

**PROJECT**

Nelson Lot Line Adjustment  
COAL 15-0079/SUB2015-00028



**EXHIBIT**

Vicinity Map

**Project Site**



**RL**

**AG**

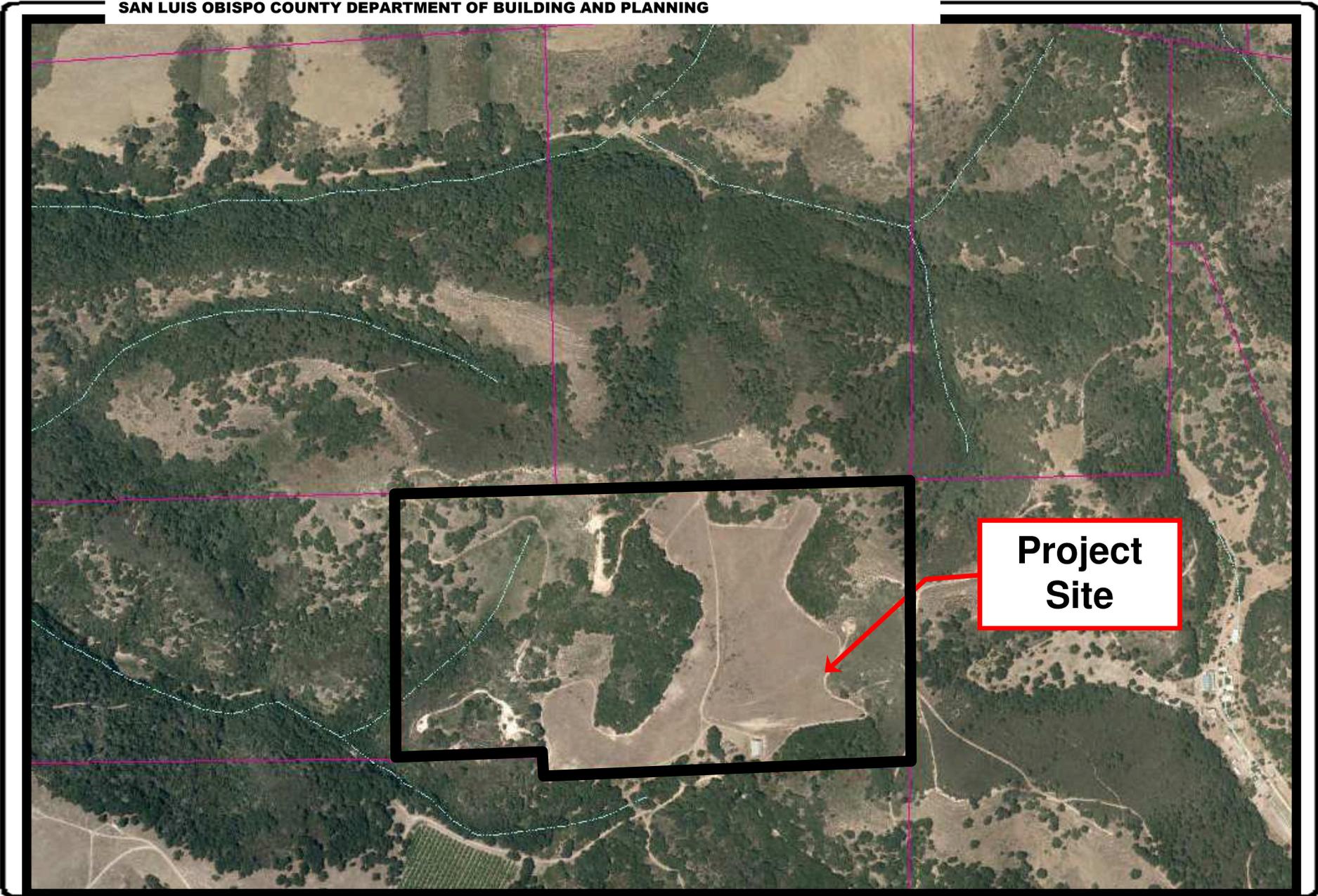
**AG**

**RL**

**PROJECT**  
Nelson Lot Line Adjustment  
COAL 15-0079/SUB2015-00028



**EXHIBIT**  
Land Use Category Map



**PROJECT**  
Nelson Lot Line Adjustment  
COAL 15-0079/SUB2015-00028



**EXHIBIT**  
Aerial Photograph

**LEGAL DESCRIPTIONS**

PARCEL 1:  
 GOVERNMENT LOT 4 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 32 SOUTH, RANGE 14 EAST, M.D.B.M., IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS PER THE OFFICIAL PLAT OF THE SAID LANDS FILED IN THE COUNTY LAND OFFICE ON AUGUST 1, 1990, AND TOGETHER WITH THAT PORTION OF THE LAND DESCRIBED AS EXHIBIT "A" IN THE "DEFAULT ADJUSTMENT BY COUNTY SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN LUIS OBISPO, CASE NO. CV 00086, RECORDED APRIL 4, 2006 AS INSTRUMENT NO. 2006032927 OF OFFICIAL RECORDS, BEING DESCRIBED AS FOLLOWS:  
 THAT PORTION OF SAID SECTION 30, TOWNSHIP 32 SOUTH, RANGE 14 EAST MOUNT DIABLO BASE LINE AND MERIDIAN AS RECORDED IN BOOK 881 PAGE 38 OF LICENSED SURVEYS IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A 1 1/2 INCH IRON PIPE AND BRASS CAP STAMPED LS 5201 AT THE CENTER OF SAID SECTION AS SHOWN ON SAID RECORD OF SURVEY AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°52'58" WEST, 89.11 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 30;  
 THENCE LEAVING SAID WEST LINE SOUTH 88°49'21" WEST, 1257.16 FEET;  
 THENCE SOUTH 83°18'48" WEST, 886.11 FEET;  
 THENCE NORTH 08°26'19" WEST, 172.50 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 30;  
 THENCE NORTH 89°13'41" EAST ALONG SAID SOUTH LINE, 1943.55 FEET TO THE TRUE POINT OF BEGINNING.  
 EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND MINERALS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER OR UPON SAID LANDS, AS RESERVED BY CEOL G. EVANS, ET UX IN DEED RECORDED FEBRUARY 7, 1965 IN BOOK 790 PAGE 301 OF OFFICIAL RECORDS.

PARCEL 1 CONTINUED:  
 ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-FOURTH INTEREST IN AND TO ALL OIL, GAS AND MINERALS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER OR UPON SAID LANDS, AS RESERVED BY FRANK A. REED, ET UX, IN DEED RECORDED JUNE 27, 1960 IN BOOK 1071, PAGE 96 OF OFFICIAL RECORDS.

PARCEL 2:  
 A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ON AND OVER A STRIP OF LAND 16 FEET IN WIDTH, AS SET FORTH AND DESCRIBED IN THE GRANT OF EASEMENTS RECORDED SEPTEMBER 3, 2004 AS INSTRUMENT NO. 2004078788 AND 2004078789 AND SEPTEMBER 10, 2004 AS INSTRUMENT NO. 2004080362, ALL OF OFFICIAL RECORDS.

APN: 047-071-028

**UNPLOTTABLE ITEMS**

1. Terms, provisions, covenants, restrictions and conditions contained in a document executed pursuant to the California Land Conservation Act of 1965 (Williamson Act) and recorded May 17, 1973 as Book 1724, Page 782 of Official Records.
2. An unrecorded lease dated June 30, 1997, executed by William P. Adam, Jr., Trustee of the Trust for the benefit of William P. Adam, Jr., Under the will of Pauline M. Adam, Deceased, et al as lessor and Smart SWR of California, Inc., a Delaware corporation d/b/a Nextel Communications as lessee, as disclosed by a Memorandum of Agreement recorded November 14, 1997 as instrument No. 1997-048474 of Official Records.
3. The Terms, Provisions and Easement(s) explained in the document entitled "Grant of Easement" recorded July 27, 1992 as instrument No. 1992-046258.
4. An easement for roadway and incidental purposes in the document recorded September 23, 1946 as Book 411, Page 316 of Official Records.



