

ORDINANCE NO. 9196 (NEW SERIES)
AN ORDINANCE PROVIDING A PROCEDURE FOR FIXING AND
COLLECTING CHARGES ON THE TAX ROLL FOR SERVICES AND
CONTINUING IN EFFECT THE PREVIOUSLY APPROVED MAXIMUM
CHARGE WITHIN SAN DIEGO COUNTYWIDE PERMANENT ROAD
DIVISION NO. 1000, ZONE NO. 75B -- GAY RIO DRIVE

The Board of Supervisors of the County of San Diego, acting on behalf of San Diego Countywide Permanent Road Division No. 1000, Zone No. 75B – Gay Rio Drive do ordain as follows:

Section 1. Purpose. San Diego Countywide Permanent Road Division No. 1000, Zone No. 75B – Gay Rio Drive is authorized to provide services of road improvement and maintenance. It is the successor in interest to County Service Area No. 75B – Gay Rio Drive. Streets and Highways Code Sections 1179 and 1162.6 and Government Code Section 25210.77a authorize the Board to fix and collect charges for services provided by a Permanent Road Division Zone to pay, in whole or in part, for the cost thereof. These sections further authorize the Board to collect such charges on the tax roll by adopting an Ordinance providing a procedure therefor. This Ordinance replaces the prior Ordinance No. 6343 approved by the Board on June 1, 1982 (138) that provided the procedure for County Service Area No. 75B -- Gay Rio Drive.

Section 2. Fixing of Charges. For services related to road improvement and maintenance, there is hereby continued in effect an annual maximum charge of up to \$60.00 each “unit” determined under Section 3 of this Ordinance. Any charges established by this Ordinance may be modified or amended by Resolution of the Board of Supervisors subject to provisions of Article XIII of the California Constitution. Such charges shall be reviewed by staff annually and shall be fixed by substantially the following procedure:

(a) A budget shall be proposed for the fiscal year specifying amounts required to provide the required level of those services proposed to be funded by charges in lieu of, or supplemental to, revenue obtained by the levy of taxes.

(b) The fund balance, revenues to be obtained by the levy of taxes and other revenues available to support the budget, shall be deducted from the amount of proposed budget.

(c) The balance remaining shall be divided by total number of units, as calculated under Section 3 of this Ordinance. Amount obtained from that calculation shall be the charge fixed for each unit.

(d) The charge per unit shall be fixed by Resolution adopted by the Board of Supervisors.

Section 3. Number of Units Determined. Units shall be assigned to each parcel in proportion to estimated benefit received by that parcel and shall be calculated as follows:

- (a) Parcels not benefiting from service shall not be assigned units of benefit.
- (b) Each parcel shall be assigned one unit of benefit.
- (c) Each parcel having direct access to the roads to be constructed, improved or maintained by this service area shall be assigned one additional benefit unit.
- (d) Each improved parcel shall be assigned one unit of benefit.

Section 4. Preparation of Report, Hearing, and Transmission to Auditor.

(a) Once a year the Board of Supervisors shall cause to be prepared a written report which shall contain a description of each parcel of real property receiving the particular service and amount of the charge for each parcel for such year computed in conformity with the procedure set forth in this Ordinance authorizing collection of such charges on the tax roll. Such report shall be filed with the Clerk of the Board of Supervisors.

(b) Upon filing of such report, the Clerk shall fix a time, date, and place for hearing thereon and for filing objections or protests thereto. The Clerk shall publish notice of such hearing as provided in Government Code Section 6066, prior to the date set for hearing, in a newspaper of general circulation printed and published in the County.

(c) At the time, date, and place stated in the notice, the Board of Supervisors shall hear and consider all objections or protests, if any, to the report and may continue the hearing from time to time. Upon conclusion of the hearing, the Board of Supervisors may adopt, review, change, reduce or modify any charge and shall make its determination upon each charge as described in the report and, thereafter, by Resolution, shall confirm the report. Any change that increases the levy to property owners beyond that existing on July 1, 1996, or as subsequently approved pursuant to Article XIID of the California Constitution shall be submitted to property owners for approval in accordance with Article XIID of the California Constitution. Upon approval, the increased charge may be implemented. The report shall be transmitted to the Auditor no later than August 10 of the fiscal year in which charges shall apply.

