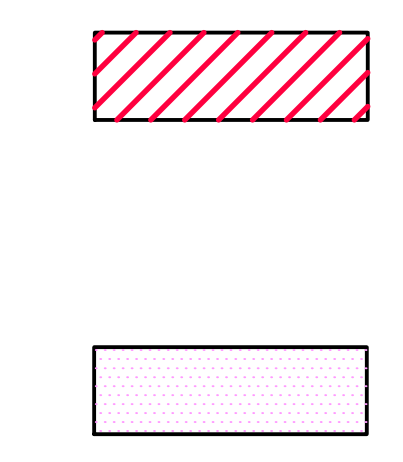


**LAND USE RESTRICTIONS:**

THE LAND USES PROPOSED FOR THE LOTS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING LAND USE DESIGNATIONS AND RESTRICTIONS:

- BUILDING ENVELOPE** - THE BUILDING ENVELOPE IS THE AREA ON EACH LOT WITHIN WHICH RESIDENTIAL PRIMARY AND ACCESSORY STRUCTURES ARE PERMITTED. PERMITTED STRUCTURES WITHIN THE BUILDING ENVELOPE MAY INCLUDE BUT ARE NOT LIMITED TO PRIMARY RESIDENCES, GARAGES, GUEST HOUSES OR RESIDENTIAL SECOND UNITS AND OTHER ACCESSORY STRUCTURES INCLUDING STORAGE STRUCTURES, HOBBY ROOMS, ARTIST STUDIOS, POOL HOUSES, CABANAS AND OTHER STRUCTURES AS MAY BE PROVIDED.
- DEVELOPMENT ENVELOPE** - THE DEVELOPMENT ENVELOPE IS THE AREA ON EACH LOT WHERE DEVELOPMENT CAN OCCUR, AND SURROUNDS THE BUILDING ENVELOPE AREA DESCRIBED ABOVE. DEVELOPMENT ENVELOPE AREAS MAY BE GRADED, EXCAVATED AND IMPROVED FOR NON-STRUCTURAL USES AND AMENITIES SUCH AS HOT TUBS, FENCES AND WALLS, PATIOS, DECKS, TENNIS AND BALL COURTS, SEPTIC TANKS AND LEACH FIELDS, UTILITY SYSTEMS AND INFRASTRUCTURE, IRRIGATION SYSTEMS, HARD SURFACED DRIVEWAYS, WALKS AND TRAILS, WARBORS, TRELLISES AND OTHER SIMILAR GARDEN ENHANCEMENTS AND LANDSCAPING.
- FUEL MANAGEMENT ZONE** - THE FUEL MANAGEMENT ZONE AS SHOWN HEREON IS THE AREA IN WHICH FUEL MANAGEMENT FOR FIRE PROTECTION AND SUPPRESSION PRACTICES CAN OCCUR. SUCH FUEL MANAGEMENT SHALL BE UNDERTAKEN PURSUANT TO AN APPROVED FUEL MANAGEMENT PLAN PREPARED IN COORDINATION WITH THE CARPINTERIA-SUMMERLAND FIRE PROTECTION DISTRICT.
- DEVELOPMENT EXCLUSION AREAS** - THE AREAS NOT DEFINED AS BUILDING ENVELOPE, DEVELOPMENT ENVELOPE, FUEL MANAGEMENT AREAS ARE RELEGATED AS DEVELOPMENT EXCLUSION AREAS THAT ARE TO BE LEFT IN AN UNDISTURBED CONDITION, AND IN WHICH NO DEVELOPMENT, GRADING, GROUND DISTURBANCE OR VEGETATION REMOVAL OF ANY KIND CAN OCCUR, WITH THE EXCEPTION OF EXISTING ACCESS ROADS, DRIVEWAYS, WATER STORAGE TANKS, INFRASTRUCTURE, PIPE LINES, WELLS AND ANY ALL OTHER SIMILAR USES. SUCH EXISTING USES ARE RESERVED RIGHTS TO THE LOT OWNER AND CAN BE REPAIRED, REPLACED, RENOVATED, REMOVED, UPGRADED AND MAINTAINED.



