

MAP OF
TRACT No 279
IN THE CITY OF SAN LUIS OBISPO

BEING A PORTION OF LOTS 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

SUBDIVIDER : DEVELOPMENT ASSOCIATES
SAN LUIS OBISPO COUNTY, CALIFORNIA

JENNINGS - HANSEN ENGINEERING
1239 E MAIN ST VENTURA, CALIF

OWNERS CERTIFICATE

We, the undersigned, certify that we are all the owners and others in interest, and are the only ones whose consent and signatures are necessary to pass a clear title to the Tract of land and its subdivisions herein delineated, Map of Tract No 279, and that this is a correct map of an actual survey made by our consent and under our directions, and we hereby offer and dedicate to public use Oceanview Drive, Arroyo Street, Barbos Street and easements as shown on said subdivision map within said subdivision.

DEVELOPMENT ASSOCIATES

A limited partnership

Ray C. Skinner
Ray C. Skinner, General Partner

CITY OF SAN LUIS OBISPO
A municipal corporation (seal)

NOTARIAL
STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO } ss

On this 17th day of June, 1963, before me, the undersigned a Notary Public in and for the said County and State, personally appeared Ray C. Skinner, known to me to be the general partner of Development Associates, a limited partnership, the partner ship then executed the within instrument, and known to me to be the person who executed the same, on behalf of the partnership therein named, and acknowledged to me that each partner therein named and acknowledged to me the same. Witness my hand and official seal.

Maude M. Coats
Notary Public in and for the said County and State
My commission expires April 17, 1967

NOTARIAL
STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO } ss
On this 17th day of June, 1963, before me, the undersigned a Notary Public in and for the said County and State, personally appeared Ray C. Skinner, known to me to be the general partner of Development Associates, a limited partnership, the partner ship then executed the within instrument, and known to me to be the person who executed the same, on behalf of the partnership therein named, and acknowledged to me that each partner therein named and acknowledged to me the same. Witness my hand and official seal.

INTERESTS REFERRED TO IN SECTIONS 11587(a) AND 11587(b) OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

1. Present owners of certain interests in certain oil, gas and other hydrocarbon substances and minerals beneath a depth of 500 feet below the surface of the land, without however the right of surface entry, as reserved by Fred A. Johnson and wife, in deed recorded in Book 1045, Page 224, Official Records, and as granted to Jack C. Croft, et al, by deed recorded in Book 1045, Page 228, Official Records.
2. An easement in favor of the public for navigation and fishing over any portion of the land which is flooded or under water.

Filed for record at Page 100 Volume 6 of Map, San Luis Obispo County, of the request of E. P. Hansen at 3:16 P.M. on the 26th day of June, 1963.

Mary C. Hamlin
Mary C. Hamlin, Recorder
of County Recorder

BASIS OF BEARINGS

The bearing of the N.E. boundary of Tract No. 279 shown as N40°00'00" on map recorded in Vol 6 of Maps of Page 22 was used as the basis of bearings for this map.

TAX BOND

I, A. E. McLaugh, County Clerk of the County of San Luis Obispo, State of California, do hereby certify that the tax bond required by Section 11601 of the Business and Professions Code of the State of California, has been approved by the Board of Supervisors of the herein before named County and is now on file in my office.

A. E. McLaugh
County Clerk aforesaid

CERTIFICATE OF COUNTY TAX COLLECTOR

I, J. E. Berrigh, County Tax Collector of the County of San Luis Obispo, State of California, do hereby certify that there are no liens for unpaid State, County, Municipal or other taxes or special assessments, except taxes not yet payable, against the property herein delineated, Tract No 279, nor against any part thereof. Witness my hand and official seal this 17th day of June, 1963.

J. E. Berrigh
County Tax Collector aforesaid

CERTIFICATE OF CITY ENGINEER

I, David F. Papera, City Engineer of the City of San Luis Obispo, State of California, hereby certify that I have examined the map shown herein, and the Subdivision as shown hereon is substantially the same as it appears on the Tentative Map, and all provisions of Division 4, Part 2, Chapter 2 of the Business and Professions Code for the State of California for the year 1943 and all local ordinances have been fully complied with, and that I am satisfied that said map is technically correct. Witness my hand this 17th day of March, 1963.

David F. Papera
City Engineer aforesaid RE No 10070

CERTIFICATE OF LAND SURVEYOR

I, E. P. Hansen, certify that I am a Licensed Land Surveyor of the State of California, that this map consisting of 2 sheets, correctly represents a survey made under my direction, on or about 1963, that the survey is true and complete as shown, and that all monuments shown hereon actually exist or will be set in such positions on or before final acceptance of the required improvements by the City of San Luis Obispo, and that said monuments are or will be, sufficient to enable the survey to be retraced (Subject to monument Legend Note Sheet 2 of 2).

E. P. Hansen
Date Jan 19, 1963 E. P. Hansen L.S. 2776

CERTIFICATE OF CITY CLERK AND ASSESSOR

I, the undersigned, clerk and assessor of the City of San Luis Obispo, State of California, hereby certify that the City Council of aforesaid City did on the 18th day of March, 1963, approve the map of Tract No 279 shown hereon and agree to accept on behalf of the public the street and public easements shown on said map within said subdivision upon completion of the improvements to the satisfaction of the City, being the lands offered for dedication by the parties having any record title interest in said land and hereby certify that according to the records of my office there are no liens against said subdivision or any part thereof for unpaid State, County, Municipal or local taxes, or special assessments collected for taxes, except taxes or special assessments not yet payable. Witness my hand and official seal this 20th day of June, 1963.

