF JAYCIE ANNE CHAPMAN)

Roger E. Chapman  
ROGER E. CHAPMAN

NOTARY PUBLIC'S CERTIFICATE

STATE OF CALIFORNIA ) ss  
COUNTY OF SANTA BARBARA )

ON SEPTEMBER 17, 1986, BEFORE ME, THE UNDERSIGNED,  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY  
APPEARED GEORGE ANDREW CHAPMAN, JONATHAN

CHAPMAN, ROGER E. CHAPMAN, MARK

ROGER CHAPMAN, CORNELIA CHAPMAN

KNOWN (OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE) TO  
BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN  
INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE  
SAME ~~AS TRUSTEES OF THE DALLAS CHAPMAN TRUST~~

WITNESS MY HAND AND OFFICIAL SEAL.



Donna Ryzek  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINTED NAME DONNA RYCZEK

MY COMMISSION EXPIRES: September 3, 1987

EASEMENT HOLDERS:

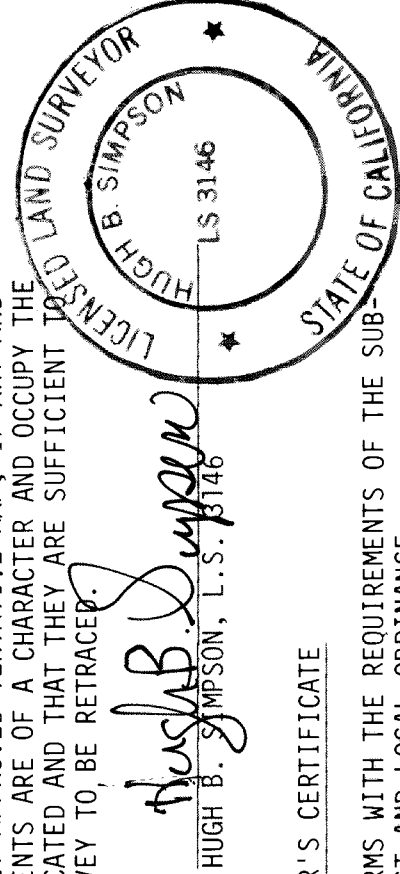
THE FOLLOWING SIGNATURES OF EASEMENT HOLDERS HAVE BEEN  
OMITTED IN ACCORDANCE WITH SECTION 66436(C)(1) OF THE  
GOVERNMENT CODE AS THEIR INTEREST CANNOT RIPEN INTO A  
FEE:

-- SOUTHERN COUNTIES GAS COMPANY, A CORPORATION PER  
BOOK 997, PAGE 366 O.R. AND BOOK 1941, PAGE 1404  
O.R.

-- COUNTY OF SANTA BARBARA PER BOOK 1966, PAGE 465 O.R.

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  
ORDINANCE AT THE REQUEST OF SOUTHERN CALIFORNIA UNIQUE  
INVESTMENTS INC. IN JUNE, 1986. 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 A CHARACTER AND OCCUPY THE  
POSITIONS INDICATED AND THAT THEY ARE SUFFICIENT TO  
ENABLE THE SURVEY TO BE RETRACED.



Hugh B. Simpson  
HUGH B. SIMPSON, L.S. #3146

COUNTY SURVEYOR'S CERTIFICATE

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

CHARLES F. WAGNER, COUNTY SURVEYOR

DATE: Sept. 26 BY: Mary Rose Bryson  
1986 ASSISTANT COUNTY SURVEYOR  
REC No. 13,727

**NOTARY PUBLIC'S CERTIFICATE  
ATTORNEY IN FACT**

STATE OF CALIFORNIA  
COUNTY OF SANTA BARBARA } ss.

ON SEPTEMBER 17, 1986, BEFORE ME, THE  
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR  
SAID STATE, PERSONALLY APPEARED  
JONATHAN CHAPMAN

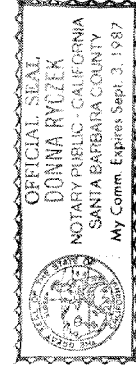
PERSONALLY KNOWN TO ME (OR PROVED ON THE  
BASIS OF SATISFACTORY EVIDENCE) TO BE THE  
PERSON WHOSE NAME IS SUBSCRIBED TO THE  
WITHIN INSTRUMENT AS THE ATTORNEY IN FACT OF  
DEVON CHAPMAN AND ACKNOWLEDGED  
TO ME THAT HE/SHE SUBSCRIBED THE NAME(S)  
OF JONATHAN CHAPMAN THERETO AS  
PRINCIPAL(S), AND HIS/ HER OWN NAME AS  
ATTORNEY IN FACT.

WITNESS MY HAND AND OFFICIAL SEAL.

Donna Ryzek  
NOTARY PUBLIC IN AND FOR  
SAID COUNTY AND STATE.

PRINTED NAME DONNA RYCZEK

MY COMMISSION EXPIRES: SEPTEMBER 3, 1987



COUNTY RECORDER'S CERTIFICATE

FILED THIS 26th DAY OF September, 1986 AT  
8:00A.M. IN BOOK 38 OF PARCEL MAPS AT PAGES  
51-52 AT THE REQUEST OF SIMPSON LAND SURVEYING, INC.

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

BY: Mary Rose Bryson  
DEPUTY

FEES  
**\$8.00**