

OWNER'S STATEMENT

WE HEREBY STATE 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 CLEAR TITLE TO SAID LAND. WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES.

WE ALSO HEREBY DEDICATE THE EASEMENTS SHOWN HEREON FOR THE PURPOSES SET FORTH.

OAK HILLS ESTATE, LLC

NAME PRINTED: GARY B. BLAKE
TITLE: MANAGING MEMBER

NAME PRINTED: CHRIS WILL
TITLE: MANAGING MEMBER

NOTARY

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____

ON _____, 20____, BEFORE ME, _____,
PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY (IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ NAME PRINTED _____

COMMISSION EXPIRES _____ COMMISSION NO. _____

PRINCIPAL OFFICE LOCATED IN THE COUNTY OF _____

NOTE

THIS MAP IS SUBJECT TO CERTAIN CONDITIONS AND INFORMATION INCLUDED IN A "NOTICE" AND RECORDED CONCURRENTLY AS INSTRUMENT NO. _____ O.R.

ABANDONMENT NOTE

THE FOLLOWING EASEMENT IS ABANDONED BY THIS MAP PER GOVERNMENT CODE SECTION 66434(g) (SUBDIVISION MAP ACT).

A PORTION OF THE DRAINAGE EASEMENT DEDICATED TO THE COUNTY OF SANTA BARBARA PER TRACT NO. 12,278 RECORDED IN BOOK 93 AT PAGES 26 THROUGH 28 OF MAPS AND SURVEYS, LYING WITHIN THIS SUBDIVISION.

TRACT MAP NO. 14,810

THAT PORTION OF PARCEL A, AS SHOWN AND DESIGNATED ON PARCEL MAP NO. 11989, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED BOOK 13, PAGE 73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES NORTHERLY AND NORTHWESTERLY OF THE NORTHWESTERLY LINE OF TRACT NO. 11983 AS SHOWN ON MAP FILED IN BOOK 91, PAGES 26 AND 27 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND THAT PORTION WHICH LIES NORTHWESTERLY OF THE NORTHWESTERLY AND WESTERLY LINE OF TRACT NO. 12278, AS SHOWN ON MAP FILED IN BOOK 93, PAGES 26, 27 AND 28 OF MAPS, RECORDS OF SAID COUNTY.

SIGNATURE OMISSIONS

EASEMENT HOLDERS

THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED PURSUANT TO SECTION 66436(a)(3)(A)(i) OF THE GOVERNMENT CODE (STATE SUBDIVISION MAP ACT).

UNION OIL COMPANY, AN EASEMENT FOR ROADS, PIPELINE, UTILITIES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 3, 1961 AS INSTRUMENT NO. 39600 IN BOOK 1882 AT PAGE 560 OF OFFICIAL RECORDS. EASEMENTS NOT LOCATABLE FROM RECORD.

VANDENBERG DISPOSAL COMPANY, AN EASEMENT FOR PIPELINES, INGRESS, EGRESS AND INCIDENTAL PURPOSES RECORDED NOVEMBER 15, 1961 AS INSTRUMENT NO. 40905 IN BOOK 1884 AT PAGE 706 OF OFFICIAL RECORDS. EASEMENTS NOT LOCATABLE FROM RECORD.

VANDENBERG UTILITIES COMPANY, AN EASEMENT FOR PIPELINES, INGRESS, EGRESS AND INCIDENTAL PURPOSES RECORDED NOVEMBER 15, 1961 AS INSTRUMENT NO. 40906 IN BOOK 1884 AT PAGE 708 OF OFFICIAL RECORDS. EASEMENTS NOT LOCATABLE FROM RECORD.

COUNTY OF SANTA BARBARA, DRAINAGE EASEMENTS AS SHOWN ON TRACT NO. 12,278, RECORDED IN BOOK 93 AT PAGES 26 THROUGH 28 OF MAPS.

VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT, AN EASEMENT FOR WATER PIPE LINES RECORDED JUNE 15, 1990 AS INSTRUMENT NO. 90-040402 OF OFFICIAL RECORDS

SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, AN EASEMENT FOR PUBLIC UTILITIES RECORDED JANUARY 15, 2019 AS INSTRUMENT NO. 2019-0001702 OF OFFICIAL RECORDS; NOT LOCATABLE FROM PUBLIC RECORD

MINERAL HOLDERS

THE SIGNATURES OF THE FOLLOWING MINERAL RIGHTS HOLDERS HAVE BEEN OMITTED PURSUANT TO SECTION 66436(a)(3)(C) OF THE GOVERNMENT CODE (STATE SUBDIVISION MAP ACT).

UNION OIL COMPANY, RECORDED NOVEMBER 3, 1961 AS INSTRUMENT NO. 39600 IN BOOK 1882 AT PAGE 560 OF OFFICIAL RECORDS.

UNION OIL COMPANY, RECORDED JANUARY 30, 1987 AS INSTRUMENT NO. 87-007719 OF OFFICIAL RECORDS.

NOTARY

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____

ON _____, 20____, BEFORE ME, _____,
PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY (IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ NAME PRINTED _____

COMMISSION EXPIRES _____ COMMISSION NO. _____

PRINCIPAL OFFICE LOCATED IN THE COUNTY OF _____

SURVEYORS STATEMENT

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 OAK HILLS ESTATE, LLC ON JUNE 19, 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE WITHIN ONE YEAR FROM THE RECORDATION OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

FOR EXAMINATION ONLY

KENNY L. FARGEN L.S. 4597 DATE _____



COUNTY SURVEYOR'S STATEMENT

I, ALEKSANDAR JEVREMOVIC, COUNTY SURVEYOR OF THE COUNTY OF SANTA BARBARA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND COUNTY SUBDIVISION ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

ALEKSANDAR JEVREMOVIC P.L.S. 8378 DATE _____
COUNTY SURVEYOR

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF MAPS, RECORDS OF SANTA BARBARA COUNTY, AT PAGE(S) _____ AT THE REQUEST OF KENNY L. FARGEN.
FEE: _____

JOSEPH E. HOLLAND
COUNTY CLERK-RECORDER-ASSESSOR

BY: _____ DEPUTY

CLERK OF THE BOARD'S STATEMENT

I, MONA MIYASATO, CLERK OF THE BOARD OF SUPERVISORS OF SANTA BARBARA COUNTY, DO HEREBY STATE THAT ON _____, 20____ I WAS DULY AUTHORIZED AND DIRECTED TO ENDORSE HEREON THE BOARD'S APPROVAL TO:

ACCEPT THE EASEMENTS FOR PUBLIC UTILITIES SHOWN HEREON.

ABANDON THAT PORTION OF THE DRAINAGE EASEMENT DEDICATED TO THE COUNTY OF SANTA BARBARA PER TRACT NO. 12,278 RECORDED IN BOOK 93 AT PAGES 26 THROUGH 28 OF MAPS AND SURVEYS, LYING WITHIN THIS SUBDIVISION.

