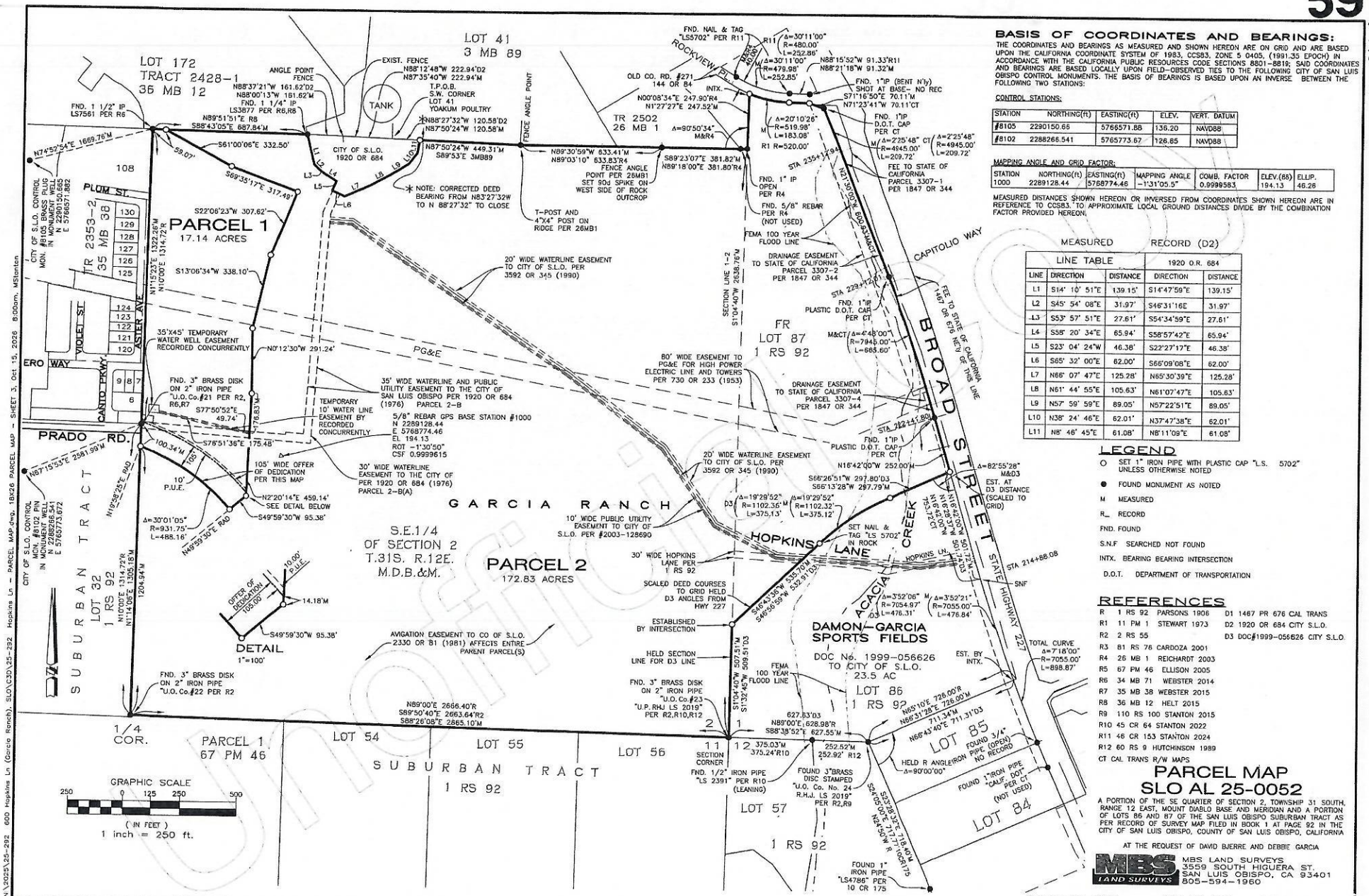
PM 87 & 9



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 EPOCH) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID COORDINATES AND BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CITY OF SAN LUIS OBISPO CONTROL MONUMENTS. THE BASIS OF BEARINGS IS BASED UPON AN INVERSE BETWEEN THE FOLLOWING TWO STATIONS:

CONTROL STATIONS:

STATION	NORTHING(ft)	EASTING(ft)	ELEV.	VERT. DATUM
#8105	2290150.65	5766571.88	136.20	NAVD88
#8102	2288268.541	5765773.67	126.85	NAVD88

MAPPING ANGLE AND GRID FACTOR:

STATION	NORTHING(ft)	EASTING(ft)	MAPPING ANGLE	COMB. FACTOR	ELEV.(88)	ELLIP.
1000	2289128.44	5768774.46	-1°31'05.5"	0.9999583	194.13	46.26

MEASURED 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.

LINE TABLE

LINE	MEASURED DIRECTION	MEASURED DISTANCE	RECORD (D2) 1920 O.R. 684 DIRECTION	RECORD (D2) 1920 O.R. 684 DISTANCE
L1	S14° 10' 51"E	139.15'	S14°47'59"E	139.15'
L2	S45° 54' 08"E	31.97'	S46°31'16E	31.97'
L3	S53° 57' 51"E	27.61'	S54°34'59"E	27.61'
L4	S58° 20' 34"E	65.94'	S58°57'42"E	65.94'
L5	S23° 04' 24"W	46.38'	S22°27'17"E	46.38'
L6	S65° 32' 00"E	62.00'	S66°09'08"E	62.00'
L7	N66° 07' 47"E	125.28'	N65°30'39"E	125.28'
L8	N61° 44' 55"E	105.63'	N61°07'47"E	105.63'
L9	N57° 59' 59"E	89.05'	N57°22'51"E	89.05'
L10	N38° 24' 46"E	62.01'	N37°47'38"E	62.01'
L11	N8° 46' 45"E	61.08'	N8°11'09"E	61.08'

LEGEND

- O SET 1" IRON PIPE WITH PLASTIC CAP "L.S. 5702" UNLESS OTHERWISE NOTED
- ● FOUND MONUMENT AS NOTED
- M MEASURED
- R_ RECORD
- FND. FOUND
- S.N.F SEARCHED NOT FOUND
- INTX. BEARING BEARING INTERSECTION
- D.O.T. DEPARTMENT OF TRANSPORTATION

REFERENCES

R 1 RS 92 PARSONS 1906
R1 11 PM 1 STEWART 1973
R2 2 RS 55
R3 81 RS 76 CARDOZA 2001
R4 26 MB 1 REICHARDT 2003
R5 67 PM 46 ELLISON 2005
R6 34 MB 71 WEBSTER 2014
R7 35 MB 38 WEBSTER 2015
R8 36 MB 12 HELT 2015
R9 110 RS 100 STANTON 2015
R10 45 CR 64 STANTON 2022
R11 46 CR 153 STANTON 2024
R12 60 RS 9 HUTCHINSON 1989
CT CAL TRANS R/W MAPS
D1 1467 PR 676 CAL TRANS
D2 1920 OR 684 CITY S.L.O.
D3 DOC#1999-056626 CITY S.L.O.

PARCEL MAP SLO AL 25-0052

A PORTION OF THE SE QUARTER OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 12 EAST, MOUNT DIABLO BASE AND MERIDIAN AND A PORTION OF LOTS 86 AND 87 OF THE SAN LUIS OBISPO SUBURBAN TRACT AS PER RECORD OF SURVEY MAP FILED IN BOOK 1 AT PAGE 92 IN THE CITY OF SAN LUIS OBISPO, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF DAVID BJERRE AND DEBBIE GARCIA

