

Resolution No. L 97-05

RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION  
OF THE COUNTY OF MENDOCINO  
MAKING DETERMINATIONS AND APPROVING THE  
SMITH, McMENOMY, GRASSO ANNEXATION TO THE POTTER VALLEY  
IRRIGATION DISTRICT - FILE# L 97-02

RESOLVED, a proposal for the annexation of certain territory referred to as "Smith, McMenemy, Grasso" to the Potter Valley Irrigation District in the County of Mendocino has been filed by the District Resolution #97-3 with the Executive Officer of this Commission pursuant to Title 5, Division 3, commencing with Section 56000 of the Government Code; and

WHEREAS, 100% landowner consent has been given and certified by the District, as three property owners involved and properties are found to be uninhabited, and located within the Potter Valley Irrigation District's Sphere of Influence; and

WHEREAS, the Potter Valley Irrigation District adopted a Negative Declaration for the "Smith, McMenemy, Grasso" annexation which the Notice of Determination was adopted on April 16, 1997; and

WHEREAS, the Executive Officer has reviewed the proposal and prepared a report, including her recommendation thereon, the proposal and report having been presented to and considered by this Commission; and

WHEREAS, in accordance with Government Code Section 56837, the proposal could be heard without a public hearing, however the proposal was mentioned in a public notice for courtesy and was heard by the Commission along with the Executive Officer report and recommendations.

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

1. The boundaries, as set forth in the proposal, are hereby approved as submitted and are as described in the legal description as Exhibit A, A1, A2 & A3 and map as in Exhibit B, attached hereto and by this reference incorporated herein.
2. The territory is inhabited and includes approximately 69.59 acres as follows:
  - a) AP# 173-05-07, 173-06-08 and 173-06-09, total 58 acres. Property owners - Martin P. And Nancy Jane Smith.
  - b) AP# 174-25-07, total 6.01 acres. Property owner - Scott S. McMenemy.
  - c) AP# 174-25-04, total 5.58 acres. Property owner Neil Grasso.

- 3. This territory is intended to be annexed for irrigation services to vineyard and agriculture related areas. Further, the distinctive short-form designation "Smith, McMenomy, Grasso" Annexation to the Potter Valley Irrigation District is hereby assigned.
- 4. The proposal being identified in the files of the County of Mendocino Local Agency Formation Commission as File No. L97-02 is hereby approved subject to the following conditions and terms:
  - a) The Potter Valley Irrigation District in the County of Mendocino is designated the Conducting Authority, and the Board of Directors of the Potter Valley Irrigation District are hereby authorized to conduct subsequent proceedings in accordance with Government Code Section 56837, without public hearing.
  - b) Minor changes to the LAFCO map are to be corrected.
  - c) All terms and conditions of District Resolution No. 97-3 dated April 16, 1997 shall be enforced and applied to this proposal.
- 5. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56853 to the District and other affected parties.

ADOPTION of this Resolution was moved by Commissioner Delbar, seconded by Commissioner Ranker, and carried on this 8th Day of September, 1997 the following roll call vote:

AYES: Commissioners Kummert, Delbar, Pinches, Melo, Ranker, and McMichael  
 NOES: None  
 ABSENT: Commissioner Alfano  
 ABSTAIN: None

WHEREUPON, the Chairman declared the Resolution adopted, AND SO ORDERED.

Frank McMichael  
 Chairman

ATTEST:

Executive Officer  
 STATE OF CALIFORNIA, County of Mendocino

By Mary Hiatt, Executive Officer, Local Agency Formation Commission in and for the County of Mendocino, State of California, do hereby certify the foregoing to be a full, true and correct copy of an order made by the Local Agency Formation Commission as the same appears spread upon their minute book.

