

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 OFFER TO DEDICATE THE 10 FOOT WIDE PUBLIC UTILITY EASEMENT AND ALSO MAIN STREET, PERKINS STREET, SHAW STREET, COINER STREET, AND DEN STREET AS EASEMENTS TO THE COUNTY OF SANTA BARBARA FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE THE PUBLIC EASEMENTS FOR SANITARY SEWER PURPOSES OVER LOTS 21, 35 AND 47 TO THE COUNTY OF SANTA BARBARA AS SHOWN HEREON.

WE ALSO HEREBY RESERVE TO OURSELVES, HEIRS AND ASSIGNS, THE PRIVATE EASEMENTS FOR STORM DRAIN AND MAINTENANCE PURPOSES OVER LOTS 20, 36, AND 48 AS SHOWN HEREON.

OWNER: LOS ALAMOS 59, LP, A CALIFORNIA LIMITED PARTNERSHIP
BY: MHP BUILDERS, INC., ITS GENERAL PARTNER

CHRIS JONES, VICE PRESIDENT

DATE

GARY MANCEBO, SECRETARY

DATE

TRUSTEE STATEMENT

CHICAGO TITLE COMPANY, A CALIFORNIA CORPORATION,
AS TRUSTEE UNDER DEED OF TRUST RECORDED AUGUST 12, 2020 AS INSTRUMENT NO. 2020-0041856
OF OFFICIAL RECORDS

BY: _____ BY: _____

NAME: _____ NAME: _____

TITLE: _____ TITLE: _____

DATE: _____ DATE: _____

ABANDONMENT NOTE

PURSUANT TO SECTION 66434 (g) AND 66499.20.2 OF THE CALIFORNIA GOVERNMENT CODE (SUBDIVISION MAP ACT), THOSE PORTIONS OF THE PUBLIC ROAD EASEMENTS AND RIGHT OF WAY OBTAINED BY THE COUNTY OF SANTA BARBARA PER BOOK B, PAGE 406, OF MISCELLANEOUS RECORDS, WHICH ARE NOT SHOWN ON THIS MAP ARE ABANDONED, INCLUDING PORTIONS OF MAIN STREET, PERKINS STREET, SHAW STREET, COINER STREET, DEN STREET AND SAINT JOSEPH STREET.

NOTE

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

SIGNATURE OMISSIONS 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).

JOHN A. PARMA AND AGNES PATTENPARMA, HUSBAND AND WIFE, AS JOINT TENANTS, HOLDERS FOR HYDROCARBON SUBSTANCES AND MINERALS, RESERVED PER DOCUMENT RECORDED JULY 1, 1952, AS INSTRUMENT NO. 9660, IN BOOK 1078, AT PAGE 345 OF OFFICIAL RECORDS.

STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, OIL & GAS LESSEE PER DOCUMENT RECORDED JANUARY 13, 1953 IN BOOK 1121, PAGE 385 OF OFFICIAL RECORDS.

FRANK S. HOUFUE, HOLDER FOR OIL, HYDROCARBON SUBSTANCES AND MINERALS, RESERVED PER DOCUMENT RECORDED SEPTEMBER 16, 1955, AS INSTRUMENT NO. 16635, IN BOOK 1335, PAGE 387.

FRANK L. FERRARO, ANNIE M. FERRERO, ROBERT GEORGE FERRERO AND EUGENE FRANK FERRERO, HOLDERS FOR OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES IN, ON AND UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET BUT WITHOUT THE RIGHT OF SURFACE ENTRY THEREON, RESERVED BY DEED RECORDED APRIL 3, 1980 AS INSTRUMENT NO. 80-13647 OF OFFICIAL RECORDS.

SHEET 1 OF 6 SHEETS

TRACT 14,608 LEGACY ESTATES VILLAGE SQUARE

(59 LOTS)

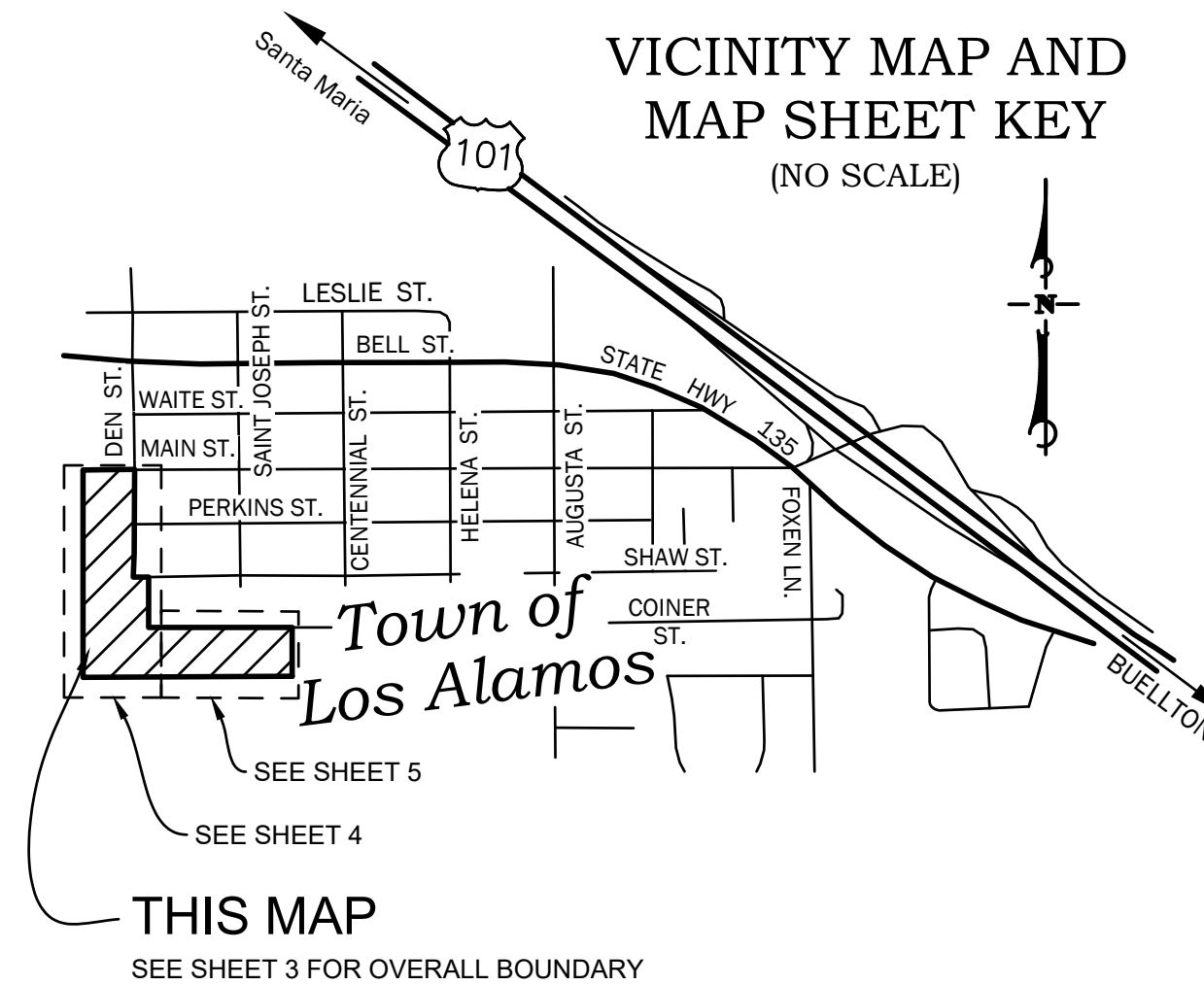
BEING A MERGER AND RESUBDIVISION OF LOTS 1-26 IN BLOCK 18, LOTS 1-26 IN BLOCK 19, LOTS 10-26 IN BLOCK 20, AND LOTS 20-26 IN BLOCK 21 OF THE TOWN OF LOS ALAMOS AS SHOWN ON THE MAP RECORDED IN BOOK B, PAGE 406 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF THE

COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA



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

PROJECT: 2042598200FM



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 LOS ALAMOS 59, LP, A CALIFORNIA LIMITED PARTNERSHIP ON JULY 10, 2006. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2024, 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.