(d) Charges set forth in the report, as confirmed, shall appear as a separate item on the tax bill. The charge may be collected at the same time and in the same manner as ordinary County ad valorem property taxes are collected

and shall be subject to the same penalties and the same procedure and sale in case of delinquency as provided for such taxes. All laws applicable to the levy, collection, and enforcement of County ad valorem property taxes shall be applicable to such charge except that if the real property to which such charge relates has been transferred or conveyed to a bona fide purchaser for value, or if a lien of a bona fide encumbrancer for value has been created and attaches thereon, prior to the date on which the first installment of such taxes would become delinquent, then the charge confirmed pursuant to this section shall not result in a lien against such real property but instead shall be transferred to the unsecured roll for collection.

Section 5. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with names of the members voting for and against the same in the San Diego Commerce, a newspaper of general circulation published in the County of San Diego.

PASSED, APPROVED AND ADOPTED this 21st day of June, 2000.

RESOLUTION ESTABLISHING
COUNTY SERVICE AREA NO. 75 - GAY RIO DRIVE
WITHOUT AN ELECTION, ESTABLISHING ZONES A & B AND ORDERING
MAXIMUM PROPERTY TAX RATE ELECTION

On motion of Supervisor Taylor, seconded by
Supervisor Conde, the following resolution is
adopted:

WHEREAS, on November 4, 1975, this Board adopted its
resolution of intention to form County Service Area No. 75 -
Gay Rio Drive pursuant to the provisions of the County Service
Area Law, Chapter 2.2 (commencing with Section 25210.1) of
Part 2, Division 2 of Title 5 of the Government Code to
provide the type or types of extended county services herein
described within the hereinafter described unincorporated
territory, and ordered that a public hearing on the
establishment of said proposed county service area be held in
the Chamber of this Board on December 17, 1975 at 2:00
p.m.; and

WHEREAS, notice of said hearing was given, as required
by law, as shown by the affidavit of publication on file
herein (Document No. 514629); and

WHEREAS, said hearing was held at said time and place;
all interested persons or taxpayers were heard for and against
the establishment of the proposed county service area, the
extent of the area, the furnishing of the proposed types of
services and the establishment of two zones; all written pro-
tests were considered; and evidence was received that the
services proposed to be provided are extended county services;
and

WHEREAS, the Local Agency Formation Commission of
San Diego County pursuant to Government Code Section 54773,
et seq. has reviewed and approved the establishment of the
county service area to include the territory herein described
for the purpose of providing the extended services herein
proposed; and

WHEREAS, in the judgment of this Board it is advisable
to establish the proposed county service area without an
election, and to establish two zones (A and B) in order to
complete the necessary filings pursuant to Chapter 8 (commencing
with Section 54900) of Part 1, Division 2, Title 5, of the
Government Code on or before January 1, 1976; and

WHEREAS, in the judgment of this Board it is advisable
to call an election and submit to the electors of Zone A and
B of said county service area the question to establish the maximum
property tax rate of the two zones of said county service area;
NOW THEREFORE

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IT IS RESOLVED, ORDERED AND DETERMINED as follows:

1. The services described in said resolution of intention, as hereinafter set forth, are extended county services.

2. Written protests against the establishment of the area or the furnishing of any of the specified types of extended services within the proposed area or the establishment of Zones A and B were not received from 50% or more of the registered voters residing within the territory proposed to be included in the area or within said zones, or from the owners of one-half or more of the value of the land and improvements in the territory to be included in the area or in said zones, as shown by the last equalized assessment roll, as described in Government Code Section 25210.17a.

3. All protests made orally or in writing against the establishment of the area, the extent of the area, the furnishing of specified types of extended services or the establishment of Zones A and B are denied.

4. The types of extended county services to be performed within the boundaries of said county service area and each zone pursuant to said Chapter 2.2 of the Government Code are road improvement and maintenance.

