

N:\2017\17-315 Jack Ranch SLO Tent Tract 2429\C3D-2016\17-315 Jack Ranch Annex Map_Lots 1-13.dwg, 18X26 ANNEX, Jul 09, 2020 12:57pm, aharville

LOT 4 SEC 24
T31S, R12E MDM

N30°19'37"E 4447.62'M
N30°15'45"E 4448.33'R

T/DEEDS/589

FOUND 1-1/2" IRON
PIPE WITH TAG "LS 2666"
PER R (H.E. #5)

PARCEL 1
53/PM/92

FOUND 1" IP WITH TAG "RE 6923",
ACCEPTED FOR 1-1/2" IRON PIPE
WITH TAG PER R (CDP #5)

LINE TABLES

LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N59°11'28"W	163.58'	L14	S35°40'34"W	107.08'
L2	N28°00'15"E	230.66'	L15	S30°53'15"E	130.16'
L3	N53°08'26"W	16.99'	L16	S14°39'41"W	140.11'
L4	N64°20'26"W	46.73'	L17	S80°20'03"W	159.97'
L5	N32°27'15"E	217.18'	L18	N8°48'45"W	263.29'
L6	N19°26'08"E	107.58'	L19	N15°15'30"W	139.27'
L7	N28°48'53"E	183.15'	L20	N66°40'22"E	237.28'
L8	S54°06'37"E	229.57'	L21	S54°19'26"E	128.89'
L9	S22°40'58"W	186.69'	L22	S32°23'01"W	240.00'
L10	S18°13'56"W	185.74'	L23	N57°36'59"W	287.91'
L11	S53°34'05"W	3.34'	L24	N11°54'29"W	177.81'
L12	N65°05'11"W	48.00'	L25	N63°44'26"E	132.00'
L13	S42°31'24"W	238.80'			

CURVE TABLE

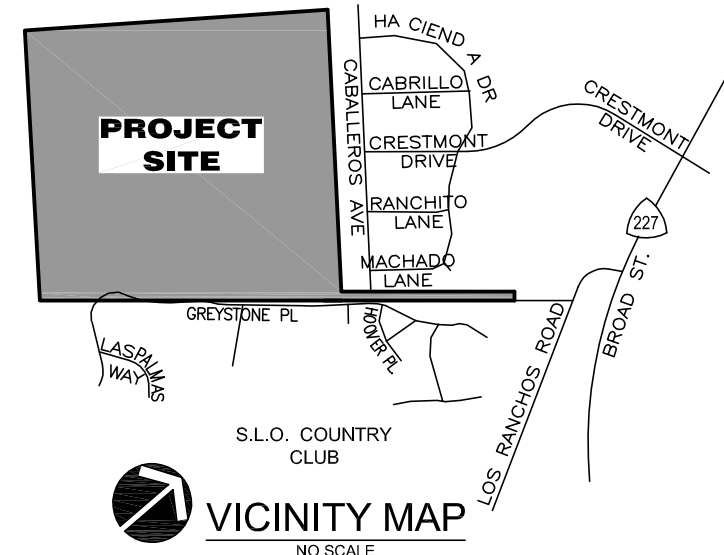
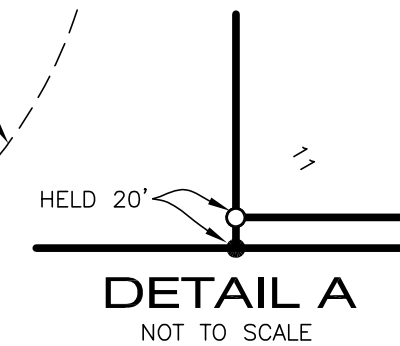
CURVE	RADIUS	DELTA	LENGTH
C1	250.00'	11°12'00"	48.87'
C2	275.00'	5°58'21"	28.67'
C3	210.00'	35°20'09"	129.51'
C4	48.00'	43°08'08"	36.14'
C5	190.00'	23°26'11"	77.72'

