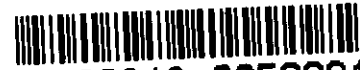


No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency
Formation Commission



20060313-0052891

Pages: 14 Fees: \$0.00

03/13/2006 10:32:18 AM

T20060020456 JL

Ventura County Recorder

Philip J. Schmit

WHEN RECORDED MAIL TO:

Ventura LAFCO

L# 1850

**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 Ventura Local Agency Formation Commission of Ventura County, California.

1. The short-term designation, as determined by LAFCO, is:
LAFCO 05-16 Ojai Valley Sanitary District Annexation – Country Club Drive (Parcels A -D)
2. The name of each district or city involved in this change of organization 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's: 024-0-031-030; 160; 150; 024-0-033-020; 160; 034-0-050-030
4. The above listed district is located within the following county: Ventura
5. A description of the boundaries of the above cited change of organization is shown on the attached legal description and map, marked Exhibit "A", and by this reference incorporated herein.
6. The territory is uninhabited.
7. This change of organization has been approved subject to the following terms and conditions, if any: None.
8. Resolution LAFCO 05-16 ordering this change of organization without notice or hearing was adopted on September 21, 2005 by the Ventura Local Agency Formation Commission.

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

Dated: March 13, 2006


Everett Millais, Executive Officer
Ventura LAFCO

LAFCO 05-16

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

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (Section 56000 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 as required by law; and

WHEREAS, the proposal was duly considered on September 21, 2005; 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 Executive Officer's Staff Report and recommendation, the environmental document or determination, Sphere of Influence and applicable General and Specific Plans; and

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

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

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the Ojai Valley Sanitary 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 Local Agency Formation Commission of Ventura County as follows:

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated September 21, 2005, is adopted.
- (2) The annexation to the Ojai Valley Sanitary District is hereby approved, and the boundaries are established generally as set forth in the attached Exhibit A.
- (3) The affected territory is uninhabited as defined by Government Code §56046.

- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 05-16 OJAI VALLEY SANITARY DISTRICT ANNEXATION – COUNTRY CLUB (Parcels A - D).**
- (5) The Commission has reviewed and considered the lead agency's determination that the change of organization is categorically exempt under Section 15319(a) of the California Environmental Quality Act Guidelines, and finds the change of organization to be categorically exempt under Section 15319(a).
- (6) The Commission directs staff to file a Notice of Exemption in the same manner as a lead agency, under Section 15062 of the California Environmental Quality Act Guidelines.
- (7) The Commission, consistent with California Government Code Section 56663(c), hereby waives protest proceedings entirely.
- (8) **This change of 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 Executive Officer.**

This resolution was adopted on September 21, 2005.

AYES: Commissioners Grandsen, Hess, Long, Parks, Richardson, Waunch and Zaragoza

NOES: None

ABSTAINS: None

Dated: SEPT. 21, 2005 
Chair, Ventura Local Agency Formation Commission

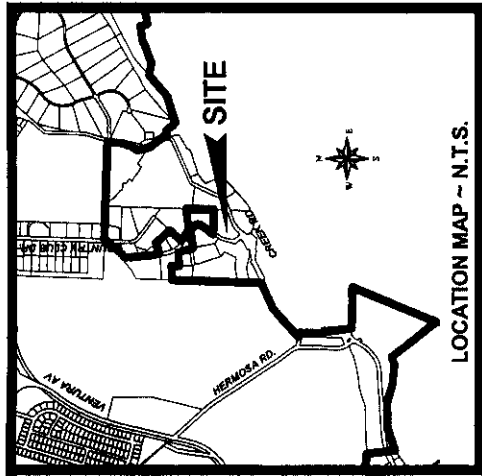
Attachments: Exhibit A

Copies: Ojai Valley Sanitary District
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning
Ventura County Elections-Registrar of Voters

