

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency Formation Commission

WHEN RECORDED MAIL TO:

Ventura LAFCo

L# 1850



20130820-00146088-0 1/18

Ventura County Clerk and Recorder

MARK A. LUNN

08/20/2013 02:18:36 PM

746781 \$.00 CE

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 13-04 City of Santa Paula Reorganization – East Area 2 (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:

City of Santa Paula – Annexation  
Ventura County Fire Protection District – Detachment  
Ventura County Resource Conservation District – Detachment  
Ventura County Service Area No. 32 - Detachment  
Ventura County Service Area No. 33 - Detachment

3. APN Number: See attached list
4. The above listed city and districts are located within the following county: Ventura
5. The Local Agency Formation Commission's resolution of approval, LAFCo 13-04, which was adopted on May 15, 2013 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: \_\_\_\_\_

8/20/13

  
Kim Uhlich, Executive Officer  
Ventura LAFCo

## LAFCo 13-04 City of Santa Paula Reorganization - East Area 2 (Parcels A-C)

APN	Owner	No.	Street	Acreage
<b>PARCEL A</b>				
107001133 5	NAVA GUADALUPE M TR	112	WHIPPLE RD	.57
107002001 0	VENTURA COUNTY TRANS COM			4.81
107002003 5	VENTURA COUNTY FL CTRL DIST			1.50
107002005 0	PEREZ JOSE F-JOSEFINA F	17959	E TELEGRAPH RD	.18
107002006 5	MARTINEZ DELFINO-LINDA G	17963	TELEGRAPH RD	.07
107002007 5	MARTINEZ NIEVES	29	FERRIS DR	.18
107002008 5	LOPEZ MOISES-FRANCISCA	65	FERRIS DR	.19
107002009 5	WIMBERLY MARY L EST	71	FERRIS DR	.42
107002010 5	TIMBER CANYON RANCHES	101	FERRIS DR	.13
107002011 5	FLORES ABIGAIL-ESTHER	121	FERRIS DR	.16
107002012 5	REYES NANCY	131	FERRIS DR	.35
107002013 5	PEREZ ROSALINDA G EXEMPT TR	130	FERRIS DR	.15
107002014 5	SANDOVAL SALVADOR S TR	17983	FERRIS LN	.13
107002015 5	GARCIA FRANCISCO J-MARIE D	17989	FERRIS DR	.09
107002016 0	RABAGO ROBERT T-MARY K	17991	FERRIS DR	.10
107002017 5	GODINEZ JOHN JR-JO ANN	17988	FERRIS DR	.12
107002018 0	AGUILAR NICANORA M	17980	FERRIS LN	.11
107002020 0	FERRIS GARDENS PROPERTIES	8	FERRIS DR	.17
107002022 0	VENTURA COUNTY OF			.42
107002024 5	MENDEZ MANUEL D-MARGARET TR	48	FERRIS DR	.48
107002025 5	GARCIA GABRIEL E EST	60	FERRIS DR	.15
107002027 5	SHELTON DAVID R-ELLEN E TR	17951	TELEGRAPH RD	1.853
107002028 5	VENTURA COUNTY FL CTRL DIST			.06
107002030 5	VENTURA COUNTY FL CTRL DIST			.03
107002031 5	VENTURA COUNTY FL CTRL DIST			.11
107002033 5	MENDEZ MANUEL D-MARGARET TR	17983	TELEGRAPH RD	0.174
107002034 5	MENDEZ MANUEL D-MARGARET TR	18021	E TELEGRAPH RD	0.219
107002035 5	MENDEZ MANUEL D-MARGARET TR	18021	E TELEGRAPH RD	0.167
107002036 0	VOGEL ROBERT L-BARBARA J TR	17905	E TELEGRAPH RD	2.56
107002037 0	VENTURA COUNTY FL CTRL DISTRICT			0.23
107003001 0	PENA RUBEN R-RACHEL	17902	E TELEGRAPH RD	0.929
107003003 5	JOHNSON RICHARD D-BARBARA F	17958	E TELEGRAPH RD	.15
107003004 5	SAHAGUN JOSE C-MARIA G	17962	E TELEGRAPH RD	.91
107003005 0	HUERTA CESARIO-FLORESTELLA TR	17998	E TELEGRAPH RD	.28
107003006 0	LAYDON MICHELLE	25	E WHIPPLE RD	.14
107003007 0	SANCHEZ RENE E SR		E TELEGRAPH RD	.08
107003009 0	GARCIA FRANK-MARIA	17948	E TELEGRAPH RD	.17
107003010 0	MORUA MARY TRUST ET AL			.17
107003011 0	BACA SALVADOR G TR EST	17930	E TELEGRAPH RD	.16
107003012 0	MORENO ISIAH-MARIA D TR	17944	E TELEGRAPH RD	.14
107003013 5	ROMERO ELVIS-LESLIE	59	WHIPPLE RD	.31
107003014 5	LUNA CHRISTINA C TR	97	WHIPPLE RD	.18
107003015 0	RUTLEDGE PATRICIA LIFE EST			.13
107003016 5	PINTO ANTHONY J III-JULIE R	103	WHIPPLE RD	.91

