

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 # 10,064.14c

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

EASEMENT DEED
(Conejo Creek)

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

VENTURA COUNTY WATERSHED PROTECTION DISTRICT ("VCWPD")

does hereby GRANT to

CAMARILLO SANITARY DISTRICT ("CSD")

the following:

A non-exclusive easement and right-of-way for ingress and egress over VCWPD's existing access road in, on, over, under and across the following real property 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.

VCWPD shall be solely responsible for repairs to the existing access road due to erosion or other creek damage, provided, however that CSD shall be solely responsible for routine road maintenance.

Instrument No. 10.064.14c

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. 4

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" in the easterly line of said Lot 22, at the southerly terminus of the easterly line 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 boundary of said 20.01 acre parcel by the following three courses:

- 1st: South 9°30'34" West 130.00 feet to a 2" bronze survey marker stamped "Camarillo Sanitary District L.S. 3178"; thence,
- 2nd: South 34°50'34" West 95.00 feet to a 2" bronze survey marker stamped "Camarillo Sanitary District L.S. 3178"; thence,
- 3rd: South 55°30'34" West 450.00 feet to a 2" bronze survey marker stamped "Camarillo Sanitary District L.S. 3178"; thence,
- 4th: South 55°30'34" West 40.92 feet; thence,
- 5th: South 62°34'13" West 382.10 feet; thence,
- 6th: South 63°32'43" West 43.46 feet; thence,
- 7th: South 67°04'49" West 24.64 feet to a point in the southerly prolongation of the westerly line of said 20.01 acre parcel, said point bears South 0°30'34" West 16.40 feet from a 2" bronze survey marker stamped "Camarillo Sanitary District L.S. 3178" set at the southwesterly corner of said 20.01 acre parcel; thence,
- 8th: South 55°05'08" West 114.67 feet; thence,
- 9th: South 38°43'00" West 63.90 feet; thence,
- 10th: North 51°22'16" East 60.18 feet; thence,
- 11th: North 56°14'00" East 84.30 feet; thence,
- 12th: North 61°06'00" East 46.58 feet to the beginning of a tangent curve, concave southeasterly and having a radius of 1475.00 feet; thence,

- 13th: Northeasterly along said curve an arc distance of 171.37 feet through a central angle of $6^{\circ}39'25''$ to the beginning of a tangent reversing curve, concave northwesterly and having a radius of 1610.00 feet; thence,
- 14th: Northeasterly along said curve an arc distance of 165.38 feet through a central angle of $5^{\circ}53'07''$; thence non-tangent to said curve,
- 15th: South 22.75 feet; thence,
- 16th: East 29.00 feet; thence,
- 17th: North 38.64 feet; thence,
- 18th: North $60^{\circ}37'31''$ East 80.20 feet; thence,
- 19th: North $57^{\circ}15'17''$ East 56.80 feet; thence,
- 20th: South 31.00 feet; thence,
- 21st: East 14.30 feet; thence,
- 22nd: North 40.20 feet to the intersection with the northeasterly prolongation of the line hereinabove described in the twenty-seventh course of this description; thence along said prolongation,
- 23rd: North $57^{\circ}15'17''$ East 182.58 feet; thence,
- 24th: North $56^{\circ}40'00''$ East 179.85 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 223.50 feet; thence,
- 25th: Northeasterly along said curve an arc distance of 142.55 feet through a central angle of $36^{\circ}32'36''$ to the intersection with the easterly line of said Lot 22; thence along said easterly line,
- 26th: North $0^{\circ}30'34''$ East 150.86 feet to the point of beginning.

Containing 0.80 acres, more or less.

