

**EXHIBIT A  
LEGAL DESCRIPTION  
TROY SWEETWATER CHANGE OF ORGANIZATION  
ANNEXATION TO SAN DIEGO COUNTY WATER DISTRICT**

A PORTION OF LOT 3 OF EX MISSION RANCHO, IN THE CITY OF LEMON GROVE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING ALSO A PORTION OF LOT 59 OF MAP 1303 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DATED JUNE 17, 1911, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CENTERLINE INTERSECTION OF PALM STREET AND SWEETWATER ROAD;

THENCE NORTHERLY ALONG THE CENTERLINE OF SWEETWATER ROAD NORTH  $00^{\circ}32'37''$  EAST, 249.90 FEET TO THE **POINT OF BEGINNING**;

(1) THENCE CONTINUING NORTHERLY ALONG THE CENTERLINE OF SWEETWATER ROAD NORTH  $00^{\circ}32'37''$  EAST 488.98 FEET TO THE CENTERLINE INTERSECTION OF TROY STREET AND SWEETWATER ROAD AS DESCRIBED BY DEED FROM GOOD TO THE COUNTY OF SAN DIEGO RECORDED DECEMBER 6, 1926 AS BOOK 1263 PAGE 476 OF OFFICIAL RECORDS, INTERSECTION ALSO BEING IN GOODLAND ACRES, ACCORDING TO AMENDED MAP THEREOF NO. 1685, FILED IN THE OFFICE OF THE SAID COUNTY RECORDER;

(2) THENCE LEAVING THE CENTERLINE OF SWEETWATER ROAD AND WESTERLY ALONG THE CENTERLINE OF TROY STREET NORTH  $89^{\circ}30'23''$  WEST 195.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 150.00 FEET;

(3) THENCE CONTINUING ALONG THE CENTERLINE OF TROY STREET AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $18^{\circ}10'39''$  AN ARC DISTANCE OF 47.59 FEET;

(4) THENCE LEAVING SAID CENTERLINE OF TROY STREET SOUTH  $02^{\circ}38'49''$  WEST 461.46 FEET;

(5) THENCE SOUTH  $00^{\circ}19'20''$  WEST 125.01 FEET TO THE NORTHWEST CORNER OF LAND GRANTED TO ANASTACIO CASTILLO III AND VICTORIA NICOLE MARIN BY GRANT DEED DATED AUGUST 13, 2020 AS DOCUMENT NO. 2020-0455721, OFFICIAL RECORDS;

(6) THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID CASTILLO/MARIN LAND SOUTH  $89^{\circ}25'45''$  EAST 83.68 FEET TO THE NORTHEASTERLY CORNER OF SAID LAND, POINT ALSO BEING ON THE WESTERLY LINE OF LAND GRANTED TO CHRISTY BEDILLON TRUST DATED OCTOBER 2, 2024 BY QUITCLAIM DEED DATED NOVEMBER 27, 2024 BY DOCUMENT NO. 2024-0331488, OFFICIAL RECORDS;

(7) THENCE LEAVING SAID CASTILLO/MARIN LAND NORTHERLY AND ALONG THE WESTERLY LINE OF SAID BEDILLON LAND NORTH  $00^{\circ}32'37''$  EAST 5.00 FEET TO

THE NORTHWEST CORNER OF SAID LAND, POINT ALSO BEING THE SOUTHWESTERLY CORNER OF LAND GRANTED TO DAVID M. CASTILLO TRUST DATED FEBRUARY 13, 2023 BY DEED RECORDED FEBRUARY 24, 2023 AS DOC. NO. 2023-0047881, OFFICAL RECORDS;


(8) THENCE LEAVING SAID BEDILLON LAND AND NORTHERLY ALONG THE WESTERLY LINE OF SAID DAVID M. CASTILLO LAND TO THE NORTHWEST CORNER THEREOF NORTH 00°32'37" EAST 100.00 FEET;

(9) THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID DAVID M. CASTILLO TRUST LAND SOUTH 89°25'45" EAST 175.00 FEET TO THE **POINT OF BEGINNING**;

**CONTAINS:** 131,339.29 SQUARE FEET (3.02 AC) MORE OR LESS.

*For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.*

Prepared by me or under my direction.

  
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Ramzy De Castro, LS 9866    Date 2/19/2025  
Michael Baker Intl    JN 202936  
TROY SWEETWATER ANNEXATION TO  
SAN DIEGO COUNTY WATER DISTRICT

