

MINUTE ITEM
This Calendar Item No. 40
was approved as Minute Item
No. 40 by the State Lands
Commission by a vote of 3
to 0 at its 08/30/89
meeting.

CALENDAR ITEM

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CONSIDERATION OF PROPOSED INCORPORATION
OF TOWN OF PEBBLE BEACH, MONTEREY COUNTY

APPLICANT: County of Monterey
LAFCO
P.O. Box 180
Salinas, California 93902

The State Lands Commission has received a request from Monterey County LAFCO to review and approve the proposed offshore boundaries for incorporation of the Town of Pebble Beach.

Monterey LAFCO has submitted a map and legal description as required by Government Code Section 56108(b). The area proposed for incorporation is described in Exhibit "A", and depicted on Exhibit "B".

The area involved does not include lands underlying areas waterward of the Mean High Tide line.

The staff of the Commission has reviewed the proposed incorporation boundary description in Exhibit "A" and finds it adequate.

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884: N/A.

CALENDAR ITEM NO. 40 (CONT'D)

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The Calendar Item No. 40
was approved as Minute Item
by the State Lands
Commission on 11/11/71
at Monterey

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs 15061), the staff has determined that this activity is exempt from the requirements of the CEQA because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.

Authority: P.R.C. 21065 and 14 Cal. Code Regs 15378.

- EXHIBITS:
- A. Land Description.
 - B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL.CODE REGS 15378.
2. APPROVE THE PROPOSED BOUNDARIES OF INCORPORATION FOR THE PROPOSED TOWN OF PEBBLE BEACH, AS DESCRIBED IN EXHIBIT "A" ATTACHED, AND BY REFERENCE MADE A PART HEREOF, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 56108(c) and (d), SAID APPROVAL SHALL BE VALID FOR A PERIOD OF ONE (1) YEAR. IF THE INCORPORATION IS NOT COMPLETE WITHIN THAT PERIOD, THE BOUNDARIES SHALL BE DEEMED DISAPPROVED.
3. AUTHORIZE STAFF TO GIVE REQUISITE NOTICE OF SAID APPROVAL TO MONTEREY COUNTY LOCAL AGENCY FORMATION COMMISSION, PURSUANT TO GOVERNMENT CODE SECTION 56108(e).

EXHIBIT "A"

7-13-89

9881 111

LAND DESCRIPTION

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W 2400.111LEGAL DESCRIPTION
OF

PROPOSED TOWN OF PEBBLE BRACH

CERTAIN real property situate in the County of Monterey, State of California, comprising portions of Rancho El Pescadero and Rancho Puente de Pinos, the map of which is entitled "Licensed Surveyor's Map of El Pescadero and Point Pinos Ranchos," etc., filed for record January 12, 1922, in Map Book 3 of "Surveys" at Page 3, therein, Records of Monterey County, California; also comprising all of Monterey Peninsula Country Club Subdivision No. 1, the map of which is entitled "Monterey Peninsula Country Club Subdivision No. 1," filed for record May 4, 1925, in Volume 3 of "Cities and Towns" at Page 26, therein, records of Monterey County, California; also comprising all of Monterey Peninsula Country Club Subdivision No. 2, the map of which is entitled "Monterey Peninsula Country Club Subdivision No. 2," filed for record September 8, 1925, in Volume 3 of "Cities and Towns" at Page 29, therein, records of Monterey County, California; also comprising portions of Monterey Peninsula Country Club Subdivision No. 3, the map of which is entitled "Monterey Peninsula Country Club Subdivision No. 3," etc., filed for record March 7, 1927, in Volume 3 of "Cities and Towns" at Page 38, therein, records of Monterey County, California; also comprising all of Monterey Peninsula Country Club Subdivision No. 4, the map of which is entitled "Tract No. 429, Monterey Peninsula Country Club No. 4," etc., filed for record April 9, 1963, in Volume 7 of "Cities and Towns," at Page 87 therein, records of Monterey County, California; also comprising all of Pescadero Heights, the map of which is entitled "Pescadero Heights," etc., filed for record July 16, 1948, in Volume 5 of "Cities and Towns," at Page 19 therein, records of Monterey County, California; also comprising all of Pescadero Heights Subdivision No. 2, the map of which is entitled "Tract No. 463, Pescadero Heights Subdivision No. 2," etc., filed for record June 30, 1964, in Volume 8 of "Cities and Towns," at Page 21 therein, Records of Monterey County, California, also comprising all of Del Monte Forest Subdivision No. 1, the map of which is entitled "Del Monte Forest Subdivision No. 1," etc., filed for record August 14, 1946, in Volume 4 of "Cities and Towns," at Page 95 therein, records of Monterey County, California; also comprising all of Del Monte Forest Subdivision No. 2, the map of which is entitled "Del Monte Forest Subdivision No. 2," etc., filed for record August 3, 1948, in Volume 5 of "Cities and Towns," at Page 21 therein, records of Monterey County, California, described as follows to-wit:

BEGINNING at the most southwesterly corner of that certain 8.022 acre parcel deeded from Del Monte Properties Company, A California Corporation, to the State of California by deed dated September 13, 1951, and recorded November 28, 1951 in Volume 1344 of Official Records, at Page 26, Records of Monterey County, California; thence along the southerly line of said 8.022 acre parcel the following three courses

- (1) South 70 degrees 45' East, 700.22 feet; thence
- (2) Tangentially easterly along the arc of a circular curve to the left described from a point which bears North 19 degrees 15' East, 300.00 feet distant from the terminus of the preceding course through a central angle of 46 degrees 09' 12" for a distance of 241.66 feet to a point of reverse curvature; thence

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- (3) Tangentially easterly along the arc of a circular curve to the right described from a point which bears South 26 degrees 54' 12" East, 50.00 feet distant from the terminus of the preceding course through a central angle of 81 degrees 47' 12" for a distance of 71.37 feet to a point on the southwesterly boundary of "Sunset Drive", said point being distant 79.84 feet South 17 degrees 52' 36" East from Monument number 8301, as shown and so designated on said "Licensed Surveyor's Map of El Pescadero and Point Pinos Ranchos" hereinabove referred to; thence continuing along the line of said "Sunset Drive" the following courses and distances:
- (4) Tangentially South 35 degrees 07'; East, 231.55 feet; thence
- (5) Tangentially southeasterly along the arc of a circular curve to the left described from a point which bears North 54 degrees 53' East, 540.00 feet distant from the terminus of the preceding course through a central angle of 41 degrees 14' 43" for a distance of 388.73 feet to the most northwesterly corner of "Parcel I" as said parcel is shown and so designated on that certain map entitled "Sunset Annexation of Parcels I and II---" filed for record August 11, 1975 in Volume 13 of Cities and Towns at Page 4, Records of Monterey County; thence leaving said southwesterly boundary of said Sunset Drive and along the boundary of said "Parcel I"
- (6) South 17 degrees 35' 10" East, 89.65 feet; thence
- (7) South 25 degrees 30' West, 23.40 feet; thence
- (8) South 64 degrees 30' East, 132.26 feet; thence curving but not tangentially
- (9) Northerly along an arc of a circular curve to the right (the center of said curve bears S. 36 degrees 15' E., 525.00 feet distant) through a central angle of 10 degrees 36' 10" for an arc distance of 106.40 feet; thence leaving said curve
- (10) S. 36 degrees 15' E., 50.00 feet; thence curving but not tangentially
- (11) Southwesterly along an arc of a circular curve to the left (the center of said curve bears S. 36 degrees 15' E., 525.00 feet distant) through a central angle of 3 degrees 25' 46" for an arc distance of 31.42 feet; thence leaving said curve
- (12) S. 44 degrees 50' E., 349.59 feet; thence
- (13) S. 49 degrees 28' 19" E., 68.02 feet; thence
- (14) S. 31 degrees 57' 30" E., 320.08 feet; thence
- (15) S. 70 degrees 12' 15" E., 50.00 feet to the most southerly corner of said "Parcel I" and being the most southwest corner of that certain "4.055 Acres" parcel of land as said parcel is shown and so designated on that certain map entitled "Record of Survey of a portion of Rancho Punta De

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to Pinos---", filed for record September 17, 1958 in Volume X-1 of Surveys at page 206, Records of Monterey County; thence along the southerly and easterly boundary of said "4.055 Acres" parcel

- (16) S. 70 degrees 12' 15" E., 126.48 feet; thence
- (17) N. 87 degrees 15' E., 164.77 feet; thence
- (18) N. 6 degrees 17' 45" E., 174.67 feet to the southwesterly corner of that certain "Parcel II" as said parcel is shown and so designated on the aforementioned map filed in Volume 13 of Cities and Towns at Page 4; thence along the southerly boundary of said "Parcel II"
- (19) East 141.85 feet; thence
- (20) S. 67 degrees 30' E., 182.54 feet; thence
- (21) S. 69 degrees 51' 55" E., 372.08 feet to the most southeasterly corner of said "Parcel II"; said corner also being a point on the southerly boundary of that certain "5.373 Acres" parcel of land as said parcel is shown and so designated on that certain map entitled "Record of Survey of a portion of "Rancho Punta De Pinos"---" filed for record August 7, 1957 in Volume X-1 of Surveys at Page 131, Records of Monterey County; thence along said southerly boundary and curving but not tangentially
- (22) Southeasterly along an arc of a circular curve to the left (the center of said curve bears N. 86 degrees 26' 34" E., 177.84 feet distant) through a central angle of 70 degrees 05' 36" for an arc distance of 217.56 feet to a point of reverse curvature; thence curving tangentially
- (23) Easterly along an arc of a circular curve to the right (the center of said curve bears S. 16 degrees 20' 58" W., 1540.00 feet distant) through a central angle of 12 degrees 49' 02" for an arc distance of 344.50 feet; thence leaving said curve and tangent thereto
- (24) S. 50 degrees 50' E., 146.92 feet to a point now being designated as Point "A" for the purpose of further description; said point also being the most northerly corner of that certain parcel of land as shown on that certain map entitled "Detachment of Forest Grove Annexation No. 1 and 2 from Pebble Beach Sanitary District---" recorded in Reel 1228 of Official Records at Page 651, Records of Monterey County; said corner also being the intersection of courses numbered 15 and 16 of said "Detachment---"; thence along northwesterly boundary of said "Detachment" and being courses 15 through 8 inclusive and curving
- (25) Southerly along an arc of a circular curve to the left (the center of said curve bears S. 53 degrees 53' 27" E., 2235.00 feet distant) through a central angle of 15 degrees 57' 13" for an arc distance of 622.32 feet; thence continuing along said curve

