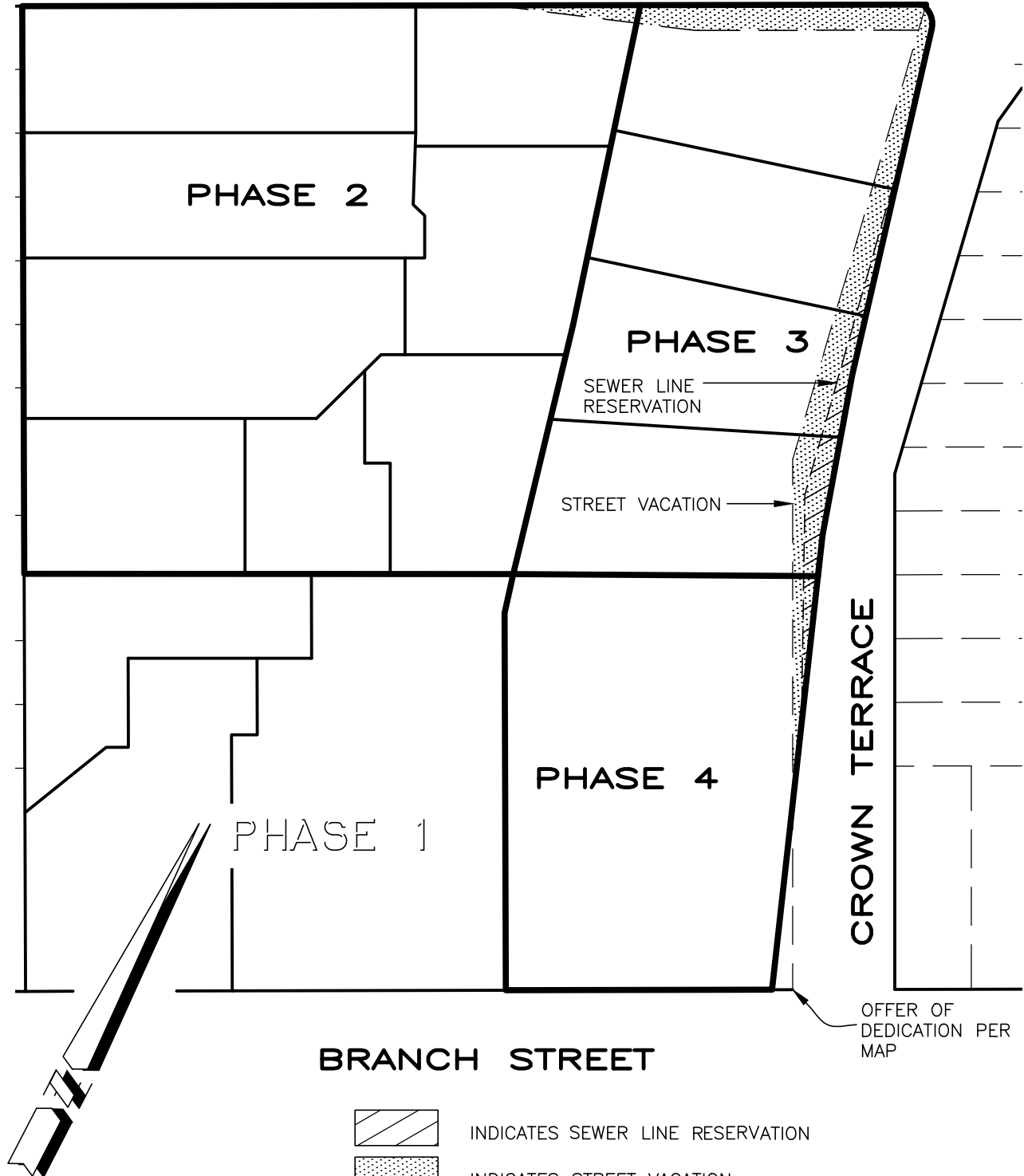


# STREET VACATION & SEWER RESERVATION EXHIBIT TRACT 3086

LE POINT STREET



N:\2013\13-147 Tract 2346 E Branch AG\C3D 2019\13-147 Final Map layout.dwg, 8:5X11 EXH layout, Jun 24, 2022 9:24am, LRichardson



MICHAEL B. STANTON, PLS 5702  
3559 SOUTH HIGUERA ST.  
SAN LUIS OBISPO, CA 93401  
805-594-1960

June 24, 2022

JOB #13-147

N:\2013\13-147 Tract 2346 E Branch AG\CSD 2019\13-147 Final Map Ph2.dwg, 18X26 FINAL MAP SHEET 1, Jun 02, 2022 8:03am, LRichardson

## OWNER’S STATEMENT

WE THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF, AND ALL RECORD HOLDERS OF SECURITY INTEREST IN, AND ALL PARTIES HAVING ANY RECORD TITLE IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP, AND THAT EACH OF US DOES HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS CERTAIN EASEMENTS FOR THE COMMERCIAL AREA RECIPROCAL ACCESS & PARKING EASEMENT, PRIVATE STORM DRAIN EASEMENT AND PRIVATE SEWER EASEMENT FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES

1. PUBLIC UTILITY EASEMENT FOR UNDERGROUND UTILITIES OR "P.U.E." FOR THE PUBLIC USE AND THE BENEFIT OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION AS SHOWN HEREON.
2. EMERGENCY VEHICULAR ACCESS EASEMENT TO THE CITY OF ARROYO GRANDE AS DELINEATED ON THIS MAP
3. STREET TREE EASEMENTS TO THE CITY OF ARROYO GRANDE AS DELINEATED ON THIS MAP
4. PUBLIC SEWER EASEMENTS TO THE CITY OF ARROYO GRANDE AS DELINEATED ON THIS MAP
5. PUBLIC WATER EASEMENTS TO THE CITY OF ARROYO GRANDE AS DELINEATED ON THIS MAP

DB&M PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
DUANE DEBLAUW, MEMBER/MANAGER

## NOTARY

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 \_\_\_\_\_)

ON \_\_\_\_\_, 20\_\_\_\_, 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.

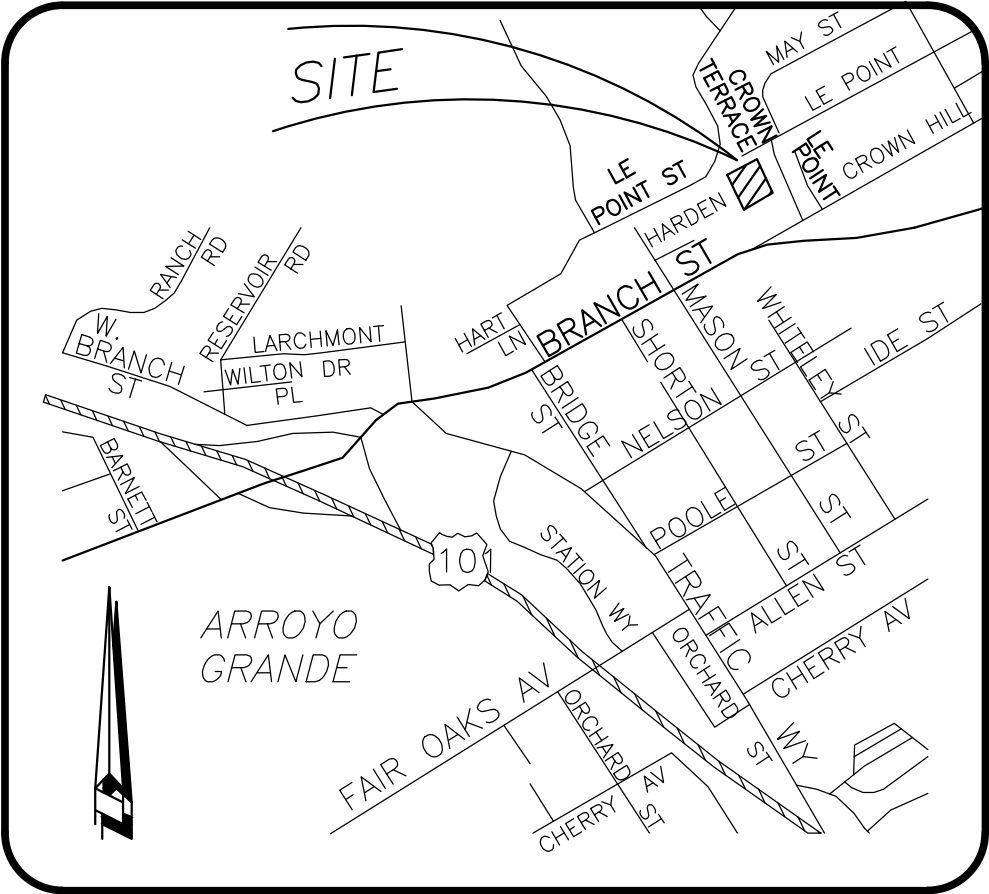
\_\_\_\_\_  
SIGNATURE: COMMISSION NO.: \_\_\_\_\_  
COUNTY OF: \_\_\_\_\_

\_\_\_\_\_  
PRINTED NAME: MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTE: NO NOTARY SEAL PER CALIFORNIA GOVERNMENT CODE § 66436(c)

## 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 DUANE DEBLAUW IN OCTOBER 2020. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO STATE THAT ALL MONUMENTS WILL BE SET WITHIN ONE YEAR OF THE COMPLETION OF IMPROVEMENTS, AND THAT THE MONUMENTS SHOWN HEREON WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MICHAEL B. STANTON L.S. 5702 DATE \_\_\_\_\_



## VICINITY MAP

NO SCALE

## COUNTY RECORDER’S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M. IN

BOOK \_\_\_\_\_ OF TRACT MAPS, AT PAGES \_\_\_\_\_ TO \_\_\_\_\_, AT THE REQUEST OF MICHAEL B. STANTON.

DOCUMENT NO.: \_\_\_\_\_

FEE: \_\_\_\_\_

SIGNED: \_\_\_\_\_ BY: \_\_\_\_\_  
COUNTY RECORDER DEPUTY

THE TABULATION, LISTING AND NUMBERING OF ANY SEPARATE DOCUMENTS AUTHORIZED TO BE RECORDED CONCURRENTLY WITH THIS MAP HAVE BEEN PROVIDED BY THE SUBDIVIDER OR BY THE LOCAL AGENCY APPROVING THIS MAP. THE COUNTY RECORDER MAKES NO REPRESENTATIONS REGARDING THE ACCURACY OF THE TABULATION, LISTING AND NUMBERING OF ANY SEPARATE DOCUMENTS REFERRED TO ON THIS MAP.

NOTE: THE FOLLOWING DOCUMENTS AFFECTING THE PROPERTY DENOTED HEREON ARE BEING RECORDED CONCURRENTLY HERewith;

1. COVENANTS, CONDITIONS AND RESTRICTIONS  
PER DOCUMENT NO. \_\_\_\_\_
2. STREET VACATION  
PER DOCUMENT NO. \_\_\_\_\_

## CITY ENGINEER’S STATEMENT

I, ROBIN DICKERSON, CITY ENGINEER OF THE CITY OF ARROYO GRANDE, 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 ORDINANCES OF THE CITY OF ARROYO GRANDE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

ROBIN DICKERSON, R.C.E. 57215 DATE \_\_\_\_\_  
CITY ENGINEER, CITY OF ARROYO GRANDE, CALIFORNIA

I, MARK REINHARDT, ACTING ON BEHALF OF THE CITY ENGINEER OF THE CITY OF ARROYO GRANDE DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP SHOWN HEREON AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

MARK E. REINHARDT, PLS 6392 DATE \_\_\_\_\_



## CITY CLERK’S STATEMENT

I, KELLY WETMORE, CLERK OF THE CITY OF ARROYO GRANDE, DO HEREBY STATE THAT THE CITY ENGINEER, ACTING ON BEHALF OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE, STATE OF CALIFORNIA DID, ON \_\_\_\_\_ APPROVE THE MAP OF TRACT NO. 3086, PHASE 2, IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT AND ACCEPED ON BEHALF OF THE  
PUBLIC THE FOLLOWING:  
EMERGENCY VEHICULAR ACCESS EASEMENT  
UNDERGROUND PUBLIC UTILITY EASEMENT OR "P.U.E."  
STREET TREE EASEMENT  
PUBLIC SEWER EASEMENTS  
PUBLIC WATER EASEMENTS

KELLY WETMORE, CITY CLERK DATE \_\_\_\_\_  
CITY OF ARROYO GRANDE

## SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISIONS OF THE SECTION 66436 (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY:

UNION OIL COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 70 AT PAGE 385 OF DEEDS AND MODIFIED PER BOOK 236, PAGE 259 AND BOOK 294 PAGE 268, BOTH OF OFFICIAL RECORDS.

COUNTY OF SAN LUIS OBISPO, HOLDER OF A SEWER EASEMENT PER BOOK 1855, PAGE 426 OF OFFICIAL RECORDS.

ADAIR BROWN AND TRUDY BROWN, HOLDERS OF RIGHT OF ENCROACHMENT PER INSTRUMENT NO. 2004-055176 OF OFFICIAL RECORDS.

