



RESOLUTION NO. 23-45

RESOLUTION OF INTENT TO CONSIDER THE CONVEYANCES OF EASEMENTS AND RIGHTS-OF-WAY TO THE CITY OF OXNARD FOR THE PURPOSES OF PROVIDING NECESSARY PUBLIC UTILITIES, STREETS, AND FACILITIES TO DEL SOL HIGH SCHOOL

WHEREAS, the Oxnard Union High School District (“District”) recently constructed and now operates Del Sol High School (“DSHS”), located at 1975 Camino Del Sol, Oxnard, California, 93030, identified as Ventura County Assessor Parcel No. 214-0-020-635 (“DSHS Site”); and

WHEREAS, during the construction of DSHS, the District constructed certain public utility facilities, including water pipeline and storm drain facilities, and public streets that were to be subsequently dedicated to the City of Oxnard (“City”); and

WHEREAS, the City requires three easements on certain portions of the DSHS Site relating to the water pipeline and storm drain facilities in order to survey, install, construct, reconstruct, enlarge, lay, alter, operate, inspect, remove, relocate, replace, and maintain the water pipeline facilities and storm drain facilities, attached hereto as Exhibits “1,” “2,” and “3,” and incorporated herein by this reference (collectively, the “City Easements”); and

WHEREAS, the City also requires the dedication of three rights-of-way for public streets and public utility purposes over, under, and across certain portions of the DSHS Site, attached hereto as Exhibits “4,” “5,” and “6,” and incorporated herein by this reference (collectively, the “City Rights-of-Way”); and

WHEREAS, the City Easements and the City Rights-of-Way are necessarily for the operation of DSHS, and are located in an area that will not interfere with the District’s operation of its academic and/or administrative facilities located on the DSHS Site, or otherwise negatively impact school operations; and

WHEREAS, Education Code § 17556 *et seq.* provides the authority for the District to dedicate or convey to a political subdivision of the state and/or a public utility an easement on any real property belonging to the District upon such terms and conditions as the parties thereto may agree; and

WHEREAS, Education Code § 17557 provides that the Resolution of Intent shall fix a time, not less than ten (10) days thereafter, for a public meeting of the District’s Board of Trustees

("Board") to be held at its regular place of meeting for a public hearing upon the question of whether to convey the requested City Easements and City Rights-of-Way; and

WHEREAS, Education Code § 17558 provides that notice of the adoption of the Resolution of Intent and the public hearing to be held shall be made by: (1) posting copies of the Resolution of Intent, signed by the members of the Board or a majority thereof, in three public places in the District for at least ten (10) days before the date of the public meeting; and (2) publishing the notice once at least five (5) days before the date of the meeting in a newspaper of general circulation within the District; and

WHEREAS, pursuant to the provisions of Education Code § 17559, unless a protest to the proposed granting of the City Easements and City Rights-of-Way signed by at least ten (10) percent of the qualified electors of the District is entered, the Board may adopt a resolution to convey the proposed City Easements and City Rights-of-Way either at the meeting of the Board at which the public hearing is held or at any other meeting of the Board held within sixty (60) days thereafter; and

WHEREAS, the Board desires to convey the City Easements and City Rights-of-Way to the City in a manner substantially similar to that set forth in Exhibits 1 through 6, and generally subject to the terms and conditions set forth therein.

NOW, THEREFORE, THE BOARD DOES HEREBY DETERMINE, RESOLVE, AND ORDER AS FOLLOWS:

Section 1. The above recitals are true and correct, and are incorporated herein by reference.

Section 2. The Board, in a regular and open meeting, hereby declares its intention to convey the City Easements and City Rights-of-Way as set forth in Exhibits 1 through 6.

Section 3. In accordance with the provisions of Education Code Section 17557, a public hearing on the question of granting the proposed Easements shall be held at the public meeting of the Board to be held on November 15, 2023, beginning at 6:00 p.m., or as soon thereafter as the matter may be reasonably heard, at the District Office Board Room, located at 1800 Solar Drive, Oxnard, California 93030. The Superintendent, or the Superintendent's designee, shall specify on the agenda for the November 15, 2023, meeting that the Board shall hold a public hearing on the question of conveying the City Easements and City Rights-of-Way to the City.

Section 4. In accordance with the provisions of Education Code Section 17558, the Superintendent, or the Superintendent's designee, shall cause notice of the adoption of this Resolution, along with the time and place of the public hearing and meeting to consider the conveyance of the Easement, to be given by posting copies of this Resolution, signed by the Board or a majority thereof, in three (3) public places in the District not less than ten (10) days before the date of the meeting, and by publishing the notice once, not less than five (5) days before the date of the meeting in a newspaper of general circulation within the District or County, as appropriate.

Section 5. The Board hereby authorizes the Superintendent, or the Superintendent's designee, to take such additional action as may be reasonably required to effectuate the intent of this Resolution.

PASSED AND ADOPTED by the Board of Trustees of the Oxnard Union High School District on October 25, 2023, by the following vote:

AYES	(5)
NOES	(0)
ABSTAIN	(0)
ABSENT	(0)

I, Dr. Tom McCoy, Secretary of the Oxnard Union High School District Board of Trustees, hereby certify that the above and foregoing Resolution was duly and regularly adopted by the said Board at the meeting on October 25, 2023, by a two-thirds vote.

By: 
Linda Baker Torres
Clerk of the Board of Trustees

By: 
Dr. Tom McCoy, Superintendent
Secretary of the Board of Trustees

EXHIBIT 1

RECORDING REQUESTED BY:
City of Oxnard
Request recording without fee. Record
for benefit of City of Oxnard pursuant
to Section 6103 of Government Code.

AND WHEN RECORDED, MAIL TO:
Oxnard City Clerk's Office
305 West Third Street
Oxnard, CA 93030

APN: 214-0-020-635

EXEMPT FROM RECORDING FEES PER GOVT. CODE §27383
NO DOCUMENTARY TRANSFER TAX PER R&T CODE §11922

GRANT DEED WATER PIPELINE EASEMENT

OXNARD UNION HIGH SCHOOL DISTRICT, a California public school district ("Grantor"), hereby grants to the CITY OF OXNARD, a municipal corporation organized and existing under the laws of the State of California ("Grantee"), a water pipeline easement in, over, on, through, within, under and across the real property described in Exhibits "A" and "B", attached hereto and incorporated by reference herein (the "Property"), together with the rights of ingress and egress to and from said easement to survey, install, construct, reconstruct, enlarge, lay, alter, operate, inspect, remove, relocate, replace, and maintain facilities therein. This offer of dedication includes the public facilities within the easement constructed for the purpose stated above. Owner of Property agrees not to obstruct, in any way, the City's rights of access to the easement. In the event owner of Property does obstruct City's rights of access to the easement, all costs incurred by the City associated with removing any such obstruction shall be paid for by owner of the Property. City may record such costs as a special assessment against the Property or as a lien on the Property if the owner of the Property fails to pay such costs within 30 days of the City providing owner of the Property with an invoice detailing such costs. Subsequent to the grant of this Easement, Grantor shall not grant any easements of any kind whatsoever to others in, over, on, through, within, under and across the Easement Area without the prior written approval of the City.

IN WITNESS WHEREOF, Grantor has executed this instrument this _____ day of _____, 2023.

GRANTOR:
Oxnard Union High School District

Name: Dr. Thomas McCoy
Title: Superintendent

EXHIBIT "A"
WATER PIPELINE EASEMENT

Those portions of Subdivision 26 of the Rancho El Rio de Santa Clara O' la Colonia, in the City of Oxnard, County of Ventura, State of California, as said subdivision is designated and delineated on that certain map filed in the Office of the County Clerk of said County, in that certain action entitled "Thomas A. Scott, et al, Plffs., vs. Rafael Gonzales, et al, Defts.", also being those portions of the parcel of land described in the Grant Deed to Oxnard Union High School District recorded on January 10, 2020 as Instrument No. 20200110-00003601, of Official Records, in the Office of the County Recorder of said County, more particularly described as follows:

Parcel 1

Beginning at the southerly terminus of that certain course in the westerly line of the land described in said Grant Deed shown as having a bearing and distance of "*South 00°32'26" West, 832.50 feet*", also being a point on the northerly line of *Colonia Road* (now called *Camino Del Sol*), 50 feet wide; thence along said northerly line,

- 1st South 89°27'34" East, a distance of 45.09 feet; thence,
- 2nd North 00°40'10" East, a distance of 64.14 feet; thence,
- 3rd North 89°27'34" West, a distance of 45.23 feet; thence,
- 4th South 00°32'26" West, a distance of 64.14 feet to the **Point of Beginning**.

Contains: 2,897 Square Feet, more or less.

Strip 1

A strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described centerline:

Commencing at the southerly terminus of that certain course in the westerly line of the land described in said Grant Deed shown as having a bearing and distance of "*South 00°32'26" West, 832.50 feet*", also being a point on the northerly line of *Colonia Road* (now called *Camino Del Sol*), 50 feet wide; thence along said northerly line, South 89° 27'34" East, a distance of 17.93 feet to the **Point of Beginning**; thence along a line that is parallel with, and distant 17.93 feet easterly of, said westerly line,

- 1st North 00°32'26" East, a distance of 183.62 feet to a point hereinafter referred to as **Point A**; thence continuing along same line,
- 2nd North 00°32'26" East, a distance of 243.43 feet; thence,

- 3rd South 89°27'34" East, a distance of 92.24 feet to a point hereinafter referred to as **Point B**; thence,
- 4th North 00°32'26" East, a distance of 193.62 feet to a point hereinafter referred to as **Point C**; thence,
- 5th North 56°47'26" East, a distance of 155.65 feet to a point hereinafter referred to as **Point D**; thence continuing along same line,
- 6th North 56°47'26" East, a distance of 80.92 feet; thence,
- 7th South 89°27'34" East, a distance of 43.04 feet to a point hereinafter referred to as **Point E**; thence continuing along same line,
- 8th South 89°27'34" East, a distance of 312.96 feet to a point hereinafter referred to as **Point F**; thence continuing along same line,
- 9th South 89°27'34" East, a distance of 243.61 feet to a point hereinafter referred to as **Point G**; thence continuing along same line,
- 10th South 89°27'34" East, a distance of 113.81 feet; thence,
- 11th North 45°32'26" East, a distance of 38.91 feet; thence,
- 12th South 89°27'34" East, a distance of 95.77 feet to the westerly line of the 62.00 foot wide Access and Utility Easement as reserved in said Grant Deed.

