

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:

1. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE PUBLIC VEHICULAR ACCESS AND PEDESTRIAN ACCESS EASEMENTS OVER ALL ROADS AS DELINEATED ON SAID MAP AND ALL USES INCIDENT THERETO.
2. WE ALSO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE PUBLIC WATER AND PUBLIC RECYCLED WATER, AND PUBLIC SEWER EASEMENTS OVER ALL ROADS AS DELINEATED ON SAID MAP AND ALL USES INCIDENT THERETO.
3. 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 AS DELINEATED ON SAID MAP AS "PUBLIC UTILITY EASEMENT" OR "P.U.E." AND ALL USES INCIDENT THERETO.
4. WE ALSO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE A PUBLIC GAS EASEMENT LYING WITHIN THE PUBLIC UTILITY EASEMENT AS DELINEATED ON SAID MAP AS "P.U.E." AND ALL USES INCIDENT THERETO.
5. WE ALSO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE AN EMERGENCY FIRE ACCESS EASEMENT OVER ALL ROADS AS DELINEATED ON SAID MAP AND ALL USES INCIDENT THERETO.
6. WE ALSO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE AN ACCESS EASEMENT ACROSS LOT 514 AS DELINEATED ON SAID MAP

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS THOSE CERTAIN PRIVATE OPEN SPACE AND PRIVATE DRAINAGE EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS PRIVATE DRAINAGE EASEMENTS OVER ALL ROADS AS DELINEATED ON SAID MAP AND ALL USES INCIDENT THERETO.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS THOSE CERTAIN PRIVATE WELL EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS THAT CERTAIN 40 FOOT NO BUILD EASEMENT FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP.

SAID 40 FOOT NO BUILD EASEMENT IS DEFINED AS FOLLOWS: NO HABITABLE STRUCTURES, SUCH AS ACCESSORY DWELLING UNITS, CAN BE BUILT WITHIN SAID EASEMENT. NON-HABITABLE STRUCTURES, SUCH AS BUT NOT LIMITED TO SWIMMING POOLS, PATIO COVERS, SHEDS, ETC. CAN BE PERMITTED SUBJECT TO THE CRITERIA WITHIN THE RIVER OAKS DESIGN MANUAL.

RIVER OAKS II, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: RICHARD J. WILLHOIT, MANAGER

RIVER OAKS RESERVE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: DENNIS A. MORESCO, MANAGER

CITY CLERK'S STATEMENT

I, MELISSA BOYER, CITY CLERK OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL OF SAID CITY HAS, IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AND ACCEPTED ON BEHALF OF THE PUBLIC THE OFFERS OF DEDICATION:

1. A PUBLIC VEHICULAR ACCESS AND PEDESTRIAN ACCESS EASEMENTS OVER ALL ROADS AS DELINEATED ON SAID MAP AND ALL USES INCIDENT THERETO.
2. A PUBLIC WATER, PUBLIC RECYCLED WATER, AND PUBLIC SEWER EASEMENTS AS DELINEATED ON SAID MAP AND ALL USES INCIDENT THERETO.
3. EASEMENTS FOR PUBLIC UTILITY PURPOSES DELINEATED ON SAID MAP AS "PUBLIC UTILITY EASEMENT" OR "P.U.E." AND ALL USES INCIDENT THERETO.
4. A PUBLIC GAS EASEMENT AS DELINEATED ON SAID MAP AND ALL USES INCIDENT THERETO.
5. AN EMERGENCY FIRE ACCESS EASEMENT OVER ALL ROADS AS DELINEATED ON SAID MAP AND ALL USES INCIDENT THERETO.

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

MELISSA BOYER, CITY CLERK

PLANNING COMMISSION STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THE MAP CONFORMS WITH THE ACTION TAKEN BY THE CITY OF EL PASO DE ROBLES FOR TRACT 3105-3 ON AUGUST 8, 2012 AND AMENDED JUNE 15TH 2021.

WARREN FRAGE, COMMUNITY DEVELOPMENT DIRECTOR

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 RIVER OAKS II, LLC, IN JANUARY OF 2021. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AND THAT THE 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 SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

TUCKER J. SANDERS L.S. 9398 DATE _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP ENTITLED TRACT 3105-3, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF AND THAT THE MAP CONFORMS WITH THE STATE LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

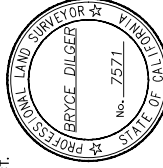
DAVID W. ATHEY, R.C.E. 59384
CITY ENGINEER
CITY OF PASO ROBLES



DATE: _____

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

BRYCE E. DILGER, L.S. 7571



DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20__ AT _____ M., IN BOOK _____ OF MAPS AT PAGE(S) _____ AT THE REQUEST OF TUCKER J. SANDERS.

DOCUMENT NO. _____

FEE: _____

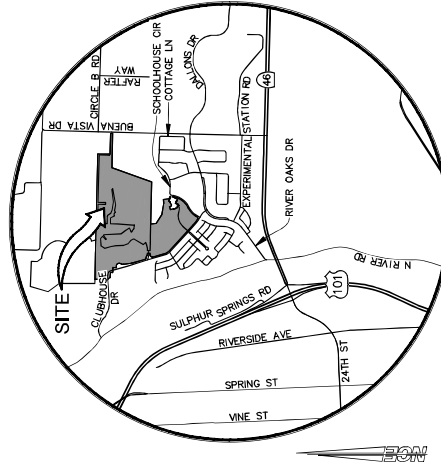
COUNTY RECORDER _____ DEPUTY RECORDER _____

TRACT 3105-3

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF THE LAND DESCRIBED AS PARCEL 3 OF PRAL 21-0005 IN THE GRANT DEED RECORDED IN DOC. #2021-020597 OF OFFICIAL RECORDS AND LOT 4 OF TRACT 3097 ACCORDING TO THE MAP RECORDED IN BOOK 36 OF MAPS AT PAGE 63 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



FIRST AMERICAN TITLE COMPANY: 4001-6692564 SHEET 1 OF 19



LOCATION MAP
NO SCALE

ACKNOWLEDGMENT

I, 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 } S.S.
COUNTY OF }
ON 20, BEFORE ME
A NOTARY PUBLIC, PERSONALLY APPEARED
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/HEY 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
NOTARY SIGNATURE NAME PRINTED
COUNTY OF CA. NOTARY EXPIRES NOTARY COMMISSION NUMBER
NOTE: NO NOTARY SEAL PER CALIFORNIA CODE 66436(c)

ACKNOWLEDGMENT

I, 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 } S.S.
COUNTY OF }
ON 20, BEFORE ME
A NOTARY PUBLIC, PERSONALLY APPEARED
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/HEY 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
NOTARY SIGNATURE NAME PRINTED
COUNTY OF CA. NOTARY EXPIRES NOTARY COMMISSION NUMBER
NOTE: NO NOTARY SEAL PER CALIFORNIA CODE 66436(c)

UNPLOTTABLE EASEMENTS

THERE ARE CERTAIN UNPLOTTABLE EASEMENTS AFFECTING THIS PROPERTY:
EASEMENT FOR AVIGATION AND INCIDENTAL PURPOSES TO THE COUNTY OF SAN LUIS OBISPO PER BOOK 2860, PAGE 311 OF OFFICIAL RECORDS.

- 1. WELL AGREEMENT PER DOC. #2013-060164
2. UTILITY EASEMENT AGREEMENT TO NEW CINGULAR WIRELESS PCS, LLC PER DOC. #2015-047998 OF OFFICIAL RECORDS **NOT ON SITE**
3. ACCESS AND PARKING EASEMENT/SPA ACCESS EASEMENT PER DOC. #2019-015813
4. TEMPORARY CONSTRUCTION EASEMENT BETWEEN RIVER OAKS II, LLC AND THE VINTAGE RIVER OAKS, LLC PER DOC. #2019-015814 **NOT ON SITE**
5. EASEMENT FOR NATURAL GAS TO SOUTHERN CALIFORNIA GAS COMPANY PER DOC. #2020-057682 **NOT ON SITE**
6. NOTICE, DISCLOSURE AND ACKNOWLEDGMENT OF AGRICULTURAL LAND USE PROTECTION AND RIGHT TO FARM POLICIES OF THE RIVER OAKS DEVELOPMENT TRACT NO. 3105 PER DOC. #2021-046980 OF OFFICIAL RECORDS.
7. 10' PERMANENT NON-EXCLUSIVE PIPELINES EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY PER DOC. #2022-041680.
8. 10' PERMANENT NON-EXCLUSIVE PIPELINES EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY PER DOC. #2022-040026.
9. 10' PERMANENT NON-EXCLUSIVE PIPELINES EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY PER DOC. #2022-041680.

BENEFICIARY'S STATEMENT

PREMIER VALLEY BANK, A DIVISION OF HTLF BANK, A COLORADO CORPORATION, AS BENEFICIARY PER DEED OF TRUST RECORDED AUGUST 31, 2023 AS INSTRUMENT NO. 2023-025779 OF OFFICIAL RECORDS OF THE COUNTY OF SAN LUIS OBISPO.

BY: PRINTED NAME TITLE

ACKNOWLEDGMENT

I, 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 } S.S.
COUNTY OF }
ON 20, BEFORE ME
A NOTARY PUBLIC, PERSONALLY APPEARED
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/HEY 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
NOTARY SIGNATURE NAME PRINTED
COUNTY OF CA. NOTARY EXPIRES NOTARY COMMISSION NUMBER
NOTE: NO NOTARY SEAL PER CALIFORNIA CODE 66436(c)

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436, SUBSECTION (G)-(J) OF THE CALIFORNIA EASEMENT ACT, SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY. EASEMENT HOLDERS HAVE BEEN OMITTED AS THEIR INTEREST CANNOT RIPEN IN A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

- 1. EASEMENT FOR AVIGATION AND INCIDENTAL PURPOSES TO THE COUNTY OF SAN LUIS OBISPO PER BOOK 2860, PAGE 311 OF OFFICIAL RECORDS.
2. EASEMENT FOR PUBLIC UTILITIES (P.U.E.) AND INCIDENTAL PURPOSES PER TRACT 2457-1 FILED IN BOOK 22 OF MAPS AT PAGE 21 IN THE COUNTY RECORDERS OFFICE.
3. EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES PER TRACT 2457-1 FILED IN BOOK 22 OF MAPS AT PAGE 21 IN THE COUNTY RECORDERS OFFICE.
4. TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WELL AGREEMENT" TO BUENA VISTA ROAD VINEYARDS, LLC PER DOC. #2013-060164 OF OFFICIAL RECORDS.
5. ACCESS AND PARKING EASEMENT/SPA ACCESS EASEMENT PER DOC. #2019-015813.
6. EASEMENT FOR PUBLIC UTILITIES (P.U.E.) AND INCIDENTAL PURPOSES TO THE CITY OF PASO ROBLES PER DOC. #2021-046977.
7. EASEMENT FOR PUBLIC WATER AND INCIDENTAL PURPOSES TO THE CITY OF PASO ROBLES PER DOC. #2021-046978 OF OFFICIAL RECORDS.
8. EASEMENT FOR EMERGENCY FIRE ACCESS AND INCIDENTAL PURPOSES TO THE CITY OF PASO ROBLES PER DOC. #2021-046979.
9. NOTICE, DISCLOSURE AND ACKNOWLEDGMENT OF AGRICULTURAL LAND USE PROTECTION AND RIGHT TO FARM POLICIES OF THE RIVER OAKS DEVELOPMENT TRACT NO. 3105 PER DOC. #2021-046980 OF OFFICIAL RECORDS.
10. EASEMENT FOR PUBLIC SEWER AND INCIDENTAL PURPOSES TO THE CITY OF PASO ROBLES PER DOC. #2021-046981.
11. 10' PERMANENT NON-EXCLUSIVE PIPELINES EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY PER DOC. #2022-040026.
12. 10' PERMANENT NON-EXCLUSIVE PIPELINES EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY PER DOC. #2022-041680.
13. VARIABLE WIDTH PUBLIC WATER AND RECYCLED WATER EASEMENT TO THE CITY OF PASO ROBLES PER DOC. #2024-014884

