

P.M. 74

OWNER'S STATEMENT

We, the undersigned, hereby state that we are all the owners of and all parties having any record title in the real property included within the subdivision and project shown on this map and that each of us does hereby consent to the filing and/or recordation of this map.

We hereby dedicate to the public for public use all streets, shown on this map and we dedicate to the public the easements for drainage and slope purposes so designated on this map and all uses incident thereto.

We hereby reserve to ourselves, our heirs and assigns for the use and benefit of the several public utility companies which are authorized to serve in said subdivision, easements for public utility purposes, delineated on said map as "Public Utility Easement", or "P.U.E."

Lucia Mar Unified School District, a political subdivision of the State of California, who acquired title as Arroyo Grande High School District and as Arroyo Grande Union High School District

By: John M. Taylor
Secretary, Board of Trustees

John M. Taylor, surviving trustee of the "Survivor's Trust" and the "Taylor Family Trust" established under the E. and E. Taylor Living Trust U/T/A dated December 1, 1978

By: John M. Taylor
John M. Taylor, Trustee

CITY CLERK'S STATEMENT

I, the undersigned ~~deputy~~ clerk of the City of Arroyo Grande, do hereby certify that the City Council of the City of Arroyo Grande, State of California, did on August 11, 2009 approve this Parcel Map AG PM 06-0004, in accordance with provisions of the subdivision map act and local ordinance and that the 25 foot wide offer of dedication shown hereon for Valley Road was accepted on behalf of the public and that the offers of dedication shown hereon for streets, drainage and slope easements were rejected without prejudice. I also do hereby certify that the City Council did order the abandonment of the public streets or public easements, within the limits of this map, recorded September 29, 1964 in Book 1317, Pages 83, 89, and 97, recorded July 17, 2000 as Instrument No. 2000-039507, and recorded February 27, 2007, as Instrument No. 2007-013203 of Official Records in the County Clerk-Recorder's Office, are hereby abandoned in accordance with Government Code Section 66445(i) with the filing of this map.

Kelly Wetmore
Deputy Clerk of the City of Arroyo Grande

PARCEL MAP AG PM 06-0004

Being a subdivision of a portion of Lot 103, 107 and 108 of the Ranchos Corral de Piedra, Pismo de Chamisal, in the City of Arroyo Grande, County of San Luis Obispo, State of California, according to the map filed in Book A, Page 65 of Maps, in the Office of the County Recorder of said County

ACKNOWLEDGMENT

State of California
County of San Luis Obispo

On June 11, 2009 before me, K. LeMay, Notary Public
(insert name and title of the officer)

personally appeared James Hogeboom
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 K. LeMay Name Printed K. LeMay

County of San Luis Obispo
Commission Expires 3/21/12
Commission # 1794130



CITY ENGINEER'S STATEMENT

~~Donald Spagnolo~~
I, Michael E. Linn, City Engineer of the City of Arroyo Grande, do hereby state that I have examined this map, that the subdivision shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof and that all provisions of the Subdivision Map Act and the ordinances of the City of Arroyo Grande applicable at the time of approval of the tentative map have been complied with.

Michael E. Linn
City Engineer
Date 8/31/2009
MICHAEL E. LINN RCE 52510 EXPIRES 12/31/2010

I, Craig Campbell, acting on behalf of the City Engineer of the City of Arroyo Grande as allowed under Section 66431 of the Subdivision Map Act, do hereby state that I have examined the map shown hereon and I am satisfied that this map is technically correct.

Craig Campbell
Craig Campbell LS 5261 exp. 12/31/2009 Date 7/21/09

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 Don Spagnolo in September 2006. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any. I hereby state that all the monuments are of the character and occupy the positions indicated or that they will be set in those positions within one year of the recordation of this map and that the monuments are, or will be, sufficient to enable the survey to be retraced.

