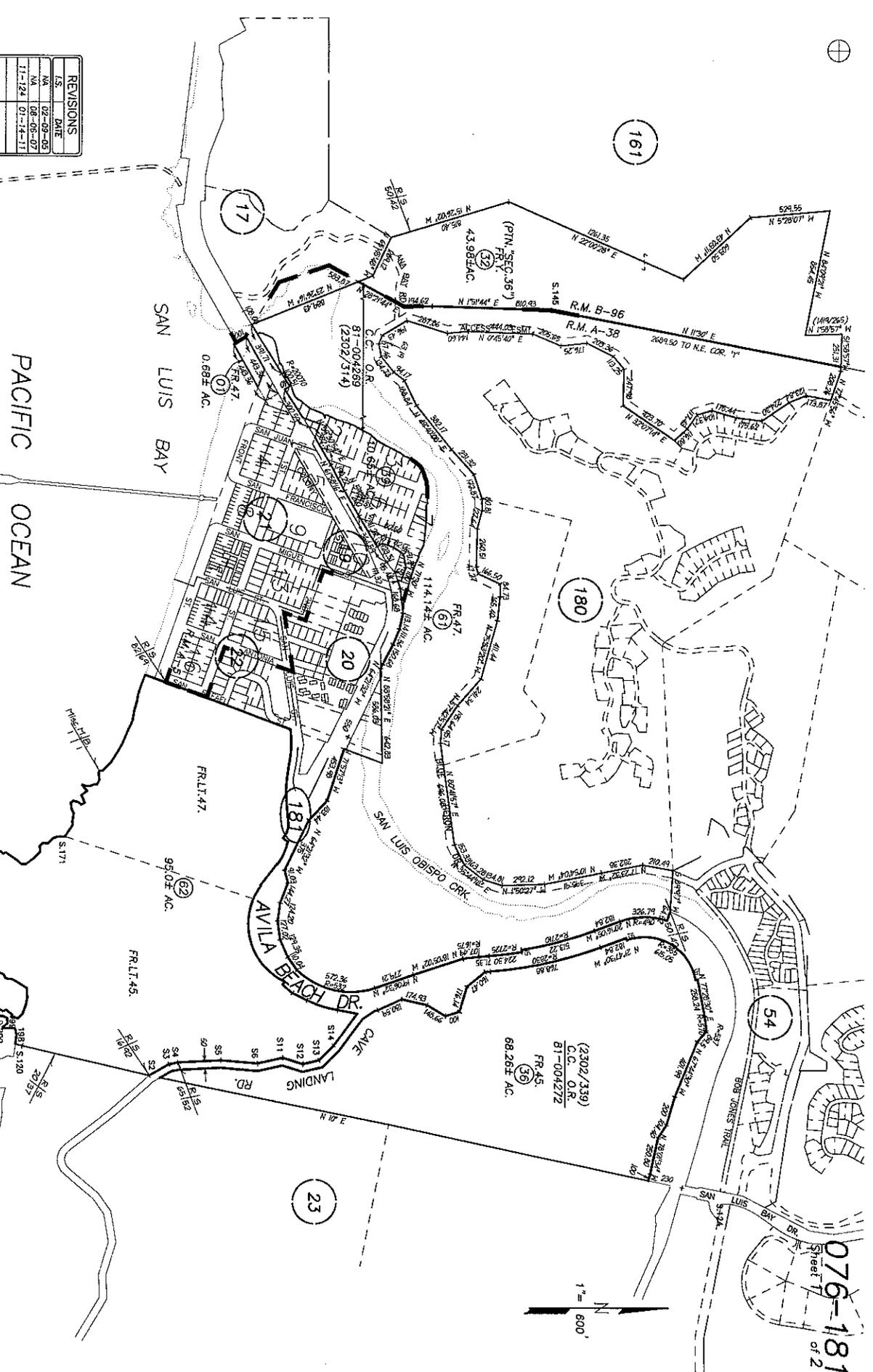


REVISIONS	
LS.	DATE
MA	02-09-06
MA	06-06-07
LI-124	01-14-11

JAV
06-22-97
THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

TOWN OF AVILA, R.M. BK. A, Pg. 5.
RANCHO SAN MIGUELITO, R.M. BK. A, Pg. 38, 39 & BK. B, Pg. 96.