ADAIR BROWN AND TRUDY BROWN, HOLDERS OF AN EASEMENT FOR COMMON AREAS PER INSTRUMENT NO. 2004-055177 OF OFFICIAL RECORDS. (UNPLOTTABLE)

MILTON F. & MARY J. HAYES, HOLDERS OF EASEMENTS FOR PARKING AND SEWER LATERAL PER INSTRUMENT NO. 2006-038157 OF OFFICIAL RECORDS (UNPLOTTABLE)

ADAIR BROWN AND TRUDY BROWN, HOLDERS OF AN EASEMENT FOR COMMON DRIVEWAY AND PARKING SPACES PER INSTRUMENT NO. 2015-015584 OF OFFICIAL RECORDS. (UNPLOTTABLE)

## SOILS REPORT

SOILS ENGINEERING REPORT

PROJECT: F-101446

DATED: SEPTEMBER 26, 2016

PREPARED BY: BEACON GEOTECHNICAL, INC.  
P.O. BOX 4814T  
PASO ROBLES, CA 93447

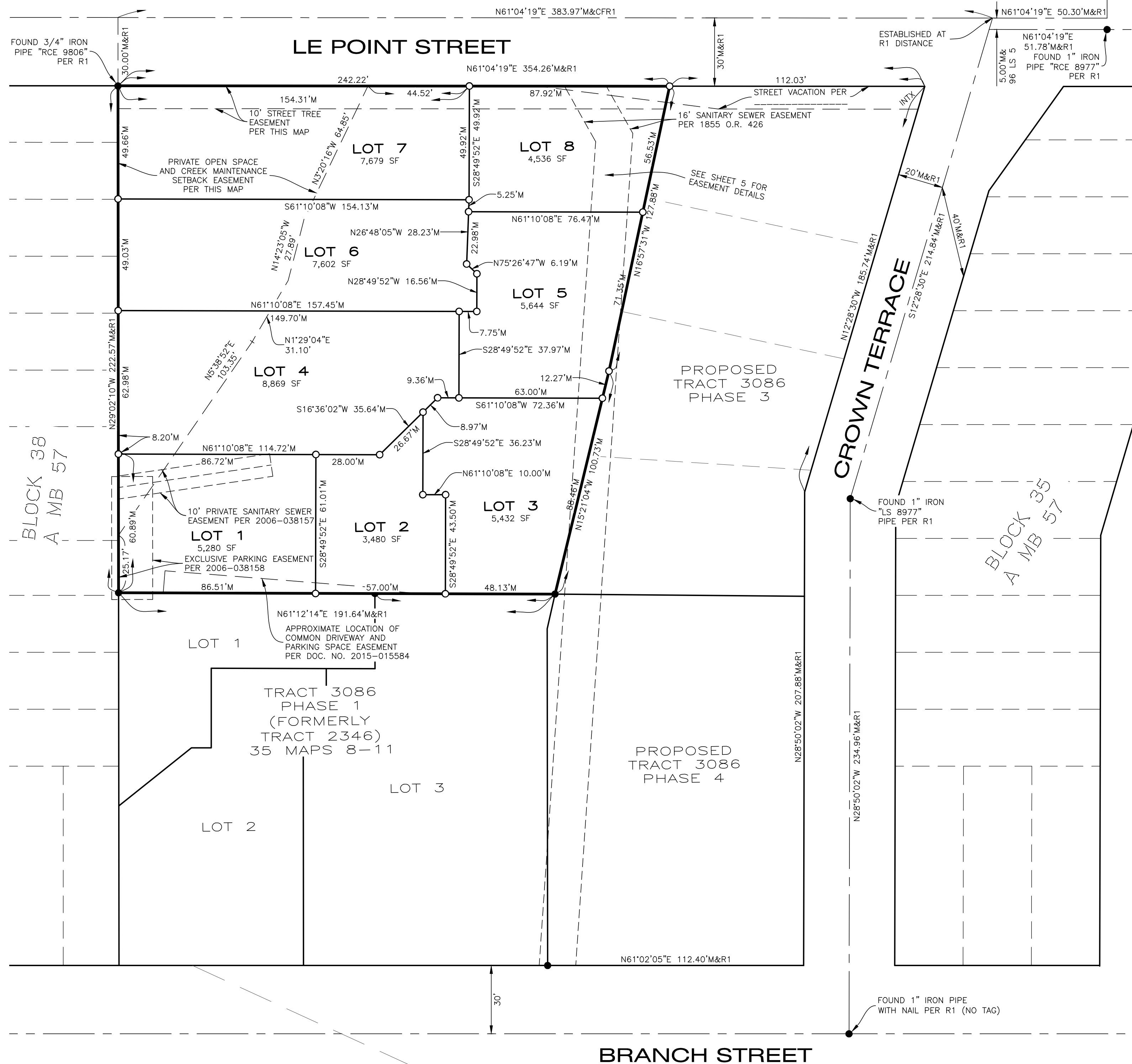
## TRACT 3086 PHASE 2

A SUBDIVISION OF A PORTION OF BLOCK 38 OF BECKETT’S CROWN HILL ADDITION TO THE TOWN OF ARROYO GRANDE AND A PORTION OF PACIFIC COAST RAILWAY, ACCORDING TO THE MAP FILED IN BOOK A, PAGE 57 OF MAPS, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.



MICHAEL B. STANTON, PLS 5702  
3559 SOUTH HIGUERA ST.  
SAN LUIS OBISPO, CA 93401  
805-594-1960

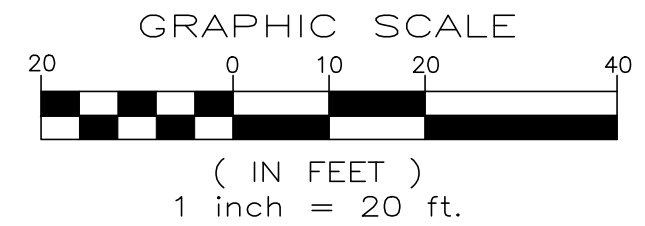
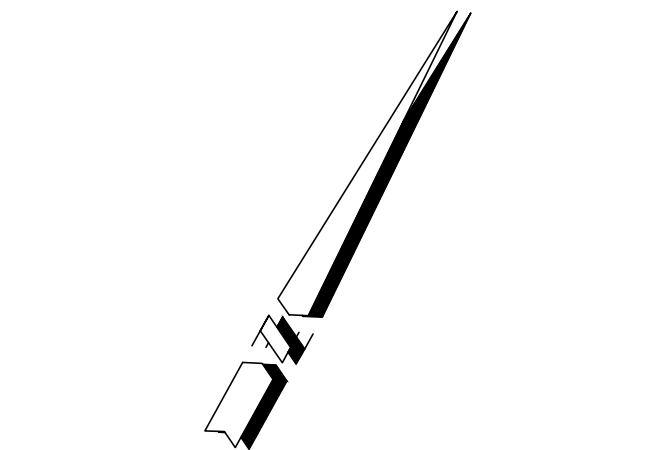
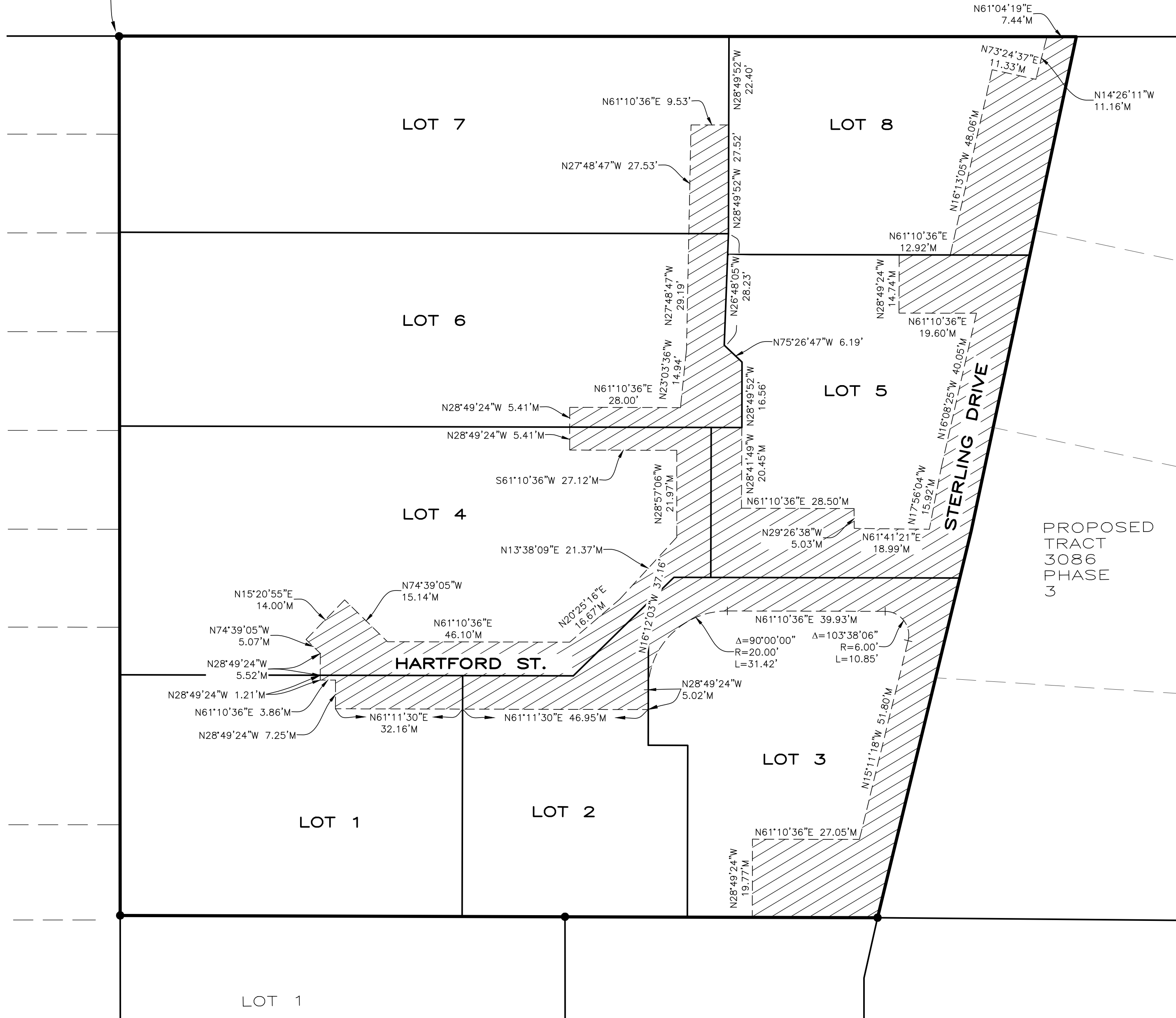
N:\2013\13-147 Tract 2346 E Branch AG\C3D 2019\13-147 Final Map Ph2.dwg, 18X26 FINAL MAP SHEET 2, Jun 02, 2022 7:21am, LRichardson



N:\2013\13-147 Tract 2346 E Branch AG\CSD 2019\13-147 Final Map Ph2.dwg, 18X26 FINAL MAP SHEET 3, Jun 02, 2022 8:03am, LRichardson

FOUND 3/4" IRON  
PIPE "RCE 9806"  
PER R1

## LE POINT STREET



### LEGEND

- SET 5/8" REBAR WITH PLASTIC CAP  
"LS 5702" UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP "LS 5702"  
UNLESS OTHERWISE NOTED
- M MEASURED
- R RECORD
- INTX INTERSECTION

EMERGENCY VEHICULAR ACCESS EASEMENT,  
COMMERCIAL AREA RECIPROCAL ACCESS & PARKING  
EASEMENT, AND UNDERGROUND PUE PER THIS MAP.

