We the undersigned hereby certify that we are the owners of or are interested in the land included within this Subdivision entitled Tract No. 1245-1 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 borderline and do hereby offer to dedicate for public use those portions of land shown on said map as Mark Drive, Lundy Drive, Drake Drive, El Monte Drive, Turnaround easements, Parcels A, B, C, D and E, and also grant to the County of Ventura all rights of ingress to and egress from Lots 1, 26, 27, 28, Parcels C, D, and Lot 3 E over and across the westerly line of said lots abutting Parcels A and B, and over and across the northerly line of Parcel C abutting Lundy Drive, the northerly line of Parcel D abutting Drake Drive, and the northerly line of Parcel E abutting El Monte Drive and the northerly line of the portion of lot 3 abutting El Cino Drive in order that the owners of said lots and Parcels C, D and E shall have no rights of access whatever to Parcels A and B and said Drives except the general easement of travel which belongs to the whole public.

Sinaloa Homes, a limited partnership

Tom Paul
General Partner

State of California } S.S.
County of Los Angeles }

On this ~~May~~ 3rd day of ~~May~~ MAY in the year 1960, before me, the undersigned, personally appeared TOM PAUL known to me to be one of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

E H Fiala
NOTARY PUBLIC E.H. FIALA
My Commission expires 3-24-61

The signatures of Darrell L. Smith and Elsie S. Smith, husband and wife, the present owners of an undivided one-half interest of the mineral and oil rights, but without rights of surface entry, as reserved by Darrell L. Smith and Elsie S. Smith (1400-OR 294), and the signatures of Morris G. Rose, Gertrude C. Rose, Bernard Pollock and Florence Pollock, the present owners of the remaining one-half interest in and to all oil, gas, minerals and other hydrocarbon substances in, on or under said land, but without 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. (1825-OR 363) have been omitted in accordance with Section 11587 C-(1) of the "Subdivision Map Act."

Southern California Edison Company is the owner of an easement over a portion of said land that cannot ripen into a fee.

I Robert T. Lewis do hereby certify that I am a Licensed Surveyor, and that this map correctly represents a survey made under my direction in Feb. 1960 for Sinaloa Homes, that the survey is true and complete as shown, 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.

Robert T. Lewis
L.S. 2777
Dated 4/1/60

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 the approval by the Board of Supervisors of the map entitled Tract Nº 1245-1 have been complied with.
Dated May 17th 1960.

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

I certify that according to the records of my office there are no liens against the subdivision Tract No 1245-1 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.
Dated May 5th, 1960

Margaret E. Cooney
County Tax Collector
County of Ventura
By Margaret E. Cooney
~~Deputy~~ Tax Collector

I certify that I have examined the final map entitled Tract Nº 1245-1 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 1245-1" consisting of two 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 for approval. Said Board hereby approves said map and does hereby reject, Mark Drive, Lundy Drive, Drake Drive, El Monte Drive, Parcel "A" and Parcel "B" as delineated on Sheet 2 and all rights of ingress and egress as offered hereon, and Turnaround Easements Parcel "C", Parcel "D" and Parcel "E" is 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

Attest:
Robert L. Hamm
Clerk of said Board

Board of Supervisors of the
County of Ventura
State of California
Edwin L Lasky
Chairman of said Board

22498

Recorded at the request of the County Clerk Robert L. Hamm on this 23rd day of May 1960 at 3:30 min Book 28 of Miscellaneous Records (Maps) at pages 74-75 Records of Ventura County.

Robert L. Hamm
County Recorder
County of Ventura
By Odora Heitfle
Deputy County Recorder

TRACT Nº 1245-1

BEING A PORTION OF N.E. 1/4 SECTION 17, T.2 N. R.18 W. RANCHO SIMI (3 M.R. 7)

IN UNINCORPORATED TERRITORY

VENTURA, COUNTY, CALIFORNIA

SCALE 1"=100'

LEWIS & LEWIS
VENTURA, CALIF.

PITTS ROAD

SECTION LINE

10.00' Rec. & Meas.

Fd. spike over 5/8" bar 12" Sub. per 24 M.R.37

EL ROSARIO TRACT (24 M.R. 37)

EL CINO DRIVE

Fd. 1½" iron pipe.

EAST 690.59' (Rec. & Meas.)

SOUTH 40.00' (Rec. & Meas.)

EAST 288.79' (Rec. & Meas.)

Fd. 3/4" iron rod.

425.00' rec. & meas. 445.00' rec.

