

*Rosamond Community Services District  
Regular Board Meeting – Agenda  
Wednesday, March 23, 2022 @5:30PM*

# **REGULAR MEETING OF THE BOARD OF DIRECTORS ROSAMOND COMMUNITY SERVICES DISTRICT**

5:30PM Closed Session  
6PM Regular Board Meeting  
Wednesday, March 23, 2022  
District Board Room  
3179 35<sup>th</sup> Street West  
Rosamond, CA 93560

Teleconference #  
1-877-411-9748  
Access Code: 5150560

## **Agenda**

### **CALL TO ORDER**

### **ROLL CALL**

President Rick Webb  
Vice President Byron Glennan  
Director Ben Stewart  
Director Alfred Wallis  
Director Greg Wood

General Manager Steve A. Perez  
Director of Administration/Board Secretary Lizette Guerrero  
Director of Public Works John Houghton  
Public Works Manager Brach Smith  
Legal Counsel, John Komar, Esq.

### **PLEDGE OF ALLEGIANCE**

### **APPROVAL OF THE AGENDA**

### **PUBLIC COMMENTS**

(At this time, any person may address the Board on any subject within the District's jurisdiction which is not on the agenda. However, any non-agenda matter will be referred to staff for a report and/or action at a subsequent Board meeting and no action can be taken on any such item discussed unless the action has been authorized under §54954.2(b) of the Government Code. Any person may also address the Board on any

agenda matter at the time that matter is discussed, prior to Board consideration and action. Speakers are requested to limit comments to five (5) minutes.)

### **VOLUNTARY PUBLIC ROLL-CALL VIA TELECONFERENCE**

(If any member of the public on the teleconference/video conference wishes to identify themselves as present for this meeting, please do so for the record/minutes.)

### **CLOSED SESSION**

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Pursuant to Government Code Section 54956.8  
Property: Water Rights
2. PURSUANT TO GOVERNMENT CODE SECTION 54957  
Public Employment  
Title: General Manager
3. PURSUANT TO GOVERNMENT CODE SECTION 54957  
Public Employee Performance Evaluation  
Title: General Manager

### **PUBLIC REPORT ON ACTION TAKEN IN CLOSED SESSION**

### **6:00 P.M. OPEN SESSION**

### **PUBLIC COMMENTS**

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### **VOLUNTARY PUBLIC ROLL-CALL VIA TELECONFERENCE**

(If any member of the public on the teleconference/video conference wishes to identify themselves as present for this meeting, please do so for the record/minutes.)

### **MINUTES**

- M 1.** Approve March 14, 2022, Finance Committee Meeting Minutes
- M 2.** Approve March 14, 2022, Personnel Committee Meeting Minutes
- M 3.** Approve March 9, 2022, Regular Board Meeting Minutes

**M 4.** Approve March 3, 2022, Personnel Committee Meeting Minutes

**NEW BUSINESS**

**NB 1.** Approve vacation of easement #004869. (Presenter: Brach Smith, Public Works Manager)

**PRESENTATIONS**

**PR 1.** Water Reclamation Plant Project Update (Presenter: Brach Smith, Public Works Manager)

**DIRECTOR REPORTS/COMMENTS/FUTURE AGENDA ITEMS**

**GENERAL COUNSEL UPDATE**

John Komar, Esq.

**GENERAL MANAGER UPDATE**

Steve A. Perez

**DIRECTOR OF ADMINISTRATION UPDATE**

Lizette Guerrero, MBA, CMC

**PUBLIC WORKS UPDATE**

John Houghton/Brach Smith

**ADJOURNMENT**

Requirements Regarding Disabled Access: In accordance with §54954.2(a), requests for a disability related modification or accommodation, including auxiliary aids or services, in order to attend or participate in a meeting, should be made to the RCSD Board Secretary at least 48 hours in advance of the meeting to ensure availability of the requested service or accommodation. Please contact the Board Secretary by telephone at (661) 256-5808, Email: [lguerrero@rosamondcsd.com](mailto:lguerrero@rosamondcsd.com) or in writing at the Rosamond Community Services District, Attn: Board Secretary 3179 35<sup>th</sup> Street West, Rosamond, CA 93560.

