



LOCATION MAP

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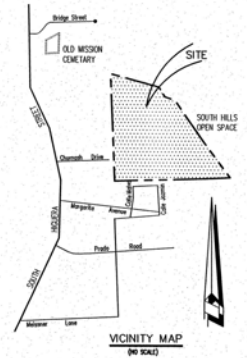
VESTING TENTATIVE MAP AND  
PRELIMINARY GRADING PLAN  
FOR  
**TRACT 2428**  
**MARGARITA RANCH**  
COUNTY OF SAN LUIS OBISPO  
CALIFORNIA

PLANS PREPARED BY:  
**TEC CIVIL ENGINEERING CONSULTANTS**

4115 BROAD STREET, SUITE B1  
SAN LUIS OBISPO, CA 93401

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**OWNER AND SUBDIVIDER**

JOHN E. & CAROLE D. KING  
290 PISMO STREET  
SAN LUIS OBISPO, CA 93401  
544-6444

APH 076-331-015

**SUBDIVIDER STATEMENT**

AN OFFER OF DEDICATION OF AN OPEN SPACE EASEMENT FOR PEDESTRIAN AND BICYCLE ACCESS SHALL BE MADE AT THE TIME OF RECORDATION OF THE FINAL MAP.

**TOPOGRAPHIC MAPPING**

CONTOURS AREA FROM: AERIAL PHOTO OF MARGARITA RANCH AREA, OF SAN LUIS OBISPO COUNTY TAKEN IN OCTOBER 1990.

**BENCHMARK**

U.S.C. & G. #E 9101959 - BRASS  
DISK AT NO. SIDE OF EAST BRIDGE  
ABUTMENT AT PRADO ROAD & SAN  
LUIS CREEK. ELEVATION = 136.19



**TITLE SHEET**

A PORTION OF LOT 31 OF PROPERTY OF BEEBEE & PHILLIPS AND A PORTION OF GOVMT LOTS 3 & 4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4, SEC 2, T31S, R12E, MDM City of San Luis Obispo

City of San Luis Obispo, California

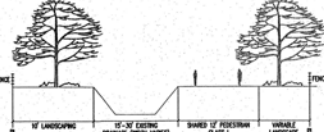
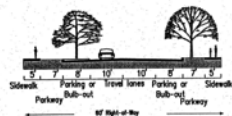
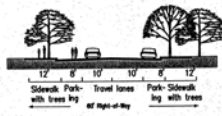
JANUARY 2007

| Lot No | AREA (ft <sup>2</sup> ) | MASP Zoning | City Zoning | Lot Depth | Lot Width |
|--------|-------------------------|-------------|-------------|-----------|-----------|
| 1      | 6,516                   | LDR         | LDR         | 109       | 59        |
| 2      | 6,049                   | LDR         | LDR         | 110       | 55        |
| 3      | 6,010                   | LDR         | LDR         | 105       | 58        |
| 4      | 8,003                   | LDR         | LDR         | 107       | 58        |
| 5      | 7,669                   | LDR         | LDR         | 139       | 64        |
| 6      | 9,113                   | MDRSF       | MDR         | 148       | 61        |
| 7      | 5,341                   | MDRSF       | MDR         | 114       | 50        |
| 8      | 5,000                   | MDRSF       | MDR         | 102       | 45        |
| 9      | 5,031                   | MDRSF       | MDR         | 107       | 52        |
| 10     | 5,640                   | MDRSF       | MDR         | 112       | 50        |
| 11     | 5,139                   | MDRSF       | MDR         | 111       | 46        |
| 12     | 5,010                   | MDRSF       | MDR         | 109       | 46        |
| 13     | 5,000                   | MDRSF       | MDR         | 107       | 47        |
| 14     | 5,000                   | MDRSF       | MDR         | 106       | 47        |
| 15     | 5,052                   | MDRSF       | MDR         | 108       | 47        |
| 16     | 5,004                   | MDRSF       | MDR         | 109       | 48        |
| 17     | 5,233                   | MDRSF       | MDR         | 118       | 48        |
| 18     | 7,327                   | MDRSF       | MDR         | 147       | 59        |
| 19     | 10,581                  | MDRSF       | MDR         | 129       | 69        |
| 20     | 6,626                   | MDR         | MDR         | 116       | 52        |
| 21     | 7,218                   | MDR         | MDR         | 81        | 66        |
| 22     | 6,698                   | MDR         | MDR         | 113       | 54        |
| 23     | 5,163                   | MDR         | MDR         | 101       | 56        |
| 24     | 5,000                   | MDR         | MDR         | 103       | 49        |
| 25     | 5,000                   | MDR         | MDR         | 109       | 46        |
| 26     | 5,000                   | MDR         | MDR         | 105       | 48        |
| 27     | 5,000                   | MDR         | MDR         | 100       | 52        |
| 28     | 5,000                   | MDR         | MDR         | 99        | 51        |
| 29     | 5,000                   | MDR         | MDR         | 99        | 50        |
| 30     | 5,000                   | MDR         | MDR         | 99        | 50        |
| 31     | 5,000                   | MDR         | MDR         | 99        | 51        |
| 32     | 5,000                   | MDR         | MDR         | 99        | 50        |
| 33     | 5,000                   | MDR         | MDR         | 100       | 48        |
| 34     | 5,000                   | MDR         | MDR         | 101       | 49        |
| 35     | 6,354                   | MDR         | MDR         | 100       | 60        |
| 36     | 6,202                   | MDR         | MDR         | 111       | 64        |
| 37     | 6,835                   | MDR         | MDR         | 105       | 56        |
| 38     | 6,058                   | MDR         | MDR         | 105       | 59        |
| 39     | 4,600                   | MDR         | MDR         | 100       | 46        |
| 40     | 5,015                   | MDR         | MDR         | 100       | 51        |
| 41     | 5,015                   | MDR         | MDR         | 100       | 50        |
| 42     | 5,010                   | MDR         | MDR         | 100       | 50        |
| 43     | 5,011                   | MDR         | MDR         | 100       | 46        |
| 44     | 4,624                   | MDR         | MDR         | 100       | 46        |
| 45     | 5,031                   | MDR         | MDR         | 100       | 50        |
| 46     | 5,031                   | MDR         | MDR         | 100       | 50        |
| 47     | 5,031                   | MDR         | MDR         | 100       | 50        |
| 48     | 4,605                   | MDR         | MDR         | 100       | 46        |
| 49     | 5,000                   | MDR         | MDR         | 100       | 50        |
| 50     | 5,000                   | MDR         | MDR         | 100       | 50        |
| 51     | 4,601                   | MDR         | MDR         | 100       | 46        |
| 52     | 4,600                   | MDR         | MDR         | 100       | 46        |

