

No Fees per Government Code 27383

2023000000343

Recorded in Official Records
Ventura County Clerk-Recorder
Michelle Ascencion

01/04/2023
09:12 AM
VEN
CERVANTD

Titles: 1 Pages: 29
Fees: \$0.00



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 22-21 Ojai Valley Sanitary District Annexation – Ojai-Nova-Ventura-Meiners-Cuyama-Edison (Parcels A-B and D-G)
2. The specific change of organization is as follows:

Ojai Valley Sanitary District – Annexation
3. Assessor's Parcel Numbers: 024-0-101-020, 033-0-050-625, 019-0-010-415, 020-0-090-120, 061-0-230-365, and 061-0-230-175.
4. The district listed above is located in Ventura County.
5. The Local Agency Formation Commission's resolution of approval, LAFCo 22-21A, which was adopted on November 16, 2022, 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: 1-3-23


Kai Luoma, Executive Officer
Ventura LAFCo

LAFCO 22-21A

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE
OJAI VALLEY SANITARY DISTRICT ANNEXATION – OJAI-NOVA-
VENTURA-MEINERS-CUYAMA-EDISON (PARCELS A-B and D-G)**

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 November 16, 2022; 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 (which contains the recommendations and a discussion of applicable sphere of influence and 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 Ojai Valley Sanitary District (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 Ventura Local Agency Formation Commission as follows:

- (1) The LAFCo Staff Report dated November 16, 2022, 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 22-21A OJAI VALLEY SANITARY DISTRICT ANNEXATION – OJAI-NOVA-VENTURA-MEINERS-CUYAMA-EDISON (PARCELS A-B and D-G).**
- (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 uninhabited as defined by Government Code § 56046.
- (9) 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.
- (10) The affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the 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 November 16, 2022.

	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 Richards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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"/>

November 16, 2022

Date

London Parker

Chair, Ventura Local Agency Formation Commission

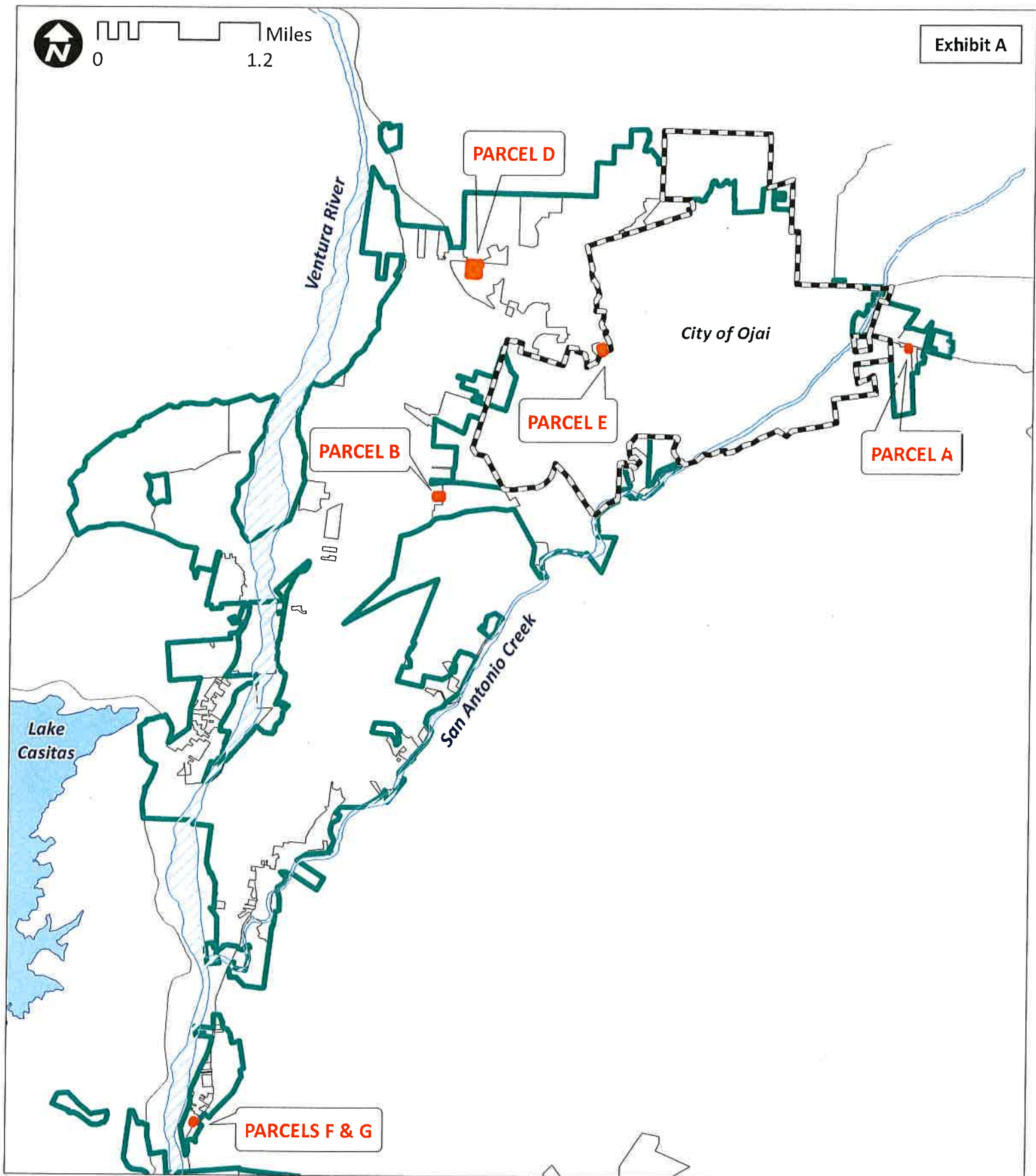
Attachment: Exhibit A

Copies: Ojai Valley Sanitary District
Southern California Edison
Southern California Gas Company
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 Division
Ventura County Resource Conservation District
Ventura County Sheriff – EOC
Ventura County Surveyor
Ventura County GIS Officer



0 1.2 Miles




Exhibit A



Ojai Valley Sanitary District (OVSD)
LAFCo 22-21A

OVSD Annexation - Ojai-Nova-Ventura-Meiners-Cuyama-Edison
(Parcels A-B and D-G)

November 16, 2022

-  Proposal Area (Parcels A-B and D-G)
-  OVSD - Sphere Boundary
-  OVSD - District Boundary