## Certificate of Completion

## ATTACHMENT

107003021 0	MENDOZA THEODORE F-ESTHER R TR					.05
107003028 5	DIAZ ANTHONY-CELIA L TR					.10
107003031 0	JOHNSON RICHARD					.09
107003032 0	MORUA DAVID					.04
107003033 0	DIAZ JOSE ANGEL IRREV TR	17958		TELEGRAPH	RD	.08
107003034 0	SANCHEZ RENE E SR					.02
107003038 5	PINTO ANTHONY J III-JULIE R					.38
107003040 0	VENTURA COUNTY FL CTRL DIST					2.97
107003044 5	VENTURA COUNTY FL CTRL DIST					.03
107003045 5	VENTURA COUNTY FL CTRL DIST					.01
107003046 5	ZAVALA JOE	131		WHIPPLE	RD	1.49
107003047 5	VENTURA COUNTY FL CTRL DIST					.06
107003048 5	PINTO ANTHONY J III-JULIE R	17950	E	TELEGRAPH	RD	1.06
107003049 5	VENTURA COUNTY FL CTRL DIST					.00
107003050 0	VENTURA COUNTY FL CTRL DIST					.11
107003051 5	VENTURA COUNTY FL CTRL DIST					.16
107003052 0	DIAZ ANTONIO					.02
107003053 0	CUBITT JAMES C-ABIGAIL H			UNKNOWN	LN	.08
107003060 0	VENTURA COUNTY FL CTRL DIST					0.16
107003061 0	SANTA PAULA CITY OF					0.97
107003062 0	VENTURA COUNTY FL CTRL DIST					0.05
107004101 5	KIMURA ALBERT S TR	18029	E	TELEGRAPH	RD	2.08
107004102 5	MCGRATH SEAN H TR	18037	E	TELEGRAPH	RD	.57
107004103 5	MCGRATH SEAN H TR		E	TELEGRAPH	RD	.43
107004104 5	NEWSOM ALICE C SURVIVORS TR	18101	E	TELEGRAPH	RD	1.03
107004105 0	NEWSOM ALICE C	18113	E	TELEGRAPH	RD	.61
107004106 0	J E CLARK II CORP	18115	E	TELEGRAPH	RD	.83
107004107 0	STANGELAND HARRY	18145	E	TELEGRAPH	RD	.72
107004201 5	KIMURA ALBERT S TR	18004		TELEGRAPH	RD	11.13
107004202 0	WARD GARY W-LISA G TR	18056	E	TELEGRAPH	RD	1.38
107004203 0	MC GAELIC GROUP	18114	E	TELEGRAPH	RD	11.01
107004204 5	PHILLIPS OLIVER S-BETTE J TRUST					.91
107004205 0	RED MOUNTAIN LAND & FARMING	18212-236		TELEGRAPH	RD	1.02
107017007 5	ORTEGA JOSE F			FERRIS	DR	.21
107017008 5	HERRERA ERNEST P			FERRIS	RD	.16
107017010 5	VIGIL FRANCISCO - ALICIA	458		FERRIS	DR	.11
107017013 5	ST JOHN MICHELE	17919		TEXAS	LN	.44
107017014 5	ALVAREZ JUAN M-CYNTHIA	17939		TEXAS	LN	.25
107017015 5	RODRIGUEZ JOSE U-CATALINA TR	17961		TEXAS	LN	.20
107017017 5	VELASCO AURELIO-ALICIA B	17915		TEXAS	LN	.27
107017023 5	MARTINEZ JOSE L-MARGARITA	17909		TEXAS	LN	0.30

**PARCEL B**

107021009 5	LINDSEY RONALD D-LUANA D					5.16
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**PARCEL C**

107004001 0	VENTURA COUNTY TRANS COM					4.22 (portion)
107004306 5	LIMONEIRA CO	18300		TELEGRAPH	RD	25.28
107004403 5	LIMONEIRA CO					2.05

**LAFCO 13-04**

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE CITY OF SANTA PAULA  
REORGANIZATION – EAST AREA 2 (PARCELS A-C);  
ANNEXATION TO THE CITY OF SANTA PAULA AND  
DETACHMENT FROM THE VENTURA COUNTY FIRE  
PROTECTION DISTRICT, THE VENTURA COUNTY  
RESOURCE CONSERVATION DISTRICT, AND COUNTY  
SERVICE AREA NOS. 32 AND 33**

