

MINUTE ITEM

This Calendar Item No. 40
was approved as Minute Item
No. 40 by the State Lands
Commission by a vote of 2
to 0 at its 8/29/85
meeting.

CALENDAR ITEM

A 75

40

08/29/85

S 38

W 2400.153

W 2400.154

W 2400.155

Fossum

CONSIDERATION OF DESCRIPTIONS AND CONSENT TO INCORPORATION
OF TIDE AND SUBMERGED LANDS INTO THE PROPOSED CITIES OF
SAN DIEGUITO AND SOLANA BEACH AND CONSIDERATION OF DESCRIPTION
AND CONSENT TO ANNEXATION OF TIDE AND SUBMERGED LANDS INTO
THE CITY OF CARLSBAD, SAN DIEGO COUNTY

APPLICANT: San Diego LAFCO
1600 Pacific Highway, Room 452
San Diego, California 92101

The State Lands Commission has received a request from the
San Diego Local Agency Formation Commission (LAFCO) to review
and approve the boundaries for the proposed cities of Solana
Beach and San Dieguito and review and approve the offshore
boundaries of Carlsbad approved by LAFCO, involving sovereign
lands.

W 2400.154 - The proposed incorporation of Solana Beach
includes the towns of Solana Beach, Eden Gardens, and Lomas
Santa Fe, and also includes the adjacent tide and submerged
lands within three miles of the coast line and small portion of
historic sovereign tide and submerged lands within San Elijo
Lagoon, which are subject to the public trust easement and
under the jurisdiction of the State Lands Commission.

The State Lands Commission has, on two prior occasions,
approved boundaries for incorporation involving lands which are
also involved in this proposed incorporation. Both of the
approvals were later rescinded after failure of the
incorporation attempts.

W 2400.155 - The proposed incorporation of San Dieguito
includes the towns of Encinitas, Leucadia, Cardiff, Olivenhain,
and Village Park, and also includes the adjacent tide and

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submerged lands within three miles of the coast line and areas of histor., and existing sovereign tide and submerged lands within San Elijo Lagoon, which are subject to the public trust easement and under the jurisdiction of the State Lands Commission.

The State Lands Commission has, on three prior occasions, approved boundaries for incorporation involving lands which are also involved in this proposed incorporation. The Commission disapproved, at its June 1985 meeting per Minute Item 46, a request for approval of boundaries and annexation because of an error in the boundary designation. A new description was submitted. However, the description did not coincide with the submitted map. Furthermore, the new description added the tide and submerged land area offshore to the three-mile limit of State ownership, but at an angle which ran neither due west, as previously approved boundaries in this area, nor at an angle perpendicular to the coastline. LAFCO subsequently amended that description to run due west as approved by the Commission in 1983. The Commission again disapproved the proposed boundaries and incorporation at its July 25, 1985 meeting per Minute Item 30.

W 2400.153 - The annexation of offshore tide and submerged lands lying west of those lands within Batiquitos Lagoon (which were approved by the Commission previously in 1982, 1983, and 1984 under Work Orders 2400.143, 2400.150, and 2400.153) was approved by San Diego LAFCO in 1984. It has recently come to the attention of staff that this annexation was done pursuant to the HPI annexation (W 2400.153) in which the Commission was not asked to and did not approve boundaries for, nor consent to annexation of any State-owned lands lying offshore in the Pacific Ocean to the three-mile limit of State ownership. However, San Diego LAFCO processed that annexation as though those lands were included.

In order to rectify the present dilemma, staff recommends approval of the boundaries submitted as Exhibit "A" and consent to the annexation of those lands and further ratification of those annexation procedures including said lands.

Pursuant to Government Code Section 35009, the Commission is to review and approve or deny the proposed boundaries as appropriate and correct. If the Commission wishes to object or protest the proposed incorporation or annexation as trustee and legal owner of the tide and submerged lands, a separate authorized written protest is appropriate.

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Staff review of the proposed incorporation and annexation boundaries raised several questions regarding the necessity and rationale for including State-owned tide and submerged lands within a city's political jurisdiction. Serious questions were raised involving what services the cities would be providing in the area and what benefit would be enjoyed by the people of the State by allowing these lands to be included within the subject municipalities. Further questions regarding the offshore angle of boundaries have been resolved.

Based upon additional recently submitted information following the July denial of approval of the San Dieguito boundary, and more particularly in order to complete an orderly set of offshore boundaries (insuring no "island" of county responsibility), staff now submits the recommendations below for approval.

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.

OTHER PERTINENT INFORMATION:

- 1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 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. Adm. Code 15378.

EXHIBITS:

- A. Land Description - Carlsbad.
- A1. Land Description - San Dieguito.
- A2. Land Description - Solana Beach.
- B. Location Map.
- C. Site Map.

IT IS RECOMMENDED THAT THE COMMISSION:

- 1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. ADM. CODE 15378.

CALENDAR ITEM NO. 40 (CONT'D)

2. APPROVE THE PROPOSED BOUNDARIES OF INCORPORATION, INVOLVING LANDS UNDER THE COMMISSION'S JURISDICTION FOR THE PROPOSED CITY OF SAN DIEGUITO, AS DESCRIBED IN EXHIBIT "A1" ATTACHED AND BY REFERENCE MADE A PART HEREOF, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 35009.
3. APPROVE THE PROPOSED BOUNDARIES OF INCORPORATION SUBMITTED BY SAN DIEGO LAFCO INVOLVING LANDS UNDER THE COMMISSION'S JURISDICTION FOR THE PROPOSED CITY OF SOLANA BEACH, AS DESCRIBED IN EXHIBIT "A2" ATTACHED AND BY REFERENCE MADE A PART HEREOF, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 35009.
4. AMEND MINUTE ITEM NO. 43 OF THE SEPTEMBER 25, 1984 STATE LANDS COMMISSION MEETING BY SUBSTITUTING EXHIBIT "A" OF THAT ITEM WITH EXHIBIT "A" OF THIS ITEM AND APPROVE THE BOUNDARIES AND ANNEXATION OF THE LANDS CONTAINED THEREIN.
5. APPROVE, AS LAND OWNER OF THE STATE'S SOVEREIGN LANDS AND PROPERTY INTERESTS THEREIN, THE PROPOSED INCORPORATION OF LANDS UNDER THE OWNERSHIP AND JURISDICTION OF THE STATE LANDS COMMISSION, WITHIN THE AREA DESCRIBED IN EXHIBITS "A", "A1", AND "A2".
6. AUTHORIZE STAFF TO GIVE THE REQUISITE NOTICES OF SAID ACTION TO THE EXECUTIVE OFFICER OF THE SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION AND CITY OF CARLSBAD.

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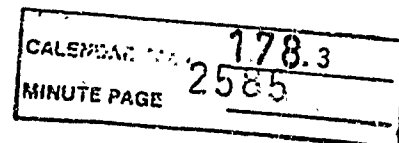


EXHIBIT "A"

PRO84-8 "HPI Reorganization" Annexation to City of Carlsbad and
Detachment from County Service Area Nos. 17 and 83

PARCEL ONE (25.30 ac)

All of the south half of the southwest quarter of the southeast quarter of the southwest quarter of Section 22 and all of the west half of the northeast quarter of the northwest quarter of Section 27, Township 12 South, Range 4 West, San Bernardino Base and Meridian, according to United States Government Survey, lying within the following described boundaries:

Beginning at the southwest corner of the south half of the southwest quarter of the southeast quarter of the southwest quarter of said Section 22, said corner bears South 86°58'31" East, 1318.43 feet (Record - South 87°51' East, 1318.69 feet) from the southwest corner of said Section;

1. Thence along the west line of said south half of the southwest quarter of the southeast quarter of the southwest quarter, North 0°15'36" East, 329.72 feet (Record - North 2°43' West) to the northwest corner thereof;
2. Thence along the north line of said south half South 86°58'32" East, 658.50 feet to the northeast corner of said south half;
3. Thence along the east line of said south half South 0°06'33" West, 329.77 feet (Record South 2°31'50" East) to the northeast corner of the west half of the northeast quarter of the northwest quarter of said Section 27;
4. Thence along the east line of said west half South 0°06'42" West, 1340.39 feet to the southeast corner thereof;
5. Thence along the south line of said west half North 87°29'53" West, 662.70 feet (Record - North 28°03'52" West) to the southwest corner thereof;
6. Thence along the west line of said west half North 0°15'53" East, 1346.26 feet (Record - North 0°17'36" West, 1346.33 feet to the point of beginning.

