28 MR 23

**BASIS OF BEARINGS** – THE BEARING OF N 0° 02' 35" E SHOWN AS THE EAST TRACT LINE ON THE MAP OF WRIGHT RANCH, UNIT Nº 1 IN BOOK 24 PAGE 70 OF MISCELLANEOUS RECORDS (MAPS) IS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

We, the undersigned, hereby certify that we are the owners of, or are interested in, the land included within the subdivision entitled "TRACT Nº 1224-1", 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 lines, and do hereby offer to dedicate for public use those portions of land shown on said map as Carlotta Street, Deborah Street, Winifred Street and Parcels "A", "B", and also grant to the County of Ventura all rights of ingress and egress from Parcel "A" over and across the Westerly line of said Parcel abutting Winifred Street, Parcel "B" over and across the Northerly line of said Parcel abutting Winifred Street in order that the owners of said Parcels shall have no rights of access whatever to said Winifred Street, except the general easement of travel which belongs to the whole public.

SIMI VALLEY LAND and IMPROVEMENT CORP, a corporation.

By _____ Morris G. Rose, President

By _____ Bernard Pollock, Asst. Secretary

SPENCER Mortgage Corporation, a corporation, as trustee under deed of trust recorded in Book 1729, Page 7 of Official Records, Ventura County.

_____ Donald S. Knoblock, Vice President

STATE OF CALIFORNIA } S.S.
COUNTY of LOS ANGELES }

On this 3RD day of FEBRUARY, 1960, before me the undersigned, personally appeared Donald S. Knoblock known to me to be the Vice-President of the Spencer Mortgage Corporation, the corporation that executed the within instrument, and known to me to be the person 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.

_____ Patricia Van Horn
Notary Public in and for said County and State
My commission expires March 9, 1963

PRUDENTIAL Escrows Corporation, a corporation, as trustee, under deeds of trust recorded in Book 1729, Page 10, Book 1811, Page 312, and Book 1788, Page 187 of Official Records, Ventura County.

By _____ Charles H. Zeller, Pres.

_____

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

On this 3RD day of FEBRUARY, 1960, before me the undersigned, personally appeared Charles H. Zeller known to me to be the PRESIDENT, and _____ known to me to be the _____, of PRUDENTIAL ESCROWS CORPORATION, a corporation, the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and they acknowledged to me that such corporation executed the same.

Witness my hand and Official Seal.

_____ Patricia Van Horn
Notary Public in and for said County and State
My commission expires March 9, 1963

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

On this 3rd day of FEBRUARY, 1960 before me, the undersigned, personally appeared Morris G. Rose known to me to be the President, and Bernard Pollock _____ known to me to be the Asst. Secretary of the SIMI VALLEY LAND and IMPROVEMENT CORP, 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 they acknowledged to me that such corporation executed the same.

_____ Patricia Van Horn
Notary Public in and for the said County and State.

My commission expires March 9, 1963

This map, entitled "TRACT Nº 1224-1", consisting of 2 sheets is presented to the Board of Supervisors of Ventura County, State of California, at the meeting of said Board held on the 23rd day of February, 1960, for approval. Said Board hereby approves said map, and does hereby reject on behalf of the public, Carlotta Street, Deborah Street and Winifred Street as delineated upon sheet 2, all rights of ingress and egress as offered hereon, and that Parcels "A" & "B" abutting Winifred Street are hereby rejected, 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 23rd day of February, 1960.

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

Attest:

_____ Robert L. Hamm, Clerk of said Board

_____ Edwin L. Carty, Chairman of said Board.

SECURITY FIRST NATIONAL BANK, a ~~national banking association~~ corporation as trustee under deed of trust recorded in Book 1788, Page 183, Official Records, Ventura County

_____ G. Wilmont, Vice-President

_____ F. J. Wood, Asst. Secretary

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

On this 3rd day of Feb, 1960, before me, the undersigned, personally appeared G. WILMONT, known to me to be the Vice President, and F. J. WOOD known to me to be the Asst Secretary of SECURITY FIRST NATIONAL BANK OF ~~LOS ANGELES~~, an Associational ~~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~~ association therein named, and they ~~acknowledged~~ acknowledged to me that such ~~corporation~~ executed the same.

