


No Fees per Government Code 27383

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


20171214-00161247-0 1/23
Ventura County Clerk and Recorder
MARK A. LUNN
12/14/2017 08:21:54 AM
1282291 \$.00 VA

VENTURA
LOCAL AGENCY FORMATION COMMISSION
800 South Victoria Ave., L #1850
Ventura, CA 93009

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 16-06 Ojai Valley Sanitary District Annexation – Grand-Spring-Ventura
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:

Ojai Valley Sanitary District – Annexation
3. Assessor's Parcel Numbers: 028-0-060-030 and 028-0-060-040; 061-0-140-345; 061-0-150-285.
4. The above listed district is located within the following county: Ventura.
5. The Local Agency Formation Commission's resolution of approval, LAFCo 16-06, which was adopted on February 15, 2017, 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: 12-13-17


Kai Luoma, Executive Officer
Ventura LAFCo

LAFCO 16-06

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE
OJAI VALLEY SANITARY DISTRICT ANNEXATION – GRAND -
SPRING - VENTURA (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 15, 2017; 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, spheres of influence and applicable 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 twelve 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 County of Ventura and within the affected territory, and the organization of local governmental agencies within Ventura County; and

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

- (1) The LAFCo Staff Report dated February 15, 2017 and recommendation for approval of the proposal are adopted.
- (2) The annexation 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 16-06 OJAI VALLEY SANITARY DISTRICT ANNEXATION – GRAND - SPRING - VENTURA (PARCELS A-C).**
- (5) 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.
- (6) The Commission directs staff to file a Notice of Exemption under § 15062 of the CEQA Guidelines.
- (7) The affected territory is uninhabited as defined by Government Code § 56046.
- (8) 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.
- (9) 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.
- (10) **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.**
- (11) **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.**

This resolution was adopted on February 15, 2017.

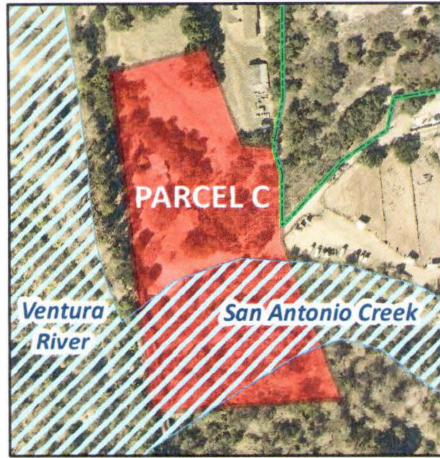
| | AYE | NO | ABSTAIN | ABSENT |
|-----------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Commissioner Freeman | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>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

