24 MR. 79

SHEET NO. 1 OF 2 SHEETS

VISTA VERDE TRACT NO. 1

BEING A RESUBDIVISION OF A PORTION OF
MAP NO.1 OF TRACT "O" OF MOORPARK SUBDIVISION
(8MR13)
IN UNINCORPORATED TERRITORY
VENTURA COUNTY, CALIFORNIA
SURVEYED AND SUBDIVIDED FOR
MOUNTAIN LAND COMPANY
BY NEIL J. CUMMINS, CIVIL ENGINEER
OXNARD, CALIFORNIA
OCTOBER 1957

The undersigned, MOUNTAIN LAND COMPANY, a corporation, hereby certify that they are the owners, subject to deeds of trust to the BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, a corporation, as trustee, or are interested in the land included within this subdivision, entitled VISTA VERDE TRACT NO. 1 shown on the annexed map consisting of one sheet and that they, together with the above 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 SARAH AVENUE, SUSAN AVENUE, MILLARD STREET, HARRY STREET, ROBERTS AVENUE, LOT A and also grant to the County of Ventura, all rights of ingress and egress from Lots 45 to 50 inclusive, over and across the Easterly line of said lots abutting Spring Street, in order that the owners of said lots shall have no rights of access whatever to said Spring Street except the general easement of travel which belongs to the whole public.

MOUNTAIN LAND COMPANY

By Montgomery Ross Fisher, Pres.

By Robert H. Glick, Jr., Secy.

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, a corporation, Trustee under deeds of trust recorded in Book 1566 at page 23 of Official Records and in Book 1566 at page 25 of Official Records, Ventura County

By Douglas F. Scott VICE PRESIDENT

By J.H. Bowen ASST. TRUST OFFICER

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss

On this 19th day of November 1957 before me, the undersigned, personally appeared Montgomery Ross Fisher known to me to be the President and Robert H. Glick known to me to be the Secretary of the Mountain Land Company, 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.

Richard M. Gretzer
Notary Public in and for the County of Los Angeles
State of California
My Commission Expires Sept 4, 1960

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss

On this 19th day of November 1957 before me, the undersigned, personally appeared Douglas F. Scott known to me to be the Vice President and J.H. Bowen known to me to be the Asst. Trust Officer of the Bank of America National Trust and Savings Association, 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.

Virginia F. La Brie
Notary Public in and for the County of Los Angeles
State of California
My Commission Expires March 7, 1960

Virginia McFadden, et al., are the owners of an easement over a portion of 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 July, 1957 for Mountain Land Company 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

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 Viste Verde Tract No. 1, have been complied with.

Dated November 26th 1957

L.E. Hallowell
L.E. HALLOWELL
County Clerk

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 VISTA VERDE TRACT NO. 1, or any part thereof for unpaid County taxes of special assessments collected as taxes except taxes or special assessments not yet payable.

Dated this 19th day of November 1957

Margaret E. Cooney
MARGARET E. COONEY
County Tax Collector

I, AUSTIN A. RICE, County Surveyor of Ventura County, certify that I have examined the final map entitled VISTE VERDE TRACT NO. 1, 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 22nd day of November 1957

Austin A. Rice
AUSTIN A. RICE
County Surveyor

The basis of bearings used for this map is South 89° 58' 25" West being the Northerly line of Walnut Acres Subdivision as recorded in Book 22 Page 79 of Miscellaneous Records (Maps) Records of Ventura County.

This map entitled "VISTA VERDE TRACT NO. 1", consisting of two sheets, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 26th day of November 1957 for approval. Said Board hereby approves said map and does hereby accept on behalf of the pubiic for public use SARAH AVENUE, SUSAN AVENUE, MILLARD STREET, HARRY STREET, ROBERTS AVENUE, and LOT A 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 by its Clerk and the official seal of said Board to be affixed hereto this 26th day of November, 1957.

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

#50212

Filed for record at the request of
THE COUNTY CLERK

Nov. 27, 1957 at 8:00 A.M.
Book 24 Miscellaneous Records (Maps)
at pages 79 & 80.
JOHN S. LOCKE, County Recorder

Idota Weitzle
Deputy

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MAP NO. 1 OF TRACT "O" OF MOORPARK SUBDIVISION
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IN UNINCORPORATED TERRITORY
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SURVEYED AND SUBDIVIDED FOR
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OXNARD, CALIFORNIA
OCTOBER 1957
SCALE: 1 INCH = 100 FEET

CURVE DATA

Ⓐ	Ⓑ	Ⓒ	Ⓓ	Ⓔ
R=10'	R=10'	R=10'	R=10'	R=468'
Δ=90°	Δ=87°07'17"	Δ=102°22'25"	Δ=71°14'58"	Δ=2°52'43"
T=10'	T=9.51'	T=12.43'	T=7.17'	T=11.76'
L=15.71'	L=15.21'	L=17.87'	L=12.43'	L=23.51'
Ⓕ	Ⓖ	Ⓗ	Ⓘ	Ⓙ
R=498'	R=528'	R=500'	R=472'	R=528'
Δ=7°02'09"	Δ=25°58'22"	Δ=18°56'14"	Δ=13°35'57"	Δ=7°13'20"
T=30.62'	T=121.77'	T=83.39'	T=56.28'	T=33.32'
L=61.15'	L=239.35'	L=165.26'	L=112.03'	L=66.56'
Ⓚ	Ⓛ	Ⓜ	Ⓝ	Ⓞ
R=500'	R=500'	R=472'	R=472'	R=500'
Δ=10°18'57"	Δ=13°37'23"	Δ=11°39'	Δ=12°52'40"	Δ=3°18'26"
T=45.13'	T=59.72'	T=48.15'	T=53.27'	T=14.43'
L=90.02'	L=118.88'	L=95.97'	L=106.09'	L=28.86'

◎ INDICATES: SET 1-1/2" IRON PIPE WITH TAG STAMPED "R.E. 6557." SET 1/2" IRON PIPE WITH NAIL AT ALL REAR LOT CORNERS. SET LEAD AND TACK IN SIDEWALK ON PROLONGATION OF ALL SIDE LOT LINES. SET P.K. NAIL AT CENTER LINE INTERSECTIONS AND ANGLE POINTS.

THE BASIS OF BEARINGS USED FOR THIS MAP IS SOUTH 89° 58' 25" WEST BEING THE NORTHERLY LINE OF WALNUT ACRES SUBDIVISION AS RECORDED IN BOOK 22 PAGE 79 OF MISCELLANEOUS RECORDS (MAPS) RECORDS OF VENTURA COUNTY.

