

SYMBOL LEGEND:

X	FENCE LINE	▬	RETAINING WALL
SS	SEWER MAIN	PG	PG&E BOX
W	WATER MAIN	GM	GAS METER
G	GAS MAIN	TE	TELEPHONE BOX
ETC	ELEC/TELEPHONE/CABLE	SB	SIGNAL BOX
OL	CL OF OVERHEAD ELECTRIC BETWEEN POLES	CTV	CABLE T.V. BOX
DI	DROP INLET AT CURB	EM	ELECTRIC BOX
DI	DROP INLET	EM	STORM DRAIN MANHOLE
DI	FIRE HYDRANT	EM	TELEPHONE MANHOLE
DI	WATER WELL	EM	STREET LIGHT
DI	WATER VALVE	EM	JOINT POLE
DI	WATER METER	EM	POWER POLE
DI	SEWER MANHOLE	EM	GUY WIRE
DI	SEWER CLEANOUT	EM	MONITORING WELL
		EM	BENCH MARK

VICINITY MAP
NOT TO SCALE

REFERENCES:

R1 23 PM 74
R2 61 PM 65

SUBDIVISION NOTES:

OWNER:
RICHARD DANE CLARK LIVING TRUST
C/O AGENT

AGENT:
STEPHEN ROSS
MONTAGE DEVELOPMENT, INC.
23845 CALSAGAS ROAD, SUITE 207
CALAGASAS, CA 901302
818-652-6701
sross@montagedev.com

SURVEYOR:
MICHAEL STANTON, PLS
MBS LAND SURVEYS
3559 SOUTH HIGUERA STREET
SAN LUIS OBISPO, CA 93401
805-594-1960
ATTN: KERRY MARGASON
kerry@mbslandsurveys.com

ASSESSOR'S PARCEL NUMBER:
009-541-010 & 009-541-011

ZONING:
R2

UTILITIES:
WATER & SEWER: CITY OF PASO ROBLES
ELECTRIC: PG&E
TELEPHONE: AT&T
CABLE TV: SPECTRUM
GAS: SOUTHERN CAL GAS



EASEMENT NOTE:
ROAD EASEMENTS DESCRIBED IN BOOK 24 OF DEEDS AT PAGE 174 ARE BLANKET IN NATURE AND CANNOT BE PLOTTED.