2-15-17
Date

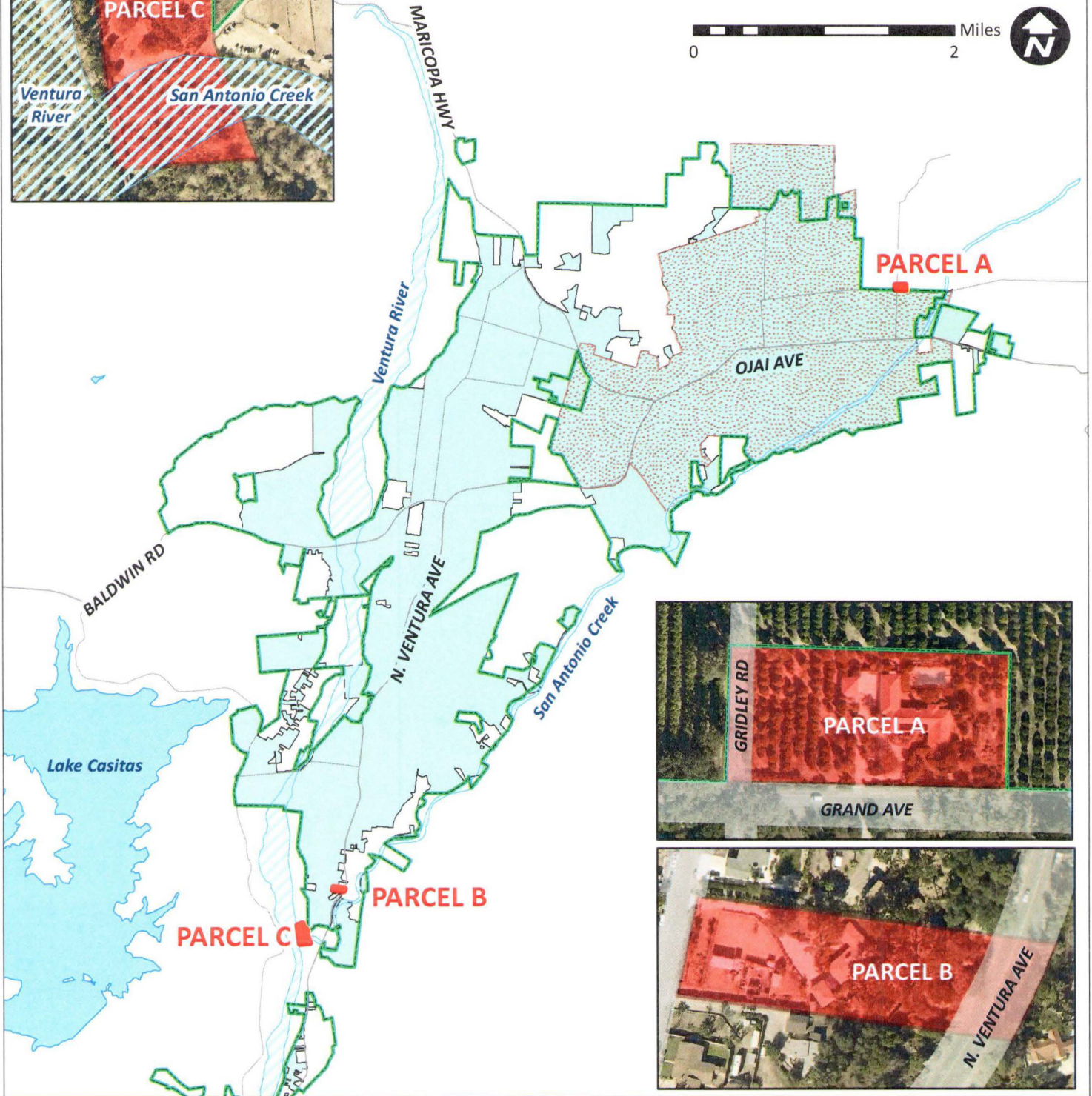

Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

Copies: Ojai Valley Sanitary District
Ventura County Surveyor
Ventura County GIS Officer



0 2 Miles



- Proposal Area (LAFCo 16-06)
- OVSD - District Boundary
- OVSD - Sphere Boundary
- City of Ojai - City Boundary

Ojai Valley Sanitary District (OVSD)
LAFCo 16-06
OVSD Annexation - Grand - Spring - Ventura (Parcels A - C)
February 15, 2017



OJAI VALLEY SANITARY DISTRICT ANNEXATION
SPRING-VENTURA-GRAND
(OVSD 2016-02)

PARCEL A

PART OF TRACTS 18 AND 20 OF THE BARD SUBDIVISION OF THE RANCHO OJAI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN BOOK 5, PAGE 25 1/2 OF MISCELLANEOUS RECORDS (MAPS), AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY TERMINUS OF THE 18TH COURSE OF THE ISLAND No. 1 ANNEXATION TO THE CITY OJAI, AS SHOWN AND DESCRIBED IN THE CERTIFICATE OF COMPLETION RECORDED OCTOBER 10, 1980, IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 5750, PAGE 626 OF OFFICIAL RECORDS AND BEING THE **TRUE POINT OF BEGINNING**. SAID 18TH COURSE ALSO BEING THE NORTHERLY LINE OF THE OJAI VALLEY SANITARY DISTRICT PER THE OJAI AREA ANNEXATION TO THE OJAI VALLEY SANITARY DISTRICT AS DESCRIBED IN THE CERTIFICATE OF COMPLETION RE-RECORDED JUNE 14, 1985, IN THE OFFICE OF SAID COUNTY RECORDER AS INSTRUMENT No. 85-062607 OF OFFICIAL RECORDS AND SAID **TRUE POINT OF BEGINNING** ALSO BEING ON THE CENTERLINE OF GRIDLEY ROAD (40 FEET WIDE) AS SHOWN ON THE RECORD OF SURVEY RECORDED IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 17, PAGE 67 OF RECORDS OF SURVEY; THENCE, WESTERLY ALONG THE EXISTING BOUNDARY OF SAID OJAI VALLEY SANITARY DISTRICT:

1ST - SOUTH 89° 40' 42" WEST 20.00 FEET TO THE WESTERLY RIGHT OF WAY OF SAID GRIDLEY ROAD (40 FEET WIDE); THENCE, LEAVING SAID DISTRICT BOUNDARY, NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY,

2ND - NORTH 0° 01' EAST 210.85 FEET TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF THE PARCEL SHOWN ON SAID RECORD OF SURVEY; THENCE ALONG SAID WESTERLY PROLONGATION TO AND ALONG SAID NORTHERLY LINE AND CONTINUING ALONG THE EASTERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

3RD - SOUTH 89° 59' EAST 429.79 FEET; THENCE,

4TH - SOUTH 0° 01' WEST 208.35 FEET, TO THE NORTHERLY LINE OF SAID DISTRICT AND THE NORTHERLY RIGHT OF WAY OF GRAND AVENUE (66 FEET WIDE) AS SHOWN ON SAID RECORD OF SURVEY; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF SAID DISTRICT,

5TH - SOUTH 89° 41' WEST 409.80 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 2.07 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.



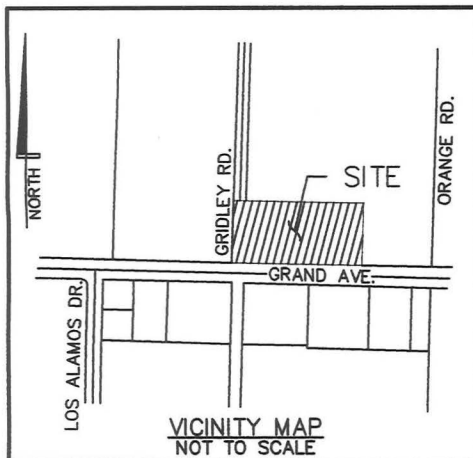
FRANK J. SOBECKI, PLS 5975
DATE PREPARED: 11/15/2017



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

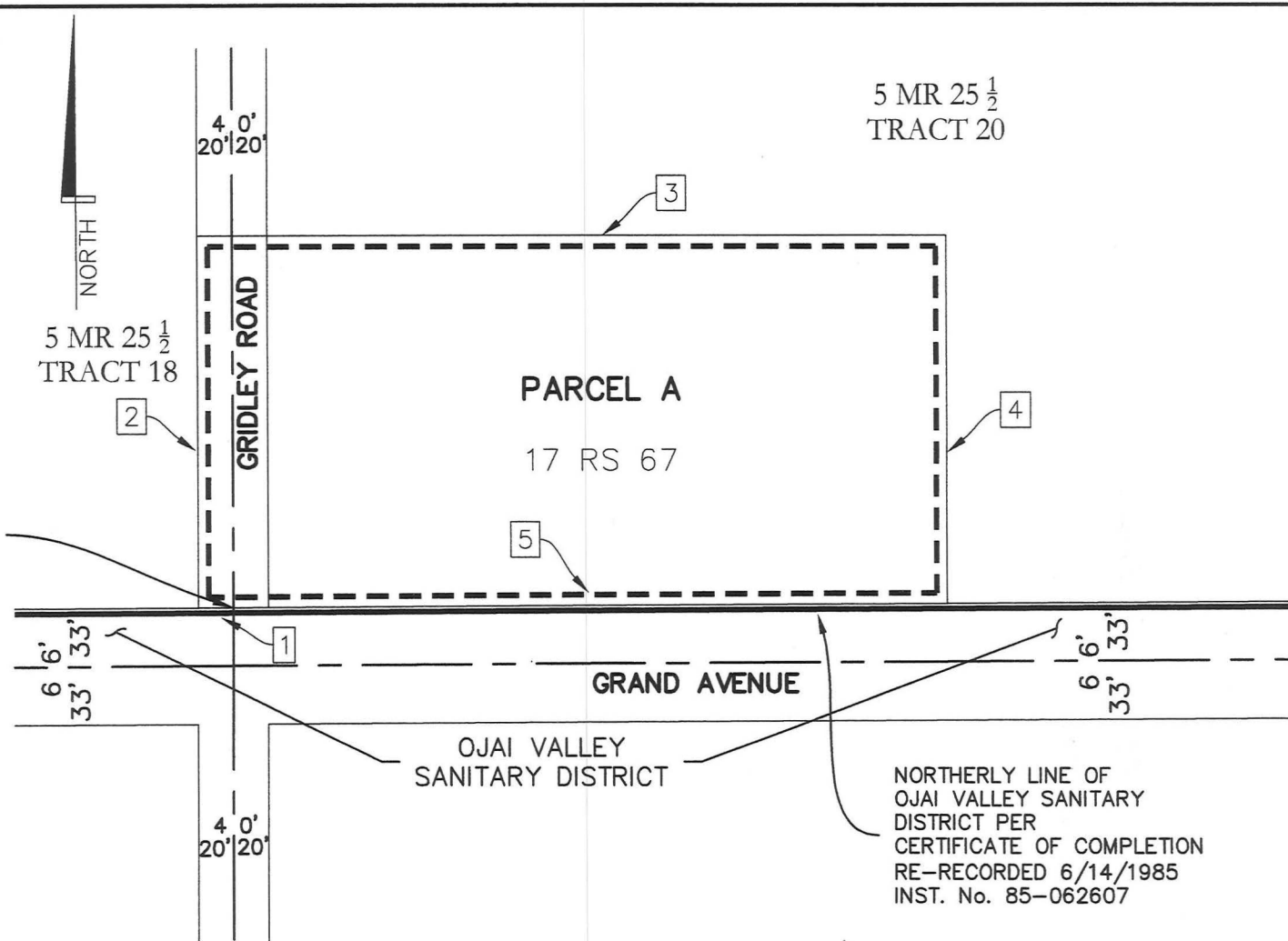
Certified by: 