PARCEL TWO (20.10 ac)

All of the east half of the northwest quarter of the northeast quarter of Section 27, Township 12 South, Range 4 West, San Bernardino Base and Meridian, according to United States Government Survey, lying within the following described boundaries:

Beginning at the northwest corner of the east half of the northwest quarter of the northeast quarter of said Section 27, said corner bears South 86°58'31" East, 3296.57 feet (record - South 87°51' East) from the Southwest corner of said Section;

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1. Thence along said north line South $86^{\circ}58'31''$ East, 659.38 feet (Record - 659.48 feet) to the northeast corner of the east half of the northwest quarter of the northeast quarter of said Section 27;
2. Thence along the east line of said east half South $0^{\circ}21'20''$ East, 1322.82 feet (record - South $1^{\circ}02'14''$ East, 1323.01 feet) to the southeast corner thereof;
3. Thence along the south line of said east half North $87^{\circ}29'53''$ West, 662.70 feet (Record - North $88^{\circ}03'52''$ West, 662.90 feet) to the southwest corner thereof;
4. Thence along the west line of said east half North $0^{\circ}11'55''$ West, 1328.66 feet to the point of beginning.

PARCEL THREE (10.10 ac)

All of the south half of the south half of the southwest quarter of the northwest quarter of Section 26, Township 12 South, Range 4 West, San Bernardino Base and Meridian, according to United States Government Survey, lying within the following described boundaries:

Beginning at the southwest corner of the south half of the south half of the southwest quarter of the northwest quarter of said Section 26;

1. Thence along the west line of said south half North $0^{\circ}42'22''$ West, 327.88 feet (Record - North $1^{\circ}16'$ West) to the northwest corner thereof;
2. Thence along the north line of said south half South $89^{\circ}19'08''$ East, 1335.39 feet to the northeast corner thereof;
3. Thence along the east line of said south half South $0^{\circ}22'57''$ East, 328.82 feet (Record - South $0^{\circ}56'55''$ East) to the southeast corner thereof;
4. Thence along the east-west centerline of said Section 26 North $89^{\circ}16'37''$ West, 1333.56 feet (Record - North $89^{\circ}50'40''$ West, 1333.22 feet) to the point of beginning.

PARCEL FOUR (1335.50 ac land, 1545.00 ac water)

All that portion of Sections 28, 33, 34 and 35, Township 12 South, Range 4 West, and that portion of Fractional Section 29, Township 12 South, Range 4 West, San Bernardino Base and Meridian, San Diego County of San Diego, State of California, according to United States Government Survey, and that portion of Lot 1 of Rancho Las Encinitas, according to Map thereof No. 848, filed in the County Recorder's Office of said County, lying within the following described boundaries:

Beginning at the intersection of the easterly prolongation of the northerly line of the south two-thirds of Lot 4 (southeast quarter of the southeast quarter) of Section 29, Township 12 South, Range 4 West, with the northeasterly line of the Atcheson Topeka and Santa Fe Railway Company right of way, 200.00 feet wide, said point being an angle point in the

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Boundary of the City of Carlsbad as established by their Ordinance No. 1122, adopted July 21, 1970, by said City;

1. Thence southeasterly along said northeasterly line to the east-west center line of Section 33, said Township and Range, being Point "A";
2. Thence westerly along said east-west center line to the southwesterly line of said 200.00 foot railway right of way;
3. Thence southeasterly along said southwesterly line to a point distant thereon 2939.21 feet southeasterly from the northerly line of said Section 33, being also a point in the center line of a channel as described in deed to W.D. Cannon, recorded July 6, 1955, in Book 5705, page 55 of Official Records;
4. Thence along said center line as follows:
 - A. South $46^{\circ}04'$ West, 202.96 feet (Record 204.03 feet);
 - B. South $71^{\circ}52'$ West, 195.1 feet;
 - C. North $74^{\circ}34'$ West, 244.3 feet to the northeasterly line of State Highway XI-SD-2-B (formerly U.S. 101 as located in July 1955) map on file in the Office of the State Division of Highways of said County, being the true point of beginning;
5. Thence retracing generally easterly, northwesterly and easterly to Point "A";
6. Thence northwesterly along the northeasterly line of said 200.00 foot railway right of way to an angle point in the boundary of the City of Carlsbad as established by their Resolution No. 7131, adopted February 1, 1983, by said City; said angle point being also a point in the arc of an 11,659.20 foot radius curve concave southwesterly, a radial line to said point bears North $72^{\circ}58'17''$ East;
7. Thence leaving said northeasterly right of way line along said City boundary South $89^{\circ}19'07''$ East, 1519.40 feet (Record - South $89^{\circ}17'46''$ East) through the most southerly corner of Lot 5 in said Section 33 to the west line of Lot 15 thereof;
8. Thence leaving said west line, North $51^{\circ}41'43''$ East, 649.80 feet (Record - North $51^{\circ}43'04''$ East) to a point in the southwesterly line of State Highway XI-SD-2-A (Interstate 5) map on file in the Office of the State Division of Highways of said County, said point being opposite of Engineer's Station 1715+74.50 on the center line of said State Highway, said center line having a bearing of North $28^{\circ}09'$ West;--
9. Thence leaving said southwesterly line, North $61^{\circ}51'$ East to said Engineer's Station 1715+74.50 on said center line;
10. Thence continuing North $61^{\circ}51'$ East along said City boundary to an angle point therein, said angle point being a point in the northeasterly line of said State Highway;
11. Thence along said northeasterly line and city boundary, North $25^{\circ}27'58''$ West to an angle point in the boundary of the City of Carlsbad as established by their Ordinance No. 1187, adopted January 20, 1976, by

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said City, being also a point in the boundary of Lot 12 of said Section 33;

12. Thence leaving said northeasterly line along the boundary of said Lot 12 and said City boundary, North 33°08'06" East, 234.45 feet (Record - North 33°09'27" East) to an angle point in said boundary of said Lot 12 and said City boundary, said angle point being the westerly terminus of that course shown as North 69°58'02" West, 454.38 feet on Record of Survey Map No. 1676 filed in the County Recorder's Office of said County;
13. Thence continuing along the boundary of said Lot 12 and said city boundary, South 69°03'23" East, 454.42 feet (Record - South 69°05'40" East) to an angle point in the boundary of said Lot and City, being also an angle point in the boundary of Lot 2 of said Section 33 as shown on Record of Survey Map No. 6269, filed in the County Recorder's Office of said County;
14. Thence along the boundary of said Lot 2 and said City boundary, North 0°45'59" West, 787.58 feet (Record - North 0°44'59" West, 788.03 feet to the southwest corner of the southeast quarter of the southeast quarter of said Section 28;
15. Thence along the west line of said quarter-quarter and said City boundary, North 0°30'53" East, 1357.80 feet (Record - North 0°30'51" East, 1357.86 feet) to the North line thereof;
16. Thence easterly along said north line to the west line of said Section 27, said Township 12 South, Range 4 West;
17. Thence southerly along said west line to the south line of said Section 27;
18. Thence easterly along said south line to the west line of said Section 35
19. Thence southerly along said west line to the south line of the north 20 acres of Lot 1 of said Section 35;
20. Thence easterly along said south line to the east line of said Lot 1;
21. Thence southerly along said east line to the south line of Lot 2 of said Section 35;
22. Thence North 60° East and South 82°51'38" East along said south line of Lot 2 and along its easterly prolongation to the easterly line of Road Survey No. 1800-1 (El Camino Real) Map on file in the County Engineer's Office of said County; being also a point in the boundary of the City of Carlsbad as established by their Ordinance No. 1147, adopted September 5, 1972, by said City;
23. Thence generally southwesterly, southerly and southeasterly along said easterly line and City boundary to an angle point in the boundary of the City of Carlsbad as established by their Resolution No. 3185, adopted August 8, 1973, by said City;

