

EXHIBIT "A"
Legal Description
ANNEXATION NO. 18
CAYUCOS SANITARY DISTRICT

That portion of Lot 32, 33 and 39 of the Rancho Moro y Cayucos, according to the map filed in Book A of Maps at page 160, together with Parcel 1 of Parcel Map COAL 14-0007, filed in Book 78 of Parcel Maps at pages 97 through 102, inclusive, a portion being in the City of Morro Bay, all in the County of San Luis Obispo, State of California, described as follows:

Beginning at the most westerly corner of said Parcel 1, as evidenced by a 2" iron pipe with square steel plate having an NAD State Plane coordinate of N 2354869.43, E 5706854.39, as shown on said Parcel Map; thence along the boundary of said Parcel 1 the following ten courses and distances:

1. North 62°38'22" East, 1273.21 feet to a 1" iron pipe with tag stamped "LS 5139" as shown on said map; thence
2. North 25°37'49" East, 1429.40 feet to a 1" iron pipe with tag stamped "LS 5139" as shown on said map; thence
3. South 64°09'00" East, 173.66 feet to a 1" iron pipe with tag stamped "LS 5139" as shown on said map; thence
4. South 14°47'12" East, 288.09 feet to a 1" iron pipe with tag stamped "LS 5139" as shown on said map; thence
5. South 14°46'41" East, 328.69 feet to a 1" iron pipe with tag stamped "LS 5139" as shown on said map; thence
6. South 24°44'02" West, 782.55 feet to a 1" iron pipe with tag stamped "LS 5139" as shown on said map; thence
7. South 24°43'19" East, 1399.57 feet to a 1" iron pipe with tag stamped "LS 5139" as shown on said map; thence
8. South 11°29'36" East, 678.71 feet to a 1" iron pipe with tag stamped "LS 5139" as shown on said map; thence

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9. North 87°29'12" East, 370.34 feet to a 1" iron pipe with tag stamped "LS 5139" as shown on said map; thence
10. South 50°04'02" East, 220.08 feet to the centerline of Toro Creek Road; thence along said centerline and southeasterly boundary of said Parcel 1
11. South 54°34'38" West, 218.08 feet; thence leaving said centerline and continuing along said southeasterly boundary of said Parcel 1 the following three courses and distances:
12. South 55°43'23" East, 144.58 feet; thence
13. South 22°36'55" West, 1833.03 feet to a 1" iron pipe with tag stamped "LS 5139" as shown on said map; thence
14. South 32°11'13" West, 110.90 feet to a 1" iron pipe with tag stamped "LS 5139" as shown on said map and the most southerly corner of said Parcel 1; thence leaving the boundary of said Parcel 1 along the boundary of that certain Certificate of Compliance recorded March 24, 2011 as Document No. 2011-014546 of Official Records the following two courses and distances:
15. South 32°11'13" West, 2878.65 feet to a point on the southwesterly line of said Lot 32 as shown on said Certificate of Compliance; thence along said southwesterly line of Lot 32
16. North 32°38'02" West, 1197.77 feet, more or less, to the northwest corner of said Lot 32, as noted in that certain Certificate of Compliance recorded July 22, 2020 as Document No. 2020-037336 of Official Records (Parcel 1) and Certificate of Compliance recorded July 22, 2020 as Document No. 2020-037337 of Official Records (Parcel 2); thence along the northwesterly boundary line of said Certificates of Compliance the following 16 courses and distances:
17. South 58°51'31" West, (South 58°54'34" West per last said Certificate of Compliance) 98.50 feet; thence
18. South 32°09'15" West, 234.72 feet; thence
19. South 44°37'30" West, 77.17 feet; thence
20. South 28°57'22" West, 171.30 feet; thence
21. South 17°33'59" East, 67.19 feet; thence

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22. South 01°47'15" West, 52.51 feet; thence
23. South 17°25'00" West, 68.35 feet; thence
24. South 33°20'55" West, 92.89 feet; thence
25. South 52°09'31" West, 265.69 feet; thence
26. South 17°20'36" West, 29.12 feet; thence
27. South 37°19'58" West, 192.66 feet; thence
28. South 69°27'38" West, 81.91 feet; thence
29. South 55°39'26" West, 69.35 feet; thence
30. South 41°11'13" West, 82.92 feet; thence
31. South 88°24'22" West, 90.49 feet; thence
32. North 78°29'20" West, 47.11 feet to the beginning of a non-tangent curve and a point on the easterly line of the land described in that certain Grant Deed to the State of California recorded in Book 1090, page 258 and Book 1090, page 263, both of Official Records of said County, also being the easterly right-of-way line of State Highway 1; thence along said right-of-way line along said non-tangent curve concave westerly having a radius of 5064.00 feet, a radial line to said curve bears North 75°49'41" East; thence, northerly along said curve through a central angle of 6°24'51", an arc length of 566.90 feet; thence; continuing along said right-of-way the following three courses and distances:
33. South 69°24'50" West, 15.00 feet to the beginning of a non-tangent concave westerly having a radius of 5049.00 feet, a radial line to said curve bears North 69°24'50" East; thence
34. Northerly along said curve through a central angle of 2°33'48", an arc distance of 225.89 feet to a tangent line; thence
35. North 23°08'58" West, 168.24 feet; thence
36. North 36°51'02" East, 98.09 feet to the southerly right-of-way line of Toro Creek Road; thence along last said right-of-way line

