28 MR 72

We, the undersigned, hereby certify that we are the owners of or are interested in the land included within this subdivision entitled "TRACT NO. 1221-1" shown on the map consisting of 2 sheets and that we are the only persons whose consent is necessary to pass a clear title to said land and consent to the preparation and recordation of said map and subdivision as shown within the colored borderline and hereby offer to dedicate for public use those portions of land shown on said map as; Vista Levana Drive, Vista Del Valle Drive, Parcels "A", "B", & "C", Turnaround Easements and also grant to the County of Ventura all rights of Ingress & Egress over & across; the Westerly & Southwesterly Lines of Parcel "B", abutting Vista Del Valle Drive, the East Line of Parcel "C", abutting Vista Levana Drive, in order that the owners of said Parcels "B" & "C" shall have no right of access whatever to Vista Levana Drive & Vista Del Valle Drive except the general easement of travel which belongs to the whole public.

PEACH HILL COMPANY, a limited partnership

By John T. Pool Jr. a partner By Robert M. Stern Jr. a partner

State of California } S.S.
County of Ventura }

On this 10th day of May, 1960 before me the undersigned, personally appeared John T. Pool Jr. known to me to be a Partner and Robert M. Stern Jr. known to me to be a Partner of the PEACH HILL COMPANY, a limited partnership, the limited partnership that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the limited partnership therein named and acknowledged to me that such limited partnership executed the same.

Robert E. MacDonald
Notary Public in and for the County of Ventura, State of California

My Commission expires July 31, 1960.

~~State of California } S.S.~~
~~County of Ventura }~~

~~On this day of , in the year One Thousand Nine Hundred and Sixty, 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 known to me to be the and known to me to be the of the Title Insurance and Trust Company, a Corporation Trustee, the Corporation that executed the within instrument on behalf of the Corporation therein named and acknowledged to me that said Corporation executed the same as Trustee. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year in this certificate first above written.~~

~~Notary Public in and for the County of Ventura, State of California~~
~~My Commission expires .~~

I certify that according to the records of my office there are no liens against the subdivision (TRACT NO. 1221-1) or any part thereof for unpaid state, county, municipal or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable.

Margaret E. Cooney
County Tax Collector
County of Ventura

Dated May 11, 1960

~~Deputy~~ Margaret E. Cooney Tax Collector

I certify that I have examined the final map entitled "TRACT NO. 1221-1" 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 MAY 17, 1960

M. C. Lorenz
County Surveyor
County of Ventura

By W. W. MacMillan
Deputy County Surveyor

This map entitled, "TRACT NO 1221-1", consisting of 2 sheets is presented to the Board of Supervisors of Ventura County, California at the meeting of said Board held on the 17th day of May, 1960, for approval.
Said Board hereby approves said map and does hereby accept on behalf of the public for public use; Vista Levana Drive, Parcel "A", Vista Del Valle Drive, as delineated upon Sheet 2 and all rights of Ingress and Egress as offered hereon, provided however, that the offer of Turnaround Easements and Parcels "B", & "C", is 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 17th day of May, 1960

BOARD OF SUPERVISORS OF THE
COUNTY OF VENTURA, STATE OF CALIFORNIA

Attest! Robert L. Hamm Clerk of said Board By Edwin L. Carty Chairman of said Board

SHEET NO. 1 OF 2 SHEETS

F-13-1351 D-21-2488 F.B.-229

I, ROBERT E. MARTIN, do hereby certify that I am a Registered Civil Engineer; that this map correctly represents a survey made under my direction in JANUARY, 1960, for the PEACH HILL COMPANY, 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 11th day of February, 1960.

Robert E. MacDonald
Registered Civil Engineer No. 11322

I 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 map entitled "TRACT NO. 1221-1" have been complied with.

Dated this 17th day of May, 1960.

By Robert L. Hamm ~~Deputy~~ County Clerk

Robert L. Hamm
County Clerk
County of Ventura

22326

Recorded at the request of the County Clerk MAY 20, 1960 at 11:45 A.M. in Book 28 of Miscellaneous Records (Maps) at pages 72 & 73 Records of Ventura County.

Robert L. Hamm
County Recorder
County of Ventura

By Edora Weitfle
Deputy County Recorder

TRACT NO. 1221-1

PEACH HILL ESTATES
(IN UNINCORPORATED TERRITORY)
BEING A PART OF
TRACT M
OF RANCHO SIMI
(3 M.R. 7)
VENTURA COUNTY, CALIFORNIA

Robert E. MacDonald R.E. 11322
RAMELLI & MARTIN
ENGINEERS & SURVEYORS

FEBRUARY, 1960

28 MR 73

The signatures of Jean Gillies McLachlin and Frederic A. McLachlin, present owners of an undivided one-half (1/2) interest in and to all oil, gas, minerals, hydrocarbon and fissionable materials lying or being below a depth of 500 feet from the surface of said land, but without the right, however, of surface entry for the purpose of extracting same, which were reserved by Jean Gillies McLachlin and Frederic A. McLachlin in deed recorded in Book 1660 Page 22 of Official Records, have been omitted in accordance with Section 11587 C-(1) of the "Subdivision Map Act".