TRACT 3105-3

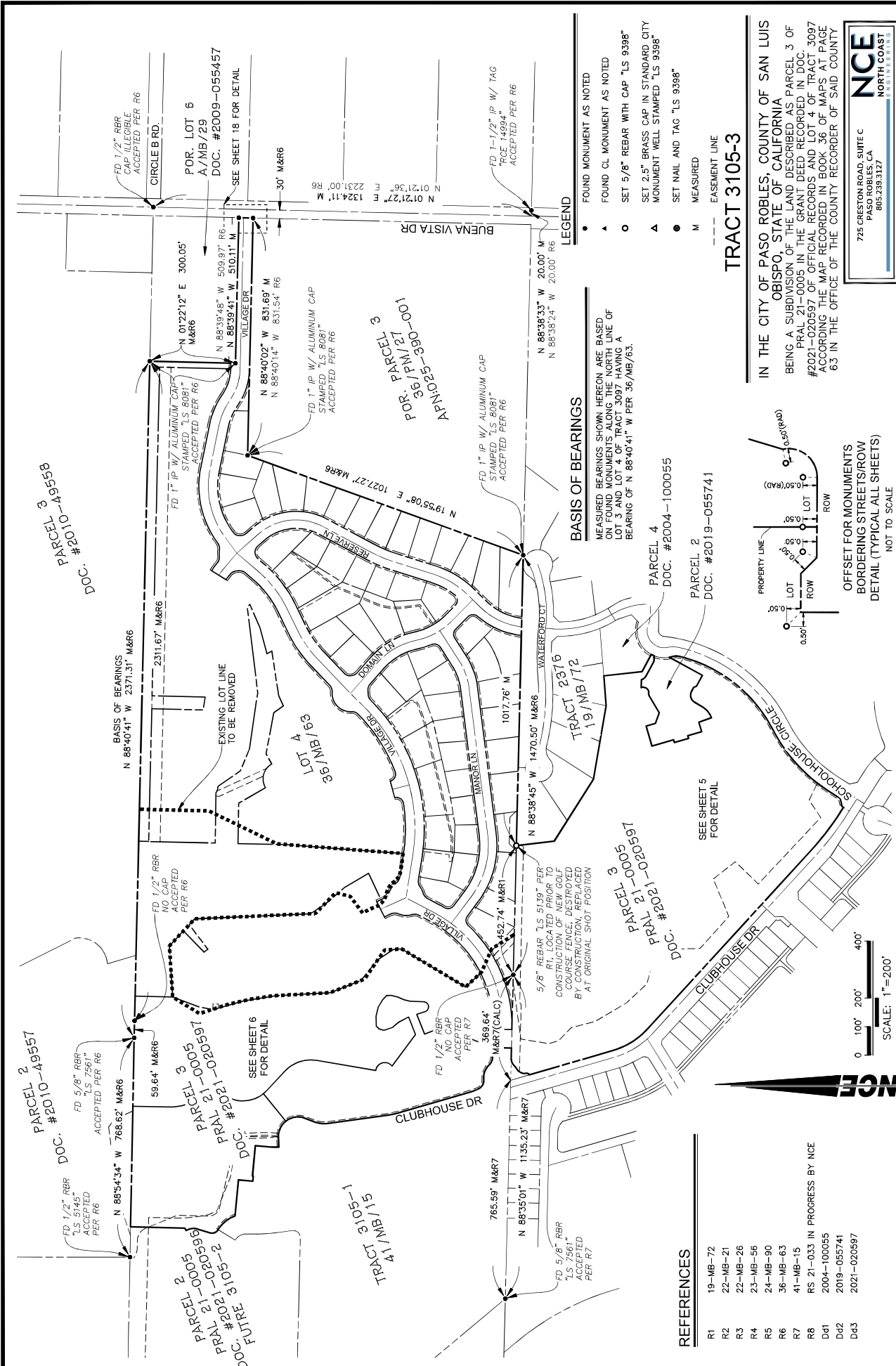
IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF THE LAND DESCRIBED AS PARCEL 3 OF PRAL 21-0005 IN THE GRANT DEED RECORDED IN DOC. #2021-020597 OF OFFICIAL RECORDS AND LOT 4 OF TRACT 3097 ACCORDING TO THE MAP RECORDED IN BOOK 36 OF MAPS AT PAGE 63 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY





725 CRESTON ROAD, SUITE C
PASO ROBLES, CA
805.299.3127

SHEET 3 OF 18



TRACT 3105-3

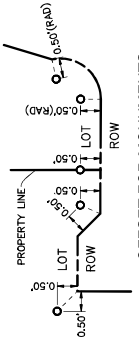
IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
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LEGEND

- FOUND MONUMENT AS NOTED
- ▲ FOUND CL MONUMENT AS NOTED
- SET 5/8" REBAR WITH CAP "LS 9398"
- △ SET 2.5" BRASS CAP IN STANDARD CITY MONUMENT WELL STAMPED "LS 9398"
- SET NAIL AND TAG "LS 9398"
- M MEASURED
- EASEMENT LINE

BASIS OF BEARINGS

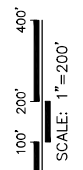
MEASURED BEARINGS SHOWN HEREON ARE BASED ON FOUND MONUMENTS ALONG THE NORTH LINE OF LOT 3 AND LOT 4 OF TRACT 3097 HAVING A BEARING OF N 88°40'41" W PER 36/MB/63.

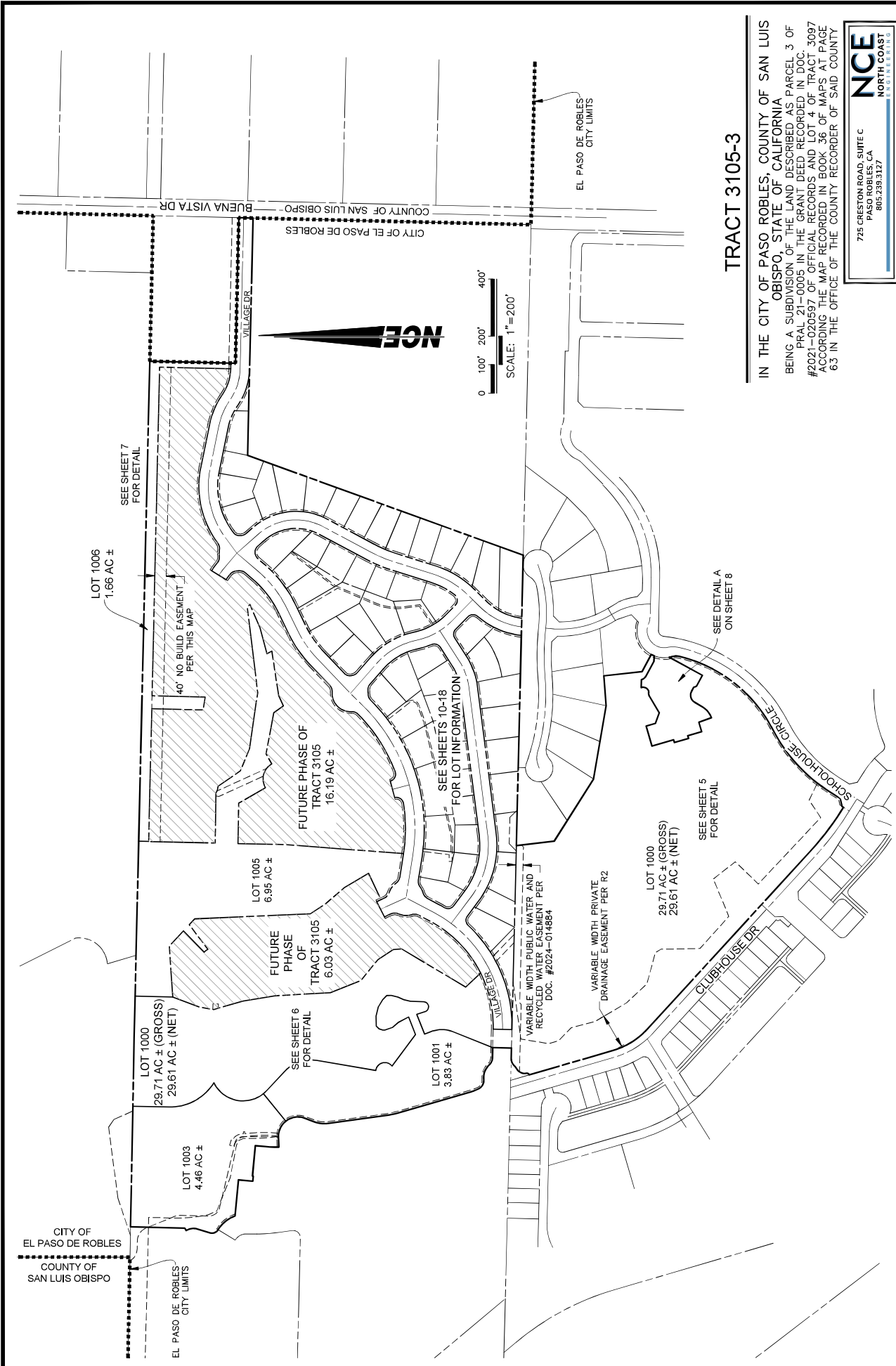


OFFSET FOR MONUMENTS
BORDERING STREETS/ROW
DETAIL (TYPICAL ALL SHEETS)
NOT TO SCALE

REFERENCES

- R1 19-MB-72
- R2 22-MB-21
- R3 22-MB-26
- R4 23-MB-56
- R5 24-MB-90
- R6 36-MB-63
- R7 41-MB-15
- R8 RS 21-033 IN PROGRESS BY NCE
- Dd1 2004-100055
- Dd2 2019-055741
- Dd3 2021-020597





