

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 MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES. WE ALSO HEREBY OFFER TO DEDICATE THE 50 FOOT WIDE PRIVATE SEWER EASEMENT AS SHOWN HEREON. WE ALSO HEREBY DEDICATE EASEMENTS FOR PRIVATE INGRESS/EGRESS, PUBLIC AND PRIVATE UTILITY AND PRIVATE DRAINAGE PURPOSES AS SHOWN HEREON.

MATKINS FAMILY TRUST

By: _____
MICHAEL L. MATKINS, TRUSTEE

NOTARY ACKNOWLEDGMENT:

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 _____)

COUNTY OF _____)

On _____, before me, _____ 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.

Name: _____ Signature: _____

COMMISSION EXP. DATE _____

COMMISSION NUMBER _____

PRINCIPAL OFFICE LOCATION _____

PARCEL MAP No. 14,843

BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED AS PARCEL ONE IN A GRANT DEED RECORDED JUNE 14, 2018 AS INSTRUMENT 2018-0024758 OF O.R. AND AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 39, PAGE 34 SANTA BARBARA COUNTY RECORDS COUNTY OF SANTA BARBARA ~ STATE OF CALIFORNIA ~

~ APRIL 2024 ~

WATERS CARDENAS LAND SURVEYING, LLP.

JOSE V. CARDENAS & BARRY J. WATERS - LICENSED LAND SURVEYORS
5553 HOLLISTER AVE.-STS 7&8 - GOLETA, CALIFORNIA 93117

SHEET 1 OF 8 SHEETS

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).

SOUTHERN CALIFORNIA EDISON Co., EASEMENT HOLDER, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER GRANT OF EASEMENT RECORDED 11-25-1958 AS INSTRUMENT No. 29370 IN BOOK 1573 PAGE 247 OF OFFICIAL RECORDS

MONTECITO SANITARY DISTRICT, EASEMENT HOLDER, FOR SEWER PURPOSES PER GRANT OF EASEMENT RECORDED 10-2-1962 AS INSTRUMENT No. 41401 IN BOOK 1954 PAGE 1370 OF OFFICIAL RECORDS

NOTE:

THIS MAP IS SUBJECT TO CERTAIN CONDITIONS AND INFORMATION INCLUDED IN A "NOTICE" AND RECORDED CONCURRENTLY AS INSTRUMENT No. 202 - _____ OF OFFICIAL RECORDS.

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2024, AT _____ M. IN BOOK _____ OF PARCEL MAPS, RECORDS OF SANTA BARBARA COUNTY, AT PAGES _____ AT THE REQUEST OF BARRY J. WATERS, P.L.S. 6419.

FEE: _____

JOSEPH E. HOLLAND COUNTY CLERK, RECORDER and ASSESSOR BY: _____ DEPUTY

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 MICHAEL MATKINS ON FEBRUARY 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 THE SURVEY TO BE RETRACED.

BARRY J. WATERS
P.L.S. 6419

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 P.L.S. 8378
COUNTY SURVEYOR
SANTA BARBARA COUNTY

DATE _____

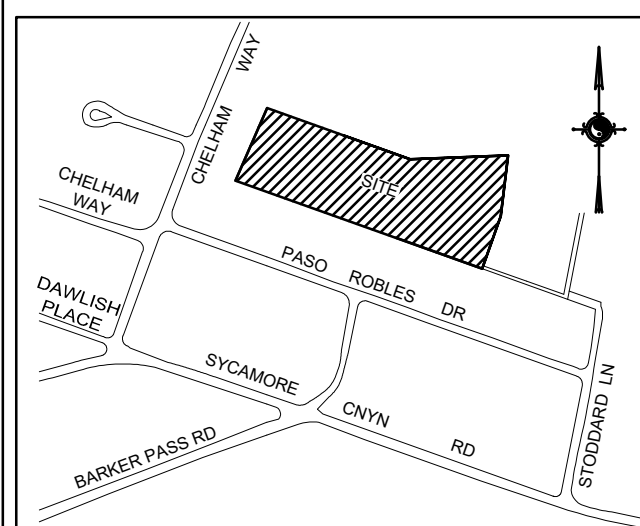
CLERK OF THE BOARD'S STATEMENT :

I, MONA MIYASATO, CLERK OF THE BOARD OF SUPERVISORS OF SANTA BARBARA COUNTY, DO HEREBY STATE THAT ON _____, 20____, I WAS DULY AUTHORIZED AND DIRECTED TO ENDORSE HEREON THE BOARD'S APPROVAL AND ACCEPTANCE OF THE PUBLIC UTILITY EASEMENT SHOWN HEREON FOR PUBLIC UTILITY PURPOSES. 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
CLERK OF THE BOARD OF SUPERVISORS
OF SANTA BARBARA COUNTY

BY: _____ DEPUTY

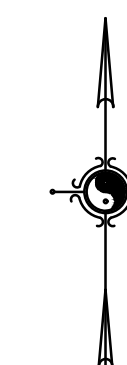
DATE _____



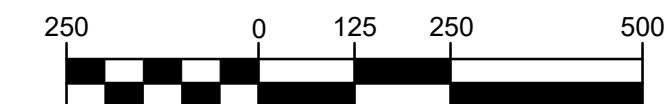
VICINITY MAP
NOT TO SCALE

CONTROL SCHEME:

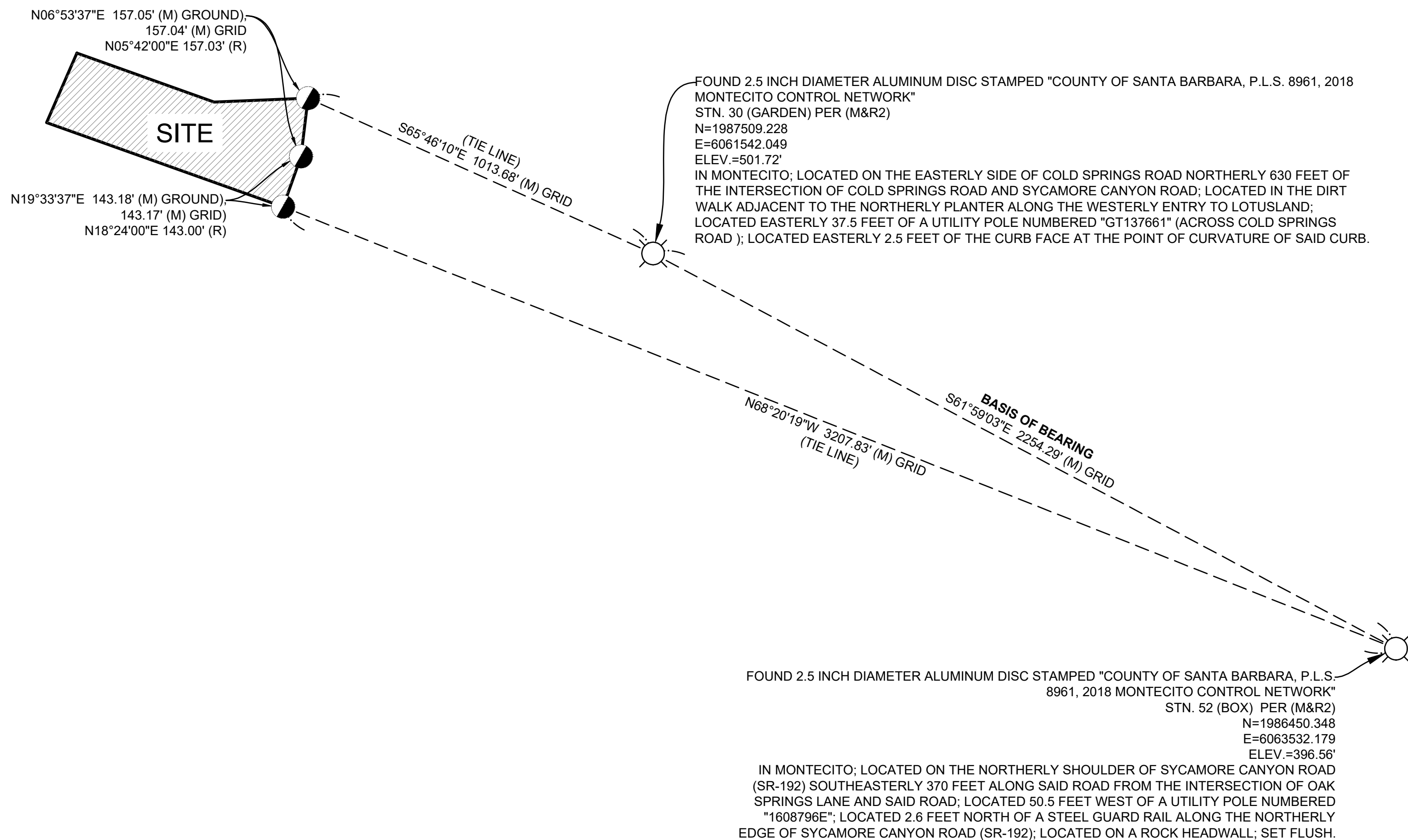
CCS 83 CA ZONE 5 TIES
(EPOCH 2017.50)
(US SURVEY FEET)



GRAPHIC SCALE



1 inch = 250 ft.



