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 the individual who signed the document to which this certithe 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 is/are subscribed to the within instrument, and acknowledged to me that the same in his/her/their authorized capacity(ies), and that by his/her/th instrument, the person(s) or the entity upon behalf of which the person(instrument.	t he/she/they executed eir signature(s) on the
I certify under PENALTY OF PURJURY under the laws of the State o foregoing paragraph is true and correct.	f California that the
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 to 66445(e) of the Government Code (State Subdivision M	

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

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.:

Recorder's Statement

Principal Office: _

Filed this	_ day of		_, 20	_at
in Boo	k	of Parcel	Maps, rec	ords of Sant
Barbara County, at page	ges	, at t	he reques	st of Jon
McKellar, PLS.				
Fee:				
Joseph E. Holland		Ву		
County Clerk-Recorde	r-Assessor	Бу	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:
Clerk of the Board of Supervisors Deputy
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
PLS 7578

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	1	To
		PLS O

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

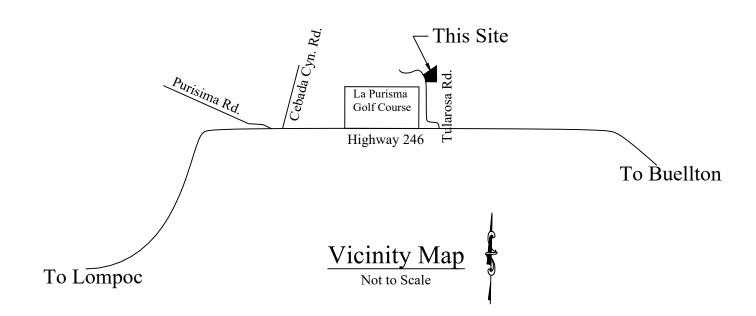
Sheet 1 of 4

Date

NORTH Found ½" Pipe w/tag LS3146 per 22PM86 Scale 1" = 150' APN 099-650-011 10PM15 (Pcl D) Note: See Sheet 3 for easements being dedicated per this map See Sheet 4 for Development Envelopes APN 099-650-010 & 025 10PM15 (Pcl C) Legend Found monument as noted Set 1" IP w/2' AL Cap "Jon McKellar, PLS, PLS Parcel 3 Set PK Nail/Washer "Jon McKellar, PLS 7578" 22 PM 85 & 86 10.00 ac net/gross Measured ALAluminum CL Centerline IP Iron Pipe PCL Parcel PUE Public Utility Easment 15' Private **Bridle Path** Easement per PM Bk 10, Pg 15 — APN 099-650-009 13PM72 (Pcl B) Variable Width PUE and Private Access Easement for the benefit of Parcel 4 Variable Width Private Water Well Access Easement for the benefit of Parcel 2 & 4 (See Sht 3) APN 099-650-008 13PM72 (Pcl A) S86° 12' 14"W 544.19' M -N65° 37' 02"E 30.00' M&R N85° 29' 54"E 651.68' M Variable Width Private Water Well Easement O. APN 099-100-047 for the benefit of Parcel 2, 3 & 4 (See Sht 3) 14PM32 (Pcl A) Variable Width PUE and Private Access Easement for the benefit of Parcel 3 Parcel 1 Variable Width Private Water Well Access Easement for the benefit of Parcel 2 & 3 10.07 ac net/gross Variable Width Private Water Line Easement for the benefit of Parcel 2 (See Sht 3) - 5' Wide Private Water Line Easement for the benefit of Parcel 2 Tularosa Road (private road per R) -S89° 43' 04"E 107.50' M S49° 26' 02"W 128.16' M-Found ½" Pipe w/tag LS3146 assumed set -S31° 01' 23"E | 51.25' M Parcel 4 10.00 ac net/gross S24° 22' 58"E 37.41' M N24° 22' 58"W 38.71' M-_L=130.90', R=300.00' _____Δ=25°00'00"M&R L=143.99, R=330.00 Parcel 2 10.00 ac net/gross Found ½" Pipe w/tag LS3146 assumed set per 22PM86 10' Private Telephone easement per Bk 2362,Pg 1132 OR - — — — N89° 33' 20"W 875.15' M — — _ ___ N89° 33' 20"W 359.00' M . N89° 33' 20"W 1234.15' M&R Basis of Bearings Found ½" Pipe w/tag LS3146 per 22PM86 Found $\frac{1}{2}$ " Pipe w/tag/ LS3146 assumed set per 22PM86 APN 099-650-028 APN 099-650-030 183MB36 (Lot 3) 183MB36 (Lot 5)