TRACT 3105-3

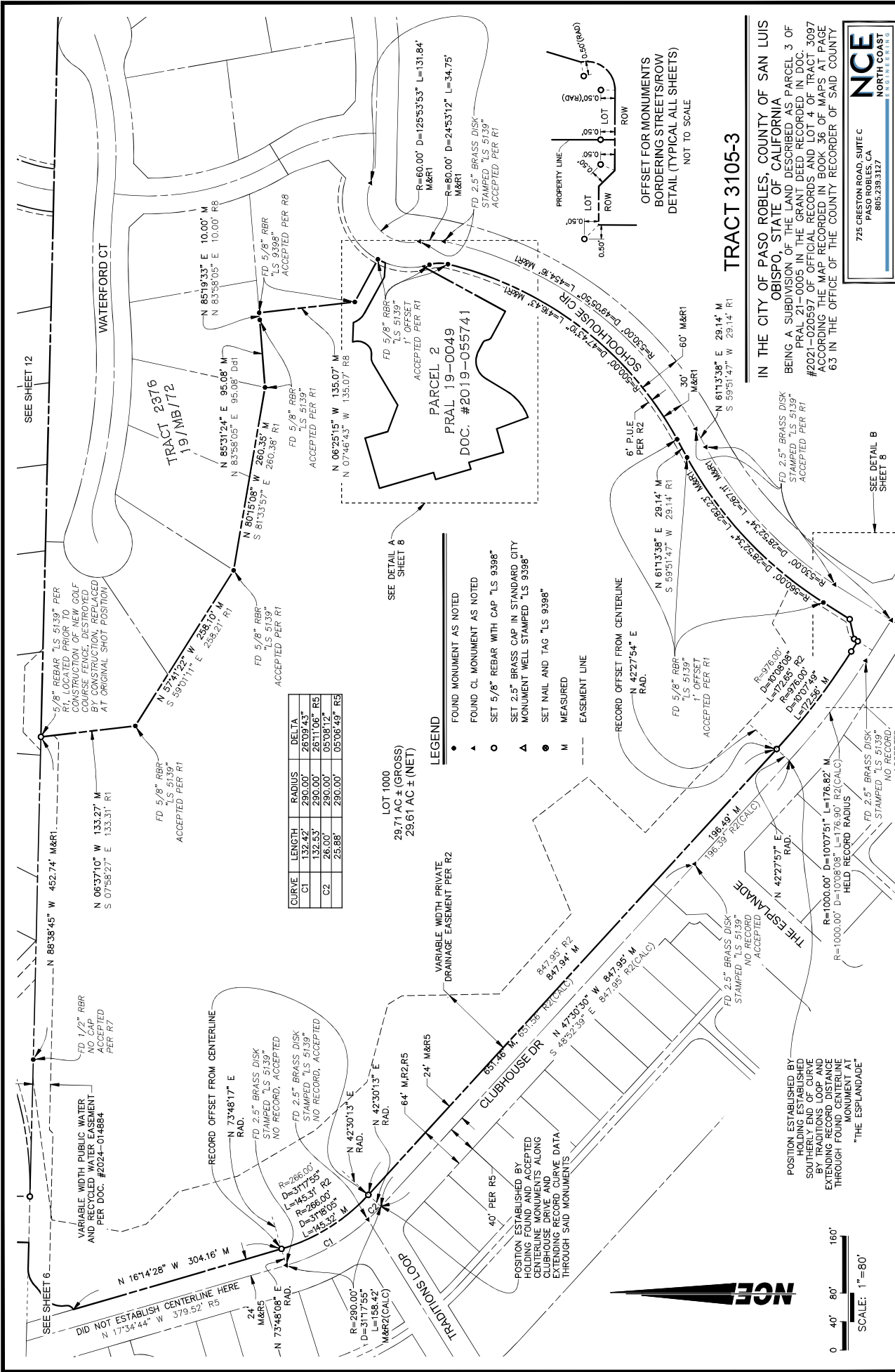
IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF THE LAND DESCRIBED AS PARCEL 3 OF PRAL 21-0005 IN THE GRANT DEED RECORDED IN DOC. #2021-020597 OF OFFICIAL RECORDS AND LOT 4 OF TRACT 3097 ACCORDING TO THE MAP RECORDED IN BOOK 36 OF MAPS AT PAGE 63 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

NCE
 NORTH COAST
 ENGINEERING

725 CRESTON ROAD, SUITE C
 PASO ROBLES, CA
 805.299.3127

NCE
NORTH COAST ENGINEERING
725 CRESTON ROAD, SUITE C
PASO ROBLES, CA
805.299.3127

SHEET 5 OF 19



SEE SHEET 12

TRACT 2376
19/MB/72

PARCEL 2
PRAL 19-0049
DOC. #2019-055741

TRACT 3105-3

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF THE LAND DESCRIBED AS PARCEL 3 OF PRAL 21-0005 IN THE GRANT DEED RECORDED IN DOC. #2021-020597 OF OFFICIAL RECORDS AND LOT 4 OF TRACT 3097 ACCORDING TO THE MAP RECORDED IN BOOK 36 OF MAPS AT PAGE 63 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



- LEGEND**
- FOUND MONUMENT AS NOTED
 - ▲ FOUND CL MONUMENT AS NOTED
 - SET 5/8" REBAR WITH CAP "LS 9398"
 - ▲ SET 2.5" BRASS CAP IN STANDARD CITY MONUMENT WELL STAMPED "LS 9398"
 - SET NAIL AND TAG "LS 9398"
 - M MEASURED
 - EASEMENT LINE

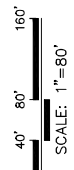
LOT 1000
29.71 AC ± (GROSS)
29.61 AC ± (NET)

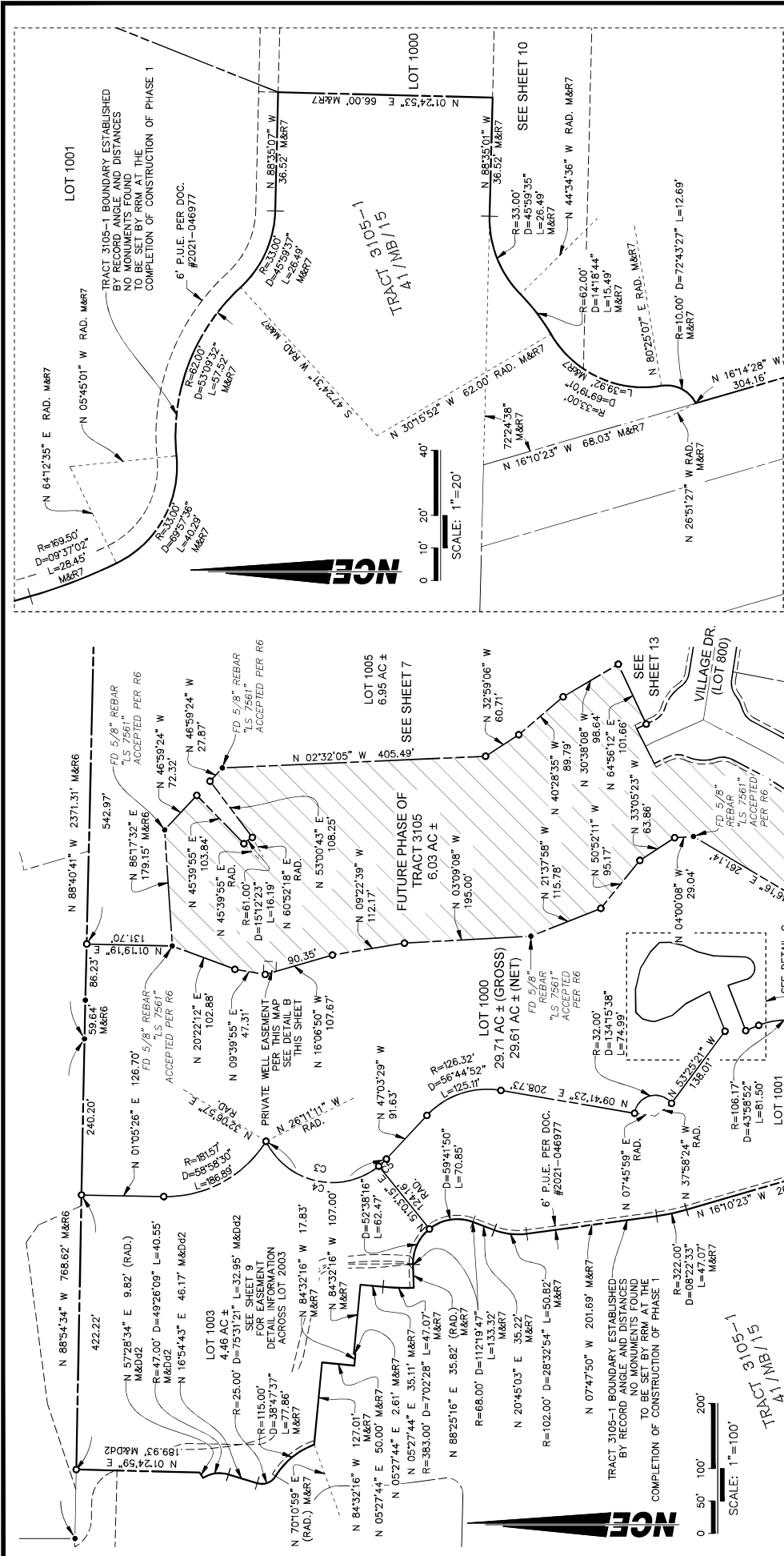
| CURVE | LENGTH | RADIUS | DELTA |
|-------|---------|---------|-----------|
| CI | 132.42' | 290.00' | 26°09'43" |
| C2 | 132.53' | 290.00' | 26°11'06" |
| | 26.00' | 290.00' | 05°08'12" |
| | 25.88' | 290.00' | 05°06'49" |

POSITION ESTABLISHED BY HOLDING ESTABLISHED SOUTHERLY END OF CURVE EXTENDING RECORD DISTANCE THROUGH FOUND CENTERLINE MONUMENT AT "THE ESPLANADE"

POSITION ESTABLISHED BY HOLDING FOUND MONUMENTS ALONG CLUBHOUSE DRIVE AND EXTENDING RECORD CURVE DATA THROUGH SAID MONUMENTS

DID NOT ESTABLISH CENTERLINE HERE





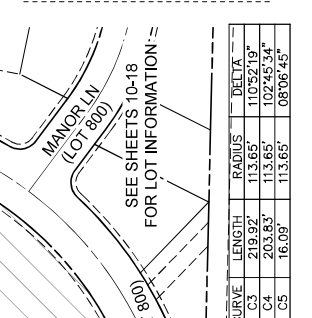
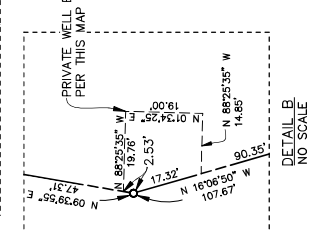
TRACT 3105-3

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

BEING A SUBDIVISION OF THE LAND DESCRIBED AS PARCEL 3 OF PRAL 21-0005 IN THE GRANT DEED RECORDED IN DOC. #2021-020597 OF OFFICIAL RECORDS AND LOT 4 OF TRACT 3097 ACCORDING TO THE MAP RECORDED IN BOOK 36 OF MAPS AT PAGE 63 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

