

OWNER'S STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF, AND ALL RECORDING INTEREST IN, AND ALL PARTIES HAVING ANY RECORD TITLE INTEREST 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. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

PUBLIC UTILITY EASEMENT OR "P.U.E." DELINEATED ON SAID MAP FOR PUBLIC USE AND THE BENEFIT OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION.

PUBLIC PEDESTRIAN AND STORM DRAIN EASEMENTS DELINEATED ON SAID MAP.

WE HEREBY RESERVE, TO OURSELVES, OUR HEIRS, AND ASSIGNS DRAINAGE, UTILITY, COMMON DRIVEWAY, AND EMERGENCY ACCESS EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT AND FUTURE OWNERS OF THE LOTS EFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP.

JEFFREY SPEVACK SEPARATE PROPERTY TRUST DATED AUGUST 21, 2013

BY: Jeffrey Spevack
JEFFREY SPEVACK, TRUSTEE

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF San Luis Obispo

ON June 22, 2017 BEFORE ME, Lisa M. Frost **NOTARY PUBLIC**, PERSONALLY APPEARED Jeffrey Spevack, 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 this 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

Lisa M. Frost
SIGNATURE:

COMMISSION NO.: 21581C8

COUNTY OF: San Luis Obispo

Lisa M. Frost
PRINTED NAME:

MY COMMISSION EXPIRES: June 25, 2020

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF 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 this 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:

COMMISSION NO.: _____

COUNTY OF: _____

PRINTED NAME:

MY COMMISSION EXPIRES: _____

BENEFICIARY STATEMENT

RABOBANK, N.A., BENEFICIARY UNDER DEED OF TRUST RECORDED FEBRUARY 14, 2017, AS INSTRUMENT NO. 2017-006767 OFFICIAL RECORDS SAN LUIS OBISPO COUNTY, CALIFORNIA.

BY: Margaret Bond
E.V.P.

NOTARY ACKNOWLEDGMENT

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STATE OF California
COUNTY OF San Luis Obispo

ON June 22, 2017 BEFORE ME, Sherry Lee Cheer **NOTARY PUBLIC**, PERSONALLY APPEARED Margaret Bond, 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 this 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

Sherry Lee Cheer
SIGNATURE:

COMMISSION NO.: 2126722

COUNTY OF: San Luis Obispo

Sherry Lee Cheer
PRINTED NAME:

MY COMMISSION EXPIRES: Sep 19, 2019

DIRECTOR OF COMMUNITY DEVELOPMENT STATEMENT

I DO HEREBY STATE THAT THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF SAN LUIS OBISPO, STATE CALIFORNIA, DID, ON June 28, 2017, APPROVE THIS MAP OF PARCEL MAP NO. SLO 09-0074 IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT, AND HEREBY AGREE TO ACCEPT ON BEHALF OF THE PUBLIC A PUBLIC UTILITY EASEMENT OR "P.U.E." AS WELL AS PEDESTRIAN AND STORM DRAIN EASEMENTS AS SHOWN ON THIS MAP.

BY: Doug Davidson
DOUG DAVIDSON
DEPUTY COMMUNITY DEVELOPMENT DIRECTOR
CITY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

6/28/17
DATE

SOILS ENGINEERING REPORT

PROJECT NO. SLO6905-2

DATED: AUGUST 27, 2015

PREPARED FOR: JEFF SPEVACK
1101 LAUREL LANE
SAN LUIS OBISPO, CA 93401

PREPARED BY: GEOSOLUTIONS, INC.
220 HIGH STREET
SAN LUIS OBISPO CA 93401

**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 JEFF SPEVACK IN OCTOBER, 2016. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP AND THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ALLOW THE SURVEY TO BE RETRACED.

BY: William R. Dyer
WILLIAM R. DYER, LS 5661, C.E. EXP. 9/30/17

3/20/17
DATE

SIGNATURE OMISSIONS

THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 SUBSECTION c-3-A(1) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

ERNEST WHITAKER AND MARTHA WHITAKER AS OWNERS OF AN EASEMENT FOR WATER, GAS AND SEWER LINES RECORDED MARCH 10, 1952 IN BOOK 649, PAGE 44 OF OFFICIAL RECORDS SAN LUIS OBISPO COUNTY, CALIFORNIA.

