

OWNERS 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 A CLEAR TITLE TO SAID LAND. WE CONSENT TO THE MAKING AND RECORDING OF THIS MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF SANTA BARBARA THE 25' WIDE EASEMENT FOR PUBLIC PEDESTRIAN ACCESS AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE THE WAIVER OF ABUTTER'S RIGHTS TO ACCESS RICE RANCH ROAD, SAGE CREST DRIVE, ALDERWOOD LANE, AND YARROW DRIVE TO THE COUNTY OF SANTA BARBARA AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE THE EASEMENTS FOR PUBLIC UTILITY PURPOSES TO THE COUNTY OF SANTA BARBARA AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE TO THE LAGUNA COUNTY SANITATION DISTRICT THE EASEMENTS FOR PUBLIC SEWER PURPOSES AS SHOWN HEREON.

THE PRIVATE ROADS, AGAPANTHUS WAY, AIDAN WAY, GANZIA COURT, AND KAI WAY, ARE NOT OFFERED FOR DEDICATION TO THE PUBLIC USE AS THE REQUIREMENT WAS WAIVED IN THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.

WE ALSO HEREBY RESERVE TO OURSELVES, HEIRS AND ASSIGNS A BLANKET EASEMENT OVER LOTS 531, 534, 568, 574 THROUGH 583 INCLUSIVE, FOR COMMON OPEN SPACE PURPOSES AS SHOWN HEREON.

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

RICE RANCH COMMUNITY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: RRWS HOLDING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY
MANAGER OF RICE RANCH COMMUNITY, LLC

BY: SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP
MANAGER OF RRWS HOLDING COMPANY, LLC

BY: J.F. SHEA, G.P., A DELAWARE GENERAL PARTNERSHIP
GENERAL PARTNER OF SHEA HOMES LIMITED PARTNERSHIP

BY: JFS MANAGEMENT, L.P., A DELAWARE LIMITED PARTNERSHIP
GENERAL PARTNER OF J.F. SHEA, G.P.

BY: J.F. SHEA CONSTRUCTION MANAGEMENT, INC., A CALIFORNIA CORPORATION
GENERAL PARTNER OF JFS MANAGEMENT, L.P.

BY: Peter O. Shea Jr.

NAME: PETER SHEA JR.

TITLE: DIRECTOR/PRESIDENT

ATTEST: James G. Shonterze

NAME: JAMES G. SHONTERZE

TITLE: SECRETARY

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 THE DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF ORANGE

ON SEPTEMBER 14, 2016, BEFORE ME, LORENA O. VILLARREAL, A NOTARY PUBLIC, PERSONALLY APPEARED PETER SHEA 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/HEY 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:

(NOTARY SEAL NOT REQUIRED PER GOVERNMENT CODE 66436 (c))

SIGNATURE [Signature] NAME PRINTED LORENA O. VILLARREAL
COUNTY OF ORANGE COMM. NO. 2021500 EXPIRES 4-22-17

RICE RANCH: PINE CREEK TRACT 14,805 UNIT 1

CONSISTING OF LOTS 185 THROUGH 298, 531, 534, AND 567 THROUGH 586; BEING A SUBDIVISION OF LOT 11 OF TRACT NO. 14,818 AS SHOWN ON THE MAP RECORDED IN BOOK 207 OF MAPS AT PAGES 44 THROUGH 61 INCLUSIVE, IN THE OFFICE OF THE SANTA BARBARA COUNTY RECORDER. IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

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 OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PRIVATE PIPELINES FOR THE TRANSPORTATION OF OIL, GAS, WATER AND/OR OTHER SUBSTANCES, WITH THE RIGHT OF INGRESS AND EGRESS TO AN DFROM THE SAME AND INCIDENTAL PURPOSES, RECORDED JULY 18, 1931 AS INSTRUMENT NO. 6336 IN BOOK 247, PAGE 37, OFFICIAL RECORDS. SEE SHEETS 3 AND 7.

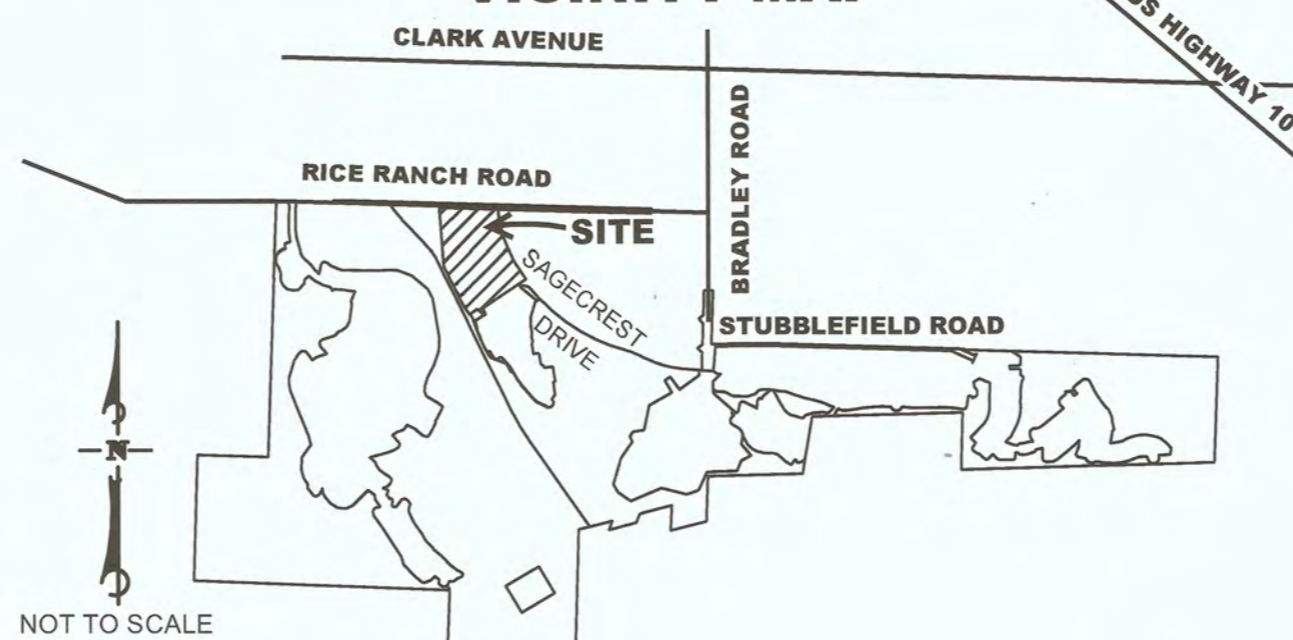
UNION OIL COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PRIVATE PIPE LINES FOR THE TRANSPORTATION OF OIL, GAS AND WATER AND/OR OTHER LIQUIDS AND INCIDENTAL PURPOSES, RECORDED MARCH 26, 1962 AS INSTRUMENT NO. 11836 IN BOOK 1913, PAGE 439, OFFICIAL RECORDS. NOT LOCATABLE.

THE COUNTY OF SANTA BARBARA, HOLDER OF EASEMENT FOR SAGE CREST DRIVE AND ALDERWOOD LANE FOR PUBLIC ROAD PURPOSES AS SHOWN ON TRACT 14,430 UNIT 1, RECORDED SEPTEMBER 18, 2007 IN BOOK 203 OF MAPS AT PAGES 50 THROUGH 70, INCLUSIVE, OF MAPS. SEE SHEETS 3, 4, 5, 6 AND 8.

THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED PURSUANT TO SECTION 66436(a)(4) OF THE GOVERNMENT CODE (STATE SUBDIVISION MAP ACT):

THE UNITED STATE OF AMERICA, VESTED AND ACCRUED WATER RIGHTS AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS; ALSO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE LAND HEREIN DESCRIBED AS RECITED IN PATENTS RECORDED IN BOOK D, PAGE 185; BOOK A, PAGE 468; BOOK A, PAGE 536; BOOK D, PAGE 7; BOOK A, PAGE 737; BOOK A, PAGE 513; BOOK D, PAGE 28 AND BOOK A, PAGE 471, ALL OF PATENTS, RECORDS OF SANTA BARBARA COUNTY.

