

RECORDED AT REQUEST OF

**2022000009207**

Recorded in Official Records  
Ventura County Clerk-Recorder  
Mark A. Lunn

WHEN RECORDED MAIL TO

Ventura LAFCo

01/26/2022  
10:08 AM  
VEN  
HAMLKRIS

Titles: 1 Pages: 29

Fees: \$0.00



(FOR RECORDER'S USE ONLY)

Notice of Completion 2109

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency Formation Commission

WHEN RECORDED MAIL TO:

Ventura LAFCo

L# 1850

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 21-09 Ojai Valley Sanitary District Annexation – Burnham-Creek-Cuyama-Ojai (Parcels A-F)**

2. The specific change of organization is as follows:

Ojai Valley Sanitary District – Annexation

3. Assessor's Parcel Numbers: 031-0-114-165, 031-0-210-125, 032-0-201-115, 034-0-050-145, 019-0-082-110, and 024-0-103-150.

4. The district listed above is located in Ventura County.

5. The Local Agency Formation Commission's resolution of approval, LAFCo 21-09, which was adopted on September 15, 2021, 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: 1-26-2022

  
Kai Luoma, Executive Officer  
Ventura LAFCo

**LAFCO 21-09**

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

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission (LAFCo or Commission) pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (§ 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 September 15, 2021; 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 recommendations, 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, evidence has been provided to the Commission that the affected territory contains 12 or more registered voters and is therefore inhabited as defined by Government Code § 56046; and

WHEREAS, no written opposition against the proposal has been submitted; 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 September 15, 2021, and recommendation for approval of the proposal are adopted.

- (2) The proposal will lead to planned, orderly, and efficient development.
- (3) The annexation is hereby approved, and the boundaries are established as generally set forth in the attached Exhibit A.
- (4) The boundaries of the proposal are found to be definite and certain as approved.
- (5) The subject proposal is assigned the following distinctive short form designation: **LAFCO 21-09 OJAI VALLEY SANITARY DISTRICT ANNEXATION – BURNHAM-CREEK-CUYAMA-OJAI (PARCELS A-F).**
- (6) 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.
- (7) The Commission directs staff to file a Notice of Exemption under § 15062 of the CEQA Guidelines.
- (8) The affected territory is inhabited as defined by Government Code § 56046.
- (9) The Commission waives conducting authority proceedings pursuant to Government Code § 56663.
- (10) 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.
- (11) **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.**
- (12) **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.**
- (13) **If a Certificate of Completion has not been filed within one year after the Commission's approval of the proposal, the proceeding shall be deemed terminated unless prior to the expiration of that year the Commission authorizes an extension of time for that completion (Government Code § 57001).**

This resolution was adopted on September 15, 2021.

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

9-15-2021

Date



Chair, Ventura Local Agency Formation Commission

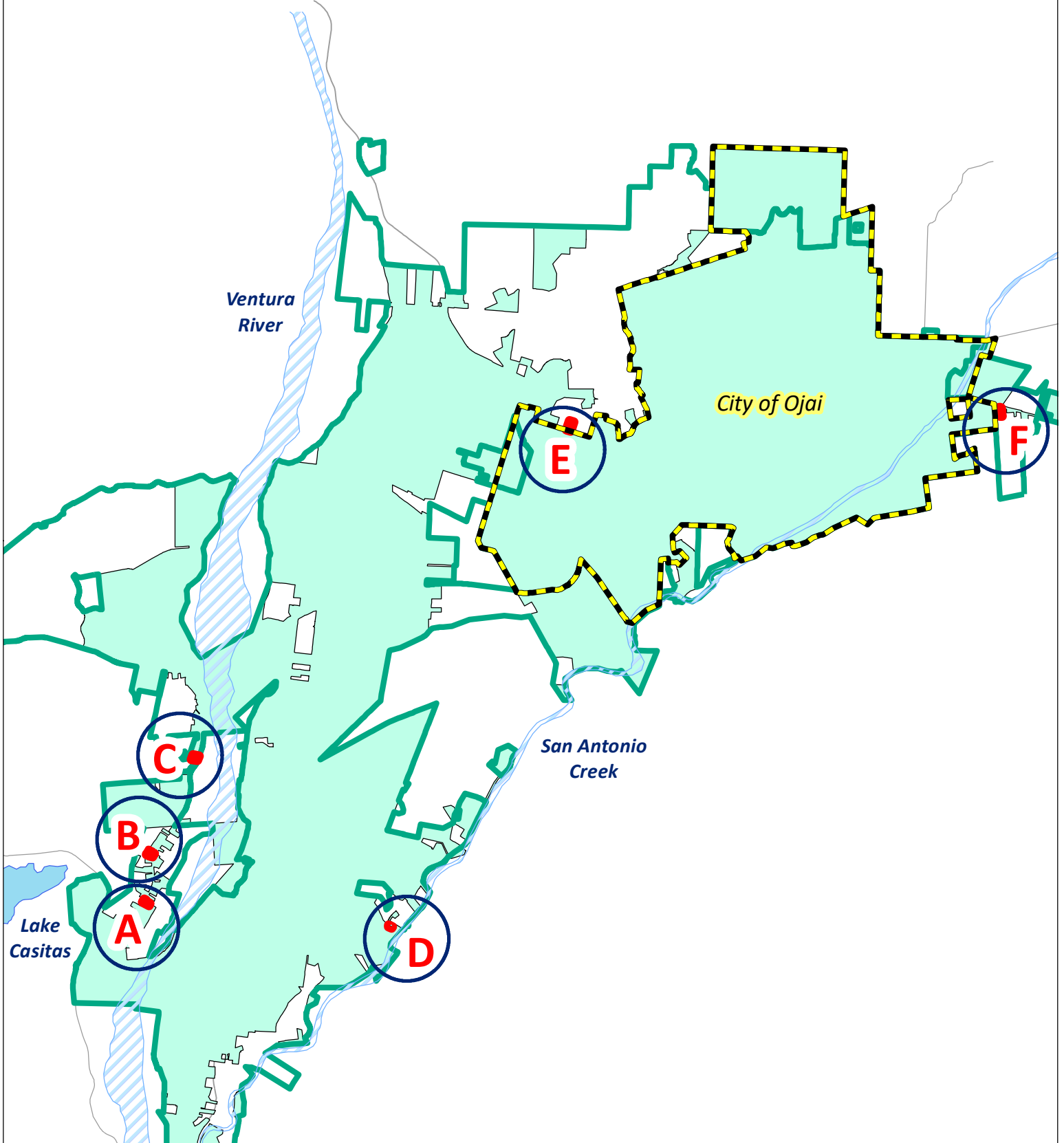
Attachment: Exhibit A

Copies: Ojai Valley Sanitary District  
Ventura County Assessor  
Ventura County GIS Officer  
Ventura County Surveyor  
Ventura County Elections – Registrar of Voters  
Ventura County Auditor-Controller  
Ventura County Planning Division






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Exhibit A



Ojai Valley Sanitary District (OVSD)  
LAFCo 21-09  
OVSD Annexation - Burnham-Creek-Cuyama-Ojai (Parcels A-F)  
September 15, 2021

-  Proposal Area (Parcels A-F)
-  OVSD - Sphere Boundary
-  OVSD - District Boundary