| Lot No | AREA (ft <sup>2</sup> ) | MASP Zoning  | City Zoning | Lot Depth | Lot Width |
|--------|-------------------------|--------------|-------------|-----------|-----------|
| 53     | 4,747                   | MDR          | MDR         | 102       | 47        |
| 54     | 4,560                   | MDR          | MDR         | 100       | 46        |
| 55     | 4,575                   | MDR          | MDR         | 100       | 47        |
| 56     | 4,575                   | MHDR         | MHDR        | 100       | 47        |
| 57     | 4,691                   | MHDR         | MHDR        | 100       | 48        |
| 58     | 5,611                   | MDR          | MDR         | 104       | 42        |
| 59     | 5,302                   | MDR          | MDR         | 76        | 70        |
| 60     | 5,129                   | MDR          | MDR         | 96        | 53        |
| 61     | 5,000                   | MDR          | MDR         | 96        | 52        |
| 62     | 4,562                   | MDR          | MDR         | 81        | 56        |
| 63     | 4,695                   | MDR          | MDR         | 80        | 58        |
| 64     | 5,595                   | MDR          | MDR         | 118       | 43        |
| 65     | 5,394                   | MDR          | MDR         | 117       | 47        |
| 66     | 5,406                   | MDR          | MDR         | 115       | 45        |
| 67     | 5,008                   | MDR          | MDR         | 109       | 47        |
| 68     | 5,001                   | MDR          | MDR         | 101       | 50        |
| 69     | 5,002                   | MDR          | MDR         | 100       | 50        |
| 70     | 5,000                   | MDR          | MDR         | 100       | 50        |
| 71     | 5,002                   | MDR          | MDR         | 100       | 50        |
| 72     | 6,228                   | LDR          | LDR         | 105       | 59        |
| 73     | 6,005                   | LDR          | LDR         | 108       | 55        |
| 74     | 6,607                   | LDR          | LDR         | 111       | 56        |
| 75     | 6,038                   | LDR          | LDR         | 111       | 55        |
| 76     | 6,018                   | LDR          | LDR         | 106       | 56        |
| 77     | 6,001                   | LDR          | LDR         | 103       | 58        |
| 78     | 6,000                   | LDR          | LDR         | 102       | 59        |
| 79     | 6,000                   | LDR          | LDR         | 102       | 59        |
| 80     | 6,767                   | LDR          | LDR         | 112       | 71        |
| 81     | 7,311                   | OS-Repairian | OS          |           |           |
| 82     | 30,040                  | OS-Repairian | OS          |           |           |
| 83     | 22,311                  | OS-Repairian | OS          |           |           |
| 84     | 5,676                   | OS-Repairian | OS          |           |           |
| 85     | 7,612                   | OS-Repairian | OS          |           |           |
| 86     | 4,584                   | MDR          | MDR         | 66        | 68        |
| 87     | 4,655                   | MDR          | MDR         | 64        | 75        |
| 88     | 4,599                   | MDR          | MDR         | 64        | 72        |
| 89     | 4,595                   | MDR          | MDR         | 66        | 67        |
| 90     | 4,605                   | MDR          | MDR         | 102       | 45        |
| 91     | 5,000                   | MDR          | MDR         | 92        | 55        |
| 92     | 5,017                   | MDR          | MDR         | 64        | 77        |
| 93     | 3,631                   | MDR          | MDR         | 44        | 88        |
| 94     | 4,254                   | MDR          | MDR         | 76        | 46        |
| 95     | 3,893                   | MDR          | MDR         | 67        | 53        |
| 96     | 4,500                   | MDR          | MDR         | 77        | 59        |
| 97     | 5,181                   | MDR          | MDR         | 98        | 53        |
| 98     | 4,500                   | MDR          | MDR         | 98        | 46        |
| 99     | 3,638                   | MDR          | MDR         | 89        | 43        |
| 100    | 3,712                   | MDR          | MDR         | 81        | 46        |
| 101    | 3,630                   | MDR          | MDR         | 84        | 43        |
| 102    | 3,721                   | MDR          | MDR         | 84        | 47        |
| 103    | 5,079                   | MDR          | MDR         | 106       | 47        |
| 104    | 4,696                   | MDR          | MDR         | 93        | 52        |