EXCEPT that portion lying within the hereinbefore described Parcel 1.

Parcel 2

Commencing at the hereinbefore described **Point C**; thence, South 00°32'26" West, a distance of 22.05 feet; thence, at right angles, South 89°27'34" East, a distance of 7.50 feet to the **Point of Beginning**; thence, right angles,

- 1st North 00°32'26" East, a distance of 18.04 feet; thence,
- 2nd North 56°47'26" East, a distance of 15.84 feet; thence at right angles,
- 3rd South 33°12'34" East, a distance of 15.00 feet; thence at right angles,
- 4th South 56°47'26" West, a distance of 25.87 feet to the **Point of Beginning**.

Strip 1A

A strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described centerline:

Beginning at the hereinbefore described Point D;

1st South 33°12'34" East, a distance of 33.13 feet.

EXCEPT that portion lying within the hereinbefore described Strip 1.

Strip 1B

A strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described centerline:

Beginning at the hereinbefore described Point E;

1st North 00°32'26" East, a distance of 57.86 feet.

EXCEPT that portion lying within the hereinbefore described Strip 1.

Strip 1C

A strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described centerline:

Beginning at the hereinbefore described Point F;

1st North 00°32'26" East, a distance of 45.58 feet.

EXCEPT that portion lying within the hereinbefore described Strip 1.

Strip 1D

A strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described centerline:

Beginning at the hereinbefore described Point G;

1st South 00°32'26" West, a distance of 17.79 feet.

EXCEPT that portion lying within the hereinbefore described Strip 1.

Strip 2

A strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described centerline:

Beginning at the hereinbefore described Point A;

- 1st South 89°27'34" East, a distance of 57.51 feet to a point hereinafter referred to as **Point H**; thence continuing along same line,
- 2nd South 89°27'34" East, a distance of 235.40 feet to a point hereinafter referred to as **Point J**; thence continuing along same line,
- 3rd South 89°27'34" East, a distance of 302.66 feet to a point hereinafter referred to as **Point K**; thence continuing along same line,
- 4th South 89°27'34" East, a distance of 252.31 feet to a point hereinafter referred to as **Point L**; thence continuing along same line,
- 5th South 89°27'34" East, a distance of 4.68 feet to a point hereinafter referred to as **Point M**; thence continuing along same line,
- 6th South 89°27'34" East, a distance of 68.71 feet to a point hereinafter referred to as **Point N**; thence continuing along same line,
- 7th South 89°27'34" East, a distance of 203.60 feet to the westerly line of the 62.00 foot wide Access and Utility Easement as reserved in said Grant Decd.

EXCEPT that portion lying within the hereinbefore described Strip 1.

Strip 2A

A strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described centerline:

Beginning at the hereinbefore described Point H;

- 1st South 00°32'26" West, a distance of 27.28 feet.

EXCEPT that portion lying within the hereinbefore described Strip 2.

Strip 2B

A strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described centerline:

Beginning at the hereinbefore described Point J;

- 1st South 00°32'26" West, a distance of 27.28 feet.

EXCEPT that portion lying within the hereinbefore described Strip 2.

Strip 2C

A strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described centerline:

Beginning at the hereinbefore described Point K;

1st South 00°32'26" West, a distance of 27.27 feet.

EXCEPT that portion lying within the hereinbefore described Strip 2.

Strip 2D

A strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described centerline:

Beginning at the hereinbefore described Point L;

1st South 00°32'26" West, a distance of 27.28 feet.

EXCEPT that portion lying within the hereinbefore described Strip 2.

Strip 2E

A strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described centerline:

Beginning at the hereinbefore described Point M;

1st North 00°32'26" East, a distance of 12.80 feet.

EXCEPT that portion lying within the hereinbefore described Strip 2.

Strip 3

A strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described centerline:

Beginning at the hereinbefore described Point B;

1st South 89°27'34" East, a distance of 62.88 feet to a point hereinafter referred to as Point O; thence continuing along same line,

2nd South 89°27'34" East, a distance of 30.25 feet to a point hereinafter referred to as Point P; thence continuing along same line,

3rd South 89°27'34" East, a distance of 123.22 feet to a point hereinafter referred to as Point Q; thence,

- 4th North 68°02'26" East, a distance of 107.26 feet to a point hereinafter referred to as **Point R**; thence continuing along same line,
- 5th North 68°02'26" East, a distance of 58.33 feet, thence
- 6th South 89°27'34" East, a distance of 115.90 feet; thence,
- 7th South 66°57'34" East, a distance of 42.56 feet to a point hereinafter referred to as **Point S**; thence continuing along same line,
- 8th South 66°57'34" East, a distance of 44.19 feet; thence,
- 9th South 89°27'34" East, a distance of 129.56 feet, thence,
- 10th South 84°27'34" East, a distance of 21.66 feet to a point hereinafter referred to as **Point T**; thence continuing along same line,
- 11th South 84°27'34" East, a distance of 72.85 feet; thence,
- 12th South 89°27'34" East, a distance of 54.45 feet to a point hereinafter referred to as **Point V**; thence continuing along same line,
- 13th South 89°27'34" East, a distance of 162.52 feet; thence,
- 14th North 00°32'26" East, a distance of 122.93 feet to as **Point W**; thence continuing along same line,
- 15th North 00°32'26" East, a distance of 207.71 feet to the centerline of the hereinbefore described Strip 1.

EXCEPT those portions lying within the hereinbefore described Strip 1.

Strip 3A

A strip of land 32.00 feet wide, lying 16.00 feet on each side of the following described centerline:

Beginning at the hereinbefore described Point O;

- 1st South 00°32'26" West, a distance of 24.63 feet.

EXCEPT that portion lying within the hereinbefore described Strip 3.

Strip 3B

A strip of land 14.00 feet wide, lying 7.00 feet on each side of the following described centerline:

Beginning at the hereinbefore described Point R;

1st North 21°57'34" West, a distance of 60.26 feet.

EXCEPT that portion lying within the hereinbefore described Strip 3.

Strip 3C

A strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described centerline:

Beginning at the hereinbefore described Point S;

1st North 23°02'26" East, a distance of 22.89 feet.

EXCEPT that portion lying within the hereinbefore described Strip 3.

Strip 3D

A strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described centerline:

Beginning at the hereinbefore described Point T;

1st North 05°32'26" East, a distance of 10.00 feet to a point hereinafter referred to as **Point U**; thence continuing along same line,

2nd North 05°32'26" East, a distance of 21.77 feet.

EXCEPT that portion lying within the hereinbefore described Strip 3.

Strip 3E

A strip of land 5.00 feet wide, lying 2.50 feet on each side of the following described centerline:

Beginning at the hereinbefore described Point U;

1st South 84°27'34" East, a distance of 72.41 feet; thence,

2nd South 89°27'34" East, a distance of 20.41 feet.

EXCEPT that portion lying within the hereinbefore described Strip 3D.

Strip 3F

A strip of land 14.00 feet wide, lying 7.00 feet on each side of the following described centerline:

Beginning at the hereinbefore described Point V;

1st South 00°32'26" West, a distance of 20.71 feet.

EXCEPT that portion lying within the hereinbefore described Strip 3.

Strip 3G

A strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described centerline:

Beginning at the hereinbefore described Point W;

1st North 89°27'34" West, a distance of 84.24 feet.

EXCEPT that portion lying within the hereinbefore described Strip 3.

Strip 3H

A strip of land 28.50 feet wide, lying 14.25 feet on each side of the following described centerline:

Beginning at the hereinbefore described Point P;

1st South 00°32'26" West, a distance of 19.45 feet.

EXCEPT that portion lying within the hereinbefore described Strip 3.

Parcel 3

Commencing at the hereinbefore described **Point Q**; thence, North 68°02'26" East, a distance of 37.27 feet; thence, at right angles, South 21°57'34" East, a distance of 7.50 feet to the **Point of Beginning**; thence, at right angles,

1st North 68°02'26" East, a distance of 42.02 feet; thence,

2nd South 04°51'54" West, a distance of 19.23 feet; thence,

3rd North 84°43'56" West, a distance of 37.50 feet to the **Point of Beginning**.

Strip 4

A strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described centerline:

Beginning at the hereinbefore described **Point N**;

1st North 00°32'26" East, a distance of 265.37 feet to the centerline of the hereinbefore described Parcel 3.

EXCEPT those portions lying within the hereinbefore described Strips 2 and 3.

Contains: 1.77 Acres, more or less.

The above described Parcels and Strips of land are delineated on the attached Exhibit B.

William T. Hurdle
William T. Hurdle
PLS 5453

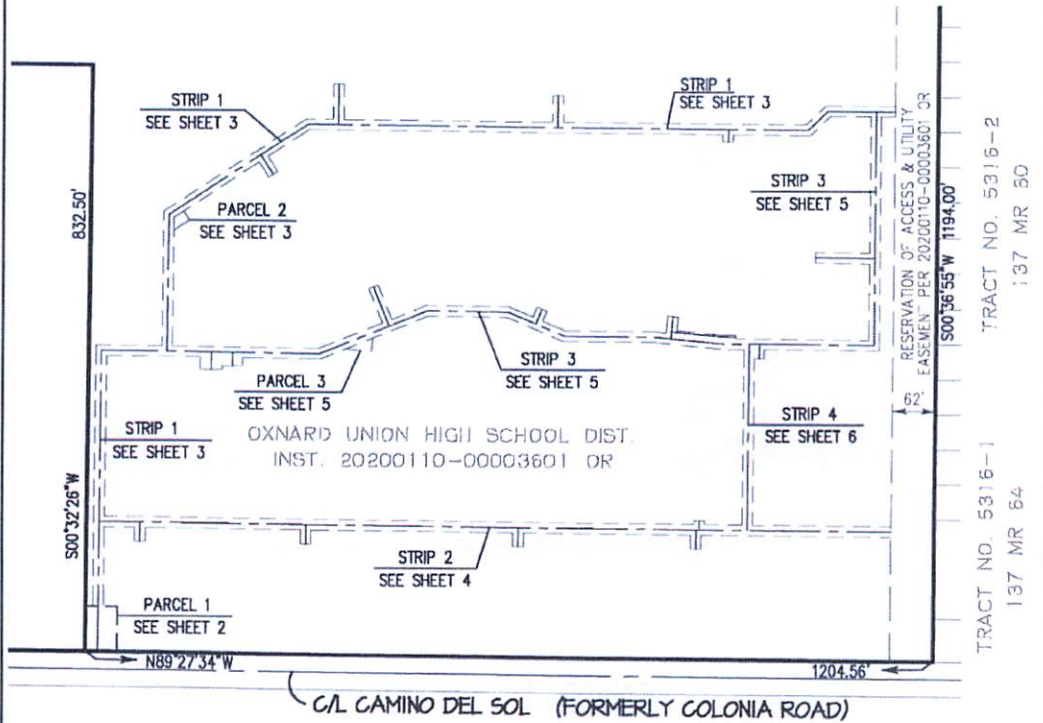
9-21-2023
Date



EXHIBIT "B"

