

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 THIS MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND.

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

WE ALSO HEREBY OFFER TO DEDICATE THE PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR PUBLIC UTILITY PURPOSES.

MIRADERO LLC, A CALIFORNIA LIMITED LIABILITY COMPANY:

NAME GREGG W. CRAWFORD
TITLE MANAGER
SIGNATURE
DATE

SIGNATURE OMISSIONS

THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED PURSUANT TO SECTION 66445(e) OF THE GOVERNMENT CODE (STATE SUBDIVISION MAP ACT):

CRAIG HEBERTON - AN EASEMENT FOR ROAD AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 24, 1917 IN BOOK 161 OF DEEDS, PAGE 150.

ADELAIDE NUGENT - AN EASEMENT FOR ROAD AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 08, 1920 IN BOOK 180 OF DEEDS, PAGE 248.

MONTECITO COUNTY WATER DISTRICT - AN EASEMENT FOR WATER PIPES, MAINTENANCE, ETC AND INCIDENTAL PURPOSES, RECORDED APRIL 01, 1924 AS BOOK 5, PAGE 137 OF OFFICIAL RECORDS.

CRAIG HEBERTON, ET AL - AN EASEMENT FOR WATER PIPELINES, ETC AND INCIDENTAL PURPOSES, RECORDED JULY 07, 1927 AS INSTRUMENT NO. 6093, 6094, 6095, AND 6096 IN BOOK 129, PAGE 141 THROUGH 146 OF OFFICIAL RECORDS.

COUNTY OF SANTA BARBARA - AN EASEMENT FOR ROADS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 09, 1945 AS INSTRUMENT NO. 1526 IN BOOK 639, PAGE 84 OF OFFICIAL RECORDS.

SOUTHERN COUNTIES GAS COMPANY - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 01, 1951 AS INSTRUMENT NO. 3411 IN BOOK 974, PAGE 214 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 31, 1951 AS INSTRUMENT NO. 8376 IN BOOK 993, PAGE 460 OF OFFICIAL RECORDS.

ASSOCIATED TELEPHONE COMPANY - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 11, 1951 AS INSTRUMENT NO. 8866 IN BOOK 995, PAGE 350 OF OFFICIAL RECORDS.

SOUTHERN COUNTIES GAS COMPANY - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 11, 1952 AS INSTRUMENT NO. 14024 IN BOOK 1094, PAGE 52 OF OFFICIAL RECORDS.

CARMAN C. MAXWELL, ET UX - AN EASEMENT FOR ROAD, PUBLIC UTILITIES, ETC AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 20, 1956 AS INSTRUMENT NO. 3113 IN BOOK 1362, PAGE 315 OF OFFICIAL RECORDS.

MONTECITO SANITARY DISTRICT - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 08, 1961 AS INSTRUMENT NO. 15973 IN BOOK 1845, PAGE 741 OF OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF CONSENT TO USE OF LAND" RECORDED FEBRUARY 13, 1973 AS INSTRUMENT NO. 5725 IN BOOK 2447, PAGE 534 OF OFFICIAL RECORDS.

ROCK RIVER TRUST COMPANY, AN ILLINOIS CORPORATION, TRUSTEE FOR THE HEWITT BEER FAMILY TRUST DATED 3/9/1990; ANNI H. WOLFE, TRUSTEE FOR THE ANNA HEWITT WOLFE TRUST DATED MAY 27, 1983; AND ALEXANDER S. HEWITT, TRUSTEE FOR THE ALEXANDER SOUTHWALL HEWITT TRUST DATED NOVEMBER 13, 1998 - AN EASEMENT FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN PURPOSES AND FOR PLACEMENT OF UTILITIES, RECORDED MARCH 8, 2010 AS INSTRUMENT NO. 2010-0011740 OF OFFICIAL RECORDS.

SANTA BARBARA COUNTY - AN "IRREVOCABLE OFFER TO DEDICATE PUBLIC ACCESS EASEMENT AND DECLARATION OF RESTRICTIONS" IN THE DOCUMENT TO BE RECORDED CONCURRENTLY HERewith AND AS SHOWN ON SHEETS 6 AND 7 OF THIS MAP AS INSTRUMENT No. O.R. RECORDING DATE

PARCEL MAP No. 14,845

BEING A PORTION OF THE OUTSIDE PUEBLO LANDS OF THE CITY OF SANTA BARBARA, MORE SPECIFICALLY BEING A PORTION OF THE F.I. CARPENTER PROPERTY AS SURVEYED IN MARCH OF 1927 BY FRANK F. FLOURNOY, L.S. 189, PER THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 18 AT PAGE 142, LYING WITHIN THE UNINCORPORATED COUNTY OF SANTA BARBARA STATE OF CALIFORNIA

SURVEY DATE: JANUARY 2002 THROUGH AUGUST 2022
SCALE: AS NOTED



200 East Carrillo Street, Santa Barbara, CA 93101
Phone: (805) 963-9532

STANTEC PROJECT No: 2064137000
- 10 SHEETS TOTAL -

NOTARY STATEMENT

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, , WHO 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

COUNTY OF COMM. NO. EXPIRES

NOTE:

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

SURVEYOR'S 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 MIRADERO, LLC, IN AUGUST 2022. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Daniel B. Eisengart signature
DANIEL B. EISENGART, P.L.S. 8961
04/15/2024
DATE



COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

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

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 AND ACCEPTANCE OF THE PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR PUBLIC UTILITY PURPOSES. I FURTHERMORE STATE 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 (STATE SUBDIVISION MAP ACT) 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

COUNTY RECORDER'S STATEMENT

FILED THIS DAY OF , 20, AT M., IN BOOK OF PARCEL MAPS, RECORDS OF SANTA BARBARA COUNTY, AT PAGES AT THE REQUEST OF STANTEC.

FEE:

JOSEPH E. HOLLAND
COUNTY CLERK-RECORDER-ASSESSOR
BY: DEPUTY

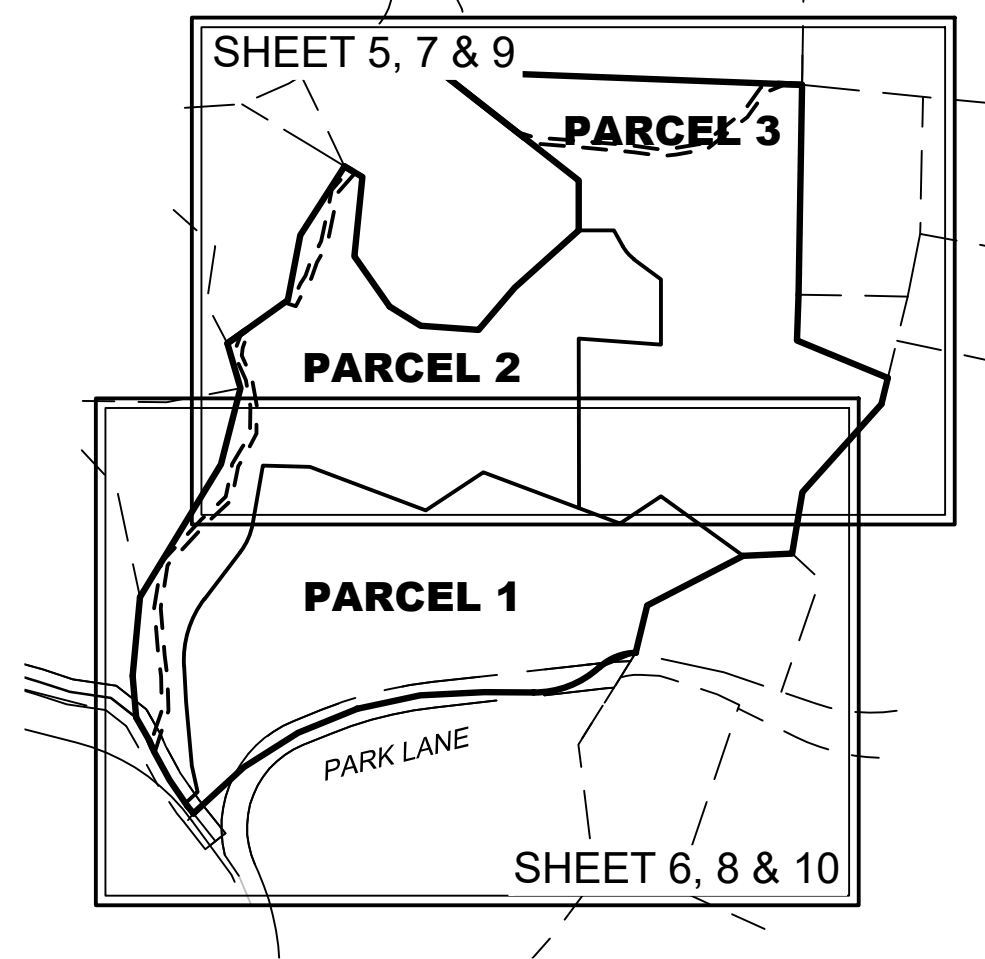
SURVEYOR'S NOTES

- ALL DISTANCES AND BEARINGS SHOWN AS MEASURED OR CALCULATED ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), NAD83(2011), ZONE 5, EPOCH 2017.50. DISTANCES AND COORDINATES ARE EXPRESSED IN U.S. SURVEY FEET UNITS.
- RECORD DISTANCES AND BEARINGS ARE AS SHOWN OR NOTED IN THE DOCUMENT BEING REFERENCED. REFER TO THE DOCUMENT ITSELF TO DETERMINE IF THE RECORD DATA IS EXPRESSED AS GRID OR GROUND VALUES.
- ALL RECORD GROUND DISTANCES USED FOR ESTABLISHMENT PURPOSES HEREON WERE FIRST CONVERTED TO GRID DISTANCES UTILIZING THE COMBINED SCALE FACTOR (CSF) AS DESCRIBED. CSF AT FOUND MONUMENT M200 (=0.99991496) WAS UTILIZED FOR ALL GCF CALCULATIONS HEREIN. THE ELLIPSOID HEIGHTS SHOWN HEREON TO COMPUTE SAID CSF (BASIS FOR ELLIPSOID HEIGHT FACTOR) ARE BASED ON MEASURED TIES TO RO AS SHOWN HEREON.
- ORTHOMETRIC HEIGHTS (ELEVATIONS, Z) AT CONTROL AND FOUND MONUMENTS SHOWN HEREON WERE COMPUTED BY APPLYING THE INTERPOLATED GEOID HEIGHT FROM NATIONAL GEODETIC SURVEY'S "GEOID12B" GEOID MODEL TO THE COMPUTED ELLIPSOID HEIGHTS THEREOF.

