


No Fees per Government Code 27383

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


20191216-00156369-0 1/21
Ventura County Clerk and Recorder
MARK A. LUNN
12/16/2019 03:39:01 PM
1556238 \$.00 HE

VENTURA LOCAL AGENCY FORMATION COMMISSION
801 South Victoria Ave., Suite 301
Ventura, CA 93003

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 19-03 Ojai Valley Sanitary District Annexation – Amber - Cuyama - Burnham (Parcels A – D)
2. The specific change of organization is as follows:

Ojai Valley Sanitary District – Annexation
3. Assessor's Parcel Numbers: 020-0-090-190, 024-0-033-130, 031-0-092-125, and 032-0-201-105.
4. The district listed above is located in Ventura County.
5. The Local Agency Formation Commission's resolution of approval, LAFCo 19-03 which was adopted on April 17, 2019, 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: 12-16-19


Kai Luoma, Executive Officer
Ventura LAFCo

LAFCO 19-03

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE
OJAI VALLEY SANITARY DISTRICT ANNEXATION – AMBER -
CUYAMA - BURNHAM (PARCELS A - D)**

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 17, 2019; and

WHEREAS, the Commission heard 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 12 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.

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

- (1) The LAFCo Staff Report dated April 17, 2019 and recommendation for approval of the proposal are adopted.
- (2) The annexation 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 19-03 OJAI VALLEY SANITARY DISTRICT ANNEXATION – AMBER - CUYAMA - BURNHAM (PARCELS A - D).**
- (5) In accordance with staff's recommendation that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to § 15319 of the CEQA Guidelines, the Commission hereby finds the annexation 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 annexation 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 annexation 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.**

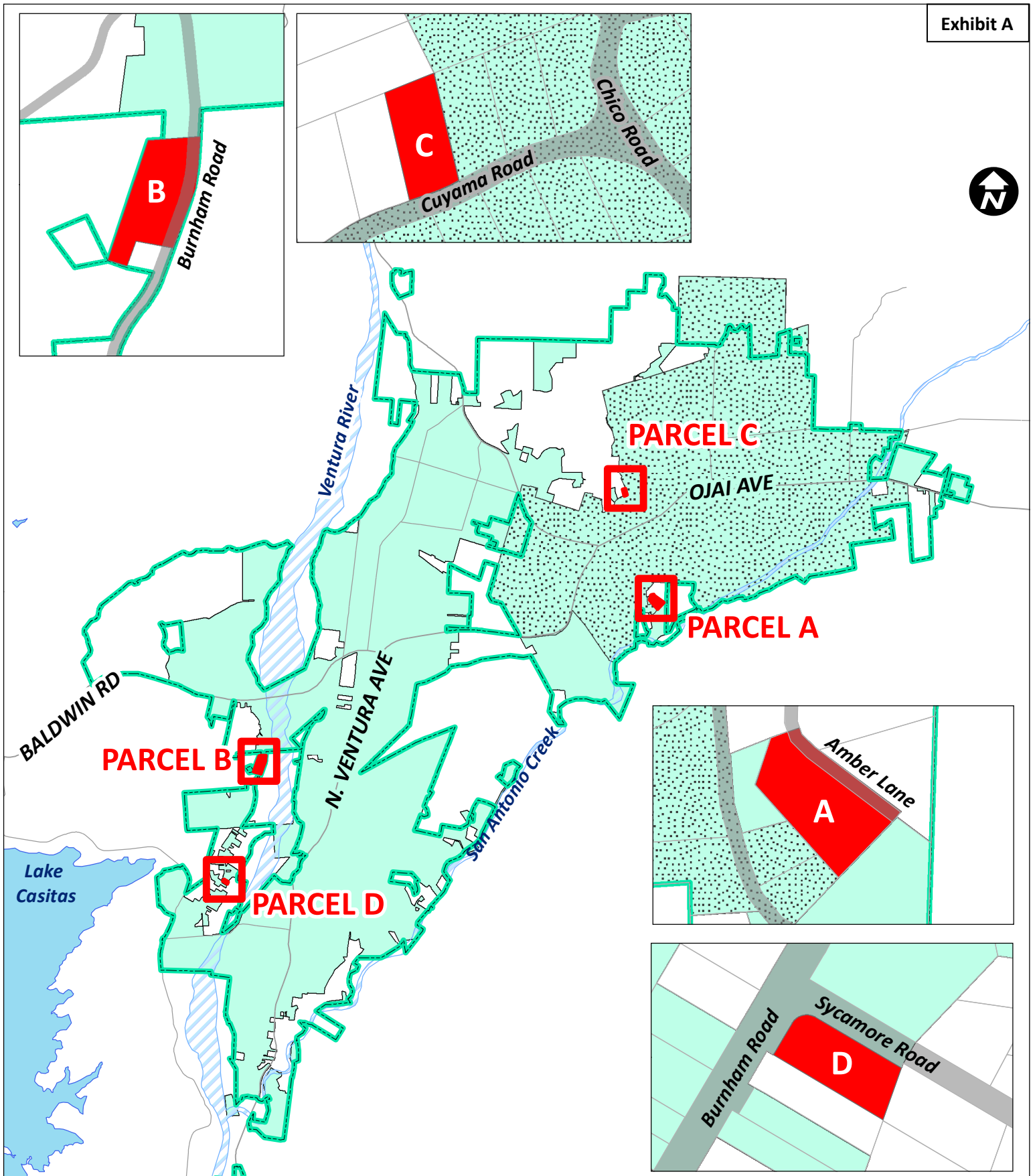
This resolution was adopted on April 17, 2019.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Freeman	<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 Ramirez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Rooney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ross	<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 type="checkbox"/>
Alt. Commissioner Bill-de la Peña	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Curtis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Richards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





