PROPOSED RIGHT OF WA CURB FACE STREET CENTERLINE PROPOSED EASEMENT SEWER MAIN STORM DRAIN WATER MAIN

DEVELOPER

ATTN: JOHN FRANKLIN

DEVELOPMENT PLAN UNIT & ACREAGE SUMMARY

SINGLE FAMILY HOMES CLUSTERS CONDOMINIUMS* MRO (LOTS 1, 2, & 131) ROADS & SHARED DRIVEWAYS 6.8% BUILDING COVERAGE 5.5% 10.8% 100%

*CONDOMINIUM UNITS ARE WITHIN THE MR-O, PARCELS 1 AND 2, AND ARE NOT PART OF THIS APPLICATION.

UTILITIES

TELEPHONE: VERIZON 1223 W. FAIRWAY DRIVE SANTA MARIA, CA 93455 (805) 928-3538

PROPOSED LOTS:

		PROPOSED LOTS	<u></u>		PROPOSED LOTS
	GROSS SF	ZONING-LAND USE	LOT	GROSS SF	
1	150311	CONDOMINIUM	58	3502	SINGLE FAMILY HOME CLUSTER
2	169822	CONDOMINIUM	59	3910	SINGLE FAMILY HOME CLUSTER
3	13057	SINGLE FAMILY HOME CLUSTER	60	4019	SINGLE FAMILY HOME CLUSTER
4	9160	SINGLE FAMILY HOME CLUSTER	61	4538	SINGLE FAMILY HOME CLUSTER
5	9170	SINGLE FAMILY HOME CLUSTER	62	453B	SINGLE FAMILY HOME CLUSTER
6	11702	SINGLE FAMILY HOME CLUSTER	63	4236	SINGLE FAMILY HOME CLUSTER
7	9758	SINGLE FAMILY HOME CLUSTER	64	411B	SINGLE FAMILY HOME CLUSTER
8	8987	SINGLE FAMILY HOME CLUSTER	65	4331	SINGLE FAMILY HOME CLUSTER
9	11702	SINGLE FAMILY HOME CLUSTER	66	4331	SINGLE FAMILY HOME CLUSTER
10	12423	SINGLE FAMILY HOME CLUSTER	67	3980	SINGLE FAMILY HOME CLUSTER
11	9120	SINGLE FAMILY HOME CLUSTER	68	4331	SINGLE FAMILY HOME CLUSTER
12	10779	SINGLE FAMILY HOME CLUSTER	69	4681	SINGLE FAMILY HOME CLUSTER
13	3277	SINGLE FAMILY HOME CLUSTER	70	5538	SINGLE FAMILY HOME CLUSTER
14	3452	SINGLE FAMILY HOME CLUSTER	71	5131	SINGLE FAMILY HOME CLUSTER
15	4023	SINGLE FAMILY HOME CLUSTER	72	9727	SINGLE FAMILY HOME CLUSTER
			73	8519	SINGLE FAMILY HOME CLUSTER
16	4023	SINGLE FAMILY HOME CLUSTER		-	SINGLE FAMILY HUME CLUSTER
17	3449	SINGLE FAMILY HOME CLUSTER	74	9562	
18	3277	SINGLE FAMILY HOME CLUSTER	75	9289	SINGLE FAMILY HOME CLUSTER
19	3277	SINGLE FAMILY HOME CLUSTER	76	9475	SINGLE FAMILY HOME CLUSTER
20	3452	SINGLE FAMILY HOME CLUSTER	77	10873	SINGLE FAMILY HOME CLUSTER
21	4023	SINGLE FAMILY HOME CLUSTER	78	7877	SINGLE FAMILY HOME CLUSTER
22	4023	SINGLE FAMILY HOME CLUSTER	79	8600	SINGLE FAMILY HOME CLUSTER
23	3452	SINGLE FAMILY HOME CLUSTER	80	9027	SINGLE FAMILY HOME CLUSTER
24	3277	SINGLE FAMILY HOME CLUSTER	B1	10382	SINGLE FAMILY HOME CLUSTER
25	3277	SINGLE FAMILY HOME CLUSTER	82	7904	SINGLE FAMILY HOME CLUSTER
26	3452	SINGLE FAMILY HOME CLUSTER	83	7892	SINGLE FAMILY HOME CLUSTER
27	4023	SINGLE FAMILY HOME CLUSTER	84	10238	SINGLE FAMILY HOME CLUSTER
28	4023	SINGLE FAMILY HOME CLUSTER	85	10866	SINGLE FAMILY HOME CLUSTER
29	3452	SINGLE FAMILY HOME CLUSTER	86	9299	SINGLE FAMILY HOME CLUSTER
30	3277	SINGLE FAMILY HOME CLUSTER	87	9835	SINGLE FAMILY HOME CLUSTER
31	3277	SINGLE FAMILY HOME CLUSTER	88	9747	SINGLE FAMILY HOME
32	3452	SINGLE FAMILY HOME CLUSTER	89	12288	SINGLE FAMILY HOME
33	4023	SINGLE FAMILY HOME CLUSTER	90	12019	SINGLE FAMILY HOME
34	4023	SINGLE FAMILY HOME CLUSTER	91	14159	SINGLE FAMILY HOME
35	3452	SINGLE FAMILY HOME CLUSTER	92	14170	SINGLE FAMILY HOME
36	3277	SINGLE FAMILY HOME CLUSTER	93	14908	SINGLE FAMILY HOME
37		SINGLE FAMILY HOME CLUSTER	94	16058	SINGLE FAMILY HOME
	3277				
38	3452	SINGLE FAMILY HOME CLUSTER	95	11440	SINGLE FAMILY HOME
39	4052	SINGLE FAMILY HOME CLUSTER	96	14735	SINGLE FAMILY HOME
40	4023	SINGLE FAMILY HOME CLUSTER	97	14086	SINGLE FAMILY HOME
41	3452	SINGLE FAMILY HOME CLUSTER	98	12249	SINGLE FAMILY HOME
42	3277	SINGLE FAMILY HOME CLUSTER	99	14103	SINGLE FAMILY HOME
43	3277	SINGLE FAMILY HOME CLUSTER	100	19044	SINGLE FAMILY HOME
44	3452	SINGLE FAMILY HOME CLUSTER	101	20586	SINGLE FAMILY HOME
45	4023	SINGLE FAMILY HOME CLUSTER	102	15372	SINGLE FAMILY HOME
46	4538	SINGLE FAMILY HOME CLUSTER	103	19924	SINGLE FAMILY HOME
47	4102	SINGLE FAMILY HOME CLUSTER	104	19142	SINGLE FAMILY HOME
48	3813	SINGLE FAMILY HOME CLUSTER	105	1454B	SINGLE FAMILY HOME
49	7451	SINGLE FAMILY HOME CLUSTER	106	11848	SINGLE FAMILY HOME
50	3966	SINGLE FAMILY HOME CLUSTER	107	12021	SINGLE FAMILY HOME
51	4585	SINGLE FAMILY HOME CLUSTER	108		SINGLE FAMILY HOME
52	4121	SINGLE FAMILY HOME CLUSTER	100		SINGLE FAMILY HOME
			' ⊢		SINGLE FAMILY HOME
53	4556	SINGLE FAMILY HOME CLUSTER	110	_	SINGLE FAMILY HOME
54	4004	SINGLE FAMILY HOME CLUSTER	111	13213	
55	4556	SINGLE FAMILY HOME CLUSTER	112		SINGLE FAMILY HOME
56	4468	SINGLE FAMILY HOME CLUSTER	113		SINGLE FAMILY HOME
57	3502	SINGLE FAMILY HOME CLUSTER	1 114	11263	SINGLE FAMILY HOME

140 485582

141 15866

PRIVATE OPEN SPACE

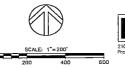
PRIVATE ROAD F,G

*TO BE DEDICATED TO COUNTY FOR PUBLIC OPEN SPACE.

