

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency  
Formation Commission



20050602-0133269

Pages: 12 Fees: \$0.00

06/02/2005 09:20:40 AM

T20050045963 IH

Ventura County Recorder

Philip J. Schmit

WHEN RECORDED MAIL TO:

Ventura LAFCO

L# 1850

**VENTURA  
LOCAL AGENCY FORMATION COMMISSION  
800 South Victoria Ave.  
Ventura CA 93009-1850**

**CERTIFICATE OF COMPLETION**

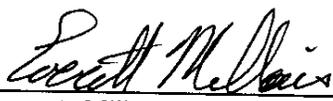
Pursuant to Government Code Section 57200, this Certificate is issued by the Executive Officer of the Ventura Local Agency Formation Commission of Ventura County, California.

1. The short-term designation, as determined by LAFCO, is:  
LAFCO 04-26 Ventura County Service Area No. 14 Annexation – Lake Sherwood
2. The name of each district or city involved in this change of organization ordered for each city or district is as follows:  

Ventura County Service Area No. 14 – Annexation
3. The above listed city and district are located within the following county: Ventura
4. A description of the boundaries of the above cited change of organization is shown on the attached legal description and map, marked Exhibit "A", and by this reference incorporated herein.
5. The territory is inhabited.
6. This change of organization has been approved subject to the following terms and conditions, if any: None.
7. Resolution LAFCO 04-26, ordering this change of organization was adopted on March 16, 2005 by the Ventura Local Agency Formation Commission.

I hereby certify that the resolution cited above includes any terms and conditions, and the map and legal description. I declare under penalty of perjury that the foregoing is true and correct.

Dated: 6-1-2005

  
Everett Millais, Executive Officer  
Ventura LAFCO

**LAFCO 04-26**

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE VENTURA COUNTY SERVICE  
AREA NO. 14 ANNEXATION – LAKE SHERWOOD**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (Section 56000 of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the of the proposal as required by law; and

WHEREAS, the proposal was duly considered on March 16, 2005; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCO Executive Officer's Staff Report and recommendation, the environmental document or determination, Sphere of Influence and applicable General and Specific Plans; and

WHEREAS, proof has been given to the Commission that the affected territory has more than 12 registered voters and is considered inhabited; and

WHEREAS, not all property owners have consented to the proposal; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within Ventura County Service Area No. 14 and within the affected territory, and the organization of local governmental agencies within Ventura County.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission of Ventura County as follows:

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated March 16, 2005 is adopted.
- (2) The annexation to Ventura County Service Area No. 14, with boundaries as generally set forth in the attached Exhibit A, is hereby approved subject to conducting authority proceedings as prescribed in Government Code Sections 57000 to 57090.
- (3) Said territory is found to be inhabited.

- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 04-26 VENTURA COUNTY SERVICE AREA NO. 14 ANNEXATION – LAKE SHERWOOD.**
- (5) The Commission has reviewed and considered the lead agency's determination that the annexation is categorically exempt under Section 15319(a) of the California Environmental Quality Act Guidelines, and finds the reorganization to be categorically exempt.  
In addition, the Commission as lead agency finds that the annexation of the 212 Assessor parcels that are not a part of the Lake Sherwood community Services District is categorically exempt under Section 15301 (existing facilities) and Section 15319(a) (annexation of existing facilities) of the California Environmental Quality Act Guidelines.
- (6) The Commission directs staff to file a Notice of Exemption in the same manner as a lead agency, under Section 15062 of the California Environmental Quality Act Guidelines.
- (8) **This annexation shall not be recorded until maps and legal descriptions consistent with this approval and suitable for filing with the State Board of Equalization have been submitted to the LAFCO Executive Officer.**
- (9) **This annexation shall not be recorded until all LAFCO fees have been paid and until fees necessary for filing with the State Board of Equalization have been submitted to the Executive Officer.**
- (10) The Executive Officer is hereby directed to conduct protest proceedings in accordance with Government Code Section 57050.
- (11) The Commission hereby delegates to the Executive Officer the authority to determine the amount of the protest pursuant to Government Code Section 57075(a).

This resolution was adopted on March 16, 2005.

