

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 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: THE OFFER OF DEDICATION FOR ROAD PURPOSES SO DESIGNATED ON THIS MAP AND ALL USES INCIDENT THERETO.

WE ALSO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE AND THE BENEFIT OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, EASEMENTS FOR PUBLIC UTILITY PURPOSES, DELINEATED ON SAID MAP AS "PUBLIC UTILITY EASEMENT" OR "P.U.E."

Garrett A. Thiessen and Julie E. Thiessen, husband and wife as joint tenants

By: [Signature] Garrett A. Thiessen By: [Signature] Julie E. Thiessen

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 2/23/2023 BEFORE ME, Cara A. Leandro, Notary Public PERSONALLY APPEARED Garrett A. Thiessen

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL. [Signature] Cara A. Leandro NOTARY SIGNATURE NAME PRINTED COUNTY OF San Luis Obispo COMMISSION EXPIRES 11/26/2023 NOTARY COMMISSION NUMBER 2211164

ACKNOWLEDGMENT

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STATE OF CALIFORNIA) COUNTY OF San Luis Obispo) ON 2/23/2023 BEFORE ME, Cara A. Leandro, Notary Public PERSONALLY APPEARED Julie E. Thiessen

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.

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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 GARRETT A. THIESSEN IN AUGUST OF 2021. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO HEREBY STATE THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR OF THE APPROVAL OF THIS MAP AND ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature] Marc D. Dakos DATE 09/23/22



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP ENTITLED PARCEL MAP PR 20-0018, THAT THE PARCEL MAP SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DAVID M. ATHEY, RCE 59384 CITY ENGINEER CITY OF EL PASO DE ROBLES DATE

I, JOHN R. SANDERS, ACTING ON BEHALF OF THE CITY ENGINEER OF THE CITY OF EL PASO DE ROBLES, DO HEREBY STATE THAT I HAVE EXAMINED THE MAP SHOWN HEREON AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOHN R. SANDERS, LS 5812 DATE

CITY CLERK'S STATEMENT

I, MELISSA MARTIN, CITY CLERK OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA HEREBY STATE THAT THE CITY COUNCIL OF SAID CITY DID ON _____, 20____ APPROVE THIS MAP OF PARCEL MAP PR 20-0018 SHOWN HEREON. THE OFFERS OF DEDICATION FOR ROAD PURPOSES AND THE PUBLIC UTILITY EASEMENT ARE ACCEPTED TO THE TERMS OF OFFER OF DEDICATION BY THE PARTIES HAVING A RECORD TITLE INTEREST IN SAID LAND.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

MELISSA MARTIN, CITY CLERK CITY OF EL PASO DE ROBLES

COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED PR 20-0018, THAT SAID MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AS APPROVED BY THE CITY OF EL PASO DE ROBLES ON AUGUST 17, 2021. THIS MAP IS THEREFORE APPROVED BY THE CITY OF EL PASO DE ROBLES.

WARREN FRACE COMMUNITY DEVELOPMENT DIRECTOR CITY OF EL PASO DE ROBLES DATE

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ M., IN BOOK _____ OF PARCEL MAPS, AT PAGES _____, AT THE REQUEST OF MARC D. DAKOS.

DOCUMENT NO: _____

FEE: _____

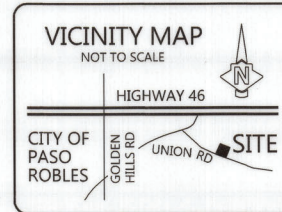
SIGNED: _____

BY: _____ DEPUTY

RECORDERS DISCLAIMER: THE TABULATION, LISTING, AND NUMBERING OF ANY SEPARATE DOCUMENTS AUTHORIZED TO BE RECORDED CONCURRENTLY WITH THIS MAP HAVE BEEN PROVIDED BY THE SUBDIVIDER OR LOCAL AGENCY APPROVING THE 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.

THE FOLLOWING DOCUMENTS ARE RECORDED CONCURRENTLY WITH THIS MAP:

- 1) _____ DOC. NO. _____
2) _____ DOC. NO. _____
3) _____ DOC. NO. _____



PARCEL MAP PR 20-0018
IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 2 OF PRAL 17-0042 RECORDED AS DOCUMENT NO. 2018000752 OF OFFICIAL RECORDS
APN(S): 025-371-029
DATE: September, 2022
FILENAME: 21-162 Thiessen Union FM
Drafted: Project: Job: Sheet:
DD: 20-055 21-162 1 of 3
FIRST AMERICAN TITLE: 4001-6231429