I FURTHERMORE STATE THAT PURSUANT TO GOVERNMENT CODE SECTION 66464 OF THE SUBDIVISION MAP ACT, THAT CERTIFICATES AND DEPOSITS REQUIRED UNDER GOVERNMENT CODE SECTION 66492 AND SECTION 66493 ON THE PROPERTY WITHIN THIS SUBDIVISION HAVE BEEN FILED AND MADE.

MONA MIYASATO
CLERK OF THE BOARD OF SUPERVISORS
OF SANTA BARBARA COUNTY

BY: _____ DEPUTY DATE _____



2624 AIRPARK DRIVE
SANTA MARIA, CA 93455
PHONE: 805-934-5727
FAX: 805-934-3448
DATE: JUNE 2018
REVISED OCTOBER 2019

17064-TRACT MAP 14810.DWG

JOB: 17064

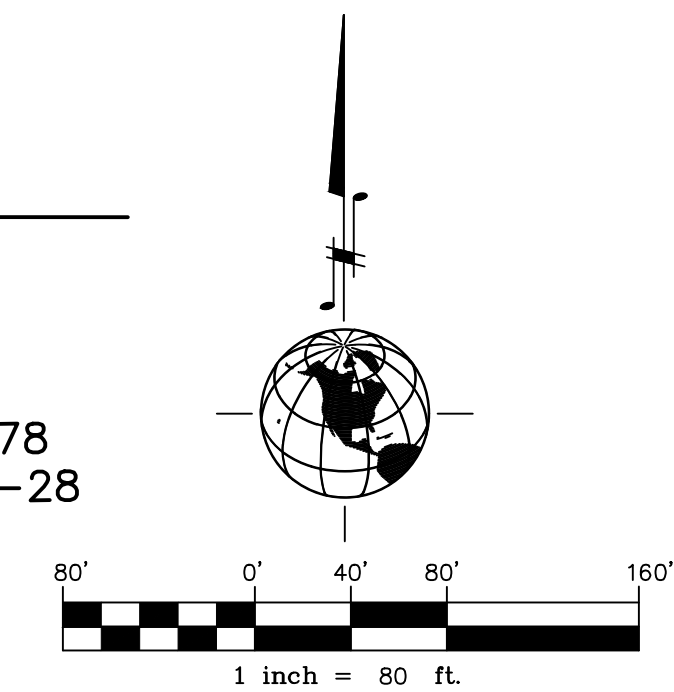
SHEET 1 OF 6

TRACT MAP NO. 14,810

RANCHO MISSION DE LA PURISMA
PER 21 MAPS 154

N89°59'47"W 1363.07'(R1)
N89°57'44"W 1362.98'(M)

FOUND 1/2" IRON PIPE TAGGED
"LS 3146" PER (R1)

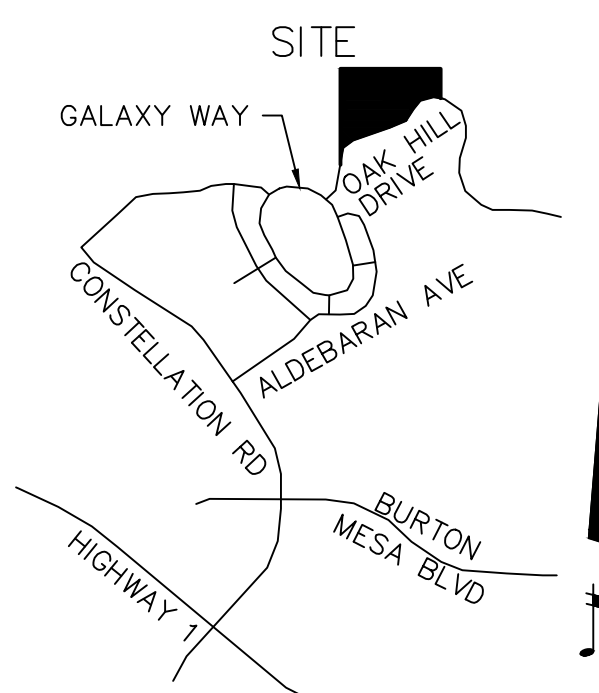
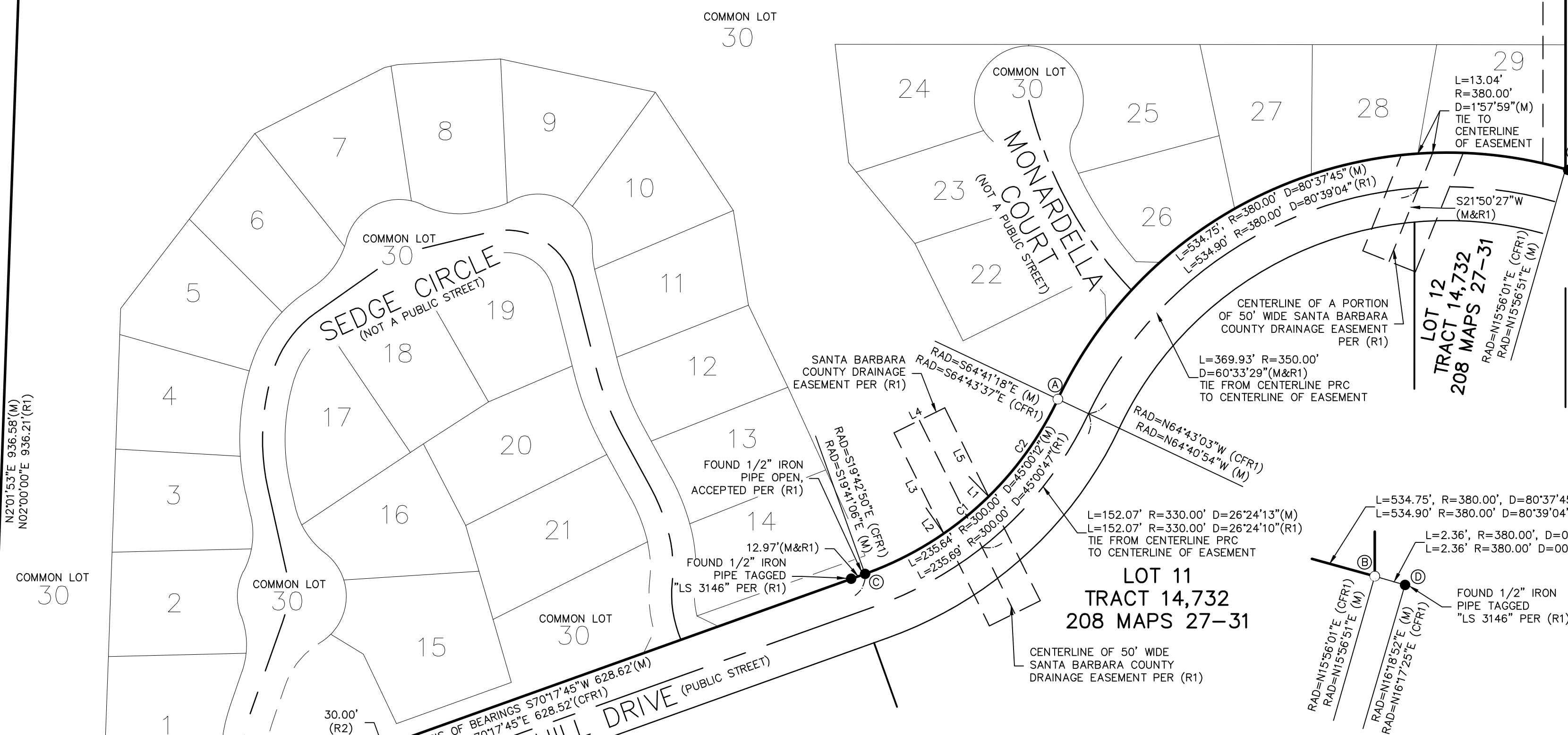


