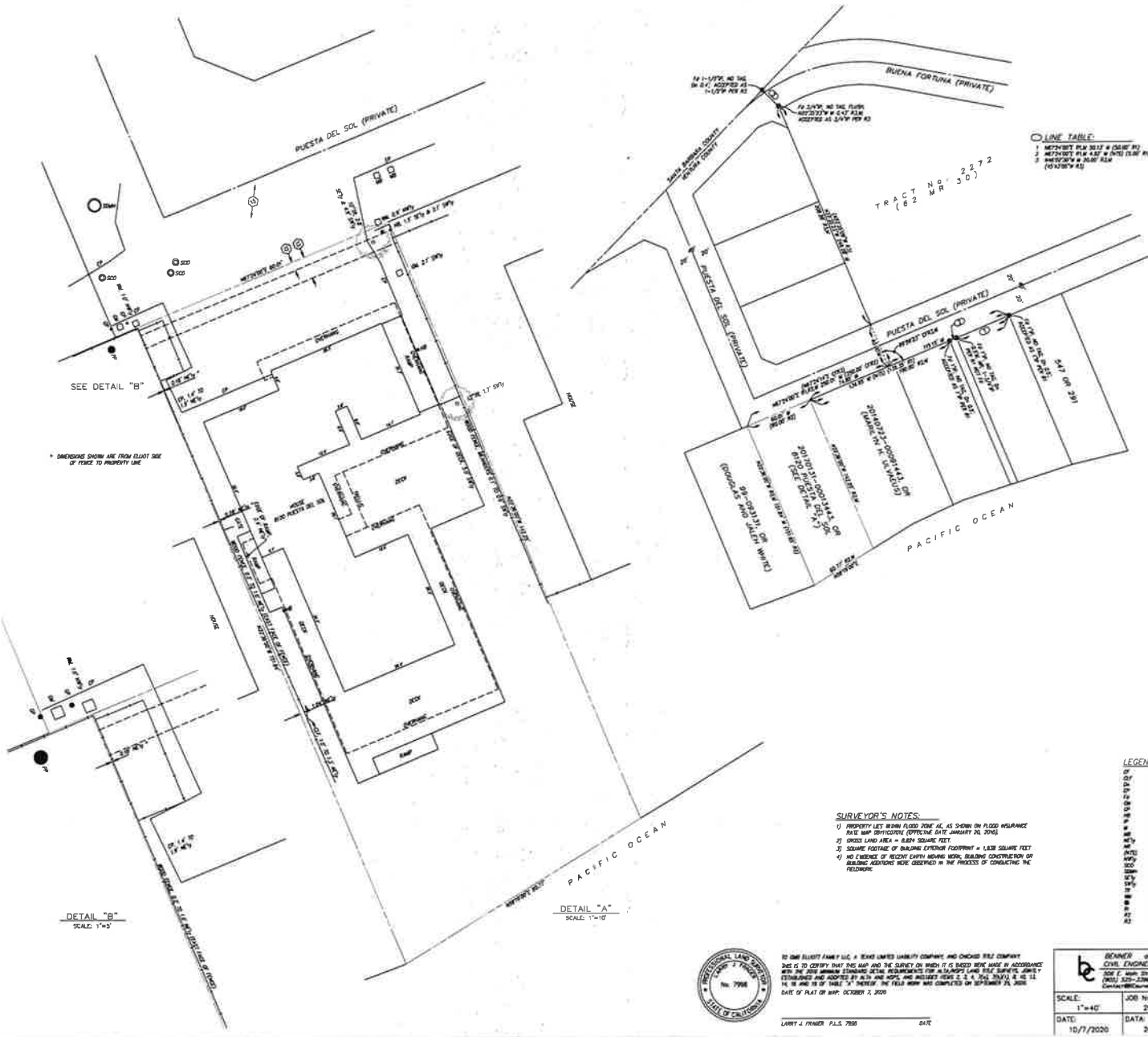


LINE TABLE:

| | | |
|---|---|---|
| 1 | MEAS'D/DEED | N 89°37'00" W 30.13' ± (S89°36'00" W) |
| 2 | MEAS'D/DEED | N 89°37'00" W 4.93' ± (N/S) (S.89° W) |
| 3 | MEAS'D/DEED | N 89°37'00" W 20.00' ± (S.89° W) |

