

LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF MARIN

RESOLUTION NO. 66-8

RESOLUTION APPROVING THE ANNEXATION OF TERRITORY TO:

NORTH MARIN COUNTY WATER DISTRICT :

WEST MARIN ANNEXATION

WHEREAS, a resolution of application has been filed requesting the annexation of territory (described in the attachment) to the North Marin County Water District, and the Executive Officer has found said resolution to be mandatory, and;

WHEREAS, at the times and in the form and manner provided by law, the Executive Officer has given notice of public hearing by this Commission upon said resolution, and;

WHEREAS, the public hearing by this Commission was held upon the date and at the time specified in said notice of public hearing, and;

WHEREAS, during the hearing the Commission strongly urged the North Marin County Water District that as a condition of providing water service to the annexation, sanitary service be concurrently provided.

NOW, THEREFORE, BE IT RESOLVED by the Marin County Local Agency Formation Commission that in accordance with the District Reorganization Act of 1965 it does hereby approve the annexation of territory specified above as follows:

1. The annexation shall be subject to the terms and conditions hereinafter specified.
2. The territory proposed for annexation is found to be inhabited.
3. The territory proposed for annexation shall be designated as the West Marin Annexation (1966-1).
4. The North Marin County Water District shall be the conducting district for further proceedings to annex this territory and the Board of Directors of that District are directed to initiate annexation proceedings in compliance with this resolution, and if any election is ordered it should be held only in the territory to be annexed.
5. Any resolution of the conducting district ordering such annexation shall provide that the annexation shall be subject to the terms and conditions contained in the resolution of application.

PASSED AND ADOPTED by the Marin County Local Agency Formation Commission on this 7th day of April, 1966 by the following vote:

AYES: COMMISSIONERS Jan Paul Dyk, Wayne Womack, H. G. Marchant, Peter H. Behr, and Thomas T. Storer.

NOES: None.

ABSENT: None.

ATTEST:

John F. Barrow
EXECUTIVE OFFICER

Jan Paul Dyk
CHAIRMAN OF THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF MARIN

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EXHIBIT "A"
NORTH MARIN COUNTY WATER DISTRICT
ANNEXATION NO. 2
WEST MARIN

PARCEL ONE

All [REDACTED] of that certain real property situated in the State of California, County of Marin and lying adjacent to and Easterly of the ordinary line of low water on the Easterly shoreline of Tomales Bay and described as follows:

COMMENCING at the intersection of the Southeasterly boundary of that certain 99.33 acre parcel of land conveyed to Paulina De Gottardi by deed recorded in Book 1226 of Deeds at page 84, Official Records of Marin County, which boundary bears South 10° 15' West, with the ordinary line of low water on the Easterly shoreline of Tomales Bay, and running thence Northeasterly along the Southeasterly boundaries of said parcel North 10° 15' East a distance of 1194.6 feet and North 44° East a distance of 693 feet to the most Northeasterly corner of said parcel. Continuing thence along the Southeasterly boundary lines of a 640 acre parcel conveyed to Paulina De Gottardi, by said deed, North 37° 37' 30" East (scaled distance of 800 feet more or less), North 54° East a distance of 478.5 feet, North 73° 30' East a distance of 858 feet, North 83° 15' East a distance of 396.33 feet, North 52° East a distance of 980.1 feet and thence North 66° 15' East a distance of 560 feet more or less as scaled to the most Southerly corner of a 200 acre parcel of land conveyed from Umberto A. Borello and Helen Borello, his wife, to Robert A. Borello and Grace Borello, his wife, by deed recorded in Book 1769 of Deeds at page 72, Official Records of Marin County, said 200 acre parcel being designated as "Parcel One" in said deed.

Continuing thence Northwesterly along the common boundary of the aforementioned 640 acre parcel and 200 acre parcel as said boundary is described in said Borello deed recorded in Book 1769 of Deeds at page 72, Official Records of Marin County, North 48° 30' West (described in said deed as being parallel or as nearly so as practicable to the boundary on the North of said 200 acre parcel, which North boundary bears South 48° 30' East) a scaled distance of 4100 feet more or less to the intersection with the Southeasterly line of the lands conveyed from Reynolds L. Buzard and Dorothy Buzard, his wife, to Thomas F. Furlong, Jr. and Donna L. Furlong, his wife by deed recorded in Book 1108 of Deeds at page 582 (described therein as "Parcel II" and containing 126.1 acres) which Southeasterly line bears South 67° 15' West.