OAK-BROOK LANE PROJECT PUBLIC MULTI-PURPOSE RECREATIONAL TRAIL PUBLIC MULTI-PURPOSE RECREATIONAL TRAIL VICINITY MAP SCALE: N.T.S. PROPOSED LOTS LOT GROSS SF ZONING-LAND USE 115 11227 116 12441 117 13275 118 12017 119 10730 120 13892 122 16193 123 13138 PUBLIC MULTI-PURPOSE RECREATIONAL TRAIL 124 10976 SHEET 5 127 11889 129 108979 PRIVATE ROAD C 133 67003 PRIVATE ROAD D 134 155981 135 37901 PRIVATE OPEN SPACE 136 23016 PRIVATE OPEN SPACE PRIVATE OPEN SPACE 138 255543 PRIVATE OPEN SPACE 139 276042 PRIVATE OPEN SPACE

PUBLIC MULTI-PURPOSE RECREATIONAL TRAIL

SHEET 2



PUBLIC MULTI-PURPOSE RECREATIONAL TRAIL



SHEET 6

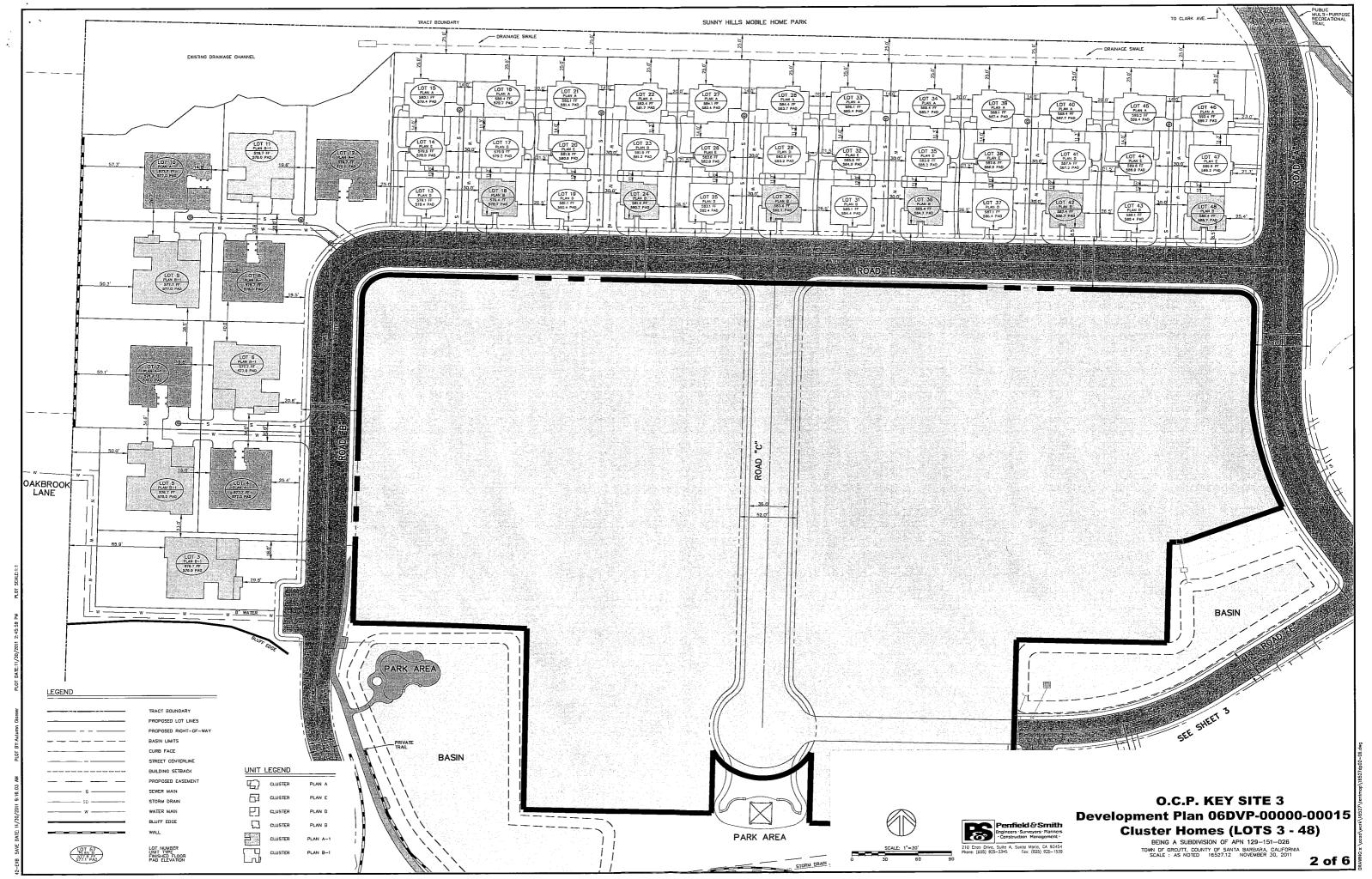
O.C.P. KEY SITE 3 Development Plan 06DVP-00000-00015 **Title Sheet**