AVILA BEACH COUNTY OF
ASSESSOR'S MAP
SAN LUIS OBISPO, CA
BOOK 076 PAGE 181_1



Legal Description

That portion of Lot 45 and that portion of land lying between the Easterly boundary of the Town of Avila and the Westerly line of Lot 45 of Rancho San Miguelito, in the County of San Luis Obispo, State of California, as shown on that certain map filed for record May 5, 1882 in Book A, Page 38 of Maps, and described as follows:

Commencing at a fence post on the shore of the Pacific Ocean marked S. No. 1, said post being a common corner to Lots No. 44 and 45, of a map now on file in the County of San Luis Obispo, State of California, entitled "Map of the Subdivisions of the Rancho San Miguelito, not including lands sold to J. M. Price and J. Harford, San Luis Obispo County, California, 1878".

Thence along the fence line on the line between Lots No. 44 and 45 above mentioned North $11^{\circ}47'$ East, 862.62 feet to a fence post marked S. No. 2;

Thence along the fence line on the Westerly line of the present traveled road leading from the City of San Luis Obispo to the Old Cave Landing, on the following courses and distances to-wit;

North $29^{\circ}13'$ West, 155.10 feet to a fence post marked S. No.3;

Thence North $11^{\circ}59'$ West, 62.70 feet to a fence post marked South No.4; Thence North $4^{\circ}43'$ West, 306.24 feet to a fence post marked South No.5; Thence North $4^{\circ}12'$ East, 257.40 feet to a fence post marked S. No.6;

Thence North $15^{\circ}26'$ West, 188.10 feet to a fence post marked S. No. 11; Thence North $17^{\circ}45'$ West, 137.94 feet to a fence post marked South No. 12; Thence North $14^{\circ}39'$ West, 110.88 feet to a fence post marked South No. 13; Thence North $45^{\circ}58'$ West, 143.88 feet to a fence post marked South No. 14;

Thence North $54^{\circ}38'$ West, 264.66 feet to a fence post marked South No. 15;

Thence North $34^{\circ}36'$ West, 184.14 feet to a fence post marked S.A. at the junction of the present traveled road leading from the City of San Luis Obispo, CA. to the Old Cave Landing, with the present traveled road from the City of San Luis Obispo, CA. to the Town of Avila;

Thence leaving the line of said road from the City of San Luis Obispo to the Old Cave Landing and running along the Easterly land Southerly lines of the above mentioned road from the City of San Luis Obispo, CA to the Town of Avila on the following courses and distances to-wit:

South $3^{\circ}51'$ East, 279.18 feet to a fence post marked S. No. 17;

Thence South $29^{\circ}10'$ West, 510.18 feet to a fence post marked S. No. 18;

Thence South $40^{\circ}12'$ West, 126.72 feet to a fence post marked S. No. 19;

Thence South $65^{\circ}48'$ West, 73.92 feet to a fence post marked S. No. 20;

Thence South $89^{\circ}49'$ West, 215.16 feet to a Live Oak marked S. No. 21;

Thence North $63^{\circ}37'$ West, 120.12 feet to a fence post marked S. No. 22;

Thence North $44^{\circ}15'$ West, 168.30 feet to a fence post marked S. No. 23;

Thence North $66^{\circ}47'$ West, 180.18 feet to a fence post marked S. No. 24;

Thence North $83^{\circ}52'$ West, 56.76 feet to a fence post marked S. No. 25;

Thence South $81^{\circ}3'$ West, 300.96 feet to a fence post marked S. No. 26;

Thence North $87^{\circ}36'$ West, 59.40 feet to a fence post marked S. No. 27;

Thence North $77^{\circ}7'$ West, 236.94 feet to a fence post marked S. No.7;

Thence North $85^{\circ}12'$ West, 120.12 feet to a fence post marked S. No.8;

on the Westerly line of a tract of land deeded to C.H. Phillips to the Luis Marre, by deed dated October 17, 1883 and recorded in Book R, Page 121 of Deeds.

Thence leaving the Southerly line of the present traveled road from the City of San Luis Obispo, CA to the Town of Avila and running along a fence line on the Westerly line of the last above mentioned tract of land South $18^{\circ}38'$ West, at 1078.44 feet to fence post marked S. No.9 and O.P.B.P. on the Bluff Bank overlooking the Pacific Ocean and at 1141.14 feet to the high water mark on the Pacific Ocean.

Thence along high water mark of the Pacific Ocean Southeasterly to fence post S. No. 1 the Point of Beginning exclusive of that certain tract of land conveyed by Ynocenta P. Avila to John Ransom by deed dated July 19, 1878 and recorded in Book TH, Page 555 of Deeds.

EXCEPTING THEREFROM that portion granted to the County of San Luis Obispo, for a County Road as described in deed recorded January 21, 1970 as Instrument No. 1453 in Book 1550, Page 538 of Official Records.