IAN McCLAIN
P.L.S. NO. 8310

Nov. 28, 2022
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, 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 THIS MAP OF TRACT 14,608 WAS APPROVED BY THE BOARD OF SUPERVISORS ON 2022, FOR SUBDIVISION PURPOSES AND THAT I WAS DULY AUTHORIZED AND DIRECTED TO ENDORSE HEREON THE BOARD'S APPROVAL AND ACCEPTANCE TO THE COUNTY OF SANTA BARBARA, THE 10 FOOT WIDE PUBLIC UTILITY EASEMENT AND ALSO MAIN STREET, PERKINS STREET, SHAW STREET, COINER STREET, AND DEN STREET FOR PUBLIC ROAD EASEMENTS AND PUBLIC UTILITY EASEMENTS PURPOSES, AND ALSO THE EASEMENT FOR PUBLIC SANITARY SEWER PURPOSES OVER LOTS 21, 35 AND 47, I ALSO HEREBY 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 (STATE SUBDIVISION MAP ACT) ON THE PROPERTY WITHIN THIS SUBDIVISION HAVE BEEN FILED AND MADE.

I ALSO DO HEREBY CERTIFY THAT THE BOARD OF SUPERVISORS OF SANTA BARBARA COUNTY DULY AUTHORIZED AND DIRECTED THE COUNTY CLERK TO ENDORSE THEREON THE BOARD'S VACATION (ABANDONMENT) OF THOSE PORTIONS OF PUBLIC ROAD EASEMENTS AND RIGHTS OF WAY OBTAINED BY THE COUNTY OF SANTA BARBARA PER BOOK B, PAGE 406, OF MISCELLANEOUS RECORDS, WHICH ARE NOT SHOWN ON THIS MAP, INCLUDING MAIN STREET, PERKINS STREET, SHAW STREET, COINER STREET, DEN STREET AND SAINT JOSEPH STREET.

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

BY: _____
DEPUTY _____ DATE _____

RECORDER'S STATEMENT

FILED THIS ____ DAY OF _____, 20____, AT ____ M. IN BOOK _____, OF MAPS AT PAGES _____ AT THE REQUEST OF STANTEC CONSULTING SERVICES, INC.

FEE: _____

JOSEPH E. HOLLAND
COUNTY CLERK-RECORDER-ASSESSOR

BY: _____
DEPUTY _____

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 _____ BEFORE ME, _____,
(INSERT NAME AND TITLE OF THE OFFICER)

A NOTARY PUBLIC, 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

MY COMMISSION EXPIRES: _____ COMMISSION NO. _____

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 _____ BEFORE ME, _____,
(INSERT NAME AND TITLE OF THE OFFICER)

A NOTARY PUBLIC, 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.

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STATE OF CALIFORNIA

COUNTY OF _____)

ON _____ BEFORE ME, _____,
(INSERT NAME AND TITLE OF THE OFFICER)

A NOTARY PUBLIC, 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.

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SIGNATURE NAME PRINTED

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STATE OF CALIFORNIA

COUNTY OF _____)

ON _____ BEFORE ME, _____,
(INSERT NAME AND TITLE OF THE OFFICER)

A NOTARY PUBLIC, 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.

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SIGNATURE NAME PRINTED

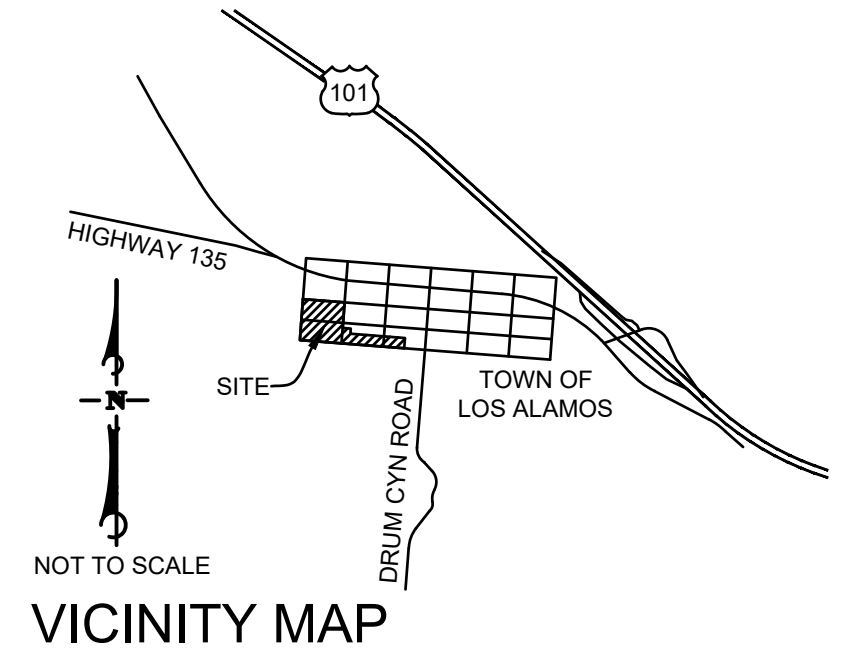
MY COMMISSION EXPIRES: _____ COMMISSION NO. _____

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS MAP IS N 3°43'00" E FOR THE CENTERLINE OF CENTENNIAL STREET BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND AS SHOWN ON THE COUNTY SURVEYORS MAP NUMBER 816.