Mary Hiatt  
 Executive Officer

## EXHIBIT "A"

## Boundary Description of the Potter Valley Irrigation District

Beginning at the east quarter corner of Section 1, Township 17 North, Range 12 West, M.D.M.; thence West along the north line of the southeast quarter 1320 feet to the northwest corner of the northeast quarter of the southeast quarter; thence South along the west line of the said northeast quarter of the southeast quarter, 660 feet; thence West, 1320 feet; thence South, 1320 feet; thence West, 600 feet; thence South, 660 feet, more or less to the south line of the said Section 1; thence West, along the south line of said Section 1, 660 feet; thence leaving the said south line, South, 660 feet; thence West, 660 feet; thence North, 660 feet more or less to the south line of the said Section 1; thence West along the south line of Section 1, 660 feet more or less to the southwest corner of the said Section 1; thence leaving the southwest corner of the said Section 1, South along the westerly line of Section 12, 3960 feet more or less to the South one sixteenth corner to Sections 11 and 12; thence East along the south line of the northwest quarter of the southwest quarter, 1320 feet more or less to the southeast corner thereof; thence North along the east line of the northwest quarter of the southwest quarter, 660 feet; thence leaving the said east line of the northwest quarter of the southwest quarter, East, 660 feet; thence South, 660 feet to the south line of the northeast quarter of the southwest quarter; thence East along the said south line of the northeast quarter of the southwest quarter, 500 feet more or less to the centerline of Gibson Lane (C.R. #246); thence Southeasterly along the centerline of the said road 500 feet more or less to the west line of the southwest quarter of the southeast quarter of the said Section 12; thence South along the west line of the southwest quarter of the southeast quarter, 900 feet more or less to the south one quarter corner of the said Section 12; thence leaving the said south line of Section 12, South along the west line of the northeast quarter of Section 13, 2640 feet more or less to the southwest corner of the said northeast quarter of the said Section 13; thence leaving the center of Section 13, South along the west line of the northwest quarter of the southeast quarter, 660 feet; thence East, 1320 feet more or less to a point on the West line of the northeast quarter of the Southeast quarter; thence South along the west line of the northeast quarter of the Southeast quarter, 660 feet more or less to the southwest corner of the northeast quarter of the southeast quarter; thence East along the south line of the northeast quarter of the southeast quarter, 1320 feet more or less to the southeast corner of the northeast quarter of the southeast quarter; thence south along the line between Sections 13 and 24, Township 17 North, Range 12 West, and Sections 18 and 19, Township 17 North, Range 11 West, M.D.M., 5280 feet more or less to the southwest corner of the northwest quarter of the southwest quarter of Section 19, Township 17 North, Range 11 West, M.D.M.; thence southeasterly, 2900 feet more or less to the South one quarter corner of the said Section 19; thence North along the west line of the southwest quarter of the southeast quarter of said Section 19, 300 feet more or less to the centerline of Spring Valley Road (C.R. #248-B); thence easterly along said road, 3000 feet more or less to the intersection of West Side Potter Valley Road (C.R. #248); thence southeasterly

