

Recorded at the request of and  
Return to:

Public Works Agency  
County of Ventura  
Attn: Real Estate Services  
800 S. Victoria Avenue  
Ventura, CA 93009-1640

A. P. # 234-0-040-850  
Instrument # 10,064.14a

No Fee Required  
(Govt. Code Sec. 6103 & 27383)  
(Rev. & Tax. Code Sec. 11922)

**GRANT DEED**  
(Conejo Creek)

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,

VENTURA COUNTY WATERSHED PROTECTION DISTRICT

does hereby GRANT all right, title and interest, subject to the easement reserved  
herein, to

CAMARILLO SANITARY DISTRICT

the following real property in the County of Ventura, State of California:

described in Exhibit "A," attached hereto and made a part hereof, and depicted for  
informational purposes only in Exhibit "B," attached hereto and made a part hereof.

EXCEPTING AND RESERVING a non-exclusive easement for ingress and egress as  
described in the attached Exhibit "C," and depicted in the attached Exhibit "D."

Mail tax statement to:

City Clerk  
City of Camarillo  
601 Carmen Drive  
Camarillo, CA 93011-0248

Instrument No. 10.064.14a

VENTURA COUNTY WATERSHED  
PROTECTION DISTRICT

Dated: \_\_\_\_\_

\_\_\_\_\_  
Joan Araujo, Director  
Central Services Department  
Ventura County Public Works Agency

APPROVED:

\_\_\_\_\_  
George R. Andrade, Manager  
Real Estate Services Division  
Public Works Agency  
\_\_\_\_\_, 20\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

### ACKNOWLEDGMENT

STATE OF CALIFORNIA            )  
COUNTY OF VENTURA         )

On \_\_\_\_\_, 20 \_\_\_\_, before me, \_\_\_\_\_,  
Deputy County Clerk, personally appeared \_\_\_\_\_

\_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.**

WITNESS my hand and official seal.

MICHELLE ASCENCION, County Clerk - Recorder  
County of Ventura, California

By \_\_\_\_\_  
Deputy County Clerk

Legal Description No. 1

APN: 234-0-040-85

LEGAL DESCRIPTION

That portion of Lot 22 of Rancho Calleguas, in the City of Camarillo, County of Ventura, State of California, as per map recorded in Book 17, Page 16 of Miscellaneous Records (Maps) in the office of the County Recorder of Ventura County, described as follows:

Beginning at a 2" bronze survey marker stamped "Camarillo Sanitary District L.S. 3178" at the south-westerly corner of the 20.01 acre parcel of land, as shown on the Record of Survey filed in Book 36, Page 16 of Records of Survey in the office of said County Recorder; thence along the southerly prolongation of the westerly line of said 20.01 acre parcel,

1st: South 0°30'34" West 16.40 feet; thence,

2nd: South 55°05'08" West 114.67 feet; thence,

3rd: South 38°43'00" West 250.05 feet to the intersection of the southerly line of said Lot 22, being also the South line of said Rancho Calleguas, and the southerly line of Tract 10,064.14F, as described in the Grant Deed recorded February 29, 1996, as Instrument No. 96-024925 of Official Records of Ventura County; thence along the boundary of said Tract 10,064.14F by the following three courses:

4th: South 79°42'45" West 174.02; thence,

5th: North 39°53'53" East 426.00 feet; thence,

6th: North 56°12'43" East 180.01 to the intersection with the westerly line of said 20.01 acre parcel; thence along said westerly line,

7th: South 0°30'34" West 118.72 feet to the Point of Beginning.

Containing 1.23 acres, more or less.