CONTROL NOTES:

1. COMBINED FACTOR AT STN. 30 "GARDEN": MULTIPLY GROUND DISTANCES BY 0.99991808 TO CONVERT TO GRID DISTANCES, TO CONVERT TO GROUND DISTANCES MULTIPLY GRID DISTANCES BY 1.00008193.
2. MAPPING ANGLE AT STN. 30 "GARDEN": -00-56-44.06.
3. ELEVATION AT STN. 30 "GARDEN"= 501.72 FEET PER (R2)

LEGEND:

- (1) HORIZONTAL BASIS OF COORDINATES ARE NAD83, ZONE 5, EPOCH 2017.50 PER STATION 30 (GARDEN) AND 52 (BOX), PER RECORD OF SURVEY BOOK 212, PAGE 48-52
- (2) VERTICAL DATUM IS NAVD88, PER STATION 30 (GARDEN), PER (R2). ELEVATION = 501.72 FEET.
- (3) (R) = RECORD OF SURVEY BOOK 39, PAGE 34 OF RECORD OF SURVEY
- (4) (R1) = RECORD PER GRANT DEED PER INST. No. 2018-0024758 OF OFFICIAL RECORDS.
- (5) (R2) = RECORD OF SURVEY BOOK 212, PAGES 48 THRU 52.

SYMBOL LEGEND:

- = SET 1/2" IRON PIPE SET WITH TAG MARKED "L.S. 6419"
- = FOUND 1/2" IRON PIPE WITH TAG MKD. "R.E. 2786", PER (R); (R1) INCORRECTLY CALLS FOR 3/4" PIPES, EXCEPT AT THE NW CORNER, WHICH CALLS FOR A 1/2" PIPE.
- ◆ = FOUND 2" BRASS CAP MKD. "F.F.F.", PER (R) & (R1).
- ⊗ = FOUND CONTROL MONUMENT PER (R2)

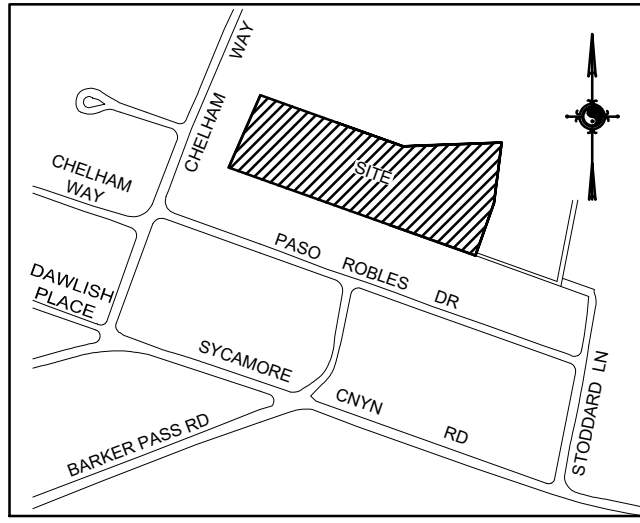
PARCEL MAP No. 14,843

BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED AS PARCEL ONE IN A GRANT DEED RECORDED JUNE 14, 2018 AS INSTRUMENT 2018-0024758 OF O.R. AND AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 39, PAGE 34 SANTA BARBARA COUNTY RECORDS COUNTY OF SANTA BARBARA ~ STATE OF CALIFORNIA ~

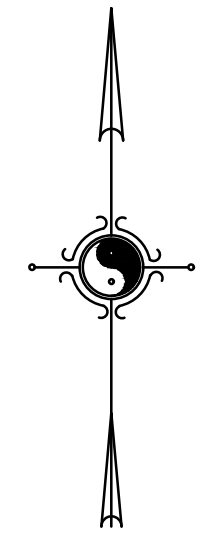
~ APRIL 2024 ~

WATERS CARDENAS LAND SURVEYING, LLP.

JOSE V. CARDENAS & BARRY J. WATERS - LICENSED LAND SURVEYORS
5553 HOLLISTER AVE.-STS 7&8 - GOLETA, CALIFORNIA 93117



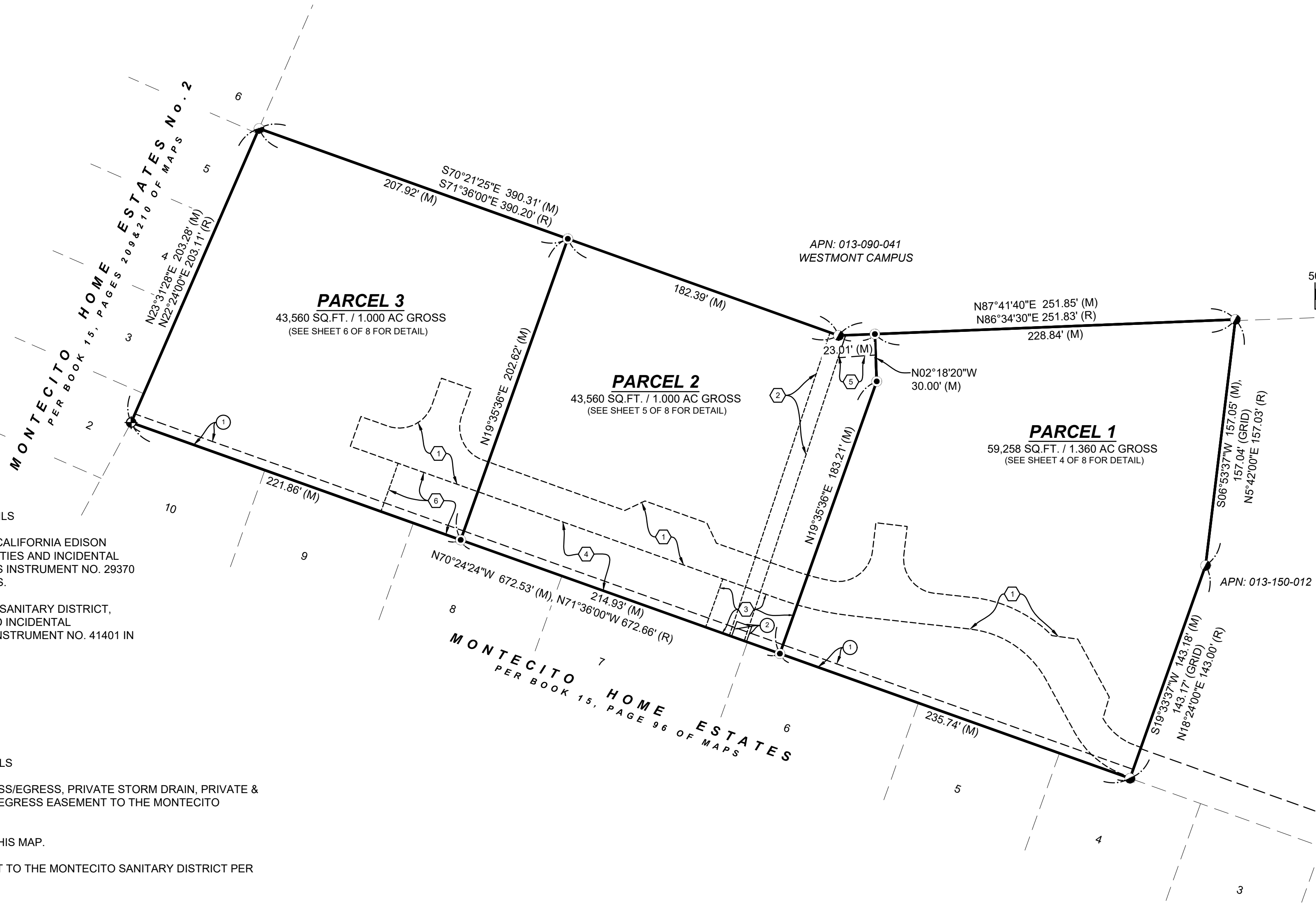
VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE



1 inch = 50 ft.



EXISTING EASEMENTS

SEE SHEETS 4,5,6 AND 7 FOR EASEMENT DETAILS

- ① PRIVATE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 25, 1958 AS INSTRUMENT NO. 29370 IN BOOK 1573, PAGE 247 OF OFFICIAL RECORDS.
- ② PRIVATE EASEMENT IN FAVOR OF MONTECITO SANITARY DISTRICT, FOR SEWER PURPOSES, SEWER PIPE LINE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 2, 1962 AS INSTRUMENT NO. 41401 IN BOOK 1954, PAGE 1370 OF OFFICIAL RECORDS.