along the centerline of the said West Side Potter Valley Road, 400 feet more or less; thence leaving said road South, 350 feet; thence West, 200 feet more or less to a point on the East line of Section 30, Township 17 North, Range 11 West, M.D.M.; thence South along the East line of the said Section 30, 150 feet; thence West, 1300 feet more or less; thence South, 3100 feet more or less; thence East, 150 feet more or less; thence South, 400 feet more or less to an unnamed creek; thence southeasterly downstream along the said creek, 1000 feet more or less; thence South, 500 feet more or less to an unnamed creek; thence easterly, downstream along said creek, 300 feet more or less; thence leaving said creek, South 600 feet more or less; thence East, 600 feet more or less to the west line of Section 32, Township 17 North, Range 11 West, M.D.M.; thence South, along the said west line of said Section 32, 1350 feet more or less; thence leaving said west line, East 1300 feet more or less to a point on the west line of the southeast quarter of the northwest quarter of the said Section 32; thence North along the said west line, 500 feet more or less to the centerline of the said West Side Potter Valley Road; thence southerly and easterly along the centerline of the said road, 3200 feet more or less; thence leaving the centerline of said road, West 300 feet more or less to a point on the west line of the southeast quarter of said Section 32; thence South along the said west line of the southeast quarter, 1500 feet more or less to the South one quarter corner of the said Section 32; thence East, along the south line of the said Section 32, 300 feet more or less to the center of the East Fork of the Russian River; thence southerly, downstream along the center of said river, 2209.13 feet; thence leaving said river North  $73^{\circ}56'00''$  East, 2012.85 feet more or less to the east line of the northeast quarter of Section 5, Township 16 North, Range 11 West, M.D.M.; thence North along the said east line, 1350 feet more or less to the northeast corner of the said Section 5; thence leaving the said northeast corner of said Section 5, East along the north line of the northwest quarter of the northwest quarter of Section 4, 1100 feet more or less to the center of a creek; thence southwesterly down the center of said creek, 850 feet more or less; thence leaving said creek Easterly, 800 feet more or less to the west line of the northeast quarter of the northwest quarter of Section 4; thence South along the said west line of the northeast quarter of the northwest quarter of the said Section 4, 800 feet more or less to the southwest corner thereof; thence East along the south line of the northeast quarter of the northwest quarter of the said Section 4, 1320 feet more or less to the southeast corner thereof; thence North along the east line of the northeast quarter of the northwest quarter of the said Section 4, 1320 feet more or less to the northeast corner thereof; thence East along the north line of the said Section 4, 2640 feet more or less to the northeast corner of the said Section 4; thence North along the west line of Section 34, Township 17 North, Range 11 West, M.D.M., 330 feet more or less; thence leaving the said west line of the said Section 34 easterly, 1320 feet more or less to a point on the west line of the southeast quarter of the southwest quarter of the said Section 34; thence South along the said west line of the said southeast quarter of the southwest quarter, 330 feet more or less to the southwest corner thereof; thence East along the south line of the southeast quarter of the southwest quarter of the said Section 34, 1320 feet more or less to the southeast corner thereof; thence North along the east line of the said southeast quarter of the southwest quarter, 1320 feet more or less to the northeast corner thereof; thence West along the north line of the south half of the southwest quarter of said Section 34, 2640 feet

more or less to the west line of the said Section 34; thence North along the said west line of said Section 34, 1320 feet more or less to the quarter corner to Sections 33 and 34, Township 17 North, Range 11 West, M.D.M.; thence leaving the west line of the said Section 34, West along the south line of the southeast quarter of the northeast quarter of Section 33, 1100 feet more or less; thence leaving the south line of the southeast quarter of the northeast quarter of the said Section 33, North, 1320 feet more or less; thence West, 100 feet more or less; thence North, 1320 feet more or less to the north line of the said Section 33; thence East along the north line of the said Section 33, 1200 feet more or less to the northeast corner of the said Section 33; thence North along the east line of Section 28, 950 feet more or less; thence leaving the east line of said Section 28, West, 1000 feet more or less; thence North, 1700 feet more or less to the north line of the south half of the said Section 28; thence West along the said north line of the south half of the said Section 28, 3000 feet more or less; thence leaving the said north line, North, 600 feet more or less; thence West, to a point on the top of the westerly bank of an irrigation levee marked by a 5/8 inch rebar tagged L.S. 4518; thence following the top of the said bank the following courses: North  $51^{\circ}27'16''$  East, 34.78 feet to a 5/8 inch rebar tagged L.S. 4518; thence North  $57^{\circ}33'11''$  East, 57.42 feet to a 5/8 inch rebar tagged L.S. 4518; thence North  $64^{\circ}45'54''$  East, 82.25 feet; thence North  $67^{\circ}21'10''$  East, 105.39 feet to a 5/8 inch rebar tagged L.S. 4518; thence North  $49^{\circ}32'58''$  East, 52.87 feet; thence North  $32^{\circ}05'21''$  East, 70.29 feet to a 5/8 inch rebar tagged L.S. 4518; thence North  $09^{\circ}12'45''$  East, 69.06 feet; thence North  $18^{\circ}44'38''$  East, 59.16 feet to a 5/8 inch rebar tagged L.S. 4518; thence North  $21^{\circ}22'20''$  East, 41.63 feet to a 5/8 inch rebar tagged L.S. 4518; thence North  $41^{\circ}41'21''$  East, 50.24 feet to a 5/8 inch rebar tagged L.S. 4518; thence North  $66^{\circ}39'39''$  East, 326.07 feet to a 5/8 inch rebar tagged L.S. 4518; thence North  $49^{\circ}34'43''$  East, 68.22 feet to a 5/8 inch rebar tagged L.S. 4518; thence leaving the top of said bank South  $89^{\circ}23'05''$  East, along an existing fence or a prolongation thereof 217.86 feet to a 5/8 inch rebar tagged L.S. 4518 set in a fence corner; thence leaving said fence North  $88^{\circ}22'43''$  East, 559.41 feet to a 5/8 inch rebar tagged L.S. 4518; thence continuing North  $88^{\circ}22'43''$  East, 1652 feet more or less to the east line of the west half of the northeast quarter of Section 28; thence along the said east line, North 1320 feet more or less to the north line of the northeast quarter of the said Section 28; thence West along the north line of the said Section 28, 660 feet more or less; thence leaving the north line of Section 28, North 1320 feet more or less to the south line of the north half of the south half of Section 21, Township 17 North, Range 11 West, M.D.M.; thence West along the said south line of the north half of the south half of Section 21, 660 feet more or less to the southeast corner of the northeast quarter of the southwest quarter of the said Section 21; thence North along the east line of the said northeast quarter of the southwest quarter to the northeast corner thereof; thence West along the north line of the southwest quarter of the said Section 21, 2640 feet more or less to the west line of the said Section 21; thence North along the west line of Section 21, 2640 feet more or less to the northwest corner of said Section 21; thence North along the east line of Section 17, 2640 feet more or less to the southeast corner of the southeast quarter of the northeast quarter of the said Section 17; thence West along the south line of the said southeast quarter of the northeast quarter, 1320 feet to the southwest corner thereof; thence North along the west line of the east half of the northeast quarter, 2640 feet more



