

LOCAL AGENCY FORMATION COMMISSION OF MARIN COUNTY

RESOLUTION NO. 75-33

RESOLUTION MAKING DETERMINATIONS AND APPROVING THE DETACHMENT OF
TERRITORY DESIGNATED AS AUDUBON CANYON RANCH DETACHMENT
FROM STINSON BEACH COUNTY WATER DISTRICT

WHEREAS, a proposal for the detachment of certain territory from the Stinson Beach County Water District in the County of Marin has been filed with the Executive Officer of this Commission; and

WHEREAS, said proposal was made in the form of a petition submitted by the affected landowners and requesting the initiation of detachment proceedings in accordance with the provisions of the District Reorganization Act of 1965, Division 1 (commencing with Section 56000) of Title 6 of the Government Code; and

WHEREAS, said resolution of application 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 56261, when a resolution of application is accompanied by written consent of all owners of land within the territory proposed to be detached, this Commission may make determinations with respect to said application without notice and hearing,

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

1. Subject to the terms and conditions hereinafter specified, the proposal to detach territory from the Stinson Beach County Water District made by petition of the landowners is approved.

2. The boundaries of the territory proposed to be detached shall be those set forth in Exhibit A attached hereto and incorporated herein, and said territory shall be designated as "Audubon Canyon Ranch Detachment" and is found to be uninhabited.

3. The detachment is subject to the following terms or conditions:

The affected territory shall be exempt from liability and obligation of payment for any amount of the obligation incurred by the Stinson Beach County Water District in the matter of Brown and Caldwell v. Stinson Beach County Water District which shall become due in the fiscal year for which the detachment becomes effective for tax purposes, and for any subsequent fiscal year.

4. The Stinson Beach County Water District is designated as the conducting district for further proceedings, and the Board of Directors of said District is hereby directed to initiate detachment proceedings in compliance with this resolution and the applicable provision of law, and is authorized, pursuant to Government Code Section 56261, to conduct said proceedings without notice, hearing, or election.

5. If an election is called upon said detachment, it shall be called, held and conducted only within the territory proposed to be detached.

6. The "Negative Declaration of Environmental Impact" found by the Executive Officer on said detachment is hereby affirmed.

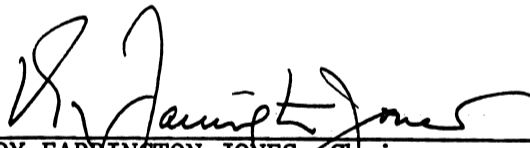
7. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution in the manner as prescribed by Section 56272 of the Government Code.

PASSED AND ADOPTED by the Marin Local Agency Formation Commission of the County of Marin on this 17th day of December, 1975, by the following vote:

AYES: Commissioners Baptiste, Giacomini, Mulryan, Violich and Jones

NOES: None

ABSENT: None



ROY FARRINGTON JONES, Chairman
Local Agency Formation Commission
of the County of Marin

ATTEST:



LARI IL. SHEEHAN, Executive Officer

AUDUBON CANYON RANCH, INC.

Deannexation from
Stinson Beach County Water District

LEGAL DESCRIPTION

All that certain real property situate in the County of Marin, State of California, described as follows:

All that portion of the following described parcel of land lying northerly and northeasterly of the existing State Highway:

BEGINNING at a post set at ordinary high water mark on the East side of Bolinas Bay to the Northwest of a gulch known as Colwell Gulch, from which post an oak tree bears North $49^{\circ}30'$ East distant 39.60 feet (60 links); and running thence from said point of beginning North $49^{\circ}30'$ East 891 feet (13 chains 50 links) to a post marked W.W.P.B.; thence North $41^{\circ}30'$ East 4356 feet (66 chains) to a large redwood stump marked W.W.P.B., 6 feet from the center of Pike County Gulch; thence up the center of said gulch 1914 feet (29 chains) to the line of Pablo Breones land; thence along the line of said land, South $48^{\circ}45'$ East 2354 feet, more or less, to the most northerly corner of the parcel of land conveyed to Tevis Land and Livestock Company, a corporation, et al, by Deed recorded March 31, 1958 in Book 1180 of Official Records at Page 494, Marin County Records; thence along the northeasterly line of said parcel South $48^{\circ}45'$ East 3520.33 feet to the most easterly corner; thence along the southeasterly line of said lands South $49^{\circ}30'$ West 550 feet more or less to its' intersection with a line described in the Deed from Samuel P. Weeks to Isaac A. Morgan, dated January 2, 1866 and recorded in Book L of Deeds at Page 419, Marin County Records (said line beginning at a redwood stake and pile of stones on the lands of Morse and passing over a large white granite rock on the Easterly

declivity of "Weeks Gulch"); thence along a portion of said last mentioned line South 54°00' East 1700 feet, more or less, to a point on the westerly side of the Morse graded road; thence along the northwesterly boundary of the lands now or formerly of Morse South 27°30' West 352 feet, South 11°00' West 227 feet to the west post of a gate marked "H"; thence continuing South 51°00' West 863 feet to a pine tree, blazed and marked "S.O." (as alluded to in deeds of record), said tree being the most southerly of a cluster of pine trees and stands on the northwesterly boundary line of said lands of Morse and upon the northerly side of the old San Rafael Trail; thence continuing South 50°55' West 821.47 feet, South 53°25' West 364.95 feet, South 54°07' West 840.34 feet, South 58°44' West 37.18 feet, South 60°46' West 298.91 feet, South 59°39' West 166.79 feet, South 56°37' West 874.77 feet, South 65°04' West 1083.80 feet, South 66°08' West 305.58 feet, and South 68°44' West 54.45 feet to the shoreline of Bolinas Bay; thence along said shoreline North 25°52' West 142.42 feet, North 58°12' West 246.85 feet, North 39°02' West 232.9 feet, North 6°43' East 164.6 feet, North 29°04' West 75 feet, South 87°29' West 143.7 feet, South 52°30' West 157.2 feet, South 83°23' West 407.48 feet and North 82°14' West 80 feet to the most southerly corner of the parcel of land described in the deed to Tevis Land and Livestock Company hereinabove mentioned; thence along the southwesterly line of said lands North 75°19' West 155.63 feet, North 47°23' West 207.91 feet, North 68°46' West 168.26 feet, North 55°56' West 98.68 feet, North 3°21' East 177.00 feet, North 48°41' West 143.13 feet, North 28°18' West 164.38 feet, North 52°43' West 151.71 feet, North 44°31' West 185.00 feet, North 20°01' West 112.68 feet, North 6°36' West 74.55 feet, North 10°11' East 101.48 feet, to a point; thence continuing along said southwesterly line North 4°30'

West 86.90 feet, North 14°31' East 117.31 feet, North 71°14' West 79.64 feet, North 39°52' West 65.85 feet, North 23°47' East 80.63 feet, North 13°44' West 120.05 feet, North 61°35' West 213.08 feet, South 89°54' West 149.35 feet, North 27°22' West 183.62 feet and South 81°59'30" West 614.08 feet to the most westerly corner; thence leaving the boundary of said lands of Tevis Land and Livestock Company and running along the line of ordinary high water North 86°43' West 413.24 feet to a point; thence continuing northwesterly along the line of ordinary high water to the Point of Beginning.

Containing an area of 1000 + acres, more or less