

LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF MARIN

RESOLUTION NO. 69-16

RESOLUTION APPROVING THE ANNEXATION OF TERRITORY TO  
NORTH MARIN COUNTY WATER DISTRICT

OCEANA MARIN ANNEXATION

WHEREAS, a resolution of application No. 765 has been filed by North Marin County Water District, together with evidence of written consent of all owners of property within the proposed annexation; and

WHEREAS, the Commission has found the territory to be annexed to be uninhabited; and

WHEREAS, the North Marin County Water District has not requested the Commission to hold a noticed public hearing in accordance with Government Code Section 56261.

NOW, THEREFORE, BE IT RESOLVED by the Marin County Local Agency Formation Commission, in accordance with the District Reorganization Act of 1965, that it does hereby approve the annexation of territory known as Oceana Marin Annexation to North Marin County Water District with the following determinations:

1. 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 is directed to initiate annexation proceedings in compliance with this resolution and the resolution of application. Such proceedings may be without notice, without hearing, and without election.

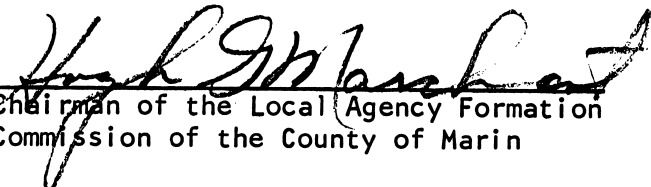
2. The territory proposed for annexation shall be designated as Oceana Marin Annexation.

PASSED AND ADOPTED by the Marin County Local Agency Formation Commission on this 10th day of April, 1969 by the following vote:

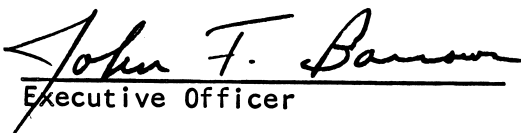
AYES: Commissioners Dyk, Womack, Arrigoni, Marchant

NOES: None

ABSENT: Commissioner Wornum

  
Chairman of the Local Agency Formation  
Commission of the County of Marin

ATTEST:

  
Executive Officer

RESOLUTION NO. 765

RESOLUTION OF THE BOARD OF DIRECTORS OF NORTH MARIN COUNTY  
WATER DISTRICT MAKING APPLICATION FOR THE ANNEXATION OF  
TERRITORY TO SAID DISTRICT

---

BE IT RESOLVED by the Board of Directors of North Marin County Water District as follows:

Section 1. Application and a proposal is hereby made to the Local Agency Formation Commission of the County of Marin for a change of organization of North Marin County Water District as follows:

- (a) This proposal is made pursuant to Division 1 of Title 6 of the Government Code of the State of California, being the District Reorganization Act of 1965.
- (b) The nature of the proposed change of organization and the name of all districts for which any such change of organization is proposed are as follows:  

The annexation of the territory in northwest Marin hereinafter described to North Marin County Water District.
- (c) The names of all other affected counties, cities and districts are: None
- (d) The territory proposed to be annexed to North Marin County Water District is uninhabited. A description of the exterior boundaries of such territory is attached hereto, marked Exhibit A.
- (e) The reason for the proposed annexation is to provide sewerage service and a domestic water supply.
- (f) Proposed terms and conditions to which the proposed change of organization is desired to be subject are as follows:  

An annexation fee will be charged equal to costs incurred by the District in connection with the annexation of said territory. Said annexation fee shall be paid to the District prior to the effective date of said annexation.
- (g) The territory proposed to be annexed is a single parcel of land in one ownership containing approximately 660 acres. The owner of all of said land has consented in writing to said annexation, a copy of which consent is attached hereto and marked Exhibit B.

Section 2. North Marin County Water District hereby requests the Local Agency Formation Commission to make its determination approving the annexation of said territory to this District, subject to the condition set forth above, and to authorize the Board of Directors of this District to annex said territory without notice or hearing by this Board of Directors and without an election.

Section 3. North Marin County Water District waives the requirement of notice of hearing by the Local Agency Formation Commission and consents to the Commission making a determination of this request without notice or hearing.

Section 4. The Secretary of said district is hereby authorized and directed to file a certified copy of this resolution with the Executive Officer of the Local Agency Formation Commission of the County of Marin.