EASEMENTS PER THIS MAP :

SEE SHEETS 4,5,6 AND 7 FOR EASEMENT DETAILS

- ① VARIABLE WIDTH PRIVATE RECIPROCAL INGRESS/EGRESS, PRIVATE STORM DRAIN, PRIVATE & PUBLIC UTILITY EASEMENT, PRIVATE INGRESS/EGRESS EASEMENT TO THE MONTECITO SANITARY DISTRICT EASEMENT PER THIS MAP.
- ② 10' WIDE PRIVATE DRAINAGE EASEMENT PER THIS MAP.
- ③ 50' WIDE PRIVATE SANITARY SEWER EASEMENT TO THE MONTECITO SANITARY DISTRICT PER THIS MAP.
- ④ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT IN FAVOR OF PARCELS 1 AND 3 PER THIS MAP
- ⑤ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT IN FAVOR OF PARCEL 1 PER THIS MAP
- ⑥ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT IN FAVOR OF PARCELS 1 AND 2 PER THIS MAP

LEGEND:

- (1) HORIZONTAL BASIS OF COORDINATES ARE NAD83, ZONE 5, EPOCH 2017.50 PER STATION 30 (GARDEN) AND 52 (BOX), PER RECORD OF SURVEY BOOK 212, PAGE 48-52
- (2) VERTICAL DATUM IS NAVD88, PER STATION 30 (GARDEN), PER RECORD OF SURVEY BOOK 212, PAGE 48-52. ELEVATION = 501.72 FEET.
- (3) (R) = RECORD OF SURVEY BOOK 39, PAGE 34 OF RECORD OF SURVEY
- (4) (R1) = RECORD PER GRANT DEED PER INST. No. 2018-0024758 OF OFFICIAL RECORDS.
- (5) (M) = INDICATES MEASURED GROUND DISTANCE UNLESS STATED OTHERWISE

BASIS OF BEARING SEE SHEET 2 OF 7 FOR CONTROL SCHEME AND BASIS OF BEARING.

SYMBOL LEGEND:

- = SET 1/2" IRON PIPE SET WITH TAG MARKED "L.S. 6419"
- ⦿ = FOUND 1/2" IRON PIPE WITH TAG MKD. "R.E. 2786", PER (R); (R1) INCORRECTLY CALLS FOR 3/4" PIPES, EXCEPT AT THE NW CORNER, WHICH CALLS FOR A 1/2" PIPE.
- ⦿ = FOUND 2" BRASS CAP MKD. "F.F.F.", PER (R) & (R1).

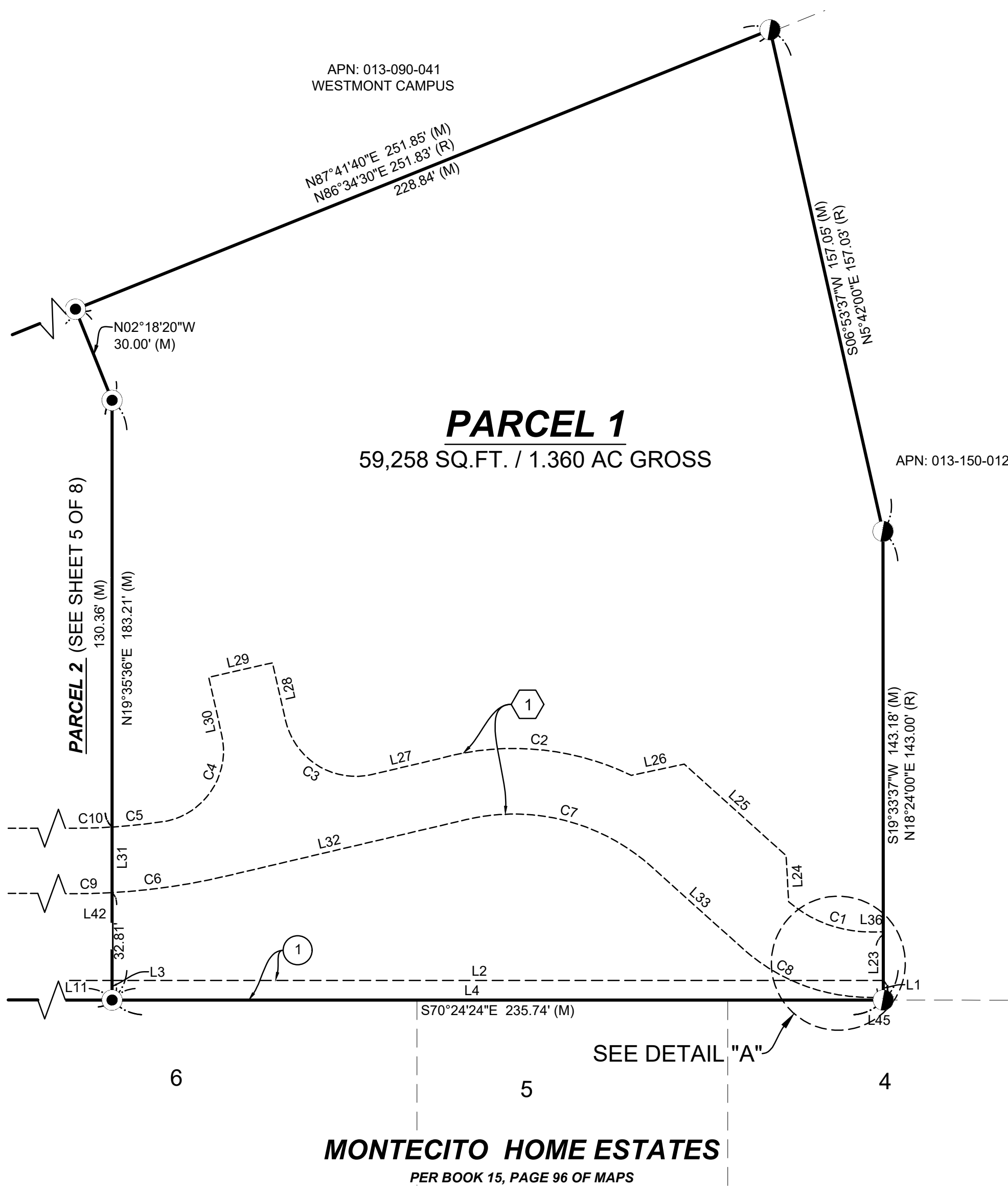
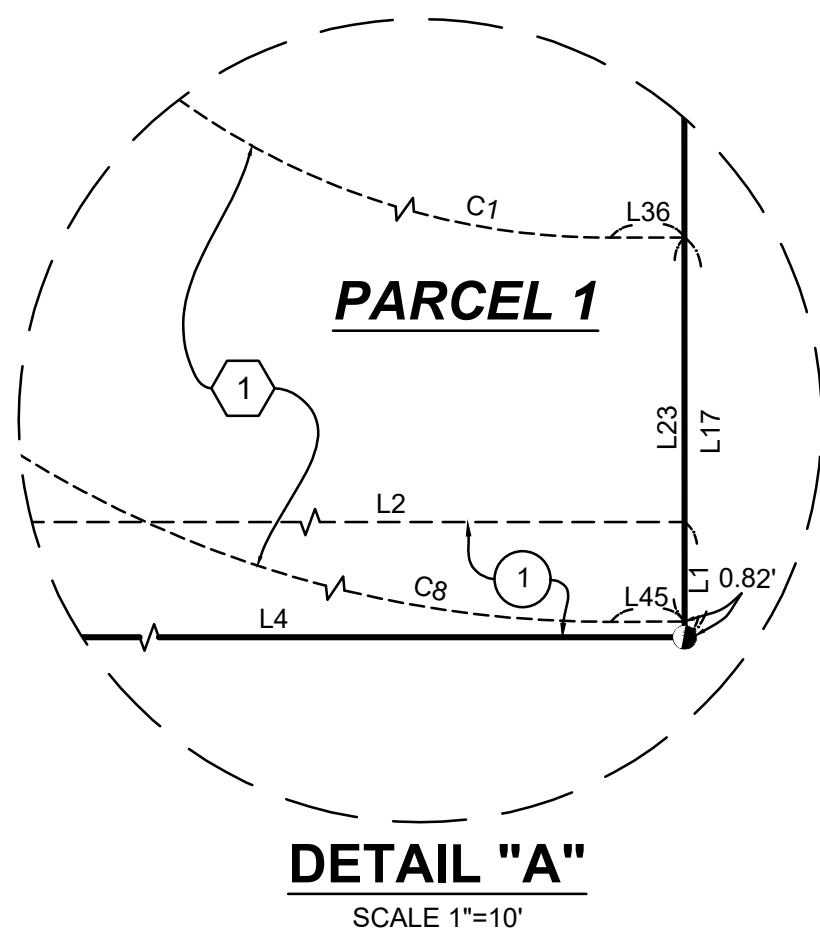
PARCEL MAP No. 14,843

BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED AS PARCEL ONE IN A GRANT DEED RECORDED JUNE 14, 2018 AS INSTRUMENT No. 2018-0024758 OF O.R. AND AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 39, PAGE 34 SANTA BARBARA COUNTY RECORDS COUNTY OF SANTA BARBARA ~ STATE OF CALIFORNIA ~