SHEET INDEX

SHEET #.	CONTENTS:
1	OWNER'S STATEMENT, NOTARY STATEMENT, SURVEYOR'S STATEMENT, COUNTY SURVEYOR'S STATEMENT, CLERK OF THE BOARD'S STATEMENT, COUNTY RECORDER'S STATEMENT, SIGNATURE OMISSIONS
2	SURVEYOR'S NOTES, BASIS OF BEARINGS & COORDINATES, VICINITY MAP, SHEET INDEX, TIES TO CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83)
3	BOUNDARY ESTABLISHMENT NOTES, MONUMENT NOTES, GENERAL NOTES, FIELD CREW, MONUMENT LEGEND, ABBREVIATIONS
4	MAP & DEED REFERENCES, EASEMENT REFERENCES, EASEMENTS PER THIS MAP, LINE TABLE, CURVE TABLE, BOUNDARY ESTABLISHMENT (NORTHERLY PORTION)
5	PUBLIC ACCESS TRAIL GEOMETRY
6	BOUNDARY ESTABLISHMENT (SOUTHERLY PORTION) PUBLIC ACCESS TRAIL GEOMETRY
7	EASEMENTS PER THIS MAP (NORTHERLY PORTION)
8	EASEMENTS PER THIS MAP (SOUTHERLY PORTION), EASEMENT ESTABLISHMENT NOTES
9	INFORMATIONAL MAP SHEET - BUILDING ENVELOPES (NORTHERLY PORTION), BUILDING ENVELOPE LINE TABLE, BUILDING ENVELOPE CURVE TABLE
10	INFORMATIONAL MAP SHEET - BUILDING ENVELOPES (SOUTHERLY PORTION), SURVEYOR'S NOTE PURSUANT TO GOVERNMENT CODE § 66434.2

SCALE: 1 INCH = 300 FEET



STATION "P548" PER RO:
 DESCRIPTION: CONTINUALLY OPERATING GPS STATION
 LATITUDE: NORTH 34° 28' 0.496877" R0&M
 LONGITUDE: WEST 119° 30' 14.157925" R0&M
 ELLIPSOID HEIGHT: 3725.362' R0&M
 NORTHING: 1995652.390' R0&M
 EASTING: 6108381.299' R0&M
 ELEVATION (NAVD88): 3837.961' R0&M
 COMBINED SCALE FACTOR: 0.99975616 R0&M
 MAPPING ANGLE: -0° 51' 26.13" R0&M
 [COORDINATES HELD FIXED PER RO]

STATION 14 "PARK" PER RO:
 DESCRIPTION: 2.5 INCH DIAMETER ALUMINUM DISC STAMPED "COUNTY OF SANTA BARBARA, P.L.S. 8961, 2018 MONTECITO CONTROL NETWORK"
 LATITUDE: NORTH 34° 26' 42.393330" R0&M
 LONGITUDE: WEST 119° 37' 07.620907" R0&M
 ELLIPSOID HEIGHT: 302.605 FEET R0&M
 NORTHING: 1988295.682' R0&M
 EASTING: 6073640.996' R0&M
 ELEVATION (NAVD88): 417.849' R0&M
 COMBINED SCALE FACTOR: 0.99992182 R0&M
 MAPPING ANGLE: -0° 55' 21.81" R0&M
 [COORDINATES HELD FIXED PER RO]

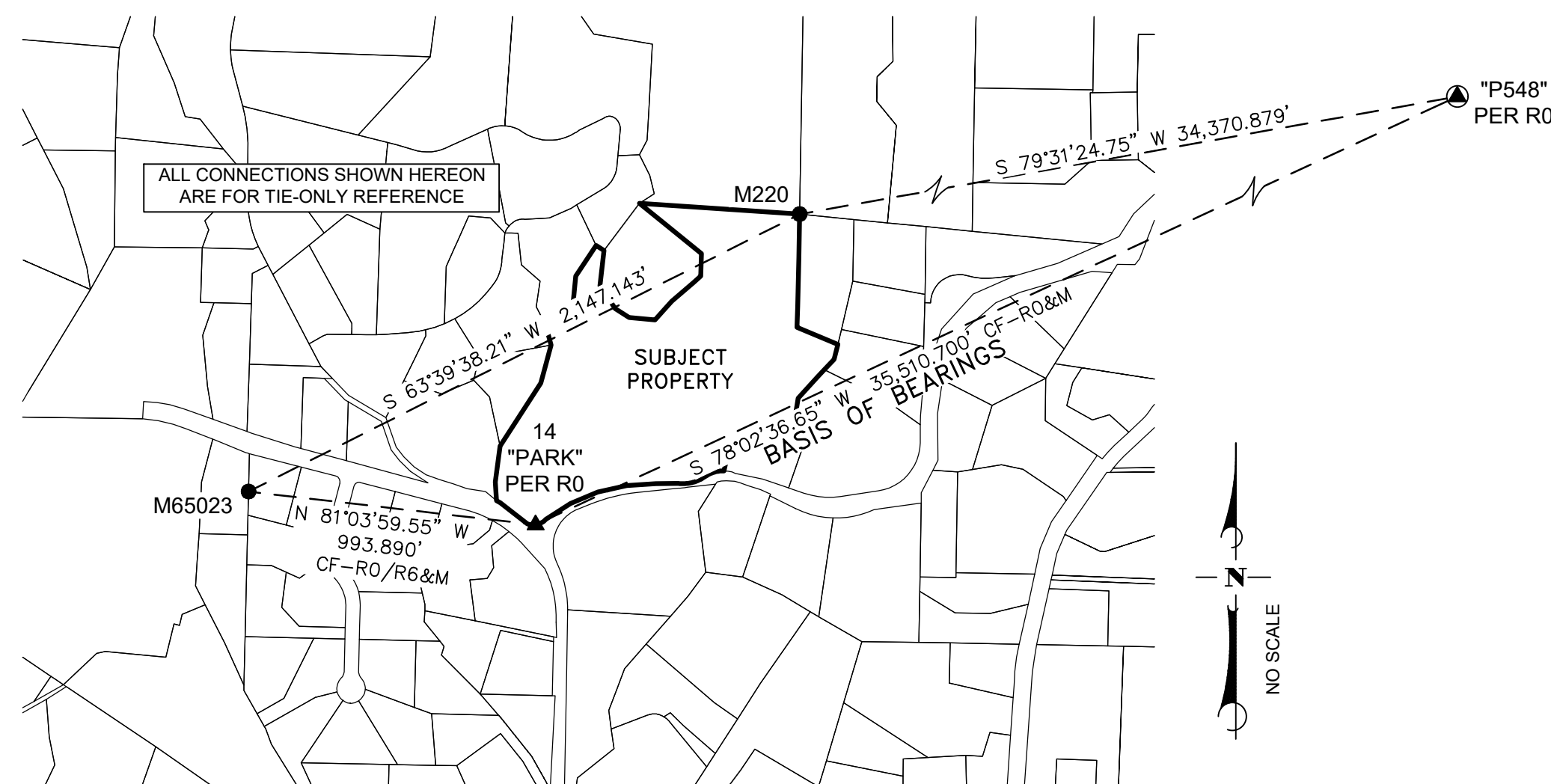
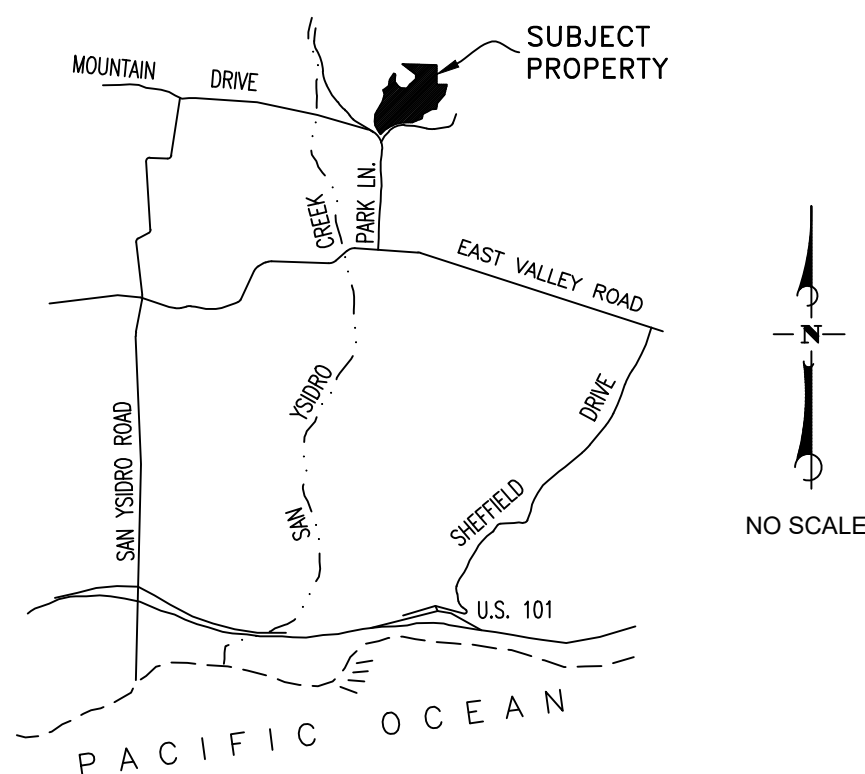
FOUND MONUMENT "M65023" (SEE SHEET 6 FOR DESCRIPTION):
 LATITUDE: NORTH 34° 26' 43.763322" R6&M
 LONGITUDE: WEST 119° 37' 19.372896" R6&M
 ELLIPSOID HEIGHT: 320.7' R6&M
 NORTHING: 1988450.02' R6&M
 EASTING: 6072659.16' R6&M
 ELEVATION (NAVD88): 436.0' R6&M
 COMBINED SCALE FACTOR: 0.99992092 R6&M
 MAPPING ANGLE: -0° 55' 28.51" R6&M
 [COORDINATES HELD FIXED PER R6]

