

**Owner's Statement**

We hereby state that we are the owner 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 making and recordation of said map and subdivision as shown within the distinctive border lines.

We hereby dedicate the private easements shown hereon for the purposes set forth.

We also hereby offer to dedicate the public utility easement shown hereon for public utility purposes.

CA Assets, a California corporation, Owner

By: [Signature]  
Christo B. Anderson, President

By: [Signature]  
Christo B. Anderson, Assistant Secretary

**Signature Omissions**

The signatures of the following easement holders have been omitted pursuant to Government Code § 66445(E):

La Cumbre Estate Corp., holder of a 10 ft. wide private easement for installation, maintenance and conduction of utilities and drainage, with rights of ingress and egress for such purposes only per 372/27 O.R. recorded July 21, 1936.

Sonja L. Gusich, Surviving Trustee of The Gusich Family Living Trust dated 7-6-2000, holder of an easement for driveway, ingress, egress, and access purposes per "AGREEMENT REGARDING RESERVATION OF EASEMENT" recorded July 13, 2021 as Instrument No. 2021-0051074 of Official Records and Document declaring modifications thereof recorded October 15, 2021 as Instrument No. 2021-0072469 of Official Records.

CA ASSETS, A CALIFORNIA CORPORATION, holder of an easement for driveway, ingress, egress, drainage, landscaping, lighting, public utilities, private sewer purposes, and private drainage purposes, recorded October 15, 2021 as Instrument No. 2021-72470 of Official Records.

An easement to La Cumbre Estates Corporation for general road, bridle path, drainage, utility installation and maintenance, recorded July 21, 1936 as Instrument No. 5580 in Book 372, Page 27 of Official Records of Santa Barbara County, with right of ingress and egress, 10 feet wide within Hollister Avenue. Said easement is not plotted hereon.

**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 Christo B. Anderson on April 12, 2023. 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.

[Signature]  
Gary P. Salmen, L.S. No. 5018

10-31-23  
Date



**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.

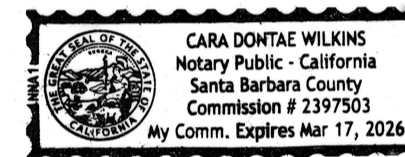
State of California  
County of Santa Barbara

On 11-01-23, before me, Cara Dontae Wilkins, Notary Public, personally appeared Christo B. Anderson, 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: [Signature]  
Notary printed name:  
Commission expiration date:  
Commission number:  
Principle place of business:



**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, L.S. 8378  
County Surveyor  
License Expiration Date: 12/31/2023

\_\_\_\_\_  
Date

**Note:**

This map is subject to certain conditions and information included in a "NOTICE" and recorded concurrently as Instrument No. 20\_\_\_\_ - \_\_\_\_\_ O.R.

**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 easement 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

By: \_\_\_\_\_ Date \_\_\_\_\_  
Clerk of the Board of Supervisors  
of Santa Barbara County

**Recorder's Statement**

Filed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ in Book \_\_\_\_\_ of Parcel Maps, Records of Santa Barbara County, at Page \_\_\_\_\_ at the request of Right Angle Land Survey.

