This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries, and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

OWNER'S STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF, AND ALL RECORD HOLDERS OF SECURITY INTEREST IN, AND ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AND PROJECT SHOWN ON THIS MAP, AND THAT EACH OF US DOES HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

A 25 FOOT WIDE OFFER TO DEDICATE FOR HONEY GROVE LANE AS SHOWN ON THIS MAP.

GREGORY D. DICKINSON AND LINDA S. DICKINSON, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, AS TO AN UNDIVIDED 50% INTEREST AND JEREMY DICKINSON AND EMILY DENTON, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, AS TO AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON.

Gregory D. Dickinson
GREGORY D DICKINSON

Linda S. Dickinson
LINDA S DICKINSON

Jeremy Dickinson
JEREMY DICKINSON

Emily Denton
EMILY DENTON

NOTARIAL

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 December 17 2025 BEFORE ME Cristal Navarro Gijon A NOTARY PUBLIC, PERSONALLY APPEARED GREGORY D. DICKINSON AND LINDA S. DICKINSON, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

Cristal Navarro Gijon
SIGNATURE

San Luis Obispo
COUNTY

Cristal Navarro Gijon
NAME PRINTED

Feb. 9 2026
COMMISSION EXPIRATION DATE

CRISTAL NAVARRO GIJON
Notary Public - California
San Luis Obispo County
Commission # 2393474
My Comm. Expires Feb 9, 2026

SIGNATURE OMISSIONS

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

1. SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, AS HOLDERS OF AN EASEMENT FOR PIPELINE(S) AFFECTING A PORTION OF SAID LAND, AS FILED UNDER DOC #2025-017091 RECORDED ON JUNE 18, 2025 IN THE OFFICE OF COUNTY CLERK, SAN LUIS OBISPO, CALIFORNIA.

SURVEYOR'S 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 GREG DICKINSON ON 19 JUNE 2024. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

I ALSO STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR OF THE COMPLETION OF IMPROVEMENTS AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Dennis Schmidt
DENNIS SCHMIDT PLS 8408

LICENSED LAND SURVEYOR
DENNIS SCHMIDT
Exp. 6/30/26
No. 8408
STATE OF CALIFORNIA

15 DECEMBER 2025
DATED

NOTARIAL

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STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO

ON December 17 2025 BEFORE ME Cristal Navarro Gijon A NOTARY PUBLIC, PERSONALLY APPEARED JEREMY DICKINSON AND EMILY DENTON, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

Cristal Navarro Gijon
SIGNATURE

San Luis Obispo
COUNTY

Cristal Navarro Gijon
NAME PRINTED

Feb. 9 2026
COMMISSION EXPIRATION DATE

CRISTAL NAVARRO GIJON
Notary Public - California
San Luis Obispo County
Commission # 2393474
My Comm. Expires Feb 9, 2026

TRUSTEE'S STATEMENT

MURPHY BANK AS TRUSTEE UNDER DOCUMENT #2025-029247 RECORDED ON OCTOBER 3, 2025 IN THE OFFICE OF COUNTY CLERK, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

VICE PRESIDENT Conrad Stanton

SECRETARY Jessica Simonin

NOTARIAL

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 December 16, 2025 BEFORE ME Marian Alicia Anderson A NOTARY PUBLIC, PERSONALLY APPEARED Conrad Stanton, VICE PRESIDENT AND Jessica Simonin, SECRETARY, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

MARIAN ALICIA ANDERSON
Notary Public - California
San Luis Obispo County
Commission # 2403430
My Comm. Expires May 24, 2026

Marian Alicia Anderson
SIGNATURE

San Luis Obispo
COUNTY

MARIAN ALICIA ANDERSON
NAME PRINTED

MAY 24, 2026
COMMISSION EXPIRATION DATE

COUNTY PLANNING DIRECTOR STATEMENT

I DO HEREBY STATE THAT THE DEPARTMENT OF PLANNING FOR THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DOES, ON FEB 3 2026 APPROVE THIS MAP OF PARCEL MAP CO 23-0044 IN ACCORDANCE WITH GOVERNMENT SECTION 66411.7 (SENATE BILL 9, REGULATING URBAN LOT SPLITS) OF THE SUBDIVISION MAP ACT.