CENTERLINE OF 30.00' WIDE
P.U.E., PRIVATE DRAINAGE &
ACCESS EASEMENT AND
PRIVATE EMERGENCY ACCESS
EASEMENT

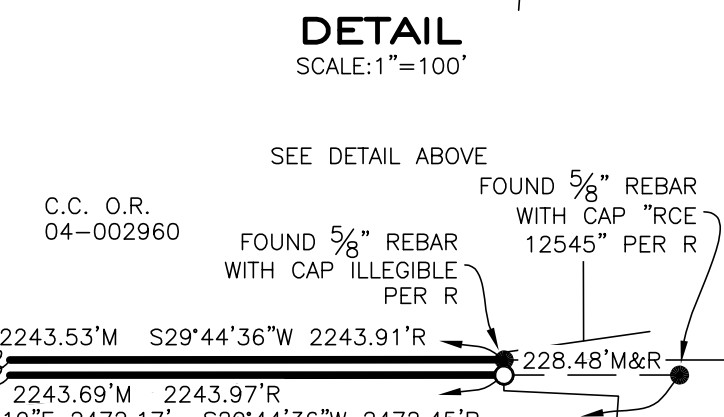
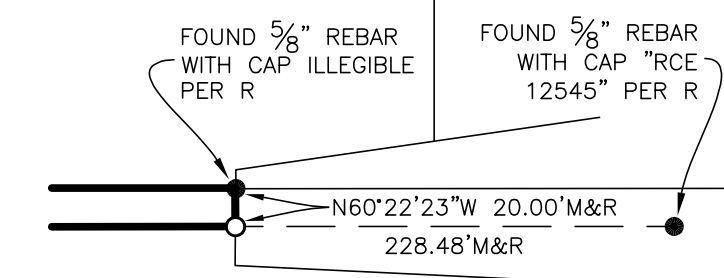
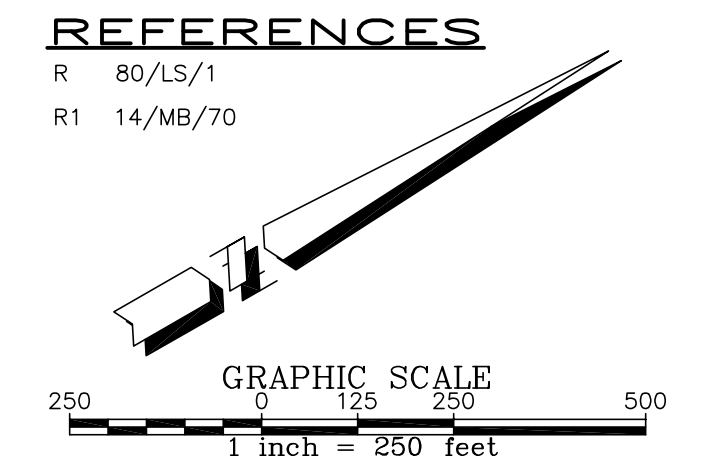
AG LOT 14
OPEN SPACE EASEMENT

LOT M
HOLLISTER TRACT
J/DEEDS/367

APPROXIMATE LOCATION OF RIGHT
TO COLLECT FOSSIL MATERIAL WITH
RIGHT OF INGRESS AND EGRESS.
EL: 205' MSL TO 222' MSL
PER 2002-039062



- LEGEND**
- SET 1" REBAR WITH PLASTIC CAP "L.S. 5702"
 - △ SET 2" BRASS CAP "LS 5702" IN COUNTY STANDARD MONUMENT WELL
 - SET MAG NAIL & TAG "L.S. 5702"
 - FOUND MONUMENT AS NOTED
 - ▲ FOUND 2" IRON PIPE WITH PIN IN WELL MONUMENT WELL PER R1
 - M MEASURED
 - R RECORD
 - FND. FOUND
 - S.P. SINGLE PROPORTION



**FUTURE TRACT 2429
ANNEXATION NO
TO CSA 18
JACK RANCH**

BEING A SUBDIVISION OF LOT M AND A PORTION OF LOT N OF THE MAP OF THE PARTITION OF THE HOLLISTER TRACT, RANCHO CORRAL DE PIEDRA, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA AS RECORDED IN BOOK J OF THE DEEDS AT PAGE 367, RECORDS OF SAID COUNTY.

