

EXHIBIT "A"
Legal Description
ANNEXATION NO. 1
SHANDON-SAN JUAN WATER DISTRICT

Being Parcels 3 and 4 of COAL 99-0313 as described in Document No.: 2000076027 and Document No.: 2000076028 respectively and shown on the record of survey map filed in Book 80 of Licensed Surveys at Page 44 all in the office of the San Luis Obispo County Clerk Recorder, and all of Sections 9 and 16 and the South half of the Southwest Quarter of Section 4 and the South half of the Southeast Quarter of Section 4, all in Township 27 South, Range 15 East, Mount Diablo Meridian, in the County of San Luis Obispo, State of California, more particularly described as follows:

Beginning at the Northwest corner of said Parcel 3; thence along the following 20 courses and distances:

1. North 0°29'21" East, along the West line of said Section 16, 5300.47 feet to the Northwest corner thereof and said Shandon San Juan Water District boundary; thence,
2. North 0°54'24" East, along the West line of said Section 9, 5329.49 feet to the Northwest corner thereof and said Shandon San Juan Water District boundary; thence,
3. North 0°04'06" West, along the West line of said Section 4, 1329.55 feet to the Northwest corner of the South half of the Southwest Quarter of said Section 4 and said Shandon San Juan Water District boundary; thence,
4. South 89°08'41" East, along the North lines of the South half of the Southwest Quarter and the South half of the Southeast Quarter of said Section 4, 5310.05 feet to the Northeast corner thereof and said Shandon San Juan Water District boundary; thence,
5. South 0°02'53" East, along the East line of said Section 4, 1325.85 feet to the Southeast corner thereof and said Shandon San Juan Water District boundary; thence,
6. South 0°40'48" West, along the East line of said Section 9, 5313.13 feet to the Southeast corner thereof and said Shandon San Juan Water District boundary; thence,
7. South 0°16'39" West, along the East line of said Section 16, 5312.82 feet to the Southeast corner thereof and said Shandon San Juan Water District boundary; thence,

8. South 89°13'45" East, along the north line of said Parcel 3, 1337.61 feet to the Northeast corner of the said Parcel 3 and said Shandon San Juan Water District boundary; thence,
9. South 0°21'45" West, along the east line of said Parcel 3, 5337.19 feet to an angle point in said East line and said Shandon San Juan Water District boundary; thence,
10. South 0°20'35" West, 2562.00 feet along said east line to an angle point in said East line and said Shandon San Juan Water District boundary; thence,
11. South 0°21'15" West, 211.13 feet along the said east line to the Northeast corner of said Parcel 4 and said Shandon San Juan Water District boundary; thence,
12. South 0°21'15" West, 7892.88 feet along the east line of said Parcel 4 to the Southeast corner of said Parcel 4 and said Shandon San Juan Water District boundary; thence,
13. North 89°36'43" West, 1320.53 feet along the south line of said Parcel 4 to an angle point in said south line and said Shandon San Juan Water District boundary; thence,
14. North 89°38'08" West, 5334.06 feet along the said south line to a point in said south line and said Shandon San Juan Water District boundary; thence,
15. North 89°38'08" West, 1333.49 feet along said south line to the Southwest corner of said Parcel 4 and said Shandon San Juan Water District boundary; thence,
16. North 0°11'14" East, 1306.06 feet along the west line of said Parcel 4 to an angle point in said west line and said Shandon San Juan Water District boundary; thence leaving said Shandon San Juan Water District boundary
17. South 89°38'08" East, 1334.63 feet along said west line to an angle point in said west line; thence,
18. North 0°14'13" East, 6586.31 feet along said west line to the Northwest corner of said Parcel 4; thence,
19. North 0°14'13" East, 2807.71 feet along the west line of said Parcel 3 to a point in said west line; thence,
20. North 0°14'13" East, 5350.05 feet along said west line to the Northwest corner of said Parcel 3 to the **Point of Beginning**.

