

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. # 061-0-230-465
Instrument # 10,094.13A

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

GRANT DEED
(Fresno Canyon - 8195 North Ventura Ave)

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

Ventura County Watershed Protection District

does hereby GRANT to

[TBD]

the hereinafter described real property in the State of California, County of Ventura:

[See description attached as Exhibit "A," attached hereto and made a part hereof]

Excepting and reserving from this grant to Ventura County Watershed Protection District an easement and right-of-way for ingress and egress for all the purposes related to flood control and water conservation, together with the right to perform such excavating, grading and general earth disturbing activities (including disturbing the plants and trees therein) necessary or incidental thereto, including but not limited to recreational purposes, in, on, over, under, and across the following described real property in the State of California, County of Ventura ("Easement Area").

Easement Area is described and depicted in Exhibits "B" & "C," attached hereto and made a part hereof.

Also excepting and reserving to Southern California Edison an easement and right-of-way for subsurface water pipeline(s) and related purposes, including but not limited to such surface installations and devices that are appurtenant to said water pipeline(s), and for any subsurface electrical and/or communications line(s) necessary and convenient to

operate the water system, including but not limited to such surface installations and devises that are appurtenant to said electrical and/or communications line(s) in, on, over, under, and across the following described real property in the State of California, County of Ventura ("Easement Area").

Easement Area is described and depicted in Exhibits "D" & "E," attached hereto and made a part hereof.

Mail tax statement to:

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

Instr.#10,094.13A

Ventura County Watershed Protection
District

Date: _____

JOAN ARAUJO, Director
Central Services Department
Ventura County Public Works Agency

Authorized Officer

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

EXHIBIT A

Legal Description

All of Lot 51 of the Casitas Springs Tract No. 2, in the County of Ventura, State of California, as shown on the map recorded in the Office of the County Recorder of said County in Book 15, Pages 32 through 34 inclusive of Miscellaneous Records (Maps).


TOGETHER WITH that portion of Edison Drive as shown on said map of Casitas Springs Tract No. 2 described as follows:

That portion of Edison Drive as described in the Resolution of Abandonment recorded in the Office of said County Recorder November 18, 1970 in Book 3750, Page 469 of Official Records lying easterly of the centerline of said Edison Drive as shown on said Casitas Spring Tract No. 2 map.

TOGETHER WITH that portion of Lot 50 of said Casitas Springs Tract No. 2, lying southwesterly of the following described line:

Beginning at the most easterly corner of said Lot 50, thence;

- 1st- North 64°12'30" West, 32.36 feet to a line parallel with and distant 3.5 feet southwesterly of the northeasterly line of said lot 50; thence along said parallel line
- 2nd- North 58°00'00" West, 61.37 feet to the northwesterly line of said Lot 50.



Joseph V. DeChellis
PLS 8613

December 21, 2021

Date



EXHIBIT B


Legal Description

That portion of Parcel B of Lot Line Adjustment PL 21-0022, in the County of Ventura, State of California, as described in Document No 2022000019907 of Official Records recorded February 16, 2022 in the Office of the County Recorder of said County, described as follows:

Beginning at the most easterly corner of said Parcel B; thence coincident with the northerly and westerly lines of said Parcel B by the following five courses

- 1st- North 64°12'30" West, 32.36 feet; thence
- 2nd- North 58°00'00" West, 61.38 feet; thence
- 3rd- South 12°10'00" West, 48.59 feet; thence
- 4th- South 86°53'49" West, 20.71 feet; thence
- 5th- South 12°10'00" West, 34.72 feet; thence leaving said westerly line of Parcel B
- 6th- North 80°01'25" East, 66.64 feet to the northerly line of Lot 51 of the Casitas Springs Tract No. 2, in the County of Ventura, State of California, as shown on the map recorded in the Office of the County Recorder of said County in Book 15, Pages 32 through 34 inclusive of Miscellaneous Records (Maps); thence coincident with said northerly line
- 7th- South 58°00'00" East, 23.79 feet to the easterly line of said Parcel B; thence coincident with said easterly line
- 8th- North 42°14'30" East, 50.00 feet to the **Point of Beginning**.

