

Line #	Direction	Length	Observations
L1	N42° 26' 01"E	50.00'	
L2	S47° 34' 48"E	150.00'	
L3	S42° 26' 01"W	50.00'	
L4	N47° 34' 48"W	150.00'	LOT LINE TO BE ADJUSTED
L5	N42° 25' 52"E	219.01'	
L6	N47° 34' 48"W	173.05'	
L7	N42° 27' 09"E	14.00'	
L8	S47° 34' 48"E	224.80'	
L9	S41° 57' 13"W	25.00'	
L10	S47° 34' 41"E	100.05'	
L11	N42° 25' 19"E	250.00'	
L12	S47° 34' 41"E	111.29'	
L13	S07° 24' 58"W	25.90'	
L14	S42° 24' 14"W	437.48'	
L15	N47° 26' 08"W	278.33'	
L16	S47° 34' 48"E	23.05'	
L17	N42° 25' 52"E	14.00'	PROPOSED ADJUSTED LOT LINE
L18	S47° 34' 48"E	51.75'	

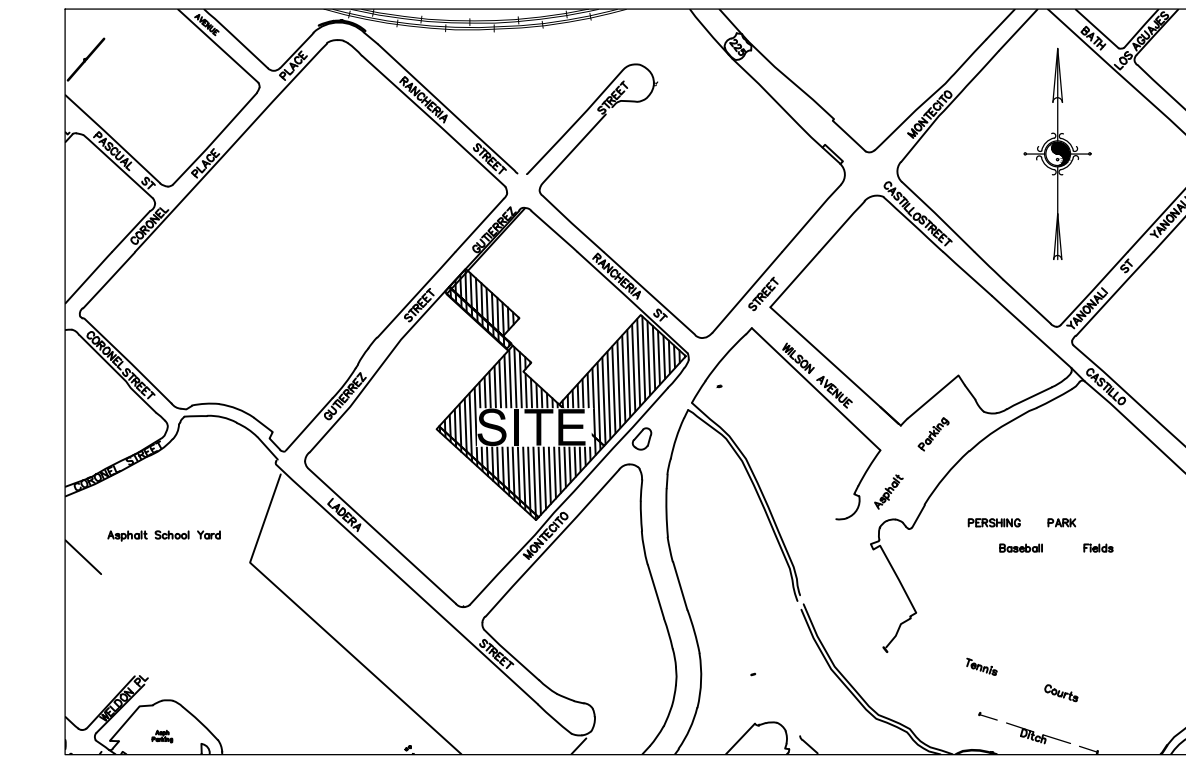
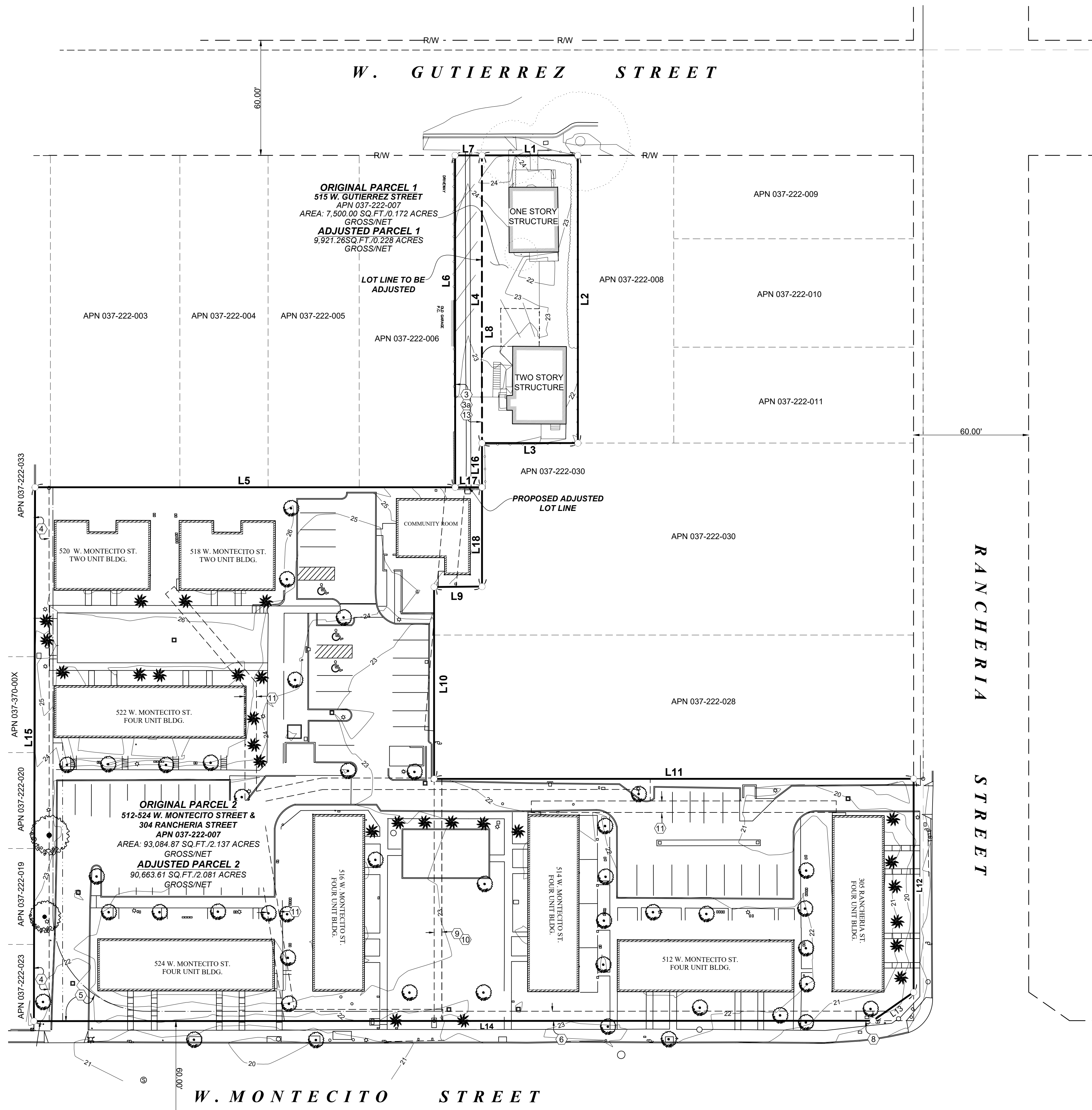
EASEMENTS (Exceptions and Exclusions)

