

Recording Requested By And To Be Returned To:

Clerk of the Board of Supervisors  
105 East Anapamu Street  
Santa Barbara, California 93101

Presented for recording pursuant to California Government Code Section 6103

Recorded in Official Records  
County of Santa Barbara

JOSEPH E. HOLLAND  
County Clerk-Recorder

DOC # 2022-0005949

02/02/2022  
03:41 PM  
SBC

Titles: 1 Pages: 7

E28

Fees: \$0.00  
Taxes: \$0.00  
CA SB2 Fee: \$0.00  
Total: \$0.00

No Tax Due

THIS SPACE RESERVED FOR RECORDER ONLY (Gov. Code § 27361.6)

**GRANT OF EASEMENT FOR RIDING AND HIKING TRAIL**

APN 007-030-019

Claudia Arango and Tomas Villamil, wife and husband as joint tenants (**Grantor**), owners of the real property commonly known as 843 Park Hill Lane, Santa Barbara, California (APN 007-030-019) and identified with specificity in attached **Exhibit A** and incorporated herein by this reference (**Property**),

do hereby grant to

**County of Santa Barbara**, a political subdivision of the State of California (**Grantee**) a non-exclusive easement and right-of-way for nonmotorized riding and hiking trail purposes over that certain ten (10) foot wide strip of land over the Property (**Easement**) described in attached **Exhibit B** and graphically depicted in attached **Exhibit C**, both exhibits incorporated herein by this reference;

UPON THE CONDITION AND RESERVATION that motorized access to, along and across said easement shall be limited to County Law enforcement, emergency and trail maintenance vehicles only and such vehicles shall not park at any time within the Easement or on the Property; and

UPON THE FURTHER CONDITION AND RESERVATION that no encroachments or obstructions shall be placed or constructed by Grantor or their heirs, successors or assigns, within this Easement without prior written permission from the County of Santa Barbara, other than an access gate which allows equestrian and hiker access at all times. Grantee shall have all Easement maintenance and repair obligations except the paved driveway and access gate within the Easement.

Dated: Dec. 13<sup>th</sup> 2021 By:   
Claudia Arango

Tomas Villamil  
Tomas Villamil

APPROVED AS TO FORM  
RACHEL VAN MULLEM,  
COUNTY COUNSEL

By:   
Mike Munoz, Senior Deputy

Date: 12/15/2021

ACCEPTED:  
COUNTY OF SANTA BARBARA

By:   
Chair, Board of Supervisors  
JOAN HARTMANN

Date: 1-11-22

**Exhibit A**  
**(Arango Property- 843 Park Hill Lane, Santa Barbara, California)**

That certain tract of land in the County of Santa Barbara, State of California, shown and designated as Lot "1" on A Record of Survey for Lot Line Adjustment, recorded June 3, 1997 in Book 148, Page 72 of Record of Surveys, in the Office of the County Recorder of said County.

## Exhibit B

A strip of land ten (10.00) feet wide, measured at right angles, over that portion of Lot I of the Bonato Tract and Lot 1 of lot line adjustment 96-LA-017, in the County of Santa Barbara, State of California as shown on a Record of Survey filed in Book 36, Page 13 and as shown on a Record of Survey filed in Book 148, Page 72, both of Record of Surveys, respectively, in the office of the County Recorder of said County, the centerline of which is described as follows:

Commencing at a ½ inch iron pipe, set at the intersection of the westerly line of said Lot 1, and the northerly line of Park Hill Lane, a 40 foot wide private road, as shown on said record of survey filed in Book 36, Page 13 of Record of Surveys, located at California Coordinate System of 1983, Zone 5, (CCS83, Zone 5) (1991.35 epoch) 1989728.57 North, 6073537.40 East, from which a ½ inch iron pipe, with tag RCE 2786 set at the westerly terminus of the line between Lots D and H of said Bonato Tract, shown as having a bearing of North 76°14'20" West and a distance of 83.15 feet and located at CCS83, Zone 5 coordinates of 1989644.74 North, 6073134.43 East, bears South 78°14'55" West, a distance of 411.60 feet, the bearing on the easterly line of said Lot 1 is North 3°25'46" East and is shown on said Record of Survey filed in Book 148, Page 72 as having a bearing of North 1°26'11" East;

Thence South 48°13'11" West, a distance of 96.27 feet to the True Point of Beginning.

