

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NO. 02-33

**RESOLUTION MAKING DETERMINATIONS AND APPROVING ANNEXATION
TO THE CITY OF MILL VALLEY
WITH WAIVER OF NOTICE, HEARING AND ELECTION**

"Annexation of the Lands of Ryder to the City of Mill Valley (File 1238)"

WHEREAS, a proposal for the annexation of certain territory to the City of Mill Valley in the County of Marin has been filed with the Executive Officer of this Local Agency Formation Commission pursuant to Title 5, Division 3, commencing with Section 56000 of the Government Code; and

WHEREAS, said proposal was made in the form of a petition filed by the property owner; and

WHEREAS, said petition was accompanied by written consent signed by all owners of land within the territory proposed to be annexed; and

WHEREAS, pursuant to Government Code Section 56663, when a petition is accompanied by written consent signed by all owners of land within the territory proposed to be annexed, this Commission may make determination with respect to said annexation without notice and hearing; and

WHEREAS, pursuant to Government Code Section 56663(c), the affected territory is uninhabited; all the owners of land within the affected territory have given their written consent; and the City of Mill Valley has consented in writing to a waiver of conducting authority proceedings, this Commission may make determination with respect to said application with waiver of conducting authority proceedings; and

WHEREAS, the Executive Officer has reviewed the proposal and prepared a report, including a recommendation thereon, the proposal and report having been presented to and considered by this Commission; and

WHEREAS, the Commission, in the course of its review of this proposal, has concluded that the proposal boundaries should be amended to include additional contiguous parcels and street right-of-way pursuant to Government Code Section 56375(a); and

WHEREAS, all property owners within the amended boundary of the proposal have provided written consent to the annexation. The foregoing instrument is a correct copy of the original on record in the office of the Local Agency Formation Commission of the County of Marin, State of California.

By Daryl Allen Miller

NOW THEREFORE, the Marin Local Agency Formation **DOES HEREBY RESOLVE, DETERMINE AND ORDER** as follows:

Section 1. The boundaries, as set forth in the proposal, are hereby approved as submitted and are as described in Exhibit "A" and "B" attached hereto and by this reference incorporated herein.

Section 2. The territory includes 1.6 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: "Annexation of the Lands of Ryder to the City of Mill Valley (File 1238)".

Section 3. The proposed annexation is approved subject to the following condition:

The applicant shall submit a revised map and legal description reflecting final annexation boundaries approved by the Commission. The amended proposal boundaries include Assessor's Parcel Numbers 046-061-42, 046-320-02, 046-320-03 and 046-320-04 and the full width of the Edgewood Avenue street right-of-way fronting on those parcels.

Section 4. The proposal is consistent with the adopted sphere of influence for the City of Mill Valley.

Section 5. The Executive Officer is hereby authorized to complete reorganization proceedings in the manner prescribed by Section 57000 of the Government Code.

PASSED AND ADOPTED by the Marin Local Agency Formation Commission on this 12th day of December, 2002 by the following vote:

AYES: Commissioners Blanchfield, Chapman, Heller, Rodoni and Slavitz

NOES: None

ABSENT: Commissioners Kress and Murray



JEFFRY BLANCHFIELD, Chairperson

ATTEST:



PETER V. BANNING, Executive Officer

EXHIBIT "A"
January 15, 2003
Annexation of the Lands of Ryder to the City of Mill Valley
Mapping No. 26/02

Commencing at an angle point on the boundary of the Mill Valley Sanitary District, said point being the northerly corner of Parcel 1 as delineated on the Parcel Map of the Lands of R. M. Sarin, recorded in Volume One of Parcel Maps at page 56, Marin County Records, said point being the True Point of Beginning;