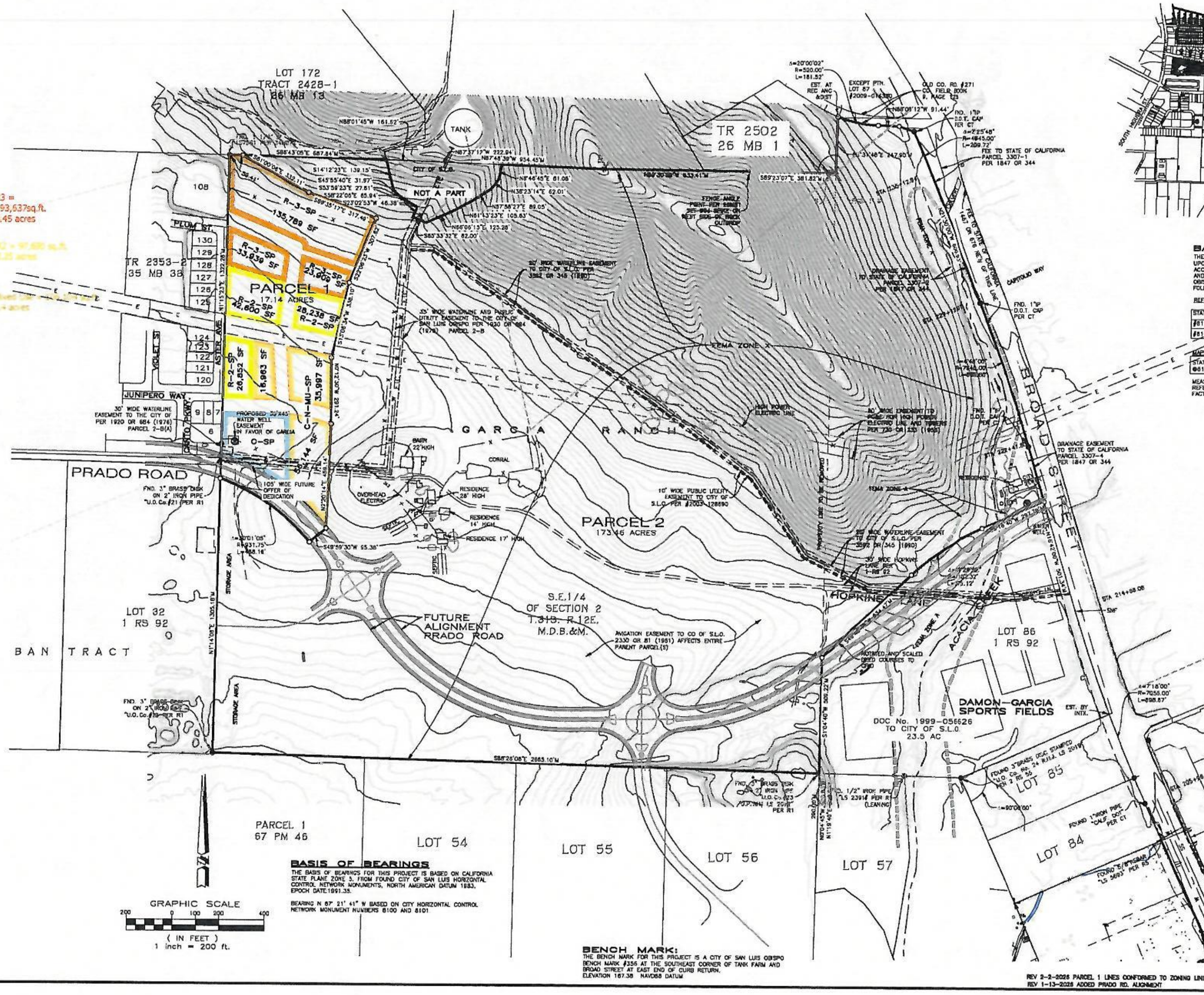
MBS LAND SURVEYS
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960

