BASIS OF BEARINGS

THE BEARING OF N0° 02' 35" E, SHOWN AS THE WEST TRACT LINE ON THE MAP OF WRIGHT RANCH TRACT UNIT Nº 1 IN BK. 24 PG. 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 1192" 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 lines and do hereby offer to dedicate for public use those portions of land shown on said map as Rebecca Street, Vanessa Street, storm drain easement Parcels "A" "B" & "C", and also grant to the County of Ventura all rights of ingress and egress from Parcel "A" over and across the Easterly line of said Parcel abutting Rebecca Street; Parcel "B" over and across the Northerly line of said Parcel abutting Rebecca Street; Parcel "C" over and across the Westerly line of said Parcel abutting Rebecca Street in order that the owners of said Parcels shall have no rights of access whatever to said Rebecca Street, except the general easement of travel which belongs to the whole public.

SIMI VALLEY LAND and IMPROVEMENT COER, a California corporation.

By _____ President

By _____ Assistant Secretary

SPENCER MORTGAGE CORPORATION, a corporation, as trustee, under deed of trust recorded in Book 1765, Page 59 of Official Records, and in Book 1765, Page 62 of Official Records, Ventura County.

_____ Vice-President

PRUDENTIAL ESCROWS, a corporation, as trustee, under deed of trust recorded in Book 1765, Page 249 of Official Records, Ventura County.

_____ President

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

On this 18th day of April, 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.

_____
Notary Public in and for said County and State.
My commission expires February 17, 1962

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

On this 18 day of April, 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 COER, a 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 they acknowledged to me that such corporation executed the same.
Witness my hand and Official Seal.

Gus Marquez Ramirez

_____
Notary Public in and for the said County and State

My commission expires November 24 1961

This map entitled "TRACT Nº 1192" 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 10th day of May, 1960, for approval. Said Board hereby approves said map and does hereby accept on behalf of the public for public use REBECCA STREET & VANESSA STREET as delineated upon Sheet 2, and all rights of ingress and egress as offered hereon, provided however, that Parcels "A", "B" and "C" abutting REBECCA STREET, and storm drain easement 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 10th day of May, 1960.

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

Attest: _____ Clerk of said Board

_____ Chairman of said Board

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

On this 19th day of April, 1960, before me, the undersigned, personally appeared Charles Zeller, known to me to be the President, and _____, known to me to be the _____ of PRUDENTIAL ESCROWS, a corporation, the corporation that executed the within instrument, and known to me to be persons who executed the within instrument on behalf of the corporation therein named and they acknowledged to me that such corporation executed the same.

_____
Notary Public in and for said County and State.
My commission expires 2/16/63
MIRIAM A. OLSON

The signatures of Lou C. Wright, Marshall B. McLean and Edna J. McLean, the present owners of an undivided one-half interest in and to all oil, gas, minerals and other hydrocarbon substances in, on and under said land, without the right, however, of surface entry and without the right of entry in and to the subsurface thereof, to a depth of less than 500 ft. beneath the surface as reserved by LOU C. WRIGHT, a widow, and MARSHALL B. McLEAN and EDNA J. McLEAN, husband and wife (1515 O.R. 260)

The signatures of Morris G. Rose, Gertrude C. Rose, Bernard Pollock and Florence D. Pollock, present owners of the remaining one-half interest in and to all oil, gas, minerals and other hydrocarbon substances in, on and under said land without the right however, of surface entry and without the right of entry in and to the subsurface thereof at a depth of less than 500 ft. beneath the surface as reserved by Morris G. Rose, et. al., by deed recorded in Bk. 1788, page 508 of Official Records.

UNION OIL COMPANY OF CALIFORNIA and SOUTHERN CALIFORNIA EDISON CO. are owners of easements over a portion of said land that cannot ripen into a fee.