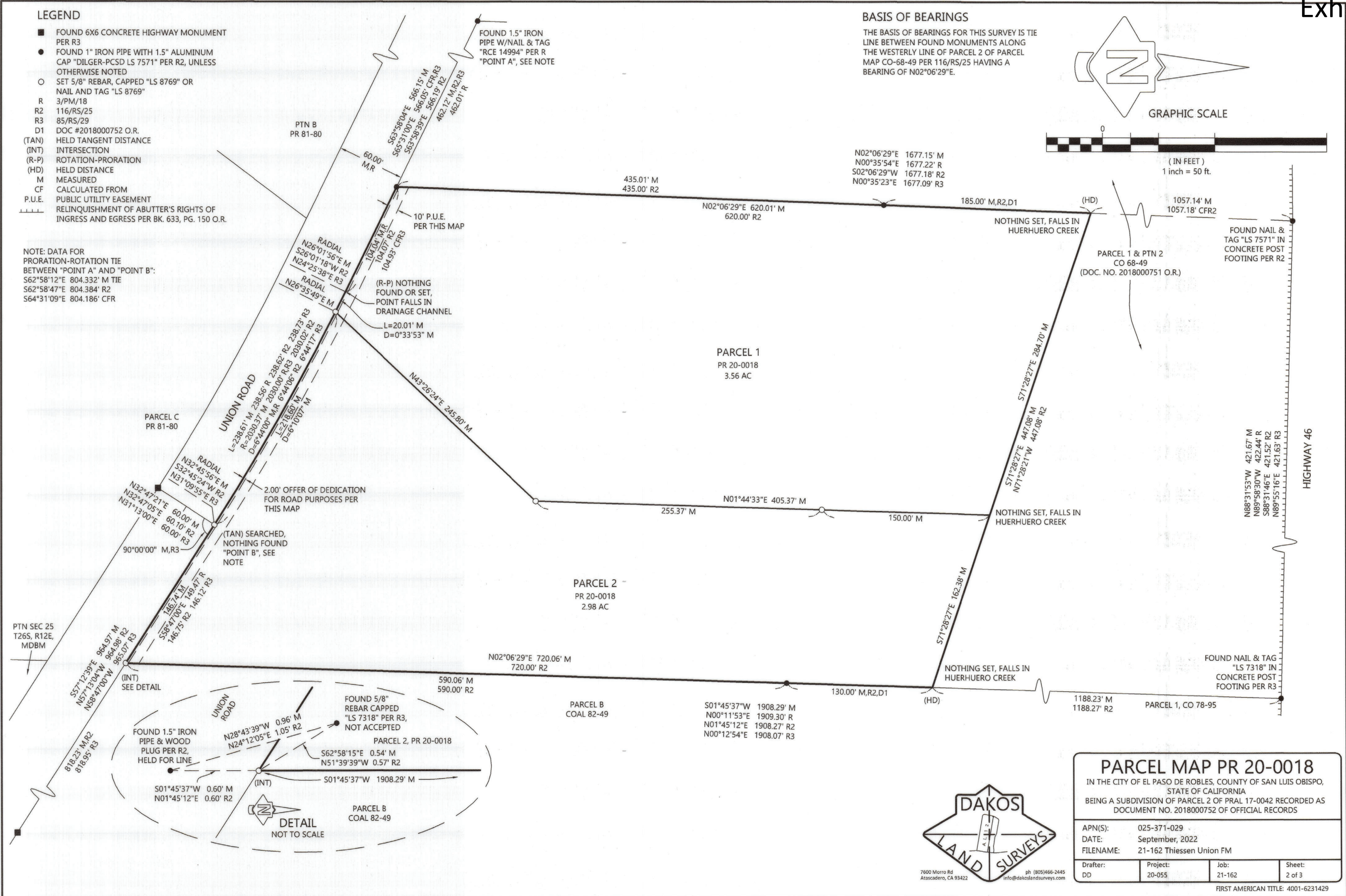
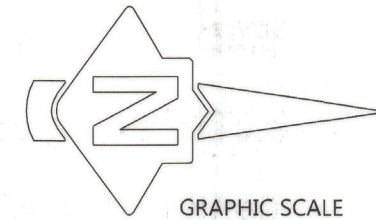
LEGEND

- FOUND 6X6 CONCRETE HIGHWAY MONUMENT PER R3
- FOUND 1" IRON PIPE WITH 1.5" ALUMINUM CAP "DILGER-PCSD LS 7571" PER R2, UNLESS OTHERWISE NOTED
- SET 5/8" REBAR, CAPPED "LS 8769" OR NAIL AND TAG "LS 8769"
- R 3/PM/18
- R2 116/RS/25
- R3 85/RS/29
- D1 DOC #2018000752 O.R.
- (TAN) HELD TANGENT DISTANCE
- (INT) INTERSECTION
- (R-P) ROTATION-PRORATION
- (HD) HELD DISTANCE
- M MEASURED
- CF CALCULATED FROM
- P.U.E. PUBLIC UTILITY EASEMENT
- RELINQUISHMENT OF ABUTTER'S RIGHTS OF INGRESS AND EGRESS PER BK. 633, PG. 150 O.R.

NOTE: DATA FOR PRORATION-ROTATION TIE BETWEEN "POINT A" AND "POINT B":
 S62°58'12"E 804.332' M TIE
 S62°58'47"E 804.384' R2
 S64°31'09"E 804.186' CFR

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE BETWEEN FOUND MONUMENTS ALONG THE WESTERLY LINE OF PARCEL 2 OF PARCEL MAP CO-68-49 PER 116/RS/25 HAVING A BEARING OF N02°06'29"E.