NCE
NORTH COAST ENGINEERING

725 CRESTON ROAD, SUITE C
PASO ROBLES, CA
805.299.3127



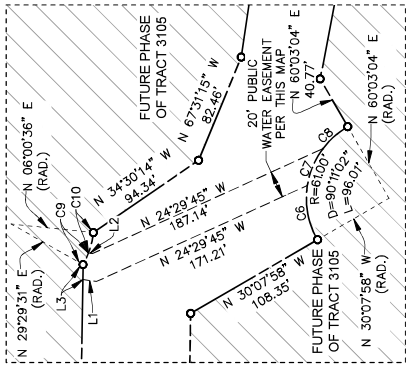
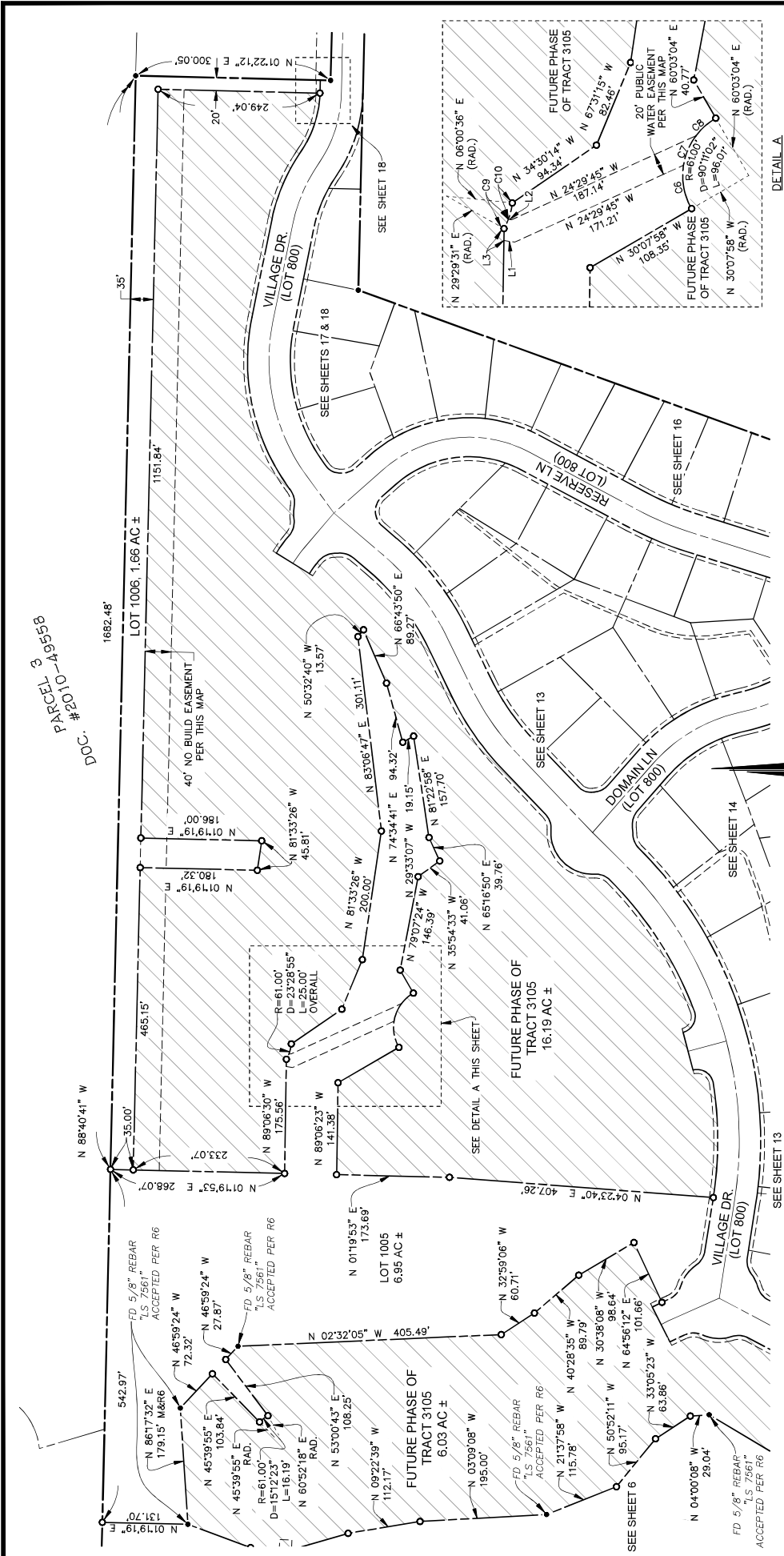
| CURVE | LENGTH | RADIUS | DELTA |
|-------|--------|--------|---------|
| C3 | 219.92 | 113.65 | 103.219 |
| C4 | 203.63 | 113.65 | 102.454 |
| C5 | 16.09 | 113.65 | 08.0645 |

LEGEND

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- ▲ FOUND CL. MONUMENT AS NOTED
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- ▲ SET 2.5" BRASS CAP IN STANDARD CITY MONUMENT WELL STAMPED "LS 9398"
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- M MEASURED
- EASEMENT LINE

TRACT 3105-1
TRACT 3105-2
TRACT 3105-3
TRACT 3105-4
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PARCEL 3
 CDD # 4-010232-58

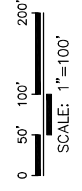


TRACT 3105-3

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF THE LAND DESCRIBED AS PARCEL 3 OF PRAL 21-0005 IN THE GRANT DEED RECORDED IN DOC. #2021-020597 OF OFFICIAL RECORDS AND LOT 4 OF TRACT 3097 ACCORDING TO THE MAP RECORDED IN BOOK 36 OF MAPS AT PAGE 63 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

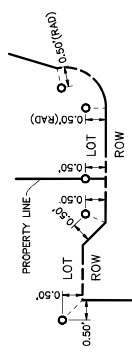
NCE
 NORTH COAST ENGINEERING
 725 CRESTON ROAD, SUITE C
 PASO ROBLES, CA
 805.299.3127

SHEET 7 OF 19



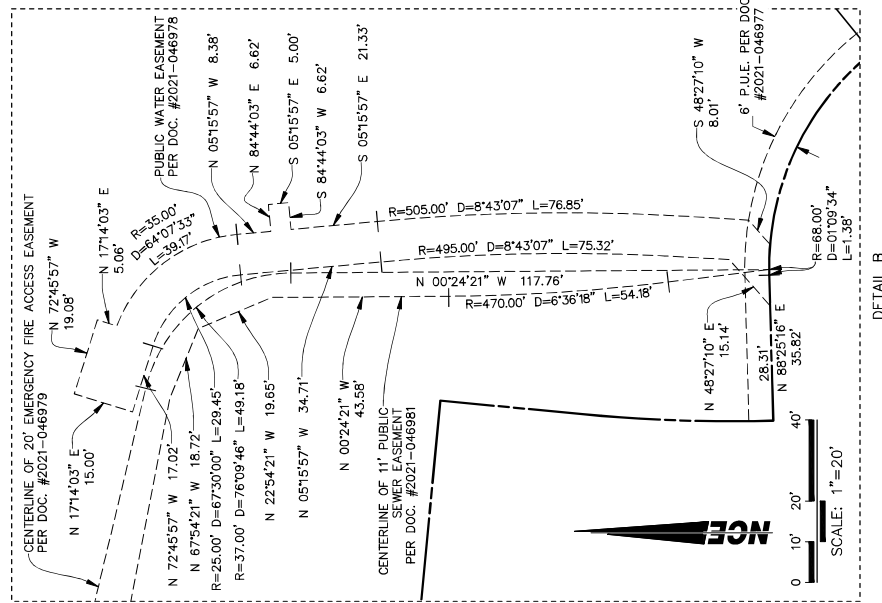
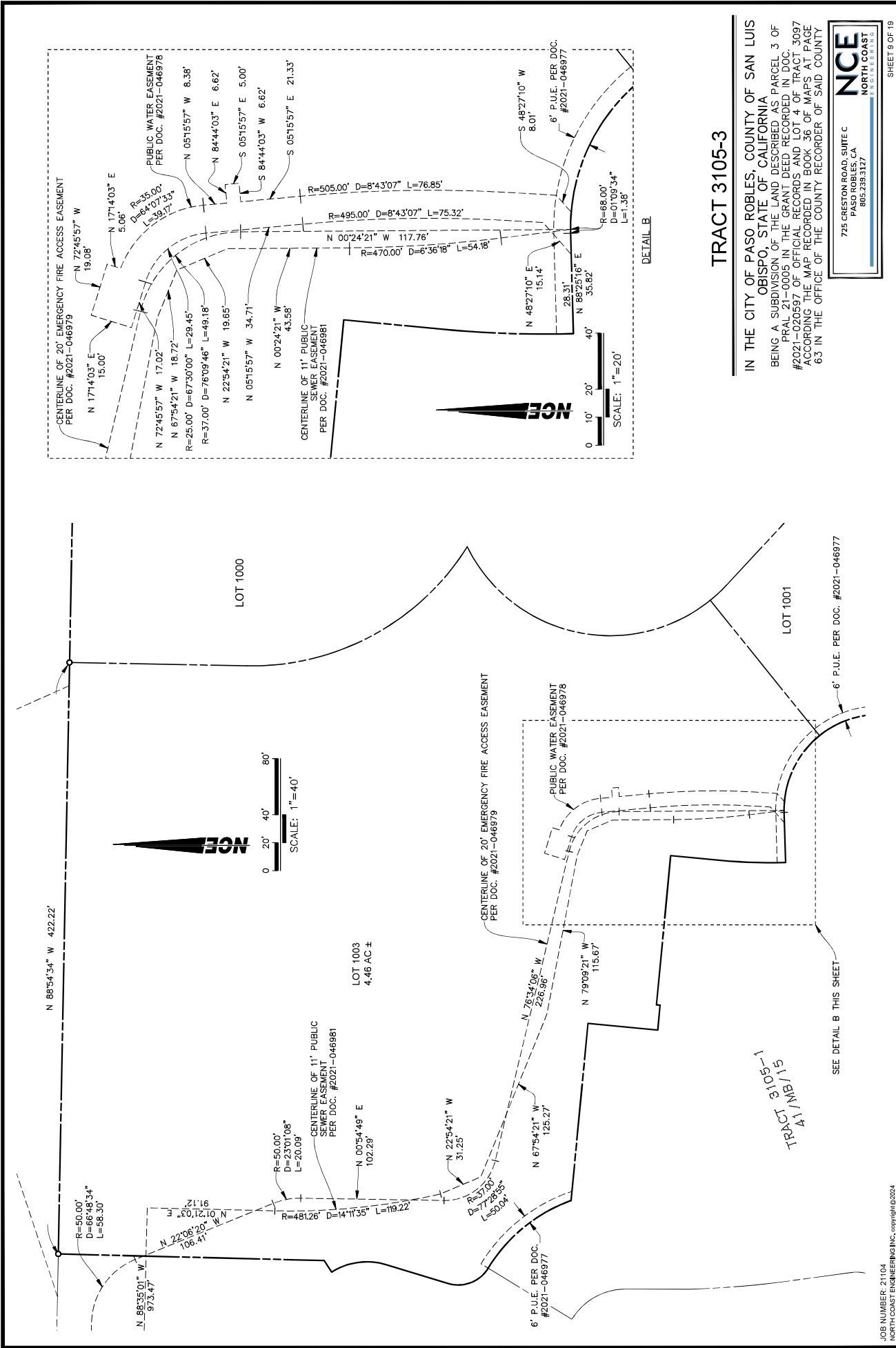
| CURVE | LENGTH | RADIUS | DELTA |
|-------|--------|--------|-----------|
| C6 | 41.63' | 61.00' | 39°06'11" |
| C7 | 29.91' | 61.00' | 28°05'37" |
| C8 | 24.47' | 61.00' | 22°59'15" |
| C9 | 9.49' | 61.00' | 05°54'46" |
| C10 | 15.51' | 61.00' | 14°34'08" |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 08°26'34" E | 10.14' |
| L2 | N 08°26'34" E | 2.97' |
| L3 | N 89°06'30" W | 11.01' |



OFFSET FOR MONUMENTS
 BORDERING STREETS/ROW
 DETAIL (TYPICAL ALL SHEETS)
 NOT TO SCALE

- LEGEND**
- FOUND MONUMENT AS NOTED
 - ▲ FOUND CL MONUMENT AS NOTED
 - SET 5/8" REBAR WITH CAP "LS 9398"
 - ▲ SET 2.5" BRASS CAP IN STANDARD CITY MONUMENT WELL STAMPED "LS 9398"
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 - M MEASURED
 - EASEMENT LINE



