



September 25, 2024

Marty Newton  
5973 W. Cielo Grande  
Glendale, AZ 85310

Dear Mr. Newton,

**SUBJECT: WILL-SERVE LETTER, APN 034-0-240-265, ENCINO DR, OJAI, CA 93023**

Ventura River Water District (VRWD) is a special district that owns and operates a water system and holds a valid permit to purvey water from the State Division of Drinking Water.

VRWD has reviewed your request for a will-serve letter and is issuing this letter as confirmation of our ability to serve water through an existing connection.

As we understand the scope of work is to construct a new 4,757 square-foot residential home at the intersection of Encino Drive and Highway 33.

Below is an accounting of connections issued and remaining for Zone 2:

1. The Maximum Service Connections (N): **775**
2. Actual Service Connections (N) Issued (*Including this Project*): **568**
3. Connections (N) Available per system capacity: **207** (*Subtract line 2 from line 1*)
4. The total Connections (N) for this project are: **1**
5. Meter size (inches): **1"**

Respectfully,

A handwritten signature in blue ink, reading "Alma Quezada", is written over a horizontal line.

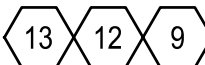
Alma Quezada, P.G.  
General Manager

September 25, 2024\*

*\*This letter is valid for two (2) years from the date of issuance.*

**LEGEND:**

R1 = 92 MR 93  
 CF = CALCULATED FROM  
 # = SEE SHT. 3 HEREIN FOR EASEMENT DETAILS  
 P.O.B. = POINT OF BEGINNING

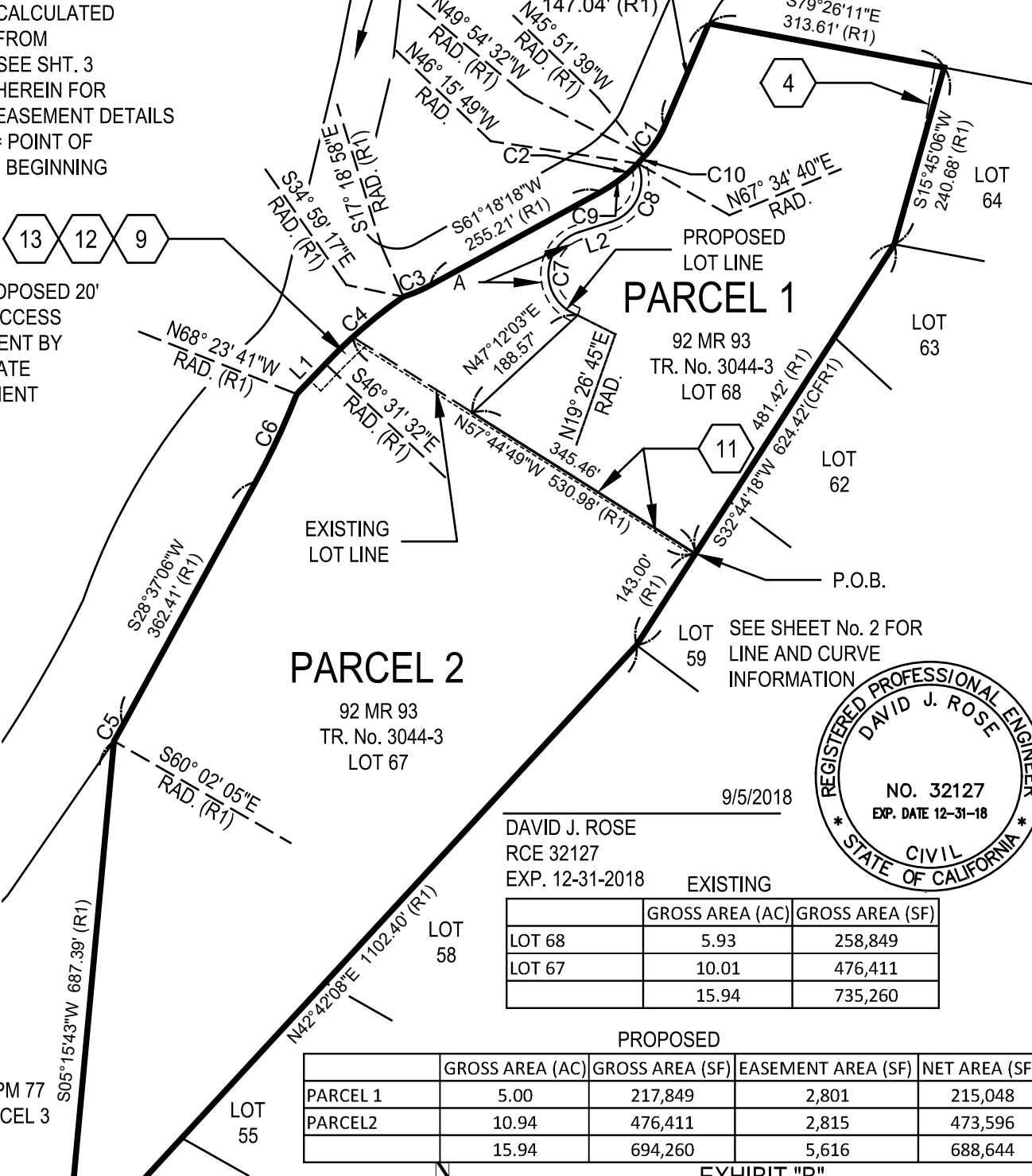


A = PROPOSED 20' WIDE ACCESS EASEMENT BY SEPARATE DOCUMENT

HIGHWAY 33 (VENTURA AVENUE) WIDTH VARIES

ENCINO DRIVE 60' & VARIES N23°24'51"E

14 RS 7 S79°26'11"E 313.61' (R1)

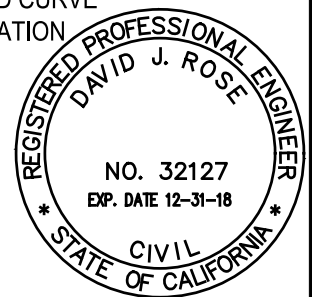


**PARCEL 2**

92 MR 93 TR. No. 3044-3 LOT 67

**PARCEL 1**

92 MR 93 TR. No. 3044-3 LOT 68



9/5/2018  
 DAVID J. ROSE  
 RCE 32127  
 EXP. 12-31-2018 EXISTING

	GROSS AREA (AC)	GROSS AREA (SF)
LOT 68	5.93	258,849
LOT 67	10.01	476,411
	15.94	735,260

	PROPOSED			
	GROSS AREA (AC)	GROSS AREA (SF)	EASEMENT AREA (SF)	NET AREA (SF)
PARCEL 1	5.00	217,849	2,801	215,048
PARCEL 2	10.94	476,411	2,815	473,596
	15.94	694,260	5,616	688,644

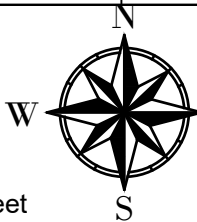
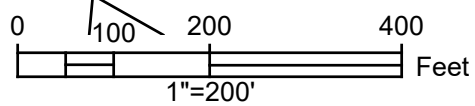


EXHIBIT "B"  
 PARCEL MAP WAIVER No. PL 17-0145  
 (LOT LINE ADJUSTMENT)  
 LOTS 67 AND 68, TR. No. 3044-3 PER 92 MR 93,  
 COUNTY OF VENTURA, STATE OF CALIFORNIA