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
(OVSD 2021-01)  
BURNHAM-CREEK-CUYAMA-OJAI

PARCEL A

THAT PORTION OF THE RANCHO SANTA ANA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS RECORDED IN BOOK 3, PAGE 32 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF LOT 30, AND A PORTION OF BURNHAM ROAD (60.00 FEET WIDE), OF LIVE OAK ACRES, AS PER MAP RECORDED IN BOOK 18, PAGE 34 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF SAID COUNTY RECORDER DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEASTERLY TERMINUS OF THE 3RD COURSE OF PARCEL B, 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 IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 4947, PAGE 735 OF OFFICIAL RECORDS, SAID TERMINUS ALSO BEING THE **TRUE POINT OF BEGINNING**; THENCE, ALONG THE BOUNDARY OF SAID DISTRICT THE FOLLOWING TWO (2) COURSES:

- 1ST SOUTH 29°39'00" WEST 82.00 FEET; THENCE,
- 2ND NORTH 60°21'00" WEST 235.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY, OF SAID BURNHAM ROAD (60.00 FEET WIDE); THENCE, ALONG SAID NORTHWESTERLY RIGHT OF WAY,
- 3RD NORTH 29°39'00" EAST 107.00 FEET TO A POINT ON THE 3RD COURSE OF THE FERNANDEZ ANNEXATION TO THE OJAI SANITARY DISTRICT AS DESCRIBED PER CERTIFICATE OF COMPLETION RECORDED IN THE OFFICE OF SAID COUNTY RECORDER AS DOCUMENT No. 98-207557 OF OFFICIAL RECORDS; THENCE, ALONG SAID 3RD COURSE:
- 4TH SOUTH 60°21'00" EAST 60.00 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF SAID BURNHAM ROAD (60.00 FEET WIDE); THENCE, ALONG SAID SOUTHEASTERLY RIGHT OF WAY,
- 5TH SOUTH 29°39'00" WEST 25.00 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN THE GRANT DEED TO RAFAEL VILLALPANDO, AND JIMMY VILLALPANDO, RECORDED IN THE OFFICE OF SAID COUNTY RECORDER AS DOCUMENT No. 20190925-00115005 OF OFFICIAL RECORDS; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID LAND,
- 6TH SOUTH 60°21'00" EAST 175.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 0.48 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: 11/10/2021

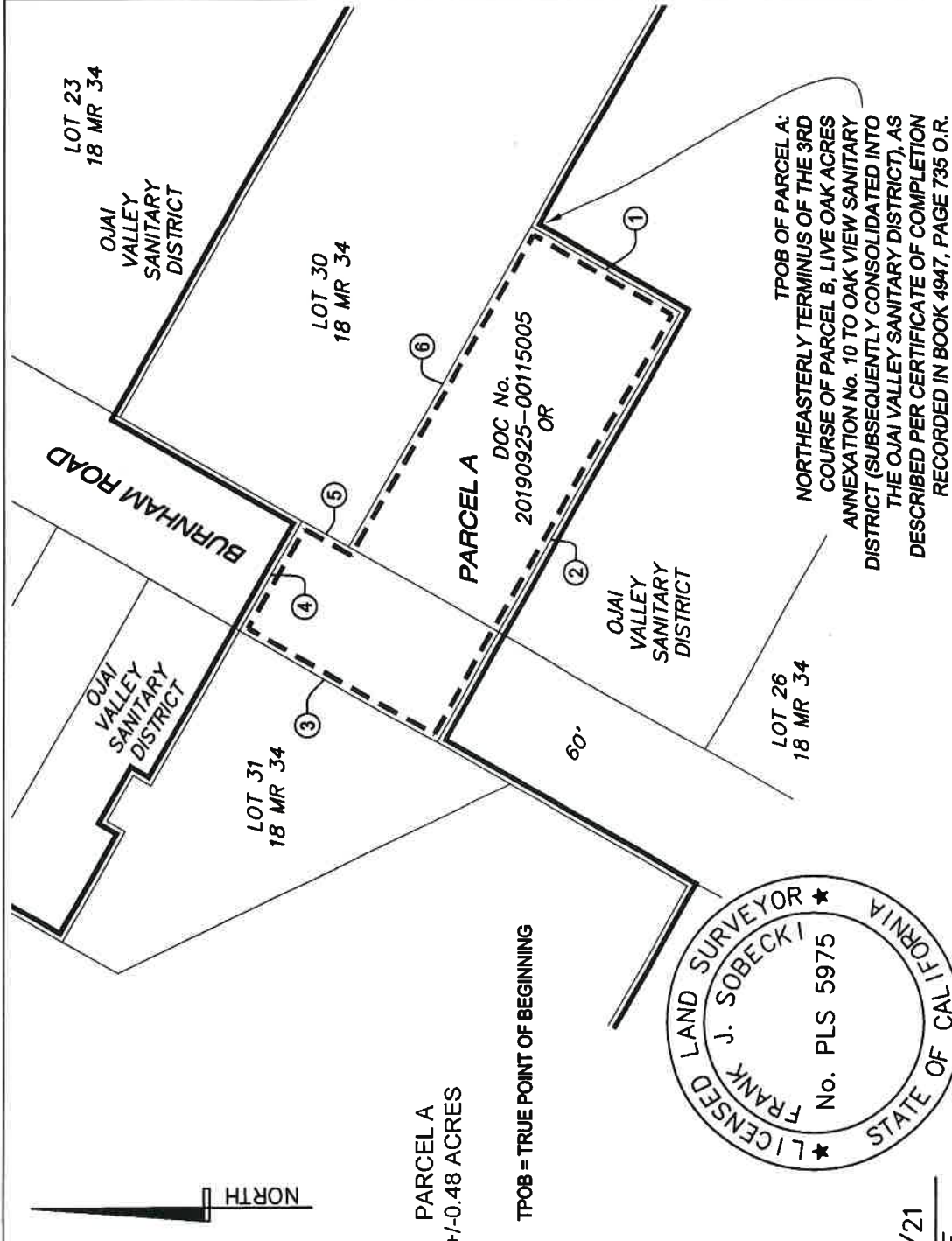
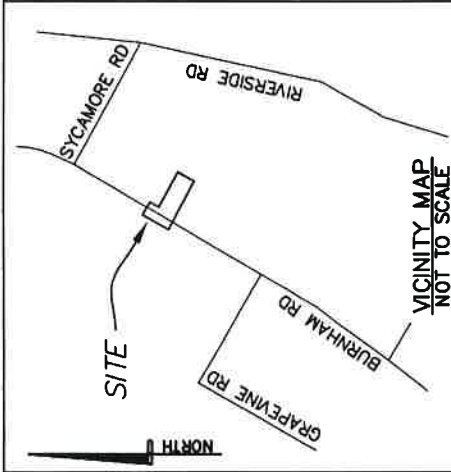


A handwritten signature in blue ink, consisting of several stylized, overlapping strokes.

