

WESTGATE

ESTATES AT BLACKLAKE

LEGAL DESCRIPTION

LOT 45 OF DIVISION "A" OF POMEROY'S RESUBDIVISION OF A PART OF THE LOS BERROS TRACT, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED SEPTEMBER 26, 1983 IN BOOK A, PAGE 109 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENT NOTE

RESERVATION OF OIL AND GAS RIGHTS BY FLINTKOTE COMPANY PER 1968 O.R. 775

DESIGN NOTES

ASSESSOR'S PARCEL NO.: 091-181-031
 GROSS SITE AREA: 19.50 ACRES
 NET SITE AREA: 17.51 ACRES
 EXISTING ZONING: R1
 COUNTY RR (CONCURRENT LU AMENDMENT TO RS IN PROGRESS)
 EXISTING LAND USE DESG: SHEET FLOW TO WILLOW ROAD FROM HIGH POINT TO SOUTH AND FROM HIGH POINT TO NORTH.
 EXISTING DRAINAGE: PRIVATE WATER SYSTEM OF NCSO ANNEXATION
 WATER SUPPLY: INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEM BY DEVELOPER
 SEWAGE DISPOSAL: PACIFIC GAS & ELECTRIC
 ELECTRIC: VERIDON
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 FIRE PROTECTION: SAN LUIS OBISPO COUNTY FIRE DEPT - CDF
 SOUTH COUNTY SANITARY SERVICE
 SOLID WASTE: 1
 EXISTING LOTS: 16
 PROPOSED LOTS: 16
 EROSION CONTROL: SHALL BE IN CONFORMANCE WITH THE BEST MANAGEMENT PRACTICES OF THE STATE WATER QUALITY CONTROL BOARD
 DRAINAGE/WATER QUALITY: SHALL BE IN CONFORMANCE WITH THE SAN LUIS OBISPO COUNTY STANDARDS & SPECIFICATIONS AND REGIONAL WATER QUALITY CONTROL BOARD STORM WATER POLLUTION PREVENTION PLAN REQUIRED FOR CONSTRUCTION ACTIVITIES DISTURBING OVER 1 ACRE.

EXISTING AND PROPOSED LAND USE STATEMENT

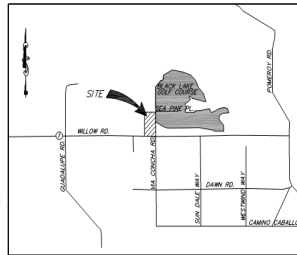
EXISTING LAND USE: RESIDENTIAL RURAL
 PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL

BOUNDARY

BOUNDARY INFORMATION SHOWN HEREON IS RECORD PER A MAPS 109 AND DOC. # 2003-143010

FEATURES

TOPOGRAPHIC AND PLANNING FEATURES SHOWN HEREON WERE COMPILED FROM DATA COLLECTED IN A FIELD SURVEY USING CONVENTIONAL METHODS AND PROCEDURES IN APRIL, 2004.