SITE DATA:
ADDRESS: 420 CRESTON ROAD, PASO ROBLES, CA. 93446
ASSESSOR'S PARCEL NO. APN 009-541-010 & 011

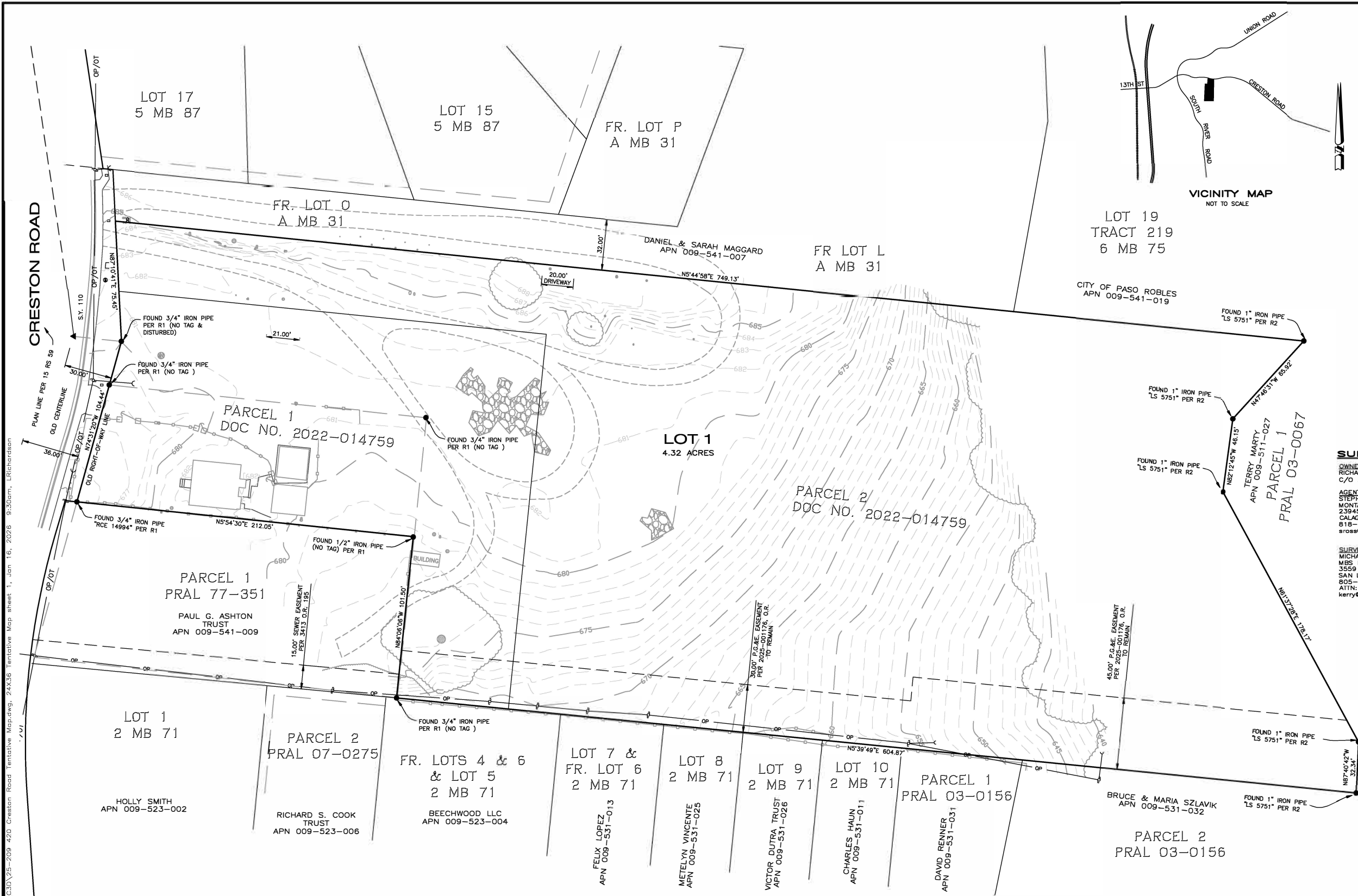
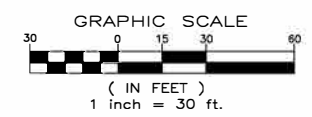
**EXISTING CONDITIONS
TENTATIVE TRACT
NO. 3254**

FOR CONDOMINIUM PURPOSES
BEING A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES, FOR 24 RESIDENTIAL AIRSPACE CONDOMINIUM UNITS, OF PARCELS 1 AND 2 OF DOCUMENT NO. 2022-014759 OF OFFICIAL RECORDS FILED IN THE COUNTY RECORDER'S OFFICE, COUNTY OF SAN LUIS OBISPO, LYING IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

AT THE REQUEST OF MONTAGE DEVELOPMENT, INC.
MBS MICHAEL B. STANTON, PLS 5702
LAND SURVEYS 3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960
January 16, 2026 JOB #25-209 SHEET 1 OF 3

