

FRESNO COUNTY

DEPARTMENT OF PUBLIC WORKS
4499 E. KINGS CANYON ROAD FRESNO 2, CALIFORNIA
PHONE 255-9711

45-1
XXXXXXXXXXXXX
XXXXXXXXXXXXX

HENRY CHIN
ASS'T DIRECTOR (HIGHWAYS)

CHARLES KAROLY
ASS'T DIRECTOR (DEVELOPMENT SERVICES)

February 21, 1964

MEMORANDUM

TO: Fresno County Local Agency Formation Commission

SUBJECT: Proposed Annexation to Pinedale County Water District, Bounded
by Sierra, San Pablo, Escalon, and Maroa Avenues

FROM: M. Clifford Boyer, Natural Resources Coordinator

In accordance with the request of your Commission at its meeting on Monday, February 17, 1964, representatives of the City of Fresno, the Pinedale County Water District, and myself, representing Fresno County, met on Wednesday, February 19, to discuss the matter of sewerage for the proposed annexation, as between connecting to the Pinedale County Water District or to the City of Fresno. The following were in attendance:

Donald E. Baird, Engineer, City of Fresno
Michael J. Carozza, Director of Public Works, City of Fresno
Eugene L. Adams, Attorney, Pinedale County Water District
H. W. Jorgensen, Consulting Engineer, Pinedale County Water District
John V. Vasconcelos, Assistant to Mr. Jorgensen
M. Clifford Boyer, Natural Resources Coordinator

At the request of the group, I acted as moderator and recorder and was further requested to prepare this report of the group's findings.

The principal result of the discussion was the realization that there is a border area north of Fresno and South of Pinedale which might be served by sewers connecting either to the Pinedale County Water District system or to the City of Fresno system. Which could better serve is a matter of economics and of the physiographic and topographic conditions of the particular area and the land surrounding it. The group felt that unless this situation is recognized and clarified there might be some inadvertent uneconomical planning.

The writer, in summarizing the discussions and the apparent desires of this group, offers the following suggestions to your Commission:

Fresno County Local Agency Formation Commission
Page Two
February 21, 1964

1. That your Commission, in cooperation with the City of Fresno and the Pinedale County Water District, establish a boundary line which will divide the areas that might best be served by one entity or the other. It is suggested that this line start at Fresno and Herndon Avenues, extend south on Fresno to Sierra, thence west on Sierra to Blackstone, thence south on Blackstone to Escalon, projected to Moroa. This line is considered to be the best division economically and topographically between the two service areas.
2. That your Commission have prepared an up-to-date map showing all utility service districts in Fresno County. It was the group's impression that such a map once was prepared by some organization in the County about 4 years ago.

With specific reference to the proposed annexation, bounded by Sierra, San Pablo, Escalon, and Moroa Avenues, it is the consensus of the group that it be approved, subject to the exclusion of the most southerly 10 acres, lying south of Escalon Avenue extended. The writer concurs in this recommendation.

MCB:so

THE



OFFICE OF ADMINISTRATIVE MANAGEMENT

PHILIP V. SANCHEZ
COUNTY ADMINISTRATIVE OFFICER

ROOM 300, HALL OF RECORDS
FRESNO, CALIFORNIA 93721
Phone: 268-6011
ext. 225

March 4, 1964

Mr. Eugene L. Adams
Attorney at Law
Room 1013 Security Bank Bldg.
Fresno, Calif. 93721

Dear Mr. Adams:

On February 26, 1964 the Local Agency Formation Commission deferred action on the southerly portion of the proposed annexation (our file #AD-1) to the Pine-dale County Water District.

As stated in our letter of February 26, 1964, the Commission gave further consideration to this proposed annexation on March 2, 1964. After a careful review of all the factors, the Commission voted to deny the proposed annexation of this portion to the Pine-dale County Water District. This area is that which was defined in the legal description furnished you in our letter dated February 26, 1964.

