

**EXHIBIT A**  
**LAFCO ANNEXATION**  
**(Option 1)**  
**Legal Description**

A portion of Parcel 1 of Parcel Map CO 89-389 as shown on map filed on February 18, 1992 in Book 49 of Maps at page 25, Parcel B of Parcel Map CO 73-436 as shown on Parcel Map filed on August 15, 1974 in Book 15 of Parcel Maps at page 26 and Parcel C of Parcel Map Co 74-55 filed on August 15, 1974 in Book 15 of Parcel Maps at page 27 in the Recorder's Office of San Luis Obispo County, California described as follows;

Beginning at the most westerly corner of Parcel 1 of said Parcel Map CO 89-389, said point being a  $\frac{3}{4}$ " iron pipe with nail as shown on Record of Survey filed in Book 115 of Records of Survey at Pages 92-93 in said County Recorder's Office having the following NAD83, Zone 5 coordinates, 1991.35 epoch

    Northing    2,211,652.621

    Easting     5,809,950.699

thence

- 1) North 49°20'41" East along the Northwest Line of said Parcel 1 of Parcel Map CO 89-389 a distance of 1498.13 feet to the Southerly corner of Parcel A of Parcel Map No. CO 73-436 as shown on Parcel Map filed on August 15, 1974 in Book 15 of Parcel Maps at page 26; thence
- 2) North 49°19'51" East along the Northwest Line of said Parcel 1 of Parcel Map CO 89-389 a distance of 336.31 feet to the Southerly corner of Parcel B of said Parcel Map CO 73-436; thence
- 3) North 40°02'04" West along the Southwest line of said Parcel B of said Parcel Map CO 73-436 a distance of 882.61 feet to the west corner thereof; thence
- 4) North 49°14'28" East along the Northwest line of said Parcel B of said Parcel Map CO 73-436 a distance of 347.48 feet to the north corner thereof; thence
- 5) South 39°19'38" East along the Northeast line of said Parcel B of said Parcel Map CO 73-436 a distance of 883.34 feet to the east corner thereof; thence
- 6) North 49°19'51" East along the Southeast lines of Parcel C and D as shown on Parcel Map Co 74-55 filed on August 15, 1974 in Book 15 of Parcel Maps at page 27, records of said County a distance of 671.69 feet to the Southerly corner of Parcel A of Parcel Map No. CO 74-55; thence
- 7) North 49°18'14" East along the Southerly line of Parcels A and B of Parcel Map No. CO 74-55 a distance of 670.90 feet to the South corner of Parcel C of Parcel Map Co 74-55; thence

- 8) North  $36^{\circ}20'10''$  West along the Southwest line of Parcel C of Parcel Map CO 74-55 ad distance of 886.98 feet to the West corner of Parcel C; thence
- 9) North  $49^{\circ}21'55''$  East along the Northwest line of said Parcel C a distance of 347.32 feet to the north corner of said Parcel C; thence
- 10) South  $35^{\circ}41'31''$  East along the Northeast line of said Parcel C a distance of 887.42 feet to the East corner of Parcel C and Northwest line of Parcel 1 of Parcel Map CO 89-389; thence
- 11) North  $49^{\circ}18'14''$  East along the northwest line of said Parcel 1 a distance of 1002.84 feet to the Southwest line of State Highway 101 as shown on Cal Trans right-of-way map for District 5, at Post Mile 6.44, Route 101 Sheet 1 of 2 sheets; thence Southeasterly along said State Highway right-of-way line the following four courses
- 12) South  $48^{\circ}44'21''$  East a distance of 137.60 feet; thence
- 13) South  $41^{\circ}06'48''$  East a distance of 298.30 feet; thence
- 14) South  $36^{\circ}07'11''$  East a distance of 900.78 feet; thence
- 15) South  $34^{\circ}57'51''$  East a distance of 1310.28 feet to the East corner of said Parcel 1 of Parcel Map CO 89-389; thence
- 16) South  $49^{\circ}30'41''$  West along the Southeast line of said Parcel 1 of Parcel Map CO 89-389 distance of 4321.50 feet; thence
- 17) North  $74^{\circ}15'57''$  West along the south line of Parcel 1 of Parcel Map CO 89-389 and north line of Pomeroy Road a distance of 385.21 feet; thence
- 18) North  $16^{\circ}32'50''$  West along the west line of Parcel 1 of Parcel Map CO 89-389 and East line of Hetrick Road a distance of 1160.41 feet; thence
- 19) South  $88^{\circ}18'05''$  West along the South line of Parcel 1 of Parcel Map CO 89-389 and North line of Hetrick Road a distance of 731.47 feet; thence
- 20) North  $43^{\circ}56'00''$  West along the Southwest line of Parcel 1 of Parcel Map CO 89-389 and Northeast line of Hetrick Road a distance of 783.35 to the point of beginning.

The above described parcel contains 288.38 acres

The above-described parcel is graphically shown on Exhibit B attached hereto and made a part hereof.