(WATER PIPELINE EASEMENT)

SHEET 1 OF 7



INDEX MAP

SHEET SCHEDULE

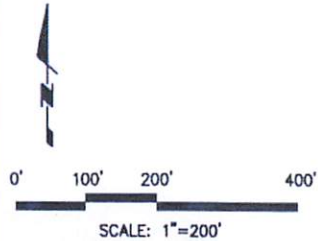
SHEET 1	INDEX MAP
SHEET 2	PARCEL 1
SHEET 3	STRIP 1, 1A-1D, PARCEL 2
SHEET 4	STRIP 2, 2A-2E
SHEET 5	STRIP 3, 3A-3H, PARCEL 3
SHEET 6	STRIP 4
SHEET 7	LINE DATA

LEGEND

INST	INSTRUMENT
OR	OFFICIAL RECORDS
MR	MISCELLANEOUS RECORDS
PT	POINT

AREA

77,234 SQUARE FEET,
1.77 ACRES, MORE OR LESS



CENTERLINES SHOWN DENOTES
LAND DESCRIBED IN THE
ATTACHED EXHIBIT "A"

William T. Hurdle 9-21-2023
WILLIAM T. HURDLE DATE
PLS 5453

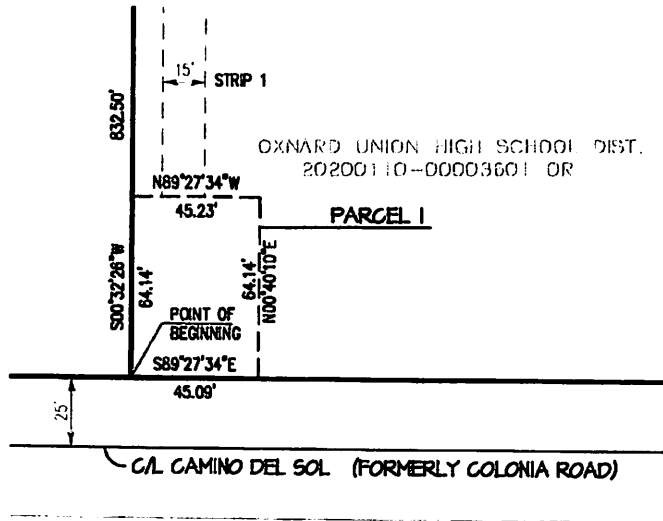


JENSEN DESIGN & SURVEY, INC. 1672 DONLON STREET, VENTURA, CA 93003 (805) 654-6977

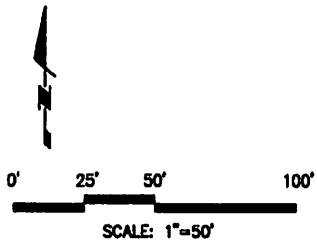
58408 Ex. B Walter, J. Esmit, Dwg

EXHIBIT "B"
(WATER PIPELINE EASEMENT)

SHEET 2 OF 7



PARCEL 1



SHEET SCHEDULE

SHEET 1	INDEX MAP
SHEET 2	PARCEL 1
SHEET 3	STRIP 1, 1A-1D
	PARCEL 2
SHEET 4	STRIP 2, 2A-2E
SHEET 5	STRIP 3, 3A-3H
	PARCEL 3
SHEET 6	STRIP 4
SHEET 7	LINE DATA

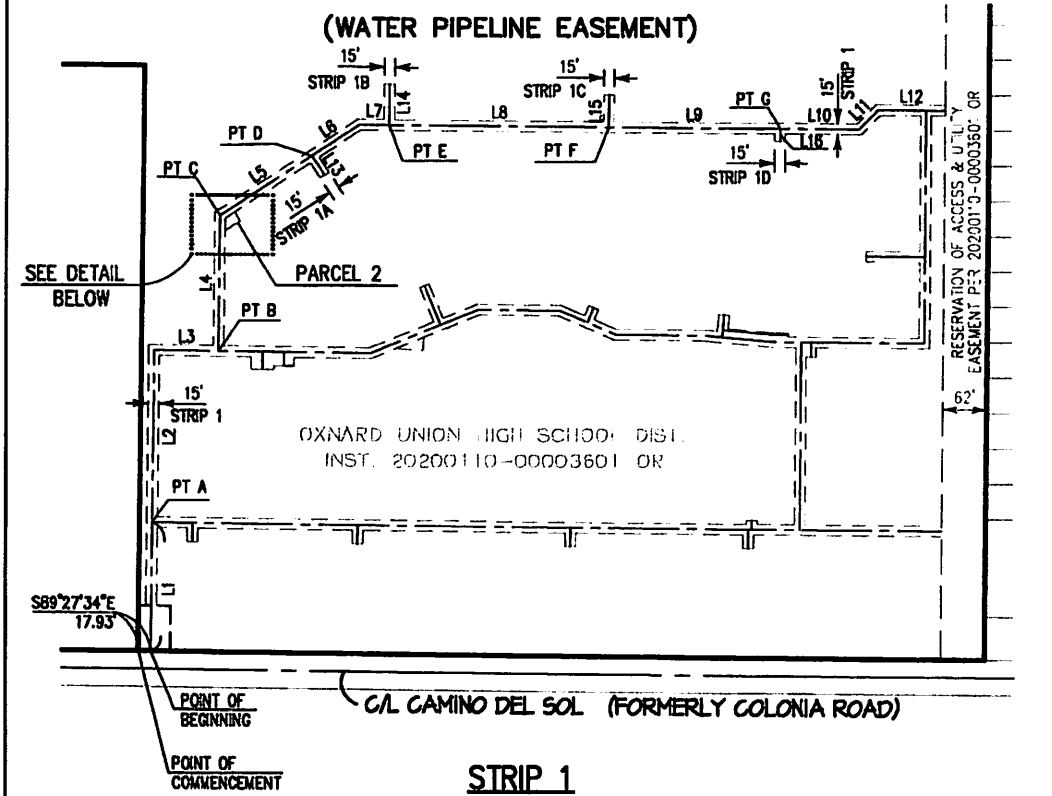
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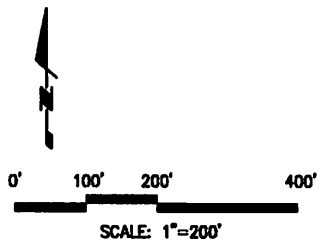
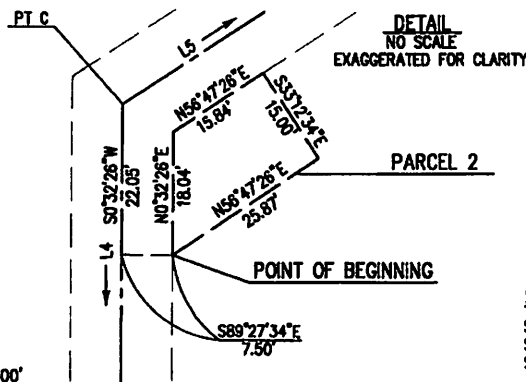
EXHIBIT "B"

SHEET 3 OF 7

(WATER PIPELINE EASEMENT)



STRIP 1



SHEET SCHEDULE

SHEET 1	INDEX MAP
SHEET 2	PARCEL 1
SHEET 3	STRIP 1, 1A-1D
SHEET 4	PARCEL 2
SHEET 5	STRIP 2, 2A-2E
SHEET 6	STRIP 3, 3A-3H
SHEET 7	PARCEL 3
SHEET 8	STRIP 4
SHEET 9	LINE DATA

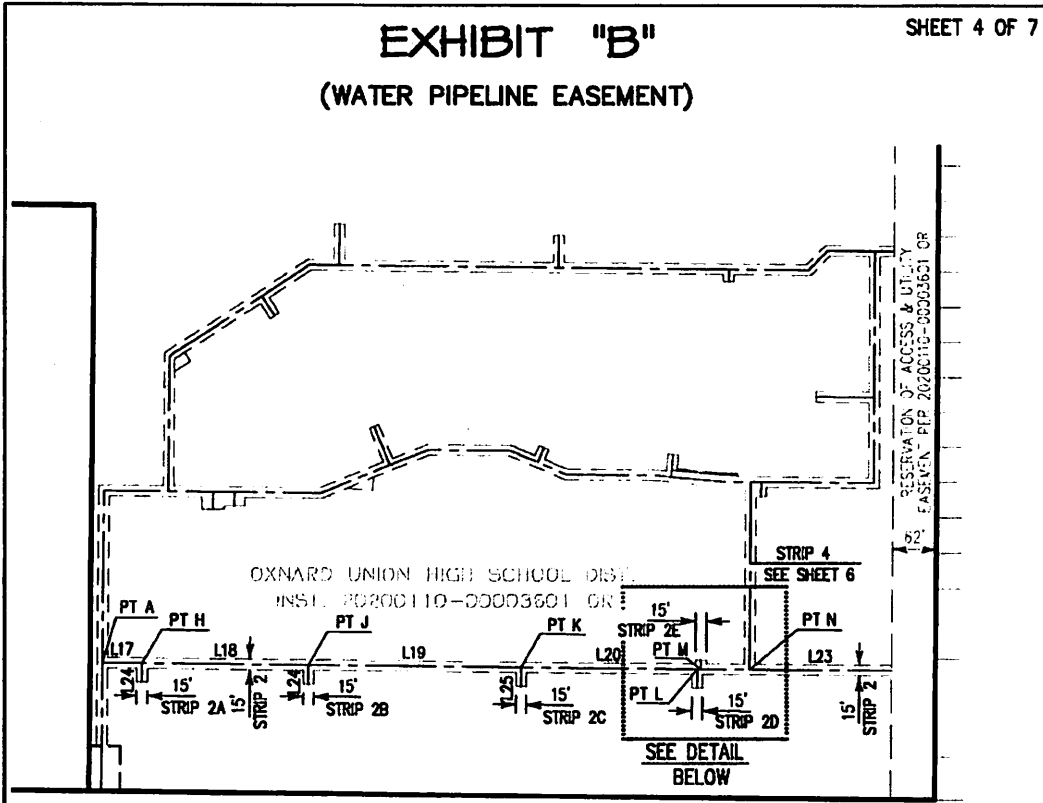
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JENSEN DESIGN & SURVEY, INC. 1672 DONLON STREET, VENTURA, CA 93003 (805) 654-6977

