

No Fees per Government Code 27383

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

**2024000018966**

Recorded in Official Records  
Ventura County Clerk-Recorder  
Michelle Ascencion

03/27/2024  
10:03 AM  
VEN  
HERND

Titles: 1 Pages: 15

Fees: \$0.00



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 23-23 Ventura River Water District Annexation – Tico Mutual (Parcels A-D)**
2. The specific change of organization is as follows:  
  
Ventura River Water District - Annexation
3. Assessor's Parcel Numbers: see attachment 1
4. The district listed above is located in Ventura County
5. The Local Agency Formation Commission's resolution of approval, LAFCo 23-23A (Parcels A-C), which was adopted on February 21, 2024, 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: 3-26-24

  
Kai Luoma, Executive Officer  
Ventura LAFCo

**LAFCo 23-23 (Parcels A-C)**  
**ASSESSOR'S PARCEL NUMBERS WITHIN PROPOSAL AREA**

<b>Parcel A</b>	<b>Parcel B</b>	<b>Parcel C</b>	<b><del>Parcel D</del></b>
032-0-120-03	032-0-150-10	033-0-180-03	<del>032-0-202-07</del>
032-0-120-04		033-0-180-04	
032-0-120-05		033-0-180-05	
032-0-130-05		033-0-180-06	
032-0-130-06		033-0-180-07	
032-0-130-08		033-0-180-08	
032-0-130-12		033-0-180-10	
032-0-110-01		033-0-180-11	
032-0-110-04		033-0-180-12	
032-0-110-05		033-0-180-14	
032-0-110-06		033-0-180-15	
032-0-110-07			
032-0-110-08			
032-0-110-10			
032-0-110-11			
032-0-110-24			
032-0-110-25			
032-0-120-01			
032-0-120-06			
032-0-120-07			
032-0-120-08			
032-0-120-11			
032-0-120-12			
032-0-130-10			
032-0-130-11			
032-0-130-19			
032-0-130-20			
032-0-130-21			
032-0-130-24			
032-0-140-19			

**LAFCO 23-23A**

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING THE  
VENTURA RIVER WATER DISTRICT ANNEXATION – TICO MUTUAL  
AND BURNHAM (PARCELS A-C)**

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 February 21, 2024; 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, the affected territory has 12 or more registered voters and is considered to be 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 Ventura River Water 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 February 21, 2024, 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 23-23A VENTURA RIVER WATER DISTRICT ANNEXATION – TICO MUTUAL AND BURNHAM (PARCELS A-C).**
- (6) The Commission has reviewed and considered the information contained in the Mitigated Negative Declaration (MND) prepared for the Ventura River Water District as the lead agency, finds on the basis of the whole record before it that there is no substantial evidence that the proposal will have a significant effect on the environment, and adopts the lead agency’s mitigation measures and mitigation monitoring and reporting program set forth in the MND.
- (7) The Commission directs staff to File a Notice of Determination in accordance with § 15094 and § 15096(i) 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 District.
- (11) **A certificate of completion for 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) **A certificate of completion for 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 February 21, 2024.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Avila	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Crosswhite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Gorell	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Parvin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Richards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Rooney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Zaragoza	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Hasan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner LaVere	<input checked="" 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 Santangelo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<u>2/24/2024</u>	<u></u>
Date	Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

Copies:    Ventura River Water 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






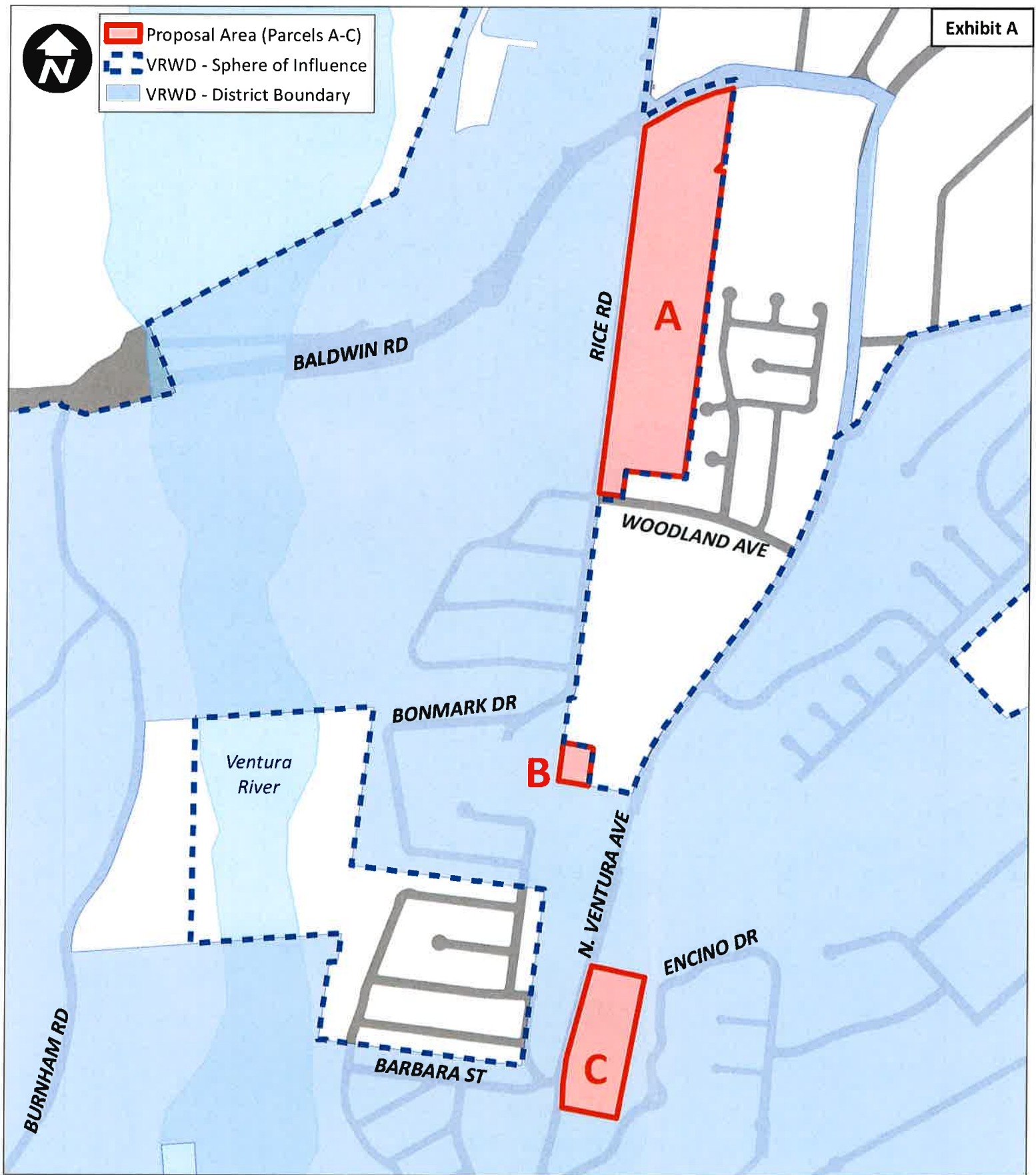
-  Proposal Area (Parcels A-C)
-  VRWD - Sphere of Influence
-  VRWD - District Boundary

