28 MR 86

SHEET 1 OF 2 SHEETS

MAP OF

TRACT NO. 1112
CONEJO VALLEY ESTATES UNIT NO. 2

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

BEING A SUBDIVISION OF A PORTION OF SECTION 11, T.1N., R.20W., C. E. HUSE, TRACT NO. 5 OF THE RANCHO EL CONEJO, AS PER MAP RECORDED IN BOOK 1 PAGE 746 OF DEEDS, OF VENTURA COUNTY, STATE OF CALIFORNIA.

SURVEYED BY CONLEY ENGINEERING COMPANY

JANUARY, 1960

We the undersigned hereby certify that we are the owners of, or are interested in the land, included within this subdivision, entitled "Tract Nº 1112" 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 line and do hereby offer to dedicate for public use those portions of land shown on said map as: Gerst Drive, Malat Drive, Jenny Drive, Lesser Drive, Melvin Court, Ethel Court, Cary Court and Parcel "A", and also grant to the County all rights of ingress and egress over and across the easterly line of said Parcel "A" abutting Lesser Drive; in order that the owners of said Parcel shall have no rights of access whatever to said drive except the general easement of travel which belongs to the whole public.

JEANNE HOMES INC., a corporation
(owner)

W. Malat
President

Alvin Lesser
Secretary

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

On this 23rd day of MAY, 1960, before me Beverlee Cantlin a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared W. MALAT, known to me to be the President and Alvin Lesser known to me to be the Secretary of JEANNE HOMES INC., the corporation that executed the within and foregoing instrument, and known to me to be the persons 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 the day and year in this certificate first above written.

Beverlee Cantlin
Notary Public in and for said County of Los Angeles
My commission expires 5-1-62

TITLE INSURANCE AND TRUST COMPANY,
a corporation,
as TRUSTEE under deed of trust recorded in book 1809 page 212 of Official Records.

By G.A. Barrett
Assistant Secretary

STATE OF CALIFORNIA } S.S.
COUNTY OF VENTURA }

On this 24th day of MAY in the year 1960, before me, the undersigned, a Notary Public in and for said County of Ventura, State of California, residing therein, duly commissioned and sworn personally appeared G.A. BARRETT known to me to be the Assistant Secretary of 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 herein unto set my hand and affixed my official seal the day and year in this certificate first above written.

E. P. Hayes

Notary Public in and for the County of Ventura, State of California. My commission expires: NOVEMBER 20, 1961.

I certify that I have examined the final map entitled, "Tract Nº 1112" 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 Profesions 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, 27, 1960

M.C. Lorenz
County Surveyor
County of Ventura

By W.C. MacMillan
Deputy County Surveyor

I certify that according to the records of my office there are no liens against the subdivision Tract Nº 1112 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 24th, 1960

Margaret E. Cooney
County Tax Collector
County of Ventura

By Margaret E. Cooney
~~Deputy~~ Tax Collector

I certify that all 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 1112" have been complied with.

Dated May 31th, 1960

Robert L. Hamm
County Clerk
County of Ventura

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

BASIS OF BEARINGS

The bearing of N82°12'12"W on the Southerly line of Lots 37, 38 and 39 as shown on map of Tract Nº 1111, Conejo Valley Estates Unit Nº1 as recorded in Book 28 pages 64 & 65 of Miscellaneous Records (Maps) was taken as the basis of bearings for this map.

The signatures of VENTURA COUNTY, THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, SOUTHERN CALIFORNIA EDISON COMPANY and LESSER WATER COMPANY, CONEJO VALLEY SANITARY CO., present owners of easements over said land which cannot ripen into a fee, have been omitted in accordance with Section 11587 A of the "Subdivision Map Act."

I, Hugh G. Conley, 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 JEANNE HOMES INC., that the Survey is true and complete as shown, that the monuments are of the character and occupy the positions (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 16TH MAY, 1960

Hugh G. Conley
Registered Civil Engineer Nº 5466

This map entitled "Tract Nº 1112" consisting of 2 sheets, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 31 day of May, 1960, for approval.

Said Board hereby approves said map and does hereby accept on behalf of the public for public use,

Gerst Drive, Malat Drive, Jenny Drive, Lesser Drive, Melvin Court, Ethel Court and Cary Court all as delineated upon sheet 2; and all rights of ingress and egress as offered hereon, provided however that the offer of Parcel "A" is hereby rejected, and in WITNESS WHEREOF, has caused this certificate to be signed by its Chairman and attested to by its Clerk and the Official Seal of said Board to be affixed hereto this 31th day of May 1960

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

Attest: Robert L. Hamm
Clerk of said Board

Edna L. Carty
Chairman of said Board

23843

Recorded at the request of the County Clerk, JUNE 2, 1960, at 12:15 PM. in Book 28, pages 86 & 87 of Miscellaneous Records, (Maps), Records of Ventura County.