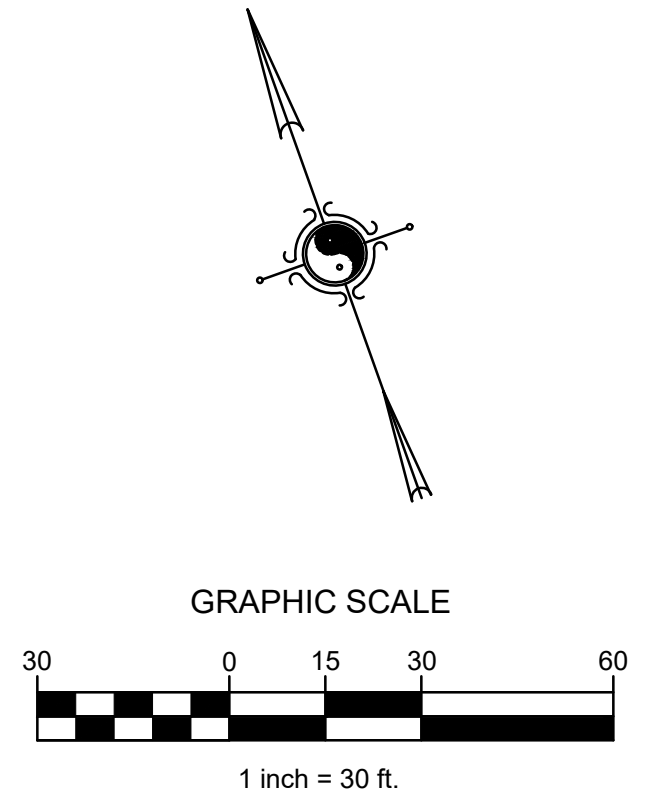
~ APRIL 2024 ~

WATERS CARDENAS LAND SURVEYING, LLP.

JOSE V. CARDENAS & BARRY J. WATERS - LICENSED LAND SURVEYORS
5553 HOLLISTER AVE.-STS 7&8 - GOLETA, CALIFORNIA 93117



Existing Easements Line Table		
Line #/Curve #	Bearing/Delta	Length
L1	N19° 33' 37"E	6.00
L2	N70° 24' 24"W	235.74
L3	S19° 35' 36"W	6.00
L4	S70° 24' 24"E	235.74
L5	N70° 24' 24"W	214.93
L6	N19° 35' 36"E	6.00
L7	S70° 24' 24"E	214.93
L8	N70° 24' 24"W	221.44
L9	S23° 31' 28"W	6.01
L10	S70° 24' 24"E	221.86
L11	N70° 24' 24"W	22.54
L13	N19° 35' 36"E	10.00
L14	N70° 24' 24"W	10.00
L15	S19° 35' 36"W	10.00
L16	S70° 24' 24"E	10.00
L17	N19° 33' 37"E	20.82



EXISTING EASEMENTS

SEE SHEETS 4,5,6 AND 7 FOR EASEMENT DETAILS

- ① PRIVATE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 25, 1958 AS INSTRUMENT NO. 29370 IN BOOK 1573, PAGE 247 OF OFFICIAL RECORDS.
- ② PRIVATE EASEMENT IN FAVOR OF MONTECITO SANITARY DISTRICT, FOR SEWER PURPOSES, SEWER PIPE LINE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 2, 1962 AS INSTRUMENT NO. 41401 IN BOOK 1954, PAGE 1370 OF OFFICIAL RECORDS.

EASEMENTS PER THIS MAP :

SEE SHEETS 4,5,6 AND 7 FOR EASEMENT DETAILS

- ① VARIABLE WIDTH PRIVATE RECIPROCAL INGRESS/EGRESS, PRIVATE STORM DRAIN, PRIVATE & PUBLIC UTILITY EASEMENT, PRIVATE INGRESS/EGRESS EASEMENT TO THE MONTECITO SANITARY DISTRICT PER THIS MAP.

Easement Per This Map Line Table			Easement Per This Map Line Table			Easement Per This Map Curve Table			
Line #	Direction	Length	Line #	Direction	Length	Curve #	Radius	Delta	Length
L23	N19° 33' 37"E	20.00	L44	N70° 24' 18"W	3.83	C1	38.23	40°51'47"	27.26
L24	N16° 28' 40"E	14.13	L45	S70° 35' 46"E	3.85	C2	83.37	41°23'15"	60.22
L25	N28° 31' 20"W	41.85	L46	N19° 35' 42"E	18.00	C3	22.00	89°58'52"	34.55
L26	N82° 25' 08"W	16.49	L47	N70° 24' 18"W	20.00	C4	22.00	89°49'54"	34.49
L27	N83° 37' 13"W	21.27	L48	S19° 35' 42"W	18.00	C5	181.99	5°23'21"	17.12
L28	N06° 48' 06"E	18.00	L49	N70° 24' 24"W	1.49	C6	202.00	9°58'41"	35.18
L29	N83° 11' 54"W	20.00	L50	N70° 24' 18"W	18.00	C7	63.00	55°06'51"	60.60
L30	S06° 48' 06"W	18.00	L51	S19° 35' 42"W	20.00	C8	58.23	42°03'13"	42.74
L31	S19° 35' 36"W	20.04	L52	S70° 24' 18"E	85.83	C9	202.00	3°15'15"	11.47
L32	S83° 38' 14"E	75.66	L53	N70° 24' 24"W	10.00	C10	181.99	3°36'43"	11.47
L33	S28° 31' 20"E	37.53	L54	N18° 22' 24"E	202.51	C11	22.00	90°00'00"	34.56
L34	S70° 24' 18"E	203.46	L55	S70° 21' 25"E	5.80	C12	22.00	90°00'00"	34.56
L35	S19° 35' 36"W	20.00	L56	N87° 41' 40"E	4.49				
L36	N70° 35' 46"W	3.88	L57	S18° 22' 24"W	204.18				
L37	N70° 24' 18"W	91.83	L58	N19° 35' 36"E	32.81				
L38	S64° 35' 42"W	14.14	L59	N70° 24' 24"W	20.00				
L39	N70° 24' 17"W	41.66	L60	S19° 35' 36"W	32.49				
L40	N25° 24' 18"W	14.14	L61	S70° 24' 24"E	20.00				
L41	N70° 24' 18"W	49.98	L62	N70° 24' 24"W	8.51				
L42	N70° 24' 18"W	38.53	L63	N70° 24' 24"W	1.49				
L43	N70° 24' 18"W	15.28	L64	N70° 24' 24"W	15.97				

LEGEND:

- (1) HORIZONTAL BASIS OF COORDINATES ARE NAD83, ZONE 5, EPOCH 2017.50 PER STATION 30 (GARDEN) AND 52 (BOX), PER RECORD OF SURVEY BOOK 212, PAGE 48-52
- (2) VERTICAL DATUM IS NAVD88, PER STATION 30 (GARDEN), PER RECORD OF SURVEY BOOK 212, PAGE 48-52. ELEVATION = 501.72 FEET.
- (3) (R) = RECORD OF SURVEY BOOK 39, PAGE 34 OF RECORD OF SURVEY
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- (5) (M) = INDICATES MEASURED GROUND DISTANCE UNLESS STATED OTHERWISE

BASIS OF BEARING SEE SHEET 2 OF 7 FOR CONTROL SCHEME AND BASIS OF BEARING.

SYMBOL LEGEND:

- = SET 1/2" IRON PIPE SET WITH TAG MARKED "L.S. 6419"
- = FOUND 1/2" IRON PIPE WITH TAG MKD. "R.E. 2786", PER (R); (R1) INCORRECTLY CALLS FOR 3/4" PIPES, EXCEPT AT THE NW CORNER, WHICH CALLS FOR A 1/2" PIPE.
- ⊕ = FOUND 2" BRASS CAP MKD. "F.F.F.", PER (R) & (R1).