Exhibit A



Ventura River Water District  
LAFCo 23-23  
VRWD Annexation - Tico Mutual & Burnham  
(Parcels A-D)  
February 21, 2024

**VENTURA RIVER WATER DISTRICT ANNEXATION  
TICO MUTUAL AND BURNHAM  
PARCEL A**

Those portions of Lot 24, 25 and 26, Subdivision of Lands of Ojai Land Company Being a Part of Rancho Ojai, Ventura County, California, as shown on the map recorded in Book 3, Page 42 of Miscellaneous Records (Maps), in the Office of the County Recorder of said County, described as follows:


**Beginning** at the intersection of the 31st and 32nd courses of the Formation of the Ventura River County Water District as described in Instrument No. 29820 recorded July 12, 1956, in Book 1423, Page 431 of Official Records, in the Office of said County Recorder; thence, along said 32nd course, and along said district boundary the following two (2) courses:


- 1st: North 59° 41' 00" East 499.85 feet to the beginning of a curve concave southeasterly, having a radius of 220.00 feet; thence, along said curve,
- 2nd: Northeasterly and easterly 101.71 feet through a central angle of 26° 29' 24" to the northerly prolongation of the westerly line of Parcel A of Parcel Map Waiver No. 692 (Lot Line Adjustment) recorded August 8, 1994, as Document No. 94-131521 of Official Records, in the Office of said County Recorder; thence, leaving said district boundary, along said northerly prolongation of said westerly line, to and along said westerly line the following five (5) courses:
  - 3rd: South 06° 03' 30" West 554.21 feet to the beginning of a curve concave northwesterly, having a radius of 30.00 feet; thence, along said curve,
  - 4th: Southerly and southwesterly 23.56 feet through a central angle of 45° 00' 00"; thence,
  - 5th: South 51° 03' 30" West 35.37 feet; thence,
  - 6th: South 83° 56' 30" East 47.80 feet; thence, continuing along said westerly line of Parcel A, to and along the westerly lines of Tract No. 3720-3, Tract No. 3720-2, Tract No. 3720-1, and Tract No. 2597, as shown on the maps recorded in Book 113, Page 93, Book 113, Page 54, Book 106, Page 65, and Book 81, Page 81, respectively, of Miscellaneous Records (Maps), all recorded in the Office of said County Recorder,
  - 7th: South 06° 03' 30" West 1885.89 feet to the northerly line of Lot 2 of said Tract No. 2597; thence along said northerly line, to and along the northerly line of Lot 1 of said Tract No. 2597, to and along the northerly lines of Parcels 3, 2 and 1 as shown on the map filed in Book 22, Page 93 of Parcel Maps, in the Office of said County Recorder,

- 8th: North 83° 56' 30" West 367.53 feet to the westerly line of said Parcel 1 of said Parcel Map; thence along last said westerly line,
- 9th: South 06° 02' 20" West 155.40 feet to the northeasterly line of Woodland Avenue, 60 feet wide, as shown on Right of Way Map No. 16005 filed in the Ventura County Surveyor's Office; thence, along said northeasterly line of Woodland Avenue the following two (2) courses:
- 10th: North 83° 56' 30" West 124.80 feet to the beginning of a curve concave northeasterly, having a radius of 15.00 feet; thence, along said curve,
- 11th: Northwesterly and northerly 23.55 feet through a central angle of 89° 56' 38" to said 31<sup>st</sup> course and district boundary; thence, along said 31<sup>st</sup> course and district boundary,
- 12th: North 06° 00' 40" East 2290.69 feet to the **Point of Beginning**.

