

Owner's Statement

I hereby state that I am the owner of or have an interest in the land included within the subdivision shown on the annexed map, and that I am the only person whose consent is necessary to pass clear title to said land. I consent to the making and recordation of said map and subdivision as shown within the distinctive border lines. I also hereby dedicate the private easements for Access, Water Well, Water Line, and Public Utility Easements as shown hereon for the benefit of the parcels shown hereon and for the purposes set forth.

Owner: Lany1990 LLC, a California Limited Liability Company

By: Chris Montes, Member & Sole Manager Date

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.

Notary

State of California

County of

On, before me,

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 PURJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and Official Seal

Signature:

Printed Name:

Commission Expiration:

Commission No.:

Principal Office:

Signature Omissions

The signatures of the following easement holders have been omitted pursuant to Section 66445(e) of the Government Code (State Subdivision Map Act).

Union Oil Company of California for Ingress & Egress & Pipelines per Bk 133, Pg 572 Deeds (1/18/1912) not locatable  
Union Oil Company of California for Ingress & Egress & Pipelines per Bk 143, Pg 363 Deeds (5/16/1914) not locatable  
FL Hogue for Ingress & Egress & Pipelines per Bk. 199, Pg 273 Deeds (6/9/1921) not locatable  
California Land & Development Co. for Private Road & Utilities per Bk 2330, Pg 527 OR (12/15/1970) plotted  
Melvin W. Dyer for Private Road & Utilities per Bk 2347, Pg 1212 OR (5/17/1971) plotted  
General Telephone Company of California for Telephone purposes per Book 2363, Pg 1125 OR (9/10/1971) plotted  
General Telephone Company of California for Telephone purposes per Book 2363, Pg 1127 OR (9/10/1971) plotted  
General Telephone Company of California for Telephone purposes per Book 2363, Pg 1132 OR (9/10/1971) plotted  
60' Private Easement per Parcel Map No. 12,319 Bk 22, Pg 85 & 86 Parcel Maps plotted  
15' Bridle Path easement per Parcel Map No. 11,526 Bk 10, Pg 15 Parcel Maps plotted

Parcel Map No. 14,885

Being a division of Parcel A of Parcel Map No. 12,319, in the County of Santa Barbara, State of California, as per the map recorded in Book 22, Pages 85 & 86 of Parcel Maps, in the office of the County Recorder of said County and State

Trustee Statement

First American Title Insurance Company under Deed of Trust recorded October 30, 2024 as Instrument No. 2024-0032225 Official Records of Santa Barbara County, State of California.

Signature Date

Print Name and Title

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State of California

County of

On, before me,

personally appeared

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I certify under PENALTY OF PURJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and Official Seal

Signature:

Printed Name:

Commission Expiration:

Commission No.:

Principal Office:

Recorder's Statement

Filed this day of, 20 at

in Book of Parcel Maps, records of Santa

Barbara County, at pages, at the request of Jon

McKellar, PLS.

Fee:

Joseph E. Holland  
County Clerk-Recorder-Assessor

By Deputy

Clerk of the Board's Statement

I, Mona Miyasato, Clerk of the Board of Supervisors of Santa Barbara County, do hereby state that on, 2025 I was duly authorized and directed to endorse hereon the Board's approval and acceptance of the Public Utility Easements 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: Deputy  
Clerk of the Board of Supervisors of Santa Barbara County 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, PLS 8378 Date  
County Surveyor

Note

This map is subject to certain conditions and information included in a "NOTICE" and recorded concurrently as Instrument No. 202\_\_- O.R.

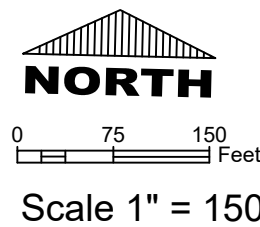
Surveyor's Statement

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 Christopher Montes in April, 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 this survey to be retraced.

