

OWNERS' CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE 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 ALSO HEREBY OFFER TO DEDICATE TO THE COUNTY OF SANTA BARBARA THAT CERTAIN PUBLIC EASEMENT AS SHOWN THEREON FOR THE PURPOSES THEREIN SET FORTH.

SAN YSIDRO INVESTMENT, LTD., A LIMITED PARTNERSHIP

BY: GROTENHUIS INVESTMENTS, INC., A CALIFORNIA CORPORATION, GENERAL PARTNER

BY: David W. Grotenhuis, PRESIDENT

BY: SANTA BARBARA ASSOCIATES, INC., A CALIFORNIA CORPORATION, GENERAL PARTNER

BY: Wayne G. Siemens, SECRETARY

LAWYERS TITLE INSURANCE CORPORATION, A CORPORATION, AS TRUSTEE UNDER A DEED OF TRUST RECORDED AUGUST 28, 1980 AS REEL NO. 80-337731 OF OFFICIAL RECORDS.

BY: S. A. Blush, BRANCH MANAGER

BY: John A. Cisneros, ASSISTANT SECRETARY

SAFECO TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE UNDER A DEED OF TRUST RECORDED AUGUST 28, 1980 AS REEL NO. 80-33772 OF OFFICIAL RECORDS.

BY: Carol A. R. R.

BY: Gary Johnson, Asst. Sec.

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 DEED RECORDED FEBRUARY 19, 1952 AS INSTRUMENT NO. 2351, IN BOOK 1051, PAGE 37 OF OFFICIAL RECORDS.

THE COUNTY OF SANTA BARBARA, PER DEED RECORDED JULY 28, 1884, IN BOOK 4, PAGE 410 OF DEEDS.

SOUTHERN CALIFORNIA EDISON COMPANY, PER DEEDS RECORDED MAY 31, 1951 AS INSTRUMENT NO. 8388, IN BOOK 993, PAGE 478 AND JANUARY 30, 1959, AS INSTRUMENT NO. 3062, IN BOOK 1591, PAGE 298, BOTH OF OFFICIAL RECORDS.

MONTECITO SANITARY DISTRICT, PER DEED RECORDED FEBRUARY 17, 1970 AS INSTRUMENT NO. 4390, IN BOOK 2290, PAGE 603 OF OFFICIAL RECORDS.

GRETA SKARZYNSKA, PER DEED RECORDED SEPTEMBER 1, 1948 AS INSTRUMENT NO. 12335, IN BOOK 805, PAGE 196 OF OFFICIAL RECORDS.

RALPH E. KLINK, ET. UX., PER DEED RECORDED MAY 7, 1959 AS INSTRUMENT NO. 14536, IN BOOK 1623, PAGE 129 OF OFFICIAL RECORDS.

JOHN W. BLODGETT, JR., PER DEED RECORDED FEBRUARY 18, 1970 AS INSTRUMENT 4517, IN BOOK 2299, PAGE 796 OF OFFICIAL RECORDS.

TIMOTHY R GILL, ETAL, PER DEED RECORDED AUGUST 1, 1980 AS REEL NO. 80-20644, OF OFFICIAL RECORDS.

MARY KATHRINE WRIGHT, ET. AL., PER DEED RECORDED MARCH 29, 1979, AS REEL NO. 79-13498 OF OFFICIAL RECORDS.

SHEET 1 OF 4 SHEETS

PARCEL MAP NO. 12.970

COUNTY OF SANTA BARBARA, CALIFORNIA

BEING THAT PORTION OF THE OUTSIDE PUEBLO LANDS OF THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF ENTITLED "SKARZYNSKI TRACT", FILED IN BOOK 29, PAGE 72 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Penfield & Smith
ENGINEERS INC.

111 EAST VICTORIA STREET
POST OFFICE BOX 98 • SANTA BARBARA, CA. 93102
TEL. 805-966-7156

JUNE 1980

COUNTY CLERK-RECORDER CERTIFICATE:

I DO HEREBY CERTIFY THAT ON March 25, 1981 THE BOARD OF SUPERVISORS OF SANTA BARBARA COUNTY DULY AUTHORIZED AND DIRECTED THE COUNTY CLERK-RECORDER TO ENDORSE THEREON ITS APPROVAL AND ITS ACCEPTANCE OF THE PUBLIC EASEMENT, AS SHOWN THEREON.

DATE: March 25, 1981

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

BY: A. L. Blush
DEPUTY

RECORDER'S CERTIFICATE:

FILED THIS 26th DAY OF March 1981, AT 8:00AM, IN BOOK 26 OF PARCEL MAPS, AT PAGES 63 THRU 66, AT THE REQUEST OF PENFIELD & SMITH ENGINEERS, INC.