TREVOR KEITH, COUNTY PLANNING DEVELOPMENT DIRECTOR

FEB 3, 2026
DATED

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF PARCEL MAP CO 23-0044 AND THAT ALL OF THE PROVISIONS OF GOVERNMENT SECTION CODE 66411.7 (SENATE BILL 9, REGULATING URBAN LOT SPLITS) OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

JAMES COOPER, PLS 9519
COUNTY SURVEYOR

2 FEB 26
DATED

LICENSED LAND SURVEYOR
JAMES A. COOPER
LS 9519
STATE OF CALIFORNIA

COUNTY RECORDER'S DISCLAIMER

THE TABULATION, LISTING AND/OR NUMBERING OF ANY SEPARATE DOCUMENTS AUTHORIZED TO BE RECORDED CONCURRENTLY WITH THIS MAP HAVE BEEN PROVIDED BY THE SUBDIVIDER OR BY THE LOCAL AGENCY APPROVING THIS MAP AS SUCH. THE COUNTY CLERK/RECORDER MAKES NO REPRESENTATIONS REGARDING THE ACCURACY OF ANY SEPARATE DOCUMENTS RECORDED CONCURRENTLY WITH AND SHOWN ON THIS MAP.

NOTE: THE FOLLOWING DOCUMENTS AFFECTING THE PROPERTY SHOWN HEREON ARE BEING RECORDED CONCURRENTLY WITH THIS MAP.

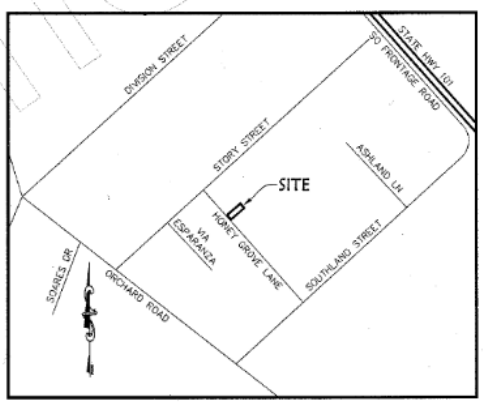
1. 2026004682
DOCUMENT #

RECORDER'S STATEMENT

FILED THIS 19 DAY OF February, 2025, AT 8:00 A. M., IN BOOK 86 OF PARCEL MAPS AT PAGES 1-3 AT THE REQUEST OF DENNIS SCHMIDT.