CITY ENGINEER'S STATEMENT

I, DIANE POSTALEK, ACTING ON BEHALF OF THE CITY ENGINEER OF THE CITY OF SAN LUIS OBISPO AS ALLOWED UNDER SECTION 66416.5(C) OF THE SUBDIVISION MAP ACT, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE AS SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

BY: Diane Postalek
DIANE POSTALEK
JUNIOR CIVIL ENGINEER
LICENSE NO.: LS8579 EXPIRATION: 6-28-2017
DATE

RECORDER'S STATEMENT

FILED THIS 11 DAY OF JULY, 2017, AT 8:00 A.M. IN

BOOK 79 OF PARCEL MAPS, AT PAGES 75-78 AT THE

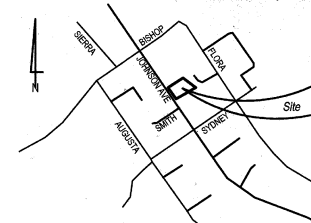
REQUEST OF WILLIAM R. DYER, LS 5661.

DOCUMENT NO. 2017030228

FEES: \$14.00

SIGNED: Tommy Gong
COUNTY RECORDER

BY: Shirley Lee
DEPUTY



VICINITY MAP
NO SCALE

PARCEL MAP SLO 09-0074

A SUDIVISION OF

LOT 1, TRACT 1272 (13 MB 55)