| Lot No | AREA (ft <sup>2</sup> ) | MASP Zoning | City Zoning | Lot Depth | Lot Width |
|--------|-------------------------|-------------|-------------|-----------|-----------|
| 105    | 4,060                   | MDR         | MDR         | 82        | 51        |
| 106    | 5,537                   | MDR         | MDR         | 81        | 69        |
| 107    | 3,958                   | MDR         | MDR         | 89        | 45        |
| 108    | 4,500                   | MDR         | MDR         | 98        | 47        |
| 109    | 5,279                   | MHDR        | MDR         | 111       | 49        |
| 110    | 6,231                   | MDR         | MDR         | 128       | 51        |
| 111    | 5,269                   | MDR         | MDR         | 34        | 139       |
| 112    | 4,518                   | MDR         | MDR         | 85        | 59        |
| 113    | 5,096                   | MDR         | MDR         | 87        | 58        |
| 114    | 4,652                   | MDR         | MDR         | 90        | 52        |
| 115    | 5,000                   | MDR         | MDR         | 10        | 53        |
| 116    | 4,914                   | MDR         | MDR         | 87        | 56        |
| 117    | 5,000                   | MDR         | MDR         | 87        | 57        |
| 118    | 5,184                   | MDR         | MDR         | 94        | 56        |
| 119    | 4,501                   | MDR         | MDR         | 84        | 55        |
| 120    | 4,586                   | MDR         | MDR         | 82        | 58        |
| 121    | 4,530                   | MDR         | MDR         | 79        | 59        |
| 122    | 4,500                   | MDR         | MDR         | 87        | 53        |
| 123    | 4,013                   | MDR         | MDR         | 77        | 51        |
| 124    | 4,165                   | MDR         | MDR         | 77        | 51        |
| 125    | 4,099                   | MDR         | MDR         | 68        | 76        |
| 126    | 5,000                   | MDR         | MDR         | 79        | 70        |
| 127    | 5,000                   | MDR         | MDR         | 78        | 63        |
| 128    | 3,955                   | MDR         | MDR         | 42        | 83        |
| 129    | 4,744                   | MDR         | MDR         | 83        | 64        |
| 130    | 5,000                   | MDR         | MDR         | 105       | 43        |
| 131    | 4,558                   | MDR         | MDR         | 89        | 56        |
| 132    | 4,504                   | MDR         | MDR         | 83        | 54        |
| 133    | 4,503                   | MDR         | MDR         | 81        | 57        |
| 134    | 4,247                   | MDR         | MDR         | 82        | 52        |
| 135    | 4,500                   | MDR         | MDR         | 84        | 54        |
| 136    | 4,500                   | MDR         | MDR         | 87        | 51        |
| 137    | 5,000                   | MDR         | MDR         | 82        | 60        |
| 138    | 5,288                   | MDR         | MDR         | 94        | 58        |
| 139    | 5,000                   | MDR         | MDR         | 86        | 58        |
| 140    | 5,000                   | MDR         | MDR         | 95        | 53        |
| 141    | 4,532                   | MDR         | MDR         | 78        | 58        |
| 142    | 5,000                   | MDR         | MDR         | 64        | 91        |
| 143    | 5,339                   | MDR         | MDR         | 98        | 52        |
| 144    | 4,500                   | MDR         | MDR         | 92        | 54        |
| 145    | 4,500                   | MDR         | MDR         | 106       | 90        |
| 146    | 4,500                   | MDR         | MDR         | 109       | 40        |
| 147    | 4,500                   | MDR         | MDR         | 101       | 45        |
| 148    | 4,500                   | MDR         | MDR         | 100       | 45        |
| 149    | 4,101                   | MDR         | MDR         | 105       | 40        |
| 150    | 7,074                   | MDR         | MDR         | 139       | 56        |
| 151    | 5,144                   | MDR         | MDR         | 97        | 59        |
| 152    | 4,500                   | MDR         | MDR         | 53        | 87        |
| 153    | 3,030                   | MDR         | MDR         | 74        | 49        |
| 154    | 3,500                   | MDR         | MDR         | 60        | 73        |
| 155    | 5,165                   | MDR         | MDR         | 85        | 62        |
| 156    | 3,659                   | MDR         | MDR         | 71        | 45        |

