

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency Formation Commission

WHEN RECORDED MAIL TO:

Ventura LAFCo

L# 1850



20140430-00054765-0 1/34

Ventura County Clerk and Recorder

MARK A. LUNN

04/30/2014 04:40:50 PM

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VENTURA
LOCAL AGENCY FORMATION COMMISSION
800 South Victoria Ave.
Ventura CA 93009-1850

CERTIFICATE OF COMPLETION

Pursuant to Government Code Section 57200, this Certificate is issued by the Executive Officer of the Local Agency Formation Commission for Ventura County, California.

1. The short-term designation, as determined by LAFCo, is:

LAFCo 13-14 Ventura River County Water District Reorganization – Boundary Cleanup (Parcels A-F)

2. The name of each district involved in this reorganization and the kind or type of change of organization ordered for each district is as follows:

Ventura River County Water District – Annexation (Parcels A, D and F)
Ventura River County Water District – Detachment (Parcels B, C and E)

3. APN Numbers: See Attachment 1

4. The above listed district is located within the following county: Ventura

5. The Local Agency Formation Commission's resolution of approval, LAFCo 13-14, which was adopted on February 19, 2014 is made a part of this certificate by reference and sets forth the description of the boundaries of the proposal and any terms and conditions that apply.

6. The territory is inhabited.

I hereby certify that the resolution cited above includes any terms and conditions, and the maps and legal descriptions. I declare under penalty of perjury that the foregoing is true and correct.

Dated: 4-30-14


Kai Luoma, Executive Officer
Ventura LAFCo

LAFCo 13-14					
APN	Owner	Address	Street		
PARCEL A					
033015055 5	RIVER VENTURA CO WATER DIST				
PARCEL B					
031016012 5	HANSON JON H	11009	N VENTURA		AV
031016013 5	GUZMAN GUADALUPE JR	10980	VENTURA		AV
PARCEL C					
033027004 0	MALLOY CHRISTOPHER E-CARLA M	11013	CREEK		RD
033027034 0	SHUMWAY HEIDE TRUST	11411	CREEK		RD
033027035 0	JONES CARY M	11415	N CREEK		RD
033027039 0	COLON MIGUEL JR-JACKLIN	11211	CREEK		RD
033027044 0	THOMAS PAUL B-KENNA H TR	11223	N CREEK		RD
033027047 0	WHEELER RICHARD D-BARBARA A TR	11209	N CREEK		RD
033027048 0	WHEELER RICHARD D-BARBARA A TR				
033027049 0	HALEY BRYAN C	11231	N CREEK		RD
033027050 0	LANG GARY-RUTH PASTINE	11225	N CREEK		RD
033027053 0	BRANSKY DAVID A-AMY J	11217	CREEK		RD
033027054 0	BOYD CRAIG K-LEILA A	11215	N CREEK		RD
033027055 0	HROCK VICTOR D	11221	CREEK		RD
033027056 0	WILKINSON PAUL A-PAULINE TR	11219	CREEK		RD
033027059 5	BELLO ALFREDO-MONTELLE TR	11055	CREEK		RD
033027063 0	PARRISH DONALD J-MARGRET L TR	1577	KENEWA		ST
033027067 0	BOGENBERGER JAKOB	1567	KENEWA		ST
033027068 0	PARRISH DONALD-MARGRET TR				
033027069 5	PARRISH DONALD J-MARGRET L TR	1575	KENEWA		ST
033040003 5	OLSON ARLYN F-LYNNE V	11405	N CREEK		RD
033040007 5	EVANS CODY-BERIT	11311	CREEK		RD
033040008 5	BIGLER KRISTINE M TR	11251	CREEK		RD
033040009 5	BIRBECK CHRISTOPHER-KAREN TR	11249	CREEK		RD
033040010 5	EVANS MARY J	11243	CREEK		RD
033040011 5	BURRIS FREDERICK-KIMBERLEE	1691	TEWA		CT
033040012 5	VOGELBAUM RONALD M	1697	TEWA		CT
033040013 5	WOOD FRANK P-CAROLE S	1685	TEWA		CT
033040014 5	NIX RODNEY D-KAREN S TR	1682	TEWA		CT
033040015 5	BELSHE LAWRENCE G-CAROLYN	1688	TEWA		CT
033040016 5	BASKIN ROBERT M-DIANA TR	1696	TEWA		ST
033040017 5	MC NAIR RICHARD P-SIOBHAN M	1699	KENEWA		ST
033040018 5	BLANK PURSUANT TO CA GC6254.21				
033040019 5	RUBIK REAL EST HOLDINGS LLC	1681	KENEWA		ST
033040020 5	SWENDSEID J CHAD-FRANCES TR	1677	KENEWA		ST
033040021 5	VUJEA TERRI A TR	1579	KENEWA		ST
033040023 5	MC FARLIN JOHN-KATHLEEN J	1676	KENEWA		ST
033040024 5	BABCOCK BARRY L-MARY C	1680	KENEWA		ST
033040025 5	MARKLEY GARY L-SHARON A TR	1686	KENEWA		ST
033040026 5	CASSIDY LARRY D-MELINDA A	1690	KENEWA		ST
033040027 5	VERKUIL JAMES A-LINDA E TR	1698	KENEWA		ST

033040028 5	MESKER RONALD JR-DEBORAH L	11333	CREEK	RD
033040029 5	MATHIEU PHILLIPPE M-DEBORAH	11375	N CREEK	RD
033040030 5	MAHL CAROLINE F SURV TR	11355	N CREEK	RD
034002007 5	BLANK PURSUANT TO CA GC6254.21			
034002008 5	BAUMGARTNER CECIL	11021	CREEK	RD
034002009 5	EUBANKS JOHN W JR-MARY	11023	CREEK	RD
034002010 5	GLASS STUART I	10981	CREEK	RD
034002012 5	HOSKINS LARRY A-BARBARA N TR	11019	CREEK	RD
034004009 5	WACHTELL FAM PART LLP	10855	OAK KNOLL	RD
034004010 0	NELSON FAM CREDIT SHEL T B TR	10802	OAK KNOLL	DR
034004012 0	NELSON FAM CREDIT SHEL T B TR			
034026014 5	GARNER ROWENA RES TR	10812	ENCINO	DR
034027002 5	BOWMAN REID H-CLAIRE R TR	10901	CREEK	RD
034027003 5	WACHTELL THOMAS-ESTHER TRUST	10883	OAK KNOLL	RD
034027004 5	WACHTELL FAMILY PARTNERSHIP	10829	OAK KNOLL	DR
034027005 5	DAVIS RANDY K-NORA J			
034027006 5	BOWMAN REID H-CLAIRE R TR			
034028002 0	YOUNG CRAIG A-ALISON M	10790	N OAK KNOLL	RD
034028003 0	MOORE MICHAEL G-DONNA J	10786	OAK KNOLL	RD
034028004 5	WILSON STEVEN C-JANICE F	10778	OAK KNOLL	RD
034028005 5	PATTON KATHERINE M	10774	OAK KNOLL	RD
034028006 5	MCCONNELL KENNETH-VIRGINIA	10737	OAK KNOLL	DR
034028007 5	PATTON KATHERINE M ET AL			
034028008 5	YOUNG CRAIG A-ALISON M			
PARCEL D				
032020211 5	VENTURA COUNTY FL CTRL DIST			
PARCEL E				
061016004 0	PORTER SALLIE L DEC TR B			
PARCEL F				
017032409 5	JUSTUS LONN-COLETTE TR			

LAFCO 13-14

RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE VENTURA RIVER COUNTY WATER DISTRICT REORGANIZATION – BOUNDARY CLEANUP (PARCELS A-F)

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission (LAFCo or Commission) pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Section 56000 et seq. of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the proposal; and

WHEREAS, the proposal was duly considered on February 19, 2014; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCo Staff Report and recommendation, the environmental determination, spheres of influence and applicable local plans and policies; and

WHEREAS, all landowners within the affected territory have not consented to the proposal; and

WHEREAS, proof has been given to the Commission that the affected territory has more than 12 registered voters and is considered inhabited; and

WHEREAS, information satisfactory to the Commission has been presented that no landowner or voter within the affected territory has submitted written opposition to the proposal; and

WHEREAS, the Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the Ventura River County Water District, and within the affected territory, and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The LAFCo Staff Report and recommendation for approval dated February 19, 2014 are adopted.
- (2) The Commission finds that the proposal will lead to planned, orderly, and efficient development.
- (3) The change of organization is hereby approved, and the boundaries are established as generally set forth in the attached Exhibit A.

