

**NOTES**

- MAPPING**  
TOPOGRAPHIC MAPPING WAS PREPARED AND PROVIDED TO STANTEC BY ABOVE GRADE ENGINEERING AT A SCALE OF 1"=40', WITH A ONE FOOT CONTOUR INTERVAL, FROM DATA COLLECTED IN A FIELD SURVEY PERFORMED IN SEPTEMBER, 2015.
- BOUNDARY AND EASEMENT INFORMATION**  
THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION GIVEN IN THE PRELIMINARY TITLE REPORT NOTED BELOW AND WAS COMPILED FROM THE MAPS FILED IN BOOK 125, PAGE 7 OF MAPS AND BOOK 110 OF RECORD OF SURVEYS AT PAGE 93. THIS MAP DOES NOT REPRESENT A BOUNDARY ESTABLISHMENT SURVEY.

RECORD DIMENSIONS ABBREVIATIONS:  
R1 = RECORD DATA PER 110 RS 93  
R2 = RECORD DATA PER 125 MB 7

THIS MAP WAS PREPARED IN CONJUNCTION WITH A PRELIMINARY REPORT OF TITLE ISSUED BY FIRST AMERICAN TITLE AS ORDER NO. 4201-5182350, DATED OCTOBER 18, 2021.

- ELEVATIONS**  
ELEVATIONS AND CONTOURS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND REFERENCE AN ASSUMED DATUM.
- LAND AREA**  
EXISTING PARCELS  
APN 105-020-064 1.12 ACRES GROSS AND NET  
APN 105-020-063 4.16 ACRES GROSS AND NET  
TOTAL 5.28 ACRES GROSS AND NET
- SITE INFORMATION**  
LOCATION: NORTHWEST CORNER OF CLARK AVENUE AND FOXENWOOD LANE  
ZONING AND LAND USE DESIGNATION (COUNTY OF SANTA BARBARA):  
APN 105-020-063 & -064 RECREATIONAL  
PARKING SPACES: 146 NEW EMPLOYEES: 4  
OVERFLOW PARKING LOCATED AT: NONE PROPOSED  
PROPOSED WATER CONNECTION: GOLDEN STATE  
PROPOSED SEWER CONNECTION: LAGUNA COUNTY SANITATION  
PROPOSED FIRE PROTECTION: COUNTY FIRE DEPARTMENT  
PROPOSED POLICE PROTECTION: COUNTY SHERIFFS DEPARTMENT  
PROPOSED SCHOOL: N/A  
TRANSPORTATION ACCESS: FOXENWOOD LANE
- FLOOD HAZARD**  
THE SUBJECT PROPERTY LIES WITHIN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, MAP NUMBER OR COMMUNITY PANEL 0452G, EFFECTIVE DATE: DATED DECEMBER 4, 2012.  
ZONE X AREAS DETERMINED TO BE 0.2% ANNUAL CHANCE OR LESS OF FLOOD RISK.

**OWNER'S STATEMENT**

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT I AM 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 KNOWLEDGE AND BELIEF.

ORCUTT AREA SENIORS IN SERVICE INC., A CALIFORNIA NON-PROFIT COPROATION (OWNERS OF APN 105-020-063 & -064)  
P.O. BOX 2637, ORCUTT, CA 93457

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ PHONE NUMBER: \_\_\_\_\_  
NAME (PRINT): \_\_\_\_\_ TITLE: \_\_\_\_\_

**AUTHORIZED AGENT:**  
LAURIE TAMURA  
URBAN PLANNING CONCEPTS  
2624 AIRPARK DRIVE  
SANTA MARIA, CA 93455

**PROPOSED CHANGE**

THIS MODIFICATION SEEKS TO REMOVE THIS LABEL AND DESIGNATION "NOT A BUILDING SITE" AND "OPEN SPACE" OF LOT 89 OF TRACT 13345 UNIT 1, RECORDED NOVEMBER 14, 1983 IN BOOK 125 OF MAPS AT PAGES 7 THROUGH 10, AND ALSO SHOWN AS ON TRACT 13,345 UNIT 2, RECORDED OCTOBER 29, 1985 IN BOOK 128 OF MAPS AT PAGES 92 THROUGH 95.