Thence 1" North 88°37'20" East, a distance of 19.78 feet;

Thence 2<sup>nd</sup> South 76°54'59" East, a distance of 19.63 feet;

Thence 3<sup>rd</sup> North 85°21'34" East, a distance of 24.35 feet;

Thence 4<sup>th</sup> North 82°29'23" East, a distance of 12.04 feet;

Thence 5<sup>th</sup> North 85°07'59" East, a distance of 10.72 feet;

Thence 6<sup>th</sup> North 76°36'42" East, a distance of 21.45 feet;

Thence 7<sup>th</sup> South 88°43'17" East, a distance of 11.38 feet;

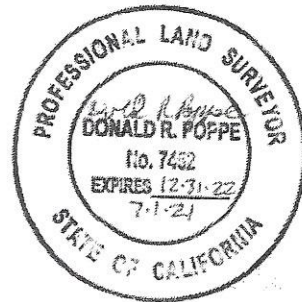
Thence 8<sup>th</sup> South 81°35'15" East, a distance of 11.31 feet;

Thence 9<sup>th</sup> South 82°32'39" East, a distance of 8.50 feet;

Thence 10<sup>th</sup> North 86°53'25" East, a distance of 17.39 feet;

Thence 11<sup>th</sup> South 87°43'42" East, a distance of 17.86 feet;

Thence 12<sup>th</sup> South 88°11'58" East, a distance of 13.16 feet;



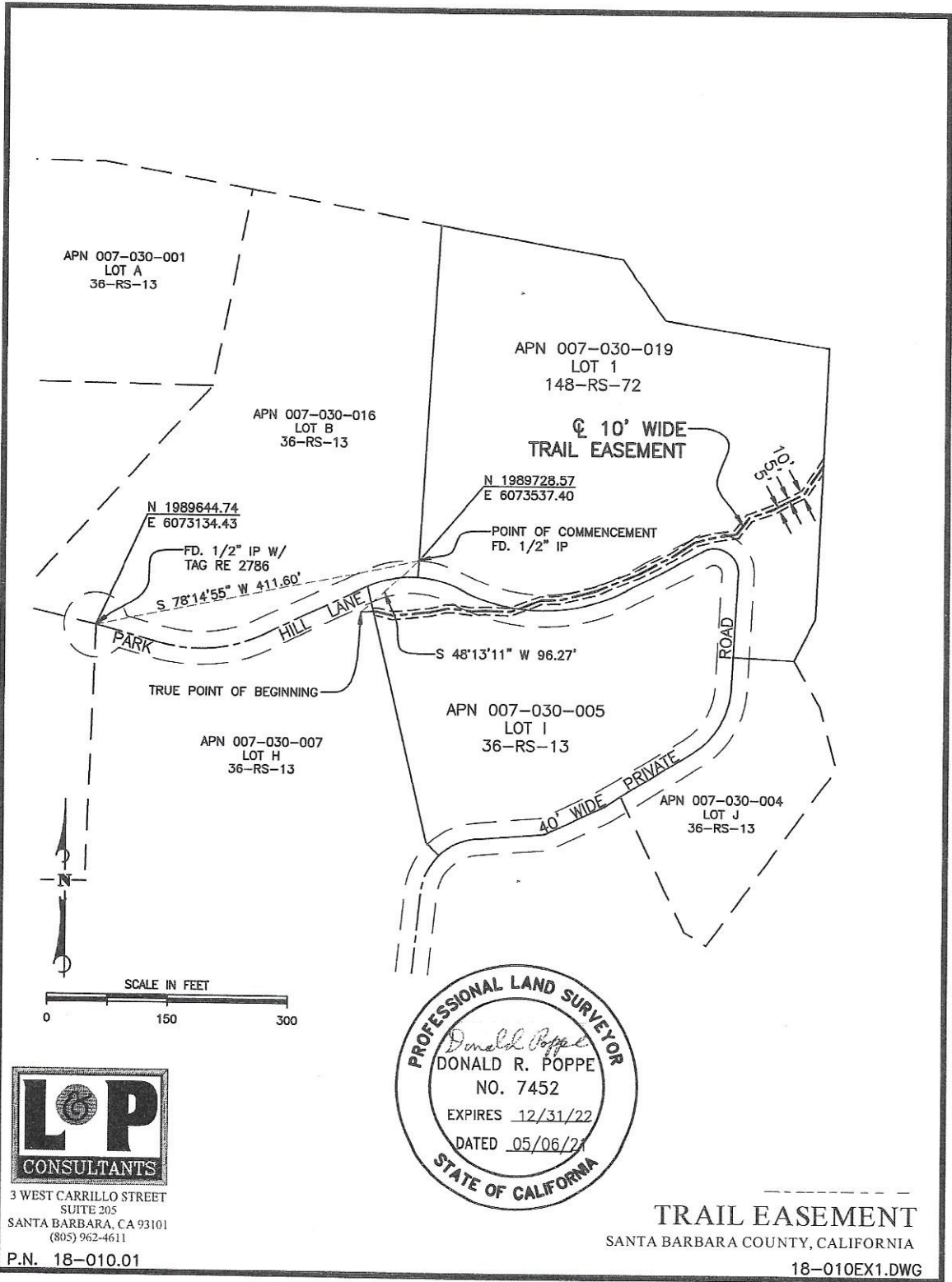
Thence 13<sup>th</sup> North 68°33'44" East, a distance of 40.29 feet;  
Thence 14<sup>th</sup> North 88°10'14" East, a distance of 23.14 feet;  
Thence 15<sup>th</sup> North 75°55'11" East, a distance of 49.28 feet;  
Thence 16<sup>th</sup> North 67°28'02" East, a distance of 54.56 feet;  
Thence 17<sup>th</sup> North 63°13'42" East, a distance of 46.12 feet;  
Thence 18<sup>th</sup> North 56°50'52" East, a distance of 34.58 feet;  
Thence 19<sup>th</sup> North 75°42'10" East, a distance of 28.15 feet;  
Thence 20<sup>th</sup> North 81°52'39" East, a distance of 25.59 feet;  
Thence 21<sup>st</sup> North 37°31'12" East, a distance of 25.59 feet;  
Thence 22<sup>nd</sup> North 70°29'47" East, a distance of 32.48 feet;  
Thence 23<sup>rd</sup> North 62°18'51" East, a distance of 42.27 feet;  
Thence 24<sup>th</sup> North 33°53'01" East, a distance of 42.64 feet to a point in the easterly line of said Lot 1.

