SHEET NO. 1 OF 2 SHEETS

VISTA VERDE TRACT NO. 2

BEING A RESUBDIVISION OF A PORTION OF
MAP NO. 1 OF TRACT "O" OF MOORPARK SUBDIVISION
(8 MR 13)
IN UNINCORPORATED TERRITORY
VENTURA COUNTY, CALIFORNIA

SURVEYED AND SUBDIVIDED FOR
CHARLES K. MASON
BY NEIL J. CUMMINS, CIVIL ENGINEER
OXNARD, CALIFORNIA
JUNE 1958

We, the undersigned, hereby certify that we are the owners of or are interested in the land included within this subdivision, entitled VISTA VERDE TRACT NO. 2 shown on the annexed map consisting of one sheet, 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 offer to dedicate for public use those portions of land shown on said map as DOROTHY AVENUE, RUTH AVENUE, SECOND STREET, MILLARD STREET and HARRY STREET and also grant to the County of Ventura, all rights of ingress and egress over and across the southerly line of second street and from Lots 32 to 39 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.

CHARLES K. MASON

Charles K Mason

SAFETY ESCROW CORPORATION, a corporation, Trustee under deed of trust recorded in Book 1619 at page 301 of Official Records of Ventura County

Arthur W Bozard, President — Donald H. Smith, Sec'y

STATE OF CALIFORNIA)ss
COUNTY OF LOS ANGELES)

On this 18th day of June 1958, before me, the undersigned, personally appeared Charles K. Mason, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Mabel V. Peterson
Notary Public
My Commission expires Jan. 2, 1961

STATE OF CALIFORNIA)ss
COUNTY OF LOS ANGELES)

On this 18TH day of JUNE 1958, before me, the undersigned, personally appeared ARTHUR W COZAD known to me to be the PRESIDENT and DONALD H SMITH known to me to be the SECRETARY of the SAFETY ESCROW CORPORATION, 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.

Mabel V. Peterson
Notary Public
My Commission expires Jan. 2, 1961

The signatures of the present owners of all oil, maptha, gas, brea, petroleum and other material kindred substances deposited in, lying under or flowing through or that may be produced from said land, but without the right to enter the surface of said land or the subsurface thereof at any point above 500 feet from the surface thereof, which were excepted and reserved by Virginia McFadden, in deed recorded in Book 1619 page 299 of Official Records, have been omitted in accordance with Section 11587 C-(1) of the "Subdivision Map Act."

Mountain Land Company and Ruby Barrett, et al., are owners of easements 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 June, 1958 for Charles K. Mason, 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 Vista Verde Tract No. 2 have been complied with.

Dated Sept 16th 1958

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. 2 or any part thereof for unpaid County taxes or special assessments collected as taxes except taxes or special assessments not yet payable.

Dated this 25th day of June 1958 Margaret E. Cooney
MARGARET E. COONEY

I, MARVIN G. STURGEON, County Surveyor of Ventura County, certify that I have examined the final map entitled VISTA VERDE TRACT NO. 2, 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 12 day of SEPTEMBER 1958

Marvin G. Sturgeon
MARVIN G. STURGEON
County Surveyor

By: W.W. MacMillan
Deputy Surveyor

The basis of bearings use for this map is South 89°58'30" West being the Northerly line of Vista Verde Tract No. 1 as recorded in book 24 page 80 of Miscellaneous Records (Maps) Records of Ventura County.

This map entitled "VISTA VERDE TRACT NO. 2", consisting of two sheets, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 16th day of September 1958 for approval. Said Board hereby approves said map and does hereby accept on behalf of the public for public use SECOND STREET, RUTH AVENUE, DOROTHY AVENUE, MILLARD STREET and HARRY STREET as delineated upon sheet two, and all rights of ingress and egress as offered hereon, and in witness where of has caused this certificate to be signed by its Chairman and attested by its Clerk and the official seal of the Board to be affixed hereto this 16th day of September 1958.

Attest:

Board of Supervisors of the
County of Ventura
State of California

L.E. Hallowell
Clerk of said Board

L.A. Dixon
Chairman of said Board

#40093

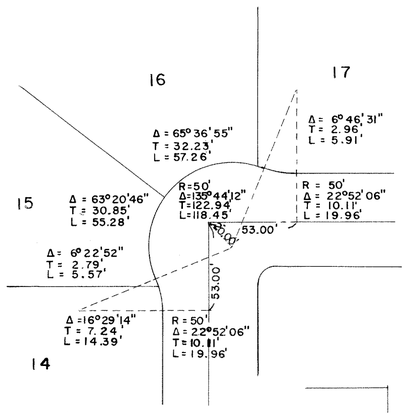
Recorded at the request of the County Clerk,

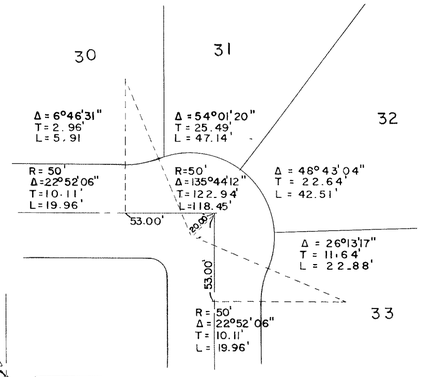
September 19, 1958 at 3:00 P.M.
in Book 25 of Miscellaneous Records
(Maps), at Pages 53 & 54,
records of Ventura County.

