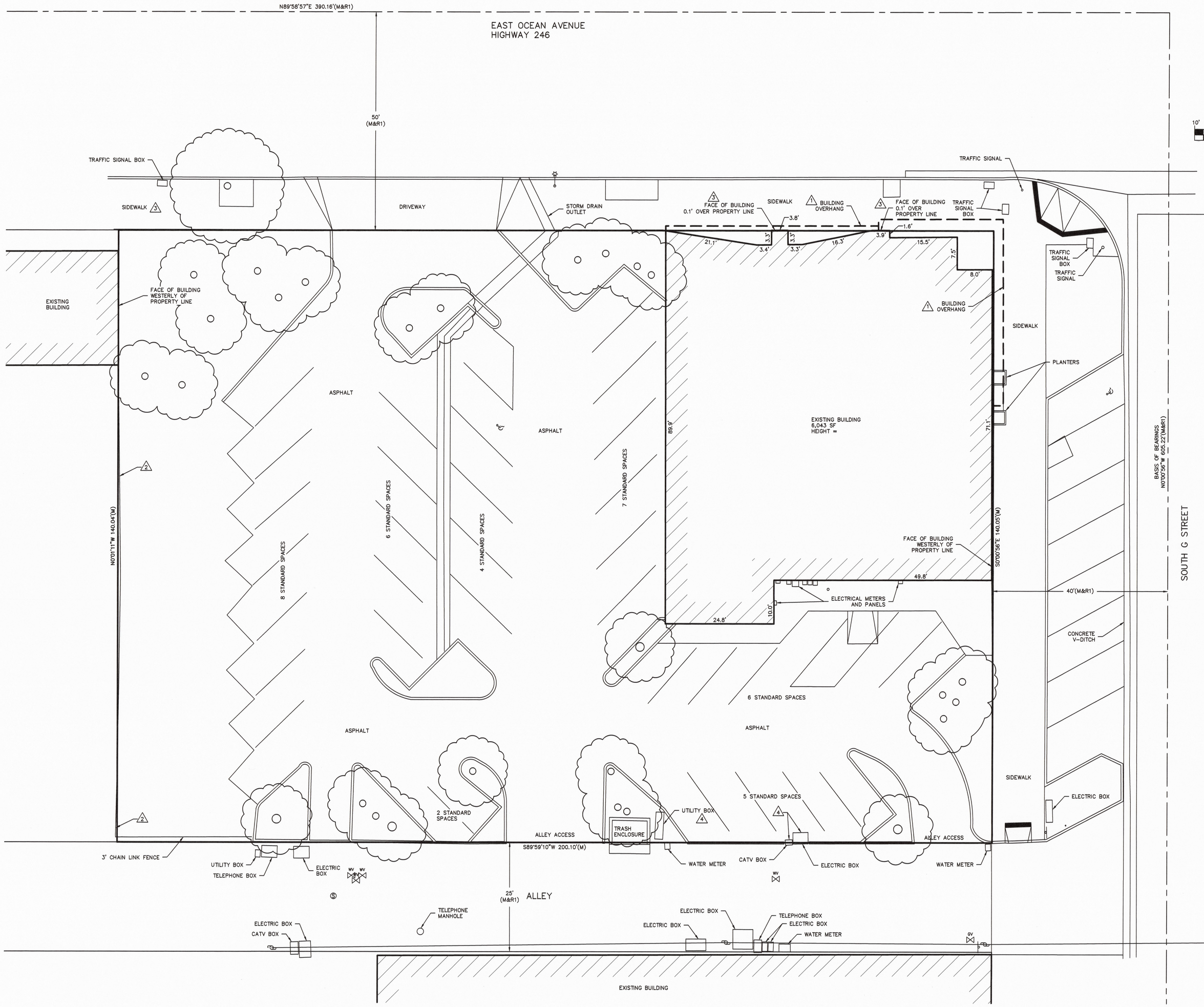

10' 0' 5' 10' 20'

1 inch = 10 ft.

