

OWNER'S STATEMENT

I, THE UNDERSIGNED, HEREBY STATE THAT I AM THE OWNER OF, AND THE RECORD HOLDER OF SECURITY INTEREST IN, AND THE PARTY HAVING RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AND PROJECT SHOWN ON THIS MAP, AND THAT I HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP.

RON NODDER AND TAMMYA NODDER, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP.

Ron Nodder
RON NODDER
DATE 6/24/26
Tammya Nodder
TAMMYA NODDER
DATE 6/25/26

NOTARY

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
COUNTY OF SAN LUIS OBISPO

ON June 25, 2026 BEFORE ME, Janae K. Perry, NOTARY PUBLIC,

PERSONALLY APPEARED Ron Nodder WHO 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/HER AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HER 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 SEAL

Janae K. Perry
Janae K. Perry
COMMISSION NO.: 2522998
COUNTY OF: San Luis Obispo
MY COMMISSION EXPIRES: July 06, 2029

NOTE: NO NOTARY SEAL PER CALIFORNIA GOVERNMENT CODE 66436(c)

NOTARY

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
COUNTY OF SAN LUIS OBISPO

ON June 25, 2026 BEFORE ME, Janae K. Perry, NOTARY PUBLIC,

PERSONALLY APPEARED Tammya Nodder WHO 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/HER AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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SIGNATURE OMISSIONS

EASEMENT HOLDERS
THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (c)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

PACIFIC GAS AND ELECTRIC COMPANY, HOLDERS OF AN EASEMENT FOR UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES RECORDED JULY 19, 2017 AS INSTRUMENT NUMBER 2017031598.

INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT
CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS MAP OF PARCEL MAP NO. AG MAP NO. 25-003 SUBSTANTIALLY CONFORMS TO SECTION 65852.31 AND 66411.7 OF CALIFORNIA GOVERNMENT CODE AND ALL OTHER APPLICABLE STATE AND LOCAL SUBDIVISION ORDINANCES.

Andrew Perez
ANDREW PEREZ
DATE 8/5/2026
INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF ARROYO GRANDE, CALIFORNIA

VICINITY MAP



SURVEYORS 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 RON AND TAMMYA NODDER IN DECEMBER OF 2025. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE PARCEL MAP. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON SAID MAP OR WILL BE SET WITHIN ONE YEAR OF COMPLETION OF CONSTRUCTION, AND THAT THE MONUMENTS SHOWN HEREON ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

William L. Rebk
WILLIAM L. REBK, LS 7035
DATE 08/17/2026



CITY ENGINEER'S STATEMENT

I, SHANNON SWEENEY, CITY ENGINEER OF THE CITY OF ARROYO GRANDE, DO HEREBY STATE THAT I HAVE EXAMINED THE PARCEL MAP 25-003, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP IF ANY, AND THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND THE CITY OF ARROYO GRANDE LOCAL ORDINANCE HAVE BEEN COMPLIED WITH.

Shannon Sweeney
SHANNON SWEENEY, RCE 81453
CITY ENGINEER
CITY OF ARROYO GRANDE, CALIFORNIA



CITY SURVEYOR'S STATEMENT

I, CHRISTOPHER G. VANDREY, ACTING ON BEHALF OF THE CITY ENGINEER OF THE CITY OF ARROYO GRANDE DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Christopher G. Vandrey
CHRISTOPHER G. VANDREY, LS 8783
CITY SURVEYOR
CITY OF ARROYO GRANDE, CALIFORNIA
DATE 7/22/26



RECORDER'S STATEMENT

FILED THIS 20 DAY OF AUGUST, 2026.

AT 8:05 AM IN BOOK 86 OF PARCEL MAPS AT PAGES 42-43

AT THE REQUEST OF WILLIAM L. REBK

DOC NO: 2026026533

FEES: \$ 87

SIGNED: ELAINA CANO, COUNTY RECORDER

Elaina Cano
DEPUTY

CITY CLERK'S STATEMENT

I THE UNDERSIGNED CLERK OF THE CITY OF ARROYO GRANDE, DO HEREBY STATE THE CITY ENGINEER ACTING ON BEHALF OF THE CITY OF ARROYO GRANDE, STATE OF CALIFORNIA, DID, ON July 28, 2026 APPROVE PARCEL MAP 25-003 IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES, AND ACCEPTED ON BEHALF OF THE PUBLIC THE EASEMENTS FOR PUBLIC UTILITIES AND EMERGENCY ACCESS SHOWN HEREON.

Jessica Matson
JESSICA MATSON
CITY CLERK OF THE CITY OF ARROYO GRANDE, STATE OF CALIFORNIA
DATE 8/5/2026

SB9 URBAN LOT SPLIT
PARCEL MAP 25-003
BEING A PORTION OF LOT 5 AND LOT 6 OF THE FAIR OAKS TRACT IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED IN BOOK 3 AT PAGE 82 OF MAPS.