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

Certified by: *Bill Raczka*
 Date: *8-22-05*

05-16

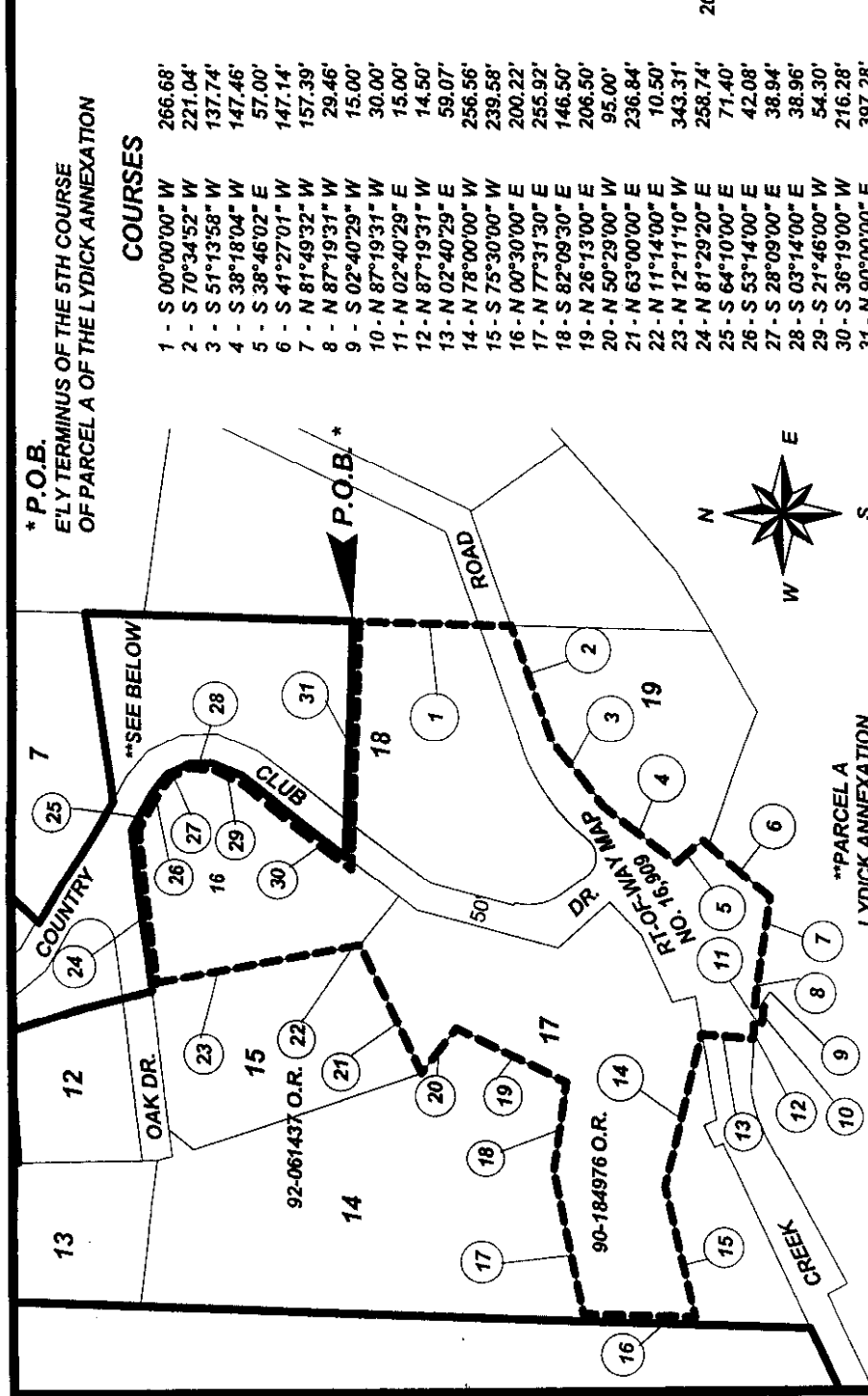


PREPARED BY:
 OJAI VALLEY SANITARY DISTRICT
 1072 TICO ROAD
 OJAI, CA 93023
 (805) 646-5548



12.46 ACRES

COURSES	
1 - S 00°00'00" W	266.68'
2 - S 70°34'52" W	221.04'
3 - S 51°13'58" W	137.74'
4 - S 38°18'04" W	147.46'
5 - S 38°46'02" E	57.00'
6 - S 41°27'01" W	147.14'
7 - N 81°49'32" W	157.39'
8 - N 87°19'31" W	29.46'
9 - S 02°40'29" W	15.00'
10 - N 87°19'31" W	30.00'
11 - N 02°40'29" E	15.00'
12 - N 87°19'31" W	14.50'
13 - N 02°40'29" E	59.07'
14 - N 78°00'00" W	256.56'
15 - S 75°30'00" W	239.58'
16 - N 00°30'00" E	200.22'
17 - N 77°31'30" E	255.92'
18 - S 82°09'30" E	146.50'
19 - N 26°13'00" E	206.50'
20 - N 50°29'00" W	95.00'
21 - N 63°00'00" E	236.84'
22 - N 11°14'00" E	10.50'
23 - N 12°11'10" W	343.31'
24 - N 81°29'20" E	258.74'
25 - S 64°10'00" E	71.40'
26 - S 53°14'00" E	42.08'
27 - S 28°09'00" E	38.94'
28 - S 03°14'00" E	38.96'
29 - S 21°46'00" W	54.30'
30 - S 36°19'00" W	216.28'
31 - N 90°00'00" E	397.28'



* P.O.B.
 E'LY TERMINUS OF THE 5TH COURSE
 OF PARCEL A OF THE LYDICK ANNEXATION

**SEE BELOW
 **PARCEL A
 LYDICK ANNEXATION
 (O.V.S.D. 93-1)
 OJAI VALLEY SANITARY DISTRICT
 CERTIF. OF COMP. ~ 9/1/1993
 DOC. NO. 93-162762 O.R.

EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY
 PROPOSED ANNEXATION BOUNDARY

OJAI VALLEY SANITARY DISTRICT ANNEXATION
 COUNTRY CLUB - PARCEL A
 (OVSD NO. 2005-03)

ALL OF LOT 16 AND A PORTIONS OF LOTS 15, 17 AND 18, COUNTRY CLUB
 ESTATES, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA,
 PER 20 M.I.R. 31

APRIL 26, 2005

SHEET 1 OF 1

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
COUNTRY CLUB – PARCEL A
(O.V.S.D. 2005-03)**

05-16

All of Lot 16 and portions of Lots 15, 17 and 18, Country Club Estates, in the County of Ventura, State of California, as said Lots are shown on the map recorded in the Office of the County Recorder of said County, in Book 20, Page 31 of Miscellaneous Records, described as follows:

Beginning at a point in the easterly line of said Lot 18, said point being the easterly terminus of the 5th course of Parcel A of the Lydick Annexation (O.V.S.D. 93-1) to the Ojai Valley Sanitary District, as described and shown in the Certificate of Completion recorded in the Office of said County Recorder on September 1, 1993 as Document No. 93-162762 of Official Records; thence, along said easterly and the southerly prolongation thereof,

1st - SOUTH 266.68 feet to the southerly line of Creek Road as shown on Right of Way Map No. 16,909 as filed in the Office of the County Surveyor; thence, along said southerly line by the following eleven courses:

2nd - South 70°34'52" West 221.04 feet; thence,

3rd - South 51°13'58" West 137.74 feet; thence,

4th - South 38°18'04" West 147.46 feet; thence,

5th - South 38°46'02" East 57.00 feet; thence,

6th - South 41°27'01" West 147.14 feet; thence,

7th - North 81°49'32" West 157.39 feet; thence,

8th - North 87°19'31" West 29.46 feet; thence,

9th - South 2°40'29" West 15.00 feet; thence,

10th - North 87°19'31" West 30.00 feet; thence,

11th - North 2°40'29" East 15.00 feet; thence,

12th - North 87°19'31" West 14.50 feet to a line that perpendicular to this course and passes through the intersection of the southerly line of said Lot 17 of said Country Club Estates and the north line of said Creek Road as shown on said Right of Way Map No. 16,909; thence, along said perpendicular line,

13th - North 2°40'29" East 59.07 feet to said intersection of the southerly line of said Lot 17 of said Country Club Estates and the north line of said Creek Road; thence, along the boundary of said Lot 17 by the following three courses:

14th - North 78°00'00" West 256.56 feet; thence,

15th - South 75°30'00" West 239.58 feet; thence,

16th - North 0°30'00" East 200.22 feet to the northerly line of Parcel B as described and shown in the Parcel Map Waiver (Lot Line Adjustment) recorded in the Office of said County Recorder on December 14, 1990 as Document No. 90-184976 of Official Records; thence, along the boundary of said Parcel B by the following five courses:

17th - North 77°31'30" East 255.92 feet; thence,

18th - South 82°09'30" East 146.50 feet; thence,

19th - North 26°13'00" East 206.50 feet; thence,

20th - North 50°29'00" West 95.00 feet; thence,

21st - North 63°00'00" East 236.84 feet to the easterly line of the Parcel described in the Grant Deed recorded in the Office of said County Recorder on April 10, 1992 as Document No. 92-061437 of Official Records; thence, along the boundary of said parcel by the following two courses:

22nd - North 11°14'00" East 10.50 feet; thence,

23rd - North 12°11'10" West 343.31 feet to the southerly line of Oak Drive, 50.00 feet wide, said southerly line also being the existing Ojai Valley Sanitary District boundary; thence, along said existing district boundary by the following eight courses:

24th - North 81°29'20" East 258.74 feet; thence,

25th - South 64°10'00" East 71.40 feet; thence,

26th - South 53°14'00" East 42.08 feet; thence,

27th - South 28°09'00" East 38.94 feet; thence,

28th - South 3°14'00" East 38.96 feet; thence,

29th - South 21°46'00" West 54.30 feet; thence,

30th - South $36^{\circ}19'00''$ West 216.28 feet; thence,

31st - EAST 397.28 feet to the point of beginning and containing 12.46 acres.