*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: 1/20/2022



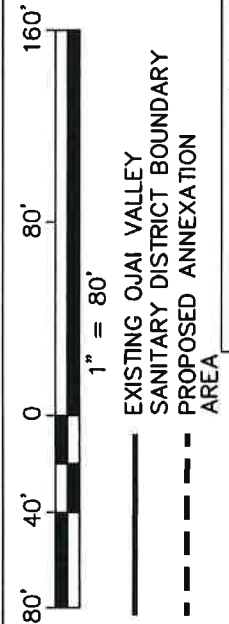


Line Table		
Line #	Length	Bearing
1	82.00'	S29°39'00"W
2	235.00'	N60°21'00"W
3	107.00'	N29°39'00"E
4	60.00'	S60°21'00"E
5	25.00'	S29°39'00"W
6	175.00'	S60°21'00"E

FRANK J. SOBECKI  
11/7/21  
DATE

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Frank J. Sobecki, PLS  
FJS Land Consulting  
4054 Brindisi Place  
Moorpark, CA 93021  
fjs@fjslandconsulting.com  
**CONSULTING**  
(805) 501-4075



DATE PREPARED: 11/7/21

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
(OVSD 2021-01)  
BURNHAM-CREEK-CUYAMA-OJAI  
PARCEL A

THAT PORTION OF THE RANCHO SANTA ANA PER 3 MR 32, BEING A PORTION OF LOT 30 AND A PORTION OF BURNHAM ROAD, OF LIVE OAK ACRES PER 18 MR 34, 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: 1/20/2022

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
(OVSD 2021-01)  
BURNHAM-CREEK-CUYAMA-OJAI

PARCEL B

THAT PORTION OF THE RANCHO SANTA ANA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS RECORDED IN BOOK 3, PAGE 32 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY BEING A PORTION OF LOT E, OF LIVE OAK ACRES No. 2, RECORDED IN BOOK 19, PAGE 25 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF SAID COUNTY RECORDER DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEASTERLY TERMINUS OF THE 5TH COURSE OF THE KELLEY ANNEXATION TO OJAI VALLEY SANITARY DISTRICT, AS DESCRIBED PER CERTIFICATE OF COMPLETION RECORDED AS DOC. No. 98-102270 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER, SAID TERMINUS ALSO BEING THE MOST EASTERLY CORNER OF SAID LOT E, ALSO BEING THE **TRUE POINT OF BEGINNING**; THENCE, ALONG THE BOUNDARY OF SAID LOT E AND SAID DISTRICT BOUNDARY THE FOLLOWING COURSE:

- 1ST NORTH 57°43'00" WEST 104.00 FEET TO THE NORTHERLY CORNER OF THE LAND DESCRIBED PER GRANT DEED TO E.E. CEXTON DATED APRIL 29, 1963, AND RECORDED PER DOCUMENT No. 24165, BOOK 2314, PAGE 315 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER, SAID CORNER ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 634.00 FEET AND HAVING A RADIAL BEARING OF NORTH 57°43'00" WEST; THENCE, ALONG THE BOUNDARY OF SAID LAND DESCRIBED IN BOOK 2314, PAGE 315 OF OFFICIAL RECORDS THE FOLLOWING THREE (3) COURSES:
- 2ND SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 138.81 FEET, THROUGH A CENTRAL ANGLE OF 12°32'40" TO SAID DISTRICT BOUNDARY; THENCE ALONG SAID DISTRICT BOUNDARY THE FOLLOWING TWO (2) COURSES,
- 3RD SOUTH 70°15'40" EAST 104.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 530.00 FEET AND HAVING A RADIAL BEARING OF NORTH 70°15'40" WEST; THENCE,
- 4TH NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 116.04 FEET, THROUGH A CENTRAL ANGLE OF 12°32'40" TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 0.30 ACRES, MORE or LESS

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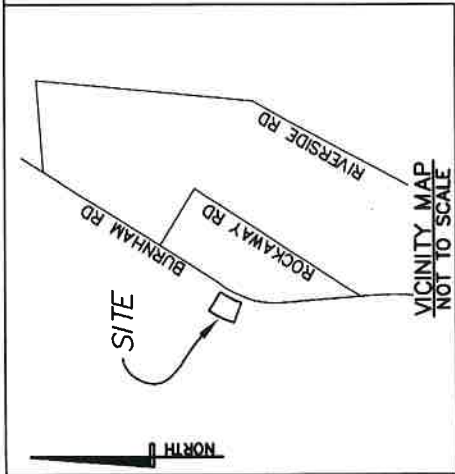
FRANK J. SOBECKI, PLS 5975  
DATE PREPARED: 12/16/2021



A handwritten signature in blue ink, consisting of several fluid, overlapping strokes.

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: 1/20/2022

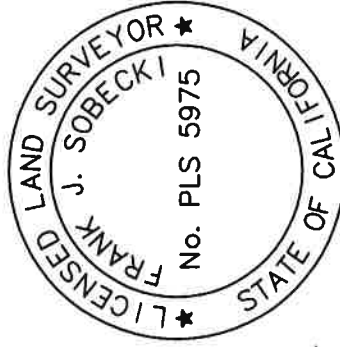


Line and Curve Table			
Line/Curve #	Length	Bearing/Delta	Radius
1	104.00'	N57°43'00"W	
2	138.81'	12°32'40"	634.00'
3	104.00'	S70°15'40"E	
4	116.04'	12°32'40"	530.00'

TPOB = TRUE POINT OF BEGINNING

TPOB OF PARCEL B:  
SOUTHEASTERLY TERMINUS OF THE  
5TH COURSE OF THE KELLEY  
ANNEXATION TO OJAI VALLEY  
SANITARY DISTRICT, AS DESCRIBED  
PER CERTIFICATE OF COMPLETION  
RECORDED AS DOC. No. 98-102270 O.R.