CONTAINING 5,072 SQ. FT. MORE OR LESS

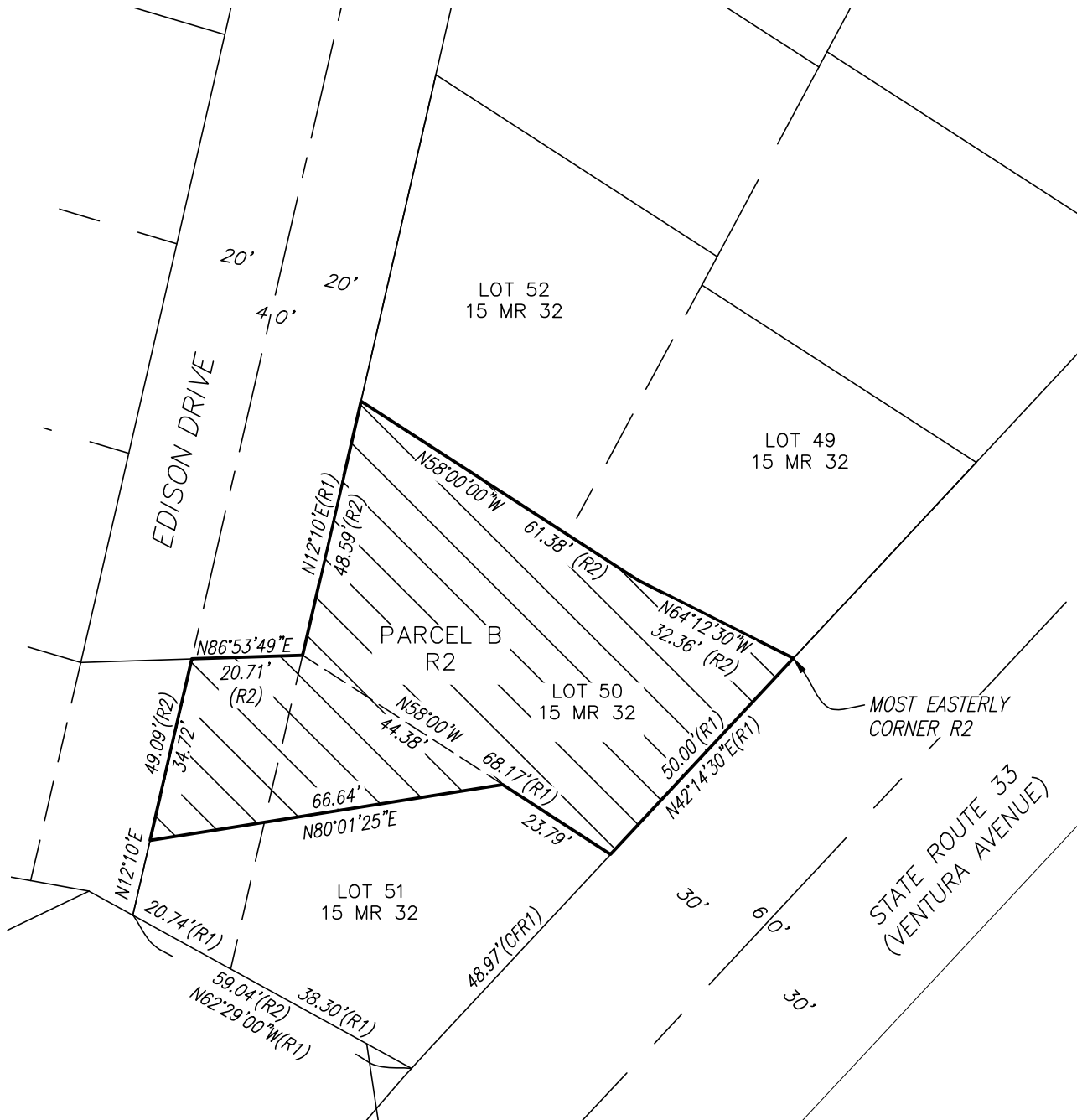


Joseph V. DeChellis
PLS 8613

April 29, 2022

Date





[Signature]
JOSEPH V. DeCHELLI, PLS 8613

4/29/2022

DATE

LEGEND:

CF - CALCULATED FROM
LLA - LOT LINE ADJUSTMENT
MR - MISCELLANEOUS RECORDS
OR - OFFICIAL RECORDS

R1 - 15 MR 32

R2 - 2022000019907 O.R.

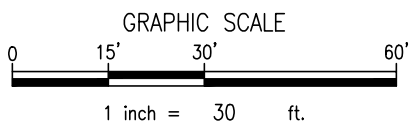


EXHIBIT "C"

**PORTION OF PARCEL B LLA PL 21-0022 (R2)
CASITAS SPRINGS TRACT NO. 2**

(15 MR 32)
PAGE 1 OF 1

COUNTY OF VENTURA, STATE OF CALIFORNIA

EXHIBIT D
Legal Description

That portion of Parcel B of Lot Line Adjustment PL 21-0022, in the County of Ventura, State of California, as described in Document No 2022000019907 of Official Records recorded February 16, 2022 in the Office of the County Recorder of said County, described as follows:

A strip of land, 8 feet wide, the centerline of which is described as follows:

Commencing at the Ventura County Standard Well Monument as shown at station 3+46.21 in Ventura County Surveyor's Field Book 1710-M, Page 2, filed in the Office of the County Surveyor of said County, said monument being on the centerline of Edison Drive, 40 feet wide as shown on Casitas Springs Tract No. 2 recorded in Book 15, Pages 32 through 34 inclusive of Miscellaneous Records (Maps) in the office of said County Recorder; thence coincident with said centerline of Edison Drive

South 12°10'00" West 254.88 feet; thence at right angles and leaving said centerline

South 77°50'00" East, 20.00 feet to a point on the easterly line of said Edison Drive, said point being the **True Point of Beginning**; thence continuing

1st- South 77°50'00" East 8.17 feet; thence


2nd- South 41°02'16" East 22.71 feet; thence

3rd- South 03°56'24" East 38.12 feet; thence

4th- South 35°31'42" West 31.15 feet to the southerly line of said Lot 51.

The sidelines of the above described strip of land are to be prolonged or shortened to begin at the easterly line of said Edison Drive and terminate at the said southerly line of said Parcel B.

