

No Fees per Government Code 27383

RECORDING REQUESTED BY:
Ventura Local Agency Formation Commission
WHEN RECORDED MAIL TO:
Ventura LAFCo
L# 1850



20151020-00155466-0 1/24

Ventura County Clerk and Recorder
MARK A. LUNN
10/20/2015 01:48:21 PM
995459 \$.00 CO

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 15-02 Ojai Valley Sanitary District Annexation – El Toro – Portal – Creek (Parcels A – C).
2. The name of each district or city involved in this reorganization and the kind or type of change of organization ordered for each city or district is as follows:

Ojai Valley Sanitary District – Annexation
3. APN Numbers: 019-0-062-190, 019-0-082-200, 019-0-082-220, 034-0-050-265, 034-0-142-405 (portion), and 034-0-142-320.
4. The above listed district is located within the following county: Ventura
5. The Local Agency Formation Commission's resolution of approval, LAFCo 15-02, which was adopted on April 22, 2015, 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 uninhabited.

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: 10-12-15


Kai Luoma, Executive Officer
Ventura LAFCo

LAFCO 15-02

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE
OJAI VALLEY SANITARY DISTRICT ANNEXATION – EL TORO -
PORTAL - CREEK (PARCELS A - C)**

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 (§ 56000 et seq. of the California Government Code); and

WHEREAS, notice was provided at the times and in the manner required by law; and

WHEREAS, the proposal was duly considered on April 22, 2015; 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 document, spheres of influence and applicable local plans and policies; and

WHEREAS, all landowners within the affected territory have consented to the proposal; and

WHEREAS, the affected territory has fewer than twelve registered voters and is considered uninhabited; and

WHEREAS, information satisfactory to the Commission has been presented that no subject or affected agencies have 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 County of Ventura and within the affected territory, and the organization of local governmental agencies within Ventura County; and

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

- (1) The LAFCo Staff Report dated April 22, 2015 and recommendation for approval of the proposal are adopted.
- (2) The reorganization is hereby approved, and the boundaries are established as generally set forth in the attached Exhibit A.

- (3) The boundaries of the proposal are found to be definite and certain as approved.
- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 15-02 OJAI VALLEY SANITARY DISTRICT ANNEXATION – EL TORO - PORTAL - CREEK (PARCELS A - C).**
- (5) In accordance with staff's recommendation that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to §§ 15303 and 15319 of the CEQA Guidelines, the Commission hereby finds the reorganization to be categorically exempt.
- (6) The Commission directs staff to file a Notice of Exemption under § 15062 of the CEQA Guidelines.
- (7) The affected territory is uninhabited as defined by Government Code § 56046.
- (8) Pursuant to Government Code § 56662(a), the territory is uninhabited, no affected local agency has submitted a written demand for notice and hearing, and all the owners of land within the affected territory have given their written consent to the proposal. The Commission hereby makes determinations upon the proposal without notice and hearing, and waives protest proceedings entirely.
- (9) The affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the Ojai Valley Sanitary District.
- (10) **This reorganization 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 LAFCo Executive Officer.**
- (11) **This reorganization shall not be recorded until a map and legal description consistent with this approval and suitable for filing with the State Board of Equalization have been submitted to the LAFCo Executive Officer.**

This resolution was adopted on April 22, 2015.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Cunningham	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Dandy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Freeman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Morehouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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 Ramirez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Rooney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