The sidelines of said strip shall be lengthened or shortened as necessary to begin on the westerly boundary of said Lot I, meet at angle points, and terminate on the easterly boundary of said Lot 1.

The bearings and distance shown hereon are based on the California Coordinate System of 1983 (CCS83)(1991.35 Epoch), Zone 5, (US Survey Feet). Multiply distances shown herein by 1.000091541 to obtain ground distances. Ccs83, Zone 5 coordinates were established by GPS ties to CORS "RCA2" as shown on the Record of Survey filed in Book 171, Pages 24 and 25 of Record of Surveys.



Exhibit C



**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 California  
County of Santa Barbara

On December 13, 2024 before me, Randall L. Figgins, Notary Public  
(insert name and title of the officer)

personally appeared Claudia Arango + Tomas Vilbamil  
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.

Signature Randall L. Figgins (Seal)



**CERTIFICATE OF ACCEPTANCE**

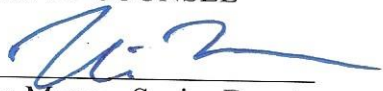
STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: SS.

This is to certify that the interest in real property conveyed by the Grant of Easement for Riding and Hiking Trail dated December 13, 2021, from Claudia Arango and Tomas Villamil to the COUNTY OF SANTA BARBARA, a political subdivision of the State of California is accepted by the Board of Supervisors of the County of Santa Barbara, on January 11, 2022, as Grantee consents to the recordation of said deed by its duly authorized officer.

WITNESS my hand and official seal


this 11th day of January, 2022.

