

N:\2022\22-106 3202 Beachcomber Drive - Morro Bay\C3D\22-106 3202 Beachcomber Drive - Parcel Map.dwg, 24X36 Parcel Map Sheet 1, Dec 05, 2023 1:37pm, LRichardson

OWNER'S STATEMENT

WE THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE ALL THE OWNERS OF, AND ALL PARTIES HAVING ANY RECORD TITLE 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. WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS, CERTAIN PRIVATE SEWER EASEMENTS AS SHOWN ON THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
THE PUBLIC SEWER EASEMENTS AS DELINEATED ON THIS MAP.

PERRY ENTERPRISES, A PARTNERSHIP

NAME TITLE DATE

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 _____)

ON _____, 20____, BEFORE ME, _____ NOTARY PUBLIC, PERSONALLY APPEARED _____, 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/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR 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 OFFICIAL SEAL.

SIGNATURE: _____ COMMISSION NO.: _____
COUNTY OF: _____

PRINTED NAME: _____ MY COMMISSION EXPIRES: _____

NOTE: DO NOT STAMP WITH NOTARY SEAL PER CALIFORNIA SUBDIVISION MAP ACT, GOVERNMENT CODE §66436(c)

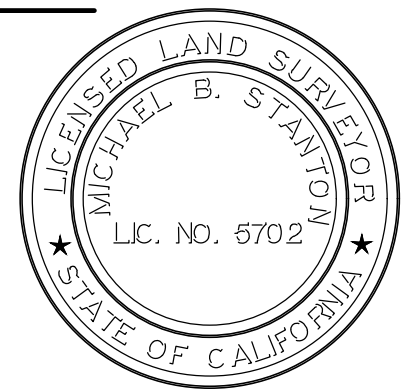
SIGNATURE OMISSIONS

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

MINERAL RIGHTS RESERVED BY J. V. CREATH PER GRANT DEED RECORDED IN BOOK 58, PAGE 47 OF OFFICIAL RECORDS.

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 PERRY ENTERPRISES IN AUGUST OF 2022. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED PRELIMINARY PARCEL MAP. I ALSO HEREBY STATE THAT ALL MONUMENTS SHOWN HEREON WILL BE SET AND OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED WITHIN ONE YEAR OF COMPLETION OF IMPROVEMENTS AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



MICHAEL B. STANTON L.S. 5702 DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATION THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND THE CITY OF MORRO BAY SUBDIVISION ORDINANCE HAVE BEEN COMPLIED WITH.

ERIC RIDDIOUGH, PE 69583 DATE
CITY ENGINEER, CITY OF MORRO BAY

CITY SURVEYOR'S STATEMENT

I, BURL STEUDE, ACTING ON BEHALF OF THE CITY ENGINEER OF THE CITY OF MORRO BAY, DO HEREBY STATE THAT I HAVE EXAMINED THE MAP SHOWN HEREON AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

BURL STEUDE, PLS 9103 DATE

SOILS REPORT NOTE

A SOILS REPORT WAS PREPARED BY GEOSOLUTIONS, INC. NOVEMBER 16, 2020 AS PROJECT SL11862-1 AND IS ON FILE WITH THE CITY OF MORRO BAY.

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THIS PARCEL MAP WAS DULY ADOPTED AND APPROVED BY THE COUNCIL OF THE CITY OF MORRO BAY ON _____, 2023 AND THAT THE CITY CLERK WAS DULY AUTHORIZED AND DIRECTED TO ENDORSE HEREON ITS APPROVAL OF SAME.

I ALSO DO HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MORRO BAY DID ORDER THE ABANDONMENT OF THE DEDICATED 2.5' RIGHT-OF-WAY ALONG THE SIDE LINES OF LOTS 1, 2 AND 3 OF BLOCK 9D FOR SEWER, WATER, GAS AND ELECTRIC PURPOSES AS NOTED IN THE DOCUMENT RECORDED MAY 2, 1927 IN VOLUME 029, PAGES 463 AND 473 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER, ARE HEREBY ABANDONED IN ACCORDANCE WITH GOVERNMENT CODE SECTION 66445J. WITH THE FILING OF THIS MAP AND THE OFFER OF DEDICATION FOR PUBLIC SEWER WAS ACCEPTED ON BEHALF OF THE PUBLIC.