BASIS OF BEARINGS & COORDINATES

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), NAD83(2011), ZONE 5, EPOCH 2017.50, DEFINED LOCALLY BY STATIC GNSS TIES TO THE MONTECITO HIGH PRECISION GEODETIC CONTROL NETWORK AS SHOWN ON THE MAP FILED IN BOOK 212, PAGE 48 THROUGH 52 OF RECORD OF SURVEYS (RO). THIS SURVEY TIED TO STATIONS 14 "PARK" & "P548" OF SAID NETWORK. SEE SURVEYOR'S NOTES AND "TIES TO CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83)" DIAGRAM ON THIS SHEET.

SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT NOTES, MONUMENT LEGEND AND NOTES, AND ABBREVIATIONS
 SEE SHEET 4 FOR MAP REFERENCES.

VICINITY MAP



TIES TO CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83)

HORIZONTAL DATUM: CCS83, NAD83(2011), ZONE5, EPOCH 2017.50 PER RO
 VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) PER RO
 [ALL VALUES MEASURED UNLESS OTHERWISE NOTED; SEE "BASIS OF BEARINGS & COORDINATES" HEREON]

FOUND MONUMENT "M220":
 LATITUDE: NORTH 34° 26' 53.492609" M
 LONGITUDE: WEST 119° 36' 56.581941" M
 ELLIPSOID HEIGHT: 521.9' M
 NORTHING: 1989402.680' M
 EASTING: 6074583.393' M
 ELEVATION (NAVD88): 637.0' FEET
 COMBINED SCALE FACTOR: 0.99991105 M
 MAPPING ANGLE: -0° 55' 15.52" M
 95% CONFIDENCE (M) SEMI-MAJOR AXIS=0.026'
 MAJOR AXIS AZIMUTH=155°02'
 SEMI-MINOR AXIS=0.022'

PARCEL MAP No. 14,845

BEING A PORTION OF THE OUTSIDE PUEBLO LANDS OF THE CITY OF SANTA BARBARA, MORE SPECIFICALLY BEING A PORTION OF THE F.I. CARPENTER PROPERTY AS SURVEYED IN MARCH OF 1927 BY FRANK F. FLOURNOY, L.S. 189, PER THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 18 AT PAGE 142, LYING WITHIN THE UNINCORPORATED COUNTY OF SANTA BARBARA STATE OF CALIFORNIA

SURVEY DATE: JANUARY 2002 THROUGH AUGUST 2022
 SCALE: AS NOTED



200 East Carrillo Street, Santa Barbara, CA 93101
 Phone: (805) 963-9532

BOUNDARY ESTABLISHMENT NOTES

1. C101 & C102 WERE ESTABLISHED AT RECORD ANGLE AND GCF–DISTANCE FROM M85024 ON THE BASIS OF M85024–M65023 PER R4. STANTEC INTERPRETS THOSE PORTIONS OF GEOMETRY PER R4 LYING NORTHWESTERLY OF C101 AND SOUTHEASTERLY OF C102 AS BEING THOSE PORTIONS DESCRIBED PER D2 AS BEING COINCIDENT WITH THE NORTHEAST BOUNDARY OF THE CHARLES C. PARK TRACT (DEED BOOK 40 PAGE 598) AND THUS SAID PORTIONS WERE HELD PER SAID R4 BASIS FOR BEING A PORTION OF THE SOUTHWEST BOUNDARY OF THE SUBJECT TRACT. SAID PORTION OF GEOMETRY AS SHOWN PER R4 MATCHES IDENTICALLY IN BEARINGS AND DEVIATES BY 0.10–FEET IN DISTANCE ALONG SAID COURSES AS COMPARED TO SAID DEED. C103 WAS ESTABLISHED AT D2 DISTANCE (14.85'D2&M) SOUTHEAST FROM NORTHWEST TERMINUS OF COURSE IN NORTHEAST BOUNDARY CHARLES C. PARK TRACT (D2).
2. THOSE PORTIONS OF TRACT BOUNDARY LYING NORTHEAST OF C103 AND SOUTHWEST OF M223 WERE ESTABLISHED BY GRANT BOUNDARY ADJUSTMENT (GBA) BETWEEN SAME PER D2 DESCRIBED BOUNDARIES AND CURVE SEGMENT LONG CHORD GEOMETRY. CURVE RADII WERE CALCULATED TO INTERSECT GBA ESTABLISHED POINTS OF CURVATURE AND POINT OF REVERSE CURVATURE AS CALCULATED THEREFROM. STANTEC INFERRERED TANGENCY AMONGST SAID GEOMETRY.
3. LET IT BE KNOWN: FOR THE PURPOSE OF RE–ESTABLISHMENT OF THE BOUNDARIES WITHIN THE SCOPE OF THIS SURVEY THE AREA WITHIN THE PROJECTED HORIZONTAL LOCATION OF THE 95% ERROR ELLIPSE OF A MONUMENT (BEING THE RESULT OF A LEAST–SQUARES ADJUSTMENT, 0.04' BEING THE MAXIMUM MAJOR–AXIS VALUE FOR ANY FOUND MONUMENT ERROR ELLIPSE HEREON) WAS UTILIZED AS THE MONUMENT "LOCATION" FOR BOUNDARY RE–ESTABLISHMENT PURPOSES. MORE SPECIFICALLY: A MONUMENT DESCRIBED HEREIN AS BEING ON–LINE OR OFF–LINE RELATES TO WHETHER THAT MONUMENT'S 95% CONFIDENCE ELLIPSE LIES COINCIDENT WITH THE BOUNDARY LINE AS ESTABLISHED HEREON.

GENERAL NOTES

1. PIPE SIZES NOTED HEREON REFERENCE INNER WALL DIAMETER FOR ALL FOUND AND SET MONUMENTS DESCRIBED HEREON.
2. ALL DIMENSIONS SHOWN HEREON ARE MEASURED (M) UNLESS OTHERWISE NOTED.

FIELD CREW

THE FOLLOWING STANTEC PERSONNEL PARTICIPATED IN MONUMENT SEARCHING AND/OR SETTING OF THOSE MONUMENTS DESCRIBED AND DEPICTED HEREON UNDER THE DIRECT SUPERVISION OF THE SIGNATORY PROFESSIONAL LAND SURVEYOR NOTED ON SHEET 1 HEREOF:

ANDREW WOLF, PLS
JOEL SCHOCK, LSIT
HAYDEN GOWER, LSIT
LUCAS GRANDCOLAS, LSIT
WES LIENEMANN

MONUMENT LEGEND

- SEARCHED, NOTHING FOUND, NOTHING SET
- FOUND MONUMENT AS NOTED
- ▲ FOUND PASSIVE MONUMENT PER RO
- ⊙ FOUND ACTIVE cGPS MONUMENT PER RO
- ⊙ SET 1.5"Ø IRON PIPE WITH 2"Ø BRASS DISC MARKED "MIRADERO TRACT, PLS 8961, STANTEC", IN WELL
- SET 1.5"Ø IRON PIPE WITH 2"Ø BRASS DISC MARKED "MIRADERO TRACT, PLS 8961, STANTEC", DOWN ±0.5'
- SET 1"Ø IRON PIPE WITH 2"Ø BRASS DISC MARKED "MIRADERO TRACT, PLS 8961, STANTEC", DOWN ±0.5' OR AS OTHERWISE NOTED
- SET GEAR SPIKE & WASHER WITH BRASS TAG, FLUSH, MARKED "PLS 8961"

MONUMENT NOTES

M200: [Z:556.9', CSF:0.99991496]

FD 3.5" BRASS CAP MARKED "SURVEY MONUMENT OF A. NUGENT PROPERTY, SURVEY MADE BY F.F.FLOURNOY FEB 1920" PER 34 RS 48, 12 MB 63, P1, R1, & CR4152, DOWN 0.5' ON W'LY EDGE OF ROCK SWALE; ACCEPTED AS ANGLE POINT IN EAST BOUNDARY SUBJECT PROPERTY

M201:

FD 3.5" BRASS CAP MARKED "SURVEY MONUMENT OF A. NUGENT PROPERTY, SURVEY MADE BY F.F.FLOURNOY FEB 1920", UP 1.0', IN WEST FACING DIRT SLOPE; NOT ACCEPTED. MONUMENT APPEARS TO SHOW ON 12 MB 63 AND 5 PM 45, HOWEVER THIS MONUMENT IS ~18' EASTERLY OF RECORD POSITION AND COULD BE SIGNIFICANTLY DISTURBED OR AN UNRECORDED WITNESS CORNER OF ORIGINAL POSITION IN CREEK BED. SHOWN FOR TIE ONLY REFERENCE

M203:

FD 3.5" BRASS CAP MARKED "SURVEY MONUMENT OF A. NUGENT PROPERTY. SURVEY MADE BY F.F.FLOURNOY FEB 1920" PER 12 MB 63, 5 PM 45, & 10 PM 81. UP 0.4' IN DIRT ON EASTERLY BANK OF CREEK; ACCEPTED AS TRACT CORNER

M204:

FD 3.5" BRASS CAP MARKED "SURVEY MONUMENT OF A. NUGENT PROPERTY. SURVEY MADE BY F.F.FLOURNOY FEB 1920" PER 12 MB 63, 5 PM 45, & 10 PM 81. DOWN 1.0' IN DIRT ON EASTERLY BANK OF CREEK; ACCEPTED AS TRACT CORNER

M205:

FD 3.5" BRASS CAP MARKED "SURVEY MONUMENT OF A. NUGENT PROPERTY. SURVEY MADE BY F.F.FLOURNOY FEB 1920" PER 12 MB 63, 5 PM 45, & 10 PM 81. UP 1.0' IN DIRT; ACCEPTED AS TRACT CORNER

M207:

FD 1/2" IP TAGGED "PENFIELD AND SMITH RCE 2786" PER 31 RS 27 & 8 PM 26, UP 0.1' IN DIRT; ACCEPTED AS CORNER PER SAME

M208:

FD "+" ON ROCK PER 31 RS 27; ACCEPTED AS CORNER PER SAME

M213:

FD 2" IP OPEN PER P1, P2, & CR4152 (PIPE TYPE MATCHES OTHER FOUND FFF PIPES WITH BRASS CAPS PER 12 RS 63) IN LIEU OF 3.5" BRASS CAP "SURVEY MONUMENT OF A. NUGENT PROPERTY. SURVEY MADE BY FFFLOURNOY FEB 1920" PER 12 RS 63, DOWN 1.0' IN DIRT OF W'LY CREEK BANK

M214:

FD 1/2" IRON PIPE & PLASTIC PLUG STAMPED "P&S LS 3873" PER P2, FLUSH IN DIRT ON WESTERLY CREEK BANK, MONUMENT LIES S76°14'17"E 0.15' FROM LINE (NTS)

M215:

FD NAIL AND TAG IN LEAD PLUG MARKED "LS 8369" FLUSH IN 9'X5'X3.5' SANDSTONE BOULDER PER CR4152, MONUMENT LIES N0°56'43"E 0.12' (PERP, NTS) FROM LINE

M216:

FD 1/2" IP PER R1, OPEN, DOWN 0.2'; ACCEPTED AS WESTERLY TERMINUS OF NORTHERLY BOUNDARY OF WIMAN TRACT PER 129 O.R. 146 & R1

M217:

FD 3/4" IP & NAIL DOWN 0.2' IN DIRT; ACCEPTED AS "OLD PIPE" PER R1

M218:

FD 1/2" IP PER R1, OPEN, UP 0.5' IN DIRT; SHOWN FOR TIE–ONLY REFERENCE

M219:

FD 3/4" IP OPEN UP 0.5' IN DIRT AT NW FACE OF ±24"Ø PALM ROOT BALL; NOT ACCEPTED, CORNER ESTABLISHED BY GBA BETWEEN M225 & M232 PER R1 & R3, SAID IP LIES N46°W 0.51' FTC

M220:

FD 3" BRASS CAP MARKED "C.G. EMERY TRACT CORNER NO. 18 SURVEYED JAN 1909 F.F. FLOURNOY C.E." PER 10 RS 50, 12 MB 63, 18 RS 142, 21 RS 66, 5 PM 45, & CR4152, DOWN 0.1' IN DIRT; ACCEPTED AS CORNER PER SAME

M221:

FD 1/2" IP & TAG (ILLEGIBLE) IN LIEU OF SAME TAGGED "RCE 3162 &/OR RCE 2786" PER 8 PM 26 & IN LIEU OF "+" ON ROCK PER 31 RS 27, DOWN 0.4' IN ASPHALT DRIVEWAY; ACCEPTED AS CORNER

M222:

FD 1/2" IP & TACK DOWN 0.3' IN ASPHALT ROADWAY IN LIEU OF SAME TAGGED "RCE 3162–LS 3253" PER 5 PM 45 & 10 PM 81, POINT LIES ON SOUTHEASTERLY PROLONGATION OF ESTABLISHED CURVE, SHOWN FOR TIE ONLY REFERENCE

M223:

FD 1/2" IP & WOOD PLUG (NO TAG) IN LIEU OF 1/2" IP TAGGED "RCE 3162–LS 3253 PER 5 PM 45 & 10 PM 81, DOWN 0.3' IN ASPHALT ON NORTHERLY SHOULDER OF PARK LANE; ACCEPTED AS CORNER PER SAME

MONUMENT NOTES

M224:

FD 1/2" IP OPEN (DISTURBED) LEANING NW ±30° DOWN 0.5' IN ASPHALT ROADWAY IN LIEU OF 1/2" IP TAGGED "RCE 3162–LS 3253" PER 5 PM 45 & 10 PM 81, LOCATED AT PIPE ROTATION POINT ±1.0' DOWN; SHOWN FOR TIE ONLY REFERENCE

M225:

FD 1/2" IRON PIPE & REMNANTS OF WOOD PLUG, DOWN 0.6' IN DIRT (NO REFERENCE); ACCEPTED AS TRACT CORNER; DIRT SPIKE (NO RECORD) LIES N69°19'11"E 1.50' FTC

M226:

FD 1/2" IRON PIPE & REMNANTS OF WOOD PLUG, DOWN 0.5' IN DIRT (NO RECORD); ACCEPTED AS TRACT CORNER

M227:

FD 1/2" IRON PIPE OPEN DOWN 0.5' IN DIRT (NO RECORD); ACCEPTED AS TRACT CORNER

M228:

FD 3/4" IRON PIPE OPEN DOWN 0.2' IN DIRT (NO RECORD); ACCEPTED AS TRACT CORNER

M231:

FD 3/4" IP & NAIL (NO TAG) PER 31 RS 27 DOWN 1.0' IN DIRT ON W'LY BANK OF CREEK; ACCEPTED AS CORNER PER SAME

M232:

FD SCRIBED + ON TOP OF BOULDER PER 31 RS 27. FLUSH ON TOP OF BOULDER LYING ON THE W'LY BANK OF CREEK.

M330:

FD 1/2" IP WITH DETERIORATED PLASTIC PLUG MARKED "LS 31____" LEANING SW ±10' IN SE FACE OF CONCRETE FOOTING OF WALL AT TOE OF W'LY CREEK BANK N56°E 0.4' FTC IN LIEU OF SPIKE PER R5; SAID FD IP MEASURED 1.0' DOWN FROM TOP OF PIPE (PIPE BOTTOM INACCESSIBLE IN CONCRETE FOOTING); TRUE CORNER ESTABLISHED BY GBA ON M207–M208 BASIS PER R5, CORNER LIES WITHIN SAID FOOTING, NOTHING SET

M85024:

FD 1.5" IP & TAG MARKED "SANTA BARBARA COUNTY ROAD COM MON" PER R4, UP 0.2; ACCEPTED AS INTERSECTION OF SW R/W MOUNTAIN DRIVE & WEST BOUNDARY 1075 O.R. 179 PER R4

M666209:

FD 1/2" IP PER 21 RS 66, DOWN 1.5' IN DIRT ON WESTERLY SIDE OF CHAIN–LINK FENCE

M666222:

FD 1.5" IP OPEN, BASED ON PENFIELD AND SMITH PRIVATE RECORDS, IN YEAR 2002; POINT INACCESSIBLE UNDER BOULDER PILE IN YEAR 2022; TRUE CORNER ESTABLISHED BY GBA ON M207–M208 BASIS PER R5, CORNER LIES MORE OR LESS AT IDENTICAL POSITION OF SAID PREVIOUSLY FOUND IP, NOTHING SET

ABBREVIATIONS

BC	BRASS CAP
C	CALCULATED
CF	CALCULATED FROM
CL	CENTERLINE
CORS	CONTINUOUSLY OPERATING REFERENCE STATION
CSF	COMBINED SCALE FACTOR
CSRC	CALIFORNIA SPATIAL REFERENCE CENTER
DDS	DEEDS
ESTAB	ESTABLISHED
FTC	FROM TRUE CORNER
GCF	GRID DISTANCE CALCULATED FROM
GRND	GROUND DISTANCE
INT	INTERSECTION
IP	IRON PIPE
M	MEASURED
NTS	NOT TO SCALE
OR	OFFICIAL RECORDS
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PM	PARCEL MAPS
POR	PORTION
PRC	POINT OF REVERSE CURVE
R/W	RIGHT OF WAY
RAD	RADIAL
RS	RECORD OF SURVEYS
SNF	SEARCHED FOR, NOTHING FOUND
Z	ELEVATION/ORTHOMETRIC HEIGHT

PARCEL MAP No. 14,845

BEING A PORTION OF THE
OUTSIDE PUEBLO LANDS OF THE CITY OF SANTA BARBARA,
MORE SPECIFICALLY BEING A PORTION OF THE F.I.
CARPENTER PROPERTY AS SURVEYED IN MARCH OF 1927 BY
FRANK F. FLOURNOY, L.S. 189, PER THAT CERTAIN RECORD
OF SURVEY RECORDED IN BOOK 18 AT PAGE 142,
LYING WITHIN THE
UNINCORPORATED COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA

SURVEY DATE: JANUARY 2002 THROUGH AUGUST 2022
SCALE: AS NOTED



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SHEET 3 OF 10 SHEETS P.N. 2064137000