BOUNDARY ESTABLISHMENT

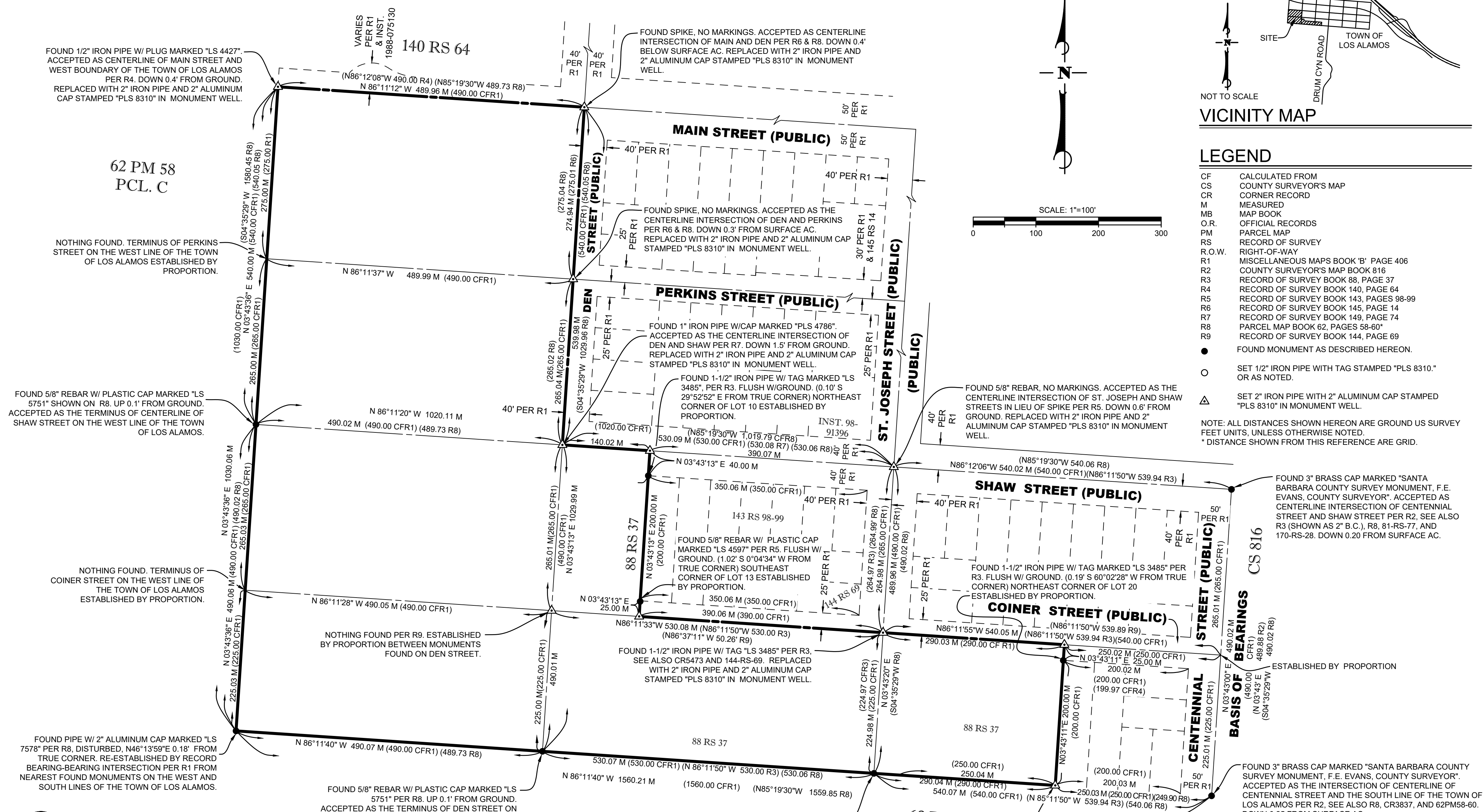
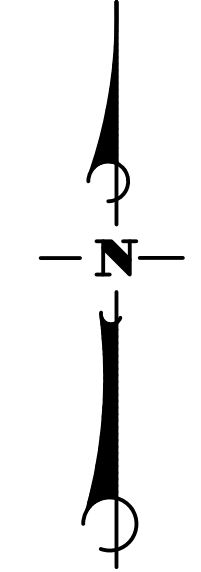
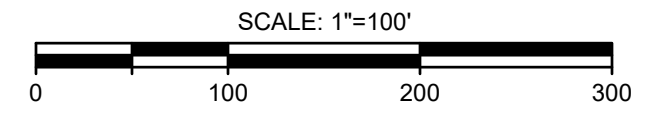
LOTS AND STREET WIDTHS SHOWN ON THIS SHEET ARE PER R1, AND ARE SHOWN FOR REFERENCE ONLY AND DO NOT REPRESENT A SUBDIVISION. SEE SHEETS 4 AND 5 FOR THE RE-SUBDIVIDED LOTS AND STREET WIDTHS. SEE SHEET 6 FOR ADDITIONAL INFORMATION.



NOT TO SCALE
VICINITY MAP

LEGEND

- CF CALCULATED FROM
 - CS COUNTY SURVEYOR'S MAP
 - CR CORNER RECORD
 - M MEASURED
 - MB MAP BOOK
 - O.R. OFFICIAL RECORDS
 - PM PARCEL MAP
 - RS RECORD OF SURVEY
 - R.O.W. RIGHT-OF-WAY
 - R1 MISCELLANEOUS MAPS BOOK 'B' PAGE 406
 - R2 COUNTY SURVEYOR'S MAP BOOK 816
 - R3 RECORD OF SURVEY BOOK 88, PAGE 37
 - R4 RECORD OF SURVEY BOOK 140, PAGE 64
 - R5 RECORD OF SURVEY BOOK 143, PAGES 98-99
 - R6 RECORD OF SURVEY BOOK 145, PAGE 14
 - R7 RECORD OF SURVEY BOOK 149, PAGE 74
 - R8 PARCEL MAP BOOK 62, PAGES 58-60
 - R9 RECORD OF SURVEY BOOK 144, PAGE 69
 - FOUND MONUMENT AS DESCRIBED HEREON.
 - SET 1/2" IRON PIPE WITH TAG STAMPED "PLS 8310" OR AS NOTED.
 - △ SET 2" IRON PIPE WITH 2" ALUMINUM CAP STAMPED "PLS 8310" IN MONUMENT WELL.
- NOTE: ALL DISTANCES SHOWN HEREON ARE GROUND US SURVEY FEET UNITS, UNLESS OTHERWISE NOTED.
* DISTANCE SHOWN FROM THIS REFERENCE ARE GRID.



2646 Santa Maria Way, Suite 107, Santa Maria, CA 93455
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**TRACT 14,608
LEGACY ESTATES
VILLAGE SQUARE**
COUNTY OF SANTA BARBARA
SHEET 3 OF 6 SHEETS