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

Certified by: *Jill Rawlins*

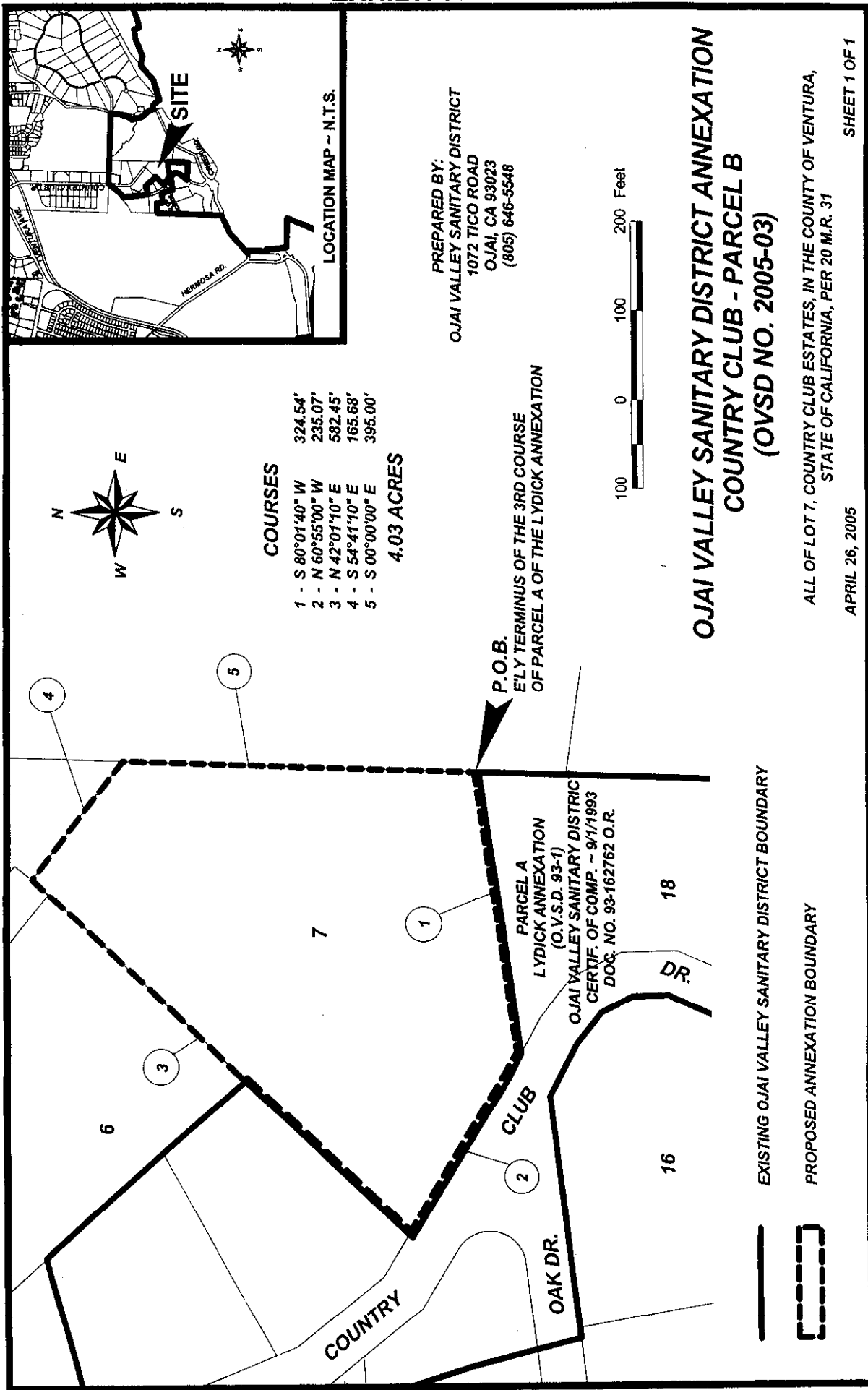
Date: *8-22-05*

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

Certified by: *Zell Raudenbush*

Date: *8-22-05*

05-16



**OJAI VALLEY SANITARY DISTRICT ANNEXATION
COUNTRY CLUB - PARCEL B
(OVSD NO. 2005-03)**

ALL OF LOT 7, COUNTRY CLUB ESTATES, IN THE COUNTY OF VENTURA,
STATE OF CALIFORNIA, PER 20 M.R. 31

APRIL 26, 2005

SHEET 1 OF 1

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
COUNTRY CLUB – PARCEL B
(O.V.S.D. 2005-03)**

05-16

All of Lot 7, Country Club Estates, in the County of Ventura, State of California, as said Lot is shown on the map recorded in the Office of the County Recorder of said County, in Book 20, Page 31 of Miscellaneous Records, described as follows:

Beginning at the southeasterly corner of said Lot 7, said corner being the easterly terminus of the 3rd course of Parcel A of the Lydick Annexation (O.V.S.D. 93-1) to the Ojai Valley Sanitary District, as described and shown in the Certificate of Completion recorded in the Office of said County Recorder on September 1, 1993 as Document No. 93-162762 of Official Records; thence, along the existing boundary of said district by the following three courses:

- 1st - South 80°01'40" West 324.54 feet to the easterly line of Country Club Drive, 60.00 feet wide; thence, along said easterly line,
- 2nd - North 60°55'00" West 235.07 feet to the northwesterly line of said Lot 7; thence, along the boundary of said Lot 7 by the following three courses:
- 3rd - North 42°01'10" East 582.45 feet, at 255.41 leaving said district boundary; thence,
- 4th - South 54°41'10" East 165.68 feet; thence,
- 5th - SOUTH 395.00 feet to the point of beginning and containing 4.03 acres.

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

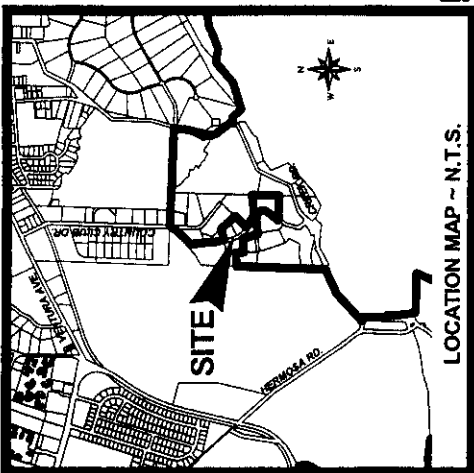
Certified by:

Date: 8-22-05

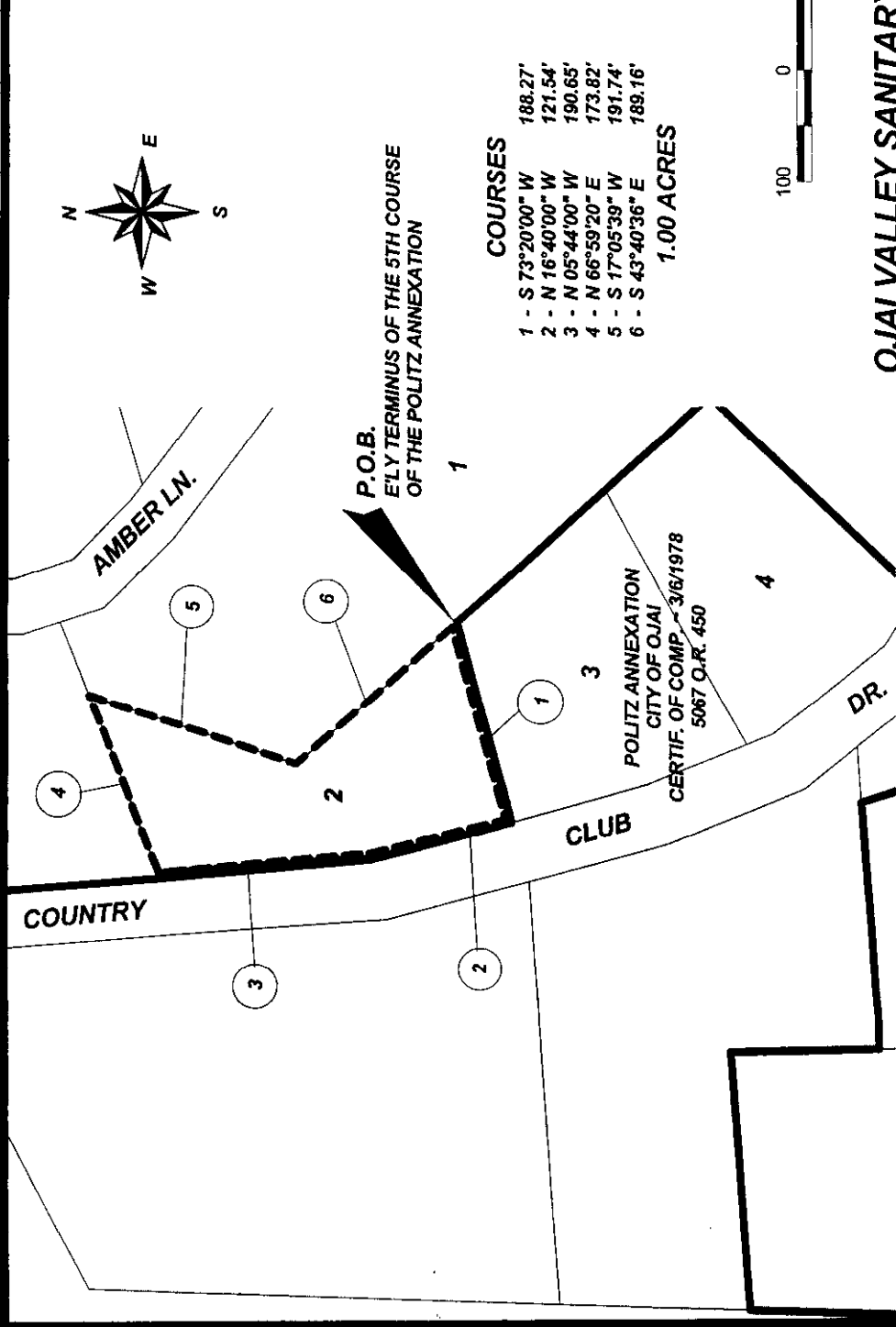
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Gill Hanstons*
 Date: 8-22-05

05-16



PREPARED BY:
 OJAI VALLEY SANITARY DISTRICT
 1072 TICO ROAD
 OJAI, CA 93023
 (805) 646-5548



**OJAI VALLEY SANITARY DISTRICT ANNEXATION
 COUNTRY CLUB - PARCEL C
 (OVSD NO. 2005-03)**

ALL OF PARCEL 2, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA,
 PER 7 P.M. 25

APRIL 26, 2005

SHEET 1 OF 1

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
COUNTRY CLUB – PARCEL C
(O.V.S.D. 2005-03)**

05-16

All of Parcel 2, in the County of Ventura, State of California, as said Parcel 2 is shown on the map recorded in the Office of the County Recorder of said County, in Book 7, Page 25 of Parcel Maps, described as follows:

Beginning at the southeasterly corner of said Parcel 2, said corner also being the easterly terminus of the 5th course of the Politz Annexation to the City of Ojai, as described and shown in the Certificate of Completion recorded in the Office of said County Recorder on March 6, 1978 in Book 5067, Page 450 of Official Records, said City boundary also being the Ojai Valley Sanitary District Boundary; thence, along said City and District boundary by the following three courses, and along the boundary of said Parcel 2 by the following six courses:

- 1st - South 73°20'00" West 188.27 feet; thence,
- 2nd - North 16°40'00" West 121.54 feet; thence,
- 3rd - North 5°44'00" West 190.65 feet; thence,
- 4th - North 66°59'20" East 173.82 feet; thence,
- 5th - South 17°05'39" West 191.74 feet; thence,
- 6th - South 43°40'36" East 189.16 feet to the point of beginning and containing 1.00 acre.