VICINITY MAP



NOT TO SCALE

NOTICE

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

STATE OF CALIFORNIA
COUNTY OF Orange

ON September 14, 2016, BEFORE ME, Brianna N. Damschen, Notary Public, PERSONALLY APPEARED James G. Shonterze 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/HEY 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:

(NOTARY SEAL NOT REQUIRED PER GOVERNMENT CODE 66436 (c))

SIGNATURE [Signature] NAME PRINTED Brianna N. Damschen
COUNTY OF Orange COMM. NO. 2123846 EXPIRES Aug. 16, 2019

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 THE OWNER IN JUNE, 2015. I ALSO HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS 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 APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

[Signature] 9/12/2016
IAN McCLAIN, P.L.S. NO. 8310 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 DATE
COUNTY SURVEYOR

CLERK OF THE BOARD'S STATEMENT

I, MONA MIYASATO, CLERK OF THE BOARD OF SUPERVISORS OF SANTA BARBARA COUNTY, DO HEREBY STATE THAT ON _____, 2016, I WAS DULY AUTHORIZED AND DIRECTED TO ENDORSE HEREON THE BOARD'S APPROVAL OF TRACT 14,805 UNIT 1 AND ACCEPTANCE OF THE 25' WIDE EASEMENT FOR PUBLIC PEDESTRIAN ACCESS; AND ITS ACCEPTANCE OF THE WAIVER OF ABUTTER'S RIGHTS OF ACCESS TO RICE RANCH ROAD, SAGE CREST DRIVE, ALDERWOOD LANE, AND YARROW DRIVE; AND ITS ACCEPTANCE OF THE EASEMENTS FOR PUBLIC UTILITY PURPOSES AS SHOWN HEREON. 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 DEPUTY
OF SANTA BARBARA COUNTY

BOARD OF DIRECTORS' STATEMENT

I, MONA MIYASATO, CLERK OF THE BOARD OF DIRECTORS OF THE LAGUNA COUNTY SANITATION DISTRICT, DO HEREBY STATE THAT ON _____, 2016, I WAS DULY AUTHORIZED AND DIRECTED TO ENDORSE HEREON THE BOARD'S APPROVAL AND ACCEPTANCE OF THE OFFER OF DEDICATION OF EASEMENTS FOR PUBLIC SEWER PURPOSES AS SHOWN HEREON.

MONA MIYASATO BY: _____ DATE
CLERK OF THE BOARD OF DIRECTORS OF DEPUTY
THE LAGUNA COUNTY SANITATION DISTRICT

COUNTY RECORDER'S STATEMENT

I HEREBY STATE THAT THIS MAP OF TRACT 14,805 UNIT 1, CONSISTING OF 8 SHEETS ACCEPTED AND RECORDED ON THIS _____ DAY OF _____, 2016, AT _____ M., IN BOOK _____ OF MAPS, AT PAGES _____ AT THE REQUEST OF STANTEC, ENGINEERS-SURVEYORS

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



2646 Santa Maria Way, Suite 107, Santa Maria, CA 93455
Phone: (805) 925-2345 Fax: (805) 925-1539

SHEET 1 OF 8 SHEETS
September 2016
P.N.: 2064106700

BENEFICIARY'S STATEMENT

U.S. BANK NATIONAL ASSOCIATION, D/B/A HOUSING CAPITAL COMPANY, UNDER DEED OF TRUST RECORDED
JUNE 22, 2016 AS INSTRUMENT NO. 2016-0031066 OF OFFICIAL RECORDS.

Julie MacHale 9-14-16
SIGNATURE DATE
Julie MacHale SVP
NAME PRINTED TITLE

Russ Wakeham 9-14-16
SIGNATURE DATE
Russ Wakeham SVP
NAME PRINTED TITLE

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 THE DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Orange

ON September 14, 2016, BEFORE ME, Brianna N. Damschen, Notary Public,
PERSONALLY APPEARED Julie MacHale
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:
(NOTARY SEAL NOT REQUIRED PER GOVERNMENT CODE 66436 (c))

Brianna N. Damschen Brianna N. Damschen
SIGNATURE NAME PRINTED

COUNTY OF Orange COMM. NO. 2123846 EXPIRES Aug. 16, 2019

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STATE OF CALIFORNIA
COUNTY OF Orange

ON September 14, 2016, BEFORE ME, Brianna N. Damschen, Notary Public,
PERSONALLY APPEARED Russ Wakeham
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
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(NOTARY SEAL NOT REQUIRED PER GOVERNMENT CODE 66436 (c))

Brianna N. Damschen Brianna N. Damschen
SIGNATURE NAME PRINTED

COUNTY OF Orange COMM. NO. 2123846 EXPIRES Aug. 16, 2019



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**RICE RANCH: PINE CREEK
TRACT 14,805 UNIT 1**

SHEET 2 OF 8 SHEETS
September 2016

P.N.:2064106700

FOUND PK-NAIL, ACCEPTED AS SURFACE LOCATION OF 2" IP AND 1/4" CORNER PER R1.

LOT 2 TRACT 14,818
207 MB 44-61

N88°14'36"W 5297.66' (M&R1)

S01°45'24"W 47.29' M & CFR2 (TIE)

2216.29' M (TIE)
RICE RANCH ROAD (PUBLIC PER 1956 O.R. 872)
N88°07'06"W 613.44'

LOT 2
TRACT 14,818
207 MB 44-61

N88°07'06"W (M&R3)
42.13' (M&R3)
N88°07'06"W

N88°36'59"W 669.60' (M&R1)

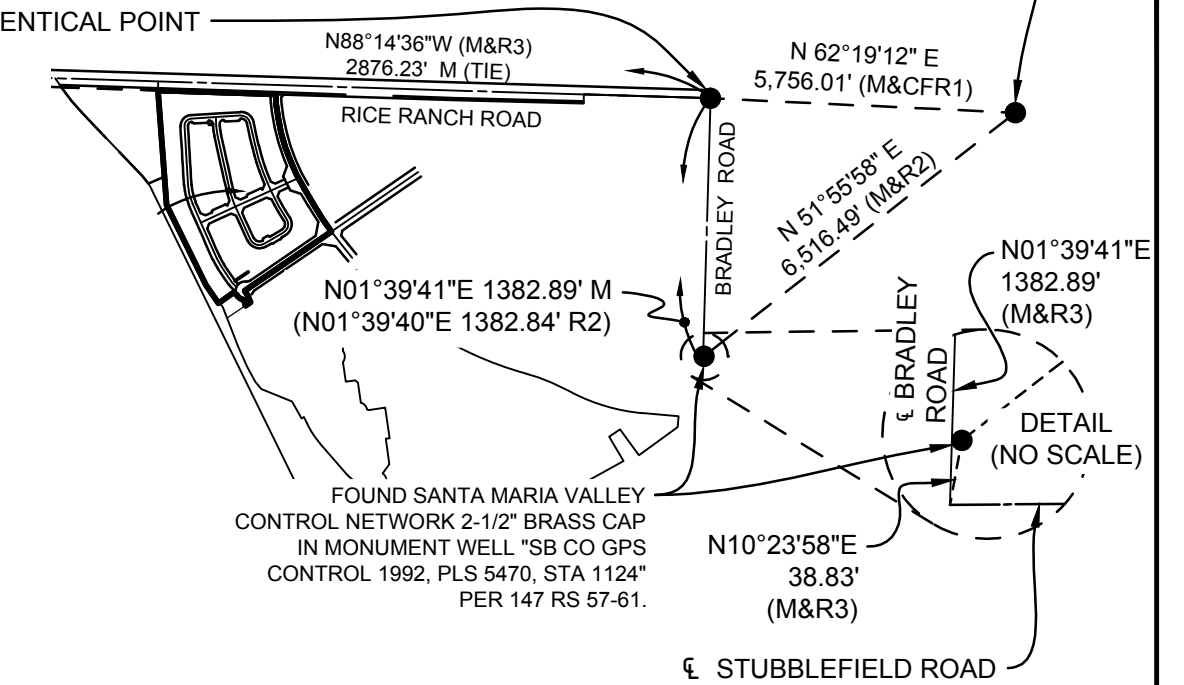
659.94' (M&R1&R3)

2" BRASS CAP STAMPED "LS5139" IN MONUMENT WELL PER R1 NOT FOUND. NOTHING SET.

N01°39'41"E 1382.89' M (N01°39'40"E 1382.84' R2) (SEE DETAIL, THIS SHEET)

FOUND SANTA MARIA VALLEY CONTROL NETWORK 2-1/2" BRASS CAP IN MONUMENT WELL "SB CO GPS CONTROL 1992, PLS 5470, STA 1012" PER 147 RS 57-61.

BASIS OF BEARINGS DETAIL (NO SCALE)



11' EASEMENT RESERVED FOR PRIVATE LANDSCAPE AND MAINTENANCE PURPOSES, OVER LOT 2 FOR BENEFIT OF LOT 11 TRACT 14,818 PER R3.

LOT 2
TRACT 14,818
207 MB 44-61

APPURTENANT EASEMENT FOR DETENTION BASIN, MAINTENANCE, INGRESS AND EGRESS PURPOSES PER 207 MB 44-61.