AYES: Commissioners Parks, Waunch, Zaragoza, Grandsen, Hess and Chair  
Richardson

NOES: None

ABSTAINS: None

Dated: 3-16-05

  
\_\_\_\_\_  
Chair, Ventura Local Agency Formation Commission

Copies: Ventura County Service Area No. 14  
Lake Sherwood Community Services District  
Ventura County Assessor  
Ventura County Auditor  
Ventura County Surveyor  
Ventura County Planning  
Ventura County Board of Supervisors

**COUNTY SERVICE AREA 14 ANNEXATION  
LAKE SHERWOOD C.S.D.**

Those portions of Sections 21, 22, 27, 28, 29, 32, 33 and 34 of Township 1 North, Range 19 West, Rancho El Conejo, 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 1, Page 746 of Deeds, described as follows:

Beginning at the intersection of the northwesterly line of Carlisle Road and the southerly line of said Rancho El Conejo, said intersection also being the southwesterly terminus of the 226<sup>th</sup> course of the Formation of the Lake Sherwood Community Services District as described and shown in the Certificate of Completion recorded on March 28, 1989 in the Office of said County Recorder as Document No. 89-047603 of Official Records; thence along the existing boundary of said Lake Sherwood Community Services District by the following twelve courses:

- 1st - North 72°55'25" West 132.45 feet; thence,
- 2nd - North 72°31'04" West 2661.72 feet; thence,
- 3rd - North 72°47'48" West 2604.31 feet; thence,
- 4th - North 72°57'38" West 1827.66 feet; thence,
- 5th - North 0°30'56" East 4885.82 feet; thence,
- 6th - South 89°27'00" East 1171.77 feet; thence,
- 7th - South 61°33'09" East 1016.88 feet; thence,
- 8th - North 84°19'16" East 810.68 feet; thence,
- 9th - North 0°30'47" East 690.26 feet; thence,
- 10th - South 89°27'09" East 1137.88 feet; thence,
- 11th - North 72°53'49" East 163.51 feet; thence,
- 12th - South 89°27'09" East 349.65 feet to the westerly line of that 99.32 acre parcel shown on the map filed in the Office of said County Recorder in Book 34, Page 32 of Record of Surveys; thence along said westerly line and the northeasterly prolongation thereof by the following three courses:
- 13th - North 0°20'15" East 77.51 feet; thence,

- 14th - North  $61^{\circ}34'12''$  East 633.57 feet; thence,
- 15th - North  $41^{\circ}15'44''$  East 392.77 feet to the northerly line of Potrero Road, 50.00 feet wide; thence along said northerly line by the following nine courses:
- 16th - South  $74^{\circ}40'25''$  East 895.20 feet to the beginning of a curve concaved northerly and having a radius of 975.00 feet; thence, along said curve,
- 17th - Easterly 640.69 feet through a central angle of  $37^{\circ}39'00''$ ; thence,
- 18th - North  $67^{\circ}40'35''$  East 328.76 feet; thence,
- 19th - North  $22^{\circ}19'25''$  West 13.00 feet; thence,
- 20th - North  $67^{\circ}40'35''$  East 282.85 feet to the beginning of a curve concaved northwesterly and having a radius of 1137.00 feet; thence, along said curve,
- 21st - Easterly and northeasterly 745.87 feet through a central angle of  $37^{\circ}35'10''$ ; thence,
- 22nd - North  $30^{\circ}05'25''$  East 186.19 feet to the beginning of a curve concaved southeasterly and having a radius of 922.52 feet; thence, along said curve,
- 23rd - Northeasterly 235.88 feet through a central angle of  $14^{\circ}38'59''$  to a compound curve concaved southeasterly and having a radius of 861.00 feet; thence, along said curve,
- 24th - Northeasterly and easterly 454.44 feet through a central angle of  $30^{\circ}14'27''$  to said existing boundary of said Lake Sherwood Community Services District; thence along said existing boundary by the following 78 courses,
- 25th - North  $0^{\circ}33'10''$  East 4056.96 feet; thence,
- 26th - South  $60^{\circ}25'29''$  East 1920.49 feet; thence,
- 27th - North  $7^{\circ}50'08''$  East 879.90 feet; thence,
- 28th - South  $89^{\circ}40'16''$  East 449.73 feet; thence,
- 29th - South  $28^{\circ}40'27''$  East 1539.93 feet; thence,
- 30th - South  $33^{\circ}29'37''$  West 909.66 feet; thence,
- 31st - South  $10^{\circ}24'22''$  West 1411.97 feet; thence,
- 32nd - South  $78^{\circ}15'19''$  East 699.84 feet; thence,