The above-described parcel containing 3956.63 acres, more or less, is graphically shown on Exhibit B attached hereto and made a part hereof.

END OF DESCRIPTION

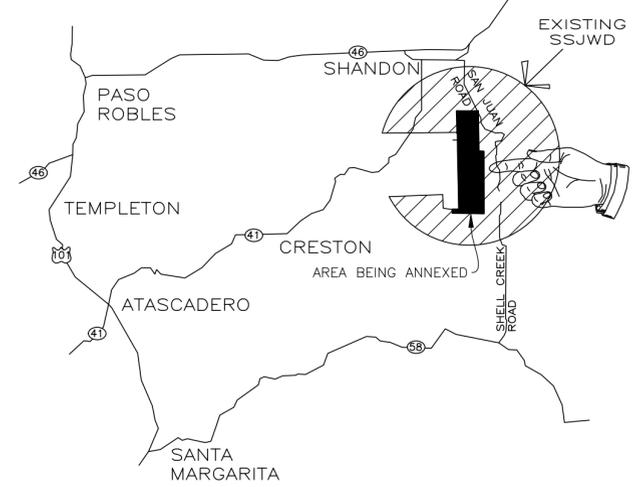
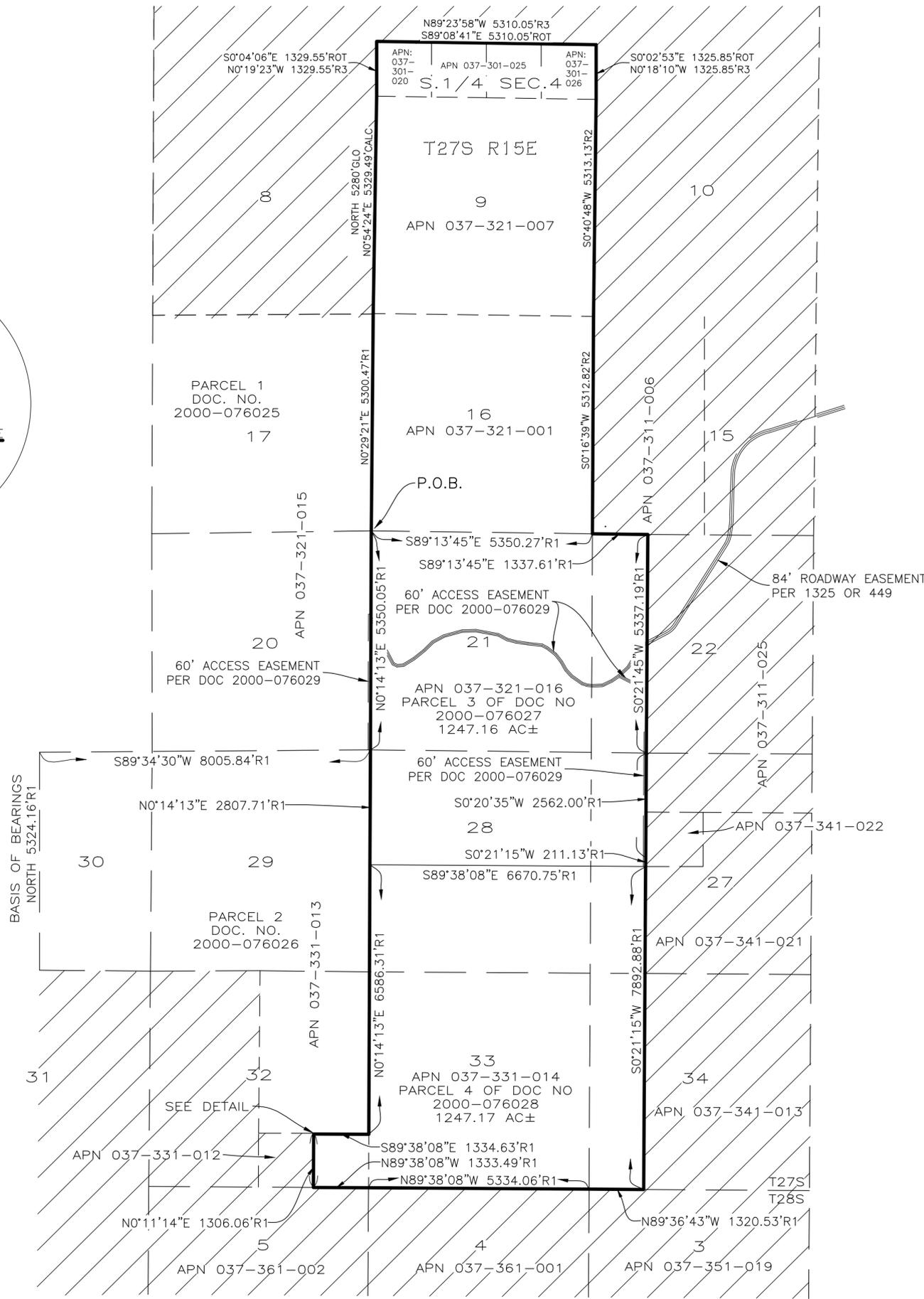
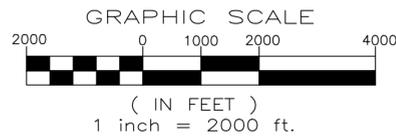
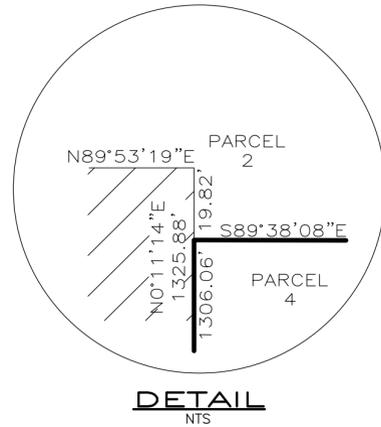
* * *