VICINITY MAP
NO SCALE

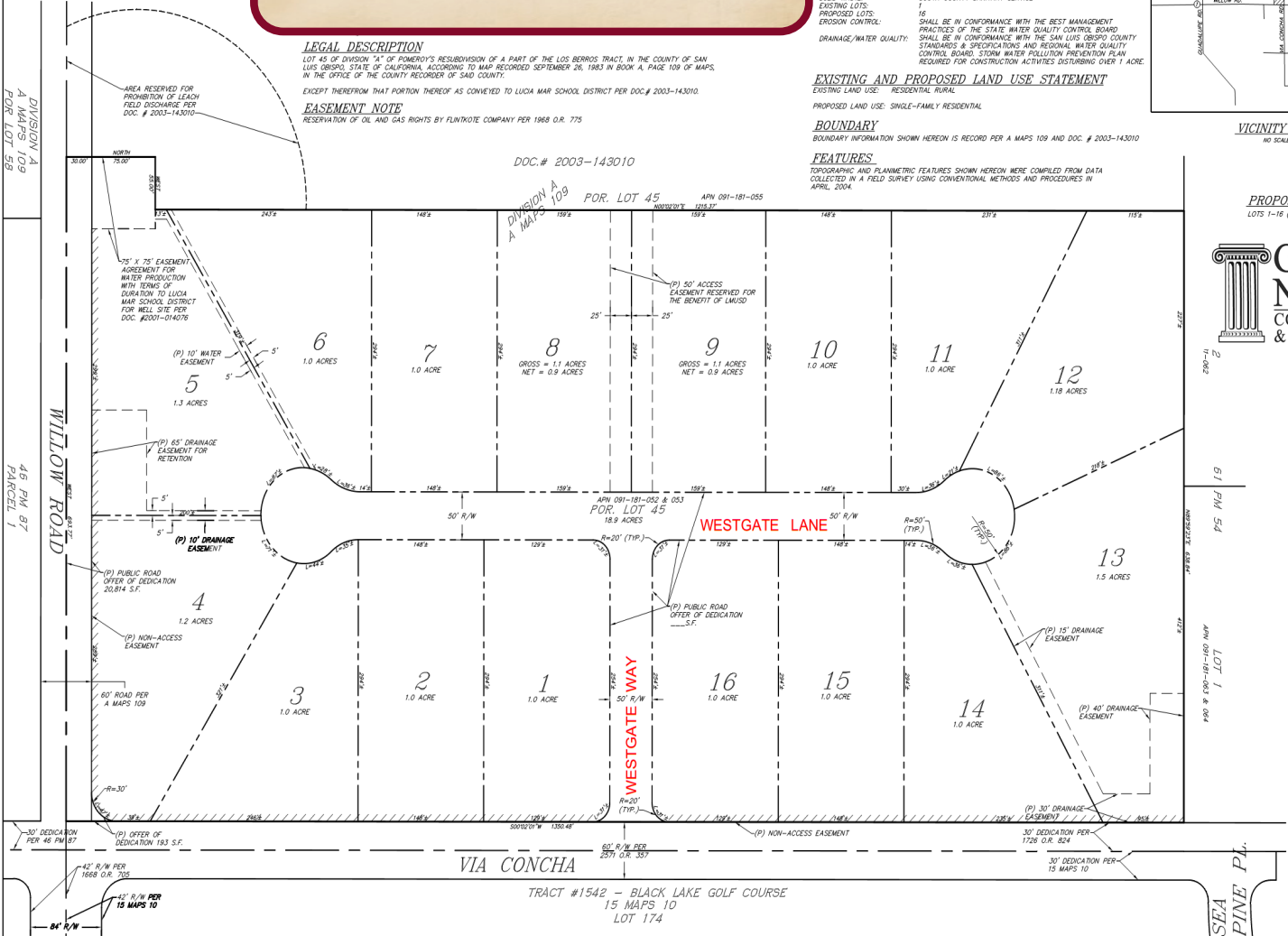
PROPOSED LOT USE

LOTS 1-16 (RESIDENTIAL, 1 ACRE MIN.)



tho
 tross/nichols/associates
 Civil Engineering
 1000 S. Highway 101, Suite 100
 San Luis Obispo, CA 93401
 Phone: (805) 781-1111
 Fax: (805) 781-1112
 Website: www.tho.com

NO.	DATE	DESCRIPTION
1	09/14/06	AS SHOWN
2	11/03/14	CF/RW
3	11/03/14	11.003141m
4	11/03/14	11.003141m



TRACT #1542 - BLACK LAKE GOLF COURSE
 15 MAPS 10
 LOT 174

16 One Acre Greg Nester Custom and Semi-Custom Homes Next to Blacklake Golf Course

www.WestgateEstates.com 805.481.5182 www.GregNesterHomes.com Info@GregNesterHomes.com