- (4) The affected territory is inhabited as defined by Government Code §56046.
- (5) The subject proposal is assigned the following distinctive short form designation: **LAFCO 13-14 VENTURA RIVER COUNTY WATER DISTRICT REORGANIZATION – BOUNDARY CLEANUP (PARCELS A-F)**
- (6) In accordance with staff's determination that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15319(b) and 15303 of the CEQA Guidelines, the Commission hereby finds the change of organization to be categorically exempt.
- (7) The Commission directs staff to file a Notice of Exemption under Section 15062 of the CEQA Guidelines.
- (8) The Commission waives conducting authority proceedings pursuant to Government Code § 56663.
- (9) **This change of organization shall not be recorded until all LAFCo fees have been paid and until fees necessary for filing with the State Board of Equalization have been submitted to the Executive Officer.**
- (10) **This annexation shall not be recorded until maps and legal descriptions consistent with this approval have been approved by the Ventura County Surveyor.**

This resolution was adopted on February 19, 2014.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Dandy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ford-McCaffrey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Morehouse	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Pringle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Zaragoza	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Bennett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alt. Commissioner Cunningham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Freeman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Smith	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Dated: 2-19-14

Linda Parks
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

c:: Ventura River County Water District
City of Ojai
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning
Ventura County Elections-Registrar of Voters

**VENTURA RIVER COUNTY WATER DISTRICT
BOUNDARY CLEANUP REORGANIZATION
• ANNEXATION •**

PARCEL A

All of that parcel in the County of Ventura, State of California, described in the Grant Deed recorded September 26, 2002 in the Office of the Ventura County Recorder in Document No. 2002-0231829 of Official Records. Said parcel also being a portion of Rancho Ojai as shown on the map filed in the Office of said County Recorder in Book 1A, Page 17 of Miscellaneous Records (Maps), described as follows:

Beginning at the southwesterly terminus of the 10th course of the Formation of the Ventura River County Water District as described in the "RESOLUTION ESTABLISHING THE BOUNDARIES, CALLING ELECTION FOR FORMATION OF VENTURA RIVER COUNTY WATER DISTRICT", Resolution No. 416.4, adopted by the Ventura County Board of Supervisors on June 26th, 1956. Said southwesterly terminus of said 10th course also being the southwesterly terminus of the northwesterly line of said parcel described in said Grant Deed; thence, along said 10th course of said District and along the boundary of said parcel the following three (3) courses:

1st - North 44°18'00" East 1719.24 feet; thence, leaving said District boundary,

2nd - South 45°42'00" East 483.34 feet to said District boundary; thence, along said District boundary,

3rd - South 60°00'09" West 1785.89 feet to the **Point of Beginning**.

Containing 9.54 acres, more or less.

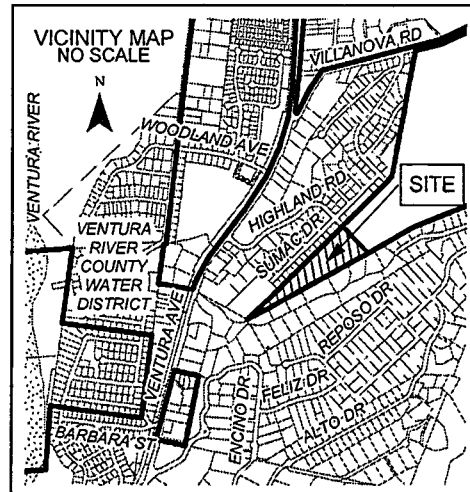
Disclaimer: For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

Prepared By:
Ventura County Surveyor's Office
800 S. Victoria Ave.
Ventura, CA 93009

The Ventura County Surveyor's office of the Public Works
Agency certifies this map and legal description to be
definite and certain.

Certified by  Date: 4/14/2014

Disclaimer: For assessment purposes only. This map 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.



RANCHO OJAI
1A MR 17

VENTURA RIVER
COUNTY WATER
DISTRICT

COURSES

1. N 44° 18' 00" E 1719.24'
2. S 45° 42' 00" E 483.34'
3. S 60° 54' 09" W 1785.89'

9.54 ACRES

2002-0231829 O.R.

* P.O.B.

* P.O.B.

SOUTHWESTTERLY TERMINUS
OF THE 10TH COURSE OF
THE FORMATION OF VENTURA
RIVER COUNTY WATER
DISTRICT, VENTURA COUNTY
BOARD OF SUPERVISORS
RESOLUTION NO. 416.4,
ADOPTED JUNE 26, 1956.

LEGEND

- = EXISTING VENTURA RIVER COUNTY WATER DISTRICT BOUNDARY
- = PROPOSED ANNEXATION TO VENTURA RIVER COUNTY WATER DISTRICT

P.O.B. = POINT OF BEGINNING

N



0 150 300 600 Feet

1" = 300'

**VENTURA RIVER
COUNTY WATER DISTRICT
BOUNDARY CLEANUP
REORGANIZATION
• ANNEXATION •
PARCEL A**


BEING A PORTION OF RANCHO OJAI,
COUNTY OF VENTURA, STATE OF CALIFORNIA
PER 1A MR 17

PREPARED BY:
VENTURA COUNTY
SURVEYOR'S OFFICE
800 S. VICTORIA AVE.
VENTURA, CA 93009

NOVEMBER 12, 2013 ~ JANUARY 17, 2014

SHEET 1 OF 1

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: 

Date: 4/14/2014

**VENTURA RIVER COUNTY WATER DISTRICT
BOUNDARY CLEANUP REORGANIZATION
• DETACHMENT •**

PARCEL B

That portion of Rancho Santa Ana in the County of Ventura, State of California, as shown on the map filed in the Office of the Ventura County Recorder in Book 3, Page 32 of Miscellaneous Records (Maps), described as follows:

Beginning at the easterly terminus of the 47th course of the Formation of the Ventura River County Water District as described in the "RESOLUTION ESTABLISHING THE BOUNDARIES, CALLING ELECTION FOR FORMATION OF VENTURA RIVER COUNTY WATER DISTRICT", Resolution No. 416.4, adopted by the Ventura County Board of Supervisors on June 26th, 1956. Said easterly terminus of said 47th course also being a point on the easterly line of said Rancho Santa Ana as shown on the Record of Survey filed in the Office of said County Recorder in Book 11, Page 70 of Records of Survey; thence, leaving said District boundary and along said easterly line of said Rancho Santa Ana,

1st - North 6°08'15" East 980.56 feet, more or less, to a point of cusp with a nontangent curve concave northwesterly, having a radius of 2867.79 feet, and having a radial to said point bearing South 60°15'55" East; said point of cusp also being a point on the southeasterly line of the Ojai Valley Bike Trail (Southern Pacific Railroad), 50.00 feet wide; thence, along said curve and continuing along said southeasterly line of said Ojai Valley Bike Trail as show on said Record of Survey the following four (4) courses:

2nd - Southwesterly 265.24 feet through a central angle of 5°17'57"; thence,

3rd - South 34°57'00" West 372.76 feet; thence,

4th - South 37°54'30" West 337.33 feet to the beginning of a nontangent curve concave northwesterly, having a radius of 977.99 feet, and having a radial to said beginning of said curve bearing South 54°16'09" East; thence, along said curve,

5th - Southwesterly 294.90 feet through a central angle of 17°16'36" to a point of cusp; said point of cusp also being a point on the course shown as "*N 85°-11'-50" E 1205.15 meas.*"; thence, along last said course of said Record of Survey,

6th - North 85°11'50" East 123.33 feet, more or less, to a point of cusp with a nontangent curve concave northwesterly, having a radius of 770.00 feet, and having a radial to said point bearing South 48°32'37" East; said point of cusp also being a point on the northwesterly line of Ventura Avenue (State Route 33), width varies; thence, along said curve and along said northwesterly line of said Ventura Avenue,

7th - Southwesterly 37.11 feet through a central angle of 2°45'40" to a point of cusp; said point of cusp also being a point on said 47th course of said District boundary; thence, along said 47th course of said District boundary,

8th - North 85°11'50" East 567.72 feet to the **Point of Beginning**.

Containing 6.71 acres, more or less.