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APN(S):	025-371-029
DATE:	September, 2022
FILENAME:	21-162 Thiessen Union FM
Drafter:	DD
Project:	20-055
Job:	21-162
Sheet:	2 of 3

FIRST AMERICAN TITLE: 4001-6231429



7600 Morro Rd
 Atascadero, CA 93422
 ph (805)466-2445
 info@dakoslandsurveys.com

ADDITIONAL MAP SHEET

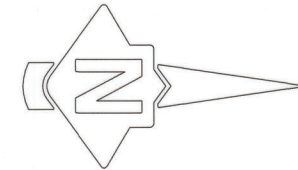
THIS ADDITIONAL MAP SHEET IS FOR INFORMATIONAL PURPOSES ONLY, IS DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST

NOTES

PURSUANT TO THE SITE SPECIFIC CONDITIONS OF APPROVAL FOR VESTING TENTATIVE PARCEL MAP PR 20-0018, THE FOLLOWING NOTES ARE HEREBY PLACED UPON PARCEL MAP PR 20-0018:

FRONTAGE IMPROVEMENTS ARE REQUIRED FOR EACH PARCEL PRIOR TO BUILDING PERMIT FINAL ON EACH PROPERTY.

APPLICANT SHALL SIGN AN AGREEMENT, ACCEPTABLE TO THE CITY ENGINEER, AGREEING TO CONNECT TO THE CITY'S SANITARY SEWER SYSTEM NO MORE THAN 30 DAYS AFTER SEWER SERVICE IS AVAILABLE TO THE PROPERTY. AVAILABILITY WILL BE DETERMINED BY THE CITY ENGINEER. APPLICANT SHALL PAY THE CONNECTION FEE AND ANY SPECIAL CITY COUNCIL APPROVED FEES AT THE TIME OF CONNECTION.

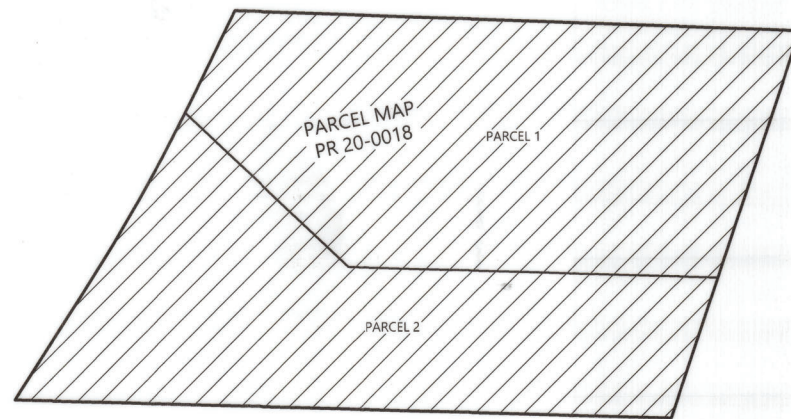


GRAPHIC SCALE

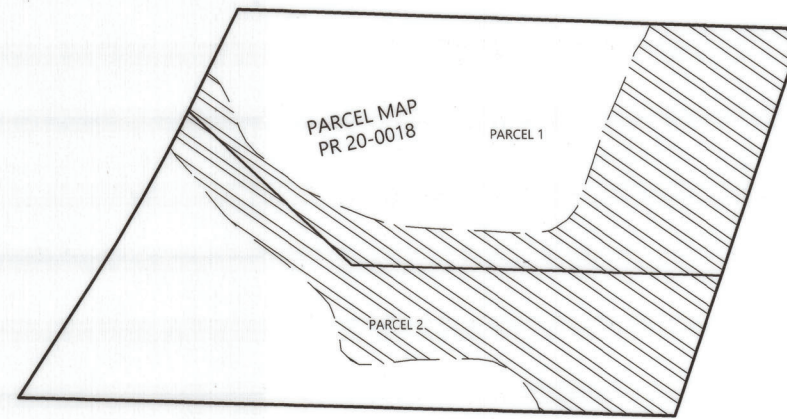


(IN FEET)
1 inch = 100 ft.

100-YEAR FLOODPLAIN PER NFIP FLOOD INSURANCE RATE MAP 06079C0394G WITH A MAP REVISED DATE OF NOVEMBER 16, 2012



LIMITS OF INUNDATION BY 100-YEAR FLOOD AS DETERMINED BY ENGINEER BASED ON PROPOSED IMPROVEMENTS FOR PROJECT (SEE LEGEND)



LEGEND

- "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE A, NO BASE FLOOD ELEVATIONS DETERMINED" PER NFIP FLOOD INSURANCE RATE MAP 06079C0394G WITH A MAP REVISED DATE OF NOVEMBER 16, 2012.
- LIMITS OF INUNDATION BY 100-YEAR FLOOD AS DETERMINED BY 100-YEAR FLOOD CALCULATIONS THIESSEN COMMERCIAL PROJECT 2981 UNION ROAD PASO ROBLES, CA 93446 APN: 025-371-029" DATED JANUARY 21, 2022 PREPARED BY ROBERTS ENGINEERING INC., BASED ON THE PROPOSED IMPROVEMENTS FOR SAID PROJECT.



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Atascadero, CA 93422
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