MAP SYMBOLS

- WATER VALVE
- FIRE HYDRANT
- GAS VALVE OR METER
- SEWER MANHOLE OR CLEANOUT
- STORM DRAIN MANHOLE
- TRAFFIC FLOW
- DRAINAGE FLOW
- HANDICAP SPACE
- AREA LIGHT
- SIGN POST
- UTILITY POLE
- WELL
- MONUMENT
- STREET LIGHT
- WATER METER

NOTE: ALL SYMBOLS SHOWN ABOVE MAY OR MAY NOT BE EVIDENT ON MAP.

ABBREVIATIONS

AC	ASPHALT	HW	HEADWALL
AP	ANGLE POINT	ICV	IRRIGATION VALVE
BC	BEGIN CURVE	INV	INVERT ELEVATION
BLD	BUILDING	JP	JOINT POLE
BOL	BOLLARD	MKR	MARKER
BSW	BACK OF SIDE WALK	MON	MONUMENT
CB	CATCH BASIN	OHW	OVERHEAD WIRES
CF	CURB FACE	PB	PULL BOX
CL	CHAIN LINK FENCE	PP	POWER POLE
CMP	CORRUGATED METAL PIPE	PST	POST
CO	CLEAN OUT(SEWER)	PVC	PLASTIC PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	RR	RAILROAD
DIA	DIAMETER	RW	RETAINING WALL
DWY	DRIVEWAY	R/W	RIGHT OF WAY
EC	END OF CURVE	SD	STORM DRAIN
ELEC	ELECTRIC	SL	STREET LIGHT
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
ESMT	EASEMENT	SW	SIDEWALK
EUC	EUCALYPTUS	SDMH	STORM DRAIN MANHOLE
EXIST	EXISTING	SSMH	SANITARY SEWER MANHOLE
FNC	FENCE	TC	TOP OF CURB
FF	FINISH FLOOR	TELE	TELEPHONE
FG	FINISH GRADE	THRESH	THRESHOLD
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOW LINE	TYP	TYPICAL
FS	FINISH SURFACE	WM	WATER METER
GB	GRADE BREAK	WS	WHITE STRIPE
GM	GAS METER	WV	WATER VALVE
GRD	GROUND		

NOTE: ABBREVIATIONS SHOWN ABOVE MAY OR MAY NOT BE EVIDENT ON MAP.

TABLE A ITEM NOTES

ITEM 2 – ADDRESSES OF SURVEYED PROPERTY; 118, 122 AND 124 EAST OCEAN AVENUE, LOMPOC, CA

ITEM 3 – FLOOD ZONE'S AFFECTING THE PROPERTY: "0.2% ANNUAL CHANCE FLOOD HAZARD, ZONE X" AS SHOWN PER MAP NO. 06083C 739G IN COMMUNITY NUMBER 060334 CITY OF LOMPOC

ITEM 4 – THE LAND AREA OF THE PROPERTY SURVEYED IS 0.64 ACRES (28,021 SF).

ITEM 6(a) – NO ZONING REPORT PROVIDED.

ITEM 6(b) – NO ZONING REPORT PROVIDED.

ITEM 7(a) – EXTERIOR DIMENSIONS OF ALL BUILDINGS ARE SHOWN HEREON.

ITEM 7(b)(1) – SQUARE FOOTAGE OF BUILDINGS SHOWN HEREON.

ITEM 7(c) – BUILDING HEIGHTS SHOWN HEREON WERE MEASURED FROM THE FINISH FLOOR

ITEM 8 – ALL SUBSTANTIAL AND READILY VISIBLE FEATURES ARE SHOWN HEREON.

ITEM 9 – PARKING SPACE COUNT: 38 STANDARD SPACES AND 1 HANDICAP SPACE.

ITEM 12 – NO ADDITIONAL SURVEY REQUIREMENT PROVIDED.

ITEM 14 – THE SUBJECT PROPERTY CURRENTLY HAS DIRECT ACCESS TO EAST OCEAN AVENUE TO THE NORTH AND ALLEY ACCESS AT TWO LOCATIONS TO THE SOUTH AS SHOWN HEREON. NO CURRENT ACCESS TO SOUTH G STREET TO THE EAST.

