We, the undersigned, hereby certify that we are the owners of or are interested in the lands included within the subdivision entitled "WESTGATE ESTATES" shown on the map consisting of 2 sheets and that we are the only persons whose consent is necessary to pass a clear title to said land and consent to the preparation and recordation of said map and subdivision as shown within the colored borderline and hereby dedicate for public use, AN EASEMENT FOR ROAD PURPOSES OVER those portions of land shown on said map as; Briar Cliff Road, Montgomery Road, Strawberry Hill Road, and parcels A, B, C, and D as shown on said map within said subdivision.

SOUTH GATE DEVELOPMENT COMPANY, INC., - A CORPORATION.

By Harris B. Goldberg, President

By Marcia Goldberg, Secretary

The Bank of America National Trust and Saving Association, a Corporation, as Trustee, 1365 O.R. 214

By F. L. Davis, Manager

By E. J. Tongish, Trust Officer

State of California
County of Ventura S.S.

On this 17th day of April, 1956 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 F.L. DAVIS, known to me to be the MANAGER and E.J. TONGISH, known to me to be the TRUST OFFICER of the Corporation that executed the within instrument and acknowledged to me that said 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.

Emmett E. Davis

Notary Public in and for County of Ventura, State of California

My Commission expires November 10, 1956

Janss Investment Corporation, a corporation, and Southern California Edison Company, Ltd., a corporation, are the owners of easements over a portion of said land which cannot ripen into a fee.

State of California
County of Ventura S.S.

On this 21 day of April, 1956 before me, a Notary Public in and for said County, and State personally appeared Harris B. Goldberg known to me to be the President and Marcia Goldberg known to me to be the 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 acknowledge that said Corporation executed the same

My Commission expires June 1, 1960 John Phillips

I, MARGARET E. COONEY, County Tax Collector of the County of Ventura, State of California, do hereby certify that according to the records of 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 "WESTGATE ESTATES" or any part thereof for unpaid County taxes or special assessments collected as taxes, except taxes or special assessments not yet payable.

Dated this 24th day of May, 1956

Margaret E. Cooney
County Tax Collector

I, AUSTIN A. RICE, County Surveyor of the County of Ventura, State of California, do hereby certify that I have examined the final map entitled "WESTGATE ESTATES" and 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 June, 1956.

Austin A. Rice
County Surveyor

This map entitled "WESTGATE ESTATES" consisting of 2 sheets being presented to the Board of Supervisors of Ventura County, California at the meeting of said Board held on the 6th day of June, 1956 for approval.

Said Board hereby approves said map and does hereby accept on behalf of the public for public use; Briar Cliff Road, Montgomery Road, and Strawberry Hill Road, AND PARCELS A, B, C, AND D as delineated upon Sheet 2 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 6th day of June, 1956

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

Attest: L. E. Hallowell, Clerk of said board

By L. A. Rice, Chairman of said board

I, MILTON E. RAMELLI, do hereby certify that I am a Registered Civil Engineer, and that I have, under instructions from South Gate Development Company, subdivided the lands delineated upon this map into lots and in making said survey, I have established permanent monuments at the locations indicated upon this map by which any engineer or surveyor may retrace my work.

Dated this 16th day of APRIL, 1956

Milton E. Ramelli
Registered Civil Engineer No. 4825

I, L. E. HALLOWELL, County Clerk of the County of Ventura, State of California, do hereby certify that all of 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 "WESTGATE ESTATES" have been complied with.

Dated this 6th day of June, 1956.

L. E. Hallowell
County Clerk

#24531

Recorded at the request of the County Clerk
June 7, 1956 at 1:30 P.M. in
Book 23 of Miscellaneous Records (Maps) at
pages 55 & 56 Records of Ventura County

John S. Locke
County Recorder

Olive Montano
Deputy

MAP OF

WESTGATE ESTATES

BEING A SUBDIVISION OF LOT-11
SUBDIVISION NO. 3 (8 M.R. 58)
OF CONEJO RANCH

COUNTY OF VENTURA, CALIFORNIA
IN UNINCORPORATED AREA

MARCH, 1956

Milton E. Ramelli
RAMELLI & MARTIN
ENGINEERS & SURVEYORS
REG. ENG. NO. 4825 M.E.R.

F-13-1202 D-21-2373

MAP OF
WESTGATE ESTATES

BEING A SUBDIVISION OF LOT - 11
SUBDIVISION NO. 3 (8 M.R. 58)
OF CONEJO RANCH

VENTURA COUNTY, CALIFORNIA
(IN UNINCORPORATED TERRITORY)

MARCH, 1956
SCALE 1" = 100'

RAMELLI & MARTIN
ENGINEERS & SURVEYORS
M.E.R. REG. ENG. NO. 4825

LOT 12 · LOT 9 · LOT 14 · LOT 20 · LOT 9

MOOR PARK ROAD · JANSS ROAD · MONTGOMERY ROAD · STRAWBERRY HILL · BRIAR CLIFF ROAD

FD. 4"X4" POST · FD. 2"X2" · FD. 1 1/2" I.P.

6' EASEMENT FOR PUBLIC UTILITIES
20' EASEMENT FOR DRAINAGE PURPOSES & PUBLIC UTILITIES
12' EASEMENT FOR PUBLIC UTILITIES
12' EASEMENT FOR PUBLIC UTILITIES (N 56° 29' W - 948.30')

25'X25' PARCEL FOR WELL SITE
PARCEL "E"
6' EASEMENT FOR WATER LINE
PARCEL "A"
PARCEL "B"
PARCEL "C"
PARCEL "F"
50'X50' PARCEL FOR TANK SITE
PARCEL "G"

N 33° 31' E - 1043.24' · N 33° 31' E - 963.26' · N 33° 31' E 1631.63' REC. & MEAS. · BASIS OF BEARINGS

L'T'R.	Δ =	R =	T =	L =
A	90°	15.00'	15.00'	23.56'
B	90° 04'	15.00'	15.02'	23.58'
C	89° 56'	15.00'	14.98'	23.54'
D	119° 24' 31"	20.00'	34.23'	41.68'
E	60° 39' 29"	15.00'	8.78'	15.88'
F	119° 20' 31"	15.00'	25.64'	31.24'
G	9° 49' 24"	60.00'	5.16'	10.29'
H	45° 59' 00"	60.00'	25.46'	48.15'
I	44° 01' 00"	60.00'	24.25'	46.10'
J	109° 38' 48"	60.00'	85.13'	114.82'
K	90°	45.00'	45.00'	70.69'
L	90°	20.00'	20.00'	31.42'
M	9° 49' 24"	40.00'	3.44	6.86'

○ SET 1 1/2" I.P. TAGGED R.E. 4825.
◉ FD. MONUMENTS AS SHOWN.
SET 3/4" I.P., TAGGED R.E. 4825, AT ALL LOT CORNERS.
SET 1 1/4" I.P. AT ALL STREET INTERSECTIONS & AT ALL B.C. & E.C. ON STREET CENTERLINES.

THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE SOUTH EASTERLY LINE OF LOT 11 SUBDIVISION NO. 3 OF THE CONEJO RANCH

F-13-1202 D-21-2373 FB-195