VISTA VERDE TRACT NO. 3

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
INVESTOR'S ENTERPRISES, INC.
BY NEIL J. CUMMINS, CIVIL ENGINEER
OXNARD, CALIFORNIA
MARCH 1959

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. 3 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 SECOND STREET, HARRY STREET and MILLARD STREET and also grant to the County of Ventura, all rights of ingress and egress from Lots 35 to 37 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 or access whatever to said Spring Street except the general easement of travel which belongs to the whole general public.

INVESTOR'S ENTERPRISES, INC.

By Charles K Mason
President

By Roger Merritt
Secretary

STATE OF CALIFORNIA
COUNTY OF VENTURA

On this 10th day of March, 1959 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 Charles K. Mason known to me to be the President and Roger Merritt known to me to be the Secretary, of the INVESTOR'S ENTERPRISES, INC. The corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of corporation named therein and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereonto set my hand and affixed my official seal the day and year in this certification first above written.

Ellen B. Risner
Notary Public in and for the County of
State of California
My commission expires June 7, 1961

Southern California Edison Company and the County of Ventura are the owners of easements over a portion of said land which cannot ripen into a fee, therefore the signatures of said companies have been omitted in accordance with Section 11587 of the "Subdivision Map Act";

The signatures of Ruby Barrett, Richard M. Guetzow, J. B. Youngblood, Montgomery Ross Fisher and Virginia McFadden the present owners of all oil, gas, asphaltum and other hydrocarbon substances and minerals lying below a depth of 500 feet from the surface of said land, but without rights of entry to the surface and to a depth of 500 feet from the surface, which were reserved by Ruby Barrett, a married woman, in the deed recorded November 13, 1957 in Book 1566, page 21, of Official Records, and Virginia McFadden in the deed recorded May 22, 1958 in Book 1619, page 299 of Official Records, and as granted to Richard M. Guetzow, J. B. Youngblood and Montgomery Ross Fisher in the deed recorded December 10, 1958 in Book 1682, page 70 of Official Records, have been omitted in accordance with section 11587 C-(1) of the "Subdivision Map Act."

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 February 1959 for INVESTOR'S ENTERPRISES, 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 the final acceptance of the improvements) and that they are (or will be) sufficient to enable the survey to be retraced.

Dated February 17, 1959

Neil J. Cummins
Registered Civil Engineer No. 6557

I, ROBERT L. HAMM, 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. 3 have been complied with.

Dated July 7th, 1959.

Robert L. Hamm
ROBERT L. HAMM
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 entited Vista Verde Tract No 3 or any part thereof for unpaid County taxes or special assessments collected as taxes except taxes or special assessments not yet payable.

Dated this 19th day March, 1959

Margaret E. Cooney
MARGARET E. COONEY

Alma Snider
By Deputy

I, M. C. LORENZ, County Surveyor of Ventura County, certify that I have examined the final map entitled Vista Verde Tract No. 3, 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 3 day of July, 1959

M. C. Lorenz
M. C. LORENZ
County Surveyor

W. W. MacMillan
By Deputy

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.

This map entitled "Vista Verde Tract No. 3 consisting of two sheets, is presented to the Board of Supervisors of Ventura County, California of the meeting of said Board held on the 7th day of July, 1959 for approval. Said Board hereby approves said map and does hereby accept on behalf of public for public use SECOND STREET, HARRY STREET and MILLARD STREET 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 7th day of July, 1959

Attest:

Robert L. Hamm
Clerk of Board

Edwin L. Early
Board of Supervisors of the
County of Ventura,
State of California.

#26615

Recorded at the request of the County Clerk.

July 8, 1959 at 4:15 P.M.
in Book 26 of Miscellaneous Records
(Map's) at Pages 72 & 73,
records of Ventura County:
ROBERT L. HAMM County Recorder
Deputy William Doust

CURVE DATA

Ⓐ	Ⓑ	Ⓒ	Ⓓ	Ⓔ
R = 10'	R = 10'	R = 10'	R = 10'	R = 395'
Δ = 90°	Δ = 96°24'14"	Δ = 81°16'23"	Δ = 100°16'24"	Δ = 20°06'05"
T = 10'	T = 11.18'	T = 8.58'	T = 11.97'	T = 70.01'
L = 15.71'	L = 16.83'	L = 14.18'	L = 17.50'	L = 138.58'
Ⓕ	**Ⓖ**	**Ⓗ**	**Ⓘ**	**Ⓙ**
R = 395'	R = 395'	R = 395'	R = 365'	R = 365'
Δ = 15°45'47"	Δ = 16°02'11"	Δ = 4°03'54"	Δ = 13°40'16"	Δ = 13°10'53"
T = 54.68'	T = 55.64'	T = 14.02'	T = 43.76'	T = 42.17'
L = 108.67'	L = 110.56'	L = 28.02'	L = 87.09'	L = 83.97
Ⓚ	**Ⓛ**	**Ⓜ**	**Ⓝ**	**Ⓞ**
R = 365'	R = 425'	R = 472'	R = 500'	R = 528'
Δ = 0°29'23"	Δ = 11°22'28"	Δ = 13°05'42"	Δ = 12°20'59"	Δ = 10°16'24"
T = 1.56'	T = 42.32'	T = 54.17'	T = 54.10'	T = 47.46'
L = 3.12'	L = 84.37'	L = 107.88'	L = 107.77'	L = 94.67'
Ⓟ	**Ⓠ**	**Ⓡ**	**Ⓢ**	**Ⓣ**
R = 528'	R = 528'	R = 472'	R = 472'	R = 472'
Δ = 1°24'19"	Δ = 8°52'05"	Δ = 3°23'24"	Δ = 10°55'58"	Δ = 1°13'40"
T = 6.48'	T = 40.94'	T = 13.97'	T = 45.17'	T = 5.06'
L = 12.95'	L = 81.72'	L = 27.93'	L = 90.06'	L = 10.11'

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MARCH 1959

SCALE: 1 INCH = 100 FEET

◎ INDICATES: SET 1-1/2" IRON PIPE WITH TAG STAMPED R.E. 6557.

● INDICATES: FOUND 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 CENTERLINE 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.