62 PM 58
PCL. C

SEE SHEET 5

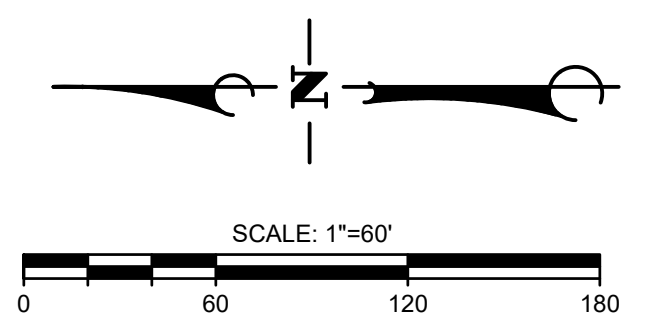
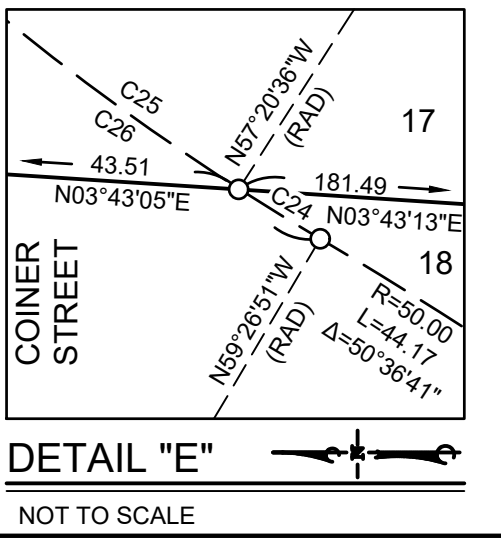
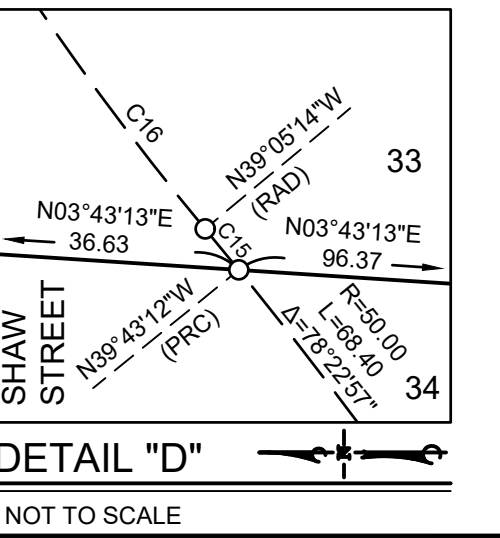
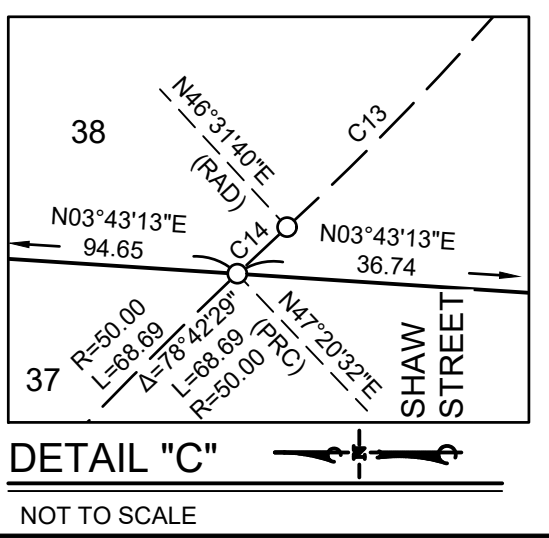
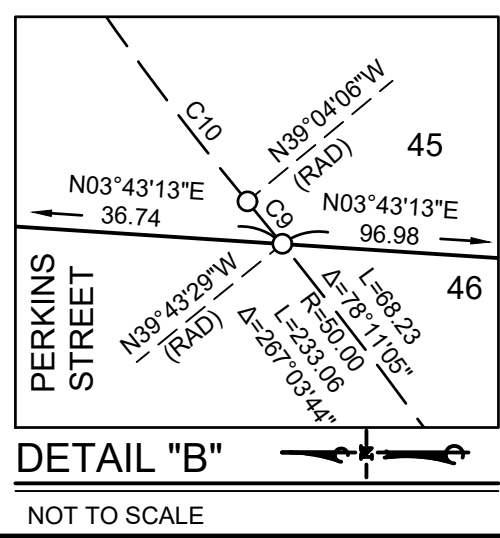
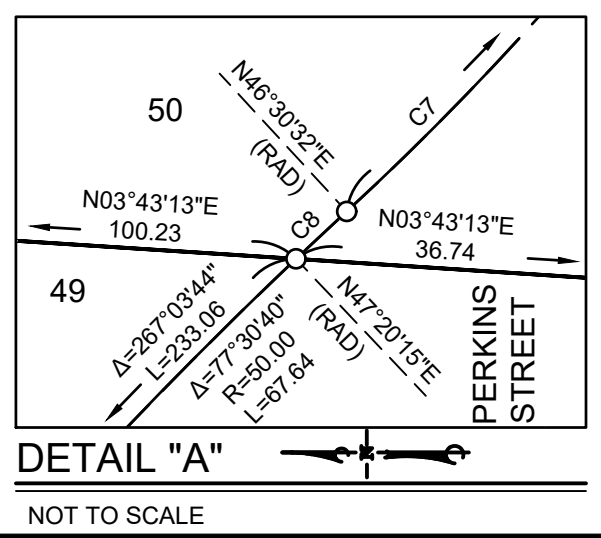
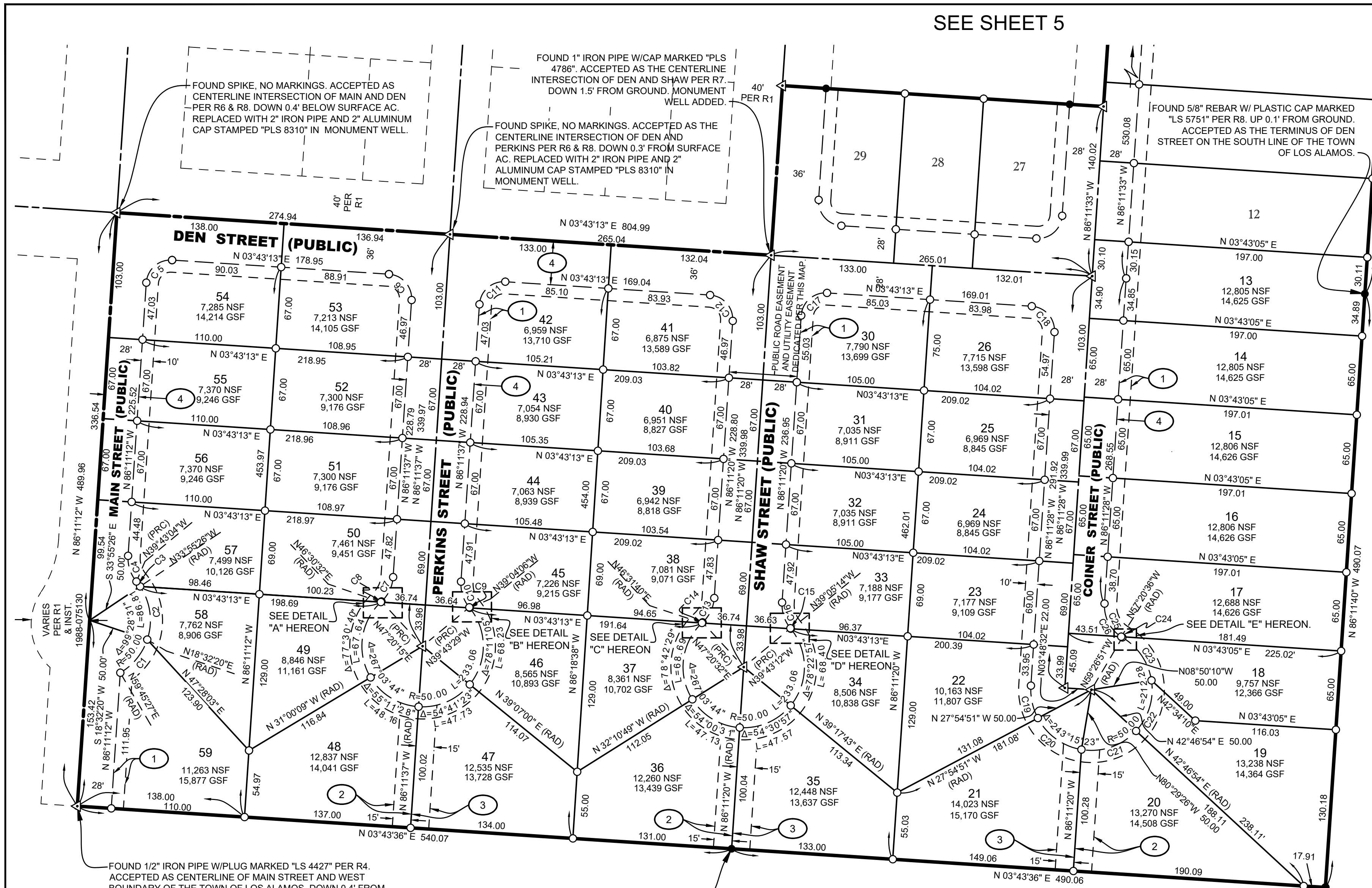
LEGEND

- GSF GROSS SQUARE FEET
- NSF NET SQUARE FEET
- PRC POINT OF REVERSE CURVE
- P.U.E. PUBLIC UTILITY EASEMENT
- RAD RADIAL BEARING
- R1 MISCELLANEOUS MAPS BOOK 'B' PAGE 406
- R2 COUNTY SURVEYOR'S MAP 816
- R3 RECORD OF SURVEY BOOK 88, PAGE 37
- R4 RECORD OF SURVEY BOOK 140, PAGE 64
- R5 RECORD OF SURVEY BOOK 143, PAGES 98-99
- R6 RECORD OF SURVEY BOOK 145, PAGE 14
- R7 RECORD OF SURVEY BOOK 149, PAGE 74
- R8 PARCEL MAP BOOK 62, PAGES 58-60
- R9 RECORD OF SURVEY BOOK 144, PAGE 69

- FOUND MONUMENT AS DESCRIBED HEREON.
- SET 1/2" IRON PIPE WITH TAG STAMPED "PLS 8310"
- △ SET 2" IRON PIPE WITH 2" ALUMINUM CAP STAMPED "PLS 8310" IN MONUMENT WELL.
- ① 10 FOOT WIDE PUBLIC UTILITY EASEMENT DEDICATED TO THE COUNTY OF SANTA BARBARA PER THIS MAP.
- ② 15 FOOT WIDE PRIVATE EASEMENT FOR SUBSURFACE STORM DRAIN AND MAINTENANCE PURPOSES PER THIS MAP.
- ③ 15 FOOT WIDE PUBLIC EASEMENT FOR SANITARY SEWER PURPOSES TO THE COUNTY OF SANTA BARBARA PER THIS MAP.
- ④ VARIABLE WIDTH PUBLIC ROAD EASEMENT AND PUBLIC UTILITY EASEMENT TO THE COUNTY OF SANTA BARBARA PER THIS MAP.