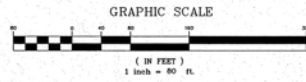
| Lot No | AREA (ft <sup>2</sup> ) | MASP Zoning | City Zoning | Lot Depth | Lot Width |
|--------|-------------------------|-------------|-------------|-----------|-----------|
| 155    | 5,165                   | MDR         | MDR         | 85        | 62        |
| 156    | 3,659                   | MDR         | MDR         | 71        | 45        |
| 157    | 3,701                   | MDR         | MDR         | 76        | 52        |
| 158    | 4,164                   | MDR         | MDR         | 79        | 51        |
| 159    | 3,896                   | MDR         | MDR         | 75        | 52        |
| 160    | 4,500                   | MDR         | MDR         | 88        | 53        |
| 161    | 4,500                   | MDR         | MDR         | 63        | 70        |
| 162    | 4,567                   | MDR         | MDR         | 53        | 69        |
| 163    | 3,630                   | MDR         | MDR         | 53        | 69        |
| 164    | 3,847                   | MDR         | MDR         | 52        | 72        |
| 165    | 3,655                   | MDR         | MDR         | 59        | 62        |
| 166    | 3,790                   | MDR         | MDR         | 80        | 48        |
| 167    | 4,739                   | MDR         | MDR         | 93        | 53        |
| 168    | 4,037                   | MDR         | MDR         | 56        | 73        |
| 169    | 3,833                   | MDR         | MDR         | 68        | 56        |
| 170    | 5,040                   | MDR         | MDR         | 115       | 48        |
| 171    | 5,615                   | MDR         | MDR         | 95        | 51        |
| 172    | 5,910                   | MDR         | MDR         | 81        | 45        |
| 173    | 5,632                   | MDR         | MDR         | 170       | 163       |
| 174    | 6,306                   | MDR         | MDR         | 111       | 57        |
| 175    | 7,195                   | MDR         | MDR         | 124       | 58        |
| 176    | 7,387                   | MDR         | MDR         | 109       | 65        |
| 177    | 2,841                   | MDR         | MDR         | 77        | 37        |
| 178    | 71.31 (acres)           | OS-Hill     | OS          |           |           |
| Totals | 92.86 (acres)           |             |             |           |           |
|        | 4,045,047               |             |             |           |           |



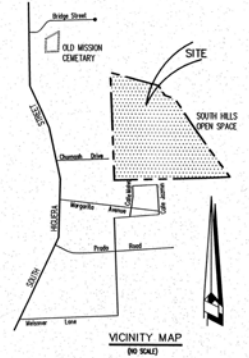
RESIDENTIAL COLLECTOR CROSS-SECTION  
OF STREET

LOCAL STREET CROSS-SECTION  
'S', 'F', 'N', 'W', 'O' STREETS, CALLE  
MALVA

LOTS R1/R2  
BIKE/PEDESTRIAN PATH  
EXISTING DRAINAGE



- LEGEND**
- 60' EXISTING CONTOUR
  - PROPERTY LINE
  - FENCE LINE
  - CENTER LINE
  - LOT LINE
  - EXISTING BUILDING
  - EXISTING TRAIL
  - PROPOSED TRAIL
  - ESMT LINE
  - PUBLIC ACCESS & UTILITY ESMT
  - PRIVATE PARKING ESMT



BENCH MARK:  
U.S.C. & G.S. # 8101959 - BRASS DISK AT  
NO. SIDE OF EAST BRIDGE ABUTMENT AT  
PRADO ROAD & SAN LUIS CREEK.  
ELEVATION = 136.19

CONTOURS AREA FROM: AERIAL PHOTO  
OF MARGARITA RANCH AREA, OF SAN LUIS  
OBISPO COUNTY TAKEN IN OCTOBER 1990.