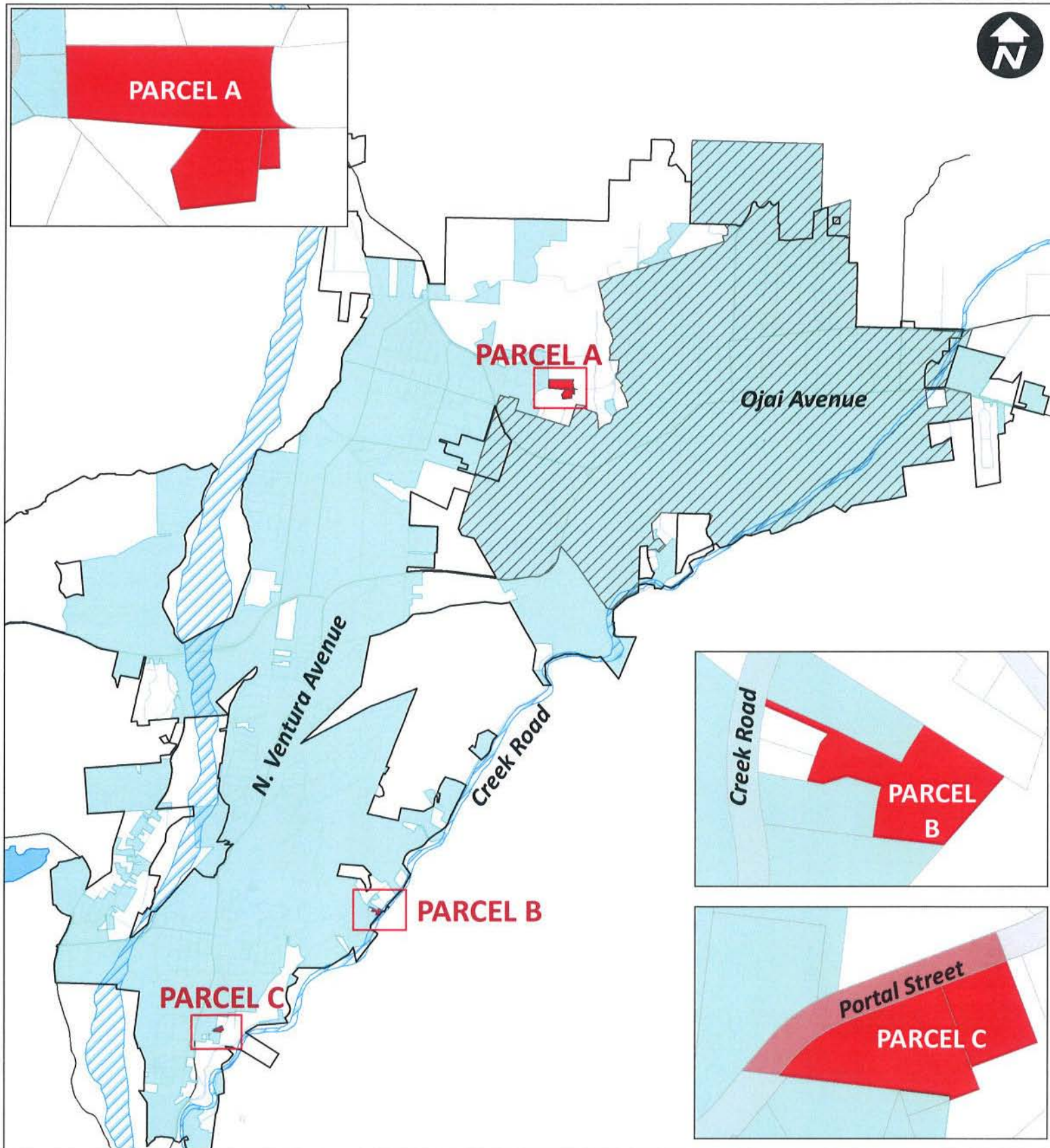
4-22-15
Date



Lou Cunningham, Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

Copies: Ojai Valley Sanitary District
Ventura County Surveyor
Ventura County GIS Officer



- Proposal Area (LAFCo 15-02)
- OVSD - District Boundary
- OVSD - Sphere of Influence Boundary
- City of Ojai - City Boundary

Ojai Valley Sanitary District (OVSD)
LAFCo 15-02
OVSD Annexation - El Toro - Portal - Creek (Parcels A - C)
April 22, 2015
Exhibit A



OJAI VALLEY SANITARY DISTRICT ANNEXATION
EL TORO-PORTAL-CREEK
(OVSD 2015-01)