**GENERAL NOTES**

- SUBDIVISION MAP ACT:**  
THIS MAP REPRESENTS A PROPOSED LOT LINE ADJUSTMENT BETWEEN TWO (2) LEGAL TOS (PARCELS ONE AND TWO OF PARCEL MAP NO. 14,534, 57 FMB 64-66) PURSUANT TO THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, GOVERNMENT CODE SECTION 66412 (d) ET SEQ. AND SANTA BARBARA COUNTY CODE CHAPTER 21.
- PROJECT ADDRESS:** 785 TORO CANYON RD. (APN 155-230-017) & 805 TORO CANYON RD. (APN 155-230-007 & -018).
- LEGAL DESCRIPTION:** BEING PARCEL ONE (APN 155-230-017) AND PARCEL TWO (APN 155-230-007 & -018) OF PARCEL MAP NO. 14,534 AS SHOWN ON MAP RECORDED IN BOOK 57, PAGES 64-66 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY.
- TOPOGRAPHIC INFORMATION:**  
TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A COMBINATION OF AERIAL PHOTOGRAPHIC COMPILATIONS AND SUPPLEMENTAL FIELD SURVEYS PERFORMED BY L & P CONSULTANTS IN FEBRUARY 2019.
- BOUNDARY INFORMATION:**  
BOUNDARY INFORMATION AS SHOWN AND DEPICTED HEREON IS COMPILED FROM PARCEL MAP NO. 14,534 RECORDED IN BOOK 34, PAGES 64-66 OF PARCEL MAPS, BOUNDARY DOCUMENTS AND MAPS, AND PRELIMINARY TITLE REPORT FIRST AMERICAN TITLE CO. 4203-5881736 DATED 02/01/2019, AND IS BASED UPON FIELD SURVEY LOCATIONS OF RECORD BOUNDARY MONUMENTS.
- ZONING & LAND USE DESIGNATIONS:**  
EXISTING ZONING: 10-E-1 (SINGLE FAMILY RESIDENTIAL, 10 ACRES MINIMUM PARCEL SIZE)  
EXISTING LAND USE: INNER RURAL, RESIDENTIAL SRR 0.1 (0.1 UNITS/ACRE, 10 ACRE MINIMUM PARCEL SIZE)
- STREET AND DRIVEWAY ACCESS:**  
ACCESS TO THE ADJUSTED LOTS AS SHOWN HEREON IS BY MEANS OF TORO CANYON ROAD, A PAVED AND IMPROVED PUBLIC STREET. ACCESS TO BUILDING AND DEVELOPMENT ENVELOPES IS BY MEANS OF EXISTING UNPAVED DRIVEWAYS AS SHOWN HEREON. DRIVEWAYS WILL BE PAVED TO MEET CARPINTERIA-SUMMERLAND FIRE DISTRICT DEVELOPMENT STANDARDS FOR SUCH ACCESS.
- UTILITIES:**  
THE EXISTING SURFACE UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED BY THIS FIELD SURVEY. SUBSURFACE UTILITIES ARE INDICATED FROM THE RECORDS OF VARIOUS PUBLIC AND PRIVATE ENTITIES. THE SURVEYOR DOES NOT ACCEPT ANY RESPONSIBILITY FOR INDICATED SIZES, LOCATIONS, CAPACITIES OR AVAILABILITY OF USE, OR LACK OF SAID INFORMATION HEREON.  
WASTE WATER DISPOSAL: WASTE WATER WILL BE DISPOSED BY INDIVIDUAL ON-SITE WASTEWATER TREATMENT SYSTEMS (OWTS) DESIGNED PURSUANT TO COUNTY OF SANTA BARBARA PUBLIC HEALTH DEPARTMENT, ENVIRONMENTAL HEALTH SERVICES DIVISION, OWTS ORDINANCE STANDARDS, INCLUDING THE INSTALLATION OF ADVANCED TREATMENT MODULES FOR SECONDARY TREATMENT OF EFFLUENT FOR USE IN SHALLOW IRRIGATION OF LANDSCAPE.  
WATER AND FIRE FLOW: MONTECITO WATER DISTRICT, 583 SAN YSIDRO LANE, SANTA BARBARA, CA 93108 (805) 969-2277.  
POTABLE WATER SUPPLY FOR THE LOTS SHOWN HEREON IS PROVIDED THROUGH EXISTING MONTECITO WATER DISTRICT METERS. FIRE SUPPRESSION SUPPLY IS PROVIDED THROUGH MONTECITO WATER DISTRICT MAINS AND FIRE HYDRANTS AS SHOWN HEREON.  
ELECTRIC SERVICE: EDISON CO., 333 DAVID LOVE PLACE, SANTA BARBARA, CA 93117 (805) 683-5229  
NATURAL GAS SERVICE: GAS COMPANY, P.O. BOX 818, SANTA BARBARA, CA 93116 (805) 681-8209  
TELEPHONE SERVICE: VERIZON, P.O. BOX 339, SANTA BARBARA, CA 93102 (805) 966-0432  
CATV SERVICE: NO CATV SERVICE AVAILABLE IN THE AREA.

