

Draft

EXHIBIT "A"

VERONICA MEADOWS REORGANIZATION: ANNEXATION TO THE CITY OF SANTA BARBARA/DETACHMENT FROM THE GOLETA WATER DISTRICT/DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE PROTECTION DISTRICT

That portion of the Rancho Las Positas y La Calera in the County of Santa Barbara, State of California, being a portion of "Exception C" of "Parcel 1" of the Goleta Water District - City of Santa Barbara Detachment proceeding described in that certain Certificate of Completion relating to Resolution No. 83-642 of the Local Agency Formation Commission of the County of Santa Barbara, State of California, recorded July 19, 1983, filed as Instrument No. 83-37200 of Official Records in the Office of the Recorder of said County, more particularly described as follows:

Beginning on the City Limits Line being the southerly terminus of the 35th course of the land annexed into the City of Santa Barbara, and referred to as the "Las Positas Reorganization" as more particularly described in the Certificate of Completion executed by the Santa Barbara County Local Agency Formation Commission, LAFCO Resolution No. 06-6, a copy of which was recorded on April 7, 2008 filed as Instrument No. 2008-0019858 of Official Records, said point being on the City Limits Line and 3.59 feet westerly of the easterly terminus of the 28th course of the Braemar Annexation to the City of Santa Barbara as described in Section 1 of Ordinance No. 2566 adopted August 30, 1956 by the City Council of Santa Barbara, and said point being an angle point on the east line of that certain tract of land shown on a map titled "Portion of Rancho Las Positas y Calera," recorded on September 2, 1972, filed in Book 86, at Pages 61 and 62 of Record of Surveys in the Office of the Recorder of said County;

Thence, 1st, along said City Limits Line as defined in Ordinance 2566 and along the northerly line of the Braemar Park Subdivision recorded in Book 15 of Maps at Pages 398 through 402, Santa Barbara County Records, South $83^{\circ}46'00''$ West, 304.30 feet to the west line of the 57.95 acre parcel of land shown on that Record of Survey filed in Book 86 of Maps at Pages 61-62, Santa Barbara County Records;

Thence 2nd,, leaving said City Limits Line and northerly line of Braemar Park along the westerly line of said 57.95 acre parcel of land North $05^{\circ}56'45''$ West, 674.89 feet;

Thence, 3rd, North $30^{\circ}33'20''$ East, 112.6 feet more or less to a point in said westerly line which lies South $30^{\circ}33'20''$ West 765.83 feet from the intersection of said westerly line with the Southerly line of the tract of land described in the deed to Josephine M. Barnhill recorded December 23, 1959 as Instrument No. 43231 in Book 1699 at Page 294 of Official Records;

Thence leaving the west line of said 57.95 acre parcel of land along the boundary of property transferred by Lot Line Adjustment No. _____ from Bollag to Peak Las Positas Partners recorded _____, 2008, as Instrument No. _____, Santa Barbara County Records, the following courses:

4th, North 79°45'00" West, 96.07 feet;
Thence, 5th, North 58°55'42" West, 97.23 feet;
Thence, 6th, North 27°28'59" West, 73.74 feet;
Thence, 7th, North 42°00'08" West, 109.74 feet;
Thence, 8th, North 23°56'52" West, 79.42 feet;
Thence, 9th, North 68°48'19" West, 61.00 feet;
Thence, 10th, North 13°44'24" East, 92.21 feet;
Thence, 11th, South 88°37'24" East, 394.19 feet;
Thence, 12th, North 49°59'35" East, 156.72 feet;
Thence, 13th, North 15°01'20" East, 219.67 feet to a point in the southerly boundary of said 57.95 acre parcel of land shown on said map filed in Book 86, Pages 61-62 of Record of Surveys;

Thence along the boundary of said 57.95 acre parcel the following courses:

14th, North 85°18'02" West, 178.75 feet;
15th, North 50°18'22" West, 328.80 feet;
16th, North 13°48'18" West, 360.41 feet;
17th, North 53°29'07" West, 484.01 feet;
18th, North 58°56'22" West, 507.81 feet;
19th, North 39°57'58" West, 137.00 feet;
20th, North 74°54'16" West, 157.43 feet;
21st, South 84°05'38" West, 233.24 feet;
22nd, North 80°27'14" West, 337.68 feet;
23rd, North 65°25'55" West, 98.00 feet to the southeasterly line of Lot 3, described as portions of that part of the Rancho Las Positas y la Calera and of the Pueblo Lands of the City of Santa Barbara, in the County of Santa Barbara, State of California, which was set apart and allotted to Delia Hope by the final decree of partition entered October 12, 1886 in the action entitled "Delia Hope, Plaintiff, vs. Rosa A. Bigley and others, defendants," Case No. 1021, Santa Barbara Superior Court, and a point in the City Limits Line as defined in Ordinance 2052;
Thence, along the City Limits Line described in said Ordinance No. 2052 and the southeasterly line of the above described Lot 3,
24th, North 47°59'20" East, 1040.00 feet;

Thence, leaving the said City Limits Line, as described in said Ordinance No. 2052, along the east line of the 57.95 acre parcel of land shown on that map filed in Book 86, Pages 61-62 of Record of Surveys;

25th, South 23°19'30" East, 162.95 feet;
26th, South 55°04'30" East, 108.90 feet;
27th, South 58°09'30" East, 138.60 feet;

