SCALE 1" = 50'

SHEET 1 OF 3 SHEETS

WALNUT ACRES SUBDIVISION

IN THE COUNTY OF VENTURA
IN UNINCORPORATED TERRITORY

BEING A RESUB. OF A PORTION OF MAP NO. 1 OF TRACT "O"
OF MOORPARK SUBDIVISION
PER 8MR13

APRIL 1955

MAGNESS & SCHWARTZ

SURVEYORS & CIVIL ENGINEERS

We hereby certify that we are the owners of the land included within the subdivision, entitled WALNUT ACRES SUBDIVISION shown on the annexed map consisting of three sheets and that we are the only persons whose consent is necessary to pass a clear title to said land, and consent to the making of said map and subdivision as shown within the colored border line and do hereby dedicate for public use those portions of land shown on said map as Millard Street, Sherman Avenue, Esther Avenue, Roberts Avenue, Harry Street, parcels A, B & we hereby grant to the County of Ventura all rights of ingress to and egress from lots 11 through 28 inclusive over and across the southerly lines of said lots and parcel B abutting on Los Angeles Avenue and Lots 28 through 38 inclusive over and across the easterly lines of said lots abutting on Spring Street in order that the owners of said lots shall have no rights of access whatever to said Los Angeles Avenue and said Spring Street except the general easement of travel which belongs to the whole public.

D & A LAND DEVELOPEMENT CO. INC.

Esther Dennis
ESTHER DENNIS

Sherman R. Dennis
SHERMAN R. DENNIS - President

Jacob H. Dennis
JACOB H. DENNIS - Secretary Treasurer

STATE OF CALIFORNIA } SS
COUNTY OF VENTURA }

On this 23rd day of Sept. 1955, before me the undersigned a Notary Public in and for said County of Ventura, State of California, residing therein, duly commissioned & sworn, personally appeared Sherman R. Dennis Known to me to be the ____ President and Jacob H. Dennis Known to me to be the ____ Secretary - Treasurer ____ of the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledge to me that such corporation executed the same.

In WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, the day and year in this certificate first above written.

Notary Public in and for the County of Ventura, State of California
My commission expires 11/20/57

TITLE INSURANCE AND TRUST COMPANY (a corporation trustee) under deeds of trust recorded in Book 1295 Page 349 of Official Records of Ventura County, & in Book 1309 pages 447, 448, 450 & 451.

O.P. Gates
Vice President

Alden Gray
Asst. Secretary

STATE OF CALIFORNIA } SS
COUNTY OF VENTURA }

On this 23rd day of Sept. 1955, before me the undersigned a Notary Public in and for said County of Ventura, State of California, residing therein, duly commissioned and sworn, personally appeared O. P. Gates Known to me to be the Vice President, and Alden Gray Known to me to be the Asst. Secretary ____ of the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same as trustee.

Notary Public in and for the County of Ventura, State of California
My commission expires 11/20/57

41571

Recorded at the request of the County Clerk at Oct. 5, 1955 at 3:20 P.M. in Book 22 of Miscellaneous Records (Maps), at pages 79-80-81 record's of Ventura County.

John S. Locke
County Recorder
By Olivia Montano, Deputy

STATE OF CALIFORNIA } SS
COUNTY OF VENTURA }

On this 23rd day of Sept. 1955, before me the undersigned a notary public in & for said County of Ventura, State of California, residing therein, duly commissioned & sworn, personally appeared Esther Dennis known to me to be the person that executed the within instrument & acknowledged to me that she executed the same.

In Witness Whereof I have hereunto set my hand & affixed my Official Seal, the day & year in this certificate first above written.

Notary Public in & for the County of Ventura
State of California. My commission expires 11/20/57

ROBERT P. STRATHEARN, Jr. et al, are the owners of an easement over said land which cannot Ripen into a fee.