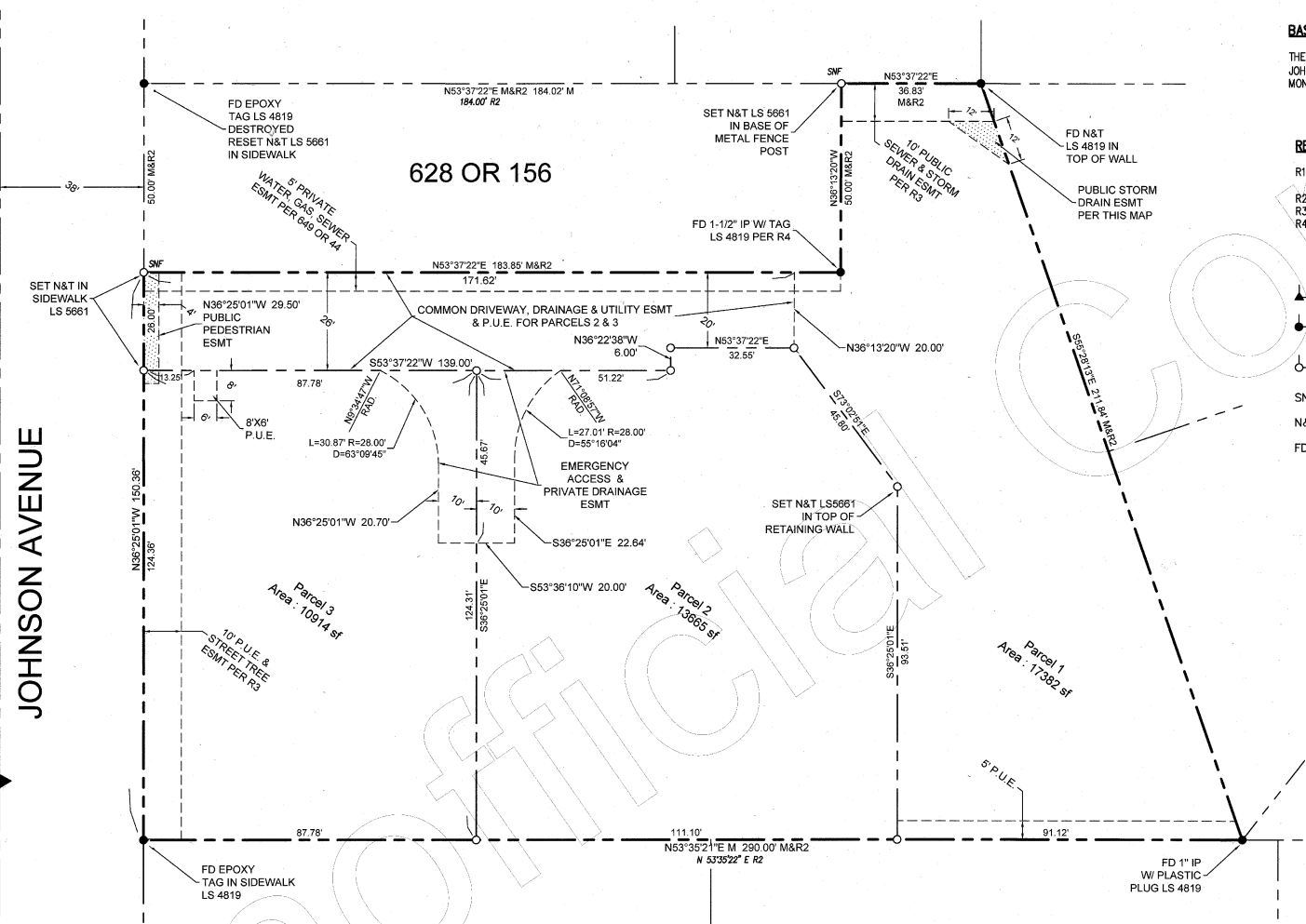
City of San Luis Obispo

County of San Luis Obispo, California

OCTOBER 2016

SHEET 1 OF 4

William R. Dyer
Civil Engineering - Land Surveying
150 North 8th Street, Suite B
P.O. Box 432
Grover Beach CA 93483-0432
Phone: (805) 481-1223
Fax: (805) 481-1323






BASIS OF BEARINGS

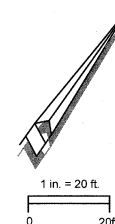
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF JOHNSON AVENUE WHICH BEARS N 36°25'01" W BETWEEN FOUND MONUMENTS PER R2.

REFERENCES

R1 CITY OF SAN LUIS OBISPO HORIZONTAL
R2 CONTROL NETWORK (2007)
R3 106 RS 12
R4 13 MB 55
2006-088709 CERTIFICATE OF CORRECTION

LEGEND

	FOUND CL MONUMENTS PER R2
	FOUND MONUMENTS PER R2 AS NOTED UNLESS OTHERWISE INDICATED
	SET 5/8" REBAR W/PLASTIC CAP LS 5661 UNLESS OTHERWISE NOTED
SNF	SEARCHED, NOTHING FOUND
N&T	NAIL AND TAG
FD	FOUND



PARCEL MAP SLO 09-0074

A SUDIVISON OF

LOT 1, TRACT 1272 (13 MB 55)

City of San Luis Obispo

County of San Luis Obispo, California

OCTOBER 2016

SHEET 3 OF 4



SECTION 2. Conditions and Code Requirements. The denial of the appeal of the Planning Commission's decision, Application No. MS 78-09, is subject to the following conditions and code requirements applicable to the subdivision approval:

1. The Community Development Director has designated Parcels One, Two and Three as "sensitive sites". This status ensures that future infill development will respect existing site constraints, privacy for occupants and neighbors of the project, provide for adequate parking, and be compatible with the scale and character of the existing neighborhood. An application for architectural review will be required for all three parcels in accordance with Municipal Code Section 2.48.050. Development applications for Parcel One must be reviewed by the Architectural Review Commission.
2. Applications submitted for architectural review on Parcel One shall include housing designed not to exceed a 406-foot elevation at the highest point of the roof, to preserve pleasant views from and towards the property (LUE 2.2.12), and remain consistent in character with the neighborhood.
3. The building footprint shown on Parcel One shall be reduced in size so that eventual housing development of the parcel will be setback at least 10 feet from the northeast property line. The driveway shall not be allowed within this required 10 foot setback.
4. Future development of Parcels One & Three shall provide one (1) additional on-site guest parking space per lot, subject to the approval of the Community Development Director.
5. Grading and site disturbance on all parcels shall be limited to that required for providing access, utilities, and drainage improvements to these parcels until complete development plans are submitted for review.
6. Grading associated with development of new structures shall be minimized to the smallest practical area of land for development on each parcel.
7. Existing overhead utility lines serving the house on Parcel 2 shall be undergrounded. Undergrounding of all wire utilities serving this subdivision shall be achieved without a net increase in the number of utility poles unless specifically approved by the city and serving utility companies.
8. The existing driveway approaches shall be abandoned. New curb, gutter, and sidewalk shall be installed per City Engineering Standards.
9. The proposed northerly approach shall be installed per City Engineering Standard #2111. The subdivision improvement plan submittal shall include a line-of-sight analysis of pedestrians located on the public sidewalk and/or ADA sidewalk for exiting vehicles.
10. The subdivision improvement plans and map shall show and honor the existing sump and berm area located at the northeast corner of proposed Parcel 2 that serves the upslope lots of Tract 1272. The final map shall include an additional drainage easement if the existing containment area and safe overflow for the storm drain system are not located within the existing easement area. Otherwise, the applicant shall demonstrate that the existing grading improvements are not necessary and shall propose a revised solution for the safe overflow.
11. It is highly recommended that a common driveway be provided to serve this development and the underdeveloped parcel to the north (2374 Johnson). The applicant shall exhaust all opportunity to provide and develop a common driveway with 2374 Johnson for the mutual benefit of both properties. Development costs shall not be considered as a reason to not pursue a common driveway unless it can be shown that the common improvements would be excessive in comparison to a driveway dedicated to serve the parcels within this subdivision.
12. Within the City right-of-way sewer laterals proposed to serve Parcels 1 and Parcel 2 must be no less than 16" on center.
13. A CCTV inspection of the existing sewer lateral proposed to serve Parcel 3 shall be submitted to the Building Division during the building permit process.