Continuing thence along the common boundary lines of said 126.1 acre parcel and the aforementioned 640 acre parcel as said common boundary lines are set forth in said deed recorded in Book 1108 of Deeds at page 582, Official Records of Marin County, South 67° 15' West a scaled distance of 400 feet more or less to the most Southerly corner of said 126.1 acre parcel, and North 49° West a distance of 1851.5 feet to the most westerly corner of said 126.1 acre parcel which is also the most Northwesterly corner of said 640 acre parcel.

Continuing thence along the Northwesterly boundary of said 640 acre parcel which boundary is also the most Southeasterly boundary of the Lands of Theresa Grossi et al as described in the Deed recorded in Book 1239 of Deeds at page 590, Official Records of Marin County, South 48° West a distance of 1358.5 feet more or less to the most Southerly corner of said Lands of Grossi. Thence along the Westerly boundaries of said Lands of Grossi as set forth in said deed North 40° 44' West a distance of 3261 feet, North 30° 23' East a distance of 497.4 feet, North 17° 27' East a distance of 108 feet, North 10° 13' East a distance of 84 feet, North 12° 45' West a distance of 81.2 feet, North 35° 52' West a

distance of 73.2 feet, North 2° 41' West a distance of 36.3 feet, North 18° 22' East a distance of 137.6 feet to a stake in the center of an Arroyo, thence ascending along the center of said Arroyo North 17° 46' West a distance of 42.2 feet, North 43° 24' East a distance of 62.7 feet, North 21° 17' West a distance of 46.6 feet, North 70° 50' East a distance of 60 feet, North 34° 23' East a distance of 75.8 feet, South 86° 20' East a distance of 52.6 feet, South 42° 20' East a distance of 43.4 feet, North 20° 17' East a distance of 99 feet, North 7° 56' West a distance of 51.5 feet, North 63° 04' East a distance of 101 feet, North 9° 16' East a distance of 39 feet, North 32° 06' East a distance of 42.3 feet, South 58° 48' East a distance of 39.6 feet, North 5° 25' West a distance of 47 feet, North 12° 52' East a distance of 32.3 feet, North 77° 52' East a distance of 94.2 feet, North 54° 06' East a distance of 55.4 feet, North 39° 46' East a distance of 141.7 feet to a stake driven on the Southerly bank of said arroyo, thence North 40° 44' West a distance of 5581 feet to the most Westerly corner of said Lands of Grossi. Thence along the Northwesterly boundary of said lands North 59° 45' East a distance of 1338.5 feet to a stake marked "M18".

Thence along the established Northeasterly property line of a tract of land conveyed from Valadimir Gopcevic and Johanna Gopcevic to Bill Barboni and Rosemarie Barboni and described in Deed recorded in Book 1367 of Deeds at page 461, Official Records, Marin County Records, North 17° 30' West a distance of 7368.9 feet to a point on the Fink and Reynolds Patent Survey. Said point is also the most Westerly corner of a 621.93 acre parcel owned by Phillip and Nina Respina and described in deed recorded in Book 1644 of Deeds at page 455, Official Records of Marin County. Thence along the Northwesterly property line of said 621.93 acre parcel and the Fink and Reynolds Patent Survey line North 53° 30' East a distance of 4752 feet to the most Northerly corner of the parcel and intersection with the Rancho Soula Jule Line.