\* \* \*

I hereby certify that the foregoing Resolution was duly and regularly adopted by the Board of Directors of North Marin County Water District, Marin County, California, at a regular meeting thereof held on the 4th day of March, 1969, by the following vote, to wit:

AYES: Directors Baccaglio, Gustafson, Heise, Jonas and Renati  
NOES: None  
ABSENT: None

  
Secretary of North Marin County  
Water District

(SEAL)

EXHIBIT "A"

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

COMMENCING at a stake on the Ocean Beach on line between Sections 21 and 28 and distant WEST 4,099.26 feet from the corner common to Sections 21, 22, 27 and 28, and running thence WEST to the ordinary line of low water of the Pacific Ocean and the True Point of Beginning of the herein described real property. Thence Northwesterly along said ordinary line of low water to the intersection with the centerline of a salt water creek known as the Estero de San Antonio, sometimes called the Estero de Tomales. Thence following the meanderings of said Estero centerline Easterly to the intersection with the Northwesterly prolongation of the course North 65° 30' West 10.50 Chains (693.00 feet) as said course is set forth in the conveyance from Guy M. Wood and Sarah I. Wood, his wife, to William Rowland, recorded March 29, 1877 in Book P of Deeds at Page 315, Marin County Records. Thence along said prolongation South 65°30' East to the Northwest terminus of said course. Thence along the Westerly boundaries of said conveyance (Book P, Official Records, Page 315) South 65°30' East 693.00 feet and thence South 0°15' West 4,088.70 feet. Running thence along the Southerly boundaries of Parcel One as said parcel is described in the conveyance from Sonoma Title Guaranty Company to Highway Properties, Inc., a corporation, recorded January 13, 1969, in Book 2267 of Deeds at Page 487, Marin County Records, the following courses and distances: South 52°00' West 577.50 feet, South 79°00' West 468.60 feet, South 87°45' West 178.20 feet, South 65°00' West 475.20 feet, South 31°00' West 468.60 feet, South 39°30' West 316.80 feet and thence South 66°00' West 155.33 feet more or less to a point on the Northeast line of Lot 5 which point is the intersection of the courses North 70°30'25" East 54.99 feet and North 29°42'04" West 43.79 feet as said Lot 5 and said courses are shown on that certain map entitled, "Map of Oceana Marin, in the County of Marin, California", filed September 7, 1965, in Book 13 of Maps at Page 37, Marin County Records. Running thence along the Easterly, Northerly and Westerly exterior boundaries of said Map of Oceana Marin the following courses and distances as shown on said Map: North 29°42'04" West 154.79 feet, North 46°53'15" West 221.87 feet and Thence e South 49°58'15" West 150.00 feet to the Westerly corner of Lot 1 of Oceana Marin. Thence along the Easterly and Northerly lines of Oceana Drive along a curve to the right having a radius of 470.00 feet and whose center bears North 49°58'15" East, through a central angle of 3°40'32" for an arc distance of 30.15 feet. Thence along a curve to the right tangent to the preceding course and having a radius of 970.00 feet, through a central angle of 12°54'20" for an arc distance of 218.49 feet. Thence along a curve to the right tangent to the preceding course and having a radius of 370.00 feet through a central angle of 29°59'24" for an arc distance of 193.67 feet. Thence North 83°27'29" West 60.00 feet. Thence along a curve concave to the Northwest, having a radius of 20.00 feet, and whose center bears North 83°27'29" West, through a central angle of 84°15'39" for an arc distance of 29.41 feet. Thence along the Northerly and Northeasterly lines of Kailua Way, North 89°11'50" West 120.23 feet. Thence along a curve to the right tangent to the preceding course

EXHIBIT "A"