OJAI VALLEY SANITARY DISTRICT ANNEXATION
(OVSD 2022-01)
OJAI-NOVA-VENTURA-MEINERS-CUYAMA-EDISON

PARCEL A

THAT PORTION OF TRACT 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 11, 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:

BEGINNING AT THE NORTHERLY TERMINUS OF THE 2ND COURSE OF PARCEL C OF THE BURNHAM FOREST HOMES OJAI ANNEXATION (OVSD ANNEXATION No. 2004-01) TO OJAI VALLEY SANITARY DISTRICT, AS DESCRIBED PER CERTIFICATE OF COMPLETION RECORDED JULY 12, 2004, AS DOCUMENT No. 20040712-0192891 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER; SAID NORTHERLY TERMINUS ALSO BEING THE MOST NORTHERLY CORNER OF SAID LOT 11; THENCE, ALONG THE BOUNDARY OF SAID DISTRICT THE FOLLOWING COURSE AND ALONG THE BOUNDARY OF SAID LOT 11 THE FOLLOWING FOUR (4) COURSES:

1ST SOUTH 77°00'00" EAST 78.93 FEET; THENCE, LEAVING SAID DISTRICT BOUNDARY,

2ND SOUTH 05°09'00" EAST 122.37 FEET; THENCE,

3RDSOUTH 84°51'00" WEST 75.00 FEET TO SAID DISTRICT BOUNDARY; THENCE, ALONG SAID DISTRICT BOUNDARY,

4THNORTH 05°09'00" WEST 146.96 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.23 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: 11/16/2022



*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: 11/23/2022

Line Table		
Line #	Bearing	Length
1	S77°00'00"E	78.93'
2	S5°09'00"E	122.37
3	S84°51'00"W	75.00'
4	N5°09'00"W	146.96'

OJAI VALLEY
SANITARY
DISTRICT

NORTHERLY TERMINUS OF THE
2ND COURSE OF PARCEL C OF
THE BURNHAM FOREST HOMES
OJAI ANNEXATION (OVSD
ANNEXATION No. 2004-01) TO
OJAI VALLEY SANITARY
DISTRICT, AS DESCRIBED PER
CERTIFICATE OF COMPLETION
RECORDED AS DOCUMENT No.
20040712-0182891 O.R.

OJAI AVENUE
(STATE ROUTE 150)

AVENIDA DE LA ENTRADA

LOT 7
19 MR 91

LOT 8
19 MR 91

LOT 9
19 MR 91

LOT 10
19 MR 91

OJAI VALLEY
SANITARY
DISTRICT

LOT 11
19 MR 91

LOT 12
19 MR 91

PARCEL A

OJAI VALLEY
SANITARY
DISTRICT

SIETE ROBLES MUTUAL WATER CO.

POB = POINT OF BEGINNING

LOT 13
19 MR 91

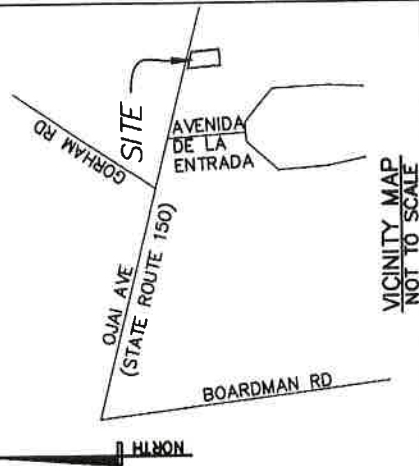
PARCEL A
+/-0.23 ACRES

FRANK J. SOBECKI PLS 5975
11/16/2022
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OJAI VALLEY SANITARY DISTRICT ANNEXATION
(OVSD 2022-01)
OJAI-NOVA-VENTURA-MEINERS-CUYAMA-EDISON
PARCEL A

THAT PORTION OF TRACT 22 OF THE BARD SUBDIVISION OF
THE RANCHO OJAI PER 5 MR 25-1/2, BEING ALL OF LOT 11, OF
SIETE ROBLES No. 2 PER 19 MR 91, COUNTY OF VENTURA,
STATE OF CALIFORNIA

SHEET 1 OF 1



EXISTING OJAI VALLEY
SANITARY DISTRICT BOUNDARY
PROPOSED ANNEXATION
AREA

DATE PREPARED: 11/16/2022

Frank J. Sobek, PLS
FJS Land Consulting
4054 Brindist Place
Moorpark, CA 93021
fjs@fjslandconsulting.com
(805) 501-4075

*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: 11/23/2022

OJAI VALLEY SANITARY DISTRICT ANNEXATION
(OVSD 2022-01)
OJAI-NOVA-VENTURA-MEINERS-CUYAMA-EDISON

PARCEL B

THAT PORTION OF THE RANCHO OJAI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS RECORDED IN BOOK 1-A, PAGE 17 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING ALL OF PARCEL A, AS PER MAP RECORDED IN BOOK 29, PAGES 47 AND 48 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY TERMINUS OF THE 4TH COURSE OF PARCEL A OF THE LYON ANNEXATION (O.V.S.D. 2000-03) TO OJAI VALLEY SANITARY DISTRICT, AS DESCRIBED PER CERTIFICATE OF COMPLETION RECORDED MAY 11, 2001 AS DOCUMENT No. 2001-0086870 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER; SAID EASTERLY TERMINUS ALSO BEING THE NORTHEASTERLY CORNER OF SAID PARCEL A, OF SAID PARCEL MAP; THENCE, ALONG THE BOUNDARY OF SAID DISTRICT THE FOLLOWING TWO (2) COURSES AND ALONG THE BOUNDARY OF SAID PARCEL A OF SAID PARCEL MAP THE FOLLOWING FOUR (4) COURSES:

1ST SOUTH 88°20'00" WEST 302.85 FEET; THENCE,
2ND SOUTH 0°59'00" WEST 142.52 FEET; THENCE, LEAVING SAID DISTRICT BOUNDARY,
3RD NORTH 88°20'00" EAST 309.42 FEET; THENCE,
4TH NORTH 1°40'00" WEST 142.37 FEET TO SAID DISTRICT BOUNDARY AND THE POINT OF BEGINNING.