I, James W. Magness do hereby certify that I am a Licensed Surveyor, that I have under instructions from the D & A Land Dev. Co. Inc., Subdivided the land delineated upon this map into lots, and in making such survey I have established permanent monuments at the locations indicated upon this map, by which any Engineer or Surveyor may retrace my work. WITNESS my hand this 13 day of June 1955.

James W Magness
JAMES W. MAGNESS
L.S. 2666

I, L.E. Hallowell, County Clerk of the County of Ventura, State of California, certify that all the provisions of Chapter 2, Division 4, Part 2. of the Business and Professions Code of the State of California and of any local ordinance pertaining to deposits required at the time of the approval by the Board of Supervisors of the map entitled WALNUT ACRES SUBDIVISION have been complied with.

Dated Oct 4th 1955
L.E. Hallowell
County Clerk

By ____

I, Margaret E. Cooney County Tax Collector of the County of Ventura, State of California, certify that according to the records of the office of the County Tax Collector of Ventura County, there are no liens against the tract of land shown on the map entitled WALNUT ACRES SUBDIVISION; or any part thereof for unpaid County taxes or special assessments collected as taxes, except taxes or special assessments not yet payable.

Dated this 21st day of June 1955
Margaret E. Cooney
County Tax Collector

By ____ Deputy

I, Austin A. Rice, County Surveyor of Ventura County, certify that I have examined the final map entitled WALNUT ACRES SUBDIVISION; that the subdivision is substantially the same as it appeared on the tentative map, and any approved alterations thereof, that all provisions of Chapter 2, Division 4, Part 2, of the Business and Professions Code of the State of California and of any local ordinance applicable at the time of approval of the tentative map have been complied with and that I am satisfied that the map is technically correct.

Dated this 4th day of October 1955
Austin A. Rice
County Surveyor

This map entitled WALNUT ACRES SUBDIVISION consisting of three sheets, being presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 4th day of October 1955 for approval.

Said Board hereby approves said map and does hereby accept on behalf of the public for public use, Millard Street, Sherman Avenue, Esther Avenue, Roberts Avenue, Harry Street, parcels A, B & we hereby accept on behalf of the County of Ventura all rights of ingress to & egress from lots 11 through 28 inclusive over & across the southerly lines of said lots & parcel B abutting on Los Angeles Avenue & Lots 28 through 38 inclusive over & across the easterly lines of said lots abutting on Spring Street in order that the owners of said lots shall have no rights of access whatever to said Los Angeles Avenue & said Spring Street except the general easement of travel which belongs to the whole public and in Witness Whereof has Caused this certificate to be signed by its Chairman & attested to by its Clerk & the Official Seal of said Board to be affixed this 4th day of October 1955.

