

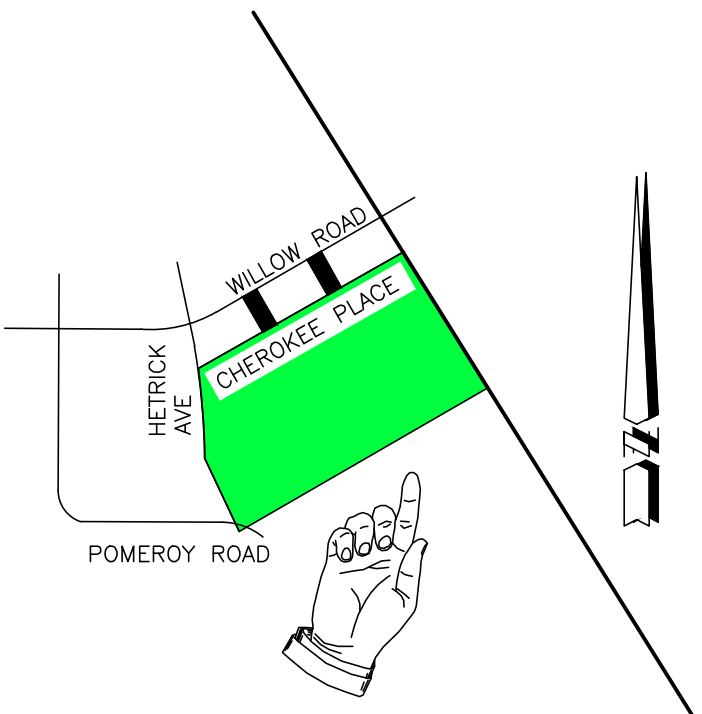
DANA RESERVE
VESTING TENTATIVE
TRACT NO. 3159

LOT SUMMARY

LOT	TYPE	NET AC.	GROSS AC.
LOT 1	NEIGHBORHOOD 1 - MULTI FAMILY RESIDENTIAL	8.73	8.98
LOT 2	NEIGHBORHOOD 2 - MULTI FAMILY RESIDENTIAL	10.53	11.61
LOT 3	NEIGHBORHOOD 3 - SINGLE FAMILY RESIDENTIAL	16.20	16.25
LOT 4	NEIGHBORHOOD 4 - SINGLE FAMILY RESIDENTIAL	11.40	12.45
LOT 5	NEIGHBORHOOD 5 - SINGLE FAMILY RESIDENTIAL	17.20	17.20
LOT 6	NEIGHBORHOOD 6 - SINGLE FAMILY RESIDENTIAL	18.56	18.68
LOT 7	NEIGHBORHOOD 7 - SINGLE FAMILY RESIDENTIAL	27.51	27.56
LOT 8	NEIGHBORHOOD 8 - SINGLE FAMILY RESIDENTIAL	16.77	17.32
LOT 9	NEIGHBORHOOD 9 - SINGLE FAMILY RESIDENTIAL	37.19	36.88
LOT 10	RURAL RESIDENTIAL	4.53	5.40
LOT 11	SHERIFF STATION LOT	1.95	2.59
LOT 13	FLEX COMMERCIAL	4.17	4.73
LOT 14	FLEX COMMERCIAL	2.80	2.94
LOT 15	FLEX COMMERCIAL	8.03	8.85
LOT 16	FLEX COMMERCIAL	2.56	2.74
LOT 17	VILLAGE COMMERCIAL	2.06	2.80
LOT 18	VILLAGE COMMERCIAL	1.41	1.96
LOT 19	VILLAGE COMMERCIAL	0.92	1.13
LOT 20	RECREATION	0.45	0.56
LOT 45	NEIGHBORHOOD 10 - MULTI FAMILY RESIDENTIAL	3.01	3.42