PARCEL A

THAT PORTION OF TRACT 8 IN THE BARD SUBDIVISION OF THE RANCHO OJAI IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS SHOWN ON THE MAP RECORDED IN THE OFFICE OF THE VENTURA COUNTY RECORDER IN BOOK 5, PAGE 25 ½ OF MISCELLANEOUS RECORDS (MAPS), BEING ALL OF THE PARCEL DESCRIBED IN EXHIBIT "A" OF THE GRANT DEED TO DAVID F. CIANCIULLI AND ERIKA A. CIANCIULLI, TRUSTEES OF THE CIANCIULLI REVOCABLE LIVING TRUST (ETC.) RECORDED FEBRUARY 11, 2014 IN THE OFFICE OF SAID COUNTY RECORDER AS DOCUMENT NO. 20140211-00016059-0 OF OFFICIAL RECORDS, TOGETHER WITH ALL OF PARCEL 2 AS SHOWN ON PARCEL MAP NO. 4708 RECORDED IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 51, PAGE 42 OF PARCEL MAPS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY TERMINUS OF THE 5TH COURSE OF THE WEST HILLS ANNEXATION NO. 5, ANNEXATION TO THE MEINERS OAKS SANITARY DISTRICT (SUBSEQUENTLY CONSOLIDATED INTO THE OJAI VALLEY SANITARY DISTRICT) AS DESCRIBED IN RESOLUTION NO. 234, ADOPTED SEPTEMBER 3, 1974 BY THE BOARD OF DIRECTORS OF THE MEINERS OAKS SANITARY DISTRICT. SAID SOUTHERLY TERMINUS OF SAID 5TH COURSE ALSO BEING A POINT ON THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN SAID EXHIBIT "A" AND ALSO BEING THE **TRUE POINT OF BEGINNING**; THENCE, ALONG THE BOUNDARY OF SAID PARCEL DESCRIBED IN SAID EXHIBIT "A" THE FOLLOWING SIX (6) COURSES AND ALONG SAID OJAI VALLEY SANITARY DISTRICT BOUNDARY:

1ST - NORTH 2°28'00" WEST 280.00 FEET; THENCE LEAVING SAID DISTRICT BOUNDARY,

2ND - NORTH 89°26'00" EAST 801.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 395.00 FEET, A RADIAL LINE BEARS SOUTH 75°46'01" EAST; THENCE,

3RD - SOUTHERLY THROUGH A CENTRAL ANGLE OF 18°43'58" A DISTANCE OF 129.14 FEET; THENCE,

4TH - SOUTH 4°30'00" EAST 71.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 125.00 FEET; THENCE,

5TH - SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 87°01'57" A DISTANCE OF 189.88 FEET; THENCE,

6TH - SOUTH 88°28'00" WEST 102.84 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE, ALONG THE BOUNDARY OF SAID PARCEL 2 THE FOLLOWING SIX (6) COURSES:

7TH - SOUTH 2°18'25" EAST 154.66 FEET; THENCE,

8TH - SOUTH 87°19'45" WEST 82.50 FEET; THENCE,

9TH - SOUTH 4°32'40" WEST 122.54 FEET; THENCE,

10TH - SOUTH 80°53'57" WEST 289.32 FEET; THENCE,

11TH - NORTH 14°27'20" WEST 170.15 FEET; THENCE,

12TH - NORTH 36°55'25" EAST 197.39 FEET TO A POINT ON THE 2ND COURSE OF SAID PARCEL DESCRIBED IN SAID EXHIBIT "A"; THENCE, ALONG SAID 2ND COURSE,

13TH - NORTH 86°18'20" WEST 515.09 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING: 7.93 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.