Thence Southeasterly along the Rancho Soula Jule Line and the Southerly property line of a 667.51 acre parcel conveyed from Silvio Fiori to Ralph F. McMurry and Barbara Jean McMurry by deed recorded in Book 1423 of Deeds at page 116, Official Records of Marin County, South $50^{\circ} 15'$ East (Rancho Soula Jule Line South $51^{\circ} 15'$ East) a distance of 2624.82 feet more or less to the most Southerly corner of said parcel. Continuing thence along the Easterly, Northerly and Westerly boundaries of said McMurry parcel as described in said deed North 28° East a distance of 4620.00 feet to a post at the junction of the Frinks Canon with the Arroyo Sausal; thence following the meanderings of said "Arroyo San Sal", down stream with the following courses and distances, North 52° West a distance of 429.00 feet, North $32^{\circ} 30'$ West a distance of 825.00 feet, North 11° West a distance of 462.00 feet, North 17° East a distance of 528.00 feet, North $5^{\circ} 30'$ West a distance of 297.00 feet, North $21^{\circ} 30'$ East a distance of 132.00 feet, NORTH a distance of 396.00 feet, North 8° East a distance of 198.00 feet, North $59^{\circ} 30'$ East a distance of 66.00 feet, North 39° West a distance of 198.00 feet, North 31° West a distance of 534.6 feet, North 7° West a distance of 231.00 feet, North 38° West a distance of 198.00 feet, South 89° West a distance of 198.00 feet, South 70° West a distance of 231.00 feet, North 79° West a distance of 363.00 feet, North 54° West a distance of 495.00 feet, North 34° West a distance of 297.00 feet, North 10° West a distance of 264.00 feet, North 25° West a distance of 330.00 feet, North $39^{\circ} 30'$ West a distance of 429.00 feet, North $74^{\circ} 30'$ West a distance of 198.00 feet to a post in the gate on said creek marked J.B./R.S.; thence South $23^{\circ} 30'$ West a distance of 3960.00 feet to a stake.

Continuing thence along the common boundary lines of said Lands of McMurry as described in Book 1423 of Deeds at page 116 and the Lands of Henry H. and Marjorie L. Anderson as described in Book 1387 of Deeds at page 565, Official Records of Marin County, South 8° West a distance of 644.82 feet, South $25^{\circ} 30'$ West a distance of 495 feet, South

44° West a distance of 924 feet, South 19° West a distance of 726 feet, South 49° 30' West a distance of 594 feet to a point which bears South 51° 15' East a distance of 387.42 feet from Station Post "S-28" of the final and official survey of the Rancho Soula Jule. Thence along the Northerly boundaries of a 610 acre parcel of land, said parcel being a portion of the Lands of McMurry and described in the deed recorded in Book 0994 of Deeds at page 469, Official Records of Marin County, and the common boundaries with the aforementioned Lands of Anderson South 43° West a distance of 163 feet, South 58° 20' West a distance of 127 feet, South 68° 30' West a distance of 83 feet, South 79° 50' West a distance of 74 feet, North 86° West a distance of 552 feet to a fence. Thence descending an arroyo a distance of 1000 feet more or less to a willow stump in said arroyo. Thence North 55° 45' West a distance of 2732.4 feet to the most Northwesterly corner of said 610 acre McMurry parcel which corner is also the most Southwesterly corner of said Lands of Anderson.

Continuing thence along the Westerly boundary lines of said 610 acre McMurry parcel South 6° 15' East a distance of 1729.4 feet and South 35° 45' West a distance of 2659.2 feet to the Northerly corner of a 360.70 acre parcel said parcel being the Lands of Osborne W. and Myrtle E. Hall as described in the deed recorded in Book 1174 of Deeds at page 167, Official Records of Marin County.

Continuing thence along the Northerly, Westerly and Southerly boundary lines of said 360.70 acre parcel as the boundaries are established in said deed recorded in Book 1174 of Deeds at page 167, Official Records of Marin County, South 75° 45' West a distance of 3326.4 feet, South 78° 30' West a distance of 1333.2 feet, and South 68° 45' West a distance of 1280.4 feet to a point at the head of a Salt Marsh on the Bay of Tomales being the intersection of the Lands of said marsh with the line of the South Lindsey Tract (heretofore so called).