### REFERENCES

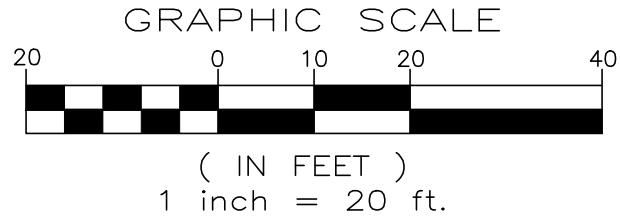
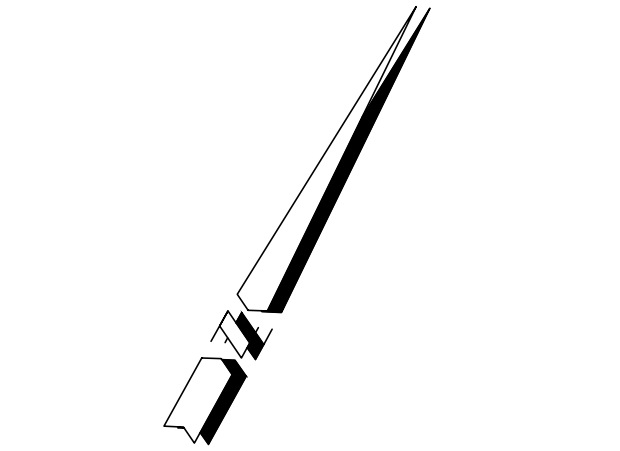
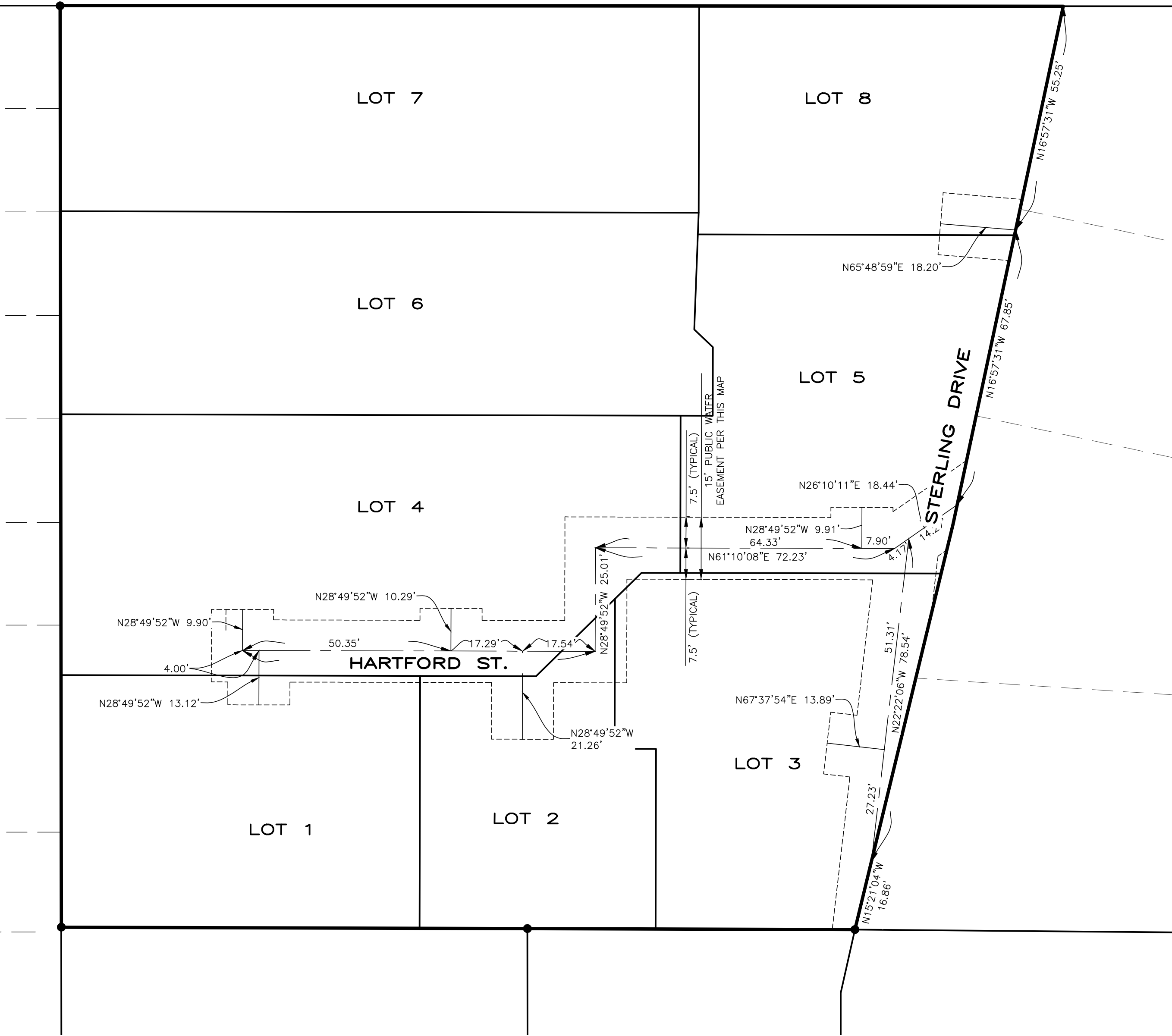
R1 35 MB 8-11

## EASEMENT DETAILS TRACT 3086 PHASE 2

A SUBDIVISION OF A PORTION OF BLOCK 38 OF BECKETT'S CROWN  
HILL ADDITION TO THE TOWN OF ARROYO GRANDE AND A PORTION OF  
PACIFIC COAST RAILWAY, ACCORDING TO THE MAP FILED IN BOOK A,  
PAGE 57 OF MAPS, IN THE CITY OF ARROYO GRANDE, COUNTY OF  
SAN LUIS OBISPO, STATE OF CALIFORNIA.

**MBS** LAND SURVEYS  
MICHAEL B. STANTON, PLS 5702  
3559 SOUTH HIGUERA ST.  
SAN LUIS OBISPO, CA 93401  
805-594-1960

LE POINT STREET



**LEGEND**

- SET 5/8" REBAR WITH PLASTIC CAP "LS 5702" UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP "LS 5702" UNLESS OTHERWISE NOTED
- M MEASURED
- R RECORD
- INTX INTERSECTION

EMERGENCY VEHICULAR ACCESS EASEMENT, COMMERCIAL AREA RECIPROCAL ACCESS & PARKING EASEMENT, AND UNDERGROUND PUE PER THIS MAP.

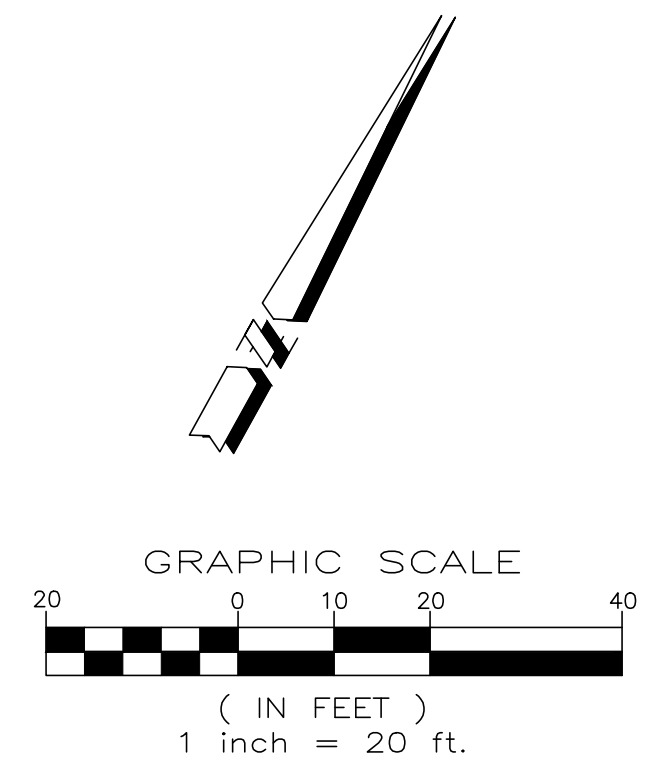
**REFERENCES**

R1 35 MB 8-11

**WATER EASEMENT DETAILS  
TRACT 3086  
PHASE 2**

A SUBDIVISION OF A PORTION OF BLOCK 38 OF BECKETT'S CROWN HILL ADDITION TO THE TOWN OF ARROYO GRANDE AND A PORTION OF PACIFIC COAST RAILWAY, ACCORDING TO THE MAP FILED IN BOOK A, PAGE 57 OF MAPS, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

**MBS** LAND SURVEYS  
MICHAEL B. STANTON, PLS 5702  
3559 SOUTH HIGUERA ST.  
SAN LUIS OBISPO, CA 93401  
805-594-1960



○ SET 5/8" REBAR WITH PLASTIC CAP  
"LS 5702" UNLESS OTHERWISE NOTED

● FOUND 5/8" REBAR WITH PLASTIC CAP "LS 5702"  
UNLESS OTHERWISE NOTED

M MEASURED

R\_ RECORD

INTX INTERSECTION

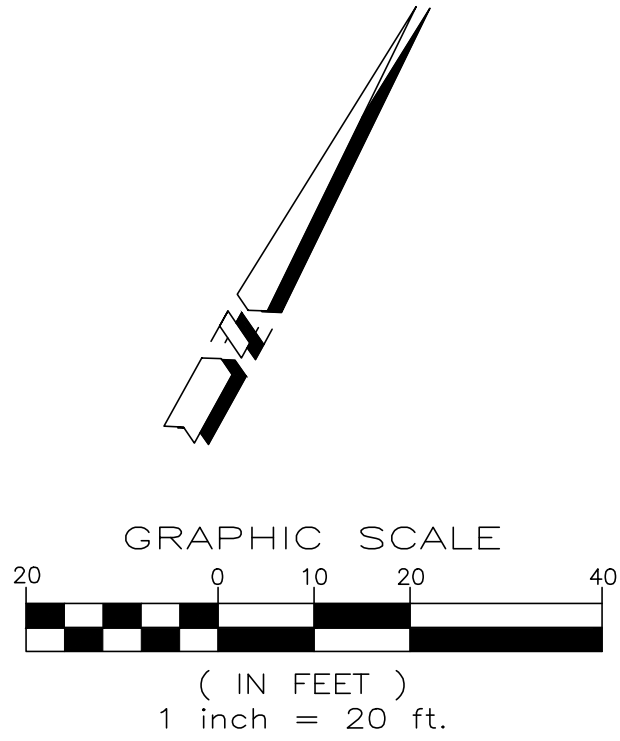
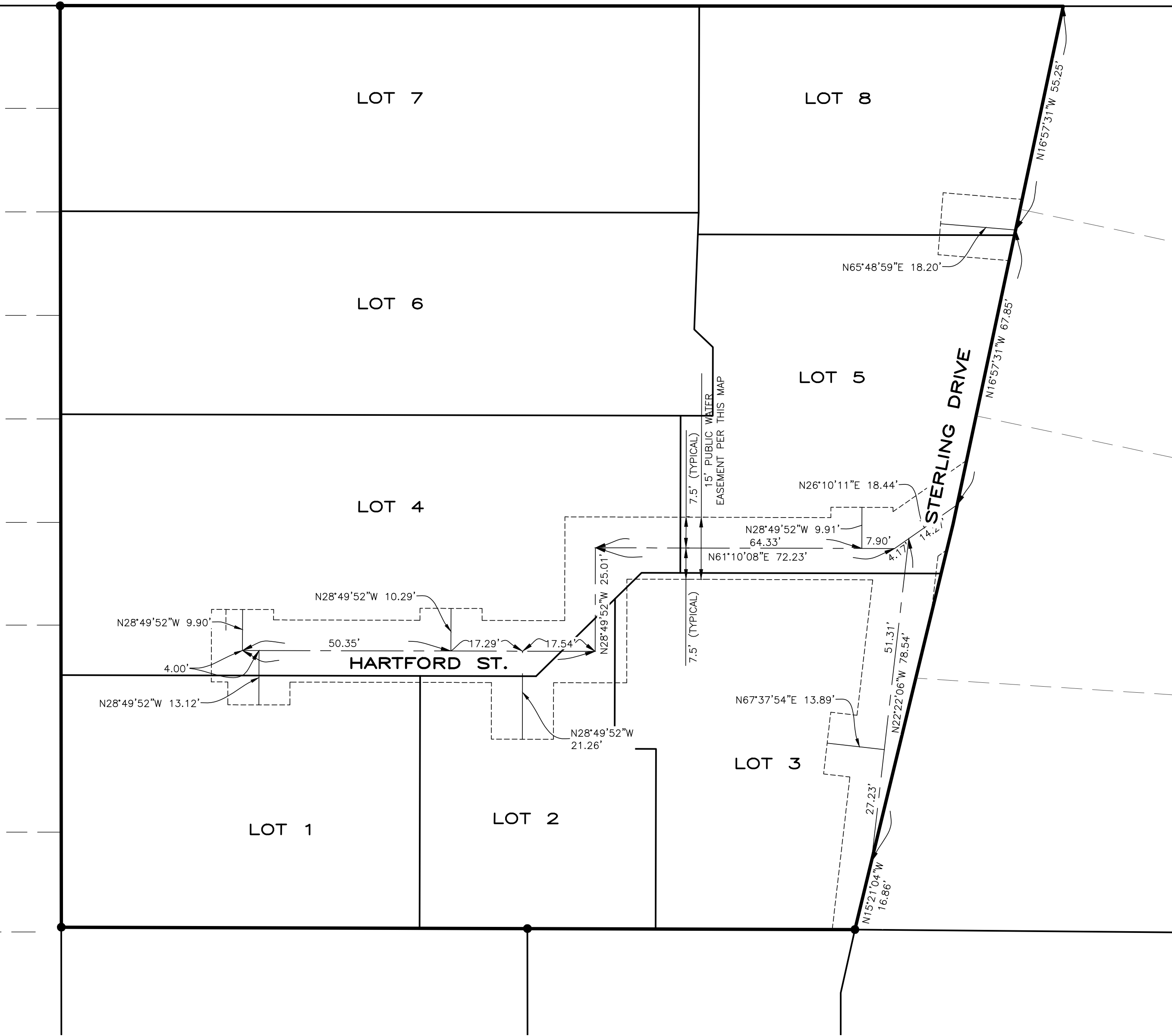
## REFERENCES

SEWER EASEMENT DETAILS  
TRACT 3086  
PHASE 2

**MBS**  
**LAND SURVEYS**

MICHAEL B. STANTON, PLS 5702  
3559 SOUTH HIGUERA ST.  
SAN LUIS OBISPO, CA 93401  
805-594-1960

LE POINT STREET



LEGEND

- SET 5/8" REBAR WITH PLASTIC CAP "LS 5702" UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP "LS 5702" UNLESS OTHERWISE NOTED
- M MEASURED
- R\_ RECORD
- INTX INTERSECTION

EMERGENCY VEHICULAR ACCESS EASEMENT, COMMERCIAL AREA RECIPROCAL ACCESS & PARKING EASEMENT, AND UNDERGROUND PUE PER THIS MAP.

REFERENCES

R1 35 MB 8-11

WATER EASEMENT DETAILS  
TRACT 3086  
PHASE 2

A SUBDIVISION OF A PORTION OF BLOCK 38 OF BECKETT'S CROWN HILL ADDITION TO THE TOWN OF ARROYO GRANDE AND A PORTION OF PACIFIC COAST RAILWAY, ACCORDING TO THE MAP FILED IN BOOK A, PAGE 57 OF MAPS, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

**MBS** LAND SURVEYS  
MICHAEL B. STANTON, PLS 5702  
3559 SOUTH HIGUERA ST.  
SAN LUIS OBISPO, CA 93401  
805-594-1960

N:\2013\13-147 Tract 2346 E Branch AG\C3D 2019\13-147 Final Map Ph3.dwg, 18X26 FINAL MAP SHEET 1, Jun 02, 2022 7:51am, LRichardson

## OWNER’S STATEMENT

WE THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF, AND ALL RECORD HOLDERS OF SECURITY INTEREST IN, AND ALL PARTIES HAVING ANY RECORD TITLE IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP, AND THAT EACH OF US DOES HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS CERTAIN EASEMENTS FOR THE COMMERCIAL AREA RECIPROCAL ACCESS & PARKING EASEMENT AND BLANKET PRIVATE ACCESS AND UTILITY EASEMENT FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP.