John E. Henshaw
City Clerk, City Assessor aforesaid

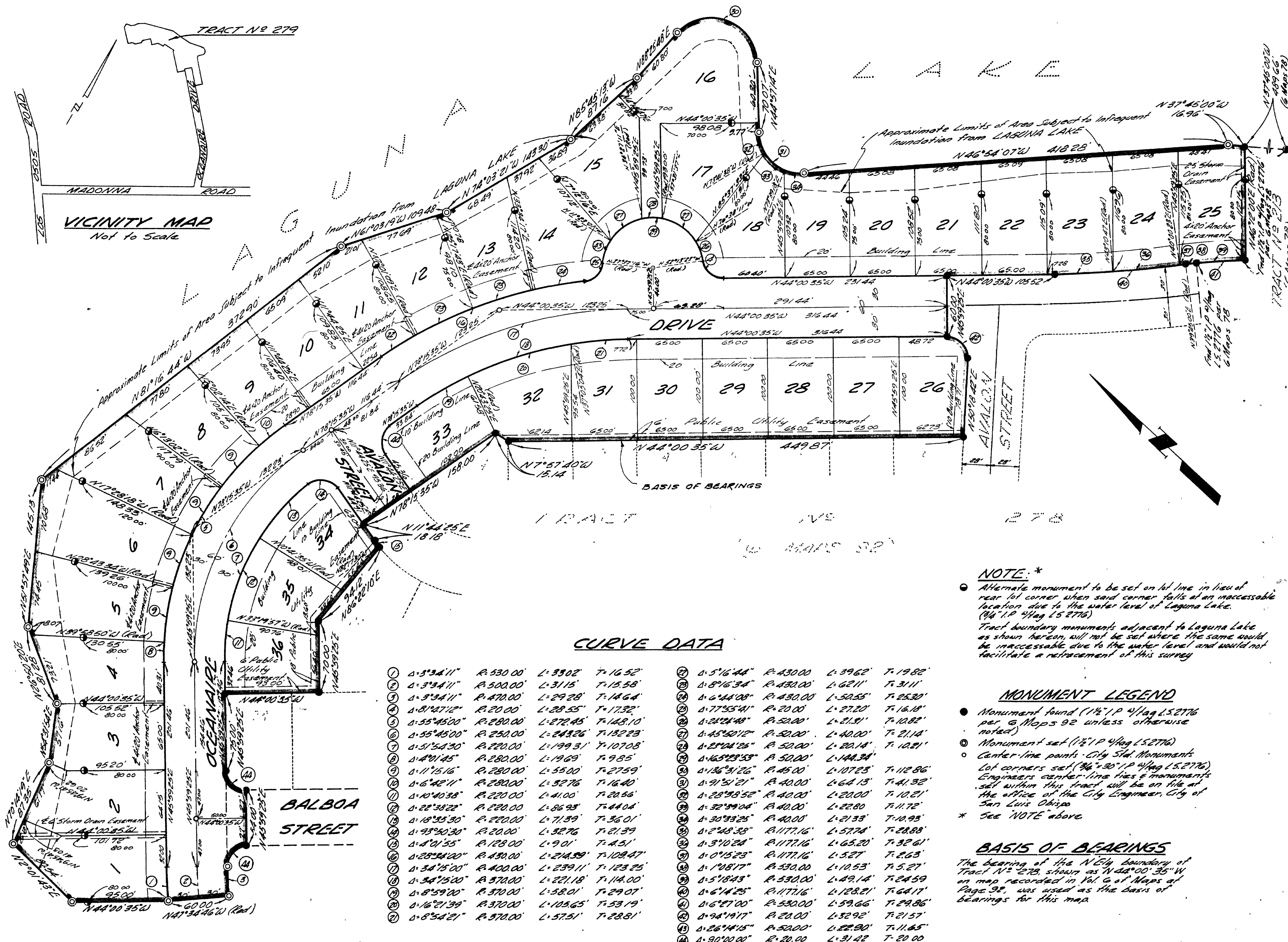
CERTIFICATE OF PLANNING COMMISSION

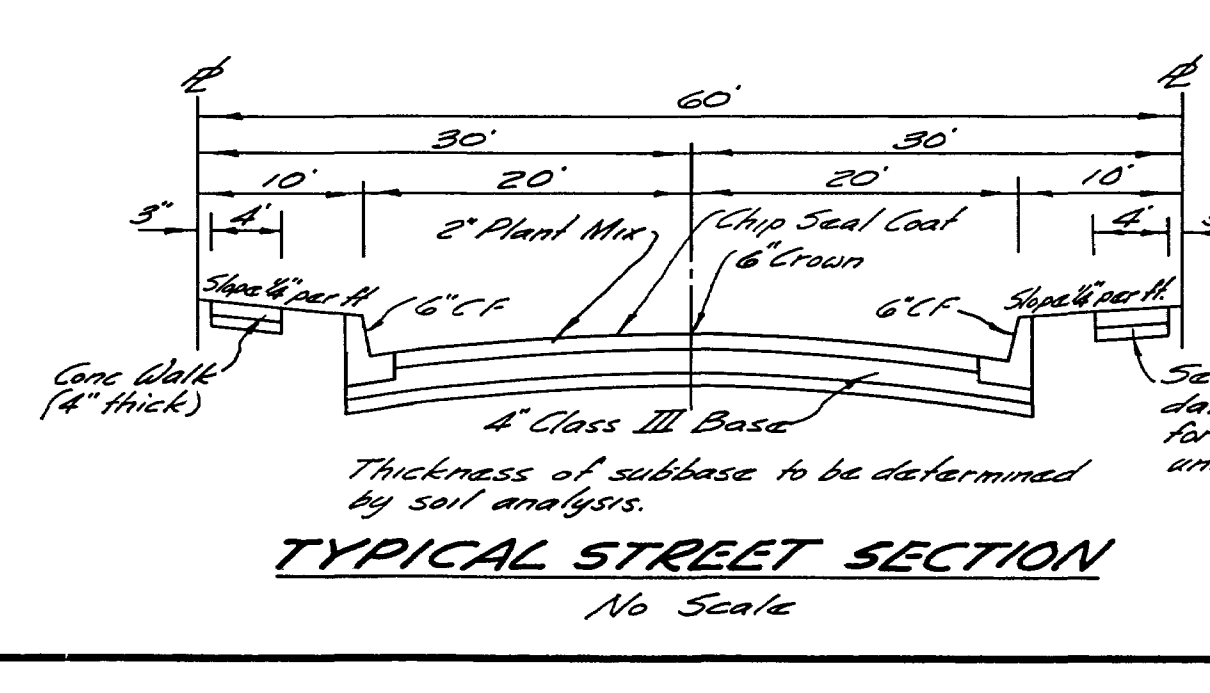
