

Legal Description of Exterior Boundaries of Lands Associated with The
Development of Bella Vista Estates Subdivision

EXHIBIT "A"

LEGAL DESCRIPTION

Any and all lands and any and all interest thereto lying within the following described real property.

All that real property situate in the unincorporated area of the County of Mendocino, State of California, and lying within Lot 72 and Lot 91, Yokayo Rancho, described as follows;

Beginning at a point North 19°36'49" West a distance of 42.50 feet from a ½" iron pipe as shown on "Parcel Map of Minor Subdivision No. 23-93", filed in Map Case 2, Drawer 58, Page 77 and 78, Mendocino County Records, marking the west line of South State Street and the north line of Lot 91, Yokayo Rancho, said point being the TRUE POINT OF BEGINNING; thence along the west line of South State Street South 19°36'49" East a distance of 719.25 feet; thence North 89°32'30" West a distance of 260.53 feet; thence South 19°33'13" East a distance of 114.82 feet to the south line of Lot 91 of said Rancho; thence along said south line North 89°33'29" West a distance of 2,777.28 feet to the west line of Lot 91 of said Rancho; thence along said west line, North 00°41'37" East a distance of 705.86 feet to the north line of said Lot 91; thence along said north line, North 89°39'29" East a distance of 459.93 feet; thence leaving said north line, North 13°22'55" West a distance of 113.24 feet; thence North South 78°38'48" East a distance of 283.32 feet; thence South 08°48'30" East a distance of 53.47 feet to said north line of Lot 91; thence along said north line North 89°39'29" East a distance of 1,347.87 feet; thence leaving said north line North 17°47'26" West a distance of 42.06 feet; thence North 89°39'29" East a distance of 694.41 feet to the POINT OF BEGINNING.

Containing 48.8 acres, more or less.

APN: 184-120-21, 184-110-28, 184-110-29, 184-120-01 and a portion of 184-033-15.

BASIS OF BEARINGS: California Coordinate System Zone 2 (NAD 83). A Bearing of North 16°27'08" West between NGS monuments (PID KT2296 and PID KT2012 both with epoch date 1991.35).

Prepared by,



Bradley A. Thomas, PLS 5520
My License Expires: 9/30/2022
File No. 9100.06
13 June e2022

See also Exhibit B, Sheet 2 of 2

Sheet 1 of 2

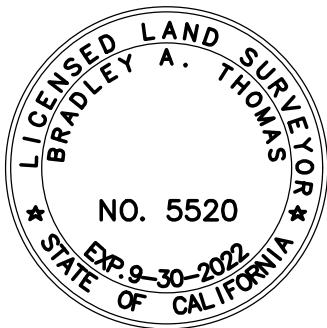
EXHIBIT B

DESCRIPTION OF EXTERIOR BOUNDARIES
OF LANDS ASSOCIATED WITH THE DEVELOPMENT
OF BELLA VISTA ESTATES SUBDIVISION.



0 125' 250'
SCALE: 1"=250'

LOT 72 OF THE
YOKAYO RANCHO

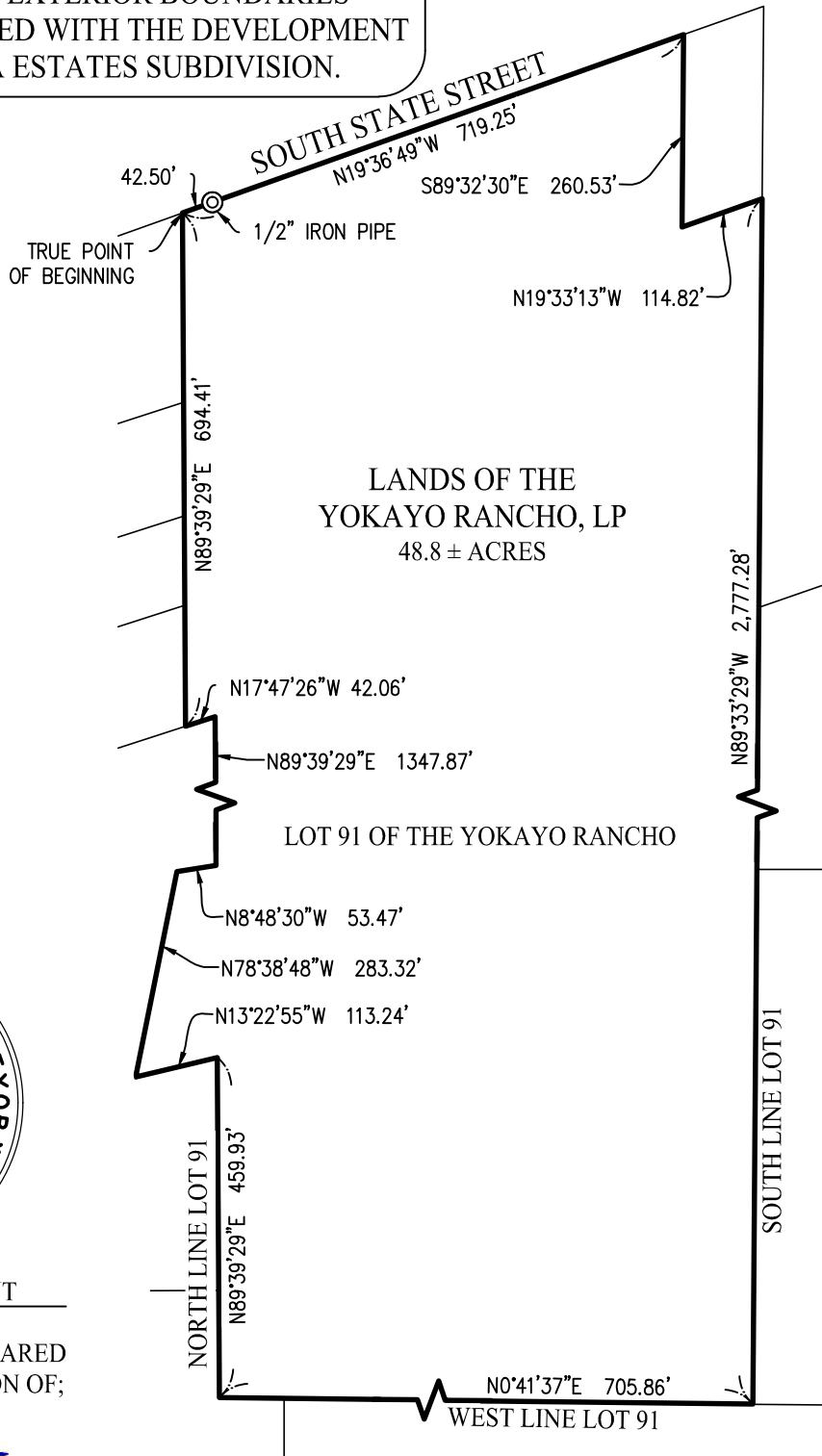


SURVEYOR'S STATEMENT

THIS EXHIBIT WAS PREPARED
UNDER THE SUPERVISION OF;

BRADLEY A. THOMAS,
P.L.S.: 5520

DATE: JUNE 13, 2022



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PROJECT NO. 9100.06
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