In accordance with the provisions of 54767 of the Government Code, no notice of intention to annex that territory to the Pine-dale County Water District may be filed with the Commission for at least one year.

If you wish any further information regarding this action, you may call the Executive Officer at the phone number listed above.

Very truly yours,

RATMOND B. JOHNSON, Executive Officer
Local Agency Formation Commission

C
O
P
Y

February 26, 1964

**Mr. Eugene L. Adams
Attorney At Law
Room 1012 Security Bank Building
Fresno 21, California**

Dear Mr. Adams:

The Local Agency Formation Commission met on February 24, 1964, to consider the proposed annexation (our file No. AB-1) to the Pinedale County Water District. The Commission approved annexation of a portion of the land but withheld action on the South portion consisting of 10 acres as described by the attached legal description. The 10 acre parcel will be studied and the Commission will consider it separately during the next Commission meeting on March 2, 1964.

The proponents may proceed with further action necessary to complete the annexation of that portion which was approved.

Very truly yours,

**RAYMOND D. JOHNSON, Executive Officer
Local Agency Formation Commission**

RDJ:gm

**cc: Mr. Donald E. Franson
Attorney At Law**

Boundary Commission

FEB 24 1964

TERRITORY TO BE EXCLUDED FROM PROPOSED ANNEX TO PINEDALE COUNTY WATER DIST.

That certain real property situate and being a portion of Bullard Lands Irrigated Subdivision No. 1 in Section 4, T. 13 S., R. 20 E., M.D.B. &M., according to the Map of said Bullard Lands Irrigated Subdivision No. 1 as recorded in Book 9, at Page 2 of Records of Survey, Fresno, California, and being more particularly described as follows, to wit:

Commencing at the South quarter corner of Section, 4, T. 13 S., R. 20 E., M.D.B. &M., thence N. $1^{\circ} 10'$ E. and along the centerline of that certain County Road known as Maroa Avenue a distance of 1317.40 feet, more or less to its point of intersection with the Westerly prolongation of the North line of Lot 48 of said Bullard Lands Irrigated Subdivision No. 1, said point being the True Point of Beginning of this Description; thence S. $89^{\circ} 17'$ E., and along said North line and its Westerly prolongation a distance of 778.00 feet; thence S. $1^{\circ} 10'$ W. parallel to and distant 753.00 feet East of the West line of said Lot 48, a distance of 643.70 feet more or less to its point of intersection with the South line of said Lot; thence N. $89^{\circ} 17'$ W. and along the South line of said Lot and its Westerly prolongation, a distance of 778.00 feet to its point of intersection with the centerline of said Maroa Avenue; thence N. $1^{\circ} 10'$ E., along the centerline of said Maroa Avenue, a distance of 643.70 feet, more or less to the True Point of Beginning of this Description.



PUBLIC WORKS DEPARTMENT

City Hall 2326 Fresno Street
Telephone AMherst 6-6031

February 17, 1964

The Local Agency Formation Commission
of the County of Fresno
Court House
Fresno, California

Subject: Annexation of Area South of West Sierra Avenue to
Pinedale County Water District

Gentlemen:

The area in question is composed of 51 acres basically bounded by West Sierra on the north, North Maroa on the west, West Escalon Avenue on the south, and North San Pablo on the east.

The Pinedale County Water District has a sanitary sewer pump station with an 8-inch pressure line through a lift station installed on the northerly boundary of this area on North Sierra Vista, which was constructed in the last year.

The City of Fresno in its overall Master Plan for Sanitary Sewers designed its system to serve the area lying west of Blackstone Avenue and south of West Sierra Avenue as well as the area lying south of Herndon Avenue east of Blackstone Avenue. The voters of the City of Fresno did vote a \$6,000,000 bond issue to make plant improvements and expansion as well as to extend the major trunk lines into the outlying areas to serve those areas set forth in the Master Plan. Within the last three and one-half years the city has constructed approximately 38.5 miles of major main and trunk lines to serve these areas which include the area presently being considered for annexation by the Pinedale County Water District. To be specific the trunk has a designed capacity to serve this area and exists on Barstow Avenue, three-quarters of a mile south on Del Mar Avenue from West Escalon Avenue.