CONTAINING 801 SQ. FT. MORE OR LESS

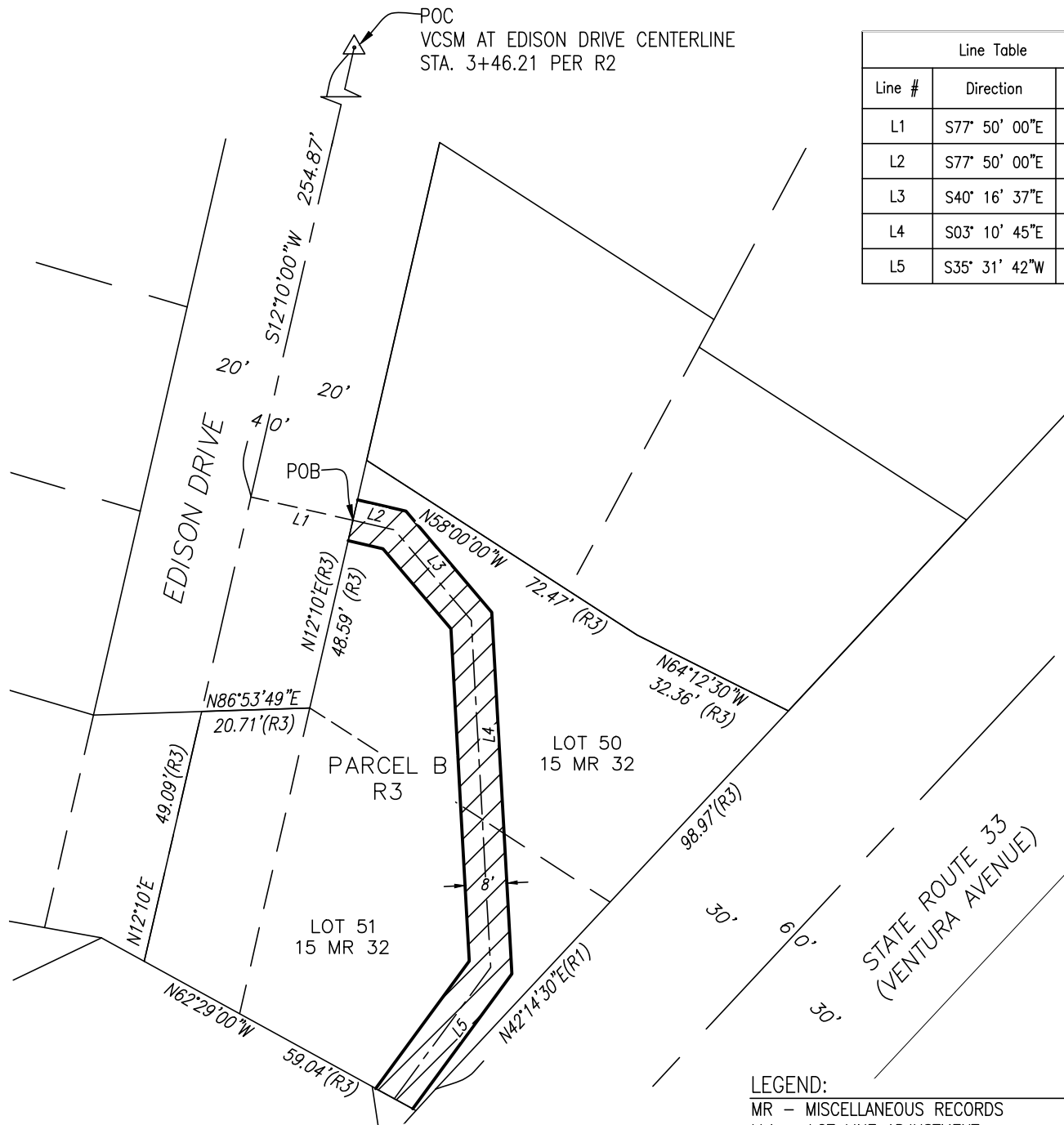


Joseph V. DeChellis
PLS 8613

April 29, 2022

Date

Line Table		
Line #	Direction	Length
L1	S77° 50' 00"E	20.00'
L2	S77° 50' 00"E	8.17'
L3	S40° 16' 37"E	22.71'
L4	S03° 10' 45"E	38.12'
L5	S35° 31' 42"W	31.15'



LEGEND:

MR - MISCELLANEOUS RECORDS
 LLA - LOT LINE ADJUSTMENT
 OR - OFFICIAL RECORDS
 POB - POINT OF BEGINNING
 POC - POINT OF COMMENCEMENT
 VCFB - VENTURA COUNTY FIELD BOOK
 VCSM - VENTURA COUNTY STANDARD MONUMENT

R1 - 15 MR 32
 R2 - VCFB 1710-M PAGE 2
 R3 - 2022000019907 O.R.



[Signature]

4/29/2022

JOSEPH V. DeCHELLIS, PLS 8613 DATE

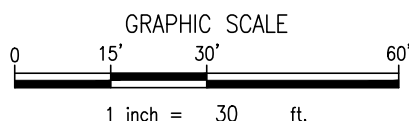


EXHIBIT "E"

PORTION OF PARCEL B LLA PL 21-0022 (R3)
 CASITAS SPRINGS TRACT NO. 2
 (15 MR 32)
 COUNTY OF VENTURA, STATE OF CALIFORNIA