Code Requirements

The following code requirements are included for information purposes only. They serve to give the applicant a general idea of other City requirements that will apply to the project. This is not intended to be an exhaustive list as other requirements may be identified during the plan check process.

1. Any required building permits for utility installations, relocations, or building alterations shall have all work completed and receive final inspection approvals to the satisfaction of the Building Official prior to recordation of the map.
2. The Shared driveway and the fire truck turn-around shall be conspicuously posted "NO PARKING - FIRE LANE CVC 22500".
3. A separate exhibit showing all existing public and private utilities shall be approved to the satisfaction of the Community Development Director and Public Works Director prior to recordation of the map. The utility plan shall include water, sewer, storm drains, site drainage, gas, electricity, telephone, cable TV, water wells/springs, and any utility company meters for each parcel if applicable. The relocation of any utility shall be completed with proper permits prior to recordation of the map. Utilities shall not cross proposed property lines unless located within suitable easements. Easements, if proposed, shall be shown on the final map or shall be recorded concurrently to the satisfaction of the Community Development Director, Public Works Director and serving utility companies.
4. Final lot line locations and building setbacks shall consider building allowable area analysis, exterior wall protection, projections, and the location of building service equipment in accordance with the uniform codes and to the satisfaction of the Building Division and Planning Division. Any necessary analysis and/or exhibits shall be submitted for review and shall be approved prior to recordation of the map.
5. Any building permits issued for work required to satisfy the conditions of the subdivision shall receive final inspection approvals or shall have substantially completed all work to the satisfaction of the Building Official prior to recordation of the map.
6. A separate building permit shall be obtained for the upgrade, alteration, and/or relocation of any on-site utilities or structures. Any required improvements shall have all work completed and final inspections approved to the satisfaction of the Building Official prior to recordation of the map.
7. Any easements including but not limited to provisions for all public and private utilities, access, drainage, common driveways, and maintenance of the same shall be shown on the final map or recorded separately prior to map recordation if applicable. A private waterline easement shall be provided for the water services crossing Parcel 3 to serve Parcels 1 and 2.

Public Right-of-Way

8. Any sections of damaged or displaced curb, gutter & sidewalk or driveway approach shall be repaired or replaced to the satisfaction of the Public Works Director prior to recordation of the map.
9. Additional public right-of-way or public pedestrian easements may be necessary to accommodate improvements required for Americans with Disabilities Act (ADA) compliance, to the satisfaction of the Public Works Director.

Site, Water, Sewer & Utilities

10. The proposed driveway shall be shown to comply with the Parking and Driveway Standards for sloping driveways.
11. The improvement plans shall show the location of the proposed parking spaces to serve the existing developed Parcel 2 in accordance with the zoning regulations and the Parking and Driveway Standards.
12. Separate utilities, including water, sewer, gas, electricity, telephone, and cable TV shall be served to each parcel to the satisfaction of the Public Works Director and serving utility companies. A private sewer main may be proposed to the satisfaction of the Building Official, Utilities Engineer, and Public Works Director.
13. If proposed, an on-site sewer main will be privately owned and maintained by the Homeowner's Property Owner's Association and shall be covered in the CC&R's or comparable maintenance agreement.
14. The existing water service shown to serve the proposed Parcel 3 shall be shown to comply with current city standards and be capable of providing adequate fire service to a new residence. Otherwise, the service shall be abandoned at the public main in favor of a new meter manifold designed to serve all three parcels.

Grading & Drainage

15. The preliminary soils report prepared by Geosolutions, Inc with Report No SL06905-1, dated May 19, 2009 shall be referenced on the final map in accordance with the city's Subdivision Regulations.
16. All elevations must be based on a City Bench Mark and noted per City datum elevations. The plans shall note the benchmark number, location and elevation. Include a clear description of the benchmark referenced on the plans. Clarify whether the NGVD 29 or NAVD 88 datum is being used.
17. The subdivision improvements and/or building plans shall include provisions to minimize the amount of any collected groundwater seepage that would be directed to the gutter at the public street in accordance with City Engineering Standard 100a.B.
18. Development of the proposed parcels shall comply with the erosion control provisions of the Waterway Management Plan Drainage Design Manual.
19. All lots shall be graded to preclude cross-lot drainage, or, appropriate easements/blanket easements, and drainage facilities shall be provided, to the satisfaction of the Public Works Director and Building Official.
20. The subdivision improvement plans shall clarify where the existing drainage facilities are located and where they are discharged.

