

RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION OF VENTURA COUNTY MAKING DE-
TERMINATIONS AND APPROVING THE EAST SUN-
SET HILLS ANNEXATION TO THE CONEJO RECREA-
TION AND PARK DISTRICT

WHEREAS, a proposal for the annexation of territory to the Conejo Recreation and Park District has been filed with the Executive Officer of the Ventura Local Agency Formation Commission; and

WHEREAS, said proposed annexation came on for Hearing on August 14, 1974; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against said proposed annexation including, inter alia, applicable General and Specific Plans, the Executive Officer's report and recommendation and the environmental document prepared for this proposal; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interests of the area to be annexed, and the total 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. Said annexation is hereby approved subject to the terms and conditions specified herein.

2. The boundaries of the territory proposed to be annexed are found to be definite and certain as approved and set forth in Exhibit A attached hereto, and made a part hereof.

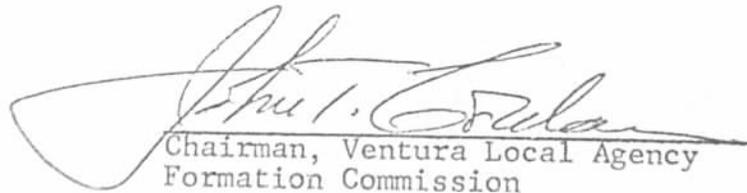
3. Said territory is found to be uninhabited and the subject proposal is assigned the following distinctive short form designation:

East Sunset Hills Annexation to the Conejo
Recreation and Park District

4. The Conejo Recreation and Park District is designated as the conducting district and the Board of Directors thereof is hereby directed to initiate annexation proceedings in compliance with this resolution.

5. All subsequent proceedings in connection with this annexation shall be conducted only in compliance with the approved boundaries set forth in the attachment and any terms and conditions specified in this resolution.

The Hearing on the annexation was closed on August 14, 1974, and the Commission approved said annexation. The foregoing Resolution was adopted on August 14, 1974, upon motion of Commissioner Grandsen, seconded by Commissioner Mears and duly carried.


Chairman, Ventura Local Agency
Formation Commission

Copies to: Executive Officer, Cities & Dists.
affected
Mr. Tex Ward, Gen. Mgr. & Mr.
James R. Butler, Plann. Coordin.
said District
Mr. James R. Butler, Vice-Pres. &
Mr. Steve Schrank
AMFAC Communities, Inc.
Union Land Co. - Exxon Corp.
Assessor - Auditor - Elec. - Plan
Surveyor - Files
LAFC Item 6
8/14/74

SUNSET HILLS UNINHABITED ANNEXATION LEGAL DESCRIPTION

All that certain territory lying within the County of Ventura, State of California, more particularly described as follows:

Beginning at the point of intersection of northwesterly line of Moorpark Road, 40.00 feet wide, as described in the deed recorded in Book 67 at Page 134 of Official Records, in the office of the County Recorder of said County, with the northerly boundary of Rancho El Conejo, as recorded in Book 1, at Page 746 in the office of the County Recorder of said County, said point also being a point in the northerly boundary of the formation of the Conejo Recreation and Park District, as adopted by the Board of Supervisors on December 4, 1962, southeasterly along said northerly line to a point, said point being the most southern corner of Lot 1, Tract No. 2219, being a portion of Tracts F and G of Rancho Simi per map recorded in Book 3, Page 7 of the Miscellaneous Records of said County, this point being the true point of beginning of this description; thence,

- 1st North 15° 11' 43" East 50.76 feet; thence,
- 2nd North 21° 43' 43" West 671.23 feet; thence,
- 3rd North 61° 29' 30" East 219.00 feet to the northeasterly line of a strip of land 100.00 feet wide formerly known as McCrea Road and presently known as Sunset Hills Blvd. as described in Parcel "F" in the deed to the County of Ventura recorded in Book 2828, Page 33 of Official Records, in said office; thence,
- 4th along said northeasterly line South 28° 30' 30" East, 183.55 feet to a tangent curve concave Northeasterly having a radius of 1738.04 feet; thence,
- 5th along said curve Southeasterly through an angle of 0° 50' 51", an arc distance of 25.71 feet; thence,
- 6th North 58° 31' 18" East 393.99 feet; thence,
- 7th North 26° 33' 54" East 469.57 feet; thence,
- 8th North 61° 46' 58" East 232.65 feet; thence,
- 9th North 28° 27' 25" East 745.02 feet; thence,
- 10th North 26° 11' 00" East 1161.40 feet to the southerly line of a strip of land 34.00 feet wide as described in Parcel B in the deed to City of Thousand Oaks, recorded January 9, 1967 as Document No. 912 in Book 3091, Page 58 of Official Records; thence,
- 11th along said Southerly line North 36° 35' 47" West, 23.71 feet; thence,
- 12th North 53° 24' 13" East 34.00 feet to the northerly line of said 34.00 foot strip of land; thence,