Pursuant to Government Code Section 54957.5, any writing that: (1) is a public record; (2) relates to an agenda item for an open session of a regular meeting of the Board of Directors; and (3) is distributed less than 72 hours prior to that meeting, will be made available for public inspection at the time the writing is distributed to the Board of Directors. Any such writing will be available for public inspection at the District offices located at [3179 35th Street West, Rosamond, CA 93560](#). In addition, any such writing may also be posted on the District's web site.

## FINANCE COMMITTEE MEETING

11:00 AM Finance Committee Meeting  
Monday, March 14, 2022  
District Conference Room  
3179 35<sup>th</sup> Street West  
Rosamond, CA 93560

Teleconference #  
1-877-411-9748  
Access Code: 5150560

### Minutes

**Director Webb called the meeting to order at 11:03AM.**

#### **ROLL CALL**

Director Rick Webb  
Director Alfred Wallis

#### **PUBLIC COMMENTS- None**

(At this time, any person may address the Board on any subject within the District's jurisdiction which is not on the agenda. However, any non-agenda matter will be referred to staff for a report and/or action at a subsequent Board meeting and no action can be taken on any such item discussed unless the action has been authorized under §54954.2(b) of the Government Code. Any person may also address the Board on any agenda matter at the time that matter is discussed, prior to Board consideration and action. Speakers are requested to limit comments to five (5) minutes.)

#### **DISCUSSION**

**DI 1.** Funded positions in 2021-2022 FY Budget

**Discussion held.**

**DI 2.** Salary Schedule

**Discussion held.**

**ADJOURNMENT – Motion made by Director Wallis, Seconded by Director Webb to adjourn the meeting at 11:50AM. Motion passed based on the following Roll Call Vote:**

**Director Webb: Aye**

**Director Wallis: Aye**

**Requirements Regarding Disabled Access:** In accordance with §54954.2(a), requests for a disability related modification or accommodation, including auxiliary aids or services, in order to attend or participate in a meeting, should be made to the RCSD Board Secretary at least 48 hours in advance of the meeting to ensure availability of the requested service or accommodation. Please contact the Board Secretary by telephone at

*Rosamond Community Services District  
Finance Committee Meeting – Minutes  
Monday, March 14, 2022 @ 11:00 AM*

(661) 256-5808, Email: [lguerrero@rosamondcsd.com](mailto:lguerrero@rosamondcsd.com) or in writing at the Rosamond Community Services District, Attn: Board Secretary 3179 35<sup>th</sup> Street West, Rosamond, CA 93560. Pursuant to Government Code Section 54957.5, any writing that: (1) is a public record; (2) relates to an agenda item for an open session of a regular meeting of the Board of Directors; and (3) is distributed less than 72 hours prior to that meeting, will be made available for public inspection at the time the writing is distributed to the Board of Directors. Any such writing will be available for public inspection at the District offices located at [3179 35th Street West, Rosamond, CA 93560](#). In addition, any such writing may also be posted on the District's web site.

Respectfully submitted:

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Board of Directors  
Rosamond Community Services District

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Board Secretary

## PERSONNEL COMMITTEE MEETING

10:00 AM Personnel Committee Meeting  
Monday, March 14, 2022  
District Conference Room  
3179 35<sup>th</sup> Street West  
Rosamond, CA 93560

Teleconference #  
1-877-411-9748  
Access Code: 5150560

### Minutes

**Director Webb called the meeting to order at 10:08AM.**

#### **ROLL CALL**

Director Rick Webb  
Director Greg Wood- **Teleconference**

#### **PUBLIC COMMENTS- None**

(At this time, any person may address the Board on any subject within the District's jurisdiction which is not on the agenda. However, any non-agenda matter will be referred to staff for a report and/or action at a subsequent Board meeting and no action can be taken on any such item discussed unless the action has been authorized under §54954.2(b) of the Government Code. Any person may also address the Board on any agenda matter at the time that matter is discussed, prior to Board consideration and action. Speakers are requested to limit comments to five (5) minutes.)

