



County of Ventura
County Surveyor
Engineering Services Department
Public Works Agency

MEMORANDUM

To: Noe Torres - Planning

Dated: October 8, 2018

From: Wayne E. Battleson *WEB*

Project No.: PL17-0145

Subject: PL17-0145 (Lot Line Adjustment) 4th Check - Sufficient

This office has reviewed the legal description and sketch map as well as the draft grant deeds submitted by the consultant for the 4th time and finds that they are sufficient to record. The "wet stamped" originals are included.

If you have any questions please call me at 654-2089 or Dan Walsh at 654-2942.

WEB: djw

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

REAL PROPERTY IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCEL 1

BEING A PORTION OF LOT 68 OF TRACT No. 3044-3, AS SHOWN UPON A MAP FILED IN BOOK 92, PAGES 93 TO 96, INCLUSIVE, OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBE AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 68; THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 68

- 1ST: NORTH 57°44'49" WEST, 345.46 FEET; THENCE
- 2ND: NORTH 47°12'03" EAST, 187.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 57.50 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 19°26'45" EAST; THENCE
- 3RD: NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 142°55'35", AN ARC LENGTH OF 143.44 FEET; THENCE
- 4th: NORTH 72°22'20" EAST, 43.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 57.50 FEET; THENCE
- 5th: NORTHEASTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 94°47'40", AN ARC LENGTH OF 95.13 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF ENCINO DRIVE, WIDTH VARIES. SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 46°15'49" WEST; THENCE ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING 3 COURSES:
- 6th: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 3°38'43", AN ARC LENGTH OF 12.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 130.00 FEET. A RADIAL LINE TO SAID POINT BEARS NORTH 45°51'39" WEST; THENCE
- 7th: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 20°43'30", AN ARC LENGTH OF 47.02 FEET; THENCE
- 8th: NORTH 23°24'51" EAST, 147.04 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 68; THENCE LEAVING SAID SOUTHEASTERLY LINE, ALONG THE BOUNDARY OF SAID LOT 68, THE FOLLOWING 3 COURSES:
- 9th: SOUTH 79°26'11" EAST, 313.61 FEET; THENCE
- 10TH: SOUTH 15°45'06" WEST, 240.68 FEET; THENCE
- 11TH: SOUTH 32°44'18" WEST, 481.42 FEET TO THE POINT OF BEGINNING.

PARCEL 2

BEING ALL OF LOT 67 AND A PORTION OF LOT 68 OF TRACT No. 3044-3, AS SHOWN UPON A MAP FILED IN BOOK 92, PAGES 93 TO 96, INCLUSIVE, OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBE AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 68; THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 68

- 1st: NORTH 57°44'49" WEST, 345.46 FEET; THENCE
- 2nd: NORTH 47°12'03" EAST, 187.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 57.50 FEET, A RADIAL TO SAID POINTS BEARS NORTH 19°26'45" EAST; THENCE
- 3rd: NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 142°55'35", AN ARC LENGTH OF 143.44 FEET; THENCE
- 4th: NORTH 72°22'20" EAST, 43.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 57.50 FEET; THENCE
- 5th: NORTHEASTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 94°47'40", AN ARC LENGTH OF 95.13 FEET TO A POINT ON THE SOUTH EASTERLY LINE OF ENCINO DRIVE, WIDTH VARIES; SAID POINT IS ALSO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 200.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 46°15'49" WEST: THENCE ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING 5 COURSES:
- 6th: SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 17°34'07", AN ARC LENGTH OF 61.33 FEET; THENCE
- 7th: SOUTH 61°18'18" WEST. 255.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 191.37 FEET; THENCE
- 8th: SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 11°32'44", AN ARC LENGTH OF 38.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 670.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 34°59'17" EAST; THENCE
- 9th: SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 11°32'15", AN ARC LENGTH OF 134.92 FEET; THENCE
- 10th: SOUTH 43°28'28" WEST, 54.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1040.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 68°23'41" WEST, SAID POINT IS ALSO ON THE EASTERLY LINE OF STATE HIGHWAY No. 33 (VENTURA AVENUE), WIDTH VARIES; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING THREE COURSES:
- 11th: SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 7°00'47", AN ARC LENGTH OF 127.30 FEET; THENCE

- 12th: SOUTH 28°37'06" WEST, 362.41 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1040.00 FEET; THENCE
- 13th: SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 1°20'49", AN ARC LENGTH OF 24.45 FEET TO THE WESTERLY LINE OF SAID LOT 67; THENCE LEAVING SAID EASTERLY LINE, ALONG THE BOUNDARY OF SAID LOT 67 THE FOLLOWING THREE COURSES:
- 14th: SOUTH 05°15'43" WEST, 687.39 FEET; THENCE
- 15th: NORTH 42°42'08" EAST, 1102.40 FEET; THENCE
- 16th: NORTH 32°44'18" EAST, 143.00 FEET TO THE POINT OF BEGINNING.