Containing 27.54 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.*

  
Daniel J. Walsh, PLS 7540  
County Surveyor  
Ventura County

  
Date



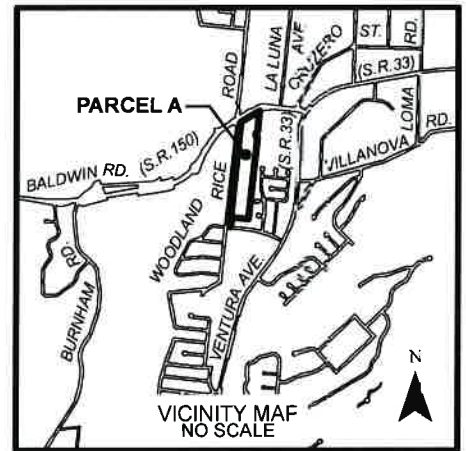
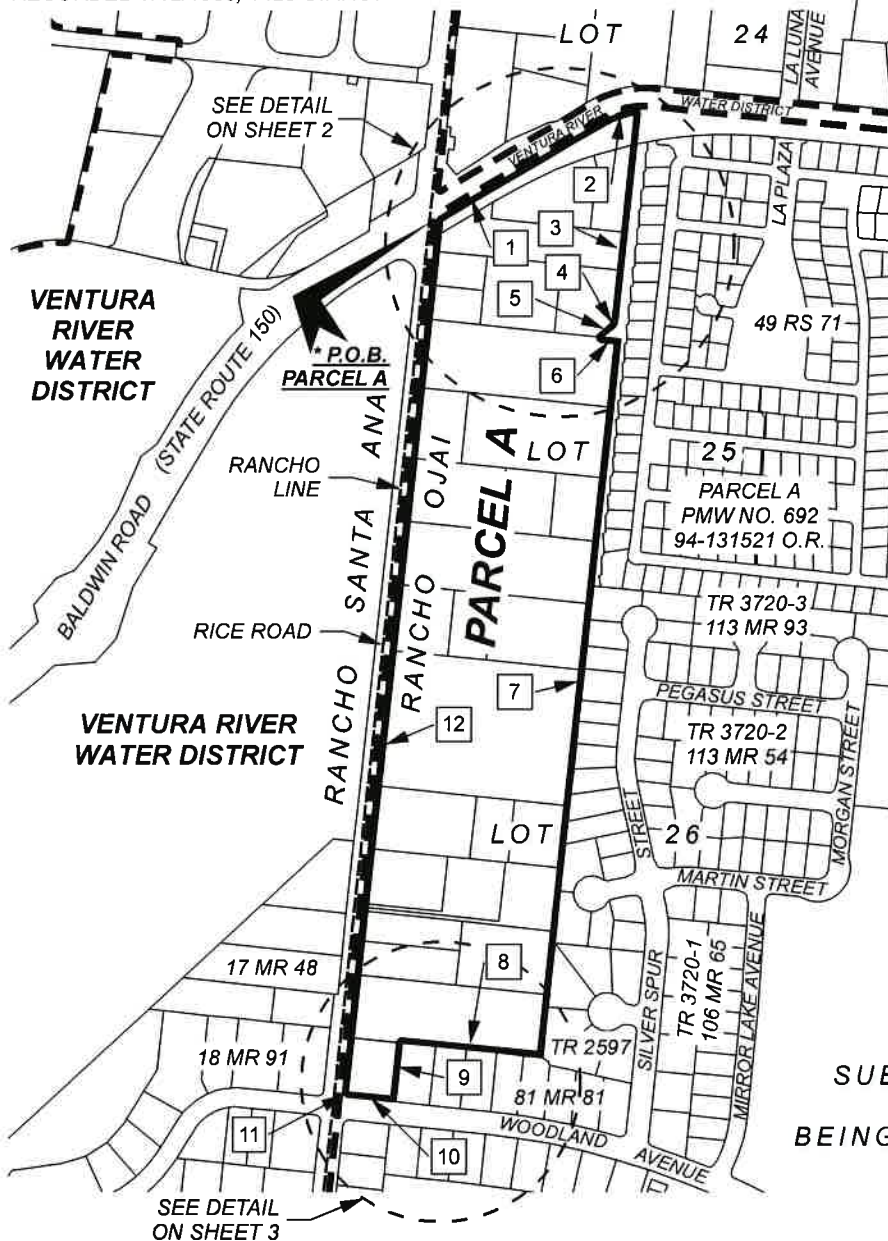
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:  Date: 



**\* P.O.B. - PARCEL A:**

THE INTERSECTION OF THE 31ST AND 32ND COURSES OF THE FORMATION OF THE VENTURA RIVER COUNTY WATER DISTRICT PER INSTRUMENT NO. 29820 RECORDED 7/12/1956, 1423 O.R.431



**LEGEND**

- = EXISTING VENTURA RIVER WATER DISTRICT BOUNDARY
- = PROPOSED ANNEXATION TO VENTURA RIVER WATER DISTRICT
- P.O.B.** = POINT OF BEGINNING
- O.R.** = OFFICIAL RECORDS
- MR** = MISCELLANEOUS RECORDS
- PMW** = PARCEL MAP WAIVER
- RS** = RECORD OF SURVEY

SEE SHEETS 2 & 3  
FOR COURSE DATA  
AND AREA



SUBDIVISION OF LANDS OF  
OJAI LAND COMPANY  
BEING A PART OF RANCHO OJAI  
3 MR 42

0 250 500 1,000 Feet  
1" = 500'

Disclaimer: For assessment purposes only. This map 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.