It is estimated that it will cost \$48,000 to construct the off-site line from the area proposed to be annexed with city participation of \$14,000, reducing this amount to \$34,000. In accordance with city policy

February 17, 1964

the person constructing this line can expect to receive from future service connections an additional amount of approximately \$9,000; the total out-of-pocket cost will not be \$48,000 but \$25,000.

It should be pointed out at this time that the off-site line mentioned above will serve at least 320 acres. It is not known but certainly can be expected that the on-site sewers will be designed and built in accordance with sound engineering principles. If the property were developed in the city it would have to pay \$140 per acre area drainage which is not required in the district.

With regard to the annual charge for the sewer service, it is \$18.00 per year in the city for single family dwelling and \$33.00 per year in the Pinedale County Water District. Assuming there are four lots per acre the area would be paying \$3,060 per year more for sewer service outside the city. Should the total possible service area of 100 acres be counted the extra charge would be \$6,000 per year.

It is recommended that the annexation not be approved for the following reasons:

1. The services desired are of a municipal or urban type and can be supplied by extension of an existing municipal sewer.
2. It is more economical for the area to receive its service from the City of Fresno which has by its overall planning made services for this area available.

The economic breakdown is as follows:

<u>City of Fresno</u>		<u>Pinedale County Water District</u>
Offsite sewer,	\$25,000	
Area charge, 51 @ \$140,	7,140	
Service charge (20 years)		
51 X 4 X 20 X (sewer charge),	<u>73,440</u>	<u>\$134,640</u>
Total area cost in twenty years,	\$105,580	\$134,640

The Local Agency Formation
Commission of the County of Fresno

-3-

February 17, 1964

Any future increase in the service area will also increase the differential as will an increase of the use period up to fifty years which is the normal life expectancy of the system itself.

Very truly yours,


M. J. CAROZZA
Director of Public Works

MJC/DEB/cb

FRESNO COUNTY

DEPARTMENT OF PUBLIC WORKS
4899 E. KINGS CANYON ROAD FRESNO 2, CALIFORNIA
PHONE 235-9711

XXXXXXXXXXXX
XXXXXXXXXXXX

HENRY CHIN
ASS'T DIRECTOR (HIGHWAYS)

CHARLES KAROLY
ASS'T DIRECTOR (DEVELOPMENT SERVICES)

February 21, 1964

MEMORANDUM

TO: Fresno County Local Agency Formation Commission

SUBJECT: Proposed Annexation to Pinedale County Water District, Bounded
by Sierra, San Pablo, Escalon, and Maroa Avenues

FROM: M. Clifford Boyer, Natural Resources Coordinator

In accordance with the request of your Commission at its meeting on Monday, February 17, 1964, representatives of the City of Fresno, the Pinedale County Water District, and myself, representing Fresno County, met on Wednesday, February 19, to discuss the matter of sewerage for the proposed annexation, as between connecting to the Pinedale County Water District or to the City of Fresno. The following were in attendance:

Donald E. Baird, Engineer, City of Fresno
Michael J. Carozza, Director of Public Works, City of Fresno
Eugene L. Adams, Attorney, Pinedale County Water District
H. W. Jorgensen, Consulting Engineer, Pinedale County Water District
John V. Vasconcelos, Assistant to Mr. Jorgensen
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At the request of the group, I acted as moderator and recorder and was further requested to prepare this report of the group's findings.

The principal result of the discussion was the realization that there is a border area north of Fresno and South of Pinedale which might be served by sewers connecting either to the Pinedale County Water District system or to the City of Fresno system. Which could better serve is a matter of economics and of the physiographic and topographic conditions of the particular area and the land surrounding it. The group felt that unless this situation is recognized and clarified there might be some inadvertent uneconomical planning.