28th, South 59°49'30" East, 62.04 feet;
29th, South 59°04'30" East, 254.10 feet;
30th, South 61°09'30" East, 264.00 feet;
31st, South 74°04'30" East, 122.10 feet;
32nd, South 41°04'30" East, 116.16 feet;
33rd, South 40°19'30" East, 5.32 feet to a point in the westerly line of Lot 1 shown on that map filed in Book 124, Pages 62-64 of Record of Surveys, in the Office of the Recorder of said County;

Thence 34th, leaving the boundary of said 57.95 acre parcel along the westerly boundary of said Lot 1, South 40°20'13" East, 65.31 feet;

35th, South 45°20'13" East, 79.90 feet;
36th, South 61°22'13" East, 97.10 feet;
37th, South 35°50'13" East, 250.93 feet;
38th, South 09°24'47" West, 76.60 feet;
39th, South 11°05'13" East, 159.14 feet;
40th, South 41°49'13" East, 249.07 feet;
41st, South 04°50'13" East, 270.74 feet;
42nd, South 27°05'13" East, 165.08 feet;
43rd, North 60°09'47" East, 33.02 feet;
44th, South 47°50'13" East, 66.03 feet;
45th, South 28°00'13" East, 66.03 feet;
46th, South 12°05'13" East, 66.03 feet;
47th, South 38°20'13" East, 66.03 feet;
48th, South 48°09'47" West, 33.02 feet;
49th, South 41°50'13" East, 115.56 feet to a point on the 44th course of said "Las Positas Reorganization";

Thence, along the City Limits Line established by the said "Las Positas Reorganization", being the easterly line of that certain 158.778 acre tract of land shown on a map titled "Portion of Rancho Las Positas y La Calera," recorded on July 22, 1959, filed in Book 46, at Page 46, of Record of Surveys, in the Office of the Recorder of said County;

50th, South 26°06'45" West, 304.04 feet;
51st, South 30°33'20" West, 188.18 feet;
52nd, South 56°54'20" East, 27.29 feet;
53rd, South 61°11'01" East, 136.49 feet;
54th, South 64°56'01" East, 42.91 feet;
55th, South 35°43'59" West, 48.18 feet;
56th, South 53°33'59" West, 66.00 feet;

57th, South 28°48'59" West, 66.00 feet;
58th, South 43°33'59" West, 72.60 feet;
59th, South 03°44'13" West, 552.32 feet to the **Point of Beginning**, containing 50.58
acres, more or less.

End of Description

This description of land is for assessment purposes only and is not a legal property
description as defined by the Subdivision Map Act and may not be used as the basis for
an offer of sale of the land described.

Prepared by: _____
Susan Roberts, LS 7690 (license renewal 12/31/2008)

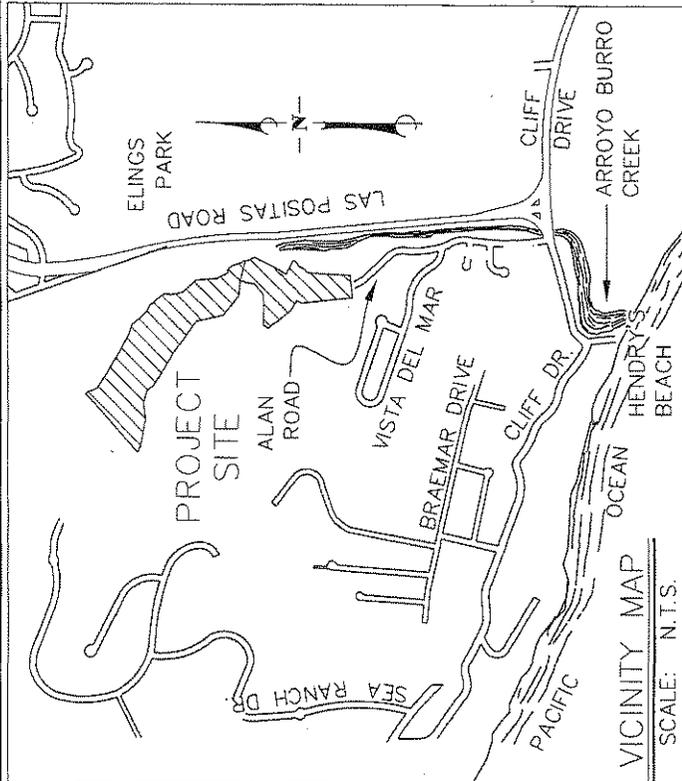
Date: _____

EXHIBIT "B"
SHEET 1 OF 6

Draft

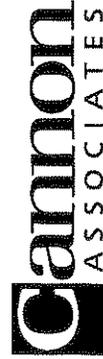
VERONICA MEADOWS
REORGANIZATION: ANNEXATION TO
THE CITY OF SANTA BARBARA/
DETACHMENT FROM THE GOLETA
WATER DISTRICT/ DETACHMENT
FROM THE SANTA BARBARA COUNTY
FIRE PROTECTION DISTRICT

BEING A PORTION OF
RANCHO LAS POSITAS Y LA CALERA
COUNTY OF SANTA BARBARA, CALIFORNIA



PREPARED BY:
MAY 7, 2008

SUSAN ROBERTS, PLS 7690
LICENSE EXPIRATION 12/31/2008



Bakersfield, CA San Luis Obispo, CA Santa Maria, CA
661.328.6280 805.544.7407 805.928.7363
www.CannonAssociates.us

