

**EXHIBIT "A-1" - LANDS OF IRISH BEACH WATER DISTRICT
Relocated Lot 2
A PORTION OF APN 132-210-22**

All that certain and real property situated in Lot 1 of Section 6, T. 13 N. R. 16 W., M.D.M., County of Mendocino, State of California, and being a portion of the lands of Gordon Moores and Sandra Moores, Trustees of the Moores Family Trust, described as "k)" per document I.N. 2004-04128, Official Records, Mendocino County Records and being more particularly described as follows:

Commencing at "POINT B", a found 1/2" iron pipe with cap LS 3089 marking the southwest corner of Lot 75, as shown on the map entitled "**Tract 96 Unit 2 Mendocino Coast Subdivision...**" filed for record on July 27, 1966 in Map Case 2, Drawer 6, Page 8, Official Records, Mendocino County Records, hereinafter referred to as "**C2 D6 P8, M.C.R.**", from which monument "**POINT A**", a found 1/2" iron pipe with cap LS 3089 marking the northwest corner of Lot 73 per **C2 D6 P8, M.C.R.** bears North 55 degrees 33 minutes 30 seconds West a distance of 243.06 feet;

-thence continuing along the following record courses per **C2 D6 P8, M.C.R.** and per that document recorded in Book 1241 of Official Records at Pages 126-153, Mendocino County Records, hereinafter referred to as "**1241 O.R. 126-153, M.C.R.**",

- South 89 degrees 48 minutes 00 seconds East 80.00 feet to the southeast corner of Lot 75;

- North 80 degrees 55 minutes 32 seconds East a distance of 1783.69 feet to the northerly terminus of the centerline of a 20-foot wide easement described as "Exhibit H-1" per **1241 O.R. 126-153, M.C.R.**;

- thence leaving said easement centerline and continuing South 82 degrees 43 minutes 25 seconds East a distance of 5.00 feet to the southeast corner of lands described as "Exhibit E" per **1241 O.R. 126-153, M.C.R.**, being the southeast corner of the parcel being relocated per this Boundary Line Adjustment;

- thence leaving said "Exhibit E" lands South 49 degrees 16 minutes 31 seconds West a distance of 43.02 feet to a set 1/2" iron pipe and cap PLS 6702 marking the **TRUE POINT OF BEGINNING** at the southeast corner of the relocated parcel herein described;

- then continuing around said relocated parcel along the following courses and distances:

- North 86 degrees 48 minutes 00 seconds West a distance of 10.00 feet to a set 1/2" iron pipe and cap PLS 6702;

- North 03 degrees 12 minutes 00 seconds East a distance of 20.00 feet to a set 1/2" iron pipe and cap PLS 6702;

- South 86 degrees 48 minutes 00 seconds East a distance of 10.00 feet to a set 1/2" iron pipe and cap PLS 6702;

- South 03 degrees 12 minutes 00 seconds West a distance of 20.00 feet to a set 1/2" iron pipe and cap PLS 6702 at the **TRUE POINT OF BEGINNING**.

Containing 200.00 square feet, more or less, and being a portion of lands of Gordon Moores and Sandra Moores, Trustees of the Moores Family Trust described as "k)" per aforementioned document I.N. 2004-04128, M.C.R.

Basis of Bearings for this description is South 55 degrees 33 minutes 30 seconds East between "**POINT A**" and "**POINT B**", being two found 1/2" iron pipes with caps LS 3089 located respectively at the northwest corner of Lot 73 and the southwest corner of Lot 75 as calculated per record data shown on the map entitled "**Tract 96 Unit 2 Mendocino Coast Subdivision...**" filed for record on July 27, 1966 in Map Case 2,

Drawer 6, Page 8, Official Records, Mendocino County Records.

This deed is given pursuant to Mendocino County Coastal Development Boundary Line Adjustment **B 2016-0043** and is intended to create no new parcel. The purpose of this deed is to relocate A.P.N. 132-210-24, being a portion of lands of the Irish Beach Water District described as "Exhibit E" by that document recorded as **1241 O.R. 126-153, M.C.R.** It is the express intent of the signatories hereto that the recordation of this deed extinguishes any underlying parcels or portions of parcels.