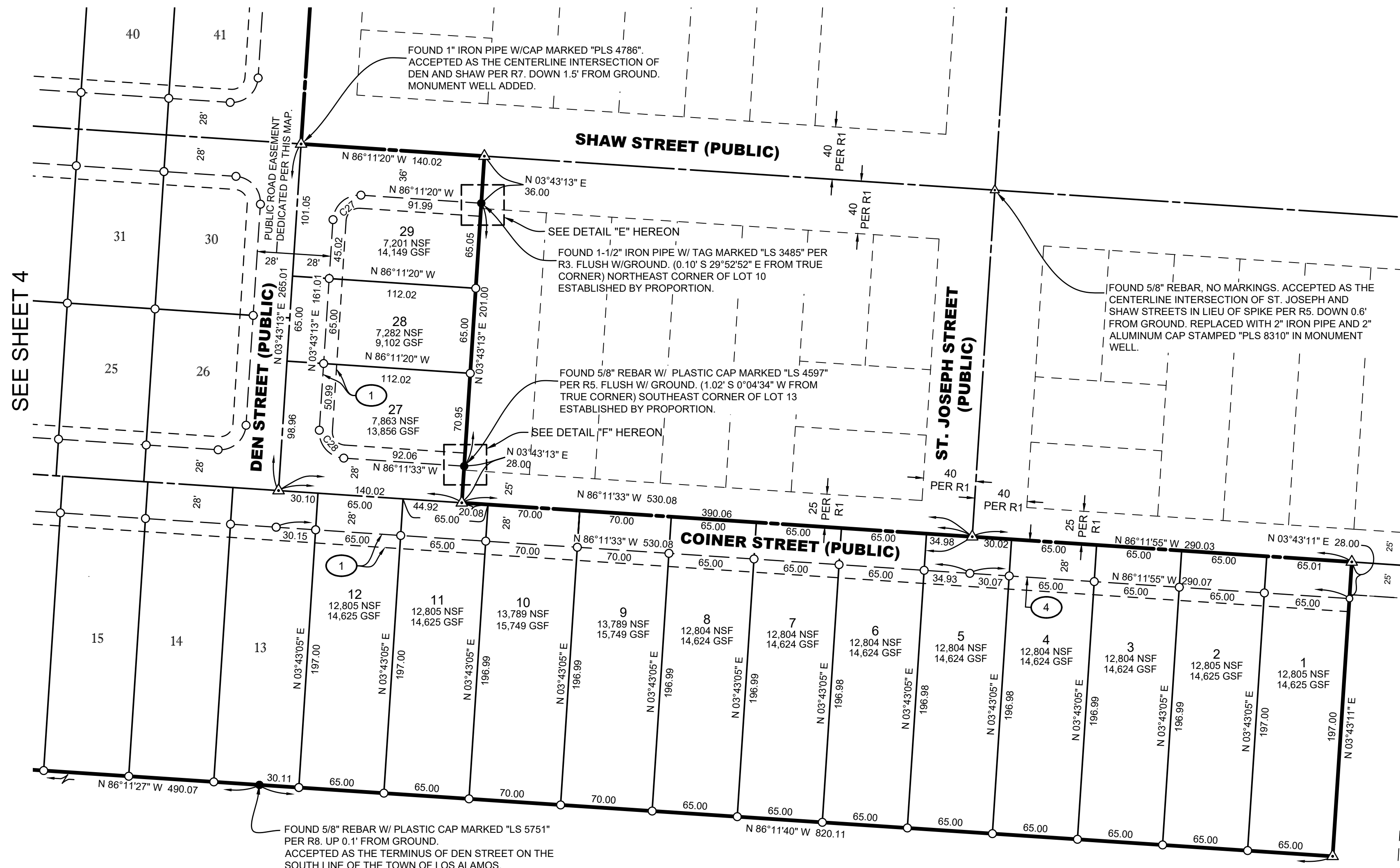
NOTE: ALL DISTANCES SHOWN HEREON ARE GROUND SURVEY FEET UNITS, UNLESS OTHERWISE NOTED.
* DISTANCE SHOWN FROM THIS REFERENCE ARE GRID.

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	50.00	41°13'07"	35.97
C2	50.00	52°27'45"	45.78
C3	50.00	5°47'39"	5.06
C4	30.00	43°31'52"	22.79
C5	20.00	89°54'25"	31.38
C6	20.00	90°05'10"	31.45
C7	30.00	43°31'52"	22.79
C8	50.00	0°49'44"	0.72
C9	50.00	0°39'23"	0.57
C10	30.00	43°31'52"	22.79
C11	20.00	89°54'50"	31.39
C12	20.00	90°05'27"	31.45
C13	30.00	43°31'52"	22.79
C14	50.00	0°48'52"	0.71
C15	50.00	0°37'58"	0.55
C16	30.00	43°31'52"	22.79
C17	20.00	89°54'34"	31.38
C18	20.00	90°05'19"	31.45
C19	50.00	31°43'23"	27.68
C20	50.00	52°34'35"	45.88
C21	50.00	56°43'40"	49.50
C22	50.00	51°37'04"	45.05
C23	50.00	50°36'41"	44.17
C24	30.00	2°06'15"	1.10
C25	30.00	61°09'08"	32.02
C26	30.00	63°15'23"	33.12



TRACT 14,608
LEGACY ESTATES
VILLAGE SQUARE
COUNTY OF SANTA BARBARA
SHEET 4 OF 6 SHEETS

SEE SHEET 4

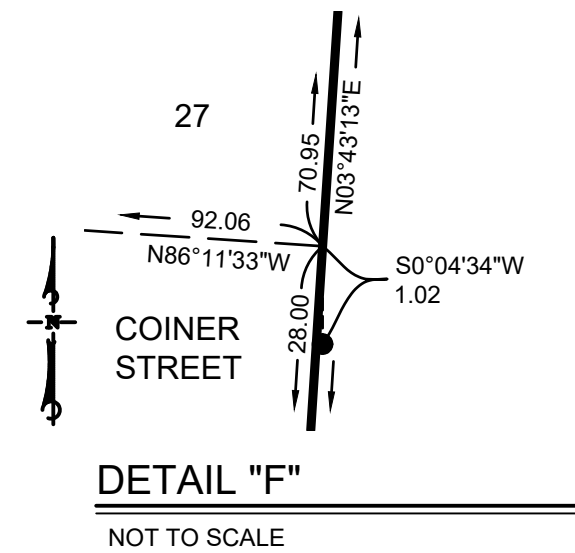
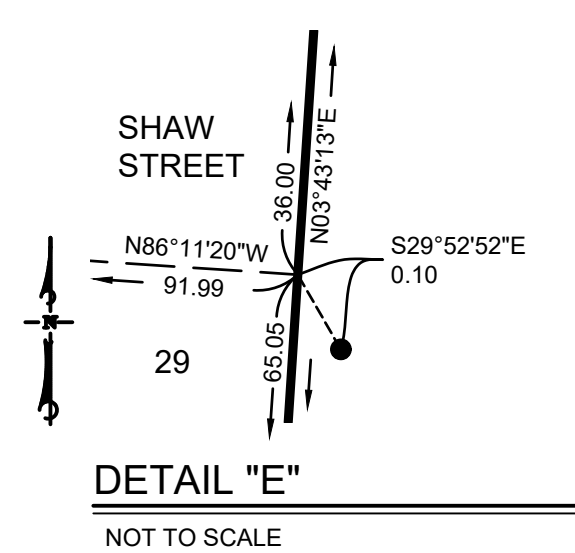
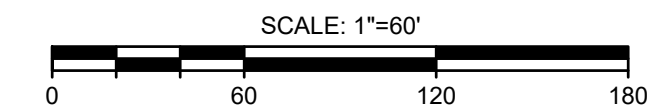
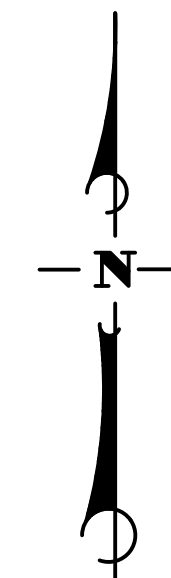