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

COMMENCING at a stake on the Ocean Beach on line between Sections 21 and 28 and distant WEST 4,099.26 feet from the corner common to Sections 21, 22, 27 and 28, and running thence WEST to the ordinary line of low water of the Pacific Ocean and the True Point of Beginning of the herein described real property. Thence Northwesterly along said ordinary line of low water to the intersection with the centerline of a salt water creek known as the Estero de San Antonio, sometimes called the Estero de Tomales. Thence following the meanderings of said Estero centerline Easterly to the intersection with the Northwesterly prolongation of the course North 65° 30' West 10.50 Chains (693.00 feet) as said course is set forth in the conveyance from Guy M. Wood and Sarah I. Wood, his wife, to William Rowland, recorded March 29, 1877 in Book P of Deeds at Page 315, Marin County Records. Thence along said prolongation South 65°30' East to the Northwest terminus of said course. Thence along the Westerly boundaries of said conveyance (Book P, Official Records, Page 315) South 65°30' East 693.00 feet and thence South 0°15' West 4,088.70 feet. Running thence along the Southerly boundaries of Parcel One as said parcel is described in the conveyance from Sonoma Title Guaranty Company to Highway Properties, Inc., a corporation, recorded January 13, 1969, in Book 2267 of Deeds at Page 487, Marin County Records, the following courses and distances: South 52°00' West 577.50 feet, South 79°00' West 468.60 feet, South 87°45' West 178.20 feet, South 65°00' West 475.20 feet, South 31°00' West 468.60 feet, South 39°30' West 316.80 feet and thence South 66°00' West 255.33 feet more or less to a point on the Northeast line of Lot 5 which point is the intersection of the courses North 70°30'25" East 54.99 feet and North 29°42'04" West 43.79 feet as said Lot 5 and said courses are shown on that certain map entitled, "Map of Oceana Marin, in the County of Marin, California", filed September 7, 1965, in Book 13 of Maps at Page 37, Marin County Records. Running thence along the Easterly, Northerly and Westerly exterior boundaries of said Map of Oceana Marin the following courses and distances as shown on said Map: North 29°42'04" West 154.79 feet, North 46°53'15" West 221.87 feet and Thence South 49°58'15" West 150.00 feet to the Westerly corner of Lot 1 of Oceana Marin. Thence along the Easterly and Northerly lines of Oceana Drive along a curve to the right having a radius of 470.00 feet and whose center bears North 49°58'15" East, through a central angle of 3°40'32" for an arc distance of 30.15 feet. Thence along a curve to the right tangent to the preceding curve and having a radius of 970.00 feet, through a central angle of 12°54'20" for an arc distance of 218.49 feet. Thence along a curve to the right tangent to the preceding curve and having a radius of 370.00 feet through a central angle of 29°59'24" for an arc distance of 193.67 feet. Thence North 83°27'29" West 60.00 feet. Thence along a curve concave to the Northwest, having a radius of 20.00 feet, and whose center bears North 83°27'29" West, through a central angle of 84°15'39" for an arc distance of 29.41 feet. Thence along the Northerly and Northeasterly lines of Kailua Way, North 89°11'50" West 120.23 feet. Thence along a curve to the right tangent to the preceding course