EXHIBIT "B"

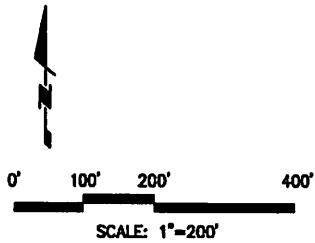
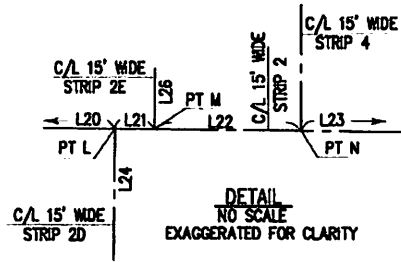
(WATER PIPELINE EASEMENT)

SHEET 4 OF 7



C/L CAMINO DEL SOL (FORMERLY COLONIA ROAD)

STRIP 2



SHEET SCHEDULE

SHEET 1	INDEX MAP
SHEET 2	PARCEL 1
SHEET 3	STRIP 1, 1A-1D PARCEL 2
SHEET 4	STRIP 2, 2A-2E
SHEET 5	STRIP 3, 3A-3H PARCEL 3
SHEET 6	STRIP 4
SHEET 7	LINE DATA

JENSEN DESIGN & SURVEY, INC. 1872 DONLON STREET, VENTURA, CA 93003 (805) 654-6977

5866-Er. B. Weber - J. Esmit.dwg

EXHIBIT "B"

SHEET 5 OF 7

(WATER PIPELINE EASEMENT)

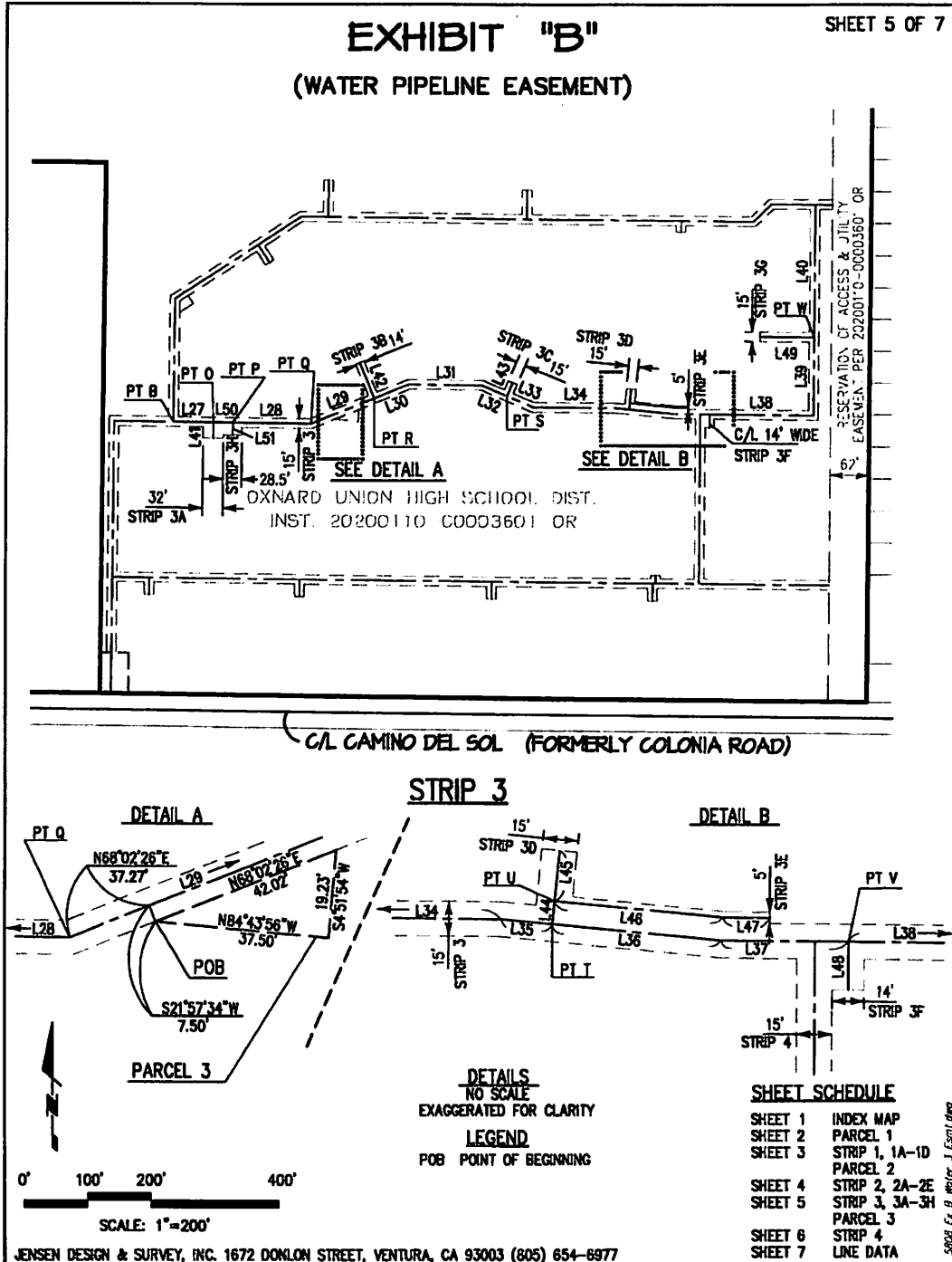
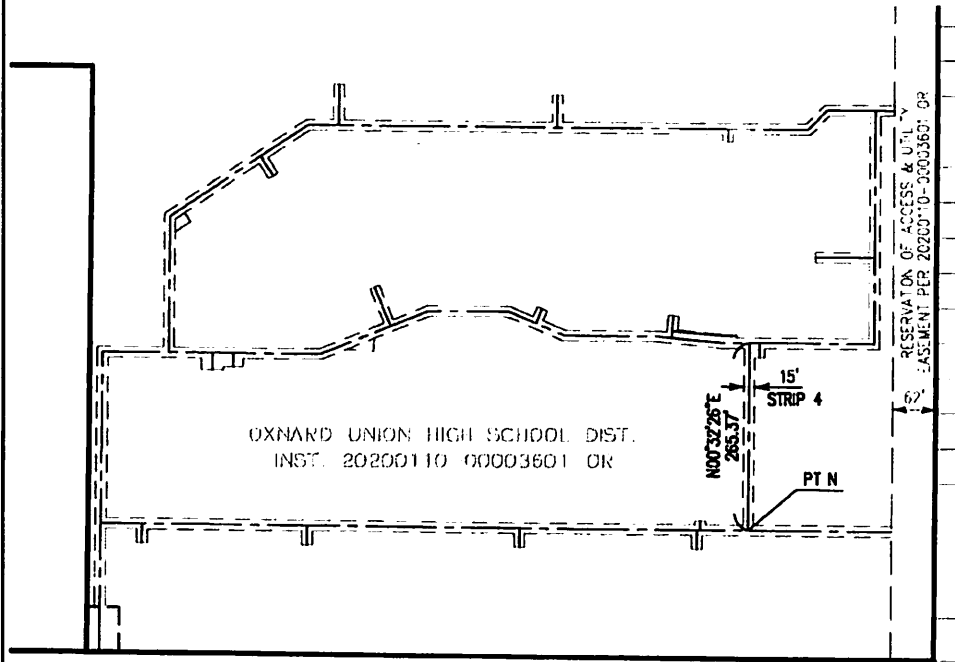


Exhibit 1-18

EXHIBIT "B"
(WATER PIPELINE EASEMENT)

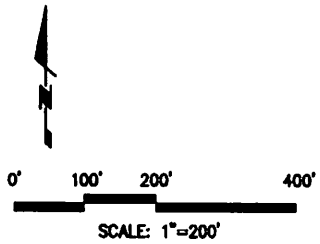
SHEET 6 OF 7



OXNARD UNION HIGH SCHOOL DIST.
 INST. 20200110 00003601 OR

C/L CAMINO DEL SOL (FORMERLY COLONIA ROAD)

STRIP 4



SHEET SCHEDULE

SHEET 1	INDEX MAP
SHEET 2	PARCEL 1
SHEET 3	STRIP 1, 1A-1D PARCEL 2
SHEET 4	STRIP 2, 2A-2E
SHEET 5	STRIP 3, 3A-3H PARCEL 3
SHEET 6	STRIP 4
SHEET 7	LINE DATA

5808 E. B. Moore, J. Esmit, dmy

JENSEN DESIGN & SURVEY, INC. 1872 DONLON STREET, VENTURA, CA 93003 (805) 654-6977

EXHIBIT "B" (WATER PIPELINE EASEMENT)

SHEET 7 OF 7

LINE DATA

STRIP 1 & 1A-1D		
LINE	BEARING	DISTANCE
L1	N00°32'28"E	183.62'
L2	N00°32'28"E	243.43'
L3	S89°27'34"E	92.24'
L4	N00°32'28"E	183.62'
L5	N56°47'28"E	155.65'
L6	N56°47'28"E	80.92'
L7	S89°27'34"E	43.04'
L8	S89°27'34"E	312.96'
L9	S89°27'34"E	243.61'
L10	S89°27'34"E	113.81'
L11	N45°32'28"E	38.91'
L12	S89°27'34"E	95.77'
L13	S33°12'34"E	33.13'
L14	N00°32'28"E	57.68'
L15	N00°32'28"E	45.58'
L16	S00°32'28"W	17.79'
L17	S89°27'34"E	57.51'
L18	S89°27'34"E	235.40'
L19	S89°27'34"E	302.66'
L20	S89°27'34"E	262.31'
L21	S89°27'34"E	4.68'
L22	S89°27'34"E	68.71'
L23	S89°27'34"E	203.60'
L24	S00°32'28"W	27.28'
L25	S00°32'28"W	27.27'
L26	N00°32'28"E	12.80'

STRIP 2 & 2A-2E

STRIP 3 & 3A-3C

LINE	BEARING	DISTANCE
L27	S89°27'34"E	62.89'
L28	S89°27'34"E	123.22'
L29	N88°02'28"E	107.26'
L30	N88°02'28"E	58.33'
L31	S89°27'34"E	115.90'
L32	S68°57'34"E	42.56'
L33	S68°57'34"E	44.19'
L34	S89°27'34"E	129.56'
L35	S84°27'34"E	21.66'
L36	S84°27'34"E	72.85'
L37	S89°27'34"E	54.45'
L38	S89°27'34"E	162.52'
L39	N00°32'28"E	122.93'
L40	N00°32'28"E	207.71'
L41	S00°32'28"W	24.83'
L42	N21°57'34"W	60.26'
L43	N23°02'28"E	22.89'
L44	N05°32'28"E	10.00'
L45	N05°32'28"E	21.77'
L46	S84°27'34"E	72.41'
L47	S89°27'34"E	20.41'
L48	S00°32'28"W	20.71'
L49	N89°27'34"W	84.24'
L50	S89°27'34"E	30.25'
L51	S00°32'28"W	19.45'

JENSEN DESIGN & SURVEY, INC. 1672 DONLON STREET, VENTURA, CA 93003 (805) 654-8977

5208 Ex B Meter J Esmt.dwg

EXHIBIT 2

RECORDING REQUESTED BY:
City of Oxnard
Request recording without fee. Record
for benefit of City of Oxnard pursuant
to Section 6103 of Government Code.