\_\_\_\_\_  
Larry J. Frager, P.L.S. 7998

\_\_\_\_\_  
Date

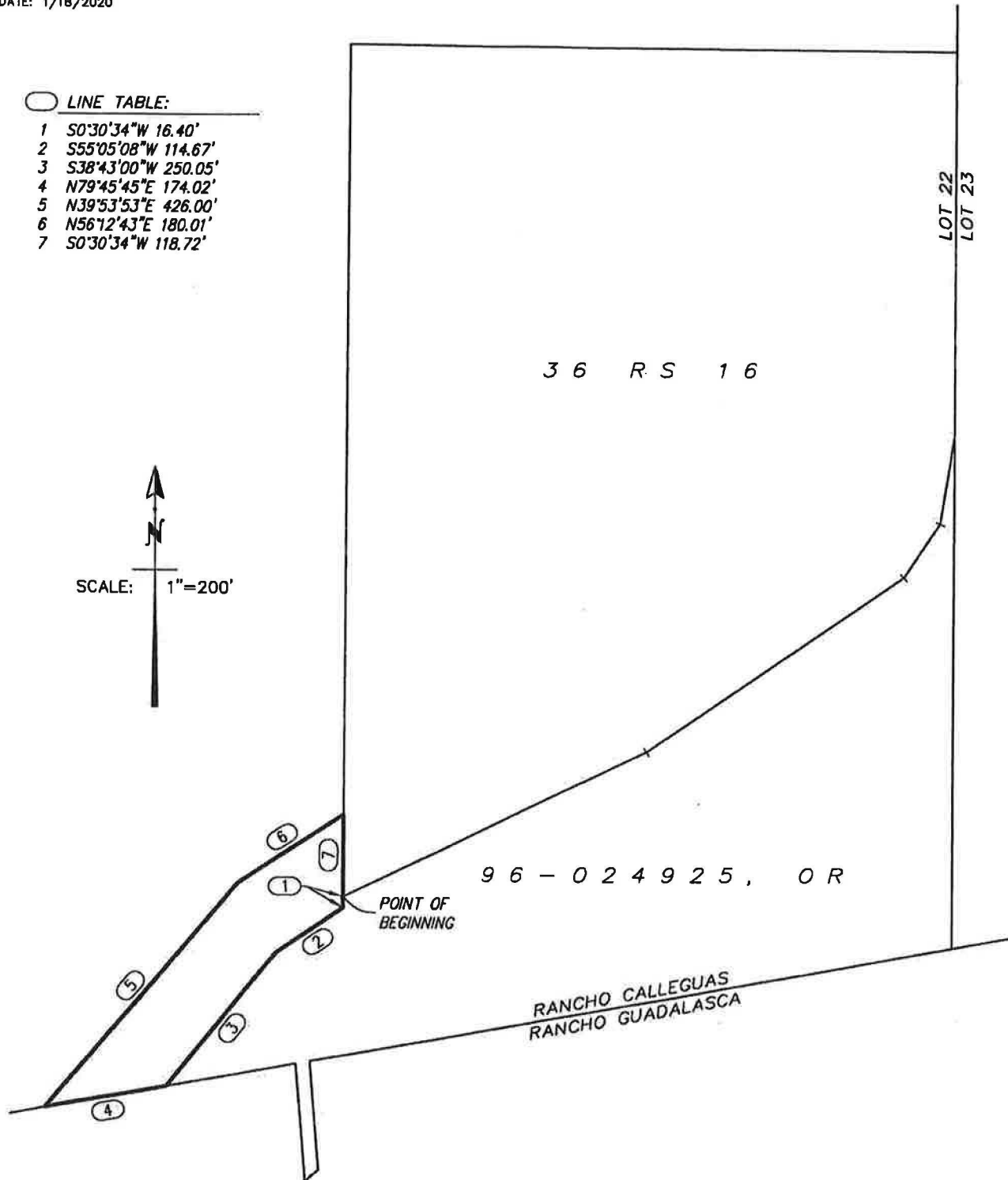
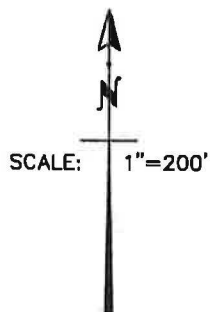