and having a radius of 350.00 feet, through a central angle of  $7^{\circ}12'10''$  for an arc distance of 44.00 feet. Thence North  $81^{\circ}59'40''$  West 131.42 feet. Thence along a curve to the right tangent to the preceding course and having a radius of 100.00 feet, through a central angle of  $76^{\circ}00'00''$  for an arc distance of 132.65 feet. Thence along a curve to the left tangent to the preceding course and having a radius of 325.00 feet, through a central angle of  $57^{\circ}17'44''$  for an arc distance of 325.00 feet. Thence along a curve to the right tangent to the preceding course and having a radius of 100.00 feet, through a central angle of  $61^{\circ}52'45''$  for an arc distance of 108.00 feet. Thence North  $1^{\circ}24'39''$  West 54.00 feet. Thence along a curve to the left tangent to the preceding course and having a radius of 175.00 feet, through a central angle of  $82^{\circ}07'25''$  for an arc distance of 250.83 feet. Thence along a curve to the right tangent to the preceding course and having a radius of 125.00 feet, through a central angle of  $45^{\circ}27'30''$  for an arc distance of 99.17 feet. Thence along a curve to the right tangent to the preceding course and having a radius of 75.00 feet, through a central angle of  $37^{\circ}14'32''$  for an arc distance of 48.75 feet. Thence along a curve to the right tangent to the preceding course and having a radius of 20.00 feet, through a central angle of  $46^{\circ}11'13''$  for an arc distance of 16.12 feet. Thence along a curve to the left tangent to the preceding course and having a radius of 45.00 feet, through a central angle of  $156^{\circ}30'33''$  for an arc distance of 122.92 feet to the most Easterly corner of Lot 68 of said Oceana Marin. Thence leaving said Northeasterly line of Kailua Way and proceeding North  $21^{\circ}09'22''$  West 115.00 feet. Thence South  $43^{\circ}32'29''$  West 163.28 feet, South  $14^{\circ}08'50''$  East 194.50 feet, South  $37^{\circ}46'41''$  East 100.52 feet, South  $58^{\circ}43'04''$  East 93.49 feet, South  $72^{\circ}51'52''$  East 91.52 feet, South  $6^{\circ}09'40''$  East 169.05 feet, South  $34^{\circ}38'32''$  East 94.56 feet, South  $53^{\circ}44'27''$  East 141.01 feet, South  $34^{\circ}38'33''$  East 46.45 feet, South  $14^{\circ}20'42''$  East 151.39 feet, South  $37^{\circ}53'42''$  East 176.83 feet, North  $41^{\circ}59'03''$  East 136.00 feet and thence North  $19^{\circ}03'57''$  East 30.00 feet to the Southerly line of Kailua Way and the Easterly corner of Lot 52 of Oceana Marin. Thence along a curve to the left having a radius of 150.00 feet and whose center bears North  $19^{\circ}03'57''$  East, through a central angle of  $11^{\circ}03'37''$  for an arc distance of 28.96 feet to the Northwest corner of Lot 51 of Oceana Marin. Thence South  $8^{\circ}00'20''$  West 87.20 feet. Thence South  $06^{\circ}28'56''$  East 160.52 feet to the Northerly line of Lanai Way, (Book 13 of Maps, Page 37). Thence along the Northwesterly and Southwesterly lines of Lanai Way along a curve concave to the East, having a radius of 45.00 feet and whose center bears South  $06^{\circ}28'56''$  East through a central angle of  $180^{\circ}21'27''$  for an arc distance of 141.65 feet. Thence along a curve to the right tangent to the preceding course and having a radius of 20.00 feet through a central angle of  $52^{\circ}01'15''$  for an arc distance of 18.16 feet. Thence South  $44^{\circ}49'08''$  East 227.10 feet. Thence along a curve to the right tangent to the preceding course and having a radius of 20.00 feet, through a central angle of  $128^{\circ}00'00''$  for an arc distance of 44.68 feet to the Northerly line of Tahiti Way.. Thence along the Northerly and Westerly lines of Tahiti Way South  $83^{\circ}10'52''$  West 50.66 feet. Thence along a curve to the right tangent to the preceding course and having a radius of 380.00 feet through a central angle of  $15^{\circ}49'28''$  for an arc distance of 104.95 feet. Thence along a curve to the right tangent to the preceding course and having a radius of 20.00 feet, through a central angle of  $52^{\circ}01'12''$  for an arc distance of 18.16 feet. Thence along a curve concave to the East, tangent to the preceding course, and having a radius of 45.00 feet, through a central angle of  $247^{\circ}23'36''$  for an arc distance of 194.30

feet to the Northwest corner of Lot 35 of Oceana Marin. Thence South  $14^{\circ} 04'16''$  West 125.56 feet to the Southwest corner of Lot 35 of Oceana Marin (Book 13 Maps, Page 37) which Southwest corner lies on the Northerly line of Block "J" of Subdivision No. 2 of Dillons Beach the map of which is recorded in Book 4 of Maps at Page 5, Marin County Records. Thence along said Northerly line of Subdivision No. 2 of Dillons Beach South  $88^{\circ}00'$  West 97.94 feet more or less to the Ocean Beach. Thence along a Westerly prolongation of said Northerly line South  $88^{\circ}00'$  West to the ordinary line of low water of the Pacific Ocean. Thence Northwesterly along the ordinary line of low water of the Pacific Ocean and returning to the True Point of Beginning.

Containing 646.14 acres, more or less, the above described real property being the lands of Highway Properties, Inc., a corporation, as said lands are described in the Deed recorded January 13, 1969, in Book 2267 of Deeds at Page 487, Marin County Records.