

EXHIBIT "A"
Page 1 of 6

**DESCRIPTION
COMMUNITY FACILITIES DISTRICT
IMPROVEMENT AREA No. 3**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN RANCHO EL ALISAL, CITY OF SALINAS, COUNTY OF MONTEREY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS;

A PORTION OF PARCEL 4 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN VOLUME 21 OF MAPS AT PAGE 94, MONTEREY COUNTY RECORDS, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTH EASTERLY CORNER OF SAID PARCEL 4;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL SOUTH 56°57'02" WEST, A DISTANCE OF 2486.23 FEET TO THE WESTERLY LINE OF SAID PARCEL 4;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 4, NORTH 33°02'58" WEST, 61.00;

THENCE LEAVING SAID WESTERLY LINE AND ENTERING SAID PARCEL 4 THE FOLLOWING FIFTEEN (15) COURSES;

1. NORTH 56°57'02" EAST, 115.88 FEET;
2. NORTH 38°10'21" EAST, 52.81 FEET;
3. NORTH 75°43'43" EAST, 52.81 FEET;
4. NORTH 56°57'02" EAST, 581.71 FEET;
5. NORTH 38°10'21" EAST, 52.81 FEET;
6. NORTH 75°43'43" EAST, 52.81 FEET;
7. NORTH 56°57'02" EAST, 182.02 FEET;
8. NORTH 38°10'21" EAST, 52.81 FEET;
9. NORTH 44°08'25" WEST, 108.99 FEET;
10. NORTH 39°30'07" WEST, 58.98 FEET;
11. NORTH 49°02'01" WEST, 50.85 FEET;
12. NORTH 38°34'22" WEST, 110.00 FEET;
13. NORTH 42°35'44" WEST, 64.16 FEET;
14. NORTH 38°34'22" WEST, 134.78 FEET;

EXHIBIT "A"
Page 2 of 6

15. THENCE NORTH 15°31'20" WEST, 162.35 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 4;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 4 THE FOLLOWING TWENTY-TWO (22) COURSES;

1. NORTH 63°23'39" EAST, 98.51 FEET;
2. NORTH 70°03'22" EAST, 43.08 FEET;
3. NORTH 86°29'57" EAST, 59.40 FEET;
4. SOUTH 71°43'53" EAST, 101.74 FEET;
5. NORTH 25°59'03" EAST, 35.13 FEET;
6. SOUTH 81°31'53" EAST, 56.71 FEET;
7. SOUTH 61°51'09" EAST, 136.08 FEET;
8. ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 532.00 FEET, FROM WHICH THE RADIUS POINT BEARS NORTH 61°51'09" WEST, HAVING A CENTRAL ANGLE OF 06°55'52" AND AN ARC LENGTH OF 64.36 FEET;
9. SOUTH 68°47'07" EAST, 81.99 FEET;
10. NORTH 12°43'52" EAST, 108.80 FEET;
11. SOUTH 81°37'02" EAST, 18.76 FEET;
12. NORTH 08°22'58" EAST, 136.82 FEET;
13. NORTH 18°12'58" EAST, 41.81 FEET;
14. NORTH 88°17'05" EAST, 55.69 FEET;
15. NORTH 23°50'40" EAST, 31.69 FEET;
16. NORTH 56°57'02" EAST, 89.97 FEET;
17. ALONG A NON-TANGENT CURVE TO THE **left** WITH A RADIUS OF 328.00 FEET, FROM WHICH THE RADIUS POINT BEARS NORTH 50°31'54" EAST, HAVING A CENTRAL ANGLE OF 03°18'01" AND AN ARC LENGTH OF 18.89 FEET;
18. NORTH 47°13'55" EAST, 56.00 FEET;
19. NORTH 56°57'02" EAST, 372.93 FEET;
20. NORTH 13°50'12" WEST, 52.95 FEET;

EXHIBIT "A"
Page 3 of 6

21. ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 6,061.00 FEET, FROM WHICH THE RADIUS POINT BEARS NORTH 57°40'21" EAST, HAVING A CENTRAL ANGLE OF 05°15'48" AND AN ARC LENGTH OF 556.78 FEET;
22. THENCE NORTH 62°56'09" EAST, 61.00 FEET; TO THE EASTERLY LINE OF SAID PARCEL 4;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 4 THE FOLLOWING TWO (2) COURSES;

1. ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 6,000.00 FEET, FROM WHICH THE RADIUS POINT BEARS NORTH 62°56'09" EAST, HAVING A CENTRAL ANGLE OF 05°59'07" AND AN ARC LENGTH OF 626.77 FEET;
2. THENCE SOUTH 33°02'58" EAST, 598.60 FEET, TO THE **TRUE POINT OF BEGINNING**, CONTAINING AN AREA OF 22.34 ACRES MORE OR LESS.