Board of Supervisors of the County of Ventura, State of California

Attest

L.E. Hallowell
Clerk of said Board

L.A. Rice
Chairman of said Board

22MR79

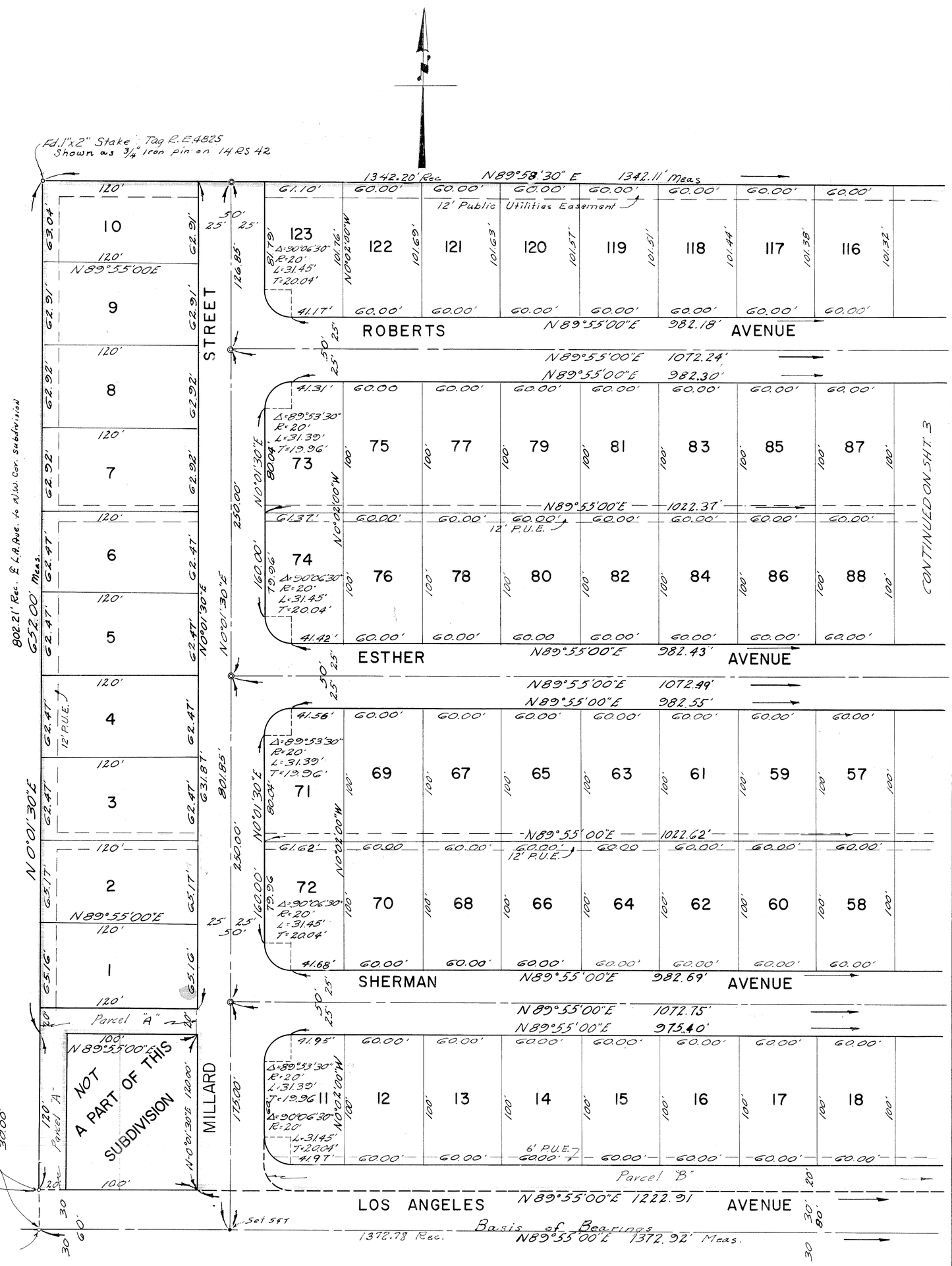
SCALE 1" = 50'

SHEET 2 OF 3 SHEETS

WALNUT ACRES SUBDIVISION

IN THE COUNTY OF VENTURA

IN UNINCORPORATED TERRITORY



◎ Set 2" I.P. with Tag L.S. 2666 18" below finished grade
Set Steel Stake with Metal Disc stamped L.S. 2666 at all lot corners.

° Found Monuments as noted

JAMES W. MAGNESS
Licensed Land Surveyor
No. 2666
Ventura, Calif.

22 MR 80

SCALE 1" = 50'

SHEET 3 OF 3 SHEETS

WALNUT ACRES SUBDIVISION

IN THE COUNTY OF VENTURA

IN UNINCORPORATED TERRITORY



◎ Set 2" I.P. with Tag L.S.2666, 18" below finished grade
Set Steel Stake with Metal Disc stamped L.S.2666 at all lot corners

○ Found Monuments as noted

JAMES W. MAGNESS
Licensed Land Surveyor
No. 2666
Ventura, Calif.

22 MP 81