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37. North 75°20'56" East, 1012.46 feet; thence leaving said right-of-way line
38. North 14°39'04" West, 25.00 feet to a point on the centerline of said Toro Creek Road which lies North 75°20'56" East, 1188.00 feet from the intersection of the centerline of said Toro Creek Road with the centerline of State Highway 1, being the most westerly corner of that certain parcel of land described in the deed to Standard Oil Co. of Calif. recorded August 21, 1929 in Book 070, page 497 of Official Records of said County; thence along the northwesterly lines of last said deed the following three (3) courses and distances:
 39. North 46°20'56" East, 495.00 feet; thence
 40. North 35°50'56" East, 103.00 feet; thence
 41. North 75°20'56" East, 73.36 feet, more or less, to a point on the Moro Creek meander line as shown on that certain Record of Survey filed in Book 113, page 12 of Licensed Surveys; thence along said meander line as shown on said Record of Survey
 42. North 21°29'39" East, 56.59 feet; thence
 43. North 67°43'36" East, 364.08 feet; thence
 44. North 11°48'29" West, 229.55 feet; thence
 45. North 48°51'42" East, 265.07 feet; thence
 46. North 17°29'27" East, 362.58 feet; thence
 47. South 79°42'00" East, 296.62 feet; thence
 48. North 47°52'34" East, 136.58 feet; thence
 49. North 08°45'57" West, 680.55 feet; thence
 50. North 36°52'59" East, 229.06 feet; thence
 51. South 57°19'32" East, 343.84 feet; thence

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52. North 04°15'18" East, 388.76 feet to a point on the southwesterly boundary of said Parcel 1; thence
53. North 31°21'07" West, along the southwesterly line of said Parcel 1, a distance of 2855.57 feet to the **POINT OF BEGINNING**.

The above-described parcel containing 245.66 acres, more or less, is graphically shown on Exhibit B attached hereto and made a part hereof.

Note:

The bearings and distances shown herein are based on the California Coordinate System of 1983, CCS83, Zone 5, 0405 (1993.35 epoc). Coordinates are based on Cal Trans control monument PM 32.54, being a 1" iron pipe with cap

N 2,348,238.619

E 5,705,843.781

To obtain ground distances multiply distances by 1.0000071.

Rotate bearings by 1°38'14" to obtain geodetic bearings.

Record bearings from Document 2020-037337 were rotated to conform with grid bearings shown on Parcel Map COAL 14-0007, Book 78 of Parcel Maps at pages 97 through 102.