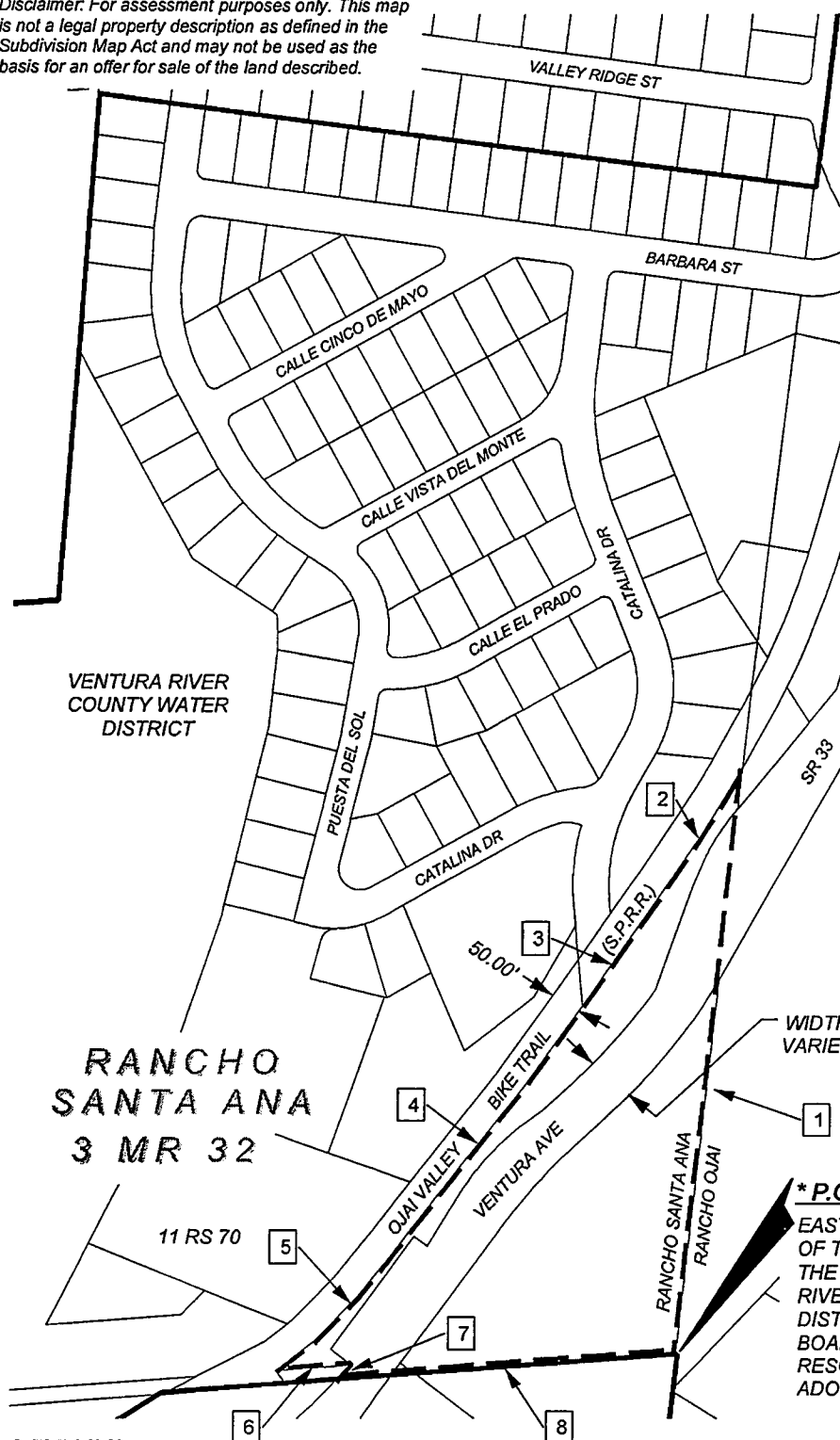
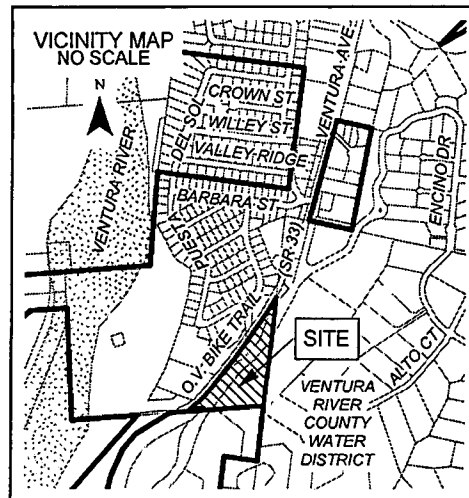
Disclaimer: For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

Prepared By:
Ventura County Surveyor's Office
800 S. Victoria Ave.
Ventura, CA 93009

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:  Date: 4/14/2014

Disclaimer: For assessment purposes only. This map 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.



RANCHO OJAI
1A MR 17

COURSES

1. N 06° 08' 15" E 980.56'
2. Δ = 05° 17' 57" R = 2867.79'
L = 265.24 RAD. = S 60° 15' 55" E
3. S 34° 57' 00" W 372.76'
4. S 37° 54' 30" W 337.33'
5. Δ = 17° 16' 36" R = 977.99'
L = 294.90 RAD. = S 54° 16' 09" E
6. N 85° 11' 50" E 123.33'
7. Δ = 02° 45' 40" R = 770.00'
L = 37.11 RAD. = S 48° 32' 37" E
8. N 85° 11' 50" E 567.72'

6.71 ACRES

*** P.O.B.**

EASTERLY TERMINUS
OF THE 47TH COURSE OF
THE FORMATION OF VENTURA
RIVER COUNTY WATER
DISTRICT, VENTURA COUNTY
BOARD OF SUPERVISORS
RESOLUTION NO. 416.4,
ADOPTED JUNE 26, 1956.

LEGEND

- = EXISTING VENTURA RIVER COUNTY WATER DISTRICT BOUNDARY
- = PROPOSED DETACHMENT FROM VENTURA RIVER COUNTY WATER DISTRICT

P.O.B. = POINT OF BEGINNING

**VENTURA RIVER
COUNTY WATER DISTRICT
BOUNDARY CLEANUP
REORGANIZATION
• DETACHMENT •**

PARCEL B

BEING A PORTION OF RANCHO SANTA ANA,
COUNTY OF VENTURA, STATE OF CALIFORNIA
PER 3 MR 32

PREPARED BY:
VENTURA COUNTY
SURVEYOR'S OFFICE
800 S. VICTORIA AVE.
VENTURA, CA 93009

0 150 300 600
Feet

1" = 300'

NOVEMBER 20, 2013 ~ JANUARY 17, 2014

SHEET 1 OF 1

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: 

Date: 4/14/2014

**VENTURA RIVER COUNTY WATER DISTRICT
BOUNDARY CLEANUP REORGANIZATION
• DETACHMENT •**

PARCEL C

That portion of Rancho Ojai in the County of Ventura, State of California, as shown on the map filed in the Office of the Ventura County Recorder in Book 1A, Page 17 of Miscellaneous Records (Maps), described as follows:

Beginning at the northwesterly terminus of the 9th course of the Ventura River County Water District Ordinance No. 1, Exclusion from the Ventura River County Water District as adopted by the Ventura River County Water District Board of Directors on August 18, 1964; said northwesterly terminus of said 9th course also being the southeasterly terminus of that certain course shown as "L8" of Parcel A on sheet 1 of Exhibit B of Parcel Map Waiver No. 1001 (Lot Line Adjustment-Ministerial) recorded May 31, 2000 in the Office of said County Recorder in Document No. 2000-0088462 of Official Records; thence, along said District boundary the following thirty (30) courses:

1st - South 50°15'05" East 396.26 feet; thence,

2nd - North 46°51'24" East 238.54 feet to the beginning of a nontangent curve concave northwesterly, having a radius of 330.00 feet, and having a radial to said beginning of said curve bearing South 67°45'48" East; thence, along said curve,

3rd - Southerly and southwesterly 141.80 feet through a central angle of 24°37'12"; thence,

4th - South 46°51'24" West 225.59 feet to the beginning of a curve concave southeasterly and having a radius of 970.00 feet; thence, along said curve,

5th - Southwesterly 359.76 feet through a central angle of 21°15'00"; thence,

6th - South 25°36'24" West 1726.79 feet; thence,

7th - South 17°57'24" West 177.75 feet to the beginning of a curve concave northwesterly and having a radius of 530.00 feet; thence, along said curve,

8th - Southerly and southwesterly 330.23 feet through a central angle of 35°42'00"; thence,

9th - South 53°39'14" West 55.58 feet; thence,

10th - South 52°58'32" East 179.64 feet; thence,

11th - South 24°20'10" West 132.33 feet; thence,

12th - South 73°20'10" West 425.04 feet; thence,

13th - North 49°39'50" West 75.24 feet; thence,

14th - North 23°24'38" West 82.67 feet; thence,

15th - South 53°39'24" West 2.09 feet to the beginning of a curve concave southeasterly and having a radius of 330.00 feet; thence, along said curve,