DOCUMENT NO: 2026004681 FEE: $89

SIGNED: Elaina Cano BY:
County Clerk Recorder DEPUTY



VICINITY MAP
NO SCALE

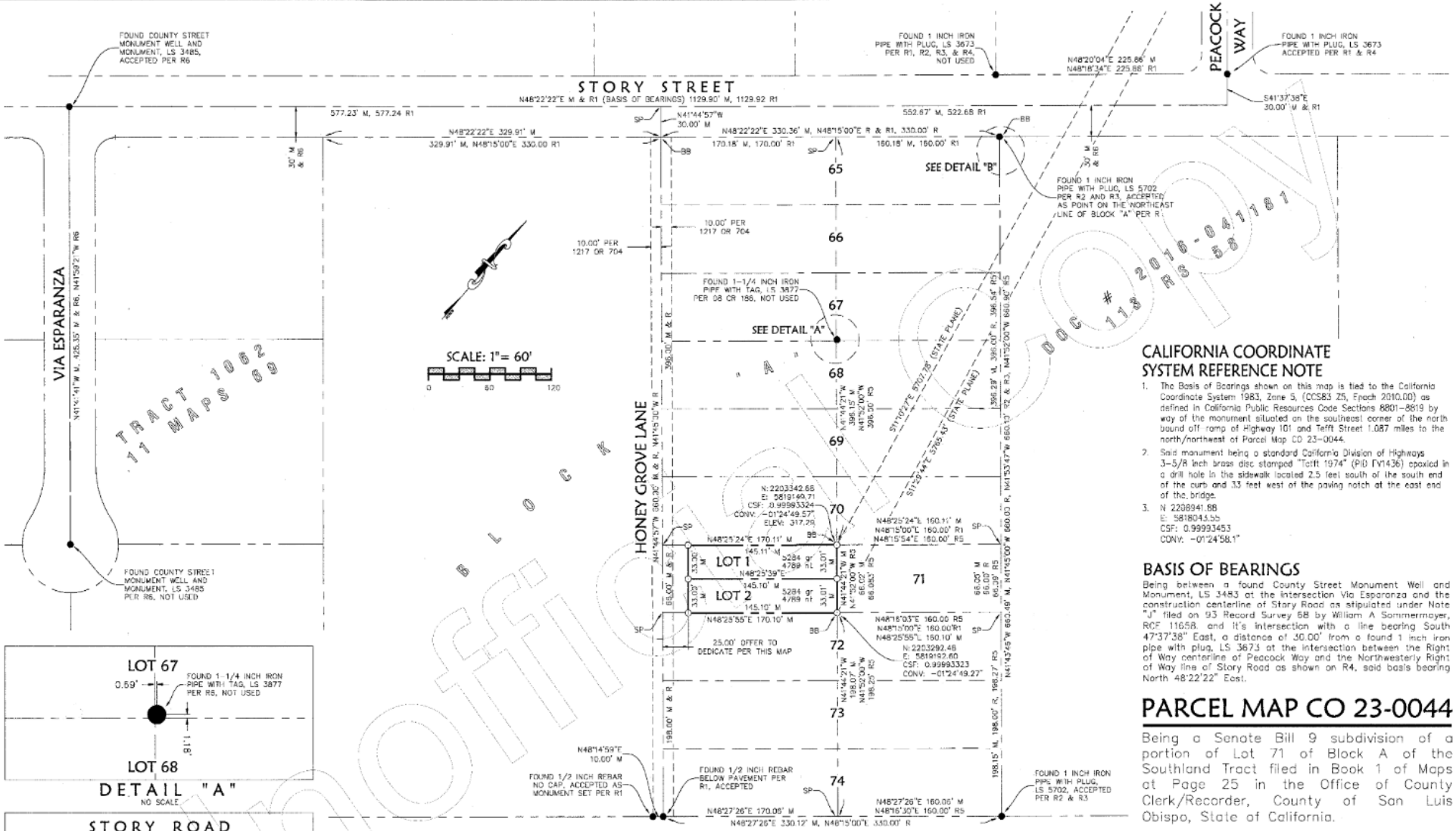
PARCEL MAP CO 23-0044

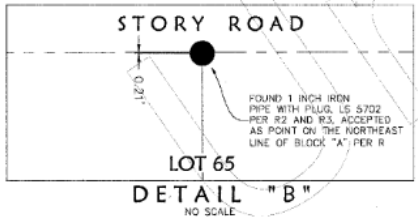
Being a Senate Bill 9 subdivision of a portion of Lot 71 of Block A of the Southland Tract filed in Book 1 of Maps at Page 25 in the Office of County Clerk/Recorder, County of San Luis Obispo, State of California.

GRANITE RIDGE
DEVELOPMENT CONSULTANTS
8679 SANTA ROSA ROAD ATASCADERO CALIFORNIA 93422
(805)835-3582 ph.dennis@graniteridgegroup.com

Unofficial

PM 86





REFERENCES

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR AND CAP, LS 8408

R 01 MAPS 25 (PARSONS)
R1 93 RECORD SURVEYS 68 (SOMMERMEYER)
R2 111 RECORD SURVEYS 75 (STANTON)
R3 113 RECORD SURVEYS 58 (STANTON)
R4 13 MAPS 16 (KINNEAVY)
R5 35 RECORD SURVEYS 15 (BAUMBERGER)
R6 11 MAPS 69 (WELCH)

M	MEASURED
FD	FOUND
IP	IRON PIPE
BD	BEARING DISTANCE INTERSECTION
BB	BEARING BEARING INTERSECTION
SP	SINGLE PROPORTION
(RAD)	RADIAL
DD	DEED

SURVEYOR'S NOTE

Although the legal description of the land that is subject of this subdivision map as being Lot 71 of Block "A" of the Southland Tract excepting therefrom the Northeasterly 160 feet, it is the opinion of the map surveyor that the intent of the conveyance was to divide the property equally in half as shown on the plat filed in Book 35 of Record Surveys at Page 15 (R5 hereon), and based on that, the Methods and Reasoning used to establish the measured property boundary lines was single proportioning and bearing-bearing intersection.