S01°52'41"W 0.04' FTC (M&R3)
613.44' M
S01°52'41"W 1.73' (M&R3)

FOUND 2" I.P. WITH 2-1/2" BRASS CAP MARKED "LS 6964" IN MONUMENT WELL PER 203 MB 50 (R2). HELD FOR LINE.

NOTHING FOUND, NOTHING SET

DETAIL (NO SCALE)

TRACT 14,430
UNIT 1
203 MB 50

BASIS OF BEARINGS

COORDINATES AND MEASURED BEARINGS AND DISTANCES SHOWN HEREON ARE GRID U.S. SURVEY FOOT UNITS BASED UPON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, NORTH AMERICAN DATUM OF 1983, EPOCH 1991.35, AS CONSTRAINED TO THE GEODETIC CONTROL NETWORK ESTABLISHED FOR THE SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT IN JULY OF 1993 AT STATION #1124 (202) AND STATION #1012 (201) AS SHOWN ON THAT MAP FILED IN BOOK 147, AT PAGE 57-61 INCLUSIVE RECORD OF SURVEYS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY.

THE SITE COMBINATION FACTOR IS 0.99990275 AND THE SITE MAPPING ANGLE IS -1°22'43.5", BOTH CALCULATED AT FOUND MONUMENT AT STATION 1124 OF SAID MAP, USING AN ELEVATION OF 553.76 FEET. TO OBTAIN GROUND LEVEL DISTANCES, MULTIPLY GRID DISTANCES BY 1.00009726, WHICH IS THE INVERSE OF THE PROJECT COMBINATION FACTOR. TO OBTAIN TRUE NORTH AZIMUTHS, ADD THE MAPPING ANGLE TO THE GRID AZIMUTHS.

RECORD DISTANCES SHOWN HEREON ARE CONVERTED TO GRID BY DIVIDING BY THE ABOVE COMBINED SCALE FACTOR.

| POINT (THIS MAP) | NORTHING | EASTING | ELEVATION | STATION (PER 147 RS 57-61) |
|------------------|------------|------------|-----------|----------------------------|
| 201 | 2145873.25 | 5841200.20 | 561.40 | 1012 |
| 202 | 2141855.28 | 5836069.84 | 553.76 | 1124 |

LEGEND

EASEMENT FOR PRIVATE PIPE LINES FOR THE TRANSPORTATION OF OIL, GAS AND WATER AND/OR OTHER LIQUIDS AND INCIDENTAL PURPOSES, RECORDED MARCH 26, 1962 AS INSTRUMENT NO. 11836 IN BOOK 1913, PAGE 439, OFFICIAL RECORDS. NOT LOCATABLE, SEE OMISSION NOTES ON SHEET 1.

VESTED AND ACCRUED WATER RIGHTS AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS; ALSO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE LAND HEREIN DESCRIBED AS RECITED IN PATENTS RECORDED IN BOOK D, PAGE 185; BOOK A, PAGE 468; BOOK A, PAGE 536; BOOK D, PAGE 7; BOOK A, PAGE 737; BOOK A, PAGE 513; BOOK D, PAGE 28 AND BOOK A, PAGE 471, ALL OF PATENTS, RECORDS OF SANTA BARBARA COUNTY. BLANKET IN NATURE. SEE OMISSION NOTES ON SHEET 1.

- R1 = RECORD DATA PER TRACT 14,636, 200 MB 93-99
- R2 = RECORD DATA PER TRACT 14,430 UNIT 1, 203 MB 50-70
- R3 = RECORD DATA PER TRACT 14,818 207 MB 44-61
- CF = CALCULATED FROM
- M = MEASURED FROM
- 201 = LOT NUMBERS (TYPICAL)
- LOT AREAS SHOWN ARE GRID AREAS.

WAIVER OF ABUTTERS ACCESS RIGHTS TO THE COUNTY OF SANTA BARBARA PER THIS MAP.

- △ FOUND 2" IRON PIPE WITH 2 1/2" ALUMINUM CAP STAMPED "LS 6964" IN A WELL PER R2.
- SEARCHED FOR 2" IRON PIPE WITH 2 1/2" ALUMINUM CAP STAMPED "LS 6964" PER R2, NOTHING FOUND. SET 1/2" IRON PIPE WITH BRASS TAG MARKED "LS 8310" IN LIEU.
- FOUND 1/2" IRON PIPE WITH BRASS TAG MARKED "LS 8310", PER R3.
- FOUND MONUMENT AS NOTED.
- △ SET 2" IRON PIPE WITH 2 1/2" ALUMINUM CAP STAMPED "LS 8310" IN A MONUMENT WELL.



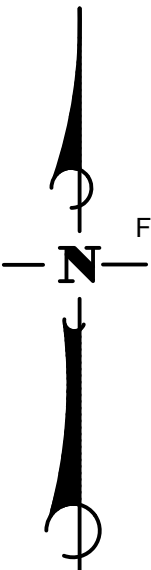
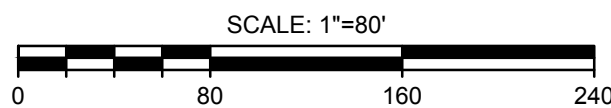
2646 Santa Maria Way, Suite 107, Santa Maria, CA 93455
Phone: (805) 925-2345 Fax: (805) 925-1539

**RICE RANCH: PINE CREEK
TRACT 14,805 UNIT 1**

SHEET 3 OF 8 SHEETS
September 2016

P.N.:2064106700

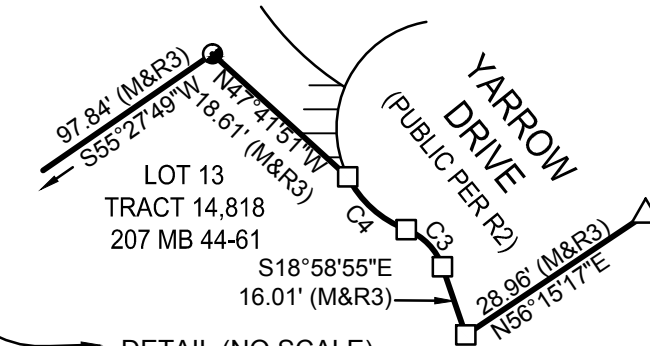
| CURVE | DELTA | RADIUS | LENGTH | REFERENCE |
|-------|-----------|---------|--------|-----------|
| C1 | 7°30'38" | 350.00' | 45.88' | (M&R3) |
| C2 | 15°25'43" | 200.00' | 53.86' | (M&R3) |
| C3 | 50°24'51" | 27.00' | 23.76' | (M&R3) |
| C4 | 42°53'17" | 48.00' | 35.93' | (M&R3) |



PRIVATE EASEMENT PER 247 O.R. 37, SEE SIGNATURE OMISSIONS SHEET ONE.

N4°17'53"W 39.69' (TIE) M&R3

SEE SHEET 7 FOR DIMENSIONS.