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 hearing as required by law; and

WHEREAS, the proposal was duly considered on May 15, 2013; 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, sphere of influence and applicable local plans and policies; and

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

WHEREAS, the affected territory has more than twelve registered voters and is considered inhabited; 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 City of Santa Paula (City) and within the affected territory, and the organization of local governmental agencies within Ventura County; and

WHEREAS, the Commission certifies that it has reviewed and considered the Final Environmental Impact Report (FEIR) prepared by the lead agency; and

WHEREAS, the Commission has found that the FEIR discloses impacts that are not significant or are mitigated to a level of insignificance; and

WHEREAS, the Commission has found that there remains significant and unavoidable impacts that cannot be mitigated to a level of insignificance and that these impact findings be made, in accordance with Section 15093 of the CEQA Guidelines; and

WHEREAS, the Commission makes a statement of overriding considerations that based on substantial evidence in the record the benefits of the project outweigh the unavoidable adverse environmental effects;

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

- (1) The LAFCo Staff Report dated May 15, 2013 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 13-04 CITY OF SANTA PAULA REORGANIZATION – EAST AREA 2 (PARCELS A-C).**
- (5) The Commission has reviewed and considered the information contained in the FEIR for the East Gateway Project prepared for the City as lead agency as well as all comments received and determines that there are not any feasible mitigation measures or feasible alternatives, within the power and authority of LAFCo, which would substantially lessen or avoid any significant effect on the environment [CEQA Guidelines §15096(g)].
- (6) The Commission hereby adopts the lead agency's Findings, Mitigation Measures and Mitigation Monitoring Program (Attachment 5 to the Staff Report).
- (7) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under CEQA Guidelines §15094 and §15096(i).

- (8) The Commission determines that the project is in compliance with Government Code § 56741 as the territory to be annexed is located within one county and is contiguous with the boundaries of the City.
- (9) The affected territory is inhabited as defined by Government Code § 56046.
- (10) Pursuant to Government Code Section 56663, written notice of the Commission proceedings has been provided to all registered voters and landowners within the affected territory and no written opposition to the waiver of protest proceedings has been received from registered voters or landowners within the affected territory. The Commission hereby waives protest proceedings entirely.
- (11) The affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the City.
- (12) **The reorganization shall not be recorded until the City submits to the LAFCo Executive Officer an executed Memorandum of Understanding between the City and the Ventura County Watershed Protection District requiring that the City condition the undeveloped parcels listed below upon development to pay a pro rata share of the cost to construct flood control capital improvements on Santa Paula Creek as determined by the District. It is anticipated the share will be approximately 1% (not to exceed \$200,000). The undeveloped parcels are:**  
APN 107-0-042-015, 11.13 Acres, Kimura Albert S Tr  
APN 107-0-042-030, 11.01 Acres, McGaelic Group
- (13) **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.**
- (14) **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 May 15, 2013.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Dandy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Long	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Alt. Commissioner Smith	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Dated: 5-15-13   
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: City of Santa Paula  
Southern California Edison  
Southern California Gas Company  
Ventura County Watershed Protection District  
Ventura County Assessor  
Ventura County Auditor/Controller  
Ventura County Elections-Registrar of Voters  
Ventura County Fire Protection District  
Ventura County Planning  
Ventura County Environmental Health  
Ventura County Resource Conservation District  
Ventura County Sheriff – EOC  
Ventura County Surveyor

**CITY OF SANTA PAULA REORGANIZATION  
EAST AREA 2 – PARCEL A**

ANNEXATION TO THE CITY OF SANTA PAULA AND DETACHMENT FROM THE  
VENTURA COUNTY RESOURCE CONSERVATION DISTRICT AND DETACHMENT  
FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT AND DETACHMENT  
FROM COUNTY SERVICE AREAS 32 AND 33

That portion of Section 11 and Section 12, Township 3 North, Range 21 West, San Bernardino Meridian, in the County of Ventura, State of California, according to the Official Plat of the survey of said land approved November 24, 1874 by the California Surveyor General and filed in the District Land Office, described as follows:

**Beginning** at a point on the northerly line of Telegraph Road, 60 feet wide, as described in deed to the County of Ventura recorded May 3, 1916 in Book 150, at Page 121 of Deeds in the Office of the County Recorder of said county, and shown on the Division of Highways Map No F-2033, said point being the northwesterly terminus of 8th course of the H & H Oil Tool Annexation to the City of Santa Paula as described and shown on the Certificate of Completion recorded October 27, 1978 in Book 5246, at Page 631 of Official Records of said county; thence along the boundary of said City of Santa Paula by the following 24 courses:

- 1<sup>st</sup> South 24°57'00" East a distance of 305.50 feet; thence,
- 2<sup>nd</sup> South 01°24'50" West a distance of 217.06 feet; thence,
- 3<sup>rd</sup> South 32°58'27" West a distance of 208.81 feet; thence,
- 4<sup>th</sup> South 47°59'44" West a distance of 775.03 feet; thence,
- 5<sup>th</sup> South 40°39'12" West a distance of 50.36 feet; thence,
- 6<sup>th</sup> South 47°29'50" West a distance of 676.08 feet; thence,
- 7<sup>th</sup> South 53°03'41" West a distance of 626.09 feet; thence,
- 8<sup>th</sup> South 50°12'05" West a distance of 304.23 feet, more or less; thence,
- 9<sup>th</sup> North 24°00'00" West a distance of 298.82 feet, more or less; thence,
- 10<sup>th</sup> North 67°44'25" East a distance of 71.97 feet; thence,
- 11<sup>th</sup> North 14°07'00" West a distance of 375.38 feet; thence,
- 12<sup>th</sup> South 57°30'15" West a distance of 137.89 feet; thence,
- 13<sup>th</sup> North 24°00'00" West a distance of 985.50 feet; thence,


- 13-04
- 14<sup>th</sup> North 69°35'17" East a distance of 465.88 feet; thence,  
15<sup>th</sup> North 22°38'00" West a distance of 29.34 feet; thence,  
16<sup>th</sup> North 70°28'47" West a distance of 3.17 feet; thence,  
17<sup>th</sup> North 20°20'59" West a distance of 77.48 feet; thence,  
18<sup>th</sup> North 12°23'23" West a distance of 143.77 feet; thence,  
19<sup>th</sup> South 88°56'23" East a distance of 686.24 feet; thence,  
20<sup>th</sup> North 69°35'17" East a distance of 60.41 feet; thence,  
21<sup>st</sup> South 00°53'52" West a distance of 107.34 feet; thence,  
22<sup>nd</sup> North 69°35'17" East a distance of 1179.27 feet; thence,  
23<sup>rd</sup> South 31°38'43" East a distance of 113.30 feet; thence,  
24<sup>th</sup> North 57°24'54" East a distance of 266.80 feet to the **Point of Beginning**.

Contains: 67.03 Acres, more or less.

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

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

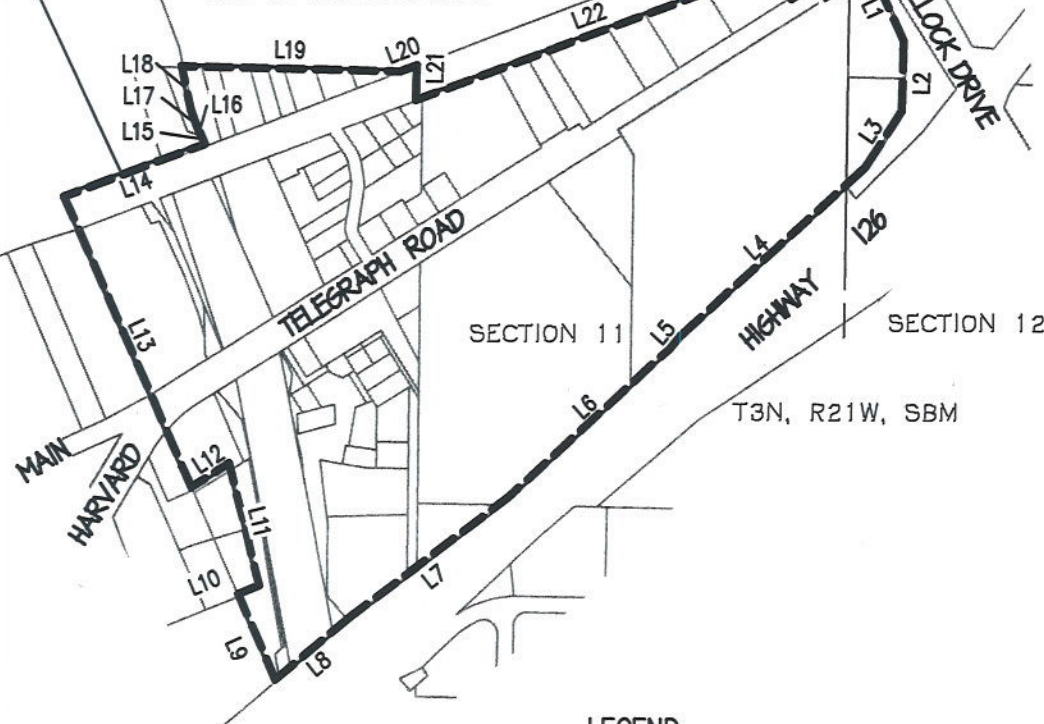
Certified by:



Date: 8/13/2013

POINT OF BEGINNING  
NORTHWESTERLY TERMINUS OF THE 8TH COURSE  
OF THE H&H OIL TOOL ANNEXATION TO THE CITY  
OF SANTA PAULA RECORDED 10/27/1975 PER  
5246 OR 631

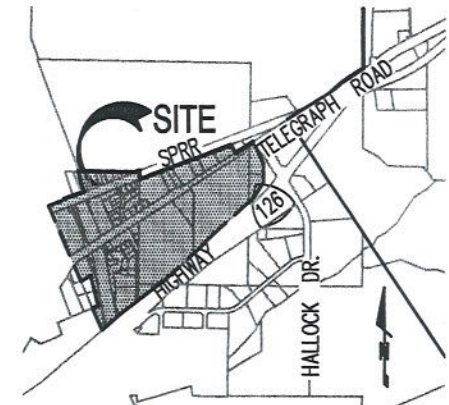
CITY OF SANTA PAULA

**LEGEND**

OR	OFFICIAL RECORDS
SBM	SAN BERNARDINO MERIDIAN
SPRR	SOUTHERN PACIFIC RAILROAD
---	PROPOSED CITY BOUNDARY
—	EXISTING CITY BOUNDARY

**LINE DATA**

LINE	BEARING	DISTANCE
L1	S24°57'00"E	305.50'
L2	S01°24'50"W	217.06'
L3	S32°58'27"W	208.81'
L4	S47°59'44"W	775.03'
L5	S40°39'12"W	50.36'
L6	S47°29'50"W	676.08'
L7	S53°03'41"W	626.09'
L8	S50°12'05"W	304.23'
L9	N24°00'00"W	298.82'
L10	N67°44'25"E	71.97'
L11	N14°07'00"W	375.38'
L12	S57°30'15"W	137.89'
L13	N24°00'00"W	985.50'
L14	N69°35'17"E	465.88'
L15	N22°38'00"W	29.34'
L16	N70°28'47"W	3.17'
L17	N20°20'59"W	77.48'
L18	N12°23'23"W	143.77'
L19	S88°56'23"E	686.24'
L20	N69°35'17"E	60.41'
L21	S00°53'52"W	107.34'
L22	N69°35'17"E	1179.27'
L23	S31°38'43"E	113.30'
L24	N57°24'54"E	266.80'

**LOCATION MAP**

NOT TO SCALE

**EXHIBIT A****DISCLAIMER:**

FOR ASSESSMENT PURPOSES ONLY. THIS  
DESCRIPTION OF LAND IS NOT A LEGAL  
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.

- DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT
- DETACHMENT FROM THE VENTURA COUNTY SERVICES AREAS 32 & 33
- DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT

**AREA**  
67.03 ACRES,  
MORE OR LESS

**CITY OF SANTA PAULA**

COMMUNITY SERVICES DEPARTMENT  
ENGINEERING DIVISION

DOCUMENT No. O.R.

RECORDING DATE:

CLERK'S FILE NO.

APPROVED BY:

DRN BY: AET

DATE: JANUARY 15, 2013

PLAT TO ACCOMPANY LEGAL DESCRIPTION

**EAST AREA 2 REORGANIZATION-PARCEL A**

ANNEXATION TO THE CITY OF SANTA PAULA

PORTIONS OF SECTIONS 11 AND 12, TOWNSHIP 3 NORTH, RANGE 21 WEST, SAN  
BERNARDINO MERIDIAN, COUNTY OF VENTURA, STATE OF CALIFORNIA

0' 300' 600' 1200'

SCALE: 1"=600'

13-04

40-31

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:

8/13/2013

**CITY OF SANTA PAULA REORGANIZATION  
EAST AREA 2 – PARCEL B**

ANNEXATION TO THE CITY OF SANTA PAULA AND DETACHMENT FROM THE  
VENTURA COUNTY RESOURCE CONSERVATION DISTRICT AND DETACHMENT  
FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT AND DETACHMENT  
FROM COUNTY SERVICE AREAS 32 AND 33

That portion of Section 11, Township 3 North, Range 21 West, San Bernardino Meridian, in the County of Ventura, State of California, according to the Official Plat of the survey of said land approved November 24, 1874 by the California Surveyor General and filed in the District Land Office, described as follows:

**Beginning** at the northwest corner of Lot 4 of Parcel Map (Lot Split 81-5) filed in the Office of the Ventura County Recorder in Book 35, Page 13 of Parcel Maps, said corner also being the northerly terminus of the 2<sup>nd</sup> course of the Rushing Reorganization to the City of Santa Paula as described and shown in the Certificate of Completion recorded June 23, 1981 in the Office of said County Recorder as Document No. 059099 of Official Records; thence along said 2<sup>nd</sup> course and along the existing boundary of said City of Santa Paula the following four (4) courses:


- 1<sup>st</sup> South 00°39'49" West, a distance of 594.28 feet; thence,
- 2<sup>nd</sup> North 89°26'25" West, a distance of 758.25 feet; thence,
- 3<sup>rd</sup> North 49°40'48" East, a distance of 413.35 feet; thence,
- 4<sup>th</sup> North 54°38'04" East, a distance of 551.79 feet to the **Point of Beginning**.

Contains: 5.40 Acres, more or less.

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

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: 8/13/2013

## LINE DATA

LINE	BEARING	DISTANCE
L1	S00°39'49"W	594.28'
L2	N89°26'25"W	758.25'
L3	N49°40'48"E	413.35'
L4	N54°38'04"E	551.79'

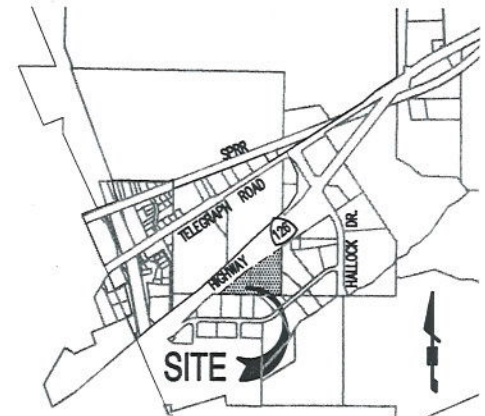
LOCATION MAP  
NOT TO SCALE

EXHIBIT A

CITY OF SANTA PAULA

POINT OF BEGINNING  
NORTHERLY TERMINUS OF 2ND  
COURSE OF THE RUSHING  
REORGANIZATION ANNEXATION TO  
THE CITY OF SANTA PAULA  
RECORDED 6/23/1981 PER DOC NO  
81-059099 OR

126  
HIGHWAY

GOTTISCHALK - MACKINTOSH ADDITION  
CITY OF SANTA PAULA

SECTION 11

SECTION 12

T3N, R21W, SBM

## LEGEND

DOC DOCUMENT  
OR OFFICIAL RECORDS  
PM PARCEL MAP  
SBM SAN BERNARDINO MERIDIAN

--- PROPOSED CITY BOUNDARY  
--- EXISTING CITY BOUNDARY

## DISCLAIMER:

FOR ASSESSMENT PURPOSES ONLY. THIS  
DESCRIPTION OF LAND IS NOT A LEGAL  
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.

- DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT
- DETACHMENT FROM THE VENTURA COUNTY SERVICES AREAS 32 & 33
- DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT

## AREA

5.40 ACRES, MORE OR LESS

## CITY OF SANTA PAULA

COMMUNITY SERVICES DEPARTMENT  
ENGINEERING DIVISION

DOCUMENT No. O.R.

RECORDING DATE:

CLERK'S FILE NO.

APPROVED BY:

DRN BY: AET

DATE: JUNE 18, 2013

PLAT TO ACCOMPANY LEGAL DESCRIPTION  
EAST AREA 2 REORGANIZATION-PARCEL B  
ANNEXATION TO THE CITY OF SANTA PAULA

PORTION OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 21, WEST, SAN  
BERNARDINO MERIDIAN, COUNTY OF VENTURA, STATE OF CALIFORNIA

0' 200' 400' 800'

SCALE: 1"=400'

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40-31

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: 8/13/2013

**CITY OF SANTA PAULA REORGANIZATION  
EAST AREA 2 - PARCEL C**

ANNEXATION TO THE CITY OF SANTA PAULA AND  
DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT AND  
DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION  
DISTRICT AND DETACHMENT FROM COUNTY SERVICE AREAS 32 AND 33

That portion of Section 1 and Section 12, Township 3 North, Range 21 West, San Bernardino Meridian, in the County of Ventura, State of California, according to the Official Plat of the survey of said land approved November 24, 1874 by the California Surveyor General and filed in the District Land Office, described as follows:

**Beginning** at a point on the northerly line of Telegraph Road, 60 feet wide, as described in deed to the County of Ventura recorded May 3, 1916 in Book 150, at Page 121 of Deeds in the Office of the County Recorder of said county, and shown on the Division of Highways Map No. F-2033, said point being the northeasterly terminus of 9th course of the H & H Oil Tool Annexation to the City of Santa Paula as described and shown on the Certificate of Completion recorded October 27, 1978 in Book 5246, at Page 631 of Official Records of said county; thence along the boundary of said City of Santa Paula by the following three (3) courses:

- 1<sup>st</sup> North 57°24'54" East, a distance of 589.22 feet; thence,
- 2<sup>nd</sup> North 48°53'00" East, a distance of 202.24 feet; thence,
- 3<sup>rd</sup> North 57°24'54" East, a distance of 306.67 to the east line of the SW 1/4 of the SW 1/4 of said Section 1; thence leaving said boundary of City of Santa Paula and along said east line,
- 4<sup>th</sup> South, a distance of 28.56 feet to the SE corner of the SW 1/4 of the SW 1/4 of said Section 1; thence along the east line of the NW 1/4 of the NW 1/4 of said Section 12,
- 5<sup>th</sup> South 00°01'50" West, a distance of 931.91 feet to the westerly terminus of that course shown as [S61°37'20"E, 184.54'] on the Record of Survey map filed March 19, 1954 in Book 16, at Page 82 of Records of Survey in said county; thence following the boundary of said Record of Survey the following 13 courses:
- 6<sup>th</sup> South 61°37'20" East, a distance of 184.54 feet; thence,
- 7<sup>th</sup> South 49°11'20" East, a distance of 188.17 feet; thence,
- 8<sup>th</sup> South 88°30'20" East, a distance of 423.74 feet; thence,
- 9<sup>th</sup> South 38°57'20" East, a distance of 223.56 feet; thence,
- 10<sup>th</sup> South 48°52'40" West, a distance of 125.29 feet; thence,

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- 11<sup>th</sup> South 57°12'40" West, a distance of 184.97 feet; thence,  
12<sup>th</sup> South 33°55'40" West, a distance of 370.05 feet; thence,  
13<sup>th</sup> South 48°05'40" West, a distance of 188.40 feet; thence,  
14<sup>th</sup> South 63°17'20" West, a distance of 108.52 feet; thence,  
15<sup>th</sup> South 28°00'50" West, a distance of 91.39 feet; thence,  
16<sup>th</sup> South 64°15'25" West, a distance of 150.50 feet to said boundary of City of Santa Paula;  
thence along said boundary of City of Santa Paula the following two (2) courses:  
17<sup>th</sup> North 00°08'55" East, a distance of 208.73 feet to the southwesterly line of said Record  
of Survey; thence along said southwesterly line and the northwesterly prolongation  
thereof,  
18<sup>th</sup> North 33°58'00" West, a distance of 1618.27 feet to the **Point of Beginning**.

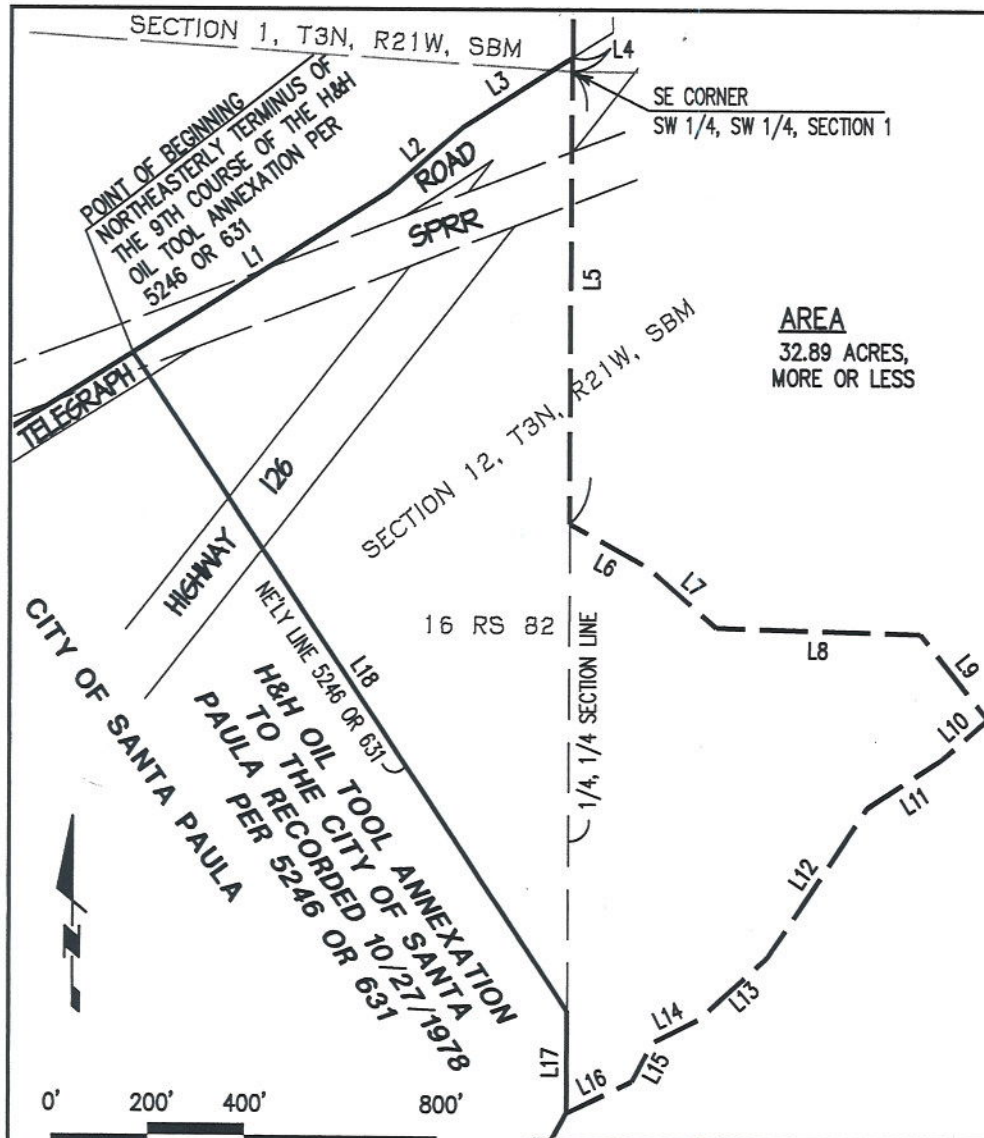
Contains: 32.89 Acres, more or less.