FOUND 2" IRON PIPE WITH BRASS CAP STAMPED "LS 3253" ACCEPTED PER (R1)

20' WATERLINE EASEMENT IN FAVOR OF VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT PER 90-40402 OF O.R.

LOT 25
TRACT 12,278
93 MAPS 26-28

FOUND 1/2" IRON PIPE TAGGED "LS 3146" PER (R1) SEE DETAIL 1, THIS SHEET



VICINITY MAP
SCALE: NONE

INSTRUMENT NO. 1991-038941 OF O.R.

LOT 48
TRACT 11,983
91 MAPS 26-27

LOT 11
TRACT 14,732
208 MAPS 27-31

LOT 12
TRACT 14,732
208 MAPS 27-31

NOTES

- SEE SHEET 3 THROUGH 5 FOR ALL MEASURED LOT INFORMATION AND EASEMENTS PER THIS MAP.
- COMMON LOT 30 INCLUDES ALL THE AREA UNDER THE PRIVATE ROAD EASEMENTS FOR BOTH SEDGE CIRCLE AND MONARDELLA COURT. COMMON LOT 30 IS ONE CONTINUOUS LOT.
- THE SOUTHERN CALIFORNIA GAS COMPANY EASEMENT RECORDED AS INST. NO. 2019-0001702 ON JANUARY 15, 2019 IS NOT LOCATABLE FROM THE PUBLIC RECORD.
- THE UNION OIL COMPANY EASEMENT RECORDED AS BOOK 1882, PAGE 560 ON NOVEMBER 3, 1961 IS NOT LOCATABLE FROM THE PUBLIC RECORD.
- THE VANDENBERG DISPOSAL COMPANY EASEMENT RECORDED AS BOOK 1884, PAGE 706 ON NOVEMBER 15, 1961 IS NOT LOCATABLE FROM THE PUBLIC RECORD.
- VANDENBERG UTILITIES COMPANY EASEMENT RECORDED AS BOOK 1884, PAGE 708 ON NOVEMBER 15, 1961 IS NOT LOCATABLE FROM THE PUBLIC RECORD.

LEGEND

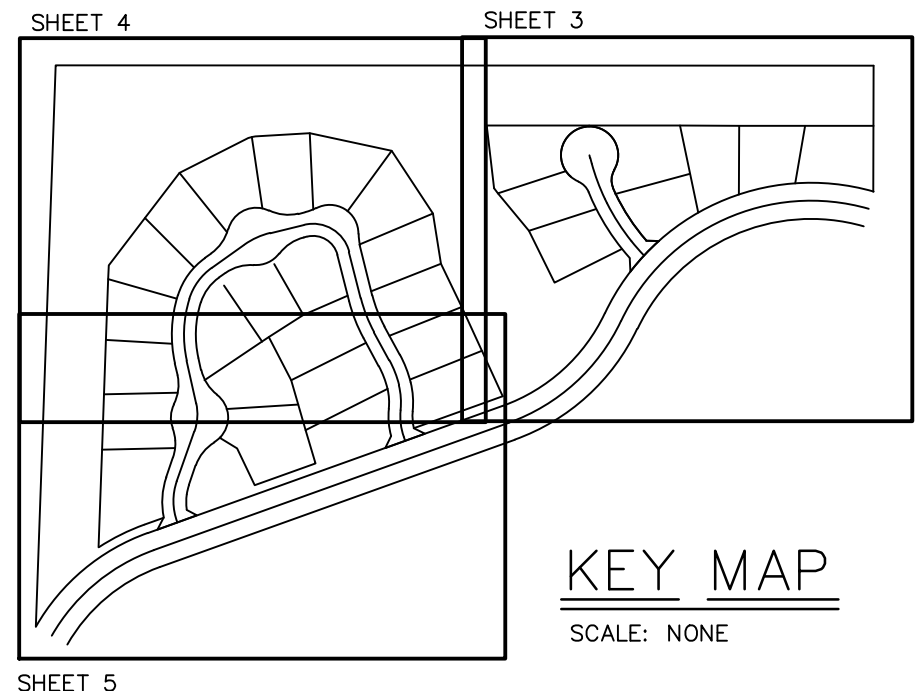
- FOUND MONUMENT AS NOTED
- SET 1 1/2" IRON PIPE WITH 2" BRASS CAP STAMPED "LS 4597"
- ◐ SET 1/2" IRON PIPE WITH BRASS TAG STAMPED "LS 4597"
- ▲ SET 1 1/2" IRON PIPE WITH 2" BRASS CAP STAMPED "LS 4597" IN MONUMENT WELL
- (R1) RECORD DATA PER 93 MAPS 26-28
- (R2) RECORD DATA PER 91 MAPS 26-27
- (M) MEASURED
- (CF) CALCULATED FROM

Line #	Length	Direction
L1	-	N44°27'46"W
L2	-	N34°38'27"W
L3	99.05'	N26°18'52"W
L4	50.00'	N63°41'08"E
L5	87.29'	N26°18'52"W

Curve #	Length	Radius	Delta
C1	51.43'	300.00'	9°49'19"
C2	105.90'	300.00'	20°13'32"

DETAIL 1

SCALE: NONE



KEY MAP
SCALE: NONE

ABANDONMENT NOTE

THE FOLLOWING EASEMENT IS ABANDONED BY THIS MAP PER GOVERNMENT CODE SECTION 66434(g) (SUBDIVISION MAP ACT).
A PORTION OF THE DRAINAGE EASEMENT DEDICATED TO THE COUNTY OF SANTA BARBARA PER TRACT NO. 12,278 RECORDED IN BOOK 93 AT PAGES 26 THROUGH 28 OF MAPS AND SURVEYS, LYING WITHIN THIS SUBDIVISION.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON THE NORTHERLY RIGHT OF WAY OF OAK HILL DRIVE AS SHOWN. BEARING = N70°17'45"E PER (R1)