16th - Southwesterly 101.08 feet through a central angle of 17°33'00"; thence,

17th - South 36°06'24" West 89.83 feet to the beginning of a curve concave northwesterly and having a radius of 420.00 feet; thence, along said curve,

18th - Southwesterly and westerly 232.74 feet through a central angle of 31°45'00"; thence,

19th - South 67°51'24" West 224.24 feet to the beginning of a curve concave southeasterly and having a radius of 480.00 feet; thence, along said curve,

20th - Westerly, southwesterly, and southerly 468.45 feet through a central angle of 55°55'00"; thence,

21st - South 11°56'24" West 12.52 feet to the beginning of a curve concave westerly and having a radius of 970.00 feet; thence, along said curve,

22nd - Southerly and southwesterly 323.64 feet through a central angle of 19°07'00"; thence,

23rd - South 31°03'24" West 177.52 feet to the beginning of a curve concave southeasterly and having a radius of 1030.00 feet; thence, along said curve,

24th - Southwesterly 93.93 feet through a central angle of 5°13'30"; thence,

25th - South 25°49'54" West 47.40 feet to the beginning of a curve concave northwesterly and having a radius of 470.00 feet; thence, along said curve,

26th - Southwesterly 238.30 feet through a central angle of 29°03'00"; thence,

27th - South 54°52'54" West 172.72 feet to the beginning of a curve concave southeasterly and having a radius of 1030.00 feet; thence, along said curve,

28th - Southwesterly 226.21 feet through a central angle of 12°35'00"; thence,

29th - South 42°17'54" West 281.05 feet to the beginning of a curve concave southeasterly and having a radius of 630.00 feet; thence, along said curve,

30th - Southwesterly and southerly 317.44 feet through a central angle of 28°52'10" to the southwesterly line of Tract No. 3381-2 as shown on the map recorded in the Office of said County Recorder in Book 97, Page 74 of Miscellaneous Records (Maps); thence, leaving said District boundary and along the boundary of said Tract No. 3381-2 the following seven (7) courses:

31st - North 53°00'00" West 159.70 feet; thence,

32nd - North 22°04'56" West 434.23 feet; thence,

33rd - North 38°17'27" West 191.55 feet; thence,

34th - North 29°09'40" East 96.99 feet; thence,

35th - North 6°08'03" East 123.34 feet; thence,

36th - North 83°34'55" West 628.02 feet; thence,

37th - North 14°44'08" East 378.40 feet to the southwest corner of Lot 77 of Tract No. 3044-4 as shown on the map recorded in the Office of said County Recorder in Book 92, Page 97 of Miscellaneous Records (Maps); thence, along the boundary of said Lot 77 of said Tract No. 3044-4 the following five (5) courses:

38th - North 16°27'23" West 261.49 feet; thence,

39th - North 9°01'55" East 209.46 feet; thence,

40th - North 46°13'40" East 249.92 feet; thence,

41st - North 22°49'45" East 289.21 feet; thence,

42nd - South 72°39'40" East 495.41 feet to the boundary of said Tract No. 3044-4; thence, along the boundary of said Tract No. 3044-4,

43rd - North 37°51'02" East 998.46 feet to the southerly line of Parcel B as shown on Parcel Map No. 3101 recorded in the Office of said County Recorder in Book 29, Page 75 of Parcel Maps; thence, along the boundary of said Parcel B of said Parcel Map No. 3101 the following two (2) courses:

44th - South 78°55'00" East 471.86 feet; thence,

45th - North 10°12'24" East 407.69 feet to the westerly most corner of Parcel C of said Parcel Map No. 3101; thence, along the boundary of said Parcel C of said Parcel Map No. 3101 the following four (4) courses:

46th - South 81°25'47" East 720.24 feet

47th - North 60°19'46" East 356.78 feet

48th - North 34°01'21" West 586.00 feet

49th - North 87°18'44" West 500.00 feet to the westerly line of Parcel 1 of Parcel Map Waiver No. 1040 (Lot Line Adjustment) recorded February 7, 2001 in the Office of said County Recorder in Document No. 2001-0022428 of Official Records; thence, along said westerly line of said Parcel 1 to and continuing along the westerly line of Parcel 2 of said Parcel Map Waiver No. 1040 the following nine (9) courses:

50th - North 57°18'02" East 1530.15 feet; thence,

51st - North 53°47'19" West 1393.66 feet; thence,

52nd - North 11°04'45" East 102.58 feet; thence,

53rd - North 39°13'45" East 113.61 feet; thence,

54th - North 77°15'45" East 147.68 feet; thence,

55th - North 42°04'45" East 144.79 feet; thence,

56th - North 64°47'15" West 134.96 feet; thence,

57th - North 16°34'15" West 59.69 feet; thence,

58th - North 26°35'45" East 148.17 feet to said District boundary; thence, along said District Boundary the following four (4) courses:

59th - North 54°15'53" East 228.24 feet; thence,

60th - South 68°54'08" East 579.43 feet; thence,

61st - South 75°45'38" East 179.68 feet; thence,

62nd - North 37°29'22" East 433.01 feet to the westerly line of said Parcel A of said Parcel Map Waiver No. 1001; thence, leaving said District Boundary and along the boundary of said Parcel A of said Parcel Map Waiver No. 1001 the following four (4) courses:

63rd - South 5°53'55" West 1121.32 feet; thence,

64th - South 15°36'26" East 354.40 feet; thence,

65th - North 44°54'35" East 662.22 feet; thence,

66th - South 50°15'05" East 100.00 feet to the **Point of Beginning**.

Containing 193.02 acres, more or less.

Disclaimer: 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:
Ventura County Surveyor's Office
800 S. Victoria Ave.
Ventura, CA 93009

*The Ventura County Surveyor's office of the Public Works
Agency certifies this map and legal description to be
definite and certain.*

Certified by:  Date: 4/14/2014

Disclaimer: For assessment purposes only. This map 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.

FOR COURSE LIST,
ACREAGE AND
VICINITY MAP
SEE SHEET 3.

2000-0088462 O.R.
PARCEL A

VENTURA RIVER
COUNTY WATER
DISTRICT

2001-0022428 O.R.
PARCEL 2

VENTURA RIVER
COUNTY WATER
DISTRICT

2001-0022428 O.R.
PARCEL 1



29 PM 75
PM NO. 3101
PARCEL C

RANCHO OJAI
1A MR 17

VENTURA RIVER
COUNTY WATER DISTRICT
BOUNDARY CLEANUP
REORGANIZATION
• DETACHMENT •
PARCEL C

BEING A PORTION OF RANCHO OJAI,
COUNTY OF VENTURA, STATE OF CALIFORNIA
PER 1A MR 17

LEGEND

-  = EXISTING VENTURA RIVER COUNTY WATER DISTRICT BOUNDARY
-  = PROPOSED DETACHMENT FROM VENTURA RIVER COUNTY WATER DISTRICT

P.O.B. = POINT OF BEGINNING

PREPARED BY:
VENTURA COUNTY
SURVEYOR'S OFFICE
800 S. VICTORIA AVE.
VENTURA, CA 93009

0 255 510 1,020 Feet

1" = 500'