APPROVED AS TO FORM
AND SURVEYING CONTENT

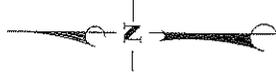
MICHAEL B. EMMONS PLS 5899
SANTA BARBARA COUNTY SURVEYOR
LICENSE EXPIRATION 12/31/2008

EXHIBIT "B"

SHEET 2 OF 6

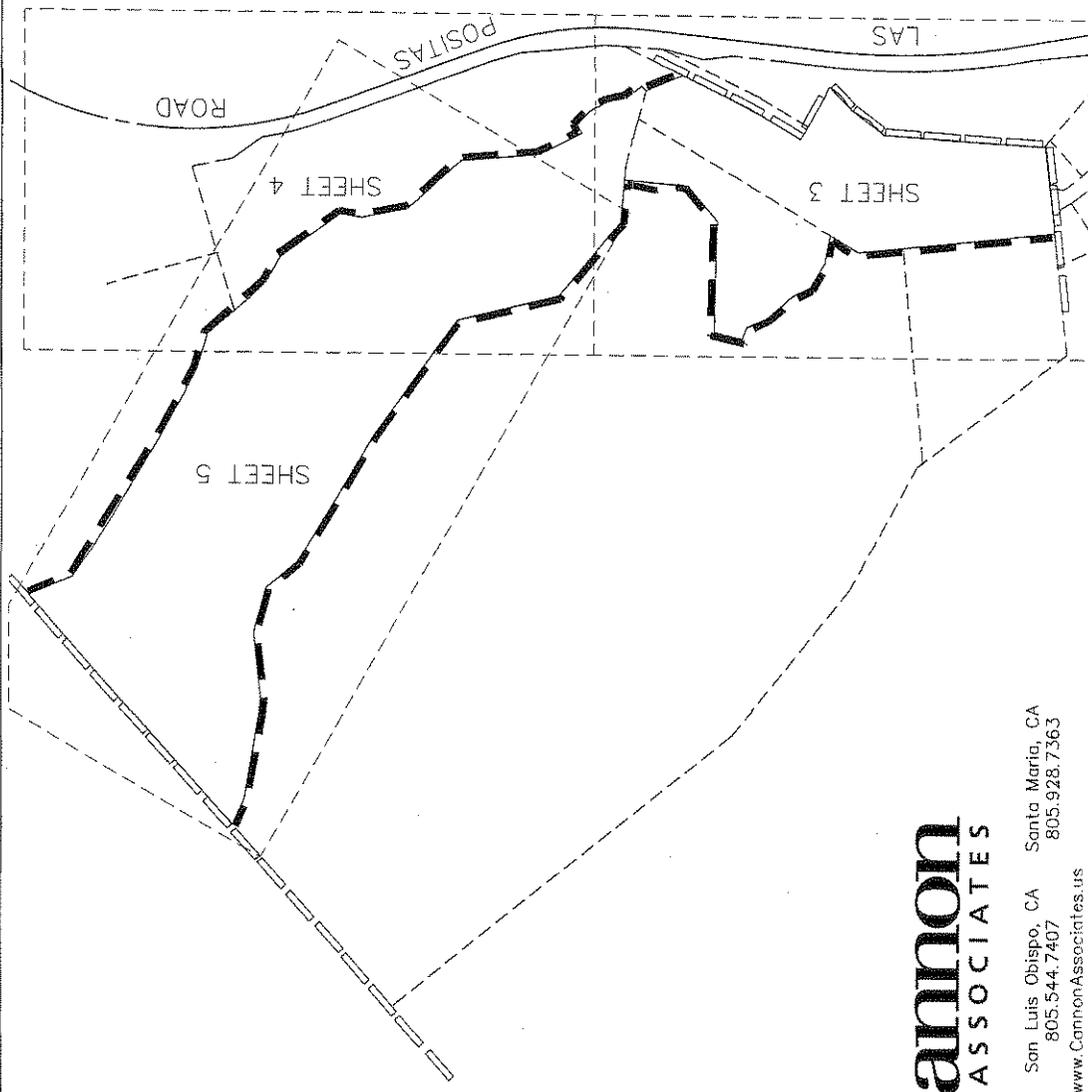
LEGEND

-  = EXISTING CITY LIMITS LINE
-  = PROPOSED CITY LIMITS LINE



VERONICA MEADOWS
REORGANIZATION: ANNEXATION TO
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LEGEND

-  = EXISTING CITY LIMITS LINE
-  = PROPOSED CITY LIMITS LINE

BOUNDARY OF BRAEMAR ANNEXATION PER CITY OF SANTA BARBARA COUNCIL ORDINANCE NO. 25666 DATED AUGUST 30, 1956

APN 047-061-001

BRAEMAR PARK