WE HEREBY DEDICATE, IN FEE, TO THE CITY OF ARROYO GRANDE, PARCEL "A" A SHOWN HEREON FOR RIGHT-OF-WAY PURPOSES.

WE HEREBY DEDICATE FOR PUBLIC USE THE FOLLOWING EASEMENTS:

- PUBLIC UTILITY EASEMENT FOR UNDERGROUND UTILITIES OR "P.U.E." FOR THE PUBLIC USE AND THE BENEFIT OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION AS SHOWN HEREON.
- EMERGENCY VEHICLE ACCESS EASEMENT TO THE CITY OF ARROYO GRANDE AS DELINEATED ON THIS MAP
- PUBLIC SEWER EASEMENT TO THE CITY OF ARROYO GRANDE AS DELINEATED ON THIS MAP

DB&M PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
DUANE DEBLAUW, MEMBER/MANAGER

## NOTARY

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 \_\_\_\_\_ )

ON \_\_\_\_\_, 20\_\_\_\_, 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.

SIGNATURE: \_\_\_\_\_ COMMISSION NO.: \_\_\_\_\_  
COUNTY OF: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTE: NO NOTARY SEAL PER CALIFORNIA GOVERNMENT CODE § 66436(c)

## CERTIFICATE OF DEDICATION

THE FOLLOWING DESCRIBED REAL PROPERTY IS DEDICATED BY:

DUANE DEBLAUW  
411 EL CAMINO REAL  
ARROYO GRANDE, CA 93420

AS OWNER AND SUBDIVIDER OF THE PROPERTY WITHIN THE DISTINCTIVE BORDER SHOWN HEREON BY

GRANT DEED RECORDED MARCH 10, 2000 AS INSTRUMENT NO. 2000-012778 OF OFFICIAL RECORDS OF SAN LUIS OBISPO COUNTY.

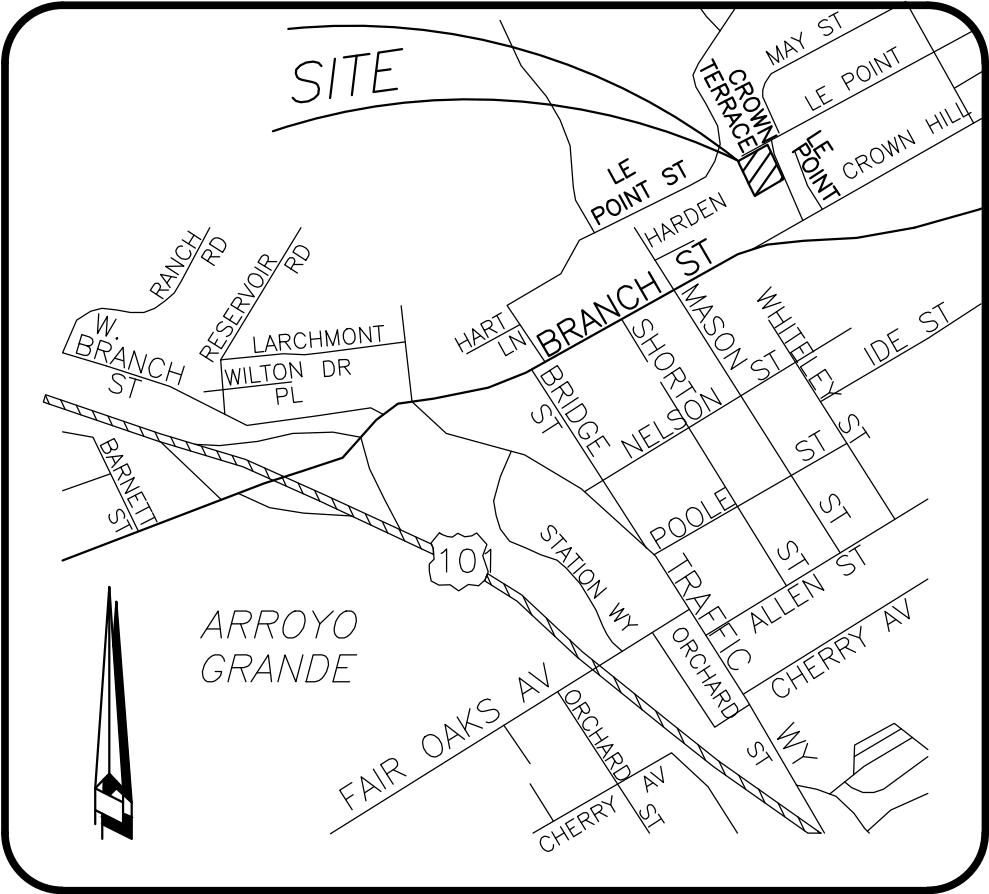
LEGAL DESCRIPTION: PARCEL "A" AS SHOWN HEREON

THE CITY OF ARROYO GRANDE SHALL RECONVEY THE PROPERTY TO THE SUBDIVIDER, OR THEIR SUCCESSOR IN INTEREST, IF THE CITY MAKES A DETERMINATION PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT INTENDED FOR PUBLIC UTILITIES.

## 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 DUANE DEBLAUW IN OCTOBER 2020. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO STATE THAT ALL MONUMENTS WILL BE SET WITHIN ONE YEAR OF THE COMPLETION OF IMPROVEMENTS, AND THAT THE MONUMENTS SHOWN HEREON WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MICHAEL B. STANTON L.S. 5702 DATE \_\_\_\_\_



### VICINITY MAP

NO SCALE

## COUNTY RECORDER’S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M. IN

BOOK \_\_\_\_\_ OF TRACT MAPS, AT PAGES \_\_\_\_\_ TO \_\_\_\_\_, AT THE REQUEST OF MICHAEL B. STANTON.

DOCUMENT NO.: \_\_\_\_\_

FEE: \_\_\_\_\_

SIGNED: \_\_\_\_\_ BY: \_\_\_\_\_  
COUNTY RECORDER DEPUTY

THE TABULATION, LISTING AND NUMBERING OF ANY SEPARATE DOCUMENTS AUTHORIZED TO BE RECORDED CONCURRENTLY WITH THIS MAP HAVE BEEN PROVIDED BY THE SUBDIVIDER OR BY THE LOCAL AGENCY APPROVING THIS MAP. THE COUNTY RECORDER MAKES NO REPRESENTATIONS REGARDING THE ACCURACY OF THE TABULATION, LISTING AND NUMBERING OF ANY SEPARATE DOCUMENTS REFERRED TO ON THIS MAP.

NOTE: THE FOLLOWING DOCUMENTS AFFECTING THE PROPERTY DENOTED HEREON ARE BEING RECORDED CONCURRENTLY HERewith;

- COVENANTS, CONDITIONS AND RESTRICTIONS  
PER DOCUMENT NO. \_\_\_\_\_
- STREET VACATION  
PER DOCUMENT NO. \_\_\_\_\_

## CITY ENGINEER’S STATEMENT

I, ROBIN DICKERSON, CITY ENGINEER OF THE CITY OF ARROYO GRANDE, 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 ORDINANCES OF THE CITY OF ARROYO GRANDE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

ROBIN DICKERSON, R.C.E. 57215 DATE \_\_\_\_\_  
CITY ENGINEER, CITY OF ARROYO GRANDE

## CITY SURVEYOR’S STATEMENT

I, MARK REINHARDT, ACTING ON BEHALF OF THE CITY ENGINEER OF THE CITY OF ARROYO GRANDE DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP SHOWN HEREON AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

MARK E. REINHARDT, PLS 6392 DATE \_\_\_\_\_



## CITY CLERK’S STATEMENT

I, JESSICA MATSON, CLERK OF THE CITY OF ARROYO GRANDE, DO HEREBY STATE THAT THE CITY ENGINEER, ACTING ON BEHALF OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE, STATE OF CALIFORNIA DID, ON \_\_\_\_\_ APPROVE THE MAP OF TRACT NO. 3086, PHASE 3, IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT AND ACCEPTED ON BEHALF OF THE PUBLIC THE FOLLOWING:  
PARCEL "A" AS SHOWN HEREON  
EMERGENCY VEHICULAR ACCESS EASEMENT  
PUBLIC UTILITY EASEMENT OR "P.U.E."  
PUBLIC SEWER EASEMENT

JESSICA MATSON, CITY CLERK DATE \_\_\_\_\_  
CITY OF ARROYO GRANDE

## SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISIONS OF THE SECTION 66436 (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT AS THEIR INTEREST IS SUCH THAT IT CANNOT RIFEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY:

UNION OIL COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 70 AT PAGE 385 OF DEEDS AND PER BOOK 236, PAGE 259 AND BOOK 294 PAGE 268, BOTH OF OFFICIAL RECORDS. BOTH EASEMENTS AFFECT PHASE 1 OF THIS MAP AND NOT PHASE 3.

COUNTY OF SAN LUIS OBISPO, HOLDER OF A SEWER EASEMENT PER BOOK 1855, PAGE 426 OF OFFICIAL RECORDS AS SHOWN HEREON

## SOILS REPORT

SOILS ENGINEERING REPORT

PROJECT: F-101446

DATED: SEPTEMBER 26, 2016

PREPARED BY: BEACON GEOTECHNICAL, INC.  
P.O. BOX 4814T  
PASO ROBLES, CA 93447

## TRACT 3086 PHASE 3

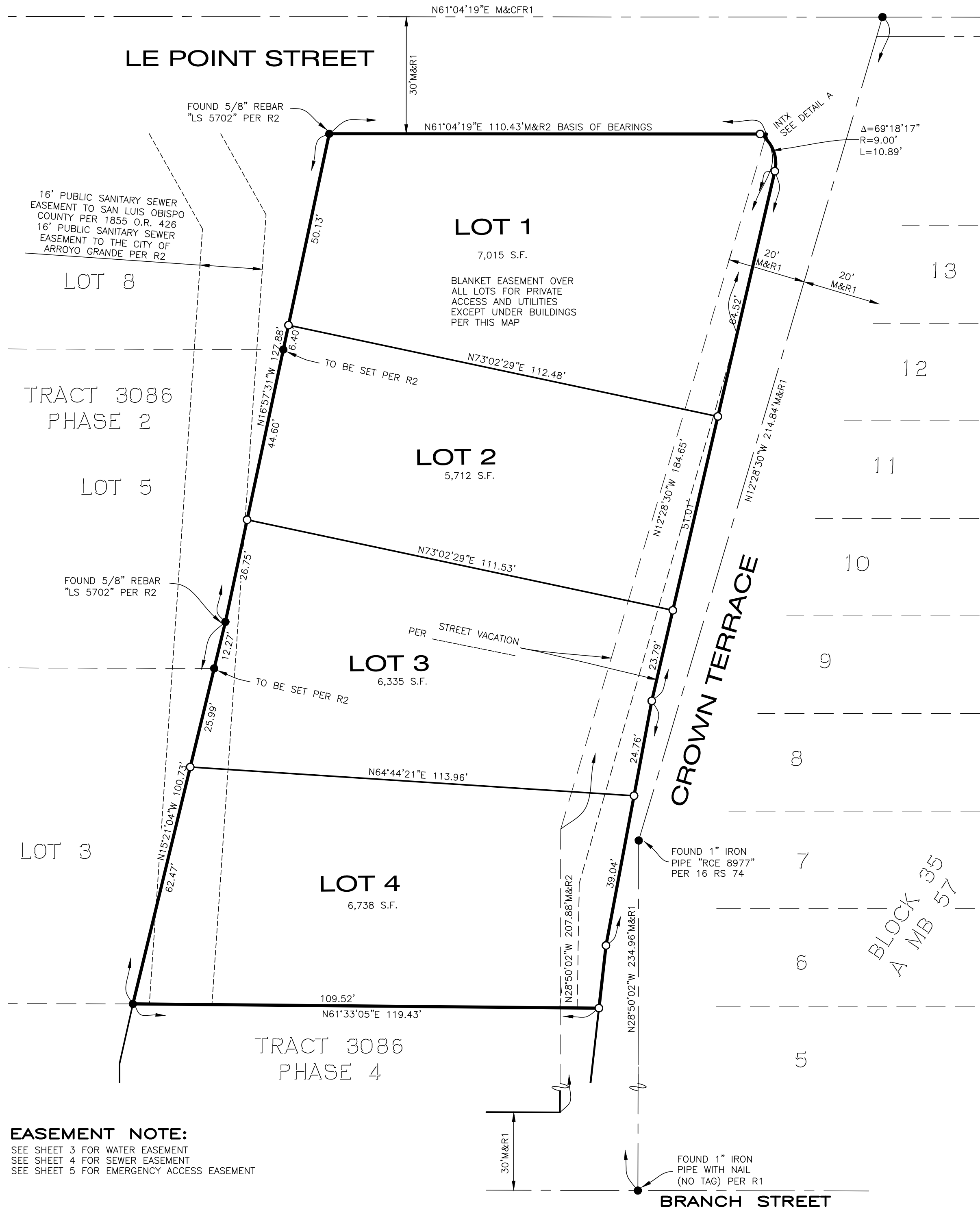
A SUBDIVISION OF A PORTION OF BLOCK 36 OF BECKETT’S CROWN HILL ADDITION TO THE TOWN OF ARROYO GRANDE AND A PORTION OF PACIFIC COAST RAILWAY AS SHOWN ON THE MAP FILED IN BOOK A, PAGE 57 OF MAPS, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.