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24. Thence continuing generally southeasterly and southerly along said easterly line and city boundary to the intersection with a line which bears North 88°39'20" East from a point in the westerly line of the northeast quarter of the southwest quarter of Section 2, said Township and Range distant thereon, South 4°20'10" East, 914.20 feet from the northwest corner thereof;
25. Thence leaving said easterly line and City boundary, along said line South 88°39'20" West to said point;
26. Thence along said westerly line, South 4°20'10" East, 431.00 feet to the southeast corner of the northwest quarter of the southwest quarter of said Section 2;
27. Thence westerly along the south line of said quarter-quarter, to the westerly line of said Section 2;
28. Thence northerly along said westerly line to the northwest corner of said Section 2;
29. Thence easterly along the north line of said Section 2 to the south quarter corner of said Section 35, Township 12 South, Range 4 West;
30. Thence northerly along the north-south center line of said Section 35 to the southerly line of Road Survey No. 1796-65 (La Costa Avenue) map on file in the County Engineer's Office of said County;
31. Thence generally westerly along said southerly line to the intersection with the easterly line of said State Highway XI-SD-2-A (Interstate 5) said point of intersection being the most easterly corner of that certain parcel of land relinquished to the County of San Diego from the State of California by relinquishment No. 14729, as shown on Sheet 11 of State Highway Map No. 56 on file in the Office of the State Division of Highways of said County, also being a point in a non-tangent 399.99 foot radius curve concave southeasterly, a radial line bears North 33°06'13" West to said point;
32. Thence along the boundary of said parcel of land the following courses:
 - A. Southwesterly, 307.06 feet along said curve through a central angle of 43°59'05" to the easterly line of Lot 9 of Section 33, said Township and Range;
 - B. North 0°42'07" West, 65.19 feet along said easterly line to a point in a non-tangent 479.98 foot radius curve concave easterly, a radial line bears North 67°49'42" West to said point;
 - C. Southerly, 131.47 feet along said curve through a central angle of 15°41'36";
 - D. South 6°28'42" West to the southerly line of said Lot 9;
- 33A. Thence westerly along said southerly line to a line which bears South 34°17'20" East (Record-South 34°06' East) from the southeasterly corner of Lot 1 of Avocado Acres No. 3, according to map thereof No. 2063, filed in the County Recorder's Office of said County, October 3, 1927;
- 33B. Thence North 34°17'20" West along said line to the southeasterly corner of said Lot 1, being a point in the northerly line of Road Survey No. 346 (La Costa Avenue) map on file in the County Engineer's Office

of said County;

- 33C. Thence westerly along said northerly line to a line which bears South 7°01'34" West from an angle point in the westerly line of said State Highway formed by the courses "North 75°32'04" East 125.00 feet and North 7°01'34" East, 37.76 feet", as shown on said State Highway map;
- 33D. Thence North 7°01'34" East along said line to said angle point;
- 34A. Thence along the westerly line of said State Highway the following courses:
 A. North 7°01'34" East, 37.76 feet;
 B. North 50°22'41" West, 134.98 feet;
 C. North 43°25'30" West, 241.70 feet to the easterly boundary line of Lot 8 of said Section 33;
- 34B. Thence northerly along said easterly boundary line to the northerly boundary line of Lot 8 of said Section 33, being also the southerly meander line of the Salt Marsh of the Batiquitos, Lagun, as the said meander line of the said Salt Marsh is shown and depicted upon the plat of Fractional Township 12 South, Range 4 West, S.B.B. & M., dated October 25, 1875, on file in the U.S. Surveyor General's Office, San Francisco, California;
35. Thence northwesterly and southwesterly along the northerly boundary line of Lot 8 of said Fractional Section 33, to its intersection with the easterly line of Lot 7, said Section 33;
36. Thence southwesterly, westerly and southwesterly along the northerly line of said Lot 7 of said Fractional Section 33, which is also the abovementioned meander line of said Salt Marsh, to the most westerly corner of said Lot 7;
37. Thence continuing along said meander line to the northeasterly line of State Highway XI-SD-2-B (Formerly U.S. 101 as located in July 1955);
38. Thence generally southeasterly along said northeasterly line to the intersection with the northeasterly prolongation of the northwesterly line of that certain road easement, 60 feet in width, conveyed to Milton R. And Audrey J. Nims, husband and wife, as described in Exhibit "C" of the grant of easement recorded April 29, 1976, by file page 76-127564 in official records of said county, the center line of said road easement, being described as follows:

Beginning at the intersection of the northerly line of lot 10 of Section 33, Township 12 South, Range 4 West, San Bernardino Base and Meridian, as said Lot 10 is shown on Record of Survey No. 528, filed in the County Recorder's Office on February 7, 1936, with the southwesterly line of California State Highway Road XI-SD-2-B; thence South 66°46' West along said northerly line of lot 10 and along the prolongation thereof 459.74 feet to an angle point in the westerly boundary of the land described under Parcel 2 in deed to George N. Rhue, et ux, recorded January 5, 1955 in Book 5486, page 291, Official Records; thence along said boundary line South 36°44' East, 108.27 feet; thence South 37°56' West, 30.91 feet; thence continuing along the boundary of said Rhue land, South 51°04' East, 77.50 feet; thence South 67°32' East, 75.00 feet; thence South 78°12' East 100.00 feet, to point "A"; being the northwesterly

corner of said 60.00 feet wide road easement; thence continuing along the boundary of said Rhuc land, South 14° East, 30.00 feet to the true point of beginning of said center line; thence North 76° East, 29.50 feet to the beginning of a curve concave to the north and having a radius of 200.00 feet; thence along the arc of said curve, 59.341 feet; thence North 59° East, 28.00 feet to the beginning of a curve concave to the south and having a radius of 189.50 feet; thence along the arc of said curve, 56.116 feet; thence along the arc of a reverse curve concave to the north and having a radius of 189.50 feet, 155.282 feet; thence along the arc of a reverse curve concave to the south and having a radius of 189.50 feet, 59.450 feet; thence North 46°59'30" East to the intersection with the southwesterly line of California State Highway Road XI-SD-2-B, said intersection being the terminal point of center line of the 60.00 foot wide easement;

39. Thence generally southwesterly along said northeasterly prolongation and the northwesterly line of said 60 feet wide road easement to said point "A";
40. No Course
41. Thence North 78°12' West; 100.00 feet;
42. Thence North 67°32' West, 75.00 feet;
43. Thence North 51°04' West, 77.50 feet;
44. Thence South 64°16' West to an intersection with the mean high tide line of the Pacific Ocean;
45. No Course
46. Thence due West, 3 geographic miles more or less, to the offshore boundary of the State of California;
47. Thence northwestern along said offshore boundary of the State of California to the intersection with the westerly prolongation of the east-west center line of said Section 33;
48. Thence easterly along said westerly prolongation and east-west center line to the northeasterly line of said State Highway XI-SD-2-B (U.S. HWY 101);
49. Thence southeasterly along said northeasterly line to the true point of beginning.

