

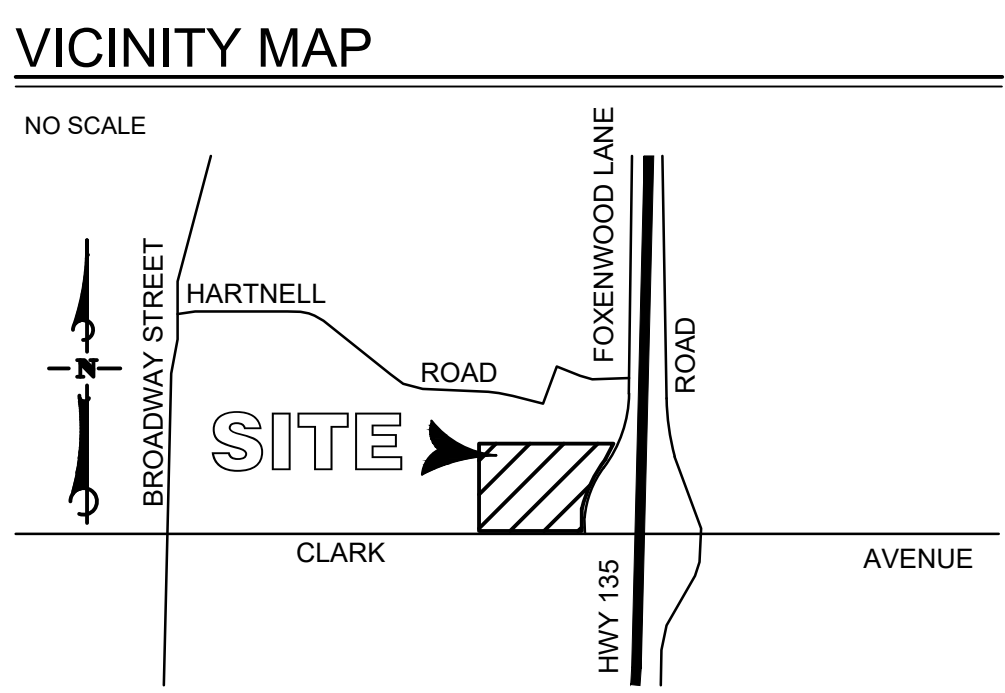
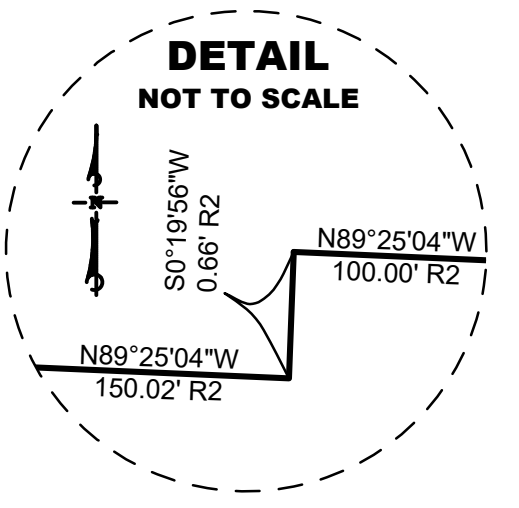
NOTES

- 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 MAY 12, 2016.
- ELEVATIONS**
ELEVATIONS AND CONTOURS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND REFERENCE AN ASSUMED DATUM.
- LAND AREA**
EXISTING PARCELS
APN 105-020-041 1.25 ACRES GROSS AND NET
APN 105-020-064 1.12 ACRES GROSS AND NET
APN 105-020-063 4.16 ACRES GROSS AND NET
TOTAL 6.53 ACRES GROSS AND NET

PROPOSED LOTS
PARCEL 1 1.37 ACRES GROSS AND NET - 9.6% INCREASE IN SIZE
PARCEL 2 5.16 ACRES GROSS AND NET - 2.3% DECREASE IN SIZE
TOTAL 6.53 ACRES GROSS AND NET - 1.8% TOTAL CHANGE
- 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
APN 105-020-041 OLD TOWN - GENERAL COMMERCIAL
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

STEPHAN K. LeBARD AND DEBORAH A. LeBARD, TRUSTEES OF THE STEPHEN AND DEBORAH LeBARD REVOCABLE TRUST (OWNERS OF APN 105-020-041)
5290 GLADEWOOD, SANTA MARIA, CA 93455

STEPHEN LeBARD DATE: _____ PHONE NUMBER: _____
DEBORAH LeBARD DATE: _____ PHONE NUMBER: _____

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: _____
SIGNATURE DATE: _____ PHONE NUMBER: _____
NAME (PRINT): _____ TITLE: _____

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 DATE: July 22, 2020
IAN McClain, PLS 8310



