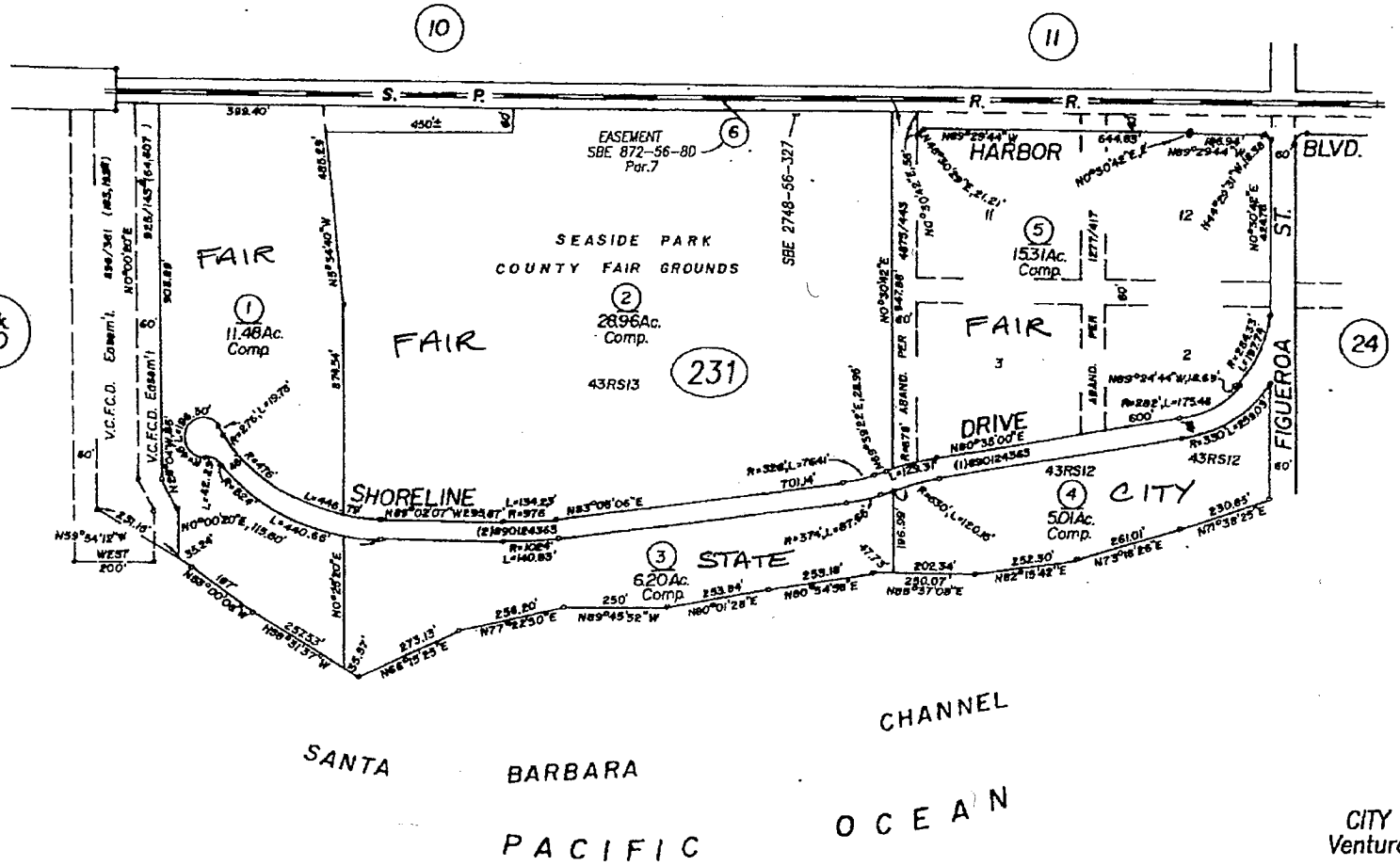
RANCHO EX-MISSION SAN BUENAVENTURA

Tax Rate Area
05001

73-23

TOTAL P.02

1" = 300'