CONTAINING: 1.00 ACRES, MORE OR LESS

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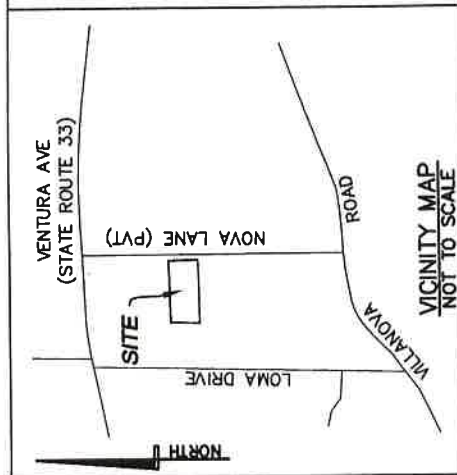


FRANK J. SOBECKI, PLS 5975
DATE PREPARED: 11/16/2022



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Agency certifies this map and legal description to be
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Certified by:  Date: 11/23/2022



11/16/2022

FRANK J. SOBECKI, PLS 5975

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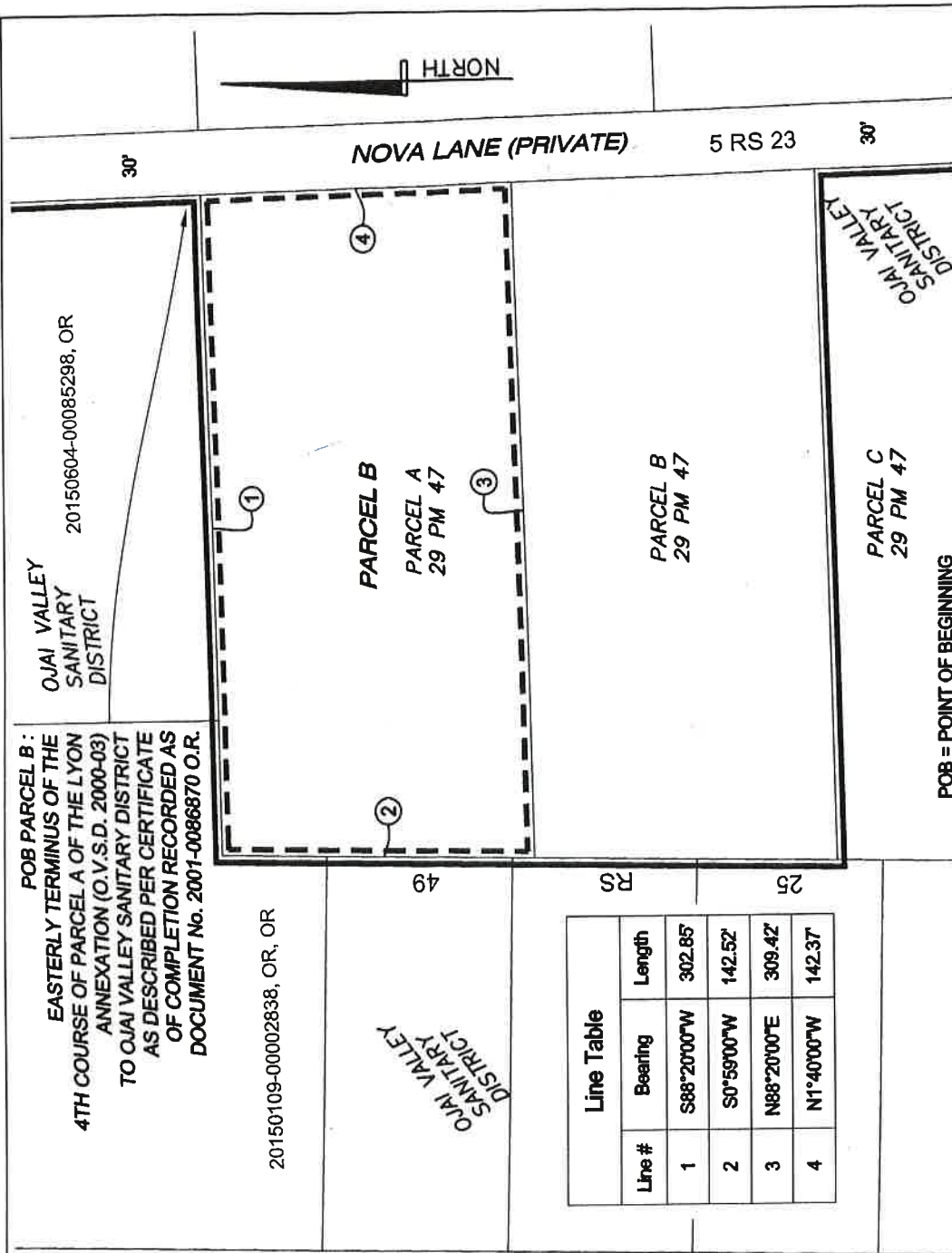
Frank J. Sobeck, PLS
FJS Land Consulting
4054 Brindisi Place
Moorpark, CA 93021

CONSULTING

(805) 501-4075

FN

fjs@fjslandconsulting.com



OJAI VALLEY SANITARY DISTRICT ANNEXATION
(OVSD 2022-01)
OJAI-NOVA-VENTURA-MEINERS-CUYAMA-EDISON
PARCEL B

THAT PORTION OF THE RANCHO OJAI, PER 1A MR 17, BEING
ALL OF PARCEL A, PER 20 PM 47, 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: 11/23/2022

OJAI VALLEY SANITARY DISTRICT ANNEXATION
(OVSD 2022-01)
OJAI-NOVA-VENTURA-MEINERS-CUYAMA-EDISON

PARCEL D

THAT PORTION OF TRACT 7, OF THE BARD SUBDIVISION OF THE RANCHO OJAI, PER BOOK 5, PAGE 25 ¹/₂ OF MISCELLANEOUS RECORDS (MAPS), BEING ALL OF LOT 1, PER BOOK 90, PAGES 18 THROUGH 19 OF MISCELLANEOUS RECORDS (MAPS), COUNTY OF VENTURA, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH A PORTION OF FAIRVIEW ROAD, WIDTH VARIES, AS SHOWN ON THE PARCEL MAP PER BOOK 4, PAGE 17 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY TERMINUS OF THE 3RD COURSE OF PARCEL A OF THE VAIL ANNEXATION, TO THE MEINERS OAKS SANITARY DISTRICT (SUBSEQUENTLY CONSOLIDATED INTO THE OJAI VALLEY SANITARY DISTRICT) AS DESCRIBED PER CERTIFICATE OF COMPLETION RECORDED NOVEMBER 9, 1984, AS DOCUMENT NO. 84-126285 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER, SAID SOUTHEASTERLY TERMINUS ALSO BEING THE MOST NORTHEASTERLY CORNER OF SAID LOT 1; THENCE, LEAVING SAID DISTRICT BOUNDARY, ALONG THE BOJNDARY OF SAID LOT 1 THE FOLLOWING EIGHT (8) COURSES:

1ST SOUTH 2°48'06" WEST 40.00 FEET; THENCE,

2ND SOUTH 32°56'52" EAST 88.00 FEET; THENCE,

3RD SOUTH 37°55'12" WEST 140.26 FEET; THENCE,

4TH SOUTH 7°44'29" EAST 186.00 FEET; THENCE,

5TH SOUTH 2°48'06" WEST 100.00 FEET; THENCE,

6TH SOUTH 58°11'56" WEST 70.00 FEET; THENCE,

7TH NORTH 86°33'24" WEST 385.96 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE ALONG SAID WESTERLY LINE AND THE NORTHERLY PROLONGATION THEREOF,

8TH NORTH 2°44'26" EAST 582.85 FEET TO THE NORTHERLY RIGHT OF WAY OF SAID FAIRVIEW ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING TWO (2) COURSES:

9TH SOUTH 87°04'44" EAST 387.19 FEET; THENCE,

10TH NORTH 77°35'21" EAST 40.52 FEET TO THE NORTHWESTERLY TERMINUS OF SAID 3RD COURSE OF SAID PARCEL A; THENCE, ALONG SAID 3RD COURSE OF SAID PARCEL A,

11TH SOUTH 12°24'39" EAST 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 5.91 ACRES, MORE OR LESS

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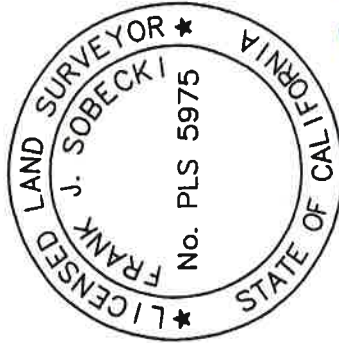


FRANK J. SOBECKI, PLS 5975
DATE PREPARED: 11/16/2022



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: 11/23/2022



11/16/2022

FRANK J. SOBECKI, PLS 5975

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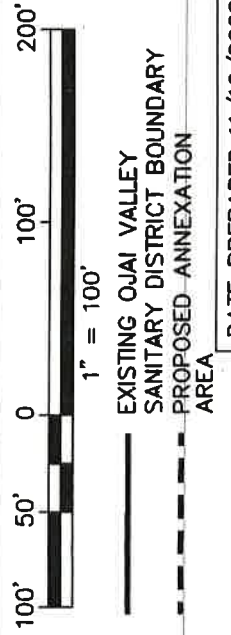
Frank J. Sobecki, PLS **FJS** fjs@fjslandconsulting.com

CONSULTING

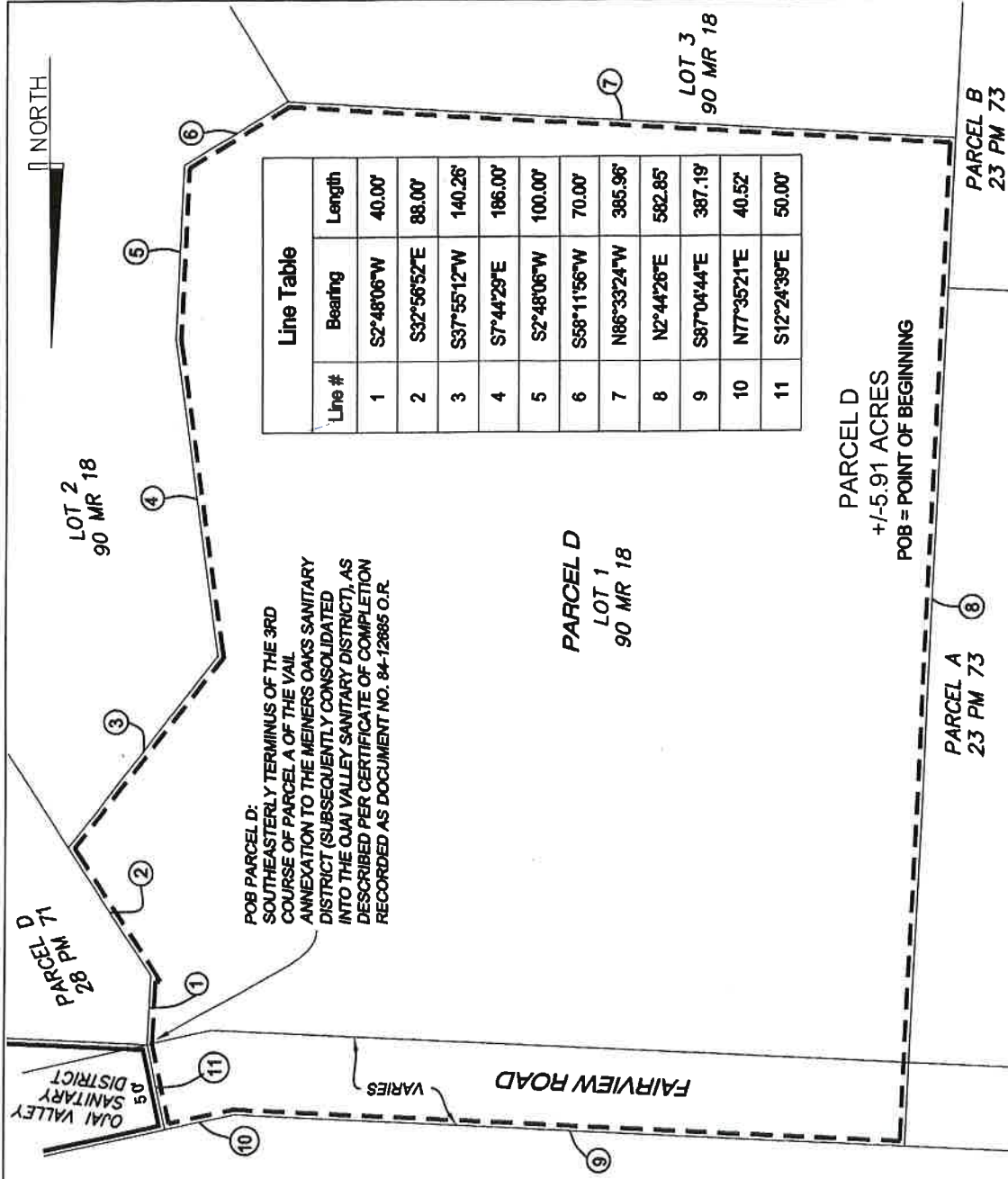
FJS Land Consulting
4054 Brindisi Place
Moorpark, CA 93021