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- (26) Southerly along an arc of a circular curve to the left through a central angle of 2 degrees 29' 20" with a radius of 2235.00 feet for an arc distance of 97.09 feet to a point of reverse curvature; thence curving
- (27) Southwesterly along an arc of a circular curve to the right (the center of said curve bears N. 72 degrees 20' W., 625.00 feet distant) through a central angle of 30 degrees 31' 21" for an arc distance of 332.95 feet; thence leaving said curve and tangent thereto
- (28) S. 48 degrees 11' 21" W., 304.96 feet; thence curving
- (29) Southerly on an arc of a circular curve to the left (the center of said curve bears S. 60 degrees 26' E., 955.00 feet distant) through a central angle of 46 degrees 55' 55" for an arc distance of 782.26 feet; thence continuing along said curve
- (30) Southerly on an arc of a circular curve to the left (the center of said curve bears N. 72 degrees 38' 05" E., 955.00 feet distant) through a central angle of 7 degrees 53' 05" for an arc distance of 131.42 feet; thence leaving said curve
- (31) S. 25 degrees 15' E., 221.55 feet; thence
- (32) N. 71 degrees 00' E., 377.23 feet to the most southeasterly corner of said "Detachment" and being the northeasterly terminus of Course Numbered 8 of said "Detachment"; thence
- (33) S. 25 degrees 15' E., 40.24 feet; thence
- (34) South 29 degrees 51' East, 142.58 feet to the most northerly corner of that certain 4.406 acre parcel of land deeded from Del Monte Properties Company, a Corporation, to the Pacific Grove Unified School District by deed dated April 23, 1963 and recorded May 21, 1963 in Reel 182 of Official Records, at Page 64 therein, Records of Monterey County, California; thence along the northwesterly line of said 4.406 acre parcel, the following four courses and distances:
- (35) South 71 degrees 00' West, 880.52 feet; thence
- (36) Tangentially southwesterly along the arc of a circular curve to the left described from a point which bears South 19 degrees 00' East, 3.45 feet distant from the terminus of the preceding course through a central angle of 46 degrees 35' 45" for a distance of 2.81 feet to a point of compound curvature; thence
- (37) Tangentially southwesterly along the arc of a circular curve to the left described from a point which bears South 65 degrees 35' 45" East, 3500.00 feet distant from the terminus of the preceding course through a central angle of 6 degrees 38' 55" for a distance of 406.14 feet; thence

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- (38) Tangentially South 17 degrees 45' 20" West, 67.80 feet to the most westerly corner of said 4.406 acre parcel as deeded to the Pacific Grove Unified School District; thence along the northeasterly line of that certain 4.149 acre parcel of land deeded from the Pacific Grove Unified School District to Del Monte Properties Company, a Corporation, by deed dated April 23, 1963, and recorded May 21, 1963 in Reel 182 of Official Records, at Page 60 therein, Records of Monterey County, California
- (39) South 29 degrees 51' East, 381.66 feet to a point on the northwesterly line of "David Avenue;" thence along said line
- (40) South 60 degrees 09' West, 1478.43 feet to Monument numbered 6401, as said monument is shown and so designated on said "Licensed Surveyor's Map of El Pescadero and Point Pinos Ranchos" hereinbefore referred to; thence
- (41) South 34 degrees 04' East, 1817.34 feet to Monument numbered 5401, as said monument is shown and so designated on said "Licensed Surveyor's Map of El Pescadero and Point Pinos Ranchos" hereinbefore referred to; thence
- (42) North 59 degrees 55' East, 2279.87 feet to a point which bears South 59 degrees 55' West, 177.31 feet distant from Monument numbered 6419, as said monument is shown and so designated on said "Licensed Surveyor's Map of El Pescadero and Point Pinos Ranchos" hereinbefore referred to and on the northwesterly line of the "Carmel-Pacific Grove Highway"; thence along the line of said Highway the following courses and distances:
- (43) Southerly along the arc of a circular curve to the left described from a point which bears South 63 degrees 43' 04" East, 480.00 feet distant from the terminus of the preceding course through a central angle of 78 degrees 22' 26" for a distance of 656.58 feet; thence
- (44) Tangentially South 52 degrees 05' 30" East, 1241.83 feet; thence leaving the line of said road and running along the boundary of Rancho El Pescadero
- (45) South 33 degrees 41' East, 63.33 feet to most northerly corner of that certain 2.98 acre parcel described as "Parcel 3" in that certain description of land proposed for Annexation to the Pebble Beach Community Services District, dated March 23, 1987 and recorded in Reel 2162, at Page 650, Official Records of Monterey County, California; thence leaving said rancho boundary and running along the southwesterly line of State Highway 68 (Holman Highway)
- (46) S. 52 degrees 07' 32" E., 592.41 feet; thence
- (47) Southwesterly, 509.67 feet along the arc of a tangent curve to the right having a radius of 400 feet, through a central angle of 73 degrees 00' 15"; thence
- (48) S. 20 degrees 55' 53" E., 517.62 feet (at 47.63 feet, the most southerly corner of said 2.98 acre parcel); thence