TRACT 3105-3

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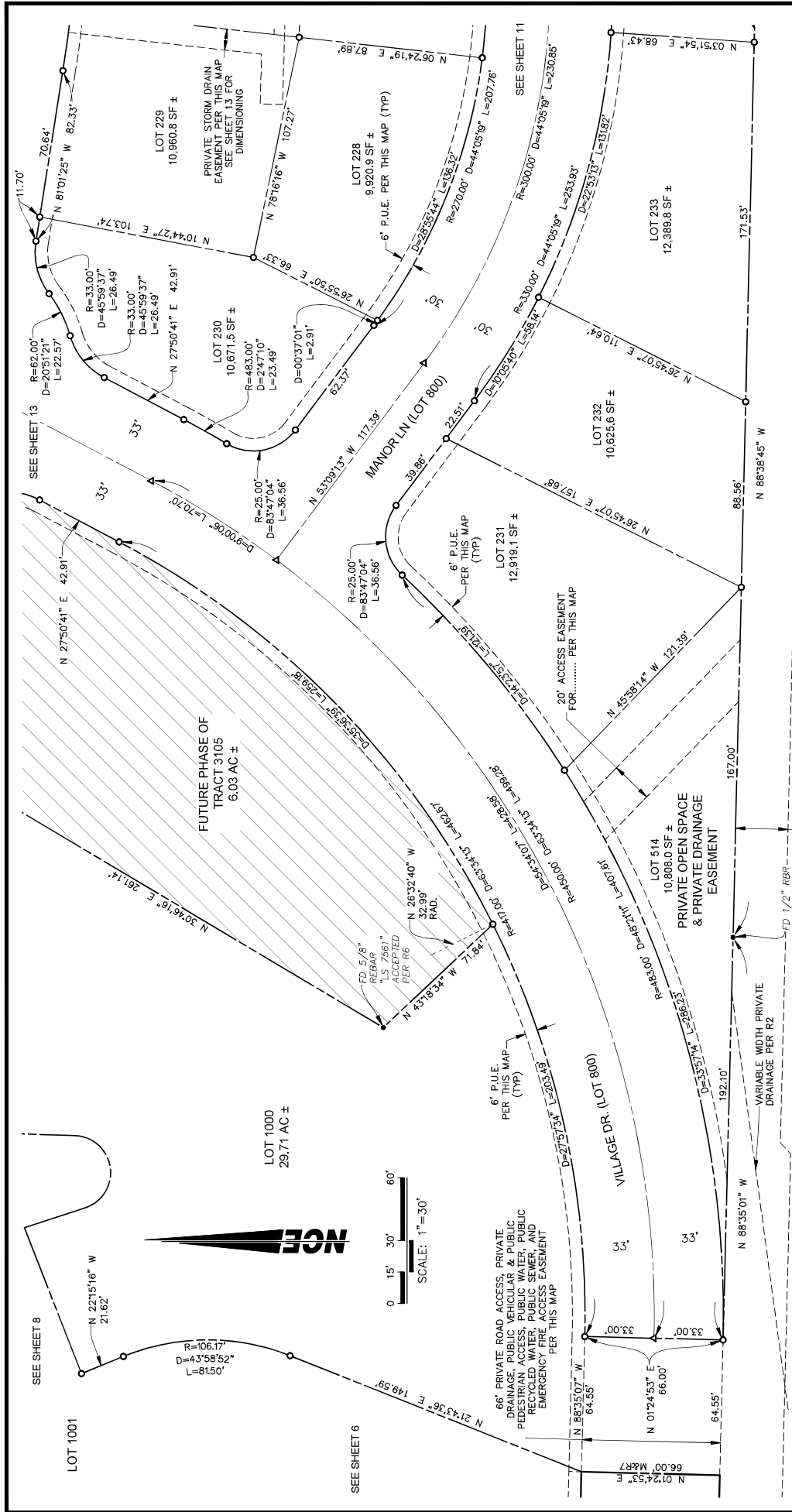
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 PASO ROBLES, CA
 805.299.3127

SHEET 9 OF 19



SEE DETAIL B THIS SHEET

6' P.U.E. PER DOC. #2021-046977

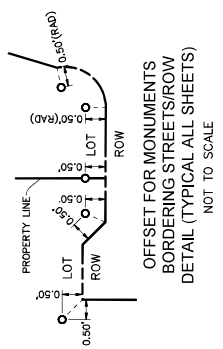


TRACT 3105-3

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
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 885.839.1127

SHEET 10 OF 19



OFFSET FOR MONUMENTS
 BORDERING STREETS/ROW
 DETAIL (TYPICAL ALL SHEETS)
 NOT TO SCALE

LEGEND

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- EASEMENT LINE

VARIABLE WIDTH PUBLIC WATER AND RECYCLED WATER EASEMENT PER DOC. #2024-014884

FD 1/2" RIB NO. CAP ACCEPTED PER R7

VARIABLE WIDTH PRIVATE DRAINAGE PER R2

PRIVATE OPEN SPACE & PRIVATE DRAINAGE EASEMENT

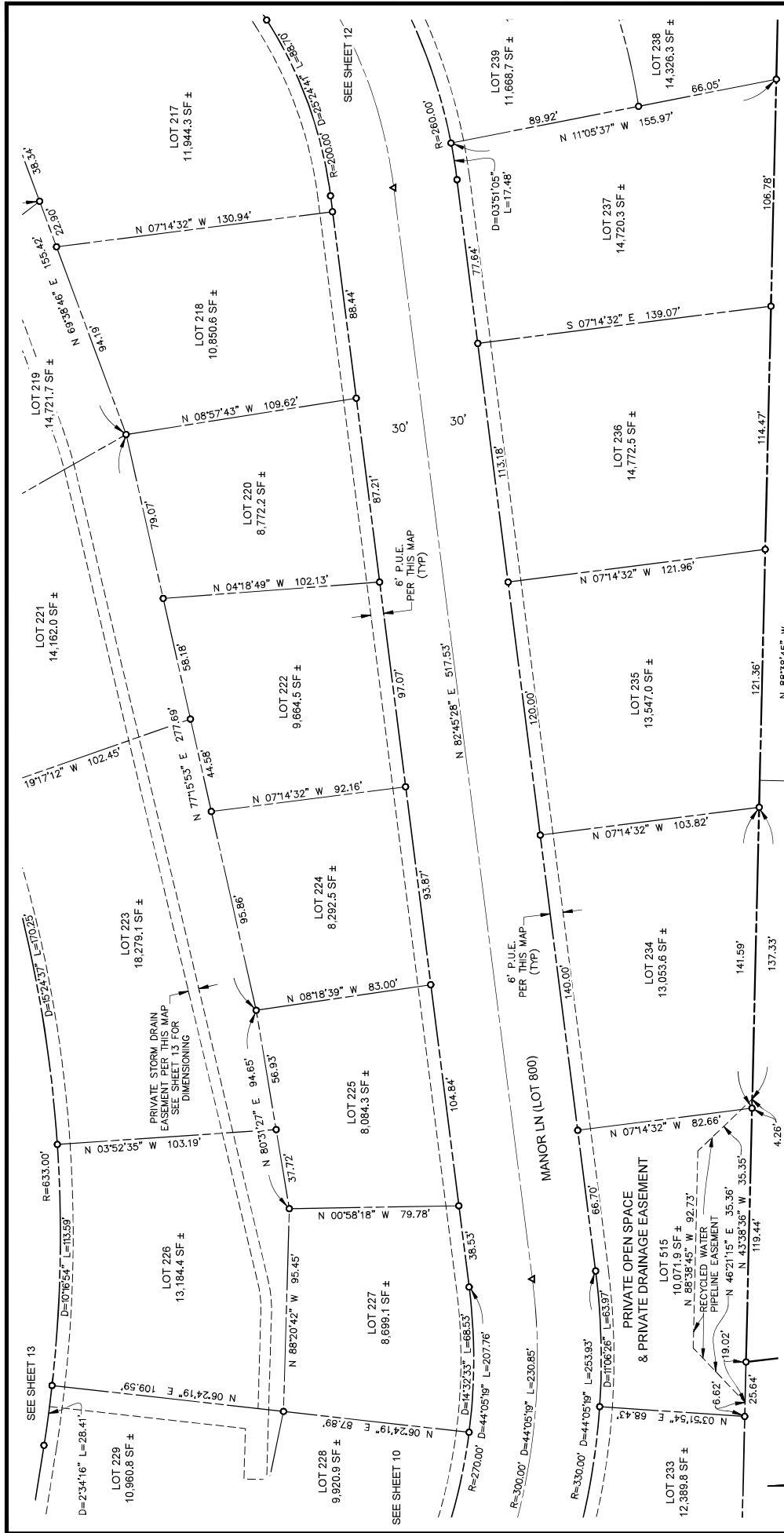
66' PRIVATE ROAD ACCESS, PRIVATE DRAINAGE, PUBLIC VEHICULAR & PUBLIC PEDESTRIAN ACCESS, PUBLIC WATER, PUBLIC RECYCLED WATER, PUBLIC SEWER, AND EMERGENCY FIRE ACCESS EASEMENT PER THIS MAP

6' P.U.E. PER THIS MAP (TYP)

20' ACCESS EASEMENT FOR..... PER THIS MAP

6' P.U.E. PER THIS MAP (TYP)

FD 5/8" REBAR "LS 7561" ACCEPTED PER R6

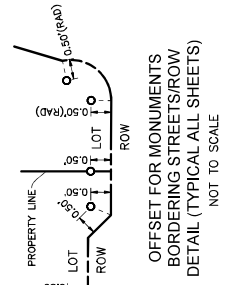


TRACT 3105-3

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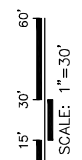
SHEET 11 OF 19