N (805) 501-4075

D



DATE PREPARED: 11/16/2022



OJAI VALLEY SANITARY DISTRICT ANNEXATION
(OVSD 2022-01)
OJAI-NOVA-VENTURA-MEINERS-CUYAMA-EDISON
PARCEL D

THAT PORTION OF TRACT 7, OF THE BARD SUBDIVISION OF
THE RANCHO OJAI, PER 5 MR 25-1/2, BEING ALL OF LOT 1, PER
90 MR 18, 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: 11/23/2022

OJAI VALLEY SANITARY DISTRICT ANNEXATION
(OVSD 2022-01)
OJAI-NOVA-VENTURA-MEINERS-CUYAMA-EDISON
PARCELE

THAT PORTION OF TRACT 8, OF THE BARD SUBDIVISION OF THE RANCHO OJAI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER BOOK 5, PAGE 25 ½ OF MISCELLANEOUS RECORDS (MAPS), RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING ALL OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 20201027-00178215 OF OFFICIAL RECORDS, RECORDED OCTOBER 27, 2020, IN THE OFFICE OF SAID COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY TERMINUS OF THE 6TH COURSE OF PARCEL A OF THE SIERRA/CREEK ANNEXATION TO THE OJAI VALLEY SANITARY DISTRICT AS DESCRIBED PER DOCUMENT NO. 20050627-0155679 OF OFFICIAL RECORDS, RECORDED JUNE 27, 2005, IN THE OFFICE OF SAID COUNTY RECORDER, SAID EASTERLY TERMINUS-ALSO BEING THE EASTERLY TERMINUS OF THE 4TH COURSE OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 20201027-00178215 OF OFFICIAL RECORDS; THENCE, ALONG THE BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING SEVEN (7) COURSES, AND ALONG SAID DISTRICT BOUNDARY THE FOLLOWING TWO (2) COURSES:

1ST NORTH 19°11'00" WEST 168.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 675.00 FEET; THENCE, ALONG SAID CURVE,

2ND NORTHWESTERLY, AN ARC DISTANCE OF 80.23 FEET, THROUGH A CENTRAL ANGLE OF 6°48'38"; THENCE, LEAVING SAID DISTRICT BOUNDARY,

3RD NORTH 67°33'00" EAST 174.80 FEET; THENCE,

4TH SOUTH 13°51'00" EAST 258.52 FEET, MORE OR LESS, TO SAID DISTRICT BOUNDARY, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 425.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 27°15'27" EAST; THENCE, ALONG SAID CURVE, AND ALONG SAID DISTRICT BOUNDARY THE FOLLOWING THREE (3) COURSES:

5TH SOUTHWESTERLY, AN ARC DISTANCE OF 63.98 FEET, THROUGH A CENTRAL ANGLE OF 8°37'33"; THENCE,

6TH SOUTH 54°07'00" WEST 56.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE ALONG SAID CURVE,

7TH SOUTHWESTERLY, WESTERLY, AND NORTHWESTERLY, AN ARC DISTANCE OF 55.87 FEET, THROUGH A CENTRAL ANGLE OF 106°42'00" TO THE POINT OF BEGINNING.

CONTAINING 1.02 ACRES, MORE OR LESS

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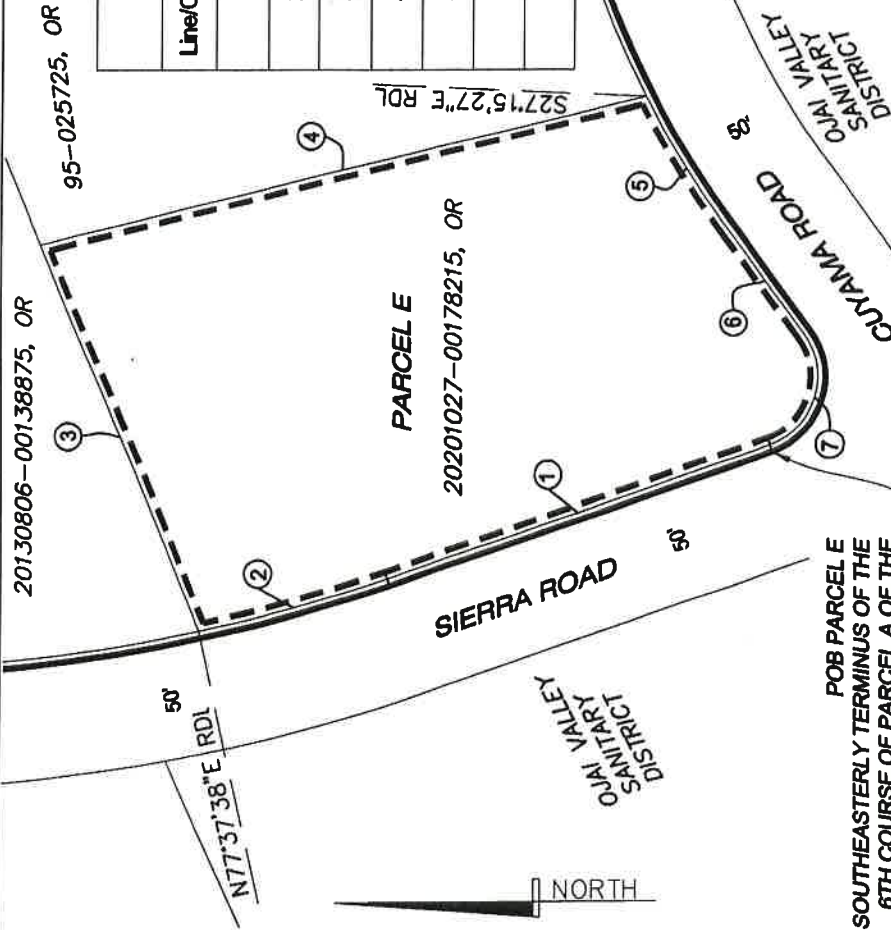
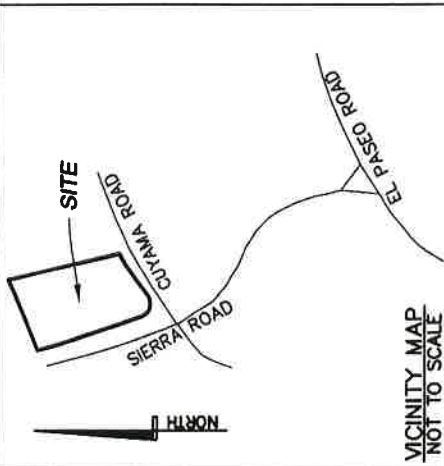