<u>4/17/19</u>	
Date	Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

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



Ojai Valley Sanitary District (OVSD)
LAFCo 19-03
OVSD Annexation - Amber-Cuyama-Burnham (Parcels A-D)
April 17, 2019

-  Proposal Area
-  OVSD - Sphere Boundary
-  OVSD - District Boundary
-  City of Ojai - City Boundary

OJAI VALLEY SANITARY DISTRICT ANNEXATION
AMBER-CUYAMA-BURNHAM
(OVSD 2018-18)

PARCEL A

ALL OF PARCEL 1 AND A PORTION OF AMBER LANE (50 FEET WIDE), IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN PER MAP RECORDED IN BOOK 7, PAGE 25 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PARCEL 1 BEING A PORTION OF LOT 8 OF THE BARD SUBDIVISION OF THE RANCHO OJAI, AS SHOWN PER MAP RECORDED IN BOOK 5, PAGE 25-1/2 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF SAID COUNTY RECORDER, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING THE NORTHEASTERLY TERMINUS OF THE 4TH COURSE, OF PARCEL C, OF THE COUNTRY CLUB ANNEXATION TO THE OJAI VALLEY SANITARY DISTRICT, AS DESCRIBED PER CERTIFICATE OF COMPLETION RECORDED IN DOCUMENT No. 20060313-0052891 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG SAID OJAI VALLEY SANITARY DISTRICT BOUNDARY AND ALONG THE BOUNDARY OF SAID PARCEL 1 THE FOLLOWING FOUR COURSES:

1ST SOUTH 17° 05' 39" WEST 191.74 FEET ; THENCE

2ND SOUTH 43° 40' 36" EAST 189.16 FEET; THENCE,

3RD SOUTH 43° 47' 30" EAST 297.62 FEET; THENCE CONTINUING ALONG SAID DISTRICT BOUNDARY, AND THE NORTHEASTERLY PROLONGATION THEREOF,

4TH NORTH 42° 01' 10" EAST 352.21 FEET TO THE NORTHEASTERLY LINE OF SAID AMBER LANE (50 FEET WIDE), AT 327.04 FEET LEAVING SAID DISTRICT BOUNDARY; THENCE ALONG SAID NORTHEASTERLY LINE THE FOLLOWING THREE COURSES:

5TH NORTH 54° 41' 10" WEST 418.35 FEET; THENCE,

6TH NORTH 47° 26' 30" WEST 72.42 FEET; THENCE,

7TH NORTH 20° 26' 30" WEST 30.12 FEET TO THE NORTHEASTERLY PROLONGATION OF THAT CERTAIN COURSE SHOWN ON SAID PARCEL MAP AS " N 66°59'20" E, 294.12' "; THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY PROLONGATION OF SAID CERTAIN COURSE,

8TH SOUTH 66° 59' 20" WEST 119.15 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 3.71 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.