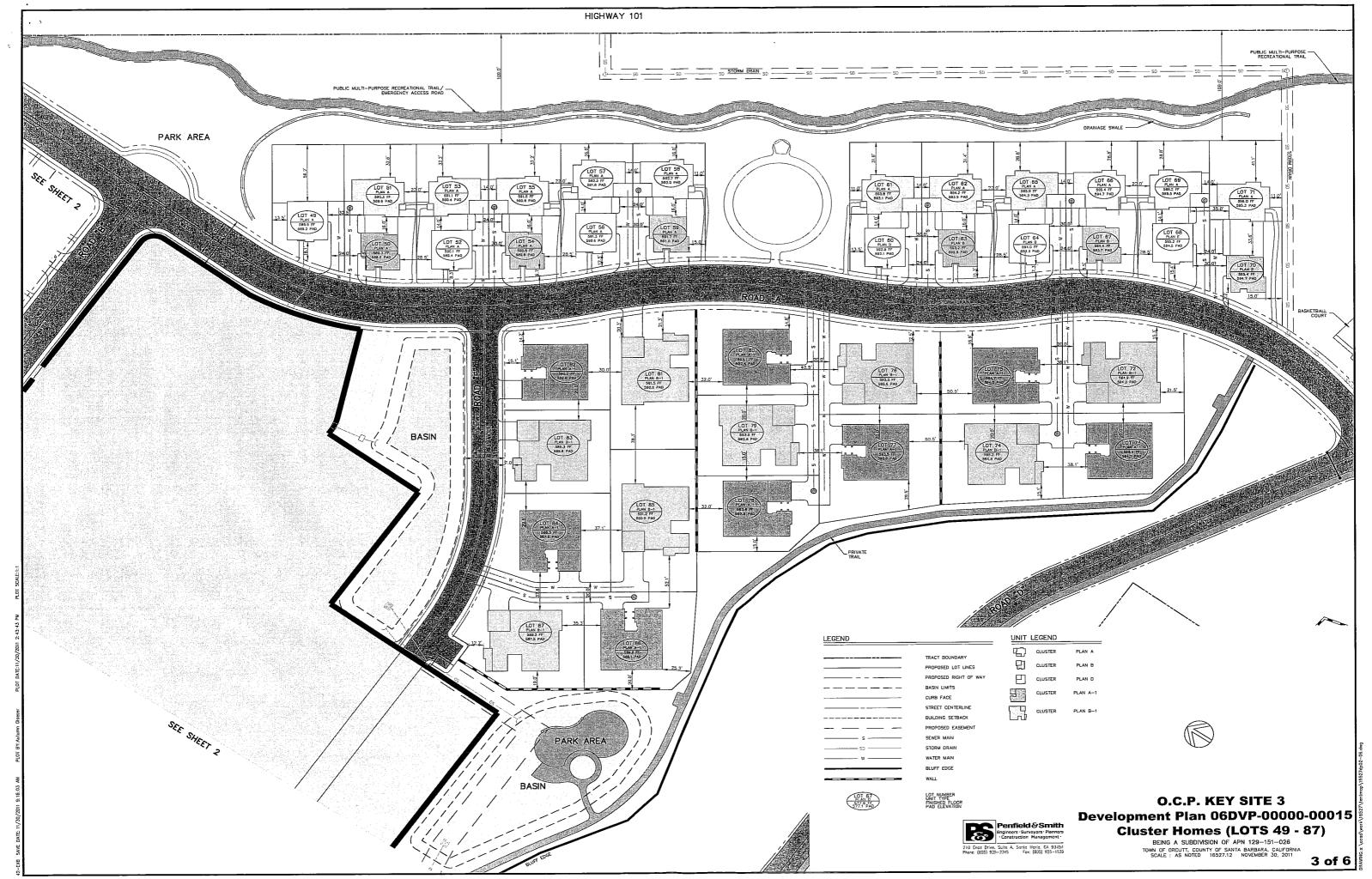
ATTACHMENT 6 PROJECT PLANS

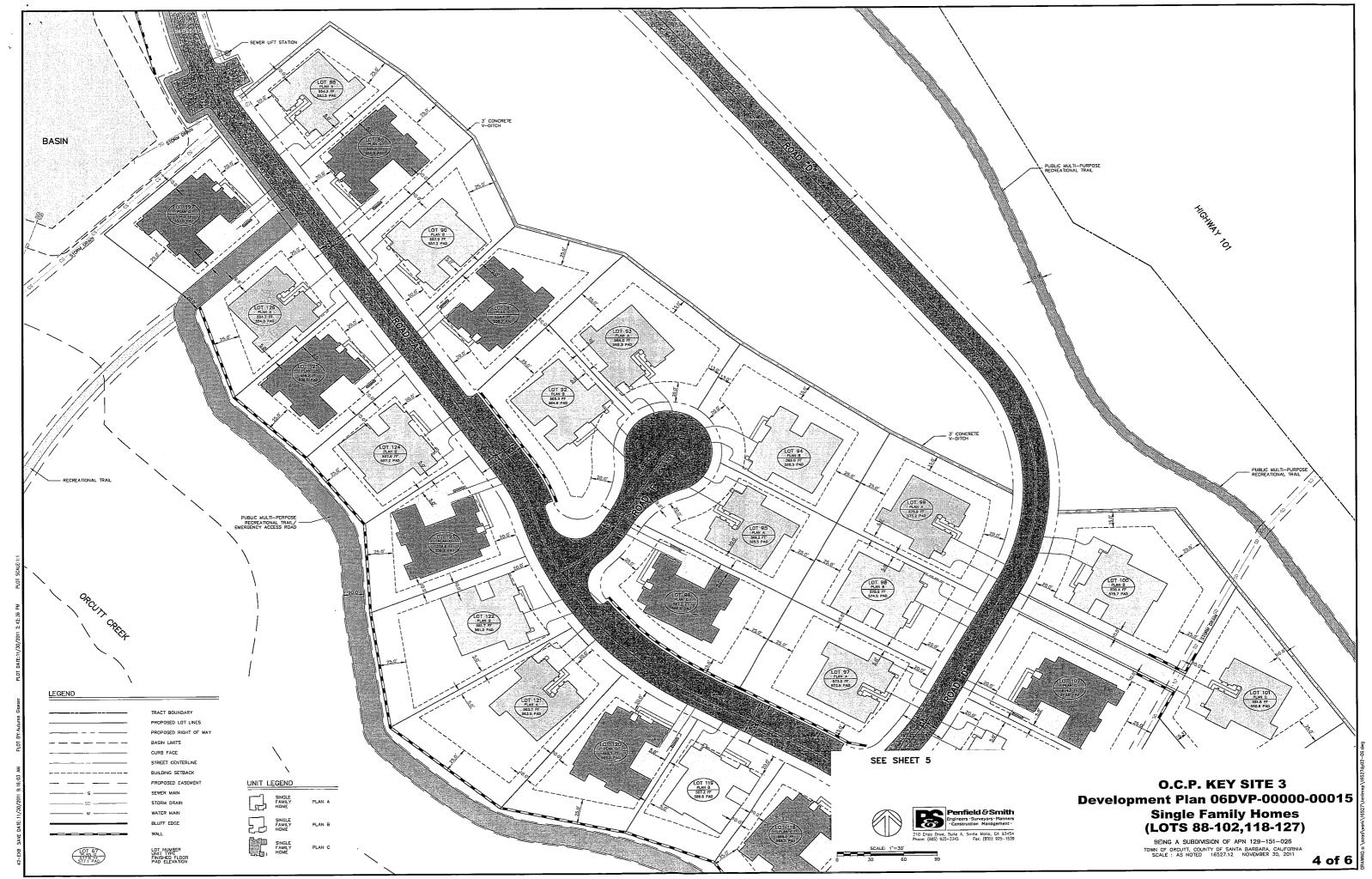
SHEET INDEX

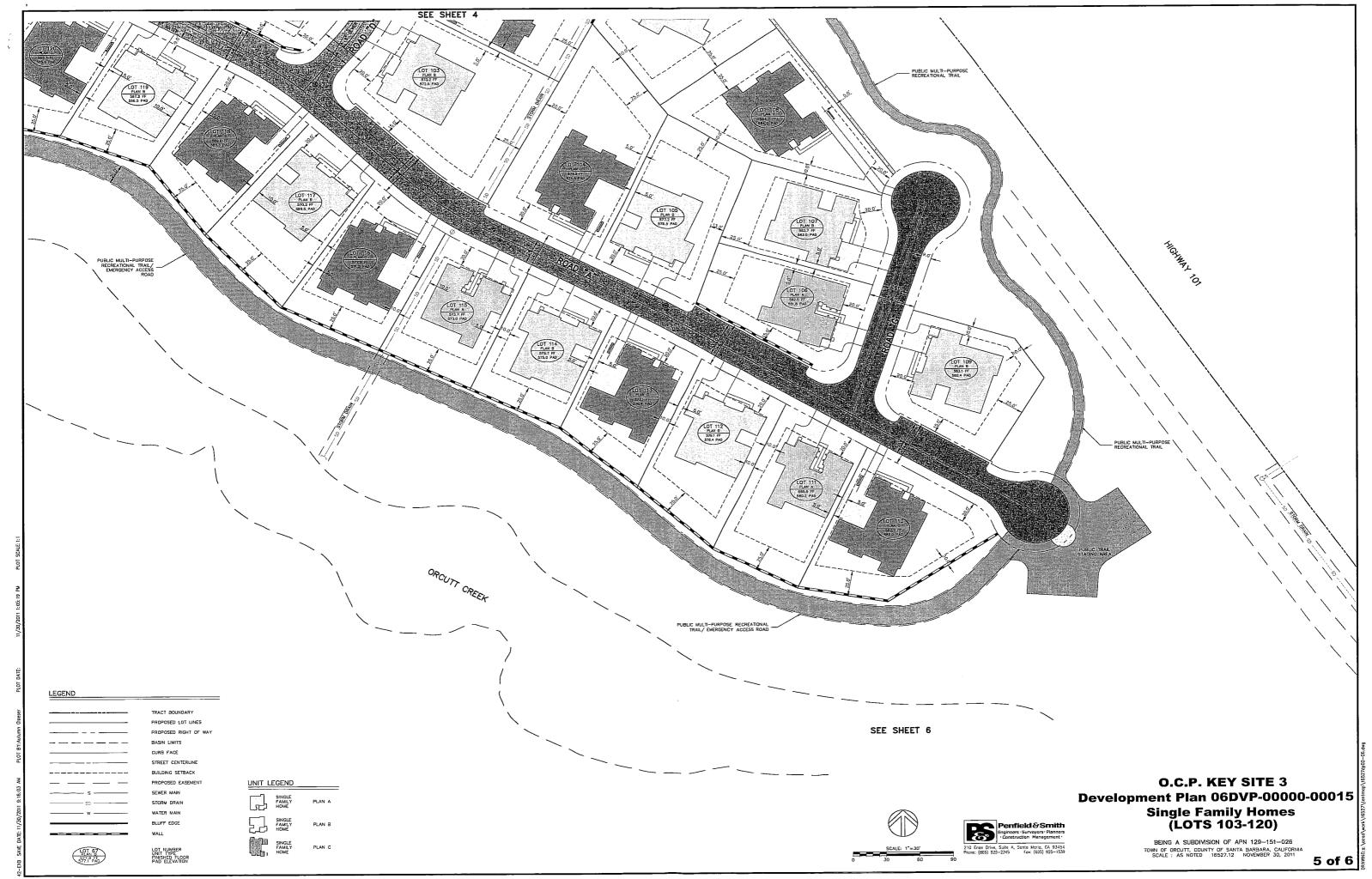
BEING A SUBDIVISION OF APN 129-151-026 TOWN OF ORCUTT, COUNTY OF SANTA BARBARA, CALIFORNIA SCALE: AS NOTED 16527.12 NOVEMBER 30, 2011