NOVEMBER 20, 2013 ~ JANUARY 17, 2014 ~ FEBRUARY 4, 2014 ~ MARCH 17, 2014

SHEET 1 OF 3

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

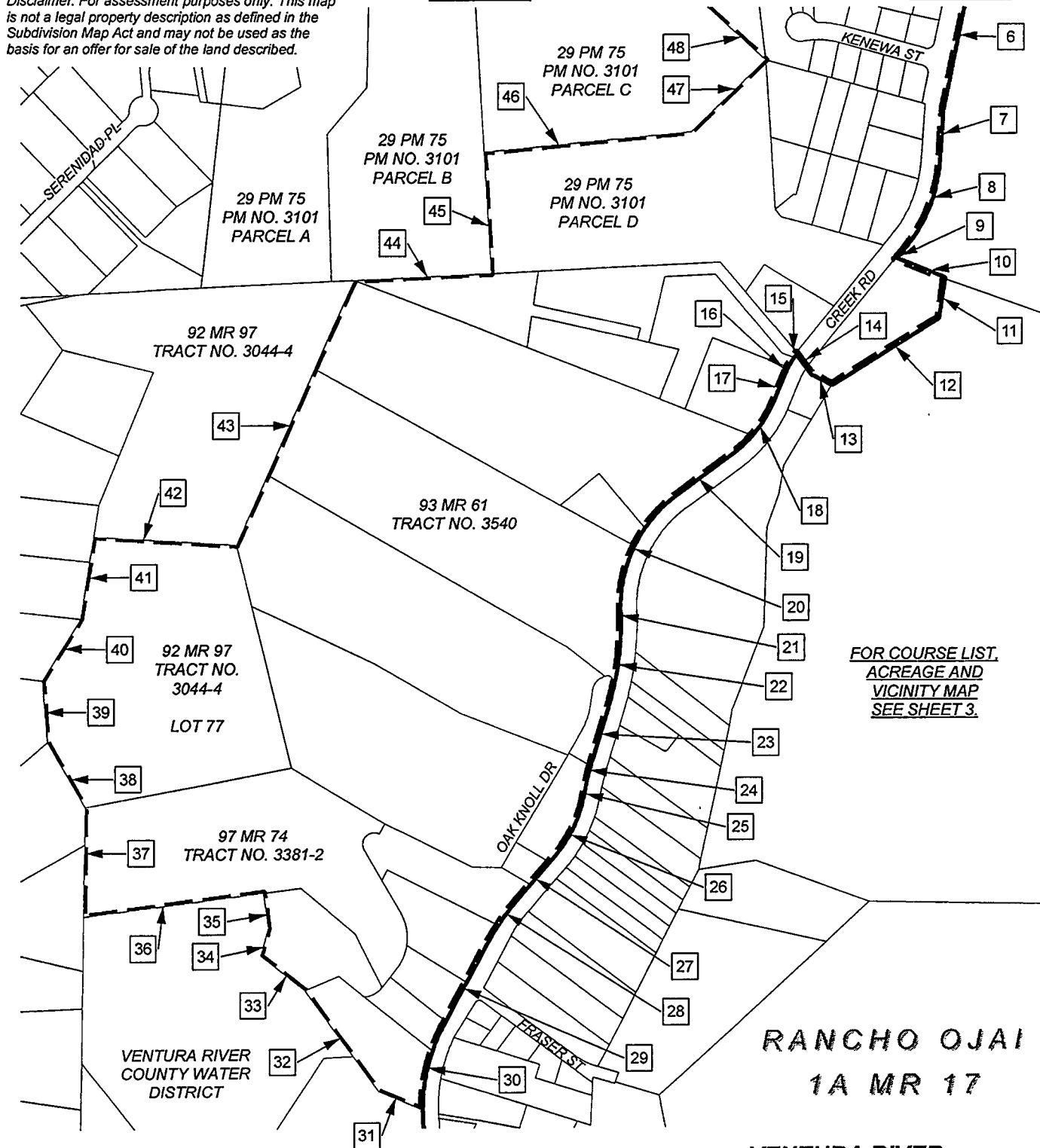
Certified by: 

Date: 4/14/2014

Disclaimer: For assessment purposes only. This map 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.

SEE SHEET 1

SEE SHEET 1



FOR COURSE LIST,
ACREAGE AND
VICINITY MAP
SEE SHEET 3.

LEGEND

- = EXISTING VENTURA RIVER COUNTY WATER DISTRICT BOUNDARY
- = PROPOSED DETACHMENT FROM VENTURA RIVER COUNTY WATER DISTRICT

P.O.B. = POINT OF BEGINNING

PREPARED BY:
VENTURA COUNTY
SURVEYOR'S OFFICE
800 S. VICTORIA AVE.
VENTURA, CA 93009

0 255 510 1,020 Feet

1" = 500'

NOVEMBER 20, 2013 ~JANUARY 17, 2014 ~FEBRUARY 4, 2014 ~MARCH 17, 2014

**VENTURA RIVER
COUNTY WATER DISTRICT
BOUNDARY CLEANUP
REORGANIZATION
• DETACHMENT •**

PARCEL C

BEING A PORTION OF RANCHO OJAI,
COUNTY OF VENTURA, STATE OF CALIFORNIA
PER 1A MR 17

SHEET 2 OF 3

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

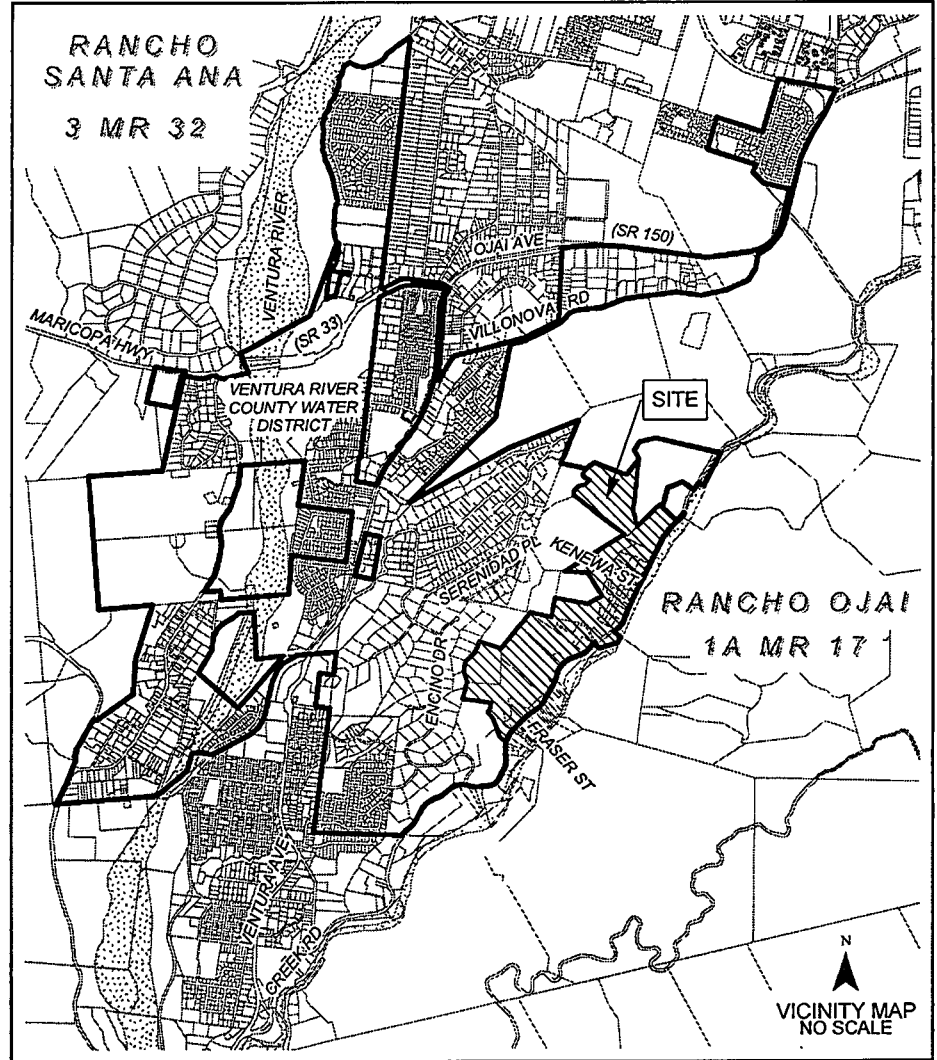
Certified by: 

Date: 4/14/2014

Disclaimer: For assessment purposes only. This map 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.