Date: 12/22/08
George Y. Marchenko
George Y. Marchenko L.S. 6964 (Lic Exp 9/30/09)



COUNTY RECORDER'S STATEMENT

Filed this 31st day of MAY, 2009 at 8:16 A.M. in Book 74 of Parcel Maps, at Page 95-99 at the request of George Y. Marchenko.

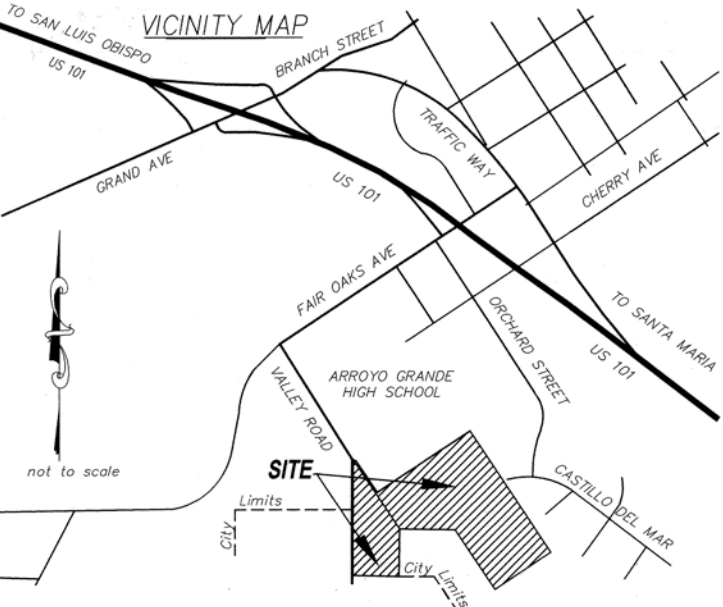
Document No 2011025547 Fee : \$ 16.00

Julie L. Rodewald
County Recorder By: Demond Fagan
Deputy

PLANNING COMMISSION'S STATEMENT

I hereby state that this Parcel Map AG 06-0004 conforms to the Tentative Map thereof, approved by the Planning Commission of the City of Arroyo Grande, California.

Teresa J. McElis
Secretary of the Planning Commission Date 5-25-11



ACKNOWLEDGMENT

State of California
County of San Luis Obispo

On June 2, 2009 before me, K. LeMay, Notary Public
(insert name and title of the officer)

personally appeared John M. Taylor
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 K. LeMay Name Printed K. LeMay

County of San Luis Obispo
Commission Expires 3/21/12
Commission # 1794130

SOILS REPORT

Earth Systems Pacific
2049 North Preisker Lane
Suite E
Santa Maria, CA. 93454
May 23, 2008 File No.: SL-15652-SA
& 2009 Supplemental Letter Pending



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SAN LUIS OBISPO, CA 93401
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www.wallacegroup.us
File 0232-0506-0049

PARCEL MAP AG PM 06-0004

Being a subdivision of a portion of Lot 103, 107 and 108 of the Ranchos Corral de Piedra, Pismo de Chamisal, in the City of Arroyo Grande, County of San Luis Obispo, State of California, according to the map filed in Book A, Page 65 of Maps, in the Office of the County Recorder of said County

Signature Omissions Statement

The following signatures have been omitted under the provisions of Section 66436 (a) (3) (A) (i) of the Subdivision Map Act as their interests are such that they can not ripen into a fee title and such signatures are not required by the governing body.

Union Oil Company of California; an easement for pipelines and incidental purposes, recorded July 20, 1906 in Book 70 of Deeds, Page 385:

Document(s) declaring modifications thereof recorded April 14, 1938 as Book 236 Page 259 of Official Records.

Document(s) declaring modifications thereof recorded April 16, 1941 as Book 294 Page 268 of Official Records.

Isabelle E. Ballagh, et al; an easement for pumping plan, pipes and incidental purposes recorded November 10, 1925 in Book 7, Page 246 of Official Records.

Document(s) declaring modifications thereof recorded June 11, 2004 as Instrument No. 2004-051468 of Official Records.