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

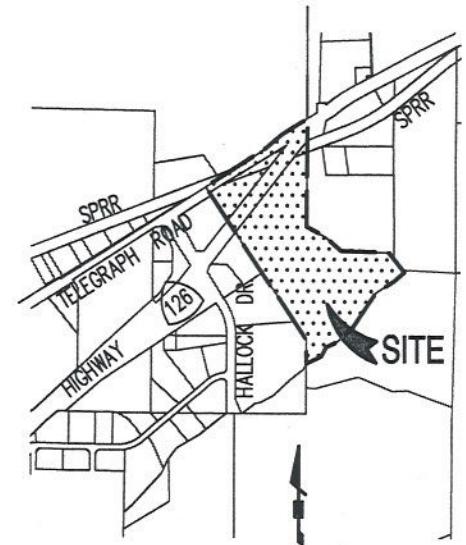
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: 

Date: 8/13/2013

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N57°24'54"E	589.22'
L2	N48°53'00"E	202.24'
L3	N57°24'54"E	306.67'
L4	SOUTH	28.56'
L5	S00°01'50"W	931.91'
L6	S61°37'20"E	184.54'
L7	S49°11'20"E	188.17'
L8	S88°30'20"E	423.74'
L9	S38°57'20"E	223.56'
L10	S48°52'40"W	125.29'
L11	S57°12'40"W	184.97'
L12	S33°55'40"W	370.05'
L13	S48°05'40"W	188.40'
L14	S63°17'20"W	108.52'
L15	S28°00'50"W	91.39'
L16	S64°15'25"W	150.50'
L17	N00°08'55"E	208.73'
L18	N33°58'00"W	1618.27'

**AREA**32.89 ACRES,  
MORE OR LESS**LOCATION MAP**

NOT TO SCALE

**EXHIBIT A****DISCLAIMER:**

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL 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.

- DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT
- DETACHMENT FROM THE VENTURA COUNTY SERVICES AREAS 32 & 33
- DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT

**CITY OF SANTA PAULA**COMMUNITY SERVICES DEPARTMENT  
ENGINEERING DIVISION**LEGEND**

DDS  
OR  
SBM  
SPRR

DEEDS  
OFFICIAL RECORDS  
SAN BERNARDINO MERIDIAN  
SOUTHERN PACIFIC RAILROAD

--- PROPOSED CITY BOUNDARY  
— EXISTING CITY BOUNDARY

DOCUMENT No. O.R.

RECORDING DATE:

CLERK'S FILE NO.

APPROVED BY:

DRN BY: AET

DATE: JANUARY 15, 2013

PLAT TO ACCOMPANY LEGAL DESCRIPTION  
**EAST AREA 2 REORGANIZATION— PARCEL C**  
ANNEXATION TO THE CITY OF SANTA PAULA

PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 3 NORTH, RANGE 21 WEST, SAN BERNARDINO MERIDIAN, COUNTY OF VENTURA, STATE OF CALIFORNIA

13-04

40-81

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: 8/13/2013