Jon McKellar Date  
PLS 7578



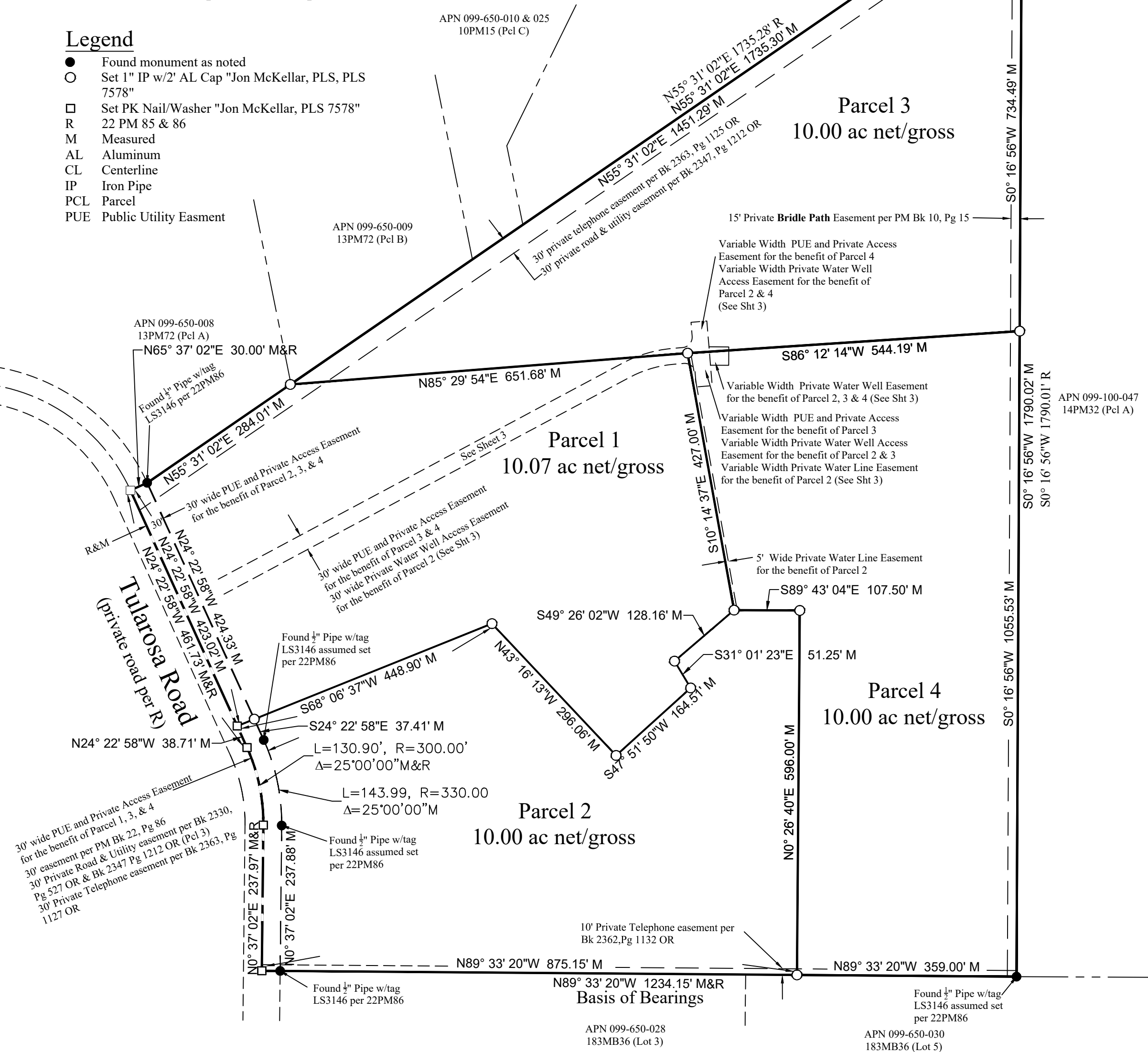
A Professional Land Surveying & Consulting Company  
PO Box 2341  
Santa Maria, CA 93457  
805-680-1895 bus.  
jon@jonmckellar.com  
http://www.jonmckellar.com



Note:  
See Sheet 3 for easements being dedicated per this map  
See Sheet 4 for Development Envelopes

