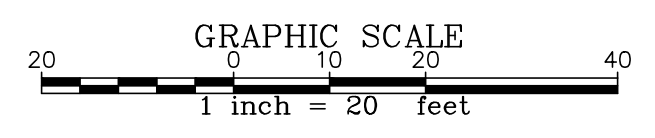


SURVEYOR'S NOTE:
 THE DEED TO THE CAMILLE MOUCHAWAR TRUST INCLUDES THE FOLLOWING EXCEPTION:
 "EXCEPTING ANY PORTION OF SAID LAND LYING OUTSIDE OF THE PATENT LINES OF THE
 RANCHO SAN SIMEON AS SUCH LINES EXISTED AT THE TIME OF ISSUANCE OF THE
 PATENT WHICH WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL
 CAUSES AND BY IMPERCEPTIBLE DEGREES".
 THIS EXCEPTION IMPLIES THAT ANY SUDDEN, ARTIFICIAL OR NON-NATURAL ACCRETIONS
 TO THE PARCELS SO DESCRIBED DO NOT ATTACH TITLE TO THE UPLAND OWNER.
 ASSUMING THAT THE LAND OF THE UPLAND OWNER HAS REMAINED IN A NATURAL STATE
 SINCE THE ISSUANCE OF THE PATENT, AND THAT LAND THAT WAS GAINED OR LOST WAS
 BY THE NATURAL AFFECTS OF ACCRETION OR ALLUVION, IT IS MY OPINION, THAT THE
 WESTERLY BOUNDARY OF THE LAND DESCRIBED WOULD EXTEND TO THE MEAN HIGH
 TIDE LINE OF THE PACIFIC OCEAN [SEE DANA V. JACKSON, 31 Cal 118 (1866)].
 IN ADDITION, THE FIELD NOTES OF THE SURVEY OF THE RANCHO SAN SIMEON BY
 BRICE M. HENRY DATED 1859, BEGIN AT "S.S. NO. 1 IN THE CENTER MOUNT OF SAN
 SIMEON CREEK; THENCE ALONG THE PACIFIC COAST WITH THE MEANDERS THEREOF..."



SYMBOL LEGEND:

x	FENCE LINE	RETAINING WALL
SS	SEWER MAIN	PG&E BOX
W	WATER MAIN	GAS METER
G	GAS MAIN	TELEPHONE BOX
ETC	ELEC/TELEPHONE/CABLE	SIGNAL BOX
OHE	OVERHEAD ELECTRIC	CABLE T.V. BOX
DI	DROP INLET AT CURB	ELECTRIC BOX
DI	DROP INLET	TELEPHONE MANHOLE
SD	STORM DRAIN MANHOLE	STREET LIGHT
FD	FIRE HYDRANT	JOINT POLE
W	WATER WELL	POWER POLE
WV	WATER VALVE	GUY WIRE
WM	WATER METER	
SM	SEWER MANHOLE	
CC	SEWER CLEANOUT	

ABBREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AF	ANGLE POINT	GS	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BLDG	BUILDING	HP	HIGH POINT
BOW	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MH	MANHOLE
CF	CURB FACE	MP	POWER POLE
CO	CLEAN OUT	PVC	POLYVINYL PIPE
COL	COLUMN	REBAR	REBAR
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	R10	CANOPY RADIUS
CMP	CORRUGATED METAL PIPE	SD	STORM DRAIN
CMU	CONCRETE MASONRY UNITS	SL	POINT ON SLOPE
CRN	CROWN OF STREET	SS	SEWER
DI	DROP INLET	STP	STEP
EG	EXISTING GRADE	STR	STAIRS
EP	EDGE OF PAVEMENT	TOP	TOP OF SLOPE
FD	FOUND	TOE	TOE OF SLOPE
FL	FLOW LINE	TW	TOP OF WALL
FF	FINISH FLOOR	W	WATER
FW	FACE OF WALL	WL	WALL
HSE	HOUSE COR	WM	WATER METER
OR	GRASS	WV	WATER VALVE
GM	GAS METER		
IP	IRON PIPE		

SURVEYOR'S STATEMENT:
 THIS MAP REPRESENTS A FIELD SURVEY OF
 SURFACE FEATURES AND ELEVATIONS
 PERFORMED ON NOVEMBER 10, 2022.
 Michael B. Stanton 11/10/22
 MICHAEL B. STANTON, PLS 5702 DATE

SURVEYOR'S NOTES:

- NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
- ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
- THE BOUNDARY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION (I.E. RECORDED MAPS OR DEEDS) AND ARE NOT INTENDED TO REPRESENT THE TRUE OR ACTUAL BOUNDARY LINES OF THE SUBJECT PROPERTY. TO DETERMINE THE ACTUAL BOUNDARIES OF THE PARCEL WILL REQUIRE A COMPLETE BOUNDARY SURVEY, THE SETTING OF PROPERTY MONUMENTS AND THE FILING OF A CORNER RECORD OR RECORD OF SURVEY IN CONFORMANCE WITH STATE LAW (LS ACT SEC. 8762). APPROXIMATE DIMENSIONAL TIES FROM THE BOUNDARY LINES SHOWN TO PHYSICAL FEATURES (E.G. BUILDINGS, FENCES, WALLS OR TREES, ETC.) SHOWN ON THIS MAP CAN BE DERIVED BY SCALING THE FINISHED WORK PRODUCT WHICH IS PLOTTED AT THE SCALE INDICATED.

BENCH MARK
 THE BENCH MARK FOR THIS PROJECT IS NGS BENCH MARK NO. U 259 SET AT NW CORNER OF HWY 1 BRIDGE DECK OVER PICO CREEK, BEING A BRASS DISC STAMPED "U259 RESET 1998" ELEVATION 57.35 NAVD88 DATUM (SOURCE" CAL TRANS DATA FILE)

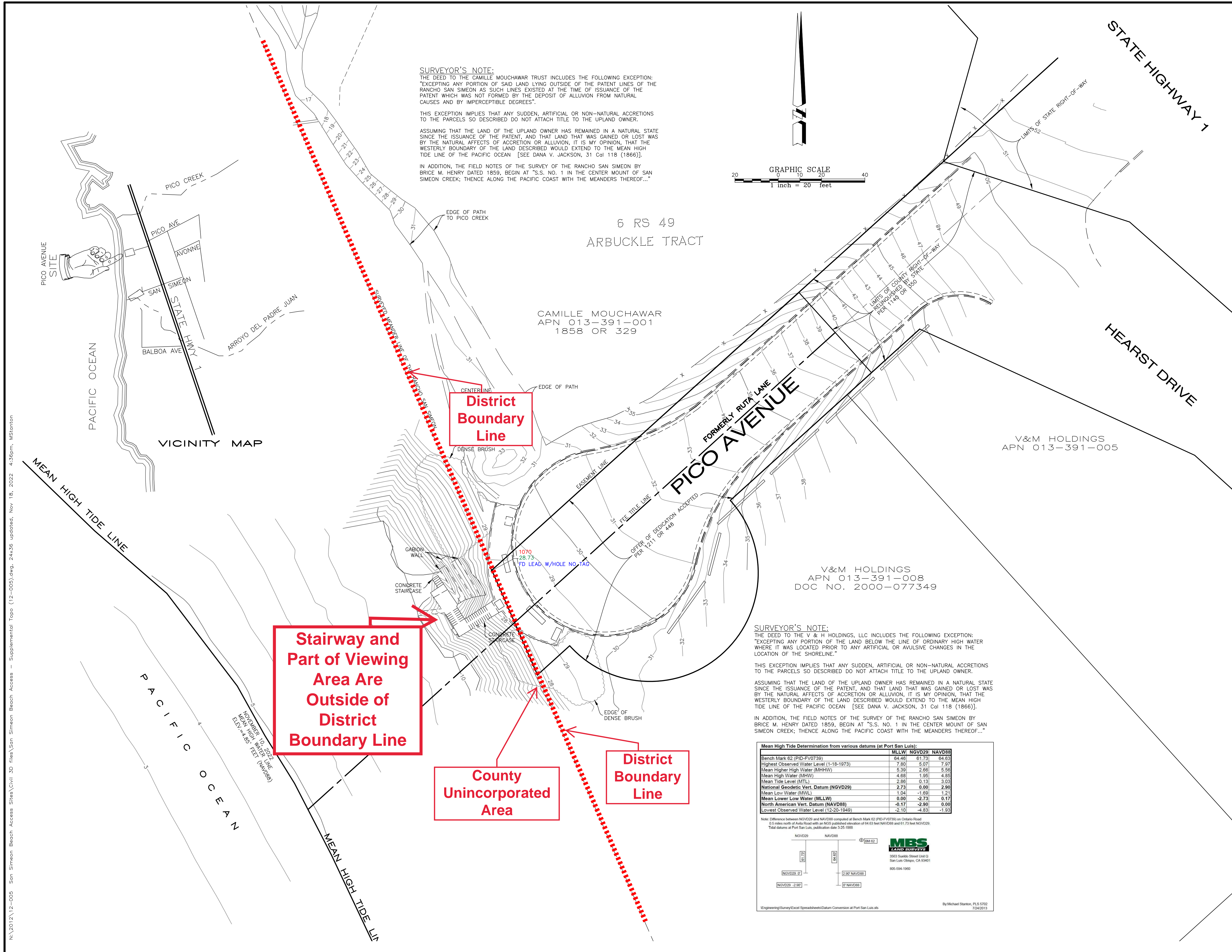
BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON STATE PLANE COORDINATES, ZONE 5 (NAD83) BETWEEN CONTROL MONUMENTS
 PM 53.8 ALUM DISK STAMPED "SLO-01-PM 53.8 GPS-7, 1986" AND
 PM 54.58 BRASS CAP STAMPED "48.00 LT 311+28.41" BEARING N 44° 22' 00" W 4157.13 MEAS