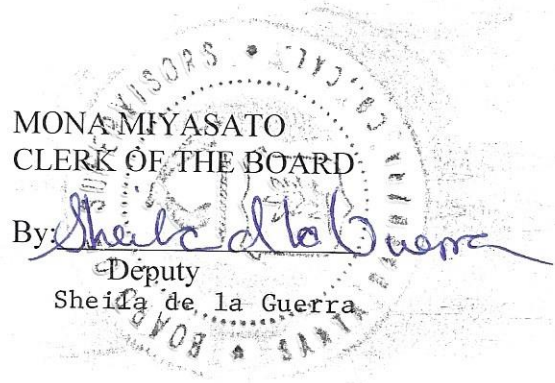
APPROVED AS TO FORM  
RACHEL VAN MULLEM,  
COUNTY COUNSEL

By:   
Mike Munoz, Senior Deputy

Date: 12/15/21

MONA MIYASATO  
CLERK OF THE BOARD

By:   
Deputy  
Sheida de la Guerra



Recording Requested By And To Be Returned To:

Clerk of the Board of Supervisors  
105 East Anapamu Street  
Santa Barbara, California 93101

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County of Santa Barbara

JOSEPH E. HOLLAND  
County Clerk-Recorder  
DOC # 2022-0005950

02/02/2022	Titles: 1	Pages: 7
03:41 PM	Fees:	\$0.00
SBC	Taxes:	\$0.00
E28	CA SB2 Fee:	\$0.00
	Total:	\$0.00

No Tax Due

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### GRANT OF EASEMENT FOR RIDING AND HIKING TRAIL

APN 007-030-005

John E. Byrne and Penelope S. Kapousouz, Husband and Wife as Community Property (**Grantor**), owners of the real property commonly known as 812 Park Hill Lane (APN 007-030-005) and described with specificity in attached Exhibit A and incorporated herein by this reference (**Property**),

do hereby grant to

County of Santa Barbara, a political subdivision of the State of California (**Grantee**) a non-exclusive easement and right-of-way for nonmotorized riding and hiking trail purposes over that certain ten (10) foot wide strip of land over the Property (Easement) described in attached Exhibit B and graphically depicted in attached Exhibit C, both exhibits incorporated herein by this reference;

UPON THE CONDITION AND RESERVATION that motorized access to, along and across said easement shall be limited to County Law enforcement, emergency and trail maintenance vehicles only and such vehicles shall not park at any time within the Easement or on the Property; and

UPON THE FURTHER CONDITION AND RESERVATION that no encroachments or obstructions shall be placed or constructed by Grantor or their heirs, successors or assigns, within this Easement without prior written permission from the County of Santa Barbara, other than an access gate which allows equestrian and hiker access at all times. Grantee shall have all Easement maintenance and repair obligations except the paved driveway and access gate within the Easement.

Dated: 12/16/21 By: Penelope S. Kapousouz  
 Penelope S. Kapousouz  
John E. Byrne  
 John E. Byrne

APPROVED AS TO FORM  
RACHEL VAN MULLEM,  
COUNTY COUNSEL

By: Mike Munoz  
Mike Munoz, Senior Deputy

Date: 12/21/2021

ACCEPTED:  
COUNTY OF SANTA BARBARA

By: Joan Hartmann  
Chair, Board of Supervisors  
JOAN HARTMANN

Date: 1-11-22



**Exhibit A**  
**(Byrne Property-812 Park Hill Lane, Santa Barbara, California)**

DESCRIPTION:

All that certain land situated in the State of California in the unincorporated area of the County of Santa Barbara, described as follows:

PARCEL ONE:

That certain real property in the County of Santa Barbara, State of California, described as follows:

Beginning at a one-half inch survey pipe set on the center line of a 40 foot private road at the most Northerly corner of the tract of land described in Deed to Ned B. Tilt, et ux., recorded August 16, 1954, as Instrument No. 13921, in Book 1261, Page 3 of Official Records, in the Santa Barbara County Records, from which a one half inch survey pipe set on the Southerly line of said road, bears South 5°29' East 20.00 feet distant, said point of beginning being more fully shown on a record of survey map filed in Book 31, Page 27 of Record of Surveys, in the said County Records, thence along the Northerly line of said Tilt Tract of land and along the center line of said 40 foot road the following two courses and distances, 1st, South 84°31' West 85.00 feet to alone-half inch survey pipe set at the beginning point of a curve to the left, having a radius of 75 feet and a delta of 39°54' and 2nd Southwesterly along the arc of said curve 52.23 feet to the end thereof, thence 3rd, North 45°23' West 22.76 feet to a one-half inch survey pipe, thence 4th, North 14°28'20" West 325.00 feet to a point on the center line of a 40 foot private road easement, said point being the beginning, point of a curve concave to the South whose radial center bears South 26°31' East 127.81 feet and has a delta of 53°09'40" thence along said center line the following courses and distances, 5th, Easterly along the arc of said curve, 118.59 feet to the end of said curve and the beginning a reverse curve to the left, having a radius of 223.60 feet and a delta of 55°14' thence 6th, along the arc of said curve 215.55 feet in an Easterly and Northeasterly direction to the end of said curve, thence 7th, North 61°24'40" East 108.77 feet to the beginning of a curve to the right, having a radius of 30 feet and a delta of 120.35 thence 8th, along the arc of said curve, 63.14 feet in a Northeasterly, Easterly, Southeasterly and Southerly direction to the end of said curve, thence 9th, South 1°59'40" West 141.70 feet to the beginning of a curve to the right, having a radius of 100 feet and a delta of 55°13'20" thence 10th, along the arc of said curve, 96.38 feet in a Southwesterly direction to the end of said curve, thence 11th, South 57°13' West 129.17 feet, and 12th, South 63°44' West 82.44 feet to the point of beginning.