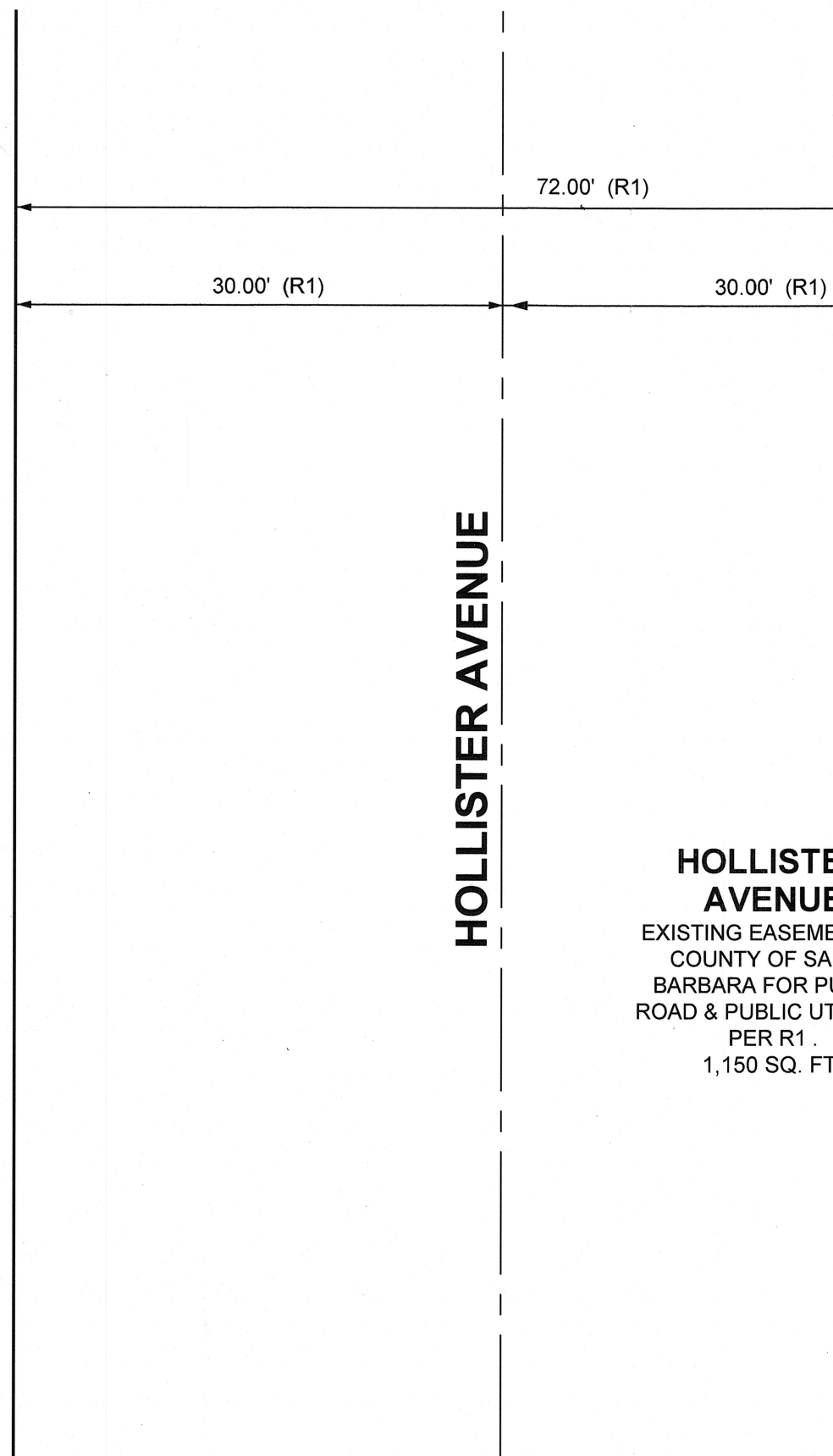
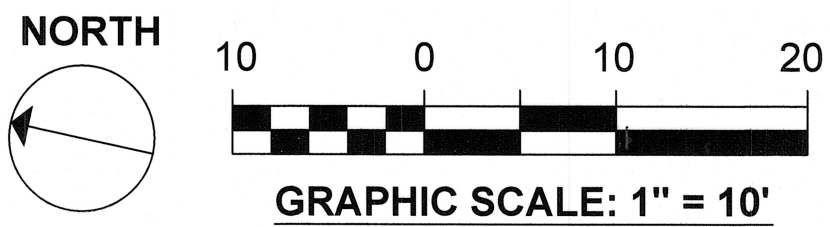
Fee: \_\_\_\_\_