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- (49) Tangentially southwesterly along the arc of a circular curve to the right described from a point which bears North 69 degrees 04' 07" West, 507.22 feet distant from the terminus of the preceding course through a central angle of 9 degrees 24' 37" for a distance of 83.31 feet; thence
- (50) Tangentially South 30 degrees 20' 30" West, 414.78 feet; thence
- (51) Tangentially southerly along the arc of a circular curve to the left described from a point which bears South 59 degrees 39' 30" East, 330.42 feet distant from the terminus of the preceding course through a central angle of 53 degrees 04' for a distance of 306.03 feet to a point of reverse curvature; thence
- (52) Tangentially southerly along the arc of a circular curve to the right described from a point which bears South 67 degrees 16' 30" West, 276.12 feet distant from the terminus of the preceding course through a central angle of 60 degrees 16' for a distance of 290.44 feet to a point of reverse curvature; thence
- (53) Tangentially southeasterly along the arc of a circular curve to the left described from a point which bears South 52 degrees 27' 30" East, 328.01 feet distant from the terminus of the preceding course through a central angle of 120 degrees 24' 30" for a distance of 689.32 feet; thence
- (54) Tangentially South 82 degrees 52' East, 59.19 feet to a point of intersection of said westerly boundary of said "Carmel-Pacific Grove Highway" with the southerly prolongation of the easterly line of Los Altos Drive as said Los Altos Drive is shown and so designated on that certain map entitled "Tract No. 732 Ocean Pines No. 2 and 3---" filed for recorded March 7, 1974 in Volume 12 of Cities and Towns at Page 52, Records of Monterey County; thence from said point of intersection and crossing said Carmel-Pacific Grove Highway and along said southerly prolongation of said easterly boundary of Los Altos Drive and curving
- (55) 186.13 feet along the arc of a non-tangent curve to the left (center bears N. 74 degrees 31' W., 230.00 feet distant) through a central angle of 46 degrees 22' 02"; thence tangentially
- (56) 199.73 feet northerly along the arc of a reverse curve to the right, with a radius of 200.00 feet, through a central angle of 57 degrees 13' 02" to a point from which that certain monument 4516 bears N. 63 degrees 40' W., 30.00 feet distant as said monument is shown on that certain map entitled "Licensed Surveyor's Map of El Pescadero and Point Pinos Ranchos" filed for record January 12, 1922, in Volume 3 of Maps of Surveys at Page 3, Records of Monterey County, California; thence tangentially
- (57) N. 26 degrees 20' E., 208.00 feet to a point from which that certain monument 4515 bears N. 63 degrees 40' W., 30.00 feet distant as said monument is shown on last said map; thence
- (58) 147.19 feet northeasterly along the arc of a tangent curve to the left, with a radius of 550.00 feet, through a central angle of 15 degrees 20'

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to a point from which that certain monument 5506 bears N. 79 degrees 00' W., 30.00 feet distant as said monument is shown on last said map; thence tangentially.