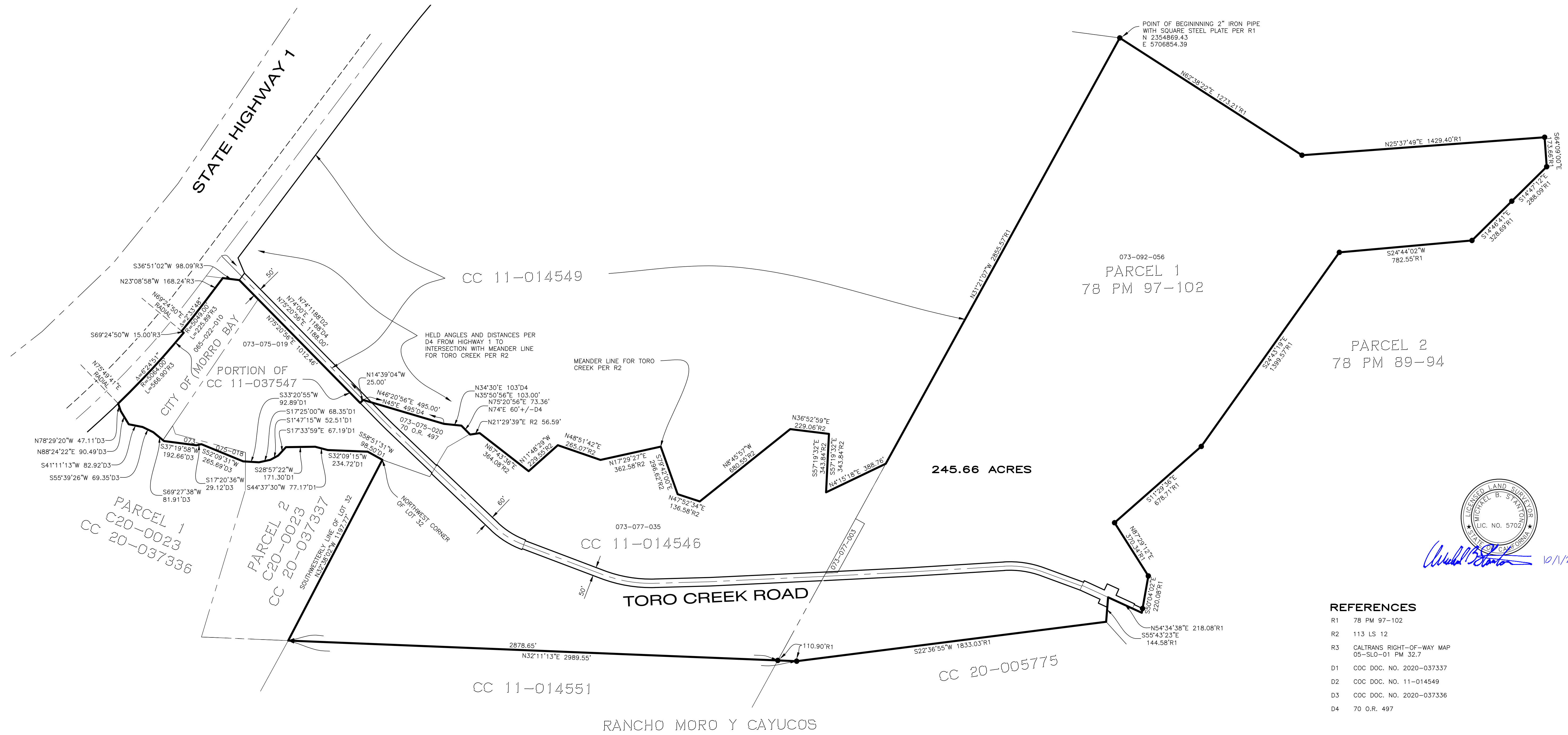
* * *

Michael B. Stanton, LS 5702

Date



Cayucos Wastewater Treatment Plant\CD-2013\16-095 TORO CREEK TREATMENT PLANT - LAFCO EXHIBIT.dwg, 24X36 ANNEXATION EXHIBIT, Oct 01, 2021, 10:30am, LRichardson



Michael B. Stanton 10/1/21

REFERENCES

- R1 78 PM 97-102
- R2 113 LS 12
- R3 CALTRANS RIGHT-OF-WAY MAP 05-SLO-01 PM 32.7
- D1 COC DOC. NO. 2020-037337
- D2 COC DOC. NO. 11-014549
- D3 COC DOC. NO. 2020-037336
- D4 70 O.R. 497

LEGEND

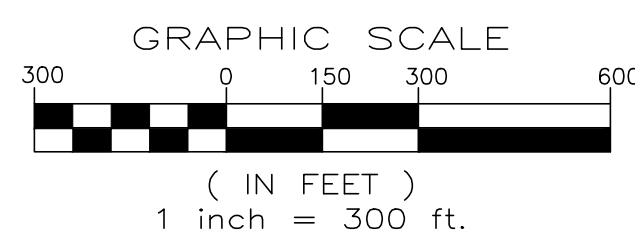
- 1" IRON PIPE TAGGED "LS 5139" PER R1

BASIS OF COORDINATES AND BEARINGS

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5 0405, (1993.35) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID COORDINATES AND BEARINGS ARE BASED LOCALLY UPON FILED-OBSERVED TIE TO THE FOLLOWING CALIFORNIA DEPARTMENT OF TRANSPORTATION CONTROL PM32.54 REFERENCED GPS CONTROL FOR THE CALIFORNIA DEPARTMENT OF TRANSPORTATION: POINT NUMBER 1020 MONUMENT TYPE - 1" IP W/ CALTRANS CONTROL PP

STATION	NORTHING(ft)	EASTING(ft)	MAPPING ANGLE	COMBINATION FACTOR	ELEVATION(NAVD88)(ft)
1020	2348238.619	5705843.781	-1°38'14.21"	0.9999929	23.49

TO OBTAIN GROUND DISTANCES AND GEODETIC NORTH, MULTIPLY GRID DISTANCES (DISTANCES SHOWN HEREON) BY 1.0000071 AND ROTATE GRID BEARINGS COUNTERCLOCKWISE BY 1°38'14.21" TO OBTAIN GEODETIC BEARINGS.



CAYUCOS ANNEXATION NO. 18

CAYUCOS SANITARY DISTRICT
A PORTION OF RANCHO MORO Y CAYUCOS, A PORTION IN THE CITY OF MORRO BAY, IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF CAYUCOS SD

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

DATE	REVISION
8-19-21	REMOVED UNDERLYING LOT LINES

October 1, 2021 JOB #16-095