Santa Maria Gas Company, a Corporation; an easement for pipeline recorded March 18, 1932 in Book 120, Page 392 of Official Records.

Isabelle E. Ballagh, et al; an easement for ingress, egress, road, pipeline and incidental purposes, recorded April 30, 1940 in Book 276, Page 485 of Official Records.

Pacific Gas and Electric Company, a California Corporation; an easement for electrical facilities and incidental purposes recorded December 5, 1941 in Book 310, Page 374 of Official Records.

Southern Counties Gas Company of California, a corporation; an easement for pipe line and incidental purposes, recorded July 9, 1942 as Book 334 Page 352 of Official Records.

Southern California Gas Company, a California Corporation; an easement for public utilities recorded October 23, 1950 in Book 583, Page 491 of Official Records.

Paul M. Hoddox and Hazel E. Nadda; an easement for well, pipeline, ingress, egress and incidental purposes recorded October 9, 1959 in Book 1027, Page 100 of Official Records.

Pacific Gas and Electric Company, a California Corporation; an easement for public utilities recorded October 25, 1967 in Book 1453, Page 366 of Official Records.

Pacific Gas and Electric Company, a California Corporation; an easement for public utilities recorded May 24, 1990 as Instrument No. 1990-35220 of Official Records.

JH Land Partnership, LP; an easement for access road, utilities and incidental purposes recorded December 29, 1999 as Instrument No. 1999-089542 of Official Records.

TRUSTEE'S STATEMENT

Farm Credit West, FLCA, as trustee under Deed of Trust recorded December 17, 2007 as Instrument No. 2007-080418 of Official Records of the County of San Luis Obispo, California.

By: Brian Boersma
Its: Assistant Vice President

ACKNOWLEDGMENT

State of California
County of San Luis Obispo

On July 9, 2009 before me, K. LeMay, Notary Public
(insert name and title of the officer)

personally appeared Brian Boersma
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.

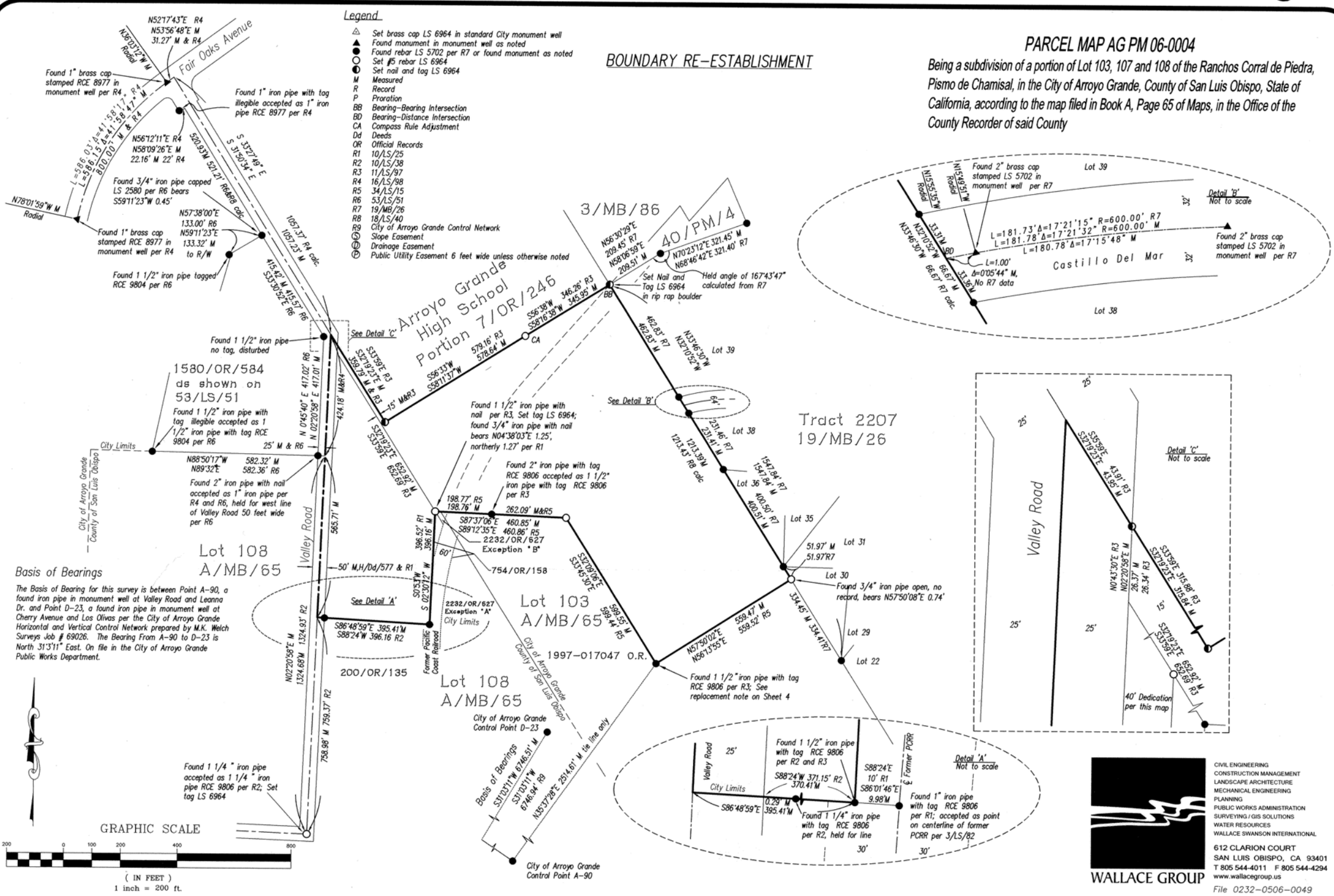
Signature K. LeMay Name Printed K. LeMay