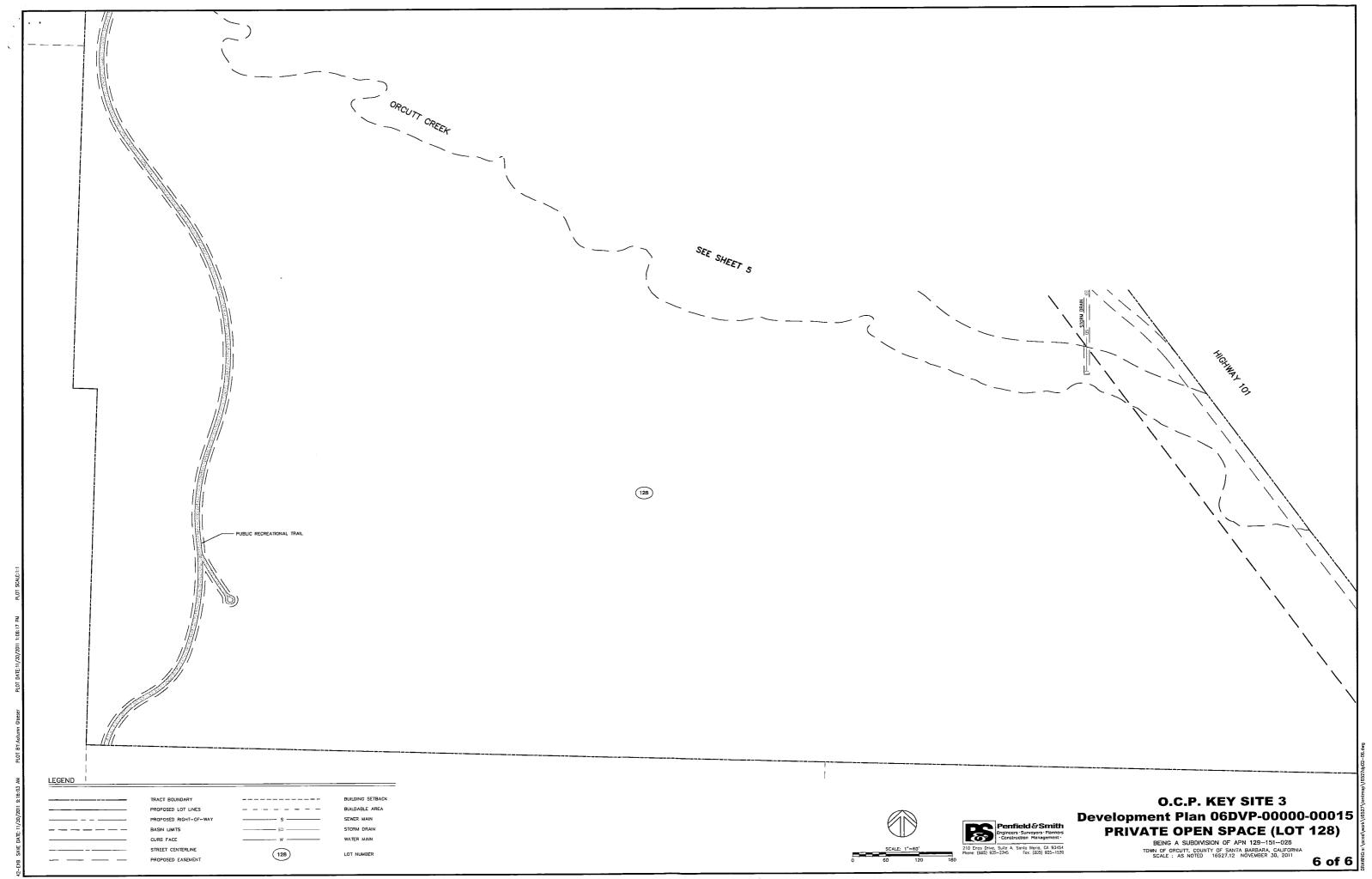
1 of 6











PARCEL ONE
THOSE OF THE EAST MALF OF SECTION 18. OF THE SOUTHEAST QUARTER OF THE MORTHWEST QUARTER OF SAID SECTION 18. AND OF THE EASTERLY 44 FEET OF THE
HOST PORTIONS OF THE EAST MALF OF SAID SECTION 18. ALL IN TOWNSHIP 8 MORTH, RANGE 33 WEST, SAIR BERMARQINO BASE AND MERDIAN, IN THE COUNTY OF
COUNTY OF THE SOUTHWEST QUARTER OF SAID SECTION 18. ALL IN TOWNSHIP 8 MORTH, RANGE 33 WEST, SAIR BERMARQINO BASE AND MERDIAN, IN THE COUNTY OF
SOUTHWESTERLY UNE IS DESCRIBED AS THE SOUTHWESTERLY LINE OF SPICE AND THE SOUTHWESTERLY LINE OF US. HIGHWAY TOIL, WHICH
SOUTHWESTERLY LINE IS DESCRIBED AS THE SOUTHWESTERLY LINE OF THE TRACT OF LAND BESCRIBED AS PARCELS ONE AND THREE IN THE DEED TO THE STATE OF CALIFORNIA
RECORDED JULY 6, 1955 AS INSTRUMENT NO. 12016 IN BOOK 1323 PACE 424 OF OFFICIAL BECOMES
EXCEPTING FROM AS INSTRUMENT NO. 12016 IN BOOK 1323 PACE 424 OF OFFICIAL PROCEDURE OF THE STATE OF CALIFORNIA
EXCEPTING FROM SAID PARCEL ONE THOSE PORTIONS OF SAID LAND DESCRIBED TO F.A. LIBBON, ET AL, RECORDED SEPTEMBER 18, 1959 AS INSTRUMENT NO. 30644 IN BOOK 1665
PACE 397 OF OFFICIAL RECORDS.

