

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF LOT 37, FREMONT SUBDIVISION OF LOT L OF RANCHO SIMI IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 3, PAGE 39 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF THE LAND DESCRIBED IN THE GRANT DEED RECORDED APRIL 9, 1979 IN BOOK 5363, PAGE 398 OF OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LAND DESCRIBED IN BOOK 5363, PAGE 398 OF OFFICIAL RECORDS, ALSO BEING THE SOUTHWEST CORNER OF LOT G OF TRACT 6061 AS SHOWN ON THE MAP RECORDED IN BOOK , PAGE OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF SAID COUNTY RECORDER; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LAND DESCRIBED IN BOOK 5363, PAGE 398 OF OFFICIAL RECORDS, NORTH 194.75 FEET TO THE SOUTHERLY MOST LINE OF THE PROPOSED EASEMENT FOR SEWER AND WATER AS SHOWN IN HE SAID LOT G OF TRACT NO. 6061 BEING THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY LINE, ALONG THE WESTERLY PROLONGATION OF SAID SOUTHERLY MOST LINE

1st: WEST 106.97 FEET; THENCE

2nd: NORTH 40°00'00" WEST 46.33 FEET TO THE SOUTHEASTERLY LINE OF ELDERBERRY AVENUE AS SHOWN ON TRACT NO. 3841-2 RECORDED IN BOOK 95, PAGE 21 OF MISCELLANEOUS RECORDS (MAPS) ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 84.50 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 28°39'36" WEST; THENCE ALONG SAID SOUTHEASTERLY LINE

3rd: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 20°27'14" AN ARC LENGTH OF 30.17 FEET TO A POINT ON A LINE PARALLEL WITH AND 30.00 FEET NORTHEASTERLY OF THE 2ND COURSE DESCRIBED HEREIN, RADIAL LINE TO SAID LAST MENTIONED POINT ON SAID CURVE BEARS NORTH 49°06'51" WEST; THENCE NON-TANGENT TO SAID CURVE, LEAVING SAID SOUTHEASTERLY LINE ALONG SAID PARALLEL LINE

4th: SOUTH 40°00'00" EAST 31.76 FEET TO A LINE PARALLEL WITH AND 30.00 FEET NORTHERLY OF THE 1ST COURSE DESCRIBED HEREIN; THENCE ALONG LAST SAID PARALLEL LINE

5th: EAST 92.98 FEET TO SAID EASTERLY LINE OF LAND DESCRIBED IN BOOK 5363, PAGE 398 OF OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE

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LEGAL DESCRIPTION

(Continued)

6TH: SOUTH 30.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 4,144 SQUARE FEET, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