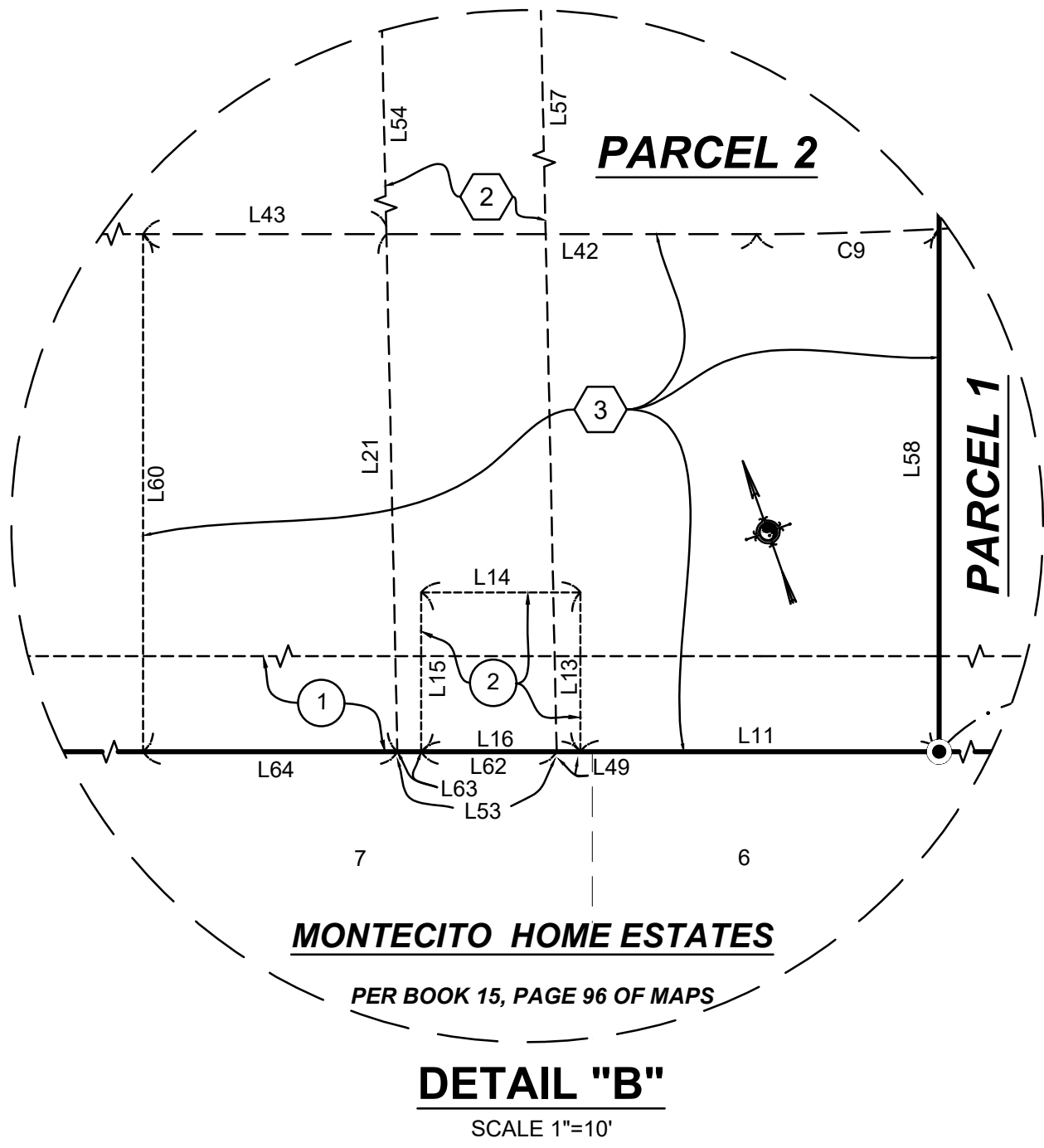
MONTECITO HOME ESTATES
PER BOOK 15, PAGE 96 OF MAPS

PARCEL MAP No. 14,843
BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED AS PARCEL ONE IN A GRANT DEED RECORDED JUNE 14, 2018 AS INSTRUMENT No. 2018-0024758 OF O.R. AND AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 39, PAGE 34
SANTA BARBARA COUNTY RECORDS COUNTY OF SANTA BARBARA
~ STATE OF CALIFORNIA ~

~ APRIL 2024 ~

WATERS CARDENAS LAND SURVEYING, LLP.
JOSE V. CARDENAS & BARRY J. WATERS - LICENSED LAND SURVEYORS
5553 HOLLISTER AVE.-STS 7&8 - GOLETA, CALIFORNIA 93117

APN: 013-090-041
WESTMONT CAMPUS



MONTECITO HOME ESTATES
PER BOOK 15, PAGE 96 OF MAPS

DETAIL "B"
SCALE 1"=10'

EXISTING EASEMENTS

SEE SHEETS 4,5,6 AND 7 FOR EASEMENT DETAILS

- ① PRIVATE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 25, 1958 AS INSTRUMENT NO. 29370 IN BOOK 1573, PAGE 247 OF OFFICIAL RECORDS.
- ② PRIVATE EASEMENT IN FAVOR OF MONTECITO SANITARY DISTRICT, FOR SEWER PURPOSES, SEWER PIPE LINE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 2, 1962 AS INSTRUMENT NO. 41401 IN BOOK 1954, PAGE 1370 OF OFFICIAL RECORDS.

EASEMENTS PER THIS MAP :

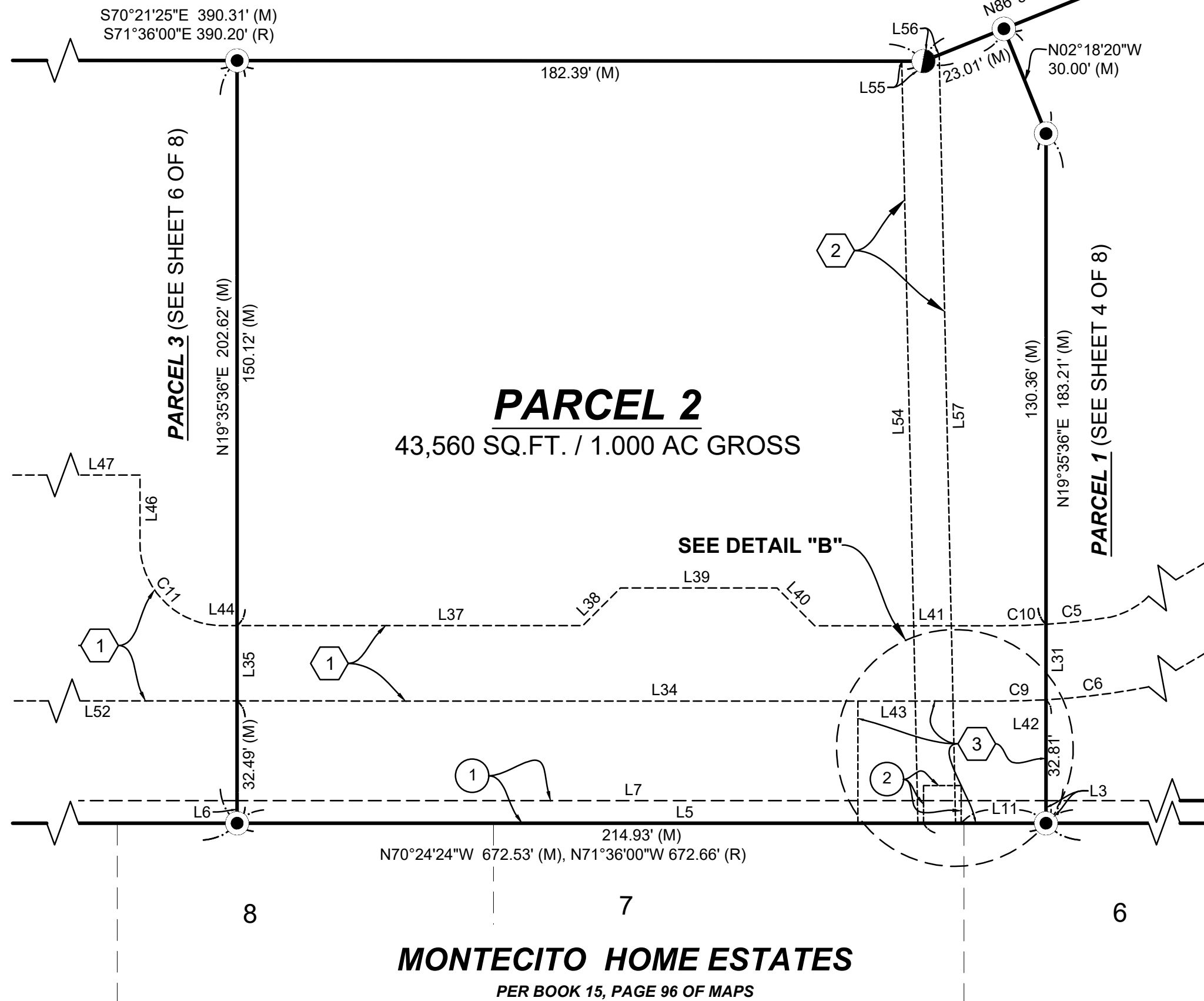
SEE SHEETS 4,5,6 AND 7 FOR EASEMENT DETAILS

- ① VARIABLE WIDTH PRIVATE RECIPROCAL INGRESS/EGRESS, PRIVATE STORM DRAIN, PRIVATE & PUBLIC UTILITY EASEMENT, PRIVATE INGRESS/EGRESS EASEMENT TO THE MONTECITO SANITARY DISTRICT PER THIS MAP.
- ② 10' WIDE PRIVATE DRAINAGE EASEMENT PER THIS MAP.
- ③ 50' WIDE PRIVATE SANITARY SEWER EASEMENT TO THE MONTECITO SANITARY DISTRICT PER THIS MAP.