CURVE DATA - INTERIOR ANGLES

NO.	Δ=	R=	T=	L=
A	90°00'00"	15.00'	15.00'	23.56'
B	12°12'57"	330.00'	35.31'	70.36'
C	22°44'50"	300.00'	60.35'	119.10'
D	27°26'36"	300.00'	73.25'	143.69'
E	4°41'46"	300.00'	12.30'	24.59'
F	102°12'57"	15.00'	18.59'	26.76'
G	62°33'24"	15.00'	9.11'	16.38'

CURVE DATA - EXTERIOR ANGLES

NO.	Δ=	R=	T=	L=
1	90°00'00"	15.00'	15.00'	23.56'
2	27°26'36"	270.00'	65.93'	129.32'
3	3°25'36"	330.00'	9.87'	19.74'
4	28°59'25"	270.00'	69.80'	136.61'

PEACH HILL COMPANY
1825 OR 440

EAST - 509.86'
N88°07'13"W
169.86'
N59°07'48"W
RAD. 60.00'
N62°33'24"W
108.82'
N67°15'10"W
77.81'
N77°47'03"W
PARCEL "C"
1.0 STRIP
PARCEL "B"
1.0' STRIP
TURNAROUND EASEMENT
TURNAROUND EASEMENT
EAST - 478.33
VISTA LEVANA DRIVE
417.81
448.82
EAST - 425.00'
VISTA DEL VALLE DRIVE
NORTH - 207.00'
NORTH - 526.00'
PARCEL "A"
410.00'
EAST - 500.00
EAST - 1584.43' MEAS.
EAST - 1584.53' CO. F.B. 515-17
PEACH HILL ROAD
SET NAIL
FD. CO. STD. ROAD MON. CO. F.B. 515
MOORPARK ROAD
MOORPARK ROAD
SET NAIL
FD BENT CO. ST'D ROAD MON. CO. F.B. 515-PAGE 17
FD. 1" I.P. 18" SUB.
836.25'
25.00' N0°02'45"E
MEAS. N0°02'45"E NORTH REC.
BASIS OF BEARINGS FOR THIS SUBDIVISION
SEPT 17, 1951
FD. 1¼" I.P. BY J.B.W. 4½" BELOW SURFACE. SET 1¼" I.P. WOOD PLUG & TAG R.E. 4825, ABOUT 12" SUB. OVER SAME
FD. 1¼" I.P. JULY 24, 1958

◉ F.D. MONUMENTS AS SHOWN.
○ SET 1½" I.P. TAGGED R.E. 11322 SET ¾" I.P. AT ALL REAR LOT CORNERS; AND CROSS IN SIDEWALK, 1.0' FROM TRUE LOT CORNER ON PROLONGATION OF LOT LINE, FOR FRONT LOT CORNERS SET 1¼" I.P. AT ALL STREET CENTERLINE INTERSECTIONS AND AT ALL B.C.'S AND E.C.'S ON STREET CENTERLINES.

The signature of Lido Ranch Company, a limited partnership, present owner of an undivided one-half (1/2) interest in and to all oil, gas, minerals, hydrocarbon and fissionable substances lying or being below a depth of 500 feet from the surface of said land but without the right of surface entry to extract same which were reserved by Lido Ranch Company, a limited partnership, in deed recorded in Book 1825 Page 440 of Official Records, have been omitted in accordance with Section 11587 C-(1) of the "Subdivision Map Act".

The signature of Moorpark Mutual Water Company, present owner of an easement over said land which cannot ripen into a fee, has been omitted in accordance with section 11587 A of the "Subdivision Map Act".

SHEET NO. 2 OF 2 SHEETS
F-13-1351 D-21-2488 FB-229

MAP OF TRACT NO. 1221-1
PEACH HILL ESTATES
(IN UNINCORPORATED TERRITORY)
BEING A PART OF
TRACT M
OF RANCHO SIMI
(3 M.R.7)
VENTURA COUNTY, CALIFORNIA

Robert E. MacLeod R.E. 11322

SCALE: 1" = 60'
FEBRUARY, 1960

RAMELLI & MARTIN
ENGINEERS & SURVEYORS