- L1 thence along the easterly line of said Parcel 1 (1 PM 56), South 8°57'48" East, 40.06 feet to the northwesterly corner of lands of Ryder recorded in Official Records 2002-77634 the fifth day of September, 2002, Marin County Records;
- L2 thence along the northerly line of lands of Ryder (2002 OR 77634), North 46°10'42" East, 83.07 feet;
- L3 thence along the easterly line of lands of Ryder (2002 OR 77634), South 16°02'00" East, 132.59 feet to the northerly line of Edgewood Avenue (50 foot right-of-way);
- L4 thence extending to the southerly line of Edgewood Avenue, South 16°02'00" East, 51.72 feet;
- L5 thence along the southerly line of Edgewood Avenue, South 59°08'00" West, 22.21 feet;
- L6 thence continuing along the southerly line of Edgewood Avenue, South 44°13'00" West, 81.40 feet;
- L7 thence continuing along the southerly line of Edgewood Avenue, South 35°35'00" West, 105.68 feet;
- L8 thence continuing along the southerly line of Edgewood Avenue, North 82°50'00" West, 98.03 feet;
- L9 thence continuing along the southerly line of Edgewood Avenue, South 56°40'00" West, 30.93 feet;
- L10 thence continuing along the southerly line of Edgewood Avenue, South 36°40'00" West, 114.69 feet;
- L11 thence continuing along the southerly line of Edgewood Avenue, also being the City of Mill Valley boundary, North 84°40'00" West, 52.22 feet to a point on the easterly line of Edgewood Avenue Annexation No. 4 to City of Mill Valley, Mapping No. 24-98;
- L12 thence along the easterly line of said annexation (24-98), North 13°20'09" East, 52.78 feet, to the southwesterly corner of the lands of Chalstrom recorded in Official Records 2000-36169 on the seventh day of July, 2000, Marin County Records, also being the City of Mill Valley boundary;
- L13 thence leaving the northerly line of Edgewood Avenue, continuing along the northwesterly line of lands of Chalstrom (2000-36169), also being the City of Mill Valley boundary, North 13°47'41" East, 97.13 feet;
- L14 thence along the northerly line of lands of Chalstrom (2000-36169), also being the City of Mill Valley boundary, North 40°57'00" East, 118.99 feet;
- L15 thence leaving the lands of Chalstrom (2000-36169), continuing along the northerly line of lands Zaidlin (99-78847), also being the City of Mill Valley boundary, North 45°58'00" East, 86.62 feet;

L16 thence along the northerly line of lands of Zaidlin (99-78847), also being the City of Mill Valley boundary, North 45°24' East, 158.12 feet to the True Point of Beginning;

Containing 1.76 acres, more or less.