LEGEND:

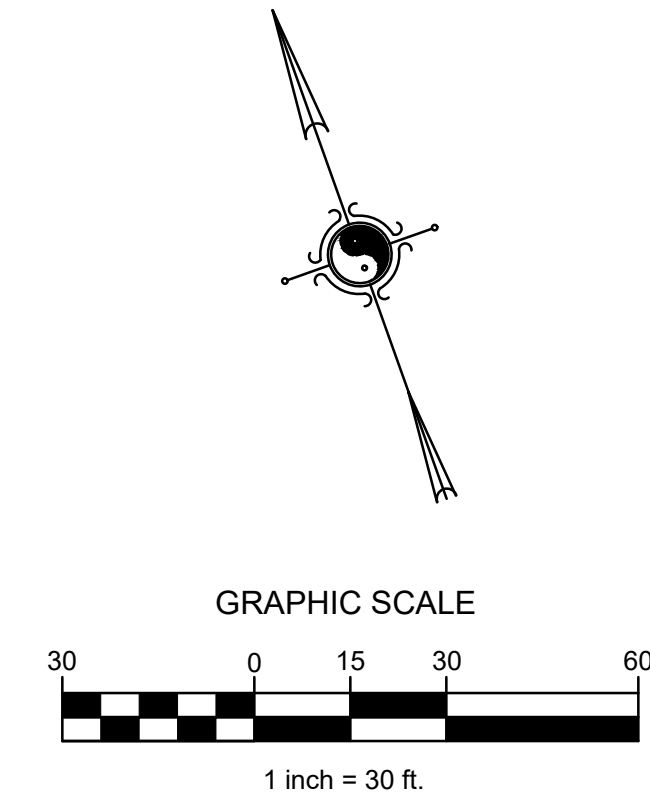
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BASIS OF BEARING SEE SHEET 2 OF 7 FOR CONTROL SCHEME AND BASIS OF BEARING.



MONTECITO HOME ESTATES
PER BOOK 15, PAGE 96 OF MAPS

Existing Easements Line Table		
Line #/Curve #	Bearing/Delta	Length
L1	N19° 33' 37"E	6.00
L2	N70° 24' 24"W	235.74
L3	S19° 35' 36"W	6.00
L4	S70° 24' 24"E	235.74
L5	N70° 24' 24"W	214.93
L6	N19° 35' 36"E	6.00
L7	S70° 24' 24"E	214.93
L8	N70° 24' 24"W	221.44
L9	S23° 31' 28"W	6.01
L10	S70° 24' 24"E	221.86
L11	N70° 24' 24"W	22.54
L13	N19° 35' 36"E	10.00
L14	N70° 24' 24"W	10.00
L15	S19° 35' 36"W	10.00
L16	S70° 24' 24"E	10.00
L17	N19° 33' 37"E	20.82



Easement Per This Map Line Table		
Line #	Direction	Length
L21	N18° 22' 24"E	32.49
L23	N19° 33' 37"E	20.00
L24	N16° 28' 40"E	14.13
L25	N28° 31' 20"W	41.85
L26	N82° 25' 08"W	16.49
L27	N83° 37' 13"W	21.27
L28	N06° 48' 06"E	18.00
L29	N83° 11' 54"W	20.00
L30	S06° 48' 06"W	18.00
L31	S19° 35' 36"W	20.04
L32	S83° 38' 14"E	75.66
L33	S28° 31' 20"E	37.53
L34	S70° 24' 18"E	203.46
L35	S19° 35' 36"W	20.00
L36	N70° 35' 46"W	3.88
L37	N70° 24' 18"W	91.83
L38	S64° 35' 42"W	14.14
L39	N70° 24' 17"W	41.66
L40	N25° 24' 18"W	14.14
L41	N70° 24' 18"W	49.98
L42	N70° 24' 18"W	38.53
L43	N70° 24' 18"W	15.28

Easement Per This Map Line Table		
Line #	Direction	Length
L44	N70° 24' 18"W	3.83
L45	S70° 35' 46"E	3.85
L46	N19° 35' 42"E	18.00
L47	N70° 24' 18"W	20.00
L48	S19° 35' 42"W	18.00
L49	N70° 24' 24"W	1.49
L50	N70° 24' 18"W	18.00
L51	S19° 35' 42"W	20.00
L52	S70° 24' 18"E	85.83
L53	N70° 24' 24"W	10.00
L54	N18° 22' 24"E	202.51
L55	S70° 21' 25"E	5.80
L56	N87° 41' 40"E	4.49
L57	S18° 22' 24"W	204.18
L58	N19° 35' 36"E	32.81
L59	N70° 24' 24"W	20.00
L60	S19° 35' 36"W	32.49
L61	S70° 24' 24"E	20.00
L62	N70° 24' 24"W	8.51
L63	N70° 24' 24"W	1.49
L64	N70° 24' 24"W	15.97

Easement Per This Map Curve Table			
Curve #	Radius	Delta	Length
C1	38.23	40°51'47"	27.26
C2	83.37	41°23'15"	60.22
C3	22.00	89°58'52"	34.55
C4	22.00	89°49'54"	34.49
C5	181.99	5°23'21"	17.12
C6	202.00	9°58'41"	35.18
C7	63.00	55°06'51"	60.60
C8	58.23	42°03'13"	42.74
C9	202.00	3°15'15"	11.47
C10	181.99	3°36'43"	11.47
C11	22.00	90°00'00"	34.56
C12	22.00	90°00'00"	34.56

SYMBOL LEGEND:

- = SET 1/2" IRON PIPE SET WITH TAG MARKED "L.S. 6419"
- ⦿ = FOUND 1/2" IRON PIPE WITH TAG MKD. "R.E. 2786", PER (R); (R1) INCORRECTLY CALLS FOR 3/4" PIPES, EXCEPT AT THE NW CORNER, WHICH CALLS FOR A 1/2" PIPE.
- ⦿ = FOUND 2" BRASS CAP MKD. "F.F.F.", PER (R) & (R1).

PARCEL MAP No. 14,843

BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED AS PARCEL ONE IN A GRANT DEED RECORDED JUNE 14, 2018 AS INSTRUMENT No. 2018-0024758 OF O.R. AND AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 39, PAGE 34 SANTA BARBARA COUNTY RECORDS COUNTY OF SANTA BARBARA ~ STATE OF CALIFORNIA ~

~ APRIL 2024 ~

WATERS CARDENAS LAND SURVEYING, LLP.

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APN: 013-090-041
WESTMONT CAMPUS

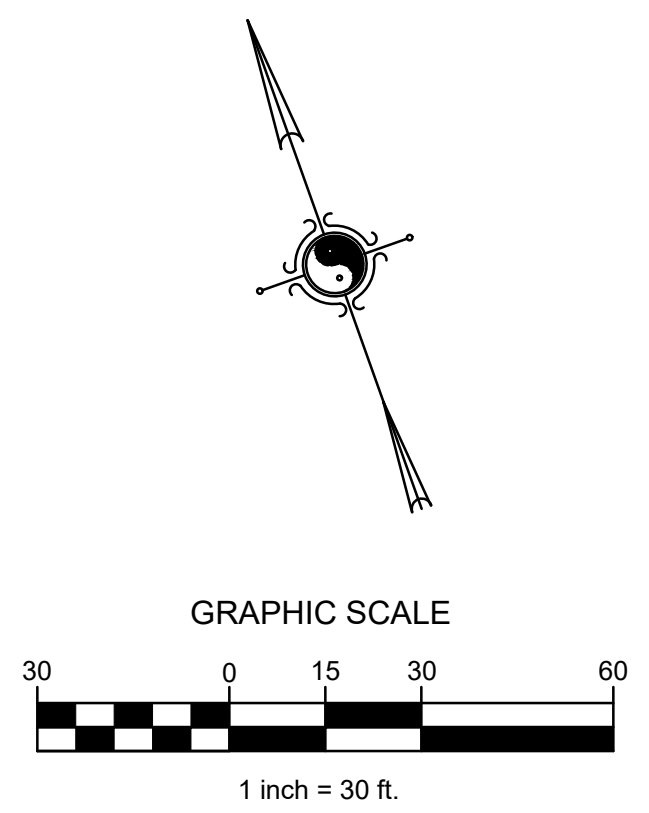
MONTECITO HOME ESTATES No. 2
PER BOOK 15, PAGES 209 & 210 OF MAPS

PARCEL 3
43,560 SQ.FT. / 1.000 AC GROSS

PARCEL 2 (SEE SHEET 5 OF 8)

MONTECITO HOME ESTATES
PER BOOK 15, PAGE 96 OF MAPS

Existing Easements Line Table		
Line #/Curve #	Bearing/Delta	Length
L1	N19° 33' 37"E	6.00
L2	N70° 24' 24"W	235.74
L3	S19° 35' 36"W	6.00
L4	S70° 24' 24"E	235.74
L5	N70° 24' 24"W	214.93
L6	N19° 35' 36"E	6.00
L7	S70° 24' 24"E	214.93
L8	N70° 24' 24"W	221.44
L9	S23° 31' 28"W	6.01
L10	S70° 24' 24"E	221.86
L11	N70° 24' 24"W	22.54
L13	N19° 35' 36"E	10.00
L14	N70° 24' 24"W	10.00
L15	S19° 35' 36"W	10.00
L16	S70° 24' 24"E	10.00
L17	N19° 33' 37"E	20.82



EXISTING EASEMENTS

SEE SHEETS 4,5,6 AND 7 FOR EASEMENT DETAILS

- ① PRIVATE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 25, 1958 AS INSTRUMENT NO. 29370 IN BOOK 1573, PAGE 247 OF OFFICIAL RECORDS.
- ② PRIVATE EASEMENT IN FAVOR OF MONTECITO SANITARY DISTRICT, FOR SEWER PURPOSES, SEWER PIPE LINE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 2, 1962 AS INSTRUMENT NO. 41401 IN BOOK 1954, PAGE 1370 OF OFFICIAL RECORDS.