5. The Board certifies, in accordance with Section 15064 of the State Guidelines for Implementation of the California Environmental Quality Act of 1970 (Div. 6, Title 14, Cal.Admin. Code, commencing at § 15000), that it has reviewed and considered the information contained in the Negative Declaration prepared by the Local Agency Formation Commission.

6. The proceedings for the formation of said proposed county service area are valid and in conformity with the requirements of the aforementioned County Service Area Law.

7. Except where funds are otherwise available from service charges collected pursuant to Section 25210.77a of the Government Code, a tax sufficient to pay for all such services which are furnished on an extended basis will be annually levied upon all taxable property within such county service area and/or such zones at a rate not to exceed the maximum property tax rate authorized by Chapter 3 (commencing with § 2201), Part 4 of Division 1 of the Revenue and Taxation Code.

8. The following described territory is declared established without an election as a county service area and shall be designated County Service Area No. 75 - Gay Rio Drive pursuant to Government Code Section 25210.18:

All that portion of the unnumbered Lot of El Caim Valley Company's Lands in the County of San Diego, State of California, according to Map thereof No. 289 filed in the Office of the County Recorder of said County, described as follows:

1. Beginning at the Southeast corner of Lot 125 of Riverview Farms according to Map thereof No. 1683 filed in the County Recorder's office of said County, being also the Northwest corner of Record of Survey Map No. 2106, records of said County;
2. thence following the boundary of said Record of Survey Map the following courses and distances: a. South $89^{\circ}56'50''$ East 1294.74 feet; b. South $52^{\circ}27'20''$ East 1051.85 feet; c. South $6^{\circ}51'20''$ East 1945.72 feet; d. South $36^{\circ}04'45''$ East 381.26 feet to the most Easterly corner of said Survey; and, e. South $44^{\circ}52'$ West 231.21 feet to a point which is North $44^{\circ}52'$ East 216.46 feet Northeasterly from the most Westerly corner of Parcel Map No. 2773 filed in said Recorder's Office;
3. thence Southeasterly to a point which is South $23^{\circ}08'00''$ East 76.66 feet and North $66^{\circ}52'00''$ East 200.70 feet from said most Westerly corner;
4. thence along the boundary of said Parcel Map No. 2773, South $34^{\circ}32'30''$ East, 56.60 feet;
5. thence South $27^{\circ}02'30''$ East, 335.83 feet to an angle point in said boundary;
6. thence south $63^{\circ}26'20''$ West, 41.15 feet;
7. thence South $45^{\circ}08'$ East, 217.82 feet to the Southeasterly line of said Parcel Map No. 2773 being the center line of Melrose Lane according to Road Survey Map No. 997 on file in the County Engineer's Office of said County;
8. thence South $44^{\circ}52'$ West along said center line to a point distant thereon 2260.20 feet Northeasterly from the Northerly line of Royal Road as shown on Map No. 1247 of Peerless Orange Lands, filed in the Recorder's Office of said County;

9. Thence North $45^{\circ}08'$ West, 219.64 feet;
10. Thence South $44^{\circ}52'$ West, 200 feet;
11. Thence North $45^{\circ}08'$ West 506.36 feet to the Southeasterly line of said Record of Survey Map No. 2106;
12. Thence North $44^{\circ}52'$ East 320 feet more or less along said line to a point which is South $44^{\circ}52'$ West 611.51 feet from the most Easterly corner of said Record of Survey Map No. 2106;
13. Thence North $45^{\circ}11'20''$ West, 179.20 feet;
14. Thence North $42^{\circ}08'30''$ East, 128.32 feet;
15. Thence North $23^{\circ}08'$ West, 15 feet;
16. Thence North $48^{\circ}32'50''$ West, 306.65 feet;
17. Thence South $42^{\circ}58'33''$ West, 17.59 feet;
18. Thence North $64^{\circ}47'47''$ West, 515.38 feet;
19. Thence North $35^{\circ}03'$ East to a point 240.51 feet from the center line of Road Survey No. 1405 (Winter Gardens Drive) Map on file in the County Engineer's Office of said County;
20. Thence North $44^{\circ}01'05''$ West, 291.01 feet;
21. Thence South $39^{\circ}16'07''$ West, 90 feet;
22. Thence North $50^{\circ}40'$ West, 155 feet;
23. Thence South $76^{\circ}58'$ West, 156.04 feet;
24. Thence North $13^{\circ}28'$ West, 75.65 feet;
25. Thence South $76^{\circ}32'$ West, 80.87 feet;
26. Thence North $13^{\circ}28'$ West, 417.49 feet;
27. Thence South $83^{\circ}34'35''$ East, 154.55 feet to the beginning of a tangent 300 foot radius curve concave Southerly;
28. Thence Easterly along the arc of said curve 160.05 feet;