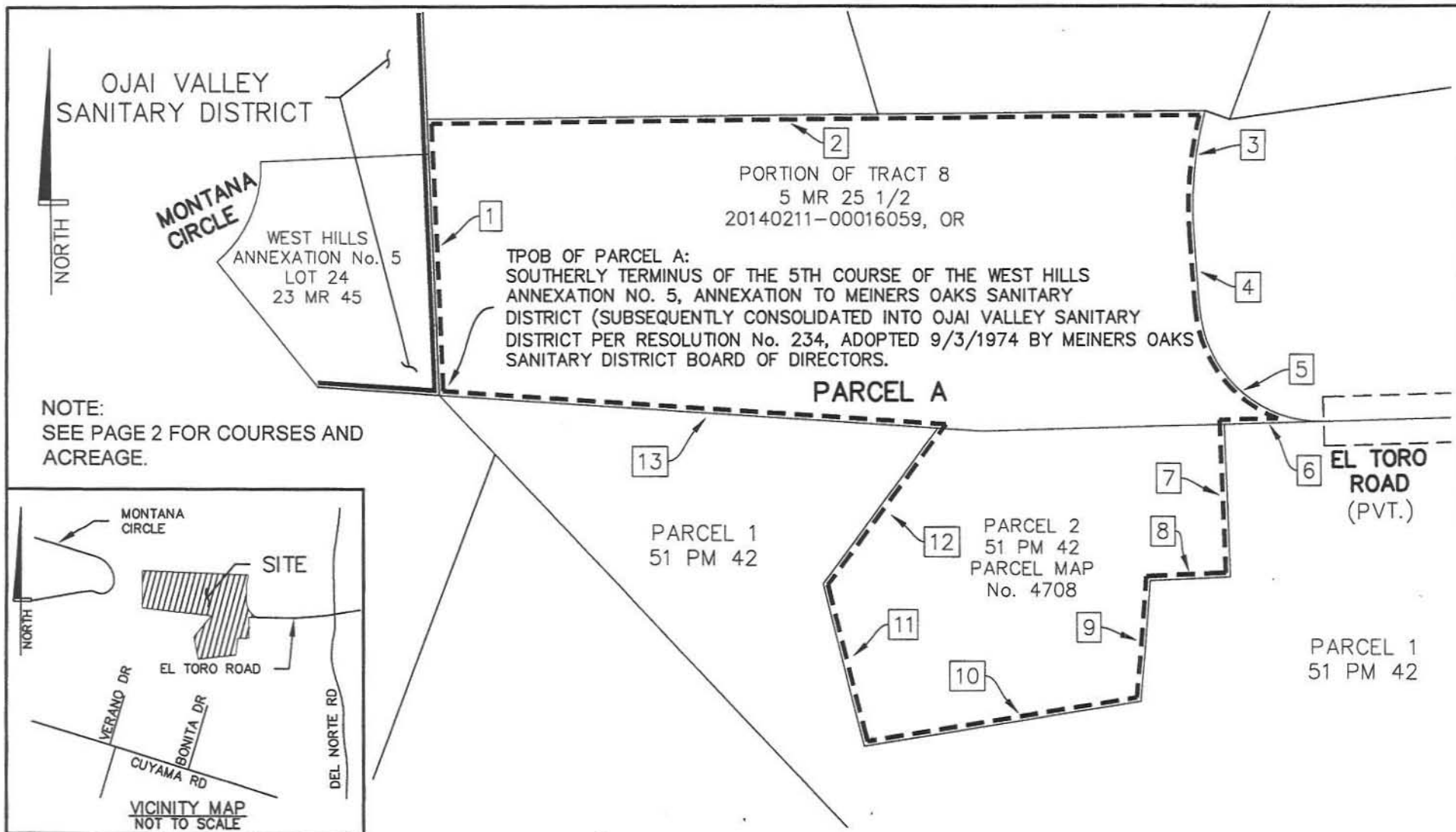
FRANK J. SOBECKI, PLS 5975
DATE PREPARED: 9/10/2015

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

Certified by: 

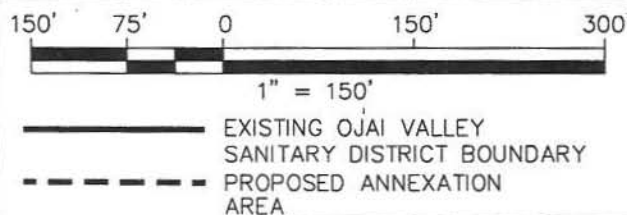
Date: 9/17/2015





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Frank J. Sobecki, PLS **FJS** **fjs@fjslandconsulting.com**
CONSULTING
AND
FJS Land Consulting
14818 Quezada Way
Santa Clarita, CA 91387
(805) 501-4075



DATE PREPARED: 8/25/2015

OJAI VALLEY SANITARY DISTRICT ANNEXATION
EL TORO-PORTAL-CREEK
(OVSD 2015-01)
PARCEL A

BEING A PORTION OF TRACT 8, BARD SUBDIVISION OF THE RANCHO OJAI PER 5 MR 25 1/2 BEING ALL OF THE PARCEL PER 20140211-00016059-0, O. R. TOGETHER WITH ALL OF PARCEL 2 PER 51 PM 42, COUNTY OF VENTURA, STATE OF CALIFORNIA

PAGE 1 OF 2

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: 9/17/2015

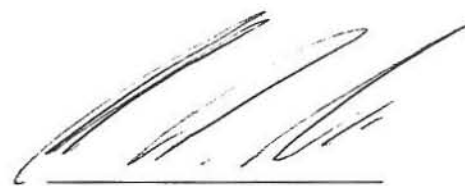
PARCEL A COURSES

Line Table

Course #	Bearing	Length
1	N2°28'00"W	280.00'
2	N89°26'00"E	801.73'
4	S4°30'00"E	71.34'
6	S88°28'00"W	102.84'
7	S2°18'25"E	154.66'
8	S87°19'45"W	82.50'
9	S4°32'40"W	122.54'
10	S80°53'57"W	289.32'
11	N14°27'20"W	170.15'
12	N36°55'25"E	197.39'
13	N86°18'20"W	515.09'