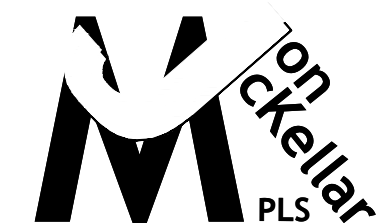
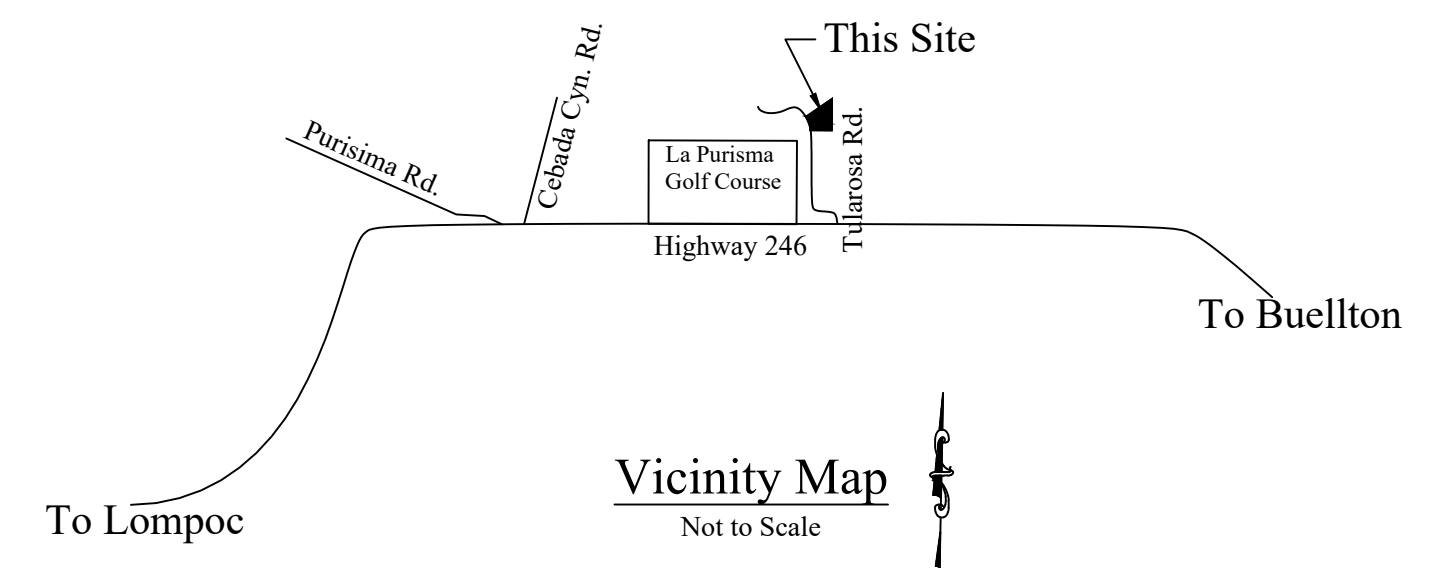
### Legend

- Found monument as noted
- Set 1" IP w/2' AL Cap "Jon McKellar, PLS, PLS 7578"
- Set PK Nail/Washer "Jon McKellar, PLS 7578"
- R 22 PM 85 & 86
- M Measured
- AL Aluminum
- CL Centerline
- IP Iron Pipe
- PCL Parcel
- PUE Public Utility Easment