David J. Rose

9/25/2018

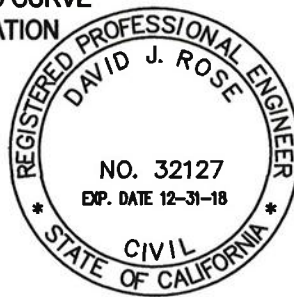
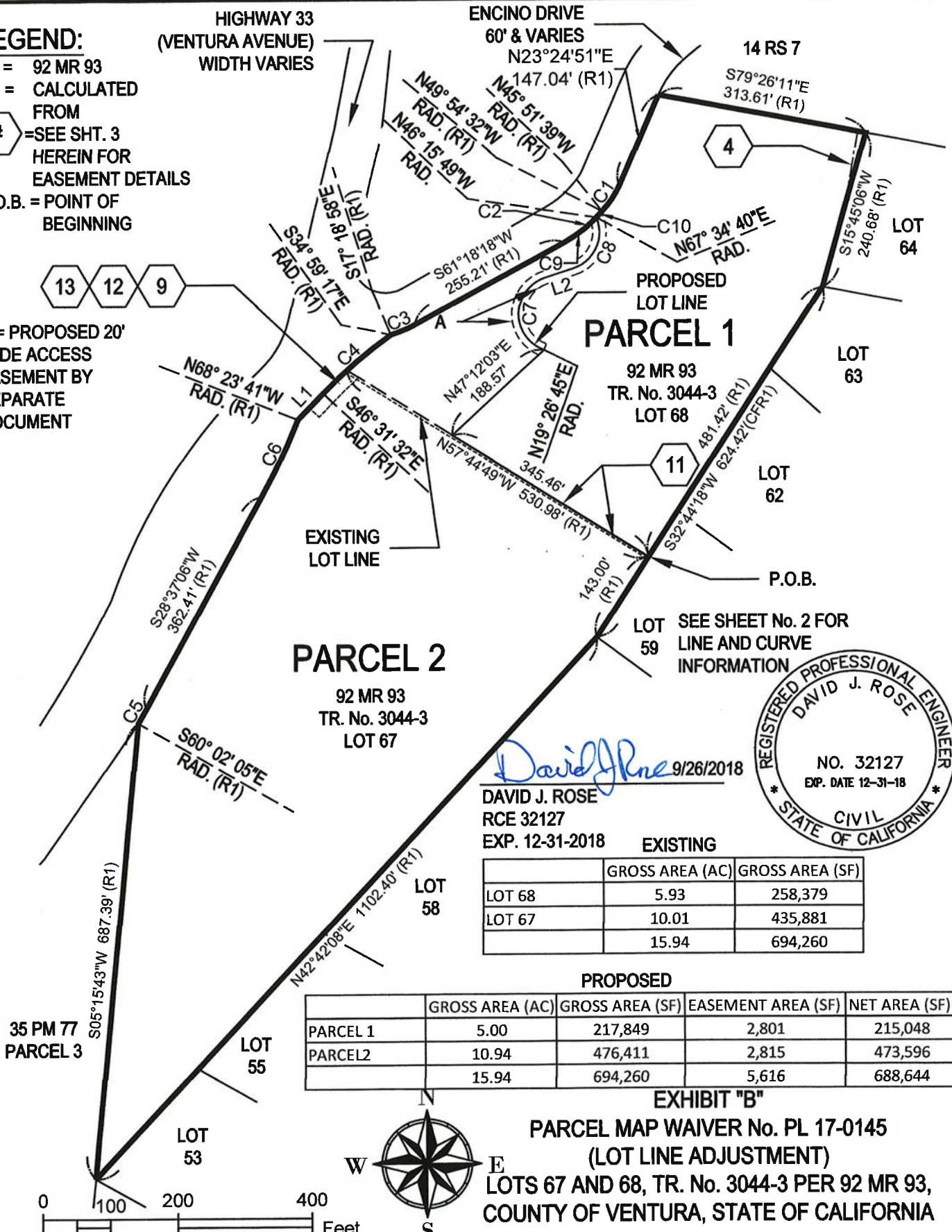
DAVID J. ROSE
RCE 32127
EXP. 12-31-2018



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

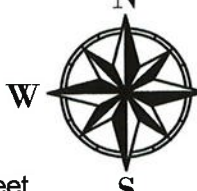
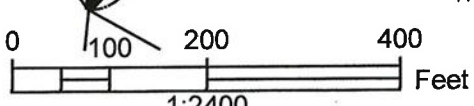


DAVID J. ROSE
 RCE 32127
 EXP. 12-31-2018

	GROSS AREA (AC)	GROSS AREA (SF)
LOT 68	5.93	258,379
LOT 67	10.01	435,881
	15.94	694,260

	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



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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 LOTS 67 AND 68, TR. No. 3044-3 PER 92 MR 93,
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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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PARCEL MAP WAIVER No. PL 17-0145
(LOT LINE ADJUSTMENT)
LOTS 67 AND 68, TR. No. 3044-3 PER 92 MR 93,
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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

C/L PROPOSED
ACCESS ROAD

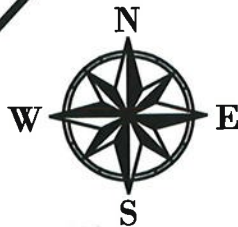
PROPOSED
ACCESS
EASEMENT

PROPOSED
BUILDING SITE

PARCEL 1

PROPOSED
BUILDING SITE

PARCEL 2



0 100 200 400
Feet
1"=200"

David J. Rose 9/25/2018
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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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