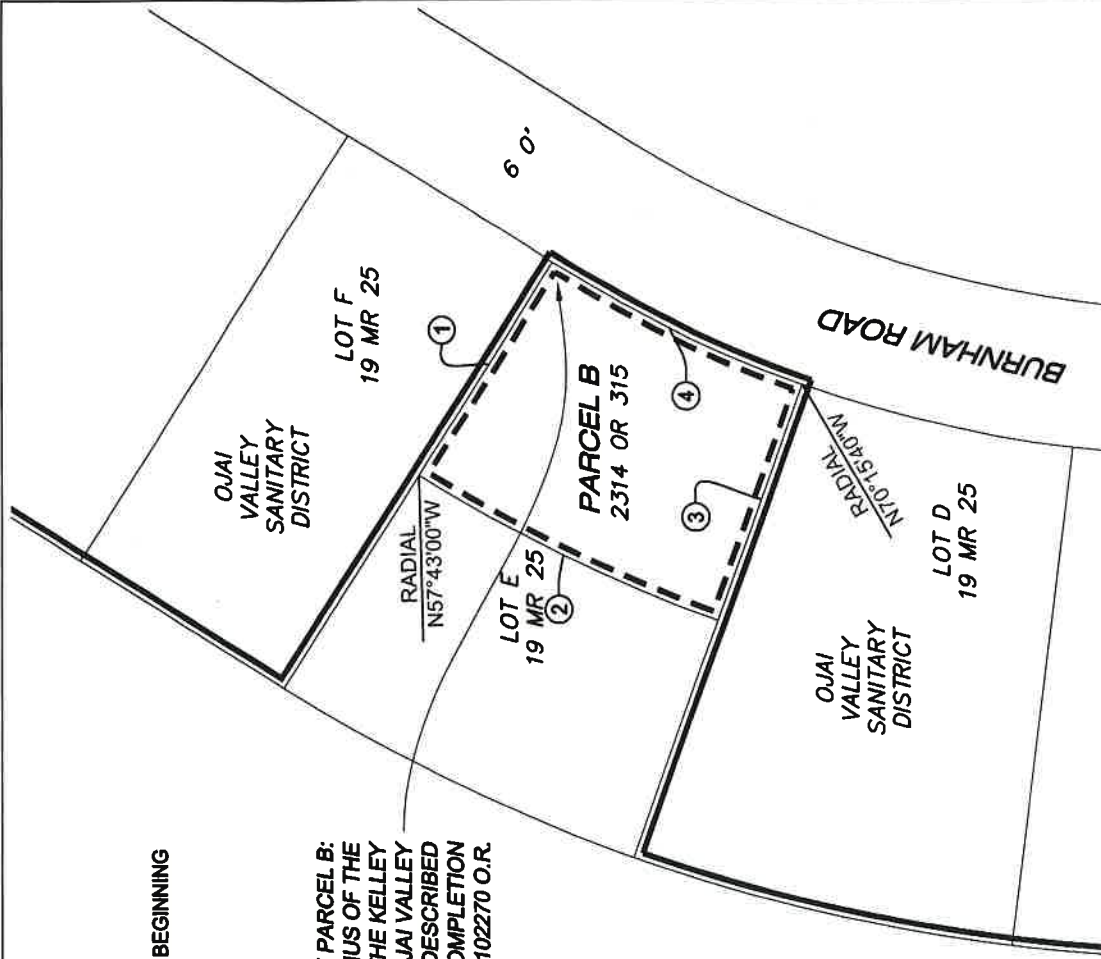
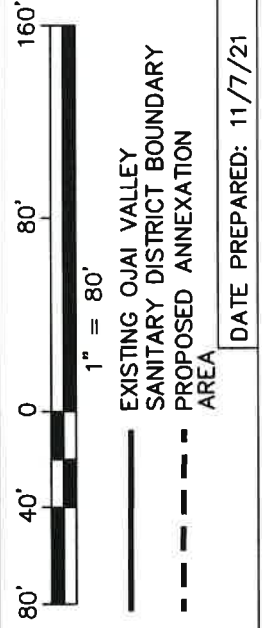
PARCEL B  
+/-0.30 ACRES



FRANK J. SOBECKI DATE 11/7/21

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Frank J. Sobecki, PLS Fjs@fjslandconsulting.com  
**CONSULTING**  
 FJS Land Consulting (805) 501-4075  
 4054 Brindisi Place  
 Moorpark, CA 93021



OJAI VALLEY SANITARY DISTRICT ANNEXATION  
(OVSD 2021-01)  
BURNHAM-CREEK-CUYAMA-OJAI  
PARCEL B

THAT PORTION OF THE RANCHO SANTA ANA PER 3 MR 32,  
BEING A PORTION OF LOT E, OF LIVE OAK ACRES No. 2 PER 19  
MR 25, 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: 1/20/2022

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
(OVSD 2021-01)  
BURNHAM-CREEK-CUYAMA-OJAI

PARCEL C

THAT PORTION OF LOT 12 TRACT A, (ROBINSON, FAWSETT, AND DEAN SUBDIVISION), RANCHO SANTA ANA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS RECORDED IN BOOK 3, PAGE 32 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWESTERLY TERMINUS OF THE 6TH COURSE OF PARCEL B OF THE AMBER-CUYAMA-BURNHAM ANNEXATION TO OJAI VALLEY SANITARY DISTRICT, AS DESCRIBED PER CERTIFICATE OF COMPLETION RECORDED IN THE OFFICE OF SAID COUNTY RECORDER, AS DOC. No. 20191216-00156369 OF OFFICIAL RECORDS, SAID TERMINUS ALSO BEING THE SOUTHWESTERLY TERMINUS OF THE COURSE SHOWN AS NORTH 18°50'13" EAST 154.28 FEET, FOR PARCEL 1 ON SHEET 4 OF 4 PER PARCEL MAP No. 5373, RECORDED IN BOOK 63, PAGES 55 THROUGH 58 OF PARCEL MAPS IN THE OFFICE OF SAID COUNTY RECORDER, ALSO BEING THE **TRUE POINT OF BEGINNING**; THENCE, ALONG THE BOUNDARY OF SAID PARCEL 1 AND THE BOUNDARY OF SAID DISTRICT THE FOLLOWING TWO (2) COURSES:

- 1ST NORTH 18°50'13" EAST 154.28 FEET; THENCE,
- 2ND SOUTH 80°16'47" EAST 197.49 FEET TO THE EASTERLY RIGHT OF WAY OF BURNHAM ROAD (60.00 FEET WIDE) AS SHOWN ON SAID PARCEL MAP; THENCE, LEAVING SAID DISTRICT BOUNDARY, ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING TWO (2) COURSES:
- 3RD SOUTH 18°50'13" WEST 148.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 630.00 FEET; THENCE, ALONG SAID CURVE
- 4TH SOUTHWESTERLY, AN ARC LENGTH OF 5.47 FEET, THROUGH A CENTRAL ANGLE OF 0°29'52" TO THE SOUTHEASTERLY PROLONGATION OF THAT CERTAIN COURSE SHOWN ON SAID PARCEL MAP AS "NORTH 80°20'00" WEST 136.54 FEET"; THENCE, NORTHWESTERLY ALONG SAID SOUTHEASTERLY PROLONGATION,
- 5TH NORTH 80°20'00" WEST 197.49 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 0.69 ACRES, MORE or LESS

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FRANK J. SOBECKI, PLS 5975  
DATE PREPARED: 11/10/2021

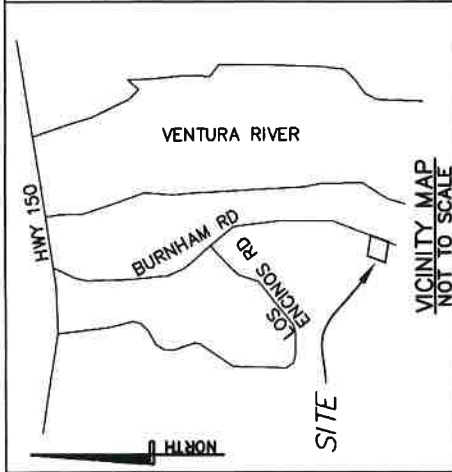


A handwritten signature in blue ink, consisting of several sweeping, stylized strokes.

*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: 1/20/2022





VICINITY MAP  
NOT TO SCALE

Line and Curve Table

Line/Curve #	Length	Bearing/Delta	Radius
1	154.28'	N18°50'13"E	
2	197.49'	S80°16'47"E	
3	148.63'	S18°50'13"W	
4	5.47'	0°29'52"	630.00'
5	197.49'	N80°20'00"W	

TPOB = TRUE POINT OF BEGINNING

PARCEL 3  
63 PM 55

PARCEL 2  
63 PM 55

PARCEL C  
+/-0.69 ACRES

PARCEL 1  
63 PM 55

PARCEL C  
DOC No.  
20181019-00118493  
OR

TPOB OF PARCEL C:  
SOUTHWESTERLY TERMINUS OF THE  
6TH COURSE OF PARCEL B OF THE  
AMBER-CUYAMA-BURNHAM  
ANNEXATION TO OJAI VALLEY  
SANITARY DISTRICT, AS DESCRIBED  
PER CERTIFICATE OF COMPLETION  
RECORDED AS DOC. No.  
20191216-00156369 O.R.