ITEM 16 – NO EVIDENCE OBSERVED OF EARTHWORK OR ANY BUILDING CONSTRUCTION AT THE TIME OF THE SURVEY.

ITEM 17 – NO PROPOSED STREET RIGHT OF WAY CHANGES OR EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS ADJACENT TO THE SUBJECT PROPERTY.

ITEM 18 – NO APPURTENANT EASEMENTS LISTED IN THE TITLE REPORT.

POTENTIAL ENCROACHMENTS

1. ROOF OVERHANG ENCROACHES INTO EAST OCEAN AVENUE AND SOUTH G STREET RIGHT OF WAYS.
2. CHAIN LINK FENCE CROSSES EAST AND WEST OF PROPERTY LINE.
3. BUILDING ENCROACHES INTO OCEAN AVENUE RIGHT OF WAY.
4. UTILITY BOXES OUTSIDE OF ANY RECORD EASEMENT.

SURVEYORS NOTES

THIS ALTA/NSPS SURVEY IS BASED ON THE PRELIMINARY TITLE REPORT FROM FIDELITY NATIONAL TITLE COMPANY DATED AUGUST 13, 2021, TITLE NO. FSLC–512100616–RB.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOMPOC, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 15, 16, 17, 18, 19, 20, 21 AND 22 OF BLOCK 78 OF THE CITY OF LOMPOC, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 45 OF MAPS AND SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THE SOUTHERLY 15 FEET OF OCEAN AVENUE LYING ADJACENT TO AND NORTHERLY OF THE ABOVE DESCRIBED LOTS VACATED BY THE CITY OF LOMPOC BY RESOLUTION 477, A CERTIFIED COPY OF WHICH WAS RECORDED NOVEMBER 30, 1959, AS INSTRUMENT NO. 17459 OF OFFICIAL RECORDS.

–LOMPOC RESOLUTION 477 LISTED, WAS NOT PROVIDED BY THE TITLE COMPANY AND INDEPENDENT RESEARCH DID NOT LOCATE THIS DOCUMENT. CAL TRANS HAS DOCUMENTS SHOWING A FULL 100' RIGHT OF WAY FOR OCEAN AVENUE (HIGHWAY 246). IT IS OUR OPINION THAT THIS VACATION DOES NOT EXIST.

TITLE REPORT EXCEPTIONS AND EXCLUSIONS

PRELIMINARY TITLE REPORT FROM FIDELITY NATIONAL TITLE COMPANY DATED AUGUST 13, 2021, TITLE NO. FSLC–512100616–RB.

(5) DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON MAP: RECORD OF SURVEY RECORDING DATE: FEBRUARY 25, 1991 RECORDING NO.: BOOK 142, PAGES 82 AND 83 OF RECORD OF SURVEYS.

THE REFERENCED DOCUMENT IS A GEODETIC CONTROL SURVEY AND DOESN'T ADDRESS THE SUBJECT PROPERTY. NOTHING SHOWN.

ALTA/NSPS LAND TITLE SURVEY

TO (CLIENT CERTIFICATION REQUESTS): THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 12, 14, 16, 17 AND 18 OF TABLE A THEROF. THE FIELD WORK WAS COMPLETED ON JANUARY 11, 2022.

DATE OF PLAT OR MAP FEBRUARY 25, 2022.

MARSHALL D. FARGEN LS 8962 — DATE 2-25-2022

LICENSED LAND SURVEYOR — MARSHALL DUNCAN FARGEN — L.S. 8962 — STATE OF CALIFORNIA

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CENTERLINE OF SOUTH G STREET. BEARING = N00°00'56"W PER (R1)

Fargen Surveys, Inc. Santa Maria

2624 AIRPARK DRIVE
SANTA MARIA, CA 93455
PHONE: 805–934–5727
FAX: 805–934–3448
DATE: JANUARY 2022

21200–ALTA.DWG

JOB: 21200 | SHEET 1 OF 1