**DTR ENGINEERING**

P.O. BOX 51428, OXNARD, CA. 93031 805-919-9443

R1 = 92 MR 93

CURVE TABLE				
TAG	DELTA	RADIUS	LENGTH	TANGENT
C1	20° 43' 30" (R1)	130.00' (R1)	47.02' (R1)	23.77' (R1)
C2	21° 12' 50" (R1)	200.00' (R1)	74.05' (R1)	37.45' (R1)
C3	11° 22' 44" (R1)	191.37' (R1)	38.01' (R1)	19.07' (R1)
C4	11° 32' 15" (R1)	670.00' (R1)	134.92' (R1)	67.69' (R1)
C5	1° 20' 49" (R1)	1040.00' (R1)	24.45' (R1)	12.22' (R1)
C6	7° 00' 47" (R1)	1040.00' (R1)	127.30' (R1)	63.73' (R1)
C7	142° 55' 35"	57.50'	143.44'	171.48'
C8	94° 47' 40"	57.50'	95.13'	62.52'
C9	17° 34' 07"	200.00' (R1)	61.33'	30.91'
C10	3° 38' 43"	200.00' (R1)	12.72'	6.36'

LINE TABLE		
TAG	BEARING	LENGTH
L1	S43° 28' 28"W (R1)	54.60' (R1)
L2	N72° 22' 20"E	43.46'

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SHEET 2 OF 3

DTR ENGINEERING

P.O. BOX 51428, OXNARD, CA. 93031 805-919-9443

## EXISTING EASEMENTS

4. CENTERLINE FOR A 2' EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 163 OF DEEDS, PAGE 240.
5. AN EASEMENT FOR EXTENDED AND MAINTAIN DRAINAGE STRUCTURES, EXCAVATION SLOPES AND EMBANKMENT SLOPES ON SAID LAND ADJACENT TO HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 2476, PAGE 166 OF OFFICIAL RECORDS. (BEING ENTIRELY WITHIN THE RIGHT OF WAY OF ENCINO DRIVE - NOT PLOTTED.)
6. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE FILES OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION INCLUDING BUT NOT LIMITED TO: PROPOSED UTILITIES EASEMENT AND INCIDENTAL PURPOSES AFFECTING SAID LAND. (NOT PLOTTED)
9. AN EASEMENT FOR SEWER PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 14, 1982 AS INSTRUMENT NO. 82-3514 OF OFFICIAL RECORDS.
11. AN 4' EASEMENT FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 01, 1983 AS INSTRUMENT NO. 83-32444 OF OFFICIAL RECORDS.
12. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 15, 1984 AS INSTRUMENT NO. 84-128238 OF OFFICIAL RECORDS.
13. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 21, 1984 AS INSTRUMENT NO. 84-130579 OF OFFICIAL RECORDS.
14. AN EASEMENT FOR SEWER PIPELINES, MANHOLES AND APPURTENANCES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 13, 1984 AS INSTRUMENT NO. 84-137972 OF OFFICIAL RECORDS. (THE LOCATION OF THIS EASEMENT CAN NOT BE DETERMINED FROM AVAILABLE RECORDS. - NOT PLOTTED)

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SHEET 3 OF 3

DTR ENGINEERING

P.O. BOX 51428, OXNARD, CA. 93031 805-919-9443

HIGHWAY 33  
(VENTURA AVENUE)  
WIDTH VARIES

ENCINO DRIVE  
60' & VARIES

PROPOSED  
BUILDING SITE

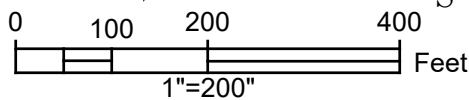
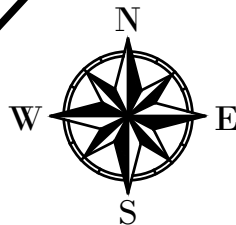
C/L PROPOSED  
ACCESS ROAD

PROPOSED  
ACCESS  
EASEMENT

PROPOSED  
BUILDING SITE

PARCEL 1

PARCEL 2



9/5/2018

DAVID J. ROSE  
RCE 32127  
EXP. 12-31-2018



PARCEL MAP WAIVER No. PL 17-0145  
(LOT LINE ADJUSTMENT)

SHEET 1 OF 1

DTR ENGINEERING

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