AND WHEN RECORDED, MAIL TO:
Oxnard City Clerk's Office
305 West Third Street
Oxnard, CA 93030

APN: 214-0-020-635

EXEMPT FROM RECORDING FEES PER GOVT. CODE §27383
NO DOCUMENTARY TRANSFER TAX PER R&T CODE §11922

GRANT DEED STORM DRAIN LINE EASEMENT

OXNARD UNION HIGH SCHOOL DISTRICT, a California public school district ("Grantor"), hereby grants to the CITY OF OXNARD, a municipal corporation organized and existing under the laws of the State of California ("Grantee"), a storm drain line easement in, over, on, through, within, under and across the real property described in Exhibits "A" and "B", attached hereto and incorporated by reference herein (the "Property"), together with the rights of ingress and egress to and from said easement to survey, install, construct, reconstruct, enlarge, lay, alter, operate, inspect, remove, relocate, replace, and maintain facilities therein. This offer of dedication includes the public facilities within the easement constructed for the purpose stated above. Owner of Property agrees not to obstruct, in any way, the City's rights of access to the easement. In the event owner of Property does obstruct City's rights of access to the easement, all costs incurred by the City associated with removing any such obstruction shall be paid for by owner of the Property. City may record such costs as a special assessment against the Property or as a lien on the Property if the owner of the Property fails to pay such costs within 30 days of the City providing owner of the Property with an invoice detailing such costs. Subsequent to the grant of this Easement, Grantor shall not grant any easements of any kind whatsoever to others in, over, on, through, within, under and across the Easement Area without the prior written approval of the City.

IN WITNESS WHEREOF, Grantor has executed this instrument this _____ day of _____, 2023.

GRANTOR:

Oxnard Union High School District

Name: Dr. Thomas McCoy
Title: Superintendent

EXHIBIT "A"
STORM DRAIN LINE EASEMENT

That portion of the parcel of land described in the Grant Deed to Oxnard Union High School District recorded on January 10, 2020 as Instrument No. 20200110-00003601, of Official Records, in the Office of the County Recorder of Ventura County, State of California, more particularly described as follows:

Commencing at the southeast corner of said Grant Deed, being a point on the northerly line of *Colonia Road* (now called *Camino Del Sol*), 50 feet wide, as described in the Deed to Ventura County recorded on May 14, 1877 in Book 5, at Page 248 of Deeds, in said Office; thence along said northerly line of *Colonia Road*, North 89°27'34" West, a distance of 235.32 feet; thence, North 00°32'26" East, a distance of 40.86 feet to a line parallel with, and 40.86 feet northerly of, said northerly line of *Colonia Road* and the **Point of Beginning**; thence along said parallel line,

- 1st South 89°27'34" East, a distance of 161.39 feet to the beginning of a tangent curve concave northwesterly having a radius of 12.00 feet, said curve also being tangent to a line parallel with, and 62.00 feet westerly of, the easterly line of said Grant Deed; thence along said curve,
- 2nd Northeasterly through a central angle of 89°55'31", an arc distance of 18.83 feet to last said parallel line; thence along said parallel line,
- 3rd North 00°36'55" East, a distance of 4.02 feet to a line parallel with, and 16.00 feet northerly of, the above described 1st course, thence along last said parallel line,
- 4th North 89°27'34" West, a distance of 173.40 feet; thence,
- 5th South 00°32'26" West, a distance of 16.00 feet to the **Point of Beginning**.

Contains: 2,743 Square Feet, more or less.

The above described parcel of land is delineated on the attached Exhibit B.

William T. Hurdle
William T. Hurdle
PLS 5453

5-23-2023
Date

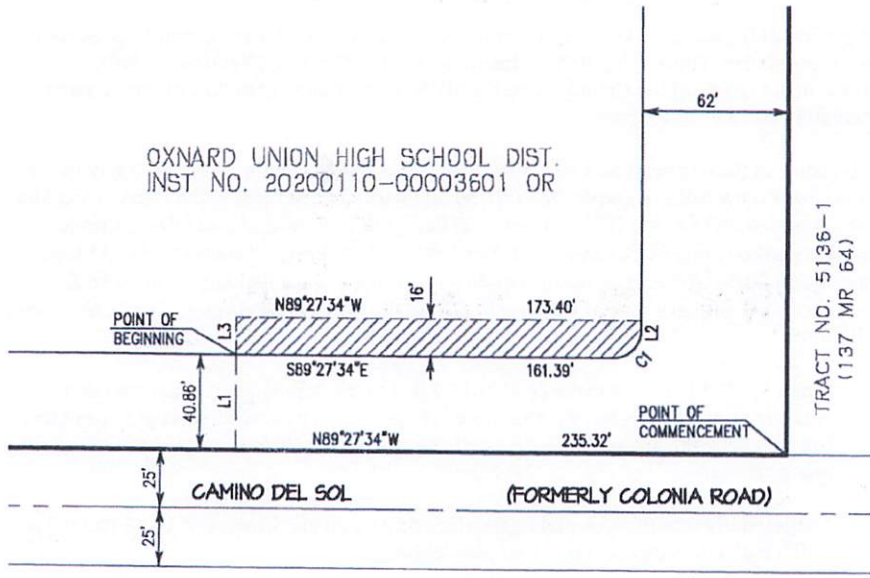


5808 Ex A STORM DRAIN ESMT.docx

EXHIBIT "B"

(STORM DRAIN LINE EASEMENT)

SHEET 1 OF 1



LINE DATA

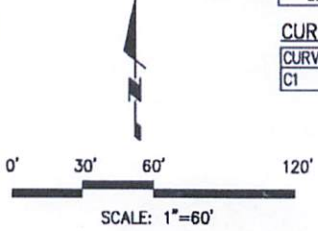
LINE	BEARING	DISTANCE
L1	N00°32'26"E	40.86'
L2	N00°36'55"E	4.02'
L3	S00°32'26"W	16.00'

LEGEND

INST INSTRUMENT
OR OFFICIAL RECORDS

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	RADIAL BEARING-IN	RADIAL BEARING-OUT
C1	89°55'31"	12.00'	18.83'	N00°32'26"E	N89°23'05"W



AREA

2,743 SQUARE FEET, MORE OR LESS

HATCHED AREA DENOTES LAND DESCRIBED IN THE ATTACHED EXHIBIT "A"

William T. Hurdle 5-23-2023
 WILLIAM T. HURDLE DATE
 PLS 5453



JENSEN DESIGN & SURVEY, INC. 1672 DONLON STREET, VENTURA, CA 93003 (805) 654-6977

5808 Ex. B Storm Easement

EXHIBIT 3

RECORDING REQUESTED BY:
City of Oxnard
Request recording without fee. Record
for benefit of City of Oxnard pursuant
to Section 6103 of Government Code.

AND WHEN RECORDED, MAIL TO:
Oxnard City Clerk's Office
305 West Third Street
Oxnard, CA 93030

APN: 214-0-020-635

EXEMPT FROM RECORDING FEES PER GOVT. CODE §27383
NO DOCUMENTARY TRANSFER TAX PER R&T CODE §11922

GRANT DEED STORM DRAIN LINE EASEMENT

OXNARD UNION HIGH SCHOOL DISTRICT, a California public school district ("Grantor"), hereby grants to the CITY OF OXNARD, a municipal corporation organized and existing under the laws of the State of California ("Grantee"), a storm drain line easement in, over, on, through, within, under and across the real property described in Exhibits "A" and "B", attached hereto and incorporated by reference herein (the "Property"), together with the rights of ingress and egress to and from said easement to survey, install, construct, reconstruct, enlarge, lay, alter, operate, inspect, remove, relocate, replace, and maintain facilities therein. This offer of dedication includes the public facilities within the easement constructed for the purpose stated above. Owner of Property agrees not to obstruct, in any way, the City's rights of access to the easement. In the event owner of Property does obstruct City's rights of access to the easement, all costs incurred by the City associated with removing any such obstruction shall be paid for by owner of the Property. City may record such costs as a special assessment against the Property or as a lien on the Property if the owner of the Property fails to pay such costs within 30 days of the City providing owner of the Property with an invoice detailing such costs. Subsequent to the grant of this Easement, Grantor shall not grant any easements of any kind whatsoever to others in, over, on, through, within, under and across the Easement Area without the prior written approval of the City.

IN WITNESS WHEREOF, Grantor has executed this instrument this _____ day of _____, 2023.