- 33rd - South  $60^{\circ}02'16''$  East 1588.63 feet; thence,
- 34th - South  $23^{\circ}47'10''$  West 77.18 feet to a point in the northerly of said Potrero Road, said point being in a curve concaved northwesterly, having a radius of 970.00 feet, and having a radial to said point bearing South  $12^{\circ}33'04''$  East; thence, along said curve by the following course and along said northerly line by the following two courses:
- 35th - Easterly and northeasterly 470.23 feet through a central angle of  $27^{\circ}46'31''$  to reverse curve concaved southeasterly and having a radius of 789.00 feet; thence, along said curve,
- 36th - Northeasterly 1.69 feet through a central angle of  $0^{\circ}07'22''$ ; thence,
- 37th - North  $18^{\circ}10'20''$  East 113.91 feet; thence,
- 38th - South  $71^{\circ}40'54''$  East 50.33 feet; thence,
- 39th - South  $18^{\circ}39'48''$  West 188.75 feet; thence,
- 40th - South  $38^{\circ}16'47''$  West 162.93 feet; thence,
- 41st - South  $3^{\circ}20'26''$  West 331.96 feet; thence,
- 42nd - South  $3^{\circ}25'07''$  East 241.44 feet; thence,
- 43rd - South  $24^{\circ}00'58''$  East 70.39 feet; thence,
- 44th - South  $47^{\circ}41'37''$  East 55.16 feet; thence,
- 45th - South  $58^{\circ}39'42''$  East 42.10 feet; thence,
- 46th - North  $89^{\circ}36'27''$  East 285.23 feet; thence,
- 47th - South  $59^{\circ}26'40''$  East 413.13 feet; thence,
- 48th - South  $47^{\circ}30'33''$  East 187.60 feet; thence,
- 49th - South  $60^{\circ}13'26''$  East 124.01 feet; thence,
- 50th - South  $7^{\circ}27'53''$  West 168.21 feet; thence,
- 51st - South  $31^{\circ}24'02''$  West 60.31 feet; thence,
- 52nd - North  $58^{\circ}35'50''$  West 50.00 feet; thence,

- 53rd - South  $31^{\circ}24'10''$  West 976.22 feet; thence,
- 54th - South  $81^{\circ}34'15''$  West 1314.91 feet; thence,
- 55th - South  $14^{\circ}45'32''$  East 2064.81 feet; thence,
- 56th - South  $55^{\circ}45'35''$  West 1467.26 feet; thence,
- 57th - South  $23^{\circ}20'36''$  East 436.67 feet; thence,
- 58th - South  $71^{\circ}59'20''$  East 660.00 feet; thence,
- 59th - South  $0^{\circ}18'20''$  West 497.48 feet to a point in said northerly line of said Carlisle Road, 60.00 feet wide, said point being in a curve concaved southerly, having a radius of 230.00 feet, and having a radial to said point bearing North  $14^{\circ}43'38''$  East; thence, along said curve by the following course and along said northerly line by the following 43 courses:
- 60th - Westerly 79.59 feet through a central angle of  $19^{\circ}49'34''$ ; thence,
- 61st - South  $84^{\circ}42'57''$  West 107.34 feet; thence,
- 62nd - South  $67^{\circ}06'43''$  West 130.63 feet to the beginning of a curve concaved northerly and having a radius of 170.00 feet; thence, along said curve,
- 63rd - Southwesterly, westerly, and northwesterly 168.70 feet through a central angle of  $56^{\circ}51'30''$ ; thence,
- 64th - North  $56^{\circ}01'47''$  West 12.71 feet; thence,
- 65th - North  $56^{\circ}42'18''$  West 263.78 feet to the beginning of a curve concaved southerly and having a radius of 230.00 feet; thence, along said curve,
- 66th - Northwesterly and westerly 163.80 feet through a central angle of  $40^{\circ}48'16''$ ; thence,
- 67th - South  $82^{\circ}29'26''$  West 292.31 feet; thence,
- 68th - South  $64^{\circ}43'39''$  West 79.73 feet to the beginning of a curve concaved northerly and having a radius of 70.00 feet; thence, along said curve,
- 69th - Southwesterly and westerly 57.42 feet through a central angle of  $47^{\circ}00'10''$ ; thence,
- 70th - North  $68^{\circ}16'11''$  West 823.44 feet; thence,