FRANK J. SOBECKI, PLS 5975
DATE PREPARED: 11/5/2019

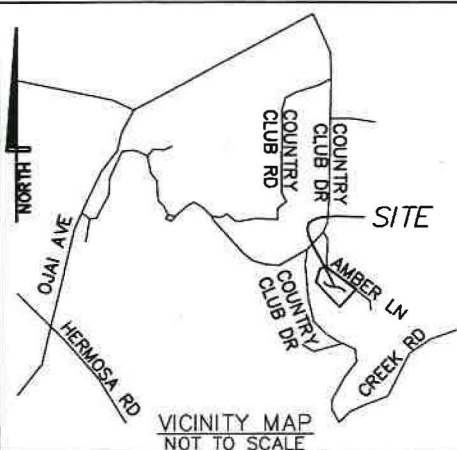


The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:



Date: 12/10/2019

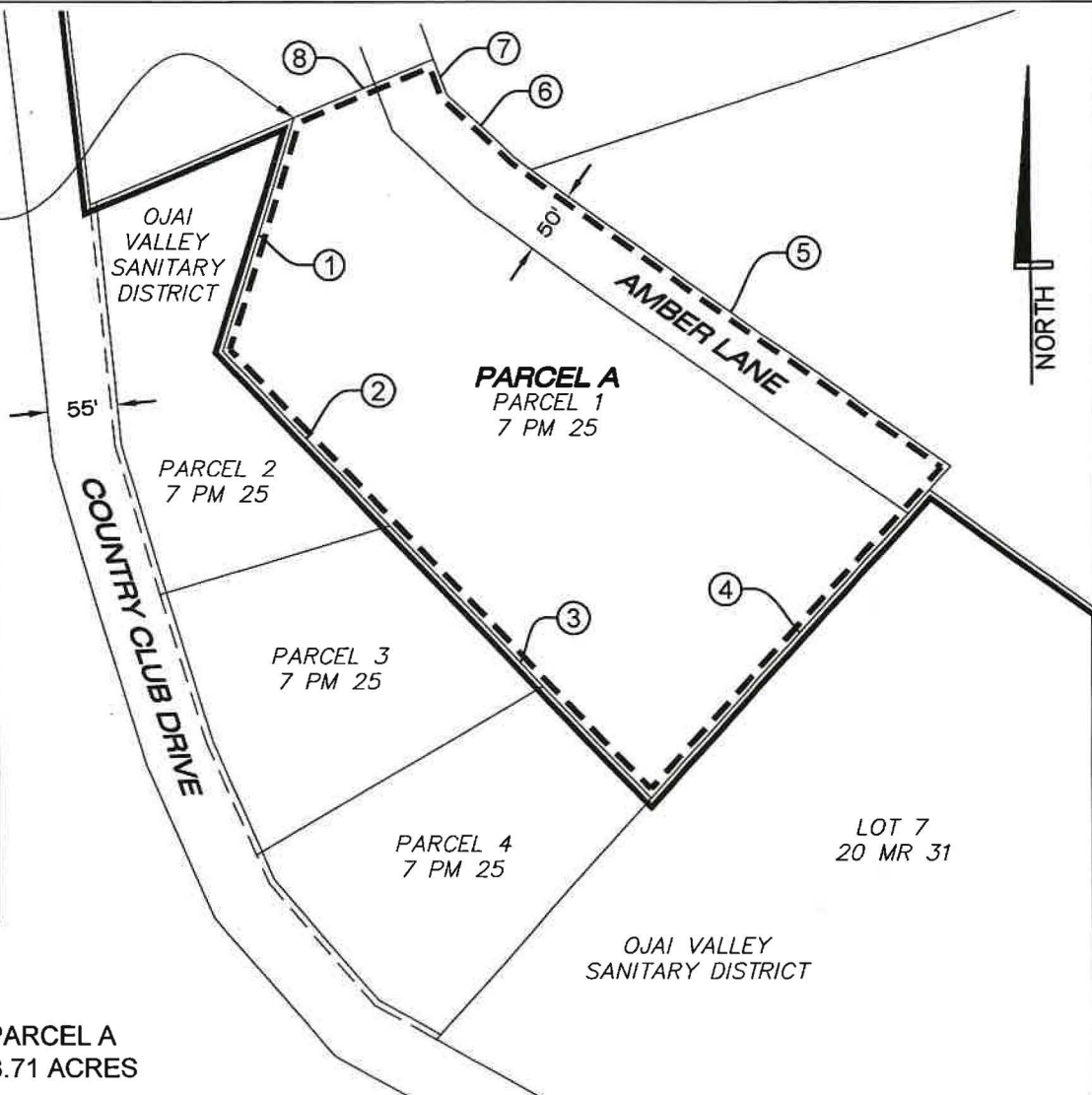


POB OF PARCEL A:
NORTHEASTERLY
TERMINUS OF
THE 4TH COURSE OF
THE COUNTRY CLUB
ANNEXATION TO THE OJAI
VALLEY SANITARY
DISTRICT, AS DESCRIBED
PER CERTIFICATE OF
COMPLETION RECORDED IN
DOCUMENT No.
20060313-0052891 O.R.