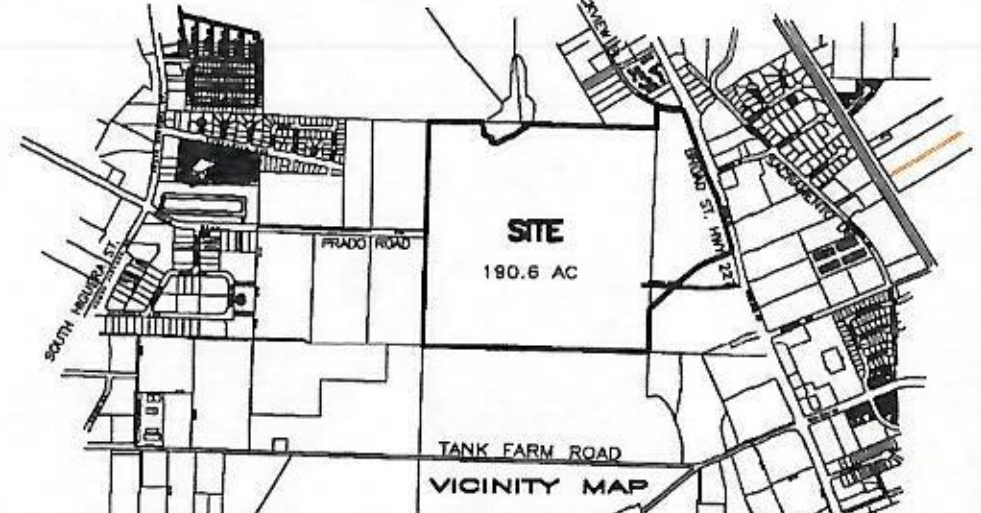
October 15, 2026 JOB #25-292 SHEET 3 OF 3 SHEETS

Unofficial Document

N:\2025\25-292 600 Hopkins Ln (Garcia Ranch), SLO\C3D\25-292 Hopkins Ln - PARCEL MAP.dwg, 18x26 PARCEL MAP - SHEET 3, Oct 15, 2026 8:00am, MStanton

N:\2025\25-292 600 Hopkins Ln (Garcia Ranch), SLO\C3D\25-292 Hopkins Ln - BASE MAP.dwg, 24X36 LOT LINE ADJ, Feb 06, 2026 1:34pm, jliner





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 EPOCH) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID COORDINATES AND BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CITY OF SAN LUIS OBISPO CONTROL MONUMENTS. THE BASIS OF BEARINGS IS BASED UPON AN INVERSE BETWEEN THE FOLLOWING TWO STATIONS:

REFERENCED CONTROL STATIONS CONNECTED:

STATION	NORTHING(ft)	EASTING(ft)	ELEV.	VERT. DATUM
#8105	2290150.66	5786571.88	136.20	NAVD88
#8102	2288288.541	5785773.67	126.85	NAVD88

MAPPING ANGLE AND GRID FACTOR:

STATION	NORTHING(ft)	EASTING(ft)	MAPPING ANGLE	COMB. FACTOR	ELEV.(88)	ELLIP.
●8105	2290150.66	5786571.88	-1°31'05.5"	0.9999815	136.20	-11.68

MEASURED 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.

AREA TABLE EXISTING PARCELS

SE 1/4 OF SECTION 2	159.14 AC
PORTION OF LOT 87 SUB. TR.	31.49 AC
TOTAL	190.60 AC

AREA TABLE PROPOSED PARCELS

PARCEL 1 (FUTURE DEVELOPMENT)	17.14 AC
PARCEL 2 REMAINDER	173.46 AC
TOTAL	190.60 AC

PROPERTY LINE LEGEND

- NEW ADJUSTED PROPERTY LINE
- EXISTING LINE
- PERIMETER BOUNDARY

ZONING LEGEND
R-3-SP MEDIUM HIGH DENSITY RESIDENTIAL
R-2-SP MEDIUM DENSITY RESIDENTIAL
O-SP OFFICE
C-N-MU-SP NEIGHBORHOOD COMMERCIAL, MIXED USE
SP (SPECIFIC PLAN AREA)

PROJECT DATA

1. PROJECT ADDRESS: HOPKINS LANE, SLO, CA 93401
2. TRACT SIZE: 190.6 ACRES
3. ZONING: R-3-SP, C-N-MU-SP
4. ASSESSOR'S PARCEL NO: 053-431-002 & 003
5. WATER SUPPLY: PRIVATE WELL
6. SEWAGE DISPOSAL: PRIVATE SEPTIC SYSTEM AND CITY SEWER
7. GAS: THE GAS COMPANY
8. ELECTRICITY: PG&E
9. TELEPHONE: AT&T