15 MB 398-402

APN 047-063-001

NOTE: NO STREETS CURRENTLY EXIST WITHIN THE PROPOSED ANNEXATION AREA

EXHIBIT "B"
SHEET 3 OF 6

APN 047-010-053

APN 047-010-053

APN 047-010-053

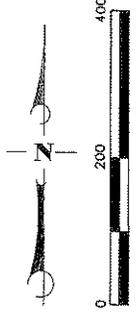
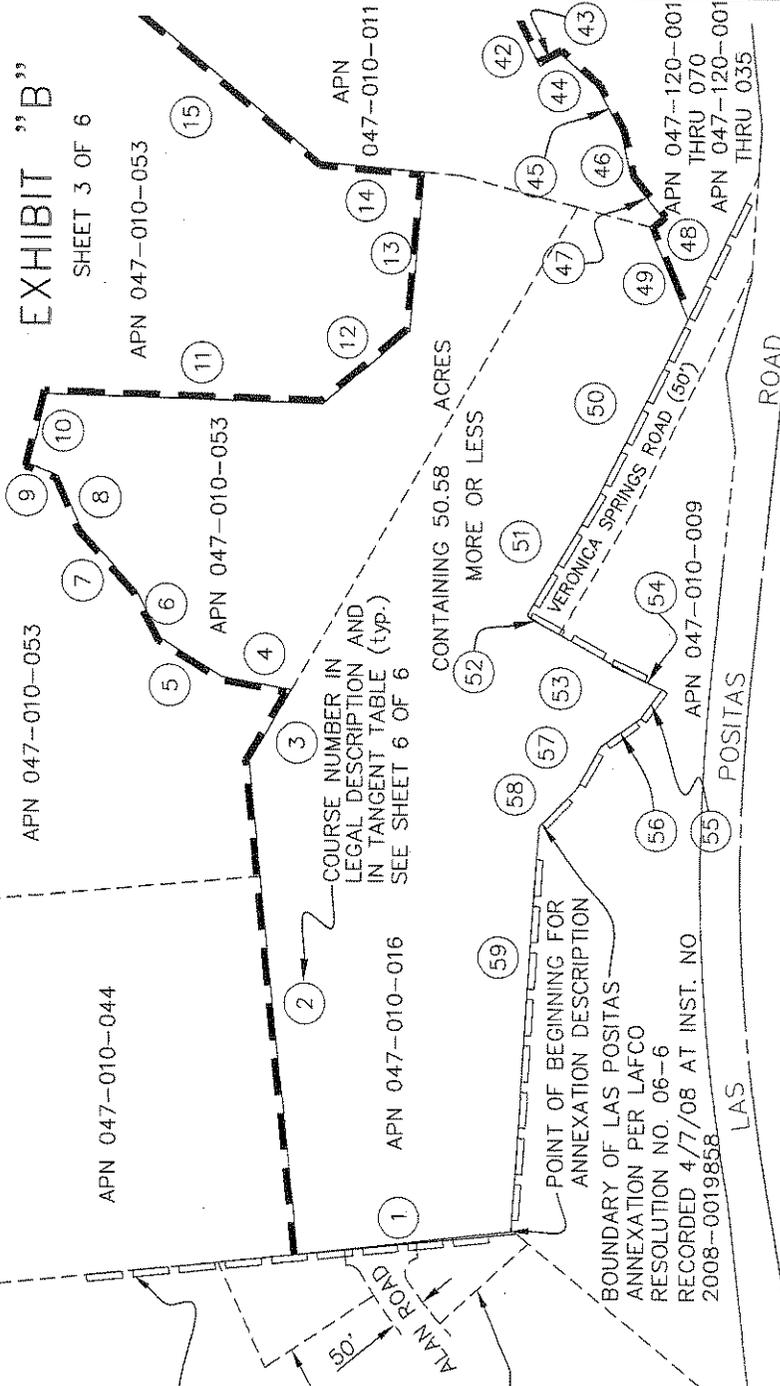
APN 047-010-016

CONTAINING 50.58 ACRES
MORE OR LESS

POINT OF BEGINNING FOR ANNEXATION DESCRIPTION
BOUNDARY OF LAS POSITAS ANNEXATION PER LAFCO RESOLUTION NO. 06-6 RECORDED 4/7/08 AT INST. NO. 2008-0019858

APN 047-010-009

APN 047-120-001
THRU 070
APN 047-120-001
THRU 035

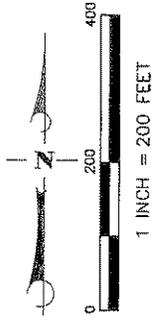
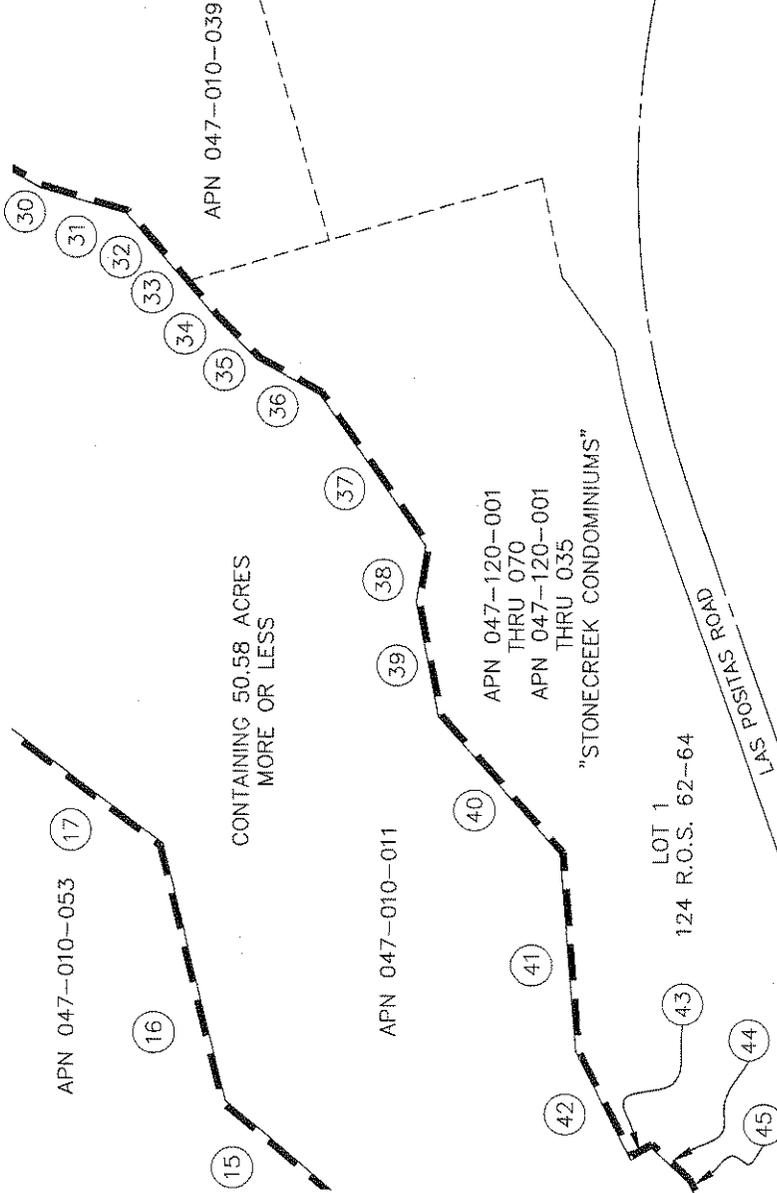