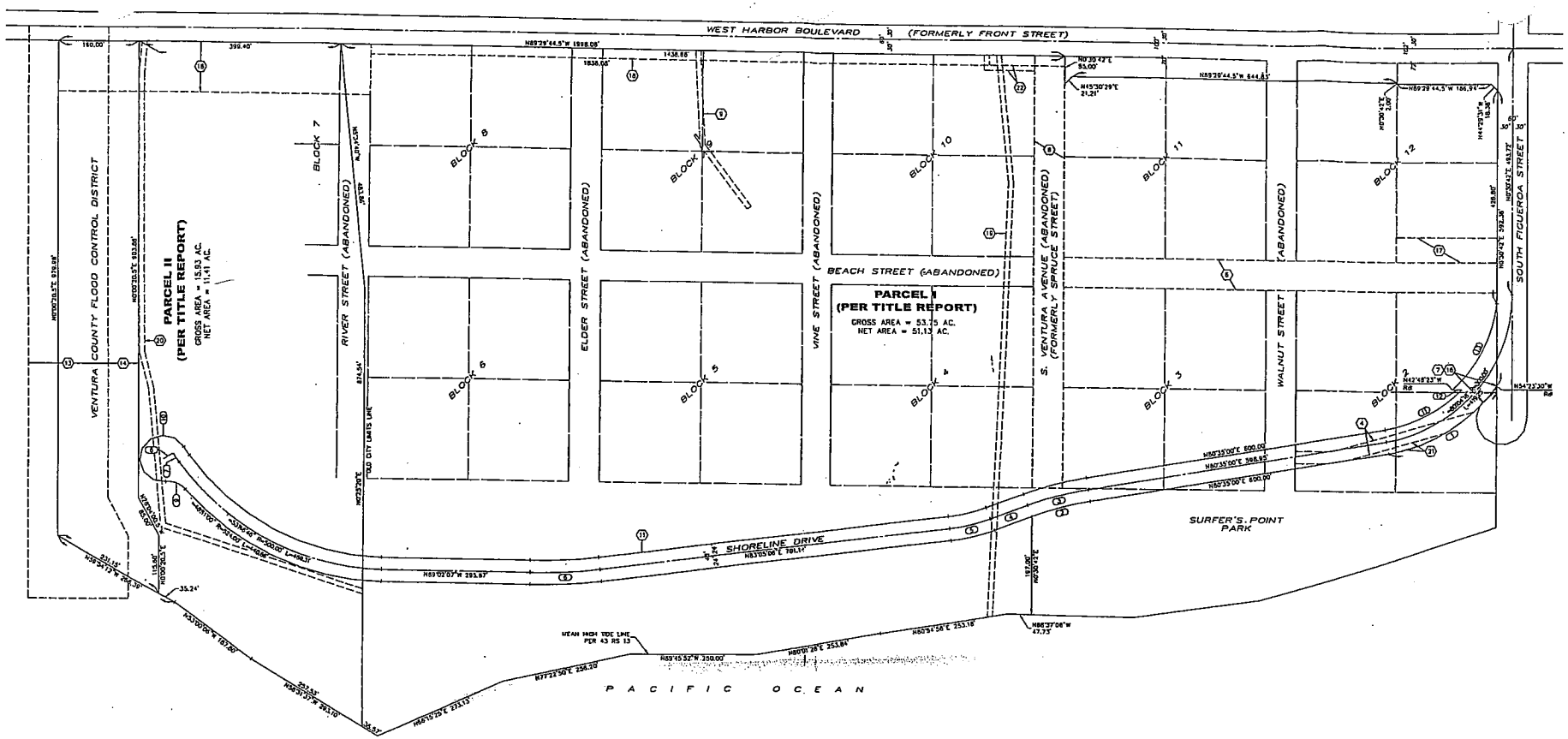
CITY OF SAN BUENAVENTURA
Ventura County Assessor's Map

Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

DRAWN	B.W.	REVISED	5-3-20
REDRAWN	B.W.	CREATED	12-17-19
INKED	PLOTTED	EFFECTIVE	93-94 RO
PREVIOUS Bk.73, Portion Pg.23			
Compiled By Ventura County Assessor's Office			

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE DO NOT NECESSARILY CONSTITUTE LEGAL LOTS. CHECK WITH COUNTY SURVEYOR'S OFFICE OR PLANNING DIVISION TO VERIFY.