29. Thence North $45^{\circ}53'25''$ West, 646.11 feet;
30. Thence North $12^{\circ}47'$ West, 140.15 feet to Point "A";
31. Thence North $46^{\circ}16'$ West, 30 feet;
32. Thence Southwesterly to a point which is North $89^{\circ}59'15''$ West, 30 feet from said Point "A";
33. Thence North $89^{\circ}59'15''$ West, 411.70 feet to the West line of said Unnumbered Lot in said Map No. 289 and the Westerly line of said Record of Survey Map No. 2106;
34. Thence North $0^{\circ}02'15''$ East 1166.82 feet and North $0^{\circ}04'45''$ East 299.84 feet along said Westerly line to the Point of Beginning.

9. This Board hereby establishes two zones, Zone A and Zone B, within County Service Area No. 75 - Gay Rio Drive with tax rates varying with the extent of benefit to each zone derived from services provided to the property within each zone, as authorized by Government Code Section 25210.8.

10. The territory contained within the boundaries of County Service Area No. 75 - Gay Rio Drive, Zone A, will consist of that territory described on Exhibit A attached hereto and incorporated by this reference.

11. The territory contained within the boundaries of County Service Area No. 75 - Gay Rio Drive, Zone B, will consist of that territory described on Exhibit B attached hereto and incorporated by this reference.

IT IS FURTHER RESOLVED, ORDERED AND DETERMINED that the Clerk of the Board file with the Assessor of the County of San Diego and with the State Board of Equalization a certified copy of this resolution and order together with a legal description of the boundaries and a map or plat indicating the boundaries of the territory to be established by this order as provided in Chapter 8 (commencing with Section 54900) of Part 1, Division 2, Title 5 of the Government Code.

IT IS FURTHER RESOLVED, ORDERED AND DETERMINED as follows:

1. An election will be called and held on Tuesday, March 2, 1976 within the boundaries of Zones A and B of County Service Area No. 75 - Gay Rio Drive at which election there shall be submitted to the qualified electors of said area the following propositions as authorized by Section 2265 and Article 6 (commencing with Section 2285), Chapter 3, Part 4, of Division 1 of the Revenue and Taxation Code:

To be submitted to the qualified electors of Zone A of said County Service Area:

"Shall the maximum property tax rate of Zone A of County Service Area No. 75 - Gay Rio Drive be established at \$2.06 per \$100 of assessed valuation of property, the revenues of which will be used for road improvement and maintenance and for such other purposes as the county service area may lawfully expend money?"

To be submitted to the qualified electors of Zone B of said County Service Area:

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"Shall the maximum property tax rate of Zone B of County Service Area No. 75 - Gay Rio Drive be established at \$3.62 per \$100 of assessed valuation of property, the revenues of which will be used for road improvement and maintenance and for such other purposes as the county service area may lawfully expend money?"

2. Pursuant to Revenue and Taxation Code Section 2287, this election shall be by mailed ballots because the use of mailed ballots for this election is less costly than other election procedures. This election shall not be consolidated with other elections as required by Revenue and Taxation Code Section 2289 because the election will be by mailed ballots.