MAP & DEED REFERENCES

- D1 LOT LINE ADJUSTMENT NUMBER 13LLA-00000-00004, (RECORDED DECEMBER 18, 2014, AS INSTRUMENT No. 2014-0058189 OFFICIAL RECORDS)
- D2 GRANT DEED: FREDERICK IVES CARPENTER JR., ET. UX., TO CHARLES DEERE WIMAN, RECORDED IN BOOK 129 PAGES 146 THROUGH 148, INCLUSIVE, SANTA BARBARA COUNTY OFFICIAL RECORDS (RECORDED JULY 7, 1927)
- P1 PARCEL MAP BOOK 5 PAGE 45, PARCEL MAP NO. 10,984 (1969)
- P2 PARCEL MAP BOOK 27 PAGES 14 & 15, PARCEL MAP No. 12,992 (1981)
- P3 PARCEL MAP BOOK 10 PAGE 81, PARCEL MAP No. 11,650 (1972)
- R0 "2018 MONTECITO HIGH PRECISION GEODETIC CONTROL NETWORK" (MHPGN) PER RECORD OF SURVEY BOOK 212, PAGES 48 THROUGH 52, INCLUSIVE
- R1 RECORD OF SURVEY BOOK 21 PAGE 66, GEORGE (GEO) A. MILLER (1930)
- R2 MAP BOOK 12 PAGE 63, FRANK F. FLOURNOY, LS 189 (1920)
- R3 RECORD OF SURVEY BOOK 18 PAGE 142, FRANK F. FLOURNOY, LS 189 (1927)
- R4 CS MAP No. 1186 (JUNE 1957), FILED IN THE SANTA BARBARA COUNTY SURVEYOR'S OFFICE
- R5 RECORD OF SURVEY BOOK 31 PAGE 27, DILBERT D. SMITH, LS 2786 (1951)
- R6 RECORD OF SURVEY BOOK 214 PAGES 26 THROUGH 33, INCLUSIVE, DANIEL B. EISENGART, LS 8961 (2021)
- R7 "THE C.G. EMERY TRACT", MAPS AND SURVEYS BOOK 10 PAGE 50, FRANK F. FLOURNOY, LS 189 (1916)

EASEMENT REFERENCES

- [ALL DOCUMENTS ARE SANTA BARBARA OFFICIAL RECORDS UNLESS OTHERWISE NOTED.]
- E1 BOOK 5 PAGE 137, A 10' WIDE AND 12' WIDE PRIVATE WATERLINE EASEMENT: FREDERIC IVES CARPENTER, ET UX., TO MONTECITO COUNTY WATER DISTRICT (1924)
- E2 BOOK 161 OF DEEDS PAGE 150, 16' WIDE PRIVATE RIGHT OF WAY & UTILITY EASEMENT: FREDERIC IVES CARPENTER ET UX., TO CRAIG HEBERTON (1917) [EASEMENT FOR WATER PIPES FROM RESERVOIR NOT LOCATABLE FROM INFORMATION WITHIN DOCUMENT]
- E3 BOOK 180 OF DEEDS PAGE 248, 16' WIDE PRIVATE RIGHT OF WAY & UTILITY EASEMENT: F. I. CARPENTER, ET UX., TO ADELAIDE NUGENT (1920) [EASEMENT FOR WATER PIPES FROM RESERVOIR NOT LOCATABLE FROM INFORMATION WITHIN DOCUMENT]
- E4 BOOK 129 PAGE 141 THROUGH 146, 10' WIDE AND 16' WIDE PRIVATE WATERLINE EASEMENT, INSTRUMENT NUMBERS 6093 THROUGH 6096, INCLUSIVE: FREDERICK IVES CARPENTER, ET UX. (GRANTOR) TO OTHERS (1927)
- E5 BOOK 639 PAGE 84, 40' WIDE PUBLIC ROAD EASEMENT: PATTIE SOUTHALL WIMAN TO COUNTY OF SANTA BARBARA (1945)
- E6 BOOK 974 PAGE 214, PRIVATE UTILITY EASEMENT: PATTIE SOUTHALL WIMAN TO SOUTHERN COUNTIES GAS CO. OF CALIFORNIA (1951) [NOT PLOTTABLE BASED ON INFORMATION CONTAINED WITHIN DOCUMENT]
- E7 BOOK 993 PAGE 460, 10' WIDE PRIVATE ELECTRIC EASEMENT: PATTIE SOUTHALL WIMAN TO SOUTHERN CALIFORNIA EDISON COMPANY (1951)
- E8 BOOK 995 PAGE 350, 10' WIDE PRIVATE TELEPHONE EASEMENT: PATTIE SOUTHALL WIMAN TO ASSOCIATED TELEPHONE COMPANY, LTD (1951)
- E9 BOOK 1094 PAGE 52, 16.5' WIDE PRIVATE GAS EASEMENT: PATTIE SOUTHALL WIMAN TO SOUTHERN COUNTIES GAS CO. OF CALIFORNIA (1952)
- E10 BOOK 1362 PAGE 315, 20' WIDE PRIVATE ROAD & PUBLIC UTILITY EASEMENT: PATTIE SOUTHALL WIMAN TO CARMAN G. MAXWELL & DOROTHY H. MAXWELL (1956)
- E11 BOOK 1845 PAGE 741, 40' WIDE PRIVATE UTILITY EASEMENT: PATTIE SOUTHALL WIMAN TO MONTECITO SANITARY DISTRICT (1961)
- E12 BOOK 2447 PAGE 534, NOTICE OF CONSENT TO USE LAND; NOT PLOTTABLE
- E13 INSTRUMENT No. 2010-0011740, 20' WIDE PRIVATE EASEMENT FOR ACCESS & UTILITIES AND AGREEMENT CREATING COVENANTS, CONDITIONS AND RESTRICTIONS (2010)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 47°18'52" E	25.67'
L2	N 11°59'57" W	42.00'
L3	N 05°04'47" W	100.00'
L4	N 03°22'14" W	55.91'
L5	N 37°24'31" E	91.60'
L6	N 09°50'41" E	93.00'
L7	S 88°14'12" E	73.72'
L8	S 69°29'19" E	193.30'
L9	N 56°31'25" E	107.67'
L10	S 69°29'19" E	159.31'
L11	N 69°29'19" W	68.51'
L12	S 56°31'25" W	76.84'
L13	N 54°06'43" W	158.51'
L14	N 00°02'54" W	264.42'
L15	S 85°49'37" E	128.82'
L16	N 00°00'54" W	101.94'
L17	N 53°16'18" W	52.25'
L18	N 29°13'40" W	28.39'
L19	N 89°56'54" W	55.01'
L20	N 68°44'41" E	24.74'
L21	N 35°44'49" E	48.54'
L22	N 51°32'04" E	78.76'
L23	N 80°17'08" E	46.81'
L24	N 83°46'57" E	21.99'
L25	S 82°09'31" E	42.61'
L26	S 84°35'39" E	49.61'
L27	S 85°04'49" E	50.63'
L28	S 85°27'56" E	58.62'
L29	S 72°59'25" E	16.13'
L30	N 41°29'50" E	42.37'

LINE TABLE		
LINE #	BEARING	LENGTH
L31	N 10°45'58" E	29.34'
L32	N 11°50'14" E	51.88'
L33	N 28°20'18" E	33.23'
L34	N 20°16'13" E	26.74'
L35	N 31°33'06" E	15.22'
L36	N 27°58'19" E	29.62'
L37	S 71°22'46" E	10.81'
L38	N 21°07'49" E	28.77'
L39	N 06°39'24" E	13.87'
L40	N 23°51'10" W	40.12'
L41	N 09°47'22" W	43.11'
L42	N 00°35'59" E	41.17'
L43	N 27°18'18" E	28.16'
L44	N 31°21'29" E	29.67'
L45	N 10°55'54" E	52.80'
L46	N 47°03'56" E	53.26'
L47	N 43°01'02" E	90.21'
L48	N 08°49'55" E	70.62'
L49	N 05°06'43" W	73.29'
L50	N 07°02'23" W	33.24'
L51	N 01°37'12" W	52.74'
L52	N 18°22'00" E	62.26'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	40°46'45"	157.52'	112.11'
C2	27°33'50"	100.88'	48.53'
C3	24°02'38"	65.00'	27.28'

EASEMENTS PER THIS MAP

- A** VARIABLE WIDTH PRIVATE ROAD, PRIVATE DRAINAGE, PUBLIC & PRIVATE UTILITY EASEMENT IN FAVOR OF PARCEL 3
- B** 16 FOOT WIDE PRIVATE ROAD, PRIVATE DRAINAGE, PUBLIC & PRIVATE UTILITY EASEMENT IN FAVOR OF PARCEL 2

PARCEL MAP No. 14,845

BEING A PORTION OF THE OUTSIDE PUEBLO LANDS OF THE CITY OF SANTA BARBARA, MORE SPECIFICALLY BEING A PORTION OF THE F.I. CARPENTER PROPERTY AS SURVEYED IN MARCH OF 1927 BY FRANK F. FLOURNOY, L.S. 189, PER THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 18 AT PAGE 142, LYING WITHIN THE UNINCORPORATED COUNTY OF SANTA BARBARA STATE OF CALIFORNIA

SURVEY DATE: JANUARY 2002 THROUGH AUGUST 2022
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SHEET 4 OF 10 SHEETS P.N. 2064137000

SEE SHEET 5 FOR CONTINUATION

TRAIL: APPROXIMATE CENTERLINE LOCATION OF TRAIL AS REFERRED TO IN THE 1973 RECORDED "NOTICE OF CONSENT TO USE OF LAND" DOCUMENT (E12) GRANTING PERMISSION FOR PUBLIC TRAIL USE. SAID TRAIL IS DESCRIBED IN THE "IRREVOCABLE OFFER TO DEDICATE PUBLIC ACCESS EASEMENT AND DECLARATION OF RESTRICTIONS" DOCUMENT TO BE RECORDED CONCURRENTLY WITH THIS MAP AS