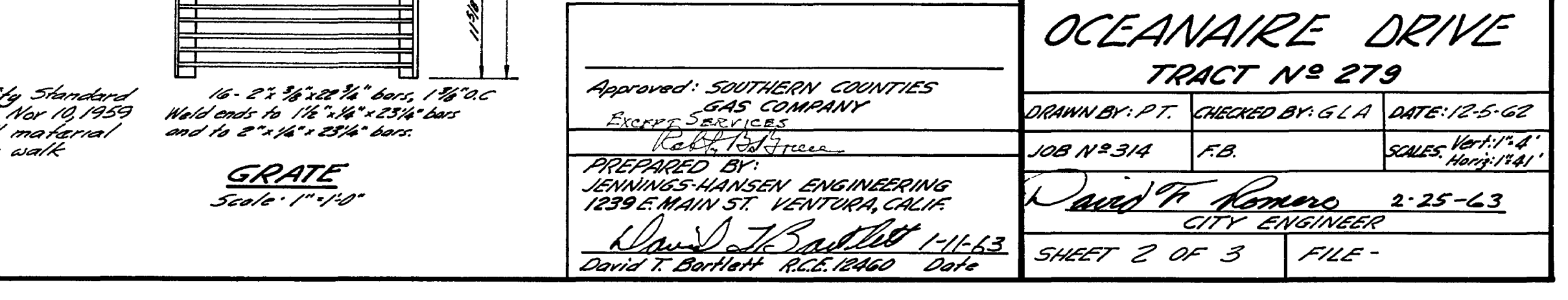
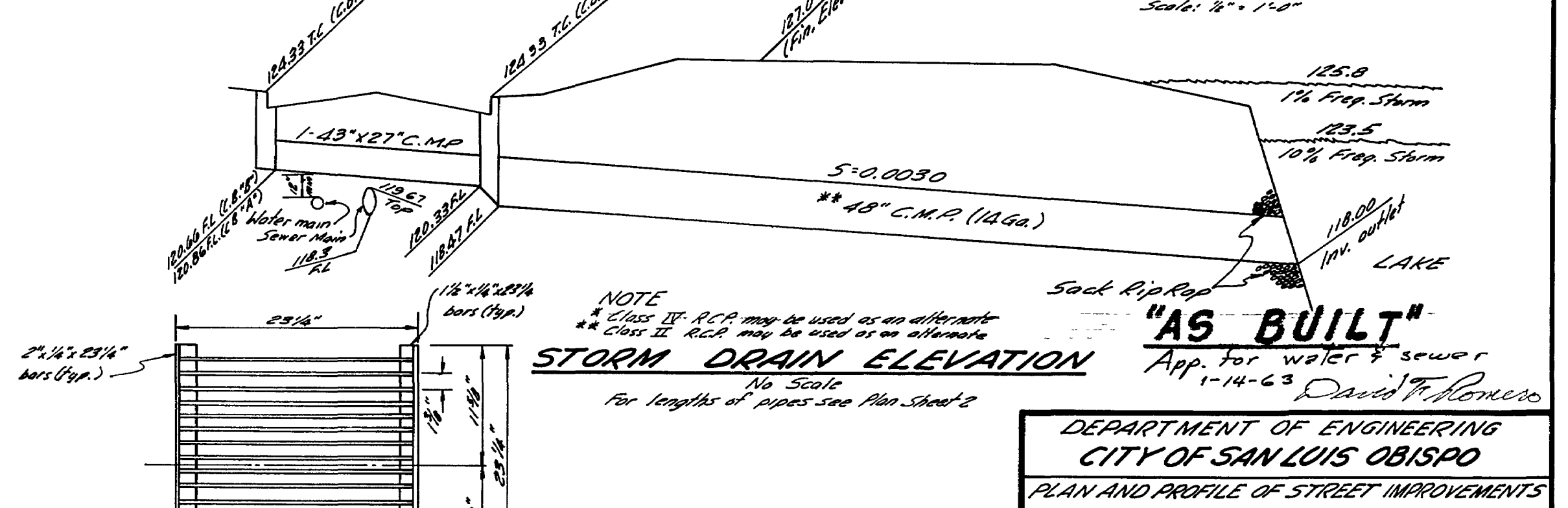
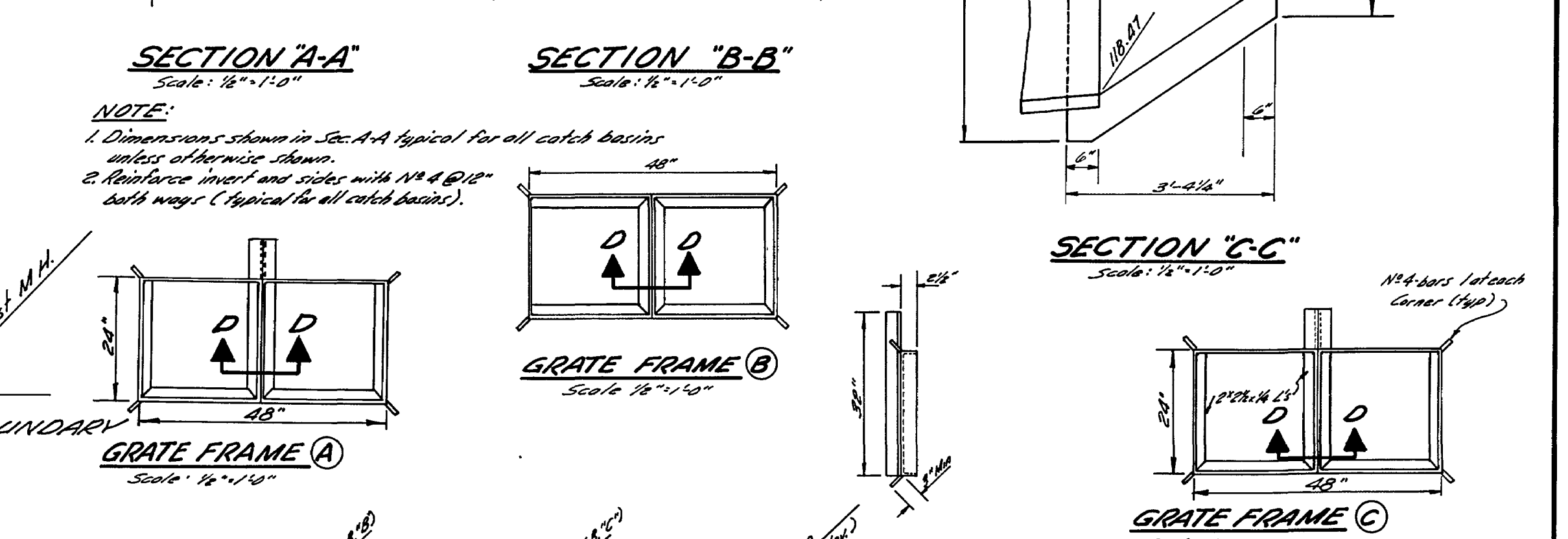
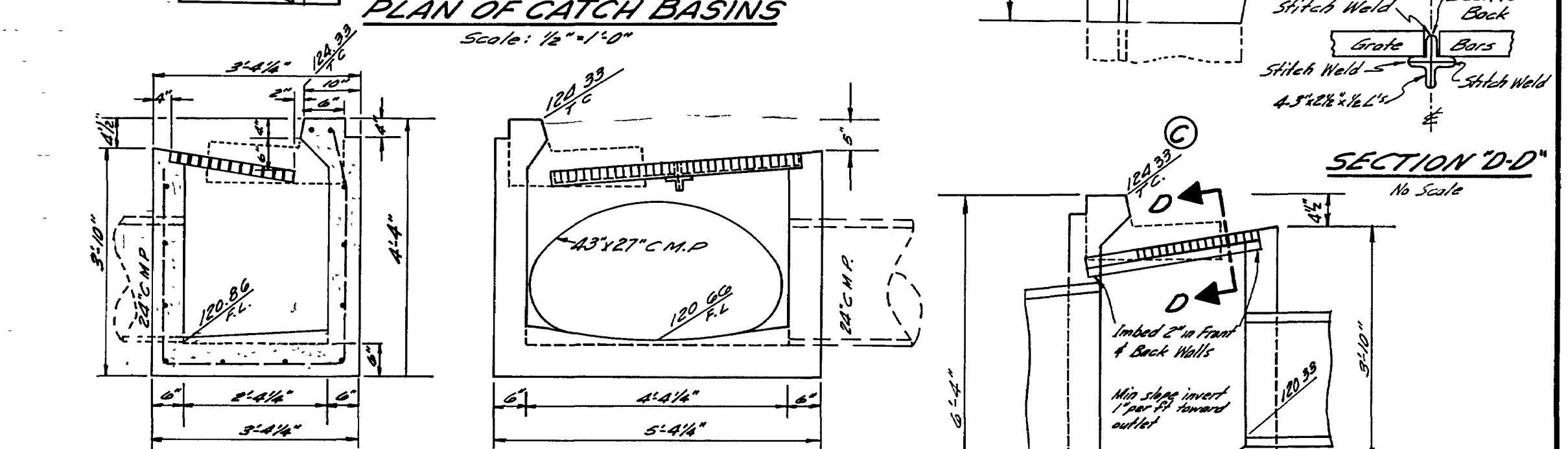