END OF DESCRIPTION

A PORTION OF APN 153-671-004

IAN MACDONALD L.S. 8817
(EXP. 12/31/2017)
STATE OF CALIFORNIA

DATE

MACKAY & SOMPS
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
5142 Franklin Drive Suite B, Pleasanton, CA. 94588-3355
(925) 225-0690

EXHIBIT "A"
PAGE 4 OF 6

SKANBERG ET AL
DOC NO 2009019383

N33°02'58" W 598.60'

POB

BENGARD FAMILY
PARTNERSHIP ET AL
DOC NO 2003104388

IMPROVEMENT
AREA No. 3
22.34±AC

N56°57'02"E 2486.23'

MONTE BELLA
PHASE 4, TRACT 1458
VOL. 23 PG. 26

LEGEND

SEE PAGE 6

— — — — — BOUNDARY OF DESCRIPTION
— — — — — EXISTING PARCEL
— — — — — LIMITS OF IMPROVEMENT AREA
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT



0 100 200 400
SCALE: 1" = 200'

PLAT TO ACCOMPANY DESCRIPTION			
MONTE BELLA IMPROVEMENT AREA No. 3			
SALINAS	CALIFORNIA		
			
ENGINEERS	PLANNERS	SURVEYORS	
5142B FRANKLIN DR, PLEASANTON, CA 94588		(925)225-0690	
DRAWN	DATE	SCALE	JOB NO.
LJM	JULY, 2016	1"=200'	19856-01

EXHIBIT "A"
PAGE 5 OF 6

SEE PAGE 6

IMPROVEMENT AREA No. 3
 $22.34 \pm \text{AC}$

MONTE BELLA
PHASE 4, TRACT 1458
VOL. 23 PG. 26

PARCEL 4
VOL. 21 PG. 94
 $47.40 \pm \text{AC}$

IMPROVEMENT AREA No. 1

MONTE BELLA
BOULEVARD

MONTE BELLA
PHASE 3, TRACT 1460
VOL. 23 PG. 30

PALERMO
DRIVE

BENGARD FAMILY
PARTNERSHIP ET AL
DOC NO 2003104388

N56°57'02"E 2486.23'

IMPROVEMENT
AREA No. 2

IMPROVEMENT
AREA No. 3
 $22.34 \pm \text{AC}$

L1
L2
L3
L4
L5
L6
L7
L8
L9
L10
L11
L12
L13
L14
L15
L16
L17

LEGEND

- BOUNDARY OF DESCRIPTION
- - - EXISTING PARCEL
- LIMITS OF IMPROVEMENT AREA
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT



0 100 200 400
SCALE: 1" = 200'

PLAT TO ACCOMPANY DESCRIPTION

MONTE BELLA
IMPROVEMENT AREA No. 3

SALINAS

CALIFORNIA

MACKAY & SOMPS

ENGINEERS 5142B FRANKLIN DR, PLEASANTON, CA 94588 SURVEYORS (925)225-0690

DRAWN	DATE	SCALE	JOB NO.
LJM	JULY, 2016	1"=200'	19856-01

EXHIBIT "A"
PAGE 6 OF 6

Line Table

Line #	Bearing	Length
L1	N33°02'58"W	61.00'
L2	N56°57'02"E	115.88'
L3	N38°10'21"E	52.81'
L4	N75°43'43"E	52.81'
L5	N38°10'21"E	52.81'
L6	N75°43'43"E	52.81'
L7	N56°57'02"E	182.02'
L8	N38°10'21"E	52.81'
L9	N44°08'25"W	108.99'
L10	N39°30'07"W	58.98'
L11	N49°02'01"W	50.85'
L12	N38°34'22"W	110.00'
L13	N42°35'44"W	64.16'
L14	N38°34'22"W	134.78'
L15	N15°31'20"W	162.35'
L16	N63°23'39"E	98.51'
L17	N70°03'22"E	43.08'

Line Table

Line #	Bearing	Length
L18	N86°29'57"E	59.40'
L19	N71°43'53"W	101.74'
L20	N25°59'03"E	35.13'
L21	N81°31'53"W	56.71'
L22	N61°51'09"W	136.08'
L23	N68°47'07"W	81.99'
L24	N12°43'52"E	108.80'
L25	N81°37'02"W	18.76'
L26	N8°22'58"E	136.82'
L27	N18°12'58"E	41.81'
L28	N88°17'05"E	55.69'
L29	N23°50'40"E	31.69'
L30	N56°57'02"E	89.97'
L31	N47°13'55"E	56.00'
L32	N13°50'12"W	52.95'
L33	N62°56'09"E	61.00'

Curve Table

Curve #	Radius	Delta	Length
C1	532.00'	6°55'52"	64.36'
C2	328.00'	3°18'01"	18.89'
C3	6061.00'	5°15'48"	556.78'
C4	6000.00'	5°59'07"	626.77'

PLAT TO ACCOMPANY DESCRIPTION

MONTE BELLA
IMPROVEMENT AREA No. 3

SALINAS

CALIFORNIA

MACKAY & SOMPS

ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690

DRAWN	DATE	SCALE	JOB NO.
LJM	JULY, 2016	1"=200'	19856-01