METHODS STATEMENT

ESTABLISHED POINTS (A) AND (B) BY ROTATION/PRORATION USING POINTS (C) AND (D) AS THE ROTATION LINE.
N60°07'10"E 715.42'(M) N60°05'41"E 715.58'(CFR1)



2624 AIRPARK DRIVE
SANTA MARIA, CA 93455
PHONE: 805-934-5727
FAX: 805-934-3448
DATE: JUNE 2018

17064-TRACT MAP 14810.DWG

JOB: 17064

SHEET 2 OF 6

TRACT MAP NO. 14,810

S89°57'44"E 1362.98'

COMMON LOT
30
412,166 SF

EASEMENT NOTE:
PRIVATE STORMWATER DETENTION BASIN
EASEMENT IN FAVOR OF LOTS 1 THROUGH 29;
AND A BLANKET PRIVATE LANDSCAPE,
DRAINAGE AND PUBLIC UTILITY EASEMENT OVER
ALL OF LOT 30 IN FAVOR OF LOTS 1 THROUGH
29 AND INCIDENTAL PURPOSES.

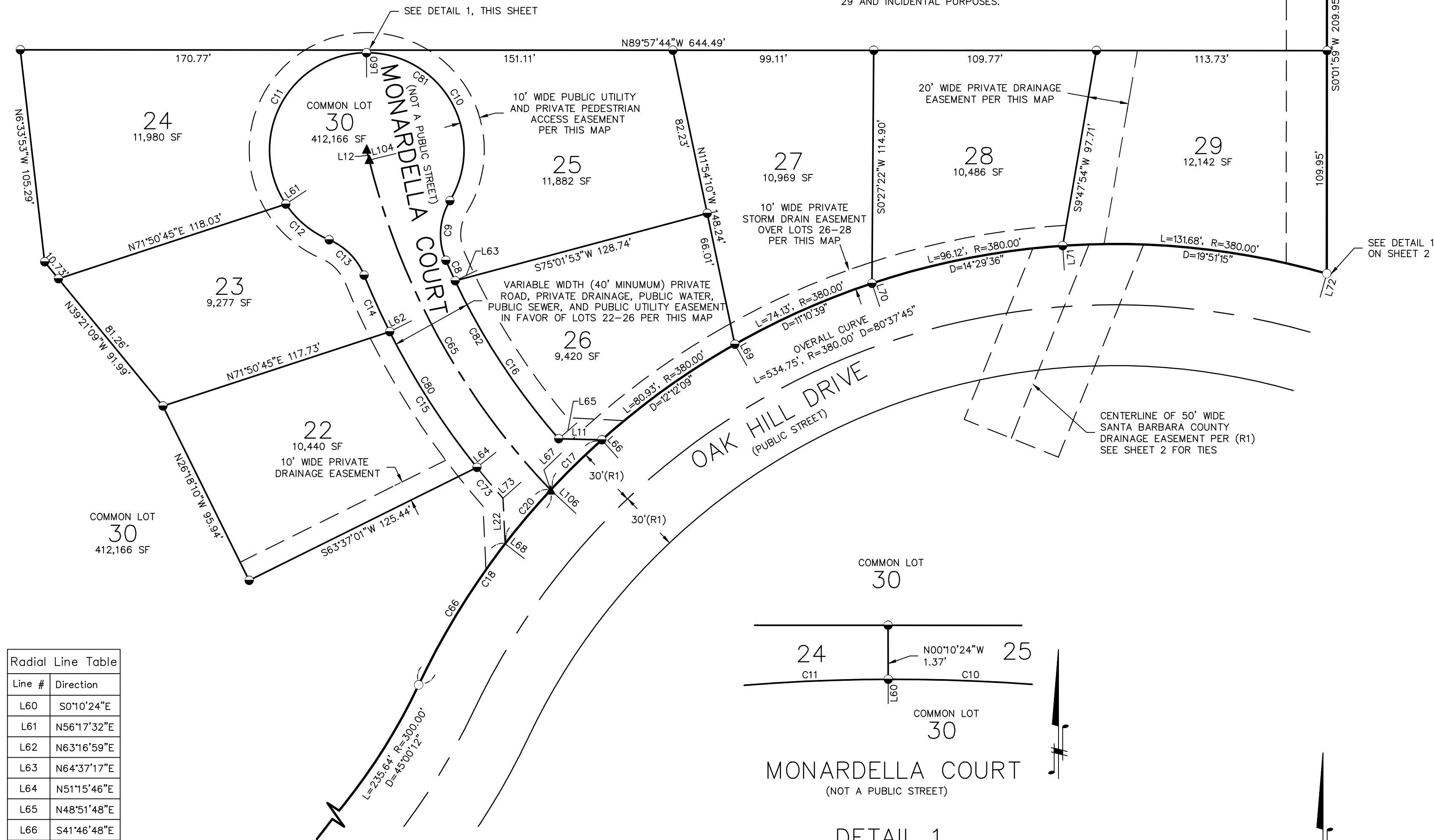
20' WATERLINE EASEMENT
IN FAVOR OF VANDENBERG
VILLAGE COMMUNITY SERVICES
DISTRICT PER 90-40402 OF O.R.

Line Table		
Line #	Length	Direction
L11	21.25'	S88°38'19"E
L12	5.04'	N13°49'43"W
L22	22.47'	S2°34'53"E

Curve Table			
Curve #	Length	Radius	Delta
C8	11.05'	340.00'	1°51'41"
C9	30.64'	32.00'	54°51'58"
C10	101.81'	48.00'	121°31'20"
C11	103.49'	48.00'	123°32'03"
C12	28.07'	48.00'	33°30'40"
C13	25.20'	32.00'	45°06'49"
C14	30.59'	380.00'	4°36'43"
C15	79.72'	380.00'	12°01'12"
C16	93.51'	340.00'	15°45'29"
C17	35.37'	380.00'	5°19'58"
C18	116.52'	380.00'	17°34'08"
C20	34.76'	380.00'	5°14'27"
C65	187.85'	360.00'	29°53'53"
C66	81.76'	380.00'	12°19'41"
C73	19.94'	380.00'	3°00'23"
C80	130.25'	380.00'	19°38'18"
C81	233.37'	48.00'	278°34'03"
C82	104.56'	340.00'	17°37'10"