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

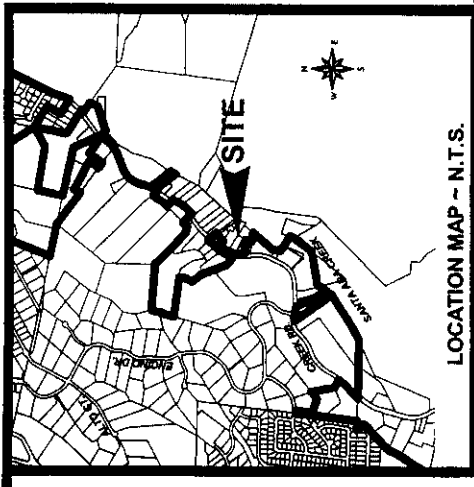
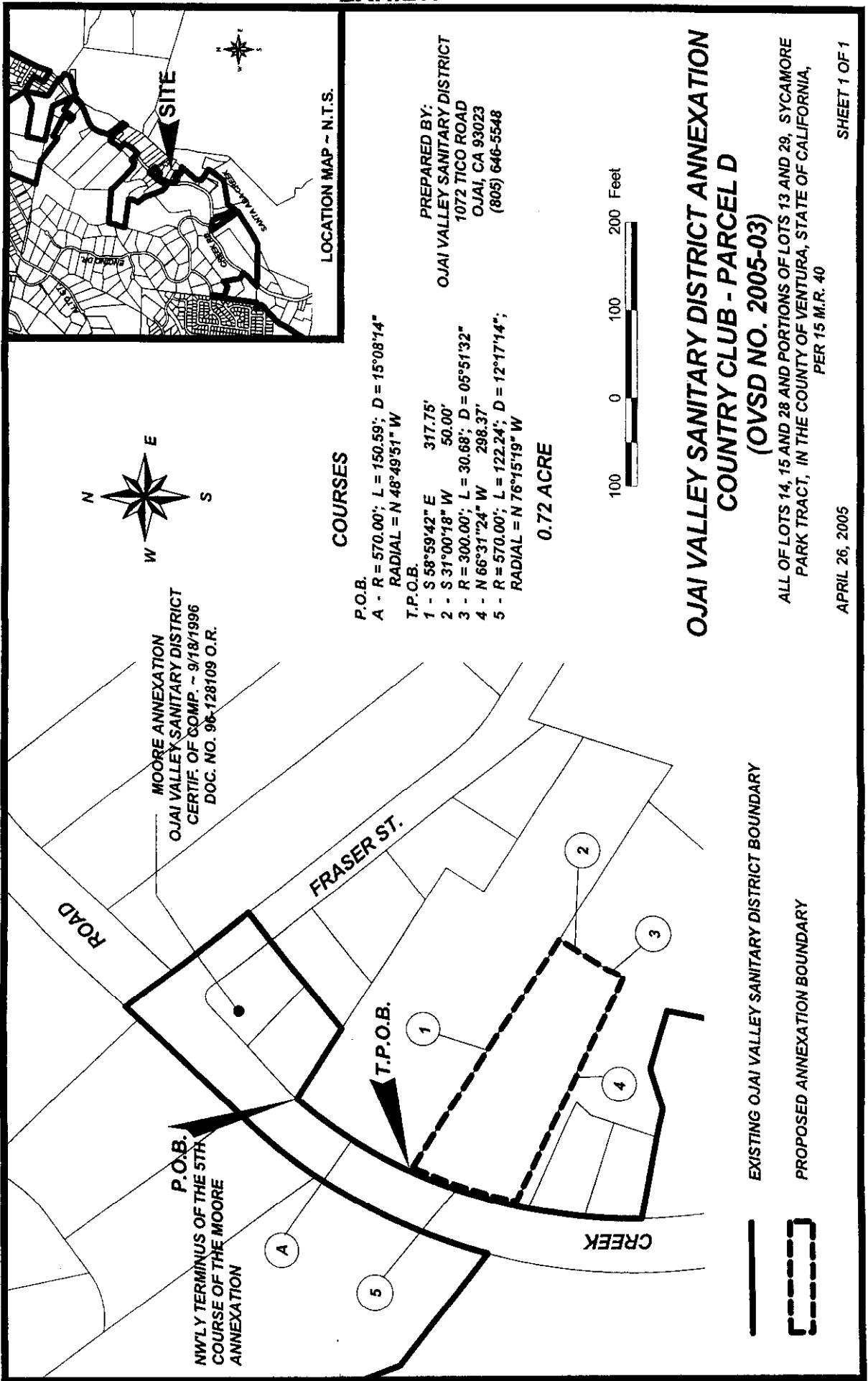
Certified by: *Jeff Rowland*