southwest quarter of the northwest quarter, 1320 feet more or less to the west line of the said Section 5; thence leaving the west line of the said Section 5, West along the south line of the northeast quarter of Section 6, 2100 feet more or less; thence North, 850 feet more or less; thence West, 3200 feet more or less to the west line of the said Section 6, Township 17 North, Range 11 West, M.D.M.; thence South along the said west line of the said Section 6, 850 feet more or less to the point of beginning.

**EXCEPTING THEREFROM THE FOLLOWING:**

- 1) Beginning at the northeast corner of the southeast quarter of the southeast quarter of Section 7, Township 17 North, Range 11 West, M.D.M.; thence West, 1000 feet; thence South, 1320 feet; thence East, 340 feet; thence South, 685.5 feet; thence West, 660 feet; thence South, 1060 feet; thence East, 660 feet; thence South, 892 feet; thence East, 1877.50 feet to the center of the Russian River; thence Northwesterly up the center of the Russian River to the south line of the northwest quarter of the northwest quarter of Section 17; thence West, 700 feet to the southwest corner of the northwest quarter of the northwest quarter of Section 17; thence North, 2640 feet to the point of beginning.
- 2) Potter Valley Acres Subdivision, Tract 107 as shown on a map filed in Map Case 2, Drawer 9, Page 30, M.C.R.
- 3) Potter Valley Cemetery as shown on a map filed in Map Case 2, Drawer 14, Page 82, M.C.R.
- 4) Beginning at a point North  $88^{\circ}35'$  West, 132.50 feet from the quarter section corner between Section 17 and 20, Township 17 North, Range 11 West, M.D.M.; thence from such point of beginning South  $01^{\circ}25'$  West, 388 feet; thence North  $88^{\circ}35'$  West, 620 feet to the channel of Potter Valley Creek; thence up the center and following the meandering of said creek to a point North  $88^{\circ}35'$  West, 790 feet from the point of beginning; thence South  $88^{\circ}35'$  East, 790 feet to the point of beginning, containing 6 acres, more or less.
- 5) A portion of the northeast quarter of the northwest quarter of Section 20, Township 17 North, Range 11 West, M.D.M., described as follows:

Beginning at a point in the south line of Main Street in the town of Centerville, also known as the town of Potter Valley, which point is westerly 200 feet from the intersection of said south line of Main Street and the center of the channel of the Russian River and from which point of beginning the Northeast corner of the lot of J. R. and Clara E. Adams bears westerly 157 feet distant; thence South  $1^{\circ}30'$  East, 675 feet; thence North  $88^{\circ}30'$  East, 262 feet to the centerline of the channel of the Russian River; thence along the center of the channel of the Russian River to its intersection with the south line of Main Street; thence westerly along the south line of Main Street, 200 feet to the point of beginning, containing 4.675 acres more or less.