#### **DISCUSSION**

**DI 1.** Vacant positions in 2021-2022 FY Budget

**Discussion held**

**DI 2.** Salary Schedule

**Discussion held**

**DI 3.** Funded positions in 2021-2022 FY Budget

**Discussion held**

**ADJOURNMENT - Motion made by Director Wood, Seconded by Director Webb to adjourn the meeting at 10:54AM. Motion passed based on the following Roll Call Vote:**

**Director Webb: Aye**

**Director Wood: Aye**

Requirements Regarding Disabled Access: In accordance with §54954.2(a), requests for a disability related modification or accommodation, including auxiliary aids or services, in order to attend or participate in a meeting, should be made to the RCSD Board Secretary at least 48 hours in advance of the meeting to ensure availability of the requested service or accommodation. Please contact the Board Secretary by telephone at (661) 256-5808, Email: [lguerrero@rosamondcsd.com](mailto:lguerrero@rosamondcsd.com) or in writing at the Rosamond Community Services District, Attn: Board Secretary 3179 35<sup>th</sup> Street West, Rosamond, CA 93560. Pursuant to Government Code Section 54957.5, any writing that: (1) is a public record; (2) relates to an agenda item for an open session of a regular meeting of the Board of Directors; and (3) is distributed less than 72 hours prior to that meeting, will be made available for public inspection at the time the writing is distributed to the Board of Directors. Any such writing will be available for public inspection at the District offices located at [3179 35th Street West, Rosamond, CA 93560](#). In addition, any such writing may also be posted on the District’s web site.

Respectfully submitted:

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Board of Directors  
Rosamond Community Services District

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Board Secretary

# **REGULAR MEETING OF THE BOARD OF DIRECTORS ROSAMOND COMMUNITY SERVICES DISTRICT**

5:30PM Closed Session  
6PM Regular Board Meeting  
Wednesday, March 9, 2022  
District Board Room  
3179 35<sup>th</sup> Street West  
Rosamond, CA 93560

Teleconference #  
1-877-411-9748  
Access Code: 5150560

## **Minutes**

**President Webb called the meeting to order at 5:30PM.**

### **ROLL CALL**

President Rick Webb- **Teleconference**  
Vice President Byron Glennan  
Director Ben Stewart  
Director Alfred Wallis  
Director Greg Wood- **Teleconference**

General Manager Steve A. Perez  
Director of Administration/Board Secretary Lizette Guerrero  
Director of Public Works John Houghton  
Public Works Manager Brach Smith  
Legal Counsel, John Komar, Esq.

### **PLEDGE OF ALLEGIANCE**

### **NEW BUSINESS**

**NB 1. The Board will reconsider the Governor’s Proclaimed State of Emergency regarding COVID-19 and determine whether this State of Emergency continues to impact the ability of the members to meet safely in person. (Presenter: Steve A. Perez, General Manager)**

**As a result of the Governor’s proclaimed state of emergency, meeting in person continues to impact the ability of the members to safely meet in person. Therefore,**

**motion made by Vice President Glennan, Seconded by Director Stewart for Rosamond CSD to continue to meet via teleconference under AB 361’s modified requirements on the basis that the state of emergency continues to directly impact the ability of the members to meet safely in person. Motion passed based on the following Roll Call Vote:**

<b>President Webb:</b>	<b>Aye</b>
<b>Vice President Glennan:</b>	<b>Aye</b>
<b>Director Wallis:</b>	<b>Aye</b>
<b>Director Stewart:</b>	<b>Aye</b>
<b>Director Wood:</b>	<b>Aye</b>

**APPROVAL OF THE AGENDA**

**Motion made by Director Stewart, Seconded by Vice President Glennan to approve the agenda. Motion passed based on the following Roll Call Vote:**

<b>President Webb:</b>	<b>Aye</b>
<b>Vice President Glennan:</b>	<b>Aye</b>
<b>Director Wallis:</b>	<b>Aye</b>
<b>Director Stewart:</b>	<b>Aye</b>
<b>Director Wood:</b>	<b>Aye</b>

**PUBLIC COMMENTS - None**

(At this time, any person may address the Board on any subject within the District’s jurisdiction which is not on the agenda. However, any non-agenda matter will be referred to staff for a report and/or action at a subsequent Board meeting and no action can be taken on any such item discussed unless the action has been authorized under §54954.2(b) of the Government Code. Any person may also address the Board on any agenda matter at the time that matter is discussed, prior to Board consideration and action. Speakers are requested to limit comments to five (5) minutes.)