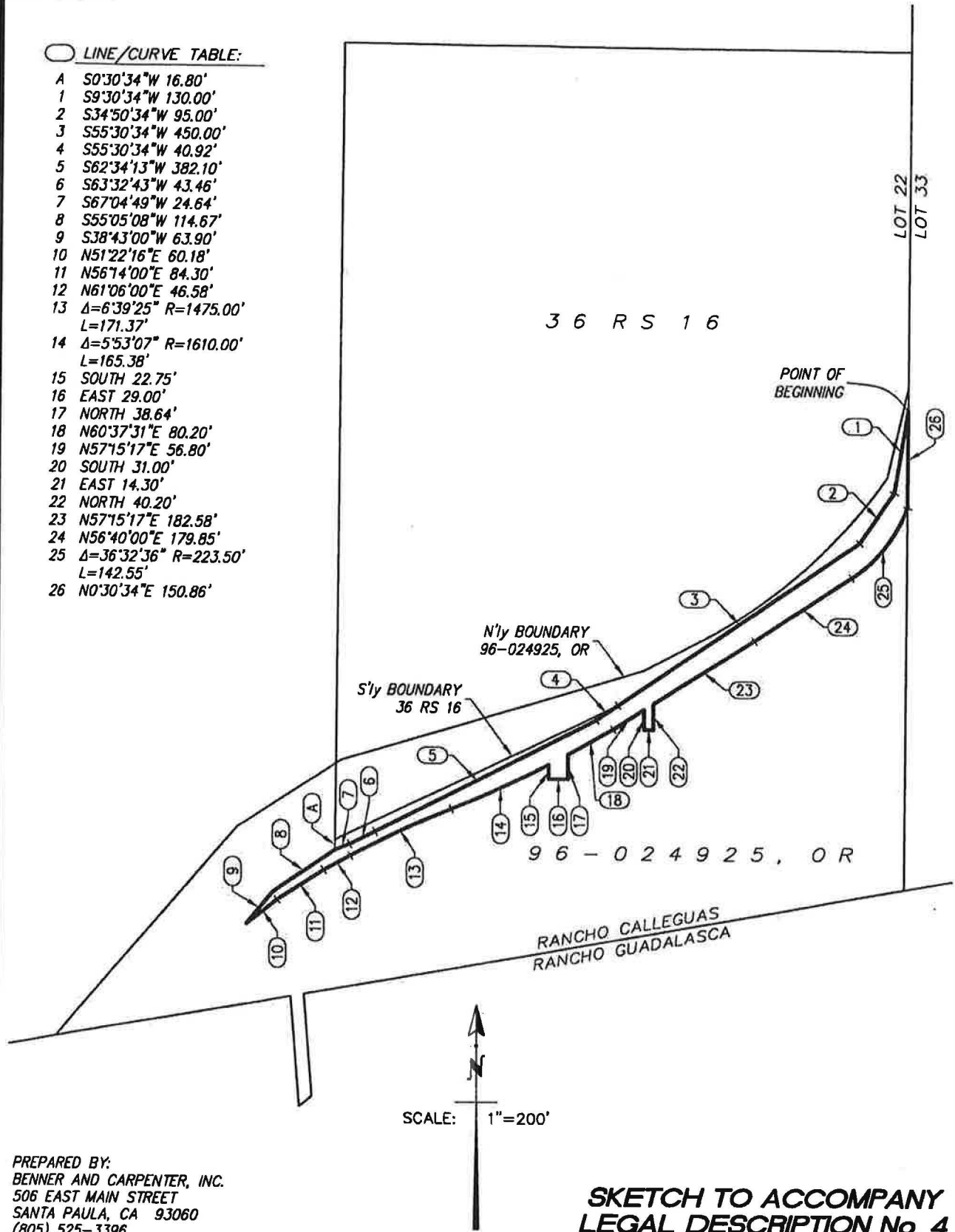
Larry J. Frager, P.L.S. 7998

Date



○ LINE/CURVE TABLE:

- A S0°30'34"W 16.80'
- 1 S9°30'34"W 130.00'
- 2 S34°50'34"W 95.00'
- 3 S55°30'34"W 450.00'
- 4 S55°30'34"W 40.92'
- 5 S62°34'13"W 382.10'
- 6 S63°32'43"W 43.46'
- 7 S67°04'49"W 24.64'
- 8 S55°05'08"W 114.67'
- 9 S38°43'00"W 63.90'
- 10 N51°22'16"E 60.18'
- 11 N56°14'00"E 84.30'
- 12 N61°06'00"E 46.58'
- 13 Δ=6°39'25" R=1475.00'
L=171.37'
- 14 Δ=5°53'07" R=1610.00'
L=165.38'
- 15 SOUTH 22.75'
- 16 EAST 29.00'
- 17 NORTH 38.64'
- 18 N60°37'31"E 80.20'
- 19 N57°15'17"E 56.80'
- 20 SOUTH 31.00'
- 21 EAST 14.30'
- 22 NORTH 40.20'
- 23 N57°15'17"E 182.58'
- 24 N56°40'00"E 179.85'
- 25 Δ=36°32'36" R=223.50'
L=142.55'
- 26 N0°30'34"E 150.86'



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

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION No. 4**