INSTRUMENT No. _____ O.R. RECORDING DATE _____

PARCEL 2

GROSS AREA = 5.339 ACRES
NET AREA = 5.339 ACRES

PARCEL 1

GROSS AREA = 5.642 ACRES
NET AREA = 5.329 ACRES

PARCEL 3

GROSS AND NET AREA = 5.932 ACRES

SNF; ESTABLISHED CORNER BY GRANT BOUNDARY ADJUSTMENT BETWEEN M205 & M223 PER D2

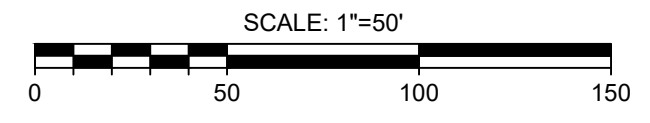
M65023: FD 3" BRASS DISC STAMPED "C.G. EMERY TRACT, CORNER No. 30, SURVEYED JAN. 1909, F.F. FLOURNOY C.E." SET ON 2" Ø IP PER R4 & R7, HELD FOR LINE IN RE-ESTABLISHMENT OF PORTION OF NORTHEAST BOUNDARY CHARLES C. PARK TRACT PER 40 DDS 598 AS SHOWN HEREON

DETAIL "A"
M65023-M85024 TIE LINE
SCALE: 1 INCH = 50 FEET

SEE SHEET 2 FOR BASIS OF BEARINGS.
SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT NOTES, MONUMENT LEGEND AND NOTES, AND ABBREVIATIONS.
SEE SHEET 4 FOR MAP AND DEED REFERENCES, EASEMENT REFERENCES, EASEMENTS PER THIS MAP DESCRIPTIONS, LINE AND CURVE TABLES, AND PUBLIC ACCESS TRAIL DIMENSIONS.
SEE SHEET 8 FOR EASEMENT ESTABLISHMENT NOTES.

BOUNDARY ESTABLISHMENT

SCALE: 1 INCH = 50 FEET



PARCEL MAP No. 14,845

BEING A PORTION OF THE OUTSIDE PUEBLO LANDS OF THE CITY OF SANTA BARBARA, MORE SPECIFICALLY BEING A PORTION OF THE F.I. CARPENTER PROPERTY AS SURVEYED IN MARCH OF 1927 BY FRANK F. FLOURNOY, L.S. 189, PER THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 18 AT PAGE 142, LYING WITHIN THE UNINCORPORATED COUNTY OF SANTA BARBARA STATE OF CALIFORNIA

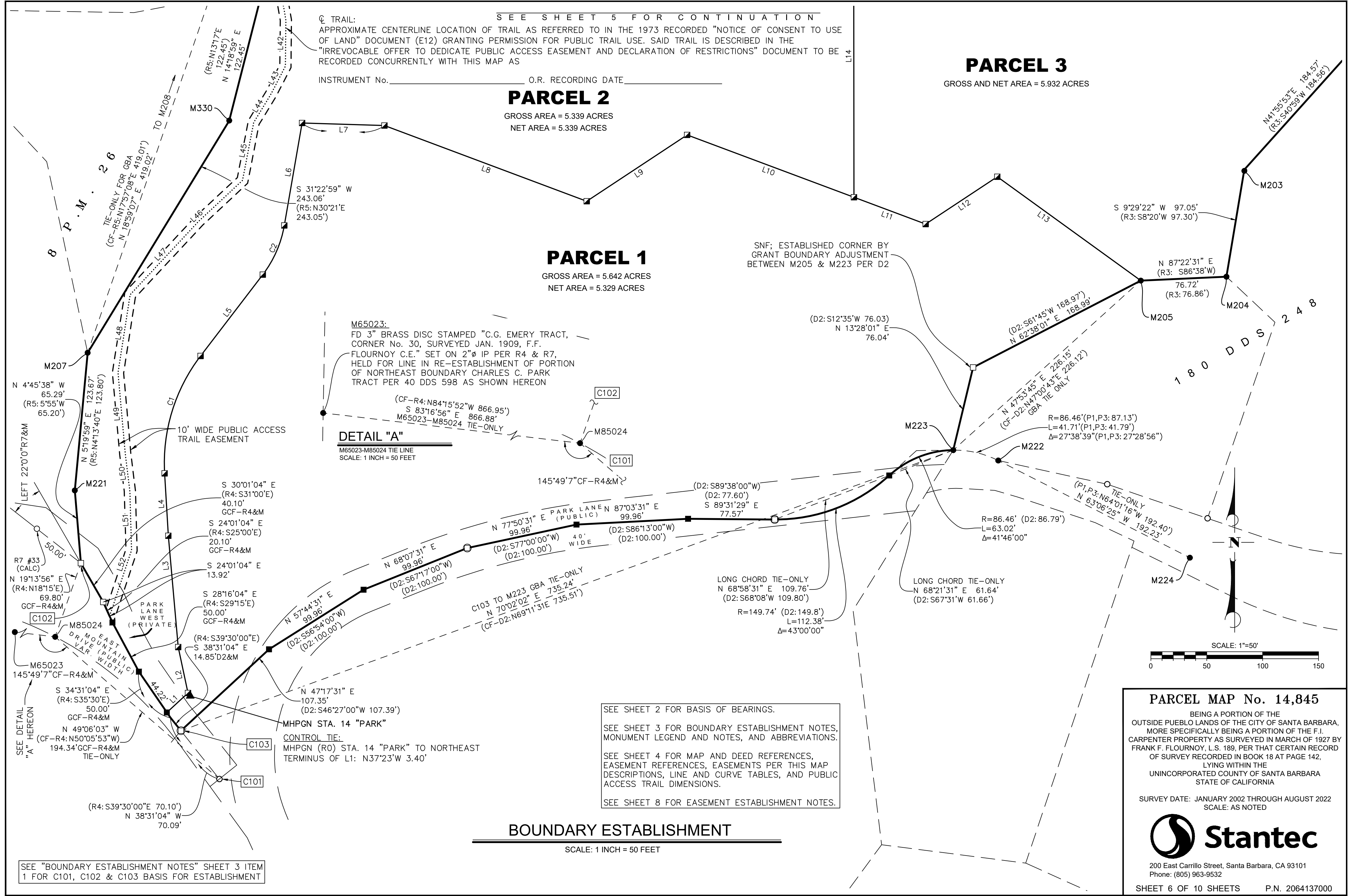
SURVEY DATE: JANUARY 2002 THROUGH AUGUST 2022
SCALE: AS NOTED



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SHEET 6 OF 10 SHEETS P.N. 2064137000

SEE "BOUNDARY ESTABLISHMENT NOTES" SHEET 3 ITEM 1 FOR C101, C102 & C103 BASIS FOR ESTABLISHMENT



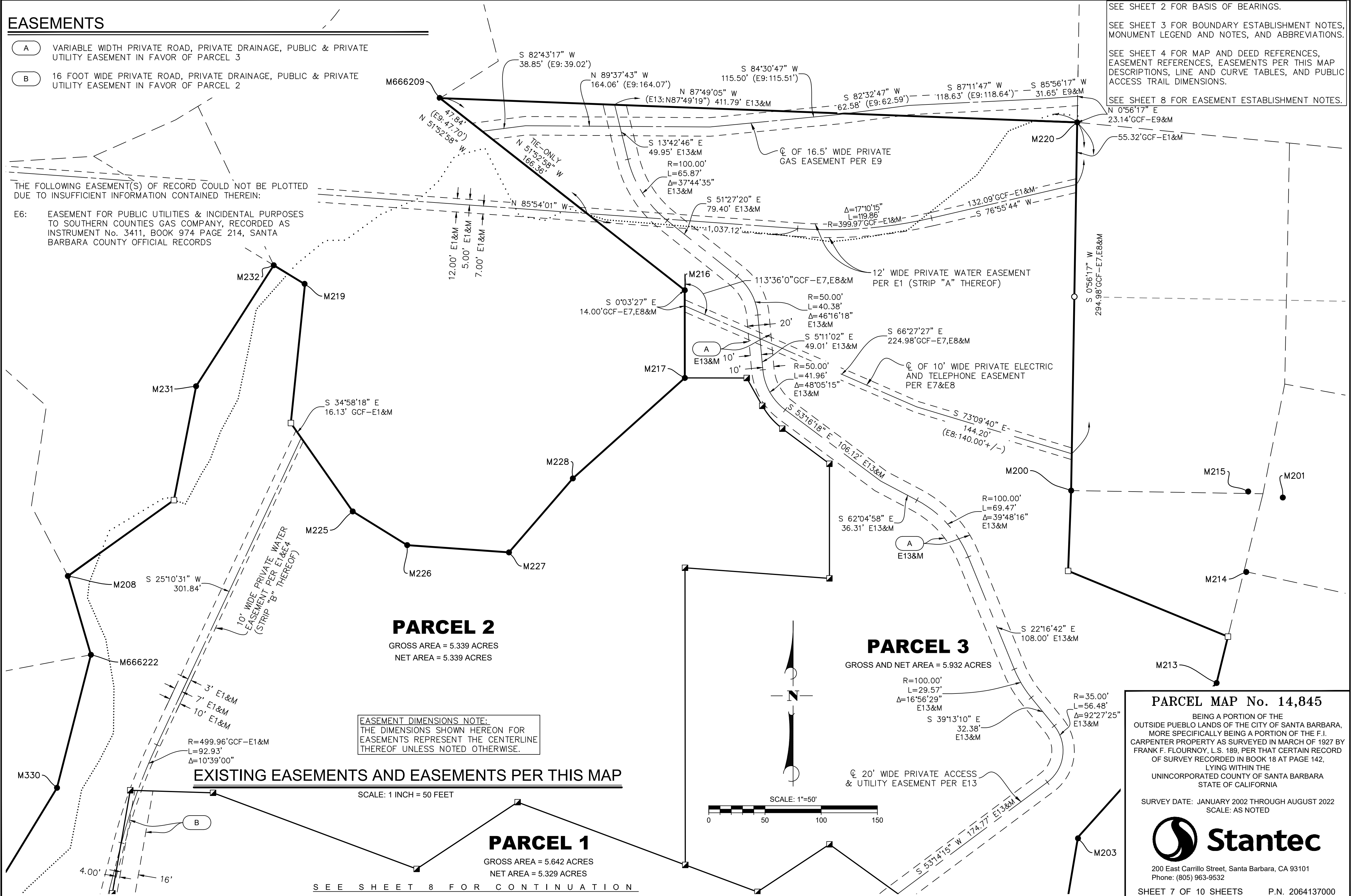
EASEMENTS

- (A) VARIABLE WIDTH PRIVATE ROAD, PRIVATE DRAINAGE, PUBLIC & PRIVATE UTILITY EASEMENT IN FAVOR OF PARCEL 3
- (B) 16 FOOT WIDE PRIVATE ROAD, PRIVATE DRAINAGE, PUBLIC & PRIVATE UTILITY EASEMENT IN FAVOR OF PARCEL 2

