

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**CITY OF UKIAH - WESTERN HILLS ANNEXATION**  
**(LAFCO FILE No. A-2022-02)**

All that certain real property situated in the unincorporated area of Mendocino County, State of California, being portions of Sections 19 and 30 of Township 15 North, Range 12 West and Sections 25 and 26 of Township 15 North, Range 13 West, Mount Diablo Base and Meridian and as shown on that certain map entitled "YOKAYO RANCHO" redrawn (August 1971) from the Original Map made in 1886-1870 by Charles T. Healy and as shown on the General Land Office Survey, Map of Rancho Yokayo, Mendocino County Records (M.C.R), more particularly described as follows:

**COMMENCING** at a United States National Geodetic Survey Station, being a 3-1/4" aluminum disc marked "CA DOT-101 MEN 25.13"; thence South 45°45'43" West 9,627.99 feet to the southeast corner of Lot 3 of said Section 19, being an angle point on the City Limit Line of said City of Ukiah, said City Limit Line is coincident with said Rancho Yokayo Boundary line, both lines hereinafter referred to simultaneously as City Limits, and also being the **POINT OF BEGINNING**; thence from said Point of Beginning, along said City Limits and the north line of the south one-half of the southeast one-quarter of said Section 19,

1. North 88°45'40" East 1279.45 feet to the northeast corner of Lot 4 of said Section 19;
2. thence continuing along said City Limit and the east line of said Lot 4, South 01°48'09" East 85.22 feet; thence leaving said City Limits for the following six (6) courses:
  3. (1) South 81°29'51" East 41.72 feet;
  4. (2) thence South 18°48'59" East 24.27 feet;
  5. (3) thence South 59°59'42" East 56.14 feet;
  6. (4) thence South 02°53'13" West 88.65 feet;
  7. (5) thence South 43°23'14" West 48.37 feet;
  8. (6) thence South 69°00'38" West 57.49 feet to said City Limits line

9. thence along said City Limits South 01°48'09" East 235.19 feet to the northeast corner of Barnette Subdivision, as shown on a map filed in Map Case 1, Drawer 10, at Page 8, M.C.R.;
10. thence leaving said City Limit line for the following six (6) courses:
  - (1) South 71°03'48" West 520.95 feet;
11. (2) thence South 70°00'17" West 472.11 feet;
12. (3) thence South 00°16'47" East 553.01 feet to the south line of said Section 19;
13. (4) thence along said south line of said Section 19, North 88°58'48" East 765.20 feet to a point on the east line of the lands of "Robert and Marleen Werra Family Trust Dated March 8, 1995" as said lands are described in that certain Grant Deed recorded on June 9, 1995 in Book 2257 at Page 516, M.C.R.;
14. (5) thence leaving said south line of said Section 19, along said east line, North 00°06'17" West 298.15 feet;
15. (6) thence North 76°10'00" East 191.28 feet to said City Limits; thence along said City Limits for the following three (3) courses:
  16. (1) South 00°30'42" East 346.50 feet to the northeast corner of Lot 1 of said Section 30;
  17. (2) thence along the east line of said Lot 1, South 00°31'39" West 730.11 feet;
  18. (3) thence continuing along said east line of Lot 1 of said Section 30, South 00°15'47" West 621.60 feet to the southeast corner of said Lot 1 of said Section 30 and the northeast corner of Lot 2 of said Section 30;
19. thence leaving said City Limits, along the south line of said Lot 1 and the north line of said Lot 2 of Section 30, North 89°38'45" West 515.18 feet to the northwest corner of said Lot 2;
20. thence along the west line of said Lot 2, South 00°23'02" West 1304.48 feet to the southwest corner of said Lot 2;
21. thence South 89°23'43" West 1160.71 feet along the south line of the southwest one-quarter of the northeast one-quarter of said Section 30;
22. thence North 00°30'03" West 1326.06 feet to the south line of the north one-half of the northeast one-quarter of said Section 30;

23. thence along the south line of the north one-half of the northeast one-quarter of said Section 30 and also the south line of the north one-half of the northwest one-quarter of said Section 30, North 89°13'17" West 3678.76 feet to the northeast one-sixteenth corner of said Section 25;
24. thence South 00°45'13" West 1331.19 feet along the east line of the southwest one-quarter of the northeast one-quarter of said Section 25 to the east one-sixteenth corner of said Section 25;
25. thence North 86°25'07" West 1310.42 feet along the south line of the northeast one-quarter of said Section 25 to the center one-quarter corner of said Section 25;
26. thence South 02°10'53" West 1187.06 feet along the east line of the southwest one-quarter of said Section 25 to the south one-sixteenth corner of said Section 25;
27. thence South 88°38'24" East 2558.66 feet along the north line of the south one-half of the southeast one-quarter of said Section 25 to the south one-sixteenth corner of said Section 25;
28. thence South 01°22'47" West 1226.43 feet along the east line of said Section 25 to the common corner of said Sections 25, 30, 31 & 36;
29. thence North 89°39'49" West 3834.34 feet along the south line of said Section 25 to the west one-sixteenth corner of said Section 25;
30. thence North 00°59'04" East 2481.81 feet along the west line of the east one-half of the southwest one-quarter of said Section 25 to the west one-sixteenth corner of said Section 25;
31. thence South 89°55'02" West 1305.40 along the south line of the northwest one-quarter of said Section 25 to the one-quarter corner of said Sections 25 & 26;
32. thence North 89°16'54" West 1349.43 feet along the south line of the northeast one-quarter of said Section 26;
33. thence North 00°49'21" East 2728.12 feet along the west line of the east one-half of the northeast one-quarter of said Section 26 to the east one-sixteenth corner of said Section 26;
34. thence South 89°15'56" East 1328.64 feet to along the north line of said Section 26 to the common corner of said Sections 23, 24, 25 & 26;

35. thence along the north line of Section 25 the following four (4) courses:
- (1) South 87°41'27" East 1326.72 feet to the northwest one-sixteenth corner of said Section 25;
- 36.(2) South 88°18'03" East 1278.82 feet to the north one-quarter corner of said Section 25;
- 37.(3) South 87°28'48" East 1293.39 feet along the north line of said Section 25 to the east one-sixteenth corner of said Section 25;
- 38.(4) South 85°33'43" East 1209.00 feet to the common corner of said Sections 19, 24, 25 and 30;
39. thence North 01°02'47" West 1380.30 feet along the west line of the south one-half of the southwest one-quarter of said Section 19 to the northwest corner of the south one-half of the south one-quarter corner of said Section 19;
40. thence South 89°57'53" East 2389.07 feet along the north line of the south one-half of the southwest one-quarter of said Section 19; and
41. thence continuing North 88°45'25" East 524.60 feet along the north line of the south one-half of the southwest one-quarter of said Section 19 to said **POINT OF BEGINNING.**

Total Annexation Area containing approximately 789 acres, more or less.

The Basis of Bearings for this description is based on NAD 83, California Coordinate System (CCS83), Zone 2 (2010.00 epoch) using the two found National Geodetic Survey monuments designated "101 MEN 25.13" and "HPGN D CA 01 CG" said bearing being South 05°01'58" East.

The purpose of this description is for annexation purposes and to comply with the State Board of Equalization's "Written Legal (geodetic) Description Requirements". This description is to be used to establish geodetic position only and is not intended to establish property ownership.

*See Exhibit "B", plat to accompany description, attached hereto and made a part hereof.*

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.



\_\_\_\_\_  
Lester E. Carter Jr., CA. LS No 6148

03/27/2024

Date