This Boundary Line Adjustment shall not relinquish, remise, release or terminate any prior right, interest in rights-of-way, easement, or other rights which may be appurtenant to and/or an encumbrance to the subject properties.

In the event that archaeological resources are encountered during the development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.

Future development may require additional studies and/or may be subject to restrictions.

Future development shall be in conformance with the criteria for development within Environmentally Sensitive Habitat and Special Treatment Areas as set forth in the Coastal Plan and Coastal Zoning Code.

Together with a 20-foot wide Private Access and Utility Easement to benefit the above-described lands of The Irish Beach Water District, said 20-foot wide Private Access Easement being over a portion of lands of Gordon Moores and Sandra Moores, Trustees of the Moores Family Trust described as "k)" per aforementioned document I.N. 2004-04128, M.C.R., lying 10 feet either side of the easement centerline, said easement centerline being more particularly described as follows:

Commencing at "POINT B", a found 1/2" iron pipe with cap LS 3089 marking the southwest corner of Lot 75, as shown on the map entitled "**Tract 96 Unit 2 Mendocino Coast Subdivision...**" filed for record on July 27, 1966 in Map Case 2, Drawer 6, Page 8, Official Records, Mendocino County Records, hereinafter referred to as "**C2 D6 P8, M.C.R.**", from which monument "**POINT A**", a found 1/2" iron pipe with cap LS 3089 marking the northwest corner of Lot 73 per **C2 D6 P8, M.C.R.** bears North 55 degrees 33 minutes 30 seconds West a distance of 243.06 feet;

-thence continuing along the following record courses per **C2 D6 P8, M.C.R.** and per aforementioned **1241 O.R. 126-153, M.C.R.**,

- South 89 degrees 48 minutes 00 seconds East 80.00 feet to the southeast corner of Lot 75;
- North 80 degrees 55 minutes 32 seconds East a distance of 1783.69 feet to the northerly terminus of the centerline of a 20-foot wide easement described as "Exhibit H-1" per **1241 O.R. 126-153, M.C.R.**,
- thence continuing along the centerline of said 20-foot wide easement along the section of said easement to be abandoned South 07 degrees 16 minutes 35 seconds West a distance of 47.00 feet to the **TRUE POINT OF BEGINNING** at the southerly terminus of said new 20-foot wide Private Access and Utility Easement;
- thence continuing along said new 20-foot wide Private Access and Utility Easement centerline North 45 degrees 18 minutes 05 seconds West a distance of 30.25 feet to the northerly terminus of said new 20-foot wide Private Access and Utility Easement.

July 13, 2017

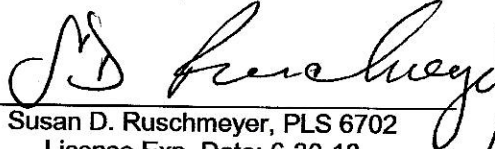
The sidelines of the above-described 20-foot wide Private Access and Utility Easement shall be shortened or lengthened as necessary to form true intersections with the southerly line of above-described Relocated Lot 2 and with northerly terminus of the aforementioned 20-foot wide easement described as "Exhibit H-1" per **1241 O.R. 126-153, M.C.R.**,

Containing 661.42 square feet, more or less, and being a portion of lands of Gordon Moores and Sandra Moores, Trustees of the Moores Family Trust described as "k)" per aforementioned document I.N. 2004-04128, M.C.R.

Basis of Bearings for this description is South 55 degrees 33 minutes 30 seconds East between "**POINT A**" and "**POINT B**", being two found 1/2" iron pipes with caps LS 3089 located respectively at the northwest corner of Lot 73 and the southwest corner of Lot 75 as calculated per record data shown on the map entitled "**Tract 96 Unit 2 Mendocino Coast Subdivision...**" filed for record on July 27, 1966 in Map Case 2, Drawer 6, Page 8, Official Records, Mendocino County Records.

END OF DESCRIPTION

PREPARED BY
PACIFIC LAND SURVEYS
P.O. Box 574
Gualala, CA 95445



Susan D. Ruschmeyer, PLS 6702
License Exp. Date: 6-30-18

Date: July 13, 2017