SEE SHEET 2 FOR BASIS OF BEARINGS.
 SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT NOTES, MONUMENT LEGEND AND NOTES, AND ABBREVIATIONS.
 SEE SHEET 4 FOR MAP AND DEED REFERENCES, EASEMENT REFERENCES, EASEMENTS PER THIS MAP DESCRIPTIONS, LINE AND CURVE TABLES, AND PUBLIC ACCESS TRAIL DIMENSIONS.
 SEE SHEET 8 FOR EASEMENT ESTABLISHMENT NOTES.

THE FOLLOWING EASEMENT(S) OF RECORD COULD NOT BE PLOTTED DUE TO INSUFFICIENT INFORMATION CONTAINED THEREIN:

E6: EASEMENT FOR PUBLIC UTILITIES & INCIDENTAL PURPOSES TO SOUTHERN COUNTIES GAS COMPANY, RECORDED AS INSTRUMENT No. 3411, BOOK 974 PAGE 214, SANTA BARBARA COUNTY OFFICIAL RECORDS



PARCEL MAP No. 14,845

BEING A PORTION OF THE OUTSIDE PUEBLO LANDS OF THE CITY OF SANTA BARBARA, MORE SPECIFICALLY BEING A PORTION OF THE F.I. CARPENTER PROPERTY AS SURVEYED IN MARCH OF 1927 BY FRANK F. FLOURNOY, L.S. 189, PER THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 18 AT PAGE 142, LYING WITHIN THE UNINCORPORATED COUNTY OF SANTA BARBARA STATE OF CALIFORNIA

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SHEET 7 OF 10 SHEETS P.N. 2064137000

SEE SHEET 2 FOR BASIS OF BEARINGS.
 SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT NOTES, MONUMENT LEGEND AND NOTES, AND ABBREVIATIONS.
 SEE SHEET 4 FOR MAP AND DEED REFERENCES, EASEMENT REFERENCES, EASEMENTS PER THIS MAP DESCRIPTIONS, LINE AND CURVE TABLES AND PUBLIC ACCESS TRAIL DIMENSIONS.

SEE SHEET 7 FOR CONTINUATION

EASEMENT DIMENSIONS NOTE:
 THE DIMENSIONS SHOWN HEREON FOR EASEMENTS REPRESENT THE CENTERLINE THEREOF UNLESS NOTED OTHERWISE.

PARCEL 2

GROSS AREA = 5.339 ACRES
 NET AREA = 5.339 ACRES

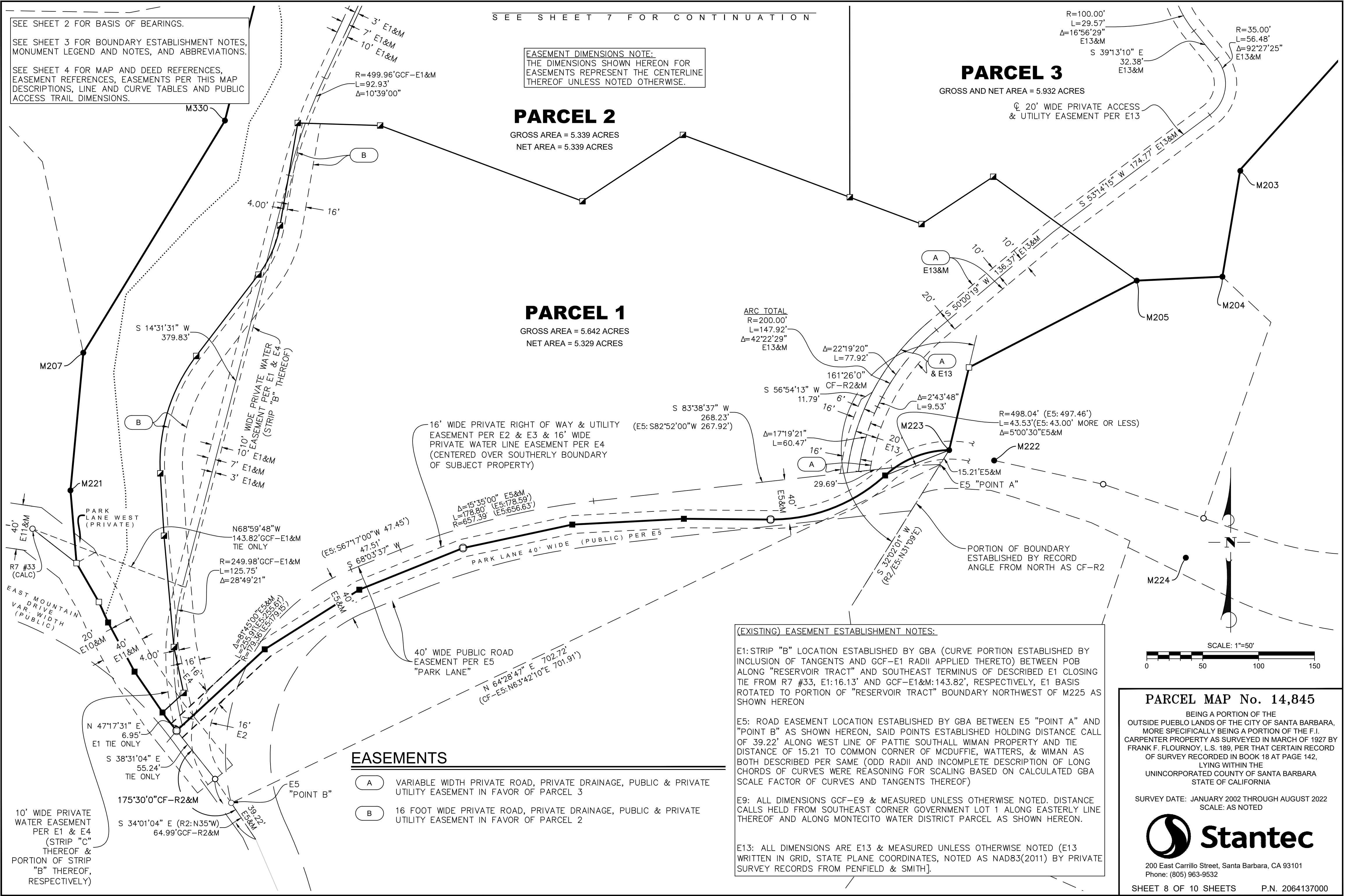
PARCEL 1

GROSS AREA = 5.642 ACRES
 NET AREA = 5.329 ACRES

PARCEL 3

GROSS AND NET AREA = 5.932 ACRES

20' WIDE PRIVATE ACCESS & UTILITY EASEMENT PER E13



(EXISTING) EASEMENT ESTABLISHMENT NOTES:

E1: STRIP "B" LOCATION ESTABLISHED BY GBA (CURVE PORTION ESTABLISHED BY INCLUSION OF TANGENTS AND GCF-E1 RADII APPLIED THERE TO) BETWEEN POB ALONG "RESERVOIR TRACT" AND SOUTHEAST TERMINUS OF DESCRIBED E1 CLOSING TIE FROM R7 #33, E1:16.13' AND GCF-E1&M:143.82', RESPECTIVELY, E1 BASIS ROTATED TO PORTION OF "RESERVOIR TRACT" BOUNDARY NORTHWEST OF M225 AS SHOWN HEREON

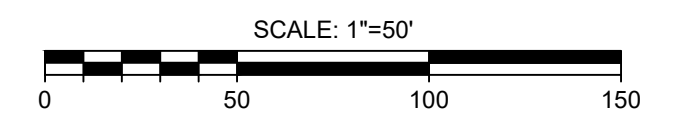
E5: ROAD EASEMENT LOCATION ESTABLISHED BY GBA BETWEEN E5 "POINT A" AND "POINT B" AS SHOWN HEREON, SAID POINTS ESTABLISHED HOLDING DISTANCE CALL OF 39.22' ALONG WEST LINE OF PATTIE SOUTHALL WIMAN PROPERTY AND TIE DISTANCE OF 15.21' TO COMMON CORNER OF MCDUFFIE, WATTERS, & WIMAN AS BOTH DESCRIBED PER SAME (ODD RADII AND INCOMPLETE DESCRIPTION OF LONG CHORDS OF CURVES WERE REASONING FOR SCALING BASED ON CALCULATED GBA SCALE FACTOR OF CURVES AND TANGENTS THEREOF)

E9: ALL DIMENSIONS GCF-E9 & MEASURED UNLESS OTHERWISE NOTED. DISTANCE CALLS HELD FROM SOUTHEAST CORNER GOVERNMENT LOT 1 ALONG EASTERLY LINE THEREOF AND ALONG MONTECITO WATER DISTRICT PARCEL AS SHOWN HEREON.