**REFERENCES**

- R 80-LS-34 A.L. Volbrecht, May 2000
- GLO Survey Plat and Field Notes

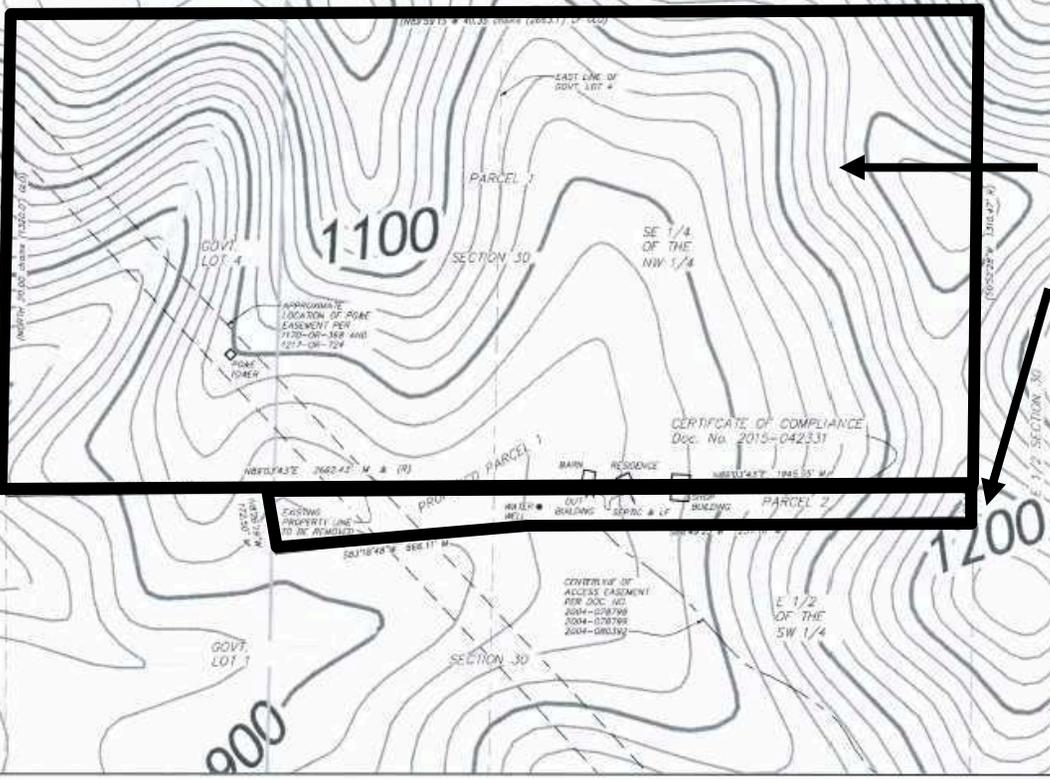
**REFERENCES**

1. OWNERS  
 KENNETH R. NELSON AND MARIA T. NELSON, AS TRUSTEES OF THE KENNETH AND MARIA NELSON REVOCABLE TRUST  
 2736 SEVADA LANE  
 ANERO GRANDE, CA 93420
2. STATISTICS  
 EXISTING PARCELS  
 PARCEL 1 (APN 047-071-028) 80.4 +/- AC. GROSS  
 PARCEL 2 (APN 047-071-028) 5.0 +/- AC. GROSS  
 PROPOSED PARCEL  
 PARCEL 1 85.4 AC. GROSS  
 TITLE REPORT # 4001-5000039

**LOT LINE ADJUSTMENT**  
**COAL 15-0079**  
 PORTION SECTION 30, TOWNSHIP 32 SOUTH,  
 RANGE 14 EAST, MOUNT DIABLO MERIDIAN IN  
 THE COUNTY OF SAN LUIS OBISPO, STATE  
 OF CALIFORNIA.