- (59) N. 11 degrees 00' E., 130.00 feet to a point from which that certain monument 5505 bears N. 79 degrees 00' W., 30.00 feet distant; as said monument is shown on last said map; thence
- (60) 126.45 feet northeasterly along the arc of a tangent curve to the right, with a radius of 90.00 feet, through a central angle of 80 degrees 30' to a point of reverse curvature from which that certain monument 5504 bears N. 1 degree 30' E., 30.00 feet distant, as said monument is shown on last said map; thence tangentially
- (61) 253.51 feet easterly along the arc of a reverse curve to the left, with a radius of 350.00 feet, through a central angle of 41 degrees 30' to a point of reverse curvature from which that certain monument 5503 bears N. 40 degrees 00' W., 30.00 feet distant, as said monument is shown on last said map; thence tangentially
- (62) 150.80 feet southeasterly along the arc of a reverse curve to the right with a radius of 90.00 feet, through a central angle of 96 degrees 00' to a point of compound curvature from which that certain monument 5502 bears N. 56 degrees 00' E., 30.00 feet distant, as said monument is shown on last said map; thence tangentially
- (63) 299.47 feet southerly along the arc of a compound curve to the right, with a radius of 290.00 feet, through a central angle of 59 degrees 10' to a point of compound curvature from which that certain monument 5501 bears S. 64 degrees 50' E., 30.00 feet distant, as said monument is shown on last said map thence
- (64) 142.39 feet southwesterly along the arc of a compound curve to the right, with a radius of 550.00 feet, through a central angle of 14 degrees 50' to a point of reverse curvature from which that certain monument 4514 bears S. 50 degrees 00' E., 30.00 feet distant, as said monument is shown on last said map; thence tangentially
- (65) 222.53 feet southerly along the arc of a reverse curve to the left, with a radius of 250.00 feet, through a central angle of 51 degrees 00' to a point of reverse curvature from which that certain monument 4513 bears N. 79 degrees 00' E., 30.00 feet distant, as said monument is shown on last said map; thence tangentially
- (66) 230.38 feet southerly along the arc of a reverse curve to the right, with a radius of 550.00 feet, through a central angle of 24 degrees 00' to a point of reverse curvature from which that certain monument 4512 bears S. 77 degrees 00' E., 30.00 feet distant, as said monument is shown on last said map; thence tangentially

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- (67) 248.81 feet southerly along the arc of a reverse curve to the left, with a radius of 350.00 feet, through a central angle of 40 degrees 43' 50"; thence leaving said line of Los Altos Road and running radially
- (68) S. 62 degrees 16' 10" W., 172.57 feet to a point on said westerly boundary of said Carmel-Pacific Grove Highway; thence along said Carmel-Pacific Grove Highway; thence along said boundary and curving
- (69) Southeasterly along an arc of a circular to the right (the center of said curve bears S. 62 degrees 16' 10" W., 370.00 feet distant) through a central angle of 13 degrees 11' 50" for an arc distance of 85.23 feet to a point of reverse curvature; thence curving
- (70) Tangentially southeasterly along the arc of a circular curve to the left described from a point which bears North 75 degrees 28' East, 709.22 feet distant from the terminus of the preceding course through a central angle of 23 degrees 08' for a distance of 286.35 feet; thence
- (71) Tangentially South 37 degrees 40' East, 546.74 feet; thence
- (72) Tangentially southerly along the arc of a circular curve to the right described from a point which bears South 52 degrees 20' West, 370.00 feet distant from the terminus of the preceding course through a central angle of 63 degrees 28' for a distance of 409.85 feet; thence
- (73) Tangentially South 25 degrees 48' West, 18.34 feet; thence
- (74) Tangentially southerly along the arc of a circular curve to the left described from a point which bears South 64 degrees 12' East, 830.00 feet distant from the terminus of the preceding course through a central angle of 67 degrees 28' for a distance of 977.34 feet; thence
- (75) Tangentially South 41 degrees 40' East, 61.22 feet; thence
- (76) Tangentially southerly along the arc of a circular curve to the right described from a point which bears South 48 degrees 20' West, 320.00 feet distant from the terminus of the preceding course through a central angle of 52 degrees 14' for a distance of 291.73 feet to a point of reverse curvature; thence
- (77) Tangentially southeasterly along the arc of a circular curve to the left described from a point which bears South 79 degrees 26' East, 345.28 feet distant from the terminus of the preceding course through a central angle of 76 degrees 46' for a distance of 462.62 feet to a point of reverse curvature; thence
- (78) Tangentially southeasterly along the arc of a circular curve to the right described from a point which bears South 23 degrees 48' West, 533.32 feet distant from the terminus of the preceding course through a central angle of 22 degrees 32' for a distance of 247.07 feet; thence
- (79) Tangentially South 43 degrees 40' East, 381.49 feet; thence