COURSES

1. S 50°15'05" E 396.26'
2. N 46°51'24" E 238.54'
3. Δ = 24°37'12" R = 330.00'
L = 141.80'
RAD. = N 67°45'48" W
4. S 46°51'24" W 225.59'
5. Δ = 21°15'00" R = 970.00'
L = 359.76'
6. S 25°36'24" W 1726.79'
7. S 17°57'24" W 177.75'
8. Δ = 35°42'00" R = 530.00'
L = 330.23'
9. S 53°39'14" W 55.58'
10. S 52°58'32" E 179.64'
11. S 24°20'10" W 132.33'
12. S 73°20'10" W 425.04'
13. N 49°39'50" W 75.24'
14. N 23°24'38" W 82.67'
15. S 53°39'24" W 2.09'
16. Δ = 17°33'00" R = 330.00'
L = 101.08'
17. S 36°06'24" W 89.83'
18. Δ = 31°45'00" R = 420.00'
L = 232.74'
19. S 67°51'24" W 224.24'
20. Δ = 55°55'00" R = 480.00'
L = 468.45'
21. S 11°56'24" W 12.52'
22. Δ = 19°07'00" R = 970.00'
L = 323.64'
23. S 31°03'24" W 177.52'
24. Δ = 05°13'30" R = 1030.00'
L = 93.93'
25. S 25°49'54" W 47.40'
26. Δ = 29°03'00" R = 470.00'
L = 238.30'
27. S 54°52'54" W 172.72'
28. Δ = 12°35'00" R = 1030.00'
L = 226.21'
29. S 42°17'54" W 281.05'
30. Δ = 28°52'10" R = 630.00'
L = 317.44'
31. N 53°00'00" W 159.70'
32. N 22°04'56" W 434.23'
33. N 38°17'27" W 191.55'
34. N 29°09'40" E 96.99'
35. N 6°08'03" E 123.34'
36. N 83°34'55" W 628.02'
37. N 14°44'08" E 378.40'
38. N 16°27'23" W 261.49'
39. N 09°01'55" E 209.46'
40. N 46°13'40" E 249.92'
41. N 22°49'45" E 289.21'
42. S 72°39'40" E 495.41'
43. N 37°51'02" E 998.46'
44. S 78°55'00" E 471.86'
45. N 10°12'24" E 407.69'
46. S 81°25'47" E 720.24'
47. N 60°19'46" E 356.78'
48. N 34°01'21" W 586.00'



COURSES (CONT.)

49. N 87°18'44" W 500.00'
50. N 57°18'02" E 1530.15'
51. N 53°47'19" W 1393.66'
52. N 11°04'45" E 102.58'
53. N 39°13'45" E 113.61'
54. N 77°15'45" E 147.68'
55. N 42°04'45" E 144.79'
56. N 64°47'15" W 134.96'
57. N 16°34'15" W 59.69'
58. N 26°35'45" E 148.17'
59. N 54°15'53" E 228.24'
60. S 68°54'08" E 579.43'
61. S 75°45'38" E 179.68'
62. N 37°29'22" E 433.01'
63. S 05°53'55" W 1121.32'
64. S 15°36'26" E 354.40'
65. N 44°54'35" E 662.22'
66. S 50°15'05" E 100.00'

193.02 ACRES

**VENTURA RIVER
COUNTY WATER DISTRICT
BOUNDARY CLEANUP
REORGANIZATION
• DETACHMENT •**

PARCEL C

BEING A PORTION OF RANCHO OJAI,
COUNTY OF VENTURA, STATE OF CALIFORNIA
PER 1A MR 17

PREPARED BY:
VENTURA COUNTY
SURVEYOR'S OFFICE
800 S. VICTORIA AVE.
VENTURA, CA 93009

NOVEMBER 20, 2013 ~JANUARY 17, 2014 ~FEBRUARY 4, 2014 ~MARCH 17, 2014

SHEET 3 OF 3

*The Ventura County Surveyor's office of the Public
Works Agency certifies this map and legal description to
be definite and certain.*

Certified by: 

Date: 4/14/2014

**VENTURA RIVER COUNTY WATER DISTRICT
BOUNDARY CLEANUP REORGANIZATION
• ANNEXATION •**

PARCEL D

All of Parcel A of Estate 1 in the County of Ventura, State of California, as described in the Grant Deed to Ventura County Flood Control District recorded October 1, 1998 in the Office of the Ventura County Recorder in Document No. 98-169780 of Official Records. Said Parcel A also being a portion of Rancho Santa Ana as shown on the map filed in the Office of said County Recorder in Book 3, Page 32 of Miscellaneous Records (Maps), described as follows:

Beginning at the southerly terminus of the 3rd course of Parcel A of the Hennigan Annexation to the Ventura River County Water District as shown and described in the Certificate of Completion recorded May 4, 1989 in the Office of said County Recorder in Document No. 89-070099 of Official Records. Said southerly terminus of said 3rd course also being the southerly terminus of the 3rd course of said Parcel A; thence, along the boundary of said Ventura River County Water District the following four (4) courses and along the boundary of said Parcel A the following nine (9) courses:

1st - North 4°08'15" West 200.00 feet; thence,

2nd - South 85°51'45" West 359.42 feet; thence,

3rd - North 33°10'45" East 344.55 feet to the beginning of a curve concave northwesterly and having a radius of 530.00 feet; thence, along said curve,

4th - Northeasterly 47.45 feet through a central angle of 5°07'47"; thence, leaving said boundary of said Ventura River County Water District,

5th - South 61°57'02" East 155.31 feet; thence,

6th - South 41°29'29" East 314.83 feet; thence,

7th - North 85°51'45" East 365.26 feet; thence,

8th - South 4°08'15" East 180.00 feet to said boundary of said Ventura River County Water District; thence, along said boundary of said Ventura River County Water District,

9th - South 85°51'45" West 564.21 feet to the **Point of Beginning**.

Containing 4.54 acres, more or less.

Disclaimer: 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:
Ventura County Surveyor's Office
800 S. Victoria Ave.
Ventura, CA 93009

*The Ventura County Surveyor's office of the Public Works
Agency certifies this map and legal description to be
definite and certain.*

Certified by:  Date: 4/14/2014

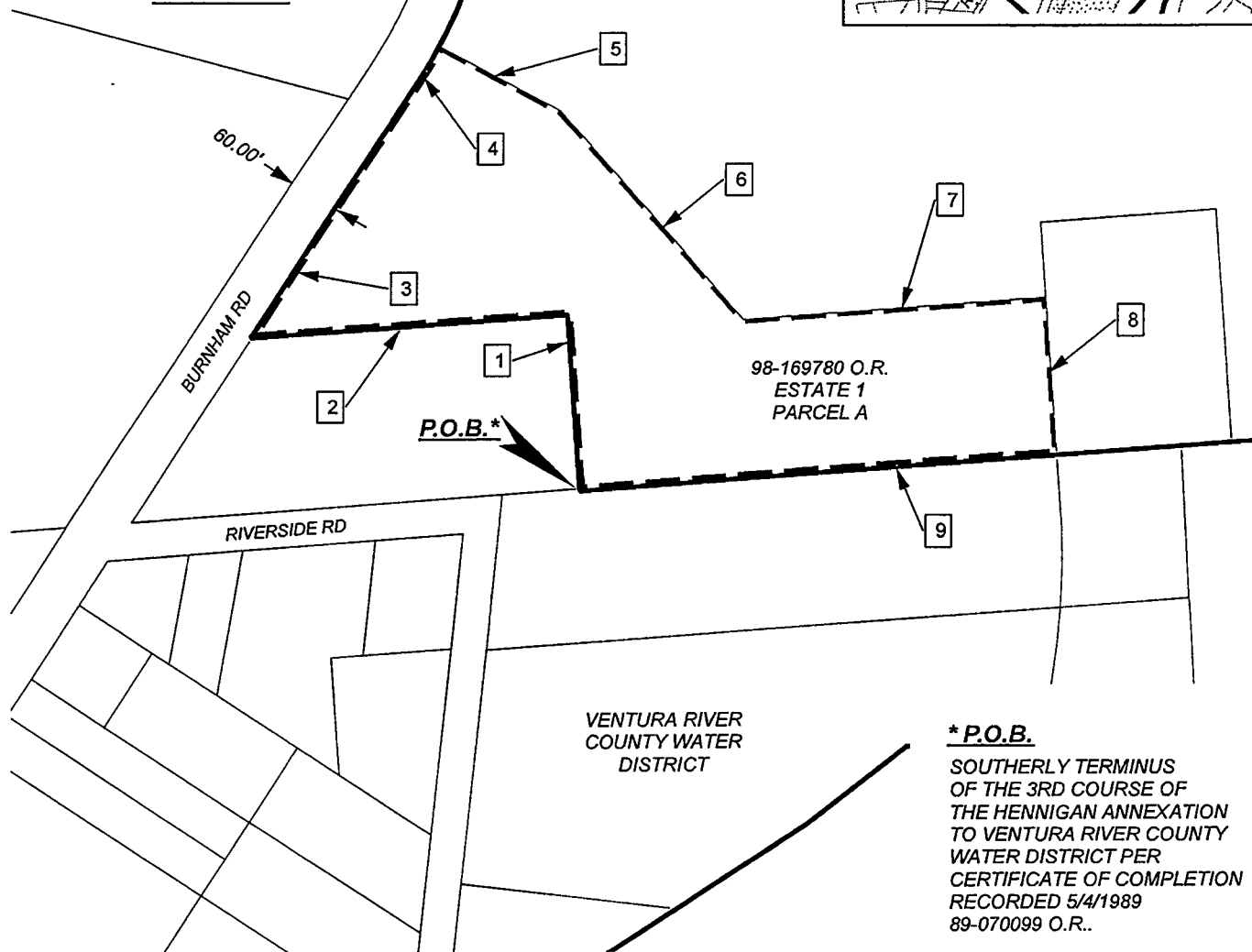
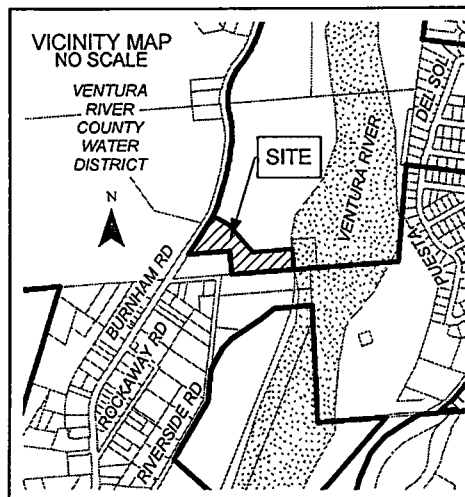
Disclaimer: For assessment purposes only. This map is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

