

EXHIBIT "A"  
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**DESCRIPTION**  
**COMMUNITY FACILITIES DISTRICT**  
**IMPROVEMENT AREA No. 1**

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;

**COMMENCING** 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 THE FOLLOWING EIGHT (8) COURSES;

1. NORTH 33°02'58" WEST, 61.00 FEET;
2. NORTH 72°28'29" WEST, 93.41 FEET;
3. NORTH 33°02'58" WEST, 206.36 FEET;
4. NORTH 28°32'21" WEST, 52.62 FEET;
5. NORTH 24°42'02" WEST, 52.60 FEET;
6. NORTH 20°25'28" WEST, 52.60 FEET;
7. NORTH 16°02'54" WEST, 52.60 FEET;
8. THENCE NORTH 12°16'44" WEST, 42.60 FEET; TO THE **POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 4 THE FOLLOWING TWELVE (12) COURSES;

1. NORTH 89°36'54" WEST, 30.23 FEET;
2. NORTH 04°34'29" WEST, 85.33 FEET;
3. SOUTH 89°36'54" EAST, 25.60 FEET;
4. NORTH 00°23'06" EAST, 81.99 FEET;
5. NORTH 05°09'20" EAST, 50.79 FEET;

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6. NORTH 09°17'03" EAST, 50.79 FEET;
7. NORTH 13°24'45" EAST, 50.79 FEET;
8. NORTH 17°32'28" EAST, 50.79 FEET;
9. NORTH 21°40'10" EAST, 50.79 FEET;
10. NORTH 25°25'10" EAST, 52.13 FEET;
11. NORTH 63°56'40" WEST, 85.00 FEET;
12. THENCE NORTH 26°03'20" EAST, 550.64 FEET, TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 4;

THENCE ALONG THE WESTERLY AND NORTHERLY LINE OF SAID PARCEL 4 THE FOLLOWING EIGHT (8) COURSES;

1. SOUTH 63°56'40" EAST, 22.75 FEET;
2. NORTH 89°49'37" EAST, 144.98 FEET;
3. NORTH 79°52'11" EAST, 78.45 FEET;
4. NORTH 76°30'46" EAST, 67.42 FEET;
5. NORTH 74°30'08" EAST, 124.07 FEET;
6. SOUTH 13°36'07" EAST, 151.52 FEET;
7. NORTH 76°23'53" EAST, 58.71 FEET;
8. THENCE SOUTH 13°36'07" EAST, 99.38 FEET, TO A POINT ON SAID NORTHERLY LINE;

THENCE LEAVING SAID NORTHERLY LINE AND ENTERING SAID PARCEL 4 THE FOLLOWING TWENTY-SIX (26) COURSES;

1. NORTH 88°08'35" WEST, 53.95 FEET;
2. SOUTH 76°23'53" WEST, 102.00 FEET;
3. SOUTH 36°50'47" WEST, 33.07 FEET;
4. SOUTH 03°55'12" WEST, 53.64 FEET;
5. SOUTH 09°50'42" EAST, 80.72 FEET;
6. SOUTH 28°07'26" EAST, 63.47 FEET;
7. SOUTH 32°01'58" EAST, 52.40 FEET;