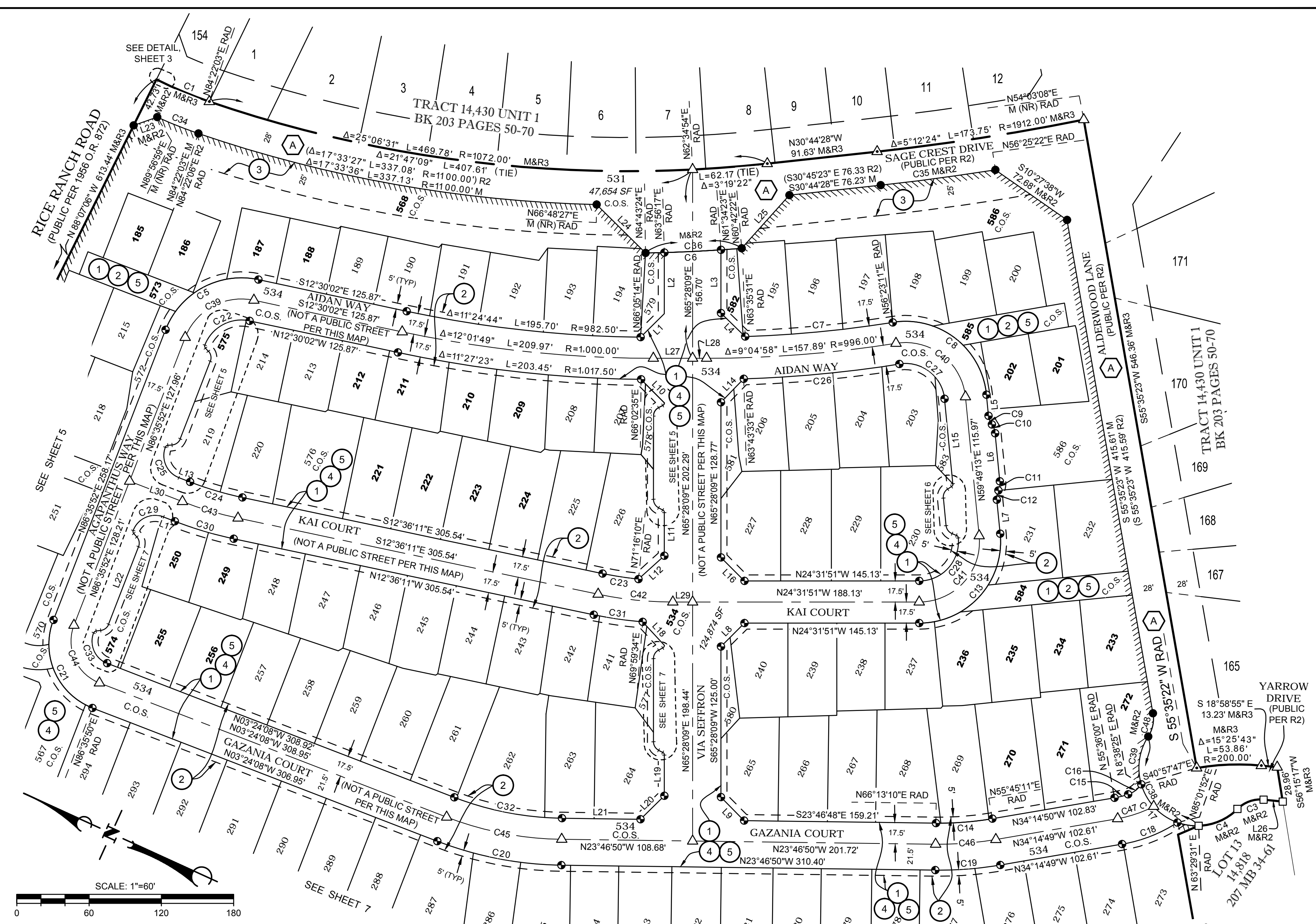


DETAIL (NO SCALE)

RIGHT OF WAY TABLE

| LINE TABLE | | | CURVE TABLE | | | |
|------------|-------------------------------------|-----------------------|-------------|-----------|----------|---------|
| LINE | DIRECTION | LENGTH | CURVE | DELTA | RADIUS | LENGTH |
| L1 | S 69°13'19" E | 27.73' | C1 | 7°30'38" | 350.00' | 45.88' |
| L2 | N 65°28'09" E | 50.72' | C3 | 50°24'51" | 27.00' | 23.76' |
| L3 | S 65°28'09" W | 52.49' | C4 | 42°53'17" | 48.00' | 35.93' |
| L4 | S 19°31'43" W | 28.03' | C5 | 80°54'06" | 67.50' | 95.31' |
| L5 | S 59°49'13" W | 17.58' | C6 | 2°21'54" | 1140.00' | 47.06' |
| L6 | N 59°49'13" E | 40.07' | C7 | 7°12'20" | 978.50' | 123.06' |
| L7 | S 59°49'13" W | 28.39' | C8 | 93°26'02" | 67.50' | 110.07' |
| L8 | N 69°31'51" W | 27.58' | C9 | 29°55'35" | 15.00' | 7.83' |
| L9 | S 20°50'39" W | 27.40' | C10 | 29°55'35" | 15.00' | 7.83' |
| L10 | N 20°45'22" E | 27.44' | C11 | 29°55'35" | 15.00' | 7.83' |
| L11 | N 65°28'09" E | 35.82' | C12 | 29°55'35" | 15.00' | 7.83' |
| L12 | S 66°37'51" E | 28.94' | C13 | 95°38'56" | 67.50' | 112.68' |
| L13 | S 03°24'08" E | 9.99' | C14 | 10°27'59" | 257.50' | 47.04' |
| L14 | S 70°23'37" E | 27.16' | C15 | 8°08'16" | 82.50' | 11.72' |
| L15 | S 59°49'13" W | 70.79' | C16 | 38°49'19" | 20.67' | 14.00' |
| L16 | N 20°28'09" E | 27.58' | C17 | 54°00'21" | 48.00' | 45.24' |
| L17 | N 03°24'08" W | 9.99' | C18 | 23°24'03" | 121.50' | 49.62' |
| L18 | N 22°43'51" E | 26.47' | C19 | 10°27'59" | 296.50' | 54.16' |
| L19 | N 65°28'11" E | 33.74' | C20 | 20°22'42" | 296.50' | 105.46' |
| L20 | S 69°09'20" E | 27.76' | C21 | 89°59'59" | 56.50' | 88.75' |
| L21 | S 23°46'50" E | 65.19' | C22 | 80°54'06" | 32.50' | 45.89' |
| L22 | S 86°35'52" W | 69.00' | C23 | 6°07'40" | 282.50' | 30.21' |
| L23 | S 44°05'19" E | 20.79' | C24 | 9°12'03" | 282.50' | 45.36' |
| L24 | S 20°11'15" W M S 20°11'15" W R2 | 57.10' M 57.14' R2 | C25 | 90°00'00" | 19.50' | 30.63' |
| L25 | S 72°38'37" E M S 72°38'37" E R2 | 59.31' M 59.35' R2 | C26 | 7°20'24" | 1013.50' | 129.84' |
| L26 | S 18°58'55" E | 16.01' | C27 | 93°26'02" | 32.50' | 53.00' |

| CENTERLINE LINE TABLE | | | CENTERLINE CURVE TABLE | | | |
|-----------------------|---------------|--------|------------------------|-----------|---------|--------|
| LINE | DIRECTION | LENGTH | CURVE | DELTA | RADIUS | LENGTH |
| L27 | S 24°31'51" E | 32.61' | C39 | 80°54'06" | 50.00' | 70.60' |
| L28 | S 24°31'51" E | 11.59' | C40 | 93°26'02" | 50.00' | 81.54' |
| L29 | S 24°31'51" E | 16.42' | C41 | 95°38'56" | 50.00' | 83.47' |
| L30 | S 03°24'08" E | 46.99' | C42 | 11°55'41" | 300.00' | 62.45' |
| | | | C43 | 09°12'03" | 300.00' | 48.17' |
| | | | C44 | 90°00'00" | 37.00' | 58.12' |
| | | | C45 | 20°22'42" | 275.00' | 97.81' |
| | | | C46 | 10°27'59" | 275.00' | 50.24' |
| | | | C47 | 18°09'51" | 100.00' | 31.70' |



LEGEND

- BEARINGS AND DISTANCES SHOWN HEREON ARE GRID. SEE SHEET 3 FOR BASIS OF BEARINGS, GRID/GROUND NOTES, AND CONVERSION FACTOR.
- M = MEASURED DATA
 - R2 = RECORD DATA PER TRACT 14,430 UNIT 1, 203 MB 50-70.
 - R3 = RECORD DATA PER TRACT 14,818 207 MB 44-61.
 - C.O.S. = COMMON OPEN SPACE.
 - NR = NO RECORD.
 - WAIVER OF ABUTTERS ACCESS RIGHTS TO THE COUNTY OF SANTA BARBARA PER THIS MAP.
 - FOUND 2" IRON PIPE WITH 2 1/2" ALUMINUM CAP STAMPED "LS 6964" IN A MONUMENT WELL PER R2.
 - FOUND 1" IRON PIPE WITH ALUMINUM CAP STAMPED "LS 6964" PER R2.
 - SET 2" IRON PIPE WITH 2 1/2" ALUMINUM CAP STAMPED "LS 8310" IN A MONUMENT WELL.
 - SEARCHED FOR 2" IRON PIPE WITH 2 1/2" ALUMINUM CAP STAMPED "LS 6964" PER R2, NOTHING FOUND.
 - SET 1/2" IRON PIPE WITH BRASS TAG MARKED "LS 8310" IN LIEU.
 - SET 1/2" IRON PIPE WITH TAG MARKED "LS 8310" AT TRUE CORNER.
 - SET LEAD PLUG WITH NAIL AND TAG MARKED "LS 8310" IN CONCRETE ON A 1' PROLONGATION OF LOT LINE OR 1' ALONG THE RADIAL TOWARDS THE STREET CENTERLINE WHERE POINTS MARK THE BEGIN OR END OF A CURVE.
- (A) EASEMENT FOR PUBLIC STREETS PER TRACT 14,430, UNIT 1, 203 MB 50.
 - (1) VARIABLE WIDTH EASEMENT FOR PRIVATE INGRESS AND EGRESS PURPOSES PER THIS MAP.
 - (2) VARIABLE WIDTH EASEMENT FOR PUBLIC UTILITY PURPOSES PER THIS MAP.
 - (3) 25' WIDE EASEMENT FOR PUBLIC PEDESTRIAN ACCESS PURPOSES DEDICATED TO THE COUNTY OF SANTA BARBARA PER THIS MAP.
 - (4) VARIABLE WIDTH EASEMENT FOR PUBLIC SEWER PURPOSES DEDICATED TO LAGUNA COUNTY SANITATION DISTRICT PER THIS MAP.
 - (5) VARIABLE WIDTH EASEMENT FOR PRIVATE DRAINAGE AND SEWER LATERAL PURPOSES PER THIS MAP.