EASEMENTS PER THIS MAP :

SEE SHEETS 4,5, AND 6 FOR EASEMENT DETAILS

- ① VARIABLE WIDTH PRIVATE RECIPROCAL INGRESS/EGRESS, PRIVATE STORM DRAIN, PRIVATE & PUBLIC UTILITY EASEMENT, PRIVATE INGRESS/EGRESS EASEMENT TO THE MONTECITO SANITARY DISTRICT PER THIS MAP.

LEGEND:

- (1) HORIZONTAL BASIS OF COORDINATES ARE NAD83, ZONE 5, EPOCH 2017.50 PER STATION 30 (GARDEN) AND 52 (BOX), PER RECORD OF SURVEY BOOK 212, PAGE 48-52
- (2) VERTICAL DATUM IS NAVD88, PER STATION 30 (GARDEN), PER RECORD OF SURVEY BOOK 212, PAGE 48-52. ELEVATION = 501.72 FEET.
- (3) (R) = RECORD OF SURVEY BOOK 39, PAGE 34 OF RECORD OF SURVEY
- (4) (R1) = RECORD PER GRANT DEED PER INST. No. 2018-0024758 OF OFFICIAL RECORDS.
- (5) (M) = INDICATES MEASURED GROUND DISTANCE UNLESS STATED OTHERWISE

BASIS OF BEARING SEE SHEET 2 OF 7 FOR CONTROL SCHEME AND BASIS OF BEARING.

SYMBOL LEGEND:

- = SET 1/2" IRON PIPE SET WITH TAG MARKED "L.S. 6419"
- ⦿ = FOUND 1/2" IRON PIPE WITH TAG MKD. "R.E. 2786", PER (R); (R1) INCORRECTLY CALLS FOR 3/4" PIPES, EXCEPT AT THE NW CORNER, WHICH CALLS FOR A 1/2" PIPE.
- ⦿ = FOUND 2" BRASS CAP MKD. "F.F.F.", PER (R) & (R1).

Easement Per This Map Line Table		
Line #	Direction	Length
L23	N19° 33' 37"E	20.00
L24	N16° 28' 40"E	14.13
L25	N28° 31' 20"W	41.85
L26	N82° 25' 08"W	16.49
L27	N83° 37' 13"W	21.27
L28	N06° 48' 06"E	18.00
L29	N83° 11' 54"W	20.00
L30	S06° 48' 06"W	18.00
L31	S19° 35' 36"W	20.04
L32	S83° 38' 14"E	75.66
L33	S28° 31' 20"E	37.53
L34	S70° 24' 18"E	203.46
L35	S19° 35' 36"W	20.00
L36	N70° 35' 46"W	3.88
L37	N70° 24' 18"W	91.83
L38	S64° 35' 42"W	14.14
L39	N70° 24' 17"W	41.66
L40	N25° 24' 18"W	14.14
L41	N70° 24' 18"W	49.98
L42	N70° 24' 18"W	38.53
L43	N70° 24' 18"W	15.28

Easement Per This Map Line Table		
Line #	Direction	Length
L44	N70° 24' 18"W	3.83
L45	S70° 35' 46"E	3.85
L46	N19° 35' 42"E	18.00
L47	N70° 24' 18"W	20.00
L48	S19° 35' 42"W	18.00
L49	N70° 24' 24"W	1.49
L50	N70° 24' 18"W	18.00
L51	S19° 35' 42"W	20.00
L52	S70° 24' 18"E	85.83
L53	N70° 24' 24"W	10.00
L54	N18° 22' 24"E	202.51
L55	S70° 21' 25"E	5.80
L56	N87° 41' 40"E	4.49
L57	S18° 22' 24"W	204.18
L58	N19° 35' 36"E	32.81
L59	N70° 24' 24"W	20.00
L60	S19° 35' 36"W	32.49
L61	S70° 24' 24"E	20.00
L62	N70° 24' 24"W	8.51
L63	N70° 24' 24"W	1.49
L64	N70° 24' 24"W	15.97

Easement Per This Map Curve Table			
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C7	63.00	55°06'51"	60.60
C8	58.23	42°03'13"	42.74
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C11	22.00	90°00'00"	34.56
C12	22.00	90°00'00"	34.56

PARCEL MAP No. 14,843

BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED AS PARCEL ONE IN A GRANT DEED RECORDED JUNE 14, 2018 AS INSTRUMENT No. 2018-0024758 OF O.R. AND AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 39, PAGE 34
SANTA BARBARA COUNTY RECORDS COUNTY OF SANTA BARBARA
~ STATE OF CALIFORNIA ~

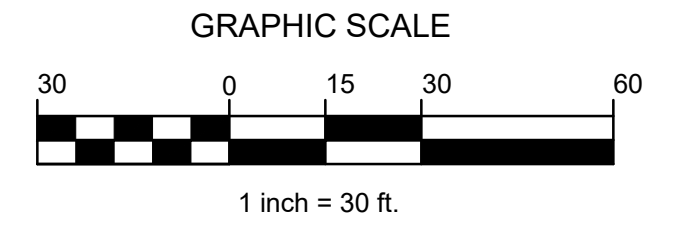
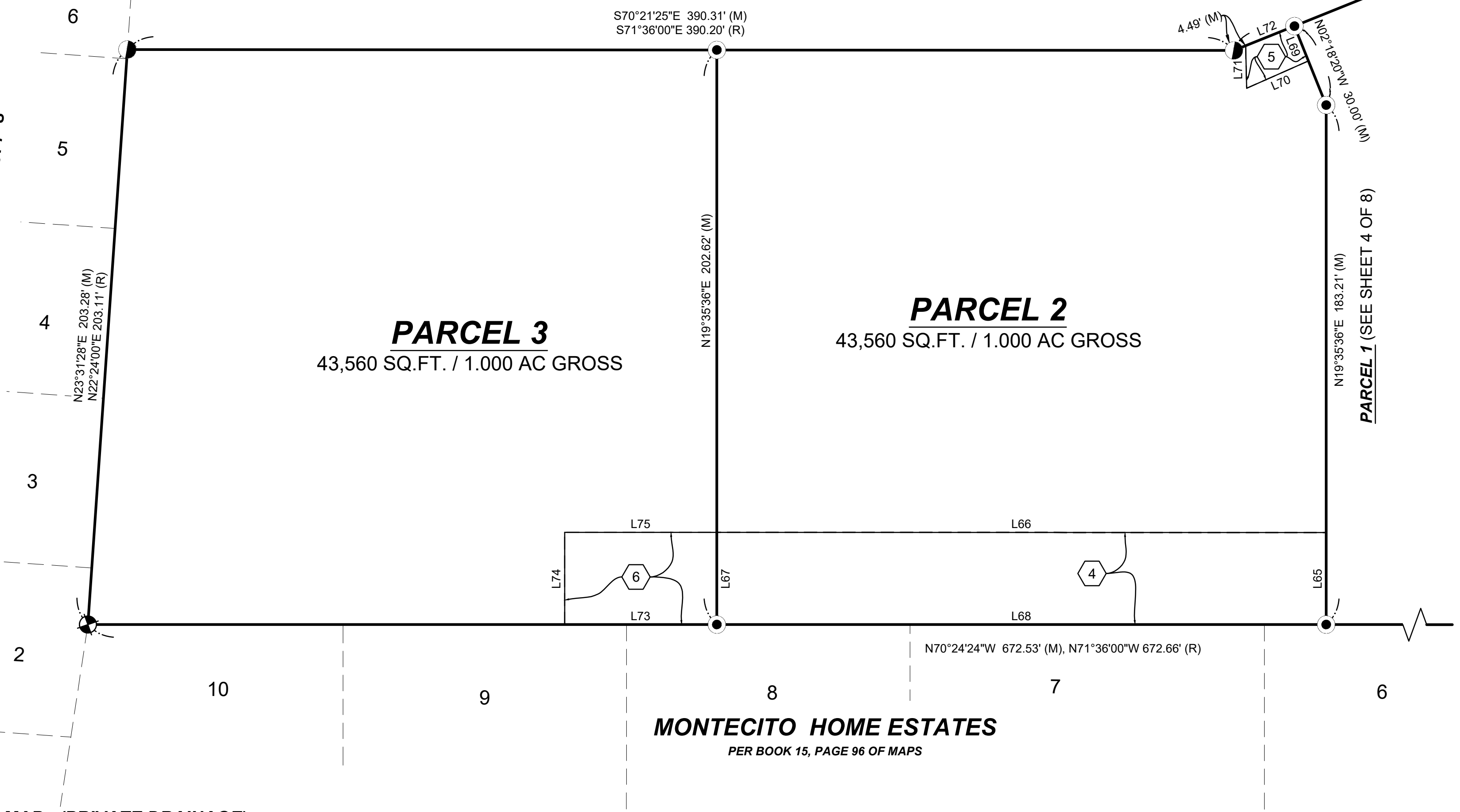
~ APRIL 2024 ~