- 6) Beginning at a point North 88°35' West, 310.00 feet from the quarter section corner between Section 17 and 20, Township 17 North, Range 11 West, M.D.M.; thence from such point of beginning South 01°25' West, 264.00 feet; thence North 88°35' West, 442.50 feet to the channel of Potter Valley Creek; thence up to the center and following the meandering of said creek to a point North 88°35' West, 612.50 feet from the point of beginning; thence South 88°35' East, 612.50 feet to the point of beginning, containing 3.22 acres more or less.
- 7) Beginning at a point North 88°35' West, 132.50 feet from the one quarter section corner between Section 17 and 20, Township 17 North, Range 11 West, M.D.M.; thence South 01°25' West, 388 feet; thence South 88°35' East, 250 feet; thence North 01°25' East, 388 feet; thence North 88°35' West, 250 feet to the point of beginning and containing 2.227 acres, more or less.
- 8) Beginning at the southeast corner of that certain Parcel of land described in the deed from Potter Valley Union Elementary School District to Ukiah Union High School District and recorded in Liber 343 of Official Records, Page 686, Mendocino County Records; thence on the southerly projection of the easterly line of said Parcel, South 01°25' West, 124 feet; thence westerly and parallel with the southerly line of said Parcel, 440 feet more or less, to the center of the channel of Potter Valley Creek; thence northerly along the channel of said creek to the southwest corner of above-mentioned parcel; thence easterly along the southerly line of said parcel, 440 feet more or less to the point of beginning.
- 9) Commencing at an iron pin in the Northeast corner of that certain tract of real property conveyed to the Potter Valley High School, Ukiah Unified School District, by deed recorded on November 4, 1954 in Book 383 of Official Records, Page 193, Mendocino County Records, the said iron pin being in the center of the existing County Road; thence South 0°11'10" East, 30 feet; thence North 88°37'20" East, 74.49 feet to a 3/4 inch iron pipe in the south line of the said County Road, the POINT OF BEGINNING of the herein described real property; thence leaving the said south line, along a curve to the left, from a tangent that bears South 88°37'20" West, with a radius of 25 feet, through an angle of 88°48'30", a distance of 38.75 feet to a 3/4 inch iron pipe; thence South 0°11'10" East, 294.09 feet to a 3/4 inch iron pipe; thence North 88°37'20" East, 143.58 feet to a 3/4 inch iron pipe; thence North 01°22'40" West, 318.50 feet to a 3/4 inch iron pipe in the said south line of the County Road; thence South 88°37'20" West, along the said south line, 112.51 feet to the point of beginning and containing 1.017 acres more or less.
- 10) Parcels 1, 2, and 3 as shown on a Parcel Map of Minor Division #174-72 in Map Case 2, Drawer 19, Page 45, Mendocino County Records.
- 11) The Southeast quarter of the Southeast quarter, and all that portion of the Southwest quarter



of the Southeast quarter lying East of the center of the channel of Russian River, of Section 29, Township 17 North, Range 11 West, Mount Diablo Meridian.

Savings and Excepting therefrom that portion of the above described land conveyed to Daniel W. Preffer and Caroline E. Preffer, husband and wife, by deed dated September 25, 1964, and recorded October 6, 1964, Recorder's Serial Number 23234, in Volume 672, at Page 19, Official Records of Mendocino County.

Also being described as Beginning at the Southeast corner of Section 29, Township 17 North, Range 11 West, Mount Diablo Meridian thence northerly along the East line of said Section, 622 feet; thence West, 630 feet; thence South, 622 feet, more or less, to the South line of said Section 29; thence East along said South line to the point of beginning.

12) The North half of the Northeast quarter of Section 32, Township 17 North, Range 11 West, Mount Diablo Meridian.