County of San Luis Obispo
Commission Expires 3/21/12
Commission # 1794130



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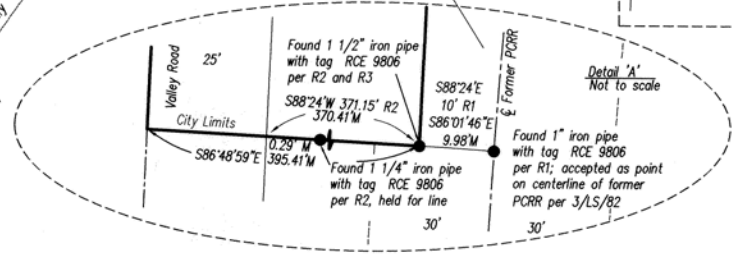
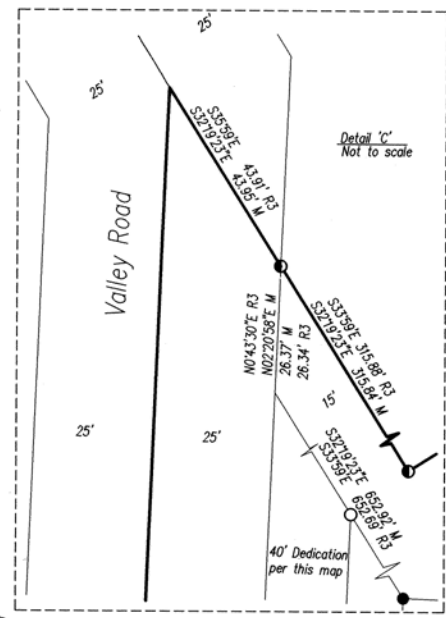
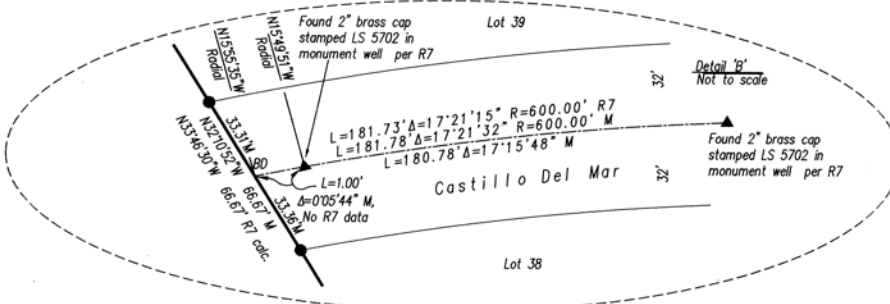
P.M.74