DANIEL J. WALSH, PLS 7540  
COUNTY SURVEYOR  
VENTURA COUNTY



3/21/24  
DATE

**VENTURA RIVER WATER  
DISTRICT  
ANNEXATION  
TICO MUTUAL AND BURNHAM  
PARCEL A**

A PORTION OF LOTS 24, 25, AND 26, SUBDIVISION  
OF LANDS OF OJAI LAND COMPANY BEING A PART  
OF RANCHO OJAI, VENTURA COUNTY, CALIFORNIA,  
PER 3 MR 42

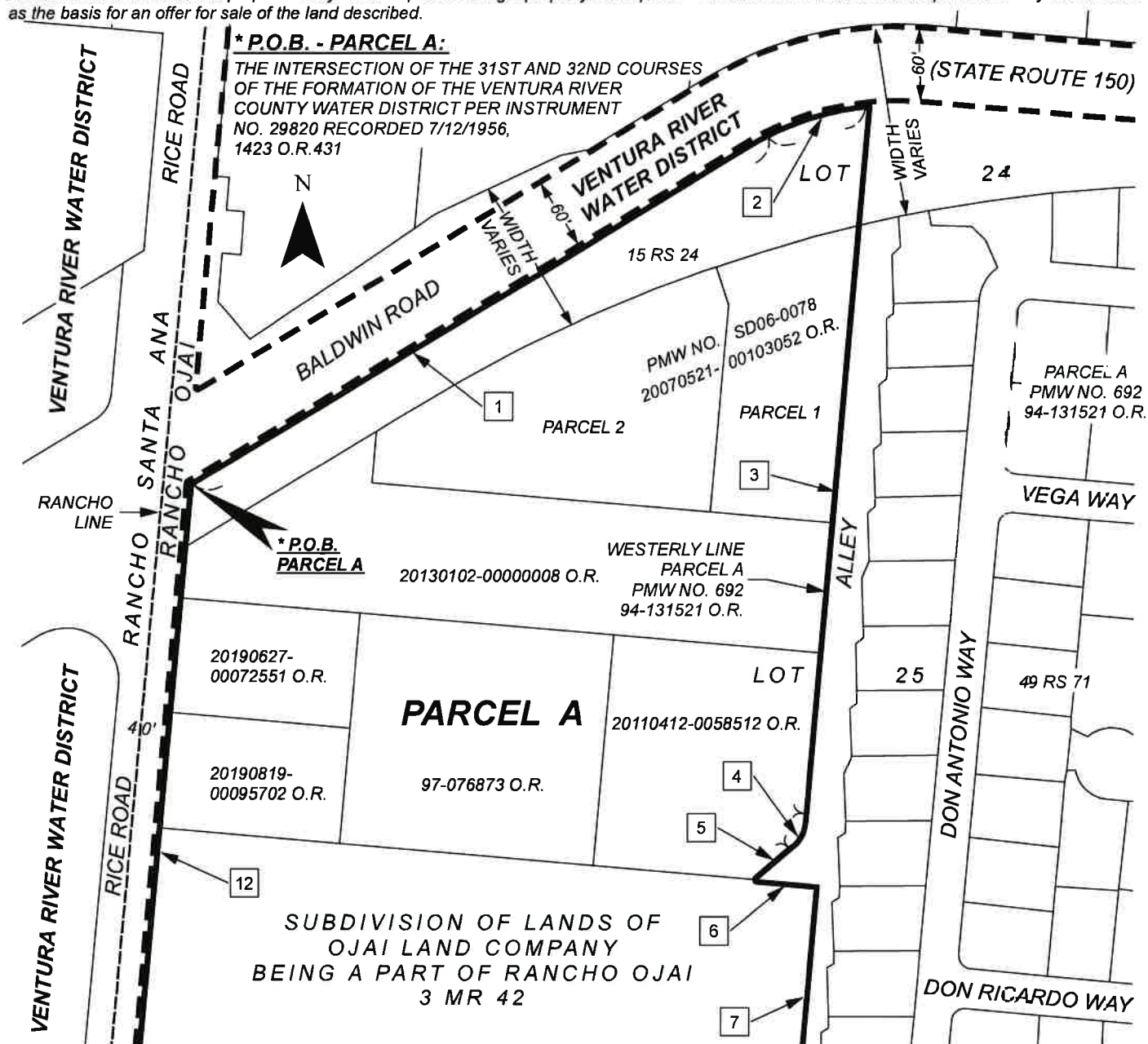
The Ventura County Surveyor's office of the Public Works Agency  
certifies this map and legal description to be definite and certain.

Certified by: Date: 3/25/2024



AUGUST 17, 2023

SHEET 1 CF 3

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## LEGEND

-  = EXISTING VENTURA RIVER  
WATER DISTRICT BOUNDARY
-  = PROPOSED ANNEXATION TO  
VENTURA RIVER WATER DISTRICT

**P.O.B.** = POINT OF BEGINNING

**O.R.** = OFFICIAL RECORDS

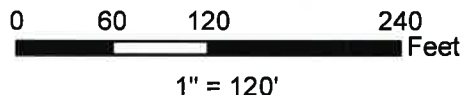
**MR** = MISCELLANEOUS RECORDS

**PMW** = PARCEL MAP WAIVER

**RS** = RECORD OF SURVEY

<b>COURSE DATA</b>		
1.	$N\ 59^{\circ}\ 41'\ 00''\ E$	499.85'
2.	$\Delta = 26^{\circ}\ 29'\ 24''$	$R = 220.00'$
	$L = 101.71'$ (RIGHT)	
3.	$S\ 06^{\circ}\ 03'\ 30''\ W$	554.21'
4.	$\Delta = 45^{\circ}\ 00'\ 00''$	$R = 30.00'$
	$L = 23.56'$ (RIGHT)	
5.	$S\ 51^{\circ}\ 03'\ 30''\ W$	35.37'
6.	$S\ 83^{\circ}\ 56'\ 30''\ E$	47.80'
7.	$S\ 06^{\circ}\ 03'\ 30''\ W$	1885.89'
8.	$N\ 83^{\circ}\ 56'\ 30''\ W$	367.53'
9.	$S\ 06^{\circ}\ 02'\ 20''\ W$	155.40'
10.	$N\ 83^{\circ}\ 56'\ 30''\ W$	124.80'
11.	$\Delta = 89^{\circ}\ 56'\ 38''$	$R = 15.00'$
	$L = 23.55'$ (RIGHT)	
12.	$N\ 06^{\circ}\ 00'\ 40''\ E$	2290.69'