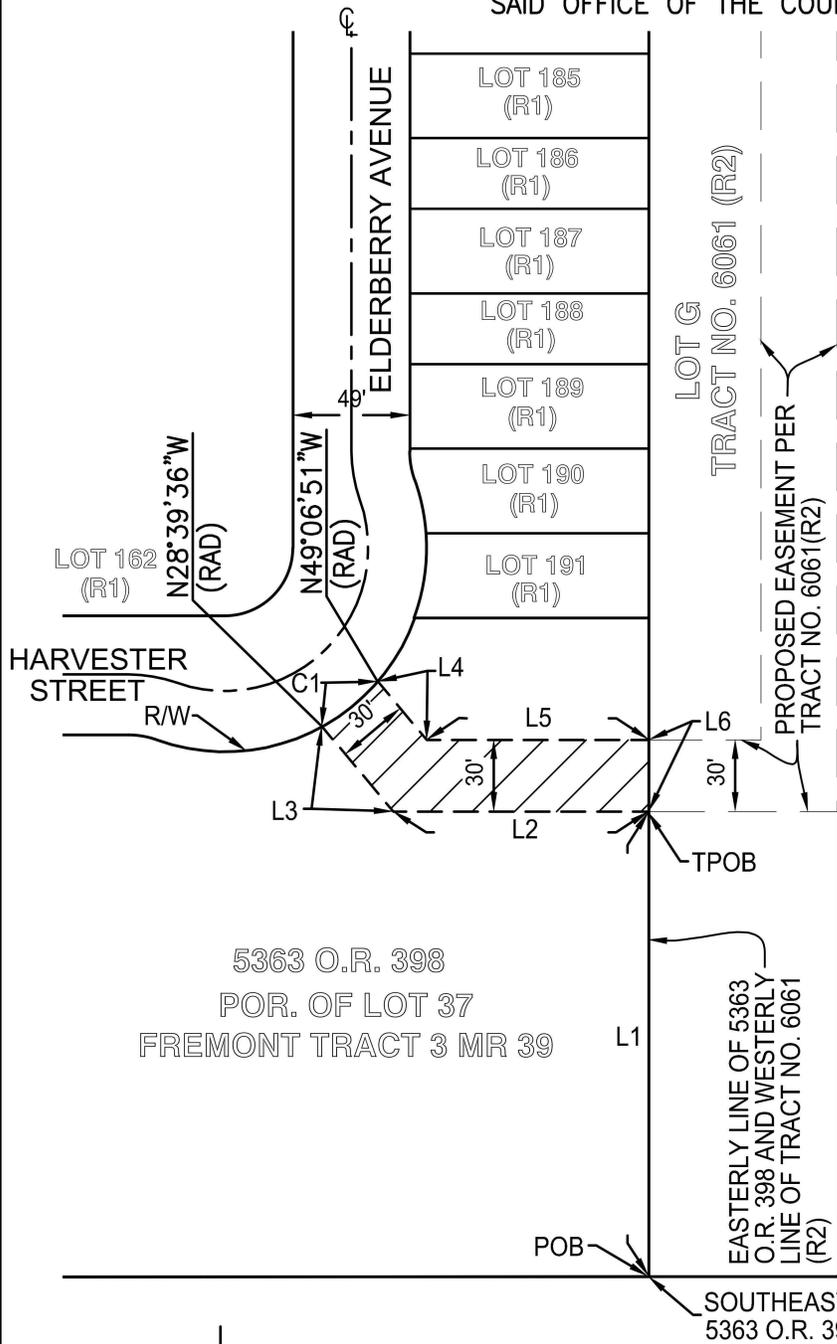
DATED: October 3, 2024



Danny T. Davis, P.L.S. # 7586



THAT PORTION OF LOT 37, FREMONT SUBDIVISION OF LOT L OF RANCHO SIMI IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 3, PAGE 39 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED IN DEED RECORDED APRIL 9, 1979 IN BOOK 5363, PAGE 398 OF OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER



LINE DATA

L1	- N00°00'00"E	194.75'
L2	- N90°00'00"W	106.97'
L3	- N40°00'00"W	46.33'
L4	- S40°00'00"E	31.76'
L5	- N90°00'00"E	92.98'
L6	- S00°00'00"W	30.00'

CURVE DATA

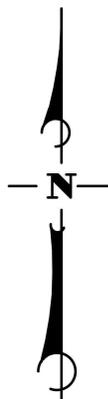
C1 - L=30.17', R=84.50', Δ=20°27'14"

LEGEND AND ABBREVIATIONS:

- N - NORTH
- E - EAST
- W - WEST
- S - SOUTH
- MR - MISCELLANEOUS RECORDS (MAPS)
- (RAD) - RADIAL
- POB - POINT OF BEGINNING
- TPOB - TRUE POINT OF BEGINNING
- ☉ - CENTER LINE
- R/W - PUBLIC RIGHT OF WAY
- DESCRIBED AREA (4,144 SQ. FT.)
- R1 - 95 MR 21 (TRACT 3841-2)
- R2 - MR (TRACT 6061)

5363 O.R. 398
POR. OF LOT 37
FREMONT TRACT 3 MR 39

SOUTHEAST CORNER
5363 O.R. 398



(Signature)

DANNY T. DAVIS, P.L.S. #7586

10-2-2024

DATE

SCALE: 1"=80'



EXHIBIT "B"

SHEET 1 OF 1