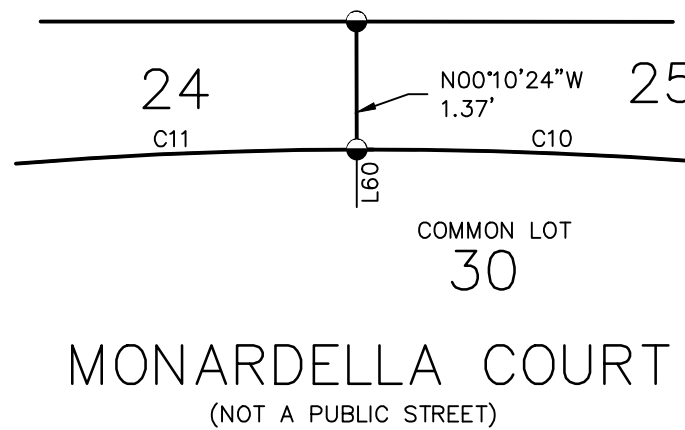
SEE SHEET 4

SEE DETAIL 1
ON SHEET 2



COMMON LOT
30
412,166 SF

COMMON LOT
30



DETAIL 1
SCALE: NONE

SEE SHEET 5

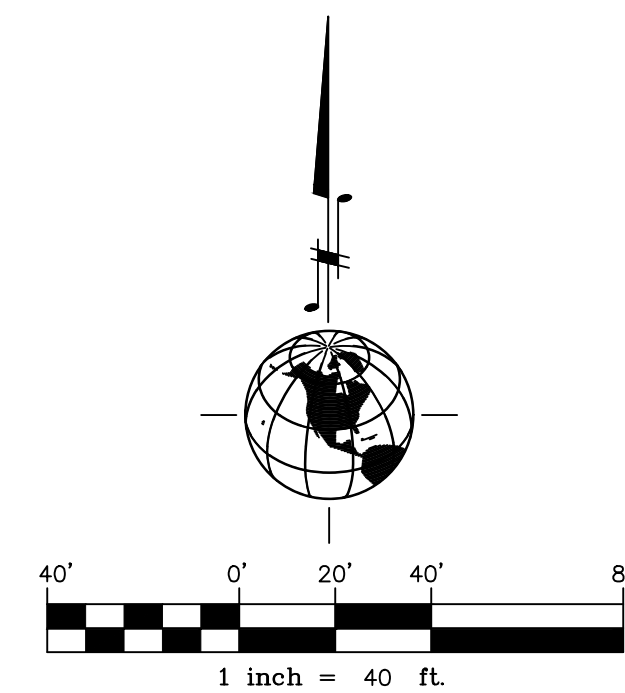
Radial Line Table	
Line #	Direction
L60	S0°10'24"E
L61	N56°17'32"E
L62	N63°16'59"E
L63	N64°37'17"E
L64	N51°15'46"E
L65	N48°51'48"E
L66	S41°46'48"E
L67	N46°15'09"E
L68	S52°21'12"E
L69	S29°34'39"E
L70	S18°24'00"E
L71	S3°54'24"E
L72	S15°56'51"W
L73	N48°15'23"E
L104	S76°09'02"W
L106	N47°06'45"W

NOTES

- SEE SHEET 2 FOR OVERALL TRACT BOUNDARY, RECORD BOUNDARY, EXISTING EASEMENT INFORMATION AND BASIS OF BEARINGS.
- ALL DIMENSIONS SHOWN ON THIS SHEET ARE MEASURED.

LEGEND

- FOUND MONUMENT AS NOTED
- SET 1 1/2" IRON PIPE WITH 2" BRASS CAP STAMPED "LS 4597"
- SET 1/2" IRON PIPE WITH BRASS TAG STAMPED "LS 4597"
- ▲ SET 1 1/2" IRON PIPE WITH 2" BRASS CAP STAMPED "LS 4597" IN MONUMENT WELL
- (R1) RECORD DATA PER 93 MAPS 26-28
- (R2) RECORD DATA PER 91 MAPS 26-27
- (M) MEASURED
- (CF) CALCULATED FROM





2624 AIRPARK DRIVE
SANTA MARIA, CA 93455
PHONE: 805-934-5727
FAX: 805-934-3448
DATE: JUNE 2018

17064-TRACT MAP 14810.DWG

JOB: 17064 SHEET 3 OF 6

TRACT MAP NO. 14,810

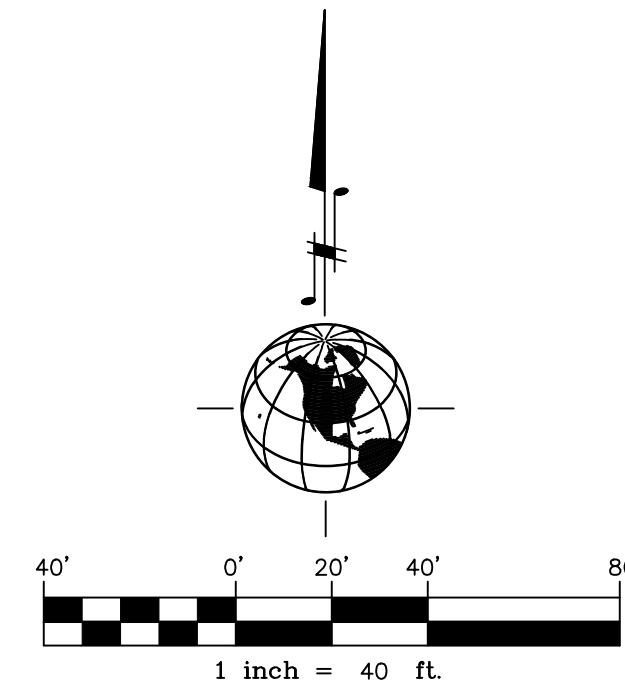
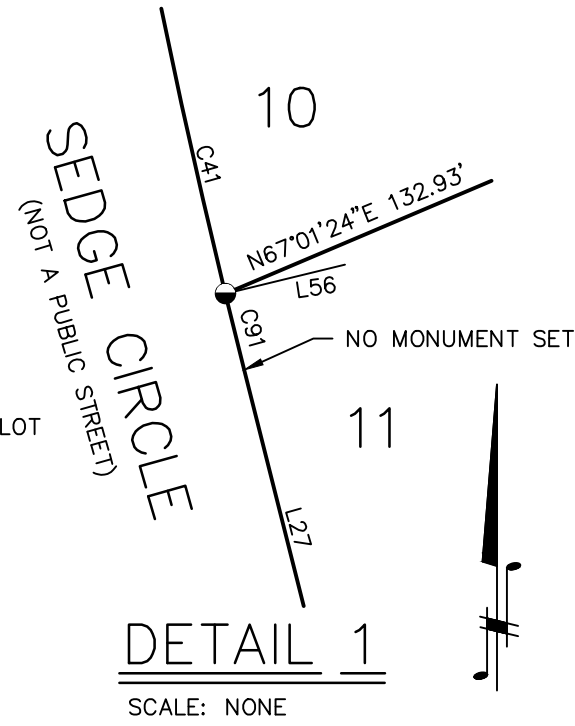
S89°57'44"E 1362.98'

LEGEND

- FOUND MONUMENT AS NOTED
- SET 1 1/2" IRON PIPE WITH 2" BRASS CAP STAMPED "LS 4597"
- SET 1/2" IRON PIPE WITH BRASS TAG STAMPED "LS 4597"
- ▲ SET 1 1/2" IRON PIPE WITH 2" BRASS CAP STAMPED "LS 4597" IN MONUMENT WELL
- (R1) RECORD DATA PER 93 MAPS 26-28
- (R2) RECORD DATA PER 91 MAPS 26-27
- (M) MEASURED
- (CF) CALCULATED FROM

EASEMENT NOTE:
PRIVATE STORMWATER DETENTION BASIN EASEMENT IN FAVOR OF LOTS 1 THROUGH 29; AND A BLANKET PRIVATE LANDSCAPE, DRAINAGE AND PUBLIC UTILITY EASEMENT OVER ALL OF LOT 30 IN FAVOR OF LOTS 1 THROUGH 29 AND INCIDENTAL PURPOSES.