DANA SWANSON DATE
CITY CLERK OF THE CITY OF MORRO BAY

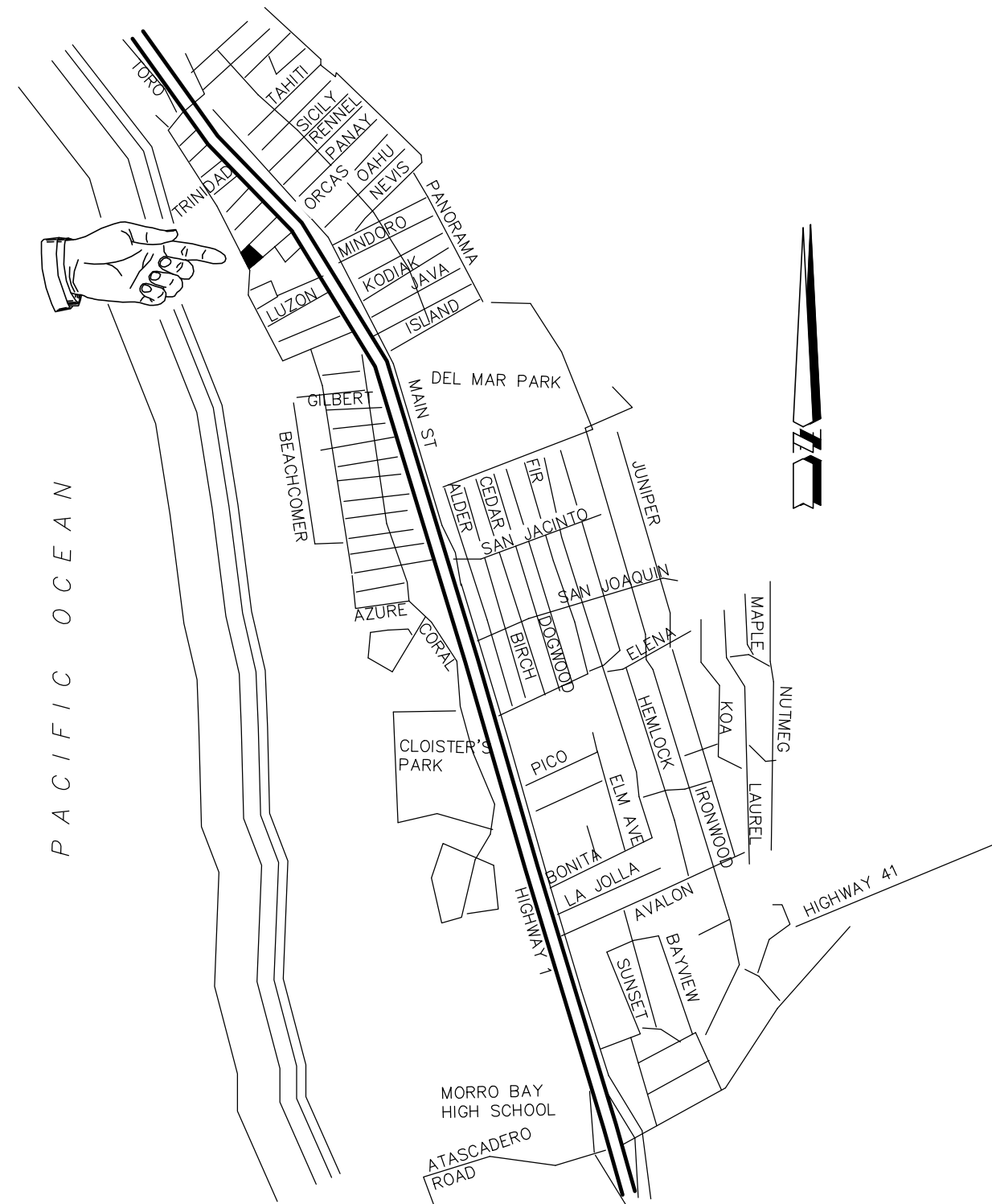
COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____ AT _____ M. IN BOOK _____ OF PARCEL MAPS, AT PAGE _____, AT THE REQUEST OF MICHAEL B. STANTON.

DOCUMENT NO.: _____

FEE: _____

SIGNED: ELAINA CANO COUNTY RECORDER BY: _____ DEPUTY



VICINITY MAP NOT TO SCALE

PARCEL MAP MB 22-0025

BEING A SUBDIVISION OF LOTS 1, 2, AND 3 OF BLOCK 9D OF ATASCADERO BEACH, AS SHOWN ON MAP FILED IN BOOK 2 AT PAGE 15, IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

AT THE REQUEST OF MARK PERRY

MBS LAND SURVEYS MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960

N:\2022\22-106 3202 Beachcomber Drive - Morro Bay\C3D\22-106 3202 Beachcomber Drive - Parcel Map.dwg, 24X36 Parcel Map Sheet 2, Dec 05, 2023 1:37pm, LRichardson

BLOCK 9C
2 MB 15

PANAY STREET

FOUND MAG SPIKE AND TAG "LS 5702" PER R1

FOUND 2" BRASS DISK IN MONUMENT WELL "LS 6193" PER R1

MORRO STRAND STATE BEACH
STATE OF CALIFORNIA

BEACHCOMBER DRIVE

PARCEL 1

5,121 S.F.