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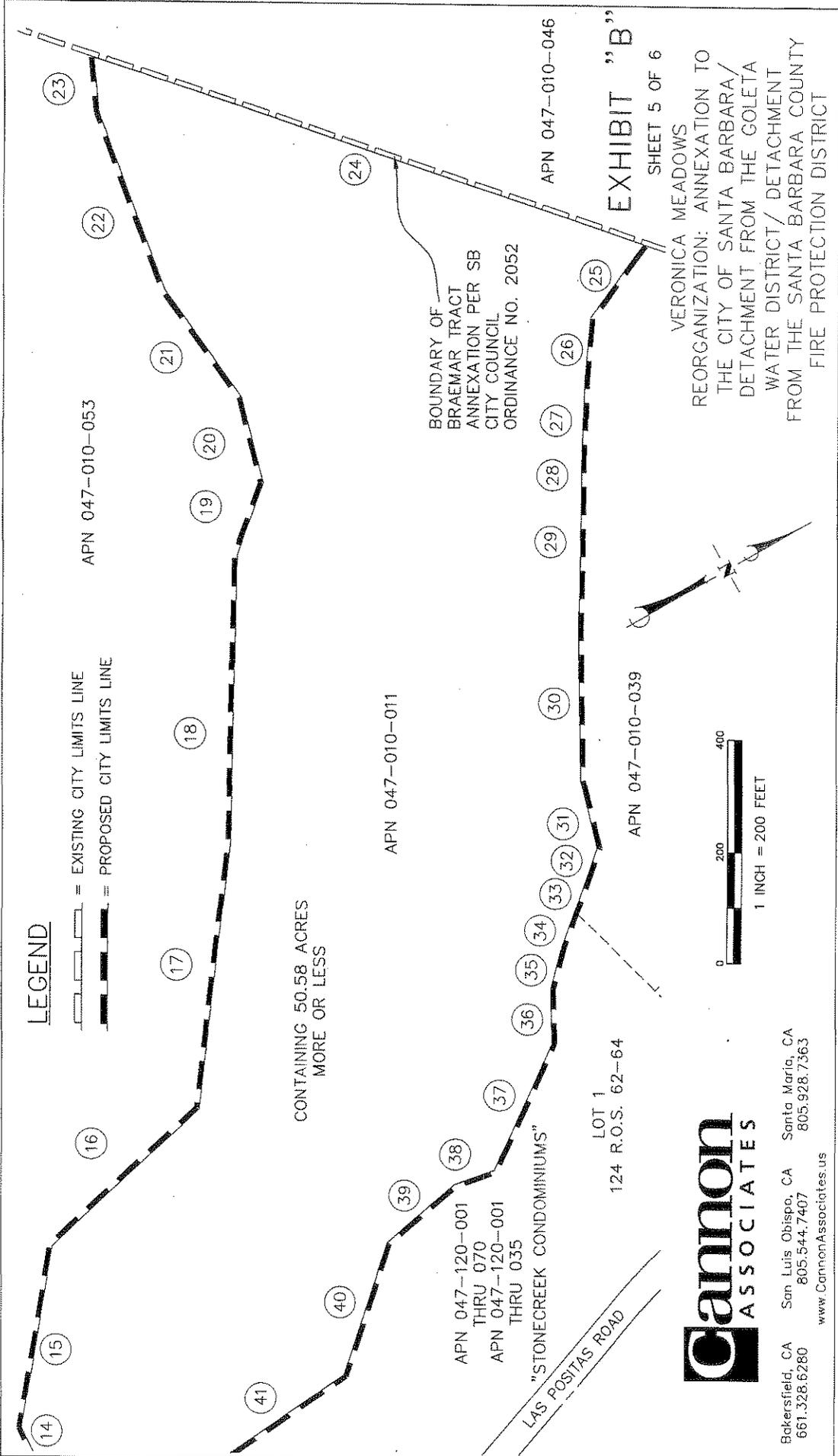
EXHIBIT "B"
SHEET 4 OF 6



VERONICA MEADOWS
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TANGENT TABLE