**VOLUNTARY PUBLIC ROLL-CALL VIA TELECONFERENCE - None**

(If any member of the public on the teleconference/video conference wishes to identify themselves as present for this meeting, please do so for the record/minutes.)

**CLOSED SESSION**

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Pursuant to Government Code Section 54956.8  
Property: Water Rights
2. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION  
Significant exposure to litigation pursuant to Government Code §54956.9 (d)(2)  
One Potential Cases

**Motion made by Vice President Glennan, Seconded by Director Wallis to go into closed session at 5:38PM for item 1. Motion passed based on the following Roll Call Vote:**

<b>President Webb:</b>	<b>Aye</b>
<b>Vice President Glennan:</b>	<b>Aye</b>
<b>Director Wallis:</b>	<b>Aye</b>
<b>Director Stewart:</b>	<b>Aye</b>
<b>Director Wood:</b>	<b>Aye</b>

**Motion made by Director Stewart, Seconded by Vice President Glennan to come out of closed session at 6:01PM. Motion passed based on the following Roll Call Vote:**

<b>President Webb:</b>	<b>Aye</b>
<b>Vice President Glennan:</b>	<b>Aye</b>
<b>Director Wallis:</b>	<b>Aye</b>
<b>Director Stewart:</b>	<b>Aye</b>
<b>Director Wood:</b>	<b>Aye</b>

**PUBLIC REPORT ON ACTION TAKEN IN CLOSED SESSION**

**No reportable action taken.**

**6:02 P.M. OPEN SESSION**

**PUBLIC COMMENTS-**

**John Joyce from the Rosamond News made a comment. Director Glennan made comments as a member of the public.**

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**VOLUNTARY PUBLIC ROLL-CALL VIA TELECONFERENCE**

**John Joyce from the Rosamond News was present.**

(If any member of the public on the teleconference/video conference wishes to identify themselves as present for this meeting, please do so for the record/minutes.)

**MINUTES**

**M 1.** Approve February 23, 2022, Regular Board Meeting Minutes

**M 2.** Approve February 15, 2022, Special Board Meeting Minutes

**M 3.** Approve February 15, 2022, Sewer Committee Meeting Minutes

**M 4.** Approve February 14, 2022, Finance Committee Meeting Minutes

**M 5.** Approve February 9, 2022, Regular Board Meeting Minutes

**M 6.** Approve January 31, 2022, Engineering Committee Meeting Minutes

**M 7.** Approve January 31, 2022, Special Board Meeting Minutes

**M 8.** Approve January 26, 2022, Regular Board Meeting Minutes

**M 9.** Approve January 12, 2022, Regular Board Meeting Minutes

**Motion made by Vice President Glennan, Seconded by Director Stewart to approve the Meeting Minutes. Motion passed based on the following Roll Call Vote:**

<b>President Webb:</b>	<b>Aye</b>
<b>Vice President Glennan:</b>	<b>Aye</b>
<b>Director Wallis:</b>	<b>Aye</b>
<b>Director Stewart:</b>	<b>Aye</b>
<b>Director Wood:</b>	<b>Aye</b>

#### **CONSENT CALENDAR**

**CC 1.** Approve Check/Voucher Register from 02/01/2022 – 02/28/2022

**Motion made by Vice President Glennan, Seconded by Director Stewart to approve the Consent Calendar. Motion passed based on the following Roll Call Vote:**

<b>President Webb:</b>	<b>Nay</b>
<b>Vice President Glennan:</b>	<b>Aye</b>
<b>Director Wallis:</b>	<b>Aye</b>
<b>Director Stewart:</b>	<b>Aye</b>
<b>Director Wood:</b>	<b>Aye</b>

#### **NEW BUSINESS**

**NB 2.** Approve Board of Directors conference and meeting list. (Presenter: Steve A. Perez, General Manager)

**Motion made by Director Wood, Seconded by Vice President Glennan to approve the Board of Directors conference and meeting list as presented by the General Manager. Motion passed based on the following Roll Call Vote:**

<b>President Webb:</b>	<b>Aye</b>
<b>Vice President Glennan:</b>	<b>Aye</b>
<b>Director Wallis:</b>	<b>Aye</b>
<b>Director Stewart:</b>	<b>Aye</b>

**Director Wood:**                      **Aye**

**PRESENTATIONS**

**PR 1.** Water Reclamation Plant Project Update (Presenter: Brach Smith, Public Works Manager)

**DIRECTOR REPORTS/COMMENTS/FUTURE AGENDA ITEMS**

**DR 1.** Status update on open projects by the General Manager. (Presenter: Rick Webb, Board President)

**Project update provided by the General Manager.**

**DIRECTOR REPORTS/COMMENTS**

**Director’s Wood, Glennan, Stewart and Webb made comments.**

**GENERAL COUNSEL UPDATE**

John Komar, Esq.