Curve Table

Course #	Delta	Radius	Length	Radial Bearing
3	18°43'58"	395.00'	129.14'	S75°46'01"E
5	87°01'57"	125.00'	189.88'	



FRANK J. SOBECKI



PARCEL A
+/-7.93 ACRES

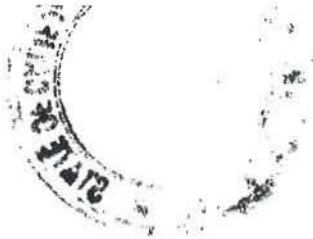
OJAI VALLEY SANITARY DISTRICT ANNEXATION
EL TORO-PORTAL-CREEK
(OVSD 2015-01)
PARCEL A

BEING A PORTION OF TRACT 8, BARD SUBDIVISION OF THE
RANCHO OJAI PER 5 MR 25 1/2 BEING ALL OF THE PARCEL
PER 20140211-00016059-0, O. R. TOGETHER WITH ALL OF
PARCEL 2 PER 51 PM 42, COUNTY OF VENTURA, STATE OF
CALIFORNIA

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: 9/17/2015



OJAI VALLEY SANITARY DISTRICT ANNEXATION
EL TORO-PORTAL-CREEK
(OVSD 2015-01)

PARCEL B

A PORTION OF PARCEL 1 AS SHOWN ON PARCEL MAP No. 5790 IN BOOK 68, PAGE 99 OF PARCEL MAPS AND A PORTION OF SYCAMORE STREET (40.00 FEET WIDE-ABANDONED) AS SHOWN ON THE MAP OF THE SYCAMORE PARK TRACT RECORDED IN BOOK 15, PAGE 40 OF MISCELLANEOUS RECORDS (MAPS), BOTH IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING WITHIN LOT 4, OF THE BARD SUBDIVISION OF THE RANCHO OJAI AS SHOWN ON THE MAP RECORDED IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 5, PAGE 25 1/2 OF MISCELLANEOUS RECORDS (MAPS), DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY TERMINUS OF THE 2ND COURSE OF PARCEL D, OF THE COUNTRY CLUB ANNEXATION TO OJAI VALLEY SANITARY DISTRICT, AS SHOWN AND DESCRIBED IN THE CERTIFICATE OF COMPLETION RECORDED MARCH 13, 2006 IN THE OFFICE OF SAID COUNTY RECORDER IN DOCUMENT No. 20060313-0052891 OF OFFICIAL RECORDS, SAID NORTHEASTERLY TERMINUS OF SAID 2ND COURSE ALSO BEING THE NORTHEASTERLY TERMINUS OF THE COURSE SHOWN AS NORTH 30°57'26" EAST 50.01 FEET, FOR SAID PARCEL 1 ON SHEET 2 OF 5 OF SAID PARCEL MAP No. 5790 AND BEING THE **TRUE POINT OF BEGINNING**; THENCE, ALONG THE BOUNDARY OF SAID PARCEL 1 THE FOLLOWING FIVE (5) COURSES AND ALONG SAID DISTRICT BOUNDARY THE FOLLOWING SIX (6) COURSES:

1ST - SOUTH 30°57'26" WEST 50.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 300.00 FEET; THENCE ALONG SAID CURVE,

2ND - SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 5°48'58" A DISTANCE OF 30.45 FEET; THENCE,

3RD - NORTH 67°32'12" WEST 139.61 FEET; THENCE,

4TH - NORTH 10°59'52" EAST 0.03 FEET; THENCE,

5TH - NORTH 67°41'34" WEST 139.24 FEET TO THE EASTERLY RIGHT OF WAY OF CREEK ROAD (60.00 FEET WIDE) BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 570.00 FEET AND HAVING A RADIAL BEARING OF NORTH 76°37'49" WEST; THENCE LEAVING SAID BOUNDARY OF SAID PARCEL 1, ALONG SAID EASTERLY RIGHT OF WAY,

6TH - SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 1°32'05" A DISTANCE

OF 15.27 FEET TO SAID BOUNDARY OF SAID PARCEL 1; THENCE LEAVING SAID DISTRICT BOUNDARY, ALONG SAID BOUNDARY OF SAID PARCEL 1 THE FOLLOWING SEVEN (7) COURSES:

7TH - SOUTH 67°47'50" EAST 127.82 FEET; THENCE,

8TH - SOUTH 33°51'30" WEST 20.00; THENCE,

9TH - SOUTH 19°02'54" WEST 27.57 FEET; THENCE,

10TH – SOUTH 19°12'09" WEST 47.77 FEET TO SAID DISTRICT BOUNDARY; THENCE ALONG SAID DISTRICT BOUNDARY THE FOLLOWING SIX (6) COURSES:

11TH – SOUTH 80°35'22" EAST 30.04 FEET; THENCE,

12TH – NORTH 66°00'58" EAST 41.63 FEET; THENCE,

13TH – SOUTH 75°24'17" EAST 74.13 FEET TO THE WESTERLY RIGHT OF WAY OF SAID SYCAMORE STREET (40.00 FEET WIDE-ABANDONED) BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 320.00 FEET AND HAVING A RADIAL BEARING OF NORTH 76°15'16" WEST; THENCE LEAVING SAID BOUNDARY OF SAID PARCEL 1, ALONG SAID WESTERLY RIGHT OF WAY, THE FOLLOWING TWO (2) COURSES:

14TH –SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 8°36'25" A DISTANCE OF 48.07 FEET; THENCE,

15TH – SOUTH 5°08'19" WEST 49.90 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID PARCEL 1; THENCE ALONG SAID WESTERLY PROLONGATION OF SAID SOUTHERLY LINE TO AND ALONG SAID BOUNDARY OF SAID PARCEL 1 THE FOLLOWING THREE (3) COURSES:

16TH – SOUTH 84°43'39" EAST 137.37 FEET; THENCE, LEAVING SAID DISTRICT BOUNDARY,

17TH – NORTH 39°32'24" EAST 176.57 FEET; THENCE,

18TH – NORTH 58°59'23" WEST 183.82 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING: 1.10 ACRES, MORE or LESS


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FRANK J. SOBECKI, PLS 5975
DATE PREPARED: 9/10/2015



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: 9/17/2015

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: 9/17/2015

PARCEL B COURSES

Line Table

Course #	Bearing	Length
1	S30°57'26"W	50.01'
3	N67°32'12"W	139.61'
4	N10°59'52"E	0.03'
5	N67°41'34"W	139.24'
7	S67°47'50"E	127.82'
8	S33°51'30"W	20.00'
9	S19°02'54"W	27.57'
10	S19°12'09"W	47.77'
11	S80°35'22"E	30.04'
12	N66°00'58"E	41.63'
13	S75°24'17"E	74.13'
15	S5°08'19"W	49.90'
16	S84°43'39"E	137.37'
17	N39°32'24"E	176.57'
18	N58°59'23"W	183.82'

Curve Table

Course #	Delta	Radius	Length	Radial Bearing
2	5°48'58"	300.00'	30.45'	
6	1°32'05"	570.00'	15.27'	N76°37'49"W
14	8°36'25"	320.00'	48.07'	N76°15'16"W


FRANK J. SOBECKI



PARCEL B
+/-1.10 ACRES

OJAI VALLEY SANITARY DISTRICT ANNEXATION
EL TORO-PORTAL-CREEK
(OVSD 2015-01)
PARCEL B

BEING A PORTION OF PARCEL 1 PER 68 PM 99 AND A
PORTION OF SYCAMORE STREET PER 15 MR 40, WITHIN LOT
4, OF THE BARD SUBDIVISION OF THE RANCHO OJAI PER 5
MR 25 1/2, COUNTY OF VENTURA, STATE OF CALIFORNIA

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: 9/17/2015



OJAI VALLEY SANITARY DISTRICT ANNEXATION
EL TORO-PORTAL-CREEK
(OVSD 2015-01)

PARCEL C

BEING A PORTION OF PARCEL "A" AND ALL OF PARCEL "B" TOGETHER WITH A PORTION OF PORTAL STREET (40.00 FEET WIDE) IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN BOOK 23, PAGE 24 OF PARCEL MAPS, ALL WITHIN LOT 31, RANCHO SANTA ANA PER BOOK 3, PAGE 32 OF MISCELLANEOUS RECORDS (MAPS), DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY TERMINUS OF THE 2ND COURSE OF THE PORTAL STREET ADDITION NO. 2 ANNEXATION TO OAK VIEW SANITARY DISTRICT (SUBSEQUENTLY CONSOLIDATED INTO THE OJAI VALLEY SANITARY DISTRICT), AS DESCRIBED IN THE CERTIFICATE OF COMPLETION RECORDED SEPTEMBER 21, 1972 IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 4012, PAGE 207 OF OFFICIAL RECORDS AND BEING THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID OJAI VALLEY SANITARY DISTRICT BOUNDARY:

1ST - SOUTH 5°37'30" WEST 6.19 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL "A"; THENCE LEAVING SAID OJAI VALLEY SANITARY DISTRICT BOUNDARY, ALONG THE BOUNDARY OF SAID PARCEL "A" THE FOLLOWING TWO (2) COURSES:

2ND - NORTH 68°07'30" EAST 41.72 FEET; THENCE,

3RD - NORTH 21°52'30" WEST 30.00 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL "B"; THENCE, ALONG THE BOUNDARY OF SAID PARCEL "B" THE FOLLOWING TWO (2) COURSES:

4TH - NORTH 68°07'30" EAST 90.00 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL "B"; THENCE, ALONG SAID NORTHEASTERLY LINE OF SAID PARCEL "B" AND THE NORTHWESTERLY PROLOGATION THEREOF,

5TH - NORTH 21°52'30" WEST 152.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF SAID PORTAL STREET (40.00 FEET WIDE); THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY THE FOLLOWING THREE (3) COURSES:

6TH - SOUTH 68°07'30" WEST 215.87 FEET TO A POINT ON SAID OJAI VALLEY SANITARY DISTRICT BOUNDARY, SAID POINT ALSO BEING THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 220.00 FEET; THENCE ALONG SAID OJAI VALLEY SANITARY DISTRICT BOUNDARY THE FOLLOWING THREE (3) COURSES:

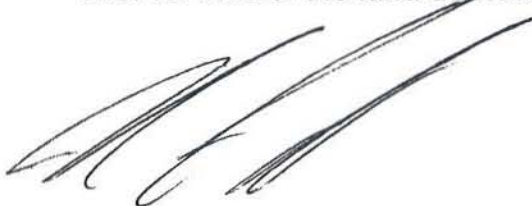
7TH -SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 30°00'00" A DISTANCE OF 115.19 FEET; THENCE,

8TH - SOUTH 38°07'30" WEST 46.78 FEET; THENCE,

9TH - SOUTH 84°22'30" EAST 267.78 FEET TOTHE **TRUE POINT OF BEGINNING.**

CONTAINING: 1.04 ACRES, MORE or LESS

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FRANK J. SOBECKI, PLS 5975
DATE PREPARED: 9/10/2015



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Certified by: 