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8. SOUTH 38°33'40" EAST, 175.04 FEET;
  9. SOUTH 34°06'47" EAST, 64.19 FEET;
  10. SOUTH 51°36'30" WEST, 75.44 FEET;
  11. SOUTH 09°55'46" WEST, 14.63 FEET;
  12. SOUTH 33°02'58" EAST, 47.87 FEET;
  13. SOUTH 56°57'02" WEST, 56.00 FEET;
  14. SOUTH 33°02'58" EAST, 25.69 FEET;
  15. SOUTH 56°57'02" WEST, 60.00 FEET;
  16. SOUTH 61°00'24" WEST, 250.63 FEET;
  17. NORTH 33°02'58" WEST, 107.63 FEET;
  18. ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1,032.00 FEET,  
FROM WHICH THE RADIUS POINT BEARS NORTH 16°15'07" WEST, HAVING A  
CENTRAL ANGLE OF 03°25'56" AND AN ARC LENGTH OF 61.82 FEET;
  19. SOUTH 33°22'26" WEST, 14.37 FEET;
  20. ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 274.43 FEET,  
FROM WHICH THE RADIUS POINT BEARS NORTH 80°00'56" EAST, HAVING A  
CENTRAL ANGLE OF 11°17'43" AND AN ARC LENGTH OF 54.10 FEET;
  21. SOUTH 68°41'54" WEST, 124.15 FEET;
  22. NORTH 84°20'57" WEST, 35.18 FEET;
  23. SOUTH 75°31'38" WEST, 75.00 FEET;
  24. ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 564.00 FEET,  
FROM WHICH THE RADIUS POINT BEARS NORTH 75°31'38" EAST, HAVING A  
CENTRAL ANGLE OF 02°39'11" AND AN ARC LENGTH OF 26.12 FEET;
  25. SOUTH 78°10'49" WEST, 56.00 FEET;
  26. THENCE NORTH 89°36'54" WEST, 85.58 FEET; TO THE **TRUE POINT OF BEGINNING**;
- CONTAINING AN AREA OF 13.97 ACRES MORE OR LESS.