11/7/21  
FRANK J. SOBECKI DATE

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Frank J. Sobecki, PLS  
FJS Land Consulting  
4054 Brindisi Place  
Moorpark, CA 93021  
fjs@fjslandconsulting.com  
**CONSULTING**  
(805) 501-4075

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
(OVSD 2021-01)  
BURNHAM-CREEK-CUYAMA-OJAI  
PARCEL C

THAT PORTION OF LOT 12, TRACT A (ROBINSON, FAWSETT,  
AND DEAN SUBDIVISION), RANCHO SANTA ANA PER 3 MR 32,  
COUNTY OF VENTURA, STATE OF CALIFORNIA

100' 50' 0 100' 200'  
1" = 100'  
EXISTING OJAI VALLEY  
SANITARY DISTRICT BOUNDARY  
PROPOSED ANNEXATION  
AREA  
DATE PREPARED: 11/7/21

*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: *1/20/2022*

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
(OVSD 2021-01)  
BURNHAM-CREEK-CUYAMA-OJAI

PARCEL D

THAT PORTION OF LOT 4 OF THE BARD SUBDIVISION OF THE RANCHO OJAI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS RECORDED IN BOOK 5 PAGE 25-1/2 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING PORTIONS OF LOTS 12 AND 13, OF THE SYCAMORE PARK TRACT RECORDED IN BOOK 15, PAGE 40 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF SAID COUNTY RECORDER DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEASTERLY TERMINUS OF THE 7TH COURSE OF PARCEL B, EL TORO-PORTAL-CREEK ANNEXATION TO THE OJAI VALLEY SANITARY DISTRICT AS DESCRIBED PER CERTIFICATE OF COMPLETION RECORDED IN THE OFFICE OF SAID COUNTY RECORDER, AS DOCUMENT No. 20151020-00155466 OF OFFICIAL RECORDS, SAID TERMINUS ALSO BEING THE SOUTHEASTERLY TERMINUS OF THE COURSE SHOWN AS NORTH 67°47'50" WEST 133.06 FEET, FOR PARCEL 1 ON SHEET 2 OF 5 PER PARCEL MAP No. 5790, RECORDED IN BOOK 68, PAGES 99 THROUGH 103 OF PARCEL MAPS IN THE OFFICE OF SAID COUNTY RECORDER, ALSO BEING THE **TRUE POINT OF BEGINNING**; THENCE, ALONG THE BOUNDARY OF SAID PARCEL 1 AND THE BOUNDARY OF SAID DISTRICT THE FOLLOWING TWO (2) COURSES:

- 1ST SOUTH 33°51'30" WEST 20.00 FEET; THENCE,
- 2ND SOUTH 19°02'54" WEST 27.57 FEET TO THE 3RD COURSE OF THE LAND DESCRIBED IN THE GRANT DEED TO DIANE BUNDY, AND ELEANOR MAE BUNDY, RECORDED IN THE OFFICE OF SAID COUNTY RECORDER AS DOCUMENT No. 20110126-00014129 OF OFFICIAL RECORDS; THENCE, LEAVING SAID DISTRICT BOUNDARY, ALONG SAID 3RD COURSE,
- 3RD NORTH 74°11'09" WEST 111.75 FEET TO SAID DISTRICT BOUNDARY, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 570.00 FEET AND HAVING A RADIAL BEARING OF NORTH 84°19'22" WEST; THENCE, ALONG SAID CURVE, AND ALONG SAID DISTRICT BOUNDARY THE FOLLOWING TWO (2) COURSES:
- 4TH NORTHEASTERLY, AN ARC LENGTH OF 61.26 FEET, THROUGH A CENTRAL ANGLE OF 6°09'28"; THENCE,
- 5TH SOUTH 67°47'50" EAST 127.82 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 0.15 ACRES, MORE or LESS

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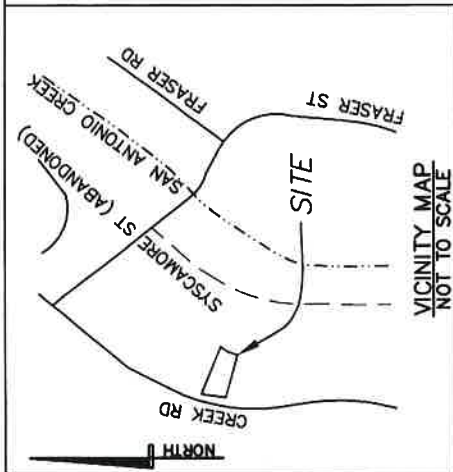
FRANK J. SOBECKI, PLS 5975  
DATE PREPARED: 11/10/2021



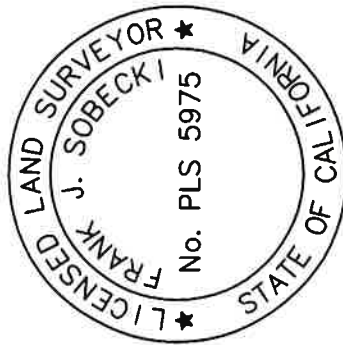
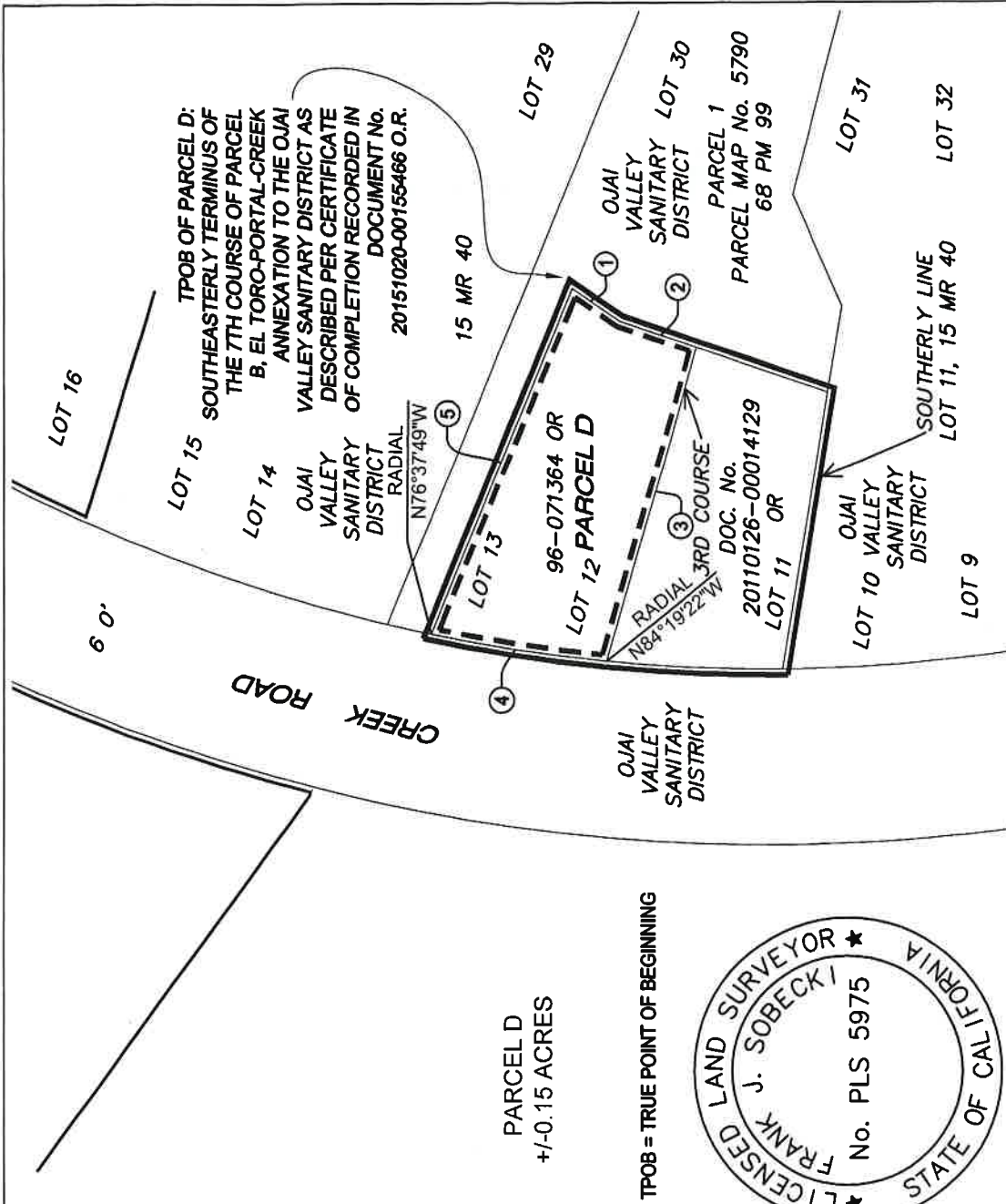
A handwritten signature in blue ink, consisting of several fluid, overlapping strokes.