Witness my hand and Official Seal.

_____ Irma D. Anderson
Notary Public in and for said County and State
My commission expires July 14, 1962

The signatures of Lou C. Wright, Marshall B. McLean and Edna I. McLean, the present owners of an undivided one-half interest in and to all oil and gas, minerals and other hydrocarbon substances in, on or under said land, but without the right of surface entry and without the right of entry to the subsurface at a depth of less than 500 feet beneath the surface as reserved by Lou C. Wright et al. (1515 O.R. 260), and the signatures of Morris G. Rose, Gertrude C. Rose, Bernard Pollock and Florence D. Pollock, the present owners of the remaining one-half interest in and to all oil, gas, minerals and other hydro-carbon substances in, on or under said lands, but without the right of surface entry and without the right of entry to the subsurface at a depth of less than 500 feet beneath the surface, as reserved by Morris G. Rose, et al. (1515 O.R. 328; 1729 O.R. 5; & 1788 O.R. 181) have been omitted in accordance with Section 11587 C-(1) of the "Subdivision Map Act".

*7963

Recorded at the request of the County Clerk FEB 25, 1960, at 11:00 a.m. in Book 28 of Miscellaneous Records (Maps) at Pages 23 and 24, Records of Ventura County.

_____ Robert L. Hamm, County Recorder

_____ by William Dover, Deputy

The signatures of Southern California Edison Company and the County of Ventura, the owners of easements over a portion of said land which cannot ripen into a fee, have been omitted in accordance with Section 11587-A of the Subdivision Map Act.

I, E. R. Hansen, hereby certify that I am a Licensed Land Surveyor of the State of California, and that this map, consisting of 2 sheets, correctly represents a survey made under my direction in October, 1959, for SIMI VALLEY LAND and IMPROVEMENT CORP, 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 they are (or will be) sufficient to enable the survey to be retraced.

Dec. 4 - 1959 _____ E. R. Hansen, L.S. 2776
Date

I, Robert L. Hamm, County Clerk of the County of Ventura, State of California, certify 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 pertaining to deposits required at the time of approval by the Board of Supervisors of the map entitled "TRACT Nº 1224-1" have been complied with.

Dated this 23rd day of February, 1960. _____ 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 entitled "TRACT Nº 1224-1", or any part thereof, for unpaid County taxes or special assessments collected as taxes, except taxes or special assessments not yet payable.

Dated this 17th day of February, 1960. _____ Margaret E. Cooney, County Tax Collector

by _____ Catherine Johnston, Deputy

I, M. C. Lorenz, County Surveyor of Ventura County, certify that I have examined the final map entitled "TRACT Nº 1224-1", 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 23 day of February, 1960. _____ M. C. Lorenz, County Surveyor