EXCEPTING THEREFROM the following:

1. Land described in the Deed from L. K. Kinghten, et ux to H. O. Cleland recorded November 2, 1921, in Book 165 of Deeds, Page 328, Mendocino County records.
2. Land described in the Deed from Martin P. Burastero to Paul C. Jones, et al, recorded August 25, 1965, in Book 667, Official Records, Page 484, Mendocino County Records.
3. Land described in the Deed from Martin P. Burastero to Paul C. Jones, et al, recorded January 20, 1966, in Book 708, Official Records, Page 87, Mendocino County Records.
4. All that portion thereof conveyed to the County of Mendocino by Grant Deed recorded July 11, 1986 in Book 1568 at Page 530, Mendocino County Records.

13) All that certain real property situated in Section 29, Township 17 North, Range 11 West, Mount Diablo Meridian, County of Mendocino, State of California, more particularly described as follows:

Beginning at the Northwest corner of the Northeast quarter of the Southwest quarter of Section 29, Township 17 North, Range 11 West, Mount Diablo Meridian; thence South along the West line of the Northeast quarter of the Southwest quarter, 302 feet; thence leaving the West line of the Northeast quarter of the southwest quarter, East parallel to the north line of the South half of said Section 29, 624 feet more or less to the East line of the Northwest quarter of the Northeast quarter of the Southwest quarter of the said Section 29; thence North along the said East line of the Northwest quarter of the Northeast quarter of the Southwest quarter 302 feet more or less to

the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 29; thence West along the North line of the said Northwest quarter of the Northeast quarter of the Southwest quarter of said Section 29, 624 feet more or less to the point of beginning.

Excepting the West 30 feet of the above described parcel.

APN 174-250-02

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

George C. Rau  
George C. Rau RCE 21908  
My License Expires 9-30-97

April 16, 1997  
Date



EXHIBIT "A1"

All that certain real property situated in Section 5, Township 17 North, Range 11 West, Mount Diablo Meridian, County of Mendocino, State of California, more particularly described as follows:

Beginning at the northwest corner of the east half of the southeast quarter of the southwest quarter of the said Section 5; thence East along the south line of the northeast quarter of the southwest quarter of the said Section 5, 660 feet more or less to the southeast corner thereof; thence East along the south line of the west half of the north west quarter of the southeast quarter of the said Section 5, 660 feet more or less to the southeast corner thereof; thence North along the east line of the said west half of the northwest quarter of the southeast quarter, 990 feet more or less to the northeast corner of the south half of the northwest quarter of the northwest quarter of the southeast quarter of the said Section 5; thence West along the north line of the said south half of the northwest quarter of the northwest quarter of the southeast quarter of Section 5, 660 feet more or less to the northwest corner thereof; thence North along the east line of the northeast quarter of the southwest quarter of the said Section 5, 330 feet more or less to the northeast corner thereof; thence west along the north line of the said northeast quarter of the southwest quarter, 330 feet more or less to the southeast corner of the west half of the southeast quarter of the southeast quarter of the northwest quarter of the said Section 5; thence North along the east line of the said west half of the southeast quarter of the southeast quarter of the northwest quarter, 660 feet more or less to the northeast corner thereof; thence West along the north line of the said west half of the southeast quarter of the southeast quarter of the northwest quarter, 330 feet more or less to the northeast corner of the east half of the southwest quarter of the southeast quarter of the northwest quarter of the said Section 5; thence West along the north line of the said east half of the southwest quarter of the southeast quarter of the northwest quarter, 330 feet more or less to the northwest corner thereof; thence South along the west line of the said east half of the southwest quarter of the southeast quarter of the northwest quarter, 330 feet more or less to the northeast corner of the southwest quarter of the southwest quarter of the southeast quarter of the northwest quarter of the said Section 5; thence West along the north line of the said southwest quarter of the southwest quarter of the southeast quarter of the northwest quarter, 330 feet more or less to the northwest corner thereof; thence West along the north line of the southeast of the southeast quarter of the southwest quarter of the northwest quarter of the said Section 5, 100 feet more or less to the easterly line of Eel River County Road (C.R. 240-B); thence Southerly along the said easterly line of the County Road, 400 feet more or less to the south line of the southwest quarter of the northwest quarter of the said Section 5; thence East along the said south line of the southwest quarter of the northwest quarter, 100 feet more or less to the northwest corner of the northeast quarter of the southwest quarter of the said Section 5; thence South along the west line of the said northeast quarter of the southwest quarter, 1320 feet more or less to the southwest corner thereof; thence East along the south line of the said northeast quarter of the southwest quarter, 660 feet more or less to the point of beginning.