The writer, in summarizing the discussions and the apparent desires of this group, offers the following suggestions to your Commission:

Fresno County Local Agency Formation Commission
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2. That your Commission have prepared an up-to-date map showing all utility service districts in Fresno County. It was the group's impression that such a map once was prepared by some organization in the County about 4 years ago.

With specific reference to the proposed annexation, bounded by Sierra, San Pablo, Escalon, and Moroa Avenues, it is the consensus of the group that it be approved, subject to the exclusion of the most southerly 10 acres, lying south of Escalon Avenue extended. The writer concurs in this recommendation.

MCB:so

AGENDA ITEM #1

February 17, 1966

To: Members, Local Agency Formation Commission

Subject: Proposed Annexation to the Pinalde County Water District

A proposal for the annexation of approximately 51.57 acres of land to the Pinalde County Water District has been submitted by Mr. Eugene L. Adams, attorney representing the district. The Boundary Commission reviewed this proposal on January 13, 1966 and reported that the proposed boundaries overlap those of Maricopa District #15. The Boundary Commission report added, "adjustment should be made by the County Council." The County Council has given an opinion that the overlap in boundaries may not necessarily be a cause for objection to the proposed annexation.

All of the districts which are located within the territory proposed for annexation have been notified in accordance with the requirements of the Code. The City of Pismo was not notified, but the City Attorney advises that the City Council approved a waiver of notice for this hearing.

The Pismo County Natural Resources Coordinator has submitted a report and recommendation on the proposal. The Commission Members were previously provided with a copy of that report.

In review of the factors favorable to approval for annexations to special districts as set forth in Resolution #2, we find that:

1. The proposal would provide urban-type services and annexation is the most economical and practical method of supplying this service. The Pinalde County Water District has a sewer line at the northeast corner of the area proposed for annexation. The nearest City of Pismo sewer line is at Barrett and 7th Hwy, which is approximately 3/4 of a mile from the southeast corner of the area to be annexed.
2. By reason of distance, annexation to a City is not practical.

Upon the recommendation of the Natural Resources Coordinator and other information available, it is recommended that the proposal for annexation to the Pinalde County Water District be approved.

RAYMOND D. JOHNSON, Executive Officer
Local Agency Formation Commission

LOCAL AGENCY FOUNDATION COMMISSION

AGENDA

February 17, 1964

2:00 p.m.

**2:00 p.m. Annunciation to the Pinedale
County Water District**

IN THE MATTER OF "WAIVING NOTICE OF HEARING)
BEFORE LOCAL AGENCY FORMATION COMMISSION")

FEB 6 1964

City Attorney Baida submitted the following memorandum:

"To: The Honorable Mayor and Council

Subject: Waiving Notice of Hearing before Local Agency Formation Commission.

On the calendar of the Local Agency Formation Commission meeting of February 3, 1964, a proposal to annex certain unincorporated territory to the Pinedale Water District for the purpose of sewer service was continued for two weeks in view of the fact that fifteen days' notice of said hearing was not given to the City of Fresno as required by law. The law requires that notice of hearing of all proposals for the annexation to special districts must be given to the governing body of all cities within three miles of the territory proposed to be annexed.

In order that the matter may be heard at the next meeting of the Local Agency Formation Commission, scheduled for February 17, 1964, it is necessary that the City waive its right to said fifteen-day notice (a notice having been received Monday, February 3, 1964, the City will have had fourteen days actual notice).

RECOMMENDATION: It is, therefore, recommended that the City Council:

"Resolve that this Council, on February 3, 1964, having received notice of a public hearing before the Local Agency Formation Commission, County of Fresno, California, on February 17, 1964, with respect to a proposal to annex certain territory in the unincorporated area of County (said territory being within the area bounded by North Maroa Avenue on the West, West Sierra Avenue on the north, North San Pablo Avenue on the east, and West Bullard Avenue on the south) to the Pinedale County Water District for the purpose of receiving sewer service, the Council hereby waives the fifteen-day notice of said hearing as required by Government Code Section 54763."