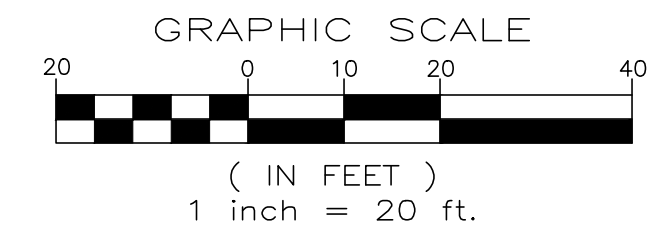
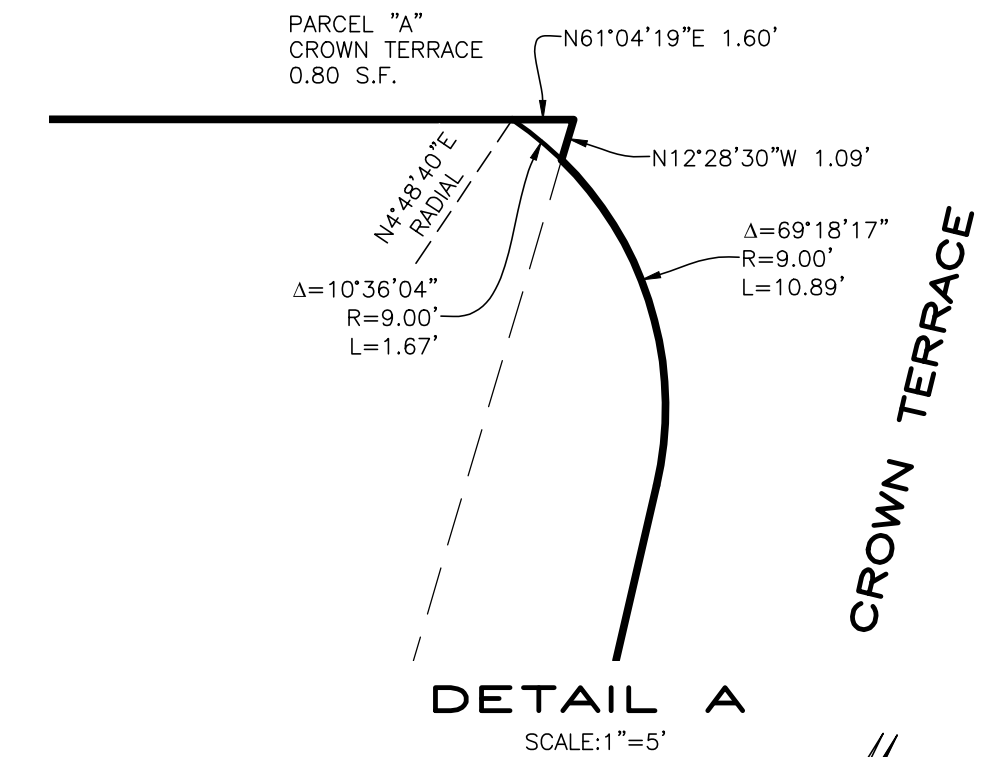
MICHAEL B. STANTON, PLS 5702  
3559 SOUTH HIGUERA ST.  
SAN LUIS OBISPO, CA 93401  
805-594-1960



N:\2013\13-147 Tract 2346 E Branch AG\G3D 2019\13-147 Final Map Ph3.dwg, 18X26 FINAL MAP SHEET 2, Jun 02, 2022 7:52am, LRichardson



## LE POINT STREET



## LEGEND

- SET 5/8" REBAR WITH PLASTIC CAP "LS 5702" UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP "LS 4283" PER R1 UNLESS OTHERWISE NOTED
- M MEASURED
- R\_ RECORD
- INTX INTERSECTION

## REFERENCES

- R1 35 MB 8-11 TRACT 3086, PHASE 1
- R2 TRACT 3086, PHASE 2

## BASIS OF BEARINGS

THE BASIS OF BEARING USED FOR THIS MAP WAS TAKEN FROM THE SOUTH RIGHT-OF-WAY LINE OF LE POINT STREET BETWEEN FOUND MONUMENTS AS SHOWN, BEARING N61°04'19"E PER R2

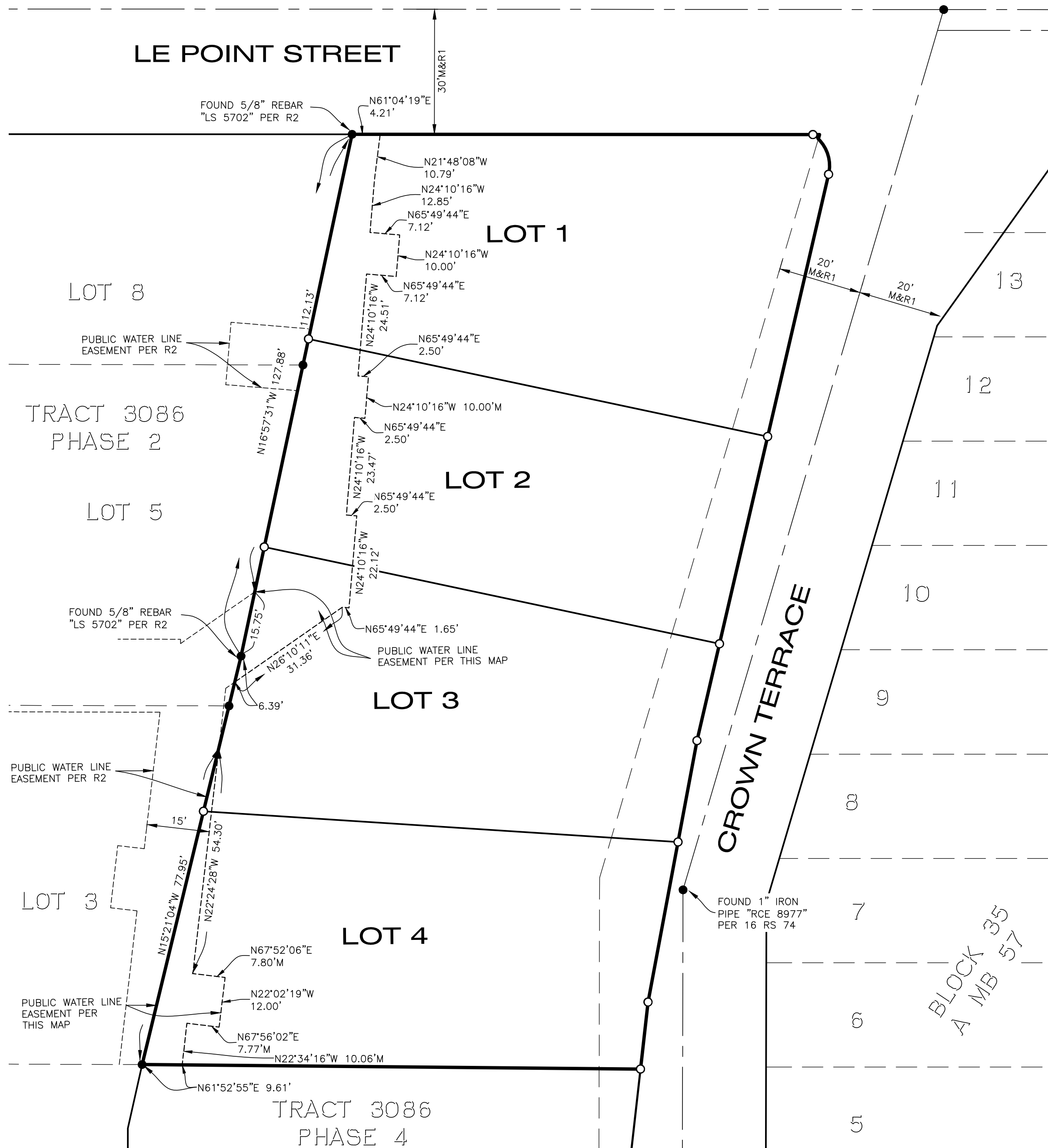
## BOUNDARY AND LOTS TRACT 3086 PHASE 3

A SUBDIVISION OF A PORTION OF BLOCK 36 OF BECKETT'S CROWN HILL ADDITION TO THE TOWN OF ARROYO GRANDE AND A PORTION OF PACIFIC COAST RAILWAY AS SHOWN ON THE MAP FILED IN BOOK A, PAGE 57 OF MAPS, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.



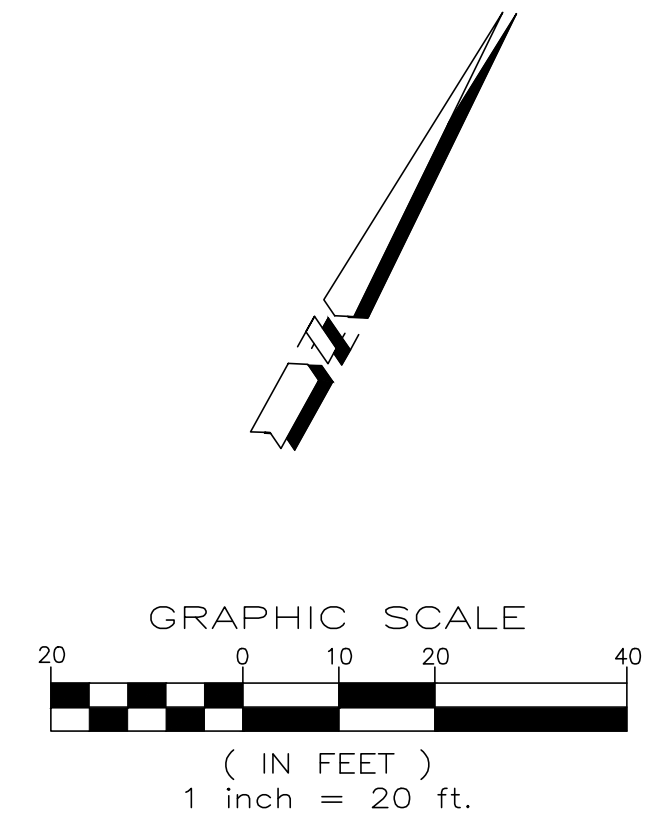
MICHAEL B. STANTON, PLS 5702  
3559 SOUTH HIGUERA ST.  
SAN LUIS OBISPO, CA 93401  
805-594-1960

N:\2013\13-147 Tract 2346 E Branch AG\C3D 2019\13-147 Final Map Ph3.dwg, 18X26 FINAL MAP SHEET 3, Jun 02, 2022 7:52am, LRichardson



**EASEMENT NOTE:**

SEE SHEET 2 FOR LOTS AND BOUNDARY  
SEE SHEET 4 FOR SEWER EASEMENT  
SEE SHEET 5 FOR EMERGENCY ACCESS EASEMENT



**LEGEND**

- SET 5/8" REBAR WITH PLASTIC CAP  
"LS 5702" UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP "LS 4283" PER R1  
UNLESS OTHERWISE NOTED
- M MEASURED
- R RECORD
- INTX INTERSECTION

**REFERENCES**

- R1 35 MB 8-11 TRACT 3086, PHASE 1
- R2 TRACT 3086, PHASE 2

**BASIS OF BEARINGS**

THE BASIS OF BEARING USED FOR THIS MAP WAS TAKEN  
FROM THE SOUTH RIGHT-OF-WAY LINE OF LE POINT STREET  
BETWEEN FOUND MONUMENTS AS SHOWN, BEARING  
N61°04'19"E PER R2