**OWNER & SUBDIVIDER:**  
JOHN E. & CAROLE D. KING  
290 PISMO STREET  
SAN LUIS OBISPO, CA 93401  
544-4444  
APN 076-331-015

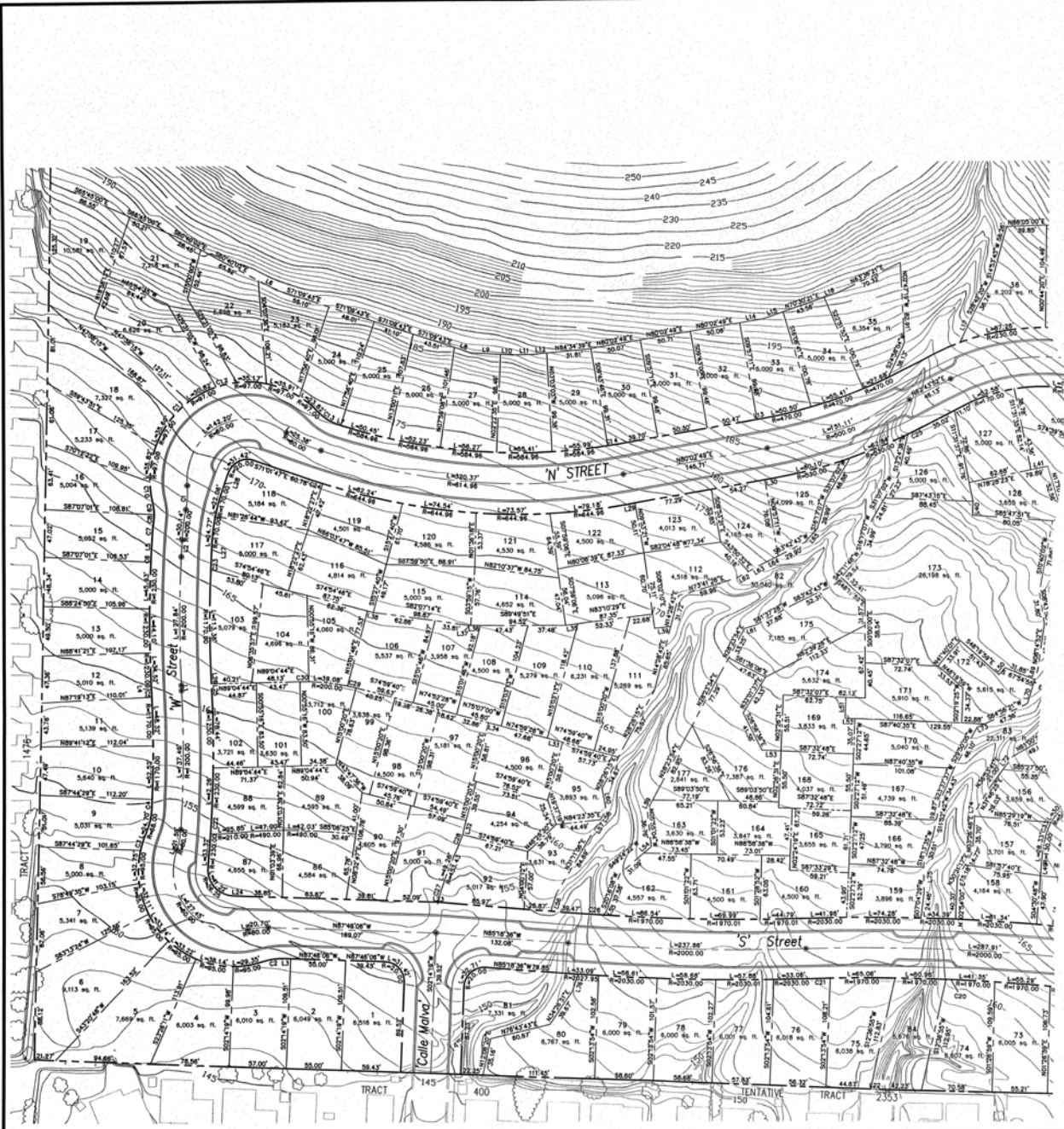
**SUBDIVIDER STATEMENT:**  
AN OFFER OF DEDICATION OF AN OPEN  
SPACE EASEMENT FOR PEDESTRIAN AND  
BIKE ACCESS SHALL BE MADE AT THE  
TIME OF RECORDATION OF THE FINAL  
MAP.

**NOTE:**  
A BLANKET PRIVATE DRAINAGE  
EASEMENT IS HEREBY CREATED OVER  
LOT NUMBERS 86-177 EXCEPT IN AREAS  
OCCUPIED BY BUILDINGS.