On motion of Councilman Scott, seconded by Councilman Nagel, duly carried.

IT IS RESOLVED that the above outlined recommendation is hereby approved.

Ayes : Mandella, Moore, Nagel, Scott, Wasmiller, Wills, Henderson.
Noes : None.
Absent : None.

I, D. E. ROUGHTON, City Clerk of the City of Fresno, County of Fresno, State of California, do hereby certify the foregoing to be a full and correct copy of the original *statement in minutes* now on file in my office.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Fresno, California, this *18* day of *Feb*, 19*64*.
D. E. ROUGHTON
CITY CLERK, CITY OF FRESNO
By *Amie Stanley*
Deputy City Clerk

AGENDA ITEM #2

February 3, 1964

To: Members, Local Agency Formation Commission

Subject: Proposed Annexation to the Pinedale County Water District

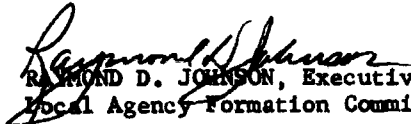
A proposal for the annexation of approximately 51.57 acres of land to the Pinedale County Water District has been submitted by Mr. Eugene L. Adams, attorney representing the district. The Boundary Commission reviewed this proposal on January 13, 1964 and reported that the proposed boundaries overlap those of Waterworks District #25. The Boundary Commission report added, "adjudication should be made by the County Counsel." The County Counsel has given an opinion that the overlap in boundaries may not necessarily be a cause for objection to the proposed annexation.

All of the agencies or districts which are located in the proposed territory for annexation have been notified in accordance with the requirements of the Code. The Fresno County Natural Resources Coordinator has submitted a report and recommendation on the proposal. A copy of this report is attached.

In review of the factors favorable to approval for annexations to special districts as set forth in Resolution #2, we find that:

1. The proposal would provide urban-type services, and annexation is the most economical and practical method of supplying this service.
2. By reason of distance, annexation to a city is not practical.

On the basis of the information available, it is recommended that the proposal for annexation to the Pinedale County Water District be approved.


RAYMOND D. JOHNSON, Executive Officer
Local Agency Formation Commission

RDJ:mb

FRESNO COUNTY

DEPARTMENT OF PUBLIC WORKS

4499 E. KINGS CANYON ROAD FRESNO 2, CALIFORNIA
PHONE 255-9711

SAMUEL M. BLACK
DIRECTOR OF PUBLIC WORKS

HENRY CHIN
ASS'T DIRECTOR (HIGHWAYS)

CHARLES KAROLY
ASS'T DIRECTOR (DEVELOPMENT SERVICES)

January 24, 1964

MEMORANDUM

TO: Fresno County Local Agency Formation Commission

SUBJECT: Proposed Annexation to Pinedale County Water District

FROM: M. C. Boyer, Natural Resources Coordinator

In accordance with the request of the Office of Administrative Management by memorandum dated January 21, 1964, I have examined the proposal for an annexation to the Pinedale County Water District which lies in the vicinity of North Moroa and West Escalon Avenues. This examination has been conducted on the basis that the proposal satisfy two criteria. One, that it will not be detrimental to the conservation and beneficial use of the natural resources of Fresno County and two, that it is in compliance with the technical recommendations of Resolution No. 2 of the Local Agency Formation Commission, adopted on November 27, 1963.

It is my understanding that this annexation will receive its domestic water supply through systems now available and will not resort to individual wells and that the sewage will be taken and treated by one of the two existing systems in this area. If these are true, there would not be the chance of local overdraft of the ground water reservoir or the possibility of its pollution from domestic waste.

The proposal has been examined in the light of paragraph 3 of Resolution No. 2, Formation of Special Districts. It does require one or more municipal or urban-type services, which the district to which it is being annexed can supply. It has need of these services, which cannot be supplied from an existing source or another district.

On the basis of the foregoing, it is recommended that approval be granted for this annexation, insofar as matters under the purview of the Natural Resources Coordinator are concerned.