EXHIBIT "A"

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EXHIBIT A1

SAN DIEGUITO COMMUNITIES

PROPOSED INCORPORATION BOUNDARIES

All that territory in the County of San Diego, State of California, lying within the following described boundaries:

Beginning at the Southwest corner of Solana Palisades, Map No. 2560 on file in the office of the County Recorder of said San Diego County, April 26, 1949, said Southwest corner also being a point on the Westerly prolongation of the centerline of Ocean Street as shown on said Map No. 2560;

1. Thence along the following courses and distances according to said Map No. 2560: North $34^{\circ}20'$ West 165.14 feet; North $16^{\circ}58'$ West 146.42 feet; North $60^{\circ}38'$ West 67.32 feet; North $5^{\circ}38'30''$ East 53.04 feet; North $3^{\circ}28'45''$ West, 137.27 feet; North $63^{\circ}02'$ East 105.45 feet; North $54^{\circ}31'$ East 84.76 feet; North $65^{\circ}36'$ East 139.35 feet; North $43^{\circ}01'39''$ East 97.20 feet; North $34^{\circ}56'$ East 56.11 feet and South $66^{\circ}29'10''$ East 42.18 feet to the Southwesterly right-of-way line of State Highway No. 101, District XI, San Diego County, Route 2, Section A, Map on file in the Office of the State Division of Highways in said County;
2. Thence North $55^{\circ}18'$ East in a straight line to the Northeasterly right-of-way line of said State Highway 101;
3. Thence Northwesterly along said Northeasterly right-of-way line to the intersection with a line bearing South $43^{\circ}04'21''$ West 477.72 feet (Deed) from a point on the Westerly line of the 200 foot right-of-way of the Atchison, Topeka and Santa Fe Railway Company distant thereon 1625.00 feet Southerly from the intersection of said westerly line and the northerly line of Section 34; Township 13 South, Range 4 West, San Bernardino Base and Meridian, according to United States Government Survey;
4. Thence North $43^{\circ}04'21''$ East 477.72 feet to the Westerly line of the 200 foot right-of-way of said Atchison, Topeka and Santa Fe Railway Company;
5. Thence Southerly along said westerly line to a line bearing North $83^{\circ}44'50''$ West from the Northwest corner of Lot 29 of Seabright Acres, Map No. 2373 on file in the Office of the County Recorder of said San Diego County, December 10, 1946;
6. Thence South $83^{\circ}44'50''$ East to said Northwest corner of Lot 29;

7. Thence along the following courses and distances according to said Map No. 2373: South $83^{\circ}44'50''$ East 219.38 feet; North $41^{\circ}04'30''$ East 114.91 feet and North $3^{\circ}50'30''$ West 390.93 feet;
8. Thence North $89^{\circ}40'30''$ West 20.46 feet;
9. Thence North $03^{\circ}50'30''$ West 71.78 feet to the beginning of a tangent curve concave Easterly having a radius of 200.00 feet;
10. Thence Northerly along said curve through a central angle of $30^{\circ}00'00''$ an arc distance of 104.72 feet;
11. Thence tangent to said curve North $26^{\circ}09'30''$ East 55.00 feet to the beginning of a tangent curve concave Southerly having a radius of 150.00 feet;
12. Thence Easterly along said curve through a central angle of $95^{\circ}27'50''$ an arc distance of 249.92 feet;
13. Thence tangent to said curve South $58^{\circ}22'40''$ East 147.00 feet to the beginning of a tangent curve concave westerly having a radius of 150.00 feet;
14. Thence Southerly along said curve through a central angle of $45^{\circ}00'00''$ an arc distance of 117.81 feet to the Northwest corner of land conveyed to Hajimi Matsumoto, et al by deed recorded August 16, 1955, in Book 5756, Page 277 of official records in the Office of the County Recorder of said San Diego County, said corner being in the intersection of the Northerly line of the Southwest quarter of the Northwest quarter of Section 35, said Township and Range, with the centerline of said Rios Avenue (R.S. 979);
No courses 15, 16 & 17
18. Thence Easterly along said Northerly line to the Northeast corner of the Southwest quarter of the Northwest quarter of said Section 35;
19. Thence South $89^{\circ}29'$ East along the Northerly line of the Southeast quarter of the Northwest quarter of said Section 35 to the Northeast corner thereof, as shown on Licensed Surveyors Map No. 375, May 1929;
20. Thence South $89^{\circ}28'50''$ East (Rec. South $89^{\circ}29'$ East L.S. 375) 666.6 feet along the Northerly line of the Northwest quarter of the Southwest quarter of the Northeast quarter of said Section 35 to the Northeast corner thereof;
21. Thence South $0^{\circ}05'$ East along the Easterly line of said Northwest quarter of the Southwest quarter of the Northeast quarter, 176.24 feet according to Record of Survey Map No. 3749 on file in the Office of the County Recorder of said San Diego County, October 18, 1955;

22. Thence along the following courses and distances as shown on Glencrest Unit No. 2 Map No. 3562 on file in the Office of the County Recorder of said San Diego County, December 13, 1956, South 31°58'00" East 101.79 feet, South 34°53'24" East 528.54 feet and South 35°53'24" East 1000.0 feet;
23. Thence South 83°19'03" East 78.13 feet to the Westerly right-of-way line of California State Highway 5 XI--SD--2A, Map on file in the Office of the State Division of Highways in said County;
24. Thence generally in Northerly and Northwesterly direction along said Westerly right-of-way line the following courses and distances: North 16°36'37" West 65.01 feet; North 22°14'09" West 362.66 feet; North 09°54'45" West 100.12 feet; North 12°53'16" East 292.41 feet; North 08°50'29" West 367.48 feet; North 45°23'14" West 198.15 feet; North 15°08'57" West 394.58 feet; North 58°23'03" East 50.0 feet; North 18°41'31" West 245.94 feet; North 35°12'03" West 120.21 feet and North 53°42'39" West 236.30 feet;
25. Thence Northeasterly in a straight line to a point on the West line of the Northeast quarter of the Northeast quarter of said Section 35, distant thereon South 0°42'26" West 113.12 feet from the Northwest corner of said Northeast quarter of the Northeast quarter;
26. Thence North 0°42'26" East 113.12 feet to said Northwest corner;
27. Thence South 88°51'41" East 1317.43 feet along the Northerly line of said Section 35 to the Northwest corner of Section 36, said Township and Range as shown on Record of Survey Map No. 6692 on file in the Office of the County Recorder of said San Diego County, June 15, 1966;
28. Thence South 89°50'56" East 2636.21 feet along the Northerly line of said Section 36 to the North quarter corner thereof according to said Record of Survey No. 6692;
29. Thence South 89°50'02" East 496.08 feet along the North line of the Northwest quarter of the Northeast quarter of said Section 36;
30. Thence South 01°01'06" West, 658.77 feet;
31. Thence South 89°48'08" East, 330.60 feet;
32. Thence North 01°01'06" East, 658.95 feet;
33. Thence South 89°50'02" East along said North line 491.10 feet to the Southwest corner of the Southeast quarter of the southeast quarter of Section 25, said Township and Range;

34. Thence North $00^{\circ}22'52''$ East along the West line of said Southeast quarter of the Southeast quarter, 681.27 feet according to Rancho de los Caballos, Map No. 8523 on file in the Office of the County Recorder of said County, March 16, 1977;
35. Thence North $89^{\circ}38'07''$ East to the Southwesterly right-of-way line of Road Survey No. 1712 (El Camino Real), 50.00 feet wide, map on file in the County Engineer's Office of said County;
36.
 - A. Thence Northwesterly and Northerly along said Southwesterly line to the Southwesterly boundary of Rancho Santa Fe, Map No. 1742 on file in the Office of the County Recorder of said San Diego County, December 1922;
 - B. Thence North $32^{\circ}20'$ West along the Southwesterly line of said Rancho Santa Fe to the Southeasterly corner of Lot 3 of said fractional Section 25;
37. Thence South $89^{\circ}47'$ West, 638.23 feet along the Southerly line of said Lot 3 to the Southwest corner thereof;
38. Thence North $0^{\circ}22'52''$ East along the Westerly line of said Lot 3 to the Northwest corner thereof;
39. Thence South $89^{\circ}56'13''$ West along the East-West center line of said fractional Section 25 to the Southwest corner of the Southwest quarter of the Northeast quarter thereof;
40. Thence along the Westerly line of said quarter-quarter, North $0^{\circ}26'19''$ East, 780.00 feet;
41. Thence leaving said Westerly line, North $60^{\circ}26'19''$ East, 959.06 feet;
42. Thence North $0^{\circ}26'19''$ East, 72.00 feet to a point in the Northerly line of said quarter-quarter distant South $89^{\circ}56'41''$ East, 830.59 feet from the Northwesterly corner thereof;
43. Thence continuing North $0^{\circ}26'19''$ East, 1286.95 feet;
44. Thence South $60^{\circ}26'19''$ West, 959.06 feet to a point in the Westerly line of the Northwest quarter of the Northeast quarter of said fractional Section 25;
45. Thence Northerly along the Westerly line of said quarter-quarter to the North line of said fractional Section 25;
46. Thence South $89^{\circ}49'$ East, 1579.89 feet to the Westerly line of said Map No. 1742;
47. Thence North $2^{\circ}48'$ West along said Westerly line to an angle point therein, said point being also corner No. 5 as shown on said Licensed Survey Map No. 197;