COMMON LOT
30
412,166 SF



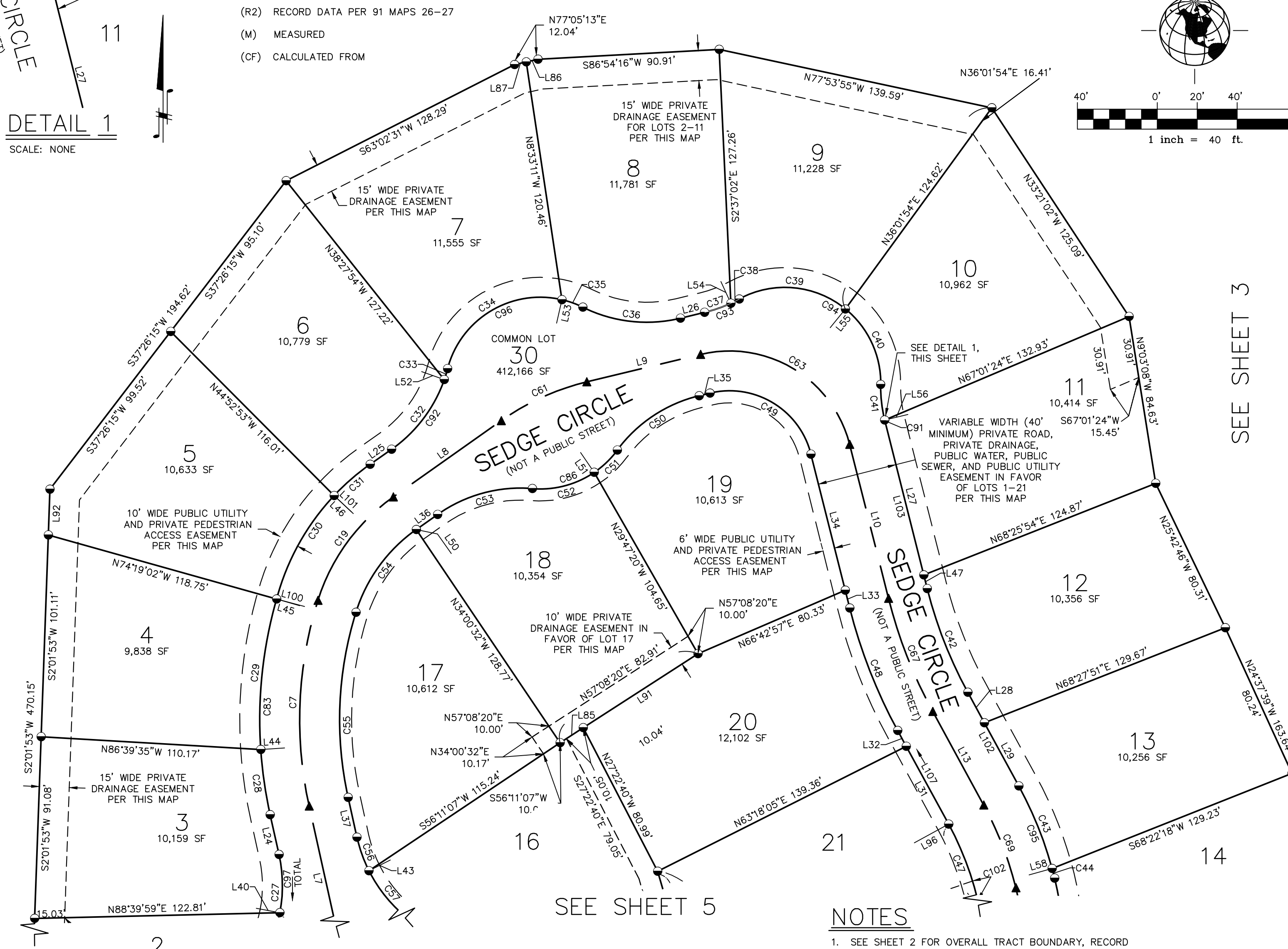
Line #	Length	Direction
L7	73.09'	N12°30'42"W
L8	66.23'	N54°44'53"E
L9	58.65'	N76°25'49"E
L10	79.51'	S14°09'32"E
L13	53.38'	S28°33'44"E
L24	20.44'	N12°30'42"W
L25	13.12'	N54°44'53"E
L26	12.43'	N76°25'49"E
L27	79.36'	S14°09'32"E
L28	17.37'	S28°33'44"E
L29	36.00'	S28°33'44"E
L31	44.37'	S28°33'44"E
L32	8.99'	S28°33'44"E

Line #	Length	Direction
L33	9.22'	S14°09'32"E
L34	70.29'	S14°09'32"E
L35	5.54'	N76°25'49"E
L36	13.12'	N54°44'53"E
L37	20.44'	N12°30'42"W
L47	7.03'	S14°09'32"E
L85	13.81'	N57°08'20"E
L86	6.02'	S77°05'13"W
L87	6.02'	S77°05'13"W
L89	68.37'	N57°08'20"E
L92	22.93'	S2°01'53"W
L102	53.38'	N28°33'44"W
L103	86.39'	N14°09'32"W
L107	53.36'	S28°33'44"E

COMMON LOT
30

COMMON LOT
30
412,166 SF

Line #	Direction
L40	N79°10'15"W
L43	N63°18'18"E
L44	N86°05'31"E
L45	S74°04'19"E
L46	S46°42'39"E
L50	S35°15'07"E
L51	N34°11'05"W
L52	N70°36'15"W
L53	S13°07'04"W
L54	N24°39'54"W
L55	S39°11'04"W
L56	N76°21'59"E
L58	S74°34'12"W
L96	S61°26'06"W
L100	S75°06'46"E
L101	S46°39'36"E



SEE SHEET 3

SEE SHEET 5

NOTES

- SEE SHEET 2 FOR OVERALL TRACT BOUNDARY, RECORD BOUNDARY, EXISTING EASEMENT INFORMATION AND BASIS OF BEARINGS.
- ALL DIMENSIONS SHOWN ON THIS SHEET ARE MEASURED.