**GENERAL MANAGER UPDATE**

Steve A. Perez

**DIRECTOR OF ADMINISTRATION UPDATE**

Lizette Guerrero, MBA, CMC- **Update Provided**

**PUBLIC WORKS UPDATE**

John Houghton/Brach Smith- **Update Provided**

**ADJOURNMENT**- Motion made by Vice President Glennan, Seconded by Director Stewart to adjourn the meeting at 6:48PM. Motion passed based on the following Roll Call Vote:

<b>President Webb:</b>	<b>Aye</b>
<b>Vice President Glennan:</b>	<b>Aye</b>
<b>Director Wallis:</b>	<b>Aye</b>
<b>Director Stewart:</b>	<b>Aye</b>
<b>Director Wood:</b>	<b>Aye</b>

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*Rosamond Community Services District  
Regular Board Meeting – Minutes  
Wednesday, March 9, 2022 @5:30PM*

(661) 256-5808, Email: [lguerrero@rosamondcsd.com](mailto:lguerrero@rosamondcsd.com) or in writing at the Rosamond Community Services District, Attn: Board Secretary 3179 35<sup>th</sup> Street West, Rosamond, CA 93560.

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Respectfully submitted:

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Board of Directors  
Rosamond Community Services District

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Board Secretary

## PERSONNEL COMMITTEE MEETING

4:00 PM Personnel Committee Meeting  
Thursday, March 3, 2022  
District Conference Room  
3179 35<sup>th</sup> Street West  
Rosamond, CA 93560

Teleconference #  
1-877-411-9748  
Access Code: 5150560

### Minutes

**Director Webb called the meeting to order at 4:00PM.**

#### **ROLL CALL**

Director Rick Webb- **Teleconference**  
Director Greg Wood- **Teleconference**

**In attendance: Steve Perez and Lizette Guerrero**

#### **PUBLIC COMMENTS - None**

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#### **DISCUSSION**

**DI 1. Salary Schedules**

**Discussion held.**

**ADJOURNMENT – Motion made by Director Wood, Seconded by Director Webb to adjourn the meeting at 4:46PM. Motion passed based on the following Roll Call Vote:**

**Director Webb; Aye**  
**Director Wood: Aye**

Requirements Regarding Disabled Access: In accordance with §54954.2(a), requests for a disability related modification or accommodation, including auxiliary aids or services, in order to attend or participate in a meeting, should be made to the RCSD Board Secretary at least 48 hours in advance of the meeting to ensure availability of the requested service or accommodation. Please contact the Board Secretary by telephone at

*Rosamond Community Services District  
Personnel Committee Meeting – Minutes  
Thursday, March 3, 2022 @ 4:00 PM*

(661) 256-5808, Email: [lguerrero@rosamondcsd.com](mailto:lguerrero@rosamondcsd.com) or in writing at the Rosamond Community Services District, Attn: Board Secretary 3179 35<sup>th</sup> Street West, Rosamond, CA 93560. Pursuant to Government Code Section 54957.5, any writing that: (1) is a public record; (2) relates to an agenda item for an open session of a regular meeting of the Board of Directors; and (3) is distributed less than 72 hours prior to that meeting, will be made available for public inspection at the time the writing is distributed to the Board of Directors. Any such writing will be available for public inspection at the District offices located at [3179 35th Street West, Rosamond, CA 93560](#). In addition, any such writing may also be posted on the District’s web site.

Respectfully submitted:

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Board of Directors  
Rosamond Community Services District

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Board Secretary

# STAFF REPORT

## Rosamond Community Services District

DATE: March 23, 2022  
TO: Board of Directors  
FROM: Brach Smith, Public Works Manager  
SUBJECT: Vacation of Easement #004869

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### RECOMMENDATION:

Authorize staff to take all steps necessary to quitclaim easement #004869 as recorded on page 1150 of book 5959.