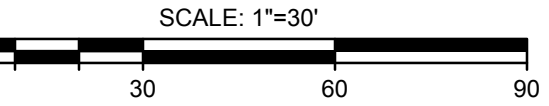
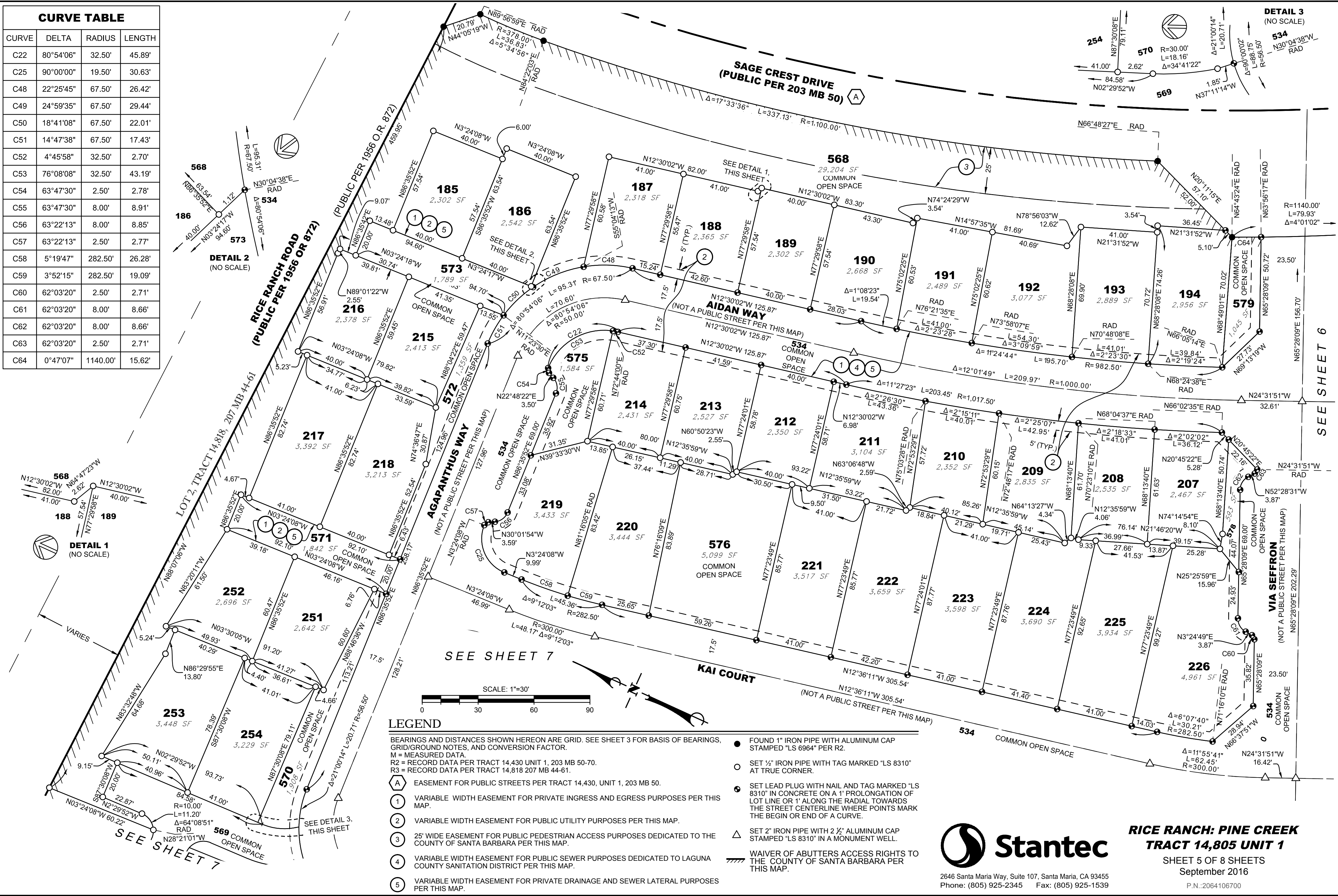
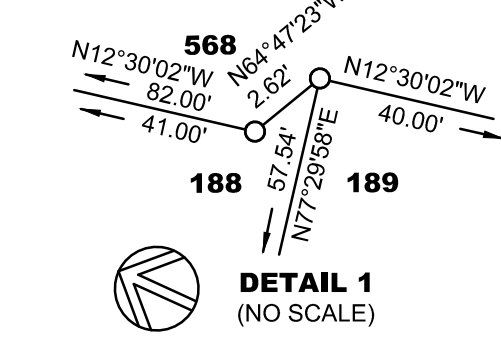
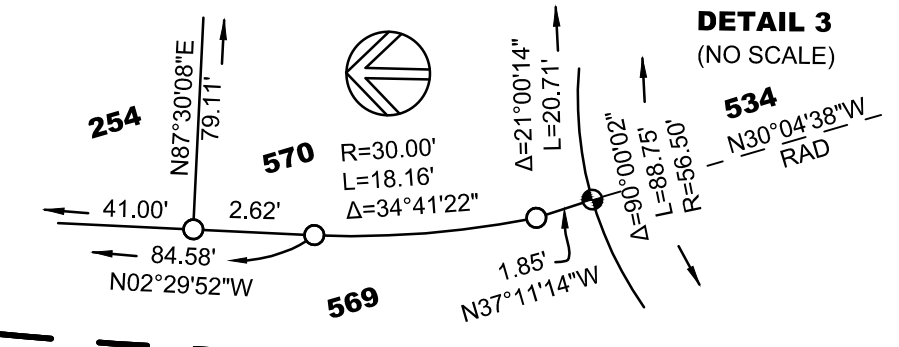
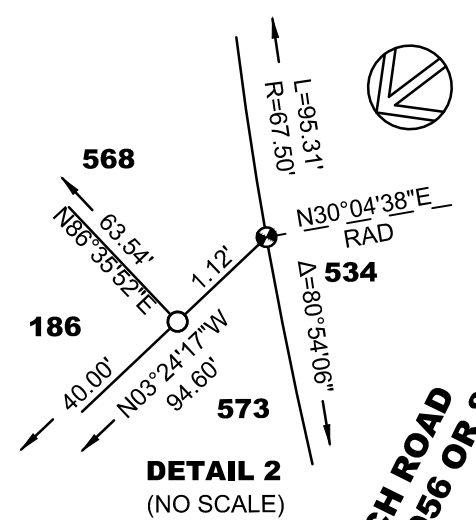
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**RICE RANCH: PINE CREEK
 TRACT 14,805 UNIT 1**

SHEET 4 OF 8 SHEETS
 September 2016
 P.N.:2064106700

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH |
|-------|-----------|----------|--------|
| C22 | 80°54'06" | 32.50' | 45.89' |
| C25 | 90°00'00" | 19.50' | 30.63' |
| C48 | 22°25'45" | 67.50' | 26.42' |
| C49 | 24°59'35" | 67.50' | 29.44' |
| C50 | 18°41'08" | 67.50' | 22.01' |
| C51 | 14°47'38" | 67.50' | 17.43' |
| C52 | 4°45'58" | 32.50' | 2.70' |
| C53 | 76°08'08" | 32.50' | 43.19' |
| C54 | 63°47'30" | 2.50' | 2.78' |
| C55 | 63°47'30" | 8.00' | 8.91' |
| C56 | 63°22'13" | 8.00' | 8.85' |
| C57 | 63°22'13" | 2.50' | 2.77' |
| C58 | 5°19'47" | 282.50' | 26.28' |
| C59 | 3°52'15" | 282.50' | 19.09' |
| C60 | 62°03'20" | 2.50' | 2.71' |
| C61 | 62°03'20" | 8.00' | 8.66' |
| C62 | 62°03'20" | 8.00' | 8.66' |
| C63 | 62°03'20" | 2.50' | 2.71' |
| C64 | 0°47'07" | 1140.00' | 15.62' |