**AT GeoSystems**  
 Civil Engineers - Land Surveyors  
 15761 Sacramento Dr., Suite 110, San Luis Obispo,  
 CA 93401 805.778.0294 atgeo@atgeo.com  
 Sep. 2015 1156-01 Nelson\_RS.dwg

SHEET 1 OF 1



Parcel 1

Parcel 2

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ATTACHMENT 1

**PROJECT**

Nelson Lot Line Adjustment  
 COAL 15-0079/SUB2015-00028



**EXHIBIT**

Existing Parcels

**LEGAL DESCRIPTIONS**

**PARCEL 1:** GOVERNMENT LOT 4 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 32 SOUTH, RANGE 14 EAST, M.D.B.M., IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS PER THE OFFICIAL PLAT OF THE SAID LANDS FILED IN THE COUNTY LAND OFFICE ON AUGUST 1, 1992, AND TOGETHER WITH THAT PORTION OF THE LAND DESCRIBED AS EXHIBIT "A" IN THE "DEFAULT JUDGMENT BY COUNTY SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN LUIS OBISPO, CASE NO. CV 00086, RECORDED APRIL 4, 2006 AS INSTRUMENT NO. 200602392 OF OFFICIAL RECORDS, BEING DESCRIBED AS FOLLOWS:

THAT PORTION OF SAID SECTION 30, TOWNSHIP 32 SOUTH, RANGE 14 EAST MOUNT DIABLO BASE LINE AND MERIDIAN AS RECORDED IN BOOK 881 PAGE 34 OF LICENSED SURVEYS IN THE OFFICE OF THE COUNTY RESURVEYER IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/2 INCH IRON PIPE AND BRASS CAP STAMPED LS 5201 AT THE CENTER OF SAID SECTION AS SHOWN ON SAID RECORD OF SURVEY AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°52'58" WEST, 89.11 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 30;

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THENCE NORTH 89°13'41" EAST ALONG SAID SOUTH LINE, 1943.55 FEET TO THE TRUE POINT OF BEGINNING;

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**PARCEL 1 CONTINUED:**

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-FOURTH INTEREST IN AND TO ALL OIL, GAS AND MINERALS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER OR UPON SAID LANDS, AS RESERVED BY FRANK A. REED, ET UX, IN DEED RECORDED JUNE 27, 1960 IN BOOK 1071, PAGE 96 OF OFFICIAL RECORDS.

**PARCEL 2:** A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ON AND OVER A STRIP OF LAND 16 FEET IN WIDTH, AS SET FORTH AND DESCRIBED IN THE GRANT OF EASEMENTS RECORDED SEPTEMBER 3, 2004 AS INSTRUMENT NO. 2004078788 AND 2004078789 AND SEPTEMBER 10, 2004 AS INSTRUMENT NO. 2004080362, ALL OF OFFICIAL RECORDS.

APN: 047-071-028

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2. An unrecorded lease dated June 30, 1997, executed by William P. Adam, Jr., Trustee of the Trust for the benefit of William P. Adam, Jr., Under the will of Pauline M. Adam, Deceased, et al as lessor and Smart SWR of California, Inc., a Delaware corporation d/b/a Nextel Communications as lessee, as disclosed by a Memorandum of Agreement recorded November 14, 1997 as instrument No. 1997-084974 of Official Records.
3. The Terms, Provisions and Easement(s) explained in the document entitled "Grant of Easement" recorded July 27, 1992 as instrument No. 1992-046758.
4. An easement for roadway and incidental purposes in the document recorded September 23, 1946 as Book 411, Page 316 of Official Records.