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

July 9, 2020 JOB #17-315 18X26 ANNEX

LOT 57
RANCHO CORRAL
DE PIEDRA

AREA 3
2.00 ACRES
(FUTURE LOTS 12 & 13)

AREA 2
2.19 ACRES
(FUTURE LOTS 10 & 11)

AREA 1
9.01 ACRES
(FUTURE LOTS 1-9)

FOUND OLD, CUT OFF, 8x8
POST AT FENCE CORNER, NO
TAG, ACCEPTED FOR 8x8 POST
WITH TAG "LS 5693" PER R
SET TAG "LS 5702"
(S-138)

25'X25' EASEMENT TO COUNTY
OF SLO FOR AIRCRAFT WARNING
LIGHTS PER 510/OR/389
681.59'M
681.62' CALC-R

FOUND 3/4" IRON
PIPE WITH TAG
"LS 2391" PER R

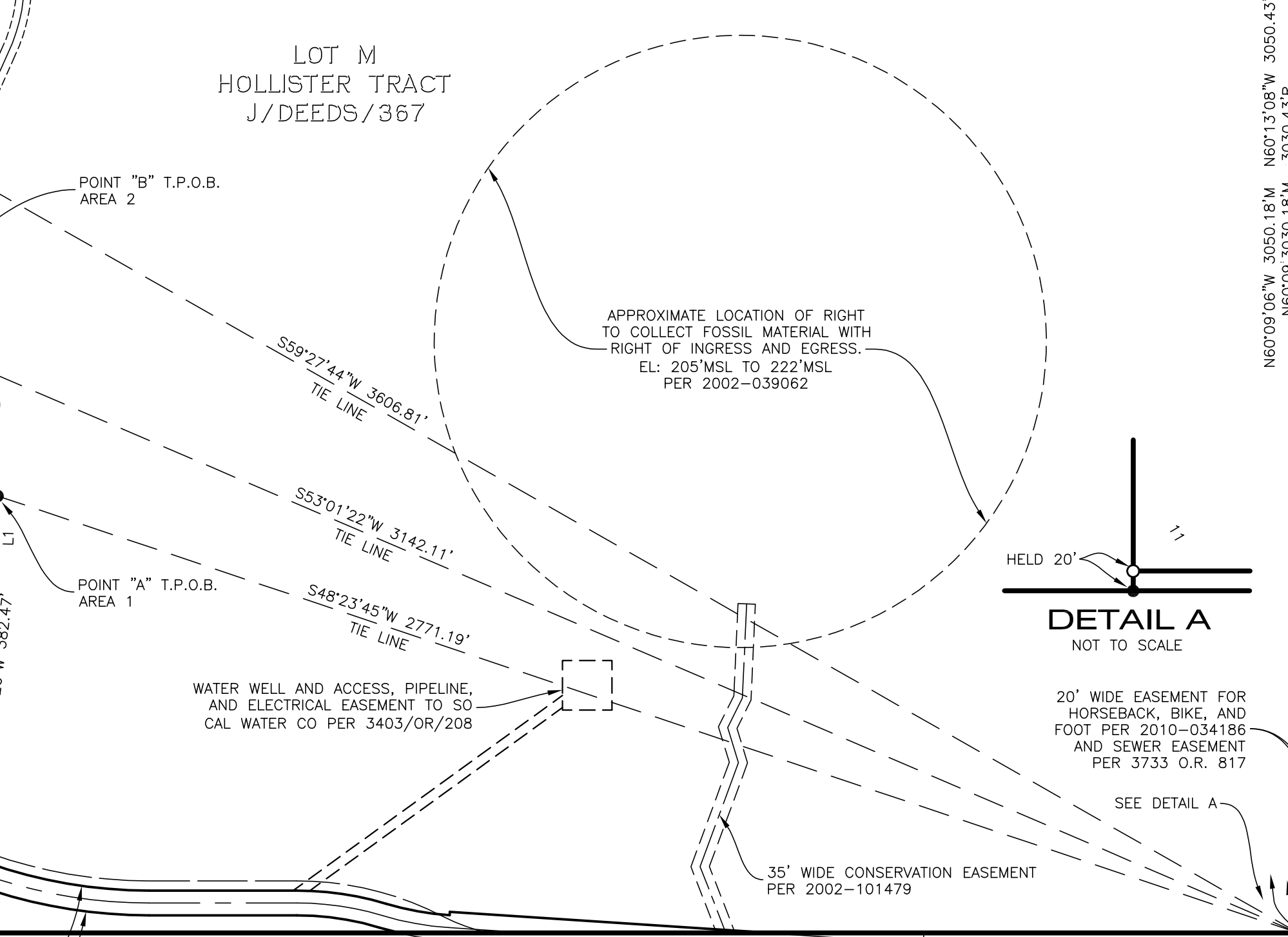
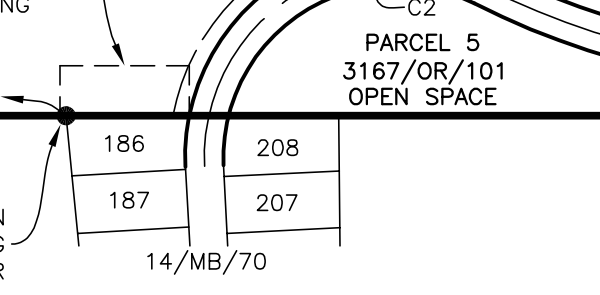
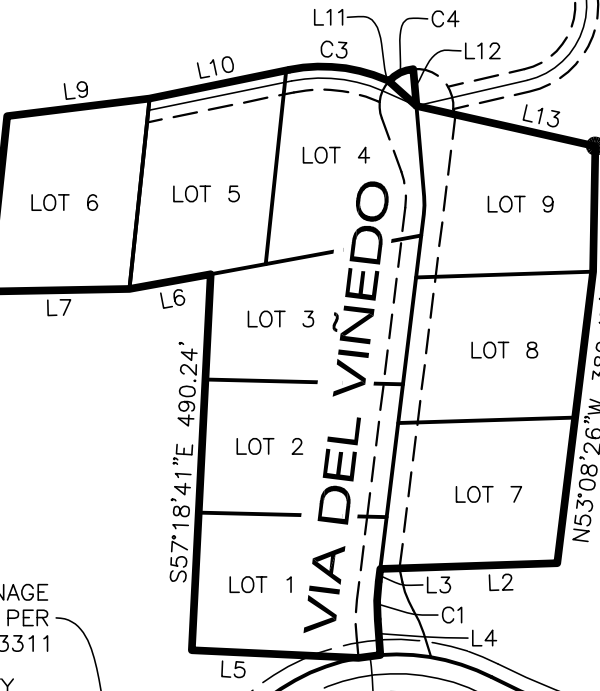
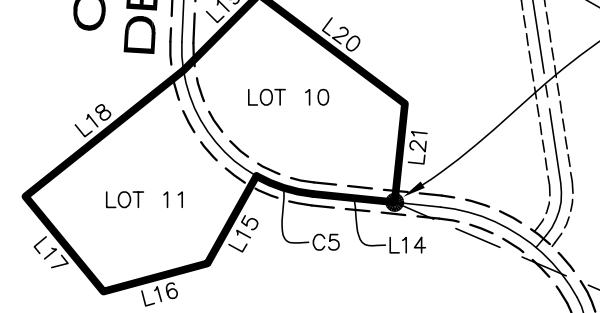
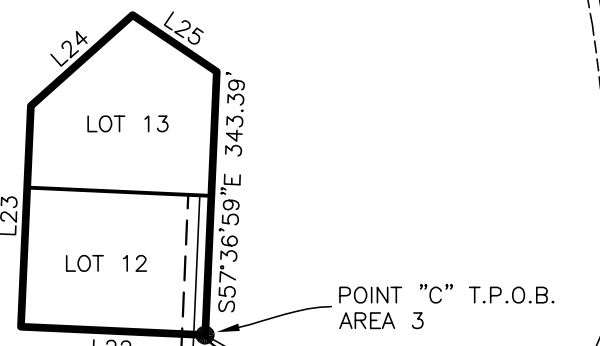
PARCEL 5
3167/OR/101
OPEN SPACE