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- (80) Tangentially southeasterly along the arc of a circular curve to the right described from a point which bears South 46 degrees 20' West, 570.00 feet distant from the terminus of the preceding course through a central angle of 23 degrees 32' for a distance of 333.60 feet; thence
- (81) Tangentially South 10 degrees 08' East, 590.69 feet; thence
- (82) Tangentially southeasterly along the arc of a circular curve to the left described from a point which bears North 79 degrees 52' East, 330.00 feet distant from the terminus of the preceding course through a central angle of 60 degrees 00' for a distance of 345.58 feet to a point of reverse curvature; thence
- (83) Tangentially southeasterly along the arc of a circular curve to the right described from a point which bears South 19 degrees 52' West, 289.10 feet distant from the terminus of the preceding course through a central angle of 42 degrees 34' 30" for a distance of 214.82 feet to a point of reverse curvature; thence
- (84) Tangentially southeasterly along the arc of a circular curve to the left described from a point which bears North 62 degrees 26' 30" East, 704.17 feet distant from the terminus of the preceding course through a central angle of 11 degrees 16' for a distance of 138.47 feet; thence
- (85) Tangentially South 34 degrees 49' 30" East, 308.72 feet; thence
- (86) Tangentially southerly along the arc of a circular curve to the right described from a point which bears South 51 degrees 10' 30" West, 58.62 feet distant from the terminus of the preceding course through a central angle of 66 degrees 47' for a distance of 68.33 feet to a point of reverse curvature; thence
- (87) Tangentially southerly along the arc of a circular curve to the left described from a point which bears South 62 degrees 02' 30" East, 1050.00 feet distant from the terminus of the preceding course through a central angle of 26 degrees 11' 30" for a distance of 479.99 feet; thence
- (88) Tangentially South 1 degree 46' West, 597.14 feet; thence
- (89) Tangentially southerly along the arc of a circular curve to the left described from a point which bears South 88 degrees 14' East, 1550.00 feet distant from the terminus of the preceding course through a central angle of 14 degrees 46' for a distance of 399.48 feet; thence
- (90) Tangentially South 13 degrees 00' East, 339.87 feet; thence
- (91) Tangentially southerly along the arc of a circular curve to the right described from a point which bears South 77 degrees 00' West, 1450.00 feet distant from the terminus of the preceding course through a central angle of 22 degrees 06' 36" for a distance of 559.54 feet; thence

- (92) North 16 degrees 15' West, 39.63 feet; thence
- (93) Tangentially northwesterly along the arc of a circular curve to the left described from a point which bears South 73 degrees 45' West, 230.00 feet distant from the terminus of the preceding course through a central angle of 74 degrees 50' 19" for a distance of 300.49 feet; thence
- (94) North 1 degree 06' 19" West, 76.40 feet to the most easterly corner of Lot numbered 28 in Block numbered 300, as the same is shown and so designated on that certain map entitled "Third Addition to Carmel Woods," etc.; filed for record October 3, 1927 in Volume 3 of "Cities and Towns," at Page 47 therein, Records of Monterey County, California; thence along the northeasterly line of said Block 300
- (95) North 34 degrees 00' West, 462.67 feet to an angle point therein; thence
- (96) North 59 degrees 20' West, 103.05 feet; thence
- (97) North 44 degrees 10' West, 198.50 feet; thence along the northwesterly line of said Block 300
- (98) South 78 degrees 10' West, 79.02 feet; thence
- (99) South 61 degrees 10' West, 116.34 feet; thence
- (100) South 54 degrees 44' West, 153.64 feet; thence
- (101) North 75 degrees 45' West, 87.00 feet; thence
- (102) South 58 degrees 15' West, 72.74 feet; thence
- (103) North 85 degrees 43' West, 120.66 feet; thence
- (104) South 76 degrees 40' West, 180.00 feet; thence leaving the northwesterly line of said Block 300 and continuing
- (105) South 76 degrees 40' West, 200.00 feet to a point on the centerline of San Marcos Road produced northerly; thence along said centerline
- (106) South 1 degree 28' 42" East, 172.88 feet; thence
- (107) Tangentially southerly along the arc of a circular curve to the right described from a point which bears South 88 degrees 31' 18" West, 150.00 feet distant from the terminus of the preceding course through a central angle of 36 degrees 28' 42" for a distance of 95.50 feet; thence
- (108) Tangentially South 35 degrees 00' West, 20.00 feet; thence leaving said centerline of San Marcos Road

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- (109) North 55 degrees 00' West, 30.00 feet to the most easterly corner of Block numbered 306, as the same is shown and so designated on said map of the "Third Addition to Carmel Woods"; thence along the northeasterly, northwesterly and westerly line of said Block 306, the following courses and distances:
- (110) North 56 degrees 30' West, 161.43 feet; thence
- (111) South 52 degrees 10' West, 154.09 feet; thence
- (112) South 46 degrees 30' West, 125.73 feet; thence
- (113) South 37 degrees 40' West, 131.42 feet; thence
- (114) South 33 degrees 50' West, 103.09 feet; thence
- (115) South 4 degrees 10' West, 160.00 feet; thence
- (116) North 82 degrees 30' East, 150.00 feet; thence
- (117) North 69 degrees 50' East, 135.00 feet to a point on the westerly line of San Juan Road; thence along said line
- (118) South 24 degrees 40' East, 30.00 feet; thence leaving said line
- (119) South 65 degrees 20' West, 134.12 feet; thence
- (120) South 8 degrees 15' East, 91.71 feet; thence
- (121) South 49 degrees 30' West, 156.30 feet; thence
- (122) South 68 degrees 30' West, 143.96 feet to the most westerly corner of said Block 306; thence leaving the line of said Block 306
- (123) South 68 degrees 30' West, 50.00 feet; thence
- (124) South 14 degrees 20' East, 99.74 feet to a point on the northwesterly line of Pescadero Road; thence
- (125) South 50 degrees 02' 10" East, 25.00 feet to a point on the centerline of Pescadero Road; thence along the centerline of said Road
- (126) Southerly along the arc of a circular curve to the left described from a point which bears South 50 degrees 02' 10" East, 60.00 feet distant from the terminus of the preceding course through a central angle of 119 degrees 37' 50" for a distance of 125.26 feet; thence
- (127) Tangentially South 79 degrees 40' East, 73.00 feet; thence