Joseph E. Holland By: \_\_\_\_\_  
County Clerk - Recorder - Assessor Deputy

**PARCEL MAP 14,859**

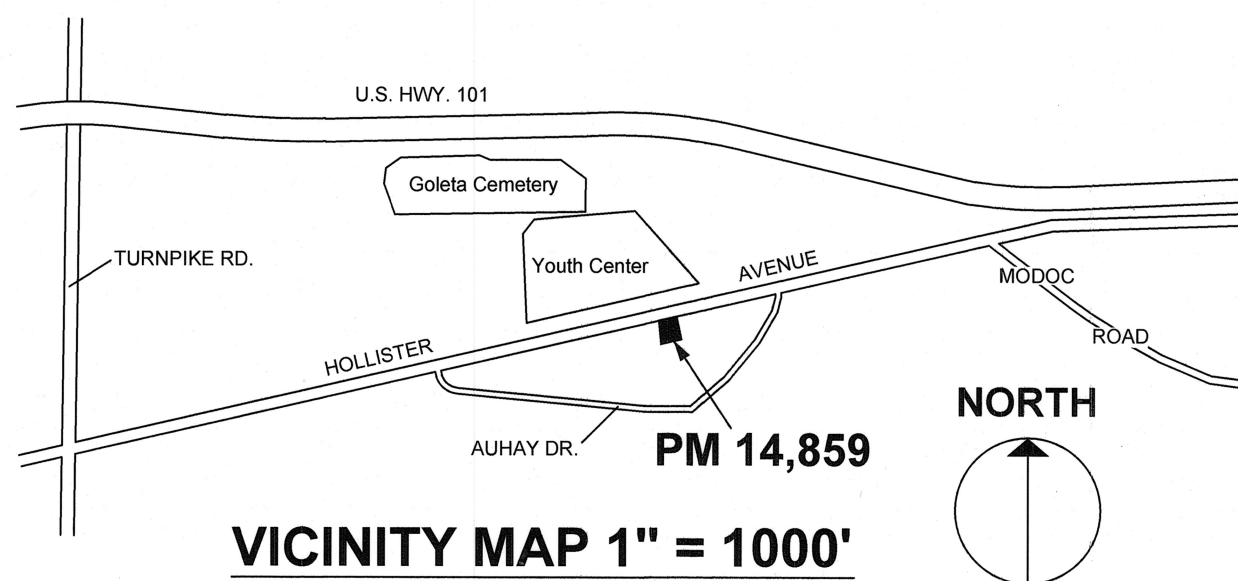
BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP 14,827 IN THE COUNTY SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 67, PAGES 31, 32, 33 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
OCTOBER 13, 2023 - SHEET 1 OF 3 SHEETS