THESTIFILITY LINE IS DESCRIBED AS THE SOUTHWESTERLY UNE OF THE INACL OF LAND DESCRIBED AS INTERDMENT NO. 2008 HE SON STAZED AS A STATEMENT NO. 2008 HE SON STAZED AS A STATEMENT NO. 2008 HE SON STAZED AS A STATEMENT NO. 2008 HE SON STAD PARKEL ONE THOUGH STATEMENT NO. 2008 HE SON STAD PARKEL ONE THE WEST AS A STATEMENT NO. 2008 HE SON STAD LAND DESCRIBED TO FA. LIBBON, ET AL., RECORDED SEPTEMBER 18, 1959 AS INSTRUMENT NO. 2008 HE INSTRUMENT NO. 2008 HE SON STATEMENT NO. 2008 HE SON

RECORDED DECEMBER 26, 1975 IN BOX 2597 PAGES 322 THROUGH 392, INCLUSING OF OFFICIAL RECORDED AND RESERVED IN THE DEED FROM ARTHUR N. MARTIN, ET AL., RECORDED DECEMBER 26, 1975 IN BOX 2597 PAGES 322 THROUGH 392, INCLUSING OF OFFICIAL RECORDED THE FOLLOWING PROVISIONS.

SAID DEEDS INCLUDED THE FOLLOWING PROVISIONS.

IN EXPERISING ANY OF THESE RESERVED OIL AND DAS RIGHTS, GRANTORS, THEIR SUCCESSORS, AND ASSIGNS, BUSINESSES OF LICENSEES, SHALL COMPENSATE GRANTEE, ITS NOT EXPENSATE OF SAID LAND. THE SUPPRACE OF SAID LAND. OF THE SAID LAND. OF THE SUPPRACE OF SAID LAND. OF THE SAID LAND.

PARCEL TWO

PARCEL TWO

THOSE PORTIONS OF THE WEST HALF OF THE SOUTHEAST CHARTER OF SECTION 18. TOWNSHIP 8 NORTH, RANGE 33 WEST, SAN BERNARDING BASE AND MERIDIAN, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING SOUTHERLY AND WESTERLY OF THE SOUTHWESTERLY LINE OF THE U.S. HICHMAY 101, WHICH SOUTHWESTERLY LINE IS DESCRIBED AS PARCELS ONE AND THREE IN THE DEED TO STATE OF CALIFORNIA, RECORDED JULY 6, 1925 AS INSTRUMENT NO. 12016 IN 9001 1732 PAGE 424 OF OFFICIAL RECORDS.

RECORDED JULY 6, 1925 AS INSTRUMENT NO. 12016 IN 9001 1732 PAGE 424 OF OFFICIAL RECORDS.

RECORDED JULY 6, 1925 AS INSTRUMENT NO. 12016 IN 9001 1732 PAGE 424 OF OFFICIAL RECORDS.

RECORDED DECEMBER 76, 1875 IN BOOK 2597 PAGES 323 THROUGH JULY 6, 1926 PAGE AND THE PROGLAMBON LIBERTANCES BY WHATEVER HAME KNOWN, IN OR UNDER SAID LAND RESERVED IN THE DEED FROM ARTHUR N. MARTIN, ET AL., RECORDED DECEMBER 76, 1875 IN BOOK 2597 PAGES 323 THROUGH JULY 60 OFFICIAL RECORDS.

SAID DEEDS INCLUDED THE FOLLOWING PROMISSIONS. SOUTHER METOVEWING THE STATE OF SAID LAND RESERVED IN THE DEED FROM ARTHUR N. MARTIN, ET AL., RECORDED BECKMER 76, 1875 IN BOOK 2597 PAGES 323 THROUGH JULY 60 OFFICIAL RECORDS.

SAID DEEDS INCLUDED THE FOLLOWING PROMISSIONS. ON CROPES AND OTHER METOVEWING THAT WAY NOW OR HEREATER BY LICENSES. SHALL COMPRISATE GRANTEE. ITS IN CROSSORS AND ASSIGNS, AND HERE OF THE HEAD OF THE SUCCESSORS AND ASSIGNS, ON THE SUCCESSORS AND ASSIGNS, AND HERE OF DEFINED ASSIGNS, AND HERE OF DEFINED ASSIGNS, ON THE PROMISSION AND THEY OF DEFINED ASSIGNS, TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AND HERE OF DEFINED ASSIGNS, ON THE PROMISE STATES OF AND UNDIVIDED BY OFFICIAL STATES OF SAID LAND. ASSIGNMENT OF SUCCESSORS AND ASSIGNS, ON THE SUCCESSORS AND ASSIGNS, ON THE PROMISE STATES OF AN UNDIVIDED BY OFFICIAL STATES OF SAID LAND. THE LAND ASSIGNMENT OF SUCCESSORS AND ASSIGNS, ON THE SUCCESSORS AND ASSIGNS, OF PROMISE STATES OF SAID LAND. THE LAND ASSIGNMENT OF SUCCESSORS AND ASSIGNS, ON THE SUCCESSORS AND ASSIGNS, OF PROMISE

PARCEL THREE

A NON-EXCLUSIVE EASEMENT FOR ROAD, SURFACE AND UNDERGROUND PUBLIC UTILITY AND PIPELINE PURPOSES OVER, ACROSS IN AND UNDER THOSE PORTIONS OF LAND AS DESCRIBED IN THAT CERTAIN "EASEMENT AGREEMENT"EXECUTED BY JOEL H. HEATH, ET AL., IN FAVOR OF THE NELSON BUNKER HUNT TRUST ESTATE, RECORDED FEBRUARY 22, 1990 AS INSTRUMENT NO. 99-07235 OF OFFICIAL RECORDS.

A NON-EXCLUSIVE EASEMENT CREATED BY DEED RECORDED DECEMBER 23, 1976 AS INSTRUMENT NO. 55271 IN BOOK 2538 PAGE 1131 OF OFFICIAL RECORDS FOR ROAD, PUBLIC UTILITIES AND PIPELINE PURPOSES OVER AND ACROSS THAT PARCEL OF LAND IN SECTIONS 7 AND 18, TOWNSHIP 9 NORTH, RANGE 33 WEST, SAN BERNARDING BASE AND MERDIAN BESTIMENT OF THE SOUTHEST CONNERS OF THE PARCEL OF LAND DESCRIBED AS PARCEL TWO, AS PARTARLY SHOWN ON MAP OF RELUNGUISHENT TO THE COUNTY OF SANTA BARBARA, RECORDED ON NOVEMBER 30, 1986 IN STATE HIGHWAY MAP BOOK NO. 7 PAGES 6 AND 7 IN THE SANTA BARBARA COUNTY RECORDERS OFFICE; THEMEE ALONG THE SOUTHEST, BOUNDARY, BOUNDARY OF SAND PARCEL TWO, THE FOLLOWING COUNTS AND DISTANCES AND DISTANCES. IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH-BAST CORNER OF THE PARCEL OF LAND DESCRIBED AS PARCEL TWO, AS PARTICULARLY SHOWN ON MAP OF RELINQUISHMENT TO THE COUNTY OF SANTA
BARBARA, RECORDED ON NOVEMBER 30, 1986 IN STATE MICHWAY MAP BOOK NO, 7 PAGES 6 AND 7 IN THE SANTA BARBARA COUNTY RECORDER'S OFFICE;
HENCE ACROIN THE SULPHINELY BOUNDARY OF SAID PARCEL TWO, THE FULLDWING COUNTESS AND DISTANCES.
HENCE NORTH 34-0927*WEST, 61.8 FEET,
HENCE NORTH 34-0927*WEST, 61.8 FEET TO A POINT DISTANT 42.00 FEET, MEASURED AT RIGHT ANGLES TO THE WESTERLY BOUNDARY OF THE PARCEL OF LAND DESCRIBED IN
HED DEED TO EDWARD DE MIRJANA AND ELIZABETH DE MIRJAN, RECORDED AS INSTRUMENT NO. 3792 IN BOOK 3126 PAGE 156 OF OFFICIAL RECORDS IN SAID COUNTY RECORDERS
OF THE SALE WITH SALE AND TANGENT TO THE LAST DESCRIBED COUNTS.
HENCE, DATABLEL WITH SAUD LAST MENTIONED WESTERLY BOUNDARY NORTH 11-1509*EAST, 55.27 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE, CONCAVE TO THE
SOUTHEAST AND TANGENT TO THE LAST DESCRIBED COUNTS.
HENCE, PARTHEASTERLY, ALONG THE ARGO OF SAID CURVE, SOUTH BEYONG THE ASTORY AND TANGENT TO THE LAST DESCRIBED COUNTS.
HENCE TANGENT TO SAID LAST DESCRIBED COUNTS.
HENCE TA