Trees and Landscape Requirements

21. Street trees are required as a condition of subdivision. Street trees shall generally be planted at the rate of one 15-gallon street tree for each 35 lineal feet of property frontage.
22. The subdivision improvement plans shall correctly show the size and location of all existing trees. Tree species, diameter, and accurate canopy depictions shall be shown and noted for reference.
23. Tree protection measures shall be implemented to the satisfaction of the City Arborist. The City Arborist shall review and approve the proposed tree protection measures prior to commencing with any demolition, grading, or construction. The City Arborist shall approve any safety pruning, the cutting of substantial roots, or grading within the dripline of trees. A city-approved arborist shall complete safety pruning. Any required tree protection measures shall be shown or noted on the building plans.
24. The subdivision improvement plans shall provide clarification on the existing and proposed landscape and landscape irrigation improvements on the proposed undeveloped Parcel 3. Landscape irrigation shall be provided to the existing landscape if deemed necessary by the Planning Division. The landscape irrigation shall be separate from the remaining parcels. A new landscape irrigation meter may be required for this purpose. Water Impact fees will be required for any additional water meters.

Flag lot Subdivision

25. The final map shall include any required easements required for the reasonable development of the affected properties. Easements may include but are not limited to grading, drainage, water, sewer, storm drainage, access, vehicle turn-around, and utilities. Any maintenance agreements shall be completed and recorded before or concurrent with final map approval.
26. The proposed access easement for Parcel 1, 2, and 3 shall comply with the City's parking and driveway standards for slopes and maneuverability. These standards require adequate area to allow vehicles to exit from all legal parking spaces and garages in a forward direction in not more than two maneuvers.

Miscellaneous Requirements

27. The subdivision improvements shall be completed to the satisfaction of the Community Development Director and City Engineer prior to final inspection approvals and/or recordation of the map. A completion guarantee shall be provided per city standards if the map is approved for recordation prior to completion of all required subdivision improvements.
28. The required public and private subdivision improvements may be completed with a separate subdivision/public improvement plan submittal processed through the Public Works Department. As an alternate, the building plan submittal may be used to show all required improvements. Improvements located within the public right-of-way will require a separate encroachment permit and associated inspection fees.
29. A separate plan review fee payable to the Public Works Department may be required for the Public Works Department review of subdivision improvements associated with the building plan submittal. Said review fee shall be in accordance with the subdivision improvement plan review fee resolution in effect at the time of the building permit application submittal.
30. Subdivision improvement plans shall be submitted to the city for review and approval. The plans shall be approved prior to map recordation. Public improvements shall comply with the City Engineering Standards and Standard Specifications in effect at the time of submittal of the improvement plans. The current standards are dated January 2009.

Mapping and Miscellaneous Requirements

31. All boundary monuments, lot corners and centerline intersections, BC's, EC's, etc., shall be tied to the City's *Horizontal Control Network*. At least two control points shall be used and a tabulation of the coordinates shall be submitted with the final map or parcel map. All coordinates submitted shall be based on the City coordinate system. A computer disk, containing the appropriate data compatible with *Autocad* (Digital Interchange Format, DXF) for Geographic Information System (GIS) purposes, shall be submitted to the City Engineer.
32. The parcel map preparation and monumentation shall be in accordance with the city's Subdivision Regulations, Engineering Standards, and the Subdivision Map Act. The parcel map shall use English Units in accordance with the current City Engineering Standards. All record data shall be entered on the map in the record units, metric translations should be in parenthesis if applicable.

DEVELOPMENT NOTE:

CONSTRUCTION OF OFFSITE AND ONSITE IMPROVEMENTS WILL BE REQUIRED UPON DEVELOPMENT OF ANY PARCEL.

ADDITIONAL INFORMATION SHEET

PARCEL MAP SLO 09-0074

A SUDIVISION OF
LOT 1, TRACT 1272 (13 MB 55)

City of San Luis Obispo
County of San Luis Obispo, California

OCTOBER 2016

SHEET 4 OF 4

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Grover Beach CA 93483-0432
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