## Parcel Map No. 14,885

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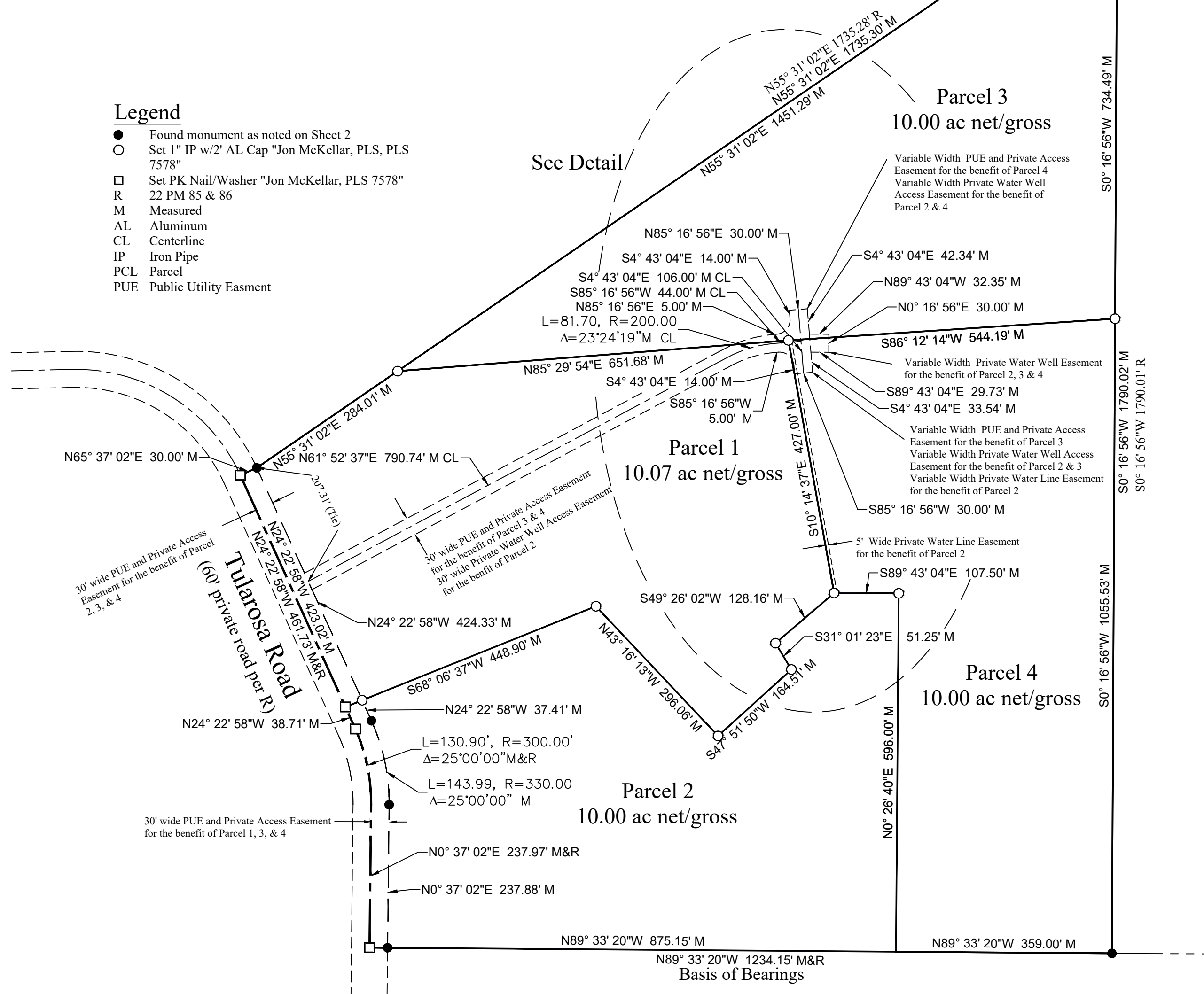
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Scale 1" = 150'