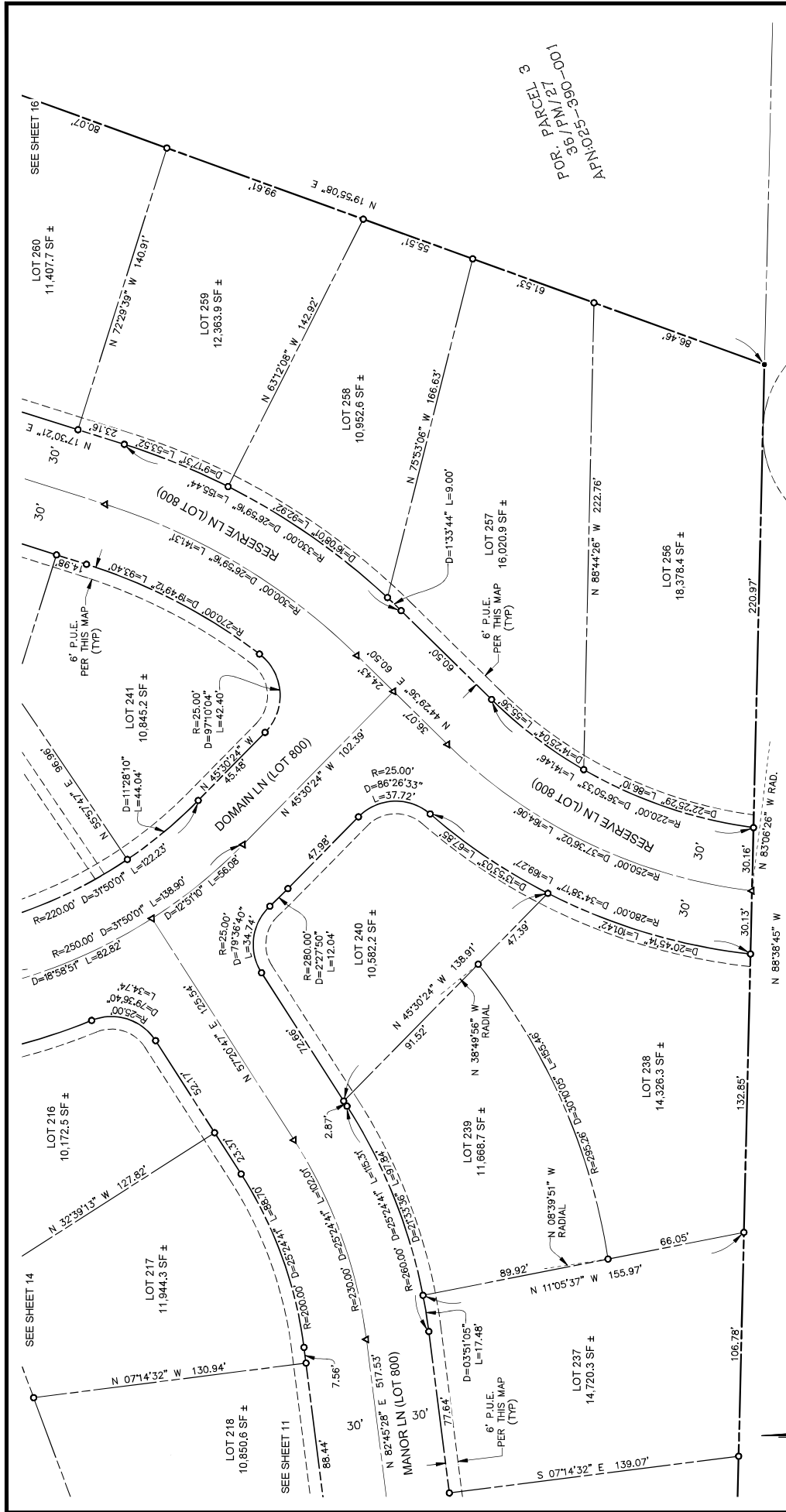


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 - EASEMENT LINE



JOB NUMBER: 21104
 NORTH COAST ENGINEERING INC. 02/24/2024

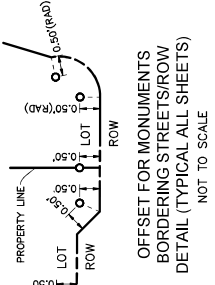




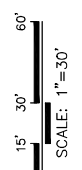
TRACT 3105-3

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
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 PICAL 21, 0006, IN THE GRANT DEED RECORDED IN DOC. #2021-020597 OF OFFICIAL RECORDS AND LOT 4 OF TRACT 3097
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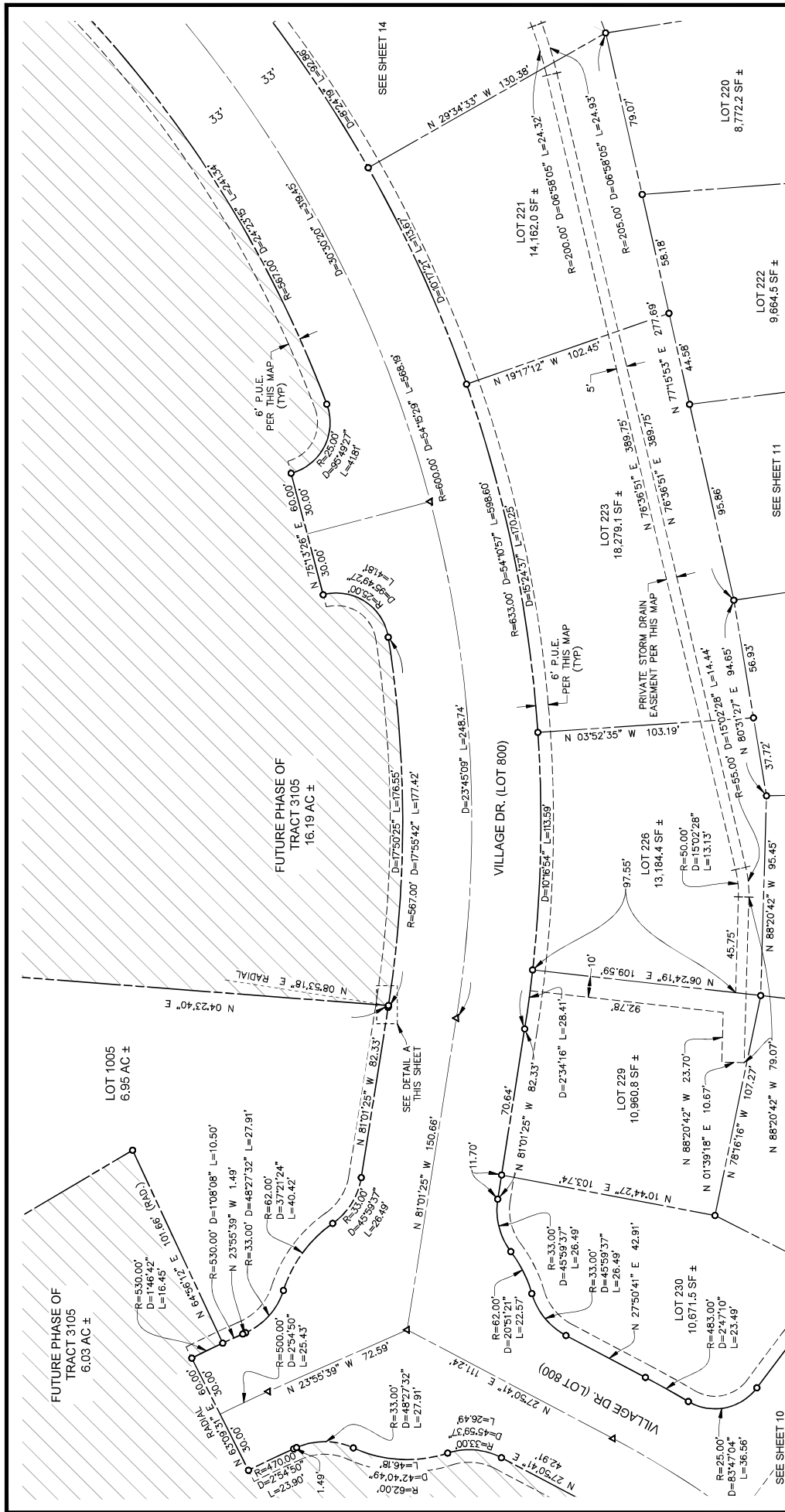
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 885.839.1177



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 - EASEMENT LINE



NCE
 NORTH COAST ENGINEERING, INC.
 JOB NUMBER: 21104
 NORTH COAST ENGINEERING INC. 02/20/24



TRACT 3105-3

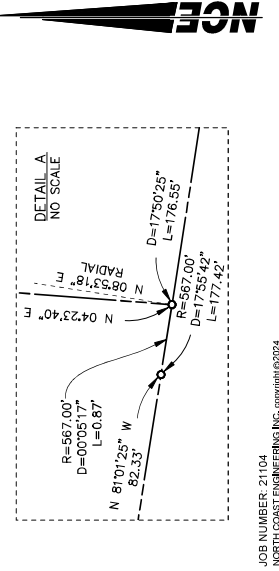
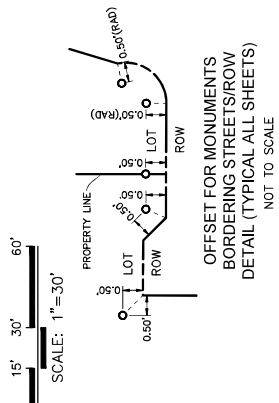
IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

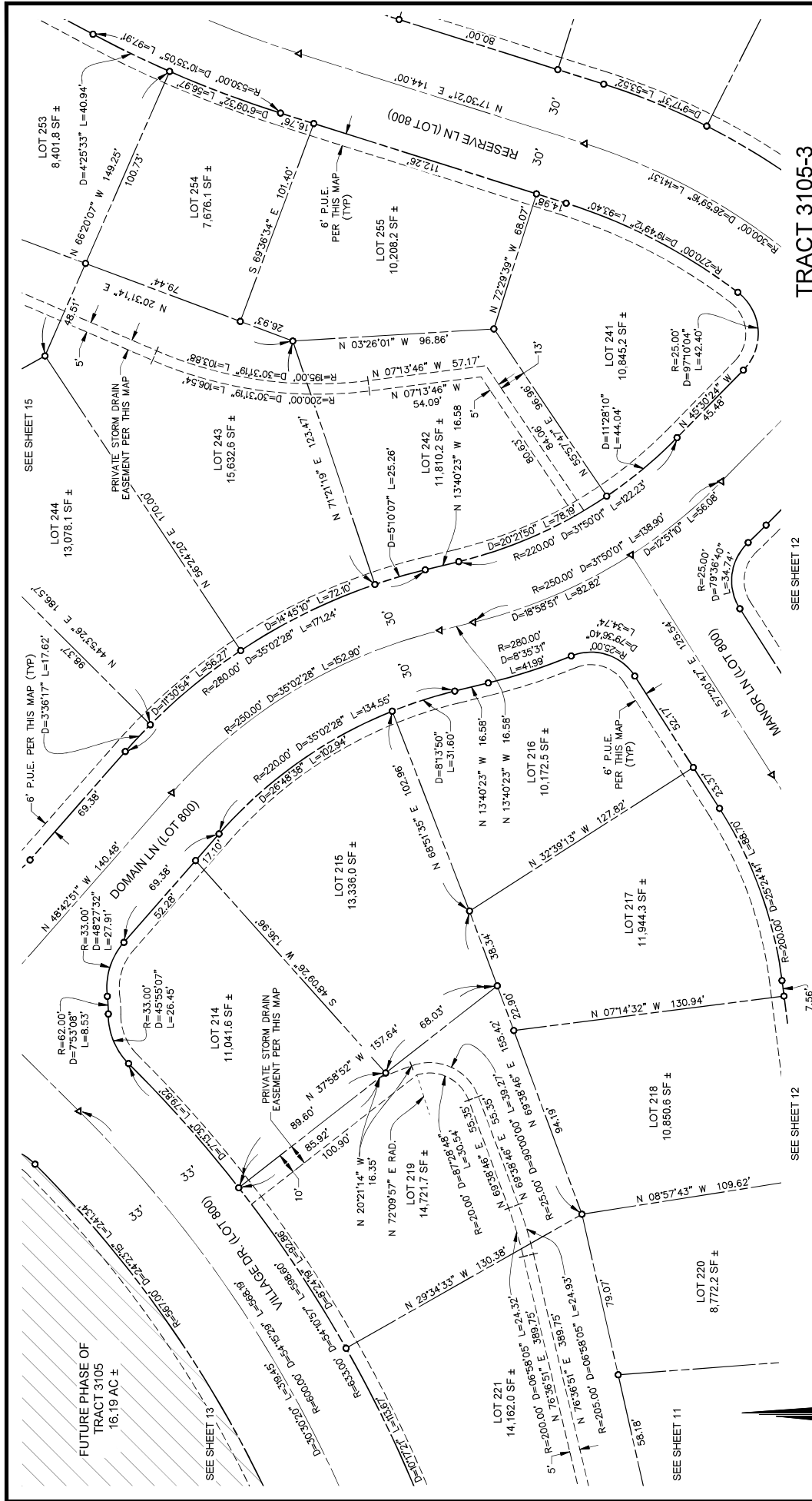
BEING A SUBDIVISION OF THE LAND DESCRIBED AS PARCEL 3 OF PEAL 21, 0006, IN THE GRANT DEED RECORDED IN DOC. #2021-020597 OF OFFICIAL RECORDS AND LOT 4 OF TRACT 3097 ACCORDING TO THE MAP RECORDED IN BOOK 36 OF MAPS AT PAGE 63 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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725 CRESTON ROAD, SUITE C
PASO ROBLES, CA
805.839.8127

SHEET 13 OF 19

- LEGEND**
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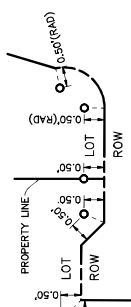