GTA GARING, TAYLOR & ASSOCIATES, INC.
141 South Elm Street, Arroyo Grande, CA 93420 (805) 489-1321

FEBRUARY 2026

JOB NO 25-1201

SHEET 1 OF 2

DECLARATION:

PER SECTION 16.20.180 OF THE MUNICIPAL CODE OF THE CITY OF ARROYO GRANDE WE DECLARE THAT:
A. EACH LOT CREATED BY THIS PARCEL MAP SHALL BE USED SOLELY FOR RESIDENTIAL DWELLINGS;
B. THAT RENTAL OF ANY DWELLING UNIT ON A LOT CREATED BY THIS PARCEL MAP SHALL NOT BE LESS THAN 31 CONSECUTIVE DAYS, NOR SHALL RENTAL TERMS ALLOW TERMINATION OF THE TENANCY PRIOR TO THE EXPIRATION OF AT LEAST ONE 31-DAY PERIOD OCCUPANCY BY THE SAME TENANT.

NO FURTHER SUBDIVISION PERMITTED UNDER GOV. CODE CODE 66411.7.

PER (CODE 6.4):

A. EACH LOT CREATED BY THE PARCEL MAP SHALL BE USED SOLELY FOR RESIDENTIAL DWELLINGS;
B. THAT RENTAL OF ANY DWELLING UNIT ON A LOT CREATED BY THE PARCEL MAP SHALL BE FOR A TERM LONGER THAN THIRTY (30) DAYS.
C. THE LOT IS FORMED BY AN URBAN LOT SPLIT AND IS THEREFORE SUBJECT TO THE CITY'S URBAN LOT SPLIT REGULATIONS AND GOVERNMENT CODE SECTION 66411.7.



HORIZONTAL REFERENCE & BASIS OF BEARINGS

COORDINATES, DISTANCES, AND BEARINGS ARE REFERENCED TO THE CALIFORNIA COORDINATE SYSTEM ZONE 5 GRID, NAD83, EPOCH 2010.00 DEFINED LOCALLY BY NATIONAL GEODETIC SURVEY (NGS) CONTINUOUSLY OPERATING REFERENCE STATIONS, P516 JIM JACKSON, P513 POINT SAL, AND P503 LOS OSOS. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE DETERMINED USING GEOD MODELING.

THE HORIZONTAL REFERENCE POINT FOR THIS SURVEY IS A SET SCRIBED "X" IN THE SIDEWALK NORTH 38°51'48" EAST 50.25 FEET FROM THE FOUND SPIKE AT THE CENTERLINE INTERSECTION OF ASH STREET AND ALDER STREET, WITH AN ELEVATION OF 103.72'.

THE SITE COMBINATION FACTOR IS 0.99994279 AND THE SITE MAPPING ANGLE IS -1°28'43", BOTH CALCULATED AT THE LOCAL BENCHMARK. TO OBTAIN GROUND LEVEL DISTANCES, MULTIPLY GRID DISTANCES BY THE INVERSE OF THE SITE COMBINATION FACTOR. TO OBTAIN GEODETIC NORTH AZIMUTHS, ADD THE SITE MAPPING ANGLE CLOCKWISE.

LEGEND

● FOUND MONUMENT ACCEPTED OR AS NOTED

○ SET 1" LP & CAP "REBK LS 7035"

⊕ HORIZONTAL REFERENCE POINT

M MEASURED
OIP OPEN IRON PIPE
R RECORD
N&T NAIL & TAG
PUE PUBLIC UTILITY EASEMENT
C CORNER
BM BENCHMARK

FD FOUND
IRON PIPE
PRORATED
EASEMENT
SEARCHED NOT FOUND
FTC FROM TRUE CORNER

SURVEYOR'S NOTES:

THE CENTERLINE OF ALDER STREET, ASH STREET, WALNUT STREET AND FAIR OAKS AVENUE WERE ESTABLISHED FROM FOUND MONUMENTS AT THE INTERSECTIONS.

BLOCK 2 WAS ESTABLISHED BY OFFSET FROM THE FOUND CENTERLINES.

LOTS 5 AND 6 WERE ESTABLISHED BY PRORATION ALONG THE BLOCK BOUNDARY AND THE BACK LINE OF LOTS 1 THROUGH 4.

THE WESTERLY LINE WAS ESTABLISHED BY REMOVING THE SENIOR DEED 461-OR-61 FROM LOTS 5 & 6.

REFERENCES

R 3 MB 82 PARSONS (1926)
R1 118 RS 70 STANTON (2019)
R2 36 MB 6 CASSERA (2016)
Dd 461 OR 61 FINLEY TO TAYLOR
Dd1 461 OR 62 FINLEY TO CHEVES

① N01°40'42"W 104.615'(M)

NORTH 104.615'(Dd1)

② N1°38'21"E 104.615'(M)

SOUTH 104.615'(Dd1)

③ N36°51'39"W 50.25'(M)

④ S1°40'42"W 104.50'(M)