

Recorded at request of:

Michael Allen Binns

And when recorded return to:

PUBLIC
VENTURA COUNTY
WORKS

PUBLIC WORKS AGENCY
County Surveyor's Office
800 S. Victoria Ave.
Ventura, CA 93009

2026000040667

Recorded in Official Records
Ventura County Clerk-Recorder
Michelle Ascencion

06/03/2026
08:26 AM
VEN
FLORESIR

Titles: 1 Pages: 3

Fees: \$20.00



Number of Parcels: ONE (1)
APN 155-0-190-085
CC# 26-05-1773

CERTIFICATE OF COMPLIANCE
(Government Code Section 66499.35)

Name(s) of the Current Record Owner(s) of the Property:

Michael Allen Binns

The County of Ventura, State of California, hereby certifies that, as of the date of this Certificate, the property described on the attached "EXHIBIT A" was a single, discrete lot or parcel existing in compliance with the provisions of the Subdivision Map Act (Government Code section 66410, et seq.) and local ordinances enacted pursuant thereto.

Notice: This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcel described herein may be sold, leased or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval.



COUNTY OF VENTURA
Daniel J. Walsh
County Surveyor

By *Daniel J. Walsh*

Dated June 2, 2026

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Ventura)

On June 2, 2026 before me, Mario Vasquez, Deputy County Clerk of said County and State, personally appeared Daniel J. Walsh, County Surveyor, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

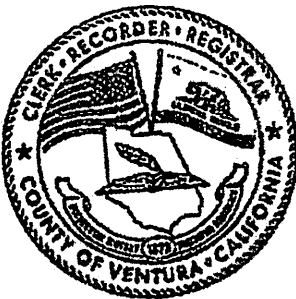
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

MICHELLE ASCENCION, County Clerk -Recorder
of the County of Ventura, State of California

BY Mario Vasquez

DEPUTY COUNTY CLERK



"EXHIBIT A"

That portion of Lot 87, Avocado Acres No. 2, in the County of Ventura, State of California, as per map recorded in Book 14, Page 60 of Miscellaneous Records (Maps), in the Office of the County Recorder of said County, lying Southerly of the following described line:

Beginning at a point in the Westerly line of said Lot 87, distant North 14° 06' 52" West 260 feet from a point in the centerline of Loop Drive 40 feet wide, as shown on said map; thence in a straight line,

1st: Easterly to a point in the Easterly line of said Lot 87, distant Northerly 260 feet along said Easterly line from a point in said centerline of Loop Drive.

Except from said land that portion thereof conveyed to Ventura County by Deed dated March 15, 1934, recorded April 12, 1934, in Book 393, Page 414 of Official Records in the Office of the County Recorder of said County.



Ventura County

Michelle Ascencion , County Clerk-Recorder & Registrar of Voters

800 S. Victoria Ave.

Ventura, CA 93009

(805) 654-2263 (Clerk/Vitals)

(805) 654-3665 (Recorder)

Receipt: 26-46464

Product	Name	Extended
CERT	CERTIFICATE	\$20.00
	Document #	2026000040667
	# Pages	3
	# PCOR Labels Needed	0
	PCOR Penalty	false
Total		\$20.00
Tender (Cash)		\$20.00
Paid By	MICHAEL ALLEN BINNS	
Comments	20X1 CHN 0	

Thank you for your order.

1

Note: If payment was by credit card with Vital Check, balance shown is for internal purposes only.