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- 13th North 20° 27' 40" East 380.62 feet; thence,
- 14th North 11° 38' 01" East 520.70 feet; thence,
- 15th North 42° 47' 51" East 183.98 feet; thence,
- 16th North 05° 26' 25" West 210.95 feet; thence,
- 17th North 17° 54' 45" East 520.22 feet; thence,
- 18th South 85° 13' 02" West 203.64 feet; thence,
- 19th along the Southeasterly prolongation of a radial line to a curve concave northwesterly having a radius of 2200.00 feet, last said curve being in the center line of a strip of land 90.00 feet wide, locally known as Olsen Road, described in Parcel "C" in said deed, North 25° 24' 02" West, 50.00 feet to a point on last said curve; thence,
- 20th North 25° 24' 02" West 50.00 feet along said radial line to a curve concave Northwesterly having a radius of 2150.00 feet, said curve being concentric to said centerline curve; thence,
- 21st Northeasterly along said curve through an angle of 07° 56' 59" an arc distance of 298.31 feet; thence,
- 22nd tangent to last said curve North 56° 38' 59" East, 64.75 feet to the (7th) course described as "South 33° 21' 41" East, 240.00 feet" in Parcel 1 of the deed to Ventura County recorded in Book 2736, Page 531 of Official Records in said office; thence,
- 23rd along the general easterly and northerly boundaries of said parcel 1, North 33° 21' 01" West, 235.00 feet; thence,
- 24th North 25° 17' 03" East 214.67 feet; thence,
- 25th North 05° 59' 20" East 192.04 feet; thence,
- 26th North 50° 36' 38" East 289.88 feet; thence,
- 27th North 06° 43' 15" East 171.17 feet; thence,
- 28th North 20° 08' 04" East 135.23 feet; thence,
- 29th North 89° 33' 04" West 38.87 feet; thence,
- 30th leaving said northerly boundary North 12° 31' 44" East, 58.62 feet; thence,
- 31st North 20° 43' 32" West 197.80 feet; thence,
- 32nd North 03° 07' 20" West 275.41 feet; thence,
- 33rd North 12° 52' 30" West 179.51 feet; thence,
- 34th North 06° 06' 56" East 281.60 feet; thence,
- 35th North 19° 08' 01" East 259.33 feet; thence,
- 36th North 13° 32' 09" West 694.65 feet; thence,

- 37th North $02^{\circ} 57' 45''$ West 227.82 feet to a point in the center line of Read Road, 60.00 feet wide, being also the northerly line of Section 23, Township 2 North, Range 19 West, Rancho Simi, said point being distant South $89^{\circ} 33' 20''$ East, 2321.57 feet measured along said northerly line from the northwest corner of said Section 23; thence,
- 38th East 4620.00 feet along the northerly line of Section 23 and the northerly line of Section 24 of Township 2 North, Range 19 West, Rancho Simi, to a point in the easterly line of Tract "F" of Rancho Simi as shown on the map recorded in Book 3, Page 7, Miscellaneous Records of said County; thence,
- 39th South $74^{\circ} 12' 50''$ East 27.70 feet to the terminus of the 5th course in the quitclaim deed to Thousand Oaks Limited, recorded in Book 2590 Page 233, Official Records, said course reciting "North $45^{\circ} 34' 42''$ East 3748.08 feet"; thence,
- 40th Southwesterly along said 5th course to an intersection with the easterly prolongation of the 1st course in that certain deed to the Calleguas Municipal Water District recorded in Book 2675 Page 434, Official Records, said course recites "South $88^{\circ} 30' 00''$ West 982.69 feet"; thence,
- 41st South $88^{\circ} 30' 00''$ West along said course to the westerly terminus thereof; thence,
- 42nd South $01^{\circ} 30' 00''$ East, 390.00 feet along the westerly line of said property to the southwest corner thereof; thence,
- 43rd North $88^{\circ} 30' 00''$ East along the 3rd course of said property and its easterly prolongation to an intersection with the 5th course in said quitclaim deed to the City of Thousand Oaks; thence,
- 44th South $45^{\circ} 34' 42''$ West along said 5th course to the northerly terminus of the 4th course of said deed recited as "North $10^{\circ} 01' 55''$ East, 3714.11 feet"; thence,
- 45th South $10^{\circ} 01' 55''$ West, 3714.11 feet along said 4th course; thence,
- 46th South $47^{\circ} 41' 22''$ East, 1887.46 feet; thence,
- 47th South $13^{\circ} 41' 15''$ East, 363.12 feet to a point in the east boundary line of the property quit-claimed to the Myrtis Corporation and Thousand Oaks limited as recorded in Book 2424, Page 67 of the Official Records of said County; thence,
- 48th South $09^{\circ} 40' 30''$ West 111.12 feet to a point being the southeasterly corner of Tract "F", Rancho Simi, in the common line to Rancho Simi and El Conejo; thence,
- 49th Northwesterly along said common line to the true point of beginning.