A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR INGRESS, EGRESS, PUBLIC ROAD AND PUBLIC UTILITY PURPOSES IN, ON AND UNDER THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY SITUATED IN THE COUNTY OF SANTA BARBARA STATE OF CALIFORNIA, AS SET FORTH IN THAT CERTAIN INSTRUMENT RECORDED FEBRUARY 4, 1983 AS INSTRUMENT NO. 83—5768 IN THE OFFICE OF THE COUNTY RECORDED FS SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 33 WEST, SAN BERNARDINO BASE AND MERIDIAN;
MERIDIAN;
THENCE SOUTH ALONG THE WESTERLY LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER, 40 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A CONTRAL ANGLE OF 90'0000" AND A RADIUS OF 40 FEET;
THENCE ALONG THE ARC OF SAID CURVE IN A NORTHEASTERLY DIRECTION, 62.83 FEET TO A POINT OF THE HALF SECTION LINE OF SAID SECTION 18;
THENCE MESTERLY ALONG SAID HALF OF SECTION LINE, 40 FEET TO THE POINT OF BEGINNING.

A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR INGRESS, EGRESS, PUBLIC ROAD AND PUBLIC UTILITY PURPOSES IN, ON AND UNDER THE FOLLOWING PARCELS OF REAL PROPERTY SITUATED IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA:

AN 8D FOOT STRIP OF LAND, THE CENTERINE OF WHICH SHALL BE THE WESTERLY 1582-53 FEET, MORE OR LESS, OF THE HALF SECTION LINE BETWEEN THE NORTHWEST QUARTER AND THE SOUTHWEST DUARTER OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 33 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, EXTENDING TO THE INTERSECTION OF SAID HALF SECTION LINE WITH THE PARCELS OWNED PAYON H. KELLY, ET LUX, AND GILLILAND OIL, ON THE LAST, AND TO THE CENTER OF STILLWELL ROAD ON THE WEST, AS SET FORTH IN THAT CERTAIN INSTRUMENT RECORDED MAY 16, 1984 AS INSTRUMENT NO 84-25731 OF DEFICIAL RECORDS.

A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR INGRESS, ECRESS. PUBLIC ROAD AND PUBLIC UTILITY PURPOSES IN, ON AND UNDER THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY STUDIES. IN THE COUNTY OF SANTA BARBARA, STATE OF CALFORNIA, AS SET FORTH IN THAT CERTAIN INSTRUMENT RECORDED MAY 16, 1984 AS INSTRUMENT IND. 84–25731 OF OFFICIAL RECORDS.
BEDINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18, NORTH ALCOND THE WEST UNDE OF SAID SECTION, 14 FEET TO A POINT; HENCE AST, PARALLEL TO THE SOUTH LINE OF SAID SECTION, 20, OF FEET TO THE POINT OF BEGINNING; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SECTION, 20, OF FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAWING A CENTRAL ANGLE OF SHOULD AND THE MASS OF SAID SECTION, 31,42 FEET TO A POINT 40 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION, 31,42 FEET TO A POINT 40 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION, 31,42 FEET TO A POINT 40 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION. SECTION 18; THENCE WESTERLY, PARALLEL TO SAID SOUTH LINE, 20.00 FEET TO THE POINT OF BEGINNING. ASSESSOR'S PARCEL NUMBER: 129-151-26

SURVEYOR'S NOTES:

BOUNDARY AND EASEMENT INFORMATION SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION GIVEN IN THE RELIMINARY THEE REPORT NOTED BELOW AND WAS COMPILED FROM RECORD MAPPING. THIS MAP DOES NOT REPRESENT A BOUNDARY ESTABLISHMENT SURVEY.

THIS MAP WAS PREPARED IN CONJUNCTION WITH A PRELIMINARY TITLE REPORT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION AS ORDER NO. 11690628-27, DATED JULY 10, 2009. SAID REPORT IS PRESUMED TO BE COMPLETE AND ACCURATE. PENFIELD & SMITH DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF SAID PRELIMINARY REPORT.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE CALIFORNIA COORDINATE SYSTEM, NORTH AMERICAN DATUM (1983 (CCS83), ZONE 5 GRID, EPOCH 2004.00

ELEVATIONS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND ARE REFERENCED TO THE NORTH AMERICAL DATUM OF 1988 (NAVD88)

6. FINAL MAP

THE FINAL MAP MAY BE RECORDED IN PHASES

THE SUBJECT PROPERTY IS WITHIN FEMA FLOOD ZONE AE AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 06083C0460F, DATED FEBRUARY 02.2007.

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INJUNDATION BY THE 1% ANNUAL CHANCE FLOOD - THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD OF THE 1% ANNUAL CHANCE FLOOD.

EXISTING EXCEPTIONS:

2. THE RIGHT OF THE PUBLIC TO USE FOR ROAD PURPOSES ANY PORTION OF SAID LAND LYING WITHIN THE LINES OF ANY PUBLIC ROAD OR HIGHWAY.

3. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN PACIFIC TELEPHONE AND TELEGRAPH COMPANY
POLES AND ANCHORS
JUNE 27, 1225 AS INSTRUMENT NO. 6822 IN BOOK 148 PAGE 310 OF OFFICIAL RECORDS
THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE
PUBLIC RECORDS.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOLUMENT
OCUMENT
OCUMENT
OF THE PROPERTY OF

5. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN

SOUTHERN CALIFORNIA TELEPHONE CDMFANY BRUSH REMOVAL AND TELEPHONE LINE FEBRUARY 17, 1944 IN BOOK 597 PAGE 158 OF OFFICIAL RECORDS. THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE PUBLIC RECORD

6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN À DOCUMENT
GRANTED TO: STATE OF CALIFORNIA
PURPOSE:
REALIGNING, CONSTRUCTING, MAINTAINING CHANNEL OF SOLOMON CANYON WASH
RECORDED:
JULY 16, 1935 AS INSTRUMENT NO. 12016 IN BOOK 1323 PAGE 424 OF OFFICIAL RECORDS
AFFECTS:
A PORTION OF PARCELS ONE AND TWO
DIOSEN NOT AFFECT ANY OF THE SUBECT PARCELS]

T. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO AND OR FROM THE STREET OR HIGHWAY KNOWN AS HIGHWAY 101, ABUTTING SAID LAND, SUCH RIGHTS HAVING RECORDED:

APRIL 15, 1957 AS INSTRUMENT NO. 7229 IN BOOK 1440 PAGE 500, AND APRIL 15, 1957 AS INSTRUMENT NO. 7229 IN BOOK 1440 PAGE 500, AND APRIL 15, INSTRUMENT NO. 7231 IN BOOK 1441 PAGE 175 AND JULY 6, 1955 AS INSTRUMENT NO. 12016 IN BOOK 1323 PAGE 424 OF OFFICIAL RECORDS.