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: 1/20/2022



Line and Curve Table			
Line/Curve #	Length	Bearing/Delta	Radius
1	20.00'	S33°51'30"W	
2	27.57'	S19°02'54"W	
3	111.75'	S74°11'09"W	
4	61.26'	S6°09'28"	570.00'
5	127.82'	S67°47'50"E	



FRANK J. SOBECKI DATE 11/7/21

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Frank J. Sobecki, PLS [fjs@fjslandconsulting.com](mailto:fjs@fjslandconsulting.com)  
**CONSULTING**  
 FJS Land Consulting  
 4054 Brindisi Place  
 Moorpark, CA 93021  
 (805) 501-4075

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
 (OVSD 2021-01)  
 BURNHAM-CREEK-CUYAMA-OJAI  
 PARCEL D

THAT PORTION OF LOT 4 OF THE BARD SUBDIVISION OF THE RANCHO OJAI PER 5 MR 25-1/2, BEING PORTIONS OF LOTS 12 AND 13, OF THE SYCAMORE PARK TRACT PER 15 MR 40, COUNTY OF VENTURA, STATE OF CALIFORNIA

DATE PREPARED: 11/7/21

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: 1/20/2022

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
(OVSD 2021-01)  
BURNHAM-CREEK-CUYAMA-OJAI

PARCEL E

THAT PORTION OF LOT 8 OF THE BARD SUBDIVISION OF THE RANCHO OJAI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS RECORDED IN BOOK 5 PAGE 25-1/2 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING ALL OF LOT 8 OF BLOCK C, OF WEST HILLS ESTATES, AS PER MAP RECORDED IN BOOK 14, PAGE 57 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER AND DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEASTERLY TERMINUS OF THE 4TH COURSE OF THE CULBERTSON ANNEXATION (OVSD No. 2006-04) TO OJAI VALLEY SANITARY DISTRICT, AS DESCRIBED PER CERTIFICATE OF COMPLETION RECORDED IN THE OFFICE OF SAID COUNTY RECORDER, AS DOCUMENT No. 20061031-00230402 OF OFFICIAL RECORDS; THENCE, ALONG THE BOUNDARY OF SAID DISTRICT, SOUTH 73°28'00" EAST 337.50 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 8, SAID CORNER ALSO BEING THE **TRUE POINT OF BEGINNING**; THENCE, ALONG THE BOUNDARY OF SAID DISTRICT THE FOLLOWING COURSE AND ALONG THE BOUNDARY OF SAID LOT 8 THE FOLLOWING FOUR (4) COURSES:

1ST SOUTH 73°28'00" EAST 142.50 FEET; THENCE, LEAVING SAID DISTRICT BOUNDARY,  
2ND NORTH 16°32'00" EAST 310.00 FEET; THENCE,  
3RD NORTH 73°28'00" WEST 142.50 FEET; THENCE,  
4TH SOUTH 16°32'00" WEST 310.00 FEET TO SAID DISTRICT BOUNDARY AND THE **TRUE POINT OF BEGINNING**.

CONTAINING: 1.01 ACRES, MORE or LESS

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FRANK J. SOBECKI, PLS 5975  
DATE PREPARED: 11/10/2021