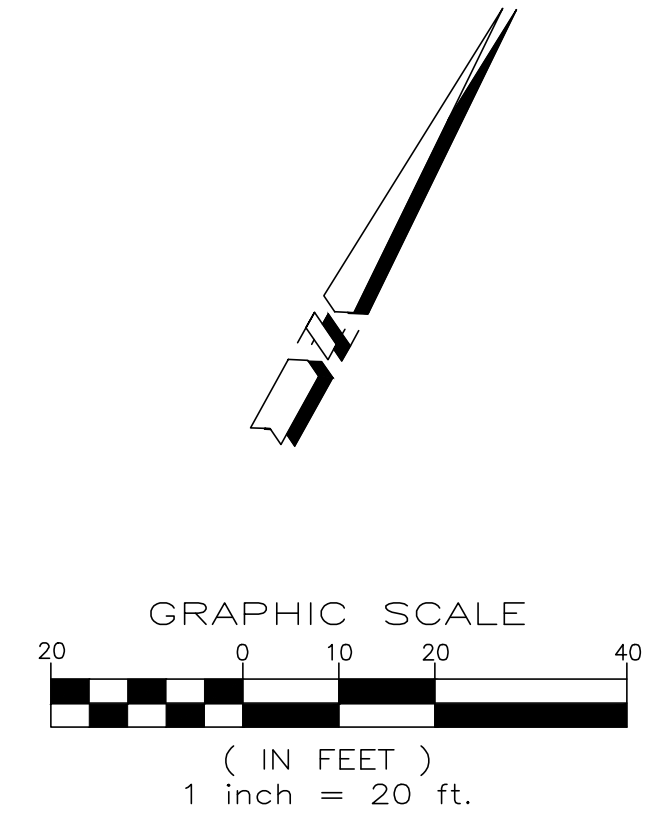
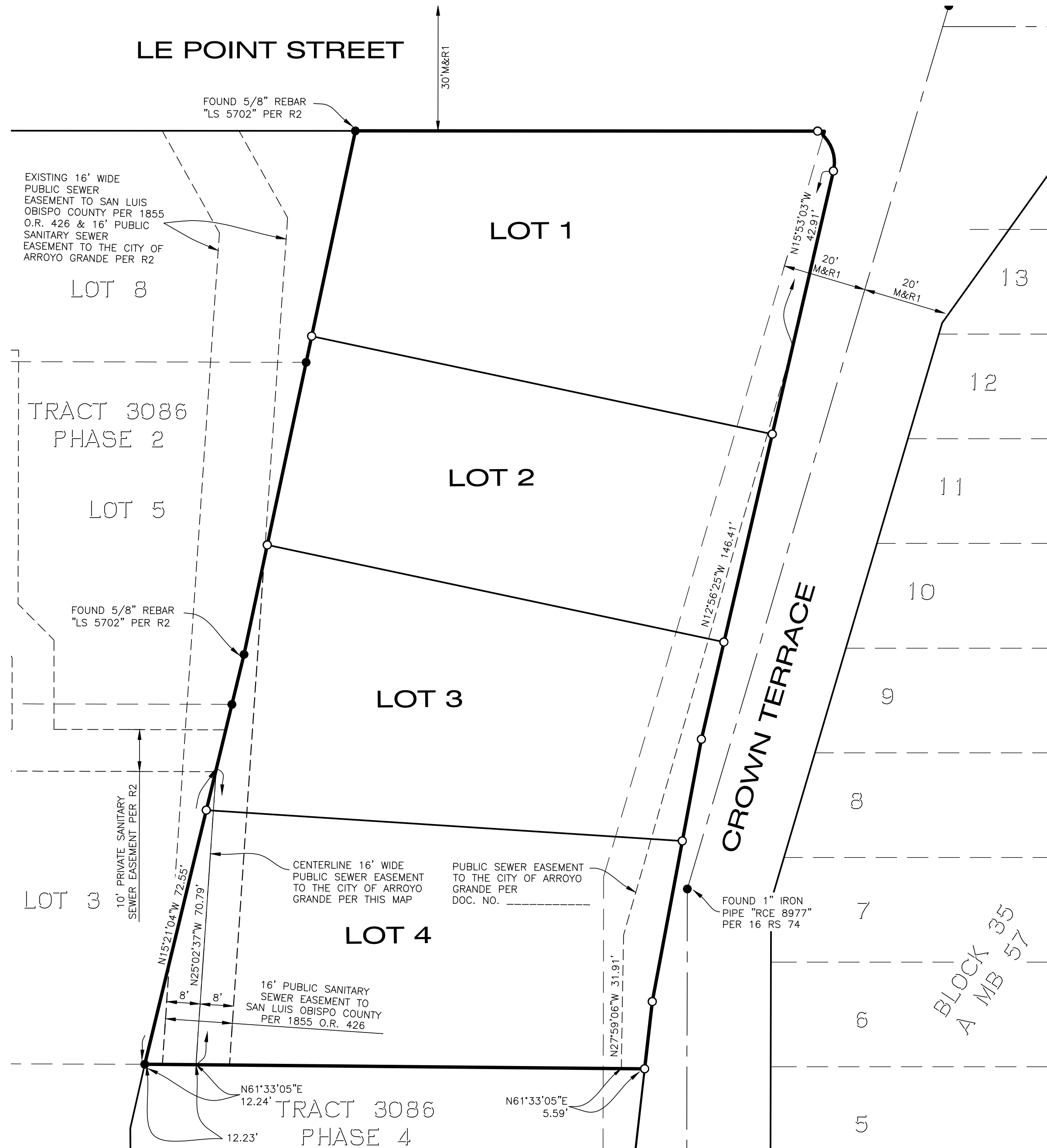
**WATER EASEMENT  
TRACT 3086  
PHASE 3**

A SUBDIVISION OF A PORTION OF BLOCK 36 OF BECKETT'S CROWN  
HILL ADDITION TO THE TOWN OF ARROYO GRANDE AND A PORTION OF  
PACIFIC COAST RAILWAY AS SHOWN ON THE MAP FILED IN BOOK A,  
PAGE 57 OF MAPS, IN THE CITY OF ARROYO GRANDE, COUNTY OF  
SAN LUIS OBISPO, STATE OF CALIFORNIA.



MICHAEL B. STANTON, PLS 5702  
3559 SOUTH HIGUERA ST.  
SAN LUIS OBISPO, CA 93401  
805-594-1960

N:\2013\13-147 Tract 2346 E Branch AG\G3D 2019\13-147 Final Map Ph3.dwg, 18X26 FINAL MAP SHEET 4, Jun 23, 2022 4:22pm, MStanton



### LEGEND

- SET 5/8" REBAR WITH PLASTIC CAP "LS 5702" UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP "LS 4283" PER R1 UNLESS OTHERWISE NOTED
- M MEASURED
- R RECORD
- INTX INTERSECTION

### REFERENCES

- R1 35 MB 8-11 TRACT 3086, PHASE 1
- R2 TRACT 3086, PHASE 2

### BASIS OF BEARINGS

THE BASIS OF BEARING USED FOR THIS MAP WAS TAKEN FROM THE SOUTH RIGHT-OF-WAY LINE OF LE POINT STREET BETWEEN FOUND MONUMENTS AS SHOWN, BEARING N61°04'19"E PER R2

### SEWER EASEMENT TRACT 3086 PHASE 3

A SUBDIVISION OF A PORTION OF BLOCK 36 OF BECKETT'S CROWN HILL ADDITION TO THE TOWN OF ARROYO GRANDE AND A PORTION OF PACIFIC COAST RAILWAY AS SHOWN ON THE MAP FILED IN BOOK A, PAGE 57 OF MAPS, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

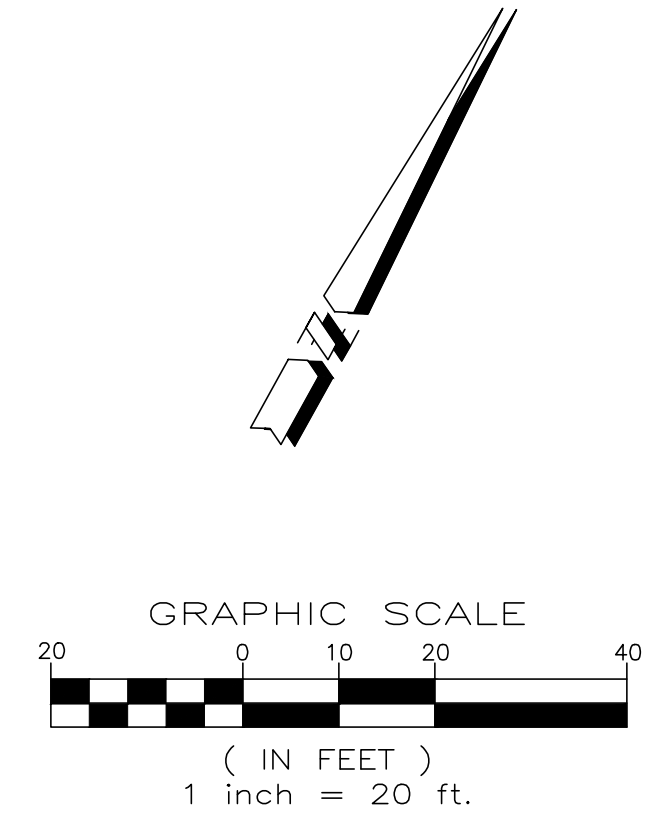
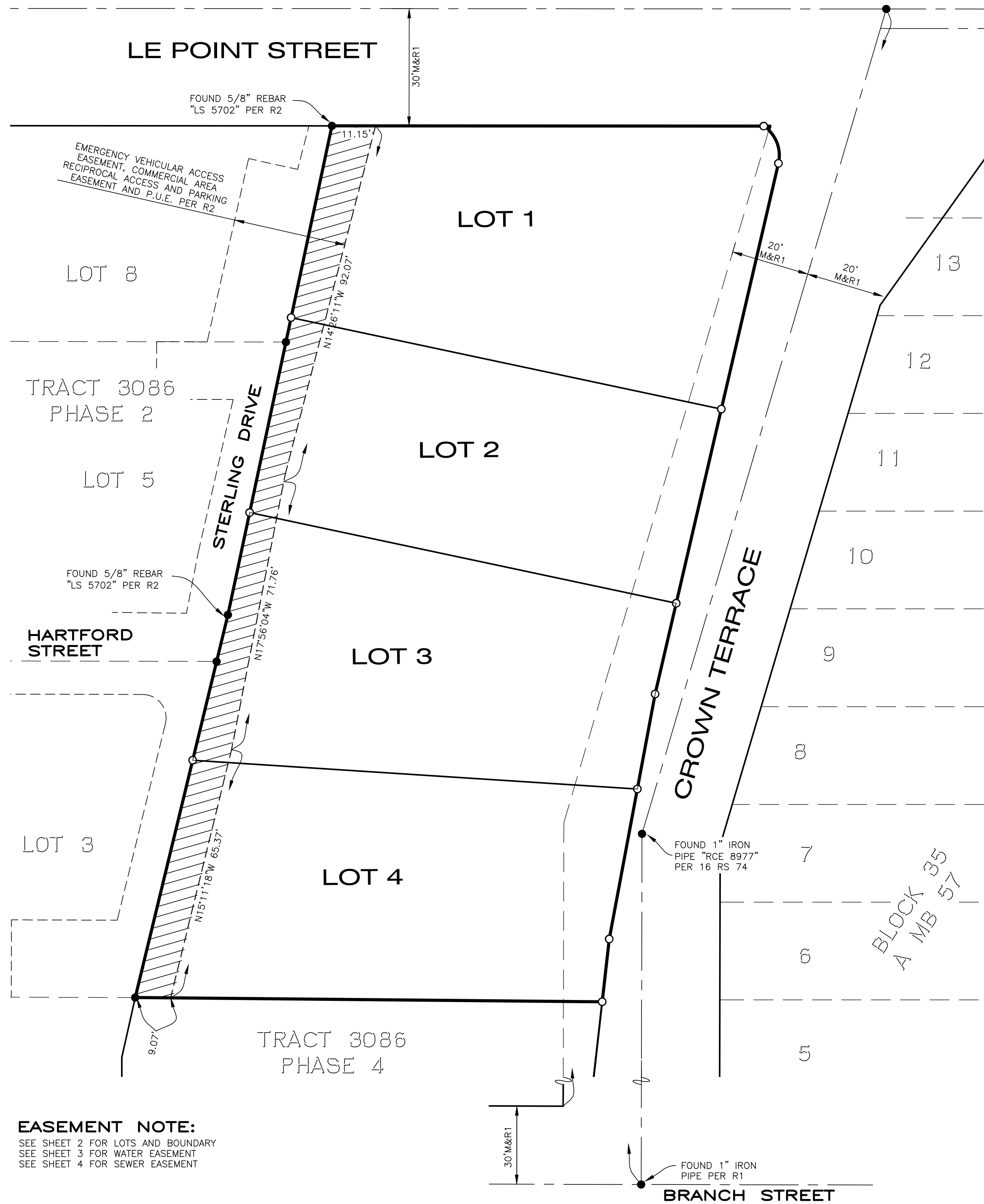


MICHAEL B. STANTON, PLS 5702  
3559 SOUTH HIGUERA ST.  
SAN LUIS OBISPO, CA 93401  
805-594-1960

### EASEMENT NOTE:

- SEE SHEET 2 FOR LOTS AND BOUNDARY
- SEE SHEET 3 FOR WATER EASEMENT
- SEE SHEET 5 FOR EMERGENCY ACCESS EASEMENT

N:\2013\13-147 Tract 2346 E Branch AG\C3D 2019\13-147 Final Map Ph3.dwg, 18X26 FINAL MAP SHEET 5, Jun 02, 2022 7:54am, LRichardson



#### LEGEND

- SET 5/8" REBAR WITH PLASTIC CAP "LS 5702" UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP "LS 4283" PER R1 UNLESS OTHERWISE NOTED
- M MEASURED
- R RECORD
- INTX INTERSECTION

EMERGENCY VEHICULAR ACCESS EASEMENT TO THE CITY OF ARROYO GRAND, UNDERGROUND PUBLIC UTILITIES EASEMENT TO THE PUBLIC PER THIS MAP, AND RECIPROCAL ACCESS & PARKING EASEMENT RESERVATION PER THIS MAP

#### REFERENCES

- R1 35 MB 8-11 TRACT 3086, PHASE 1
- R2 TRACT 3086, PHASE 2

#### BASIS OF BEARINGS

THE BASIS OF BEARING USED FOR THIS MAP WAS TAKEN FROM THE SOUTH RIGHT-OF-WAY LINE OF LE POINT STREET BETWEEN FOUND MONUMENTS AS SHOWN, BEARING N61°04'19"E PER R2

EMERGENCY VEHICULAR ACCESS EASEMENT.  
COMMERCIAL AREA RECIPROCAL ACCESS &  
PARKING EASEMENT, AND PUE

#### TRACT 3086 PHASE 3

A SUBDIVISION OF A PORTION OF BLOCK 36 OF BECKETT'S CROWN HILL ADDITION TO THE TOWN OF ARROYO GRANDE AND A PORTION OF PACIFIC COAST RAILWAY AS SHOWN ON THE MAP FILED IN BOOK A, PAGE 57 OF MAPS, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

**MBS** LAND SURVEYS  
MICHAEL B. STANTON, PLS 5702  
3559 SOUTH HIGUERA ST.  
SAN LUIS OBISPO, CA 93401  
805-594-1960

**EASEMENT NOTE:**  
SEE SHEET 2 FOR LOTS AND BOUNDARY  
SEE SHEET 3 FOR WATER EASEMENT  
SEE SHEET 4 FOR SEWER EASEMENT

N:\2013\13-147 Tract 2346 E Branch AG\C3D 2019\13-147 Final Map Ph4.dwg, 18X26 FINAL MAP SHEET 1, Jun 02, 2022 7:45am, LRichardson

## OWNER’S STATEMENT

WE THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF, AND ALL RECORD HOLDERS OF SECURITY INTEREST IN, AND ALL PARTIES HAVING ANY RECORD TITLE IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP, AND THAT EACH OF US DOES HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS CERTAIN EASEMENTS FOR THE EMERGENCY VEHICULAR ACCESS EASEMENT, COMMERCIAL AREA RECIPROCAL ACCESS AND PARKING EASEMENT FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP.