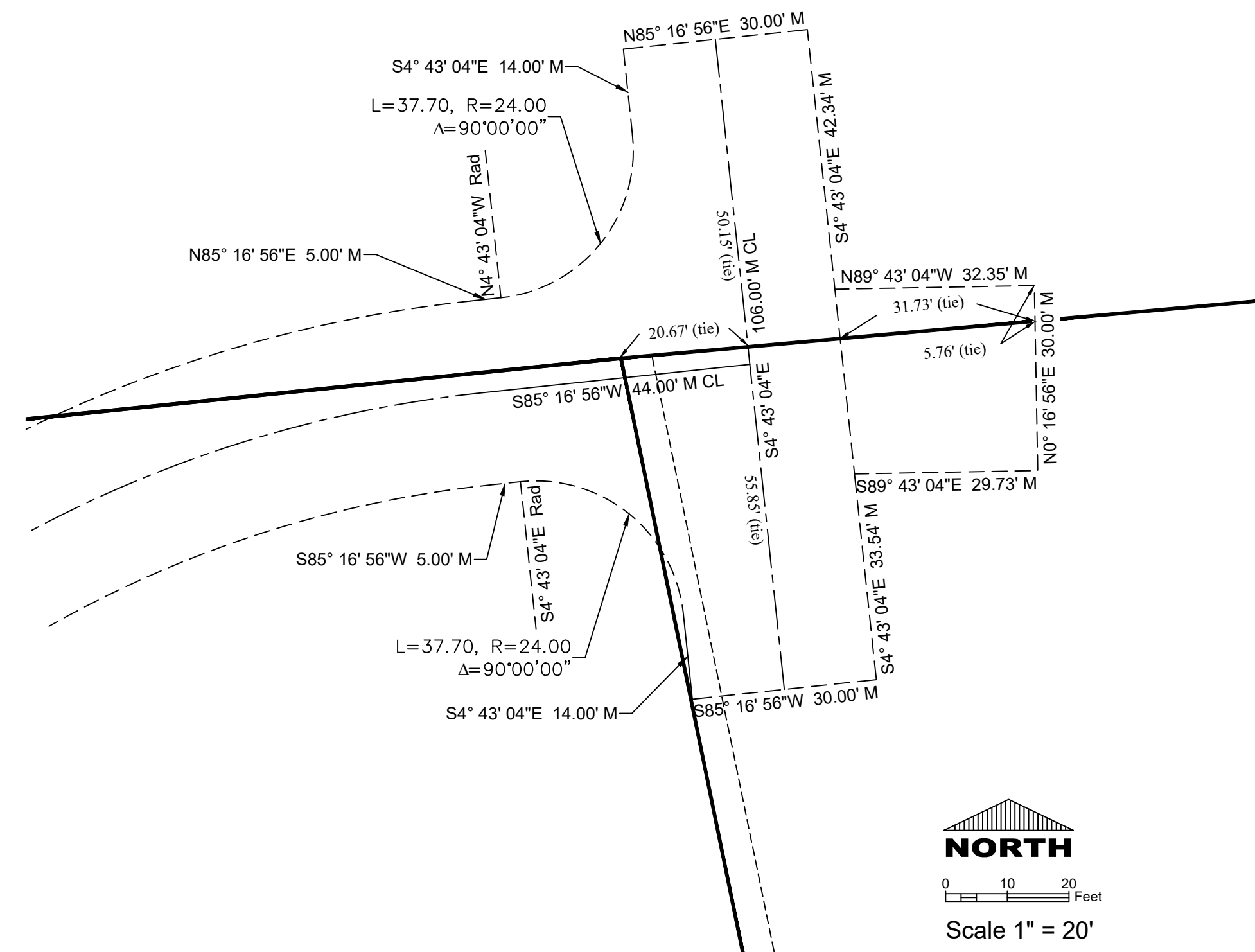
### Legend

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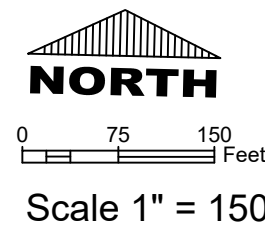
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Detail



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## Informational Map Sheet

### Surveyor's Note

Pursuant to Government Code § 66434.2 of the State Subdivision Map Act, this map sheet is for informational purposes, describing conditions as of the date of filing and is not intended to affect record title interest. The additional information shown on this map sheet is derived from public records or reports and does not imply the correctness or sufficiency of those records or reports by the preparer of the additional map sheet