## LEGAL DESCRIPTION :

FOR APN 058-0-170-305

PARCEL 1:

A PART OF THAT CERTAIN PORTION OF RANCHO EL RINCON, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, DESIGNATED "NOT A PART OF THIS SUBDIVISION", UPON THAT CERTAIN MAP ENTITLED "RANCHO DEL MAR TRACT, ETC.", RECORDED IN BOOK 18, PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY SIDELINE OF A PRIVATE ROAD, 40 FEET WIDE, HEREINAFTER CALLED "WEST PUESTA DEL SOL", WHICH POINT OF BEGINNING IS DISTANT SOUTH 67°24' WEST 180 FEET ALONG SAID SOUTHERLY SIDELINE FROM A 1 INCH DIAMETER PIPE SET AT THE NORTHWESTERLY CORNER OF THAT CERTAIN LOT OR PARCEL OF LAND DESIGNATED AS PARCEL 1 AND CONVEYED TO R.S. HAZELTINE, ET UX., BY DEED DATED NOVEMBER 30, 1925, RECORDED IN BOOK 341, PAGE 269 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND WHICH SAID POINT OF BEGINNING IS ALSO THE NORTHWESTERLY CORNER OF PARCEL A DESCRIBED IN DOCUMENT FROM R.W. BATES, ET AL. TO STACY C. BATES, RECORDED IN BOOK 755, PAGE 227 OF OFFICIAL RECORDS; THENCE, FROM SAID POINT OF BEGINNING,

1st: SOUTH 23°26' EAST 142.25 ALONG THE WESTERLY LINE OF SAID PARCEL A TO A POINT; THENCE,

2nd: SOUTH 58°59' WEST 60.77 FEET TO A POINT; THENCE,

3rd: NORTH 23°26' WEST 101.85 FEET TO A POINT IN SAID SOUTHERLY LINE OF SAID PRIVATE ROAD CALLED WEST PUESTA DEL SOL; THENCE,

4th: NORTH 67°24' EAST 60 FEET ALONG SAID SOUTHERLY LINE OF SAID ROAD TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ANY PORTION OF SAID LAND LYING BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL 1 FOR RECREATIONAL PURPOSES IN THAT CERTAIN STRIP OF LAND LYING BETWEEN THE LINE OF ORDINARY HIGH TIDE OF THE PACIFIC OCEAN AND THE LINE ON THE RANCHO EL RINCON, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK A, PAGE 349 OF PATENTS (TRANSFERRED RECORDS FROM SANTA BARBARA COUNTY) IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1 AS SAID PARCEL 1 IS DESCRIBED IN DOCUMENT TO R.S. HAZELTINE, ET UX., DATED NOVEMBER 30, 1927, RECORDED IN BOOK 341, PAGE 269 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE,

1st: SOUTH 76°29' WEST 51.84 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1, TO A POINT; THENCE,

2nd: SOUTH 71°08' WEST 108.32 FEET TO A POINT; THENCE,

3rd: SOUTH 61°51' WEST 51.04 FEET TO A POINT; THENCE,

4th: SOUTH 84°19' WEST 101.28 FEET; THENCE,

5th: SOUTH 69°41' WEST 51.04 FEET TO A POINT; THE EASTERLY AND WESTERLY BOUNDARIES OF SAID STRIP OF LAND EACH HAVING A BEARING OF SOUTH 23°26' EAST.