WE HEREBY DEDICATE, IN FEE, TO THE CITY OF ARROYO GRANDE, PARCEL "A" AS SHOWN HEREON FOR RIGHT-OF-WAY PURPOSES.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE FOLLOWING EASEMENTS:

1. PUBLIC UTILITY EASEMENT OR "P.U.E." FOR UNDERGROUND UTILITIES, FOR THE PUBLIC USE AND THE BENEFIT OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION AS SHOWN HEREON.
2. EMERGENCY VEHICULAR ACCESS EASEMENT TO THE CITY OF ARROYO GRANDE AS DELINEATED ON THIS MAP
3. PUBLIC SANITARY SEWER EASEMENT TO THE CITY OF ARROYO GRANDE AS DELINEATED ON THIS MAP
4. PUBLIC WATER LINE EASEMENT TO THE CITY OF ARROYO GRANDE AS DELINEATED ON THIS MAP

DB&M PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
DUANE DEBLAUW, MEMBER/MANAGER

## NOTARY

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 \_\_\_\_\_)

ON \_\_\_\_\_, 20\_\_\_\_, 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.

SIGNATURE: \_\_\_\_\_ COMMISSION NO.: \_\_\_\_\_  
COUNTY OF: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTE: NO NOTARY SEAL PER CALIFORNIA GOVERNMENT CODE § 66436(c)

## CERTIFICATE OF DEDICATION

THE FOLLOWING DESCRIBED REAL PROPERTY IS DEDICATED BY:

DUANE DEBLAUW  
411 EL CAMINO REAL  
ARROYO GRANDE, CA 93420

AS OWNER AND SUBDIVIDER OF THE PROPERTY WITHIN THE DISTINCTIVE BORDER SHOWN HEREON BY

GRANT DEED RECORDED MARCH 10, 2000 AS INSTRUMENT NO. 2000-012778 OF OFFICIAL RECORDS OF SAN LUIS OBISPO COUNTY.

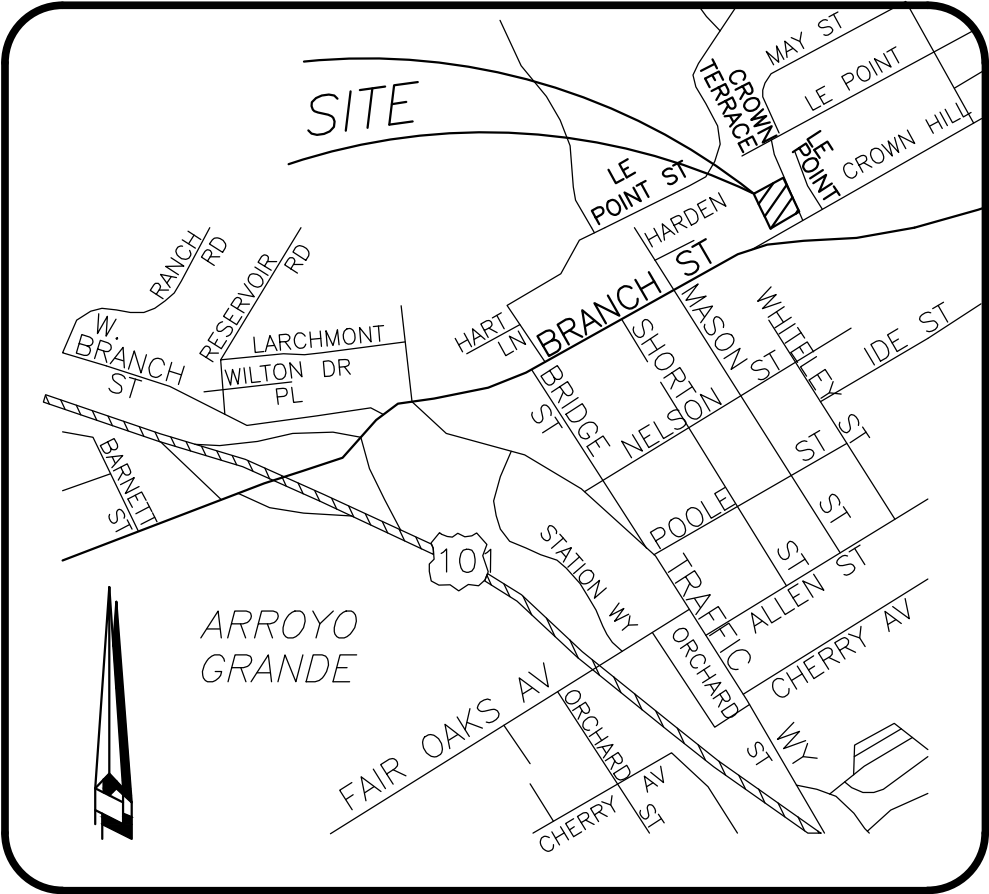
LEGAL DESCRIPTION: PARCEL "A" AS SHOWN HEREON

THE CITY OF ARROYO GRANDE SHALL RECONVEY THE PROPERTY TO THE SUBDIVIDER, OR THEIR SUCCESSOR IN INTEREST, IF THE CITY MAKES A DETERMINATION PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT INTENDED FOR PUBLIC UTILITIES.

## 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 DUANE DEBLAUW IN OCTOBER 2020. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO STATE THAT ALL MONUMENTS WILL BE SET WITHIN ONE YEAR OF THE COMPLETION OF IMPROVEMENTS, AND THAT THE MONUMENTS SHOWN HEREON WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MICHAEL B. STANTON L.S. 5702 DATE \_\_\_\_\_



## VICINITY MAP

NO SCALE

## COUNTY RECORDER’S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M. IN

BOOK \_\_\_\_\_ OF TRACT MAPS, AT PAGES \_\_\_\_\_ TO \_\_\_\_\_, AT THE REQUEST OF MICHAEL B. STANTON.

DOCUMENT NO.: \_\_\_\_\_

FEE: \_\_\_\_\_

SIGNED: \_\_\_\_\_ BY: \_\_\_\_\_  
COUNTY RECORDER DEPUTY

THE TABULATION, LISTING AND NUMBERING OF ANY SEPARATE DOCUMENTS AUTHORIZED TO BE RECORDED CONCURRENTLY WITH THIS MAP HAVE BEEN PROVIDED BY THE SUBDIVIDER OR BY THE LOCAL AGENCY APPROVING THIS MAP. THE COUNTY RECORDER MAKES NO REPRESENTATIONS REGARDING THE ACCURACY OF THE TABULATION, LISTING AND NUMBERING OF ANY SEPARATE DOCUMENTS REFERRED TO ON THIS MAP.

NOTE: THE FOLLOWING DOCUMENTS AFFECTING THE PROPERTY DENOTED HEREON ARE BEING RECORDED CONCURRENTLY HERewith;

1. COVENANTS, CONDITIONS AND RESTRICTIONS  
PER DOCUMENT NO. \_\_\_\_\_
2. STREET VACATION  
PER DOCUMENT NO. \_\_\_\_\_

## CITY ENGINEER’S STATEMENT

I, ROBIN DICKERSON, CITY ENGINEER OF THE CITY OF ARROYO GRANDE, 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 ORDINANCES OF THE CITY OF ARROYO GRANDE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

ROBIN DICKERSON, R.C.E. 57215 DATE \_\_\_\_\_  
CITY ENGINEER, CITY OF ARROYO GRANDE, CALIFORNIA

## CITY SURVEYOR’S STATEMENT

I, MARK REINHARDT, ACTING ON BEHALF OF THE CITY ENGINEER OF THE CITY OF ARROYO GRANDE DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP SHOWN HEREON AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

MARK E. REINHARDT, PLS 6392 DATE \_\_\_\_\_



## CITY CLERK’S STATEMENT

I, JESSICA MATSON, CLERK OF THE CITY OF ARROYO GRANDE, DO HEREBY STATE THAT THE CITY ENGINEER, ACTING ON BEHALF OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE, STATE OF CALIFORNIA DID, ON \_\_\_\_\_ APPROVE THE MAP OF TRACT NO. 3086, PHASE 4, IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT AND ACCEPTED ON BEHALF OF THE PUBLIC THE FOLLOWING:  
PARCEL "A" AS SHOWN HEREON  
EMERGENCY VEHICULAR ACCESS EASEMENT  
PUBLIC UTILITY EASEMENT OR "P.U.E."  
SANITARY SEWER EASEMENT  
WATER LINE EASEMENT

JESSICA MATSON, CITY CLERK DATE \_\_\_\_\_  
CITY OF ARROYO GRANDE  
COUNTY OF SAN LUIS OBISPO

## SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISIONS OF THE SECTION 66436 (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT AS THEIR INTEREST IS SUCH THAT IT CANNOT RIFEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY:

UNION OIL COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 70 AT PAGE 385 OF DEEDS AND PER BOOK 236, PAGE 259 AND BOOK 294 PAGE 268, BOTH OF OFFICIAL RECORDS. (SHOWN ON PHASE 1 OF TRACT 3086).

COUNTY OF SAN LUIS OBISPO, HOLDER OF A SEWER EASEMENT PER BOOK 1855, PAGE 426 OF OFFICIAL RECORDS AS SHOWN HEREON.

## SOILS REPORT

SOILS ENGINEERING REPORT

PROJECT: F-101446

DATED: SEPTEMBER 26, 2016

PREPARED BY: BEACON GEOTECHNICAL, INC.  
P.O. BOX 4814T  
PASO ROBLES, CA 93447

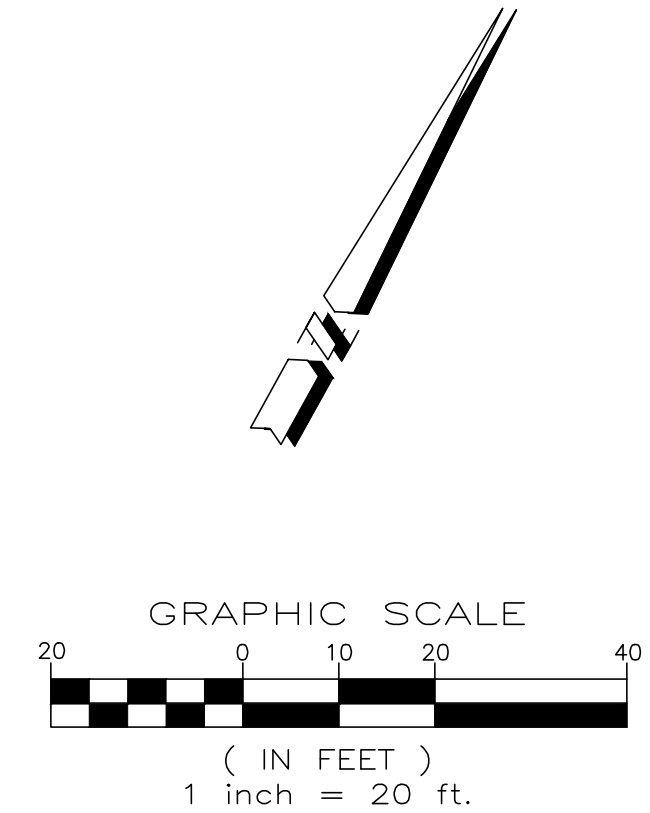
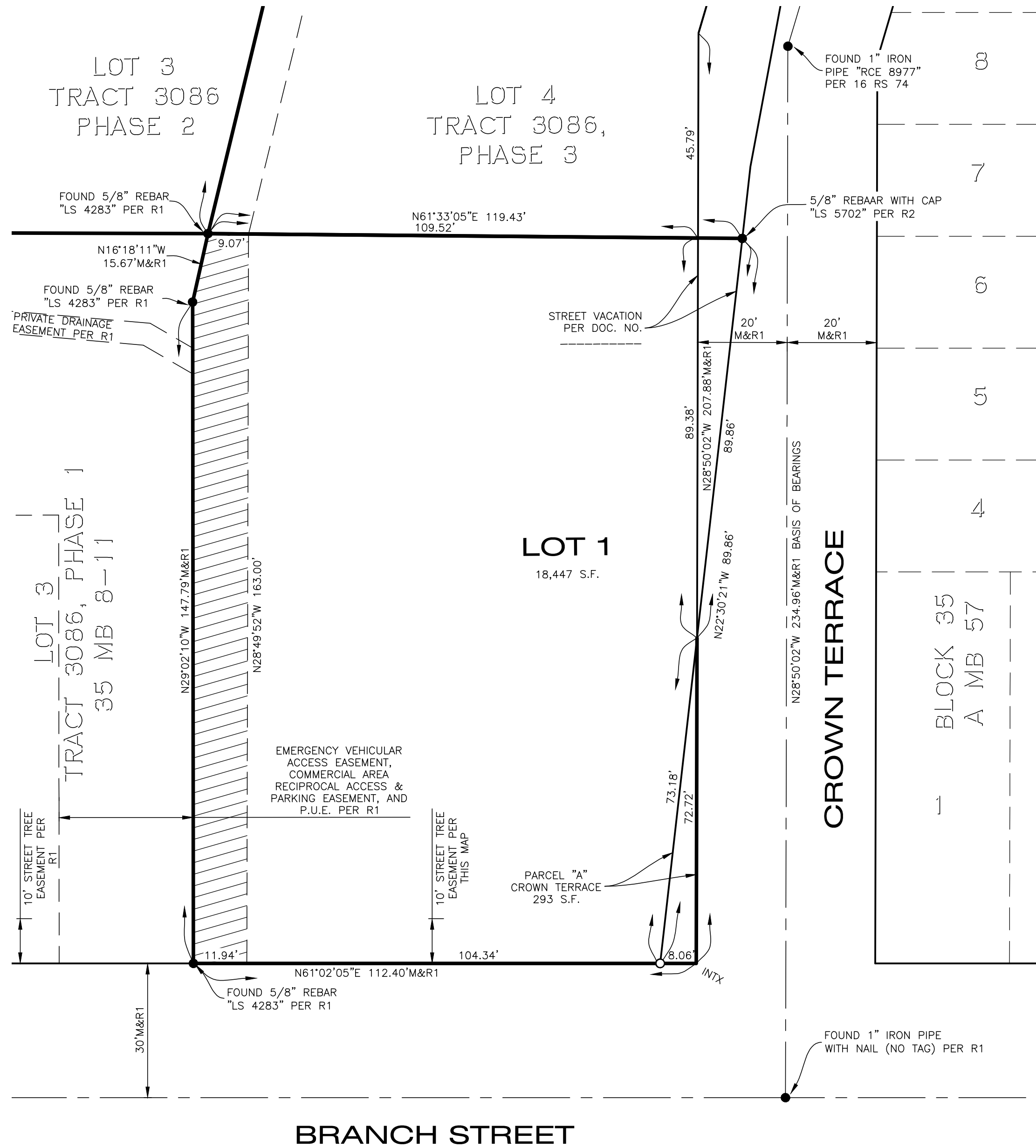
## TRACT 3086 PHASE 4