Curve #	Length	Radius	Delta
C7	104.30'	200.00'	29°52'50"
C19	65.24'	100.00'	37°22'45"
C27	29.33'	72.00'	23°20'27"
C28	33.04'	220.00'	8°36'13"
C29	76.16'	220.00'	19°50'09"
C30	59.93'	120.90'	28°24'07"
C31	23.89'	120.00'	11°24'28"
C32	44.42'	72.00'	35°21'08"
C33	5.77'	72.00'	4°35'32"
C34	73.99'	48.00'	88°18'52"
C35	11.11'	48.00'	13°15'25"
C36	50.20'	72.00'	39°56'40"
C37	13.94'	72.00'	11°05'43"
C38	4.70'	72.00'	3°44'24"
C39	56.62'	48.00'	67°35'22"
C40	43.14'	48.00'	51°29'31"
C41	17.98'	72.00'	14°18'36"
C42	55.96'	222.60'	14°24'13"
C43	44.69'	195.00'	13°07'56"
C44	5.00'	195.00'	1°28'10"

Curve #	Length	Radius	Delta
C47	40.98'	154.95'	15°09'07"
C48	66.01'	262.60'	14°24'13"
C49	65.54'	42.00'	89°24'40"
C50	50.20'	72.00'	39°56'40"
C51	16.19'	48.00'	19°19'47"
C52	32.57'	48.00'	38°52'38"
C53	50.20'	72.00'	39°56'40"
C54	52.19'	80.00'	37°22'45"
C55	93.87'	180.00'	29°52'50"
C56	17.82'	72.00'	14°10'59"
C57	32.37'	72.00'	25°45'41"
C61	47.30'	125.00'	21°40'56"
C63	96.75'	62.00'	89°24'40"
C67	60.99'	242.60'	14°24'13"
C69	44.60'	175.00'	14°36'06"
C83	109.20'	220.00'	28°26'22"
C86	48.76'	48.00'	58°12'25"
C91	0.66'	72.00'	0°31'31"
C92	50.19'	72.00'	39°56'40"
C93	18.64'	72.00'	14°50'07"
C94	99.76'	48.00'	119°04'53"
C95	49.69'	195.00'	14°36'06"
C96	85.10'	48.00'	101°34'17"
C97	50.19'	72.00'	39°56'40"



2624 AIRPARK DRIVE
SANTA MARIA, CA 93455
PHONE: 805-934-5727
FAX: 805-934-3448
DATE: JUNE 2018

17064-TRACT MAP 14810.DWG

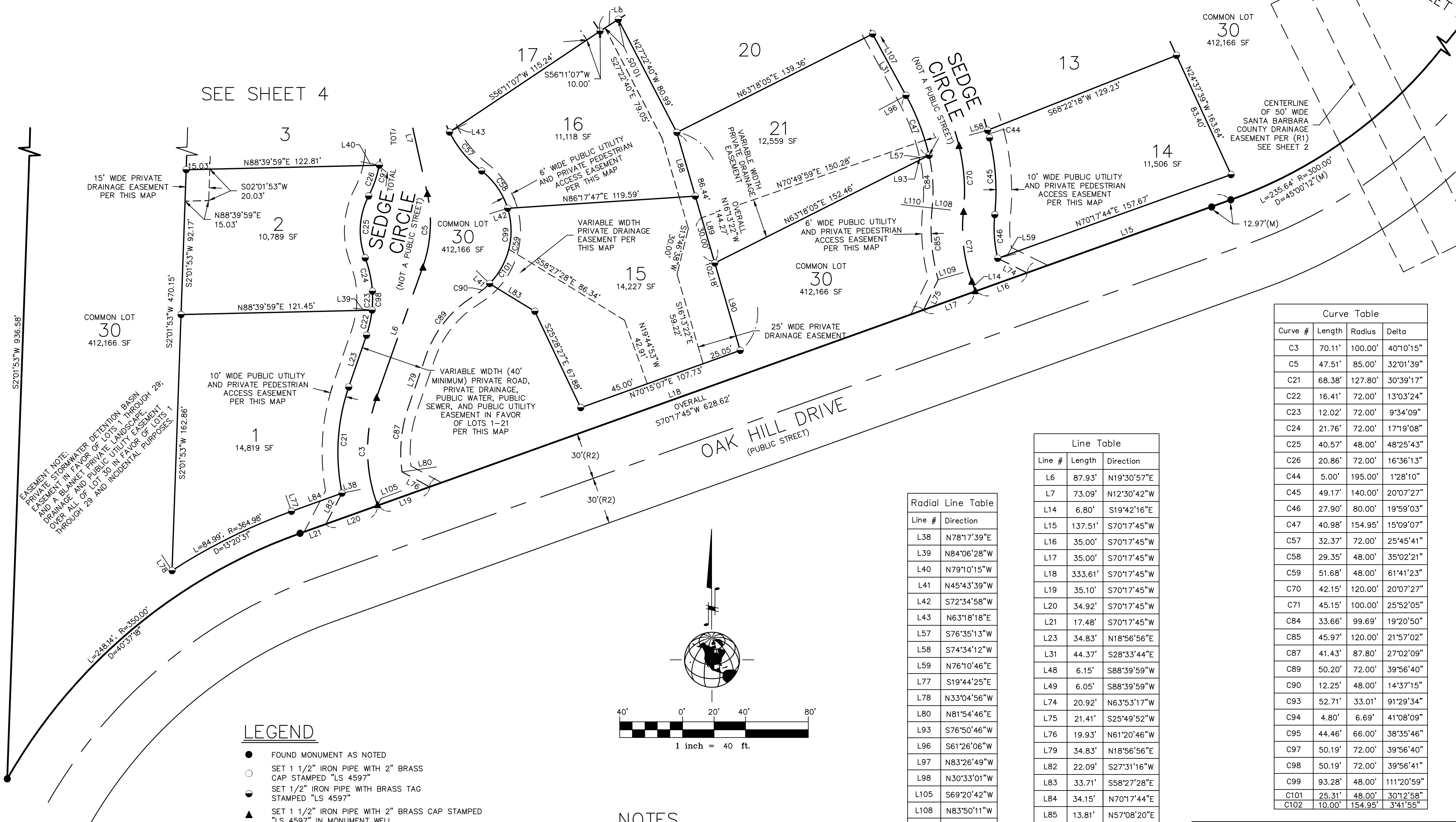
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SHEET 4 OF 6

