

Ventura County Public Works Agency Engineering Services/County Surveyor

CHECKLIST LAFCo Application Maps and Legal Descriptions

1. All maps shall be professionally drawn, neat, readable, and of reproducible quality. Assessor's maps alone will not be accepted. A properly prepared map is attached as an example.
2. The size of the original map shall be proportionate to the area of the proposal and be no larger than 24" x 36". Reduced maps are not acceptable. For all original map submittals that exceed 8 ½" x 11" in size, a reduced copy no larger than 8 ½" x 11" must also be submitted.
3. Each map is to have a north arrow, graphic scale, title (same as the accompanying legal description), date prepared and the name of the individual or company that prepared it. Each map must be adequate for scaling purposes. Details for difficult areas are encouraged for clarity.
4. A vicinity map insert shall be included on the map
5. All legal descriptions must be metes and bounds or sectionalized description.
6. Both the legal description preamble and the map title block must include reference to a Rancho or Rancho and Lot if the Rancho was originally subdivided into lots, or to a U.S. government Township, Range and Section. This reference may be in addition to any other appropriate record reference(s) forming the basis for the subsequent description. *Note: These are State Board of Equalization requirement and no map submitted by LAFCo to the State will be accepted without the above mentioned references.*
7. The map and legal description must conform to one another and must be able to stand independently.
8. Please add the following general statement to both the legal description and map:

"Disclaimer: For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described."

Checklist for Maps and Legal Descriptions

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9. Each map is to have numbered bearings and distances as called out in the accompanying legal description.
10. Maps are to show adjacent tie references and all references to any extraneous documents called out in the legal description.
11. The point of beginning of the legal description must be shown on the map and if possible, must tie to the existing city or district boundary. Establishing the point of beginning by reference only a parcel map or other miscellaneous record document is unacceptable.
12. The acreage is to be shown on the map and set forth at the end of the legal description.
13. Where possible, show the existing city or district boundary without obliterating any essential information.
 - a. A separate map and legal description, property captioned and drawn, must be prepared for each separate action which is contained within the reorganization, unless the areas of the separate actions are identical. Then...
 - b. One map and legal description will be sufficient provided it is property captioned and contains all of the proper ties to the existing city and/or district boundaries.
14. Each map must have clearly indicate all existing streets, roads, highways, flood control channels and R/R right-of-ways within and adjoining the subject proposal area(s).
15. A deposit of \$1,140. Check are to be made out to the Ventura County Surveyor or a Letter from the applying agency authorizing the County Surveyor's office to bill you for work completed are required and are to be submitted with the proposed map and legal description to Ventura LAFCo with the application proposal. The surveyor will refund any unused deposited funds. If the cost exceeds the deposited amount, the Surveyor's office will bill the applying agency.

If you have any questions regarding this checklist, please contact the Surveyor's office at 805-654-2083.

EXHIBIT A 07-03

ISLAND COAST REORGANIZATION,
ANNEXATION TO THE CITY OF SAN BUENAVENTURA
AND ANNEXATION TO THE VENTURA PORT DISTRICT
DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT AND THE
VENTURA COUNTY RESOURCE CONSERVATION DISTRICT

That portion of Lot 42, Rancho Santa Paula Y Saticoy, in the County of Ventura, State of California, as per the map recorded in Book "A", Page 290 of Miscellaneous Records (Transcribed Records from Santa Barbara County) in the Office of the County Recorder of said Ventura County, described as follows:

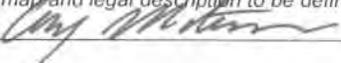
Beginning at the southeasterly corner of Tract No. 4544-2, in the City of San Buenaventura, County of Ventura, State of California, as shown on the map recorded in Book 126, at Page 99 of Miscellaneous Records (Maps) in the Office of the County Recorder of said county, said southeast corner also being the easterly terminus of the 3rd course of the "KNM REORGANIZATION, ANNEXATION NUMBER 292", to the City of San Buenaventura as described in Document Number 1992-051844 of Official Records of said county; thence along said 3rd course and along the boundary of said City of San Buenaventura the following six (6) courses,

- 1st South 54°22'20" West, a distance of 1256.45 feet to the northeast corner of Parcel "A" of the Parcel Map in the City of San Buenaventura, County of Ventura, State of California recorded in Book 16 at Page 26 of Parcel Maps in the Office of the County Recorder of said county; thence along the easterly line of said Parcel Map,
- 2nd South 35°38'40" East, a distance of 775.55 feet to the northwesterly line of the "Santa Paula Freeway" (State Highway 126) as described in the deed to the State of California in Book 2208 at Page 348 of Official Records of said county; thence along said northwesterly line of said Deed the following four (4) courses,
- 3rd North 58°09'56" East, a distance of 461.08 feet; thence,
- 4th North 54°21'05" East, a distance of 500.00 feet; thence,
- 5th North 35°38'55" West, a distance of 12.00 feet; thence,
- 6th North 54°21'05" East, a distance of 317.47 feet to the northeast line of said Lot 42, Rancho Santa Paula Y Saticoy; thence along said northeast line,
- 7th North 35°43'22" West, a distance of 793.76 feet to the easterly prolongation of the south line of said Tract No. 4544-2; thence along said prolongation of said south line,
- 8th South 54°22'20" West, a distance of 20.00 feet to the Point of Beginning.

Contains: 23.38 Acres

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The above described parcel of land is delineated on the attached Plat to Accompany Legal Description "ISLAND COAST REORGANIZATION, ANNEXATION TO THE CITY OF SAN BUENAVENTURA AND ANNEXATION TO THE VENTURA PORT DISTRICT"

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.	
Certified by: 	Date: 5/31/07