POB = POINT OF BEGINNING



LINE TABLE		
COURSE	BEARING	LENGTH
1	S17°05'39"W	191.74'
2	S43°40'36"E	189.16'
3	S43°47'30"E	297.62'
4	N42°01'10"E	352.21'
5	N54°41'10"W	418.35'
6	N47°26'30"W	72.42'
7	N20°26'30"W	30.12'
8	S66°59'20"W	119.15'



11/5/19

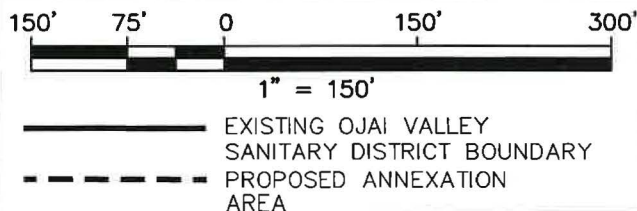
FRANK J. SOBECKI

DATE

PARCEL A
+/-3.71 ACRES

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Frank J. Sobecki, PLS
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CONSULTING
AND
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10930 Remmet Avenue
Chatsworth, CA 91311
(805) 501-4075




DATE PREPARED: 11/5/19

OJAI VALLEY SANITARY DISTRICT ANNEXATION
AMBER-CUYAMA-BURNHAM
(OVSD 2018-18)
PARCEL A

ALL OF PARCEL 1 AND A PORTION OF AMBER LANE PER
7 PM 25, ALSO BEING A PORTION OF LOT 8 OF THE BARD
SUBDIVISION OF THE RANCHO OJAI PER 5 MR 25 -1/2
COUNTY OF VENTURA, STATE OF CALIFORNIA

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: 12/10/2019

OJAI VALLEY SANITARY DISTRICT ANNEXATION
AMBER-CUYAMA-BURNHAM
(OVSD 2018-18)

PARCEL B

ALL OF PARCEL 1 AND A PORTION OF BURNHAM ROAD (60 FEET WIDE), IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS SHOWN PER PARCEL MAP NO. 5373 RECORDED IN BOOK 63, PAGE 55 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PARCEL 1 BEING A PORTION OF LOT 12, TRACT A OF RANCHO SANTA ANA, AS SHOWN PER MAP RECORDED IN BOOK 3, PAGE 32 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF SAID COUNTY RECORDER, AND DESCRIBED AS FOLLOWS:

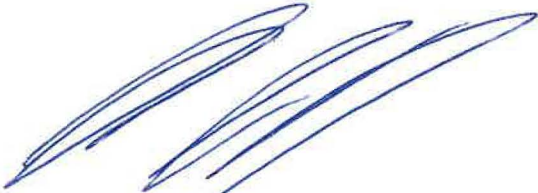
BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID BURNHAM ROAD (60 FEET WIDE), SAID POINT ALSO BEING THE EASTERLY TERMINUS OF THE 4TH COURSE OF PARCEL E OF THE LIVE OAK ACRES ANNEXATION No. 10 TO OAK VIEW SANITARY DISTRICT (SUBSEQUENTLY CONSOLIDATED INTO THE OJAI VALLEY SANITARY DISTRICT), AS DESCRIBED PER CERTIFICATE OF COMPLETION RECORDED AS INSTRUMENT No. 110587, IN BOOK 4947, PAGE 734 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG SAID OJAI VALLEY SANITARY DISTRICT BOUNDARY, THE FOLLOWING TWO COURSES:

- 1ST NORTH 87° 55' 10" WEST 60.00 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 1; THENCE ALONG THE BOUNDARY OF SAID PARCEL 1, THE FOLLOWING SIX COURSES:
- 2ND SOUTH 85° 10' 00" WEST 130.00 FEET; THENCE LEAVING SAID OJAI VALLEY SANITARY DISTRICT BOUNDARY,
- 3RD SOUTH 85° 10' 00" WEST 75.00 FEET; THENCE,
- 4TH SOUTH 17° 32' 32" WEST 657.68 FEET; THENCE,
- 5TH SOUTH 71° 09' 47" EAST 101.21 FEET; THENCE,
- 6TH NORTH 18° 50' 13" EAST 154.28 FEET TO THAT CERTAIN COURSE OF SAID PARCEL 1 SHOWN ON SAID PARCEL MAP AS " N 80°16'47" W, 136.72' "; THENCE ALONG SAID CERTAIN COURSE AND THE SOUTHEASTERLY PROLONGATION THEREOF,
- 7TH SOUTH 80° 16' 47" EAST 197.49 FEET TO A POINT ON SAID EASTERLY LINE OF BURNHAM ROAD (60 FEET WIDE); THENCE ALONG SAID EASTERLY LINE OF BURNHAM ROAD (60 FEET WIDE) THE FOLLOWING THREE COURSES:

- 8TH NORTH 18° 50' 13" WEST 201.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1030.00 FEET; THENCE ALONG SAID CURVE,
- 9TH NORTHEASTERLY 301.23 FEET THROUGH A CENTRAL ANGLE OF 16° 45' 23"; THENCE,
- 10TH NORTH 02° 04' 50" EAST 76.72 FEET MORE OR LESS, TO THE **POINT OF BEGINNING.**

CONTAINING: 4.08 ACRES, MORE or LESS

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FRANK J. SOBECKI, PLS 5975
DATE PREPARED: 11/5/2019

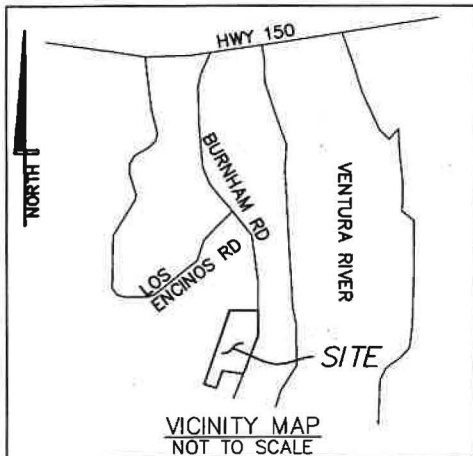


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Certified by:



Date: 12/10/2019



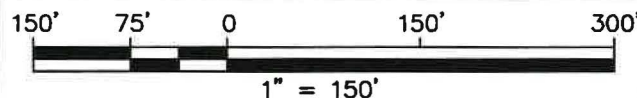
11/5/19

FRANK J. SOBECKI

DATE

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(805) 501-4075



— EXISTING OJAI VALLEY
SANITARY DISTRICT BOUNDARY
- - - PROPOSED ANNEXATION
AREA

DATE PREPARED: 11/5/19

PARCEL 3
63 PM 55

PARCEL B
PARCEL 1
63 PM 55

PARCEL 2
63 PM 55

OJAI
VALLEY
SANITARY
DISTRICT

BURNHAM ROAD

POB OF PARCEL B:
EASTERLY TERMINUS OF THE 4TH COURSE
OF PARCEL E THE LIVE OAK ACRES
ANNEXATION No. 10 TO OAK VIEW
SANITARY DISTRICT (SUBSEQUENTLY
CONSOLIDATED INTO OJAI VALLEY
SANITARY DISTRICT), AS DESCRIBED PER
CERTIFICATE OF COMPLETION RECORDED
AS INST. No. 110587 PER BOOK 4947 PAGE
734 O.R.

POB = POINT OF BEGINNING

LINE & CURVE TABLE

COURSE	LENGTH	BEARING/DELTA	RADIUS
1	60.00'	N87°55'10"W	
2	130.00'	S85°10'00"W	
3	75.00'	S85°10'00"W	
4	657.68'	S17°32'32"W	
5	101.21'	S71°09'47"E	
6	154.28'	N18°50'13"E	
7	197.49'	S80°16'47"E	
8	201.12'	N18°50'13"E	
9	301.23'	16°45'23"	1030.00'
10	76.72'	N2°04'50"E	

PARCEL B
+/-4.08 ACRES

OJAI VALLEY SANITARY DISTRICT ANNEXATION
AMBER-CUYAMA-BURNHAM
(OVSD 2018-18)
PARCEL B

ALL OF PARCEL 1 AND A PORTION OF BURNHAM ROAD PER
63 PM 55. ALSO BEING A PORTION OF LOT 12, TRACT A OF
RANCHO SANTA ANA PER 3 MR 32, COUNTY OF VENTURA,
STATE OF CALIFORNIA

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:

A handwritten signature in blue ink, appearing to read "Cory Martin", written over a horizontal line.