**27.54 ACRES**



# VENTURA RIVER WATER DISTRICT ANNEXATION

**TICO MUTUAL AND BURNHAM  
PARCEL A**

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

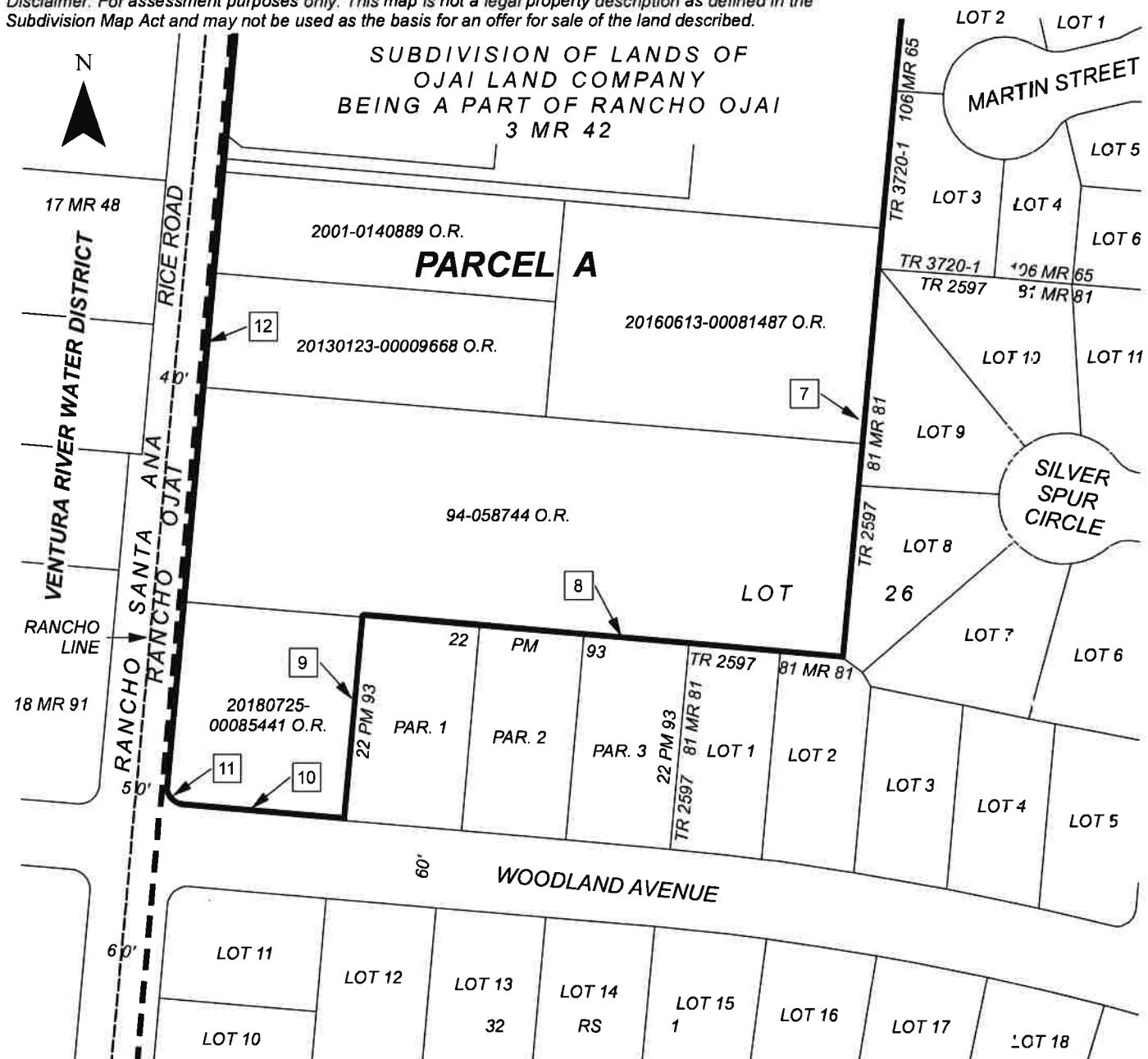
**Certified by:**

Date: 3/25/2024

**AUGUST 17, 2023**

SHEET 2 OF 3

Disclaimer: For assessment purposes only. This map 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.



## LEGEND

= EXISTING VENTURA RIVER WATER DISTRICT BOUNDARY  
 = PROPOSED ANNEXATION TO VENTURA RIVER WATER DISTRICT

**P.O.B.** = POINT OF BEGINNING

**O.R.** = OFFICIAL RECORDS

**MR** = MISCELLANEOUS RECORDS

**PM** = PARCEL MAP

**RS** = RECORD OF SURVEY

COURSE DATA		
1.	N 59° 41' 00" E	499.85'
2.	Δ = 26° 29' 24" R = 220.00'	L = 101.71' (RIGHT)
3.	S 06° 03' 30" W	554.21'
4.	Δ = 45° 00' 00" R = 30.00'	L = 23.56' (RIGHT)
5.	S 51° 03' 30" W	35.37'
6.	S 83° 56' 30" E	47.80'
7.	S 06° 03' 30" W	1885.89'
8.	N 83° 56' 30" W	367.53'
9.	S 06° 02' 20" W	155.40'
10.	N 83° 56' 30" W	124.80'
11.	Δ = 89° 56' 38" R = 15.00'	L = 23.55' (RIGHT)
12.	N 06° 00' 40" E	2290.69'

27.54 ACRES

0 60 120 240 Feet  
 1" = 120'