Olivia Montano
County Recorder
By: William Dover, Deputy

VISTA VERDE TRACT NO. 2

BEING A RESUBDIVISION OF A PORTION OF
MAP NO. 1 OF TRACT "O" OF MOORPARK SUBDIVISION
(8 MR 13)
IN UNINCORPORATED TERRITORY
VENTURA COUNTY, CALIFORNIA
SURVEYED AND SUBDIVIDED FOR
CHARLES K. MASON
BY NEIL J. CUMMINS, CIVIL ENGINEER
OXNARD, CALIFORNIA
JUNE 1958
SCALE: 1 INCH = 100 FEET





SOUTHERN PACIFIC RAILROAD COMPANY

640.10' REC.
(144 Dds 211)
100' REC.

FOUND NAIL
FOUND 1" IRON PIPE
PUBLIC UTILITY EASEMENT 12'
N 89°58' 45" E 1311.39' Calc. fm. Rec.
N 89°58'40"E 1311.20' Meas.
FOUND NAIL
FOUND 1 1/2" IRON PIPE
10.00' PIPE LINE EASEMENT
12' PUBLIC UTILITY EASEMENT

DOROTHY AVENUE — N 89°58'30"E 973.10'
RUTH AVENUE — N 89°58'30"E 973.10'
SECOND STREET — 945.10'
SARAH AVENUE — N 89° 58' 30" E (Basis of Bearings) 1013.63'R 1013.40' Meas.

FIRST STREET
SECOND STREET
MILLARD STREET
HARRY STREET
BARD STREET
SPRING STREET

N 89°58'30"E 0.12'
CENTER LINE
N 0° 0' 30" E 615.07' Rec. 560.00' Rec.
N 0° 0'05"E 615.10 Meas. 560.09' prop.
561.14
PUBLIC UTILITY EASEMENT 6'
N 0° 01' 30" W
S 89°58'30"W 90.94'
N 89°58'30"E
S 89°58'30"W
S 49°32'50" E R&M 127.67'
140.00'
20.93
S 37°54'15"W R 122.67'
S 86°37'19"W R 89.17'
N 0°01'30"W 88.21'
N 0°01'30"W 88.16'
N 0°01'30"W 43.50'
N 0° 01' 30" W 242.00'
N 0° 01' 30" W 243.01'
N 0° 01' 30" W 244.00'
S 0° 02' 15" E 614.98' Meas.
S 0° 02' 15" E 614.85' Rec
S 0° 02' 15" E 608.05'
128.05'
124.87'
6.93'
216.07' Meas.
175.15' Meas.
S 75° 42' 08" E 176.61 R&M.
R = 472'
Δ = 1°13'40"
T = 5.06'
L = 10.11
Calc. fm. Rec. & Meas.
S 0°01'30"E 7.00' R&M.
N 89°58'30"E 124.92' R&M.
FOUND 1" IRON PIPE TAGGED R.E. 4825
FOUND 1 1/2" IRON PIPE TAGGED R.E. 6557
FOUND 1 1/2" IRON PIPE TAGGED R.E. 6557
FOUND 1" IRON PIPE FOUND NAIL
(1619 OR 299)
(1619 OR 299)
NOT PART OF THIS SUBDIVISION
N 89° 58' 30" E 1069.97'
N 89° 58' 25" E 1371.76 Rec 1371.61 Meas.
(1566 OR 21)
(886 OR 332)
(886 OR 339)
6' 5' EASEMENT (886 OR 339)
VISTA VERDE TRACT NO. 1 (24 MR 80)

Lots: 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95

Curve points: A B C D E F G H I J K
A: R = 10' Δ = 90° T = 10' L = 15.71'
B: R = 10' Δ = 100°42'52" T = 12.07' L = 17.58'
C: R = 10' Δ = 84°45'49" T = 9.12' L = 14.79'
D: R = 395' Δ = 20°06'05" T = 70.01' L = 138.58'
E: R = 395' Δ = 4°03'54" T = 14.02' L = 28.02'
F: R = 395' Δ = 16°02'11" T = 55.64' L = 110.56'
G: R = 425' Δ = 14°50'19" T = 55.34' L = 110.07'
H: R = 425' Δ = 11°29'22" T = 42.76' L = 85.22'
I: R = 425' Δ = 3°20'57" T = 12.43' L = 24.84'
J: R = 395' Δ = 15° 45'47" T = 54.68' L = 108.67'
K: R = 365' Δ = 9°23'13" T = 29.97' L = 59.80'

© INDICATES: SET 1-1/2" IRON PIPE WITH TAG STAMPED "RE. 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°58'30" WEST BEING THE NORTHERLY LINE OF VISTA VERDE TRACT NO.1 AS RECORDED IN BOOK 24 PAGE 80 OF MISCELLANEOUS RECORDS (MAPS) RECORDS OF VENTURA COUNTY.

CURVE DATA

Ⓐ	Ⓑ	Ⓒ
R = 10' Δ = 90° T = 10' L = 15.71'	R = 10' Δ = 100°42'52" T = 12.07' L = 17.58'	R = 10' Δ = 84°45'49" T = 9.12' L = 14.79'
Ⓓ	**Ⓔ**	**Ⓕ**
R = 395' Δ = 20°06'05" T = 70.01' L = 138.58'	R = 395' Δ = 4°03'54" T = 14.02' L = 28.02'	R = 395' Δ = 16°02'11" T = 55.64' L = 110.56'
Ⓖ	**Ⓗ**	**Ⓘ**
R = 425' Δ = 14°50'19" T = 55.34' L = 110.07'	R = 425' Δ = 11°29'22" T = 42.76' L = 85.22'	R = 425' Δ = 3°20'57" T = 12.43' L = 24.84'
Ⓙ	**Ⓚ**	
R = 395' Δ = 15° 45'47" T = 54.68' L = 108.67'	R = 365' Δ = 9°23'13" T = 29.97' L = 59.80'	