AFFECTS:

8. A WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION OF A FREEWAY OR HIGHWAY CONTRUDUOLS THERETO AS CONTAINED IN A DOCUMENT RECORDED.

RECORDED. PARIL 15, 1997 AS INSTRUMENT NO, 729 IN BOOK 1440 PAGE 500, AND AFRIL 15, 1997 AS INSTRUMENT NO, 7431 IN BOOK 1441 PAGE 175 AND JULY 6, 1955 AS INSTRUMENT NO, 7431 IN BOOK 1441 PAGE 472 OF OFFICIAL RECORDS.

A DOCUMENT
GENERAL TELEPHONE COMPANY OF CALIFORNIA
PURPOSE: PUBLIC UTILITIES
MAY 3, 1957 IN BOOK 1444 PAGE 239 OF OFFICIAL RECORDS
AFFECTS: MAY 3, 1957 IN BOOK 1644 PAGE 239 OF OFFICIAL RECORDS

10. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN MENT
0 TO: GENERAL TELEPHONE COMPANY OF CALIFORNIA
E: PUBLIC UTILITIES
0: MAY 3, 1957 IN BOOK 1444 PAGE 241 OF OFFICIAL RECORDS.
A PORTION OF PARCEL ONE
NATION GYEN IN RECORD DOCUMENT IS ILLEGIBLE, UNABLE TO PLOT]

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN CENERAL TELEPHONE COMPANY OF CAUFORNIA, A CORPORATION PUBLIC UTILITIES 18. 1955 AS INSTITUMENT NO. 44503 IN BOOK 2132 PAGE 1278 OF OFFICIAL RECORDS A PORTION OF PARCEL THREE GIVEN IN RECORD DOCUMENT IS ILLEGIBLE, UNABLE TO PLOT]

12. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN (28)

RECORDS.
A PORTION OF PARCEL THREE

13. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN ARTHUR N. MARTIN, ET AL.

PERPETUAL RIGHT OF ENTRY FOR THE PURPOSE OF DEILLING, EMPLORING AND OPERATING
FOR OR REMOVING DIL CAS AND OTHER HYDRICZAREDN SUBSTANCES AND MINERALS
FOR OR REMOVING DIL CAS AND OTHER HYDRICZAREDN SUBSTANCES AND MINERALS
GEOLOGICAL PROPERTY OF THE PURPOSES AND ARTHUR STATEMENT OF THE PURPOSES AND AREA OF THE PURPOSES AS INSTRUMENTS NO. 46822 AND 46830 IN BOOK 2597, PAGES 323
THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE
PUBLIC RECORD.

14. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN 4. DOCUMENT GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION PUBLIC UTILITIES APRIL 2, 1976 AS INSTRUMENT NO. 12783 IN BOOK 2608 PAGE 499 OF OFFICIAL TS: PARCEL SIX
NOT AFFECT ANY OF THE SUBECT PARCELS]

. MATTERS CONTAINED IN THE DEDICATION STATEMENT OR ELSEWHERE ON THE TRACT OR PARCEL MAP IN BELLIN, MILLS MAUNG THE IMMOS PROVINCE.
T/PARCEL MAP NO. 12,945
RIDDED:
BOOK 23, PAGES 93 THROUGH 95 OF PARCEL MAPS
COSTRUCTION RECUIREMENTS
CTS:
CTS:
PARCEL THREE
PARCEL THREE

17. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT PARCEL MAP NO. 12,945
BOOK 23 PAGES 93 THROUGH 95 OF PARCEL MAPS
ACCESS
THAT PORTION OF PARCEL THREE SHOWN AS "32" MIDE ACCESS EASEMENT TO PARCEL "B"

18. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN

19. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN 19. AR EASEMENT FOR THE FORFUSE STUDIN SECTION AND RUBBITS INCIDENTE. HIGHER OF A DOCUMENT.
GRANTED TO: GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION PURPOSE: PUBLIC UTILITIES
RECORDED: DECEMBER 28, 1982 AS INSTRUMENT NO 82—54890 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL THREE

AFFECTS: A PORTION OF PARCEL THREE

20. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT OF THE PURPOSE. HOWEVER THE COMPANY, A CALIFORNIA CORPORATION FUNDED TO HUNDERGROUND CONDUITS, PIPES, MANHOLES, SERWICE BOXES, WINES, CABLES AND PURPOSE. HEREORDES. A PRIL 20, 1889 AS INSTRUMENT NO. 83-18854 OF OFFICIAL RECORDS. AFFEL 20, 1893 AS INSTRUMENT NO. 83-18854 OF OFFICIAL RECORDS. A PORTION OF PARCEL THREE THE EXACT LOCATION AND/OF EXTENT OF SAID EASEMENT CONTAINS RESTRICTIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET OUT IN SAID EASEMENT GOVERNMENT OF SAID LAND, OF THE EASEMENT AREA AS SET OUT IN SAID EASEMENT GOVERNMENT OF SAID LAND, OF THE EASEMENT AREA AS SET OUT IN SAID EASEMENT GOVERNMENT OF SAID LAND, OF THE

. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN SOUTHERN CALIFORNIA WATER COMPANY WATER PIPELINES AND APPURTENANCES JANUARY 16, 1987 AS INSTRUMENT NO. 87-3799 OF OFFICIAL RECORDS. A PORTION OF PARCEL THREE

AFFECTS: A PORTION OF PARCEL THREE
THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE PUBLIC RECORDS.

22. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.

ENTITLED: TASSEMENT AGREGABILIT
DATED: NOT SHOWN
BY AND BETWEEN: NOT SHOWN
BY AND BETWEEN: DOEL H. HEALTH, ET AL.. AND THE PLASON BUNKER HUNT TRUST ESTATE
RECORDED: FEBRUARY 22, 1990 AS INSTRUMENT NO. 90-12345 OF OFFICIAL RECORDS
AFFECTS.

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

23. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.

DATED CECLURER, 11997 AGREEMENT

BY AND BETWEEN: M.Y.S. INC. AND ORCULT UNION SCHOOL DISTRICT
RECORDED: DECEMBER 21, 1997 AS INSTRUMENT NO. 97-080203 OF OFFICIAL RECORDS.
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

27. AN OIL AND GAS LEGEMENT FOR THE PARTICULARS.

27. AN OIL AND GAS LEGE FOR THE TERRET THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOCETHER WITH SESSEMSTIS, IF ANY, AS SET FORTH THEREIN.

LESSED: DENNIS W. TWITCHELL, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY LESSEE: VENDOO INC. A DELAWARE COMPORATION

RECORDED: JANUARY 26, 2009 AS INSTRUMENT NO. 2009–0003934 OFFICIAL RECORDS NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHED OF THE LESSENDL CHARTED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTEREST OF THE LESSON OR LESSEE IN SAID LEASE.

EXISTING EXCEPTIONS (CONT.):

26. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.

DASHED THE ANY OF THE ANY

EXCEPTION LEGEND:

DEVELOPER:

ATTN: JOHN FRANKLIN

OWNERS STATEMENT

WE HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT WE ARE THE LEGAL OWNER OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEGGE AND BELIEF.