by _____ W. W. MacMillan, Deputy

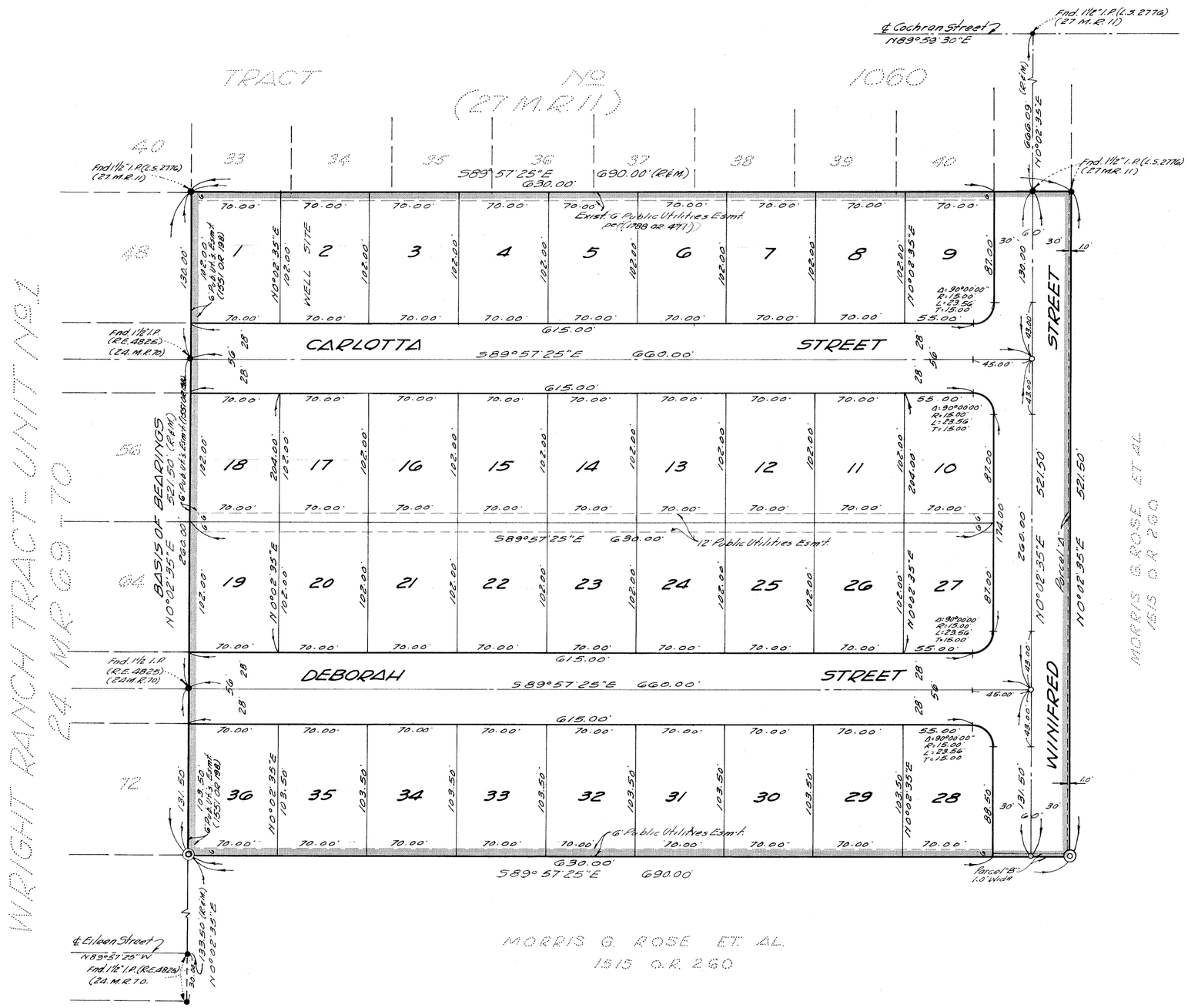
# MAP OF
# TRACT Nº 1224-1
## IN UNINCORPORATED TERRITORY

PART OF THE N.E. 1/4 OF SECTION 12, TOWNSHIP 2 NORTH RANGE 18 WEST OF THE RANCHO SIMI (3 M.R. 7)

VENTURA COUNTY, CALIFORNIA

JENNINGS-HANSEN ENGINEERING
VENTURA CALIFORNIA

OCTOBER, 1959 SHEET 1 OF 2 SHEETS




## MONUMENT LEGEND

- Monuments found (as noted)
- ◎ Monument set (1½" iron pipe in conc. w/tag L.S.2776)
- ○ Centerline points (1½" iron pipe w/tag L.S.2776.)

Rear lot corners set (2"x2" stake w/tag L.S.2776.)
Front lot corners (Witness crosses are chiseled in conc. walk, along lot line produced 12" beyond true corner)
Engineers centerline ties and monuments set within this tract will be on file at the office of the County Surveyor of Ventura County.

# MAP OF
# TRACT No 1224-1

IN UNINCORPORATED TERRITORY
OF VENTURA COUNTY

SCALE: 1"=60' SHEET 2 OF 2 SHEETS