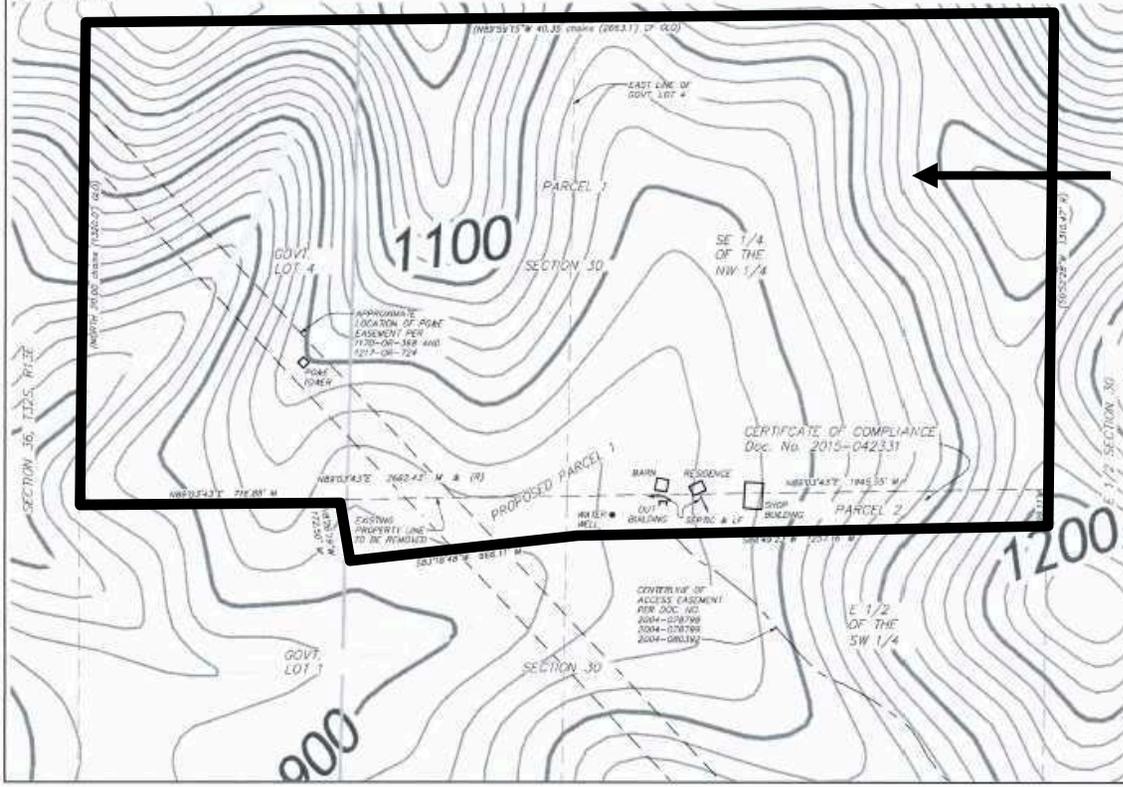


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PROPOSED PARCEL  
PARCEL 1 85.4 AC. GROSS  
TITLE REPORT # 4001-5000039



Parcel 1

**LOT LINE ADJUSTMENT**  
**COAL 15-0079**  
PORTION SECTION 30, TOWNSHIP 32 SOUTH,  
RANGE 14 EAST, MOUNT DIABLO MERIDIAN IN  
THE COUNTY OF SAN LUIS OBISPO, STATE  
OF CALIFORNIA.

**AT GeoSystems**  
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15761 Sacramento Dr., Suite 110, San Luis Obispo,  
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Sep. 2015 1156-01 Nelson\_RS.dwg

SHEET 1 OF 1

**PROJECT**

Nelson Lot Line Adjustment  
COAL 15-0079/SUB2015-00028



**EXHIBIT**

Tentative Map