- 71st - North  $48^{\circ}04'15''$  West 143.99 feet to the beginning of a curve concaved southerly and having a radius of 230.00 feet; thence, along said curve,
- 72nd - Northwesterly and westerly 176.66 feet through a central angle of  $44^{\circ}00'25''$ ; thence,
- 73rd - South  $87^{\circ}55'20''$  West 361.19 feet; thence,
- 74th - North  $88^{\circ}10'30''$  West 257.86 feet; thence,
- 75th - North  $68^{\circ}42'34''$  West 179.62 feet; thence,
- 76th - North  $81^{\circ}58'26''$  West 216.75 feet to the beginning of a curve concaved southerly and having a radius of 230.00 feet; thence, along said curve,
- 77th - Westerly 98.13 feet through a central angle of  $24^{\circ}26'43''$ ; thence,
- 78th - South  $73^{\circ}34'51''$  West 100.95 feet; thence,
- 79th - North  $87^{\circ}52'57''$  West 88.63 feet to the beginning of a curve concaved southeasterly and having a radius of 130.00 feet; thence, along said curve,
- 80th - Westerly and southwesterly 139.18 feet through a central angle of  $61^{\circ}20'37''$ ; thence,
- 81st - South  $30^{\circ}46'26''$  West 185.44 feet; thence,
- 82nd - South  $38^{\circ}11'56''$  West 207.24 feet; thence,
- 83rd - South  $18^{\circ}50'42''$  West 177.84 feet; thence,
- 84th - South  $10^{\circ}21'19''$  West 150.12 feet; thence,
- 85th - South  $21^{\circ}33'12''$  West 244.25 feet to the beginning of a curve concaved easterly and having a radius of 330.00 feet; thence, along said curve,
- 86th - Southerly 226.31 feet through a central angle of  $39^{\circ}17'32''$ ; thence,
- 87th - South  $17^{\circ}45'20''$  East 88.06 feet to the beginning of a curve concaved westerly and having a radius of 195.00 feet; thence, along said curve,
- 88th - Southerly and southwesterly 201.03 feet through a central angle of  $59^{\circ}04'05''$ ; thence,
- 89th - South  $41^{\circ}19'45''$  West 74.63 feet to the beginning of a curve concaved northwesterly and having a radius of 270.00 feet; thence, along said curve,

- 90th - Southwesterly 63.85 feet through a central angle of  $13^{\circ}33'00''$  to a reverse curve concaved southeasterly and having a radius of 395.37 feet; thence, along said curve,
- 91st - Southwesterly and southerly 272.55 feet through a central angle of  $39^{\circ}29'51''$ ; thence,
- 92nd - South  $15^{\circ}22'06''$  West 116.31 feet to the beginning of a curve concaved northwesterly and having a radius of 270.00 feet; thence, along said curve,
- 93rd - Southerly and southwesterly 86.92 feet through a central angle of  $18^{\circ}26'39''$ ; thence,
- 94th - South  $33^{\circ}48'45''$  West 73.37 feet to the beginning of a curve concaved northwesterly and having a radius of 170.00 feet; thence, along said curve,
- 95th - Southwesterly and westerly 116.47 feet through a central angle of  $39^{\circ}15'17''$ ; thence,
- 96th - South  $73^{\circ}04'02''$  West 60.28 feet to the beginning of a curve concaved southeasterly and having a radius of 530.00 feet; thence, along said curve,
- 97th - Westerly and southwesterly 284.15 feet through a central angle of  $30^{\circ}43'04''$ ; thence,
- 98th - South  $42^{\circ}20'58''$  West 421.76 feet to the beginning of a curve concaved southeasterly and having a radius of 330.00 feet; thence, along said curve,
- 99th - Southwesterly and southerly 117.96 feet through a central angle of  $20^{\circ}28'51''$ ; thence,
- 100th - South  $21^{\circ}52'07''$  West 63.72 feet to the beginning of a curve concaved northwesterly and having a radius of 270.00 feet; thence, along said curve,
- 101st - Southerly and southwesterly 175.32 feet through a central angle of  $37^{\circ}12'18''$ ; thence,
- 102<sup>nd</sup> - South  $59^{\circ}04'25''$  West 216.94 feet to the point of beginning and containing 2119.04 acres.