GRANTOR:

Oxnard Union High School District

Name: Dr. Thomas McCoy
Title: Superintendent

EXHIBIT "A"
(STORM DRAIN LINE EASEMENT)

That portion of Subdivision 26 of the Rancho El Rio de Santa Clara O' la Colonia, in the City of Oxnard, County of Ventura, State of California, as said subdivision is designated and delineated on that certain map filed in the Office of the County Clerk of said County in that certain action entitled "Thomas A. Scott, et al, Plffs., vs. Rafael Gonzales, et al, Defs.", also being that portion of the land described in the Grant Deed recorded on January 10, 2020 as Instrument No. 20200110-00003601 of Official Records in the Office of the County Recorder of said County, described as follows:

Commencing at the intersection of the northerly line of *Colonia Road* (now called *Camino Del Sol*), 50 feet wide, as described in the Deed to Ventura County recorded on May 14, 1877 in Book 5, at Page 248 of Deeds in last said Office, with the easterly line of *Rose Avenue*, 50 feet wide, as described in the Deed to said County recorded on September 1, 1890 in Book 31, at Page 320 of Deeds in last said Office; thence along said easterly line of *Rose Avenue*, North 00°28'49" East, a distance of 660.50 feet to the southerly line of said Grant Deed; thence along said southerly line South 89°27'34" East, a distance of 44.19 feet; thence, North 00°45'10" West, a distance of 207.51 feet; thence, North 00°22'04" East, a distance of 385.26 feet to the **Point of Beginning**; thence,

- 1st North 56°33'05" East, a distance of 33.37 feet to the intersection with a line being parallel with and distant 42.00' feet southerly of the northerly line of said Grant Deed recorded in 2020; thence along said parallel line,
- 2nd North 89°31'11" West, a distance of 19.19 feet; thence leaving said line,
- 3rd South 45°16'31" West, a distance of 12.09 feet to the intersection with the northerly prolongation of the above described line recited as "N 00°22'04" E 385.26 feet"; thence along said prolongation,
- 4th South 00°22'04" West, a distance of 10.05 feet to the **Point of Beginning**.

Contains: 222 Square Feet, more or less.

The above described parcel of land is delineated on the attached Exhibit B.



William T. Hurdle
PLS 5453

5-23-2023

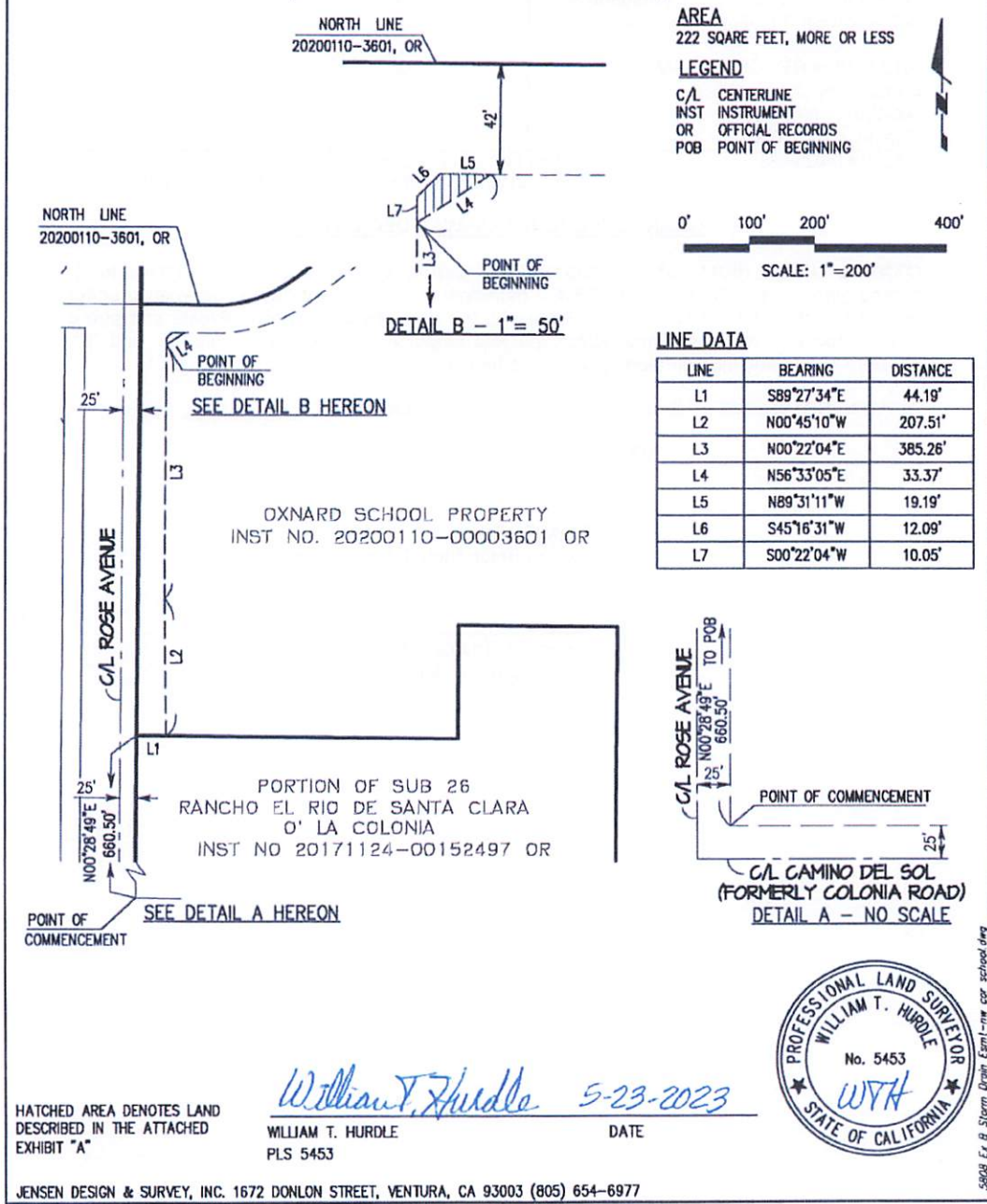
Date



EXHIBIT "B"

SHEET 1 OF 1

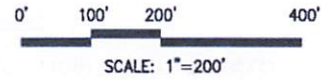
(STORM DRAIN LINE EASEMENT)



AREA
222 SQUARE FEET, MORE OR LESS

LEGEND

C/L CENTERLINE
INST INSTRUMENT
OR OFFICIAL RECORDS
POB POINT OF BEGINNING



LINE DATA

LINE	BEARING	DISTANCE
L1	S89°27'34"E	44.19'
L2	N00°45'10"W	207.51'
L3	N00°22'04"E	385.26'
L4	N56°33'05"E	33.37'
L5	N89°31'11"W	19.19'
L6	S45°16'31"W	12.09'
L7	S00°22'04"W	10.05'

HATCHED AREA DENOTES LAND DESCRIBED IN THE ATTACHED EXHIBIT "A"

William T. Hurdle 5-23-2023
WILLIAM T. HURDLE DATE
PLS 5453



JENSEN DESIGN & SURVEY, INC. 1672 DONLON STREET, VENTURA, CA 93003 (805) 654-6977

5608 Ex B Storm Drain Easement for school.dwg

EXHIBIT 4

RECORDING REQUESTED BY:
City of Oxnard
Request recording without fee. Record
for benefit of City of Oxnard pursuant
to Section 6103 of Government Code.

AND WHEN RECORDED, MAIL TO:
Oxnard City Clerk's Office
305 West Third Street
Oxnard, CA 93030

APN: 214-0-020-635

EXEMPT FROM RECORDING FEES PER GOVT. CODE §27383
NO DOCUMENTARY TRANSFER TAX PER R&T CODE §11922

GRANT DEED RIGHT-OF-WAY DEDICATION

OXNARD UNION HIGH SCHOOL DISTRICT, a California public school district ("Grantor"), hereby grants to the **CITY OF OXNARD**, a municipal corporation organized and existing under the laws of the State of California ("Grantor"), the right-of-way for public streets and public utility purposes over, under and across the real property described in Exhibits "A" and "B", attached hereto and incorporated by reference herein.

IN WITNESS WHEREOF, Grantor has executed this instrument this _____ day of _____, 2023.

GRANTOR:
Oxnard Union High School District

Name: Dr. Thomas McCoy
Title: Superintendent

EXHIBIT "A"
(RIGHT-OF-WAY DEDICATION)

That portion of Subdivision 26 of the Rancho El Rio de Santa Clara O' la Colonia, in the City of Oxnard, County of Ventura, State of California, as said subdivision is designated and delineated on that certain map filed in the Office of the County Clerk of said County in that certain action entitled "Thomas A. Scott, et al, Plffs., vs. Rafael Gonzales, et al, Defts.", also being that portion of the land described in the Grant Deed to Oxnard Union High School District recorded on January 10, 2020 as Instrument No. 20200110-00003601 of Official Records in the Office of the County Recorder of said County, described as follows:

Commencing at the intersection of the northerly line of *Colonia Road* (now called *Camino Del Sol*), 50 feet wide, as described in the Deed to Ventura County recorded on May 14, 1877 in Book 5, at Page 248 of Deeds in last said Office, with the easterly line of *Rose Avenue*, 50 feet wide, as described in the Deed to said County recorded on September 1, 1890 in Book 31, at Page 320 of Deeds in last said Office; thence along said easterly line of *Rose Avenue*, North 00°28'49" East, a distance of 660.50 feet to the southerly line of said Grant Deed and the **Point of Beginning**; thence along said southerly line,

- 1st South 89°27'34" East, a distance of 44.20 feet; thence leaving said southerly line,
- 2nd North 00°45'15" West, a distance of 207.51 feet; thence,
- 3rd North 00°22'04" East, a distance of 395.30 feet; thence,
- 4th North 45°16'31" East, a distance of 12.09 feet; thence,
- 5th North 00°28'49" East, a distance of 42.00 feet to the northerly line of said Grant Deed; thence along said northerly line,
- 6th North 89°31'11" West, a distance of 47.47 feet to the northwest corner of said Grant Deed; thence along westerly line of said Grant Deed,
- 7th South 00°28'49" West, a distance of 653.29 feet to the **Point of Beginning**.

Contains: 26,619 Square Feet, 0.61 Acres, more or less.

The above described parcel of land is delineated on the attached Exhibit B.