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### EXECUTIVE SUMMARY:

Frontier Communities is currently developing Tract 7391. In order to record the final tract map the existing easement needs to be vacated.

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### DISCUSSION/ANALYSIS:

In 1986 Calandri Partnership dedicated the subject easement to the District for the installation of a sewer pipeline. The terms of the easement required the district to vacate the easement if the pipeline was not installed within 1 year. The district elected to not install the pipeline but never vacated the easement. The easement will now be replaced by the extension of Poplar Street and the necessary sewer line will be installed within that right of way.

### FISCAL IMPACT:

None

### ENVIRONMENTAL IMPACT:

NA

### PRIOR BOARD REVIEW:

NA

COMMISSION/COMMITTEE/BOARD REVIEW AND RECOMMENDATIONS:

NA

NOTIFICATION:

NA

ATTACHMENTS:

- Dedication of easement #004869
- Tract 7391 map

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

BOOK 5959 PAGE 1150

FD

1987 JAN 14 A 10:13

004869

Rosamond Community Services District  
P.O. Box H  
Rosamond, California 93560

RECORDED BY GALE S. ENSTAD  
KERN COUNTY CLERK-RECORDER

DRS .00  
FREE REC .00  
#326690 0001 R01 T12:15

EASEMENT

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged:

CALANDRI PARTNERSHIP, a general partnership, hereby grants to ROSAMOND COMMUNITY SERVICES DISTRICT,

A 10 foot wide easement for sewer pipeline, appurtenance, maintenance, repairs, and construction over and under the following described real property:

The North 20 feet of the West half of the Southwest quarter of the Northeast quarter of Section 19, Township 9 North, Range 12 West, S.B.B.&M. in the County of Kern, State of California, except the North 5 feet and the South 5 feet thereof.

In the event that construction of the pipeline shall not be completed within one year from and after recordation of this instrument, the rights of Rosamond Community Services District under this easement shall, at the election of the Calandri Partnership, terminate and Rosamond Community Services District shall quitclaim all right, title and interest in and to the property described herein.

Except as otherwise provided in the preceding paragraph, this grant shall be irrevocable and shall be binding on the Grantors, their heirs, executors, administrators, successors, and assigns.

The above described easement is to be kept open, clear, and free from buildings and structures of any kind.

This grant is subject to all existing conditions, restrictions, reservations, easements, servitudes, and rights-of-way whether of record or not.

The construction of the sewer pipeline on the property described herein shall be at no expense to the Calandri Partnership, and no liens shall be placed or allowed to be placed on the property described herein.

The Grantee shall indemnify the Grantors and their partners, employees and agents, and shall defend and hold them harmless from any and all claims or liabilities for personal injury, loss of life or property damage due to any acts or failure to act in connection with the Grantee's exercise of its rights under this grant.

IN WITNESS WHEREOF, said Grantors have hereunto subscribed their names this 22 day of Dec, 1986.

CALANDRI PARTNERSHIP

By Barbara J. Calandri  
Its General Partner  
BARBARA J. CALANDRI

DOCUMENTARY TRANSFER TAX \$ 0  
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR  
 COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES  
 COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES  
REMAINING THEREON AT TIME OF SALE  
John Salinger / agent  
Signature of declarant or agent determining tax firm name



# TRACT NO. 7391 - PHASE 3

BEING A SUBDIVISION OF PARCEL C OF CERTIFICATE OF COMPLIANCE, LOT LINE ADJUSTMENT NO. 22-09 RECORDED APRIL 21, 2010 AS INSTRUMENT NO. 210051767 OF OFFICIAL RECORDS, ALSO BEING A SUBDIVISION OF THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 12 WEST, S.B.B.M., IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, TOGETHER WITH THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19.