Date: 12-11-2017



TPOB OF PARCEL A:
EASTERLY TERMINUS OF
THE 18TH COURSE OF THE
ISLAND No. 1 ANNEXATION
TO THE CITY OJAI PER
CERTIFICATE OF COMPLETION
5750 OR 626,
RECORDED 10/10/1980.

NOTE:
SEE PAGE 2 FOR COURSES AND
ACREAGE.



"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 fjs@fjslandconsulting.com

CONSULTING

FJS Land Consulting
14818 Quezada Way
Santa Clarita, CA 91387

AND

(805) 501-4075

100' 50' 0 100' 200'

1" = 100'

— EXISTING OJAI VALLEY
SANITARY DISTRICT BOUNDARY
- - - PROPOSED ANNEXATION AREA

DATE PREPARED: 11/15/17

OJAI VALLEY SANITARY DISTRICT ANNEXATION
SPRING-VENTURA-GRAND
(OVSD 2016-02)
PARCEL A

BEING PORTIONS OF TRACTS 18 AND 20 OF
THE BARD SUBDIVISION OF THE RANCHO OJAI
PER 5 MR 25 $\frac{1}{2}$
COUNTY OF VENTURA, STATE OF CALIFORNIA

PAGE 1 OF 2

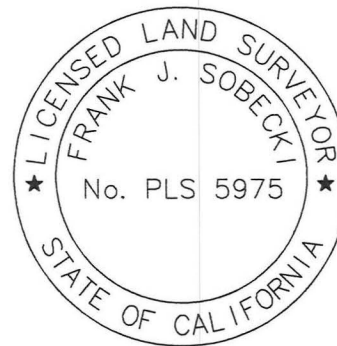
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: 

Date: 12-11-2017

PARCEL A COURSES

| LINE TABLE | | |
|------------|-------------|---------|
| COURSE | BEARING | LENGTH |
| 1 | S89°40'42"W | 20.00' |
| 2 | N0°01'00"E | 210.85' |
| 3 | S89°59'00"E | 429.79' |
| 4 | S0°01'00"W | 208.35' |
| 5 | S89°41'00"W | 409.80' |




FRANK J. SOBECKI

11/15/2017
DATE

PARCEL A
+/-2.07 ACRES

OJAI VALLEY SANITARY DISTRICT ANNEXATION
SPRING-VENTURA-GRAND
(OVSD 2016-02)
PARCEL A

BEING PORTIONS OF TRACTS 18 AND 20 OF
THE BARD SUBDIVISION OF THE RANCHO OJAI
PER 5 MR 25 1/2
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: 12-11-2017