CALIFORNIA COORDINATE SYSTEM REFERENCE NOTE

1. The Basis of Bearings shown on this map is tied to the California Coordinate System 1983, Zone 5, (CCS83 Z5, Epoch 2010.00) as defined in California Public Resources Code Sections 8801–8819 by way of the monument situated on the southeast corner of the north bound off ramp of Highway 101 and Tefft Street 1.087 miles to the north/northwest of Parcel Map CO 23-0044.
2. Said monument being a standard California Division of Highways 3-5/8 inch brass disc stamped "Tefft 1974" (PID DV1436) epoxied in a drill hole in the sidewalk located 2.5 feet south of the south end of the curb and 33 feet west of the paving notch at the east end of the bridge.
3. N 2208941.88
   E: 5818045.56
   CSF: 0.99993453
   CONV: −01°24'58.1"

BASIS OF BEARINGS

Being between a found County Street Monument Well and Monument, LS 3483 at the intersection Via Esparanza and the construction centerline of Story Road as stipulated under Note "J" filed on 93 Record Survey 68 by William A Sommermeyer, RCE 11658, and it's intersection with a line bearing South 47°37'38" East, a distance of 30.00' from a found 1 inch iron pipe with plug, LS 3673 at the intersection between the Right of Way centerline of Peacock Way and the Northwesterly Right of Way line of Story Road as shown on R4, said basis bearing North 48°22'22" East.

PARCEL MAP CO 23-0044

Being a Senate Bill 9 subdivision of a portion of Lot 71 of Block A of the Southland Tract filed in Book 1 of Maps at Page 25 in the Office of County Clerk/Recorder, County of San Luis Obispo, State of California.

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DOC # 2026-041781

SUBDIVISION MAP ACT SECTION 66434.2 ADDITIONAL MAPPING SHEET STATEMENT

The additional information shown on this sheet is for informational purposes only, describing conditions as of the date of filing, and is not intended to affect record title interest..

ADDITIONAL MAPPING SHEET

The applicant shall prepare an additional map sheet to be approved by the county department of planning and building and the department of public works. the additional map sheet shall be recorded with the final parcel or tract map. the additional map sheet shall include the following:

1. Notification to prospective buyers that honey grove lane is to be privately maintained, unless accepted for maintenance by a public agency, and indicating the proposed maintenance mechanism.
2. All driveway approaches shall be constructed in accordance with County public improvement standards.
3. The property owner shall be responsible for the operation and maintenance of private road.
4. Frontage landscaping and driveway sight distance in a viable condition and on a continuing basis into perpetuity.
5. The additional map sheet shall contain the final conditions of approval for the SB-9 lot split as they are shown in the final approval letter.

FINAL PROJECT CONDITIONS

The following are the final project conditions as shown on the SB-9 lot split approval letter dated 15 April 2024 and acknowledged by Staff members representing for the Planning and Public Works Departments.

APPROVED PROJECT

1. An SB-9 Urban Lot Split Tentative Parcel Map (CO 23-0044) to subdivide an existing approximately 10,550 square foot parcel into two parcels of 5,280 square feet each for the purpose of sale and/or development.
2. All time frames on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from the date a time extension request may be acted on.
3. This approval is valid for 24 months from the date of approval by the Review Authority.
4. Up to six (6) one year time extensions can be granted. These one-year extensions must be requested, one year at a time, prior to the expiration date of the map.
5. Per the State Subdivision Map Act, Government Code section 66463.5, if a map expires, no further action can be taken by the County unless a new map is applied for and approved. It is the applicant's responsibility to track expiration dates.

IMPROVEMENT MAINTENANCE

6. Honey Grove Lane shall be maintained, and if determined by Department of Planning and Building prior to map recordation, a Road Maintenance Agreement must be recorded with the San Luis Obispo County Clerk-Recorder, or other agreement. the agreement shall establish an organized and perpetual mechanism to ensure adequate maintenance of the shared access road; and shall be binding upon the heirs and assigns.

OFFERS, EASEMENTS AND RESTRICTIONS

The applicant shall offer for dedication to the public the following easements by certificate on the map or by separate document:

7. For future road improvement 50-foot wide road right-of-way along Honey Grove Lane to be described as 25-feet from the recorded centerline, with additional width as necessary to contain all elements of the roadway prism.

ADDITIONAL MAP SHEET

The applicant shall prepare an additional map sheet to be approved by the County Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:

8. Notification to prospective buyers that Honey Grove Lane is to be privately maintained, unless accepted for maintenance by a public agency, and indicating the proposed maintenance mechanism.
9. All driveway approaches shall be constructed in accordance with County Public Improvement Standards.
10. The property owner shall be responsible for the operation and maintenance of private road frontage landscaping and driveway sight distance in a viable condition and on a continuing basis into perpetuity.
11. The additional map sheet shall contain the final conditions of approval for the SB9 Lot split as they are shown in the final approval letter.

