25 M.R. 68

SHEET 1 OF 2 SHEETS

MAP OF
TRACT NO. 1048
PARK OAKS UNIT NO. 3

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

BEING A SUBDIVISION OF A PORTION OF LOT 2 OF THE RE-SUBDIVISION OF A PORTION OF CONEJO RANCH PER. BOOK 16, PAGES 92 TO 94 INCLUSIVE, OF MISCELLANEOUS RECORDS, RECORDS OF VENTURA COUNTY, CALIFORNIA.

SURVEYED BY CONLEY ENGINEERING COMPANY

AUGUST, 1958

We the undersigned hereby certify that we are the owners of, or are interested in the land included within this subdivision, entitled "Tract Nº 1048" shown on the annexed map consisting of 1 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; Calle Clavel, Calle Jazmin, Calle Lys, Calle Lila, Brush Hill Road and a portion of Moorpark Road and also grant to the County of Ventura all the easements as shown on map for storm drains, and all rights of ingress to and egress from lots 2 through 8 inclusive, over and across the Westerly lines of said lots abutting Moorpark Road in order that the owners of said lots shall have no rights of access whatever to said Moorpark Road except the general easement of travel which belongs to the whole public.

EXHIBIT HOMES INC.

Richard H. Doremus — President

Jean E. White — Secretary

State of California } ss.
County of Los Angeles }

On this 21 day of AUGUST, 1958, before me, Arthur G. Sherman a Notary Public in and for said County of Los Angeles, State of California residing therein, duly commissioned and sworn, personally appeared Richard H. Doremus, known to me to be the President and Jean E. White known to me to be the Secretary of EXHIBIT HOMES INC. the corporation that executed the within and foregoing 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.

WITNESS my hand and official seal the day and year in this certificate first above written.

Arthur G Sherman

Notary Public in and for said County of Los Angeles. My commission expires 7-1-62.

Southern California Gas Company, Southern California Edison Company and, Ventura County are the owners of easements over a portion of said land which cannot ripen into a fee, therefore the signature of said Company has been omitted in accordance with Section 11587 of the Subdivision Map Act.

I, Marvin G. Sturgeon, County Surveyor of Ventura County, certify that I have examined the final map entitled "Tract Nº 1048" and 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 15 day of October, 1958.

By M. G. Sturgeon
County Surveyor

W. W. MacMillan
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 "Tract Nº 1048." or any part thereof for unpaid County taxes or special assessments collected as taxes, except taxes or special assessments not yet payable.

Dated this 6th day of October, 1958.

Margaret E. Cooney
County Tax Collector

By Alma Snider
Deputy

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 the approval by the Board of supervisors of the map entitled "Tract Nº 1048" have been complied with.

Dated this 21st day of October, 1958.

L. E. Hallowell
By Shirley Weeks, Deputy
County Clerk

#45247

Recorded at the request of the County Clerk, October 22, 1958 at 8:00 A.M. in Book 25, pages 68 & 69, of Miscellaneous Records, (Maps), records of Ventura County.

Clerk Montano
County Recorder

I, Hugh G. Conley, do hereby certify that I am a Registered Civil Engineer; that this map correctly represents a survey made under my direction in May 1958, for EXHIBIT HOMES INC. 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 final acceptance of the improvements) and that they are (or will be) sufficient to enable the survey to be retraced.

Dated this 21 day of August, 1958.

Hugh G. Conley
Registered Civil Engineer Nº 5466

This map entitled, "Tract Nº 1048" consisting of 2 sheets, is presented to the Board of supervisors of Ventura County, California, at the meeting of said Board held on the 21st day of October, 1958 for approval. Said Board hereby approves said map and does hereby accept on behalf of the public for public use; Calle Clavel, Calle Jazmin, Calle Lys, Calle Lila, Brush Hill Road and a portion of Moorpark Road, all as delineated upon Sheet 2 and all rights of ingress and egress as offered hereon, provided however, that the offer of storm drainage easements is hereby rejected, 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 21st day of Oct., 1958.

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

Attest: L.E. Hallowell
Clerk of said Board
by Shirley Weeks, deputy.

Edwin L. Carty
Chairman of said Board
Pro Tempore

BASIS OF BEARINGS

The bearing of N.0°09'00"W. on the Westerly line of Lot 2 as shown on map of the Re-subdivision of a portion of Conejo Ranch as recorded in Book 16, pages 92-94 of Miscellaneous Records, (Maps), was taken as the basis of bearings for this map.