LEGEND

- BEARINGS AND DISTANCES SHOWN HEREON ARE GRID. SEE SHEET 3 FOR BASIS OF BEARINGS, GRID/GROUND NOTES, AND CONVERSION FACTOR.
- M = MEASURED DATA.
- R2 = RECORD DATA PER TRACT 14,430 UNIT 1, 203 MB 50-70.
- R3 = RECORD DATA PER TRACT 14,818 207 MB 44-61.
- (A) EASEMENT FOR PUBLIC STREETS PER TRACT 14,430, UNIT 1, 203 MB 50.
- (1) VARIABLE WIDTH EASEMENT FOR PRIVATE INGRESS AND EGRESS PURPOSES PER THIS MAP.
- (2) VARIABLE WIDTH EASEMENT FOR PUBLIC UTILITY PURPOSES PER THIS MAP.
- (3) 25' WIDE EASEMENT FOR PUBLIC PEDESTRIAN ACCESS PURPOSES DEDICATED TO THE COUNTY OF SANTA BARBARA PER THIS MAP.
- (4) VARIABLE WIDTH EASEMENT FOR PUBLIC SEWER PURPOSES DEDICATED TO LAGUNA COUNTY SANITATION DISTRICT PER THIS MAP.
- (5) VARIABLE WIDTH EASEMENT FOR PRIVATE DRAINAGE AND SEWER LATERAL PURPOSES PER THIS MAP.
- FOUND 1" IRON PIPE WITH ALUMINUM CAP STAMPED "LS 6964" PER R2.
- SET 1/2" IRON PIPE WITH TAG MARKED "LS 8310" AT TRUE CORNER.
- ⊙ SET LEAD PLUG WITH NAIL AND TAG MARKED "LS 8310" IN CONCRETE ON A 1' PROLONGATION OF LOT LINE OR 1' ALONG THE RADIAL TOWARDS THE STREET CENTERLINE WHERE POINTS MARK THE BEGIN OR END OF A CURVE.
- △ SET 2" IRON PIPE WITH 2 1/2" ALUMINUM CAP STAMPED "LS 8310" IN A MONUMENT WELL.
- WAIVER OF ABUTTERS ACCESS RIGHTS TO THE COUNTY OF SANTA BARBARA PER THIS MAP.



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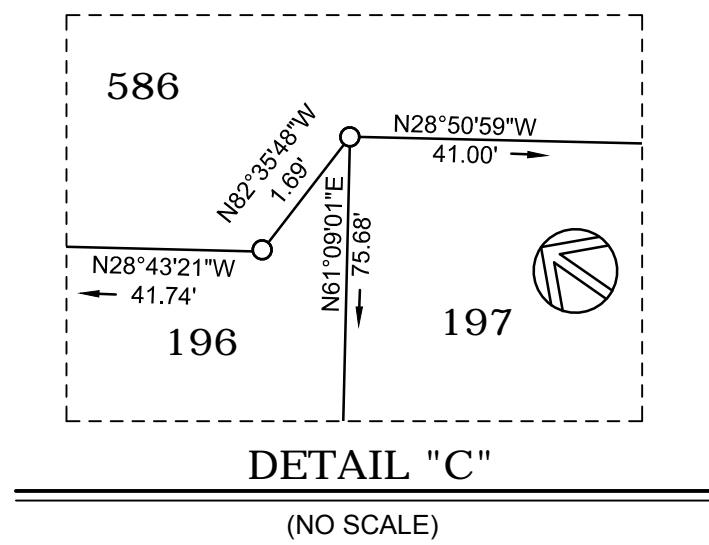
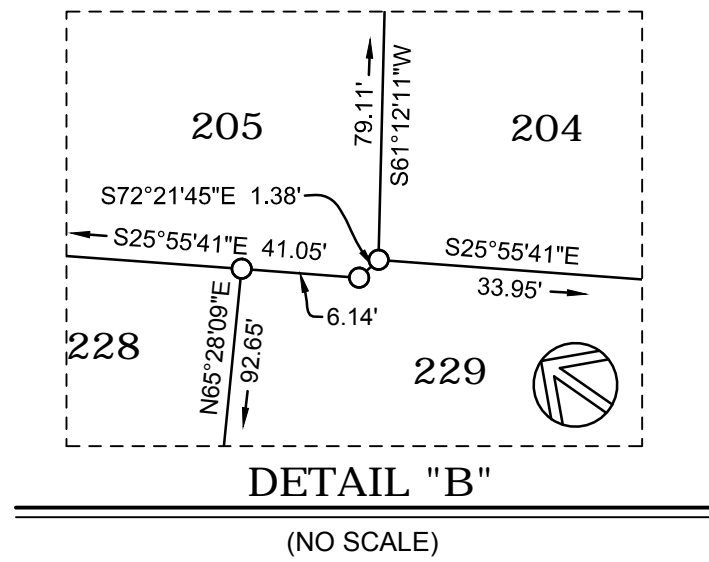
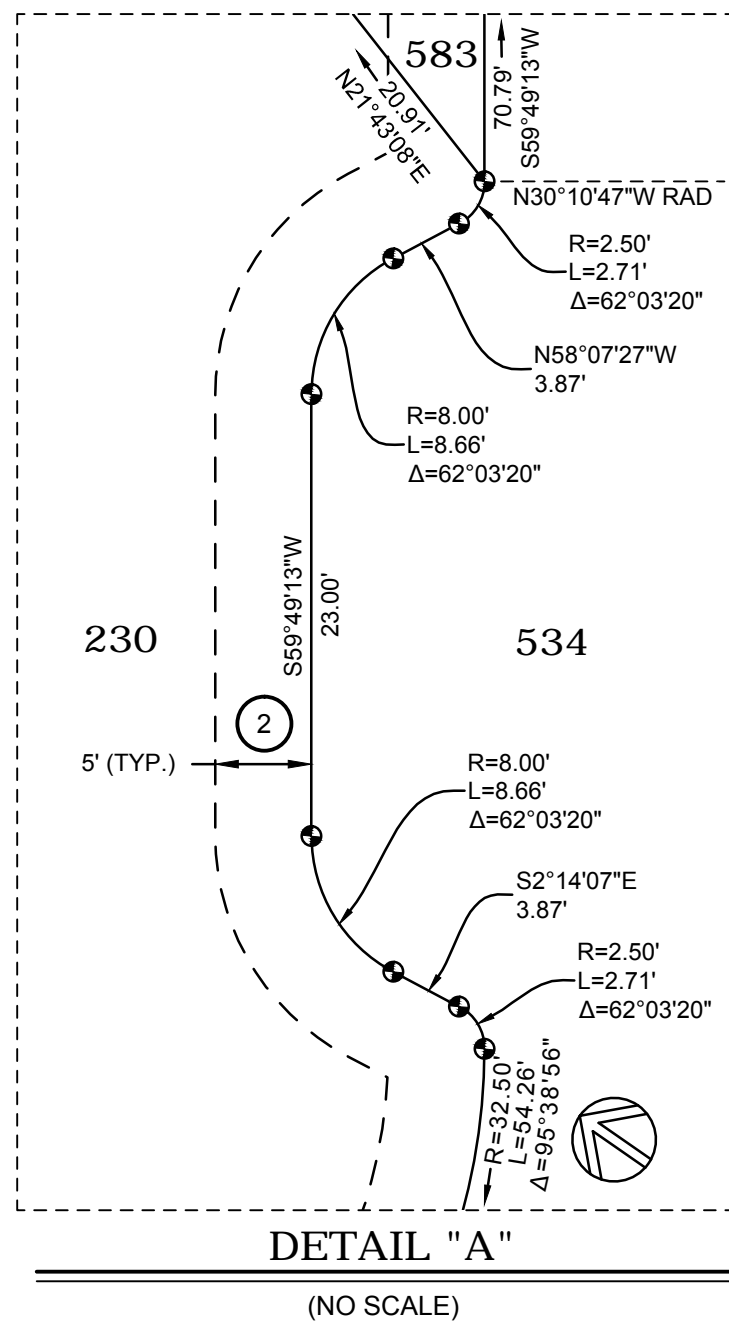
RICE RANCH: PINE CREEK TRACT 14,805 UNIT 1

SHEET 5 OF 8 SHEETS
 September 2016

P.N.:2064106700

SEE SHEET 6

| CURVE TABLE | | | |
|-------------|-----------|----------|--------|
| CURVE | DELTA | RADIUS | LENGTH |
| C9 | 29°55'35" | 15.00' | 7.83' |
| C10 | 29°55'35" | 15.00' | 7.83' |
| C11 | 29°55'35" | 15.00' | 7.83' |
| C12 | 29°55'35" | 15.00' | 7.83' |
| C65 | 0°39'58" | 1140.00' | 13.25' |

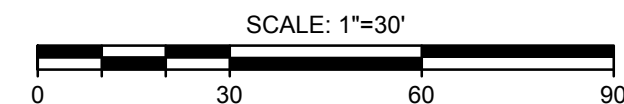


LEGEND

BEARINGS AND DISTANCES SHOWN HEREON ARE GRID. SEE SHEET 3 FOR BASIS OF BEARINGS, GRID/GROUND NOTES, AND CONVERSION FACTOR.