48. Thence North 43°30'30" East along the Northwesterly line of said Map No. 1742 to the Northerly line of Encinitas Blvd., as shown on Road Survey No. 572 Map thereof filed in the office of the County Engineer of said County;
49. Thence Westerly along said Northerly line to the Northwesterly line of the Southeasterly 55.55 feet of said Colony Olivenhain, according to Map No. 326 on file in the County Recorders Office of said County;
50. Thence Northeasterly along said Northwesterly line to the Easterly prolongation of the Center line of said Fourth Street as shown on Colony Olivenhain;
51. Thence Westerly along said Easterly prolongation to the East line of "H" Street (closed) as shown on said Map No. 326;
52. Thence Northerly along said East Line to the Easterly prolongation of the Northerly line of Block 24 in said Colony Olivenhain;
53. Thence Westerly along said prolongation to the center line of "H" Street (closed) as shown on said Map No. 326;
54. Thence North 15°36'53" East, 863.09 feet and North 15°39'35" West, 809.17 feet along said center line to the center line of Seventh Street (closed) as shown on said Map No. 326;
55. Thence along said center line of Seventh Street, South 72°51'59" East, 252.91 feet;
56. Thence leaving said center line, North 15°35'56" East 799.45 feet to the center line of Eighth Street (closed) as shown on said Map No. 326;
57. Thence North 72°47'24" West, 252.92 feet along said center line to the center line of said "H" Street (closed);
58. Thence North 15°35'56" East, along said center line to the North line of Ninth Street as shown on said Map No. 326;
59. Thence South 72°44'01" East, along said North line to the center line of "J" Street (closed) as shown on said Map No. 326;
60. Thence North 15°40'13" East, along said center line of said "J" Street to the Northerly line of Road Survey No. 448 (El Camino Del Norte), Map on file in the County Engineer's Office of said County;
61. Thence Southeasterly along said Northerly line to the Northwesterly line of said Map No. 1742;

62. Thence North $43^{\circ}30'30''$ East along said Northwest~~erly~~ line to an angle point therein, said point being also corner No. 4 as shown on said Licensed Survey Map No. 197;
63. Thence South $65^{\circ}15'00''$ East along the Northeast~~erly~~ line of said Map No. 1742 to the East line of Section 17, Township 13 South, Range 3 West, S.E.B. and M.;
64. Thence Northerly along the East line of said Section 17 to the Northeast corner thereof;
65. Thence East along the South line of Section 9, Township 13 South, Range 3 West to the South quarter corner thereof;
66. Thence North along the North and South centerline of said Section 9 to the center thereof;
67. Thence East along the East and West centerline of said Section 9 to the East quarter corner thereof;
68. Thence North along the East line of said Section 9 to the Northeast corner thereof;
69. Thence North along the east line of Section 4, Township 13 South, Range 3 West to the East quarter corner thereof;
70. Thence North along the East line or the Southeast quarter of the Northeast quarter of said Section 4 to the Northeast corner thereof;
71. Thence West along the North line of said quarter-quarter to the Northwest corner thereof;
72. Thence North along the East line of the Northwest quarter of the Northeast quarter of said Section 4 to the Northeast corner thereof;
73. Thence East along the South line of Section 33, Township 12 South, Range 3 West, to the Southeast corner thereof;
74. Thence North along the East line of the South Quarter of said Section 33 to the Northeast corner thereof;
75. Thence West along the North line of said South Quarter to a point 156.99 feet Westerly from the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 33;
76. Thence North $28^{\circ}54'52''$ West, 1508.09 feet to the North line of the Southwest Quarter of Section 33;
77. Thence west along the North line of said Southwest quarter to the West quarter corner of said Section 33;

78. Thence westerly along the East and West centerline of Section 32, Township 12 South, Range 3 West to the intersection with a line bearing North 5°54'40" East from a point "A" on the centerline of a 60 foot road easement, said point "A" more specifically described as follows: Beginning at the North-Easterly corner of the Rancho Encinitas, according to Map thereof No. 848, filed in the office of the County Recorder of said San Diego County; thence North 28°46'50" East, 1461.90 feet and South 73°42'30" East, 574.00 feet to said point "A";
79. Thence South 5°54'40" West to the centerline of a 60-foot road easement according to Record of Survey Map No. 4874 on file in the office of the County Recorder of said County, January 15, 1959;
80. Thence Northwesterly and Westerly along said centerline to the North and South centerline of said Section 32;
81. Thence south along said North and South centerline to the Northwesterly boundary of said Rancho Las Encinitas;
82. Thence North 75°47'10" East along said Northwesterly boundary to the Northeast corner of Fractional Lot 6 of said Rancho Las Encinitas;
83. Thence Southerly along the East line of said Lot 6 to the Southerly line thereof;
84. Thence Westerly along the Southerly line of said Lot to the Southwesterly corner thereof;
85. Thence Southerly along the Easterly lines of Lots 8 and 15 of said Map No. 848 to the Southerly line of said Lot 15;
86. Thence Westerly along said line to a point 335.00 feet Easterly from the Southwest corner of said Lot 15;
87. Thence North 6°40' West, 612.00 feet;
88. Thence North 87°25'34" West, 808.75 feet to the Westerly line of said Lot 15;
89. Thence Southerly along said line to the Southerly line of Lot 14, said Map No. 848;
90. Thence Westerly along said Southerly line to the Southwesterly line of Road Survey No. 454-A (Rancho Santa Fe Road), Map on file in the County Engineer's Office of said County;

91. Thence Northwesterly along said Southwesterly line to a line bearing North $87^{\circ}03'55''$ East from a point on the Westerly line of Lot 13, of Map No. 848, distant thereon 1323.85 feet Northerly from the Southwest corner thereof;
92. Thence South $87^{\circ}03'55''$ West to said Westerly line of Lot 13 being also the Easterly line of Lot 12 of said Map 848;
93. Thence Southerly along said Easterly line to the Northerly line of the Southerly 75.90 acres of said Lot 12;
94. Thence Westerly along said Northerly line to the Westerly line of said Lot;
95. Thence Southerly along said Westerly line of Lot 12 to the Southerly line of Lot 1 in Section 11, Township 13 South, Range 4 West, San Bernardino Base and Meridian;
96. Thence Westerly along said Southerly line and along the Southerly line of the North Quarter of said Section 11, to the Westerly line thereof;
97. Thence Northerly along the Westerly lines of Sections 11 and 2, said Township and Range, to the Northerly line of said Section 2;
98. Thence Easterly along said Northerly line to the North-South center line of Section 35, Township 12 South, Range 4 West;
99. Thence northerly along the north-south center line of said Section 35 to the southerly line of Road Survey No. 1796-65 (La Costa Avenue) map on file in the County Engineer's Office of said County;
100. Thence generally westerly along said southerly line to the intersection with the easterly line of said State Highway XI-SD-2-A (Interstate 5) said point of intersection being the most easterly corner of that certain parcel of land relinquished to the County of San Diego from the State of California by relinquishment No. 14729, as shown on Sheet 11 of State Highway Map No. 56 on file in the Office of the State Division of Highways of said County, also being a point in a non-tangent 399.99 foot radius curve concave southeasterly, a radial line bears North $33^{\circ}06'13''$ West to said point;
101. Thence along the boundary of said parcel of land the following courses:
 - A. Southwesterly, 307.06 feet along said curve through a central angle of $43^{\circ}59'05''$ to the easterly line of Lot 9 of Section 33, said Township and Range;