## VENTURA RIVER WATER DISTRICT ANNEXATION

## TICO MUTUAL AND BURNHAM PARCEL A

A PORTION OF LOTS 24, 25, AND 26. SUBDIVISION OF LANDS OF OJAI LAND COMPANY BEING A PART OF RANCHO OJAI, VENTURA COUNTY, CALIFORNIA, PER 3 MR 42

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: 3/25/2024

AUGUST 17, 2023

SHEET 3 OF 3



**VENTURA RIVER WATER DISTRICT ANNEXATION  
TICO MUTUAL AND BURNHAM  
PARCEL B**


All of Parcel 1 of Parcel Map No. 4357, in the County of Ventura, State of California, as shown on the map filed in Book 47, Page 15 of Parcel Maps, in the Office of the Ventura County Recorder, said Parcel 1 being a portion of Lot 26, Subdivision of Lands of Ojai Land Company Being a Part of Rancho Ojai, Ventura County, California, as shown on the map recorded in Book 3, Page 42 of Miscellaneous Records (Maps), in the Office of the said County Recorder, described as follows:

**Beginning** at the northwesterly terminus of the 2nd course of Parcel 2 as described in the "Ordinance for Inclusion of Land Within Ventura River County Water District" ordained by the Board of Directors of said District on March 17, 1959, and recorded, June 28, 1960 in Book 1882, Page 565 of Official Records, in the Office of said County Recorder, said northwesterly terminus being the most westerly corner of said Parcel 1 of Parcel Map No. 4357; thence along said 2nd course and boundary of said district the following course, and along the boundary of said Parcel 1 the following five (5) courses:

- 1st: South 79° 45' 52" East 184.62 feet; thence, leaving said district boundary,
- 2nd: North 5° 52' 08" East 242.17 feet; thence,
- 3rd: North 68° 23' 26" West 15.61 feet; thence,
- 4th: North 84° 07' 52" West 169.06 feet to said district boundary; thence along said district boundary,
- 5th: South 5° 52' 08" West 232.35 feet to the **Point of Beginning**.

Containing 1.01 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.*

  
Daniel J. Walsh, PLS 7540  
County Surveyor  
Ventura County

  
Date

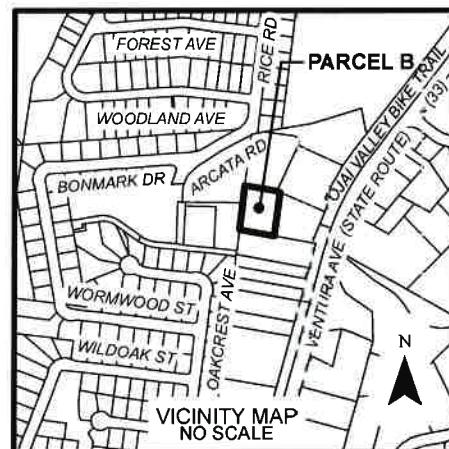


The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:  Date: 

**\* P.O.B. - PARCEL B:**

THE NORTHWESTERLY TERMINUS OF THE 2ND COURSE OF PARCEL 2 PER THE "ORDINANCE FOR INCLUSION OF LAND WITHIN VENTURA RIVER COUNTY WATER DISTRICT" ORDAINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT 3/17/1959 AND RECORDED 6/28/1960 IN 1882 O.R 565



**LEGEND**

- = EXISTING VENTURA RIVER WATER DISTRICT BOUNDARY
- = PROPOSED ANNEXATION TO VENTURA RIVER WATER DISTRICT

**P.O.B.** = POINT OF BEGINNING

**O.R.** = OFFICIAL RECORDS

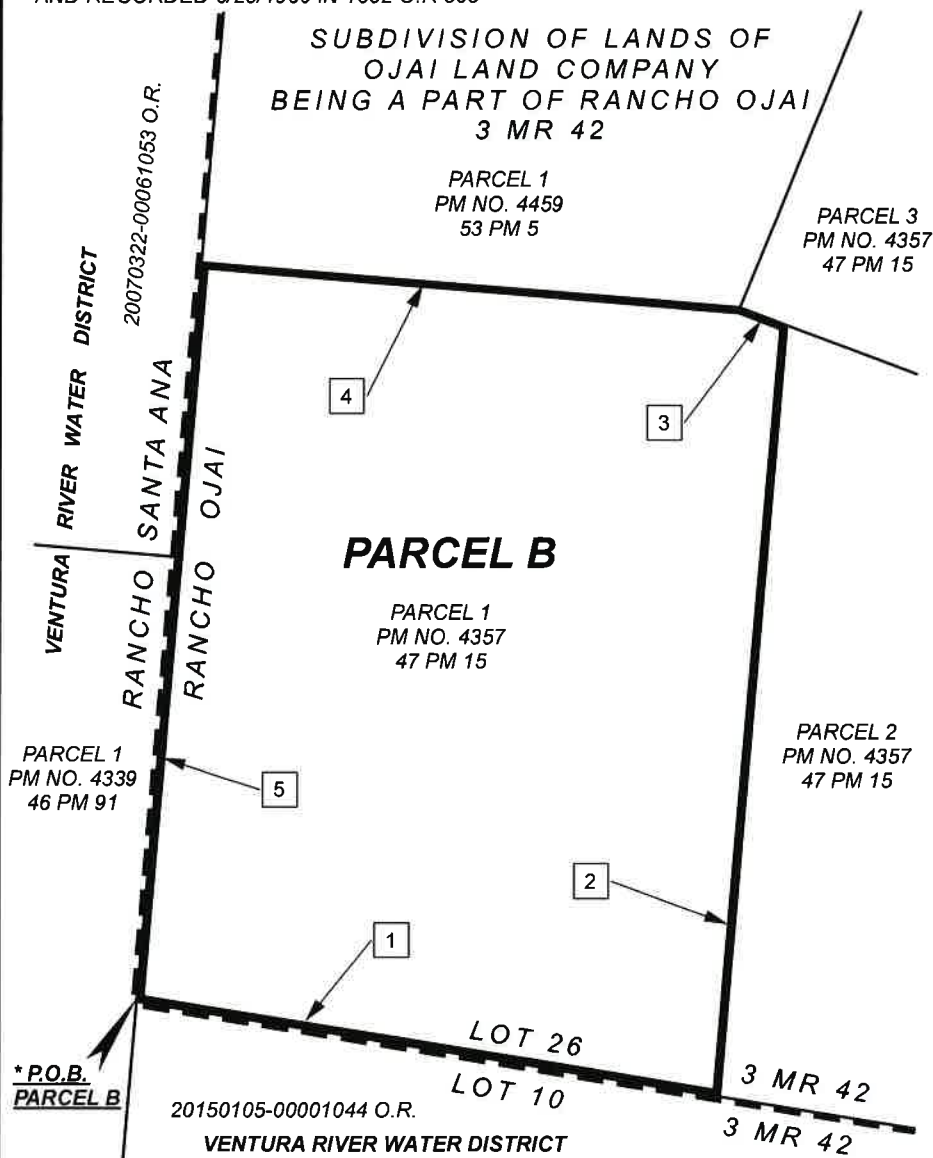
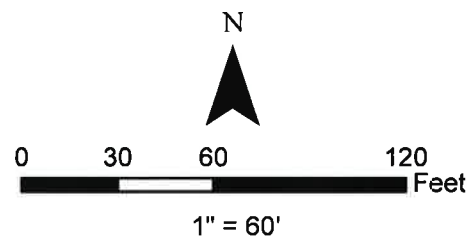
**MR** = MISCELLANEOUS RECORDS