PREPARED FOR:
BJERRE & GARCIA REALTY
1320 SANTA ROSA STREET
SAN LUIS OBISPO, CA 93401

CONTACT:
DAVE BJERRE AND DEBBIE GARCIA
805-544-6060 805-459-9895
DBJERRE@BJERREANDGARCIA.COM

OWNER:
50 TRUST
800 HOPKINS LANE /3815 BROAD ST
SAN LUIS OBISPO, CA 93401

CONTACT PLANNER::
KERRY MARGASON
MBS LAND SURVEYS
3559 S HIGUERA STREET
SAN LUIS OBISPO, CA
805-594-1960
KERRY@MBSLANDSURVEYS.COM

PREPARED BY:
Surveyor:
MICHAEL STANTON, PLS 5702
MBS LAND SURVEYS
3559 S HIGUERA STREET
SAN LUIS OBISPO, CA
805-594-1960
MIKE@MBSLANDSURVEYS.COM

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON CALIFORNIA STATE PLANE ZONE 5. FROM FOUND CITY OF SAN LUIS HORIZONTAL CONTROL NETWORK MONUMENTS, NORTH AMERICAN DATUM 1983, EPOCH DATE 1991.35.

BEARING N 87° 21' 41" W BASED ON CITY HORIZONTAL CONTROL NETWORK MONUMENT NUMBERS 8100 AND 8101

BENCH MARK:

THE BENCH MARK FOR THIS PROJECT IS A CITY OF SAN LUIS OBISPO BENCH MARK #356 AT THE SOUTHEAST CORNER OF TANK FARM AND BROAD STREET AT EAST END OF CURB RETURN.
ELEVATION 167.38 NAVD88 DATUM

REV 2-2-2026 PARCEL 1 LINES CONFORMED TO ZONING LINES
REV 1-13-2026 ADDED PRADO RD. ALIGNMENT

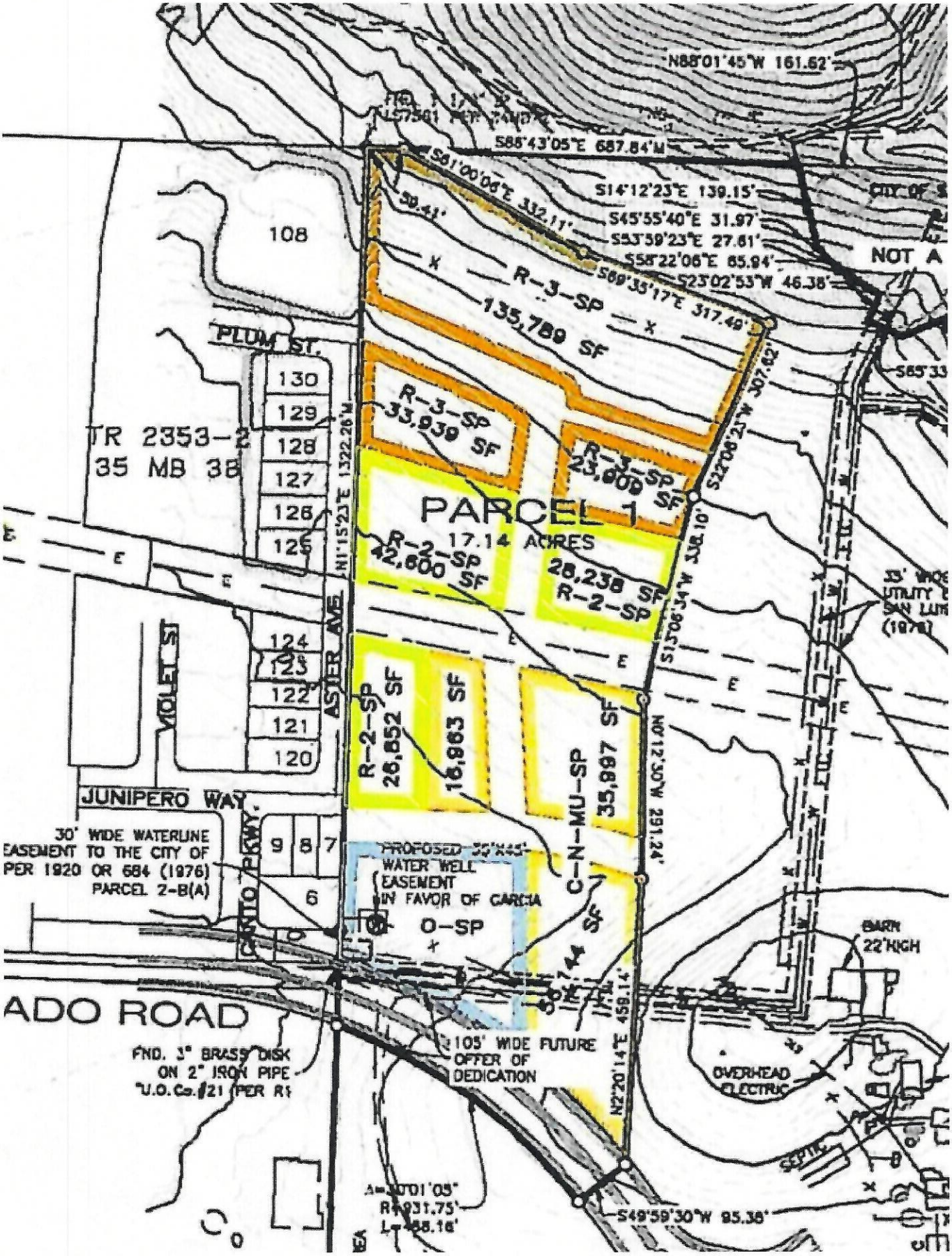
PRELIMINARY LOT LINE ADJUSTMENT SLO AL 25-0052