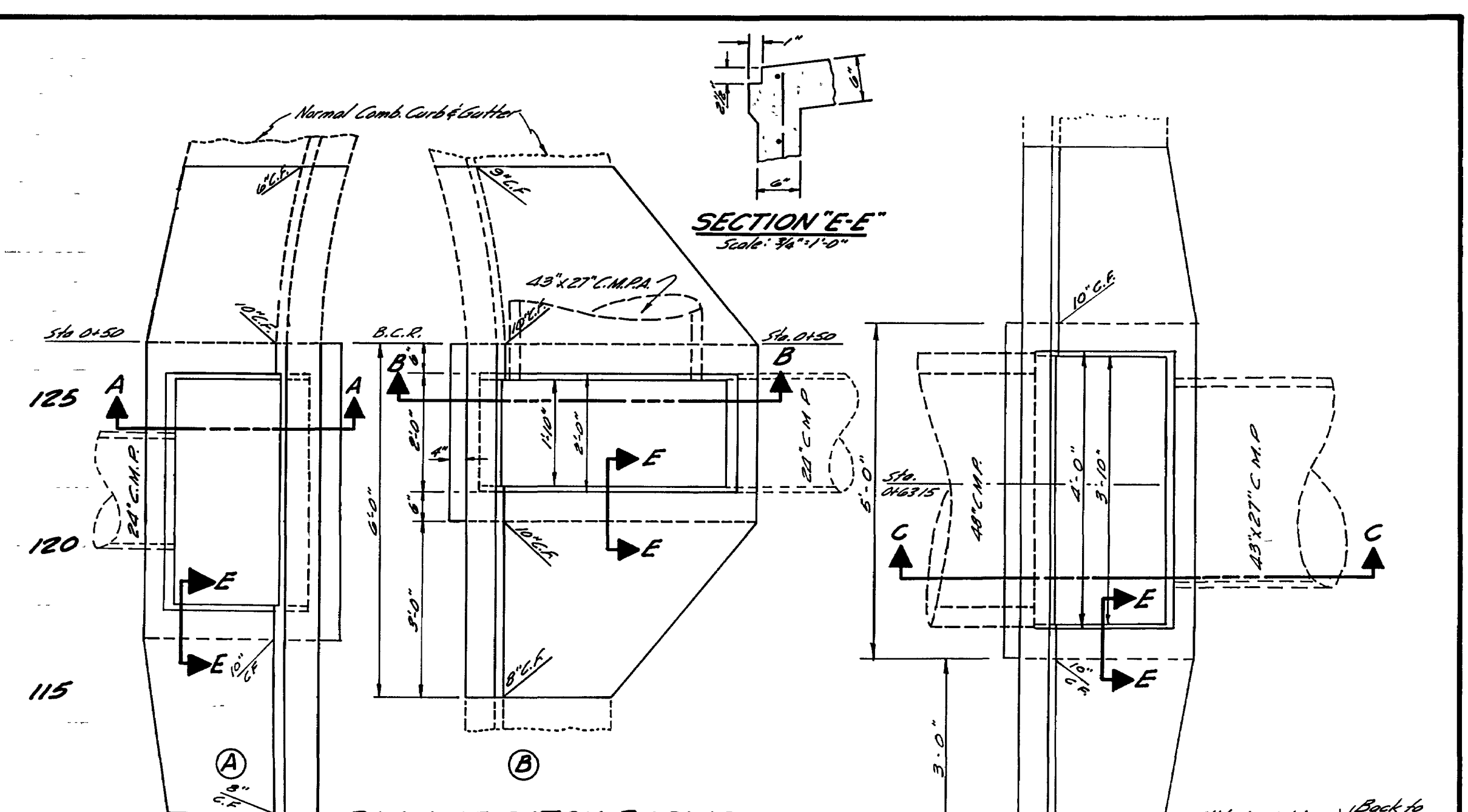
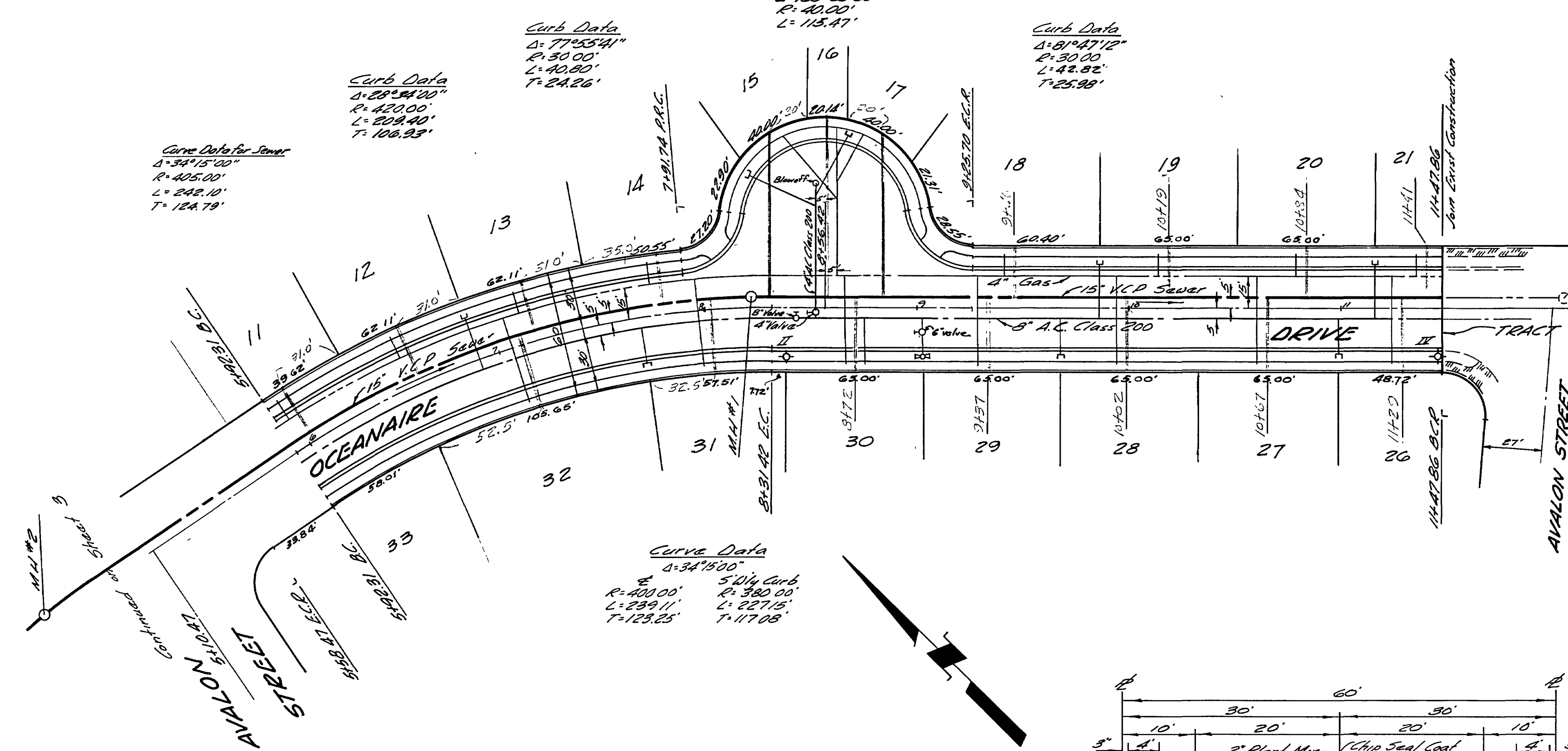
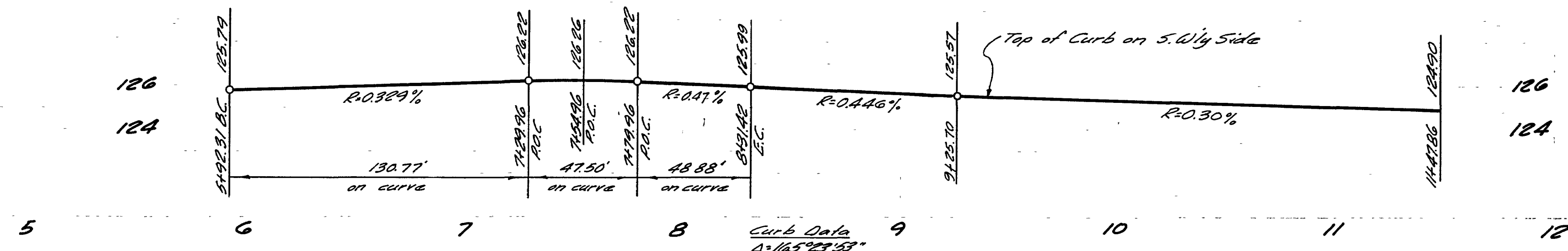
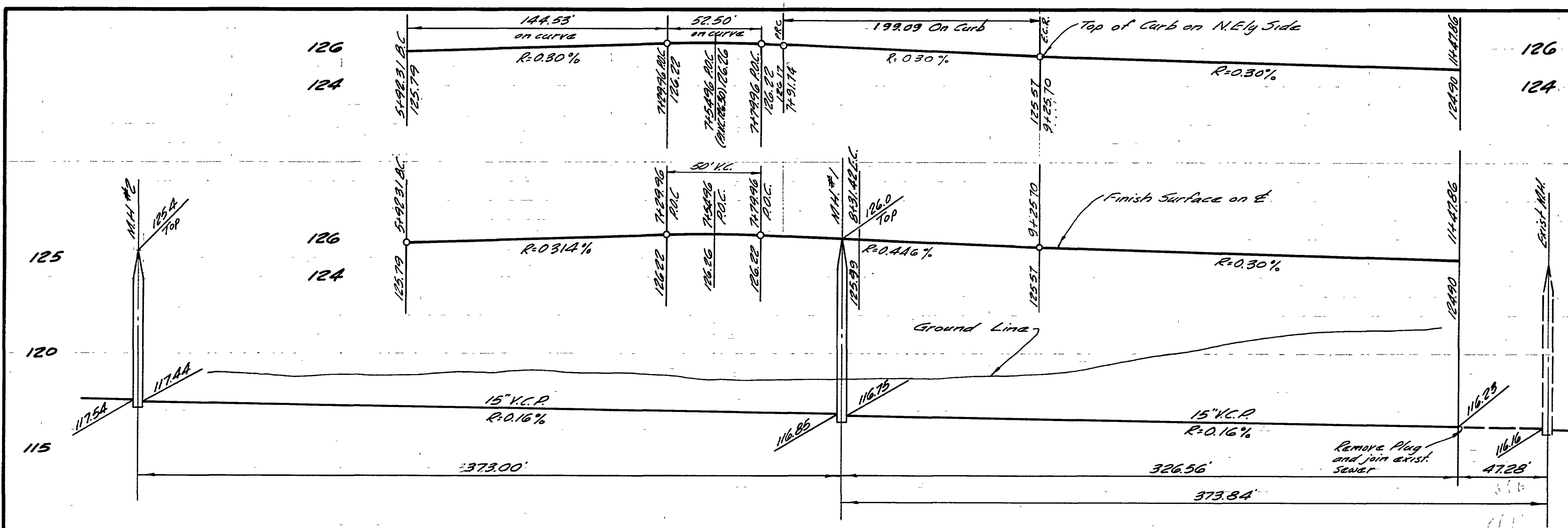
I do hereby certify that this final map of Tract No 279, being a subdivision of parts of Lots 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Charles M. Dickey
Chairman
Secretary