18 LOTS 4.29 ACRES (GROSS)

## BASIS OF BEARING:

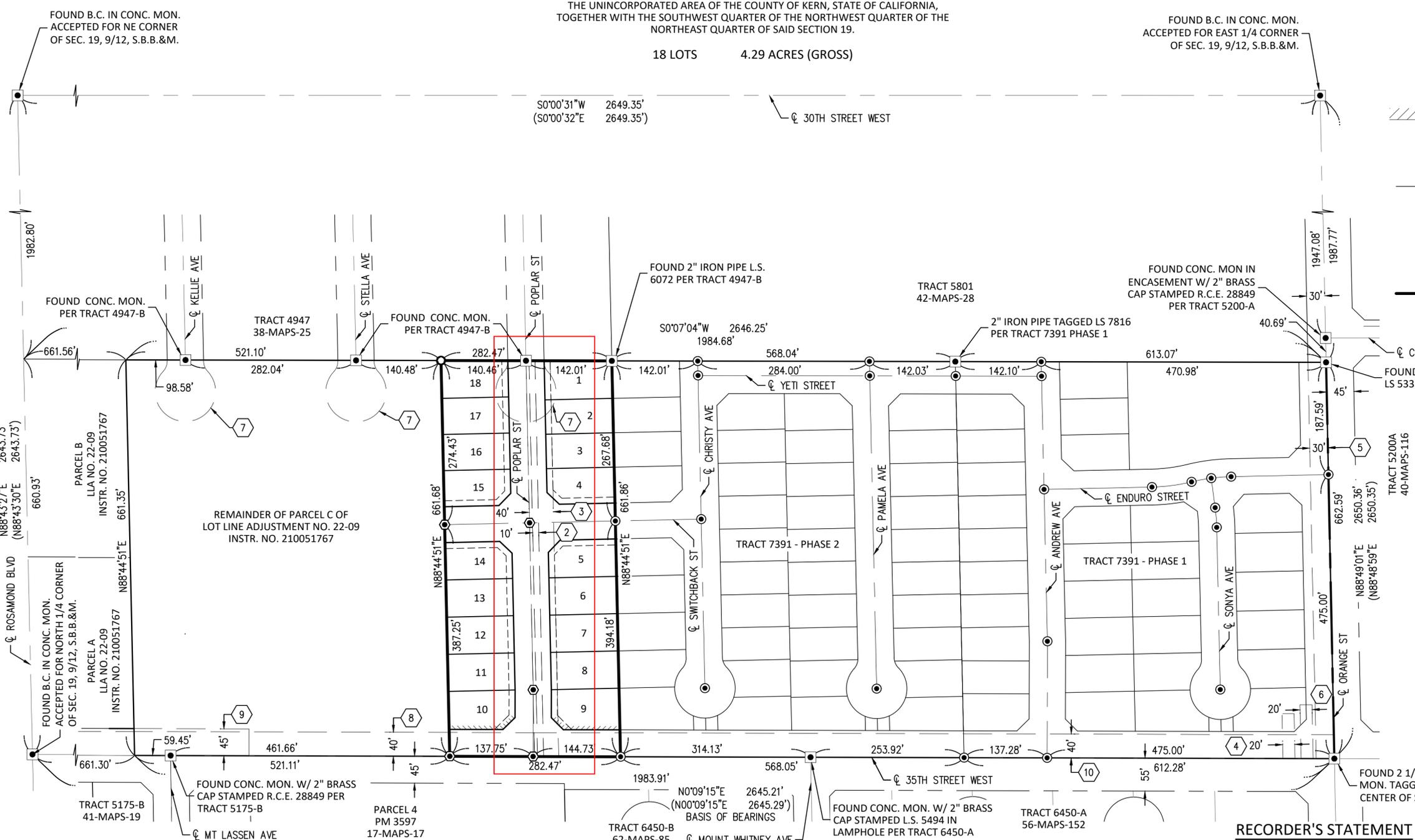
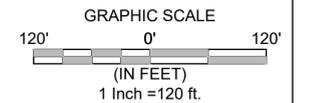
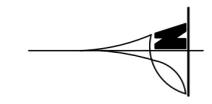
THE BEARING OF N00°09'15"E BEING THE CENTERLINE OF 35TH STREET WEST AND ALSO BEING THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 19, 9/12, AS SHOWN ON TRACT 6450, UNIT "B" RECORDED IN BOOK 62 OF MAPS, PAGE 85 IN THE OFFICE OF THE KERN COUNTY SURVEYOR