	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
1	S 84°46'00" W	304.30	N 53°29'07" W	484.01	S 40°19'30" E	5.32	S 41°50'13" E	115.56		
2	N 05°56'45" W	674.89	N 58°56'22" W	507.81	S 40°20'13" E	65.31	S 26°06'45" W	304.04		
3	N 30°33'20" E	112.6±	N 39°57'58" W	137.00	S 45°20'13" E	79.90	S 30°33'20" W	188.18		
4	N 79°45'00" W	96.07	N 74°54'16" W	157.43	S 61°22'13" E	97.10	S 56°54'20" E	27.29		
5	N 58°55'42" W	97.23	S 84°05'38" W	233.24	S 35°50'13" E	250.93	S 61°11'01" E	136.49		
6	N 27°28'59" W	73.74	N 80°27'14" W	337.68	S 09°24'47" W	76.60	S 64°56'01" E	42.91		
7	N 42°00'08" W	109.74	N 65°25'55" W	98.00	S 11°05'13" E	159.14	S 35°43'59" W	48.18		
8	N 23°56'52" W	79.42	N 47°59'20" E	1040.00	S 41°49'13" E	249.07	S 53°33'59" W	66.00		
9	N 68°48'19" W	61.00	S 23°19'30" E	162.95	S 04°50'13" E	270.74	S 28°48'59" W	66.00		
10	N 13°44'24" E	92.21	S 55°04'30" E	108.90	S 27°05'13" E	165.08	S 43°33'59" W	72.60		
11	S 88°37'24" E	394.19	S 58°09'30" E	138.60	N 60°09'47" E	33.02	S 03°44'13" W	552.32		
12	N 49°59'35" E	156.72	S 59°49'30" E	62.04	S 47°50'13" E	66.03				
13	N 15°01'20" E	219.67	S 59°04'30" E	254.10	S 28°00'13" E	66.03				
14	N 85°18'02" W	178.75	S 61°09'30" E	264.00	S 12°05'13" E	66.03				
15	N 50°18'22" W	328.80	S 74°04'30" E	122.10	S 38°20'13" E	66.03				
16	N 13°48'18" W	360.41	S 41°04'30" E	116.16	S 48°09'47" W	33.02				
17			N 53°29'07" W	484.01	S 40°19'30" E	5.32				
18			N 58°56'22" W	507.81	S 40°20'13" E	65.31				
19			N 39°57'58" W	137.00	S 45°20'13" E	79.90				
20			N 74°54'16" W	157.43	S 61°22'13" E	97.10				
21			S 84°05'38" W	233.24	S 35°50'13" E	250.93				
22			N 80°27'14" W	337.68	S 09°24'47" W	76.60				
23			N 65°25'55" W	98.00	S 11°05'13" E	159.14				
24			N 47°59'20" E	1040.00	S 41°49'13" E	249.07				
25			S 23°19'30" E	162.95	S 04°50'13" E	270.74				
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47					S 38°20'13" E	66.03				
48					S 48°09'47" W	33.02				
49					S 41°50'13" E	115.56				
50					S 26°06'45" W	304.04				
51					S 30°33'20" W	188.18				
52					S 56°54'20" E	27.29				
53					S 61°11'01" E	136.49				
54					S 64°56'01" E	42.91				
55					S 35°43'59" W	48.18				
56					S 53°33'59" W	66.00				
57					S 28°48'59" W	66.00				
58					S 43°33'59" W	72.60				
59					S 03°44'13" W	552.32				

EXHIBIT "B"