- An easement for public utilities and incidental purposes, recorded October 23, 1958 as Instrument No. 25997 in Book 1564, Page 382 of Official Records. In Favor of: Southern California Edison Company, a corporation
- An easement for public utilities and incidental purposes, recorded February 5, 1959 as Instrument No. 3075 in Book 1593, Page 33 of Official Records. In Favor of: Southern California Edison Company, a corporation. Note: same as item 3
- An easement for storm drains and incidental purposes, recorded March 23, 1961 as Instrument No. 9723 in Book 1835, Page 780 of Official Records. In Favor of: The City of Santa Barbara
- An easement for storm drains, ingress and egress and incidental purposes, recorded March 23, 1961 as Instrument No. 9724 in Book 1835, Page 782 of Official Records. In Favor of: The City of Santa Barbara
- An easement for storm drain, ingress and egress and incidental purposes, recorded March 23, 1961 as Instrument No. 9725 in Book 1835, Page 784 of Official Records. In Favor of: The City of Santa Barbara
- An easement for public street and incidental purposes, recorded August 10, 1971 as Instrument No. 25417 in Book 2360, Page 252 of Official Records. In Favor of: The City of Santa Barbara
- An Easement for private sewers and incidental purposes as shown on the map of said tract, over a portion of said land.
- An easement for sewer lines and incidental purposes, recorded December 31, 1971 as Instrument No. 42685 in Book 2381, Page 544 of Official Records. George Ostertag
- An easement for public utilities and incidental purposes, recorded March 21, 1972 as Instrument No. 9569 in Book 2391, Page 860 of Official Records. In Favor of: Southern California Edison Company, a corporation
- An easement for public utilities and incidental purposes, recorded April 28, 1972 as Instrument No. 15367 in Book 2397, Page 965 of Official Records. General Telephone Company of California, a corporation. Note: Easement is not plottable as depicted within said Official Record.
- Any rights and privileges of the public or adjoining property owners in and to that 14 foot alley way connected on said land.
- An easement for sanitary sewer system and incidental purposes, recorded September 1, 1998 as Instrument No. 98-067345 of Official Records. In Favor of: Peoples' Self-Help Housing Corporation

- NOTES:**
- HORIZONTAL BASIS OF COORDINATES IS NAD83(EPOCH 1991) PER STATION 20 PER RECORD OF SURVEY BOOK 171 PAGE 24
 - VERTICAL DATUM IS NAVD88 PER RECORD OF SURVEY 147 PAGE 70 PER STATION 20 ELEVATION = 59.62 FEET
 - = NO MONUMENT FOUND OR SET UNLESS OTHERWISE NOTED
 - = FOUND MONUMENT AS NOTED
 - BOUNDARY APN 037-222-007, PER GRANT DEED INST. No. 2021-0004915 OF OFFICIAL RECORDS RECORDED 01-22-2021, AND BOUNDARY APN 037-222-032, PER GRANT DEED INST. No. 2016-0023283 OF OFFICIAL RECORDS, RECORDED 12-05-2016, BOTH ROTATED TO NAD83

LEGEND

- AC ASPHALT CONCRETE
- AC UNIT AIR CONDITIONER UNIT
- BLD BUILDING
- BW BACK OF WALK
- CF CURB FACE
- CL CENTER LINE
- CONC CONCRETE
- CP CONTROL POINT
- DI DROP INLET
- DWY DRIVEWAY
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- FENCL CHAIN LINK FENCE
- FF FINISH FLOOR
- FH FIRE HYDRANT
- FL FLOW LINE
- GAR GARAGE
- GM GAS METER
- GRD GRADE
- HDS HEDGE
- LIP EDGE OF PAVEMENT
- LAND LANDING
- MBX MAIL BOX
- N.T.S. NOT TO SCALE
- PLTR PLANTER
- P.M.P. PEDESTRIAN MASTER PLAN
- PP POWER POLE
- PST POST
- PTO PATIO
- R/W RIGHT OF WAY
- RMP RAMP
- RP REFERENCE POINT
- SCO SEWER CLEAN OUT
- SDMH STORM DRAIN MANHOLE
- STN STONE
- STRP PARKING STRIPE
- T* (TREE TRUNK SIZE * SPECIES * DRIP RADIUS*)
- TC TOP OF CURB
- TG TOP OF GRATE
- WAL WALL
- WLK WALK
- WM WATER METER
- WV WATER VALVE



VICINITY MAP
NOT TO SCALE

SITE DETAILS:

ASSESSOR'S PARCEL NUMBER (APN): APN 037-222-007 (515 W. GUTIERREZ STREET)
 ZONE DISTRICT: R-MH (RESIDENTIAL)
 GENERAL PLAN LAND USE DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL
 LOT SIZE: 0.172 ACRES, APPROX. 7,500.00 SQ. FT.
 AVERAGE SLOPE: 1% (EST. FROM CITY GIS) / 1% PROPOSED

ASSESSOR'S PARCEL NUMBER (APN): 037-222-032 (512-524 W. MONTECITO STREET & 304 RANCHERIA STREET)
 ZONE DISTRICT: R-MH (RESIDENTIAL)
 GENERAL PLAN LAND USE DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL
 LOT SIZE: 2.137 ACRES, APPROX. 93,084.87 SQ. FT.
 AVERAGE SLOPE: 1% (EST. FROM CITY GIS) / 1% PROPOSED

PROJECT DETAILS:

PROPOSAL TO ADJUST THE BOUNDARY LINE BETWEEN APNs 037-222-007 (515 W. GUTIERREZ STREET) & 037-222-032 (512-524 W. MONTECITO STREET & 304 RANCHERIA STREET).