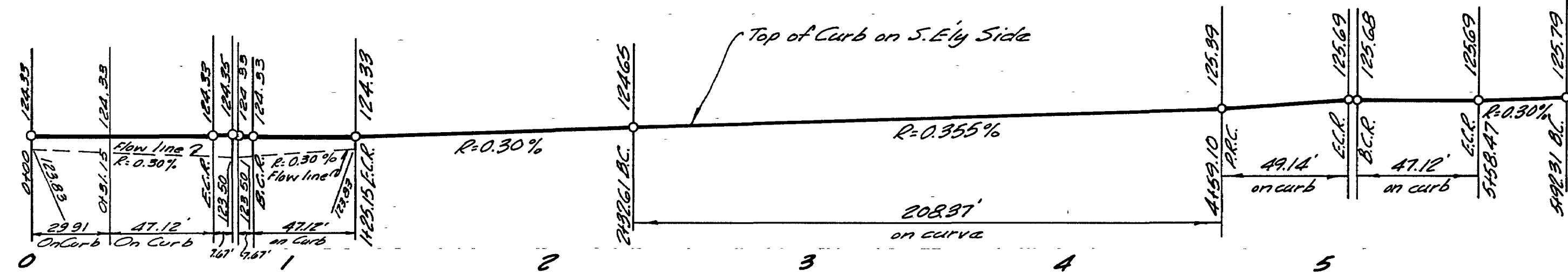
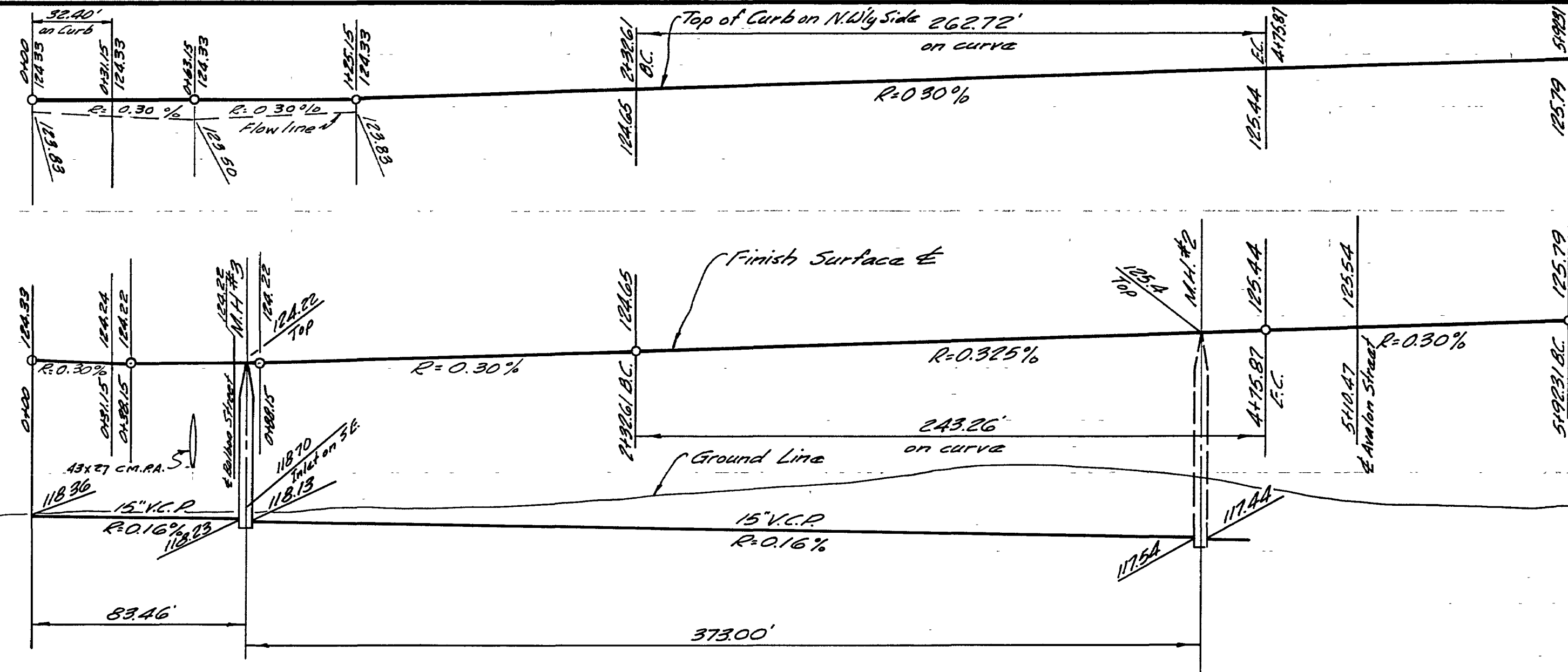
**MAP OF
TRACT No 279
IN THE CITY OF SAN LUIS OBISPO
PART OF LOTS 20 "1" "1" "2" OF THE RESUBDIVISION OF RANCHOS
CANADA, OF LOS OSOS AND LA LAGUNA REE MAP
BOOK A, PAGE 161, RECORDS OF SAN LUIS OBISPO COUNTY
SAN LUIS OBISPO COUNTY, CALIFORNIA
JENNINGS E. HANSEN ENGINEERING
1239 E MAIN ST VENTURA CALIF**