## Exhibit B

A strip of land ten (10.00) feet wide, measured at right angles, over that portion of Lot I of the Bonato Tract and Lot 1 of lot line adjustment 96-LA-017, in the County of Santa Barbara, State of California as shown on a Record of Survey filed in Book 36, Page 13 and as shown on a Record of Survey filed in Book 148, Page 72, both of Record of Surveys, respectively, in the office of the County Recorder of said County, the centerline of which is described as follows:

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Thence South 48°13'11" West, a distance of 96.27 feet to the True Point of Beginning.

Thence 1<sup>st</sup> North 88°37'20" East, a distance of 19.78 feet;

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Thence 3<sup>rd</sup> North 85°21'34" East, a distance of 24.35 feet;

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Thence 6<sup>th</sup> North 76°36'42" East, a distance of 21.45 feet;

Thence 7<sup>th</sup> South 88°43'17" East, a distance of 11.38 feet;

Thence 8<sup>th</sup> South 81°35'15" East, a distance of 11.31 feet;

Thence 9<sup>th</sup> South 82°32'39" East, a distance of 8.50 feet;

Thence 10<sup>th</sup> North 86°53'25" East, a distance of 17.39 feet;

Thence 11<sup>th</sup> South 87°43'42" East, a distance of 17.86 feet;

Thence 12<sup>th</sup> South 88°11'58" East, a distance of 13.16 feet;