TRACT 3105-3

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
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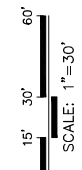
NCE
 NORTH COAST ENGINEERING, INC.
 725 CRESTON ROAD, SUITE C
 PASO ROBLES, CA
 989.839.3127

SHEET 14 OF 19



OFFSET FOR MONUMENTS
 BORDERING STREETS/ROW
 DETAIL (TYPICAL ALL SHEETS)
 NOT TO SCALE

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 - EASEMENT LINE



FUTURE PHASE OF
 TRACT 3105
 16.19 AC ±
 SEE SHEET 3

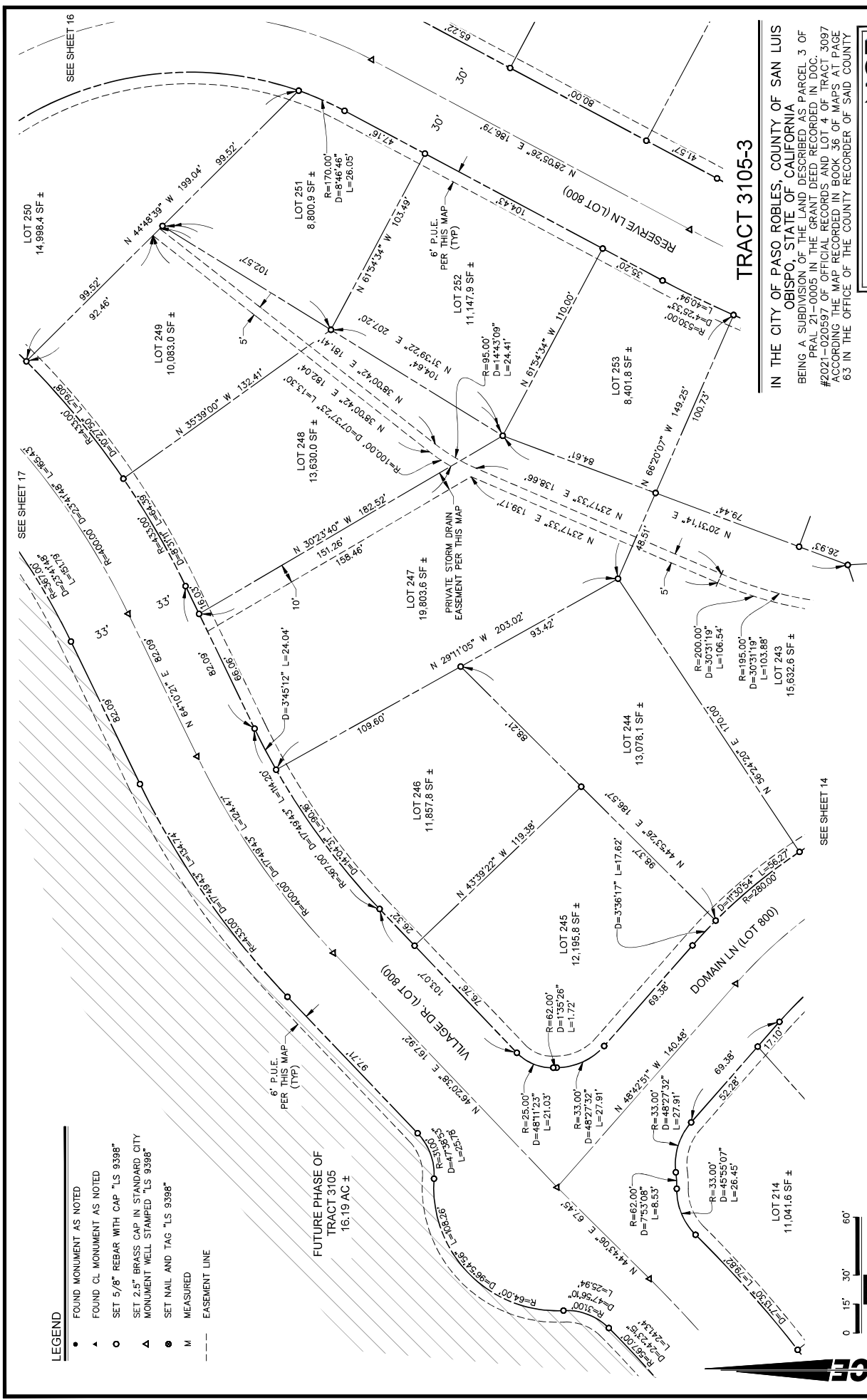
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 NORTH COAST
 ENGINEERING, INC.

725 CRESTON ROAD, SUITE C
 PASO ROBLES, CA
 805.239.3127

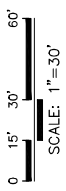
SHEET 15 OF 19

TRACT 3105-3

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF THE LAND DESCRIBED AS PARCEL 3 OF PEAL 21 0006 IN THE GRANT DEED RECORDED IN DOC. #2021-020597 OF OFFICIAL RECORDS AND LOT 4 OF TRACT 3097 ACCORDING TO THE MAP RECORDED IN BOOK 36 OF MAPS AT PAGE 63 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



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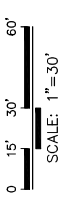
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JOB NUMBER: 21104
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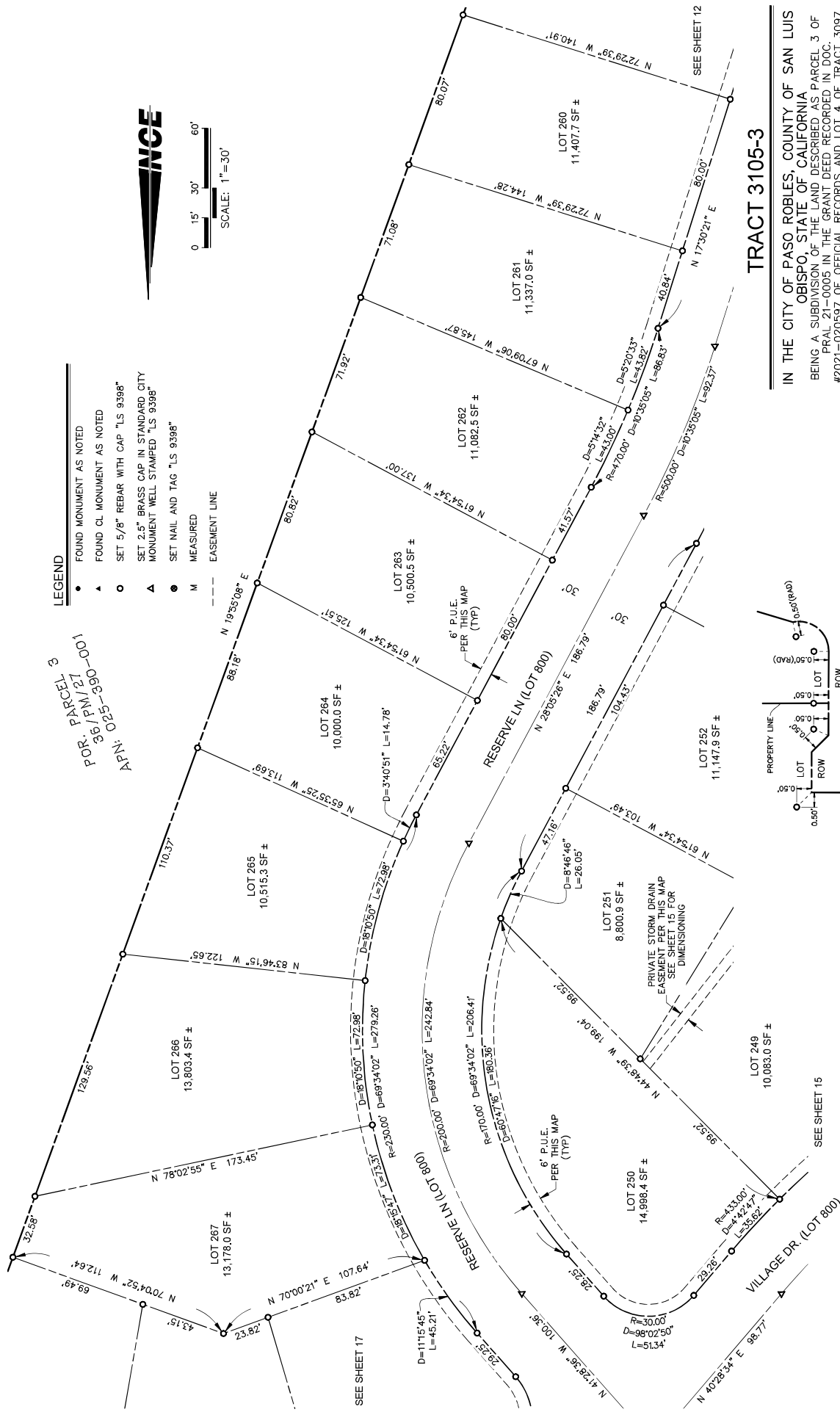
NCE
NORTH COAST
ENGINEERING, INC.

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PASO ROBLES, CA
805.239.3127

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 - ▲ FOUND CL. MONUMENT AS NOTED
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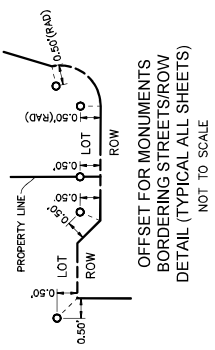


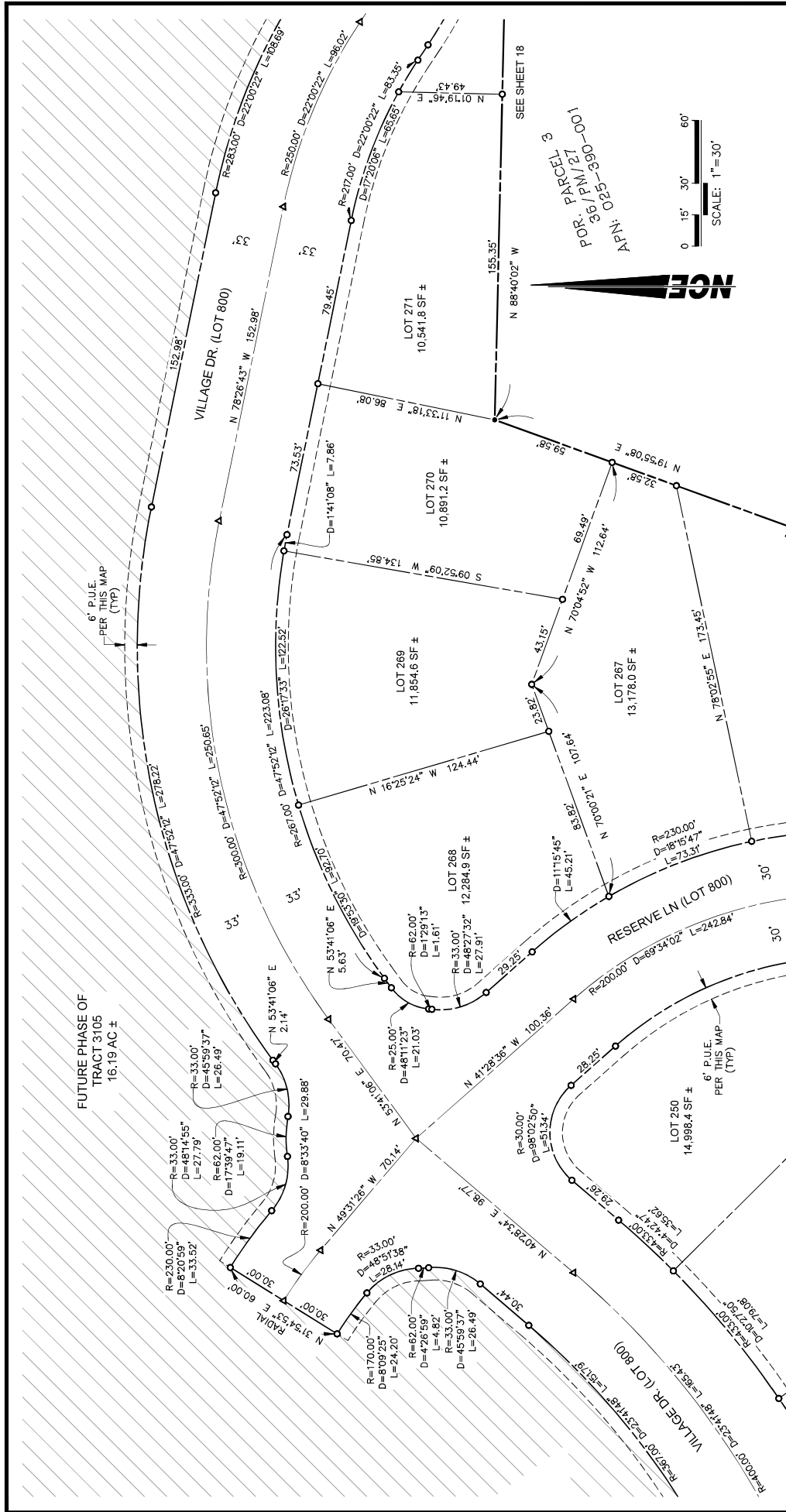
APN: 025-39-00-121
P. 38 P. 100-3
PARCEL 3



