

STATE HIGHWAY 246

APN: 141-460-005,  
-007



MESA VERDE RD

REFUGIO RD



Not to Scale

**Bettencourt**

Agricultural Preserve No:  
03AGP-00000-00017

Approved by the County Board of Supervisors  
Resolution No. \_\_\_\_\_  
Passed and Adopted \_\_\_\_\_

Mona Miyasato  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy

Bettencourt Ag Preserve Replacement  
Contract 03AGP-00000-00017

Exhibit "A"

That portion of the Subdivision of the Rancho Canada de Los Pinos or College Ranch, in the County of Santa Barbara, State of California, as shown on map filed in Rack 3, Map 4 in the office of the County Recorder of said County, described as follows:

Commencing at the Northwestern corner of Lot One, Tract One, as shown on said map; thence along the Westerly boundary line of said rancho, North  $2^{\circ}18'00''$  East 412.50 feet to the Southwesterly corner of the land described as Parcel One in the deed to Boyd B. Bettencourt, et al., recorded October 6, 1955 as Instrument No. 17962 in Book 1339, Page 232 of Official Records, records of said County and the True Point of Beginning;

thence (1), along the Westerly boundary line of said land North  $2^{\circ}18'00''$  East 1043.40 feet to a  $\frac{3}{4}$  inch pipe set at the Southwest corner of the land described as Parcel One in the deed to Harold J. Buell recorded November 2, 1923 as Instrument No. 7689 in Book 223, Page 237 of Deeds, records of said County;

thence (2), along the Southerly boundary line of said land of Buell, East 823.00 feet to a  $\frac{3}{4}$  inch pipe;

thence (3), continuing along the Southerly boundary line of said land of Buell, North  $40^{\circ}00'$  East 476.20 feet to a  $\frac{3}{4}$  inch pipe;

thence (4), continuing along the Southerly boundary line of said land of Buell, North  $41^{\circ}51'00''$  East 203.00 feet to a spike on North side of white oak;

thence (5), continuing along the Southerly boundary line of said land of Buell, North  $53^{\circ}36'00''$  East 485.70 feet to a  $\frac{3}{4}$  inch pipe;

thence (6), continuing along the Southerly boundary line of said land of Buell, North  $07^{\circ}02'00''$  West 356.30 feet to a  $\frac{3}{4}$  inch pipe marked R.E. 2786 set at the southwesterly corner of the land described in the deed to G. Gifford Davidge, et ux., recorded July 10, 1952 as Instrument No. 10214 in Book 1080, Page 287 of Official Records, records of said County;

thence (7), along the Southeasterly boundary line of said land of Davidge North  $76^{\circ}17'50''$  East 852.40 feet, more or less to the intersection with the surveyed line as described in the Right-of-Way Deed to the County of Santa Barbara recorded March 24, 1961 as Instrument No. 9978 in Book 1836, Page 193 of Official Records, records of said County;

thence (8), along said surveyed line South  $00^{\circ}21'30''$  West 973.79 feet, more or less, to Engineer Station 47+29.45 at the beginning of a tangent curve concave westerly;

thence (9), southerly along said curve through a central angle of  $25^{\circ}24'40''$ , a radius of 1200.00 feet, and an arc distance of 532.21 feet to Engineers Station 52+61.66;

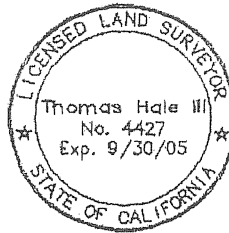
thence (10), tangent to said curve South  $25^{\circ}46'10''$  West 421.13 feet to Engineers Station 56+82.79 at the beginning of a tangent curve concave Easterly;

thence (11), southerly along the arc of said curve having a radius of 1200.00 feet, 310.17 feet, more or less to the Southerly line of the above mentioned Bettencourt Tract also being the North line of Lot 3, Tract 1 of the said Subdivision of the Rancho Canada de Los Pinos or College Ranch;  
thence (12), North 89°48'00" West, along the North line of said Lot 3 102.62 feet more or less to the Northwest corner of said Lot 3, Tract 1, and the centerline of Grand Avenue (now known as Refugio Road) as shown on said map;  
thence (13), South 20°04'00" East along the West side of said Lot 3 and the centerline of Grand Avenue, 264.20 feet being the Northeasterly corner of lot described in deed to A. L. Smith, et ux., recorded in Book 168 at Page 367 of Deeds, records of said County;  
thence (14), on a line through Lot 4 of Subdivision, and along the North line of said land of said Smith, South 89°48'00" West 2065.30 feet to West line of said College Ranch and the True Point of Beginning.

APPROVED AS TO FORM  
AND SURVEY CONTENT

*A. Jevremovic*

ALEKSANDAR JEVREMOVIC  
COUNTY SURVEYOR  
LICENSE EXP. 12/31/2015



*[Handwritten signature]*