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:

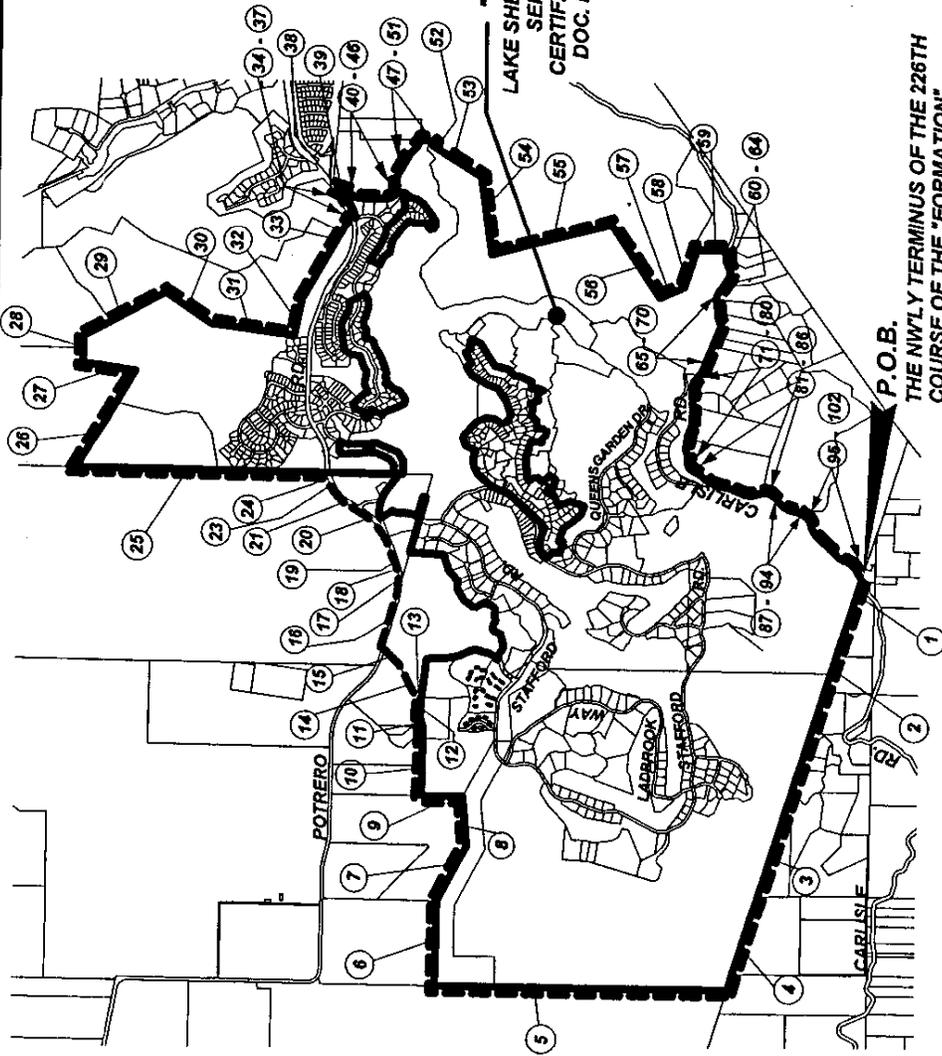
Date:

*Yell Rautins*  
3/23/05

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Jill Rowland*

Date: *3/23/05*

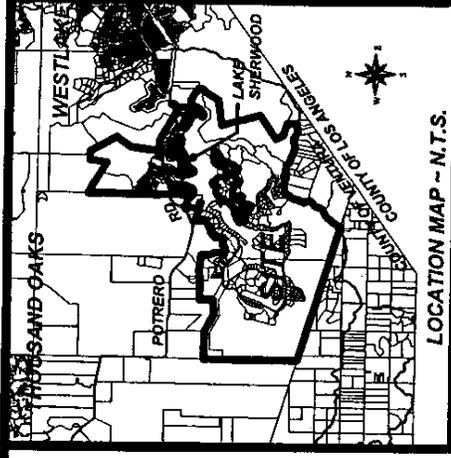


NOTE:- SEE SHEET 2 FOR COURSES

"FORMATION"  
LAKE SHERWOOD COMMUNITY  
SERVICE DISTRICT  
CERTIF. OF FILING - 3/28/89  
DOC. NO. 89-047603 O.R.

P.O.B.  
THE NWLY TERMINUS OF THE 226TH  
COURSE OF THE "FORMATION"  
OF LAKE SHERWOOD COMMUNITY  
SERVICES DISTRICT

EXISTING LAKE SHERWOOD COMMUNITY SERVICE DISTRICT BOUNDARY  
PROPOSED ANNEXATION BOUNDARY



LOCATION MAP - N.T.S.

