AN ORDINANCE ESTABLISHING
ASSESSMENT FEES FOR ZONES OF BENEFITS
(Not to be codified)

WHEREAS, Zones of Benefit created prior to January 1, 1991 are to be assessed fees during the calendar year of 1991, for the services included in the "zone" being created.

WHEREAS, the fees were established through public hearing process;

NOW THEREFORE, THE BOARD OF SUPERVISORS of Mariposa County, a political subdivision of the State of California, does ordain as follows:

SECTION I: In regards to the THE LAKE DON PEDRO TOWNHOUSE PROJECT ZONE OF BENEFIT; during the public hearing on November 13, 1990, the total fees established were (1) the up-front costs to initiate this zone, an amount of twenty two thousand seven hundred eighty eight dollars and sixty cents ($22788.60); and (2) for the first year, an amount of eleven thousand three hundred six dollars and thirty cents ($11306.30); and were adopted by Board Resolution 90-544. Said fees shall be apportioned equally among the one hundred thirty four (134) lots in the sum of eighty-four dollars and thirty eight cents ($84.38) each. Said fees shall be reviewed annually, and adjusted by Board of Supervisors. A legal description and map of the boundaries are attached hereto and marked Exhibits "A" and Exhibit "B", and by reference incorporated herein.

SECTION II: This ordinance shall become effective thirty days from the date of final passage pursuant to California Government Code Section 25123.
PASSED AND ADOPTED this 20th day of November, 1990 by the Mariposa County Board of Supervisors by the following vote:

AYES: BAGGETT, PUNTE, RADANOVICH

NOES: ERICKSON

ABSENT: TABER

ABSTAINED: NONE

ARTHUR G. BAGGETT, JR., Chairman
Mariposa County Board of Supervisors

ATTEST:

MARGIE WILLIAMS
Clerk of the Board

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

JEFFREY G. GREEN
County Counsel
EXHIBIT "A"

LAKE DON PEDRO TOWNHOUSES

ROAD MAINTENANCE ZONE OF BENEFIT

DESCRIPTION

All that certain real property situated in portions of Sections 31 and 32, Township 3 South, Range 15 East, M.D.B. & M., Mariposa County, State of California, more particularly described as follows:

PARCEL ONE

Commencing at the north one-quarter (N1/4) Section Corner of said Section 31; thence S86°01'11"E a distance of 1181.03 feet to the POINT OF BEGINNING of the herein described certain real property; thence S19°05'34"E for 461.93 feet; thence N74°59'33"E for 321.36 feet to a point. said point being the beginning of a non-tangent curve concave to the northeast having a radius of 403.30 feet, a radial to said curve through said point bears S66°17'49"W; thence southeasterly along said curve, through a central angle of 25°09'33", an arc length of 177.09 feet to the point of tangency; thence S48°51'44"E for 167.76 feet; thence S41°11'34"W for 86.49 feet; thence S33°36'03"E for 384.50 feet; thence S07°09'47"W for 36.99 feet; thence S83°00'55"E for 52.49 feet;
thence S16°56'40"W for 25.44 feet; thence N82° 48'08"W for 125.01 feet; thence S48°30'27"W for 79.37 feet; thence S48°41'02"W for 100.07 feet; thence S41°00'39"E for 93.76 feet; thence S58°02'37"W for 25.27 feet; thence N41°05'13"W for 808.09 feet to the beginning of a tangent curve concave to the northeast having a radius of 307.50 feet; thence northwesterly along said curve, through a central angle of 21° 59'07", an arc length of 117.99 feet to the point of tangency; thence N19°06'06"W for 531.34 feet; thence N71°01'41"E for 100.07 feet to the POINT OF BEGINNING.

PARCEL TWO

Commencing at the N1/4 Section Corner of said Section 31; thence S55°48'24"E a distance of 2465.35 feet to the POINT OF BEGINNING of the herein described certain real property; thence N47°57'36"E for 110.42 feet; thence N41°33'05"E for 20.13 feet; thence N51°22'34"E for 28.59 feet; thence N62°36'14"E for 26.49 feet to a point, said point being the beginning of a non-tangent curve concave to the southeast having a radius of 359.37 feet, a radial to said curve through said point bears N28° 49'46"W; thence northeasterly
along said curve, through a central angle of 21°12'47", an arc length of 133.05 feet to the point of tangency; thence N82° 23'01"E for 80.34 feet to the beginning of a tangent curve concave to the northwest having a radius of 260.00 feet; thence northeasterly along said curve, through a central angle of 34°55'15", an arc length of 158.47 feet to the point of tangency; thence N47°27'46"E for 105.94 feet; thence S42° 31'56"E for 98.21 feet; thence S47°13'16"W for 149.27 feet; thence S57°08'40"E for 42.46 feet; thence S72° 24'00"W for 142.02 feet; thence S79°41'12"W for 24.79 feet; thence S84° 20'29"W for 142.18 feet; thence S59°44'31"W for 10.00 feet; thence S47°50'23"W for 162.09 feet; thence N42°02'24"W for 85.12 feet to the POINT OF BEGINNING.

Prepared by:

[Signature]
Jerome S. Freeman, L.S. 4079

Date: Sept. 13, 1990

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LAKE DON PEDRO TOWNHOUSES

County-Wide Service Area and Road Maintenance of Benefit