FRANK J. SOBECKI, PLS 5975
DATE PREPARED: 11/16/2022



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

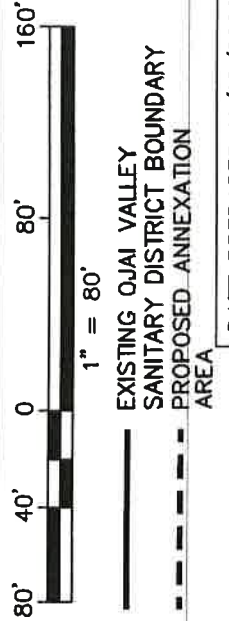
Certified by:  Date: 11/23/2022



Line and Curve Table			
Line/Curve #	Bearing/Delta	Length	Radius
1	N19°11'00"W	168.63'	
2	6°48'38"	80.23'	675.00'
3	N67°33'00"E	174.80'	
4	S13°51'00"E	258.52'	
5	8°37'33"	63.98'	425.00'
6	S54°07'00"W	56.58'	
7	106°42'00"	55.87'	30.00'

PARCEL E
+/-1.02 ACRES
POB = POINT OF BEGINNING
RDL = RADIAL

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OJAI VALLEY SANITARY DISTRICT ANNEXATION
(OVSD 2022-01)
OJAI-NOVA-VENTURA-MEINERS-CUYAMA-EDISON
PARCEL E

THAT PORTION OF TRACT 8, OF THE BARD SUBDIVISION OF
THE RANCHO OJAI, PER 5 MK 25-1/2, COUNTY OF VENTURA,
STATE OF CALIFORNIA

DATE PREPARED: 11/16/2022

SHEET 1 OF 1

Frank J. Sobecki, PLS
FJS Land Consulting
4054 Brindisi Place
Moorpark, CA 93021

Fjs@fjslandconsulting.com

CONSULTING

(805) 501-4075

AN

D

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: 11/23/2022

OJAI VALLEY SANITARY DISTRICT ANNEXATION
(OVSD 2022-01)
OJAI-NOVA-VENTURA-MEINERS-CUYAMA-EDISON

PARCEL F

THAT PORTION OF TRACT C 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 ALL OF PARCEL "B" OF LOT LINE ADJUSTMENT NO. PL 21-0022, RECORDED FEBRUARY 16, 2022 AS DOCUMENT No. 2022000019907 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY TERMINUS OF THE 2ND COURSE OF PARCEL C OF THE LIVE OAK ACRES ANNEXATION NO. 11 TO THE OAK VIEW SANITARY DISTRICT (SUBSEQUENTLY CONSOLIDATED INTO THE OJAI VALLEY SANITARY DISTRICT) AS DESCRIBED PER CERTIFICATE OF COMPLETION RECORDED JANUARY 27, 1978, AS DOCUMENT NO. 9208, BOOK 5044, PAGE 420 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER, SAID SOUTHWESTERLY TERMINUS ALSO BEING AN ANGLE POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL "B", AND THE POINT OF BEGINNING; THENCE, ALONG THE BOUNDARY OF SAID DISTRICT THE FOLLOWING COURSE AND ALONG THE BOUNDARY OF SAID PARCEL "B" THE FOLLOWING EIGHT (8) COURSES:

1ST NORTH 12° 10' 00" EAST 48.59 FEET; THENCE, LEAVING SAID DISTRICT BOUNDARY,

2ND SOUTH 58° 00' 00" EAST 61.38 FEET; THENCE,

3RD SOUTH 64° 12' 30" EAST 32.36 FEET; THENCE,

4TH SOUTH 42° 14' 30" WEST 98.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330.00 FEET; THENCE, ALONG SAID CURVE,

5TH SOUTHWESTERLY AN ARC LENGTH OF 5.36 FEET, THROUGH A CENTRAL ANGLE OF 0° 55' 50"; THENCE,

6TH NORTH 62° 29' 00" WEST 59.04 FEET; THENCE,

7TH NORTH 12° 10' 00" EAST 49.09 FEET TO SAID DISTRICT BOUNDARY; THENCE, ALONG SAID DISTRICT BOUNDARY,

8TH NORTH 86° 53' 49" EAST 20.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.18 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.

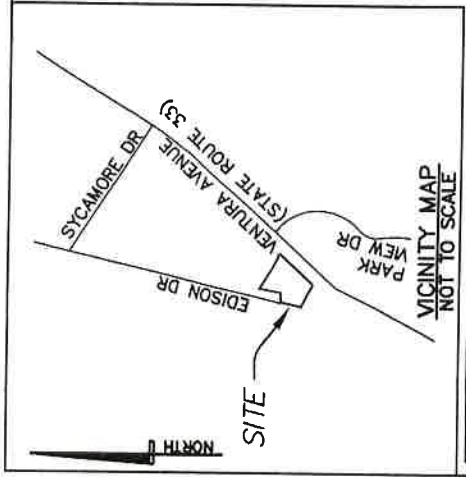


FRANK J. SOBECKI, PLS 5975
DATE PREPARED: 11/16/2022



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: 11/23/2022



Line and Curve Table			
Line/Curve #	Bearing/Delta	Length	Radius
1	N12°10'00"E	48.59'	
2	S58°00'00"E	61.36'	
3	S64°12'30"E	32.36'	
4	S42°14'30"W	98.97'	
5	0°55'50"	5.36'	330.00'
6	N62°29'00"W	59.04'	
7	N12°10'00"E	49.09'	
8	N66°53'49"E	20.71'	