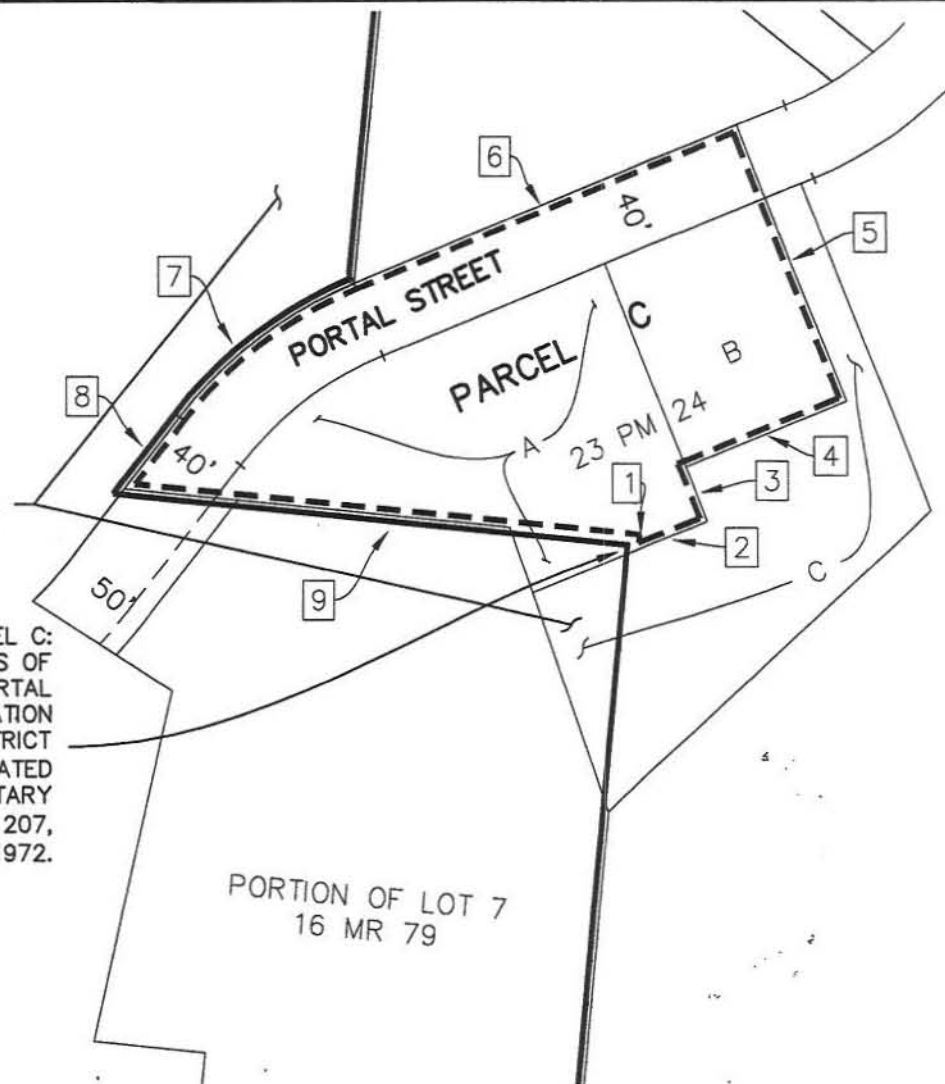
Date: 9/17/2015



NOTE:
SEE PAGE 2 FOR COURSES AND
ACREAGE.

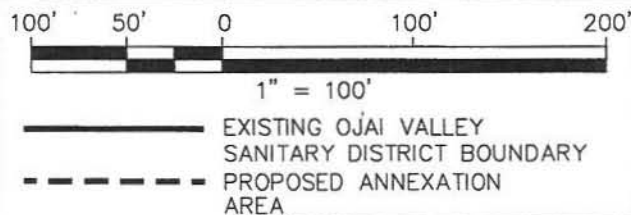
OJAI VALLEY
SANITARY DISTRICT

TPOB OF PARCEL C:
SOUTHEASTERLY TERMINUS OF
THE 2ND COURSE OF THE PORTAL
STREET ADDITION NO. 2 ANNEXATION
TO OAK VIEW SANITARY DISTRICT
(SUBSEQUENTLY CONSOLIDATED
INTO THE OJAI VALLEY SANITARY
DISTRICT) PER 4012 OR 207,
RECORDED 9/21/1972.



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Frank J.
Sobecki, PLS **F** fjs@fjslandconsulting.com
CONSULTING
AND
FJS Land Consulting
14818 Quezada Way
Santa Clarita, CA 91387 (805) 501-4075



DATE PREPARED: 8/25/2015

OJAI VALLEY SANITARY DISTRICT ANNEXATION
EL TORO-PORTAL-CREEK
(OVSD 2015-01)
PARCEL C

BEING A PORTION OF PARCEL "A" AND ALL OF PARCEL "B"
PER 23 PM 24, WITHIN LOT 31, RANCHO SANTA ANA PER 3
MR 32, COUNTY OF VENTURA, STATE OF CALIFORNIA

PAGE 1 OF 2

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: 9/17/2015

PARCEL C COURSES

LINE TABLE		
COURSE	BEARING	LENGTH
1	S5°37'30"W	6.19'
2	N68°07'30"E	41.72'
3	N21°52'30"W	30.00'
4	N68°07'30"E	90.00'
5	N21°52'30"W	152.00'
6	S68°07'30"W	215.87'
8	S38°07'30"W	46.78'
9	S84°22'30"E	267.78'

CURVE TABLE			
COURSE	DELTA	RADIUS	LENGTH
7	30°00'00"	220.00'	115.19'



FRANK J. SOBECKI



PARCEL C
+/-1.04 ACRES

OJAI VALLEY SANITARY DISTRICT ANNEXATION
EL TORO-PORTAL-CREEK
(OVSD 2015-01)
PARCEL C

BEING A PORTION OF PARCEL "A" AND ALL OF PARCEL "B"
PER 23 PM 24, WITHIN LOT 31, RANCHO SANTA ANA PER 3
MR 32, COUNTY OF VENTURA, STATE OF CALIFORNIA

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: 9/17/2015