**SURVEYOR'S STATEMENT**

THIS TENTATIVE LOT LINE ADJUSTMENT, WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED ON RECORD INFORMATION.

IAN McCLAIN, PLS 8310 DATE: December 1, 2021



**LEGAL DESCRIPTION**

APNs: 105-020-063 & -064  
LOT 89 OF TRACT 13345 UNIT 1, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 125 AND PAGES 7-10 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, MINERALS, AND HYDROCARBONS AND ALL SUBSTANCES OF A MINERAL CHARACTER IN, OR UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND BUT WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND.

**EXISTING EASEMENT NOTES**

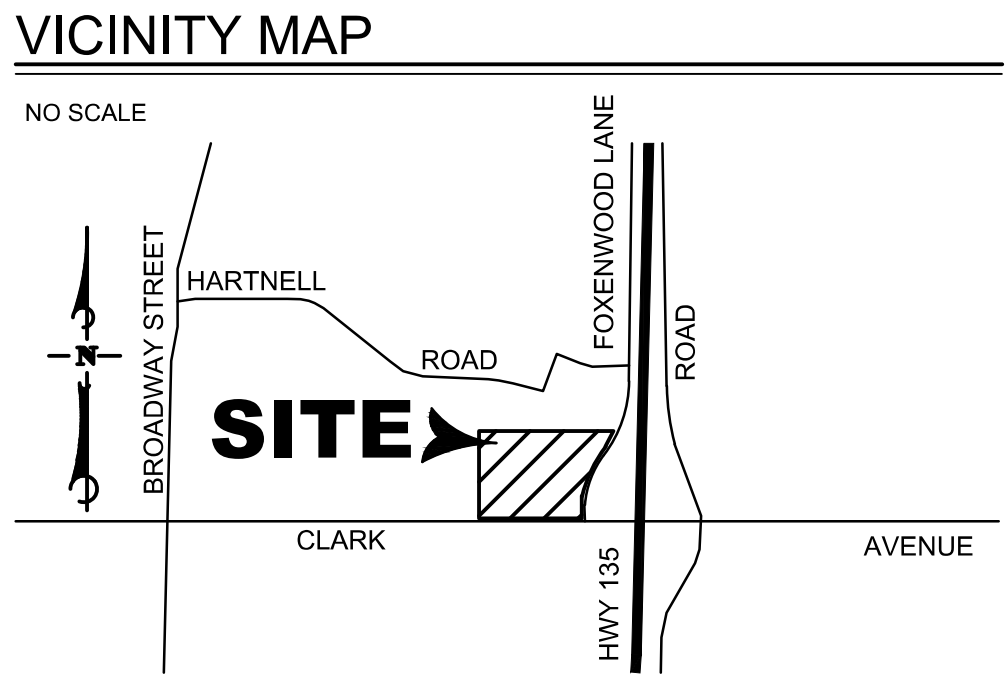
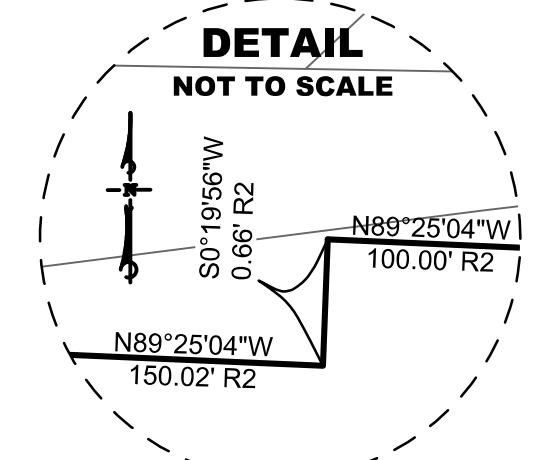
- A 10 FOOT WIDE PUBLIC EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES GRANTED TO THE LAGUNA COUNTY SANITATION DISTRICT, RECORDED FEBRUARY 8, 1963 AS INST. NO. 5936, IN BOOK 1975 PAGE 1318, OF OFFICIAL RECORDS. (TITLE REPORT EXCEPTION #8)
- A PUBLIC EASEMENT FOR EXCLUSIVE RIGHT TO DEVELOP USE, AND MAINTAIN THE PROPERTY FOR OPEN SPACE AND NONCOMMERCIAL RECREATIONAL PURPOSES, NATURAL RESOURCES RECOVER PURPOSES AND INCIDENTAL PURPOSES TO THE COUNTY OF SANTA BARBARA, RECORDED MAY 4, 1981 AS INSTRUMENT 1981-17947 AND RE-RECORDED AUGUST 3, 1981 AS INSTRUMENT NO. 1981-31872. NOTE: BLANKET IN NATURE OVER LOT 89 OF TRACT 13345, UNIT 1, TO BE REMOVED. (TITLE REPORT EXCEPTION #8)
- A VARIABLE WIDTH PERMANENT PUBLIC EASEMENT FOR CLARK AVENUE ROAD AND INCIDENTAL PURPOSES, RECORDED OCTOBER 30, 2007 AS INSTRUMENT NO. 2007-0076452 OF OFFICIAL RECORDS. (TITLE REPORT EXCEPTION #11)