11/16/2022

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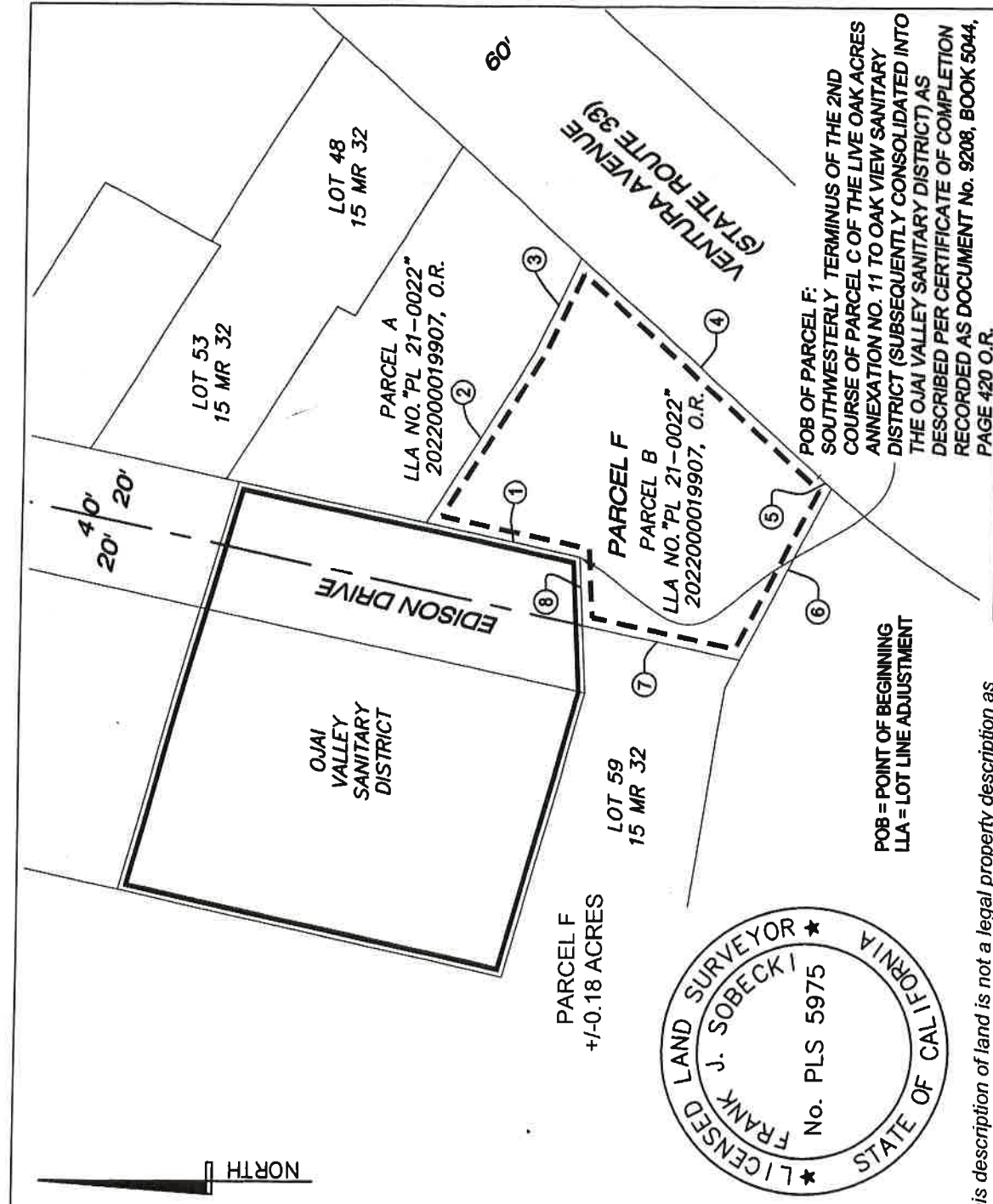
Frank J. Sobecki, PLS
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4054 Brindisi Place
Moorpark, CA 93021

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CONSULTING

(805) 501-4075

AN D



OJAI VALLEY SANITARY DISTRICT ANNEXATION
(OVSD 2022-01)
OJAI-NOVA-VENTURA-MEINERS-CUYAMA-EDISON
PARCEL F

THAT PORTION OF TRACT C RANCHO SANTA ANA PER 3
MR 32, BEING ALL OF PARCEL "B" OF LLA NO. PL 21-0022
PER 2022000019907 O.R.

COUNTY OF VENTURA, STATE OF CALIFORNIA

SHEET 1 OF 1

DATE PREPARED: 11/16/2022

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OJAI VALLEY SANITARY DISTRICT ANNEXATION
(OVSD 2022-01)
OJAI-NOVA-VENTURA-MEINERS-CUYAMA-EDISON

PARCEL G

THAT PORTION OF TRACT C 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 ALL OF PARCEL "A" OF LOT LINE ADJUSTMENT NO. PL 21-0022, RECORDED FEBRUARY 16, 2022 AS DOCUMENT No. 2022000019907 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY TERMINUS OF THE 2ND COURSE OF PARCEL C OF THE LIVE OAK ACRES ANNEXATION NO. 11 TO OAK VIEW SANITARY DISTRICT (SUBSEQUENTLY CONSOLIDATED INTO THE OJAI VALLEY SANITARY DISTRICT) AS DESCRIBED PER CERTIFICATE OF COMPLETION RECORDED JANUARY 27, 1978, AS DOCUMENT NO. 9208, BOOK 5044, PAGE 420 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER, THENCE, ALONG THE BOUNDARY OF SAID DISTRICT, NORTH 12° 10' 00" EAST 48.59 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL "A" AND THE TRUE POINT OF BEGINNING; THENCE, LEAVING SAID DISTRICT BOUNDARY, ALONG THE BOUNDARY OF SAID PARCEL "A" THE FOLLOWING SEVEN (7) COURSES:

1ST SOUTH 58° 00' 00" EAST 61.38 FEET; THENCE,

2ND SOUTH 64° 12' 30" EAST 32.36 FEET; THENCE,

3RD NORTH 42° 14' 30" EAST 50.00 FEET; THENCE,

4TH NORTH 58° 00' 00" WEST 60.83 FEET; THENCE,

5TH NORTH 27° 26' 00" EAST 6.00 FEET; THENCE,

6TH NORTH 58° 00' 00" WEST 62.30 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL "A", SAID MOST NORTHERLY CORNER BEING ON THE NORTHEASTERLY PROLONGATION OF SAID 2ND COURSE; THENCE, ALONG SAID NORTHEASTERLY PROLONGATION, TO AND ALONG SAID DISTRICT BOUNDARY,