Date:

12/10/2019

OJAI VALLEY SANITARY DISTRICT ANNEXATION
AMBER-CUYAMA-BURNHAM
(OVSD 2018-18)

PARCEL C

A PORTION OF TRACT 8, BARD SUBDIVISION OF THE RANCHO OJAI IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN PER MAP RECORDED IN BOOK 5, PAGE 25 1/2 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF CUYAMA ROAD (50 FEET WIDE), SAID POINT BEING THE NORTHEASTERLY TERMINUS OF THE 20TH COURSE OF ISLAND NO. 4 ANNEXATION TO THE CITY OF OJAI AS DESCRIBED PER CERTIFICATE OF COMPLETION RECORDED AS INSTRUMENT No. 096926 IN BOOK 5750 PAGE 632 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER, SAID CITY BOUNDARY ALSO BEING THE BOUNDARY OF THE OJAI VALLEY SANITARY DISTRICT PER THE OJAI AREA ANNEXATION TO THE OJAI VALLEY SANITARY DISTRICT AS ESTABLISHED IN THE CERTIFICATE OF COMPLETION RECORDED AS INSTRUMENT NO. 85-062607 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG SAID EXISTING CITY AND DISTRICT BOUNDARIES,

1ST SOUTH 69° 53' 00" WEST 49.10 FEET TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED, IN TRUST TRANSFER DEED TO MARY JEAN LEWIS RECORDED AS DOCUMENT No. 20100709-00100870 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE LEAVING SAID EXISTING CITY AND DISTRICT BOUNDARIES, ALONG THE BOUNDARY OF LAST SAID PARCEL OF LAND THE FOLLOWING TWO COURSES:

2ND NORTH 12° 58' 00" WEST 260.85 FEET; THENCE,

3RD NORTH 67° 33' 00" EAST 125.00 FEET TO SAID EXISTING CITY AND DISTRICT BOUNDARIES; THENCE ALONG SAID EXISTING CITY AND DISTRICT BOUNDARIES THE FOLLOWING TWO COURSES:

4TH SOUTH 12° 58' 00" EAST 260.94 FEET, MORE OR LESS, TO SAID NORTHWESTERLY LINE OF CUYAMA ROAD (50 FEET WIDE) AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 575.00 FEET AND HAVING A RADIAL BEARING OF NORTH 27°41'00" WEST; THENCE ALONG SAID CURVE,

5TH SOUTHWESTERLY 75.94 FEET, THROUGH A CENTRAL ANGLE OF 7° 34' 00" TO THE **POINT OF BEGINNING**.

CONTAINING: 0.74 ACRES, MORE or LESS

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FRANK J. SOBECKI, PLS 5975
DATE PREPARED: 11/5/2019

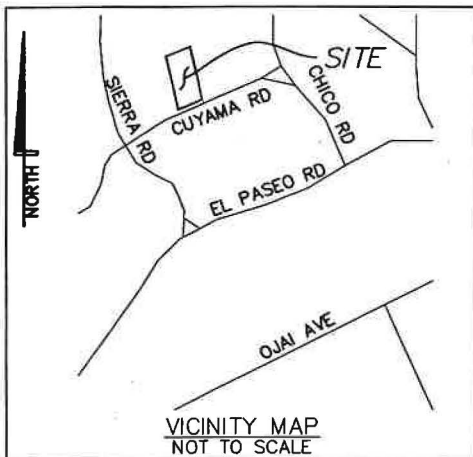


The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:



Date: 12/10/2019



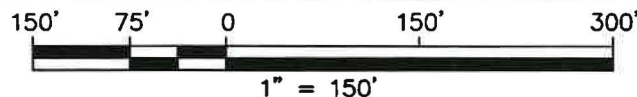
POB = POINT OF BEGINNING

11/5/2019

FRANK J. SOBECKI DATE

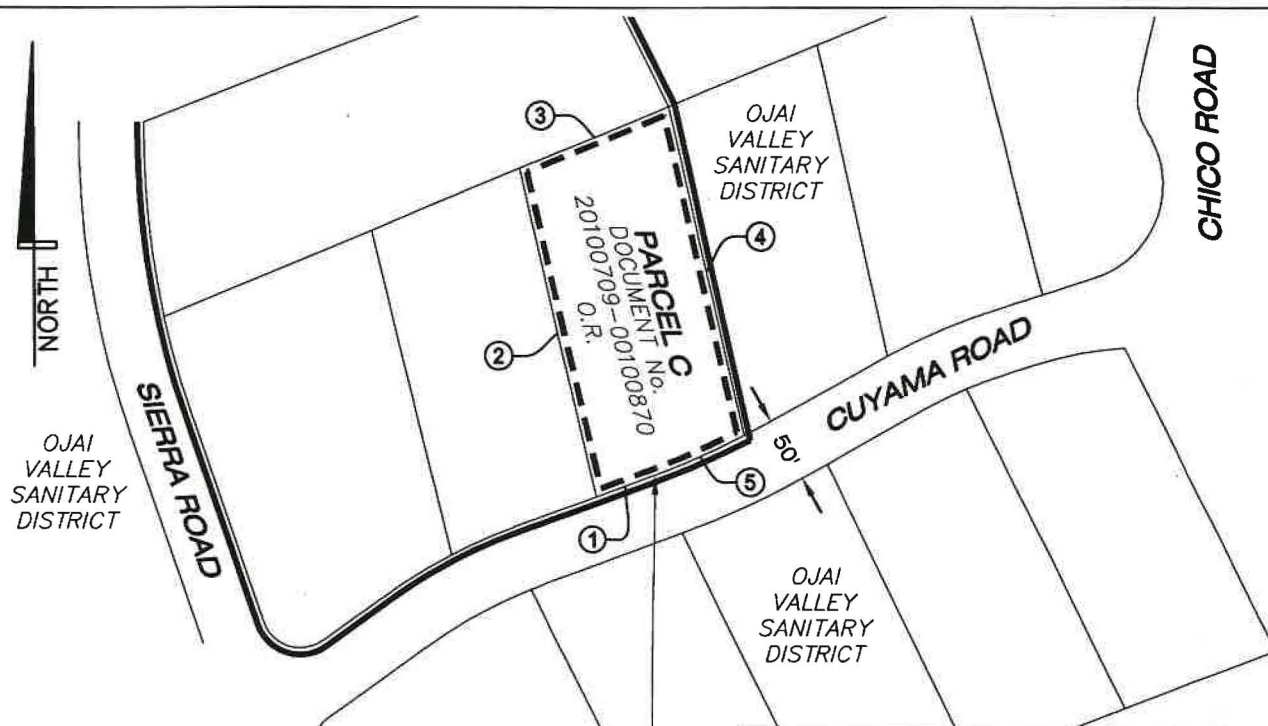
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CONSULTING
 FJS Land Consulting
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 Chatsworth, CA 91311
AND (805) 501-4075



— EXISTING OJAI VALLEY
SANITARY DISTRICT BOUNDARY
 - - - - - PROPOSED ANNEXATION
AREA

DATE PREPARED: 11/5/19



POB OF PARCEL C:
 NORTHEASTERLY TERMINUS OF THE 20TH
 COURSE OF ISLAND NO. 4 ANNEXATION TO
 THE CITY OF OJAI AS DESCRIBED PER
 CERTIFICATE OF COMPLETION RECORDED
 AS INST. No. 096926 IN BOOK 5750 PAGES
 632 O.R.

ALSO BEING THE BOUNDARY OF THE OJAI
 VALLEY SANITARY DISTRICT PER THE OJAI
 AREA ANNEXATION TO THE OJAI VALLEY
 SANITY DISTRICT AS ESTABLISHED IN THE
 CERTIFICATE OF COMPLETION RECORDED
 AS INSTRUMENT NO. 85-062607 O.R.

LINE & CURVE TABLE

COURSE	LENGTH	BEARING/DELTA	RADIUS	RADIAL BEARING
1	49.10'	S69°53'00"W		
2	260.85'	N12°58'00"W		
3	125.00'	N67°33'00"E		
4	260.94'	S12°58'00"E		
5	75.94'	7°34'00"	575.00'	N 27°41'00" E

PARCEL C
 +/-0.74 ACRES

OJAI VALLEY SANITARY DISTRICT ANNEXATION
 AMBER-CUYAMA-BURNHAM
 (OVSD 2018-18)
 PARCEL C
 A PORTION OF TRACT 8, BARD SUBDIVISION OF THE
 RANCHO OJAI, PER 5 MR 25 1/2, COUNTY OF VENTURA,
 STATE OF CALIFORNIA

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: 12/10/2019

OJAI VALLEY SANITARY DISTRICT ANNEXATION
AMBER-CUYAMA-BURNHAM
(OVSD 2018-18)