25 M.R. 69

SHEET 2 OF 2 SHEETS

MAP OF

TRACT NO. 1048
PARK OAKS UNIT NO. 3

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

SCALE: 1" = 100'

SURVEYED BY CONLEY ENGINEERING COMPANY

AUGUST, 1958

CURVE DATA - TABULATION

(1)	Δ = 90°00'00"	R= 15.00'	T= 15.00'	L = 23.56'
(2)	= 48°11'23"	= 25.00'	= 11.18'	= 21.03'
(3)	= 3°22'15"	= 25.00'		= 1.47'
(4)	= 44°49'08"	= 25.00'		= 19.56'
(5)	= 94°01'31"	= 15.00'		= 24.62'
(6)	= 276°22'46"	= 50.00'		= 241.18'
(7)	= 78°41'59"	= 50.00'		= 68.68'
(8)	= 59°29'24"	= 50.00'		= 51.91'
(9)	= 67°19'45"	= 50.00'		= 58.76'
(10)	= 70°51'38"	= 50.00'		= 61.83'
(11)	= 18°50'22"	= 614.82'	= 102.00'	= 202.16'
(12)	= 14°48'51"	= 584.82'		= 151.21'
(13)	= 15°06'10"	= 644.82'		= 169.97'
(14)	= 6°23'51"	= 644.82'		= 72.00'
(15)	= 8°42'19"	= 644.82'		= 97.97'
(16)	= 32°40'22"	= 250.00'	= 73.28'	= 142.56'
(17)	= 32°40'22"	= 222.00'		= 126.59'
(18)	= 32°40'22"	= 278.00'		= 158.53'
(19)	= 24°51'35"	= 278.00'		= 120.62'
(20)	= 7°48'47"	= 278.00'		= 37.91'
(21)	= 70°45'15"	= 266.18'	= 189.00'	= 328.70'
(22)	= 70°45'15"	= 296.18'		= 365.75'
(23)	= 6°54'59"	= 296.18'		= 35.75'
(24)	= 16°26'35"	= 296.18'		= 85.00'
(25)	= 15°28'33"	= 296.18'		= 80.00'
(26)	= 70°45'15"	= 236.18'		= 291.66'
(27)	= 38°38'07"	= 236.18'		= 159.26'
(28)	= 32°07'08"	= 236.18'		= 132.40'
(29)	= 14°30'00"	= 1182.00'	= 150.37'	= 299.13'
(30)	= 14°30'00"	= 1154.00'		= 292.05'
(31)	= 3°31'29"	= 1154.00'		= 70.99'
(32)	= 4°17'59"	= 1154.00'		= 86.60'
(33)	= 2°22'33"	= 1154.00'		= 47.86'
(34)	= 14°30'00"	= 1210.00'		= 306.22'
(35)	= 2°11'36"	= 1210.00'		= 46.32'
(36)	= 3°47'17"	= 1210.00'		= 80.00'
(37)	= 00°56'33"	= 1210.00'		= 19.90'
(38)	= 86°15'48"	= 15.00'		= 22.58'

MONUMENTING NOTES

- ◉ = Fd. 2" I.P. 6" deep with Tag marked "R.E. 5466" unless otherwise indicated.
- ○ = Set 2" I.P. 6" deep with Tag marked "R.E. 5466."

Set 2"x2" Redwood stakes with Tag marked "R.E. 5466" at all lot corners unless otherwise indicated.

Set 2" I.P. at all street intersections and at all B.C.'s & E.C.'s on street centerlines.

TRACT NO 1010
PARK OAKS UNIT NO 1
M.R. 25-34, 35.

AVENIDA DE LAS FLORES

CALLE CLAVEL

CALLE LYS

CALLE LILA

JAZMIN

BRUSH HILL ROAD

MOORPARK ROAD

CALLE CLAVEL

TRACT NO 1047
PARK OAKS UNIT NO 2
25 M.R. 60

SUBDIVISION OF LOT 2 OF THE RESUBDIVISION OF A PORTION OF CONEJO RANCH PER M.R. 16-92-94

LOT 3 OF CONEJO RANCH M.R. 8-58-60

LOT 4 CONEJO RANCH

Fd. S.&T. per Tract No. 1010, Park Oaks Unit No. 1, M.R. 25-35

Fd. 2" I.P. per Tract No. 1010, Park Oaks Unit No. 1, M.R. 25-35.

Fd. 2" I.P. per Tr. No. 1047 (P.O. Unit No. 2, 25 M.R. 60)

S.W. Cor. Sec. 34, T. 2N. R. 19W - Rancho El Conejo Fd. 2½" I.B. 18" deep, per Tract No. 1010, Park Oaks Unit No. 1, M.R. 25-35.

Fd. 2" I.P. w/ Tag marked R.E. 4825

Township Line

Fd. 2" I.P. with nail at S.E. Cor. Lot 32, per Map of Subdivision No. 2 of Conejo Ranch, M.R. 8-53

N.W. Cor. Lot 33 of Waverly Heights, M.R. 24-20. Fd. 1¾" I.P. w/ R.E. 4825.