**PROPOSED EASEMENT NOTES**

- A 25' WIDE PUBLIC MULT-PURPOSE TRAIL FROM OASIS TO COUNTY OF SANTA BARBARA.
- A MINIMUM 12' WIDE ACCESS, HIKING AND BIKING EASEMENT OVER A PORTION OF LOT 87 TRACT 13345 UNIT 1 IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AS SHOWN IN BOOK 125 OF MAPS PAGES 7 THROUGH 10, ON FILE IN THE OFFICE OF THE COUNTY RECORDER, OF SAID COUNTY.

**EXISTING EASEMENT NOTES (CONTINUED)**

- A 30' WIDE PRIVATE ACCESS, UTILITY, AND MULTI-TRAIL EASEMENT GRANTED TO OASIS PER DOCUMENT #2021-0063477 (TITLE REPORT EXCEPTION #13)
- A 30' WIDE PRIVATE ACCESS AND UTILITY EASEMENT GRANTED TO LEONARD W. KNIGHT AND MATHEW A. KNIGHT PER DOCUMENT #2021-0072842 (TITLE REPORT EXCEPTION #18)
- 20' WIDE PRIVATE ACCESS EASEMENT FROM GRANTED TO LEONARD A. KNIGHT AND MATHEW A. KNIGHT PER DOCUMENT #2021-079886.
- A 10' WIDE SEWER EASEMENT GRANTED TO OASIS PER DOCUMENT #2021-0072843 (TITLE REPORT EXCEPTION #19)
- A 20' WIDE PRIVATE ACCESS AND UTILITY EASEMENT GRANTED TO OASIS PER DOCUMENT #2021-0063478 (TITLE REPORT EXCEPTION #14)
- A 5' WIDE ADA ACCESS EASEMENT TO OASIS PER DOCUMENT #2021-0063480 (TITLE REPORT EXCEPTION #16)
- A VARIABLE WIDTH EASEMENT FOR CONSTRUCTION, GRADING AND MAINTENANCE TO OASIS PER DOCUMENT #2021-0063476 (TITLE REPORT EXCEPTION #12)
- A 30' WIDE PRIVATE ACCESS AND UTILITY EASEMENT GRANTED TO TRUSTEES OF THE STEPHAN AND DEBORAH LeBAR REVOCABLE TRUST PER DOCUMENT #2021-0063479 (TITLE REPORT EXCEPTION #15)



**16RMM-0000-00001**  
**TENTATIVE RECORDED MAP MODIFICATION**  
**OASIS SENIOR CENTER**  
ORCUTT, COUNTY OF SANTA BARBARA, CALIFORNIA  
December 1, 2021 SHEET 1 OF 1

PLOT DATE: 12/1/2021 11:43:15 AM  
SAVE DATE: 12/1/2021 11:06:38 AM  
PLOT BY: MCGloir, lan  
DRAWING: \\us0378-ppl-fs01\workgroup\2064\active\2064\16RMM001.grc\cod\2064116RMM001.dwg