6/3/26, 8:26 AM PST FLORESIR
VENTURA



PUBLIC
VENTURA COUNTY
WORKS

Ventura County Public Works Agency

Legend

Parcels

0 47.02 Distance Feet

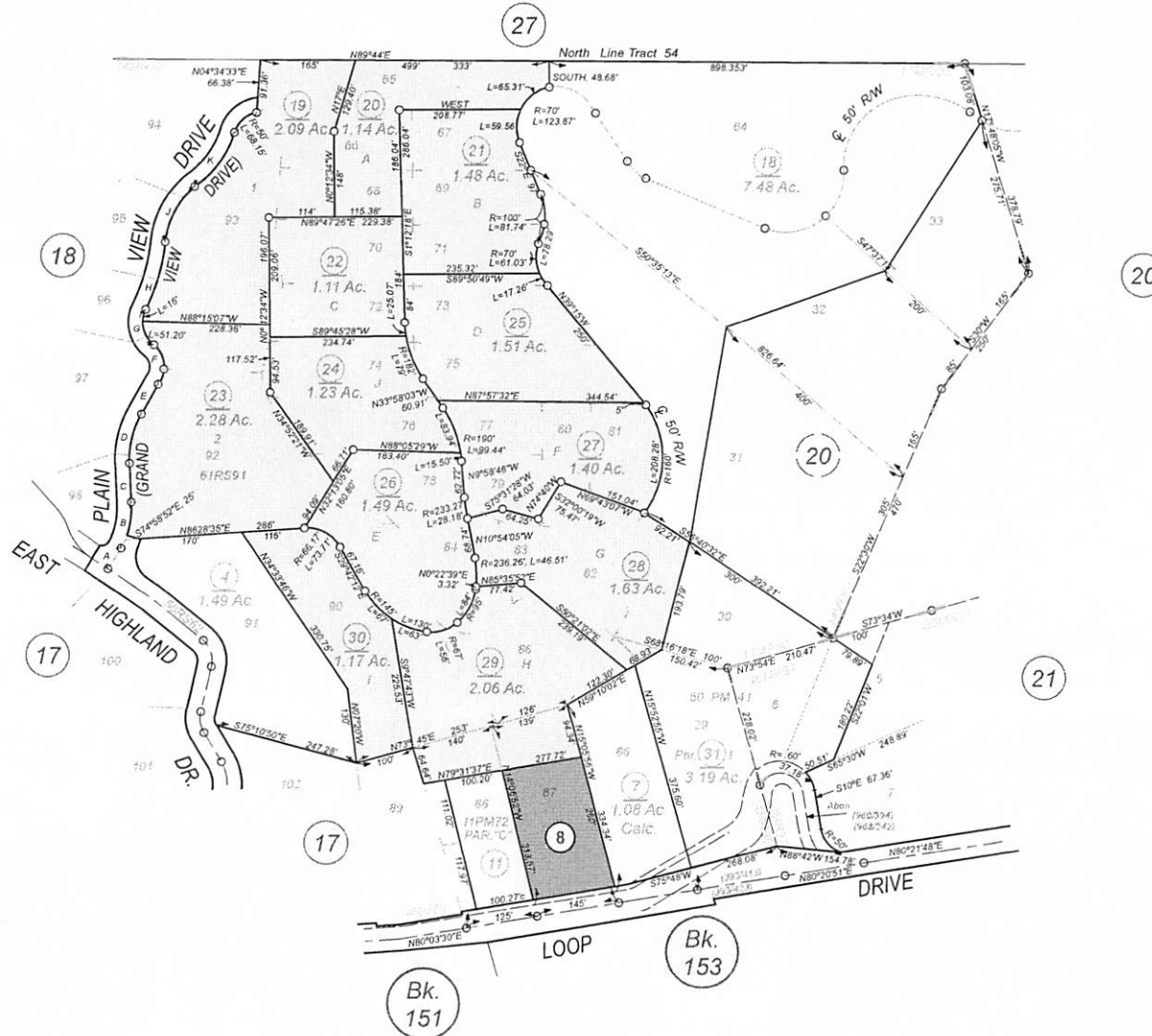
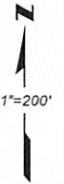
1: 564

Disclaimer: The information contained on this web site and in this application was created by the Ventura County Geographical Information System (GIS), which is designed and operated solely for the convenience of the County and related contract entities. The County does not warrant the accuracy of this information, and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.

RANCHO LAS POSAS PORTION SUBDIVISION 54

Tax Rate Area
75005

155-19



C/L (GRAND VIEW DR.)	
COURSE SCHEDULE	
A	N21°30'E 55.35'
B	R=165' L=79.45'
C	N3°40'W 66.93'
D	R=160' L=89.45'
E	N28°58'0"E 66.09'
F	R=50' L=70.22'
G	R=50' L=67.20'
H	R=350' L=122.68'
J	R=145' L=119.28'
K	R=175' L=110.25'

UNINCORPORATED AREA
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	REVISED	6-17-2020
REDRAWN	CREATED	
INKED	PLOTTED	EFFECTIVE ROLL
Compiled By Ventura County Assessor's Office		

Valencia Resubdivision, M.R. Bk.20, Pg.37
Avocado Acres No.2, M.R. Bk.14, Pg.60 (Portion Resubdivision Per Lot Line Adj. 860129685)

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

RECORDED DATE	DOCUMENT NO. & TYPE	GRANTOR(S) TO GRANTEE(S)
7/28/2023 Red	2023000050705 OR Quitclaim Deed	Michael Allen Binns Successor Trustee of Robert A. Binns and Ona M. Binns Family Trust TO Michael Allen Binns
5/2/2022 Red	2022000052925 OR Affidavit - Death of Trustee	Ona M. Binns (Deceased) TO Michael Allen Binns
4/22/1998 Red	98-061415 OR Quitclaim Deed	Robert A. Binns and Ona M. Binns TO Robert A. Binns and Ona M. Binns Co- Trustees of Robert A. Binns and Ona M. Binns Family Trust dated Feburary 26, 1998
8/29/1989 PERMIT	Permit No. 1185-T Zone Clerance No. 44887	SFD 2,212 SQ.FT. Garage 500 SQ.FT. Patio 200 SQ.FT.

RECORDED DATE	DOCUMENT NO. & TYPE	GRANTOR(S) TO GRANTEE(S)
11/22/1986 Green	86-129685 OR Lot Line Adjustment	LLA No. 295 Property Owners: Clarke and Marilyn Nielsen
11/11/1985 Red	85-124984 OR Individual Grant Deed	James H. Ingersoll and Annette B. Ingersoll TO Robert A. Binns and Ona M. Binns, husband and wife, as joint tenants
2/12/1971 Red	3784 OR 509 Joint Tenancy Grant Deed	George P. Steelman and Nellie B. Steelman, husband and wife TO James H. Ingersoll and Annette B. Ingersoll, husband and wife
6/18/1927 Tract	14 MR 60 Avocado Acres No. 2	Owners: Shell Company of California, Metzeler & Company

***** END OF DEED HISTORY *****