22 M.R.87

SHEET NO. 1 OF 2 SHEETS

BROWN-LIVINGSTON SUBDIVISION

BEING A SUBDIVISION OF A PORTION OF LOT 38 OF FREMONT, A SUBDIVISION OF LOT L, RO. SIMI. (3 MR 39)

IN UNINCORPORATED TERRITORY
VENTURA COUNTY, CALIFORNIA

SURVEYED AND SUBDIVIDED FOR
HAROLD E. LIVINGSTON

BY NEIL J. CUMMINS, CIVIL ENGINEER

OXNARD, CALIFORNIA
AUGUST 1955

We, HAROLD E. LIVINGSTON and MAUREEN E. LIVINGSTON hereby certify that we are the owners, subject to deeds of trust to the TITLE INSURANCE AND TRUST COMPANY as Trustee, of the land included within the subdivision, entitled BROWN-LIVINGSTON SUBDIVISION, shown on the annexed map consisting of one sheet, and that we, together with the Trustee 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 offer to dedicate for public use those portions of land shown on said map as PARCELS A and B and MAUREEN LANE and we hereby grant to the County of Ventura all rights of ingress to and egress from Lots 1 and 24 over and across the Northerly lines of said lots and Parcels A and B abutting on Los Angeles Avenue in order that the owners of said lots shall have no rights of access whatever to said Los Angeles Avenue except the general easement of travel which belongs to the whole public.

TITLE INSURANCE AND TRUST COMPANY
a corporation, Trustee under deed of trust recorded in Book 1323 at Page 153 of Official Records, Ventura County

By Harold E. Livingston

By Maureen E. Livingston

By O.P. Gates
Vice President

By Alden Gray
Asst. Secretary

STATE OF CALIFORNIA)
COUNTY OF VENTURA) ss

On this 15 day of August, 1955, before me the undersigned, a Notary Public in and for the County of Ventura, State of California, residing therein, duly commissioned and sworn, personally appeared Harold E. Livingston and Maureen E. Livingston, known to me to be the persons who names are subscribed to the within instrument and acknowledged to me that they 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.

Irma Kilius
Notary Public in and for the County of Ventura, State of California.

My commission expires Sept. 15, 1958

STATE OF CALIFORNIA)
COUNTY OF VENTURA) ss

On this 20th 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 Assistant Secretary of the TITLE INSURANCE AND TRUST COMPANY, the Company that executed the within instrument, and known to me to be the persons who executed the same on behalf of the Company named therein, and acknowledged to me that such Company 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.

E. A. Hooper
Notary Public in and for the County of Ventura, State of California

My commission expires Nov. 20th 1957

Moorpark Mutual Water Company, a corporation, The Pacific Telephone and Telegraph Company, a corporation, and Robert P. Strathearn Jr., et al., are the owners of an easement over said land which cannot ripen into a fee.

I, NEIL J. CUMMINS, do hereby certify that I am a Registered Civil Engineer; that this map correctly represents a survey made under my direction in August, 1955 for HAROLD E. LIVINGSTON, that the survey is true and complete as shown, that the monuments are of the character and occupy the positions indicated, (or will be set in such positions prior to the final acceptance of the improvements) and that they are (or will be) sufficient to enable the survey to be retraced.

Dated August 23, 1955

Neil J. Cummins
Registered Civil Engineer No. 6557

I, L. E. HALLOWELL, County Clerk of the County of Ventura, State of California, certify that all of 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 approval by the Board of Supervisors of the County of Ventura, of the map entitled, "BROWN-LIVINGSTON SUBDIVISION", have been complied with.

Dated November 8th 1955

L. E. Hallowell
County Clerk

By _____
Deputy

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, "BROWN-LIVINGSTON 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 Sept. 1955

Margaret E. Cooney
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 "BROWN-LIVINGSTON 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 Nov. 1955

Austin A. Rice
AUSTIN A. RICE
County Surveyor

The basis of bearings used for this map is N 89°-55' E being the bearing of the center line of Los Angeles Avenue as recorded in Book 3, page 39 of Miscellaneous Records (Maps) Records of Ventura County.

This Map entitled "BROWN-LIVINGSTON SUBDIVISION", consisting of two sheets, being presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 8th day of November 1955 for approval. Said Board hereby approves said map and hereby accept on behalf of the public for public use, Parcels A and B and Maureen Lane as delineated upon sheet two, and all rights of ingress and egress as offered hereon, and in WITNESS WHEREOF, has caused this certificate to be signed by its Chairman and attested to by its Clerk, and the official seal of said Board to be affixed hereto this 8th day of November, 1955

Attest

L. E. Hallowell
Clerk of said Board

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

L. A. Price
Chairman of said Board

#46343
Filed for record at the request of
THE COUNTY CLERK

November 9, 1955 at 3:55 P.M.
Book 22 Miscellaneous Records (Maps)
at Page 87 & 88
JOHN S. LOCKE, County Recorder
Olivia Montano, Deputy

22 M.R. 88

SHEET NO. 2 OF 2 SHEETS

BROWN - LIVINGSTON SUBDIVISION

BEING A SUBDIVISION OF A PORTION OF
LOT 38 OF FREMONT, A SUBDIVISION OF
LOT L, RO. SIMI. (3 MR 39)

IN UNINCORPORATED TERRITORY
VENTURA COUNTY, CALIFORNIA

SURVEYED AND SUBDIVIDED FOR
HAROLD E. LIVINGSTON

BY NEIL J. CUMMINS, CIVIL ENGINEER
OXNARD, CALIFORNIA
AUGUST 1955
SCALE: 1 INCH = 60 FEET

◎ INDICATES: SET 2" IRON PIPE WITH TAG STAMPED "R.E. 6557".
SET 2"X 2" STAKE AND NAIL AT ALL LOT CORNERS.

THE BASIS OF BEARINGS USED FOR THIS MAP IS N 89° 55' E
BEING THE CENTER LINE OF LOS ANGELES AVENUE AS
RECORDED IN BOOK 3 PAGE 39 OF MISCELLANEOUS RECORDS
(MAPS) OF VENTURA COUNTY.