**EXHIBIT A**

REF: 19145LD2.DWG  
DATE: 1/18/2020

○ LINE TABLE:

- 1 S0°30'34"W 16.40'
- 2 S55°05'08"W 114.67'
- 3 S38°43'00"W 250.05'
- 4 N79°45'45"E 174.02'
- 5 N39°53'53"E 426.00'
- 6 N56°12'43"E 180.01'
- 7 S0°30'34"W 118.72'



PREPARED BY:  
BENNER AND CARPENTER, INC.  
506 EAST MAIN STREET  
SANTA PAULA, CA 93060  
(805) 525-3396

**SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION No. 1**

**EXHIBIT B**

Legal Description No. 2

APN: 234-0-040-85

LEGAL DESCRIPTION

That portion of Lot 22 of Rancho Calleguas, in the City of Camarillo, County of Ventura, State of California, as per map recorded in Book 17, Page 16 of Miscellaneous Records (Maps) in the office of the County Recorder of Ventura County, described as follows:

Beginning at a 2" bronze survey marker stamped "Camarillo Sanitary District L.S. 3178" at the south-westerly corner of the 20.01 acres parcel of land, as shown on the Record of Survey filed in Book 36, Page 16 of Records of Survey in the office of said County Recorder; thence along the southerly prolongation of the westerly line of said 20.01 acre parcel,

- 1st: South 0°30'34" West 16.40 feet; thence,
- 2nd: South 55°05'08" West 114.67 feet; thence,
- 3rd: South 38°43'00" West 250.05 feet to the intersection of the southerly line of said Lot 22, being also the South line of said Rancho Calleguas, and the southerly line of Tract 10,064.14F, as described in the Grant Deed recorded February 29, 1996, as Instrument No. 96-024925 of Official Records of Ventura County; thence along the boundary of said Tract 10,064.14F by the following two courses:
  - 4th: South 79°42'45" West 174.02; thence,
  - 5th: North 39°53'53" East 20.30 feet to the intersection with a line, parallel with and 13.00 feet north-westerly of, measured at right angles, the line hereinabove described in the ninth course of this description; thence along said parallel line,
  - 6th: North 79°42'45" East 72.99 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 195.00 feet; thence,
  - 7th: Northeasterly along said curve an arc distance of 145.03 feet through a central angle of 42° 36'45"; thence tangent to said curve,
  - 8th: North 37°06'00" East 79.80 feet to the beginning of a tangent curve, concave southeasterly and having a radius of 452.25 feet; thence,
  - 9th: Northeasterly along said curve an arc distance of 155.33 feet through a central angle of 19° 40'46"; thence non-tangent to said curve,

10th: North 56°45'08" East 65.98 feet to the Point of Beginning.

Containing 0.21 acres, more or less.