EDNIE MANGI SB CLARK, LLC

EXISTING PROPERTY STATISTICS:

GROSS & NET LOT AREA (1-3) 6,037,178 SQFT

SHEET INDEX

- 1. TITLE SHEET
- 2. EXISTING BOUNDAR
- 3. PROPOSED OFFSITE EASEMENTS
- 4. PROPOSED SITE IMPROVEMENTS
- 7. PROPOSED SITE IMPROVEMENTS AND TYPICAL SECTIONS

Perfield & Smith Engineers · Surveyors · Planners · Construction Management · 210 Enos Drive, Suite A. Sonto Morio, CA 93454 Phone: (805) 925-2345 Fox: (805) 925-153

338

NO. 6167 O.C.P. KEY SITE 3

rs 9/30/10

Vesting Tentative Tract Map 14,716 Title Sheet

VICINITY MAP

BEING A SUBDIVISION OF APN 129-151-026

TOWN OF ORCUTT, COUNTY OF SANTA BARBARA, CALIFORNIA SCALE: AS NOTED 16527.12 NOVEMBER 30, 2011

1 of 8

PROJECT SITE

CLARK AVENUE

OAKBROOK LANE (PVT)

CHANCELLOR STREET (PVT)

SEE SHEET 8

SEE SHEET /8

SEE SHEET 4

PUBLIC ACCESS ROAD

PROPOSED ZONING:

CONDOMINIUMS LOTS 1-2:

MR-O (PREVIOUSLY APPROVED BY COUNTY OF SANTA BARBARA)

LOTS 3-87: PRD
SINGLE FAMILY HOME
LOTS 88-127: PRD

EARTHWORK:

STIMATED EARTHWORK QUANTITIES - RAW QUANTITIE

CUT = 188,000 C.Y. FILL = 161,600 C.

THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED INSISH GRADE OR SUBGRADE. EXISTING GROUND IS DEFINED BY THE TOPPOGRAPHIC CONTOURS AND/OR SPOT ELEVATIONS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESION SUPFACE ELEVATION OF EARTH TO BE CONSTRUCTED. PROPOSED SUBGRADE ELEVATION IS DEFINED AS THE DESION SUPFACE ELEVATION OF PARTH TO BE CONSTRUCTED.

THE ABOVE QUANTITIES ARE FOR BUILDING PERMIT PURPOSES ONLY AND HAVE NOT BEEN FACTORED TO INCLUDE ALLOWANCES FOR BUILKING, CLEARING AND GRUBBING, SUBSIDENCE, SHRINKAGE, OVER EXCANATION AND RECOMPACTION, UNDERGROUND UTILITY AND SUBSTRUCTURE SPOILS AND CONSTRUCTION METHODS. HOWEVER, THE DESIGN GRADES SHOWN HEREON HAVE BEEN CALCULATED TO MIMMIZE THE MPROTYEMPORT OF MATERIAL.

THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.

PROPOSED EASEMENTS:

OFFSITE

A PROPOSED VARIABLE WIDTH EASEMENT FOR PUBLIC INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES.

2 A PROPOSED 10' WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES

ONSITE

SEE SUBSEQUENT SHEETS

NOTE:

1. THE TOPOGRAPHIC MAPPING USED AS BACKGROUND FOR THIS MAP IS DERIVED FROM THE COUNTY OF SANTA BARBARA FLOWN AERIAL MAPPING, DATED 08/31/2005 AND IS SHOWN FOR GENERAL REFERENCE OILLY.

2. THE SUBJECT PROPERTY BOUNDARY INFORMATION SHOWN HEREON WAS COMPILED FROM RECORD DOCUMENTS, AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.

3. ADJACENT PARCELS SHOWN HEREON HAVE BEEN DRAWN FROM THE COUNTY OF SAN BARBARA RECORD APN MAPS. LOCATIONS ARE APPROXIMATE AND SHOWN FOR GENER/ REFERENCE ONLY

- 4. ALL EXISTING EASEMENTS TO BE ABANDONED AND REPLACED BY PROPOSED EASEMENT
- 5. EXISTING ON SITE UTILITIES TO BE RELOCATED TO NEW EASEMENTS/ROADWAY.

UTILITIE

SANITARY SEWER: LAGUNA COUNTY SANITATION DIST 2400 PROFESSIONAL PKWY, STE 1: SANTA MARIA, CA 93455 (805) 739—8750

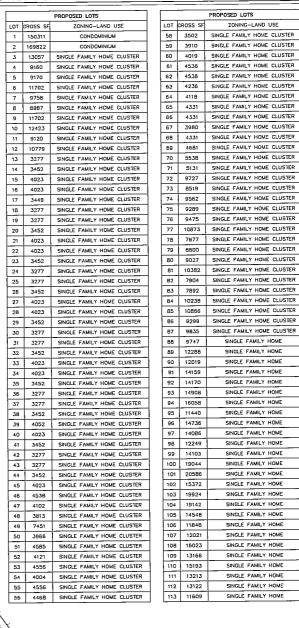
GAS DISTRIBUTION: THE GAS COMPANY P.O. BOX B18 GOLETA, CA 93116-0818 (805) 681-8024

GOLETA, CA 93116-0618 (805) 681-8024 TELEPHONE: VERIZON 1223 W. FAIRWAY DRIVE SANTA MARIA, CA 93455 TER: LDEN STATE WATER COMPANY 70 SKYWAY DRIVE, SUITE 103 NTA MARIA, CA 93455 5-878-5501

ECTRICAL DISTRIBUTION:
ACIFIC GAS AND ELECTRIC (PG&E)
445 SKYWAY DRIVE
ANTA MARIA, CA 93455

CABLE IV: COMCAST CABLE 2323 THOMPSON WAY SANTA MARIA. CA 93455

PROPOSED LOTS:



		PROPOSED LOTS
LOT	GROSS SF	ZONING-LAND USE
115	11227	SINGLE FAMILY HOME
116	12441	SINGLE FAMILY HOME
117	13275	SINGLE FAMILY HOME
118	12017	SINGLE FAMILY HOME
119	10730	SINGLE FAMILY HOME
120	13892	SINGLE FAMILY HOME
121	17024	SINGLE FAMILY HOME
122	16193	SINGLE FAMILY HOME
123	13138	SINGLE FAMILY HOME
124	10976	SINGLE FAMILY HOME
125	11595	SINGLE FAMILY HOME
126	11105	SINGLE FAMILY HOME
127	11889	SINGLE FAMILY HOME
128	2909499	PUBLIC OPEN SPACE*
129	47735	PRIVATE ROAD A (NORTH)
130	59662	PRIVATE ROAD B
131	20060	PRIVATE ROAD C
132	8988	PRIVATE ROAD E
133	32956	PRIVATE ROAD D (WEST)
134	15851B	PRIVATE DPEN SPACE
135	37748	PRIVATE OPEN SPACE
136	25103	PRIVATE OPEN SPACE
137	104053	PRIVATE OPEN SPACE
138	268132	PRIVATE OPEN SPACE
139	287626	PRIVATE OPEN SPACE
140	510335	PRIVATE OPEN SPACE
141	111164	PRIVATE ROAD A,D,F,G

OPEN SPACE.

TRACT BOUNDARY

PROPOSED RIGHT-OF-WAY

PROPOSED LOT LINES

PROPOSED EASEMENT

PROPOSED LOTS



SEE SHEET 6



SEE SHEET 7

O.C.P. KEY SITE 3 Vesting Tentative Tract Map 14,716 Proposed Offsite Easements

BEING A SUBDIVISION OF APN 129-151-026 TOWN OF ORCUTT, COUNTY OF SANTA BARBARA, CALIFORNIA SCALE: AS NOTED 16527.12 NOVEMBER 30, 2011

