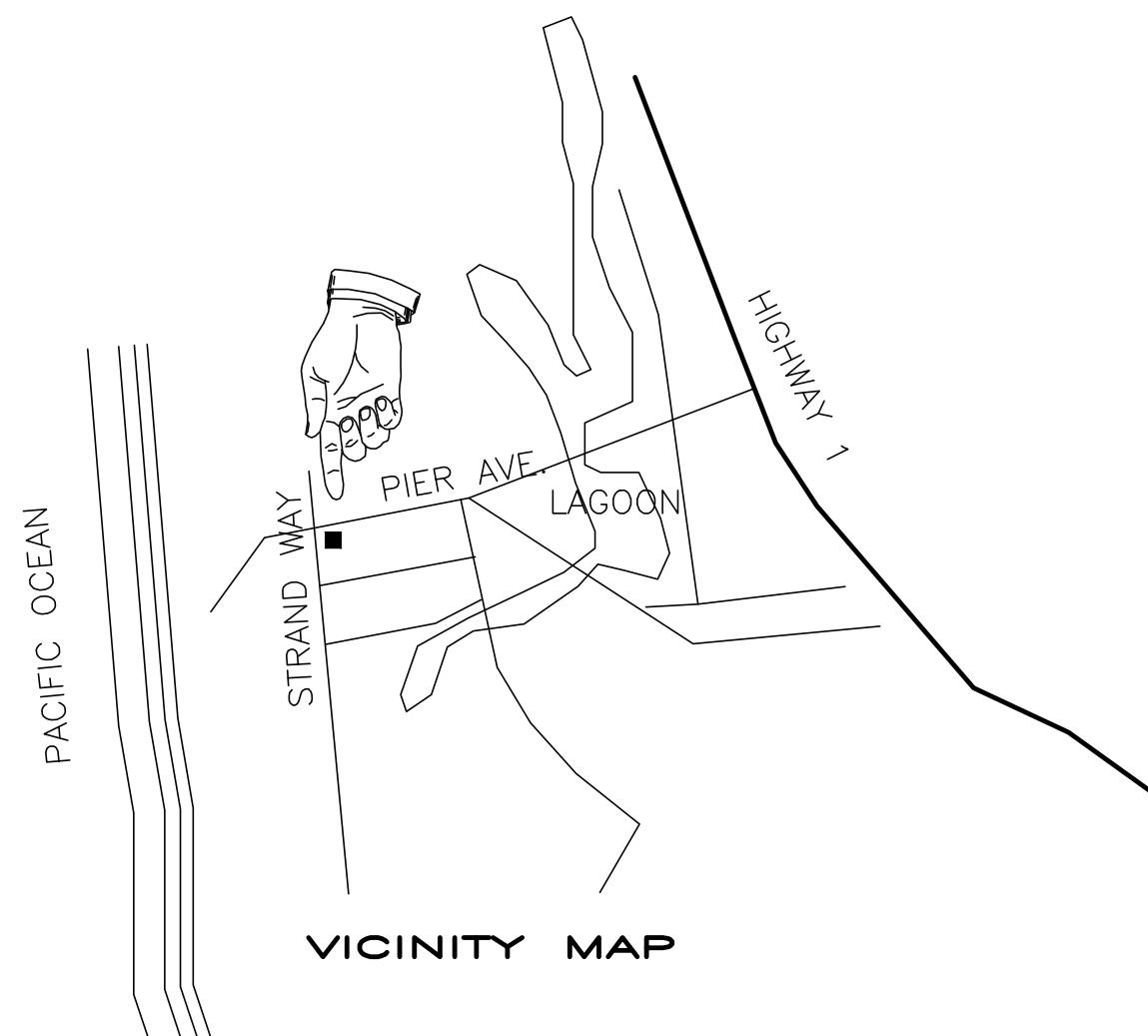
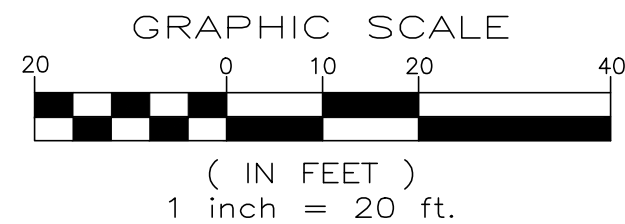




PIER AVE.

STRAND ALLEY

PARCEL 1

PARCEL 2

74 DEED 421

69 DEED 114

84 DEED 18

BLOCK 42
A MB 150

BASIS OF COORDINATES AND BEARINGS:
THE COORDINATES AND BEARINGS AS MEASURED AND SHOWN HEREON ARE ON GRID AND ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5 0405, (1991.35) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID COORDINATES AND BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO CAL TRANS CONTROL POINT SLO1 PMR-12.71,

MAPPING ANGLE AND GRID FACTOR (GRID TO GROUND)

STATION	NORTHING(ft)	EASTING(ft)	MAPPING ANGLE (GRID TO GEODETIC)	COMBINATION FACTOR (GROUND TO GRID)	ELEV. (NAVD88)	ELLIP.HT.
PM-12.71	2234380.036	5777884.323	-1°29'37.849"	0.9999438	57.019	-58.74

DISTANCES SHOWN HEREON OR INVERSED FROM COORDINATES SHOWN HEREON ARE IN REFERENCE TO CCS83. TO APPROXIMATE LOCAL GROUND DISTANCES DIVIDE BY THE COMBINATION FACTOR PROVIDED HEREON.

SURVEYOR'S STATEMENT:
THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON FEBRUARY 9, 2022.

MICHAEL B. STANTON, PLS 5702 DATE

SURVEYOR'S NOTES:
1. THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
2. THE BOUNDARY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND A BOUNDARY SURVEY.

TOPOGRAPHIC MAP
LOTS 28-30 OF BLOCK 42 OF OCEANO BEACH NO. 2 AS SHOWN ON THE MAP FILED IN BOOK 1 OF MAPS AT PAGE 150
COUNTY OF SAN LUIS OBISPO, CALIFORNIA
AT THE REQUEST OF JAMES GUITON

MBS LAND SURVEYS MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960
July 10, 2023 JOB #21-435