SITE DATA:
 ADDRESS: OCEAN STAIRWAY AT PICO AVENUE, SAN SIMEON

TOPOGRAPHIC MAP
 PORTION OF LAND WITHIN THE ARBUCKLE TRACT AS SHOWN ON MAP FILED IN BOOK 6 AT PAGE 49, IN THE COMMUNITY OF SAN SIMEON, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF CHARLIE GRACE

 MICHAEL B. STANTON, PLS 5702
 3559 SOUTH HIGUERA ST
 SAN LUIS OBISPO, CA 93401
 805-594-1960
 November 18, 2022 JOB #12-005



District Boundary Line

Stairway and Part of Viewing Area Are Outside of District Boundary Line

County Unincorporated Area

District Boundary Line

SURVEYOR'S NOTE:
 THE DEED TO THE V & H HOLDINGS, LLC INCLUDES THE FOLLOWING EXCEPTION:
 "EXCEPTING ANY PORTION OF THE LAND BELOW THE LINE OF ORDINARY HIGH WATER WHERE IT WAS LOCATED PRIOR TO ANY ARTIFICIAL OR AVULSIVE CHANGES IN THE LOCATION OF THE SHORELINE."
 THIS EXCEPTION IMPLIES THAT ANY SUDDEN, ARTIFICIAL OR NON-NATURAL ACCRETIONS TO THE PARCELS SO DESCRIBED DO NOT ATTACH TITLE TO THE UPLAND OWNER.
 ASSUMING THAT THE LAND OF THE UPLAND OWNER HAS REMAINED IN A NATURAL STATE SINCE THE ISSUANCE OF THE PATENT, AND THAT LAND THAT WAS GAINED OR LOST WAS BY THE NATURAL AFFECTS OF ACCRETION OR ALLUVION, IT IS MY OPINION, THAT THE WESTERLY BOUNDARY OF THE LAND DESCRIBED WOULD EXTEND TO THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN [SEE DANA V. JACKSON, 31 Cal 118 (1866)].
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Mean High Tide Determination from various datums (at Port San Luis):

	MLLW	NGVD29	NAVD88
Bench Mark 62 (PID-FV0739)	64.46	61.73	64.63
Highest Observed Water Level (1-18-1973)	7.80	5.07	7.97
Mean Higher High Water (MHHW)	5.39	2.66	5.56
Mean High Water (MHW)	4.68	1.95	4.85
Mean Tide Level (MTL)	2.95	0.13	3.03
National Geodetic Vert. Datum (NGVD29)	2.73	0.00	2.86
Mean Low Water (MLW)	1.04	-1.69	1.21
Mean Lower Low Water (MLLW)	0.00	-2.73	0.17
North American Vert. Datum (NAVD88)	-4.17	-2.99	0.00
Lowest Observed Water Level (12-20-1949)	-2.10	-4.83	-1.93

Note: Difference between NGVD29 and NAVD88 computed at Bench Mark 62 (PID-FV0739) on Orleans Road 0.5 miles north of Arda Road with an NGS published elevation of 64.63 feet NAVD88 and 61.73 feet NGVD29. Total datum at Port San Luis, publication date 12-15-1985.

2053 Surber Street Unit C
 San Luis Obispo, CA 93401
 805-594-1960

By Michael Stanton, PLS 5702 12/24/2022

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