E13: ALL DIMENSIONS ARE E13 & MEASURED UNLESS OTHERWISE NOTED (E13 WRITTEN IN GRID, STATE PLANE COORDINATES, NOTED AS NAD83(2011) BY PRIVATE SURVEY RECORDS FROM PENFIELD & SMITH).

EASEMENTS

- A** VARIABLE WIDTH PRIVATE ROAD, PRIVATE DRAINAGE, PUBLIC & PRIVATE UTILITY EASEMENT IN FAVOR OF PARCEL 3
- B** 16 FOOT WIDE PRIVATE ROAD, PRIVATE DRAINAGE, PUBLIC & PRIVATE UTILITY EASEMENT IN FAVOR OF PARCEL 2



PARCEL MAP No. 14,845

BEING A PORTION OF THE OUTSIDE PUEBLO LANDS OF THE CITY OF SANTA BARBARA, MORE SPECIFICALLY BEING A PORTION OF THE F.I. CARPENTER PROPERTY AS SURVEYED IN MARCH OF 1927 BY FRANK F. FLOURNOY, L.S. 189, PER THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 18 AT PAGE 142, LYING WITHIN THE UNINCORPORATED COUNTY OF SANTA BARBARA STATE OF CALIFORNIA

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SURVEYOR'S NOTE PURSUANT TO GOVERNMENT CODE § 66434.2

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BUILDING ENVELOPE LINE TABLE		
LINE #	BEARING	LENGTH
BE-L101	S 88°14'12" E	50.66'
BE-L102	S 69°29'19" E	189.85'
BE-L103	N 56°31'25" E	107.67'
BE-L104	S 69°29'19" E	149.97'
BE-L105	N 00°02'54" W	235.76'
BE-L106	S 00°02'54" E	243.97'
BE-L107	S 69°29'19" E	56.49'
BE-L108	N 56°31'25" E	78.66'
BE-L109	S 54°06'43" E	73.75'
BE-L110	N 53°14'15" E	158.87'
BE-L112	N 39°13'10" W	42.17'
BE-L113	N 61°41'51" W	124.80'
BE-L114	N 65°21'04" W	63.47'
BE-L115	N 82°13'20" W	116.82'

BUILDING ENVELOPE CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
BE-C101	9°18'59"	959.46'	156.01'
BE-C102	6°48'16"	795.34'	94.45'
BE-C103	15°30'50"	509.18'	137.87'
BE-C104	47°13'45"	165.78'	136.65'
BE-C110	92°27'25"	24.00'	38.73'

PARCEL 3

GROSS AND NET AREA = 5.932 ACRES

PARCEL 2

GROSS AREA = 5.339 ACRES
NET AREA = 5.339 ACRES

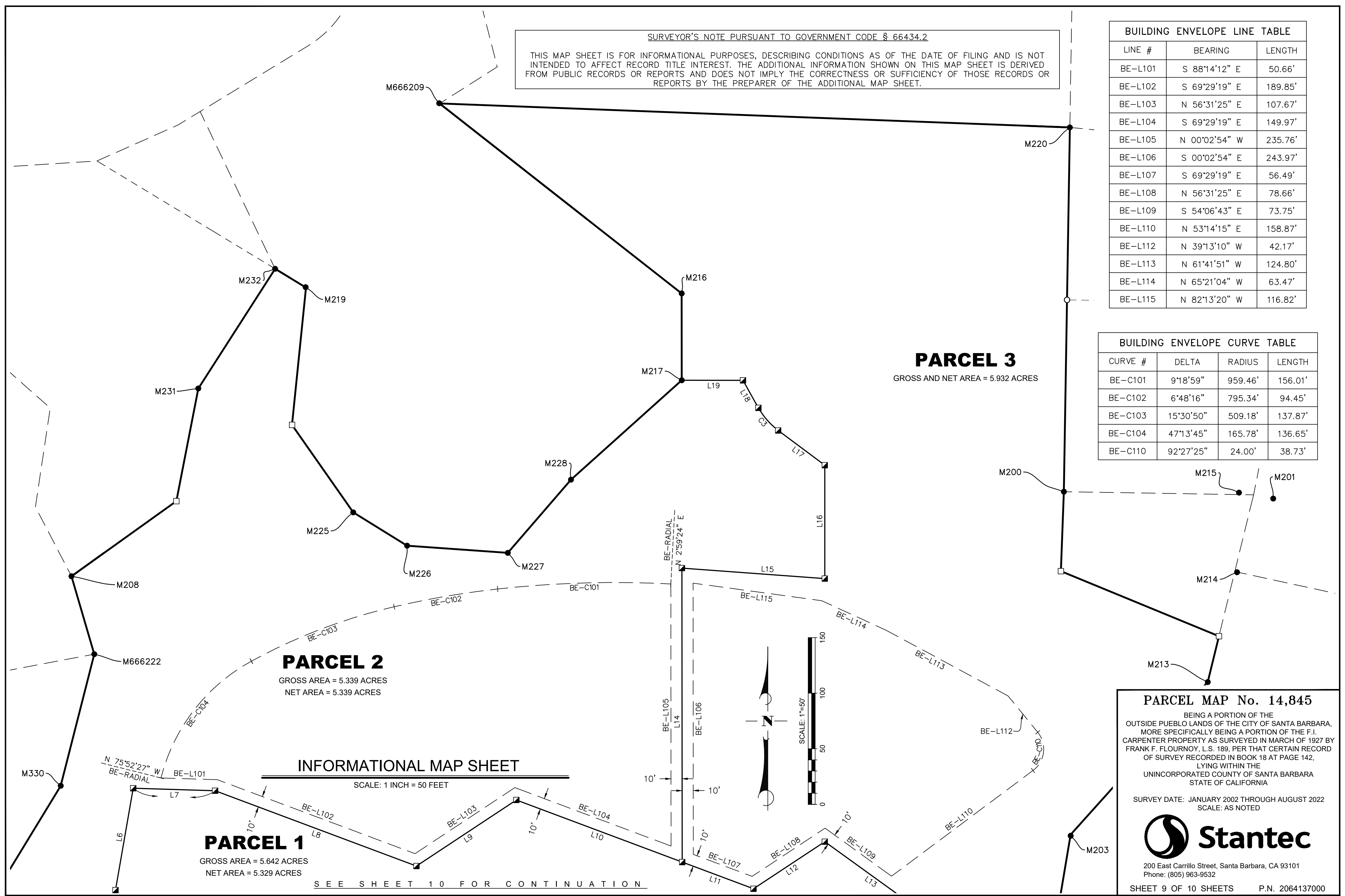
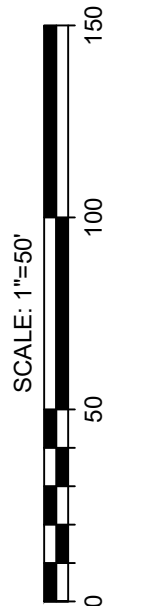
PARCEL 1

GROSS AREA = 5.642 ACRES
NET AREA = 5.329 ACRES

INFORMATIONAL MAP SHEET

SCALE: 1 INCH = 50 FEET

SEE SHEET 10 FOR CONTINUATION



PARCEL MAP No. 14,845

BEING A PORTION OF THE
OUTSIDE PUEBLO LANDS OF THE CITY OF SANTA BARBARA,
MORE SPECIFICALLY BEING A PORTION OF THE F.I.
CARPENTER PROPERTY AS SURVEYED IN MARCH OF 1927 BY
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SHEET 9 OF 10 SHEETS P.N. 2064137000

SEE SHEET 9 FOR CONTINUATION

PARCEL 2

GROSS AREA = 5.339 ACRES
NET AREA = 5.339 ACRES

PARCEL 3

GROSS AND NET AREA = 5.932 ACRES

PARCEL 1

GROSS AREA = 5.642 ACRES
NET AREA = 5.329 ACRES

INFORMATIONAL MAP SHEET

SCALE: 1 INCH = 50 FEET

FLOOD CONTROL NOTES

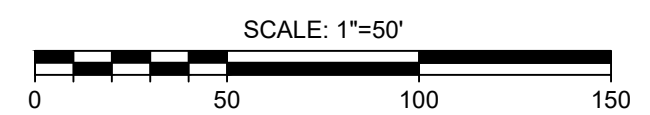
- A. BECAUSE NO PRIVATE CROSS-LOT DRAINAGE EASEMENTS ARE PROPOSED OR PROVIDED, POST-DEVELOPMENT STORM RUNOFF CHARACTERISTICS (DISCHARGE PEAKS, POINT OF CONCENTRATION) SHALL NOT CHANGE COMPARED TO PRE-DEVELOPMENT STORM RUNOFF CHARACTERISTICS.
- B. DETENTION BASINS ARE REQUIRED TO REDUCE THE POST-DEVELOPMENT PEAK STORM WATER RUNOFF DISCHARGE RATE PER THE FLOOD CONTROL DISTRICT STANDARD CONDITIONS AT THE TIME OF INDIVIDUAL DEVELOPMENT.
- C. EACH LOT TO SUBMIT PLAN CHECK DEPOSIT TO COVER PLAN CHECK COSTS.
- D. EACH LOT REQUIRES A MAINTENANCE AGREEMENT.

MHPGN STA. 14 "PARK"
CONTROL TIE:
MHPGN (R0) STA. 14 "PARK" TO NORTHEAST
TERMINUS OF L1: N37°23'W 3.40'

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.

SEE "BOUNDARY ESTABLISHMENT NOTES" SHEET 3 ITEM 1 FOR C101, C102 & C103 BASIS FOR ESTABLISHMENT



PARCEL MAP No. 14,845

BEING A PORTION OF THE
OUTSIDE PUEBLO LANDS OF THE CITY OF SANTA BARBARA,
MORE SPECIFICALLY BEING A PORTION OF THE F.I.
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SHEET 10 OF 10 SHEETS P.N. 2064137000