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- (128) Tangentially southeasterly along the arc of a circular curve to the right described from a point which bears South 10 degrees 20' West, 40.00 feet distant from the terminus of the preceding course through a central angle of 101 degrees 20' for a distance of 70.74 feet; thence
- (129) Tangentially South 21 degrees 40' West, 41.00 feet; thence
- (130) Tangentially southerly along the arc of a circular curve to the left described from a point which bears South 68 degrees 20' East, 210.00 feet distant from the terminus of the preceding course through a central angle of 17 degrees 15' for a distance of 63.22 feet to a point of reverse curvature; thence
- (131) Tangentially southwesterly along the arc of a circular curve to the right described from a point which bears North 85 degrees 35' West, 75.00 feet distant from the terminus of the preceding course through a central angle of 55 degrees 50' 30" for a distance of 73.10 feet to a point of reverse curvature; thence
- (132) Tangentially southwesterly along the arc of a circular curve to the left described from a point which bears South 29 degrees 44' 30" East, 125.00 feet distant from the terminus of the preceding course through a central angle of 62 degrees 15' 30" for a distance of 135.83 feet to a point of compound curvature; thence
- (133) Tangentially southerly along the arc of a circular curve to the right described from a point which bears South 88 degrees 00' West, 270.00 feet distant from the terminus of the preceding course through a central angle of 25 degrees 00' for a distance of 117.81 feet to a point of compound curvature; thence
- (134) Tangentially westerly along the arc of a circular curve to the right described from a point which bears North 67 degrees 00' West, 50.00 feet distant from the terminus of the preceding course through a central angle of 103 degrees 00' for a distance of 89.88 feet; thence
- (135) Tangentially North 54 degrees 00' West, 15.56 feet; thence leaving the centerline of said Pescadero Road
- (136) South 4 degrees 06' West, 29.45 feet to a point on the southerly line of said Road and the northeast corner of Lot 31 in Block 151; thence
- (137) North 54 degrees 00' West, 157.56 feet; thence
- (138) Tangentially westerly along the arc of a circular curve to the left described from a point which bears South 36 degrees 00' West, 120.00 feet distant from the terminus of the preceding course through a central angle of 71 degrees 00' for a distance of 148.70 feet; thence
- (139) Tangentially South 55 degrees 00' West, 179.25 feet; thence

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- (140) South 70 degrees 20' West, 77.00 feet; thence leaving the northwesterly line of said Block 151
- (141) North 59 degrees 40' West, 50.00 feet to the most easterly corner of that certain Record of Survey entitled "Record of survey of a Portion of Rancho El Pescadero," etc., filed for record February 27, 1963, in Volume X-3 of "Records of Surveys," at Page 48, therein, Records of Monterey County, California; thence along the northeasterly and northwesterly boundaries of said Record of Survey, the following three courses and distances;
- (142) North 59 degrees 40' West, 163.12 feet; thence
- (143) South 38 degrees 30' West, 187.10 feet; thence
- (144) South 67 degrees 30' West, 7.39 feet; thence leaving the line of said Record of Survey
- (145) South 67 degrees 30' West, 144.95 feet; thence
- (146) South 32 degrees 00' West, 10.35 feet to the most northerly corner of Block numbered 150, as the same is shown and so designated on that certain map entitled "Carmel Woods, Being the Ninth Addition to Carmel by the Sea," etc., filed for record June 9, 1922 in Volume 3 of "Cities and Towns," at Page 21 therein, Records of Monterey County, California; thence along the westerly line of said Block 150 the following courses and distances:
- (147) South 32 degrees 00' West, 152.18 feet; thence
- (148) South 21 degrees 00' West, 163.85 feet; thence
- (149) South 7 degrees 30' West, 386.70 feet; thence
- (150) South, 299.26 feet; thence
- (151) South 22 degrees 40' East, 214.23 feet; thence leaving the westerly line of said Block 150
- (152) South 67 degrees 20' West, 79.15 feet; thence
- (153) South 0 degrees 50' East, 87.53 feet; thence
- (154) West, 57.00 feet; thence
- (155) South, 47.00 feet; thence
- (156) South 25 degrees 00' West, 83.00 feet; thence
- (157) South 40 degrees 30' West, 44.50 feet to a point on the West line of Lot 14 in said Block 150 aforementioned; thence along the west line of said Lot 14

- (158) South, 245.78 feet to the most southerly corner of said Lot 14; thence, along the southeasterly boundary of Rancho El Pescadero back to start
- (159) South 60 degrees 36' 30" West, 2042.46 feet to a Granite Monument numbered 1445, as said monument is shown and so designated on said Licensed Surveyor's Map of El Pescadero and Point Pinos Ranches hereinabove referred to; thence along the southwesterly prolongation of said rancho boundary
- (160) South 60 degrees 36' 30" West, 300 feet; more or less, to an intersection with the mean high tide line (Sea Level Datum 1929) of the Pacific Ocean Shoreline; thence
- (161) Westerly and northerly, along said mean high tide line, 47,000 feet, more or less, to the intersection of last said line with the northwesterly prolongation of said southerly boundary of said 8.022 acre parcel; thence along said prolongation
- (162) S 70 degrees 45' E., 200 feet, more or less, to the POINT OF BEGINNING.