OJAI VALLEY SANITARY DISTRICT ANNEXATION
SPRING-VENTURA-GRAND
(OVSD 2016-02)

PARCEL B

PART OF SUBDIVISION "A" OF THE RANCHO SANTA ANA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE PARTITION MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, IN THAT CERTAIN ACTION ENTITLED "RAMON G. DE LA RIVAS, PLAINTIFF VS. B. LULOFFS, ET AL, DEFENDANTS", AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF SPRING STREET (40.00' WIDE) SAID POINT BEING THE SOUTHWESTERLY TERMINUS OF THE 1ST COURSE OF THE SPRING STREET ANNEXATION No. 1 TO OAK VIEW SANITARY DISTRICT (SUBSEQUENTLY CONSOLIDATED INTO OJAI VALLEY SANITARY DISTRICT) PER OAK VIEW SANITARY DISTRICT RESOLUTION No. 190, ADOPTED 9/28/1967, ALSO BEING THE **TRUE POINT OF BEGINNING**; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY AND ALONG SAID OJAI VALLEY SANITARY DISTRICT BOUNDARY,

1ST - SOUTH 10° 51' WEST 130.95 FEET TO A POINT ON THE NORTHWESTERLY CORNER OF PARCEL "A" PER PARCEL MAP WAIVER No. 436 RECORDED AUGUST 1, 1989 IN THE OFFICE OF SAID COUNTY RECORDER AS DOCUMENT No. 89-120519 OF OFFICIAL RECORDS; THENCE LEAVING SAID DISTRICT BOUNDARY EASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL "A" AND THE EASTERLY PROLONGATION THEREOF,

2ND - SOUTH 83° 24' EAST 442.47 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF VENTURA AVENUE (80.00' WIDE), AS SHOWN ON THE RECORD OF SURVEY RECORDED IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 7, PAGE 92 OF RECORDS OF SURVEY, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1040.00 FEET AND HAVING A RADIAL BEARING OF NORTH 62°46'01" WEST, THENCE NORTHERLY ALONG LAST SAID RIGHT OF WAY,

3RD - AN ARC LENGTH OF 136.57 FEET, THROUGH A CENTRAL ANGLE OF 7° 31'25" TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF PARCEL "B" PER PARCEL MAP No. 3251, RECORDED IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 29, PAGE 77 OF PARCEL MAPS, HAVING A RADIAL BEARING OF NORTH 70°17'26" WEST, THENCE WESTERLY ALONG SAID PROLONGATION AND SOUTHERLY LINE AND THE WESTERLY PROLONGATION THEREOF,

4TH - NORTH 83° 24' WEST 472.37 FEET, AT 462.34 FEET RETURNING TO SAID OJAI VALLEY SANITARY DISTRICT BOUNDARY; THENCE, ALONG SAID OJAI VALLEY SANITARY DISTRICT BOUNDARY 10.03 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 1.38 ACRES, MORE or LESS

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FRANK J. SOBECKI, PLS 5975
DATE PREPARED: 11/15/2017

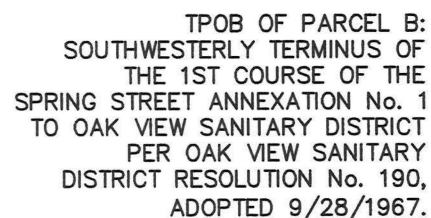


The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:



Date: 12-11-2017



PARCEL B
29 PM 77

PARCEL B

OJAI VALLEY
SANITARY DISTRICT

PARCEL A
PMW No. 436
89-120519 O.R.

NOTE:
SEE PAGE 2 FOR COURSES AND
ACREAGE.