## LEGEND

- ③ EASEMENT (SEE SHEET 2 FOR DESCRIPTION)
- FOUND MONUMENT (SEE SHEET 2 FOR DESCRIPTION)
- SET 2" IRON PIPE TAGGED LS 7816
- ⊙ 6" CONCRETE MONUMENT W/ 2" BRASS CAP MARKED LS 7816 PER TRACT 7391 PHASE 1 & 2
- ⊙ SET 6" CONCRETE MONUMENT W/2" BRASS CAP MARKED LS 7816
- //// ABANDONMENT OF VEHICULAR INGRESS AND EGRESS
- RAD. RADIAL BEARING
- O.R. OFFICIAL RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT
- CENTERLINE
- K.C.S. KERN COUNTY SURVEYOR
- SF SQUARE FEET
- FD. FOUND
- MON. MONUMENT
- SFNF SEARCHED FOR NOT FOUND
- DISTINCTIVE BORDER
- ( ) RECORD DATA PER RECORD OF SURVEY MAP, RECORDED IN BOOK 16 OF RECORD OF SURVEY MAPS, PAGE 31, O.R.

## NOTES

1. ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER INDICATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP.
3. NO WATER OR GAS WELLS ARE LOCATED ON THE PROPERTY.
4. SET PENNY BRASS TAG MARKED LS 7816 WITH EPOXY ON THE TOP OF THE CURB FOR A WITNESS CORNER ALONG THE PROLONGATION OF THE PROPERTY LINE FOR ALL FRONT LOT CORNERS. SET 5/8" REBAR WITH A PLASTIC CAP MARKED LS 7816 AT ALL REAR LOT CORNERS.
5. THE OWNER'S STATEMENT IS SHOWN ON SHEET 1.



## EXCEPTIONS

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| <ul style="list-style-type: none"> <li>① EASEMENT TO SO. PACIFIC R.R. CO., DEED REC'D 3-20-1912, BOOK 271 PAGE 1, OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.</li> <li>② 10' SEWER PIPELINE EASEMENT TO ROSAMOND COMMUNITY SERVICES DISTRICT RECORDED 01-14-1981 AS INST. NO. 004869, BOOK 5959, PAGE 1150, O.R.</li> <li>③ 40' TEMP. CONST. EASEMENT FOR SEWER PIPELINE TO R.C.S.D. RECORDED 01-14-1981 AS INST. NO. 004870, BOOK 5959, PAGE 1152, O.R.</li> <li>④ EASEMENT FOR TURNOUT STRUCTURE TO ANTELOPE VALLEY-EAST KERN WATER AGENCY RECORDED 02-12-1981 AS INST. NO. 017460, BOOK 5969, PG 1842, O.R.</li> </ul> | <ul style="list-style-type: none"> <li>⑤ 30' SEWER PIPELINE EASEMENT TO R.C.S.D. RECORDED 06-22-1989 AS INST. NO. 087105, BK 6256, PG 2104, &amp; INST. NO. 087107, BK 6256, PG 2114, O.R.</li> <li>⑥ EASEMENT FOR PIPELINE &amp; TURNOUT TO ANTELOPE VALLEY-EAST KERN WATER AGENCY RECORDED 01-25-1990 AS INST. NO. 011058, BK 6339, PG 1102, O.R.</li> <li>⑦ TEMPORARY TURN AROUND EASEMENT TO THE COUNTY OF KERN RECORDED 11-8-1990 AS INST. NO. 065133, BOOK 6452 PAGE 1850, O.R.</li> <li>⑧ PUBLIC HIGHWAY EASEMENT TO THE COUNTY OF KERN RECORDED 07-17-2007 AS INST. NO. 0207149106, O.R.</li> </ul> | <ul style="list-style-type: none"> <li>⑨ PUBLIC HIGHWAY EASEMENT TO THE COUNTY OF KERN RECORDED JUNE 26, 2008 AS INST. NO. 208102206, O.R.</li> <li>⑩ PUBLIC UTILITY EASEMENT TO ANTELOPE VALLEY-EAST KERN WATER AGENCY RECORDED 10-23-2009 AS INST. NO. 0209158076, O.R.</li> </ul> |
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## RECORDER'S STATEMENT

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M, IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_, AT THE REQUEST OF DERRILL G. WHITTEN JR.

JON LIFQUIST  
ASSESSOR-RECORDER  
COUNTY OF KERN

BY: \_\_\_\_\_  
DEPUTY RECORDER