3. Notice, in substantially the form hereinafter set forth, shall be published by the Registrar of Voters pursuant to Elections Code Section 2605 and Government Code Section 6061 in a newspaper of general circulation circulating within said county service area:

NOTICE OF ELECTION

NOTICE IS HEREBY GIVEN to the qualified electors of Zones A and B of County Service Area No. 75 - Gay Rio Drive of San Diego County that an election will be held on Tuesday, March 2, 1976 at which election there will be submitted to the qualified electors of said area the following question:

To be submitted to the qualified electors of Zone A of said County Service Area:

"Shall the maximum property tax rate of Zone A of County Service Area No. 75 - Gay Rio Drive be established at \$2.06 per \$100 of assessed valuation of property, the revenues of which will be used for road improvement and maintenance and for such other purposes as the county service area may lawfully expend money?"

To be submitted to the qualified electors of Zone B of said County Service Area:

"Shall the maximum property tax rate of Zone B of County Service Area No. 75 - Gay Rio Drive be established at \$3.62 per \$100 of assessed valuation of property, the revenues of which will be used for road improvement and maintenance and for such other purposes as the county service area may lawfully expend money?"

Pursuant to Revenue and Taxation Code Section 2288(a) and (e), the election shall be by mailed ballots.

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BY ORDER OF THE BOARD OF SUPERVISORS of the County of
San Diego dated December 17, 1975.

CHARLES J. SEXTON
Registrar of Voters

By _____

4. The notice hereinabove set forth and published as provided herein shall constitute the notice of this election and no other publication or posting shall be required.

5. Written arguments for and against the propositions, not to exceed 300 words in length, may be filed with the Registrar of Voters no later than January 16, 1976, in accordance with Elections Code Section 3715.

6. Pursuant to Elections Code Section 3785.5, rebuttal arguments, not exceeding 250 words, shall be permitted. Rebuttal arguments must be filed with the Registrar of Voters not more than 10 days after the final date for filing direct arguments.

7. This election shall be governed by Article 6 (commencing with Section 2285), Chapter 3, Part 4 of Division 1 of the Revenue and Taxation Code.

8. The Registrar of Voters shall render all necessary and appropriate services in connection with the calling, holding and conducting of this election.

9. County Service Area No. 75 - Gay Rio Drive shall reimburse the County of San Diego in full for the services performed by the Registrar of Voters upon presentation of a bill for such services to said county service area, as required by Revenue and Taxation Code Section 2288(d).

10. The Clerk of this Board shall immediately transmit a copy of this resolution to the Registrar of Voters of the County of San Diego.

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PASSED AND ADOPTED by the Board of Supervisors of the County of San Diego, State of California, this 17th day of December, 1975, by the following vote:

AYES: Supervisors Brown, Conde, Bates and Taylor
NOES: Supervisors None
ABSENT: Supervisor Walsh

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STATE OF CALIFORNIA) ss.
County of San Diego)

I, PORTER D. CREMANS, Clerk of the Board of Supervisors of the County of San Diego, State of California, hereby certify that I have compared the foregoing copy with the original resolution passed and adopted by said Board, at a regular meeting thereof, at the time and by the vote therein stated, which original resolution is now on file in my office; that the same contains a full, true and correct transcript therefrom and of the whole thereof.

Witness my hand and the seal of said Board of Supervisors, this 17th day of December, 1975.

PORTER D. CREMANS
Clerk of the Board of Supervisors

By Beatrice Mitchell
Deputy

SEAL

PROPOSED CSA FOR GAY RIO DRIVE IN LAKESIDE

ZONE "A"

All that portion of the unnumbered Lot of El Cajon Valley Company's Lands in the County of San Diego, State of California, according to Map thereof No. 289 filed in the Office of the County Recorder of said County, described as follows:

1. Beginning at the Southeast corner of Lot 125 of Riverview Farms according to Map thereof No. 1683 filed in the County Recorder's Office of said County, being also the Northwest corner of Record of Survey Map No. 2106, records of said County;
2. thence following the boundary of said Record of Survey Map the following courses and distances:
 - a. South $89^{\circ}56'50''$ East 1294.74 feet;
 - b. South $52^{\circ}27'20''$ East 1051.85 feet;
 - c. South $6^{\circ}51'20''$ East 607.43 feet to the Southeasterly corner of a parcel shown as 9.70 acres on said Record of Survey Map No. 2106;
3. thence along the Southeasterly line of said 9.70 acre parcel, the following courses and distances:
 - a. South $70^{\circ}04'59''$ West, 334.56 feet;
 - b. North $70^{\circ}41'10''$ West, 208.62 feet;
 - c. South $70^{\circ}06'20''$ West, 434.08 feet to a point on the Northeasterly line of a 10.57 acre parcel as shown on said Record of Survey Map No. 2106 being a point on a 400 foot radius curve concave southwesterly a radial line bearing South $56^{\circ}17'09''$ West from said point;
4. thence along the Northeasterly line of said 10.57 acre parcel the following courses and distances:
 - a. Southeasterly along said 400 foot radius curve, 195.45 feet;
 - b. South $11^{\circ}19'10''$ East, 192.77 feet;
 - c. South $87^{\circ}02'20''$ West, 85.00 feet;
 - d. South $17^{\circ}30'46''$ East, 351.65 feet;
5. thence leaving said Northeasterly line South $71^{\circ}32'$ West, 72.51 feet;
6. thence North $53^{\circ}00'35''$ West, 318.35 feet;
7. thence North $37^{\circ}11'15''$ East, 27.43 feet;
8. thence North $12^{\circ}13'$ East, 15.00 feet;
9. thence North $77^{\circ}47'$ West, 46.48 feet;
10. thence North $22^{\circ}51'$ West, 338.10 feet;
11. thence South $46^{\circ}50'10''$ West, 358.81 feet;

Zone "A"

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12. thence North $45^{\circ}53'25''$ West, 393.73 feet;
13. thence North $12^{\circ}47'$ West, 140.15 feet to Point "A";
14. thence North $46^{\circ}16'$ West, 30 feet;
15. thence Southwesterly to a point which is North $89^{\circ}59'15''$ West, 30 feet from said Point "A";
16. thence North $89^{\circ}59'15''$ West, 411.70 feet to the West line of said Unnumbered Lot in said Map No. 289 and the Westerly line of said Record of Survey Map No. 2106;
17. thence North $0^{\circ}02'15''$ East 1166.82 feet and North $0^{\circ}04'45''$ East 299.84 feet along said Westerly line to the Point of Beginning.

PROPOSED CSA FOR GAY RIO DRIVE IN LAKESIDE

ZONE "B"

All that portion of the unnumbered Lot of El Cajon Valley Company's Lands in the County of San Diego, State of California, according to Map thereof No. 289 filed in the Office of the County Recorder of said County, described as follows:

1. Beginning at the Southeast corner of Lot 125 of Riverview Farms according to Map thereof No. 1683 filed in the County Recorder's Office of said County, being also the Northwest corner of Record of Survey Map No. 2106, records of said County;
2. thence following the boundary of said Record of Survey Map the following courses and distances: a. South $89^{\circ}56'50''$ East 1294.74 feet; b. South $52^{\circ}27'20''$ East 1051.85 feet; c. South $6^{\circ}51'20''$ East 607.43 feet to the Southeasterly corner of a parcel shown as 9.70 acres on said Record of Survey Map No. 2106 and Point "A";
3. thence along the Southeasterly line of said 9.70 acre parcel, the following courses and distances:
 - a. South $70^{\circ}04'59''$ West, 334.56 feet;
 - b. North $70^{\circ}41'10''$ West, 208.62 feet;
 - c. South $70^{\circ}06'20''$ West, 434.08 feet to a point on the Northeasterly line of 10.57 acre parcel as shown on said Record of Survey Map No. 2106 being a point on a 400 foot radius curve concave southwesterly a radial line bearing South $56^{\circ}17'09''$ West from said point;
4. thence along the Northeasterly line of said 10.57 acre parcel the following courses and distances:
 - a. Southeasterly along said 400 foot radius curve, 195.45 feet;
 - b. South $11^{\circ}19'10''$ East, 192.77 feet;
 - c. South $87^{\circ}02'20''$ West, 85.00 feet;
 - d. South $17^{\circ}30'46''$ East, 351.65 feet;
5. thence leaving said Northeasterly line South $71^{\circ}32'$ West, 72.51 feet;
6. thence North $53^{\circ}00'35''$ West, 318.35 feet;
7. thence North $37^{\circ}11'15''$ East; 27.43 feet;
8. thence North $12^{\circ}13'$ East, 15.00 feet;
9. thence North $77^{\circ}47'$ West, 46.48 feet;
10. thence North $22^{\circ}51'$ West, 388.10 feet;