PREPARED BY:  
HAALAND GROUP, INC.  
351 ROLLING OAKS DR., STE. 200  
THOUSAND OAKS, CA 91331  
(805) 497-4554



# COUNTY SERVICE AREA 14 ANNEXATION LAKE SHERWOOD C.S.D.

THOSE PORTIONS OF SECTIONS 21, 22, 27, 28, 29, 32, 33 AND 34 OF T. 1 N.  
R. 19 W. RANCHO EL CONEJO, COUNTY OF VENTURA, STATE OF  
CALIFORNIA, PER 17 M.R. 16 AND 11 M.R. 32

APRIL 9, 2004 - REVISED 3/20/05

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:

*Jell Rawlins*

Date:

*3/23/05*

# COUNTY SERVICE AREA 14 ANNEXATION / LAKE SHERWOOD C.S.D. / COURSES FOR ANNEXATION

1st - N 72°55'25" W 132.45'  
 2nd - N 72°31'04" W 2661.72'  
 3rd - N 72°47'48" W 2604.31'  
 4th - N 72°57'38" W 1827.66'  
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 14th - N 61°34'12" E 633.57'  
 15th - N 41°15'44" E 392.77'  
 16th - S 74°40'25" E 895.20'  
 17th - R = 975.00'; L = 640.69'; D = 37°39'00"  
 18th - N 67°40'35" E 328.76'  
 19th - N 22°19'25" W 13.00'  
 20th - N 67°40'35" E 262.85'  
 21st - R = 1137.00'; L = 745.87'; D = 37°35'10"  
 22nd - N 30°05'25" E 186.19'  
 23rd - R = 922.52'; L = 235.88'; D = 14°38'59"  
 24th - R = 861.00'; L = 454.44'; D = 30°14'27"  
 25th - N 0°33'10" E 4056.96'  
 26th - S 60°25'29" E 1920.49'  
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 55th - S 14°45'32" E 2064.81'  
 56th - S 55°45'35" W 1467.26'  
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 58th - S 71°59'20" E 660.00'  
 59th - S 0°18'20" W 497.48'  
 60th - R = 230.00'; L = 79.59'; D = 19°49'34";  
 RADIAL = N 14°43'38"  
 61st - S 84°42'57" W 107.34'  
 62nd - S 67°06'43" W 130.63'  
 63rd - R = 170.00'; L = 168.70'; D = 56°51'30"  
 64th - N 56°01'47" W 12.71'  
 65th - N 56°42'18" W 263.78'  
 66th - R = 230.00'; L = 163.80'; D = 40°48'16"  
 67th - S 82°29'26" W 292.31'  
 68th - S 64°43'39" W 79.73'  
 69th - R = 70.00'; L = 57.42'; D = 47°00'10"  
 70th - N 68°16'11" W 823.44'  
 71st - N 48°04'15" W 143.99'  
 72nd - R = 230.00'; L = 176.66'; D = 44°00'25"  
 73rd - S 87°55'20" W 361.19'  
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 83rd - S 18°50'42" W 177.84'  
 84th - S 10°21'19" W 150.12'  
 85th - S 21°33'42" W 244.25'  
 86th - R = 330.00'; L = 226.31'; D = 39°17'32"  
 87th - S 17°45'20" E 88.06'  
 88th - R = 195.00'; L = 201.03'; D = 59°04'05"  
 89th - S 41°19'45" W 74.63'  
 90th - R = 270.00'; L = 63.85'; D = 13°33'00"  
 91st - R = 395.37'; L = 272.55'; D = 39°29'51"  
 92nd - S 15°22'06" W 116.31'  
 93rd - R = 270.00'; L = 86.92'; D = 18°26'39"  
 94th - S 33°48'45" W 73.37'  
 95th - R = 170.00'; L = 116.47'; D = 39°15'17"  
 96th - S 73°04'02" W 60.28'  
 97th - R = 530.00'; L = 284.15'; D = 30°43'04"  
 98th - S 42°20'58" W 421.76'  
 99th - R = 330.00'; L = 117.96'; D = 20°28'51"  
 100th - S 21°52'07" W 63.72'  
 101st - R = 270.00'; L = 175.32'; D = 37°12'18"  
 102nd - S 59°04'25" W 216.94'

2119.04 ACRES

PREPARED BY:  
 HAALAND GROUP, INC.  
 351 ROLLING OAKS DR., STE. 200  
 THOUSAND OAKS, CA 91331  
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## COUNTY SERVICE AREA ANNEXATION LAKE SHERWOOD C.S.D.

### COURSES FOR SHEET 1

APRIL 9, 2004 - REVISED 3/20/05

SHEET 2 OF 2