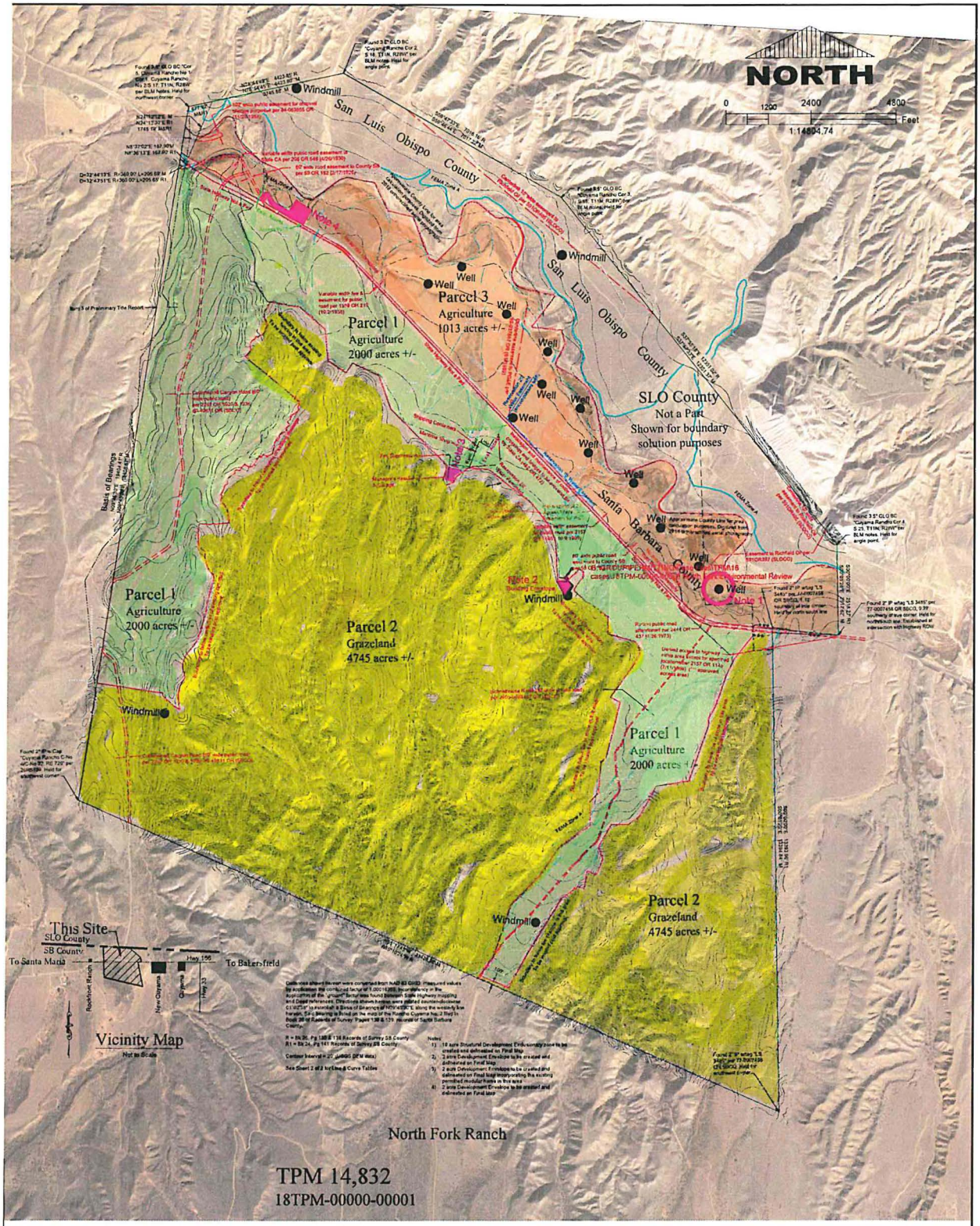


**Santa Barbara County APN 147-020-045 & 046**

Being all that portion of the Rancho Cuyama No. 2, in the County of Santa Barbara, State of California, as described in the Patent recorded August 2,1880 in Book A of Patents, Page 404, et. seq., depicted on the Record of Survey of the Westerly Portion of Rancho Cuyama No. 2. Caliente Ranch, filed in Book 26 of Rec ards of Survey, Pages 38 and 39, TOGETHER WITH all that portion of land described in the Abandonment of Superseded State Highway recorded January 26,1973 in Book 2444, Page 437 Official Records and shown as Parcel 1, #3246, State Highway Right of Way map SB-166-55.1,

EXCEPTING THEREFROM all that portion lying easterly of the westerly line of the land described in the deed recorded February 17,1977 as Instrument No. 77-7459 Official Records, said line being shown on the Record of Survey filed in Book 89 of Records of Survey, Page 76.

ALSO EXCEPTING THEREFROM all of the land lying northerly of the southerly line of the land described in the deed to the County of Santa Barbara recorded February 17,1925 in Book 59, Page 182 of Official Records;

ALSO EXCEPTING therefrom those portions conveyed to the State of California by deed recorded October 2, 1958 as Instrument No. 24043 in Book 1559, Page 219, of Official Records of Santa Barbara County.

ALSO EXCEPTING therefrom those portions conveyed to the State of California, by deed recorded July 11, 1966 as Instrument No. 22419 in Book 2157, Page 1145 of Official Records of Santa Barbara County.

ALSO EXCEPTING therefrom that portion conveyed to the State of California by deed recorded October 9, 1980 as Reel No. 80-40831 of Official Records.

A portion of said land is described in the Certificate and Declaration of Voluntary Merger recorded April 7, 2017 as Instrument No, 2017-0016874 Official Records (everything lying southerly of Highway 166).

Owner's Certification
I hereby apply for approval of the division of real property shown on this plat and certify that I am the legal owner of said property and that the information shown hereon is true and correct to the best of my knowledge and belief.

Brodiaea, Inc, Delaware Corporation

Mathew Turrentine, Chairman

Utilities
Water = Well
Sewer = Septic
Electric = PG&E
Telephone = Verizon
Cable = Comcast

Owner
Brodiaea, Inc., a Delaware Corporation
Mathew Turrentine, Chairman
PO Box 12958
San Luis Obispo, CA 93406
matt@grapevinecap.com
805-312-1828

Agent
Urban Planning Concepts
Jason Tamura
2624 Airpark Drive
Santa Maria, CA 93455
805-934-5760
jason@urbanplanningconcepts.com

Site Statistics
SB County = 7623 acres +/- Assessor Data
7758 acres +/- Calculated
Zoning = AG-II-100

Supervisorial District = 1
Agricultural Preserve = 95-AP-024

New Parcel 1 SB County = 2000 +/- ac Agriculture land south of Highway 166
New Parcel 2 SB County = 4745 +/- ac Grazing land south of Highway 166
New Parcel 3 SB County = 1013 +/- ac Agriculture land SB County north of Highway 166

This Tentative Parcel Map was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyor's Act and Santa Barbara County and San Luis Obispo County Code on March 3, 2025

Jon McKellar
PLS 7578

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