7TH SOUTH 12° 10' 00" WEST 62.37 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.14 ACRES, MORE OR LESS

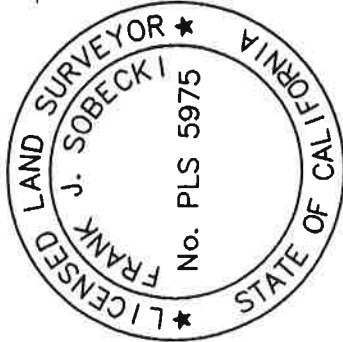
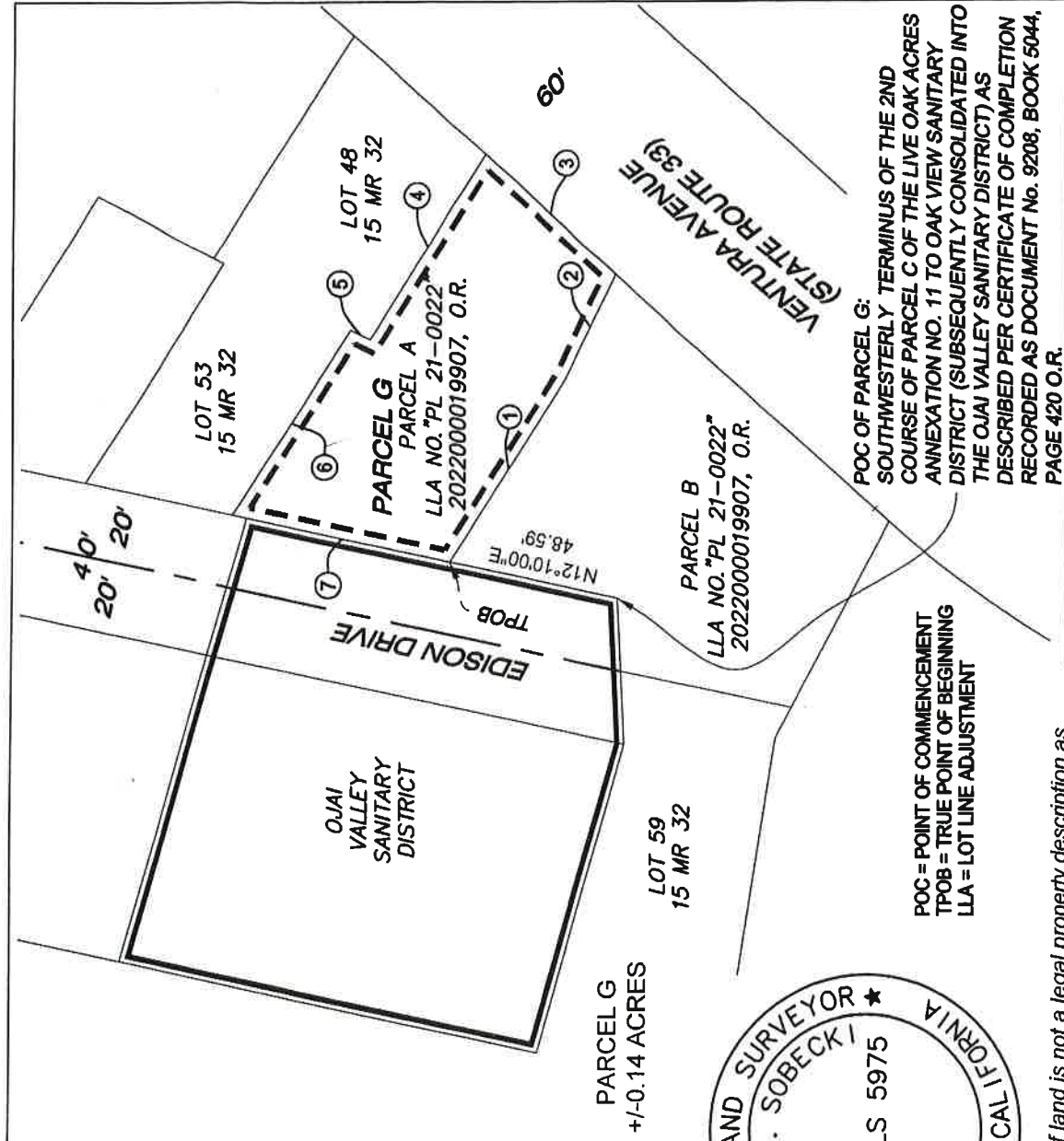
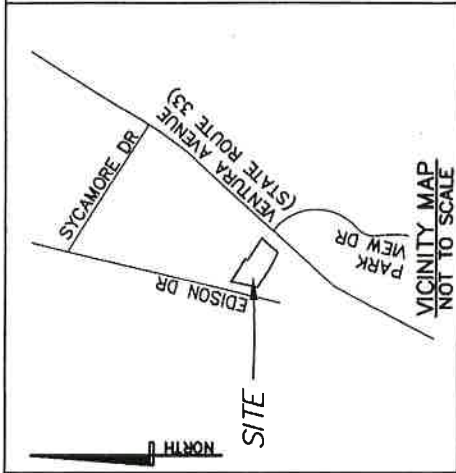
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FRANK J. SOBECKI, PLS 5975
DATE PREPARED: 11/16/2022



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Certified by:  Date: 11/23/2022

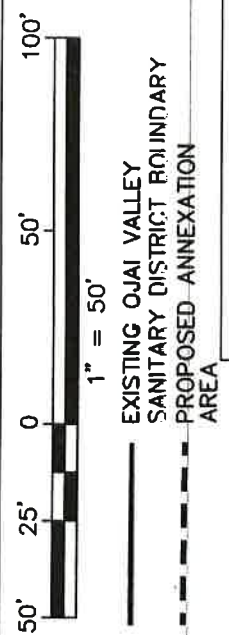


Line Table		
Line	Bearing	Length
1	S58°00'00"E	61.38'
2	S64°12'30"E	32.36'
3	N42°14'30"E	50.00'
4	N58°00'00"W	60.83'
5	N27°26'00"E	6.00'
6	N58°00'00"W	62.30'
7	S12°10'00"W	62.37'

11/16/2022
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