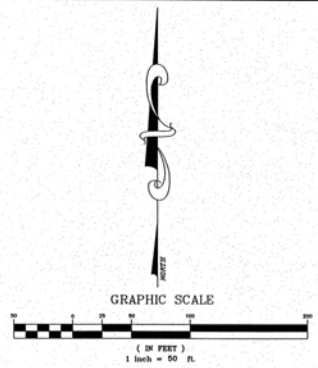
**TEC** CIVIL ENGINEERING CONSULTANTS  
415 BRIDGE STREET, 3RD FLOOR, SAN LUIS OBISPO, CA 93401  
Ph. (805) 541-2114, Fax (805) 541-2132

**VESTING TENTATIVE  
TRACT MAP NO. 2428**  
A PORTION OF LOT 31 OF PROPERTY OF BEEBEE  
& PHILLIPS AND A PORTION OF GOVMT LOTS 3  
& 4 AND THE SOUTH 1/2 OF THE NORTHWEST  
1/4, SEC 2, T31S, R12E, MDM  
City of San Luis Obispo  
City of San Luis Obispo, California



SEE SHEET 4

- LEGEND**
- 60 — EXISTING CONTOUR
  - — — — — PROPERTY LINE
  - — — — — FENCE LINE
  - — — — — CENTER LINE
  - — — — — EXISTING BUILDING
  - — — — — EXISTING TRAIL
  - — — — — PROPOSED TRAIL
  - — — — — ESMT LINE
  - — — — — LOT LINE
  - — — — — EXISTING BUILDING
  - 10 LOT NUMBER & LOT AREA
  - CENTER LINE MONUMENT



| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 5.30   | N04°30'00"W |
| L2   | 5.33   | N02°11'00"W |
| L3   | 5.30   | N02°30'00"W |
| L4   | 5.30   | N02°30'00"W |
| L5   | 16.32  | N03°11'00"W |
| L6   | 20.84  | S89°40'00"E |
| L7   | 0.93   | S71°27'00"E |
| L8   | 17.42  | S11°00'45"E |
| L9   | 29.70  | S87°00'24"E |
| L10  | 12.48  | S87°00'24"E |
| L11  | 22.56  | N88°14'30"E |
| L12  | 11.57  | N88°14'30"E |
| L13  | 5.06   | N90°00'48"E |
| L14  | 24.21  | N89°00'48"E |
| L15  | 20.68  | N92°00'21"E |
| L16  | 14.22  | N70°00'21"E |
| L17  | 26.07  | S44°00'00"E |
| L18  | 18.03  | S28°00'23"E |
| L19  | 3.91   | N01°00'45"W |
| L20  | 15.38  | N01°00'45"W |
| L21  | 7.99   | N58°14'34"E |
| L22  | 9.71   | S87°00'24"E |
| L23  | 7.38   | S89°18'36"E |
| L24  | 16.84  | N87°00'30"W |
| L25  | 2.50   | N02°00'00"W |
| L26  | 1.22   | N04°30'00"W |
| L27  | 16.50  | N03°11'00"W |
| L28  | 22.19  | N18°00'15"E |
| L29  | 0.53   | N03°11'00"W |
| L30  | 7.71   | N90°00'48"E |
| L31  | 1.31   | S28°00'23"E |
| L32  | 11.40  | N13°00'00"E |
| L33  | 15.90  | S14°00'40"E |
| L34  | 12.84  | N13°00'00"E |
| L35  | 12.35  | N83°10'22"E |
| L36  | 7.61   | S89°40'00"E |
| L37  | 2.25   | N02°00'00"W |
| L38  | 6.11   | S14°00'40"E |
| L39  | 16.30  | N83°10'22"E |
| L40  | 1.19   | S02°18'45"W |
| L41  | 17.28  | S12°00'00"E |
| L42  | 100.53 | S12°00'00"E |
| L43  | 20.31  | S14°00'40"E |
| L44  | 8.12   | S04°00'00"E |
| L45  | 17.32  | S48°20'45"E |
| L46  | 23.84  | S47°20'15"E |
| L47  | 20.18  | S48°20'45"E |
| L48  | 4.00   | S83°10'22"E |
| L49  | 15.57  | S06°10'22"E |
| L50  | 9.38   | N41°40'00"E |
| L51  | 20.45  | S04°00'00"W |
| L52  | 9.99   | S87°00'24"E |
| L53  | 19.07  | S88°14'30"E |
| L54  | 15.82  | N34°00'21"E |
| L55  | 5.97   | N34°44'21"E |
| L56  | 15.39  | N17°14'00"E |
| L57  | 14.31  | N07°14'00"E |
| L58  | 11.37  | N30°14'00"E |
| L59  | 17.90  | N89°00'48"E |
| L60  | 21.68  | N90°00'48"E |
| L61  | 11.41  | N74°14'00"E |
| L62  | 13.82  | N01°31'28"E |
| L63  | 18.00  | N81°21'24"E |
| L64  | 13.82  | N83°14'24"E |
| L65  | 18.68  | N42°11'48"E |
| L66  | 4.47   | S04°00'00"W |
| L67  | 11.22  | N72°49'39"E |
| L68  | 18.00  | S11°42'45"E |
| L69  | 10.68  | N17°00'21"E |
| L70  | 24.70  | S17°00'21"E |
| L71  | 18.90  | N03°11'00"W |
| L72  | 15.67  | S38°34'14"W |
| L73  | 8.10   | N84°56'12"E |
| L74  | 4.54   | S89°40'00"E |
| L75  | 25.78  | N00°42'14"W |