Bearings and distances herein are on the State Plane Coordinate System, NAD83, Zone 0405.

To obtain true bearings, rotate bearings herein by  $-1^{\circ}25'26''$ .

To obtain ground distances, multiply distances herein by 1.00007610



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# EXHIBIT "B"

HIGHWAY 101

WILLOW RD.

PARCEL 1  
49 PM 25

3/4" IRON PIPE  
P.O.B.

N.C.S.D.  
CURRENT  
BOUNDARY

HETRICK RD.

POMEROY RD.

SCALE 1"=600'

**MBS**  
LAND SURVEYS

MICHAEL B. STANTON, PLS 5702  
3559 S. HIGUERA STREET  
SAN LUIS OBISPO, CA 93401  
805-594-1960

N.C.S.D ANNEXATION  
DANA RESERVE, NIPOMO

September 21, 2022

JOB #2017\1

N:\2017\17-153 Hetrick-Cherokee - Rancho Nipomo\3D 2019\17-153 Ro Nipomo - LAFCO ANNEXATION MAP.dwg, 8.5X11 ANNEX EXHIBIT MAP, Sep 21, 2022 3:37pm, MStanton



# Parcel Map Check Report- OPTION 1

**Client:**

17-153

DANA RESERVE ANNEX

**Prepared by:**

Michael B Stanton

MBS Land Surveys

3559 S Higuera St.

Date: 9/23/2022 11:01:11 AM

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**Parcel Name:** ANNEX-OPTION 1 - Property : 1**Description:**

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 2,211,652.6208'

East: 5,809,950.6992'

**Segment# 1: Line**

Course: N49° 20' 41"E

Length: 1,498.13'

North: 2,212,628.6622'

East: 5,811,087.2452'

**Segment# 2: Line**

Course: N49° 19' 51"E

Length: 336.31'

North: 2,212,847.8321'

East: 5,811,342.3313'

**Segment# 3: Line**

Course: N40° 02' 04"W

Length: 882.61'

North: 2,213,523.6094'

East: 5,810,774.5942'

**Segment# 4: Line**

Course: N49° 14' 28"E

Length: 347.48'

North: 2,213,750.4712'

East: 5,811,037.7977'

**Segment# 5: Line**

Course: S39° 19' 38"E

Length: 883.34'

North: 2,213,067.1731'

East: 5,811,597.6131'

**Segment# 6: Line**

Course: N49° 19' 51"E

Length: 671.68'

North: 2,213,504.9005'

East: 5,812,107.0724'

**Segment# 7: Line**

Course: N49° 18' 14"E

Length: 336.58'

North: 2,213,724.3664'

East: 5,812,362.2601'

Segment# 8: Line

Course: N49° 18' 14"E

North: 2,213,942.3588'

Length: 334.32'

East: 5,812,615.7344'

Segment# 9: Line

Course: N36° 20' 10"W

North: 2,214,656.8699'

Length: 886.98'

East: 5,812,090.1801'

Segment# 10: Line

Course: N49° 21' 55"E

North: 2,214,883.0566'

Length: 347.32'

East: 5,812,353.7532'

Segment# 11: Line

Course: S35° 41' 31"E

North: 2,214,162.3246'

Length: 887.42'

East: 5,812,871.4980'

Segment# 12: Line

Course: N49° 18' 14"E

North: 2,214,816.2234'

Length: 1,002.84'

East: 5,813,631.8298'

Segment# 13: Line

Course: S48° 44' 21"E

North: 2,214,725.4779'

Length: 137.60'

East: 5,813,735.2658'

Segment# 14: Line

Course: S41° 06' 48"E

North: 2,214,500.7355'

Length: 298.30'

East: 5,813,931.4132'

Segment# 15: Line

Course: S36° 07' 11"E

North: 2,213,773.0971'

Length: 900.78'

East: 5,814,462.4000'

Segment# 16: Line

Course: S34° 57' 51"E

North: 2,212,699.3088'

Length: 1,310.28'

East: 5,815,213.2743'

Segment# 17: Line

Course: S49° 30' 41"W  
North: 2,209,893.3723'

Length: 4,321.50'  
East: 5,811,926.6221'

Segment# 18: Line

Course: N74° 15' 57"W  
North: 2,209,997.8314'

Length: 385.21'  
East: 5,811,555.8458'

Segment# 19: Line

Course: N16° 32' 50"W  
North: 2,211,110.1834'

Length: 1,160.41'  
East: 5,811,225.3547'

Segment# 20: Line

Course: S88° 18' 05"W  
North: 2,211,088.5012'

Length: 731.47'  
East: 5,810,494.2061'

Segment# 21: Line

Course: N43° 56' 00"W  
North: 2,211,652.6288'

Length: 783.35'  
East: 5,809,950.7015'

Perimeter: 18,443.91'

Error Closure: 0.0083

Error North : 0.00798

Area: 12,561,772Sq.Ft.

Course: N16° 04' 35"E

East: 0.00230

Precision 1: 2,222,157.83