THE SW QUARTER OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 12 EAST, MOUNT DIABLO BASE AND MERIDIAN AND A PORTION OF LOTS 86 AND 87 OF THE SAN LUIS OBISPO SUBURBAN TRACT AS PER RECORD OF SURVEY MAP FILED IN BOOK 1 AT PAGE 92 IN THE CITY OF SAN LUIS OBISPO, OUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF DAVID BJERRE AND DEBBIE GARCIA

MBS LAND SURVEYS
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960

February 6, 2026 JOB #25-292


N88°01'45"W 161.62'
S85°43'05"E 687.84'M
S61°00'06"E 332.11'
39.41'
S14°12'23"E 139.15'
S45°55'40"E 31.97'
S53°59'23"E 27.61'
S58°22'06"E 65.94'
S23°02'53"W 46.38'
S69°35'17"E 317.48'
X
R-3-SP
135,789 SF
X
NOT A
S85°33
S32°08'23"W 307.62'
PLUM ST.
130
129
128
127
126
125
TR 2353-2
35 MB 38
R-3-SP
33,939 SF
R-3-SP
23,600 SF
PARCEL 1
17.14 ACRES
R-2-SP
42,600 SF
28,238 SF
R-2-SP
N1°15'23"E 1322.26'M
S13°06'34"W 328.10'
E
124
123
122
121
120
VIOLET ST
ASTER AVE
R-2-SP
28,852 SF
16,963 SF
C-N-MU-SP
35,987 SF
N0°12'50"W 291.24'
JUNIPERO WAY
30' WIDE WATERLINE
EASEMENT TO THE CITY OF
PER 1920 OR 684 (1976)
PARCEL 2-B(A)
9
8
7
6
PROPOSED 30'X45'
WATER WELL
EASEMENT
IN FAVOR OF CARCIA
O-SP
BARN
22'HIGH
ADO ROAD
FND. 3" BRASS DISK
ON 2" IRON PIPE
"U.O.Co. 21 (PER R1
105' WIDE FUTURE
OFFER OF
DEDICATION
N2°20'14"E 458.14'
OVERHEAD
ELECTRIC
SEPTIC
Δ=10°01'05"
R=931.75'
L=163.16'
S49°59'30"W 95.38'