Date: *8-22-05*

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

Certified by: *Zell Rueden*
 Date: *8-22-05*

05-16



COURSES

- P.O.B.
 A - R = 570.00'; L = 150.59'; D = 15°08'14"
 RADIAL = N 48°49'51" W
- T.P.O.B.
 1 - S 58°59'42" E 317.75'
 2 - S 31°00'18" W 50.00'
 3 - R = 300.00'; L = 30.68'; D = 05°51'32"
 4 - N 66°31'24" W 298.37'
 5 - R = 570.00'; L = 122.24'; D = 12°17'14";
 RADIAL = N 76°15'19" W

0.72 ACRE



**OJAI VALLEY SANITARY DISTRICT ANNEXATION
 COUNTRY CLUB - PARCEL D
 (OVSD NO. 2005-03)**

ALL OF LOTS 14, 15 AND 28 AND PORTIONS OF LOTS 13 AND 29, SYCAMORE PARK TRACT, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA,
 PER 15 M.R. 40

APRIL 26, 2005

SHEET 1 OF 1

EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY



**OJAI VALLEY SANITARY DISTRICT ANNEXATION
COUNTRY CLUB – PARCEL D
(O.V.S.D. 2005-03)**

05-16

All of Lots 14, 15 and 28 and portions of Lots 13 and 29, Sycamore Park Tract, in the County of Ventura, State of California, as said Lots are shown on the map recorded in the Office of the County Recorder of said County, in Book 15, Page 40 of Miscellaneous Records, described as follows:

Beginning at a point in the easterly line of Creek Road, 60.00 feet wide, said point being the northwesterly terminus of the 5th course of the Moore Annexation to the Ojai Valley Sanitary District as described and shown in the Certificate of Completion recorded in the Office of said County Recorder on September 18, 1996 as Document No. 96-128109 of Official Records; thence, along said easterly line and the existing Ojai Valley Sanitary District boundary, Southwesterly 150.59 feet through a central angle of 15°08'14" along a curve concaved to the southeast, having a radius of 570.00 feet and a radial bearing to the beginning said curve that bears North 48°49'51" West to point in the northeasterly line of said Lot 15 or the prolongation thereof; said point being the True Point of Beginning; thence, leaving said boundary of Ojai Valley Sanitary District along said northeasterly line to and along the northeasterly line of said Lot 28 and the northerly prolongation thereof,

- 1st - South 58°59'42" East 317.75 feet to the centerline of Sycamore Street (now abandoned); thence, along said centerline by the following two courses:
- 2nd - South 31°00'18" West 50.00 feet to the beginning of a curve concaved southeasterly and having a radius of 300.00 feet; thence, along said curve,
- 3rd - Southwesterly 30.68 feet through a central angle of 5°51'32" to the most southerly corner of the parcel described in the Grant Deed recorded in the Office of the said County Recorder on September 3, 1976 in Book 4665, Page 170 of Official Records; thence, along the southwesterly line of said parcel,
- 4th - North 66°31'24" West 298.37 feet to a point in the existing boundary of said Ojai Valley Sanitary District, said point being the beginning of a nontangent curve concaved easterly, having a radius of 570.00 feet, and having a radial to said beginning of said curve that bears North 76°15'19" West; thence, along said curve and said existing district boundary,
- 5th - Northerly and northeasterly 122.24 feet through a central angle of 12°17'14" to the point of beginning and containing 0.72 acre.

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: 8-22-05