LEGEND

- GSF GROSS SQUARE FEET
- NSF NET SQUARE FEET
- PRC POINT OF REVERSE CURVE
- R1 MISCELLANEOUS MAPS BOOK 'B' PAGE 406
- R2 COUNTY SURVEYOR'S MAP BOOK 816
- R3 RECORD OF SURVEY BOOK 88, PAGE 37
- R4 RECORD OF SURVEY BOOK 140, PAGE 64
- R5 RECORD OF SURVEY BOOK 143, PAGES 98-99
- R6 RECORD OF SURVEY BOOK 145, PAGE 14
- R7 RECORD OF SURVEY BOOK 149, PAGE 74
- R8 PARCEL MAP BOOK 62, PAGES 58-60
- R9 RECORD OF SURVEY BOOK 144, PAGE 69
- FOUND MONUMENT AS DESCRIBED HEREON.
- SET 1/2" IRON PIPE WITH TAG STAMPED "PLS 8310."
- △ SET 2" IRON PIPE WITH 2" ALUMINUM CAP STAMPED "PLS 8310" IN MONUMENT WELL.
- ① 10 FOOT WIDE PUBLIC UTILITY EASEMENT DEDICATED TO THE COUNTY OF SANTA BARBARA PER THIS MAP.
- ④ VARIABLE WIDTH PUBLIC ROAD EASEMENT AND PUBLIC UTILITY EASEMENT TO THE COUNTY OF SANTA BARBARA PER THIS MAP.

NOTE: ALL DISTANCES SHOWN HEREON ARE GROUND SURVEY FEET UNITS, UNLESS OTHERWISE NOTED.
 * DISTANCE SHOWN FROM THIS REFERENCE ARE GRID.

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C27	20.00	90°05'27"	31.45
C28	20.00	89°54'46"	31.39



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TRACT 14,608
LEGACY ESTATES
VILLAGE SQUARE
 COUNTY OF SANTA BARBARA
 SHEET 5 OF 6 SHEETS

INFORMATIONAL MAP SHEET

CONDITIONS OF APPROVAL

CONDITION OF APPROVAL # 3:
WESTERN PERIMETER PLANTINGS: THE TRACT DEVELOPER SHALL PLANT 24-INCH BOXED TREES AND A COMBINATION OF SCREENING SHRUBS VINES AND GROUND COVER WITHIN A 10-FT WIDE CORRIDOR EXTENDING FROM THE WESTERN PROPERTY LINE TO A 6-FT HIGH FENCE BEHIND DEVELOPMENT ENVELOPES IN LOTS 20, 21, 35, 36, 47, 48, AND 59. A MINIMUM OF THREE TREES SHALL BE PLANTED ON EACH LOT (A TOTAL MINIMUM OF 21 TREES). THE TREES SHALL BE SELECTED FROM THE FOLLOWING LIST OR SHALL BE APPROVED BY THE COUNTY BIOLOGIST AS ADEQUATE:

1. WESTERN SYCAMORE (PLATANUS RACEMOSA);
2. COAST LIVE OAK (QUERCUS AGRIFOLIA);
3. VALLEY OAK (QUERCUS LOHATA);
4. CALIFORNIA BAY (UMBELLULARIA CALIFORNICA); AND/OR
5. SANTA CRUZ ISLAND IRONWOOD (LYONOTHAMNUS FLORIBUNDUS).

THE TRACT DEVELOPER SHALL INSTALL THE REQUIRED TREES, SHRUBS, VINES, GROUND COVER AND IRRIGATION DESIGNED TO CONNECT TO THE FUTURE IRRIGATION SYSTEM ON EACH RESPECTIVE LOT. THE DEVELOPER SHALL BE RESPONSIBLE FOR WATERING OF THE TREES UNTIL INDIVIDUAL LOT OWNERS CONNECT THE TREE IRRIGATION OF THEIR RESPECTIVE SYSTEMS AND ASSUME RESPONSIBILITY FOR TREE MAINTENANCE. A GRANT DEED OF DEVELOPMENT RIGHTS SHALL BE INCLUDED FOR LOTS 20, 21, 35, 36, 47, 48, AND 59 THAT SPECIFIES INDIVIDUAL LOT OWNERS' RESPONSIBILITY FOR MAINTENANCE AND PRESERVATION OF THESE PLANTED TREES IN PERPETUITY. THE GRANT DEED SHALL INCLUDE REPLACEMENT SPECIFICATIONS IN THE EVENT THAT ANY TREES DIE OR PRIOR TO RECORDATION, THE OWNER SHALL ENTER INTO AN AGREEMENT WITH THE LOS ALAMOS COMMUNITY SERVICES DISTRICT ACCEPTABLE TO PLANNING AND DEVELOPMENT AND COUNTY COUNSEL TO INSTALL AND MAINTAIN FOR A PERIOD OF THREE YEARS HARDY LANDSCAPING TO SOFTEN THE VISUAL EFFECTS OF THE WESTERN PERIMETER WALL AND FENCE BEHIND LOTS 20, 21, 35, 36, 47, 48, AND 59.

CONDITION OF APPROVAL # 6:
RESIDENTIAL BUILDING ENVELOPES; RESIDENTIAL BUILDING ENVELOPES, FOR LOTS 1-21, 35, 36, 47, 48, & 59 SHALL BE RESTRICTED TO THE BUILDING ENVELOPES RECORDED ON ON THE FINAL MAP, WHICH PROVIDE A MINIMUM 70-FOOT SETBACK FROM THE SOUTHERN PROJECT SITE BOUNDARY AND A 40-FOOT SETBACK FROM THE WESTERN SITE BOUNDARY. THIS MEASURE SHALL APPLY TO ALL HABITABLE STRUCTURES; NON-HABITABLE STRUCTURES SUCH AS SHEDS SHALL BE EXCLUDED. HARDSCAPE AND LANDSCAPING SHALL BE PERMITTED OUTSIDE RESIDENTIAL BUILDING ENVELOPES.

CONDITION OF APPROVAL # 8:
IMPORTANT: BUYER NOTIFICATION
THIS PROPERTY IS LOCATED ADJACENT TO PROPERTY ZONED FOR AGRICULTURE AND IS LOCATED IN AN AREA THAT HAS BEEN PLANNED FOR AGRICULTURAL USES. THE BOARD OF SUPERVISORS HAS DETERMINED THAT IT IS IN THE PUBLIC INTEREST TO PRESERVE AGRICULTURAL LAND AND OPERATIONS WITHIN THE COUNTY OF SANTA BARBARA AND TO SPECIFICALLY PROTECT THESE LANDS FOR EXCLUSIVE AGRICULTURAL USE. THROUGH ENACTMENT OF AN ORDINANCE ADDING SECTION 3-23, ARTICLE V TO CHAPTER 3 OF THE COUNTY CODE, ANY INCONVENIENCE OR DISCOMFORT FROM PROPERLY CONDUCTED AGRICULTURAL OPERATIONS, INCLUDING NOISE, ODORS, DUST, AND CHEMICALS, WILL NOT BE DEEMED A NUISANCE.