- B. North $0^{\circ}42'07''$ West, 65.19 feet along said easterly line to a point in a non-tangent 479.98 foot radius curve concave easterly, a radial line bears North $67^{\circ}49'42''$ West to said point;
 - C. Southerly, 131.47 feet along said curve through a central angle of $15^{\circ}41'36''$;
 - D. South $6^{\circ}28'42''$ West to the southerly line of said Lot 9;
102. Thence westerly along said southerly line to a line which bears South $34^{\circ}17'20''$ East (Record-South $34^{\circ}06'$ East) from the southeasterly corner of Lot 1 of Avocado Acres No. 3, according to map thereof No. 2063, filed in the County Recorder's Office of said County, October 3, 1927;
103. Thence North $34^{\circ}17'20''$ West along said line to the southeasterly corner of said Lot 1, being a point in the northerly line of Road Survey No. 346 (La Costa Avenue) map on file in the County Engineer's Office of said County;
104. Thence westerly along said northerly line to a line which bears South $7^{\circ}01'34''$ West from an angle point in the westerly line of said State Highway formed by the courses "North $75^{\circ}32'04''$ East 125.00 feet and North $7^{\circ}01'34''$ East, 37.76 feet", as shown on said State Highway map;
105. Thence North $7^{\circ}01'34''$ East along said line to said angle point;
106. Thence along the westerly line of said State Highway the following courses:
- A. North $7^{\circ}01'34''$ East, 37.76 feet;
 - B. North $16^{\circ}12'31''$ West to an angle point;
 - C. North $50^{\circ}22'41''$ West, 134.98 feet;
 - D. North $43^{\circ}25'30''$ West, 241.70 feet to the easterly boundary line of Lot 8 of said Section 33;
107. Thence northerly along said easterly boundary line to the northerly boundary line of Lot 8 of said Section 33, being also the southerly meander line of the Salt Marsh of the Batiquitos Lagoon, as the said meander line of the said Salt Marsh is shown and depicted upon the plat of Fractional Township 12 South, Range 4 West, S.B.B. & M., dated October 25, 1875, on file in the U. S. Surveyor General's Office, San Francisco, California;

108. Thence northwesterly and southwesterly along the northerly boundary line of Lot 8 of said Fractional Section 33, to its intersection with the easterly line of Lot 7, said Section 33;
109. Thence southwesterly, westerly and southwesterly along the northerly line of said Lot 7 of said Fractional Section 33, which is also the abovementioned meander line of said Salt Marsh, to the most westerly corner of said Lot 7;
110. Thence continuing along said meander line to the northeasterly line of State Highway XI-SD-2-B (Formerly U.S. 101 as located in July 1955);
111. Thence generally southeasterly along said northeasterly line to the intersection with the northeasterly prolongation of the northwesterly line of that certain road easement, 60 feet in width, conveyed to Milton R. and Audrey J. Nims, husband and wife, as described in Exhibit "C" of the grant of easement recorded April 29, 1976, by file page 76-127564 in official records of said county, the center line of said road easement, being described as follows:

Beginning at the intersection of the northerly line of lot 10 of Section 33, Township 12 South, Range 4 West, San Bernardino Base and Meridian, as said Lot 10 is shown on Record of Survey No. 528, filed in the County Recorder's Office on February 7, 1936, with the southwesterly line of California State Highway Road XI-SD-2-B; thence South $66^{\circ}46'$ West along said northerly line of lot 10 and along the prolongation thereof 459.74 feet to an angle point in the westerly boundary of the land described under Parcel 2 in deed to George N. Rhue, et ux, recorded January 5, 1955 in Book 5486, page 291, Official Records; thence along said boundary line South $36^{\circ}44'$ East, 108.27 feet; thence South $37^{\circ}56'$ West, 30.91 feet thence continuing along the boundary of said Rhue land, South $51^{\circ}04'$ East, 77.50 feet; thence South $67^{\circ}32'$ East, 75.00 feet; thence South $78^{\circ}12'$; East 100.00 feet, to point "A"; being the northwesterly corner of said 60.00 feet wide road easement; thence continuing along the boundary of said Rhue land, South 14° East, 30.00 feet to the true point of beginning of said center line; thence North 76° East, 29.50 feet to the beginning of a curve concave to the north and having a radius of 200.00 feet; thence along the arc of said curve, 59.341 feet; thence North 59° East, 28.00 feet to the beginning of a curve concave to the south and having a radius of 189.50 feet; thence along the arc of said curve, 56.116 feet; thence along the arc of a reverse curve concave to the north and having a radius of 189.50 feet, 155.282 feet; thence along the arc of a reverse curve concave to the south and having a radius of 189.50 feet, 59.450 feet; thence North $46^{\circ}59'30''$ East to the intersection with the southwesterly line of California State Highway Road XI-SD-2-B, said intersection being the terminal point of center line of the 60.00 foot wide easement;

112. Thence generally southwesterly along said northeasterly prolongation and the northwesterly line of said 60 feet wide road easement to said point "A";
113. Thence North 78°12' West, 110.00 feet;
114. Thence North 67°32' West, 75.00 feet;
115. Thence North 51°04' West, 77.50 feet;
116. Thence South 64°16' West to the mean high tide line of the Pacific Ocean;
117. Thence due West, 3 geographic miles, more or less, to the offshore boundary of the State of California;
118. Thence southerly along said offshore boundary of the State of California to the Southwesterly prolongation of the center line of Ocean Street according to said Map No. 2560;
119. Thence Northeasterly along said prolongation to the Southwest corner of Solana Palisades according to said Map No. 2560 and the point of beginning.

14,620 ± acres (land)
13,190 ± acres (water)

EXHIBIT A2

PROPOSED SOLANA BEACH INCORPORATION BOUNDARIES

RO85-8

LEGAL DESCRIPTION

All those portions of Sections 25, 34, 35, and 36, Township 13 South, Range 4 West, of Sections 30 and 31, Township 13 South, Range 3 West and of Sections 1, 2 and 3, Township 14 South, Range 4 West, San Bernardino Meridian in the County of San Diego, State of California, according to United States Government Survey, lying within the following boundaries:

Beginning at the southwest corner of Solana Palisades, Map No. 2560 on file in the office of the County Recorder of said San Diego County, April 26, 1949, said southwest corner also being a point on the westerly prolongation of the centerline of Ocean Street as shown on said Map No. 2560;

1. Thence along the following courses and distances according to said Map No. 2560: north $34^{\circ} 20'$ west 165.14 feet, north $16^{\circ} 58'$; west 146.42 feet, north $60^{\circ} 38'$ west 67.32 feet, north $5^{\circ} 38' 30''$ east 53.04 feet, north $3^{\circ} 28' 45''$ west, 137.27 feet, north $63^{\circ} 02'$ east 105.45 feet, north $54^{\circ} 31'$ east 84.76 feet, north $65^{\circ} 36'$ east 139.35 feet, north $43^{\circ} 01' 39''$ east 97.20 feet, north $34^{\circ} 56'$ east 56.11 feet, south $66^{\circ} 29' 10''$ east 42.18 feet to the westerly right-of-way line of State Highway No. 101, District XI, San Diego County, Route 2, Section A, map on file in the Office of the State Division of Highways in said County;
2. Thence north $55^{\circ} 18'$ east in a straight line to the easterly right-of-way line of said State Highway 101;
3. Thence northwesterly along said easterly right-of-way line to the intersection with a line bearing south $43^{\circ} 04' 21''$ west 477.72 feet (Deed) from a point on the westerly line of the 200 foot right-of-way of the Atchison, Topeka and Santa Fe Railway Company distant thereon 1525.00 feet southeasterly from the intersection of said westerly line and the northerly line of said Section 34;
4. Thence north $43^{\circ} 04' 21''$ east a distance of 477.72 feet to the westerly line of the 200 foot right-of-way of said Atchison, Topeka and Santa Fe Railway Company;
5. Thence southerly along said westerly line to a line bearing north $83^{\circ} 44' 50''$ west from the northwest corner of Lot 29 of Seabright Acres, Map No. 2373 on file in the Office of the County Recorder of said San Diego County, December 10, 1946;