APN 173-06-08 and portions of APN 173-05-07 and 173-06-09

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Walter M. Haydon  
Walter M. Haydon      L.S. 4873  
My License Expires 9-30-2000

4/3/97  
Date

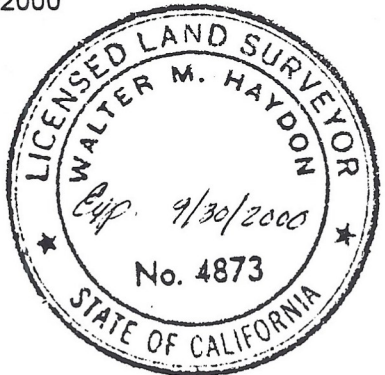


Exhibit "A3"

All that certain real property situated in Section 29, Township 17 North, Range 11 West, Mount Diablo Meridian, in the County of Mendocino, State of California, more particularly described as follows:

Beginning at a 1/2 inch iron pipe marked RCE 15311 at the northerly terminus of the course "North 00°43'00" East, 306.54 feet" on the easterly right of way line of Westside Potter Valley Road (C.R. 248), as shown on a map filed in Map Case 2, Drawer 14, Page 82, Mendocino County Records; thence South 00°43'00" West along the said easterly right of way line, 306.54 feet to a 1/2 inch iron pipe marked RCE 15311 at the Northwest corner of the Potter Valley Cemetery as shown on said map; thence leaving the said easterly right of way line South 88°52'00" East, along the North line of the said Potter Valley Cemetery 363.00 feet to a 1/2 inch iron pipe marked R.C.E. 15311 at the Northeast corner of the Potter Valley Cemetery as shown on said map; thence South 00°43'00" West, along the easterly line of the said Potter Valley Cemetery, 171.00 feet to a 1/2 inch iron pipe marked RCE 15311 as shown on said map; thence leaving the said easterly line of the said Cemetery South 88°02'00" East, 260.35 feet; thence North 00°43'00" East, 503.36 feet; thence South 89°06'30" West, 623.52 feet more or less to the point of beginning and containing 5.58 acres more or less.