LOT B-22	FIRE STATION LOT	1.07	2.53
LOT C/23	OPEN SPACE - HOA	0.76	1.51
LOT D/24	OPEN SPACE - HOA	7.89	10.55
LOT E/25	LANDSCAPE - HOA	0.52	0.69
LOT F/26	OPEN SPACE - HOA	6.12	6.88
LOT G/27	DRAINAGE BASIN - HOA	2.49	2.78
LOT H/28	DRAINAGE BASIN - HOA	1.22	1.46
LOT I/29	OPEN SPACE - HOA	0.87	1.67
LOT J/30	OPEN SPACE - HOA	0.21	0.44
LOT K/31	OPEN SPACE - HOA	1.81	1.89
LOT L/32	OPEN SPACE - HOA	13.87	14.38
LOT M/33	PARK - HOA	4.95	12.00
LOT N/34	OPEN SPACE - TRAILS - HOA	15.65	17.32
LOT O/35	OPEN SPACE - TRAILS - HOA	0.14	0.31
LOT P/36	DRAINAGE BASIN - HOA	0.46	0.46
LOT Q/37	OPEN SPACE & DRAINAGE BASIN - HOA	0.81	1.39
LOT R/38	OPEN SPACE, TRAILS & DRAINAGE BASIN - HOA	7.84	8.64
LOT S/39	OPEN SPACE - HOA	1.82	2.21
LOT T/40	DRAINAGE BASIN - HOA	0.27	0.41
LOT U/41	LANDSCAPE - HOA	0.72	1.10
LOT V/42	OPEN SPACE - TRAILS	0.22	0.22
LOT W/43	RECREATION - HOA	1.01	1.15

TOTAL PROJECT AREA = 288.25 ACRES



VICINITY MAP

NOT TO SCALE

OWNERS

NKT DEVELOPMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND
DANA RESERVE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND
646 CHEROKEE PLACE, LLC
684 HIGUERA STREET,
SAN LUIS OBISPO, CA 93401

JOSE G. DIAZ
590 CHEROKEE PLACE
NIPOMO, CA, 93444

SITE DATA

NO CURRENT ADDRESS
TOTAL ACREAGE: 288.27
APN: 091-301-073, 029 AND 031

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP CO-89-389, IN THE COUNTY OF
SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP
RECORDED FEBRUARY 28, 1992, IN BOOK 49 AT PAGE 25 OF
PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF
SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DESCRIBED
IN THAT CERTAIN FINAL ORDER OF CONDEMNATION, RECORDED
OCTOBER 18, 2011 AS DOCUMENT NO. 2011-051759 OF
OFFICIAL RECORDS.

INCLUDING, PARCEL B OF PARCEL MAP CO-73-436, IN THE
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA,
ACCORDING TO MAP RECORDED AUGUST 15, 1974, IN BOOK 15
AT PAGE 26 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.

ALSO INCLUDING, PARCEL B OF PARCEL MAP CO-74-55, IN
THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA,
ACCORDING TO MAP RECORDED AUGUST 15, 1974, IN BOOK 15
AT PAGE 27 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.

CIVIL ENGINEER:

RRM DESIGN GROUP
3785 HIGUERA STREET
SAN LUIS OBISPO, CA 93401
805-543-1794 rrmachob@rrmdesign.com
CONTACT: ROBERT CAMACHO, RCE

LAND SURVEYOR:

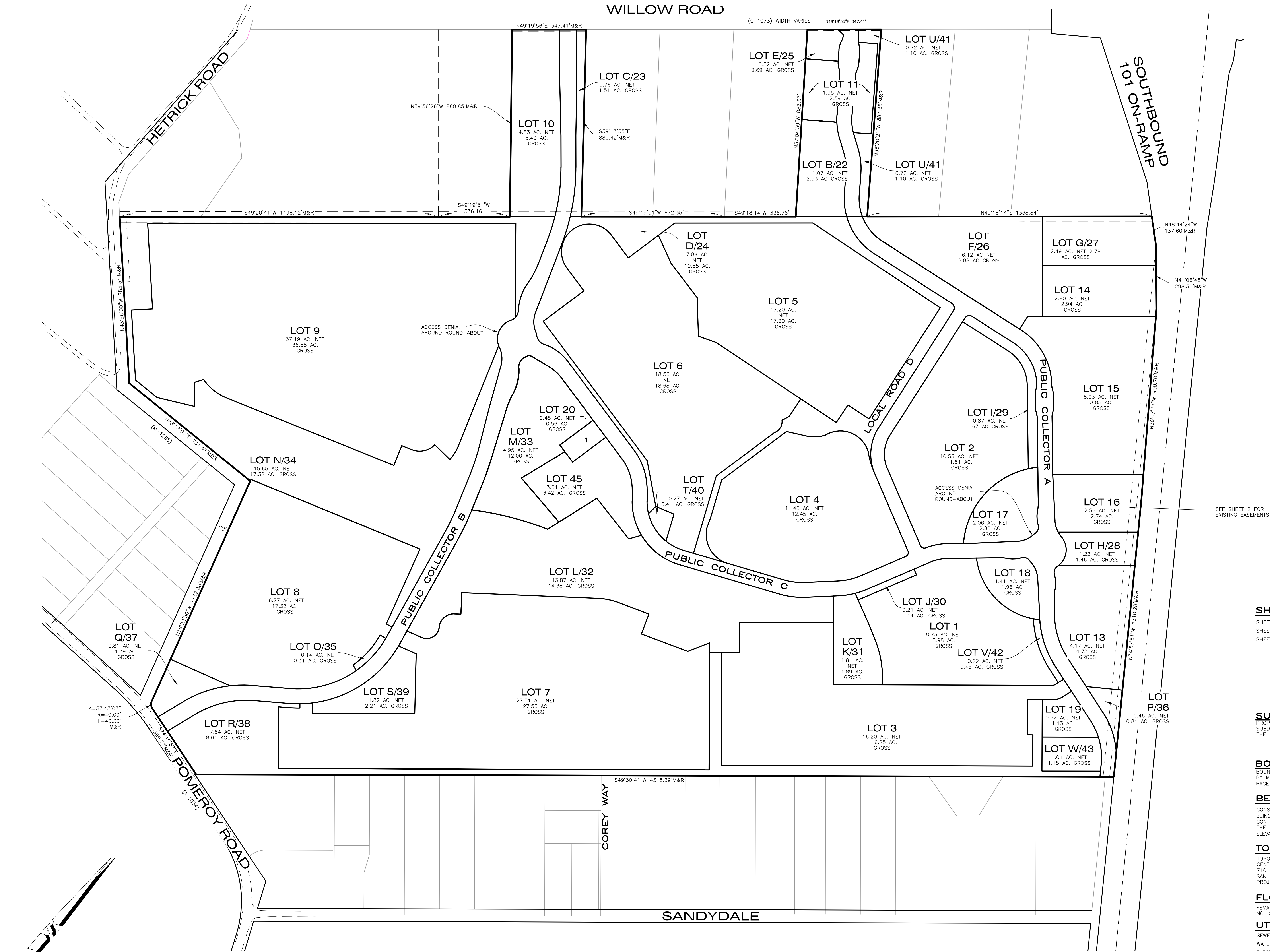
MBS LAND SURVEYS
3559 HIGUERA STREET
SAN LUIS OBISPO, CA 93401
805-594-1960 mbs@mbssurveys.com
MICHAEL B. STANTON, PLS 5201

VESTING
TENTATIVE TRACT
NO. 3159

OF A PORTION OF PARCEL 1 OF PARCEL MAP CO-89-389, ACCORDING TO
MAP FILED IN BOOK 49 OF PARCEL MAPS AT PAGE 25 TOGETHER WITH PARCEL
B OF PARCEL MAP CO-73-436, ACCORDING TO MAP FILED IN BOOK 15 OF
PARCEL MAPS AT PAGE 26 TOGETHER WITH PARCEL B OF PARCEL MAP CO
74-55, ACCORDING TO MAP FILED IN BOOK 15 OF PARCEL MAPS AT PAGE 27,
IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

MBS LAND SURVEYS
3559 HIGUERA STREET
SAN LUIS OBISPO, CA 93401
805-594-1960

SHEET 1 OF 3 August 14, 2025 JOB #17-153



SEE SHEET 2 FOR
EXISTING EASEMENTS

SHEET INDEX

SHEET 1 OVERALL SITE PLAN
SHEET 2 LOT DETAIL
SHEET 3 DETAILS PHASING PLAN

SURVEYOR'S NOTE

PROPERTY LINES FOR LOTS ADJACENT TO INTERIOR
SUBDIVISION ROADS ARE ALL ALONG THE CENTERLINE OF
THE COLLECTOR ROAD EASEMENTS.

BOUNDARY INFORMATION

BOUNDARY BASED ON RECORD OF SURVEY PERFORMED
BY MBS LAND SURVEYS AND RECORDED IN VOLUME 115,
PAGE 92 INDICATED AS "R".