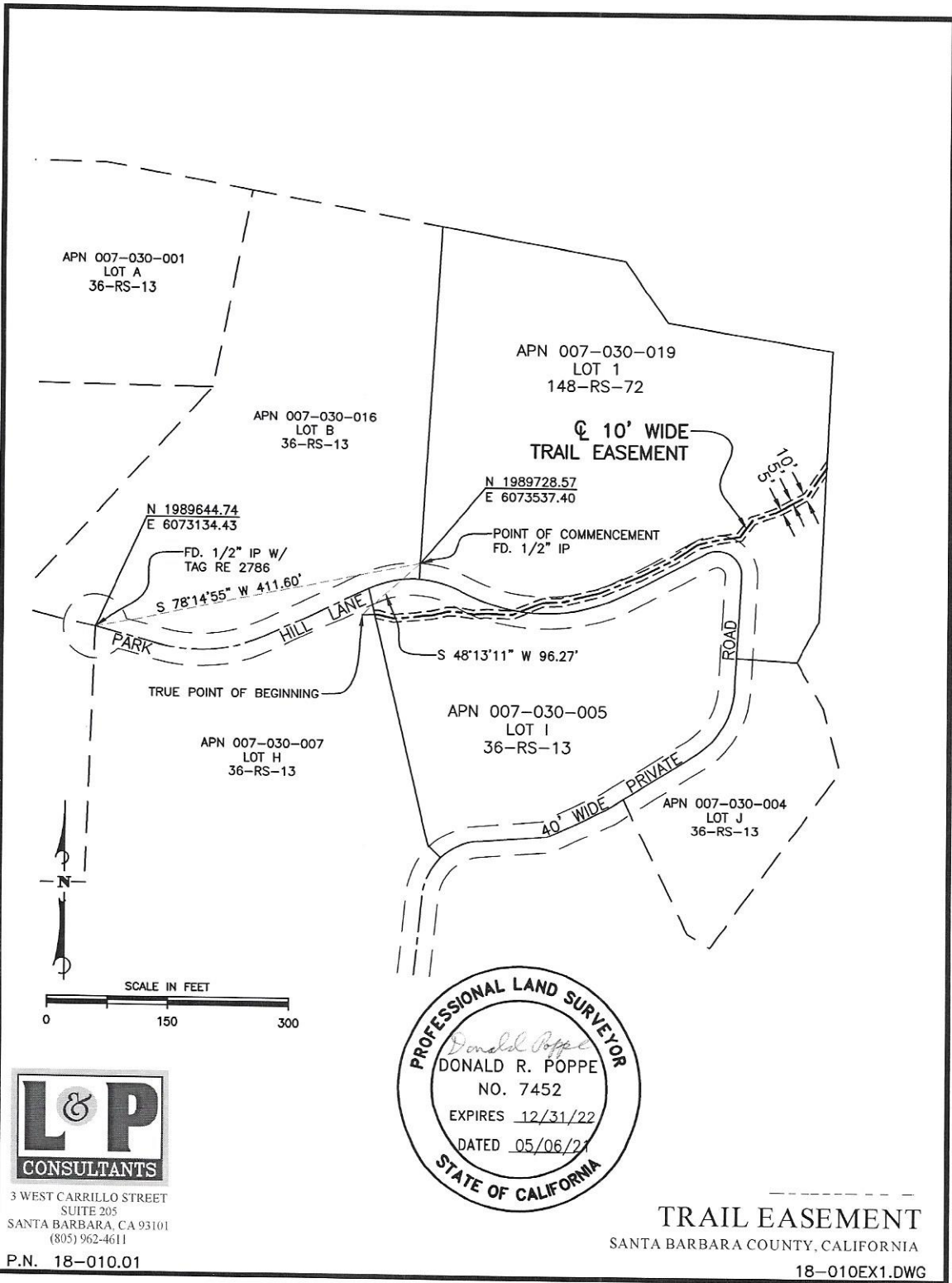


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Thence 14<sup>th</sup> North 88°10'14" East, a distance of 23.14 feet;  
Thence 15<sup>th</sup> North 75°55'11" East, a distance of 49.28 feet;  
Thence 16<sup>th</sup> North 67°28'02" East, a distance of 54.56 feet;  
Thence 17<sup>th</sup> North 63°13'42" East, a distance of 46.12 feet;  
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Thence 23<sup>rd</sup> North 62°18'51" East, a distance of 42.27 feet;  
Thence 24<sup>th</sup> North 33°53'01" East, a distance of 42.64 feet to a point in the easterly line of said Lot 1.

The sidelines of said strip shall be lengthened or shortened as necessary to begin on the westerly boundary of said Lot I, meet at angle points, and terminate on the easterly boundary of said Lot 1.

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Exhibit C



3 WEST CARRILLO STREET  
SUITE 205  
SANTA BARBARA, CA 93101  
(805) 962-4611

P.N. 18-010.01



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.

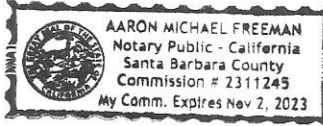
State of California  
County of SANTA BARBARA

On DECEMBER 16, 2021 before me, AARON MICHAEL FREEMAN, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared FENCLUPE S. KAROUSOUR AND JOHN E BYRNE  
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.



Signature [Handwritten Signature] (Seal)

**CERTIFICATE OF ACCEPTANCE**

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: SS.

This is to certify that the interest in real property conveyed by the Grant of Easement for Riding and Hiking Trail dated December 16, 2021, from Penelope Kapousouz and John Byrne to the COUNTY OF SANTA BARBARA, a political subdivision of the State of California is accepted by the Board of Supervisors of the County of Santa Barbara, on January 11, 2022, as Grantee consents to the recordation of said deed by its duly authorized officer.

WITNESS my hand and official seal


this 11th day of January, 2022.

APPROVED AS TO FORM  
RACHEL VAN MULLEM,  
COUNTY COUNSEL

By:   
Mike Munoz, Senior Deputy

Date: 12/15/21

MONAMIYASATO  
CLERK OF THE BOARD

By:   
Deputy  
Sheila de la Guerra

