

LEGAL DESCRIPTION
AGRICULTURAL PRESERVE
09AGP-00000-00012

PARCEL ONE:

Parcel 1 of Lot Line Adjustment No. 00-LA-011, as Recorded August 12, 2005 as Instrument No. 2005-0077416 of Official Records, described as follows:

That portion of Tract B in Sections 21, 22 and 27, Township 9 North, Range 32 West, San Bernardino Meridian, in the County of Santa Barbara, State of California as shown on the Map of the Wickenden Rancho filed in Book 11, Page 176 of Maps and Surveys in the office of the County Recorder of said County, which lies Easterly of the following described line:

Beginning at a point on the Northerly line of said Tract B, from which the Northwesterly corner of said Tract B bears North $89^{\circ} 50' 49''$ West, a distance of 2612.48 feet said point being the intersection of the centerline of Foxen Canyon Road as shown on the Santa Barbara County Road Department plans of "Foxen Canyon Road, Section 1" File No's 346 through 349 with the Northerly line of said Section 21:

thence South $72^{\circ} 32' 00''$ East, along said centerline, a distance of 1128.63 feet, to the beginning of a tangent curve concave Northerly and having a radius of 800.00 feet;

thence Easterly along said curve and along said centerline through a central angle of $17^{\circ} 10' 00''$, an arc distance of 239.69 feet;

thence South $89^{\circ} 42' 00''$ East, along said centerline, a distance of 1053.54 feet, to the beginning of tangent curve, concave Southerly and having a radius of 240.00 feet;

thence Easterly along said curve and along said centerline through a central angle of $39^{\circ} 36' 00''$, a distance of 165.88 feet along said curve;

thence South $50^{\circ} 06' 00''$ East, along said centerline, a distance of 79.33 feet, to the beginning of a tangent curve, concave Southwesterly and having a radius of 200.00 feet;

thence Southeasterly along said curve and along said centerline through a central angle of $54^{\circ} 12' 30''$, a distance of 189.22 feet along said curve;

thence South $04^{\circ} 06' 30''$ West, along said centerline, a distance of 659.96 feet;

thence South $00^{\circ} 51' 30''$ West, along said centerline, a distance of 174.97 feet, to the beginning of a tangent curve, concave Easterly and having a radius of 750.00 feet;

thence Southerly along said curve and along said centerline through a central angle of $11^{\circ} 17' 00''$, a distance of 147.70 feet along said curve;

thence South $10^{\circ} 25' 30''$ East, along said centerline, a distance of 128.48 feet to its intersection with the Easterly line of said Section 21;

thence South $00^{\circ} 00' 14''$ West, along said Easterly line, a distance of 922.12 feet to the Southeast corner of the Northeast quarter of said Section 21 and an angle point in said Tract B;

thence South $00^{\circ} 00' 14''$ West, along the boundary of said Tract B, a distance of 1297.32 feet to an angle point in said Tract B;

thence South $89^{\circ} 59' 46''$ East, continuing along the boundary of said Tract B, a distance of 1320.00 feet to an angle point in said Tract B;

thence South $00^{\circ} 00' 56''$ East, along the boundary of said Tract B, a distance of 2318.40 feet to the most Southerly corner of said Tract B.

Except therefrom the real property situated in the County of Santa Barbara, State of California, described as follows:

Beginning at the Northeast corner of the Benjamin Foxen Memorial Tract, per deed filed in Book 277, Page 73, Santa Barbara County Official Records, from which the Section corner common to Sections 15, 16, 21 and 22, Township 9 North, Range 32 West, San Bernardino Meridian, bears North 35° 31' West, 856.92 feet, said corner being the Southwest corner of Tract "A" of the Wickenden Ranch Survey in Map Book 11, Page 176, Santa Barbara County Records;

thence South 00° 08' 00" East, 28.86 feet along the East line of said Memorial to the true point of beginning;

thence continuing along said East line, South 00° 08' 00" East, 141.85 feet;

thence continuing along the bounds of said Book 277, Page 73 of Official Records, the following courses:

South 89° 41' 00" West, 256.97 feet;

North 00° 14' 00" West, 137.30 feet;

North 62° 09' 00" West, 14.30 feet;

North 24° 22' 00" East, 30.30 feet;

North 89° 52' 00" East, 67.83 feet to the center line of a 20 foot wide access easement as described in said deed, and the Southwest corner of Book 278, Page 196 of Official Records;

thence leaving the bounds of said Block 277, Page 73, North 03° 05' 00" East, 73.77 feet along said center line to an angle point in the bounds of said Book 278, Page 196 of Official Records;

thence continuing along said center line and bounds, North 53° 14' 00" West, 129.30 feet;

thence leaving said center line, North 89° 52' 00" East, 288.66 feet along said bounds;

thence South 00° 08' 00" East, 108.18 feet along said bounds;

thence leaving said bounds, South 89° 00' 35" East, 93.23 feet;

thence South 00° 59' 25" West, 71.95 feet;

thence North 89° 00' 35" West, 91.82 feet to the true point of beginning, containing 2.0 acres more or less.

Also except therefrom that portion of said Tract B granted to J.R. Wickenden, in a deed recorded April 20, 1933 in Book 279, Page 499 of Official Records.

Also except therefrom that portion of said Tract B granted to Jacob P. Hansen, in a deed recorded April 21, 1933 in Book 282, Page 124 of Official Records.

Also except therefrom that portion of said Tract B granted to Leon C. Wickenden, in a deed recorded November 12, 1938 in Book 447, Page 180 of Official Records.

Also except therefrom that portion of said Tract B which lies within the East half of the Northwest quarter of Section 22.

EXCEPTING therefrom all minerals and mineral rights, consisting of coal, lignite, asphaltum, brea, petroleum, bitumen, mineral oil, natural gas, and all other hydrocarbons that may now or hereafter exist upon, in or under said premises, with all necessary rights of way in or under said premises for the extraction and removal of said oils and minerals as reserved and provided for in the deed from Wickenden Company to Ernest Wickenden, dated January 17, 1919 and recorded in Book 170 of Deeds at Page 246, records of said County.

PARCEL TWO:

That portion of the East half of the Northwest quarter of Section 22, in Township 9 North, Range 32 West, San Bernardino Meridian, in the County of Santa Barbara, State of California, according to the Official Plat of said land filed in the District Land Office, which lies Southerly of the following described line:

Commencing at Post No. 5 of the Sisquoc Rancho as shown on the map of the Wickenden Rancho filed in Book 11, Page 176 of Maps and Surveys in the office of the County Recorder of said County;

thence N. 0° 12' 00" W., along the Easterly line of Tract B as shown on said map of the Wickenden Rancho, a distance of 2839.70 feet to an angle point therein and the true point of beginning;

thence N. 48° 01' 00" W., continuing along said Easterly line, a distance of 1335.70 feet to its intersection with the Westerly line of said Easterly half of the Northwest quarter.

Said land is described in a County of Santa Barbara Certificate of Compliance recorded March 8, 1999 as Instrument No. 99-18493 of Official Records, records of said County.

EXCEPTING therefrom all minerals and mineral rights, consisting of coal, lignite, asphaltum, brea, petroleum, bitumen, mineral oil, natural gas, and all other hydrocarbons that may now or hereafter exist upon, in or under said premises, with all necessary rights of way in or under said premises for the extraction and removal of said oils and minerals as reserved and provided for in the deed from Wickenden Company to Ernest Wickenden, dated January 17, 1919 and recorded in Book 170 of Deeds at Page 246, records of said County.

APPROVED AS TO FORM
AND SURVEY CONTENT

AJ Deputy for:
MICHAEL B. EMMONS, PLS 5899
COUNTY SURVEYOR
LICENSE EXP. _____

APN: 101-050-51, 101-050-48