50.00' WIDE
PARCEL 3A PER 3167/OR/101 &
RIGHT-OF-WAY OFFER PER 3169/OR/942 &
DRAINAGE & SLOPE EASEMENT PER 3169/OR/947 &
PIPELINE EASEMENT TO SO CAL GAS PER 3210/OR/903 &
WATERLINE EASEMENT TO SO CAL WATER CO PER 3402/OR/462

WATER WELL AND ACCESS, PIPELINE,
AND ELECTRICAL EASEMENT TO SO
CAL WATER CO PER 3403/OR/208

35' WIDE CONSERVATION EASEMENT
PER 2002-101479

20' WIDE EASEMENT FOR
HORSEBACK, BIKE, AND
FOOT PER 2010-034186
AND SEWER EASEMENT
PER 3733 O.R. 817



LEGAL DESCRIPTION

AREA 1 (FUTURE LOTS 1-9 OF TRACT 2429) COUNTY SERVICE AREA 18

A parcel of land located in the Unincorporated Territory of the County of San Luis Obispo, State of California, and being a portion of Lot M of the Map of the Partition of the Hollister Tract, Rancho Corral De Piedra, as recorded in Book J of Deeds at Page 367, Records of said county, described as follows:

Commencing at a found 3/4" iron pipe with tag stamped "LS 2666" at the most easterly corner of Lot M, as shown on Record of Survey filed in Book 80 at Page 1; thence

S 48°23'45" W, 2,771.19 feet to the **TRUE POINT OF BEGINNING**; thence

- 1) S 59°11'28" E, 163.58 feet; thence
- 2) S 53°08'26" E, 382.47 feet; thence
- 3) S 28°00'15" W, 230.66 feet; thence
- 4) S 53°08'26" E, 16.99 feet; thence
- 5) along a tangent curve to the left having a radius of 250.00 feet, a central angle of 11°12'00", and a radial line of S 36°51'34" W, for an arc length of 48.87 feet; thence
- 6) S 64°20'26" E, 46.73 feet; thence
- 7) along a non-tangent curve to the left having a radius of 275.00 feet, a central angle of 05°58'21", and a radial line of N 64°31'42" W, for an arc length of 28.67 feet; thence
- 8) S 32°27'15" W, 217.18 feet; thence
- 9) N 57°18'41" W, 490.24 feet; thence
- 10) S 19°26'08" W, 107.58 feet; thence
- 11) S 28°48'53" W, 183.15 feet; thence
- 12) N 54°06'37" W, 229.57 feet; thence
- 13) N 22°40'58" E, 186.69 feet; thence
- 14) N 18°13'56" E, 185.74 feet; thence
- 15) along a tangent curve to the right having a radius of 210.00 feet, a central angle of 35°20'09", and a radial line of N 71°46'04" W, for an arc length of 129.51 feet; thence
- 16) N 53°34'05" E, 3.34 feet; thence

July 7, 2020

17) along a non-tangent curve to the right having a radius of 48.00 feet, a central angle of 43°08'08", and a radial line of S 71°46'41" W, for an arc length of 36.14 feet; thence

18) S 65°05'11" E, 48.00 feet; thence

19) N 42°31'24" E, 238.80 feet to the **TRUE POINT OF BEGINNING**.