MCB:so

January 21, 1964

Mr. Eugene L. Adams
Attorney At Law
Room 1012 Security Bank Building
1860 Fulton Street
Fresno 21, California

Dear Mr. Adams:

I am enclosing a copy of the notice which was mailed to all of the districts in which the proposed territory is situated.

The Commission has adopted rules of procedure which provide that the proponent of the annexation shall have the burden of establishing to the satisfaction of the Commission that the proposal should be approved.

If you have any questions concerning the Commission procedure, I would be pleased to hear from you.

Very truly yours,

RAYMOND D. JOHNSON, Executive Officer
Local Agency Formation Commission

RDJ:gm

Enclosure (1)

REPORT OF FRESNO COUNTY BOUNDARY COMMISSION

MEMBERS:

CHAIRMAN OF THE BOARD OF SUPERVISORS
COUNTY ASSESSOR LINDSEY
COUNTY AUDITOR-CONTROLLER MAIN
COUNTY DIRECTOR OF PUBLIC WORKS ADOLPHSON
COUNTY DIRECTOR OF PLANNING Gouge
COUNTY CLERK LINDSEY

MEETING OF:
January 13, 1964
A.D.-1
ITEM NO: 523

PROPOSED: ANNEXATION TO <u>Pinedale County Water Dist</u> TRANSFER OF LANDS FROM: _____ TO: _____ FORMATION OF _____ CONSISTING OF <u>5157 +</u> ACRES, LOCATED AT OR NEAR <u>N. Moroa Ave. & W. Escalon Ave.</u> SUPERVISORIAL DISTRICT NO. <u>Two</u>																
REC. <u>Dec 20, 1963</u> SUBMITTED BY <u>Eugene L. Adams</u> <u>Attorney</u> <u>J. A. Ross & Assoc. Engineers</u>	GENERAL DESCRIPTION <u>Por. S.E. 1/4 of Sec. 1, T. 13 S. - R. 20 E. M. D.B. & M.</u> 															
DISTRICTS IN WHICH THE PROPOSED TERRITORY IS SITUATED: ASSESSOR'S TAX AREA <u>627-34</u>																
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ROLL CALL <u>Gouge</u> <u>Adolphson</u> <u>LINDSEY</u> <u>MAIN</u> <u>JANSEN</u>	<table border="0"> <tr> <td style="width: 10%;">YES</td> <td style="width: 10%;">NO</td> <td style="width: 80%;">PROPOSED BOUNDARIES:</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>1. DESCRIBED WITH DEFINITENESS AND CERTAINTY</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>2. CONFORM TO LINES OF ASSESSMENT OR OWNERSHIP</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>3. CREATE NO ISLANDS OR CORRIDORS OF UNINCORPORATED TERRITORY</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>4. CONFORM TO THE USUAL REQUIREMENTS OF THIS COMMISSION, AND ARE HEREBY APPROVED</td> </tr> </table>	YES	NO	PROPOSED BOUNDARIES:	☒	☐	1. DESCRIBED WITH DEFINITENESS AND CERTAINTY	☒	☐	2. CONFORM TO LINES OF ASSESSMENT OR OWNERSHIP	☒	☐	3. CREATE NO ISLANDS OR CORRIDORS OF UNINCORPORATED TERRITORY	☐	☒	4. CONFORM TO THE USUAL REQUIREMENTS OF THIS COMMISSION, AND ARE HEREBY APPROVED
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RECOMMENDATIONS <u>NOTE TO AGENCY COMMISSION:</u> <u>BOUNDARIES OVERLAP THOSE OF WATER WORKS DISTRICT # 25 SEPARATED ANNEX # 11 AND THE PROVISIONS OF SECTION 53064 OF THE GOVERNMENT CODE SHOULD BE COMPLIED WITH. JURISDICTION SHOULD BE MADE BY COUNTY COUNCIL</u>																
TRANSMITTED TO LEGISLATIVE BODIES <u>1/15/64</u> DATE	J.L. BROWN, COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS BY: <u>[Signature]</u> DEPUTY															