Ramon H. Nierva

RAMON H. NIERVA
 Registered Civil Engineer #21618
 State of California
 Expires: 30 September 1989

W.O. 4952.00
 RMN/cb.011

REVIEWED AUGUST 1, 1989 BY BIU 1.

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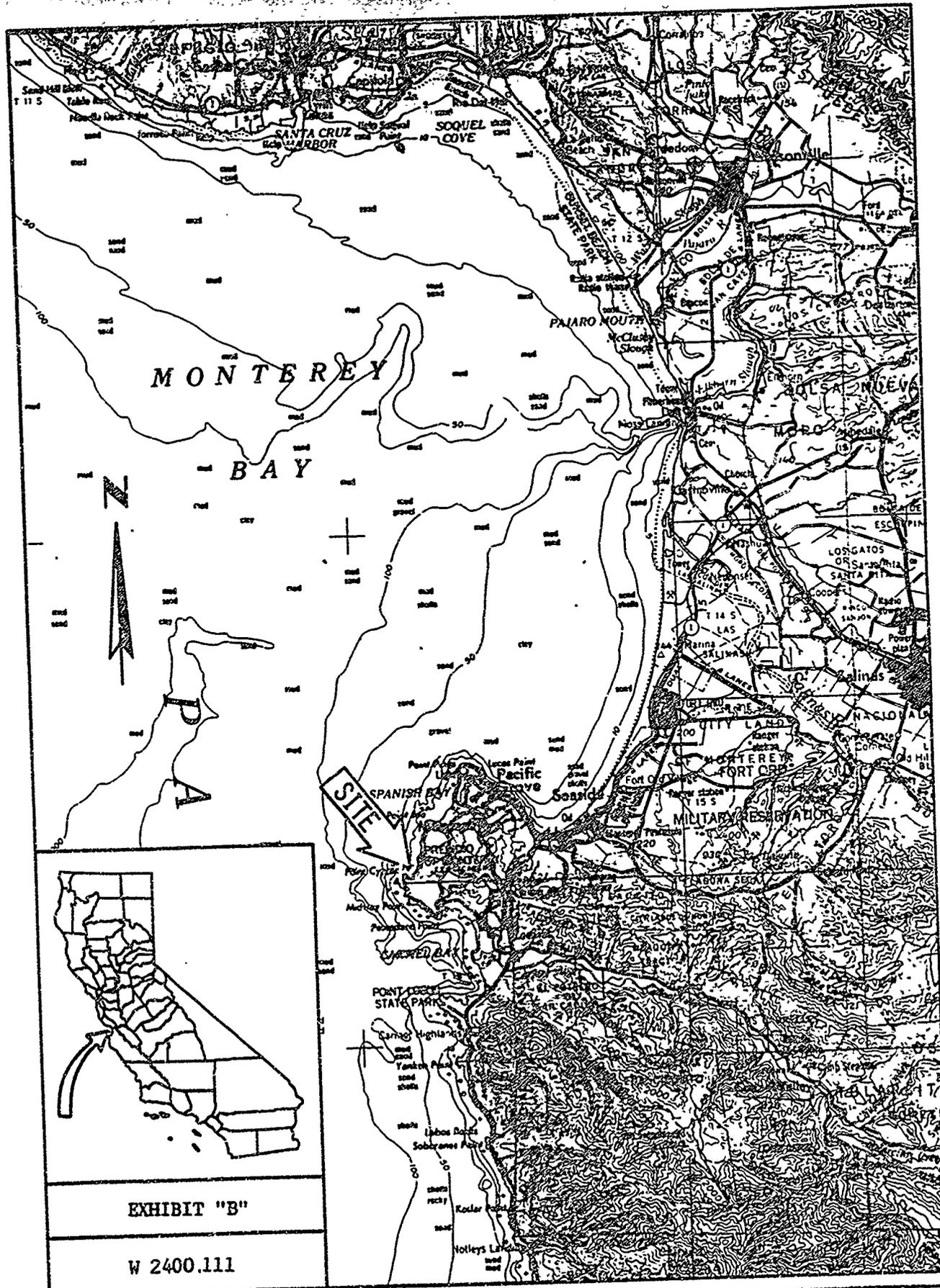


EXHIBIT "B"

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