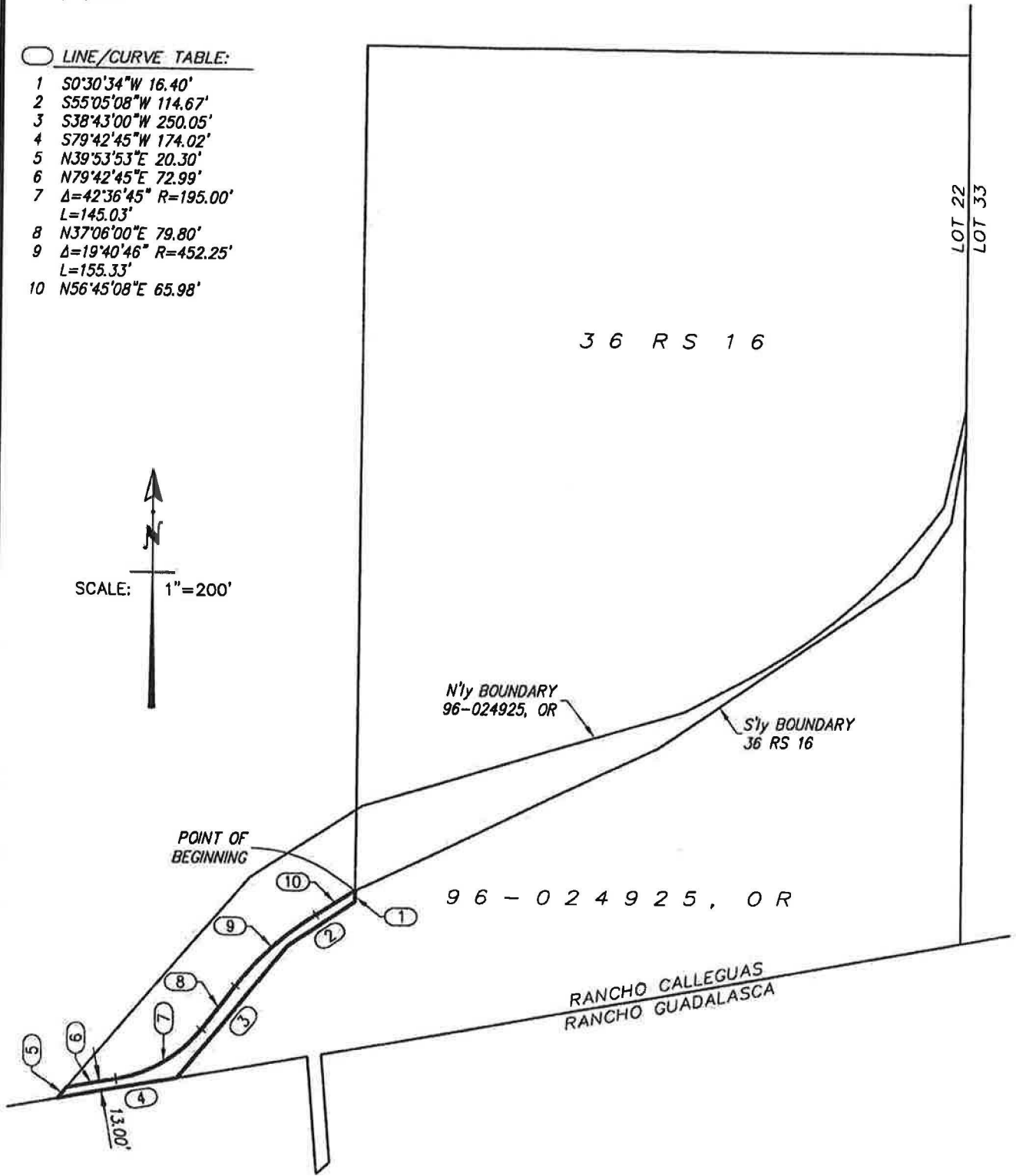
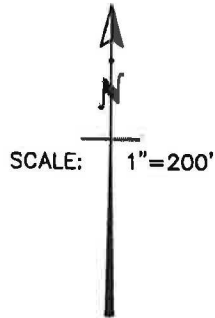
\_\_\_\_\_  
Larry J. Frager, P.L.S. 7998

\_\_\_\_\_  
Date



○ LINE/CURVE TABLE:

- 1 S0°30'34"W 16.40'
- 2 S55°05'08"W 114.67'
- 3 S38°43'00"W 250.05'
- 4 S79°42'45"W 174.02'
- 5 N39°53'53"E 20.30'
- 6 N79°42'45"E 72.99'
- 7  $\Delta=42°36'45"$  R=195.00'  
L=145.03'
- 8 N37°06'00"E 79.80'
- 9  $\Delta=19°40'46"$  R=452.25'  
L=155.33'
- 10 N56°45'08"E 65.98'



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**SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION No. 2**