**PM** = PARCEL MAP

**COURSE DATA**

- |    |                 |         |
|----|-----------------|---------|
| 1. | S 79° 45' 52" E | 184.62' |
| 2. | N 5° 52' 08" E  | 242.17' |
| 3. | N 68° 23' 26" W | 15.61'  |
| 4. | N 84° 07' 52" W | 169.06' |
| 5. | S 5° 52' 08" W  | 232.35' |

1.01 ACRES



**\* P.O.B. PARCEL B**

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*Daniel J. Walsh*  
 DANIEL J. WALSH, PLS 7540  
 COUNTY SURVEYOR  
 VENTURA COUNTY

*3/21/24*  
 DATE



**VENTURA RIVER WATER  
 DISTRICT  
 ANNEXATION  
 TICO MUTUAL AND BURNHAM  
 PARCEL B**

A PORTION OF LOT 26, SUBDIVISION OF LANDS OF OJAI LAND COMPANY BEING A PART OF RANCHO OJAI, VENTURA COUNTY, CALIFORNIA, PER 3 MR 42

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

Certified by: *Cory M. [Signature]* Date: *3/25/2024*

AUGUST 17, 2023

SHEET 1 OF 1

**VENTURA RIVER WATER DISTRICT ANNEXATION  
TICO MUTUAL AND BURNHAM  
PARCEL C**


That portion of Lot 1, Subdivision of Lands of Ojai Land Company Being a Part of Rancho Ojai, in the County of Ventura, State of California, as shown on the map recorded in Book 3, Page 42 of Miscellaneous Records (Maps), in the Office of the County Recorder of said County, described as follows:

**Beginning** at the northeasterly terminus of the 35th course of the Formation of the Ventura River County Water District as described in Instrument No. 29820 recorded July 12, 1956 in Book 1423, Page 431 of Official Records, in the Office of said County Recorder; thence, along said 35th course the following course, and along the boundary of said District the following seven (7) courses:

- 1st: South 09° 16' 00" West 876.71 feet; thence,
- 2nd: North 79° 05' 00" West 343.45 feet to the beginning of a non-tangent curve, concave westerly, having a radius of 1025.00 feet, to which a radial line bears South 85° 57' 22" East; thence, along said curve,
- 3rd: Northerly 37.46 feet through a central angle of 2° 05' 38"; thence,
- 4th: North 01° 57' 00" East 104.89 feet to the beginning of a curve concave southeasterly, having a radius of 975.00 feet; thence, along said curve,
- 5th: Northerly 198.81 feet through a central angle of 11° 41' 00"; thence,
- 6th: North 13° 38' 00" East 538.07 feet; thence,
- 7th: South 79° 05' 00" East 325.03 feet to the **Point of Beginning**.

Containing 7.07 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.*

  
Daniel J. Walsh, PLS 7540  
County Surveyor  
Ventura County

  
Date



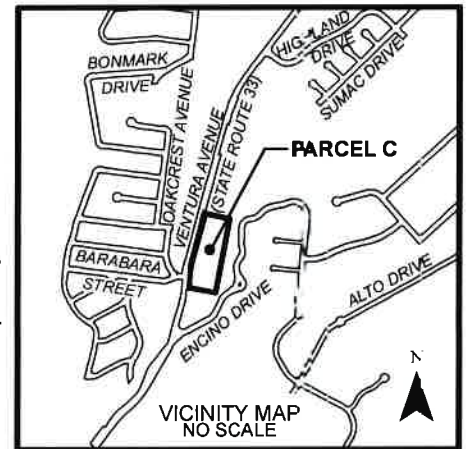
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:  Date: 