CONDITION OF APPROVAL # 16:
WILLOW FLYCATCHER PROTECTION: CONSTRUCTION OF THE PROPOSED STORM DRAIN OUTFLOW IN SAN ANTONIO CREEK SHALL BE LIMITED TO OUTSIDE OF THE MIGRATION PERIOD (MAY 1 TO OCTOBER 1) OF THE SOUTHWESTERN WILLOW FLYCATCHER (EMPIDONAX TRILLII EXTIMUS). A PRE-CONSTRUCTION SURVEY BY A USFWS-APPROVED BIOLOGIST SHALL BE CONDUCTED IN THE AREA WITHIN 500-FT OF THE CREEK OUTFALL IF WORK IS TO BE PERFORMED WITHIN THE FLYCATCHER'S MIGRATION PERIOD. IF FLYCATCHERS ARE DETECTED, INSTALLATION OF THE OUTFALL SHALL BE DELAYED UNTIL IT CAN BE SHOWN THAT THE BIRDS ARE NO LONGER IN THE VICINITY.

CONDITION OF APPROVAL # 17:
OAK TREE PROTECTION: ALL GRADING, TRENCHING, GROUND DISTURBANCE, CONSTRUCTION ACTIVITIES, AND STRUCTURAL DEVELOPMENT SHALL OCCUR OUTSIDE OF THE CRITICAL ROOT ZONE OF ALL ONSITE OAK TREES (EXCLUDING THOSE PROPOSED FOR REMOVAL):
(A) PRIOR TO THE APPROVAL OF A LAND USE PERMIT FOR GRADING OR CONSTRUCTION, ALL ONSITE OAKS THAT ARE TO BE RETAINED SHALL BE FENCED AT OR OUTSIDE OF THE CRITICAL ROOT ZONE (CRZ) AS CALCULATED USING THE COUNTY'S CRZ CALCULATION. (EVERY 1 INCH OF TRUNK DIAMETER AT BREAST HEIGHT EQUALS 1 FOOT OF RADIAL SPACE FROM THE BASE OF THE TRUNK, UP TO 24-FEET AT WHICH TIME THE RATIO BECOMES 1.5-FEET FOR EVERY 1 INCH IN TRUNK DIAMETER ABOVE 24-INCHES); FENCING SHALL BE AT LEAST THREE FEET IN HEIGHT OF CHAIN LINK OR OTHER MATERIAL ACCEPTABLE TO PLANNING & DEVELOPMENT AND SHALL BE STAKED EVERY SIX FEET. THE APPLICANT SHALL PLACE SIGNS STATING "TREE PROTECTION AREA" AT 15 FOOT INTERVALS ON THE FENCE. FENCING AND SIGNS SHALL REMAIN IN PLACE THROUGHOUT ALL GRADING AND CONSTRUCTION ACTIVITIES.
(B) EXCEPT FOR SPECIFIC TREES NOTED ON THE APPROVED GRADING PLAN, NO TREE REMOVAL OR DAMAGE IS AUTHORIZED BY THIS PERMIT. HOWEVER, ANY UNANTICIPATED DAMAGE TO TREES OR SENSITIVE HABITATS FROM CONSTRUCTION ACTIVITIES SHALL BE MITIGATED IN A MANNER APPROVED BY PLANNING & DEVELOPMENT. THIS MITIGATION SHALL INCLUDE BUT IS NOT LIMITED TO POSTING OF A PERFORMANCE SECURITY, TREE REPLACEMENT ON A 10:1 RATIO AND HIRING OF AN OUTSIDE CONSULTING BIOLOGIST OR ARBORIST TO ASSESS DAMAGE AND RECOMMEND MITIGATION. THE REQUIRED MITIGATION SHALL BE DONE UNDER THE DIRECTION OF PLANNING & DEVELOPMENT PRIOR TO ANY FURTHER WORK OCCURRING ON SITE. ANY PERFORMANCE SECURITIES REQUIRED FOR INSTALLATION AND MAINTENANCE OF REPLACEMENT TREES WILL BE RELEASED BY PLANNING & DEVELOPMENT AFTER ITS INSPECTION AND APPROVAL OF SUCH INSTALLATION AND MAINTENANCE.
(C) TO HELP ENSURE THE LONG TERM SURVIVAL OF ONSITE OAKS, NO PERMANENT IRRIGATION SYSTEMS ARE PERMITTED WITHIN THE CRITICAL ROOT ZONE OF OAK TREES. ANY LANDSCAPING MUST BE OF COMPATIBLE SPECIES REQUIRING MINIMAL IRRIGATION. DRAINAGE PLANS SHALL BE DESIGNED SO THAT TREE TRUNK AREAS ARE PROPERLY DRAINED TO AVOID PONDING.

CONDITION OF APPROVAL # 18:
OAK TREE REPLACEMENT: TO MITIGATE FOR THE LOSS OF A MATURE VALLEY OAK, THE APPLICANT SHALL EITHER: 1) TRANSPLANT THE FIVE VALLEY OAK SAPLINGS PROPOSED FOR REMOVAL IN ADDITION TO MITIGATING AT A 10:1 RATIO; 2) MITIGATE AT THE RATE OF 15:1 RATIO; OR 3) PROVIDE FUNDS TO THE PARKS DEPARTMENT IN AN AMOUNT DETERMINED BY THE PARKS DEPARTMENT TO PLANT VALLEY OAKS IN THE LOS ALAMOS AREA AT A 15:1 RATIO. THE TREES SHALL BE PLANTED IN A SUITABLE LOT: LOCATION APPROVED BY PLANNING & DEVELOPMENT AND IRRIGATION (DRIP IRRIGATION ON A TIMER) FOR A 5-YEAR MAINTENANCE PERIOD.

CONDITION OF APPROVAL # 26:
FINISHED FLOOR ELEVATIONS: THE LOWEST FINISHED FLOOR ELEVATION OF ALL NEW STRUCTURES SHALL BE AT LEAST 2 FEET ABOVE THE 100-YEAR WATER SURFACE ELEVATION, GRADED LOT PADS WITH SLAB ON GRADE FOUNDATIONS SHALL BE AT LEAST 1.5 FEET ABOVE THE 100-YEAR WATER SURFACE ELEVATION, WITH A FINISHED FLOOR 2 FEET ABOVE THE 100-YEAR ELEVATION. FINISHED FLOOR ELEVATIONS SHALL BE INCREASED IF DEEMED NECESSARY BY THE FLOOD CONTROL ENGINEER. FINISHED FLOOR ELEVATIONS SHALL BE HIGHER THAN OVERLAND ESCAPE OF ADJACENT STREETS, BRIDGES, AND OTHER OBSTRUCTIONS.

CONDITION OF APPROVAL # 40:
TRUCK ROUTE: ROUTES FOR THE IMPORTATION OF FILL DIRT SHALL BE LIMITED TO ACCESSING THE SITE VIA THE U.S. 101, CAT CANYON, BELL STREET INTERCHANGE NORTHWEST OF LOS ALAMOS.