William T. Hurdle 5-23-2023
William T. Hurdle Date
PLS 5453

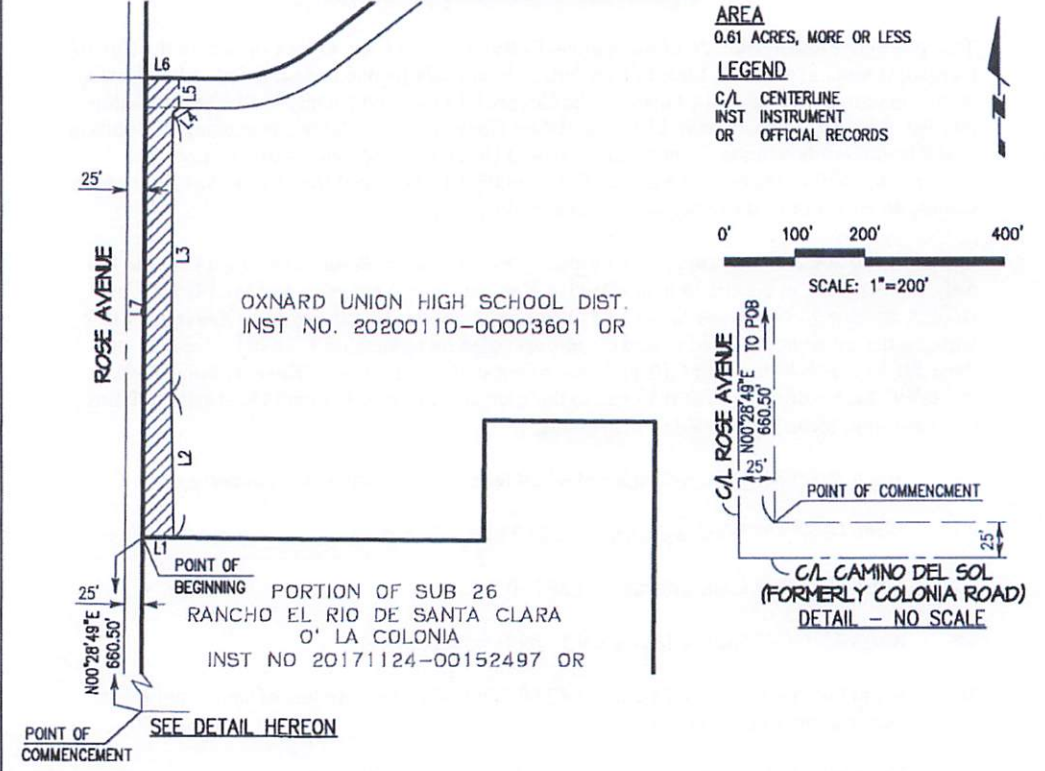


5808 Ex A St Dedi Rose - School.docx

EXHIBIT "B"

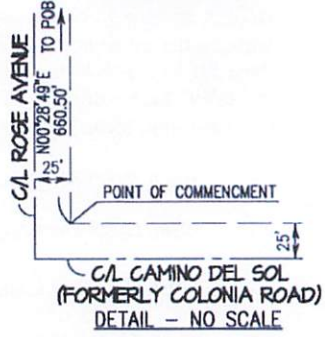
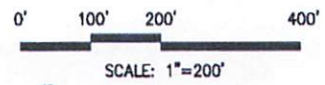
SHEET 1 OF 1

(RIGHT-OF-WAY DEDICATION)



AREA
0.61 ACRES, MORE OR LESS

LEGEND
C/L CENTERLINE
INST INSTRUMENT
OR OFFICIAL RECORDS



LINE DATA

LINE	BEARING	DISTANCE
L1	S89°27'34"E	44.20'
L2	N00°45'15"W	207.51'
L3	N00°22'04"E	395.30'
L4	N45°16'31"E	12.09'
L5	N00°28'49"E	42.00'
L6	N89°31'11"W	47.47'
L7	S00°28'49"W	653.29'

HATCHED AREA DENOTES LAND DESCRIBED IN THE ATTACHED EXHIBIT "A"

William T. Hurdle 5-23-2023
 WILLIAM T. HURDLE DATE
 PLS 5453



JENSEN DESIGN & SURVEY, INC. 1672 DONLON STREET, VENTURA, CA 93003 (805) 654-6977

5808 E. & S. Deer Run - Schaefer

EXHIBIT 5

RECORDING REQUESTED BY:
City of Oxnard
Request recording without fee. Record
for benefit of City of Oxnard pursuant
to Section 6103 of Government Code.

AND WHEN RECORDED, MAIL TO:
Oxnard City Clerk's Office
305 West Third Street
Oxnard, CA 93030

APN: 214-0-020-635

EXEMPT FROM RECORDING FEES PER GOVT. CODE §27383
NO DOCUMENTARY TRANSFER TAX PER R&T CODE §11922

GRANT DEED RIGHT-OF-WAY DEDICATION

OXNARD UNION HIGH SCHOOL DISTRICT, a California public school district ("Grantor"), hereby grants to the CITY OF OXNARD, a municipal corporation organized and existing under the laws of the State of California ("Grantor"), the right-of-way for public streets and public utility purposes over, under and across the real property described in Exhibits "A" and "B", attached hereto and incorporated by reference herein.

IN WITNESS WHEREOF, Grantor has executed this instrument this _____ day of _____, 2023.

GRANTOR:
Oxnard Union High School District

Name: Dr. Thomas McCoy
Title: Superintendent

EXHIBIT "A"
(RIGHT-OF-WAY DEDICATION)

That portion of Subdivision 26 of the Rancho El Rio de Santa Clara O' la Colonia, in the City of Oxnard, County of Ventura, State of California, as said subdivision is designated and delineated on that certain map filed in the Office of the County Clerk of said County in that certain action entitled "Thomas A. Scott, et al, Plffs., vs. Rafael Gonzales, et al, Defs.", also being that portion of the land described in the Grant Deed to Oxnard Union High School District recorded on January 10, 2020 as Instrument No. 20200110-00003601 of Official Records in the Office of the County Recorder of said County, described as follows:

Commencing at the intersection of the northerly line of *Colonia Road* (now called *Camino Del Sol*), 50 feet wide, as described in the Deed to Ventura County recorded on May 14, 1877 in Book 5, at Page 248 of Deeds in last said Office, with the easterly line of *Rose Avenue*, 50 feet wide, as described in the Deed to said County recorded on September 1, 1890 in Book 31, at Page 320 of Deeds in last said Office; thence along said northerly line of *Camino Del Sol*, South 89°27'34" East, a distance of 727.41 feet to the southwest corner of said Grant Deed and the Point of Beginning; thence along the westerly line of said Grant Deed,

- 1st North 00°32'26" East, a distance of 45.05 feet; thence,
- 2nd South 88°17'46" East, a distance of 206.61 feet to a line parallel with, and 40.86 feet northerly of, said northerly line of *Camino Del Sol*; thence along said parallel line,
- 3rd South 89°27'34" East, a distance of 924.06 feet, more or less, to the beginning of a tangent curve concave northwesterly having a radius of 12.00 feet, said curve also being tangent to a line parallel with, and 62.00' westerly of, the easterly line of said Grant Deed; thence along said curve,
- 4th Northeasterly through a central angle of 89°55'31", an arc distance of 18.83 feet to last said parallel line; thence along last said parallel line,
- 5th North 00°36'55" East, a distance of 1087.12 feet, more or less, to the beginning of a tangent curve concave southwesterly having a radius of 12.00 feet, said curve also being tangent to a line parallel with, and 42.00' southerly of, the northerly line of said Grant Deed; thence along said curve,
- 6th Northwesterly through a central angle of 90°04'35", an arc distance of 18.87 feet to last said parallel line and a point of cusp; thence along last said parallel line,
- 7th South 89°27'40" East, a distance of 74.02 feet to the easterly line of said Grant Deed, also being the westerly boundary line of Tract No. 5136-2 in the City of Oxnard recorded on April 16, 1999 in Book 137, at Page 80 of Miscellaneous Records (Maps) in said county; thence along said easterly line,

8th South 00°36'55" West, a distance of 1151.98 feet to the southeast corner of said Grant Deed; thence along the southerly line of said Grant Deed,

9th North 89°27'34" West, a distance of 1204.56 feet to the **Point of Beginning**.

EXCEPT that portion lying southerly of the northerly line of the Right of Way Deed to the City of Oxnard recorded August 31, 2000 per Document No. 2000-0139888 of Official Records of said County.

Contains: 2.00 Acres, more or less.

The above described parcel of land is delineated on the attached Exhibit B.

William T. Hurdle 5-23-2023
William T. Hurdle Date
PLS 5453



EXHIBIT "B"

(RIGHT-OF-WAY DEDICATION)

SHEET 1 OF 1

LINE DATA

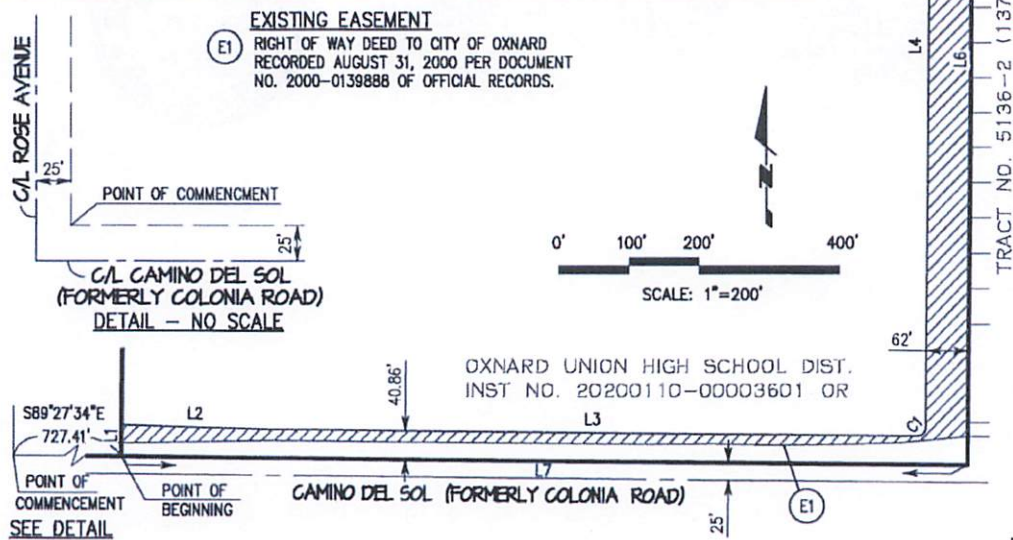
LINE	BEARING	DISTANCE
L1	N00°32'26"E	45.05'
L2	S88°17'46"E	206.61'
L3	S89°27'34"E	924.06'
L4	N00°36'55"E	1087.12'
L5	S89°27'40"E	74.02'
L6	S00°36'55"W	1151.98'
L7	N89°27'34"W	1204.56'

AREA
2.00 ACRES, MORE OR LESS

LEGEND
C/L CENTERLINE
INST INSTRUMENT
OR OFFICIAL RECORDS

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	RADIAL BEARING-IN	RADIAL BEARING-OUT
C1	89°55'31"	12.00'	18.83'	N00°32'26"E	S89°23'05"E
C2	90°04'35"	12.00'	18.87'	N89°23'05"W	N00°32'20"E



HATCHED AREA DENOTES LAND DESCRIBED IN THE ATTACHED EXHIBIT "A"

William T. Hurdle 5-23-2023
 WILLIAM T. HURDLE DATE
 PLS 5453



JENSEN DESIGN & SURVEY, INC. 1672 DONLON STREET, VENTURA, CA 93003 (805) 654-6977

5808 E. B. St. Deer Camino Del Sol - School.dwg

EXHIBIT 6

RECORDING REQUESTED BY:
City of Oxnard
Request recording without fee. Record
for benefit of City of Oxnard pursuant
to Section 6103 of Government Code.