BLOCK 9D
2 MB 15

LOTS 29-22

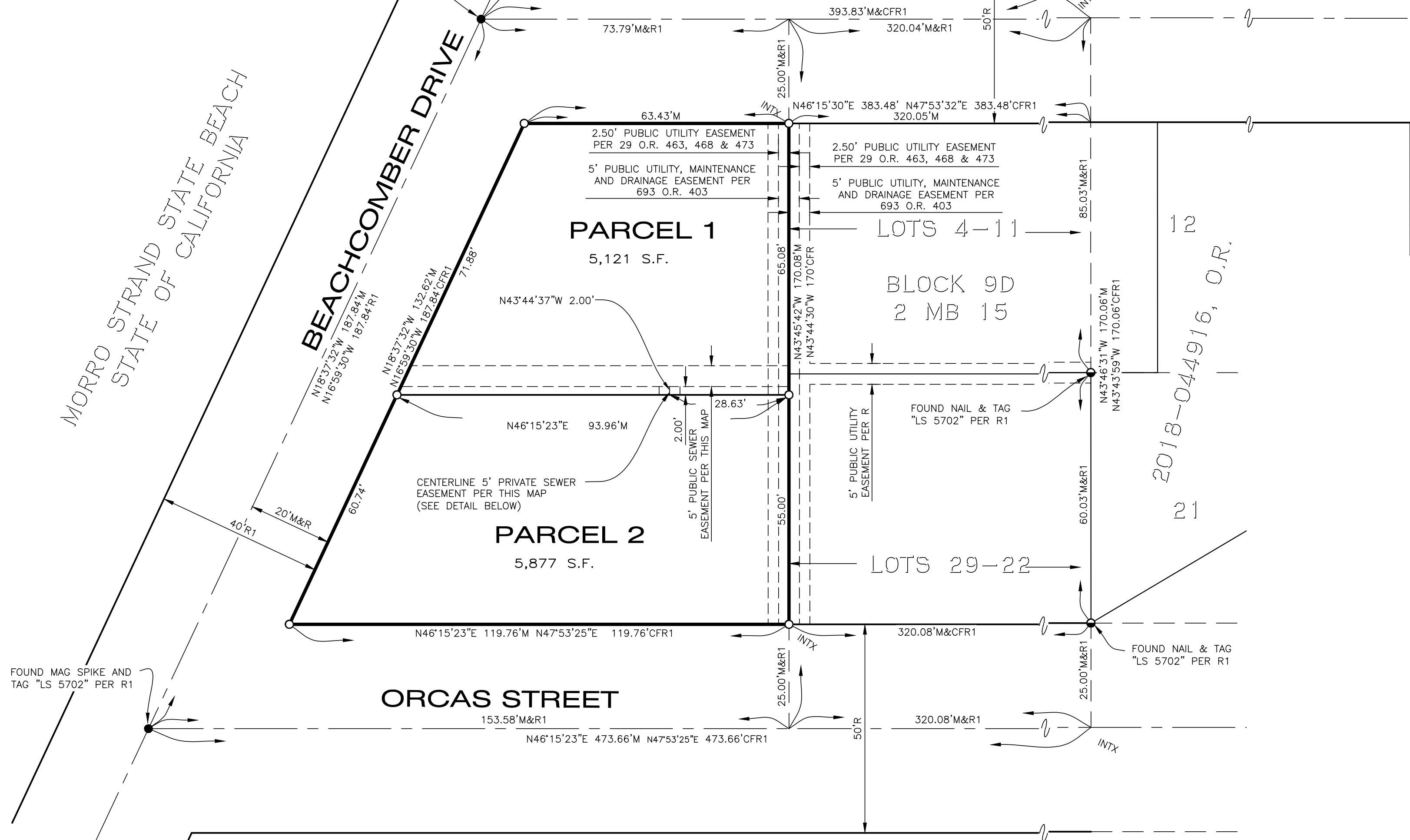
PARCEL 2

5,877 S.F.

ORCAS STREET

BLOCK 6
5 MB 111

TIDE AVENUE



REFERENCES

- R 2 MB 15
- R1 119 LS 88

LEGEND

- SET 5/8" REBAR WITH PLASTIC CAP "L.S. 5702"
- FOUND MONUMENT AS NOTED
- ⊙ FOUND NAIL & TAG AS NOTED
- M MEASURED
- R RECORD
- INTX INTERSECTION
- SP SINGLE PROPORTION

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND CENTERLINE MONUMENTS ALONG PANAY STREET BEARING N 46° 15' 30" E PER R.

SITE DATA:

ADDRESS: 3202 BEACHCOMBER DRIVE, MORRO BAY
ASSESSOR'S PARCEL NO. APN 065-106-032

PARCEL MAP MB 22-0025

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AT THE REQUEST OF MARK PERRY

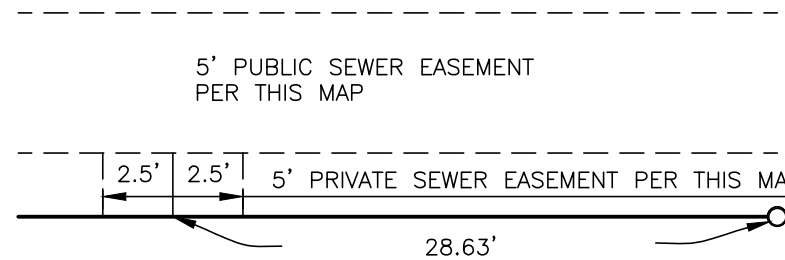
MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960

December 5, 2023 JOB #22-106 SHEET 2 OF 2



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



DETAIL
NOT TO SCALE