EUGENE L. ADAMS
ATTORNEY AT LAW
ROOM 1012 SECURITY BANK BUILDING
1060 FULTON STREET
FRESNO 21, CALIFORNIA
TELEPHONE AMHERST 8-0738

December 17, 1963

Local Agency Formation Commission
Room 300
Hall of Records
Fresno, California

Attention: Mr. Ray Johnson

Gentlemen:

Enclosed are duplicate copies of a map and a perimeter description of certain real property situated in the County of Fresno. It is proposed that this real property be annexed to the Pinedale County Water District. The reason for said annexation is to obtain sewer services and water for the subdivision which is proposed to cover said real property.

It is requested that a commission hearing be had concerning proposed annexation.

Very truly yours,


Eugene L. Adams,

Attorney for Pinedale County Water District

ELA/al
Enc.



ITEM 523



J. A. ROSS AND ASSOCIATES, INC. CIVIL ENGINEERS AND SURVEYORS

2988 E. OLIVE AVE. • FRESNO 1, CALIFORNIA • ADAMS 3-8437

J. A. ROSS
FRED N. RABE
W. O. GENTRY

December 9, 1963

OFFICES
FRESNO & OAKHURST

TO WHOM IT MAY CONCERN:

That certain real property situate and being a portion of Lots 29, 30, 31, 32, 33, 34, 35 and 48 of Bullard Lands Irrigated Subdivision No. 1 in Section 4, T. 13 S., R. 20 E., M. D. B. & M. according to the map thereof recorded in Book 9 at page 2 of Record of Surveys, Fresno County Records, and being more particularly described as follows, to-wit:

Commencing at a point on the North line of the SE $\frac{1}{4}$ of said Section 4 which bears S.89°20'30"E., 684.00 feet from the NW corner of the SE $\frac{1}{4}$ of said Section; thence S.89°20'30"E., along the said North line 954.55 feet a little more or less to the point of intersection with the Northerly prolongation of the East line of the W $\frac{1}{2}$ of Lot 29; thence S.1°14'W., along the East line of the W $\frac{1}{2}$ of Lots 29, 30, 31 and 32 a distance of 1312.54 feet, a little more or less to the SE corner of the W $\frac{1}{2}$ of Lot 32; thence N.89°19'45"W. along the South line of Lots 32 and 35 a distance of 859.59 feet, a little more or less to a point on the South line of said Lot 35 said point being 778.00 feet East of the West line of the SE $\frac{1}{4}$ of Section 4; thence S.1°11'30"W., and parallel with the West line of the SE $\frac{1}{4}$ of Section 4 a distance of 643.78 feet, a little more or less to a point on the South line of Lot 48; thence N.89°20'W. along the South line of said Lot 48 and the Westerly prolongation a distance of 778.00 feet to a point on the West line of the SE $\frac{1}{4}$ of said Section 4; thence N.1°11'30"E., along the West line of the said SE $\frac{1}{4}$ 1364.75 feet to a point 591.00 feet South of the NW corner of said SE $\frac{1}{4}$; thence S.89°20'30"E., and parallel to the North line of the SE $\frac{1}{4}$ of Section 4 a distance of 684.00 feet; thence N.1°11'30"E., parallel to the West line of the SE $\frac{1}{4}$ of Section 4 a distance of 591.00 feet, a little more or less to the point of commencement.

Containing 51.57 ± Acres



SEWAGE AND SEWAGE DISPOSAL	DRAINAGE AND FLOOD CONTROL	STRUCTURAL DESIGN	SITE DEVELOPMENT	CONSTRUCTION SUPERVISION
MUNICIPAL ENGINEERING	WATER WORKS PROJECTS	ASSESSMENT DISTRICTS	SUBDIVISIONS	LAND SURVEYING
				TOPOGRAPHIC MAPPING