BENCHMARK

CONSTRUCTION SURVEY CONTROL POINT NUMBER 13,
BEING A 5/8" REBAR PER CONSTRUCTION SURVEY
CONTROL MAP PREPARED BY RRM DESIGN GROUP FOR
THE WILLOW ROAD EXTENSION PHASE 1.

TOPOGRAPHY:

TOPOGRAPHIC INFORMATION FROM AN AERIAL SURVEY BY
CENTRAL COAST AERIAL MAPPING
710 FIERO LANE, #24
SAN LUIS OBISPO, CA 93401 805-543-4307
PROJECT NO. 2017-4004

FLOOD ZONE:

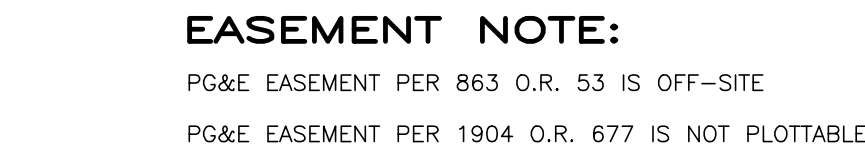
FEMA FLOOD ZONE X PER PANEL
NO. 06079CL6170 AND 06079CL6366

UTILITIES

SEWER - NIPOMO COMMUNITY SERVICES DISTRICT
WATER - NIPOMO COMMUNITY SERVICES DISTRICT
ELECTRIC - PG&E
GAS - SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE - AT&T
CABLE TV - CHARTER COMMUNICATIONS



8/14/25



LOT DETAIL
VESTING
TENTATIVE TRACT
NO. 3159

OF A PORTION OF PARCEL 1 OF PARCEL MAP CO-89-389, ACCORDING TO MAP FILED IN BOOK 49 OF PARCEL MAPS AT PAGE 25 TOGETHER WITH PARCEL B OF PARCEL MAP CO 73-436, ACCORDING TO MAP FILED IN BOOK 15 OF PARCEL MAPS AT PAGE 26, TOGETHER WITH PARCEL B OF PARCEL MAP CO 74-55, ACCORDING TO MAP FILED IN BOOK 15 OF PARCEL MAPS AT PAGE 27, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

MBS
LAND SURVEYS

MICHAEL B. STANTON, PLS 5702
3563 SUELDO ST. UNIT Q
SAN LUIS OBISPO, CA 93401
805-594-1960

DANA RESERVE
VESTING TENTATIVE
TRACT NO. 3159



PHASE DETAILS

- PHASE 1 FRONTAGE ROAD IMPROVEMENTS, PUBLIC UTILITY CONNECTIONS, ONSITE PUBLIC ROADS (FRONTAGE TO WILLOW ROAD INCLUDING INTERSECTIONS AND RETURNS FOR FUTURE NEIGHBORHOOD CONNECTIONS), EQUESTRIAN/PEDESTRIAN PATHS AND PUBLIC DRAINAGE FACILITIES
- PHASE 2 ONSITE PUBLIC ROADS (POMEROY TO WILLOW ROAD INCLUDING INTERSECTIONS, RETURNS FOR FUTURE NEIGHBORHOOD CONNECTIONS AND CHEROKEE PLACE), EQUESTRIAN/PEDESTRIAN PATHS, PUBLIC UTILITY CONNECTIONS INCLUDING LIFT STATIONS AND PUBLIC DRAINAGE FACILITIES
- PHASE 3 ONSITE PUBLIC ROADS, PUBLIC UTILITY CONNECTION INCLUDING, PUBLIC PARK AND PUBLIC DRAINAGE FACILITIES

PRELIMINARY
INFRASTRUCTURE PHASING
MAP FOR CONSTRUCTION
AND BONDING PURPOSES

SCALE: 1"=200'

PHASING PLAN
VESTING
TENTATIVE TRACT
NO. 3159

OF A PORTION OF PARCEL 1 OF PARCEL MAP 00-88-388, ACCORDING TO MAP FILED IN BOOK 49 OF PARCEL MAPS AT PAGE 25 TOGETHER WITH PARCEL B OF PARCEL MAP CO 73-436, ACCORDING TO MAP FILED IN BOOK 15 OF PARCEL MAPS AT PAGE 26, TOGETHER WITH PARCEL B OF PARCEL MAP CO 74-55, ACCORDING TO MAP FILED IN BOOK 15 OF PARCEL MAPS AT PAGE 27, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA



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3559 S. HIGUERA STREET
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