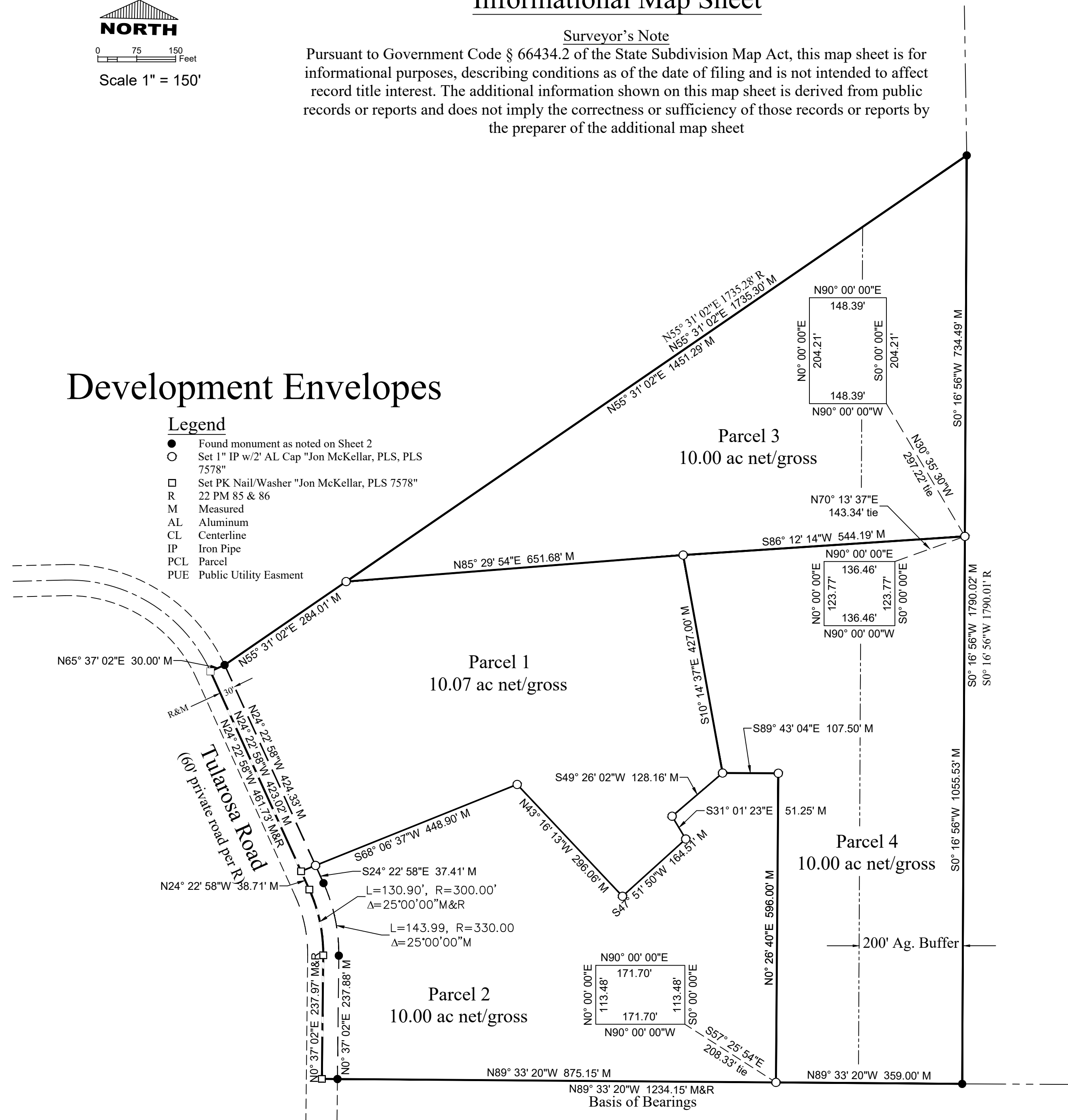
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## Development Envelopes

### Legend

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### Note

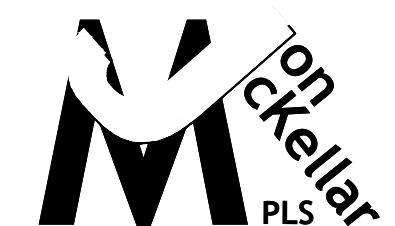
AT THE TIME THAT THE EACH OR THE COMBINED LOTS APPROACH THE COUNTY FOR DEVELOPMENT, THE APPLICANTS MAY BE REQUIRED TO COMPLY WITH FLOOD CONTROL DISTRICT AND PROJECT CLEAN WATER REGULATIONS. CONSULT WITH THE DISTRICT PRIOR TO LOT DEVELOPMENT TO DETERMINE APPLICABILITY OF ADDITIONAL REQUIREMENTS.

### 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 SPECIFICALLY TO PROTECT THESE LANDS FOR EXCLUSIVE AGRICULTURAL USE. ANY INCONVENIENCE OR DISCOMFORT FROM PROPERLY CONDUCTED AGRICULTURAL OPERATIONS, INCLUDING NOISE, ODORS, DUST, AND CHEMICALS WILL NOT BE DEEMED A NUISANCE PER SECTION 3-23, ARTICLE V, CHAPTER 3 OF THE COUNTY CODE.

**Fencing for Animal Passage.:** The minimum distance from ground level to any fence's first rung shall be 18 inches.

**Water Rights Agreement:** The domestic water well on Lot 1 yielded 41 gallons per minute, which is adequate to provide Parcels 2, 3, and 4 with at least 2 domestic water connections per parcel at the required rate of 3 gallons of water per minute.



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