SHEET 6 OF 6

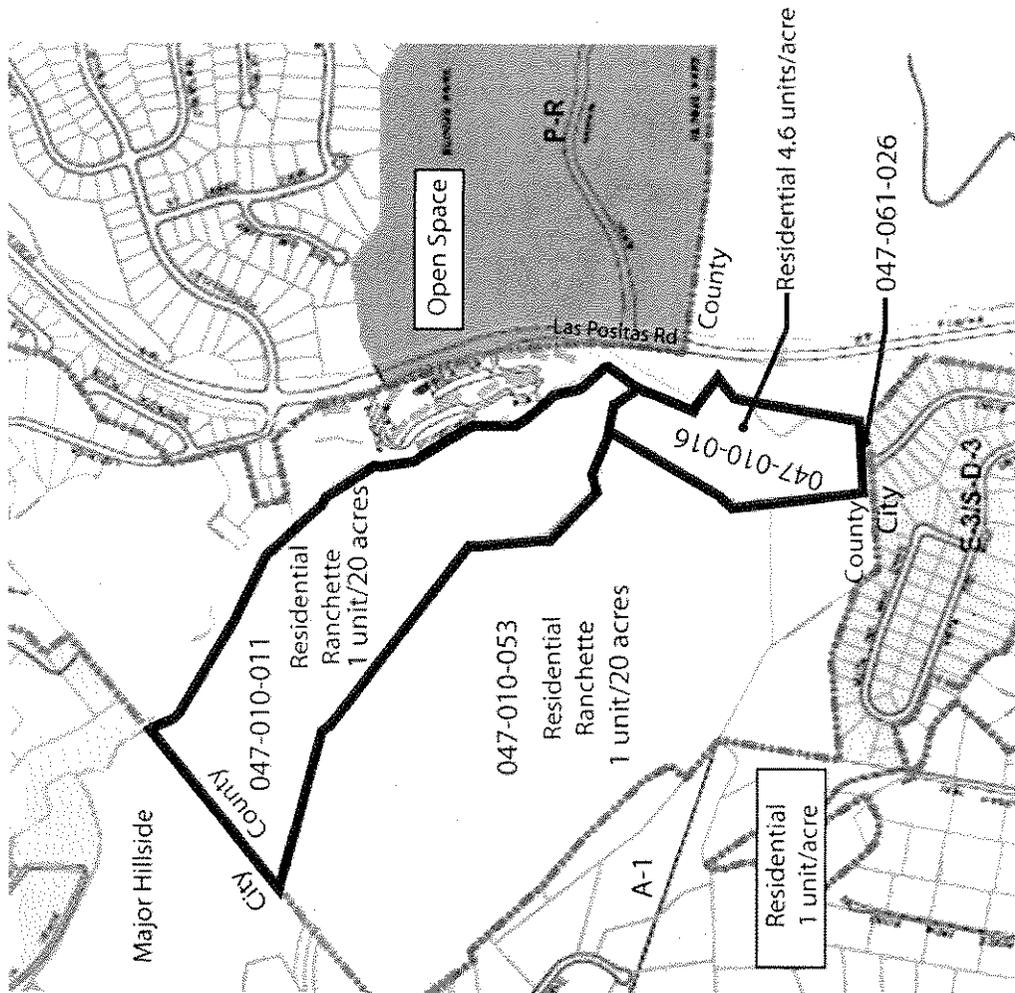
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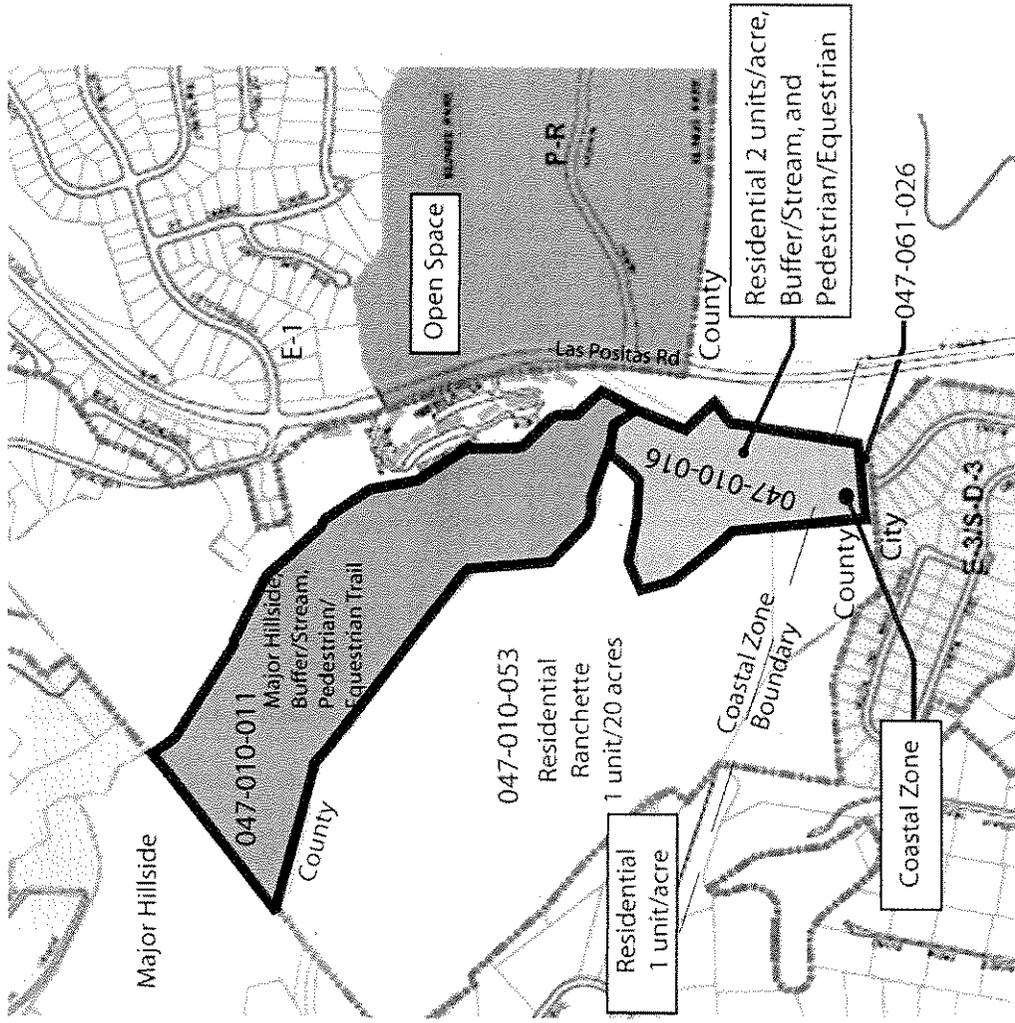
CURRENT

County Comprehensive Plan Designation:
 Residential Ranchette (1 unit/20 acres)
 Residential (4.6 units/acre)