PARCEL STATISTICS:
 EXISTING PARCEL 1 (APN: 037-222-007): 7,500.00 SQ. FT. / 0.172 AC. (GROSS/NET)
 EXISTING PARCEL 2 (APN: 037-222-032): 93,084.87 SQ. FT. / 2.137 AC. (GROSS/NET)

ADJUSTED PARCEL 1: 9,921.26 SQ. FT. / 0.228 AC. (GROSS/NET)
 ADJUSTED PARCEL 2: 90,663.61 SQ. FT. / 2.081 AC. (GROSS/NET)

LOT LINE ADJUSTMENT NOTES:

- OWNERS/APPLICANTS:**
 ADJUSTED PARCEL 1 : LANCE E. HARRIMAN AND MARY K. ANDERSON
 2215 25TH AVENUE
 SAN FRANCISCO, CA. 94116
 ADJUSTED PARCEL 2 : HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA
 808 LAGUNA STREET
 SANTA BARBARA, CA. 93101
- AGENT:** RRM Design Group
 Linda Blackburn - Principal Planner
 10 E. FIGUEROA STREET, SUITE 200
 SANTA BARBARA, CA 93101
 (805) 652-2126 / LBlackburn@rrmdesign.com
- SURVEYOR:** WATERS CARDENAS LAND SURVEYING, LLP/B.J. WATERS, PLS 6419
 5553 HOLLISTER AVENUE, SUITE 7 GOLETA, CA 93117
 (805) 967-4416/BWATERS@WCSURVEYING.COM
- UTILITIES:** WATER - SANTA BARBARA COUNTY WATER AGENCY
 SEWER - CITY OF SANTA BARBARA
 POWER - SOUTHERN CALIFORNIA EDISON
 PHONE - VERIZON PHONE COMPANY
 CABLE - COX CABLE OF SANTA BARBARA NATURAL

AGENT'S CERTIFICATE:

WE HEREBY APPLY FOR THE APPROVAL OF THE BOUNDARY LINE ADJUSTMENT BETWEEN THE REAL PROPERTIES SHOWN ON THIS PLAN AND CERTIFY THAT I AM AUTHORIZED AGENT FOR THE OWNERS AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE & BELIEF.

RRM Design Group
 Linda Blackburn - Principal Planner
 10 E. FIGUEROA STREET, SUITE 200
 SANTA BARBARA, CA 93101
 (805) 652-2126 / LBlackburn@rrmdesign.com

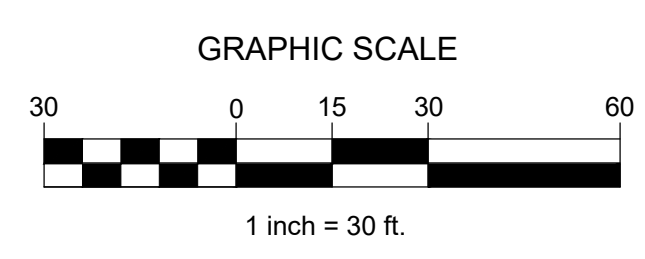
TENTATIVE LOT LINE ADJUSTMENT PLAN

Between 515 W. Gutierrez Street APN 037-222-007 and 512-524 W. Montecito Street & 304 Rancheria Street APN: 037-222-032
 City of Santa Barbara
 COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

PREPARED FOR:
 HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA.

~ DECEMBER 2023 ~

WATERS CARDENAS LAND SURVEYING, LLP
 BARRY J. WATERS & JOSE V. CARDENAS, LICENSED LAND SURVEYORS
 5553 HOLLISTER AVE.-STS. 7&8 - GOLETA, CALIFORNIA 93117 PHONE: (805) 967-441



B. J. Waters
 BARRY J. WATERS L.S. 6419

DATE