Portion City of San Buenaventura, M.R. Bk.A, Pg.326½ (& Bk.1A, Pg.22)



EASEMENT LEGEND :

4 A 25' WIDE EASEMENT FOR INGRESS AND EGRESS, ROADWAY AND INCIDENTAL PURPOSES, AS GRANTED TO CITY OF SAN BUENAVENTURA BY THE DOCUMENT RECORDED JANUARY 30, 1954, IN BOOK 1179, PAGE 182 OF OFFICIAL RECORDS OF VENTURA COUNTY.

6 A 60' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO CITY OF SAN BUENAVENTURA BY THE DOCUMENT RECORDED MARCH 30, 1955, IN BOOK 1377, PAGE 417 OF OFFICIAL RECORDS OF VENTURA COUNTY.

7 AN EASEMENT TO CONSTRUCT, USE, MAINTAIN, ALTER, ADD TO, REPAIR, AND REPLACE A ROAD, AS GRANTED TO CITY OF SAN BUENAVENTURA BY THE DOCUMENT RECORDED JUNE 12, 1957, IN BOOK 3501, PAGE 340 OF OFFICIAL RECORDS OF VENTURA COUNTY.

8 A 50' WIDE EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF WATER LINES, SANITARY SEWERS, STORM DRAINS, PUBLIC UTILITIES AND PRIVATE TRANSMISSION FACILITIES, AS GRANTED TO CITY OF SAN BUENAVENTURA BY THE DOCUMENT RECORDED JUNE 20, 1977, IN BOOK 4675, PAGE 443 OF OFFICIAL RECORDS OF VENTURA COUNTY.

9 10' AND 4' WIDE EASEMENTS FOR UTILITIES PURPOSES, AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY BY THE DOCUMENT RECORDED JULY 22, 1983, AS INSTRUMENT No. 83-079136 OF OFFICIAL RECORDS OF VENTURA COUNTY.

11 A 48' AND VARIABLE WIDTH EASEMENT FOR PUBLIC ROADWAY PURPOSES, AS GRANTED TO CITY OF SAN BUENAVENTURA BY THE DOCUMENT RECORDED AUGUST 8, 1989, AS INSTRUMENT No. 89-124363 OF OFFICIAL RECORDS OF VENTURA COUNTY.

12 EASEMENTS FOR UTILITIES PURPOSES, AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY BY THE DOCUMENT RECORDED MAY 21, 1998, AS INSTRUMENT No. 98-080671 OF OFFICIAL RECORDS OF VENTURA COUNTY. (SAID EASEMENTS CANNOT BE LOCATED BY DEED.)

13 AN EASEMENT FOR FLOOD CONTROL PURPOSES, AS GRANTED TO VENTURA COUNTY FLOOD CONTROL DISTRICT BY THE DOCUMENT RECORDED OCTOBER 30, 1949, IN BOOK 896, PAGE 361 OF OFFICIAL RECORDS OF VENTURA COUNTY.

14 AN EASEMENT FOR FLOOD CONTROL PURPOSES, AS GRANTED TO VENTURA COUNTY FLOOD CONTROL DISTRICT BY THE DOCUMENT RECORDED APRIL 8, 1950, IN BOOK 925, PAGE 143 OF OFFICIAL RECORDS OF VENTURA COUNTY.

16 AN EASEMENT FOR ROAD PURPOSES AND RIGHTS INCIDENTAL THERETO OVER THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF SOUTH FIGUEROA STREET AS THE SAME NOW EXISTS.