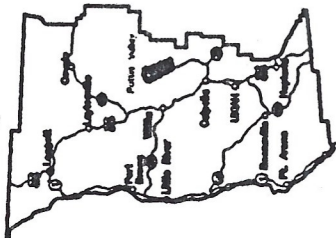
APN 174-250-04

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

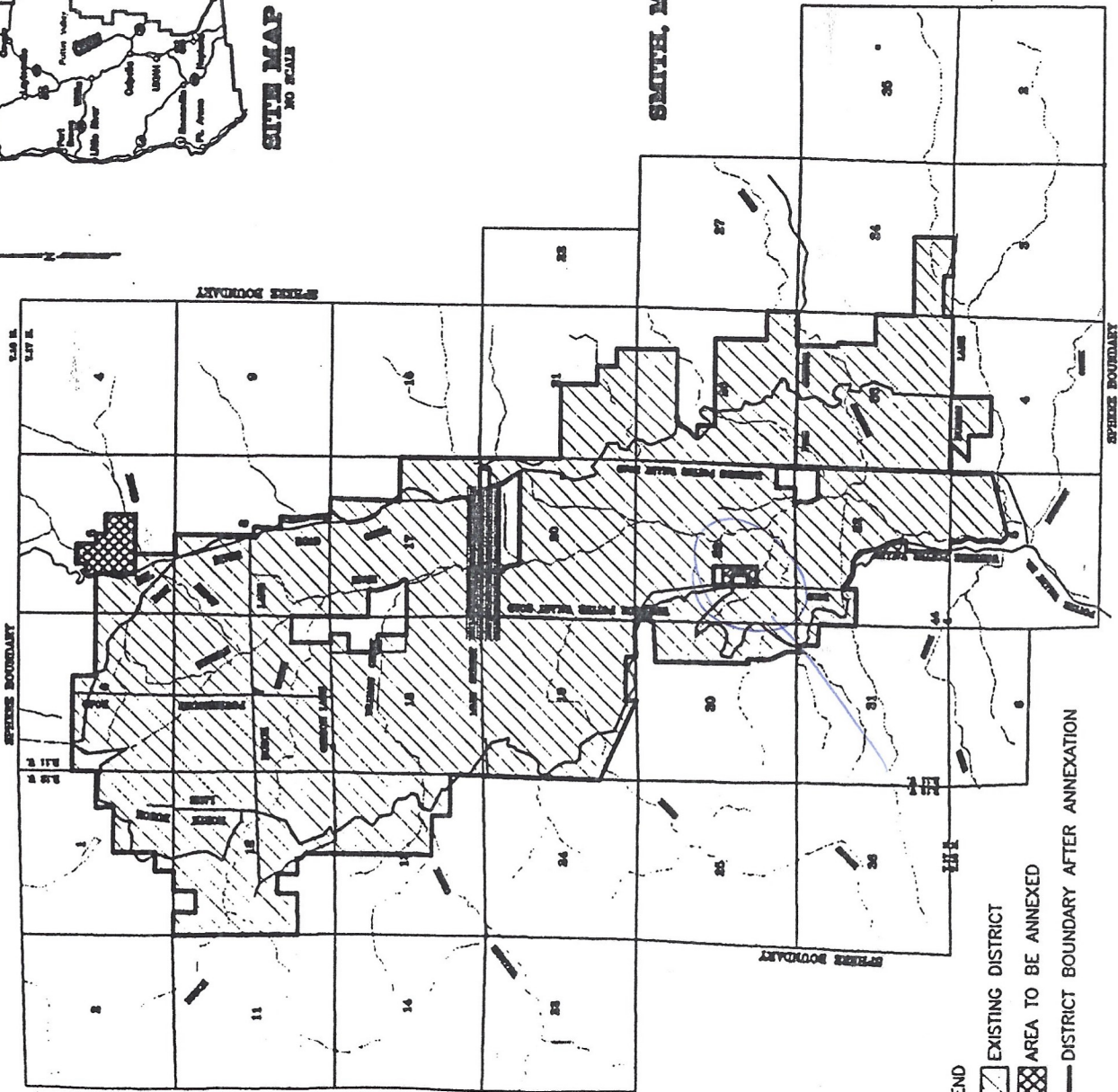
*Walter M. Haydon*  
Walter M. Haydon / L.S. 4873  
My License Expires 9-30-2000

*4/2/97*  
Date





**SITE MAP**  
NO SCALE



**ACCEPTANCE CERTIFICATE**

CHAIRMAN OF THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF MENDOCINO, STATE OF CALIFORNIA, HEREBY CERTIFY THAT SAID LOCAL AGENCY FORMATION COMMISSION BY RESOLUTION OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 1997, APPROVED THE WITHIN MAP.

CHAIRMAN, LOCAL AGENCY FORMATION COMMISSION

**CERTIFICATE OF COMPLETION**

RECORDED \_\_\_\_\_ 1997 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**AUTHORIZATION CERTIFICATE**

CHAIRMAN OF THE BOARD OF DIRECTORS OF THE POTTER VALLEY IRRIGATION DISTRICT HEREBY CERTIFY THAT SAID BOARD OF DIRECTORS DID BY RESOLUTION DATED \_\_\_\_\_ 1997, APPROVE THE WITHIN MAP.

CHAIRMAN, POTTER VALLEY IRRIGATION DISTRICT  
BOARD OF DIRECTORS

**LAFCO MAP**  
**SMITH, MOMINOMLEY AND GRASSO ANNEXATION TO THE**  
**POTTER VALLEY IRRIGATION DISTRICT**  
**MENDOCINO COUNTY, CALIFORNIA**

MARCH, 1997

LAFCO FILE NO.

**EXHIBIT "B"**

SHEET 2 OF 2



Scale 1" = 2640'