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**END OF DESCRIPTION**

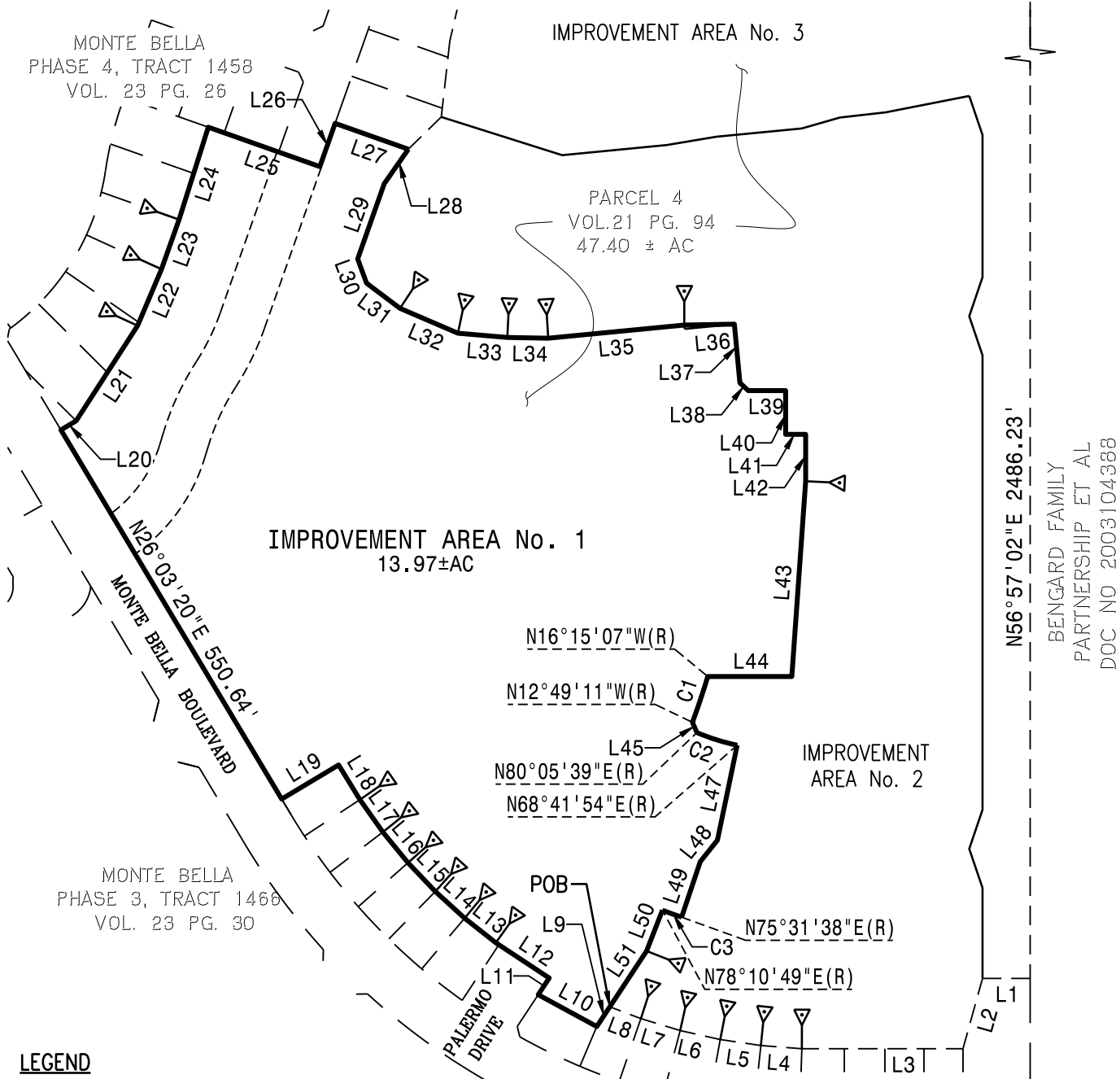
A PORTION OF APN 153-671-004

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

\_\_\_\_\_  
DATE

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

POC



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. 1

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

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Line Table		
Line #	Bearing	Length
L1	N33°02'58"W	61.00'
L2	N72°28'29"E	93.41'
L3	N33°02'58"W	206.36'
L4	N28°32'21"W	52.62'
L5	N24°42'02"W	52.60'
L6	N20°25'28"W	52.60'
L7	N16°08'54"W	52.60'
L8	N12°16'44"W	42.60'
L9	N89°36'54"W	30.23'
L10	N4°34'29"W	85.33'
L11	N89°36'54"W	25.60'
L12	N0°23'06"E	81.99'
L13	N5°09'20"E	50.79'
L14	N9°17'03"E	50.79'
L15	N13°24'45"E	50.79'
L16	N17°32'28"E	50.79'
L17	N21°40'10"E	50.79'

Line Table		
Line #	Bearing	Length
L18	N25°25'10"E	52.13'
L19	N63°56'40"W	85.00'
L20	N63°56'40"W	22.75'
L21	N89°49'37"E	144.98'
L22	N79°52'11"E	78.45'
L23	N76°30'46"E	67.42'
L24	N74°30'08"E	124.07'
L25	N13°36'07"W	151.52'
L26	N76°23'53"E	58.71'
L27	N13°36'07"W	99.38'
L28	N88°08'35"W	53.95'
L29	N76°23'53"E	102.00'
L30	N36°50'47"E	33.07'
L31	N3°01'07"E	57.33'
L32	N9°50'42"W	78.14'
L33	N28°28'22"W	62.33'
L34	N32°01'58"W	52.40'

Line Table		
Line #	Bearing	Length
L35	N38°33'40"W	175.04'
L36	N38°33'40"W	64.00'
L37	N51°26'20"E	53.98'
L38	N9°55'46"E	14.63'
L39	N33°02'58"W	47.87'
L40	N56°57'02"E	56.00'
L41	N33°02'58"W	25.69'
L42	N56°57'02"E	60.00'
L43	N61°00'24"E	250.63'
L44	N33°02'58"W	107.63'
L45	N33°22'26"E	14.33'
L47	N68°41'54"E	124.15'
L48	N84°20'57"W	35.18'
L49	N75°31'38"E	75.00'
L50	N78°10'49"E	56.00'
L51	N89°36'54"W	85.58'

Curve Table			
Curve #	Radius	Delta	Length
C1	1032.00'	3°25'56"	61.82'
C2	274.43'	11°17'43"	54.10'
C3	564.00'	2°39'11"	26.12'

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