17 RIGHT OF WAYS FOR SEWER AS SHOWN ON EASEMENT SITE PLAN DATED JANUARY 15, 1986, BY LAND AND SEA SURVEYS, INC. AND LABELED 86-C-100 IN THE OFFICE OF THE CITY OF SAN BUENAVENTURA.

18 100' AND 20' WIDE EASEMENTS FOR CONVEYANCE OF WATER PURPOSES, AS GRANTED TO GEORGE C. PONCR BY THE DOCUMENT RECORDED DECEMBER 31, 1923, IN BOOK 32, PAGE 339 OF OFFICIAL RECORDS OF VENTURA COUNTY.

19 A 10' WIDE EASEMENT FOR PIPELINES PURPOSES, AS GRANTED TO SHELL COMPANY OF CALIFORNIA, ET AL. BY THE DOCUMENT RECORDED AUGUST 18, 1926, IN BOOK 114, PAGE 319 OF OFFICIAL RECORDS OF VENTURA COUNTY.

20 A 10' WIDE EASEMENT FOR WATER PIPELINE PURPOSES, AS GRANTED TO SHELL OIL COMPANY AND SHELL CHEMICAL CORPORATION BY THE DOCUMENT RECORDED MAY 10, 1954, IN BOOK 1301, PAGE 327 OF OFFICIAL RECORDS OF VENTURA COUNTY.

21 A 10' WIDE EASEMENT FOR UTILITIES PURPOSES, AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY BY THE DOCUMENT RECORDED JUNE 8, 1954, IN BOOK 1297, PAGE 314 OF OFFICIAL RECORDS OF VENTURA COUNTY.

22 A 10' WIDE EASEMENT FOR PIPELINE PURPOSES, AS GRANTED TO UNOCAL OIL CORPORATION BY THE DOCUMENT RECORDED AUGUST 21, 1989, IN BOOK 3537, PAGE 8 OF OFFICIAL RECORDS OF VENTURA COUNTY.

LINE/CURVE TABLE :

1	"=44°58'30" R=330.00' L=259.04'	8	N56°31'00"E 22.00'
2	"=10°56'33" R=630.00' L=120.14'	9	"=55°02'57" R=44.00' L=42.27'
3	"=10°55'38" R=654.00' L=124.73'	10	"=244°45'04" R=46.00' L=196.50'
4	N69°19'22"E 78.93'	11	"=35°39'10" R=282.00' L=175.48'
5	"=13°25'44" R=350.00' L=82.03'	12	N89°29'44.5"W 18.88'
6	"=75°27'47" R=1000.00' L=137.53'	13	"=76°52'56" R=284.33' L=197.92'
7	"=4°06'21" R=300.00' L=21.50'		

NOTES:

1) 43 RS 13 AND PRELIMINARY REPORT No. 03557849, PREPARED BY STEWART TITLE OF CALIFORNIA (DATED NOVEMBER 18, 2003) WERE USED TO PREPARE THIS PLAN.
2) DUE TO SEVERAL ERRORS IN 89-124363, O.R., CONSTRUCTION PLANS FURNISHED BY THE CITY OF SAN BUENAVENTURA WERE USED TO LOCATE SHORELINE DRIVE.
3) TOTAL GROSS AREA = 69.68 ACRES.
4) TOTAL NET AREA (GROSS AREA MINUS FLOOD CONTROL EASEMENTS AND SHORELINE DRIVE) = 62.55 ACRES.

GRAPHIC SCALE

100 0 100 200 300

1 inch = 100 feet

BENNER and CARPENTER, INC.
CIVIL ENGINEERS LAND SURVEYORS
506 E. Main Street Santa Paula, CA 93060
(805) 525-3316 FAX (805) 658-1989

SCALE: 1"=100'	JOB No: 03-249	FILE: 032498DRY1
DATE:	DATA:	DRAWN BY:

CITY OF SAN BUENAVENTURA

BOUNDARY LOCATION of SEASIDE PARK

SHEET 1