PARCEL D

A PORTION OF LOT 33, LIVE OAK ACRES IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN PER MAP RECORDED IN BOOK 18, PAGE 34 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID LOT 33 BEING A PORTION OF LOT 14 OF RANCHO SANTA ANA, AS SHOWN PER MAP RECORDED IN BOOK 3, PAGE 32 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF SAID COUNTY RECORDER, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF SYCAMORE ROAD (48 FEET WIDE) WITH THE SOUTHEASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN GRANT DEED TO JOSE CENTENO, AND MERCEDES ARAUJO RECORDED IN DOCUMENT No. 20160401-00044374 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT ALSO BEING THE SOUTHEASTERLY TERMINUS OF THE 12TH COURSE OF PARCEL B OF THE BURNHAM FOREST HOMES ANNEXATION TO THE OJAI VALLEY SANITARY DISTRICT, AS DESCRIBED PER CERTIFICATE OF COMPLETION RECORDED IN DOCUMENT No. 20040712-0192891 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG SAID OJAI VALLEY SANITARY DISTRICT BOUNDARY THE FOLLOWING THREE COURSES:

- 1ST NORTH 60° 21' 00" WEST 164.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE,
- 2ND SOUTHWESTERLY 39.27 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00" TO THE SOUTHEASTERLY LINE OF BURNHAM ROAD (72 FEET WIDE); THENCE ALONG SAID SOUTHEASTERLY LINE,
- 3RD SOUTH 29° 39' 00" WEST 62.00 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED PER GRANT DEED TO JOSE CENTENO AND MERCEDES ARAUJO; THENCE LEAVING SAID DISTRICT BOUNDARY, ALONG SAID SOUTHWESTERLY AND SOUTHEASTERLY LINES OF LAST SAID PARCEL OF LAND THE FOLLOWING TWO COURSES:
- 4TH SOUTH 60° 21' 00" EAST 206.56 FEET; THENCE,
- 5TH NORTH 18° 35' 37" EAST 88.65 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 0.39 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: 11/5/2019



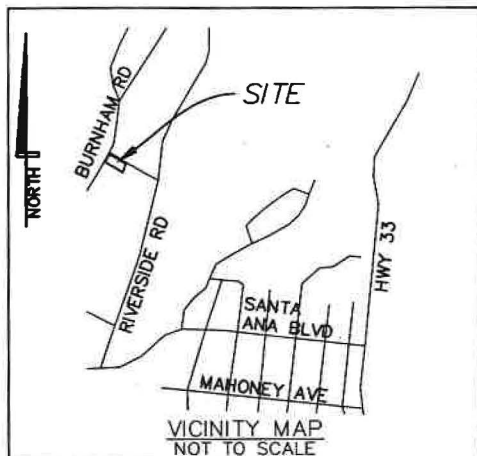
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:



Date:

12/10/2019



LINE & CURVE TABLE			
COURSE	LENGTH	BEARING/DELTA	RADIUS
1	164.56'	N60°21'00"W	
2	39.27'	90°00'00"	25.00'
3	62.00'	S29°39'00"W	
4	206.56'	S60°21'00"E	
5	88.65'	N18°35'37"E	

PARCEL D
+/-0.39 ACRES



POB = POINT OF BEGINNING

POB OF PARCEL D:
SOUTHEASTERLY TERMINUS OF
THE 12TH COURSE OF PARCEL B
OF THE BURNHAM FOREST HOMES
OJAI ANNEXATION TO THE OJAI
VALLEY SANITARY DISTRICT AS
DESCRIBED PER CERTIFICATE OF
COMPLETION RECORDED IN
DOCUMENT No. 20040712-0192891
O.R.

OJAI
VALLEY
SANITARY
DISTRICT

SYCAMORE
ROAD

PARCEL D
POR. OF LOT 33
18 MR 34

SOUTHWESTERLY LINE DOC. NO.
20160401-00044374, O.R.

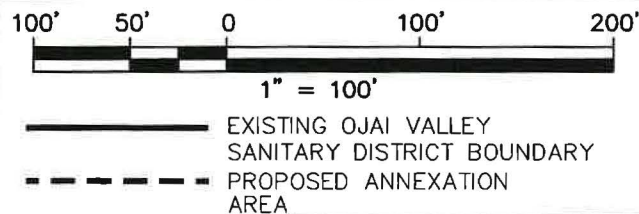
SOUTHEASTERLY LINE
DOC. NO.
20160401-00044374, O.R.

BURNHAM ROAD

OJAI
VALLEY
SANITARY
DISTRICT

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Chatsworth, CA 91311
(805) 501-4075



DATE PREPARED: 11/5/19

OJAI VALLEY SANITARY DISTRICT ANNEXATION
AMBER-CUYAMA-BURNHAM
(OVSD 2018-18)
PARCEL D

A PORTION OF LOT 33, LIVE OAK ACRES PER 18 MR 34, ALSO
BEING A PORTION OF LOT 14 OF RANCHO SANTA ANA PER 3
MR 32, COUNTY OF VENTURA, STATE OF CALIFORNIA

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: 12/10/2019