* 21309

Recorded at the request of the County Clerk May 13th, 1960, at 3:15 P.M. in Book 28 of Miscellaneous Records (Maps) of Pages 68 and 69, Records of Ventura County.

_____ County Recorder

by _____ Deputy

I, E.R. Hansen do 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 January, 1960, for SIMI VALLEY LAND and IMPROVEMENT COER, 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.

Mar 4 1960
Date

_____ L.S. 2776

I certify that all of the 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 of the time of approval by the Board of Supervisors of the map entitled "TRACT Nº 1192" have been complied with.

Dated this 10th day of May 1960. Robert L. Hamm
County Clerk
County of Ventura
by _____ ~~Deputy~~ 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 "TRACT Nº 1192", 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 of April, 1960. Margaret E. Cooney
County Tax Collector

by _____ Deputy

I certify that I have examined the final map entitled "TRACT Nº 1192", 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 10 day of MAY 1960. M. C. Lorenz
County Surveyor
County of Ventura
by W. W. MacMillan
Deputy County Surveyor

MAP OF
TRACT Nº 1192
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

FEBRUARY, 1960 SHEET 1 OF 2 SHEETS

TRACT Nº 1057 - (26 M.R. 20)

HELENE STREET

S 89°57'25" E 625.00' (Rec. per 26 M.R. 20)

S 89°57'25" E 625.00' (Rec. & Meas. per 26 M.R. 20)

475.00'

Fnd 1½" I.P. (24 M.R. 70) & Eileen St.

Fnd 1½" I.P. (26 M.R. 20) & Florence St.

Fnd 1½" I.P. (26 M.R. 20) & Gertrude St.

Fnd 1½" I.P. (26 M.R. 20)

30.00'

262.00'

260.00'

45.00' 45.00'

55.00'

70.00'

60.00'

Δ=90°00'00" R=15.00' L=23.56' T=15.00'

112.75'

97.75'

225.50'

195.50'

255.50'

397.79'

1 2 3 4 5 6 7 8

9 10 11 12 13 14 15 16

17 18 19 20 21 22 23 24

VANESSA STREET

N 0°02'35" E

S 89°57'25" E

& 12' Public Utilities Easem't.

Tornaround Easement

Parcel "A"

Parcel "B"

Parcel "C"

REBECCA STREET

560.00'

520.00'

105.00'

65.00'

105'

112.29'

112.30'

112.31'

112.32'

112.33'

112.38'

& 10' Storm Drain Esmt.

Union Oil Co. pipeline

Easement to Union Oil Company of California (1226 O.R. 89)

& 12' Public Utilities Esmt.

S 89°57'08" E 1022.77' (Meas.)

1009.86' (Meas.)

Fd. 3" I.P. 0.2' No. Monument set according to legend.

Fd. 3" I.P. w/tag L.S. 2483 0.15' No.ly

& Southern Pacific Railroad

130.00'

50'

30'

Fd. chis. hd. spike on line

1847.78' Co. Station

Fd. sq. head bolt 2" sub. conc. Section 12 (Co. F.B. 132-8)

302.12'(M)

1026.04 (Co. F.B. 132-8, 9)

1025.95' (M)

Fd. old spike (Co. F.B. 132-9)

1954.04' Co. Station

& LOS ANGELES AVE.

1614.48' (Co. F.B. 132-9)

335.28' (M)

Fd. chis. hd. spike

349.95'(M)

2174.48' (Co. F.B. 132-9) & TAPO STREET (Section Line)

Fd. spike

INVESTORS ENTERPRISES, INC. M.R. 6 R 33

MORRIS G. ROSE, ET AL 1615 O.R. 880

- MONUMENT LEGEND -

- Monument found (as noted)
- Monument set (1½" I.P. in conc. w/tag L.S. 2776)
- Centerline points (1½" I.P. 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.

MAP OF TRACT Nº 1192

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

SCALE: 1" = 50'

SHEET 2 OF 2 SHEETS