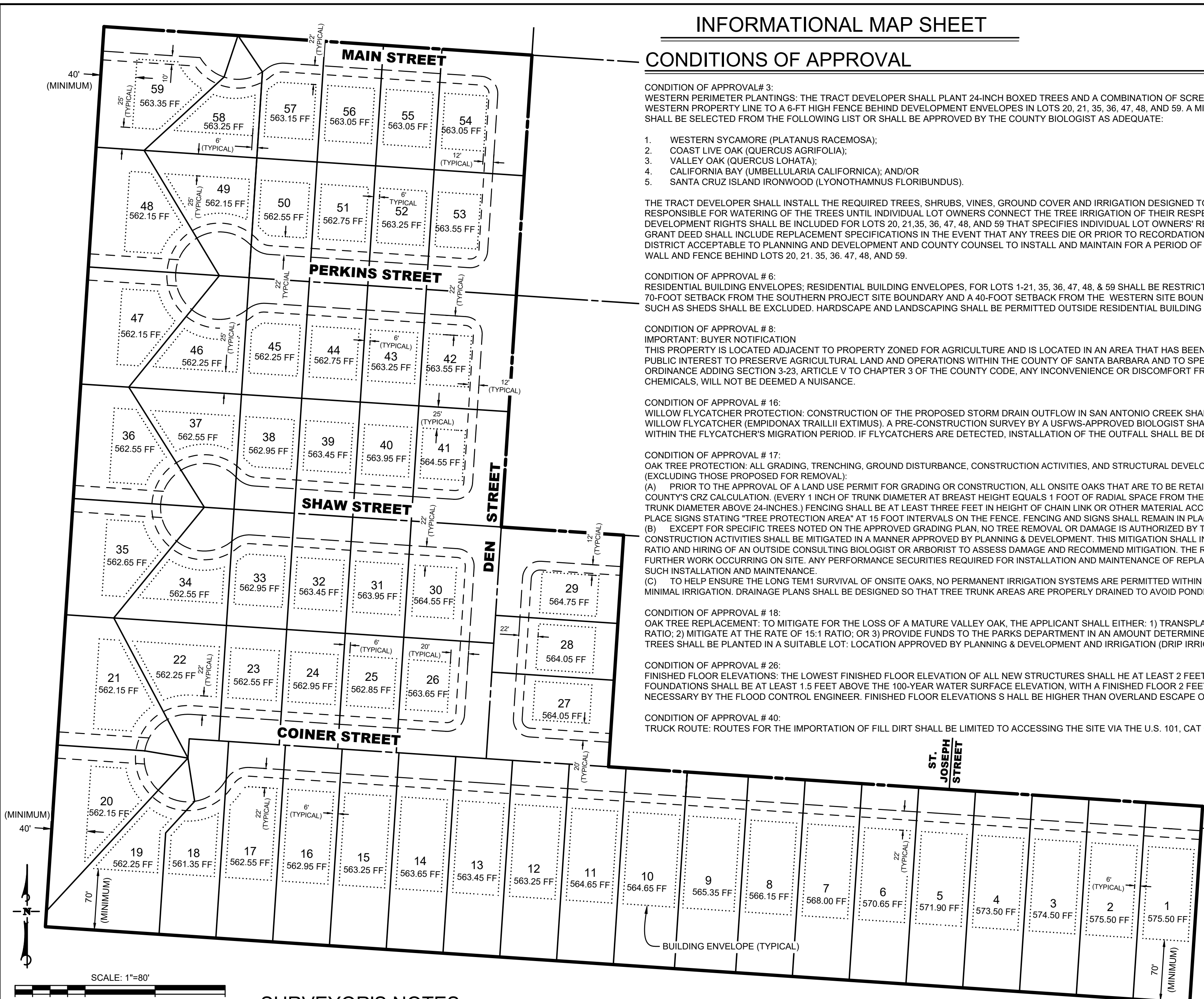
CONDITION OF APPROVAL # 41:
ROAD MAINTENANCE: PRIOR TO FINAL MAP RECORDATION THE APPLICANT SHALL DEMONSTRATE TO THE SATISFACTION OF PLANNING & DEVELOPMENT THAT ADEQUATE PROVISIONS EXIST FOR THE LONG-TERM MAINTENANCE (I.E. LIFE OF THE PROJECT) OF ALL NEW ROADS WITHIN THE PROJECT BOUNDARIES. THIS MAY OCCUR THROUGH THE RECORDATION OF CONDITIONS, COVENANTS AND RESTRICTIONS (CCR) OR SIMILAR PRIVATE MAINTENANCE AGREEMENT ACCEPTABLE TO PLANNING & DEVELOPMENT AND COUNTY COUNSEL OR BY THE COUNTY'S ACCEPTANCE OF SAID STREETS FOR PUBLIC MAINTENANCE.

- CONDITION OF APPROVAL # 46:**
DEED RESTRICTIONS:
- A. ALL DEVELOPMENT ON LOTS 26-30, 41, 42, 53-59 SHALL BE RESTRICTED TO A MEAN HEIGHT OF 25-FT.
 - B. DEVELOPMENT ON LOTS 26, 27, 29, 30, 41, 42, 53, & 54 SHALL HAVE MAIN ENTRANCES (I.E. FRONT DOORS) THAT FRONT ON DEN ST. AND TAKE DRIVEWAY ACCESS FROM THE SIDE STREETS (I.E. NO DRIVEWAY ACCESS DIRECTLY FROM DEN ST).
 - C. FENCES WITHIN THE FRONT YARDS OF LOTS 26, 27, 29, 30, 41, 42, 53, & 54 SHALL BE LIMITED TO 3-IN HEIGHT. BACKYARD FENCES THAT ARE NOT CLOSER TO DEN ST. THAN THE FACE OF THE HOUSE MAY EXCEED THIS HEIGHT.
 - D. MAINTENANCE OF THE OVERLAND ESCAPE CHANNELS ON LOTS 21, 36, & 48 SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS. THE CHANNEL SHALL BE KEPT FREE OF DEBRIS AT ALL TIMES AND NO OBSTRUCTIONS OF THE CHANNELS SHALL BE PERMITTED.

LEGEND

- BUILDING ENVELOPES
- 567.55 FF FINISHED FLOOR ELEVATIONS

TRACT 14,608
LEGACY ESTATES
VILLAGE SQUARE
COUNTY OF SANTA BARBARA
SHEET 6 OF 6 SHEETS



SURVEYOR'S NOTES

PURSUANT TO SECTION 66434.2 OF THE GOVERNMENT CODE (SUBDIVISION MAP ACT) AND SECTION 21-9.1 OF THE COUNTY CODE OF THE COUNTY OF SANTA BARBARA, THIS SHEET IS INCORPORATED HEREIN FOR INFORMATIONAL PURPOSES CONCERNING LOCATION AND DIMENSIONS OF BUILDING ENVELOPES FOR THE LOTS INDICATED HEREON AND CONCERNING THE FINISHED FLOOR ELEVATIONS REQUIRED TO BE NOTED ON THIS MAP. THIS NOTICE IS NOT INTENDED TO EFFECT RECORD TITLE INTEREST. THE INFORMATION IS DERIVED FROM PUBLIC RECORDS OR REPORTS AND THE PREPARER OF THIS MAP DOES NOT IMPLY OR CERTIFY TO THE CORRECTNESS OR SUFFICIENCY OF THESE RECORDS OR REPORTS.

ALL DISTANCES SHOWN HEREON ARE GROUND US SURVEY FEET UNITS.

BENCHMARK: THE VERTICAL DATUM IS THE NORTH AMERICAN DATUM 1988 (NAVD88) BASED ON TIES TO BENCHMARK DZ1802, BEING A METAL DISK STAMPED "N 528 RESET" SET IN CONCRETE SOUTHEAST OF THE INTERSECTION OF HIGHWAY 135 AND BACTCHOLDER ROAD, HAVING AN ELEVATION OF 405.50 FEET.



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