TRACT 3105-3

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF THE LAND DESCRIBED AS PARCEL 3 OF P. 38 P. 100-3 IN THE GRANT DEED RECORDED IN DOC. #2021-020597 OF OFFICIAL RECORDS AND LOT 4 OF TRACT 3097 ACCORDING TO THE MAP RECORDED IN BOOK 36 OF MAPS AT PAGE 63 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY





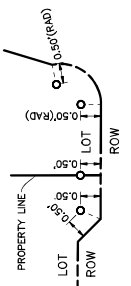
TRACT 3105-3

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 ENGINEERING INC.

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 PASO ROBLES, CA
 885.839.3127

SHEET 17 OF 19



OFFSET FOR MONUMENTS
 BORDERING STREETS/ROW
 DETAIL (TYPICAL ALL SHEETS)
 NOT TO SCALE

SEE SHEET 16

LEGEND

- FOUND MONUMENT AS NOTED
- ▲ FOUND CL. MONUMENT AS NOTED
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- SET NAIL AND TAG "LS 9398"
- M MEASURED
- EASEMENT LINE

SEE SHEET 7

FUTURE PHASE OF TRACT 3105
16.19 AC ±

SEE SHEET 17

- LEGEND**
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 - ▲ FOUND CL MONUMENT AS NOTED
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 - M MEASURED
 - - - EASEMENT LINE

LOT 1006
POR. LOT 6
A/MB/29
DOC. #2009-055451

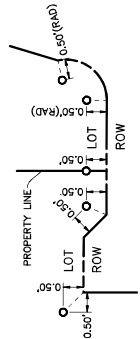
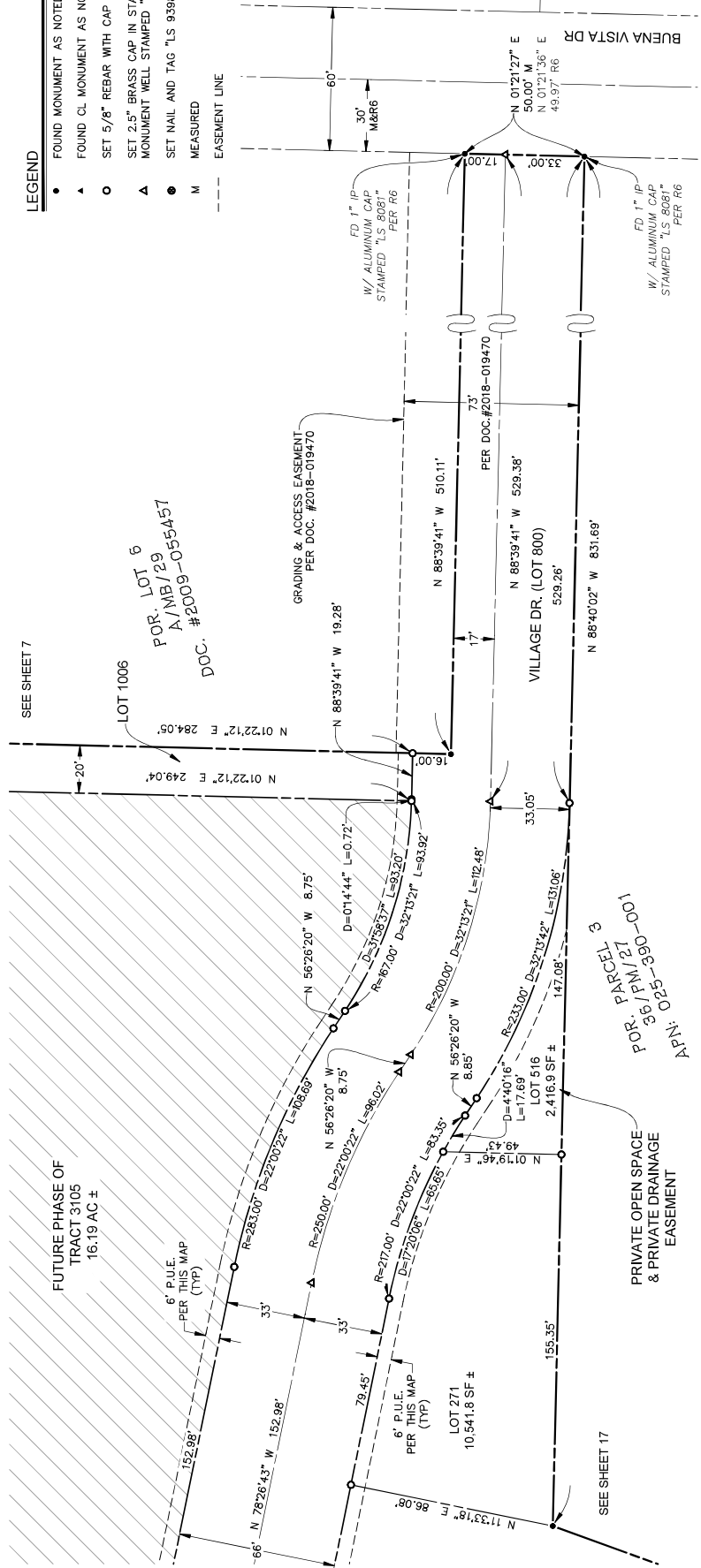
GRADING & ACCESS EASEMENT
PER DOC. #2018-019470

VILLAGE DR. (LOT 800)
529.26'

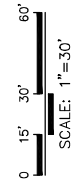
PRIVATE OPEN SPACE & PRIVATE DRAINAGE EASEMENT

SEE SHEET 17

SEE SHEET 3



OFFSET FOR MONUMENTS
BORDERING STREETS/ROW
DETAIL (TYPICAL ALL SHEETS)
NOT TO SCALE



TRACT 3105-3

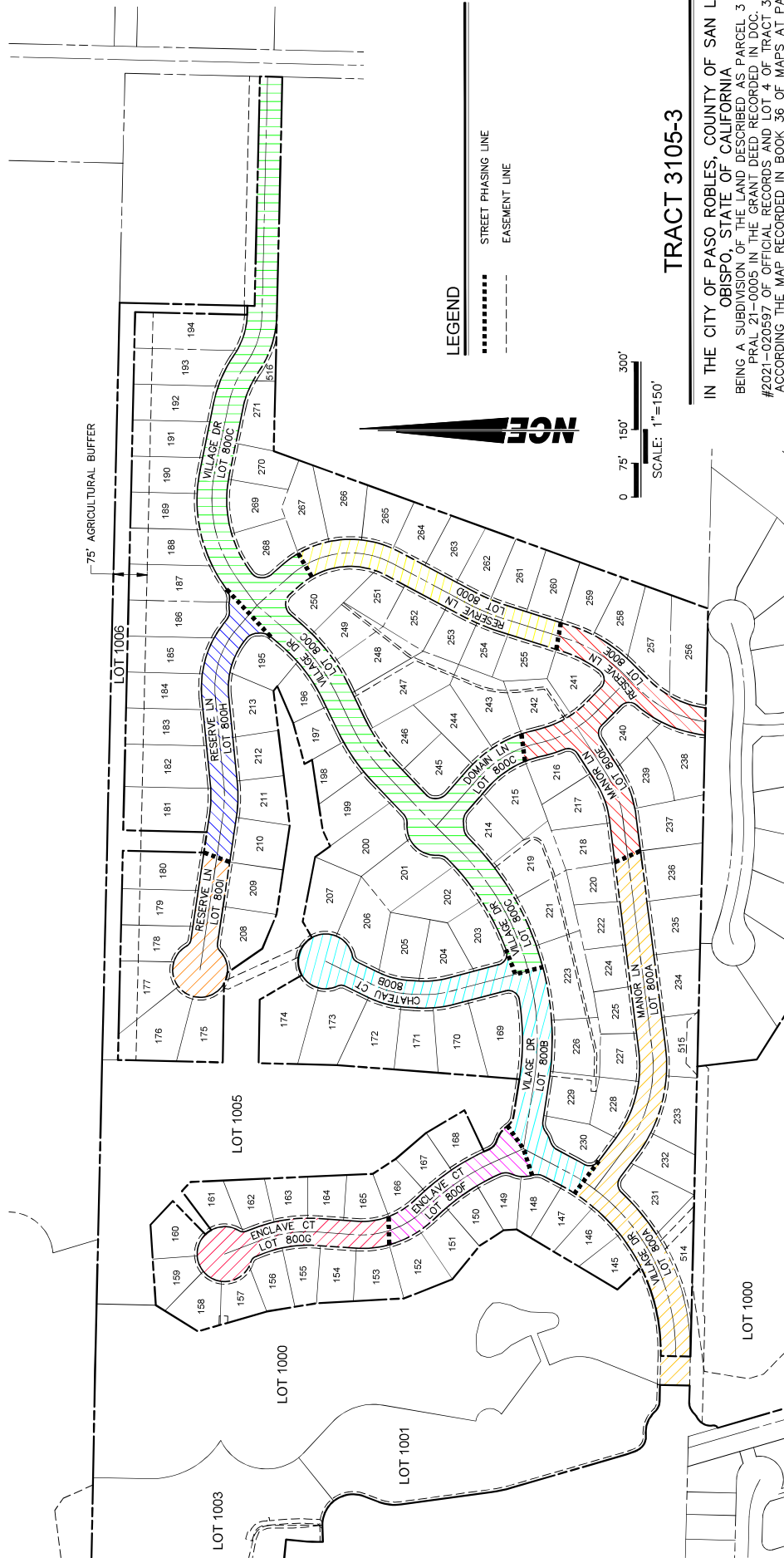
IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
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725 CRESTON ROAD, SUITE C
PASO ROBLES, CA
885.439.3127

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ADDITIONAL INFORMATION SHEET

THE ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY AND IS DESCRIBING DRE PHASING OF THE ROADS AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.



LEGEND

..... STREET PHASING LINE

----- EASEMENT LINE

0 75' 150' 300'

SCALE: 1"=150'

TRACT 3105-3

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
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SHEET 19 OF 19