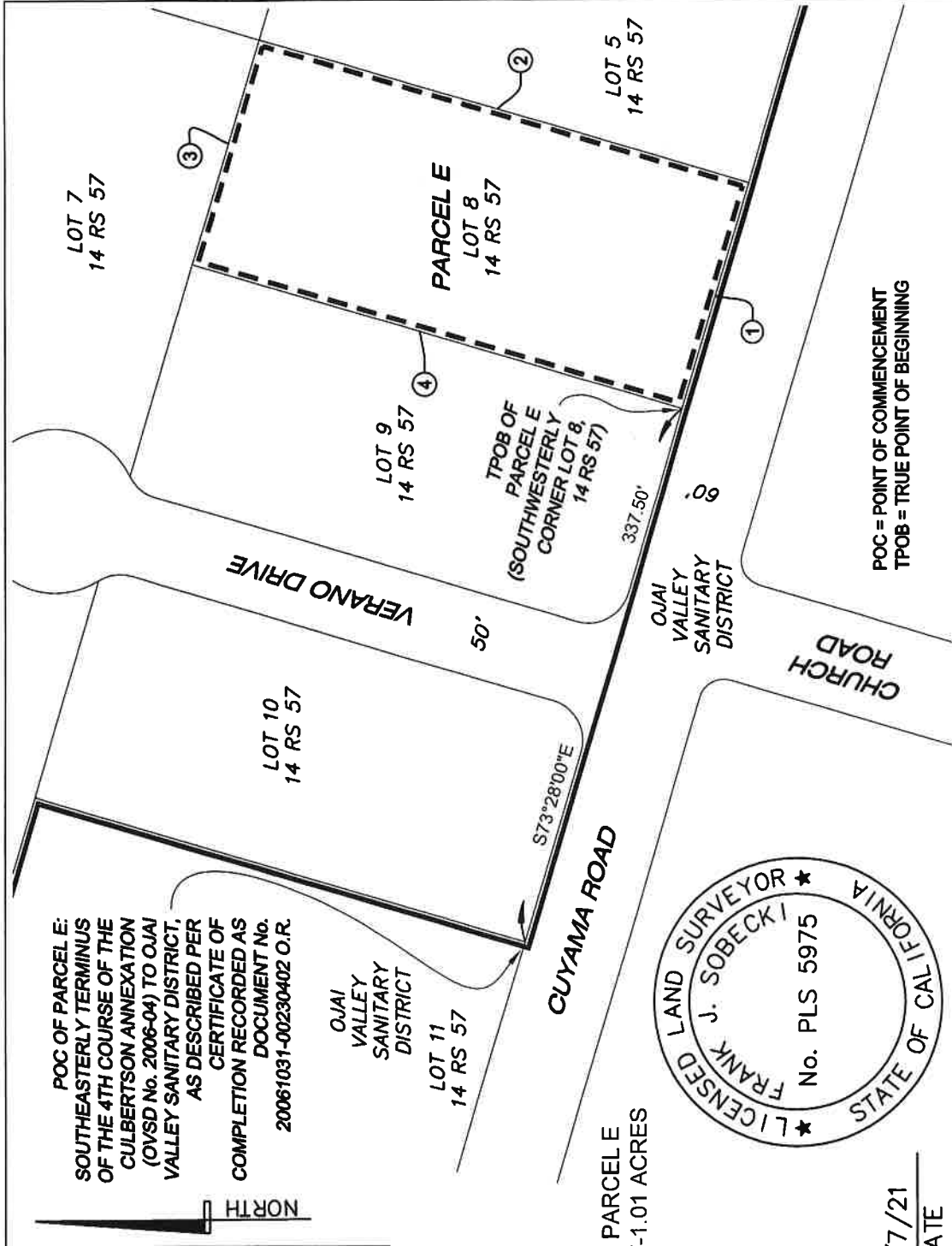
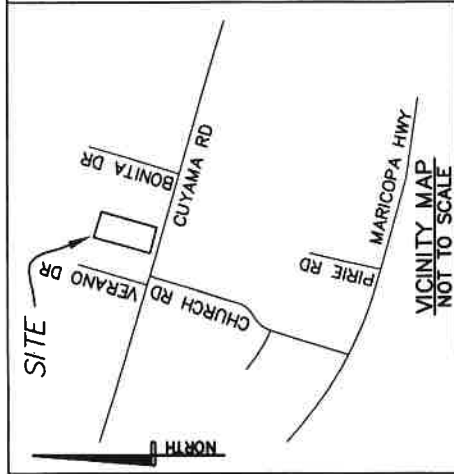


A handwritten signature in blue ink, appearing to read "Frank J. Sobeki", written over the surveyor's seal.

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

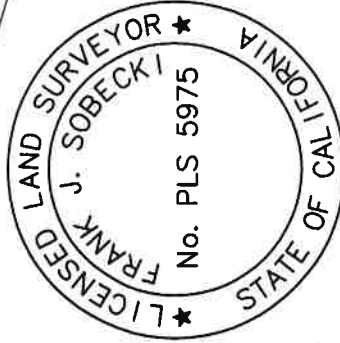
Certified by: Date: 1/20/2022





Line Table		
Line #	Length	Bearing
1	142.50'	S73°28'00"E
2	310.00'	N16°32'00"E
3	142.50'	N73°28'00"W
4	310.00'	S16°32'00"W

PARCEL E  
+/-1.01 ACRES



FRANK J. SOBECKI  
DATE 11/7/21

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FJS Land Consulting  
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Moorpark, CA 93021  
fjs@fjslandconsulting.com  
**CONSULTING**  
(805) 501-4075



EXISTING OJAI VALLEY  
SANITARY DISTRICT BOUNDARY  
PROPOSED ANNEXATION  
AREA

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
(OVSD 2021-01)  
BURNHAM-CREEK-CUYAMA-OJAI  
PARCEL E

THAT PORTION OF LOT 8 OF THE BARD SUBDIVISION OF THE  
RANCHO OJAI PER 5 MR 25-1/2, BEING ALL OF  
LOT 8 OF BLOCK C, MAP OF WEST HILLS ESTATES PER 14 RS  
57, COUNTY OF VENTURA, STATE OF CALIFORNIA

DATE PREPARED: 11/7/21

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: 1/20/2022

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
(OVSD 2021-01)  
BURNHAM-CREEK-CUYAMA-OJAI

PARCEL F

THAT PORTION OF LOT 22 OF THE BARD SUBDIVISION OF THE RANCHO OJAI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS RECORDED IN BOOK 5 PAGE 25-1/2 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING ALL OF LOT 3, OF SIETE ROBLES No. 2, AS PER MAP RECORDED IN BOOK 19, PAGES 91 AND 92 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF SAID COUNTY RECORDER DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWESTERLY TERMINUS OF THE 29TH COURSE OF THE SAINT JOSEPH'S ANNEXATION (89-4 OVSD) TO OJAI VALLEY SANITARY DISTRICT, AS DESCRIBED PER CERTIFICATE OF COMPLETION RECORDED AS DOCUMENT No. 91-000219 OF OFFICIAL RECORDS; THENCE, ALONG SAID 29TH COURSE, SOUTH 77°00'00" EAST 157.74 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 3, SAID CORNER ALSO BEING THE **TRUE POINT OF BEGINNING**; THENCE, ALONG THE BOUNDARY OF SAID DISTRICT THE FOLLOWING COURSE AND ALONG THE BOUNDARY OF SAID LOT 3 THE FOLLOWING FOUR (4) COURSES:

1ST SOUTH 77°00'00" EAST 73.67 FEET; THENCE, LEAVING SAID DISTRICT BOUNDARY,  
2ND SOUTH 05°09'00" EAST 257.09 FEET; THENCE,  
3RD SOUTH 84°51'00" WEST 70.00 FEET; THENCE,  
4TH NORTH 05°09'00" WEST 280.03 FEET TO SAID DISTRICT BOUNDARY AND THE **TRUE POINT OF BEGINNING**.

CONTAINING: 0.43 ACRES, MORE or LESS

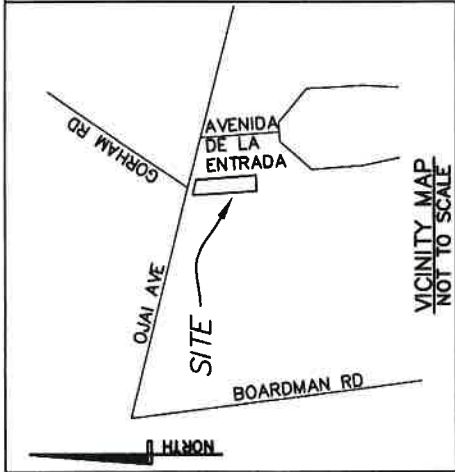
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FRANK J. SOBECKI, PLS 5975  
DATE PREPARED: 11/10/2021



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: 1/20/2022



QJAI AVENUE

157.74'

S77°00'00"E

POC OF PARCEL F:  
NORTHWESTERLY TERMINUS  
OF THE 29TH COURSE OF  
THE SAINT JOSEPH'S  
ANNEXATION (89-4 OVSD) TO  
QJAI VALLEY SANITARY  
DISTRICT, AS DESCRIBED PER  
CERTIFICATE OF COMPLETION  
RECORDED AS DOCUMENT  
No. 91-000219 O.R.