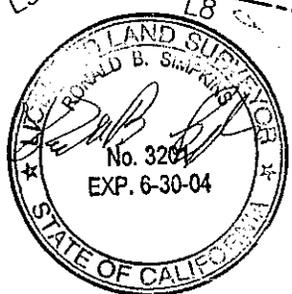
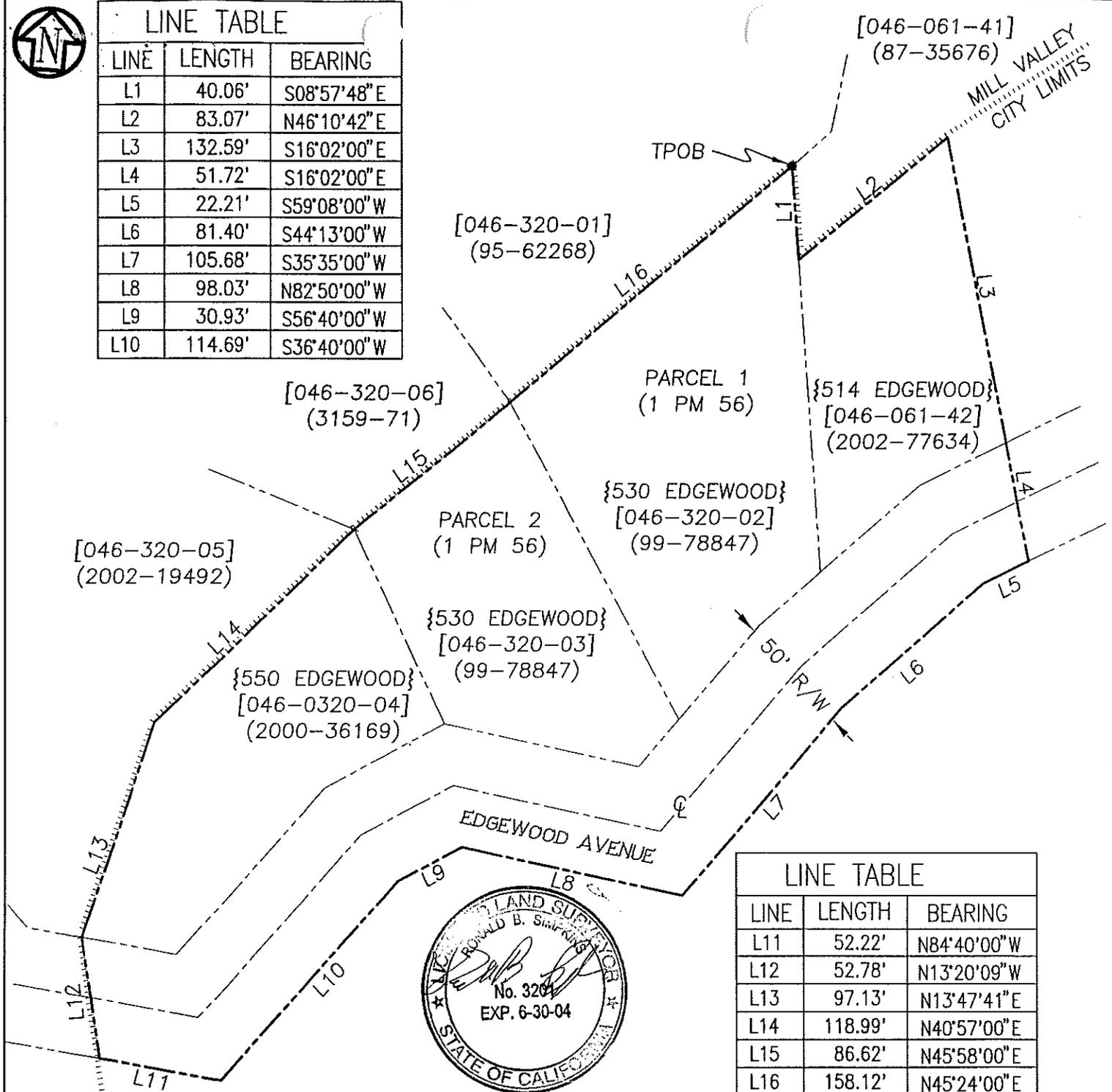
Prepared by CSW/Stuber-Stroeh Engineering Group, Inc.
Ronald B. Simpkins, L.S. No. 3201, Exp. 6/30/04
File: 6.666.11, .12 & .13 Date: 1/2/03
APN 46-320-02, 03, 04 & 46-061-42





LINE TABLE

LINE	LENGTH	BEARING
L1	40.06'	S08°57'48" E
L2	83.07'	N46°10'42" E
L3	132.59'	S16°02'00" E
L4	51.72'	S16°02'00" E
L5	22.21'	S59°08'00" W
L6	81.40'	S44°13'00" W
L7	105.68'	S35°35'00" W
L8	98.03'	N82°50'00" W
L9	30.93'	S56°40'00" W
L10	114.69'	S36°40'00" W



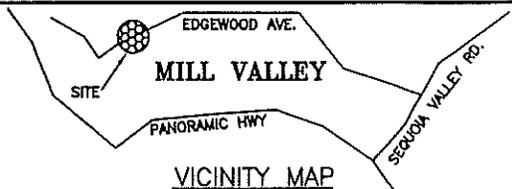
LINE	LENGTH	BEARING
L11	52.22'	N84°40'00" W
L12	52.78'	N13°20'09" W
L13	97.13'	N13°47'41" E
L14	118.99'	N40°57'00" E
L15	86.62'	N45°58'00" E
L16	158.12'	N45°24'00" E

LEGEND:

- { } = ADDRESS
- [] = APN
- () = DEED
- = EXISTING MILL VALLEY CITY LIMITS

EXHIBIT "B"

MAPPING No. 26/02



CSW
[St]² CSW/STUBER-STROEH
 ENGINEERING GROUP, INC.
 CONSULTING ENGINEERS
 790 DeLong Ave., Novato, CA. 94945-3246
 (415) 892-4763 FAX (415) 892-4502
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REV. 1/02 9/02
 SCALE: 1" = 60'

**ANNEXATION OF THE LANDS OF RYDER TO
 THE CITY OF MILL VALLEY**
 APN 046-061-42 & 046-320-02,03,04
 MILL VALLEY COUNTY OF MARIN CALIFORNIA