**\* P.O.B. - PARCEL C:**

THE NORTHEASTERLY TERMINUS OF THE 35TH COURSE OF THE FORMATION OF THE VENTURA RIVER COUNTY WATER DISTRICT PER INSTRUMENT NO. 29820 RECORDED 7/12/1956, 1423 O.R. 431



**LEGEND**

- = EXISTING VENTURA RIVER WATER DISTRICT BOUNDARY
- = PROPOSED ANNEXATION TO VENTURA RIVER WATER DISTRICT
- P.O.B.** = POINT OF BEGINNING
- O.R.** = OFFICIAL RECORDS
- MR** = MISCELLANEOUS RECORDS
- PM** = PARCEL MAP
- RS** = RECORD OF SURVEY

**COURSE DATA**

1. S 09° 16' 00" W 376.71'
2. N 79° 05' 00" W 343.45'
3. Δ = 2° 05' 38" R = 1025.00'  
L = 37.46' (LEFT)  
RAD. = S 85° 57' 22" E
4. N 01° 57' 00" E 104.89'
5. Δ = 11° 41' 00" R = 975.00'  
L = 198.81' (RIGHT)
6. N 13° 38' 00" E 538.07'
7. S 79° 05' 00" E 325.03'

7.07 ACRES

0 100 200 400 Feet

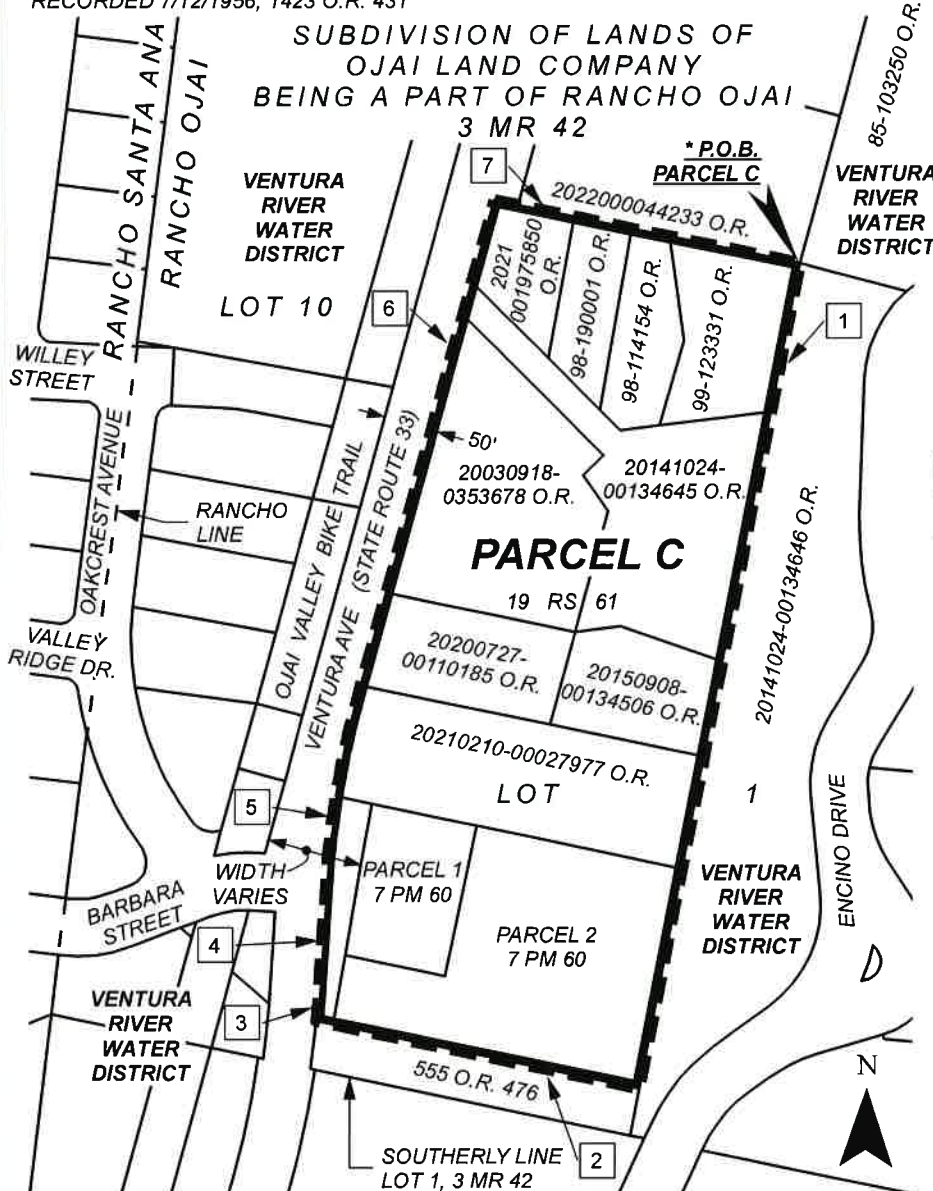
1" = 200'

**VENTURA RIVER WATER DISTRICT ANNEXATION**

**TICO MUTUAL AND BURNHAM PARCEL C**

A PORTION OF LOT 1, SUBDIVISION OF LANDS OF OJAI LAND COMPANY BEING A PART OF RANCHO OJAI, VENTURA COUNTY, CALIFORNIA, PER 3 MR 42

**SUBDIVISION OF LANDS OF OJAI LAND COMPANY BEING A PART OF RANCHO OJAI 3 MR 42**



Disclaimer: For assessment purposes only. This map 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.

*Daniel J. Walsh*  
DANIEL J. WALSH, PLS 7540  
COUNTY SURVEYOR  
VENTURA COUNTY

*3/21/24*  
DATE



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

Certified by: *Corey McLean* Date: *3/25/2024*

AUGUST 17, 2023

SHEET 1 OF 1