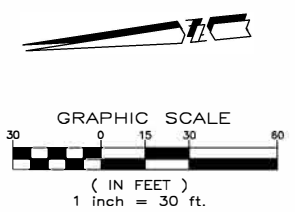
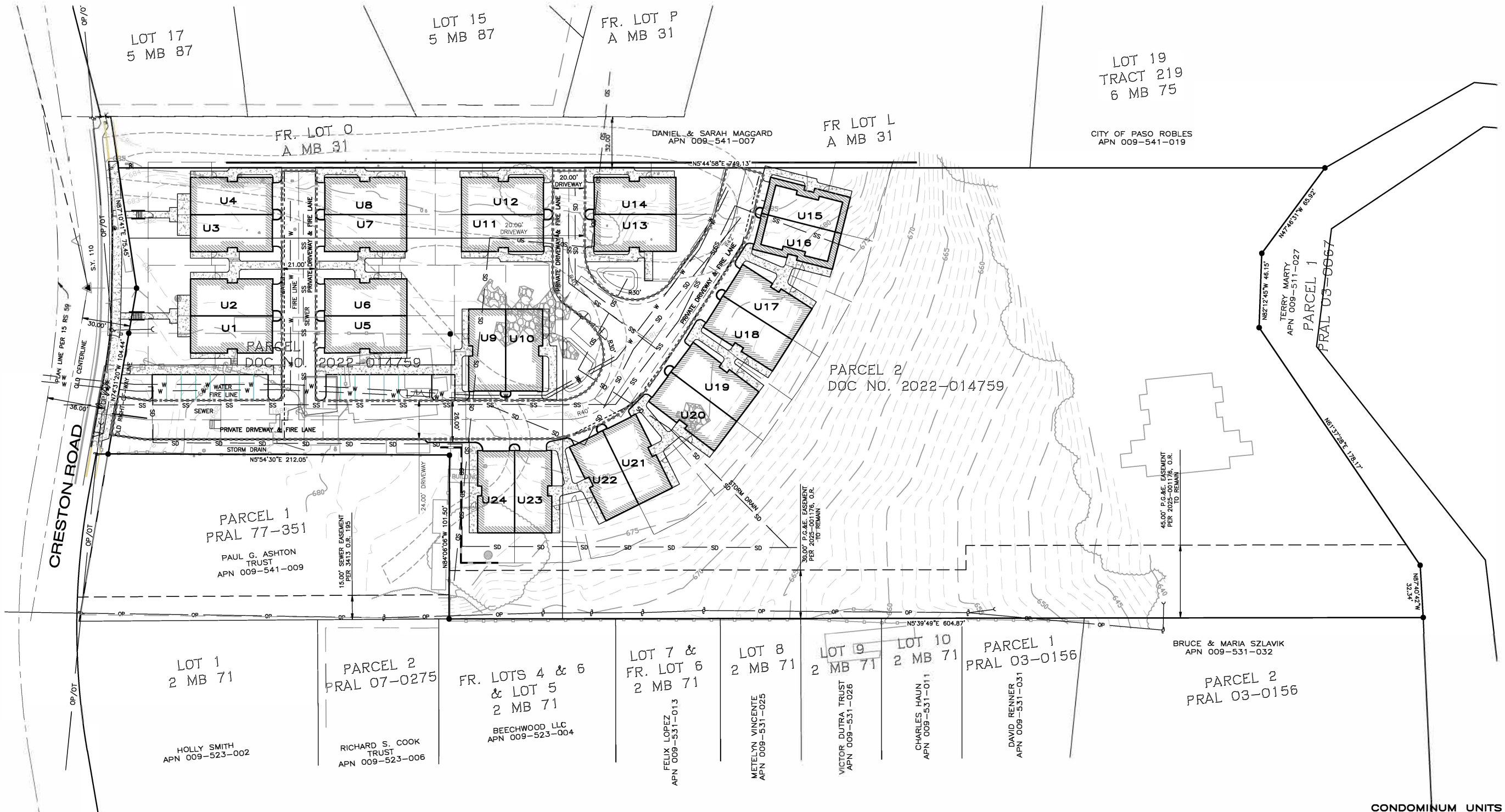
EASEMENT ITEMS REFERENCED FOR PRELIMINARY TITLE REPORT NO. FDLC-512500377-RB PREPARED BY FIDELITY NATIONAL TITLE COMPANY DATED OCTOBER 30, 2025

ITEM NO.	OWNER OF EASEMENT	RECORDING INFORMATION	PURPOSED	DISPOSITION
7	PASO ROBLES WATER COMPANY	JUNE 15, 1894, BOOK 24, PAGE 174 OF DEEDS	ROAD	TO REMAIN
10	PACIFIC GAS & ELECTRIC COMPANY	2025-001176, O.R.	PUBLIC UTILITIES AND INCIDENTAL PURPOSES	TO REMAIN