11. thence South $46^{\circ}50'10''$ West, 358.81 feet to the True Point of Beginning;
12. thence retrace to said Point "A" and the boundary of said Record of Survey Map No. 2106;
13. thence following the boundary of said Record of Survey Map the following courses and distances:
 - a. South $6^{\circ}51'20''$ East 1338.29 feet;
 - b. South $36^{\circ}04'45''$ East 381.26 feet to the most Easterly corner of said Survey; and,
 - c. South $44^{\circ}52'$ West 231.21 feet to a point which is North $44^{\circ}52'$ East 216.46 feet Northeasterly from the most Westerly corner of Parcel Map No. 2773 filed in said Recorder's Office;
14. thence Southeasterly to a point which is South $23^{\circ}08'00''$ East 76.66 feet and North $66^{\circ}52'00''$ East 200.70 feet from said most Westerly corner;
15. thence along the boundary of said Parcel Map No. 2773, South $34^{\circ}32'30''$ East, 56.60 feet;
16. thence South $27^{\circ}02'30''$ East, 335.83 feet to an angle point in said boundary;
17. thence South $63^{\circ}26'20''$ West 41.15 feet;
18. thence South $45^{\circ}08'$ East, 217.82 feet to the Southeasterly line of said Parcel Map No. 2773 being the center line of Melrose Lane according to Road Survey Map No. 997 on file in the County Engineer's Office of said County;
19. thence South $44^{\circ}52'$ West along said center line to a point distant thereon 2260.20 feet Northeasterly from the Northerly line of Royal Road as shown on Map No. 1247 of Peerless Orange Lands, filed in the Recorder's Office of said County;
20. thence North $45^{\circ}08'$ West, 219.64 feet;
21. thence South $44^{\circ}52'$ West, 200 feet;
22. thence North $45^{\circ}08'$ West 506.36 feet to the Southeasterly line of said Record of Survey Map No. 2106;
23. thence North $44^{\circ}52'$ East 320 feet more or less along said line to a point which is South $44^{\circ}52'$ West 611.51 feet from the most Easterly corner of said Record of Survey Map No. 2106;
24. thence North $45^{\circ}11'20''$ West, 179.20 feet;
25. thence North $42^{\circ}08'30''$ East, 128.32 feet;

26. thence North $23^{\circ}08'$ West, 15 feet;
27. thence North $48^{\circ}32'50''$ West, 306.65 feet;
28. thence South $42^{\circ}58'33''$ West, 17.59 feet;
29. thence North $64^{\circ}47'47''$ West 515.38 feet;
30. thence North $35^{\circ}03'$ East to a point 240.51 feet from the center line of Road Survey No. 1405 (Winter Gardens Drive) Map on file in the County Engineer's Office of said County;
31. thence North $44^{\circ}01'05''$ West 291.01 feet;
32. thence South $39^{\circ}16'07''$ West, 90 feet;
33. thence North $50^{\circ}40'$ West, 155 feet;
34. thence South $76^{\circ}58'$ West, 156.04 feet;
35. thence North $13^{\circ}28'$ West, 75.65 feet;
36. thence South $76^{\circ}32'$ West, 80.87 feet;
37. thence North $13^{\circ}28'$ West, 417.49 feet;
38. thence South $83^{\circ}34'35''$ East, 154.55 feet to the beginning of a tangent 300 foot radius curve concave Southerly;
39. thence Easterly along the arc of said curve 160.05 feet;
40. thence North $45^{\circ}53'25''$ West to the True Point of Beginning.