FEE: \$11.00

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

BY: Mary Rose Macdonald
DEPUTY

COUNTY SURVEYOR'S CERTIFICATE:

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

DATE 3/25/81

CHARLES F. WAGNER
COUNTY SURVEYOR

BY: Arman Bush
ASSISTANT COUNTY SURVEYOR

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 AT THE REQUEST OF

SAN YSIDRO INVESTMENTS, LTD. IN

JUNE, 1980. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Roland I. Groom
ROLAND I. GROOM, L.S. 3253

CONSTRUCTION REQUIREMENTS:

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

1. ANY STRUCTURES DEVELOPED ON PARCEL "C" SHALL MAINTAIN A 10-FOOT SETBACK FROM THE RIGHT-OF-WAY LINE OF THE 30-FOOT EASEMENT; AND SHALL BE RESTRICTED TO THE NORTHERLY ONE-THIRD OF PARCEL "C".

2. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE OWNER SHALL HAVE THE FINISHED FLOOR ELEVATION OF ALL STRUCTURES APPROVED BY THE COUNTY FLOOD CONTROL DEPARTMENT.

3. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE OWNER SHALL HAVE A PRELIMINARY SOILS REPORT OF THE AREA PREPARED BY A CIVIL ENGINEER EXPERIENCED IN SOIL MECHANICS AND SLOPE STABILITY AND REGISTERED BY THE STATE. 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.

4. PRIOR TO THE ISSUANCE OF A LAND USE PERMIT (ZONING CLEARANCE), THE OWNER SHALL SUBMIT A TREE REMOVAL PLAN AND OBTAIN APPROVAL FROM THE COUNTY LANDSCAPE PLANNER.

5. PRIOR TO THE ISSUANCE OF A LAND USE PERMIT (ZONING CLEARANCE), THE OWNER SHALL HAVE NEGOTIATED WITH THE HOLDER OF THE EASEMENT THE RELOCATION OF THE EASEMENT WESTERLY OF THE PROPERTY LINE TO PLACE THE WATER LINE EASEMENT IN THE ROAD EASEMENT WITHIN THE UPPER ONE-THIRD OF PARCEL "C" IN ORDER TO FACILITATE PLACING A HOUSE ON THE PROPERTY.

6. THE PROPOSED WATER WELL AND ALL ACCESSORY EQUIPMENT, INCLUDING STORAGE TANKS, ETC., SHALL BE LANDSCAPE-SCREENED FROM THE VIEW OF ALL OTHER PROPERTIES AND FROM THE VIEW OF THE ROADS AND STREETS.

7. THE HISTORIC STONE WALL, FRONTING THE PROPERTY AT THE SAN YSIDRO ROAD AREA, SHALL BE RESTORED AND MAINTAINED.

PUBLIC WORKS DEPARTMENT:

8. A 16' ALL WEATHER CHIP SEAL ROAD SHALL BE CONSTRUCTED PER SECTION C-1 OF STANDARD DETAIL #5-010.0, COUNTY OF SANTA BARBARA STANDARD DETAILS, FOR PRIVATE RURAL ROADS. THIS ROAD SHALL BE CONSTRUCTED ALONG A 30' ROAD EASEMENT FROM THE S.E. CORNER OF PARCEL C AND SAN YSIDRO ROAD, ALONG THE WEST LINE OF PARCEL C, THROUGH PARCEL B AND ALONG THE EAST LINE OF PARCEL A AS SHOWN ON THE SUBMITTED PLAN DATED "RECEIVED OCTOBER 12, 1979" BY THE COUNTY PLANNING DEPARTMENT. THE ROAD SHALL BE ABLE TO SUPPORT A MINIMUM OF 16 TONS.

ENVIRONMENT HEALTH DEPARTMENT:

9. PRIOR TO OCCUPANCY, AS PER THE REQUIREMENTS OF COUNTY ORDINANCE 3096, A POTABILITY CLEARANCE MUST BE OBTAINED FROM THIS DEPARTMENT STATING IN WRITING THAT THE SYSTEM IS CAPABLE OF DELIVERING POTABLE WATER.

MONTECITO FIRE PROTECTION DISTRICT:

10. ONE (1) FIRE HYDRANT TO BE INSTALLED ON ACCESS ROAD AT DIVISION OF PARCELS B & C APPROXIMATELY 550 FEET FROM SAN YSIDRO ROAD. THE EXACT LOCATION TO BE DETERMINED BY THE MONTECITO FIRE DEPARTMENT AND THE MONTECITO WATER DISTRICT. THE HYDRANT AND MAIN SHALL BE INSTALLED IN ACCORDANCE WITH STANDARDS ESTABLISHED BY THE AMERICAN INSURANCE ASSOCIATION. THE HYDRANT AND MAIN SHALL SUPPLY A MINIMUM OF 750 GALLONS PER MINUTE UNDER NORMAL FLOW PRESSURE. THE HYDRANT AND MAIN ARE TO BE PUBLIC, AND THE INSTALLATION COSTS ARE TO BE DONE BY THE OWNER OR DEVELOPER.

11. ALL CONSTRUCTION TO COME UNDER HIGH FIRE HAZARD BUILDING REGULATION.

12. BRUSH CLEARANCE TO COME UNDER DISTRICT, COUNTY AND FEDERAL REGULATIONS.