POC = POINT OF COMMENCEMENT  
TPOB = TRUE POINT OF BEGINNING

QJAI  
VALLEY  
SANITARY  
DISTRICT

PARCEL F  
+/-0.43 ACRES

LOT 1  
19 MR 91

LOT 2  
19 MR 91

LOT 3  
19 MR 91

LOT 4  
19 MR 91

LOT 5  
19 MR 91

LOT 6  
19 MR 91

PORTION OF  
LOT 1  
20 MR 28

QJAI VALLEY  
SANITARY  
DISTRICT

PARCEL F

LOT 3  
19 MR 91

LOT 2  
19 MR 91

LOT 1  
19 MR 91

LOT 4  
19 MR 91

LOT 5  
19 MR 91

LOT 6  
19 MR 91

PORTION OF  
LOT 1  
20 MR 28

QJAI VALLEY  
SANITARY  
DISTRICT

PARCEL F

LOT 3  
19 MR 91

LOT 2  
19 MR 91

LOT 1  
19 MR 91

LOT 4  
19 MR 91

LOT 5  
19 MR 91

LOT 6  
19 MR 91

PORTION OF  
LOT 1  
20 MR 28

QJAI VALLEY  
SANITARY  
DISTRICT

PARCEL F

LOT 3  
19 MR 91

LOT 2  
19 MR 91

LOT 1  
19 MR 91

LOT 4  
19 MR 91

LOT 5  
19 MR 91

LOT 6  
19 MR 91

PORTION OF  
LOT 1  
20 MR 28

QJAI VALLEY  
SANITARY  
DISTRICT

PARCEL F

LOT 3  
19 MR 91

LOT 2  
19 MR 91

LOT 1  
19 MR 91

LOT 4  
19 MR 91

LOT 5  
19 MR 91

LOT 6  
19 MR 91

PORTION OF  
LOT 1  
20 MR 28

QJAI VALLEY  
SANITARY  
DISTRICT

PARCEL F

LOT 3  
19 MR 91

LOT 2  
19 MR 91

LOT 1  
19 MR 91

LOT 4  
19 MR 91

LOT 5  
19 MR 91

LOT 6  
19 MR 91

PORTION OF  
LOT 1  
20 MR 28

QJAI VALLEY  
SANITARY  
DISTRICT

PARCEL F

LOT 3  
19 MR 91

LOT 2  
19 MR 91

LOT 1  
19 MR 91

LOT 4  
19 MR 91

LOT 5  
19 MR 91

LOT 6  
19 MR 91

PORTION OF  
LOT 1  
20 MR 28

QJAI VALLEY  
SANITARY  
DISTRICT

PARCEL F

LOT 3  
19 MR 91

LOT 2  
19 MR 91

LOT 1  
19 MR 91

LOT 4  
19 MR 91

LOT 5  
19 MR 91

LOT 6  
19 MR 91

PORTION OF  
LOT 1  
20 MR 28

QJAI VALLEY  
SANITARY  
DISTRICT

PARCEL F

LOT 3  
19 MR 91

LOT 2  
19 MR 91

LOT 1  
19 MR 91

LOT 4  
19 MR 91

LOT 5  
19 MR 91

LOT 6  
19 MR 91

PORTION OF  
LOT 1  
20 MR 28

QJAI VALLEY  
SANITARY  
DISTRICT

PARCEL F

LOT 3  
19 MR 91

LOT 2  
19 MR 91

LOT 1  
19 MR 91

LOT 4  
19 MR 91

LOT 5  
19 MR 91

LOT 6  
19 MR 91

PORTION OF  
LOT 1  
20 MR 28

QJAI VALLEY  
SANITARY  
DISTRICT

PARCEL F

LOT 3  
19 MR 91

LOT 2  
19 MR 91

LOT 1  
19 MR 91

LOT 4  
19 MR 91

LOT 5  
19 MR 91

LOT 6  
19 MR 91

PORTION OF  
LOT 1  
20 MR 28

QJAI VALLEY  
SANITARY  
DISTRICT

PARCEL F

LOT 3  
19 MR 91

LOT 2  
19 MR 91

LOT 1  
19 MR 91

LOT 4  
19 MR 91

LOT 5  
19 MR 91

LOT 6  
19 MR 91

PORTION OF  
LOT 1  
20 MR 28

QJAI VALLEY  
SANITARY  
DISTRICT

PARCEL F

LOT 3  
19 MR 91

LOT 2  
19 MR 91

LOT 1  
19 MR 91

LOT 4  
19 MR 91

LOT 5  
19 MR 91

LOT 6  
19 MR 91

PORTION OF  
LOT 1  
20 MR 28

QJAI VALLEY  
SANITARY  
DISTRICT

PARCEL F

LOT 3  
19 MR 91

LOT 2  
19 MR 91

LOT 1  
19 MR 91

LOT 4  
19 MR 91

LOT 5  
19 MR 91

LOT 6  
19 MR 91

PORTION OF  
LOT 1  
20 MR 28

QJAI VALLEY  
SANITARY  
DISTRICT

PARCEL F

LOT 3  
19 MR 91

LOT 2  
19 MR 91

LOT 1  
19 MR 91

LOT 4  
19 MR 91

LOT 5  
19 MR 91

LOT 6  
19 MR 91

PORTION OF  
LOT 1  
20 MR 28

QJAI VALLEY  
SANITARY  
DISTRICT

PARCEL F

LOT 3  
19 MR 91

LOT 2  
19 MR 91

LOT 1  
19 MR 91

LOT 4  
19 MR 91

LOT 5  
19 MR 91

LOT 6  
19 MR 91

PORTION OF  
LOT 1  
20 MR 28

QJAI VALLEY  
SANITARY  
DISTRICT

PARCEL F

LOT 3  
19 MR 91

LOT 2  
19 MR 91

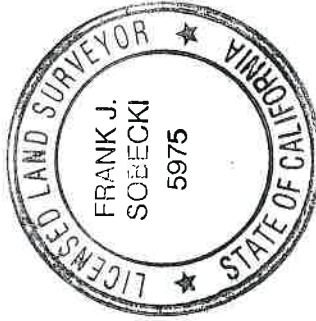
LOT 1  
19 MR 91

LOT 4  
19 MR 91

LOT 5  
19 MR 91

LOT 6  
19 MR 91

Line Table		
Line #	Length	Bearing
1	73.67'	S77°00'00"E
2	257.09'	S5°09'00"E
3	70.00'	S84°51'00"W
4	280.03'	N5°09'00"W



FRANK J. SOBECKI  
12/16/21  
DATE

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4054 Brindisi Place  
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OJAI VALLEY SANITARY DISTRICT ANNEXATION  
(OVSD 2021-01)  
BURNHAM-CREEK-CUYAMA-OJAI  
PARCEL F

THAT PORTION OF LOT 22 OF THE BARD SUBDIVISION OF THE RANCHO OJAI PER 5 MR 25-1/2, BEING ALL OF LOT 3, OF SIETE ROBLES No. 2 PER 19 MR 91, COUNTY OF VENTURA, STATE OF CALIFORNIA

DATE PREPARED: 12/16/21

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: 1/20/2020