The above described property contains 392,372. square feet or 9.008 acres of land, more or less and is shown graphically on the Annexation No _____ to CSA 18 Map Exhibit attached hereto and incorporated herein.

Subject to the future 30.00' Right-of-Way of Via Del Viñedo of Tract 2429 and any future private easements.

* * *



Michael B. Stanton, PLS5702

Date

July 7, 2020

LEGAL DESCRIPTION

**AREA 2 (FUTURE LOTS 10 & 11 OF TRACT 2429)
COUNTY SERVICE AREA 18**

A parcel of land located in the Unincorporated Territory of the County of San Luis Obispo, State of California, and being a portion of Lot M of the Map of the Partition of the Hollister Tract, Rancho Corral De Piedra, as recorded in Book J of Deeds at Page 367, Records of said county, described as follows:

Commencing at a found 3/4" iron pipe with tag stamped "LS 2666" at the most easterly corner of Lot M, as shown on Record of Survey filed in Book 80 at Page 1; thence

S 53°01'22" W, 3,142.11 feet to the **TRUE POINT OF BEGINNING**; thence

- 1) S 35°40'34" W, 107.08 feet; thence
- 2) along a tangent curve to the right having a radius of 190.00 feet, a central angle of 23°26'11", and a radial line of S 54°19'26" E, for an arc length of 77.72 feet; thence
- 3) S 30°53'15" E, 130.16 feet; thence
- 4) S 14°39'41" W, 140.11 feet; thence
- 5) S 80°20'03" W, 159.97 feet; thence
- 6) N 08°48'45" W, 263.29 feet; thence
- 7) N 15°15'30" W, 139.27 feet; thence
- 8) N 66°40'22" E, 237.28 feet; thence
- 9) S 54°19'26" E, 128.89 feet to the **TRUE POINT OF BEGINNING**.

The above described property contains 95,330 square feet or 2.189 acres of land, more or less and is shown graphically on the Annexation No _____ to CSA 18 Map Exhibit attached hereto and incorporated herein.

Subject to the future 30.00' Right-of-Way of Corte De Vino of Tract 2429 and any future private easements.

* * *



Michael B. Stanton, PLS5702

Date

July 7, 2020

LEGAL DESCRIPTION

**AREA 3 (FUTURE LOTS 12 & 13 OF TRACT 2429)
COUNTY SERVICE AREA 18**

A parcel of land located in the Unincorporated Territory of the County of San Luis Obispo, State of California, and being a portion of Lot M of the Map of the Partition of the Hollister Tract, Rancho Corral De Piedra, as recorded in Book J of Deeds at Page 367, Records of said county, described as follows:

Commencing at a found 3/4" iron pipe with tag stamped "LS 2666" at the most easterly corner of Lot M, as shown on Record of Survey filed in Book 80 at Page 1; thence

S 59°27'44" W, 3,606.81 feet to the **TRUE POINT OF BEGINNING**; thence

- 1) S 32°23'01" W, 240.00 feet; thence
- 2) N 57°36'59" W, 287.91 feet; thence
- 3) N 11°54'29" W, 177.81 feet; thence
- 4) N 63°44'26" E, 132.00 feet; thence
- 5) S 57°36'59" E, 343.39 feet to the **TRUE POINT OF BEGINNING**.

The above described property contains 87,126 square feet or 2.000 acres of land, more or less and is shown graphically on the Annexation No _____ to CSA 18 Map Exhibit attached hereto and incorporated herein.

Subject to the future 30.00' Right-of-Way of Corte De Vino of Tract 2429 and any future private easements.

* * *



Michael B. Stanton, PLS5702

Date

July 7, 2020