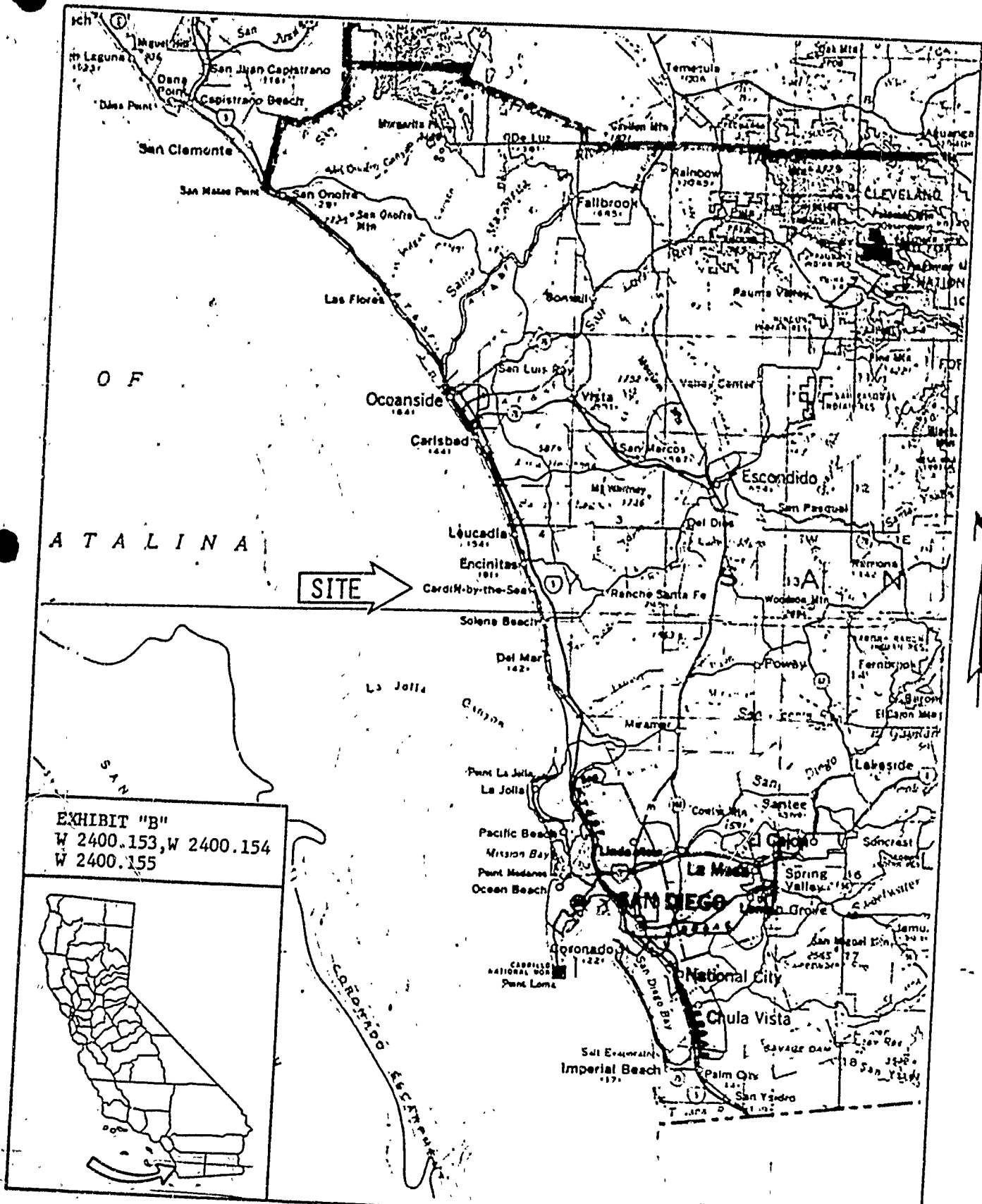
6. Thence south $83^{\circ}44'50''$ east to said northwest corner of Lot 29;
 7. Thence along the following courses and distances according to said Map no. 2373: south $83^{\circ}44'50''$ east 219.38 feet, north $41^{\circ}04'30''$ east 114.91 feet, north $3^{\circ}50'30''$ west 390.93 feet;
 8. Thence north $89^{\circ}40'30''$ west 20.46 feet;
 9. Thence north $03^{\circ}50'30''$ west 71.78 feet to the beginning of a tangent curve concave easterly having a radius of 200.00 feet;
 10. Thence northerly along said curve through a central angle of $30^{\circ}00'00''$ an arc distance of 104.72 feet;
 11. Thence tangent to said curve North $26^{\circ}09'30''$ east 55.00 feet to the beginning of a tangent curve concave southerly having a radius of 150.00 feet;
 12. Thence easterly along said curve through a central angle of $95^{\circ}27'50''$ an arc distance of 249.92 feet;
 13. Thence tangent to said curve south $58^{\circ}22'40''$ east 147.00 feet to the beginning of a tangent curve concave westerly having a radius of 150.00 feet;
 14. Thence southerly along said curve through a central angle of $45^{\circ}00'00''$ an arc distance of 117.81 feet to the northwesterly corner of land conveyed to Hajime Matsumoto, et al by deed recorded August 16, 1955, in Book 5756, Page 277 of official records in the Office of the County Recorder of said San Diego County, said corner being the intersection of the northerly line of the southwest quarter of the northwest quarter of said Section 35 with the centerline of said Rios Avenue (R. S. 979);
- NO COURSE #15, 16 or 17
18. Thence easterly along said northerly line to the northeast corner of the southwest quarter of the northwest quarter of said Section 35;
 19. Thence south $89^{\circ}29'$ east along the northerly line of the southeast quarter of the northwest quarter of said Section 35 to the northeast corner thereof; as shown on Licensed Surveyors Map No. 375, May 1929;
 20. Thence south $89^{\circ}28'50''$ east (Rec. south $89^{\circ}29'$ east L.S. 375) 666.6 feet along the northerly line of the northwest quarter of the southwest quarter of the northeast quarter of said Section 35 to the northeast corner thereof;

21. Thence south $0^{\circ}05'$ east along the easterly line of said northwest quarter of the southwest quarter of the northeast quarter 176.24 feet according to Record of Survey Map. No. 3749 on file in the Office of the County Recorder of said San Diego County, October 18, 1955;
22. Thence along the following courses and distances as shown on Glencrest Unit No. 2 Map No. 3562 on file in the Office of the County Recorder of said San Diego County, December 13, 1956, south $31^{\circ}58'00''$ east 101.39 feet, south $64^{\circ}53'24''$ east 528.54 feet, south $35^{\circ}53'24''$ east 1000.0 feet;
23. Thence south $83^{\circ}19'03''$ east 78.13 feet to the westerly right-of-way line of California State Highway 5 XI-SD-2A; map on file in the Office of the State Division of Highways in said County;
24. Thence generally in northerly and northwesterly direction along said westerly right-of-way line the following courses and distances: north $16^{\circ}36'37''$ west 65.01 feet, north $22^{\circ}14'09''$ west 362.66 feet, north $09^{\circ}54'45''$ west 100.12 feet, north $12^{\circ}53'16''$ east 292.41 feet, north $08^{\circ}50'29''$ west 367.48 feet, north $45^{\circ}23'14''$ west 198.15 feet, north $15^{\circ}08'57''$ west 394.58 feet, north $58^{\circ}23'03''$ east 50.0 feet, north $18^{\circ}41'31''$ west 245.94 feet, north $35^{\circ}12'03''$ west 120.21 feet, north $53^{\circ}42'39''$ west 236.30 feet;
25. Thence northeasterly in a straight line to a point on the west line of the northeast quarter of the northeast quarter of said section 35, distant thereon south $0^{\circ}42'26''$ west 113.12 feet from the northwest corner of said northeast quarter of the northeast quarter;
26. Thence north $0^{\circ}42'26''$ east a distance of 113.12 feet to said northwest corner;
27. Thence south $88^{\circ}51'41''$ east 1317.48 feet along the northerly line of said Section 35 to the northwest corner of said Section 36 as shown on Record of Survey Map No. 6692 on file in the Office of the County Recorder of said San Diego County, June 15, 1966;
28. Thence south $89^{\circ}50'56''$ east 2636.21 feet along the northerly line of said Section 36 to the north quarter corner thereof according to said Record of Survey No. 6692;
29. Thence south $89^{\circ}50'02''$ east 496.08 feet along the north line of the northwest quarter of the northeast quarter of said Section 36;
30. Thence south $01^{\circ}01'06''$ west 658.77 feet;
31. Thence south $89^{\circ}48'08''$ east 330.60 feet;