COURSES

1. N 04°08'15" W 200.00'
2. S 85°51'45" W 359.42'
3. N 33°10'45" E 344.55'
4. L = 47.45' R = 530.00'
Δ = 05°07'47"
5. S 61°57'02" E 155.31'
6. S 41°29'29" E 314.83'
7. N 85°51'45" E 365.26'
8. S 04°08'15" E 180.00'
9. S 85°51'45" W 564.21'

4.54 ACRES

**RANCHO
SANTA ANA
3 MR 32**



*P.O.B.

SOUTHERLY TERMINUS
OF THE 3RD COURSE OF
THE HENNIGAN ANNEXATION
TO VENTURA RIVER COUNTY
WATER DISTRICT PER
CERTIFICATE OF COMPLETION
RECORDED 5/4/1989
89-070099 O.R..

LEGEND

- = EXISTING VENTURA RIVER COUNTY WATER DISTRICT BOUNDARY
- = PROPOSED DETACHMENT FROM VENTURA RIVER COUNTY WATER DISTRICT

P.O.B. = POINT OF BEGINNING



0 100 200 400 Feet

1" = 200'

PREPARED BY:
VENTURA COUNTY
SURVEYOR'S OFFICE
800 S. VICTORIA AVE.
VENTURA, CA 93009

**VENTURA RIVER
COUNTY WATER DISTRICT
BOUNDARY CLEANUP
REORGANIZATION
• ANNEXATION •**


PARCEL D

BEING A PORTION OF RANCHO SANTA ANA,
COUNTY OF VENTURA, STATE OF CALIFORNIA
PER 3 MR 32

NOVEMBER 20, 2013 ~ JANUARY 17, 2014

SHEET 1 OF 1

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: 

Date: 4/14/2014

**VENTURA RIVER COUNTY WATER DISTRICT
BOUNDARY CLEANUP REORGANIZATION
• DETACHMENT •**

PARCEL E

All of Parcels 2 and 3 of the "Reorganization Dissolving Ventura County Waterworks Districts 4 & 7/Annexing to Ventura River County Water District" in the County of Ventura, State of California, as shown and described in the Certificate of Completion recorded December 20, 1978 in the Office of the Ventura County Recorder in Book 5320, Page 167 of Official Records; said Parcels 2 and 3 being a portion of Rancho Santa Ana as shown on the map filed in the Office of said County Recorder in Book 3, Page 32 of Miscellaneous Records (Maps), described as follows:

Beginning at the easterly terminus of the 1st course of said Parcel 2; thence, along the boundary of said Ventura River County Water District the following six (6) courses:

1st - North 87°39'00" West 460.00 feet; thence,

2nd - North 2°21'00" East 125.00 feet; thence,

3rd - South 87°39'00" East 125.00 feet; thence,

4th - South 2°21'00" West 105.00 feet; thence,

5th - South 87°39'00" East 337.28 feet; thence,

6th - South 8°51'30" West 20.13 feet to the **Point of Beginning**.

Containing 0.51 acre, more or less.

Disclaimer: 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:
Ventura County Surveyor's Office
800 S. Victoria Ave.
Ventura, CA 93009

The Ventura County Surveyor's office of the Public Works
Agency certifies this map and legal description to be
definite and certain.

Certified by:  Date: 4/14/2014

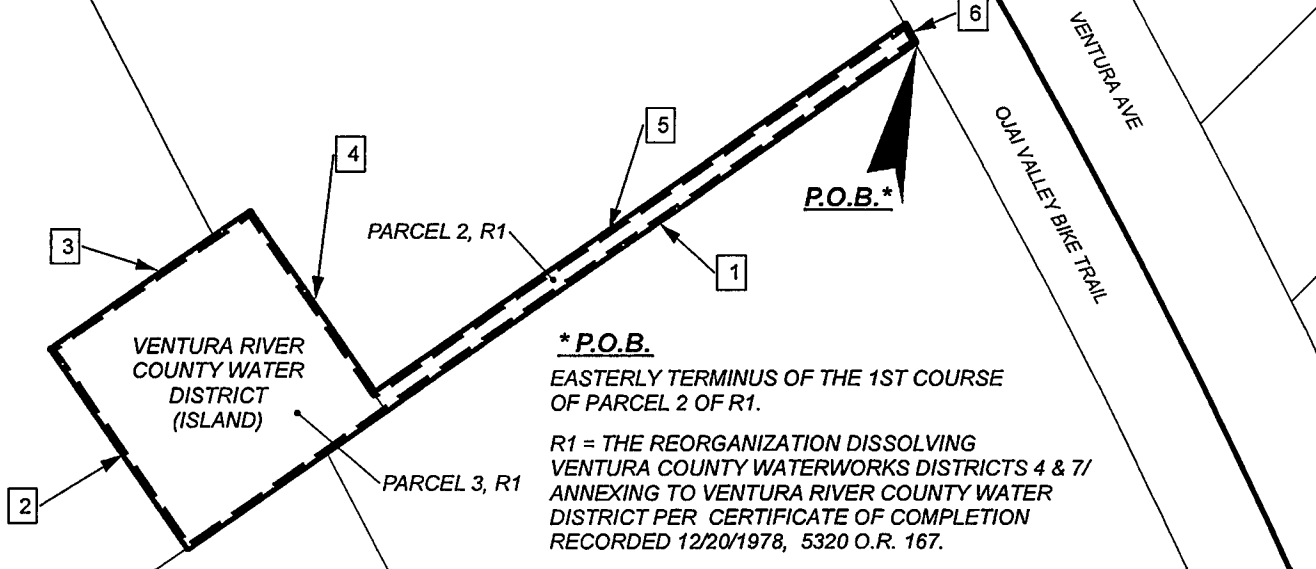
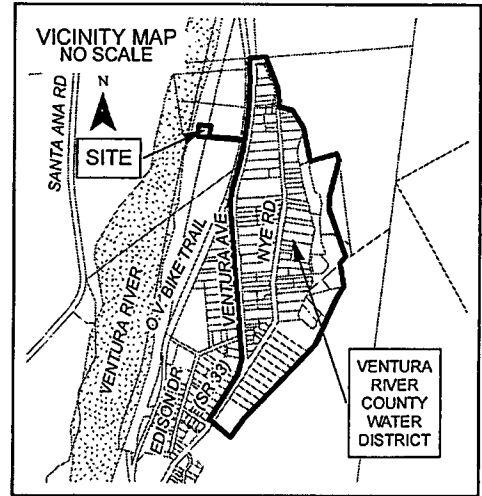
Disclaimer: For assessment purposes only. This map is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

RANCHO
SANTA ANA
3 MR 32

COURSES

1. N 87°39'00" W 460.00'
2. N 02°21'00" E 125.00'
3. S 87°39'00" E 125.00'
4. S 02°21'00" W 105.00'
5. S 87°39'00" E 337.28'
6. S 08°51'30" W 20.13'

0.51 ACRE



*** P.O.B.**

EASTERLY TERMINUS OF THE 1ST COURSE
OF PARCEL 2 OF R1.

R1 = THE REORGANIZATION DISSOLVING
VENTURA COUNTY WATERWORKS DISTRICTS 4 & 7/
ANNEXING TO VENTURA RIVER COUNTY WATER
DISTRICT PER CERTIFICATE OF COMPLETION
RECORDED 12/20/1978, 5320 O.R. 167.

