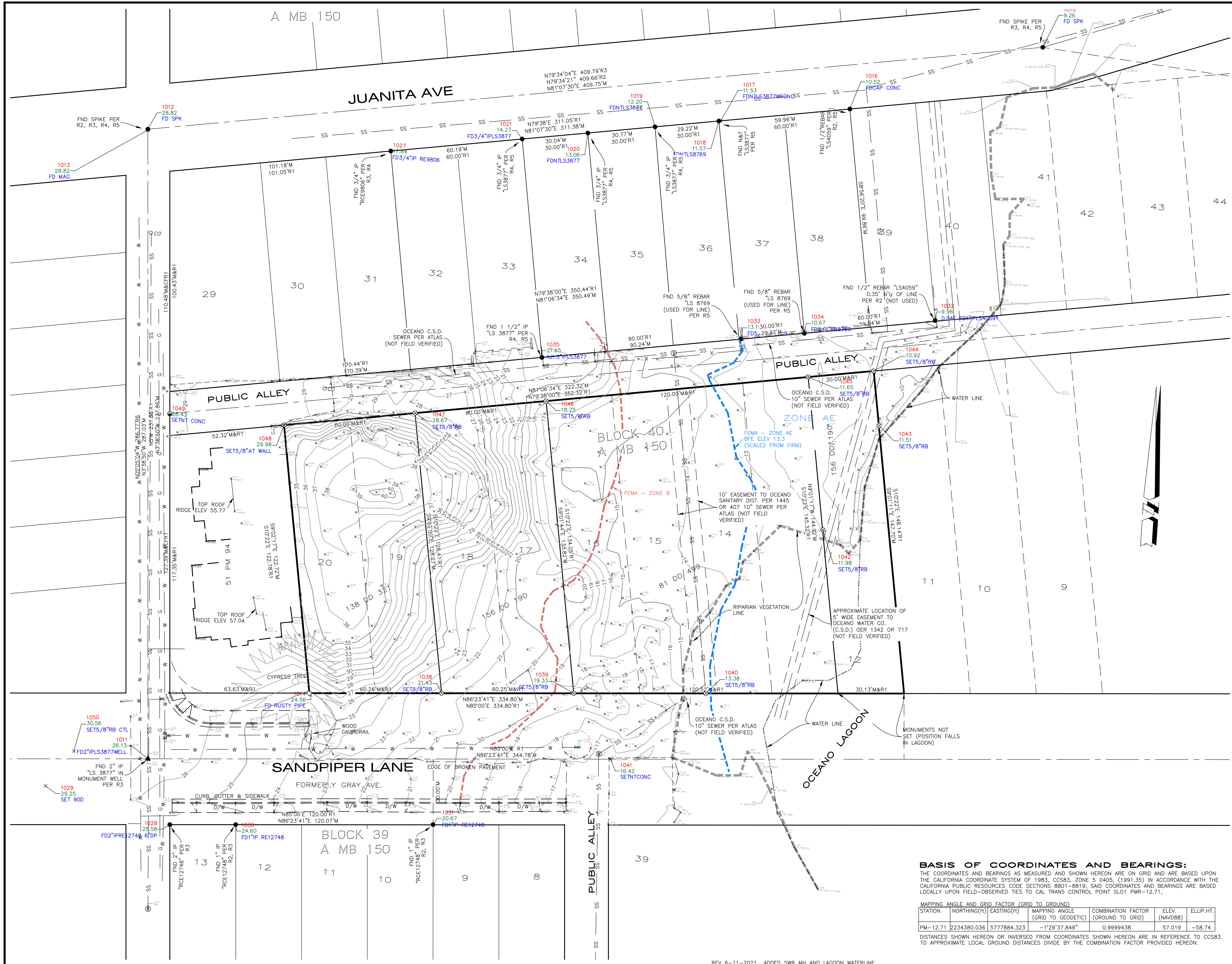




SURVEYOR'S STATEMENT:
THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE
FEATURES AND ELEVATIONS PERFORMED ON
MAY 28, 2020.

MICHAEL B. STANTON, PLS 5702 DATE _____

SURVEYOR'S NOTES:
1. EXCEPTIONS NUMBER 13 AND 14 FOR WATER AND SEWER HAVE
BEEN PLOTTED FROM PLACER TITLE REPORT NO. P360981. THE
LOCATION OF THESE LINES SHOULD BE FIELD VERIFIED PRIOR TO ANY
CONSTRUCTION.
2. ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE
BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE
UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO
THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND
UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT
1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES
PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO
INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT
WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
3. IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK
AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
4. 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.
5. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A
BOUNDARY SURVEY. A RECORD OF SURVEY IS CURRENTLY BEING
PROCESS THROUGH THE COUNTY OF SAN LUIS OBISPO.

SITE DATA:
ADDRESS: SANDPIPER LANE, OCEANO, CA
ASSESSOR'S PARCEL NO. 061-022-013; 061-022-014;
061-022-030; 061-022-029;
061-022-028; 061-022-015;
061-022-027; 061-022-026;

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(1)	EASTING(1)	MAPPING ANGLE (GRID TO GEODETIC) — 1'29"37.849"	COMBINATION FACTOR (GROUND TO GRID)	ELEV. (NAVD88) 57.019	ELLIP.H.T. -58.74
PM-12.71	2234380.036	5777884.323		0.9999438		

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.

TOPOGRAPHIC MAP
OF LOTS 12-20 OF BLOCK 40 OF OCEANO BEACH, SUBDIVISION NO. 2,
AS SHOWN ON THE MAP FILED IN BOOK A OF MAPS AT PAGE 150 IN
THE COMMUNITY OF OCEANO, COUNTY OF SAN LUIS OBISPO, STATE
OF CALIFORNIA.

AT THE REQUEST OF JAMES GUITON & REETA NEWLANDER

MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960

June 11, 2021 JOB #19-337