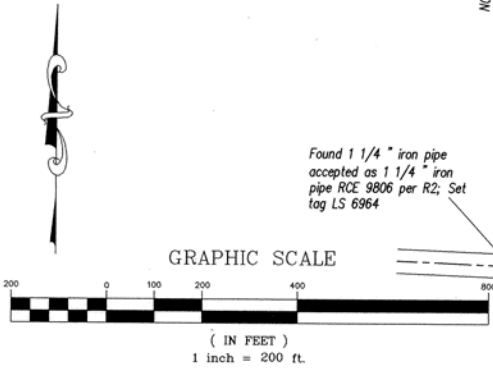
BOUNDARY RE-ESTABLISHMENT

PARCEL MAP AG PM 06-0004

Being a subdivision of a portion of Lot 103, 107 and 108 of the Ranchos Corral de Piedra, Pismo de Chamisal, in the City of Arroyo Grande, County of San Luis Obispo, State of California, according to the map filed in Book A, Page 65 of Maps, in the Office of the County Recorder of said County



Basis of Bearings
 The Basis of Bearing for this survey is between Point A-90, a found iron pipe in monument well at Valley Road and Laenna Dr. and Point D-23, a found iron pipe in monument well at Cherry Avenue and Los Olivos per the City of Arroyo Grande Horizontal and Vertical Control Network prepared by M.K. Welch Surveys Job # 69026. The Bearing From A-90 to D-23 is North 31°3'11" East. On file in the City of Arroyo Grande Public Works Department.



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File 0232-0506-0049

P.M. 74

LINE	LENGTH	BEARING
L1	81.73	N46°56'29"W
L2	65.08	N46°56'29"W
L3	108.65	S87°40'30"E
L4	111.69	S32°19'23"E
L5	43.61	S87°40'30"E
L6	58.66	S87°40'30"E
L7	63.96	S32°09'06"E
L8	36.42	S87°37'06"E
L9	16.65	S46°56'29"E
L10	180.23	S32°19'23"E
L11	15.00	N58°11'37"E
L12	66.97	S32°19'23"E
L13	69.54	N27°46'46"W
L14	15.28	S27°46'46"W
L15	81.73	N46°56'29"W
L16	108.64	N87°40'30"W

Non Plottable Easements

Well, pipeline, ingress and egress reserved per 1027/OR/100; calls for an existing irrigation and a certain pipe line but does not specify a position.

Easement for public utilities recorded October 25, 1967 in Book 1453, Page 366 of Official Records; falls outside of this subdivision

Easement for public road recorded November 25, 1969 in Book 1543, Page 513 of Official Records; falls outside of this subdivision