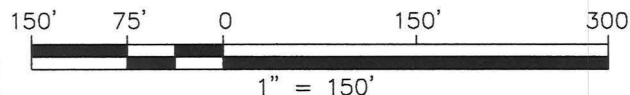
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CONSULTING

FJS Land Consulting
14818 Quezada Way
Santa Clarita, CA 91387

(805) 501-4075

AND



 EXISTING OJAI VALLEY
 SANITARY DISTRICT BOUNDARY
 PROPOSED ANNEXATION
 AREA

DATE PREPARED: 11/21/2017

OJAI VALLEY SANITARY DISTRICT ANNEXATION
SPRING-VENTURA-GRAND
(OVSD 2016-02)
PARCEL B

BEING A PART OF SUBDIVISION "A", OF THE RANCHO SANTA ANA PER ACTION ENTITLED "RAMON G. DE LA RIVAS, PLAINTIFF VS. B. LULOFFS, ET AL., DEFENDANTS" COUNTY OF VENTURA, STATE OF CALIFORNIA

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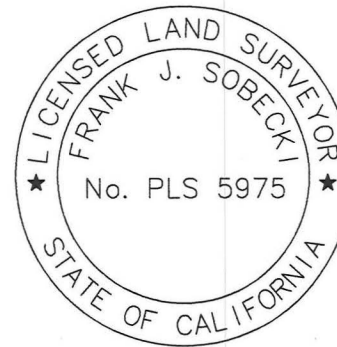
Certified by: 

Date: 12-11-2017

PARCEL B COURSES

| LINE TABLE | | |
|------------|-------------|---------|
| COURSE | BEARING | LENGTH |
| 1 | S10°51'00"W | 130.95' |
| 2 | S83°24'00"E | 442.47' |
| 4 | N83°24'00"W | 472.37' |

| CURVE TABLE | | | |
|-------------|----------|-----------|---------|
| COURSE | RADIUS | DELTA | LENGTH |
| 3 | 1040.00' | 07°31'25" | 136.57' |



FRANK J. SOBECKI

11/21/2017


DATE

PARCEL B
+/-1.38 ACRES

OJAI VALLEY SANITARY DISTRICT ANNEXATION
SPRING-VENTURA-GRAND
(OVSD 2016-02)
PARCEL B

BEING A PART OF SUBDIVISION "A", OF THE RANCHO SANTA
ANA PER ACTION ENTITLED "RAMON G. DE LA RIVAS,
PLAINTIFF VS. B. LULOFFS, ET AL., DEFENDANTS"
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: 12-11-2017

OJAI VALLEY SANITARY DISTRICT ANNEXATION
SPRING-VENTURA-GRAND
(OVSD 2016-02)

PARCEL C

THAT PORTION OF SUBDIVISION "A" OF THE RANCHO SANTA ANA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP 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 SOUTHERLY TERMINUS OF THE 6 TH COURSE OF THE WHEELER REORGANIZATION TO THE OAK VIEW SANITARY DISTRICT, ANNEXATION OF TRACT 2833 (SUBSEQUENTLY CONSOLIDATED INTO OJAI VALLEY SANITARY DISTRICT) PER THE CERTIFICATE OF COMPLETION RECORDED JULY 8, 1980 IN THE OFFICE OF SAID COUNTY RECORDER AS INSTRUMENT NO. 80-061113 OF OFFICIAL RECORDS, SAID SOUTHERLY TERMINUS BEING A POINT ON THE BOUNDARY OF THE LAND DESCRIBED IN THE GRANT DEED RECORDED JANUARY 15, 2016 IN THE OFFICE OF SAID COUNTY RECORDER IN DOCUMENT NO. 20160115-00005667 OF OFFICIAL RECORDS, SAID POINT ALSO BEING **THE TRUE POINT OF BEGINNING**; THENCE ALONG THE BOUNDARY OF THE LAND DESCRIBED IN SAID GRANT DEED THE FOLLOWING FIVE (5) COURSES AND ALONG THE EXISTING BOUNDARY OF SAID OJAI VALLEY SANITARY DISTRICT THE FOLLOWING TWO (2) COURSES:

1ST- NORTH 0° 38' 00" WEST 119.05 FEET; THENCE,

2ND- NORTH 17° 06' 40" WEST 68.11 FEET; THENCE LEAVING SAID OJAI VALLEY SANITARY DISTRICT BOUNDARY,

3RD- NORTH 86° 52' 20" WEST 72.38 FEET; THENCE,

4TH: NORTH 21° 00' 45" WEST 236.37 FEET; THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN SAID GRANT DEED AND SOUTHWESTERLY PROLONGATION THEREOF,

5TH: SOUTH 74° 23' 30" WEST 283.47 FEET TO THE WESTERLY LINE OF THE VENTURA AND OJAI VALLEY RAILROAD (50 FEET WIDE) RECORDED APRIL 8, 1899 IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 57, PAGE 447 OF DEEDS; THENCE SOUTHERLY ALONG SAID WESTERLY LINE,