MISCELLANEOUS

12. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
13. Beginning at number one (1), all lots must be numbered in sequence.
14. Applicant shall file with the Department of Public Works an application requesting apportionment of any unpaid assessments under the Improvement Bond Act of 1915, in compliance with Section 8740.1 of the Streets and Highways Code of the State of California. Said apportionment must be completed prior to filing the map.
15. All time frames on approved tentative maps for filing of parcel or final tract maps are measured from the date the Review Authority approves the tentative map as required by the Subdivision Map Act.

ENVIRONMENTAL HEALTH

16. Prior to recordation of the final map. The applicant shall obtain a clearance letter from the Environmental Health Department indicating that all requirements established in the letter dated February 8, 2024 have been met. The letter shall be provided to both the Planning and Building and Public Works Department.
17. Be advised that final will-serve documentation for water services will be required for the parcels served by the community water system prior to final map recordation. The improvements for water in favor of each parcel shall be built, accepted and immediately serving or bonded for prior to recordation. The bond must be reviewed and approved by County Public Works prior to recordation of the map.
18. Be advised that final will serve documentation for sewer services will be required for the parcels served by a community sewer system prior to final map recordation. The letter shall be submitted to County Environmental Health for review and approval stating that community sewer system service is immediately available for connection to the parcels created. Sewer main extensions may be bonded for, subject to the approval of County Public Works and sewer district.

FIRE PROTECTION

19. Prior to recordation of the final map. The applicant shall obtain a clearance letter from the County Fire/Cal Fire Department indicating that all requirements established in the letter dated February 23, 2024, have been met. The letter shall be provided to both the Planning and Building and Public Works Department.

PARKS AND RECREATION (QUIMBY) FEES

20. Prior to recordation of the final map. Unless exempted by Chapter 21.09 of the County Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu fee that will be used for community park and recreational purposes as required by Chapter 21.09. the fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them.

STANDARD CONDITIONS OF APPROVAL
FOR SUBDIVISIONS USING COMMUNITY WATER AND SEWER

Community water and fire protection shall be obtained from the community water system.

Operable water facilities from an approved community water source shall be assured prior to the filing of the final map. A "final will serve" letter shall be obtained and submitted to the County Health Department for review and approval stating there are operable water facilities immediately available for connection to the parcels created. Water main extensions, laterals to each parcel and related facilities (except well(s)) may be bonded for subject to the approval of County Public Works, the County Health Department and the public water utility.

1. No residential building permits are to be issued until the community (public) water system is operational with a domestic water supply permit issued by the county Health Officer.
2. In order to protect the public safety and prevent possible groundwater pollution, any abandoned wells on the property shall be destroyed in accordance with the San Luis Obispo County Well Ordinance Chapter 8.40, and county Health Department destruction standards. The applicant is required to obtain a permit from the county Health Department.
3. When a potentially operational or operational auxiliary water supply in the form of an existing well(s) is located on the parcels created and approved community water is proposed to serve the parcels, the community water supply shall be protected from real or potential cross-contamination by means of an approved cross-connection control
4. device installed at the meter or property line service connection prior to occupancy. (Chapter 8.30, San Luis Obispo County Ordinance)
5. Sewer service shall be obtained from the community sewage disposal system.
6. Prior to the filing of the map a "final will serve" letter be obtained and submitted to the County Health for review and approval stating that community sewer system service is immediately available for connection to the parcels created. Sewer main extensions may be bonded for, subject to the approval of county Public Works and sewer district.
7. No residential building permits shall be issued until community sewers are operational and available for connection.
8. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.
9. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the State Highway.
10. Any existing reservoir or drainage swale on the property shall be delineated on the map.
11. Prior to submission of the map "checkprints" to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.
12. Required public utility easements shall be shown on the map.
13. Approved street names shall be shown on the map.
14. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
15. The developer shall submit a preliminary subdivision guarantee to County.
16. Public Works for review prior to the filing of the map.
17. Any private easements on the property shall be shown on the map with recording data.
18. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to the filing of the map.
19. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and County ordinances.
20. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
21. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.

ADDITIONAL MAPPING SHEET
PARCEL MAP CO 23-0044

Being a Senate Bill 9 subdivision of a portion of Lot 71 of Block A of the Southland Tract filed in Book 1 of Maps at Page 25 in the Office of County Clerk/Recorder, County of San Luis Obispo, State of California.

GRANITE RIDGE
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UNOFFICIAL DOCUMENT