PARCEL 3:

AN EASEMENT FOR ROAD PURPOSES TO BE USED IN COMMON WITH OTHERS OVER SO MUCH OF THE FOLLOWING DESCRIBED LAND AS MAY BE REQUISITE TO GIVE ACCESS TO THE PROPERTY HEREINABOVE DESCRIBED AS PARCEL 1:

A STRIP OF LAND, 40 FEET WIDE, LYING 20 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE, AND BEING PORTIONS OF RANCHO DEL MAR TRACT No. 1, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND A PORTION OF RANCHO EL RINCON MARKED "NOT A PART OF THIS SUBDIVISION" ON SAID MAP:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF PUESTA DEL SOL AS SHOWN ON SAID MAP WITH THE SOUTHERLY LINE OF CALIFORNIA STATE HIGHWAY, BEING A POINT IN THE CENTER LINE OF THE 40 FOOT EASEMENT DESCRIBED AS DIVISION 3, IN DOCUMENT FROM R.W. BATES, ET AL. TO R.S. HAZELTINE, ET UX., RECORDED IN BOOK 533, PAGE 188 OF OFFICIAL RECORDS; THENCE,

SOUTHWESTERLY ALONG THE CENTER LINE OF SAID DIVISION 3 AND TO AND ALONG THE CENTER LINE OF DIVISIONS 2 AND 1 AS SET OUT IN DOCUMENT LAST REFERRED TO THE WESTERLY TERMINUS OF SAID DIVISION 1, AND BEING THE EASTERLY TERMINUS OF A 40 FOOT EASEMENT DESCRIBED IN DOCUMENT TO MARGARET McANDREW, RECORDED IN BOOK 756, PAGE 197 OF OFFICIAL RECORDS; THENCE ALONG THE CENTER LINE OF SAID LAST MENTIONED 40 FOOT EASEMENT,

SOUTH 67°24' WEST TO AN INTERSECTION WITH THE SOUTHERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT NORTHEASTERLY 20 FEET MEASURED AT RIGHT ANGLES FROM THE NORTHEAST LINE OF PARCEL 2 OF THE LAND DESCRIBED IN DOCUMENT TO MARGARET McANDREW; THENCE, ALONG SAID PARALLEL LINE,

NORTH 22°36' WEST 195.00 FEET, MORE OR LESS, TO A POINT IN THE VENTURA-SANTA BARBARA COUNTY LINE; THE SIDE LINES OF SAID EASEMENT TO BE PROLONGED OR SHORTENED TO INTERSECT THE RIGHT OF WAY LINE AND SAID COUNTY LINE AND AT THE INTERSECTION OF THE ABOVE COURSES BEARING SOUTH 67°24' WEST AND NORTH 22°36' WEST.

## REFERENCE :

PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, ORDER No. 1210002748, DATED FEBRUARY 3, 2020, AND ANY SUPPLEMENTAL REPORTS THEREOF DATED PRIOR TO SEPTEMBER 25, 2020.

## EASEMENT LEGEND :

(NUMBERED AS THEY APPEAR ON THE PRELIMINARY TITLE REPORT REFERENCED HEREON.)

(5) RIGHT AND EASEMENTS FOR NAVIGATION AND FISHERY WHICH MAY EXIST OVER THAT PORTION OF SAID LAND LYING BENEATH THE WATERS OF PACIFIC OCEAN

(6) ANY RIGHTS IN FAVOR OF THE PUBLIC WHICH MAY EXIST ON SAID LAND IF SAID LAND OR PORTIONS THEREOF ARE OR HERE AT ANY TIME USED BY THE PUBLIC.

(7) ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT ANY PORTION OF SAID LAND WAS NOT TIDE-LAND WHICH WAS AVAILABLE FOR DISPOSITION BY THE STATE, OR THAT ANY PORTION THEREOF HAS BECOME SUBMERGED BY REASON OF EROSION OR HAS BECOME UPLAND BY REASON OF ACCRETION.

RIGHTS AND EASEMENTS FOR COMMERCE, NAVIGATION AND FISHERY

(8) EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY OF CALIFORNIA PER THE DOCUMENT RECORDED SEPTEMBER 10, 1930, IN BOOK 227, PAGE 321 OF OFFICIAL RECORDS OF VENTURA COUNTY. (CANNOT BE LOCATED BY DEED.)

(11) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY PER THE DOCUMENT RECORDED JUNE 23, 1945, IN BOOK 878, PAGE 374 OF OFFICIAL RECORDS OF VENTURA COUNTY. (CANNOT BE LOCATED BY DEED.)