SCALE: 1"=60'





Approved: SOUTHERN COUNTIES S&S COMPANY ENGINEERS 1239 E. MAIN ST. VENTURA, CALIF. PREPARED BY: JENNINGS-HANSEN ENGINEERING 1239 E. MAIN ST. VENTURA, CALIF. David T. Bartlett 1/14/63 David T. Bartlett 12/5/62 Date		DEPARTMENT OF ENGINEERING CITY OF SAN LUIS OBISPO PLAN AND PROFILE OF STREET IMPROVEMENTS OCEANAIRE DRIVE TRACT NO 279 DRAWN BY: P.T. CHECKED BY: G.L.A. DATE: 12-5-62 JOB NO 314 F.B. SCALES: Horiz. 1"=40' Vert. 1"=4' David T. Bartlett 2-25-63 CITY ENGINEER SHEET 2 OF 3 FILE	
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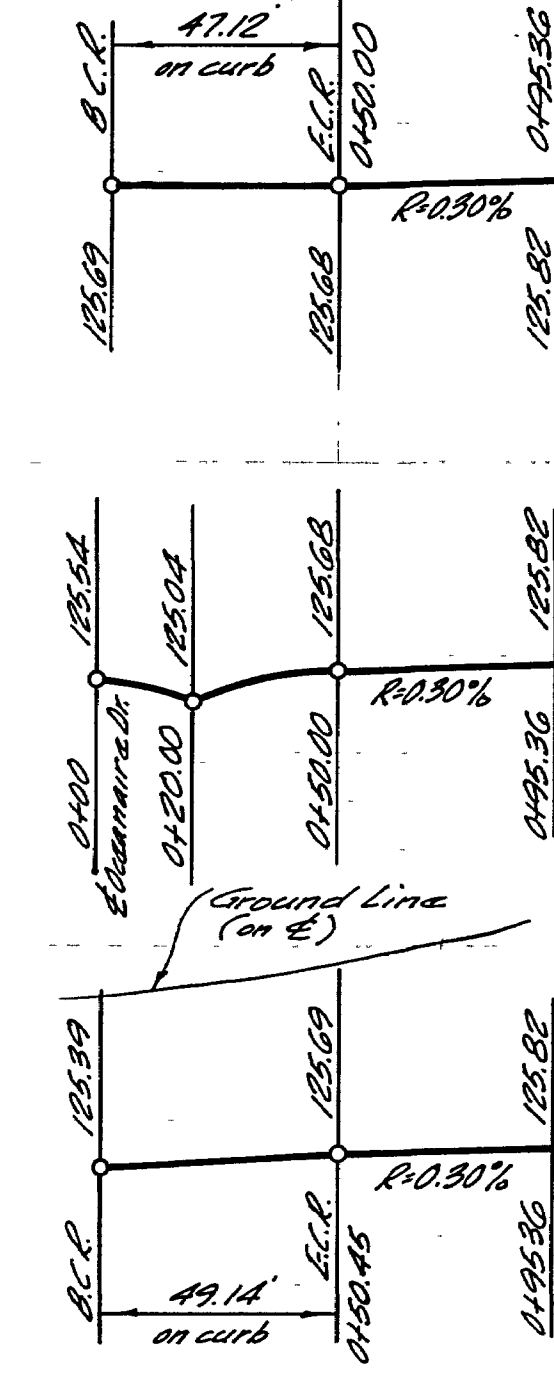
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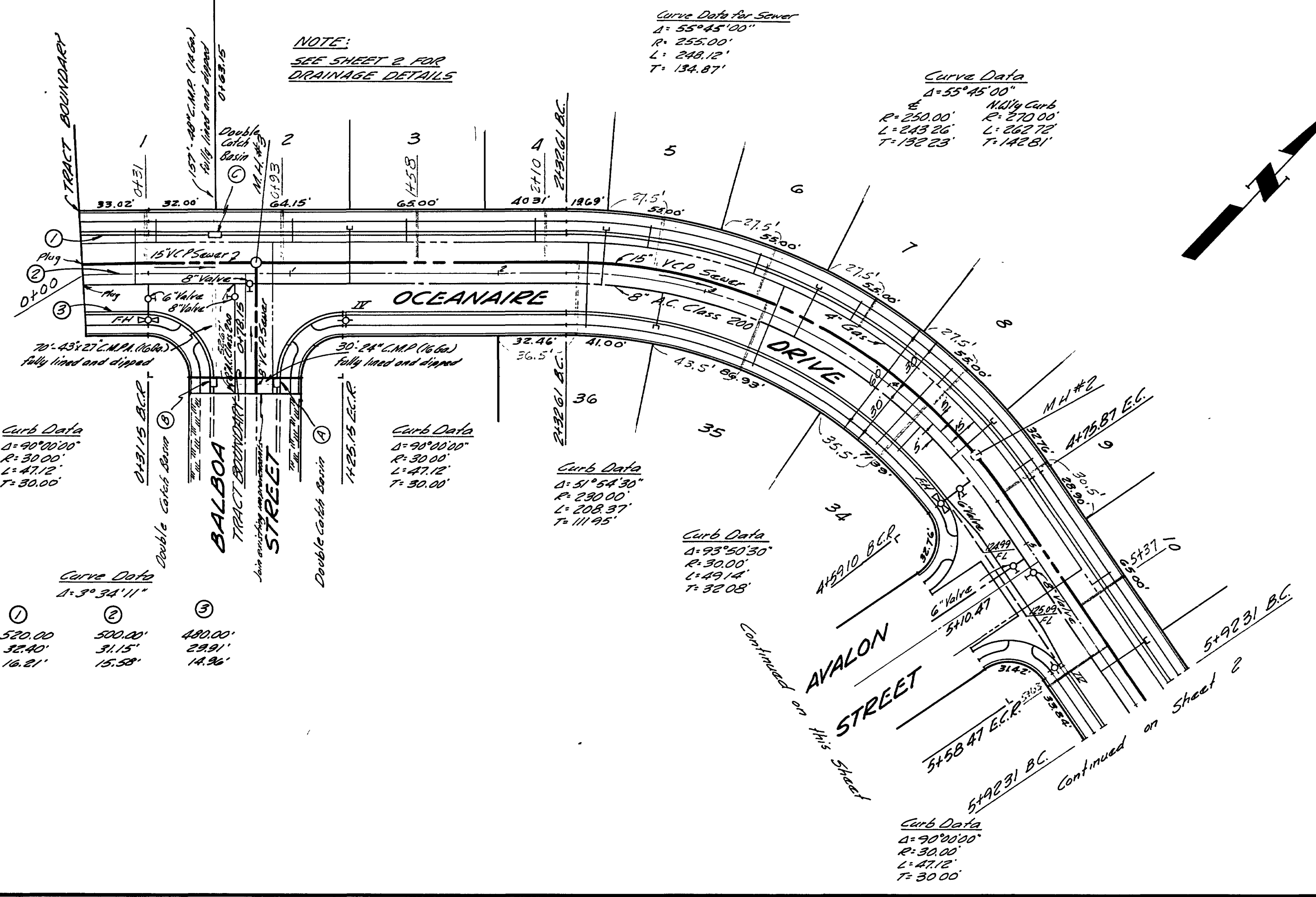
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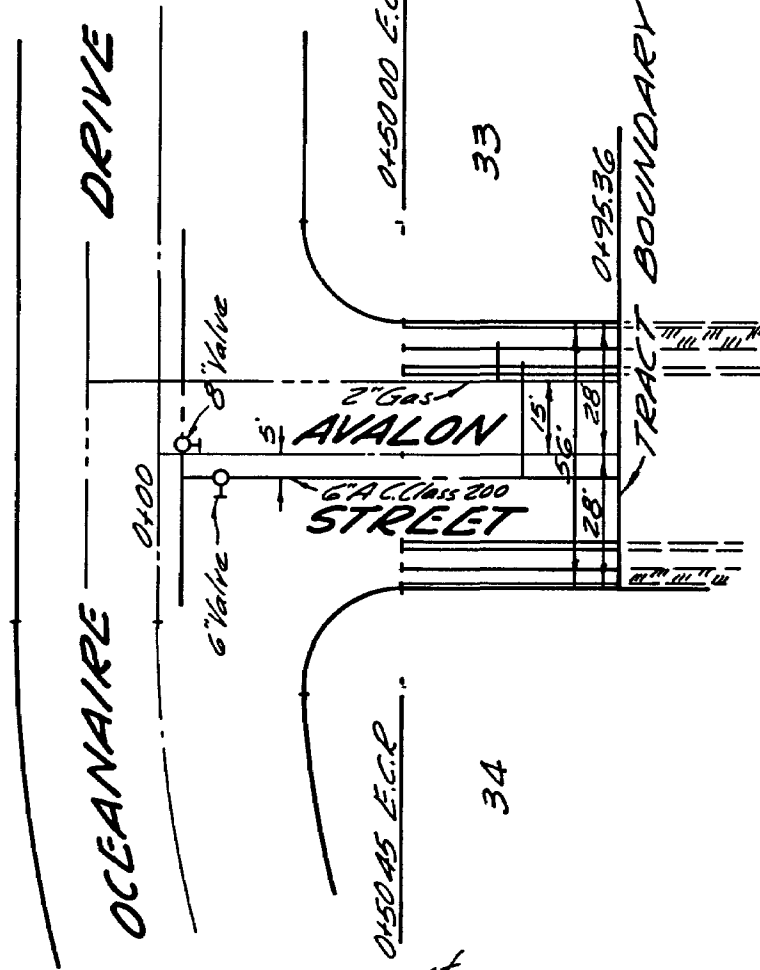
NOTE:
SEE SHEET 2 FOR
DRAINAGE DETAILS