Water rights and pipeline easement per 7/OR/246 modified per 2004-051468

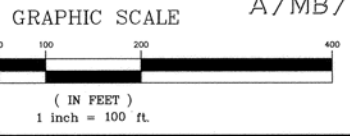
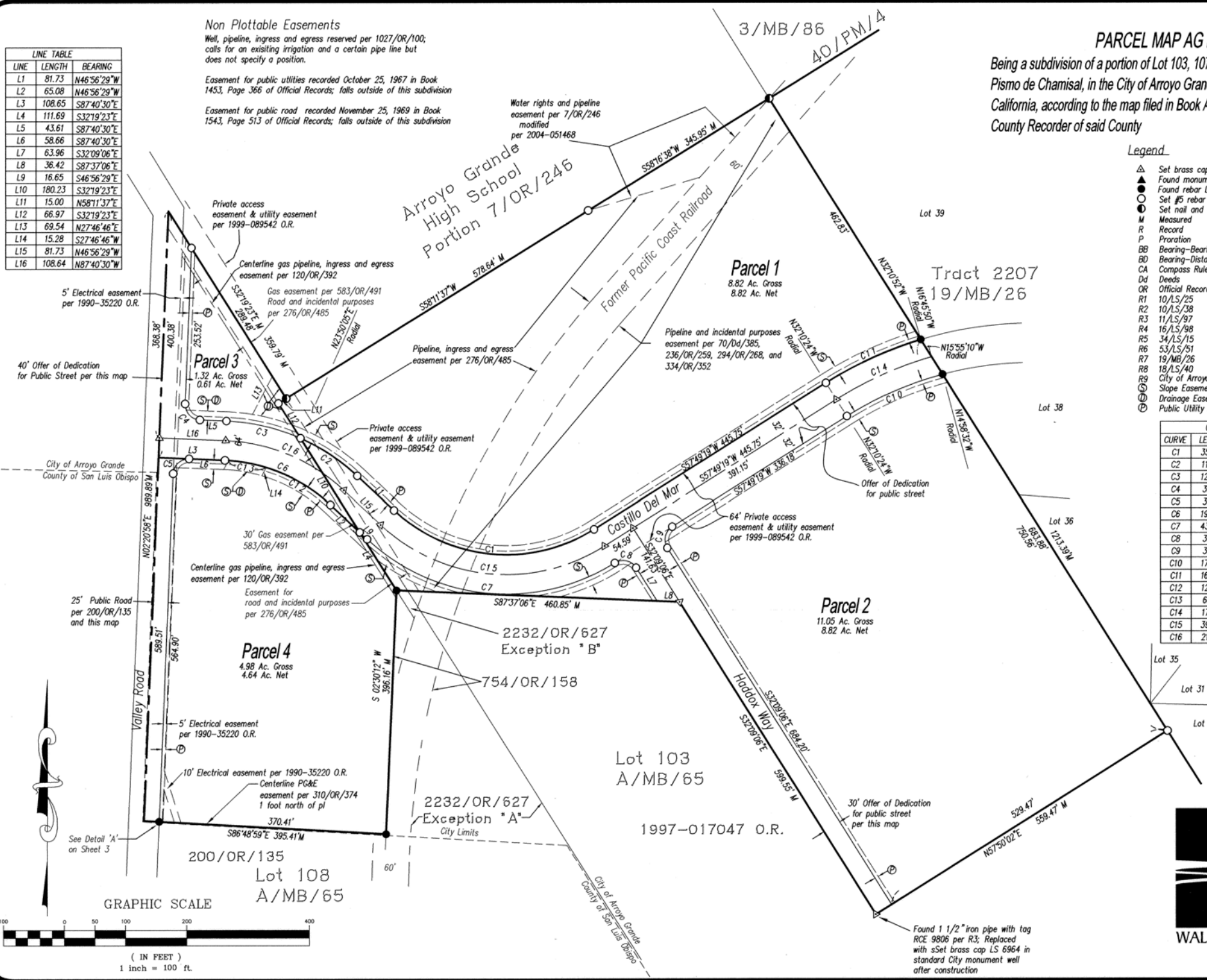
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Legend

- ▲ Set brass cap LS 6964 in standard City monument well
- ▲ Found monument in monument well as noted
- Found rebar LS 5702 per R7 or found monument as noted
- Set #5 rebar LS 6964
- Set nail and tag LS 6964
- M Measured
- R Record
- P Proration
- BB Bearing-Bearing Intersection
- BD Bearing-Distance Intersection
- CA Compass Rule Adjustment
- Dd Deeds
- OR Official Records
- R1 10/LS/25
- R2 10/LS/38
- R3 11/LS/97
- R4 16/LS/98
- R5 34/LS/15
- R6 53/LS/51
- R7 19/MB/26
- R8 18/LS/40
- R9 City of Arroyo Grande Control Network
- ⊕ Slope Easement
- ⊖ Drainage Easement
- ⊙ Public Utility Easement 6 feet wide unless otherwise noted