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SEE SHEET 4

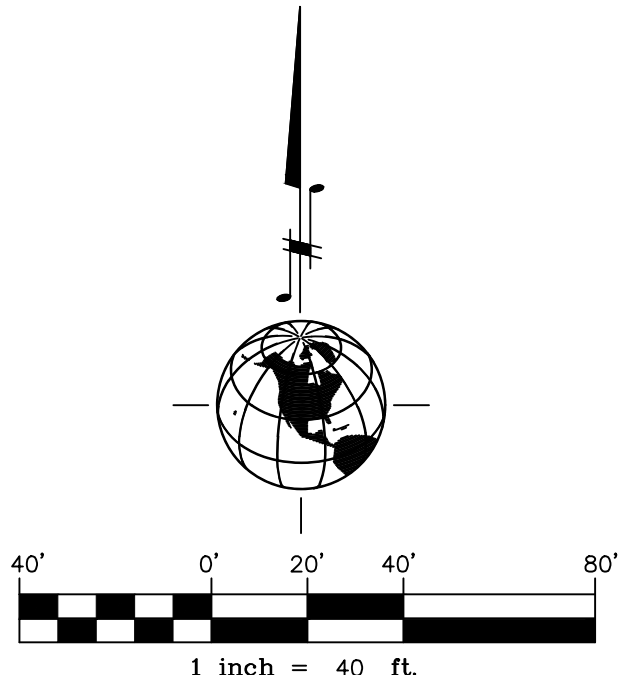
SEE SHEET 3



EASEMENT NOTE:
PRIVATE STORMWATER DETENTION BASIN
EASEMENT IN FAVOR OF LOTS 1 THROUGH 29;
AND A BLANKET PRIVATE UTILITY EASEMENT
DRAINAGE AND PUBLIC UTILITY EASEMENT
OVER ALL OF LOT 30 IN FAVOR OF LOTS 1
THROUGH 29 AND INCIDENTAL PURPOSES.

LEGEND

- FOUND MONUMENT AS NOTED
- SET 1 1/2" IRON PIPE WITH 2" BRASS CAP STAMPED "LS 4597"
- SET 1/2" IRON PIPE WITH BRASS TAG STAMPED "LS 4597"
- ▲ SET 1 1/2" IRON PIPE WITH 2" BRASS CAP STAMPED "LS 4597" IN MONUMENT WELL
- (R1) RECORD DATA PER 93 MAPS 26-28
- (R2) RECORD DATA PER 91 MAPS 26-27
- (M) MEASURED
- (CF) CALCULATED FROM



NOTES

1. SEE SHEET 2 FOR OVERALL TRACT BOUNDARY, RECORD BOUNDARY, EXISTING EASEMENT INFORMATION AND BASIS OF BEARINGS.
2. ALL DIMENSIONS SHOWN ON THIS SHEET ARE MEASURED.

Curve #	Length	Radius	Delta
C3	70.11'	100.00'	40°10'15"
C5	47.51'	85.00'	32°01'39"
C21	68.38'	127.80'	30°39'17"
C22	16.41'	72.00'	13°03'24"
C23	12.02'	72.00'	9°34'09"
C24	21.76'	72.00'	17°19'08"
C25	40.57'	48.00'	48°25'43"
C26	20.86'	72.00'	16°36'13"
C44	5.00'	195.00'	1°28'10"
C45	49.17'	140.00'	20°07'27"
C46	27.90'	80.00'	19°59'03"
C47	40.98'	154.95'	15°09'07"
C57	32.37'	72.00'	25°45'41"
C58	29.35'	48.00'	35°02'21"
C59	51.68'	48.00'	61°41'23"
C70	42.15'	120.00'	20°07'27"
C71	45.15'	100.00'	25°52'05"
C84	33.66'	99.69'	19°20'50"
C85	45.97'	120.00'	21°57'02"
C87	41.43'	87.80'	27°02'09"
C89	50.20'	72.00'	39°56'40"
C90	12.25'	48.00'	14°37'15"
C93	52.71'	33.01'	91°29'34"
C94	4.80'	6.69'	41°08'09"
C95	44.46'	66.00'	38°35'46"
C97	50.19'	72.00'	39°56'40"
C98	50.19'	72.00'	39°56'41"
C99	93.28'	48.00'	111°20'59"
C101	25.31'	48.00'	30°12'58"
C102	10.00'	154.95'	3°41'55"

Line #	Length	Direction
L6	87.93'	N19°30'57"E
L7	73.09'	N12°30'42"W
L14	6.80'	S19°42'16"E
L15	137.51'	S70°17'45"W
L16	35.00'	S70°17'45"W
L17	35.00'	S70°17'45"W
L18	333.61'	S70°17'45"W
L19	35.10'	S70°17'45"W
L20	34.92'	S70°17'45"W
L21	17.48'	S70°17'45"W
L23	34.83'	N18°56'56"E
L31	44.37'	S28°33'44"E
L48	6.15'	S88°39'59"W
L49	6.05'	S88°39'59"W
L74	20.92'	N63°53'17"W
L75	21.41'	S25°49'52"W
L76	19.93'	N61°20'46"W
L79	34.83'	N18°56'56"E
L82	22.09'	S27°31'16"W
L83	33.71'	S58°27'28"E
L84	34.15'	N70°17'44"E
L85	13.81'	N57°08'20"E
L88	42.09'	N16°13'22"W
L89	44.35'	N16°13'22"W
L90	57.83'	N16°13'22"W
L107	53.36'	S28°33'44"E

Line #	Direction
L38	N78°17'39"E
L39	N84°06'28"W
L40	N79°10'15"W
L41	N45°43'39"W
L42	S72°34'58"W
L43	N63°18'18"E
L57	S76°35'13"W
L58	S74°34'12"W
L59	N76°10'46"E
L77	S19°44'25"E
L78	N33°04'56"W
L80	N81°54'46"E
L93	S76°50'46"W
L96	S61°26'06"W
L97	N83°26'49"W
L98	N30°33'01"W
L105	S69°20'42"W
L108	N83°50'11"W
L109	S74°12'47"W
L110	N83°48'24"W



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INFORMATIONAL MAP SHEET

NOTES

ALL INDIVIDUAL LOT OWNERS SHALL INCORPORATE THE GRADING AND DRAINAGE DESIGN GUIDELINES AND ASSUMPTIONS OUTLINED IN THE FOLLOWING MATERIALS ASSOCIATED WITH TM 14,810 AND SANTA BARBARA CASE NO. 15DVP-00000-00001:

1. GRADING AND DRAINAGE PLANS FOR OAK HILLS ESTATE, 15DVP-00000-00001/TM 14,810, VANDENBERG VILLAGE, CALIFORNIA (RRM DESIGN GROUP; JULY 17, 2019)
2. HYDROLOGY REPORT FOR OAK HILLS ESTATES, VANDENBERG VILLAGE, SANTA BARBARA COUNTY, CA (RRM DESIGN GROUP, REVISED JULY 20, 2019)

SURVEYOR'S NOTE

PURSUANT TO GOVERNMENT CODE 66434.2, THIS MAP SHEET IS FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THE ADDITIONAL INFORMATION SHOWN ON THIS MAP SHEET IS DERIVED FROM PUBLIC RECORDS OR REPORTS AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THE ADDITIONAL MAP SHEET.

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