Thence Southerly along the boundaries of said 360.70 acre parcel, said boundaries being

described in said deed as the edge of said salt marsh, to the Beach of Tomales Bay. Thence along said beach and said boundaries to a point which bears North $52^{\circ} 45'$ West a distance of 1242.12 feet from Station 7 of Tideland Survey 99, said station being the Northwest corner of said Tideland Survey 99, Marin County, on the United States Meander Line of Rancho Nicasio, as surveyed by R. C. Matthewson, Deputy United States Surveyor. (The last mentioned point is also the most Northwesterly corner of a 4.9 acre parcel which parcel is the most Southerly 4.9 acres of Parcel Three described in the conveyance to Oscar Johansson et al recorded in Book 1175 of Deeds at page 394, Official Records of Marin County).

Continuing thence along the Northwesterly boundary of said Johansson parcel recorded in Book 1175 of Deeds at page 384 which boundary is the common boundary with a 5.58 acre parcel described in Book 118 of Deeds at page 52 South $36^{\circ} 50'$ West a distance of 125.40 feet as set forth in the last mentioned deed. Thence Southeasterly along the Southwesterly boundaries of said Johansson parcel South $53^{\circ} 10'$ East a distance of 226.38 feet, South $28^{\circ} 30'$ East a distance of 298.32 feet, South $62^{\circ} 50'$ East a distance of 696.3 feet and EAST a distance of 116.8 feet to the most Southerly corner of said parcel. Thence along the Easterly boundary of said Johansson parcel NORTH a distance of 63.36 feet to the Northeasterly corner thereof and Station 7 of Tideland Survey 99 which Station 7 lies on the Southerly boundary of the aforementioned Hall parcel described in the Deed recorded in Book 1174 of Deeds at page 167, Official Records of Marin County.

Continuing thence along the Southerly boundary of said Hall parcel North $82^{\circ} 15'$ East a distance of 415.8 feet and North $44^{\circ} 15'$ East a distance of 114 feet to the Westerly corner of the Lands of Paul Jr. and Catherine Keeney as said lands are described in the deed recorded in Book 1216 of Deeds at page 325, Official Records of Marin County. Continuing thence along the Southwesterly boundaries of said Lands of Keeney South $62^{\circ} 32'$ East a distance of 265 feet and North $71^{\circ} 26'$ East a distance of 106.0 feet to the most Southeasterly

corner of said Lands of Keeney and a point on the Westerly line of California State Highway No. 1 (Shoreline Highway).

Continuing thence North $71^{\circ} 26'$ East a distance of 50 feet more or less to the centerline of said California State Highway No. 1 (Note: A controversy exists regarding the Highway right-of-way through the town of Marshall, and the last mentioned distance of 50 feet is approximate as based on the scaled distance on Marin County Assessor's Map of this area). Thence Southerly and Southeasterly along the meanderings of the centerline of California State Highway No. 1, as said centerline exists as of March 1, 1966, a distance of 7455 feet more or less (scaled) to the intersection with the Northeasterly prolongation of the Southerly boundary of a 1.34 acre parcel conveyed from Tomales Bay Cyster Company to Tony Konatich, Felix Konatich, and Stephen Pavich by deed recorded in Book 574 of Deeds at page 15, Official Records of Marin County which Southerly boundary bears North 75° East. Thence along said Northeasterly extension of said boundary, said boundary, and the Southwesterly extension of said boundary South 75° West a distance of 151 feet more or less to the intersection with the ordinary line of low water on the Easterly shoreline of Tomales Bay.

Continuing thence Southerly and Southeasterly along the meanderings of the ordinary line of low water on the Easterly shoreline of Tomales Bay to the Point of Commencement.

NOTE: Courses and distances set forth herein were taken from individual recorded deeds of properties adjacent to the described boundaries.