CURVE	LENGTH	RADIUS	DELTA
C1	351.92	268.00	75°14'12"
C2	111.39	332.00	19°13'26"
C3	124.64	332.00	21°30'35"
C4	39.28	25.00	90°01'28"
C5	39.26	25.00	89°58'32"
C6	190.53	268.00	40°44'01"
C7	435.56	332.00	75°10'03"
C8	39.25	25.00	89°57'26"
C9	39.26	25.00	89°58'25"
C10	170.49	568.00	17°11'52"
C11	169.98	632.00	15°24'34"
C12	121.78	268.00	26°02'05"
C13	68.75	268.00	14°41'56"
C14	170.21	600.00	16°15'14"
C15	393.94	300.00	75°14'12"
C16	213.28	300.00	40°44'01"



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File 0232-0506-0049

SHEET 4 OF 5 SHEETS

Legend (sheet 5 only)

- Future (after construction) 100 year flood limits per Wallace Group Flood Study November 11, 2008
- 100 year flood limits per Wallace Group Flood Study November 11, 2008
- 100 year flood limits and Future (after construction) 100 year flood limits per Wallace Group Flood Study November 11, 2008

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Additional Information Sheet

Pursuant to Section 66434.2 of the Government Code the following additional information is for informational purposes, describing the conditions as of the date of filing, and is not intended to affect record title interest. The additional information is derived from public records or reports, and does not imply the correctness or sufficiency of those records or reports by the preparer.