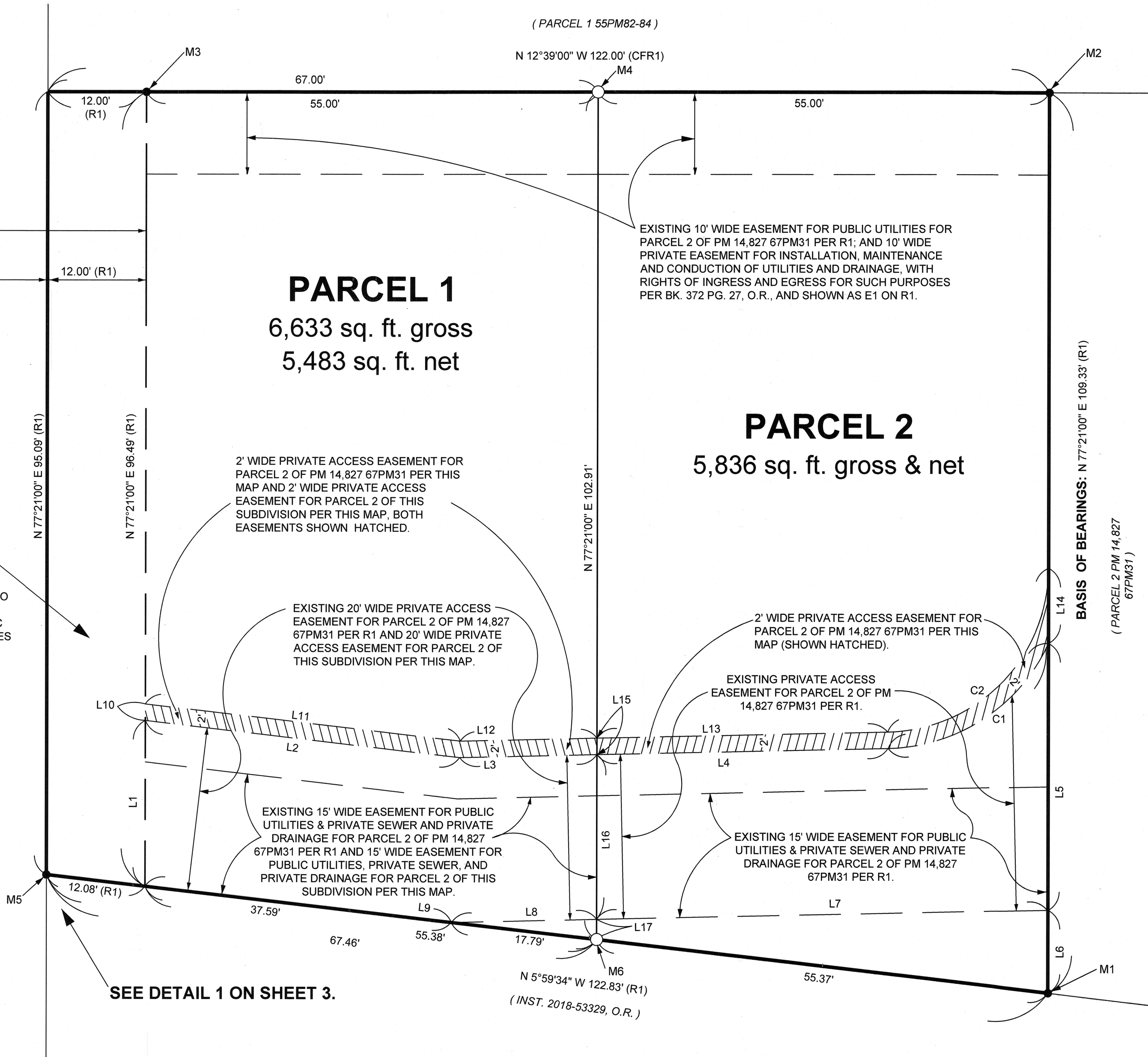


HOLLISTER AVENUE

**HOLLISTER AVENUE**  
EXISTING EASEMENT TO COUNTY OF SANTA BARBARA FOR PUBLIC ROAD & PUBLIC UTILITIES PER R1 . 1,150 SQ. FT.



VICINITY MAP 1" = 1000'



SEE DETAIL 1 ON SHEET 3.

SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT LIST, LEGEND, AND TABLES OF COURSES.

TOTAL GROSS AREA = 12,469 SQ. FT.

**PARCEL MAP 14,859**

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP 14,827 IN THE COUNTY SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 67, PAGES 31, 32, 33 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OCTOBER 13, 2023 - SHEET 2 OF 3 SHEETS

**BASIS OF BEARINGS**

THE BEARING OF N 77°21'00" E FOR THE SOUTHERLY LINE OF PARCEL 1 OF PM14,827 PER 67PM31 (R1) IS THE BASIS OF BEARINGS FOR THIS MAP.