Curve Data for Sewer
A=55'45'00"
R=255.00'
L=248.12'
T=134.87'

Curve Data
A=55'45'00"
R=255.00'
L=248.12'
T=134.87'



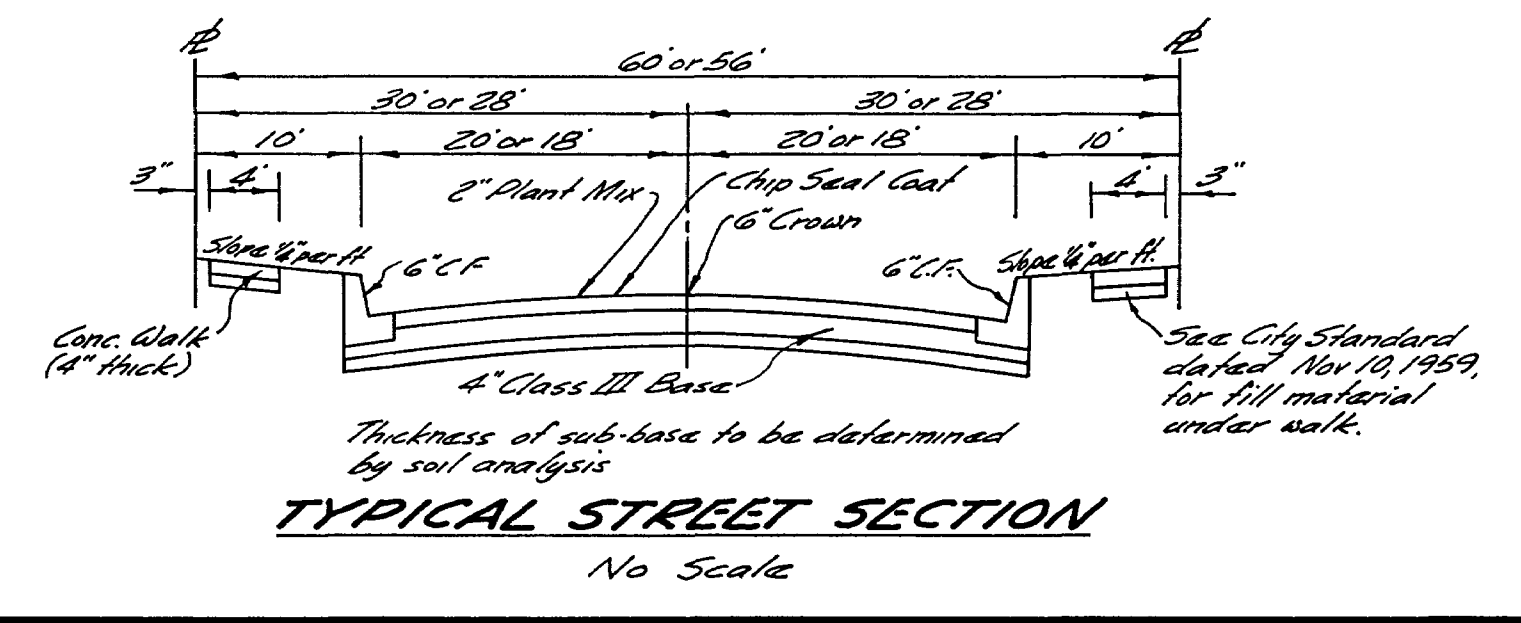
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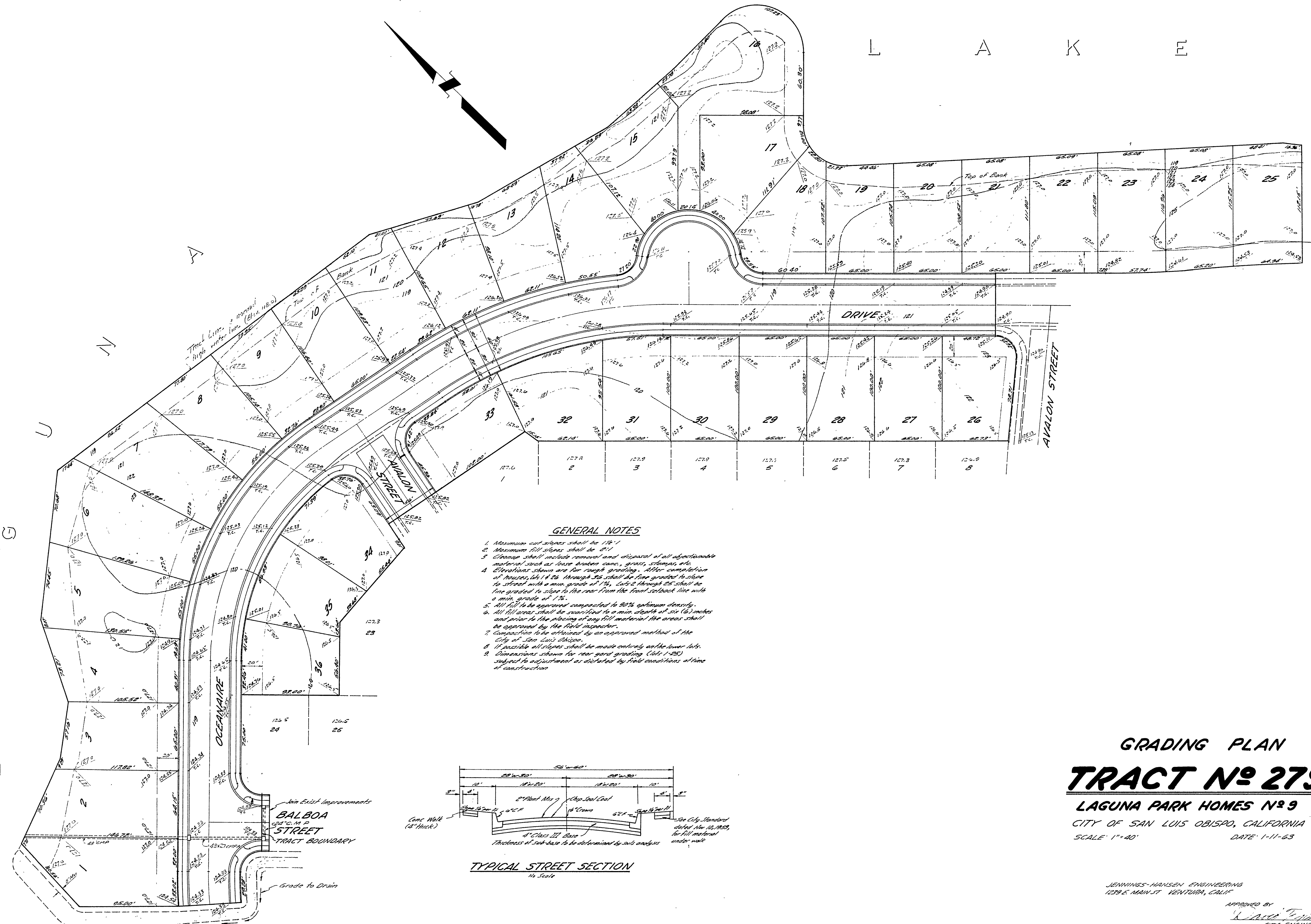
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"AS BUILT"

App. for water & sewer
1-14-63
David T. Romero

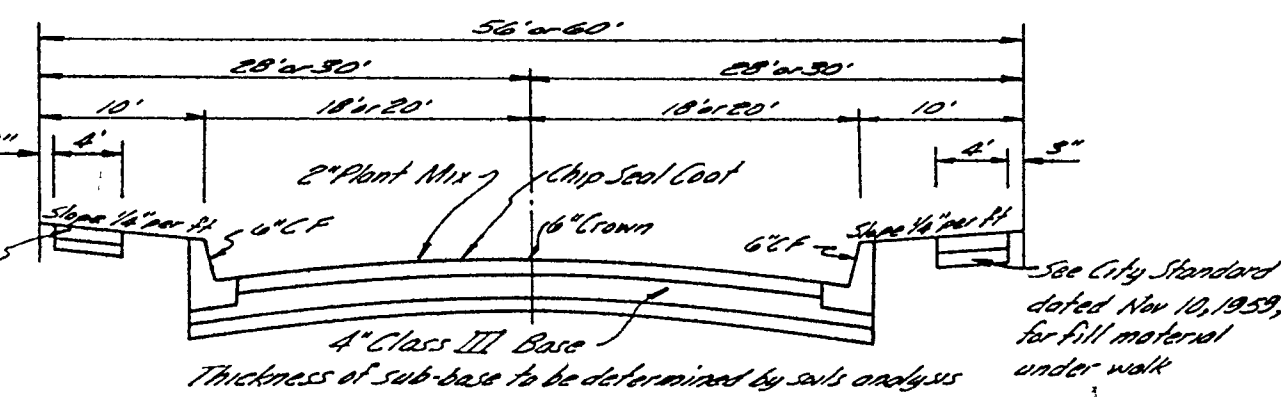


Approved: SOUTHERN COUNTIES GAS COMPANY ENGINEER		DEPARTMENT OF ENGINEERING CITY OF SAN LUIS OBISPO PLAN AND PROFILE OF STREET IMPROVEMENTS OCEANAIRE DR. & AVALON ST. TRACT N° 279	
DRAWN BY: R.T. PREPARED BY: JENNINGS-HANSEN ENGINEERING 1259 E. MAIN ST. VENTURA, CALIF.	CHECKED BY: G.L.A. DATE: 12-5-62 JOB N° 314 F.B. SCALES: Vert. 1"=4' Horiz. 1"=40'	DATE: 12-5-62 2-25-63 CITY ENGINEER	SHEET 3 OF 3 FILE:



GENERAL NOTES

1. Maximum cut slopes shall be 1 1/2:1
2. Maximum fill slopes shall be 3:1
3. Clearing shall include removal and disposal of all objectionable material such as loose broken cans, grass, stumps, etc.
4. Elevations shown are for rough grading. After completion of houses, lots 1 & 2 through 36 shall be fine graded to slope to street with a min. grade of 1%, lots 2 through 25 shall be fine graded to slope to the rear from the front setback line with a min. grade of 1%.
5. All fill to be approved, compacted to 90% optimum density.
6. All fill areas shall be scarified to a min. depth of six (6) inches and prior to the placing of any fill material the areas shall be approved by the field inspector.
7. Compaction to be obtained by an approved method of the City of San Luis Obispo.
8. If possible all slopes shall be made entirely on the lower lots.
9. Dimensions shown for rear yard grading (lots 1-25) subject to adjustment as dictated by field conditions at time of construction.



TYPICAL STREET SECTION
No Scale

GRADING PLAN **TRACT No 279**

LAGUNA PARK HOMES No 9

CITY OF SAN LUIS OBISPO, CALIF

SCALE: 1"=40'

DATE: 1-11-63

JENNINGS-HANSEN ENGINEERING
1239 E. MAIN ST. VENTURA, CALIF

APPROVED BY
[Signature] 3-1-63
CITY ENGINEER DATE