

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. # 234-0-040-830 & 850
Instrument # 10,064.14b

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 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.

Mail tax statement to:

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

Instrument No. 10.064.14b

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. 3

APN's: 234-0-040-83/85

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 westerly line of said 20.01 acre parcel,

- 1st: North 0°30'34" East 118.72 feet to the intersection with the northwesterly boundary 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 said boundary by the following six courses:
- 2nd: North 56°12'43" East 9.99 feet; thence,
- 3rd: North 73°00'15" East 485.23 feet; thence,
- 4th: North 61°57'31" East 100.00 feet to the beginning of a non-tangent curve, concave northwesterly and having a radius of 843.00 feet, a radial to said point bears South 27°26'56" East; thence,
- 5th: Northeasterly along said curve an arc distance of 395.92 feet through a central angle of 26° 54'33"; thence non-tangent to said curve,
- 6th: North 9°29'44" East 140.32 to the intersection with the easterly line of said 20.01 acre parcel; thence along the boundary of said 20.01 acre parcel by the following three courses:
- 7th: South 0°30'34" West 35.63 feet to a 2" bronze survey marker stamped "Camarillo Sanitary District L.S. 3178"; thence,
- 8th: South 9°30'34" West 130.00 feet to a 2" bronze survey marker stamped "Camarillo Sanitary District L.S. 3178"; thence,
- 9th: South 34°50'34" West 95.00 feet to a 2" bronze survey marker stamped "Camarillo Sanitary District L.S. 3178"; thence,

- 10th: South 55°30'34" West 450.00 feet to a 2" bronze survey marker stamped "Camarillo Sanitary District L.S. 3178"; thence,
11th: South 55°30'34" West 40.92 feet; thence,
12th: South 62°34'13" West 382.10 feet; thence,
13th: South 63°32'43" West 43.46 feet; thence,
14th: South 67°04'49" West 24.64 feet to a point which bears South 0°30'34" West 16.40 feet from the Point of Beginning of this description; thence,
15th: North 0°30'34" East 16.40 feet to said Point of Beginning.

Containing 1.14 acres, more or less.

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

Date

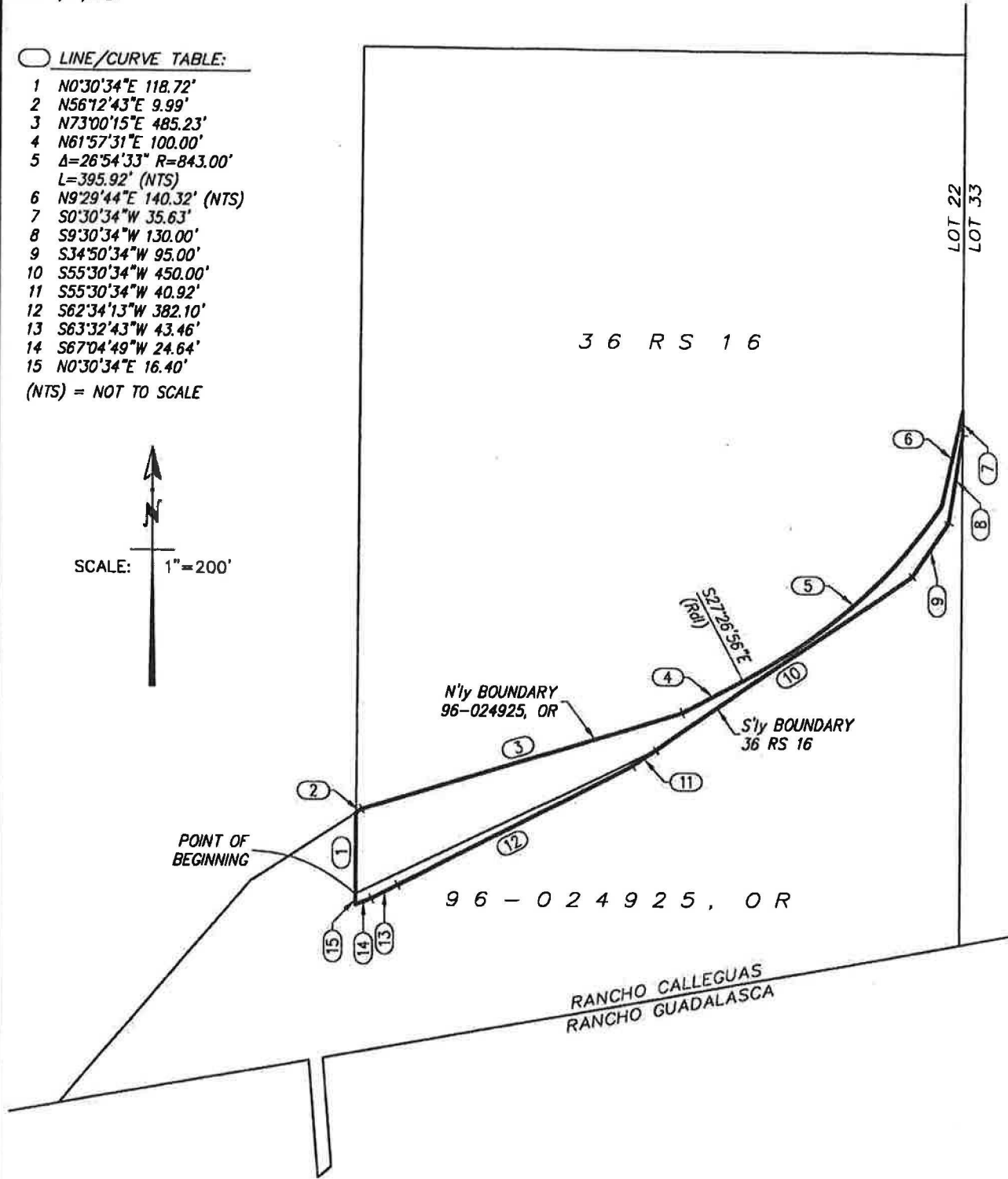
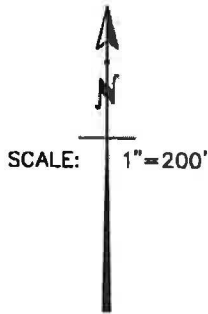


REF: 19145LD3.DWG
DATE: 1/18/2020

○ LINE/CURVE TABLE:

- 1 N0°30'34"E 118.72'
- 2 N56°12'43"E 9.99'
- 3 N73°00'15"E 485.23'
- 4 N61°57'31"E 100.00'
- 5 Δ=26°54'33" R=843.00'
L=395.92' (NTS)
- 6 N9°29'44"E 140.32' (NTS)
- 7 S0°30'34"W 35.63'
- 8 S9°30'34"W 130.00'
- 9 S34°50'34"W 95.00'
- 10 S55°30'34"W 450.00'
- 11 S55°30'34"W 40.92'
- 12 S62°34'13"W 382.10'
- 13 S63°32'43"W 43.46'
- 14 S67°04'49"W 24.64'
- 15 N0°30'34"E 16.40'

(NTS) = NOT TO SCALE



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

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION No. 3**

EXHIBIT B