**MONUMENT LIST:**

- M1 FD. 1" I.P. PER TAGGED LS 5018 FLUSH IN DIRT PER R1.
- M2 FD. 1" I.P. PER TAGGED LS 5018 FLUSH IN DIRT PER R1.
- M3 FD. 1/2" I.P. PER R1 & R3, WITH PLASTIC PLUG LS 7324 2" DEEP.
- M4 SET 1" I.P. TAGGED LS 5018 FLUSH IN DIRT.
- M5 FD. 1/2" I.P. PER R1 & R2, 3" DEEP, HELD FOR POINT ON WESTERLY LINE OF R2 PRODUCED N05°59'34"W 0.43' FROM TRUE CORNER. SEE DETAIL 1 HEREON.
- M6 SET 1" I.P. TAGGED LS 5018 FLUSH IN DIRT.

**LEGEND**

- CF CALCULATED FROM
- FD. FOUND
- I.P. IRON PIPE
- O.R. OFFICIAL RECORDS
- SNF MONUMENT SEARCHED FOR & NOT FD.
- R 15MB117-126
- R1 67PM31
- R2 2015-0012656, O.R.
- R3 55PM82-84

● FD. MONUMENT AS NOTED.

○ DENOTES SET 1" I.P. TAGGED LS 5018 FLUSH IN DIRT.

ALL DIMENSIONS ARE PER RECORD STATED (OR CALCULATED THEREFROM), AND MEASURED.

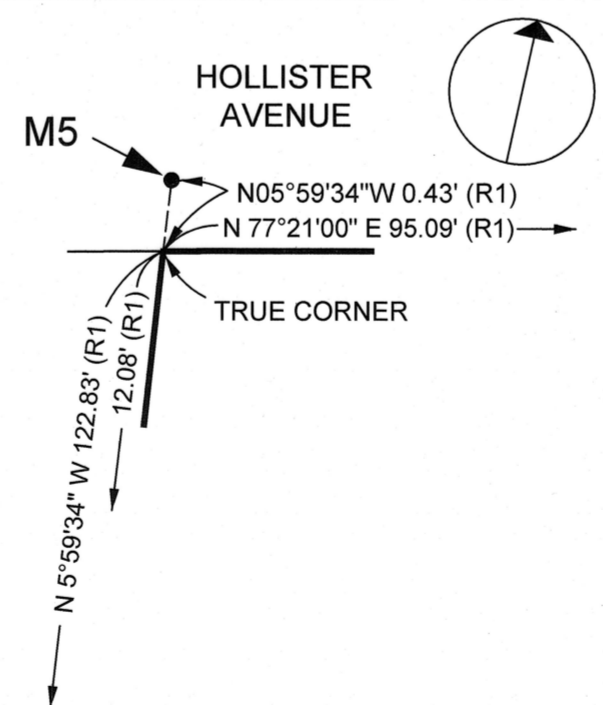
**TABLE OF COURSES FOR EXISTING EASEMENT (R1):**

- L1 N 77°21'00" E 20.14'
- L2 N 5°59'34" W 38.53'
- L3 N 13°53'59" W 16.73'
- L4 N 13°53'59" W 35.49'
- C1 R=22.00' D=64°07'48" L=24.62'
- L5 N 77°21'00" E 32.41'
- L6 N 77°21'00" E 10.07'
- L7 N 13°53'59" W 55.01'
- L8 N 13°53'59" W 17.68'
- L9 N 5°59'34" W 37.59'

**TABLE OF COURSES FOR 2' ACCESS EASEMENT PER THIS MAP:**

- L10 N77° 21' 00"E 2.01'
- L11 N05° 59' 34"W 38.63'
- L12 N13° 53' 59"W 16.64'
- L13 N13° 53' 59"W 35.44'
- C2 R=20.00' D=88°36'32" L=30.93'
- L14 N77° 21' 00"E 9.12'
- L15 N77° 21' 00"E 2.00'
- L16 N77° 21' 00"E 20.00'
- L17 N77° 21' 00"E 2.45'

**DETAIL 1 - NO SCALE**



**PARCEL MAP 14,859**

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP 14,827 IN THE COUNTY SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 67, PAGES 31, 32, 33 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
OCTOBER 13, 2023 - SHEET 3 OF 3 SHEETS