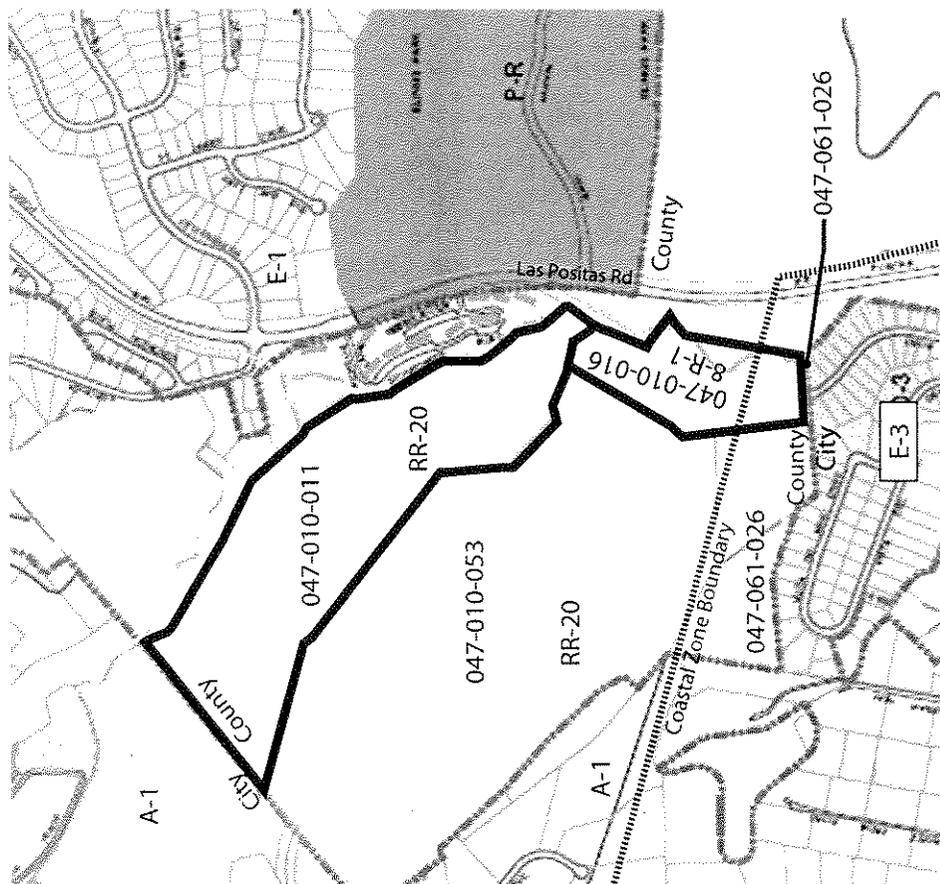
PROPOSED

City General Plan / Local Coastal Plan Designation:
 Residential (2 units/acre), Buffer/Stream, Pedestrian/Equestrian Trail
 Major Hillside, Buffer/Stream, Pedestrian/Equestrian Trail



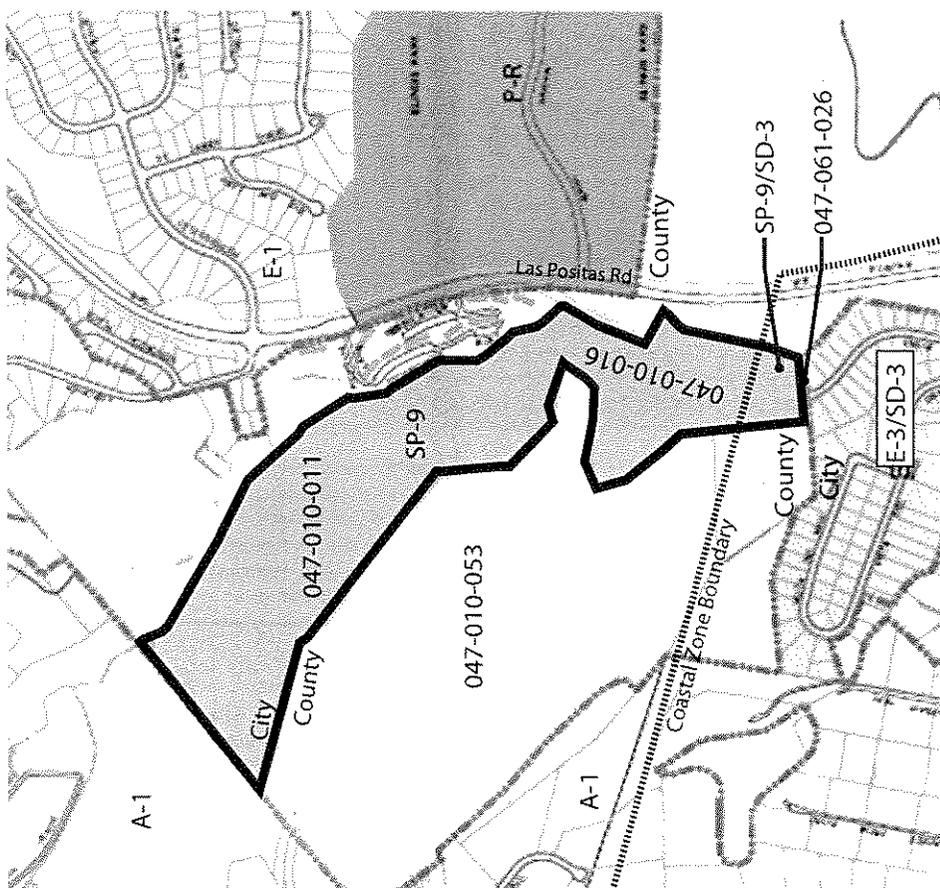
CURRENT COUNTY ZONING:

8-R-1 (Single Family Residential: 8,000 sq. ft. minimum lot size)
RR-20 (Rural Residential: 20 acre minimum lot size)



PROPOSED CITY ZONING:

SP-9 (Veronica Meadows Specific Plan) and
SD-3 (Coastal Overlay Zone)



Zoning Map
Exhibit D