Michael B. Stanton, LS 5702

Date



N:\2021\21-343 Shell Canyon Road (Mouren Ranch) - Shandon\C3D\21-343 SHELL CYN RD - MOUREN RANCH -LEGAL DESC_11-21-2023.dwg, 18X26, Dec 13, 2023 7:13pm, rcassera



VICINITY MAP
NO SCALE

LEGEND

- MONUMENT AS NOTED
- R RECORD
- CF CALCULATED FROM
- SECTION LINE
- - - PARCEL LINE
- ▬ ANNEXATION
- ▨ EXISTING SSJWD
- ROT ROTATED TO MATCH BASIS OF BEARINGS

REFERENCES

- R1 80 LS 44
- R2 32 PM 71
- R3 101 LS 38
- GLO GENERAL LAND OFFICE RECORDS
- D1 DOC. No. 2000-076027
- D2 DOC. No. 2000-076028

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS NORTH, BETWEEN TWO FOUND MONUMENTS, AS SHOWN PER 80 LS 44.

ANNEXATION #1

BEING PARCELS 3 AND 4 OF COAL 99-0313 AS DESCRIBED IN DOCUMENT NO.: 2000076027 AND DOCUMENT NO.: 2000076028 RESPECTIVELY AND SHOWN ON THE RECORD OF SURVEY MAP FILED IN BOOK 80 OF LICENSED SURVEYS AT PAGE 44 ALL IN THE OFFICE OF THE SAN LUIS OBISPO COUNTY CLERK RECORDER, AND ALL OF SECTIONS 9 & 16 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4 ALL IN TOWNSHIP 27 SOUTH, RANGE 15 EAST, MOUNT DIABLO MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

TOTAL AREA BEING ANNEXED:
3956.63 ACRES



MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960

DATE	REVISION
12-13-2023	FIXED APN FOR SEC 9