AND WHEN RECORDED, MAIL TO:
Oxnard City Clerk's Office
305 West Third Street
Oxnard, CA 93030

APN: 214-0-020-635

EXEMPT FROM RECORDING FEES PER GOVT. CODE §27383
NO DOCUMENTARY TRANSFER TAX PER R&T CODE §11922

GRANT DEED RIGHT-OF-WAY DEDICATION

OXNARD UNION HIGH SCHOOL DISTRICT, a California public school district ("Grantor"), hereby grants to the **CITY OF OXNARD**, a municipal corporation organized and existing under the laws of the State of California ("Grantor"), the right-of-way for public streets and public utility purposes over, under and across the real property described in Exhibits "A" and "B", attached hereto and incorporated by reference herein.

IN WITNESS WHEREOF, Grantor has executed this instrument this _____ day of _____, 2023.

GRANTOR:
Oxnard Union High School District

Name: Dr. Thomas McCoy
Title: Superintendent

EXHIBIT "A"
(RIGHT-OF-WAY DEDICATION)

That portion of Subdivision 26 of the Rancho El Rio de Santa Clara O' la Colonia, in the City of Oxnard, County of Ventura, State of California, as said subdivision is designated and delineated on that certain map filed in the Office of the County Clerk of said County in that certain action entitled "Thomas A. Scott, et al, Pliffs., vs. Rafael Gonzales, et al, Defts.", also being that portion of the land described in the Grant Deed to Oxnard Union High School District recorded on January 10, 2020 as Instrument No. 20200110-00003601 of Official Records in the Office of the County Recorder of said County, described as follows:

Commencing at the intersection of the northerly line of *Colonia Road* (now called *Camino Del Sol*), 50 feet wide, as described in the Deed to Ventura County recorded on May 14, 1877 in Book 5, at Page 248 of Deeds in last said Office, with the easterly line of *Rose Avenue*, 50 feet wide, as described in the Deed to said County recorded on September 1, 1890 in Book 31, at Page 320 of Deeds in last said Office; thence along said easterly line of *Rose Avenue*, North 00°28'49" East, a distance of 1313.79 feet to the northwest corner of land as described in said Grant Deed; thence along the northerly line of said Grant Deed, South 89°31'11" East, a distance of 47.47 feet to the Point of Beginning; thence continuing along said northerly line the following 9 courses,

- 1st South 89°31'11" East, a distance of 63.89 feet to the beginning of a tangent curve concave northwesterly having a radius of 200.00 feet; thence along said curve,
- 2nd Northeasterly through a central angle of 37°51'44", an arc distance of 132.16 feet; thence,
- 3rd North 52°37'05" East, a distance of 288.21 feet to the beginning of a tangent curve concave southeasterly having a radius of 200.00 feet; thence along said curve,
- 4th Northeasterly through a central angle of 37°55'21", an arc distance of 132.37 feet; thence,
- 5th South 89°27'34" East, a distance of 719.60 feet to the beginning of a tangent curve concave southwesterly having a radius of 200.00 feet; thence along said curve,
- 6th Southeasterly through a central angle of 50°57'48", an arc distance of 177.90 feet; thence,
- 7th South 38°29'46" East, a distance of 300.55 feet to the beginning of a tangent curve concave northeasterly having a radius of 200.00 feet; thence along said curve,
- 8th Southeasterly through a central angle of 50°57'54", an arc distance of 177.90 feet; thence,

- 9th South 89°27'40" East, a distance of 130.97 feet to the easterly line of said Grant Deed; thence along said easterly line,
- 10th South 00°36'55" West, a distance of 42.00 feet to a line that is parallel with, and 42.00 feet southerly of, the northerly line of said Grant Deed; thence staying parallel or concentric, and 42.00 feet southerly of, said northerly line the following 9 courses,
- 11th North 89°27'40" West, a distance of 130.92 feet to the beginning of a tangent curve concave northeasterly having a radius of 242.00 feet; thence along said curve,
- 12th Northwesterly through a central angle of 50°57'54", an arc distance of 215.26 feet; thence,
- 13th North 38°29'46" West, a distance of 300.55 feet to the beginning of a tangent curve concave southwesterly having a radius of 158.00 feet; thence along said curve,
- 14th Northwesterly through a central angle of 50°57'48", an arc distance of 140.54 feet; thence,
- 15th North 89°27'34" West, a distance of 719.60 feet to the beginning of a tangent curve concave southeasterly having a radius of 158.00 feet; thence along said curve,
- 16th Southwesterly through a central angle of 37°55'21", an arc distance of 104.58 feet; thence,
- 17th South 52°37'05" West, a distance of 288.21 feet to the beginning of a tangent curve concave northwesterly having a radius of 242.00 feet; thence along said curve,
- 18th Southwesterly through a central angle of 37°51'44", an arc distance of 159.92 feet; thence,
- 19th North 89°31'11" West, a distance of 63.89 feet; thence,
- 20th North 00°28'49" East, a distance of 42.00 feet to the **Point of Beginning**.

Contains: 89,188 Square Feet, 2.05 Acres, more or less.

The above described parcel of land is delineated on the on the attached Exhibit B.

William T. Hurdle

William T. Hurdle
PLS 5453

5-23-2023

Date



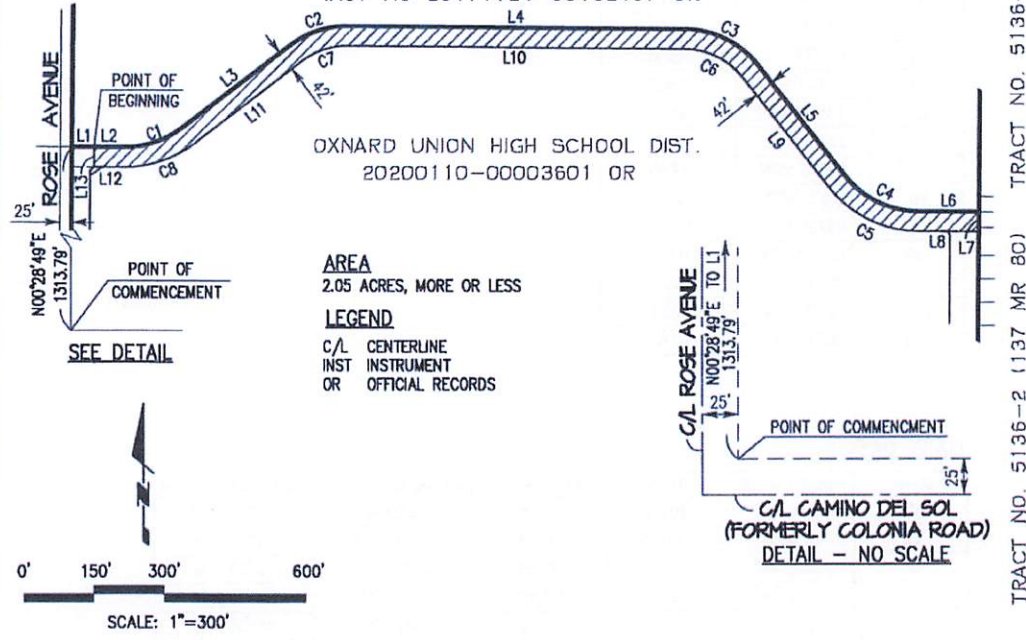
EXHIBIT "B"

SHEET 1 OF 2

(RIGHT-OF-WAY DEDICATION)

PORTION OF SUBDIVISION 26
 RANCHO EL RIO DE SANTA CLARA
 O' LA COLONIA
 INST NO 20171124-00152497 OR

OXNARD UNION HIGH SCHOOL DIST.
 20200110-00003601 OR



AREA
 2.05 ACRES, MORE OR LESS

LEGEND
 C/L CENTERLINE
 INST INSTRUMENT
 OR OFFICIAL RECORDS

TRACT NO. 5136-1 (137 MR 64)
 TRACT NO. 5136-2 (137 MR 80)

HATCHED AREA DENOTES LAND DESCRIBED IN THE ATTACHED EXHIBIT "A"

William T. Hurdle 5-23-2023
 WILLIAM T. HURDLE DATE
 PLS 5453



JENSEN DESIGN & SURVEY, INC. 1672 DONLON STREET, VENTURA, CA 93003 (805) 654-6977

5808 Ex B St Deal North Road - School.dwg

EXHIBIT "B"

(RIGHT-OF-WAY DEDICATION)

SHEET 2 OF 2

LINE DATA

LINE	BEARING	DISTANCE
L1	S89°31'11"E	47.47'
L2	S89°31'11"E	63.89'
L3	N52°37'05"E	288.21'
L4	S89°27'34"E	719.80'
L5	S38°28'48"E	300.55'
L6	S89°27'40"E	130.97'
L7	S00°36'55"W	42.00'
L8	N89°27'40"W	130.92'
L9	N38°28'46"W	300.55'
L10	N89°27'34"W	719.80'
L11	S52°37'05"W	288.21'
L12	N89°31'11"W	63.89'
L13	N00°28'49"E	42.00'

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	RADIAL BEARING-IN	RADIAL BEARING-OUT
C1	37°51'44"	200.00'	132.16'	N00°28'49"E	N37°22'55"W
C2	37°55'21"	200.00'	132.37'	S37°22'55"E	S00°32'28"W
C3	50°57'48"	200.00'	177.90'	S00°32'28"W	S51°30'14"W
C4	50°57'54"	200.00'	177.90'	N51°30'14"E	N00°32'20"E
C5	50°57'54"	242.00'	215.28'	N00°32'20"E	N51°30'14"E
C6	50°57'48"	158.00'	140.54'	S51°30'14"W	S00°32'28"W
C7	37°55'21"	158.00'	104.58'	S00°32'28"W	S37°22'55"E
C8	37°31'44"	242.00'	158.92'	N37°22'55"W	N00°28'49"E