(12) 5' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO GENERAL TELE-PHONE COMPANY OF CALIFORNIA PER THE DOCUMENT RECORDED MARCH 12, 1954, IN BOOK 1190, PAGE 8 OF OFFICIAL RECORDS OF VENTURA COUNTY.

(13) 5' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS RESERVED BY R.W. BATES, ET AL. PER THE DOCUMENT RECORDED DECEMBER 17, 1958, IN BOOK 1467, PAGE 391 OF OFFICIAL RECORDS OF VENTURA COUNTY.

(13) 5' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS RESERVED BY R.W. BATES, ET AL. PER THE DOCUMENT RECORDED DECEMBER 17, 1958, IN BOOK 1467, PAGE 391 OF OFFICIAL RECORDS OF VENTURA COUNTY.

(13) EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES, AS GRANTED TO CARPINTERIA SANITATION DISTRICT PER THE DOCUMENT RECORDED MAY 22, 2012, AS DOCUMENT No. 20120523-0008374S OF OFFICIAL RECORDS OF VENTURA COUNTY.

(18) EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES, AS GRANTED TO CARPINTERIA SANITATION DISTRICT PER THE DOCUMENT RECORDED NOVEMBER 18, 2013, AS DOCUMENT No. 20131118-0019888S OF OFFICIAL RECORDS OF VENTURA COUNTY. (CANNOT BE LOCATED BY DEED.)

## SURVEYOR'S NOTES:

1) PROPERTY LIES WITHIN FLOOD ZONE AE, AS SHOWN ON FLOOD INSURANCE RATE MAP IDENTIFIED (EFFECTIVE DATE JANUARY 20, 2016).
2) GROSS LAND AREA = 11.824 SQUARE FEET.
3) SQUARE FOOTAGE OF BUILDING EXTERIOR FOOTPRINT = 1,838 SQUARE FEET
4) NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

## LEGEND:

| | |
|---|---|
| (C) | CALCULATED FROM |
| CLF | CHAIN LINK FENCE |
| D | DEED |
| E/P | EDGE OF PAVEMENT |
| F/G | FOUND |
| G/M | GAS METER |
| G/H | GUARD HOST |
| H/B | HOSE BIB |
| I/P | IRON PIPE |
| M | MEASURED |
| MB | MAILBOX |
| NELY | NORTHEASTERLY |
| NR | NO RECORD |
| (NOT TO SCALE) | NOT TO SCALE |
| NWLY | NORTHWESTERLY |
| SCO | SEWER CLEANOUT |
| SDMH | STORM DRAIN MANHOLE |
| SELY | SOUTHEASTERLY |
| SWLY | SOUTHWESTERLY |
| T | TREE |
| W/M | WATER METER |
| ● | FOUND MONUMENT AS NOTED |
| R1 | 45 PG 12 |
| R2 | 20170131-0001443, OR |
| R3 | 62 MR 30 (TRACT No. 2272) |

GRAPHIC SCALE
40 0 40 80 120
1 inch = 40 feet

TO CHI ELLIOTT FAMILY LLC, A TEXAS LIMITED LIABILITY COMPANY, AND CHICAGO TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 2, 3, 4, 7(a), 7(b)(1), 8, 9, 10, 11, 13, 16 AND 18 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 23, 2020.

DATE OF PLAT OR MAP: OCTOBER 7, 2020

LARRY J. FRASER P.L.S. 7998 DATE

PROFESSIONAL LAND SURVEYOR No. 7998 LARRY J. FRASER STATE OF CALIFORNIA

BONNER and CARPENTER, INC.
CIVIL ENGINEERS LAND SURVEYORS
506 E. Main Street Santa Paula, CA 93060
(805) 525-2384 FAX: (805) 639-1569
CarlaB@BonnerCarp.com www.BonnerCarp.com

| SCALE: | JOB No: | FILE: |
|---|---|---|
| 1"=40' | 20-079 | 200791ALTA.DWG |
| DATE: | DATA: | DRAWN BY: |
| 10/7/2020 | 20-079 | TL |

# ALTA/NSPS LAND TITLE SURVEY

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF VENTURA STATE OF CALIFORNIA

SHEET 1 OF 1 SHEETS