6TH- SOUTH 8° 09' 00" EAST 775.88 FEET TO THE SOUTHERLY LINE OF SAID SUBDIVISION "A"; THENCE ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION "A" TO AND ALONG THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID GRANT DEED,

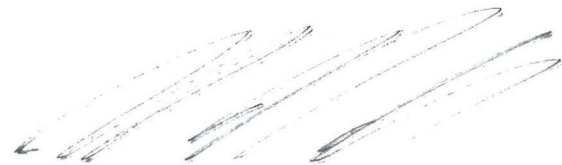
7TH- NORTH 84° 45' 00" EAST 483.05 FEET; THENCE LEAVING SAID SOUTHERLY LINE OF SAID SUBDIVISION "A" AND CONTINUING ALONG THE BOUNDARY OF THE LAND DESCRIBED IN SAID GRANT DEED THE FOLLOWING TWO (2) COURSES:

8TH- NORTH 21° 17' 00" WEST 383.60 FEET; THENCE,

9TH- NORTH 0°38' 00" WEST 33.95 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING: 7.30 ACRES, MORE or LESS

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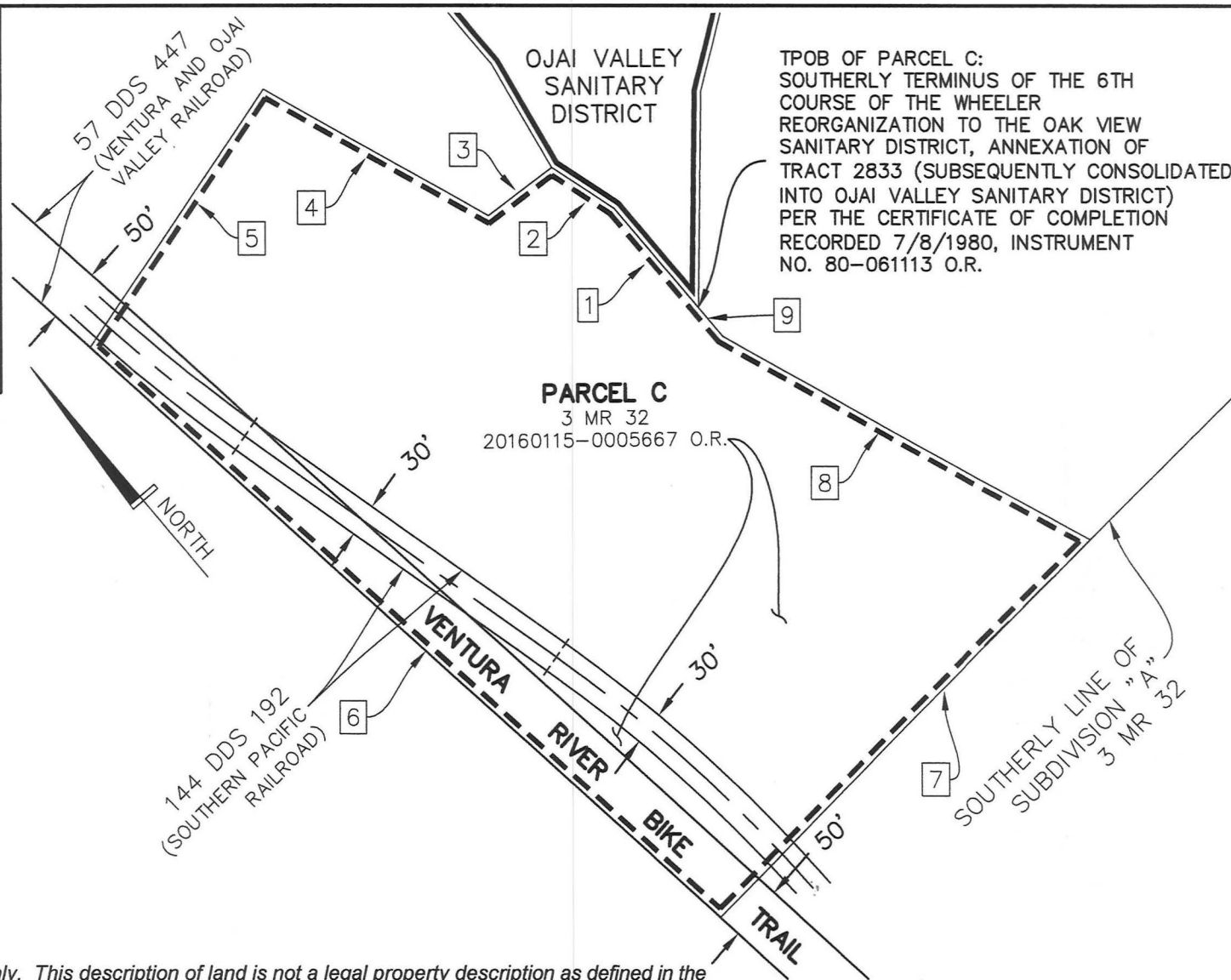
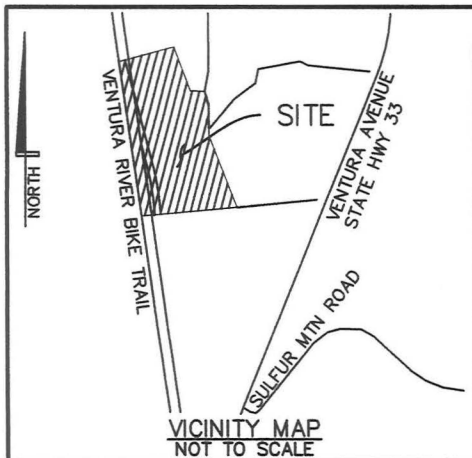
FRANK J. SOBECKI, PLS 5975
DATE PREPARED: 11/21/2017