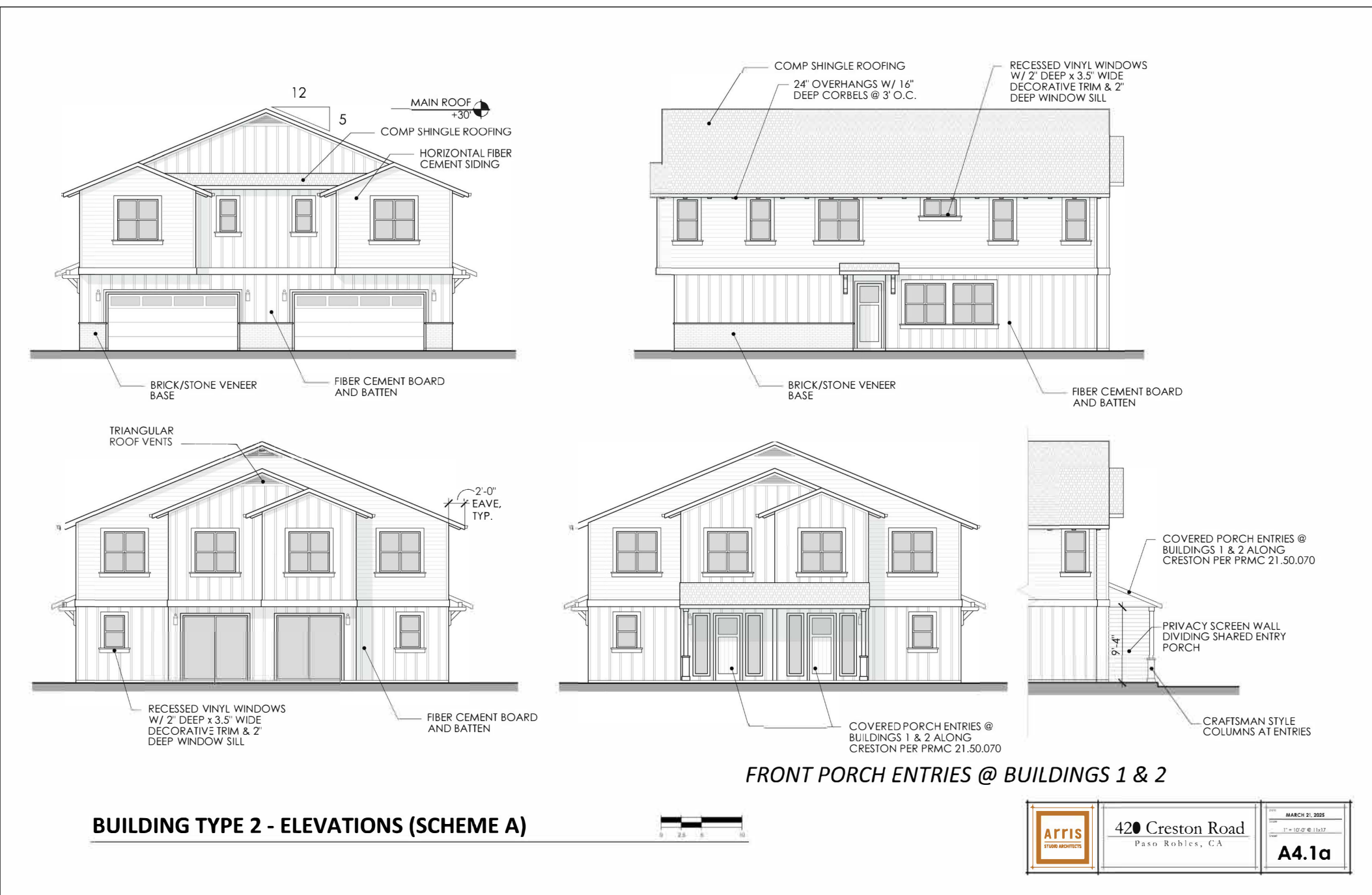
N:\2025\25-209-420 Creston Rd, PR\2310\25-209-420 Creston Road Tentative Map.dwg, 24x36 Tentative Map sheet 1, Jan 16, 2026 9:30am, LRichardson

N:\2025\25-209_420_Creston_Rd_P\3D\25-209_420_Creston_Road_Tentative_Map.dwg, 24X36 Tentative Map sheet 2, Jan 16, 2026 9:28am, LRichardson



CONDOMINIUM UNITS AND PROPOSED UTILITIES
TENTATIVE TRACT NO. 3254
 BEING A ONE LOT SUBDIVISION, FOR 24 RESIDENTIAL AIRSPACE CONDOMINIUM UNITS, OF PARCELS 1 AND 2 OF DOCUMENT NO. 2022-014759 OF OFFICIAL RECORDS FILED IN THE COUNTY RECORDER'S OFFICE, COUNTY OF SAN LUIS OBISPO, LYING IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
 AT THE REQUEST OF MONTAGE DEVELOPMENT, INC.
MBS MICHAEL B. STANTON, PLS 5702
 LAND SURVEYS 3559 SOUTH FIGUERA ST.
 SAN LUIS OBISPO, CA 93401
 805-554-1840
 January 16, 2026 JOB #25-209 SHEET 2 OF 3

N:\2025\25-209 420 Creston Rd. PR\3D\25-209 420 Creston Road Tentative Map.dwg, 24x36 Tentative Map sheet 3, Dec 01, 2025 12:02pm, LRichardson



TENTATIVE TRACT NO. 3254
 BEING A ONE LOT SUBDIVISION, FOR 24 RESIDENTIAL AIRSPACE CONDOMINIUM UNITS, OF PARCELS 1 AND 2 OF DOCUMENT NO. 2022-014759 OF OFFICIAL RECORDS FILED IN THE COUNTY RECORDER'S OFFICE, COUNTY OF SAN LUIS OBISPO, LYING IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
 AT THE REQUEST OF MONTAGE DEVELOPMENT, INC.