LEGAL DESCRIPTION

LOT 1 (APN: 105-020-041)
THAT PART OF THE PORTION OF LAND IN SECTION 10, TOWNSHIP 9 NORTH, RANGE 34 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SANTA BARBARA, DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED JULY 21, 1958 IN VOLUME 1540 OF OFFICIAL RECORDS AT PAGE 527, RECORDS OF SANTA BARBARA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY TERMINUS OF COURSE 3 OF PARCEL ONE OF THE ABOVE SAID DEED TO THE STATE; THENCE (A) ALONG SAID COURSE SOUTH 70°12'38" WEST 492.09 FEET TO THE WESTERLY TERMINUS THEREOF; THENCE (B) ALONG COURSE 2 OF SAID PARCEL ONE, SOUTH 01°59'39" WEST 4.69 FEET; THENCE (C) SOUTH 88°02'47" EAST 474.01 FEET; THENCE (D) EASTERLY TANGENT TO LAST DESCRIBED COURSE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 40 FEET THROUGH AN ANGLE OF 90° FOR A DISTANCE OF 62.83 FEET; THENCE (E) NORTH 01°57'13" EAST 38.25 FEET; THENCE (F) NORTH 25°40'44" WEST 122.73 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBON BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINAFOVE DESCRIBED.

BELOW A DEPTH OF FIVE HUNDRED FEET BY QUICLAIM DEED RECORDED APRIL 19, 1974 AS INSTRUMENT NO. 13798 IN BOOK 2511, PAGE 1154, OF OFFICIAL RECORDS.

SAID LAND IS SHOWN ON MAP RECORDED IN BOOK 110, PAGE 93 OF RECORD OF SURVEYS OF SAID COUNTY.

LOT 2 (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, ON 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

- (NUMBER CORRESPONDS TO ITEM NUMBER IN PRELIMINARY TITLE REPORT. NOT ALL EXCEPTION ITEMS ARE NOTED.)
- 3 A 10 FOOT WIDE EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES GRANTED TO THE LAGUNA COUNTY SANITATION DISTRICT, RECORDED AS INST. NO. 5636, IN BOOK 1975 PAGE 1316, OF OFFICIAL RECORDS.
 - 5 AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MAY 4, 1981 AS INSTRUMENT NO. 81-17826 OF OFFICIAL RECORDS.
 - 7 AN 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, RECORDED MAY 4, 1981 AS INSTRUMENT 1981-17947 AND RE-RECORDED AUGUST 3, 1981 AS INSTRUMENT NO. 1981-17947. **NOTE: BLANKET IN NATURE OVER LOT 89 OF TRACT 13345, UNIT 1**
 - 8 AN EASEMENT FOR INGRESS AND EGRESS PURPOSES TO STEPHEN K. LeBARD, RECORDED APRIL 16, 2018 AS INSTRUMENT NO. 2018-0015194. **NOTE: TO BE REMOVED.**
 - 9 A PERMANENT EASEMENT FOR CLARK AVENUE ROAD AND INCIDENTAL PURPOSES, RECORDED OCTOBER 30, 2007 AS INSTRUMENT NO. 2007-0076452 OF OFFICIAL RECORDS.

PROPOSED EASEMENT NOTES

- A 30' WIDE PRIVATE ACCESS FROM STEVE LeBARD TO OASIS
- B 30' WIDE FOR PUBLIC MULTIPURPOSE TRAIL FROM STEVE LeBARD TO COUNTY OF SANTA BARBARA
- C 30' WIDE PRIVATE UTILITY FROM STEVE LeBARD TO PG&E
- D 20' WIDE PRIVATE ACCESS AND UTILITY EASEMENT FROM OASIS TO MR. KNIGHT
- E 10' WIDE SEWER FROM MR. KNIGHT TO OASIS
- F 20' WIDE PRIVATE UTILITY FROM STEVE LeBARD TO OASIS
- G 5' WIDE PEDESTRIAN ACCESS FROM STEVE LeBARD TO OASIS
- H 25' WIDE PRIVATE ACCESS AND PRIVATE UTILITY FROM OASIS TO STEVE LeBARD
- I VARIABLE WIDTH PRIVATE CONSTRUCTION AND GRADING FROM STEVE LeBARD TO OASIS
- J 25' WIDE PUBLIC MULTIPURPOSE TRAIL FROM OASIS TO COUNTY OF SANTA BARBARA
- K 25' WIDE PUBLIC MULTIPURPOSE TRAIL FROM STEVE LeBARD TO COUNTY OF SANTA BARBARA

16LLA-0000-00004
TENTATIVE LOT LINE ADJUSTMENT
OASIS SENIOR CENTER
ORCUTT, COUNTY OF SANTA BARBARA, CALIFORNIA
July 22, 2020