LEGEND

- = EXISTING VENTURA RIVER COUNTY WATER DISTRICT BOUNDARY
- = PROPOSED DETACHMENT FROM VENTURA RIVER COUNTY WATER DISTRICT

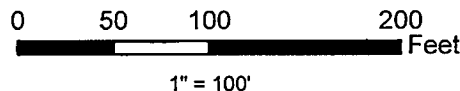
P.O.B. = POINT OF BEGINNING

**VENTURA RIVER
COUNTY WATER DISTRICT
BOUNDARY CLEANUP
REORGANIZATION
• DETACHMENT •**

PARCEL E

ALL OF PARCELS 2 & 3 PER 5320 OR 167, ALSO
BEING A PORTION OF RANCHO SANTA ANA,
COUNTY OF VENTURA, STATE OF CALIFORNIA
PER 3 MR 32


PREPARED BY:
VENTURA COUNTY
SURVEYOR'S OFFICE
800 S. VICTORIA AVE.
VENTURA, CA 93009



NOVEMBER 20, 2013 ~ JANUARY 17, 2014

SHEET 1 OF 1

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: 

Date: 4/14/2014

**VENTURA RIVER COUNTY WATER DISTRICT
BOUNDARY CLEANUP REORGANIZATION
• ANNEXATION •**

PARCEL F

That portion of Rancho Ojai in the City of Ojai, County of Ventura, State of California, as shown on the map filed in the Office of the Ventura County Recorder in Book 1A, Page 17 of Miscellaneous Records (Maps), described as follows:

Beginning at the southeasterly terminus of the 14th course of the Formation of the Ventura River County Water District as described in the "RESOLUTION ESTABLISHING THE BOUNDARIES, CALLING ELECTION FOR FORMATION OF VENTURA RIVER COUNTY WATER DISTRICT", Resolution No. 416.4, adopted by the Ventura County Board of Supervisors on June 26th, 1956. Said southeasterly terminus of said 14th course being a point on the westerly line of Ventura Avenue (60.00 feet wide); thence, along said 14th course,

1st - North 77°06'00" West 624.79 feet to the southwesterly line of the parcel described in the deed to City of Ojai recorded April 27, 1967 in the Office of said County Recorder in Book 3136, Page 65 of Official Records; thence, leaving said District boundary, along said southwesterly line and the southwesterly prolongation thereof,

2nd - South 42°23'00" East 760.10 feet to said District boundary; thence, along said District boundary,

3rd - North 12°54'00" East 432.89 feet to the **Point of Beginning**.

Containing 3.10 acres, more or less.

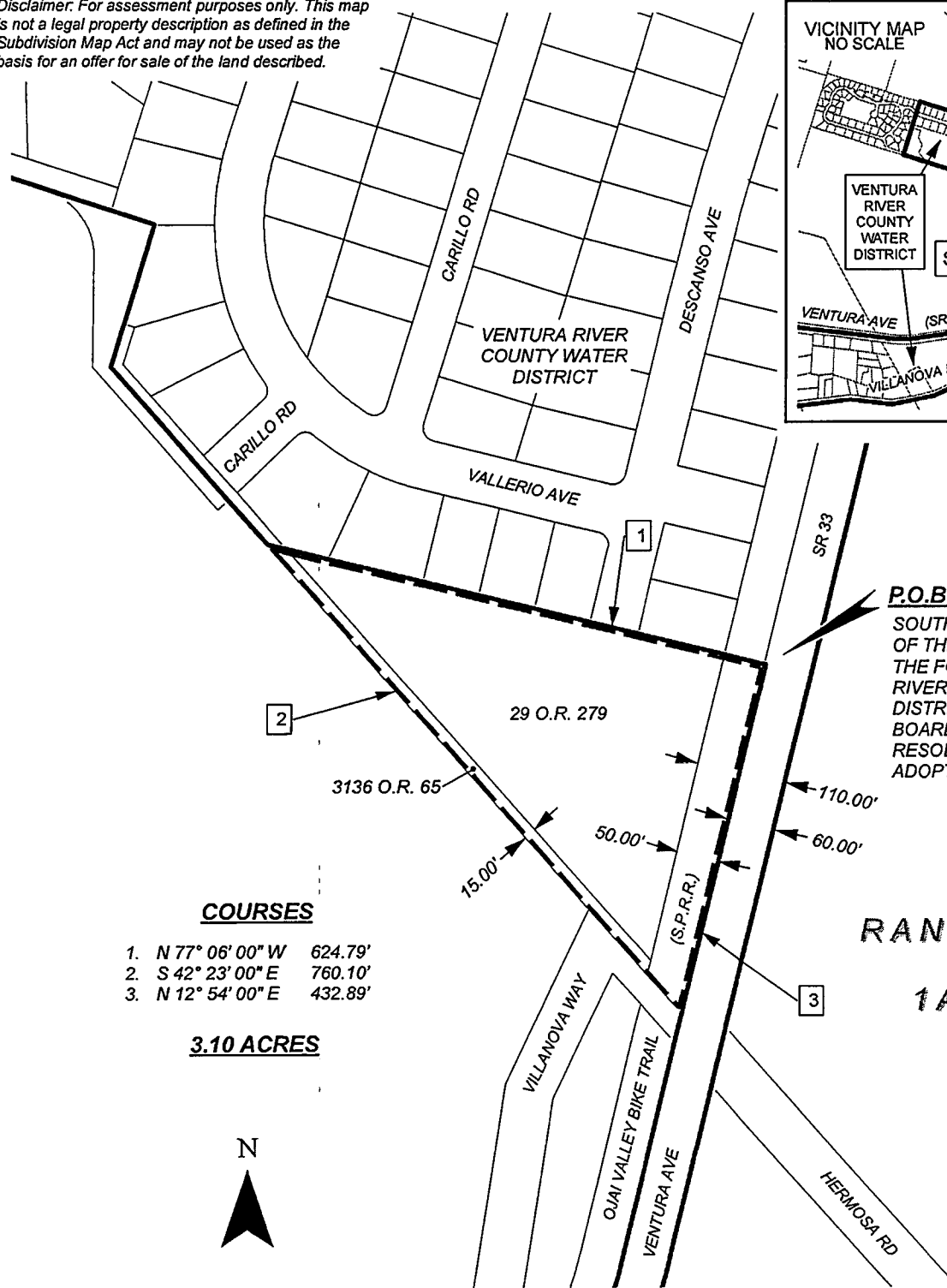
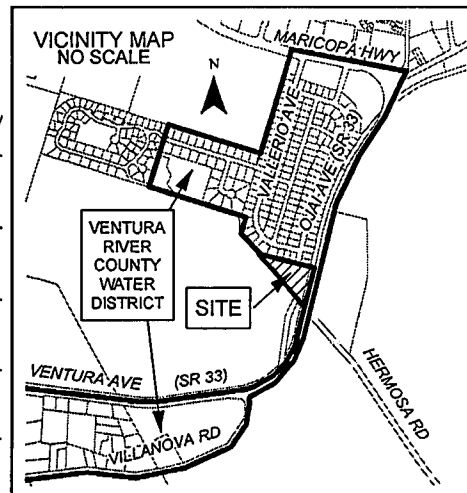
Disclaimer: For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

Prepared By:
Ventura County Surveyor's Office
800 S. Victoria Ave.
Ventura, CA 93009

*The Ventura County Surveyor's office of the Public Works
Agency certifies this map and legal description to be
definite and certain.*

Certified by:  Date: 4/14/2014

Disclaimer: For assessment purposes only. This map 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.



COURSES

1. N 77° 06' 00" W 624.79'
2. S 42° 23' 00" E 760.10'
3. N 12° 54' 00" E 432.89'

3.10 ACRES



LEGEND

- = EXISTING VENTURA RIVER COUNTY WATER DISTRICT BOUNDARY
- = PROPOSED ANNEXATION TO VENTURA RIVER COUNTY WATER DISTRICT

P.O.B. = POINT OF BEGINNING

**VENTURA RIVER
COUNTY WATER DISTRICT
BOUNDARY CLEANUP
REORGANIZATION
• ANNEXATION •
PARCEL F**

BEING A PORTION OF RANCHO OJAI,
COUNTY OF VENTURA, STATE OF CALIFORNIA
PER 1A MR 17

PREPARED BY:
VENTURA COUNTY
SURVEYOR'S OFFICE
800 S. VICTORIA AVE.
VENTURA, CA 93009

0 100 200 400
Feet

1" = 200'

NOVEMBER 12, 2013 ~ JANUARY 17, 2014

SHEET 1 OF 1

*The Ventura County Surveyor's office of the Public
Works Agency certifies this map and legal description to
be definite and certain.*

Certified by: 

Date: 4/14/2014