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APN: 013-090-041
WESTMONT CAMPUS

MONTECITO HOME ESTATES No. 2
PER BOOK 15, PAGES 209 & 210 OF MAPS



Easement Per This Map Line Table		
Line #	Direction	Length
L65	N19° 35' 36"E	32.49
L66	N70° 24' 18"W	214.93
L67	S19° 35' 36"W	32.49
L68	S70° 24' 24"E	214.93
L69	S02° 18' 20"E	13.22
L70	S85° 41' 43"W	23.84
L71	N18° 22' 24"E	15.02
L72	N87° 41' 40"E	18.52
L73	N70° 24' 24"W	53.66
L74	N19° 35' 36"E	32.49
L75	S70° 24' 18"E	53.66

EASEMENTS PER THIS MAP : (PRIVATE DRAINAGE)

SEE SHEETS 4, 5, 6 AND 7 FOR EASEMENT DETAILS

- 4 32.49 FOOT WIDE PRIVATE DRAINAGE EASEMENT IN FAVOR OF PARCELS 1 AND 3 PER THIS MAP
- 5 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT IN FAVOR OF PARCEL 1 PER THIS MAP
- 6 32.49 FOOT WIDE PRIVATE DRAINAGE EASEMENT IN FAVOR OF PARCELS 1 AND 2 PER THIS MAP

LEGEND:

- (1) HORIZONTAL BASIS OF COORDINATES ARE NAD83, ZONE 5, EPOCH 2017.50 PER STATION 30 (GARDEN) AND 52 (BOX), PER RECORD OF SURVEY BOOK 212, PAGE 48-52
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BASIS OF BEARING SEE SHEET 2 OF 7 FOR CONTROL SCHEME AND BASIS OF BEARING.

SYMBOL LEGEND:

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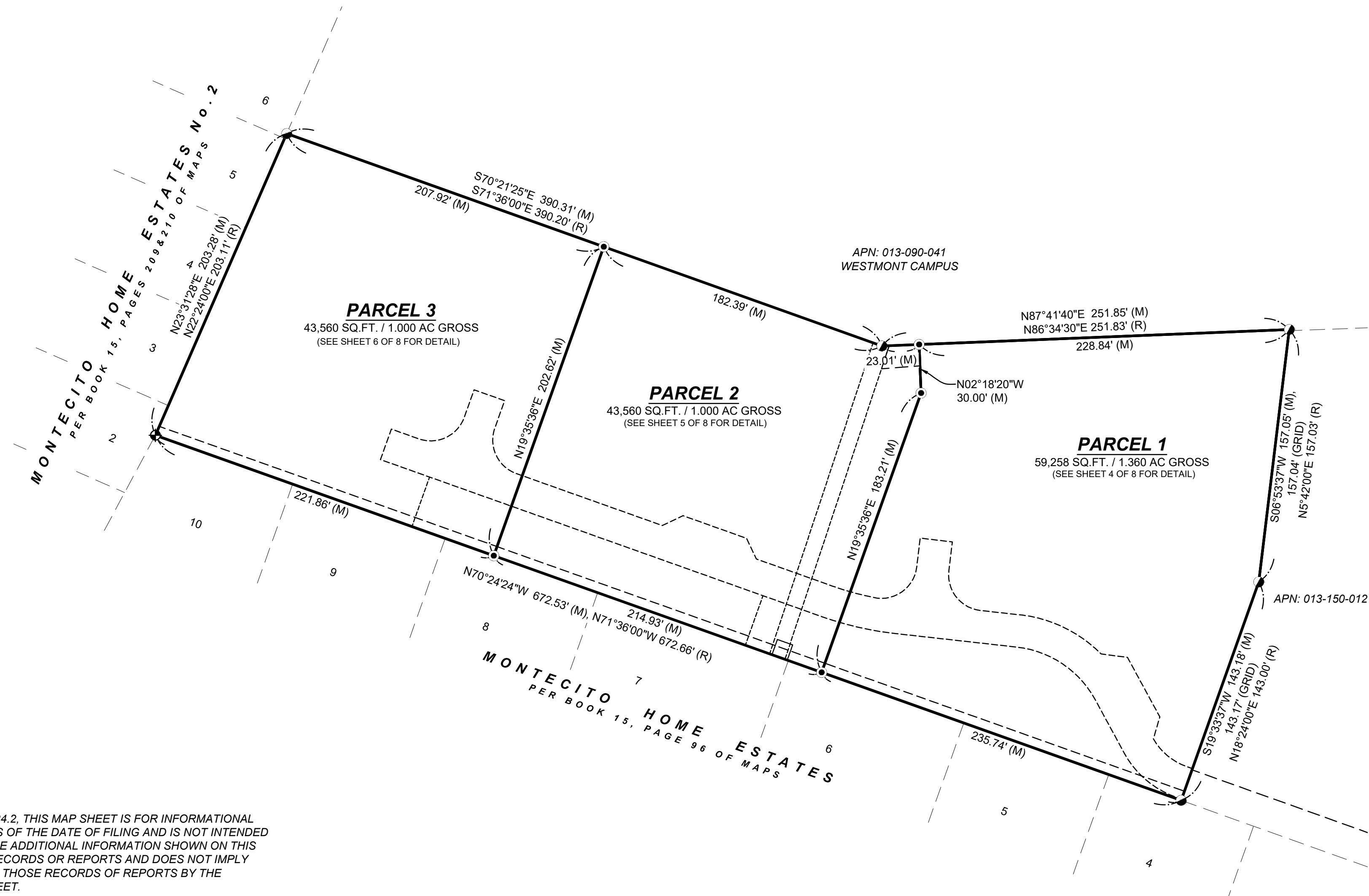
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SURVEYOR'S NOTE:

PURSUANT TO GOVERNMENT CODE 66434.2, 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 OF SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THE ADDITIONAL MAP SHEET.

NOTES:

1. PARCELS (1, 2, 3) ARE LOCATED WITHIN THE FEMA RECOVERY MAP HIGH HAZARD AREA. COMPLIANCE WITH FLOODPLAIN MANAGEMENT ORDINANCE 15A IS REQUIRED AT THE TIME OF LOT DEVELOPMENT. LOTS 1-3 WILL BE REQUIRED TO MITIGATE POST-DEVELOPMENT RUNOFF AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT, WHILE OBSERVING HISTORIC DRAINAGE PATTERNS.
2. EACH LOT SHALL MITIGATE FOR STORM WATER QUALITY AT THE TIME OF INDIVIDUAL OR COMBINED LOT DEVELOPMENT. EACH LOT SHALL BE REQUIRED TO SUBMIT A STORMWATER CONTROL PLAN FOR REVIEW, TOGETHER WITH A PLAN CHECK DEPOSIT TO COVER THE PLAN CHECK COSTS FOR PROJECT CLEAN WATER TIER 2 THROUGH 4 PROJECTS. TIER 2 THROUGH 4 PROJECTS ARE REQUIRED TO EXECUTE A PRIVATE WATER QUALITY SYSTEM MAINTENANCE AGREEMENT.
3. **BUYER BEWARE NOTICE.** THIS CONDITION SHALL SERVE AS A BUYER BEWARE NOTICE TO INSTRUCT FUTURE PROPERTY OWNERS THAT THE LOTS WERE CREATED WITHOUT A GUARANTEE OF PUBLIC WATER AND SEWER SERVICE AND THAT FUTURE LOT OWNERS WILL BE REQUIRED TO DEMONSTRATE ADEQUATE PUBLIC WATER AND SEWER SERVICE PRIOR TO OBTAINING ZONING AND BUILDING PERMITS FOR FUTURE LOT DEVELOPMENT.

SYMBOL LEGEND:

- = SET 1/2" IRON PIPE SET WITH TAG MARKED "L.S. 6419"
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- ◆ = FOUND 2" BRASS CAP MKD. "F.F.F.", PER (R) & (R1).

**INFORMATIONAL MAP SHEET
PARCEL MAP No. 14,843**

BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED AS PARCEL ONE IN A GRANT DEED RECORDED JUNE 14, 2018 AS INSTRUMENT No. 2018-0024758 OF O.R. AND AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 39, PAGE 34
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