| CURVE LENGTH | STATION |
|--------------|---------|
| C1           | 23.57   |
| C2           | 15.47   |
| C3           | 8.48    |
| C4           | 9.08    |
| C5           | 4.88    |
| C6           | 8.48    |
| C7           | 15.13   |
| C8           | 8.90    |
| C9           | 12.13   |
| C10          | 19.77   |
| C11          | 20.11   |
| C12          | 15.58   |
| C13          | 24.94   |
| C14          | 10.87   |
| C15          | 13.95   |
| C16          | 11.48   |
| C17          | 7.87    |
| C18          | 6.06    |
| C19          | 17.88   |
| C20          | 7.38    |
| C21          | 23.38   |
| C22          | 25.25   |
| C23          | 11.28   |
| C24          | 11.84   |
| C25          | 17.23   |
| C26          | 13.27   |
| C27          | 11.91   |
| C28          | 10.54   |
| C29          | 8.87    |
| C30          | 9.75    |
| C31          | 17.28   |
| C32          | 18.00   |
| C33          | 11.57   |

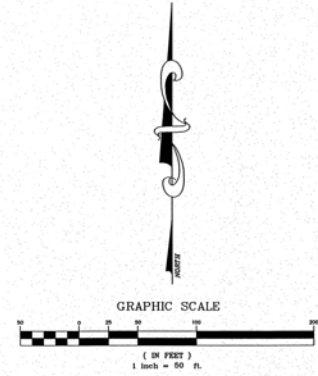
**TEC** CIVIL ENGINEERING CONSULTANTS  
4115 BRIDGE STREET, STE. 81, SAN LUIS OBISPO, CA 93101  
PH. (805) 541-2114, FAX (805) 541-2132

**ADDITIONAL MAP SHEET WEST**  
**VESTING TENTATIVE TRACT MAP NO. 2428**  
A PORTION OF LOT 31 OF PROPERTY OF BEEBEE & PHILLIPS AND A PORTION OF GOVMT LOTS 3 & 4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4, SEC 2, T31S, R12E, MDM  
City of San Luis Obispo

SEE SHEET 3



- LEGEND**
- 60 — EXISTING CONTOUR
  - — — — — PROPERTY LINE
  - — — — — FENCE LINE
  - — — — — CENTER LINE
  - — — — — EXISTING BUILDING
  - — — — — EXISTING TRAIL
  - — — — — PROPOSED TRAIL
  - — — — — ESMT LINE
  - — — — — LOT LINE
  - — — — — EXISTING BUILDING
  - 10 LOT NUMBER & LOT AREA
  - CENTER LINE MONUMENT



| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 5.30   | N87°40'00"W |
| L2   | 16.52  | N02°11'00"E |
| L3   | 5.30   | N87°40'00"W |
| L4   | 5.30   | N02°11'00"E |
| L5   | 16.52  | N02°11'00"E |
| L6   | 23.84  | S87°40'00"W |
| L7   | 2.03   | S71°57'24"E |
| L8   | 17.42  | S23°16'45"E |
| L9   | 22.55  | S41°00'24"E |
| L10  | 12.16  | S87°38'24"E |
| L11  | 22.56  | N88°14'30"E |
| L12  | 11.37  | N84°34'30"E |
| L13  | 5.06   | N80°02'48"E |
| L14  | 24.21  | N80°02'48"E |
| L15  | 20.88  | N70°30'24"E |
| L16  | 14.22  | N70°30'24"E |
| L17  | 35.07  | S24°58'04"W |
| L18  | 18.63  | S24°58'04"W |
| L19  | 3.91   | N51°46'43"E |
| L20  | 15.16  | S23°16'45"E |
| L21  | 7.89   | N02°11'00"E |
| L22  | 8.71   | S87°40'00"W |
| L23  | 0.59   | S87°40'00"W |
| L24  | 11.64  | N87°34'37"W |
| L25  | 2.50   | N02°05'00"E |
| L26  | 0.22   | N02°05'00"E |
| L27  | 16.52  | N02°11'00"E |
| L28  | 24.19  | N19°38'12"E |
| L29  | 6.53   | N80°02'48"E |
| L30  | 7.71   | N80°02'48"E |
| L31  | 1.31   | S24°47'23"E |
| L32  | 14.40  | N12°27'01"E |
| L33  | 15.90  | S74°59'40"E |
| L34  | 12.84  | N70°30'34"W |
| L35  | 12.35  | N87°10'24"E |
| L36  | 9.61   | S89°33'51"E |
| L37  | 2.22   | S89°33'51"E |
| L38  | 11.11  | S74°54'46"E |
| L39  | 16.39  | N83°10'24"E |
| L40  | 13.12  | S23°16'45"E |
| L41  | 17.22  | N78°28'23"E |
| L42  | 100.83 | S29°20'48"E |
| L43  | 30.31  | S74°59'40"E |
| L44  | 8.12   | S29°32'49"E |
| L45  | 17.32  | S47°38'49"E |
| L46  | 23.84  | S47°34'18"W |
| L47  | 20.16  | S82°40'51"E |
| L48  | 4.00   | S82°40'51"E |
| L49  | 14.27  | S64°31'27"W |
| L50  | 9.36   | N41°40'01"E |
| L51  | 20.45  | S64°23'02"E |
| L52  | 8.89   | S91°46'33"E |
| L53  | 19.07  | S88°32'20"E |
| L54  | 15.82  | N34°44'21"E |
| L55  | 5.77   | N34°44'21"E |
| L56  | 18.59  | N17°37'49"E |
| L57  | 14.91  | N30°41'23"E |
| L58  | 11.17  | N30°41'23"E |
| L59  | 11.20  | S28°23'54"W |
| L60  | 23.66  | N10°40'00"E |
| L61  | 11.42  | N73°41'28"E |
| L62  | 13.82  | N87°10'24"E |
| L63  | 19.89  | N51°37'28"E |
| L64  | 13.82  | N53°52'37"E |
| L65  | 16.60  | N87°10'24"E |
| L66  | 8.42   | S04°39'28"W |
| L67  | 11.22  | N87°10'24"E |
| L68  | 18.02  | S1142'43"E  |
| L69  | 10.68  | N17°05'30"E |
| L70  | 24.75  | S17°05'30"E |
| L71  | 18.90  | N41°24'30"E |
| L72  | 15.87  | N87°10'24"E |
| L73  | 8.19   | N84°50'21"E |
| L74  | 4.51   | N02°24'30"E |
| L75  | 25.78  | N02°24'30"E |

| CURVE | LENGTH | RADIUS  |
|-------|--------|---------|
| C1    | 23.57  | 80.00   |
| C2    | 23.43  | 88.00   |
| C3    | 18.48  | 95.00   |
| C4    | 9.08   | 1130.00 |
| C5    | 4.88   | 1170.00 |
| C6    | 4.40   | 1250.00 |
| C7    | 15.12  | 230.00  |
| C8    | 8.90   | 82.00   |
| C9    | 12.13  | 62.00   |
| C10   | 19.77  | 97.00   |
| C11   | 20.11  | 97.00   |
| C12   | 15.59  | 97.00   |
| C13   | 24.84  | 95.00   |
| C14   | 10.87  | 584.95  |
| C15   | 13.40  | 230.00  |
| C16   | 11.40  | 230.00  |
| C17   | 7.67   | 470.00  |
| C18   | 4.96   | 530.00  |
| C19   | 17.88  | 470.00  |
| C20   | 7.39   | 1970.00 |
| C21   | 23.38  | 1970.00 |
| C22   | 22.45  | 1320.00 |
| C23   | 11.40  | 1130.00 |
| C24   | 12.04  | 644.95  |
| C25   | 11.33  | 530.00  |
| C26   | 13.37  | 1978.65 |
| C27   | 11.95  | 90.00   |
| C28   | 10.54  | 78.88   |
| C29   | 8.67   | 198.42  |
| C30   | 8.75   | 205.09  |
| C31   | 17.38  | 40.00   |
| C32   | 10.87  | 40.00   |
| C33   | 11.57  | 50.00   |

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**ADDITIONAL MAP SHEET EAST**  
**VESTING TENTATIVE**  
**TRACT MAP NO. 2428**  
 A PORTION OF LOT 31 OF PROPERTY OF BEEBEE & PHILLIPS AND A PORTION OF GOVMT LOTS 3 & 4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4, SEC. 2, T31S, R12E, MDW  
 City of San Luis Obispo  
 County of San Luis Obispo, California