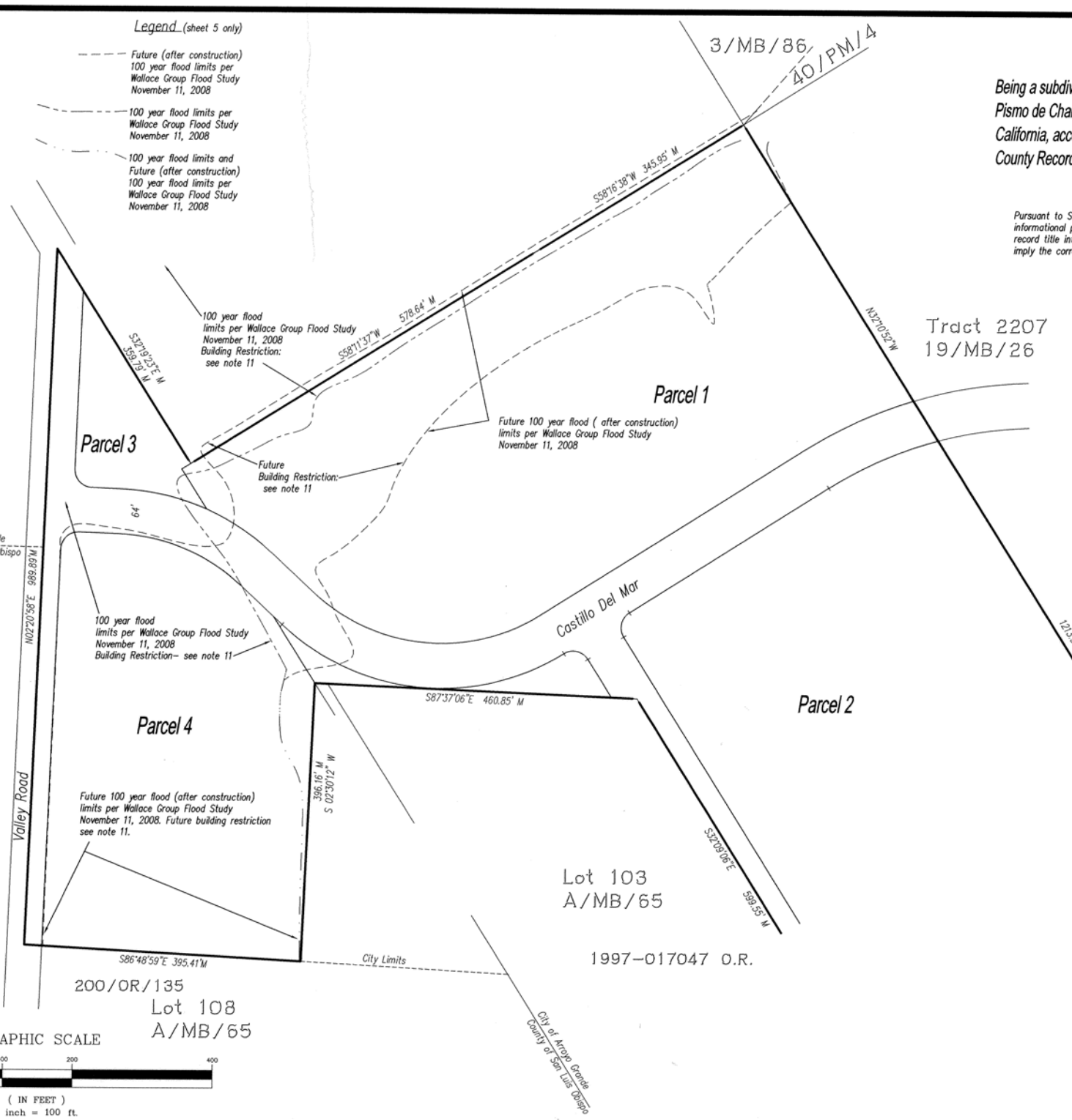
Tract 2207
19/MB/26

CONDITIONS of APPROVAL NOTES

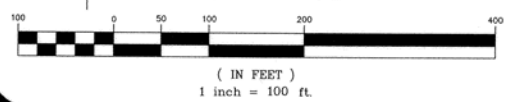
- 11. The applicant shall submit an engineering study regarding flooding related to the project site. The Director of Public Works shall review the prepared study for approval. Any portions of the site subject to flooding from a 100-year storm shall be shown on the recorded map or other recorded document, and shall be noted as a building restriction.
- 13. Prior to approving any building permit within the project for occupancy, all public utilities shall be operational.
- 15. Any residential or commercial development of the parcels created by this approval shall be required to pay a fair share, as determined by the City Council, of the cost of the Castillo Del Mar extension and related drainage and other improvements. Any further subdivision of the parcels hereby created shall include a requirement to pay a portion of the cost of the Castillo Del Mar extension and related improvements, as set forth in the Memorandum of Understanding described in Condition 16 hereof.
- 16. This tentative map approval shall not become effective unless and until the current Memorandum of Understanding between the City of Arroyo Grande, Lucia Mar Unified School District, 34 Land Partnership and John Taylor, Trustee is amended in substantially the form presented to the Council at its meeting of October 10, 2006, or as otherwise approved by the City, and fully executed by the above described parties.

Mitigation Measures

- 2.2. Residential development, on the 1.3-acre public facilities site (Parcel 3), is prohibited, consistent with Section 16.12.170.E of the City's Development Code.
 Responsible Party: Lucia Mar Unified School District
 Monitoring Agency: City of Arroyo Grande, Community Development Department
- 2.3. Consistent with the 2001 General Plan Update Program EIR, any future development application on the 11.05-acre Residential Hillside parcel (Parcel 2) shall include provision for a permanent open-space parcel to retain steeper slopes, drainage, natural vegetation and other site features (i.e. a cluster subdivision* or PUD).
 Developer: Developer
 Monitoring Agency: City of Arroyo Grande, Community Development Department
 Timing: Prior to certification of project-specific CEQA document



GRAPHIC SCALE



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