M = MEASURED DATA.
R2 = RECORD DATA PER TRACT 14,430 UNIT 1, 203 MB 50-70.
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- EASEMENT FOR PUBLIC STREETS PER TRACT 14,430, UNIT 1, 203 MB 50.
- VARIABLE WIDTH EASEMENT FOR PRIVATE INGRESS AND EGRESS PURPOSES PER THIS MAP.
- VARIABLE WIDTH EASEMENT FOR PUBLIC UTILITY PURPOSES PER THIS MAP.
- 25' WIDE EASEMENT FOR PUBLIC PEDESTRIAN ACCESS PURPOSES DEDICATED TO THE COUNTY OF SANTA BARBARA PER THIS MAP.
- VARIABLE WIDTH EASEMENT FOR PUBLIC SEWER PURPOSES DEDICATED TO LAGUNA COUNTY SANITATION DISTRICT PER THIS MAP.
- VARIABLE WIDTH EASEMENT FOR PRIVATE DRAINAGE AND SEWER LATERAL PURPOSES PER THIS MAP.
- FOUND 1" IRON PIPE WITH ALUMINUM CAP STAMPED "LS 6964" PER R2.
- SET 1/2" IRON PIPE WITH TAG MARKED "LS 8310" AT TRUE CORNER.
- SET LEAD PLUG WITH NAIL AND TAG MARKED "LS 8310" IN CONCRETE ON A 1' PROLONGATION OF LOT LINE OR 1' ALONG THE RADIAL TOWARDS THE STREET CENTERLINE WHERE POINTS MARK THE BEGIN OR END OF A CURVE.
- SET 2" IRON PIPE WITH 2 1/2" ALUMINUM CAP STAMPED "LS 8310" IN A MONUMENT WELL.
- WAIVER OF ABUTTERS ACCESS RIGHTS TO THE COUNTY OF SANTA BARBARA PER THIS MAP.



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RICE RANCH: PINE CREEK
TRACT 14,805 UNIT 1

SHEET 6 OF 8 SHEETS
September 2016

P.N.:2064106700

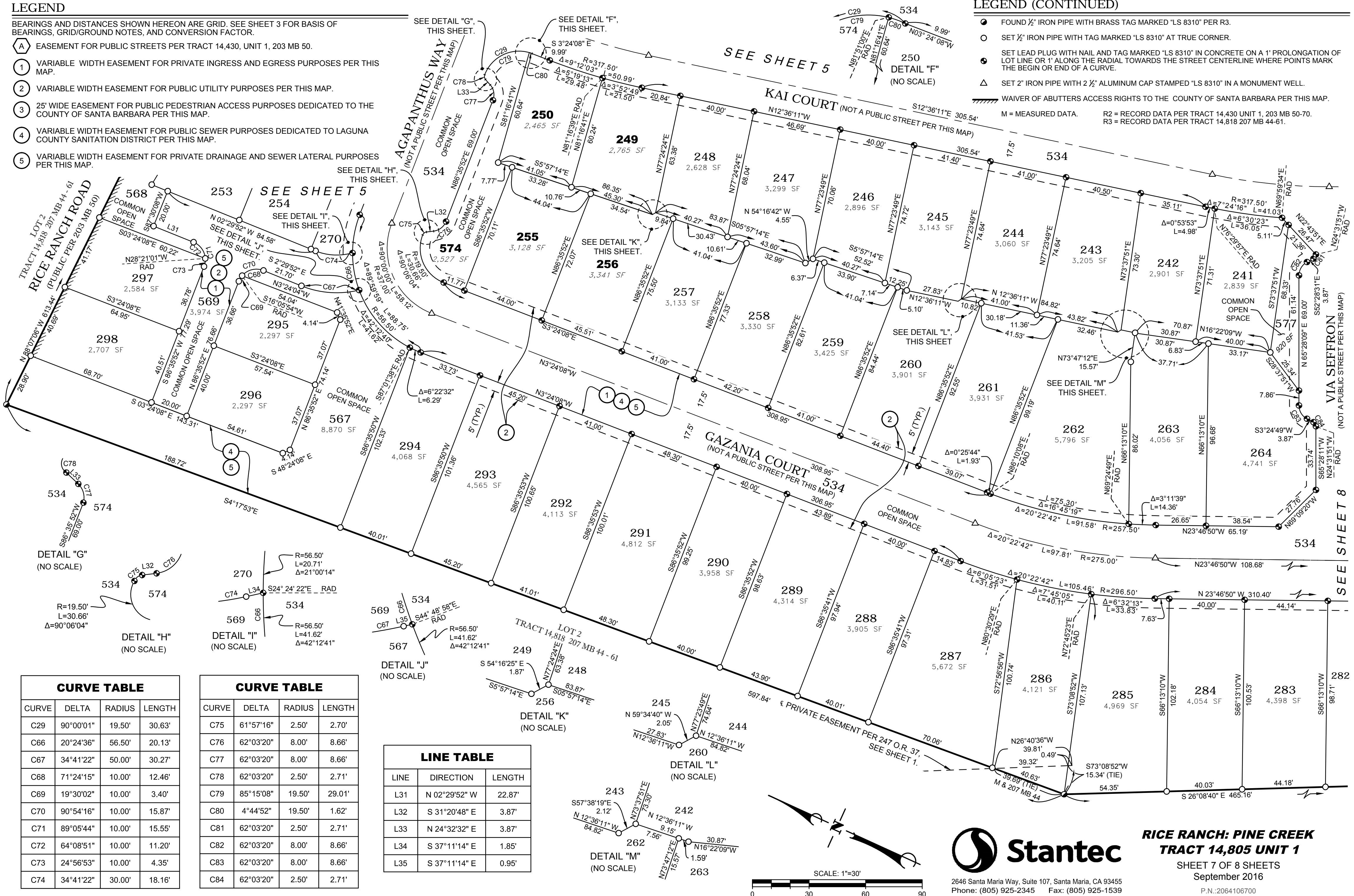
LEGEND

BEARINGS AND DISTANCES SHOWN HEREON ARE GRID. SEE SHEET 3 FOR BASIS OF BEARINGS, GRID/GROUND NOTES, AND CONVERSION FACTOR.

- A EASEMENT FOR PUBLIC STREETS PER TRACT 14,430, UNIT 1, 203 MB 50.
- 1 VARIABLE WIDTH EASEMENT FOR PRIVATE INGRESS AND EGRESS PURPOSES PER THIS MAP.
- 2 VARIABLE WIDTH EASEMENT FOR PUBLIC UTILITY PURPOSES PER THIS MAP.
- 3 25' WIDE EASEMENT FOR PUBLIC PEDESTRIAN ACCESS PURPOSES DEDICATED TO THE COUNTY OF SANTA BARBARA PER THIS MAP.
- 4 VARIABLE WIDTH EASEMENT FOR PUBLIC SEWER PURPOSES DEDICATED TO LAGUNA COUNTY SANITATION DISTRICT PER THIS MAP.
- 5 VARIABLE WIDTH EASEMENT FOR PRIVATE DRAINAGE AND SEWER LATERAL PURPOSES PER THIS MAP.

LEGEND (CONTINUED)

- FOUND 1/2" IRON PIPE WITH BRASS TAG MARKED "LS 8310" PER R3.
- SET 1/2" IRON PIPE WITH TAG MARKED "LS 8310" AT TRUE CORNER.
- SET LEAD PLUG WITH NAIL AND TAG MARKED "LS 8310" IN CONCRETE ON A 1' PROLONGATION OF LOT LINE OR 1' ALONG THE RADIAL TOWARDS THE STREET CENTERLINE WHERE POINTS MARK THE BEGIN OR END OF A CURVE.
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- M = MEASURED DATA. R2 = RECORD DATA PER TRACT 14,430 UNIT 1, 203 MB 50-70. R3 = RECORD DATA PER TRACT 14,818 207 MB 44-61.



CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH |
|-------|-----------|--------|--------|
| C29 | 90°00'01" | 19.50' | 30.63' |
| C66 | 20°24'36" | 56.50' | 20.13' |
| C67 | 34°41'22" | 50.00' | 30.27' |
| C68 | 71°24'15" | 10.00' | 12.46' |
| C69 | 19°30'02" | 10.00' | 3.40' |
| C70 | 90°54'16" | 10.00' | 15.87' |
| C71 | 89°05'44" | 10.00' | 15.55' |
| C72 | 64°08'51" | 10.00' | 11.20' |
| C73 | 24°56'53" | 10.00' | 4.35' |
| C74 | 34°41'22" | 30.00' | 18.16' |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH |
|-------|-----------|--------|--------|
| C75 | 61°57'16" | 2.50' | 2.70' |
| C76 | 62°03'20" | 8.00' | 8.66' |
| C77 | 62°03'20" | 8.00' | 8.66' |
| C78 | 62°03'20" | 2.50' | 2.71' |
| C79 | 85°15'08" | 19.50' | 29.01' |
| C80 | 4°44'52" | 19.50' | 1.62' |
| C81 | 62°03'20" | 2.50' | 2.71' |
| C82 | 62°03'20" | 8.00' | 8.66' |
| C83 | 62°03'20" | 8.00' | 8.66' |
| C84 | 62°03'20" | 2.50' | 2.71' |

LINE TABLE

| LINE | DIRECTION | LENGTH |
|------|---------------|--------|
| L31 | N 02°29'52" W | 22.87' |
| L32 | S 31°20'48" E | 3.87' |
| L33 | N 24°32'32" E | 3.87' |
| L34 | S 37°11'14" E | 1.85' |
| L35 | S 37°11'14" E | 0.95' |

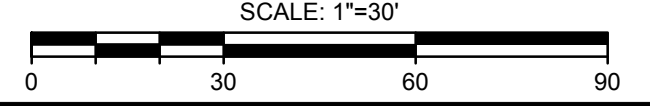


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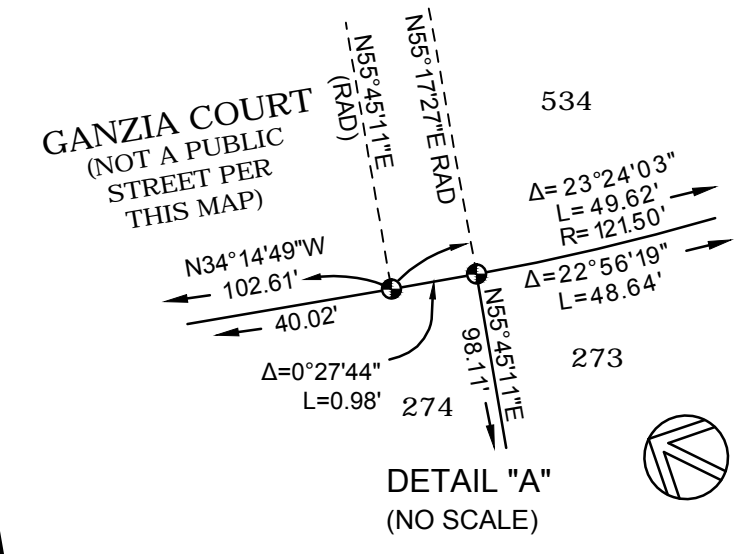
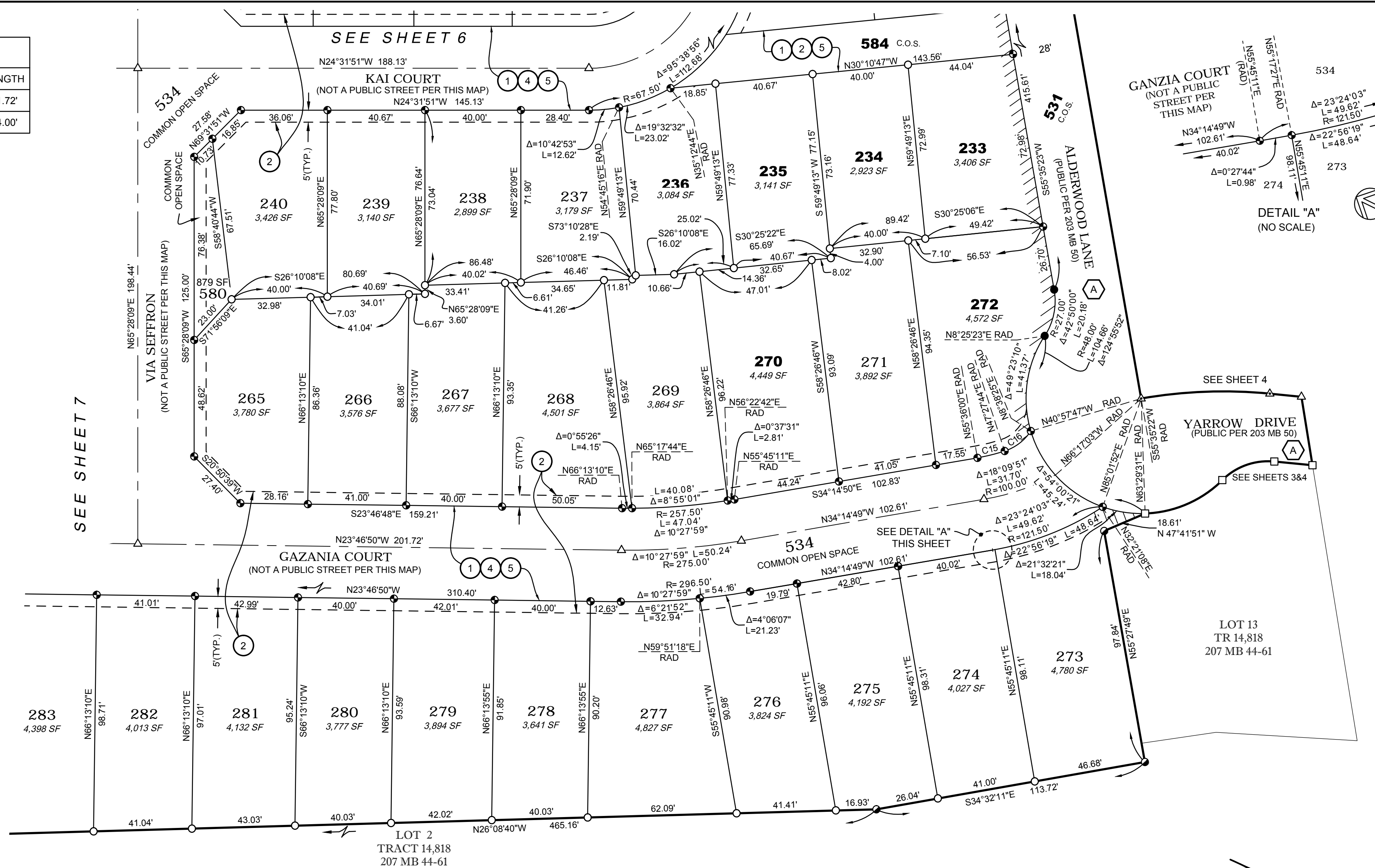
RICE RANCH: PINE CREEK TRACT 14,805 UNIT 1

SHEET 7 OF 8 SHEETS
 September 2016

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| CURVE TABLE | | | |
|-------------|-----------|--------|--------|
| CURVE | DELTA | RADIUS | LENGTH |
| C15 | 8°08'16" | 82.50' | 11.72' |
| C16 | 38°49'19" | 20.67' | 14.00' |



LEGEND

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 - (5) VARIABLE WIDTH EASEMENT FOR PRIVATE DRAINAGE AND SEWER LATERAL PURPOSES PER THIS MAP.
 - △ FOUND 2" IRON PIPE WITH 2 1/2" ALUMINUM CAP STAMPED "LS 6964" IN A MONUMENT WELL PER R2.
 - SEARCHED FOR 2" IRON PIPE WITH 2 1/2" ALUMINUM CAP STAMPED "LS 6964" PER R2, NOTHING FOUND. SET 1/2" IRON PIPE WITH BRASS TAG MARKED "LS 8310" IN LIEU.
 - FOUND 1" IRON PIPE WITH ALUMINUM CAP STAMPED "LS 6964" PER R2.
 - FOUND 1/2" IRON PIPE WITH BRASS TAG MARKED "LS 8310" PER R3.
 - SET 1/2" IRON PIPE WITH TAG MARKED "LS 8310" AT TRUE CORNER.
 - SET LEAD PLUG WITH NAIL AND TAG MARKED "LS 8310" IN CONCRETE ON A 1' PROLONGATION OF LOT LINE OR 1' ALONG THE RADIAL TOWARDS THE STREET CENTERLINE WHERE POINTS MARK THE BEGIN OR END OF A CURVE.
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 - ////// WAIVER OF ABUTTERS ACCESS RIGHTS TO THE COUNTY OF SANTA BARBARA PER THIS MAP.



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