PARCEL TWO

All that certain real property situated in the State of California, County of Marin, conveyed to Walker Creek Ranch Company, a California corporation, by deed recorded in Book 1575 of Deeds at page 613, Official Records of Marin County, the exterior boundaries of which are set forth in said deed as follows:

BEING a portion of that certain property conveyed by Frank P. Doyle to R. F. Weber, by Deed recorded in Liber 144 of Official Records, at page 382, Marin County Records; lying with Township 4 North, Range 9 West, M.D.M., partly in the Rancho Nicasio as patented to Halleck and partly in the Rancho Soula Jule, as patented to Vasquez, further being a part of that certain tract designated "1st" and a portion of the tract designated "3rd" in that certain Deed from James Marshall to Mary E. Marshall, et al, recorded in Liber 43 of Deeds at page 91, Marin County Records; said portion more particularly described as follows:

COMMENCING at a three way fence intersection point taken for Station S-25 of the patent survey of the Rancho Soula Jule, and running thence along said Rancho line which follows an existing fence line North $66^{\circ} 00'$ East a distance of 726.0 feet; and South $83^{\circ} 30'$ East a distance of 1,188.0 feet to the center of the Arroyo Sausal; thence descending said Arroyo North $8^{\circ} 15'$ East a distance of 330.0 feet; North $61^{\circ} 00'$ West a distance of 435.6 feet; North $10^{\circ} 15'$ West a distance of 587.4 feet; and North $7^{\circ} 15'$ East a distance of 975 feet, more or less, (Deed record 1,221.0 feet) to the junction of the Arroyo Sausal with the Arroyo San Antonio (from which the point of commencement bears South $32^{\circ} 05'$ West, a distance of 2,936.2 feet.)

Thence following the center of the Arroyo San Antonio along the thread of the drainage, the following meander line: North $53^{\circ} 10'$ West a distance of 1,375 feet

(Deed record North $56^{\circ} 15'$ West 1,333.2 feet); North $71^{\circ} 45'$ West a distance of 1,584.0 feet; South $42^{\circ} 30'$ West a distance of 679.8 feet; North $76^{\circ} 30'$ West a distance of 1,221.0 feet; South $33^{\circ} 45'$ West a distance of 1,108.8 feet; South $52^{\circ} 30'$ East a distance of 726.0 feet, and South $2^{\circ} 30'$ West a distance of 1,491.6 feet to the junction of said Arroyo San Antonio and a ravine leaving Southwesterly and Southeasterly .

Thence following said Arroyo along the center and thread of drainage through the following Weber deed courses; South $42^{\circ} 00'$ West a distance of 699.6 feet; North $66^{\circ} 45'$ West a distance of 1,749.0 feet; and South $20^{\circ} 45'$ West a distance of 313.5 feet to the Northwest corner of the "McCoy Tract". Thence leaving said Arroyo San Antonio and following the exterior boundary line of said "McCoy Tract" South $43^{\circ} 15'$ West a distance of 4,118.4 feet; South $32^{\circ} 45'$ West a distance of 2,448.6 feet; and South $42^{\circ} 30'$ East a distance of 3,016.2 feet. Thence following a fence line along the exterior lines of what was formerly known as the "Wright Tract", South $63^{\circ} 00'$ West a distance of 1,045.8 feet; and South $3^{\circ} 00'$ West a distance of 1,254 feet to an angle point.

Thence South $16^{\circ} 15'$ East a distance of 1,617.0 feet to the most Southerly corner of said Weber lands, as per deed; thence North $65^{\circ} 30'$ East a distance of 2,950 feet (Deed record North $66^{\circ} 15'$ East 2,911 feet) to an existing fence corner as per deed; thence North $65^{\circ} 30'$ East a distance of 467.9 feet (Deed record North $66^{\circ} 15'$ East 469.7 feet) to a point in a ravine; thence along the Southerly line of that certain 992 acre tract designated "3rd" in that certain hereinabove referred to Marshall deed, North $77^{\circ} 15'$ East a distance of 2,830.0 feet (deed course given in error as North $80^{\circ} 45'$ East 2,596 feet) to a point; thence along an existing fence line North $7^{\circ} 56'$ East a distance of 2,923.8 feet to a point (not monumented) known as Station S-26 of the Rancho Soula Jule patent

survey; thence North 20° 15' East a distance of 4,817.9 feet to the point of commencement.

Containing 1630.43 acres more or less.

NOTE: Courses and distances set forth herein are as taken from said conveyance to Walker Creek Ranch Company. Courses and distances shown in parenthesis are those set forth in earlier deeds of said lands.