A SUBDIVISION OF A PORTION OF BLOCK 36 OF BECKETT’S CROWN HILL ADDITION TO THE TOWN OF ARROYO GRANDE AND A PORTION OF PACIFIC COAST RAILWAY AS SHOWN ON BOOK A, PAGE 57 OF MAPS, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.



MICHAEL B. STANTON, PLS 5702  
3559 SOUTH HIGUERA ST.  
SAN LUIS OBISPO, CA 93401  
805-594-1960

N:\2013\13-147 Tract 2346 E Branch AG\GSD 2019\13-147 Final Map Ph4.dwg, 18X26 FINAL MAP SHEET 2, Jun 02, 2022 7:49am, LRichardson



### LEGEND

- SET 5/8" REBAR WITH PLASTIC CAP  
"LS 5702" UNLESS OTHERWISE NOTED
- MONUMENTS AS NOTED
- M MEASURED
- R RECORD
- INTX INTERSECTION

- EMERGENCY VEHICULAR ACCESS EASEMENT TO THE CITY OF ARROYO GRANDE PER THIS MAP, UNDERGROUND PUBLIC UTILITIES EASEMENT TO THE PUBLIC PER THIS MAP, AND RECIPROCAL ACCESS & PARKING EASEMENT RESERVATION PER THIS MAP
- SEE SHEET 3 FOR SEWER AND WATER EASEMENTS

### REFERENCES

- R1 35 MB 8-11 TRACT 3086, PHASE 1
- R2 TRACT 3086, PHASE 3

### BASIS OF BEARINGS

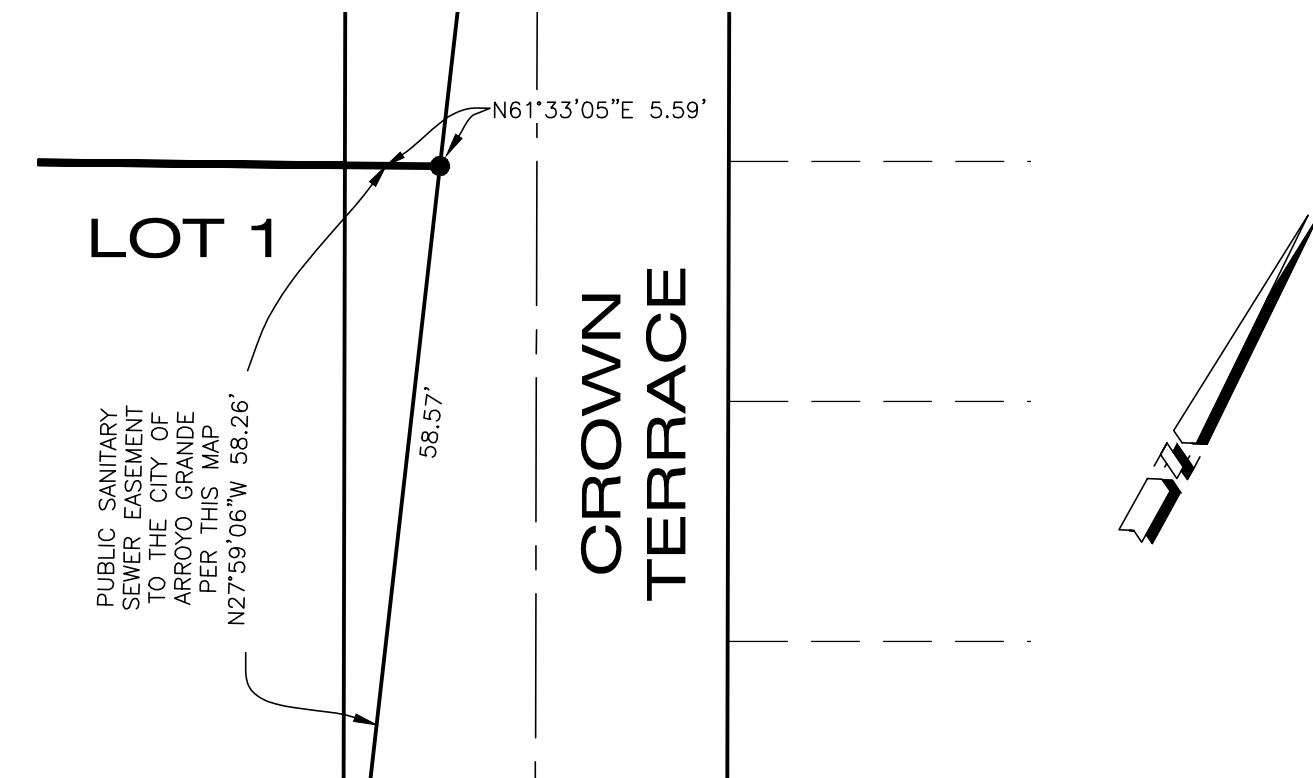
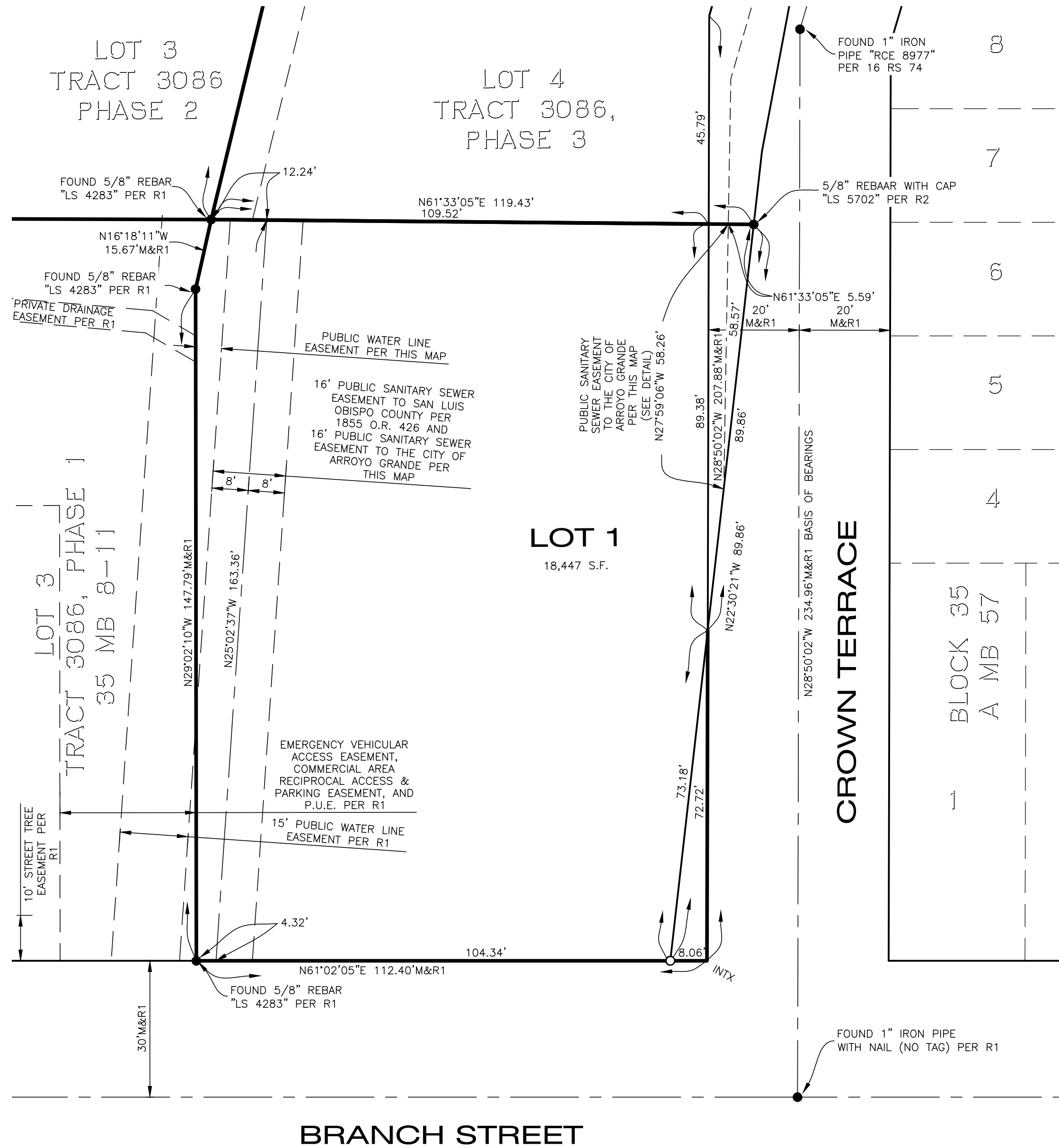
THE BASIS OF BEARING USED FOR THIS MAP WAS TAKEN FROM THE CENTERLINE OF CROWN STREET BETWEEN FOUND MONUMENTS AS SHOWN, BEARING N28°50'02"W PER R1

## TRACT 3086 PHASE 4

A SUBDIVISION OF A PORTION OF BLOCK 36 OF BECKETT'S CROWN HILL ADDITION TO THE TOWN OF ARROYO GRANDE AND A PORTION OF PACIFIC COAST RAILWAY AS SHOWN ON BOOK A, PAGE 57 OF MAPS, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

**MBS**  
LAND SURVEYS  
MICHAEL B. STANTON, PLS 5702  
3559 SOUTH HIGUERA ST.  
SAN LUIS OBISPO, CA 93401  
805-594-1960

N:\2013\13-147 Tract 2346 E Branch AG\GSD 2019\13-147 Final Map Ph4.dwg, 18X26 FINAL MAP SHEET 3, Jun 02, 2022 7:44am, LRichardson



SEWER EASEMENT DETAIL  
NOT TO SCALE

#### LEGEND

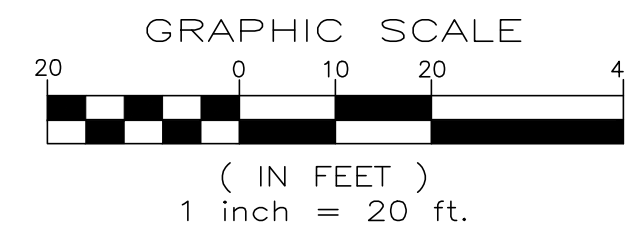
- SET 5/8" REBAR WITH PLASTIC CAP "LS 5702" UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP "LS 5702" PER R2 UNLESS OTHERWISE NOTED
- M MEASURED
- R RECORD
- INTX INTERSECTION

#### REFERENCES

- R1 35 MB 8-11 TRACT 3086, PHASE 1
- R2 TRACT 3086, PHASE 3

#### BASIS OF BEARINGS

THE BASIS OF BEARING USED FOR THIS MAP WAS TAKEN FROM THE CENTERLINE OF CROWN STREET BETWEEN FOUND MONUMENTS AS SHOWN, BEARING N28°50'02"W PER R1



### SEWER AND WATER EASEMENTS TRACT 3086 PHASE 4

A SUBDIVISION OF A PORTION OF BLOCK 36 OF BECKETT'S CROWN HILL ADDITION TO THE TOWN OF ARROYO GRANDE AND A PORTION OF PACIFIC COAST RAILWAY AS SHOWN ON BOOK A, PAGE 57 OF MAPS, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

**MBS**  
LAND SURVEYS  
MICHAEL B. STANTON, PLS 5702  
3559 SOUTH HIGUERA ST.  
SAN LUIS OBISPO, CA 93401  
805-594-1960