ALOMA DEVELOPMENT CORP. (1850 O.R. 53)

SOUTH (1561.75' calc. from rec.) to nail found in ℄ Capri Drive (435.00' calc. from 24 M.R.37)

SOUTH (Basis of Bearings) 435.56'

1/4 Section Line

SINALOA ROAD

NORTH PARCEL "B" SOUTH

MARK DRIVE

EAST 319.67'

EAST 285.63'

LUNDY DRIVE

DRAKE DRIVE

EL MONTE DRIVE

PARCEL "A"

PARCEL "C"

PARCEL "D"

PARCEL "E"

PARCEL "X"

Turnaround Easement

℄ 12' R/W FOR WATER MAIN

S. 45°00'E. 39.60'

N. 03°21'28"E. RAD.

S. 78°14'39"W. RAD.

S. 72°45'53"W. RAD.

S. 71°48'33"W. RAD.

N. 64°00'E. RAD.

N. 66°14'32"E. RAD.

N. 0°43'42"E. RAD.

N. 7°38'42"E. RAD.

S. 86°00'W. RAD.

S. 85°30'E. RAD.

S. 85°41'08"E. RAD.

S. 85°46'33"E. RAD.

S. 86°23'21"E. RAD.

N. 81°58'02"E. RAD.

WEST 312.00'

NORTH 4.44'

WEST 118.00'

NORTH 0.45'

WEST 174.00'

WEST 139.31'

SOUTH 15.16'

N. 86°29'10"W 60.00' Rad.

WEST 176.85'

N 0°00'12"E (Rec. & Meas.) 400.00'

Property line established per 24 M.R. 37

N 0°00'12"E

N 40°04'12"E 82.47'

No.	Δ	R	T	L
1	90°	15'	15'	23.56'
2	3°21'28"	1030'	30.19'	60.36'
3	0°48'32"	1030'	7.27'	14.54'
4	4°10'	970'	35.29'	70.54'
5	4°10'	1000'	36.38'	72.72'
6	0°43'42"	970'	6.17'	12.33'
7	3°26'18"	970'	29.11'	58.21'
8	2°31'18"	1030'	22.67'	45.33'
9	4°10'	1030'	37.47'	74.90'
10	86°21'18"	15'	14.58'	23.13'
11	101°45'21"	15'	18.44'	26.64'
12	66°14'32"	15'	9.79'	17.34'
13	11°45'21"	330'	33.97'	67.71'
14	22°36'01"	300'	59.95'	118.33'
15	17°14'07"	270'	40.92'	81.22'
16	8°45'53"	270'	20.69'	41.30'
17	26°00'	270'	62.33'	122.52'

No.	Δ	R	T	L
18	7°48'33"	330'	22.52'	44.98'
19	14°11'27"	330'	41.08'	81.73'
20	8°30'	330'	24.52'	48.96'
21	0°16'33"	6470'	15.57'	31.15'
22	0°42'37"	6470'	40.10'	80.11'
23	0°59'10"	6470'	55.68'	111.36'
24	30°30'	330'	89.97'	175.67'
25	30°30'	300'	81.79'	159.70'
26	28°15'28"	270'	67.96'	133.16'
27	0°59'10"	6530'	56.19'	112.39'
28	0°59'10"	6500'	55.94'	111.87'
29	0°05'49"	6530'	5.52'	11.05'
30	0°42'13"	6530'	40.09'	80.19'
31	0°11'08"	6530'	10.57'	21.15'
32	12°31'58"	270'	29.65'	59.06'
33	15°43'30"	270'	37.29'	74.10'
34	3°23'58"	300'	8.90'	17.80'

No.	Δ	R	T	L
35	11°45'21"	300'	30.88'	61.55'
36	10°50'40"	300'	28.48'	56.78'
37	29°4'32"	300'	5.87'	11.74'
38	1°36'42"	1000'	14.36'	28.71'

SINALOA HOMES (1866 O.R. 514)

Note: Set 1½" iron pipes at all angle points in exterior tract boundary. Set 1" iron pipes at all rear lot corners. All pipes bear a brass tag marked ..... L.S. 2777. Cut (+) in sidewalk on front lot corners 12" out from true corners on lot line produced. 1½" iron pipe will be set at all ℄ angle points and intersections.

TRACT No. 1245-1

in unincorporated territory.

Being a portion of

N.E. 1/4 SECTION 17 - T2N - R18W

RANCHO SIMI

(3 M.R.7)

Ventura County, California

March 1960 Scale 1"= 50'

Lewis & Lewis

Ventura, California SHEET 2 of 2 SHEETS