32. Thence north $01^{\circ}01'06''$ east 658.95 feet;
33. Thence south $89^{\circ}50'02''$ east along said north line 491.10 feet to the southwest corner of the southeast quarter of the southeast quarter of said Section 25;
34. Thence north $00^{\circ}22'52''$ east along the west line of said southeast quarter of the southeast quarter 681.27 feet according to Rancho de los Caballos Map No. 8523 filed in the Office of the County Recorder of said County, March 16, 1977;
35. Thence north $89^{\circ}38'07''$ east 1031.18 feet along the north line of said Map No. 8523 to the southwesterly line of El Camino Real, as shown on said map;
36. Thence south $32^{\circ}17'07''$ east, 347.09 feet along said southwesterly line to the southeasterly boundary of said Map No. 8523;
37. Thence north $57^{\circ}37'27''$ east, along said southeasterly boundary to a point on the southwesterly right-of-way line of Road Survey No. 1712 (El Camino Real) 50.00 feet wide, map on file in the County Engineer's Office of said County;
38. Thence south $32^{\circ}26'$ east along said southwesterly right-of-way line to a point on the north line of section 31, said township 13 south, range 3 west, distant thereon south $89^{\circ}35'14''$ east, 164.23 feet from the northwest corner thereof;
39. Thence continuing along said southwesterly right-of-way line south $31^{\circ}49'52''$ east, 1454.57 feet to a point in the arc of a non-tangent 500.00 foot radius curve concave southeasterly, a radial line bearing north $48^{\circ}25'22''$ west to said point;
40.
 - A. Thence southwesterly along said curve to a line which bears south $31^{\circ}49'52''$ east from a point on the north line of said Section 31, distant thereon south $89^{\circ}35'14''$ east, 119.31 feet from the northwest corner thereof;
 - B. Thence continuing southwesterly, 213.90 feet along said curve through a central angle of $24^{\circ}30'38''$;
 - C. Thence south $12^{\circ}41'34''$ west, 194.39 feet to a tangent 500.00 foot radius curve concave northwesterly;
 - D. Thence southwesterly, 450.64 feet along said curve through a central angle of $51^{\circ}38'23''$;
 - E. Thence south $64^{\circ}19'57''$ west, 272.79 feet to a tangent 600.00 foot radius curve concave southeasterly;

- F. Thence southwesterly and southerly, 664.51 feet along said curve to the east-west center line of Section 36, Township 13 south, Range 4 west;
41. Thence south $89^{\circ}40'50''$ east, 42.00 feet along said center line to the east line of said Section 36;
42. Thence southerly along said east line and along the east line of said Section 1, Township 14 south, Range 4 west, to a point 165.00 feet southerly from the northeast corner of Section 1;
43. Thence north $81^{\circ}25'$ west, 99.21 feet;
- 44.
- A. Thence north $71^{\circ}32'$ west, 140.50 feet;
- B. Thence north $55^{\circ}09'$ west, 97.89 feet;
- C. Thence south $20^{\circ}45'$ east, 305.00 feet;
- D. Thence south $79^{\circ}33'36''$ west, 246.25 feet;
- E. Thence south $10^{\circ}00'$ west, 135.00 feet;
- F. Thence north $39^{\circ}00'$ west to the southeasterly line of Road Survey No. 821-2 (Highland Drive, map on file in the County Engineer's office of said County);
45. Thence southwesterly along said easterly line to the most westerly corner of Parcel 1 as shown on Record of Survey Map No. 4423, filed in the office of the County Recorder of said County, August 20, 1957;
46. Thence south $76^{\circ}10'30''$ east 148.57 feet and south $40^{\circ}21'50''$ east 335.79 feet to the east line of the west half of the east half of the northeast quarter of said Section 1, Township 14 south, Range 4 west;
47. Thence south $0^{\circ}40'34''$ west 829.07 feet along said east line to the center of the southeast quarter of the northeast quarter of said Section 1;
48. Thence north $89^{\circ}46'29''$ east 665.35 feet to the east line of said Section 1;
49. Thence southerly along said east line to the east quarter corner of said Section 1;
50. Thence westerly along the south line of said northeast quarter to the center of said Section 1;
51. Thence westerly along the south line of the southeast quarter of the northwest quarter of said Section 1 to the northeast

- corner of the west half of the northeast quarter of the southwest quarter of said Section 1;
52. Thence southerly along the east line of said west half to the southeast corner thereof;
 53. Thence westerly along the south line of said west half and along the south line of the northwest quarter of the southwest quarter of said Section 1 to the southwest corner of said northwest quarter of the southwest quarter;
 54. Thence southerly along the east line of the southeast quarter of the southeast quarter of Section 2, Township 14 South, Range 4 west to the northerly line of Via de la Valle as it existed on May 22, 1981 and a portion of which is shown on Road Survey No. 443, map on file in the County Engineer's office of said County;
 55. Thence westerly along the northerly line of said Via de la Valle, of varying widths, to the westerly line of the 200.00 foot Atchison Topeka and Santa Fe Railway Right-of-Way;
 56. Thence westerly in a straight line to a point on the northerly line of Border Avenue, Road Survey No. 1589, on file in the County Engineer's office of said County; being north $89^{\circ}49'32''$ east, 125.87 feet from the most southerly southeast corner of Lot 1 of Del Mar Beach Club East according to Map No. 7402, records of said County;
 57. Thence westerly along said northerly line of Border Avenue and the prolongation thereof to the westerly line of Sierra Avenue being also the easterly line of Lot 1 of Del Mar Beach Club according to Map No. 6838, records of said County;
 58. Thence southerly along said easterly line of Lot 1 to the southerly line of said Map No. 6838 being also the northerly line of the southerly 660.00 feet of Lot 5 of said Section 2;
 59. Thence south $89^{\circ}49'32''$ west, 562.32 feet along said south line to the mean high tide line as shown on said Map No. 6838;
 60. Thence continuing south $89^{\circ}49'32''$ west, three geographic miles, more or less, to the offshore boundary of the State of California;
 61. Thence generally in a northerly and northwesterly direction along said offshore boundary to the southwesterly prolongation of said centerline of Ocean Street as shown on said Map No. 2560;
 62. Thence northeasterly along said southwesterly prolongation to the POINT OF BEGINNING.



O F
A T A L I N A

SITE →

EXHIBIT "B"
W 2400.153, W 2400.154
W 2400.155



CALENDAR PAGE 178.28
MINUTE PAGE 2677

2400.153

CITY OF CARLSBAD

(Area to be detached from the City of Carlsbad)

3 MILE LIMIT

2400.155

PROPOSED CITY OF SAN DIEGUITO

SAN DIEGO

CATALINA

3 MILE LIMIT

2400.154

PROPOSED CITY OF SOLANA BEACH

Solana Beach

EXHIBIT C

CITY OF
OFI MAP

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