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

Certified by: 

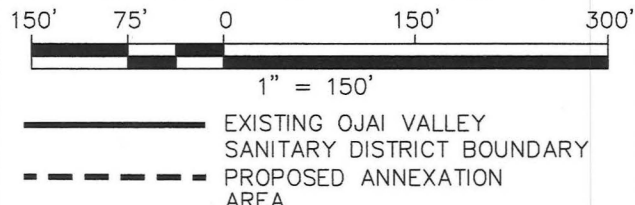
Date: 12-11-2017



TPOB OF PARCEL C:
SOUTHERLY TERMINUS OF THE 6TH
COURSE OF THE WHEELER
REORGANIZATION TO THE OAK VIEW
SANITARY DISTRICT, ANNEXATION OF
TRACT 2833 (SUBSEQUENTLY CONSOLIDATED
INTO OJAI VALLEY SANITARY DISTRICT)
PER THE CERTIFICATE OF COMPLETION
RECORDED 7/8/1980, INSTRUMENT
NO. 80-061113 O.R.

"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 **FJ** fjs@fjslandconsulting.com
CONSULTING
AND
FJS Land Consulting
14818 Quezada Way
Santa Clarita, CA 91387
(805) 501-4075



DATE PREPARED: 11/15/2017

OJAI VALLEY SANITARY DISTRICT ANNEXATION
SPRING-VENTURA-GRAND
(OVSD 2016-02)
PARCEL C

BEING A PART OF SUBDIVISION "A", OF THE RANCHO
SANTA ANA PER 3 MR 32
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: 12-11-2017

PARCEL C COURSES

| Line Table | | |
|------------|-------------|---------|
| Line # | Direction | Length |
| 1 | N0°38'00"W | 119.05' |
| 2 | N17°06'40"W | 68.11' |
| 3 | N86°52'20"W | 72.38' |
| 4 | N21°00'45"W | 236.37' |
| 5 | S74°23'30"W | 283.47' |
| 6 | S8°09'00"E | 775.88' |
| 7 | N84°45'00"E | 483.05' |
| 8 | N21°17'00"W | 383.60' |
| 9 | N0°38'00"W | 33.95' |



FRANK J. SOBECKI

11/15/2017

DATE

PARCEL C
+/- 7.30 ACRES

OJAI VALLEY SANITARY DISTRICT ANNEXATION
SPRING-VENTURA-GRAND
(OVSD 2016-02)
PARCEL C

BEING A PART OF SUBDIVISION "A", OF THE RANCHO
SANTA ANA PER 3 MR 32
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: 12-11-2017