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





A Professional Land Surveying & Consulting Company
PO Box 2341
Santa Maria, CA 93457
805-680-1895 bus.
jon@jonmckellar.com
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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 **NORTH** Scale 1" = 150' N85° 16' 56"E 30.00' M Parcel 3 Legend 10.00 ac net/gross S4° 43' 04"E 14.00' M-Found monument as noted on Sheet 2 Set 1" IP w/2' AL Cap "Jon McKellar, PLS, PLS L=37.70, R=24.00 Variable Width PUE and Private Access Easement for the benefit of Parcel 4 See Detail/ $\Delta = 90^{\circ}00'00''$ Set PK Nail/Washer "Jon McKellar, PLS 7578" Variable Width Private Water Well 22 PM 85 & 86 Access Easement for the benefit of Parcel 2 & 4 Measured Aluminum N85° 16' 56"E 30.00' M-CL Centerline IP Iron Pipe -S4° 43' 04"E 42.34' M S4° 43' 04"E 14.00' M-N85° 16' 56"E 5.00' M-PCL Parcel S4° 43' 04"E 106.00' M CL— S85° 16' 56"W 44.00' M CL— N85° 16' 56"E 5.00' M— N89° 43' 04"W 32.35' M ~N89° 43′ 04″W 32.35′ M PUE Public Utility Easment 31.73' (tie) -N0° 16' 56"E 30.00' M 20.67' (tie) L=81.70, R=200.00 S86° 12' 14"W 544.19' M 5.76' (tie) $\Delta = 23^{\circ}24'19''M$ CL N85° 29' 54"E 651.68' M Variable Width Private Water Well Easement for the benefit of Parcel 2, 3 & 4 S4° 43' 04"E 14.00' M--S89° 43' 04"E 29.73' M Ś85° 16' 56"W -S4° 43' 04"E 33.54' M 5.00' M S89° 43' 04"E 29.73' M Variable Width PUE and Private Access Easement for the benefit of Parcel 3 Parcel 1 \geq N65° 37' 02"E 30.00' M-Variable Width Private Water Well Access ဗ်္ဘ္ N61° 52' 37"E 790.74' M C Easement for the benefit of Parcel 2 & 3 10.07 ac net/gross Variable Width Private Water Line Easemen S85° 16' 56"W 5.00' Mfor the benefit of Parcel 2 -S85° 16' 56"W 30.00' M 5' Wide Private Water Line Easement L=37.70, R=24.00 for the benefit of Parcel 2 $\Delta = 90^{\circ}00'00''$ -S89° 43' 04"E 107.50' M 585 16' 56"W 30.00' M S4° 43' 04"E 14.00' M~ S49° 26' 02"W 128.16' M--N24° 22' 58"W 424.33' M −S31° 01' 23"E | 51.25' M Parcel 4 **NORTH** 10.00 ac net/gross -N24° 22' 58"W 37.41' M N24° 22' 58"W 38.71' M-L=130.90', R=300.00' Scale 1" = 20' $\Delta = 25^{\circ}00'00"$ M&R _L=143.99, R=330.00 Parcel 2 _Δ=25°00'00" M 10.00 ac net/gross 30' wide PUE and Private Access Easement Detail for the benefit of Parcel 1, 3, & 4 -N0° 37' 02"E 237.97' M&R -N0° 37' 02"E 237.88' M N89° 33' 20"W 875.15' M N89° 33' 20"W 359.00' M N89° 33' 20"W 1234.15' M&R Basis of Bearings A Professional Land Surveying & Consulting Company PO Box 2341 Santa Maria, CA 93457 805-680-1895 bus. jon@jonmckellar.com http://www.jonmckellar.com Sheet 3 of 4

NORTH 0 75 150 Feet Scale 1" = 150'

Development Envelopes

Found monument as noted on Sheet 2

Set 1" IP w/2' AL Cap "Jon McKellar, PLS, PLS

Set PK Nail/Washer "Jon McKellar, PLS 7578"

Legend

PCL Parcel

PUE Public Utility Easment

N24° 22' 58"W 38.71' M

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

N85° 29' 54"E 651.68' M

Parcel 1

10.07 ac net/gross

S24° 22' 58"E 37.41' M

_ Δ=25°00'00"M&R

L=130.90', R=300.00'

Δ=25°00'00"M

L=143.99, R=330.00

Parcel 2 10.00 ac net/gross S49° 26' 02"W 128.16' M-

N90° 00' 00"E

N90° 00' 00"W

N89° 33' 20"W 1234.15' M&R

Basis of Bearings

N89° 33' 20"W 875.15' M

N90° 00' 00"E

N90° 00' 00"W

N70° 13' 37"E

S86° 12' 14"W 544.19' M

−S89° 43' 04"E 107.50' M

−S31° 01' 23"E 51.25' M

143.34' tie

N90° 00' 00"E

136.46'

N90° 00' 00"W

Parcel 4

N89° 33' 20"W 359.00' M

10.00 ac net/gross &

____ 200' Ag. Buffer

Parcel 3

10.00 ac net/gross



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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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