**EASEMENTS:**

- (A)** TWENTY (20.00) FOOT WIDE EASEMENT FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AS DEDICATED TO THE COUNTY OF SANTA BARBARA PER PARCEL MAP NO. 14,534 RECORDED IN BOOK 57, PAGES 64-66 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- (B)** VARIABLE WIDTH ACCESS EASEMENT FOR THE BENEFIT OF PARCEL TWO OF PARCEL MAP NO. 14,534, PER PARCEL MAP NO. 14,534 RECORDED IN BOOK 57, PAGES 64-66 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY (TO BE EXTINGUISHED THROUGH SEPARATE INSTRUMENT).
- (C)** FIVE (5.00) FOOT WIDE EASEMENT FOR WATER LINES AND INCIDENTAL PURPOSES TO MONTECITO WATER DISTRICT IN GRANT OF EASEMENT RECORDED JANUARY 8, 1967 AS INSTRUMENT NO. 1987-001415 OF OFFICIAL RECORDS OF SANTA BARBARA COUNTY.  
AN RIGHT-OF-WAY FOR PIPE LINE AND INCIDENTAL RIGHTS AS GRANTED IN DOCUMENT RECORDED MAY 23, 1911 IN BOOK 130, PAGE 468 OF DEEDS, RECORDS OF SANTA BARBARA COUNTY. SAID RIGHT-OF-WAY IS NOT LOCATABLE FROM THE RECORD.
- (D)** A TWENTY (20.00) FOOT WIDE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES AS GRANTED IN DEED RECORDED MAY 18, 1955 IN BK. 1315, PG. 189 OF OFFICIAL RECORDS. DOES NOT AFFECT THE PROPERTY SUBJECT OF THIS LOT LINE ADJUSTMENT.

**PARCEL AND LOT DATA**

EXISTING PARCEL AREAS (ACRES)			
LOT NO.	AREA (GROSS & NET)	BUILDING/DEVELOPMENT ENVELOPE	ENVELOPE
A	2.00 & 1.94	0.29	0.04
B	10.67 & 10.34	0.37	0.12
TOTALS	12.67 & 12.28	0.66	0.16

PROPOSED LOT AREAS (ACRES)			
LOT NO.	AREA (GROSS & NET)	BUILDING ENVELOPE	DEVELOPMENT ENVELOPE
1	2.00 & 1.94	0.45	0.28
2	10.67 & 10.34	0.57	0.43
TOTALS	12.67 & 12.28	1.03	0.71

**LEGEND:**

- (P) ADJUSTED LOT LINE
- (E) LOT LINE TO BE ADJUSTED
- (E) PARCEL BOUNDARY LINE
- (E) ASSESSOR'S PARCEL LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- (E) BUILDING & DEVELOPMENT ENVELOPE
- (P) BUILDING ENVELOPE
- (P) DEVELOPMENT ENVELOPE
- (E) FIRE FUEL MANAGEMENT LIMITS LINE
- (P) FIRE FUEL MANAGEMENT LIMITS LINE
- 20% - 30% SLOPE LIMITS LINE
- 20% OR LESS SLOPE LIMITS LINE
- ESHA (COASTAL SAGE & NATIVE GRASS)
- ESHA BUFFER LINE (20' OR 25')
- WATER PIPELINE
- SCE, VERIZON & CATV CONDUITS
- NATURAL GAS PIPELINE
- RECORD PER PARCEL MAP NO. 14,534 BK. 34, PG. 64-66 OF PARCEL MAPS

**OWNER'S CERTIFICATE**

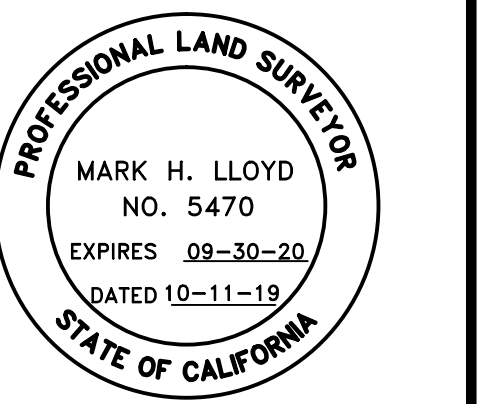
I, KEVIN FRAMPTON, HEREBY APPLY FOR APPROVAL OF THE LOT LINE ADJUSTMENTS OF REAL PROPERTY SHOWN ON THIS PLAN AND CERTIFY THAT WE ARE THE LEGAL OWNERS OR AUTHORIZED AGENTS OF THE LEGAL OWNERS OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

SIGNED: KEVIN FRAMPTON  
12250 LINDA FLORA  
QUAIL, CA 93023  
(805) 500-5762

**SURVEYOR'S CERTIFICATE**

THIS LOT LINE ADJUSTMENT MAP AND THE LAND PLANNING REPRESENTED HEREBY, ALONG WITH GRADING AND INFRASTRUCTURE DESIGN DEPICTIONS FOR PLANNING PURPOSES, WAS PREPARED UNDER THE PROFESSIONAL DIRECTION AND RESPONSIBILITY OF MARK LLOYD.

SIGNED: MARK LLOYD PLS 5470



**LOT LINE ADJUSTMENT  
19LLA-00000-00003**

BEING A LOT LINE ADJUSTMENT BETWEEN PARCEL ONE (APN 155-230-017) AND PARCEL TWO (APNs 155-230-007 & -018) OF PARCEL MAP NO. 14,534, BOOK 57, PAGES 64-66 OF PARCEL MAPS, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