Robert L. Hamm
County Recorder
County of Ventura

By Idora Nettle
Deputy County Recorder

The signatures of CASPER BORCHARD, JR.; and IDA FRANCES BORCHARD, present owners of an undivided one-half interest of all oil, gas and hydrocarbon substances in and under and upon said land without the right, however, to drill dig or mine through the surface thereof and without the right to enter or encroach upon any portion of said land lying within 500 feet of the surface, as reserved by Casper Borchard, Jr., and Ida Frances Borchard in deed recorded December 21, 1959 as Document Nº 47712 in book 1809 page 210 of Official Records, have been omitted in accordance with Section 11587 C-(1) of the "Subdivision Map Act."

MAP OF

TRACT NO. 1112
CONEJO VALLEY ESTATES UNIT NO. 2

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

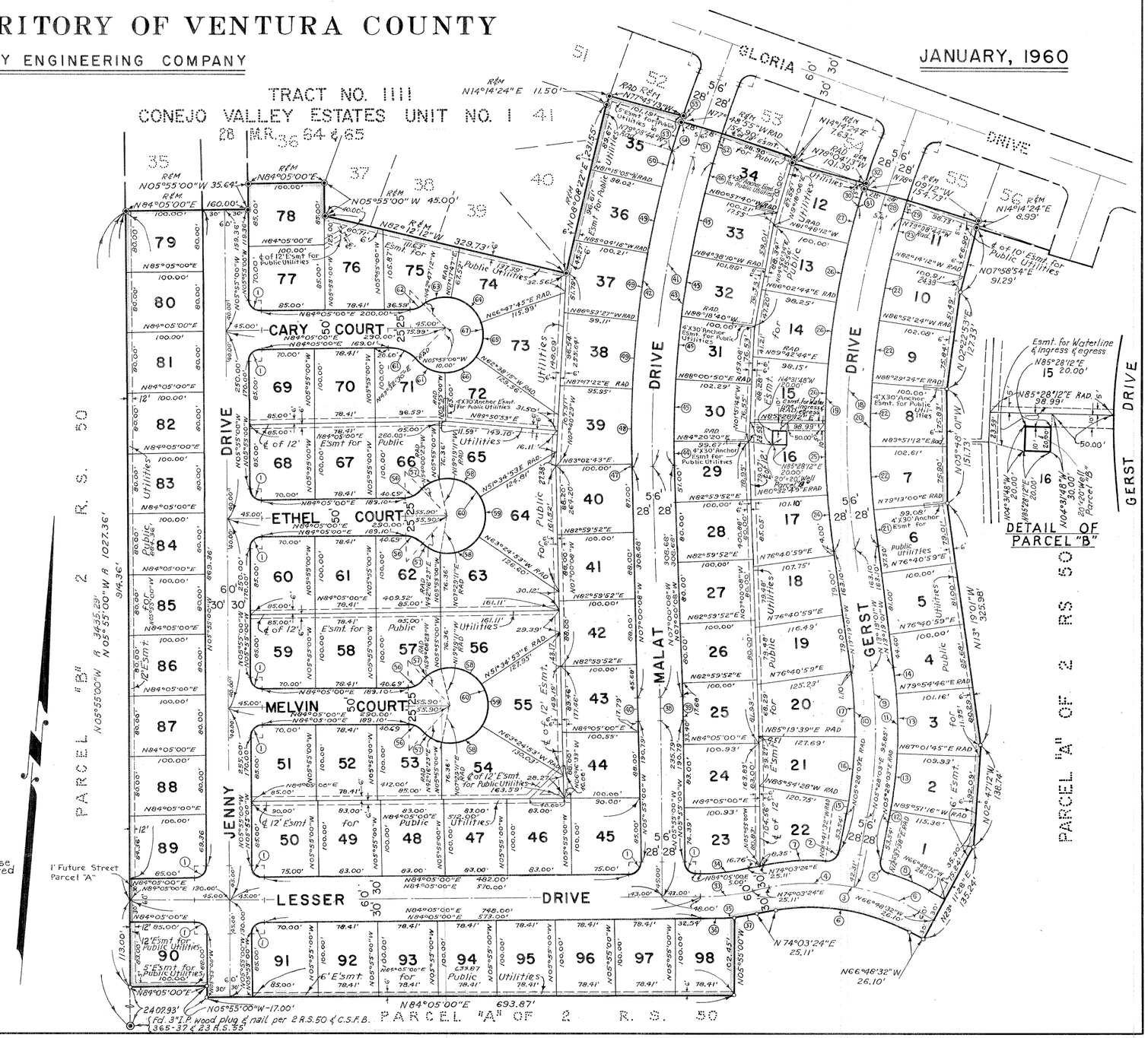
SCALE 1" = 100'

SURVEYED BY CONLEY ENGINEERING COMPANY

JANUARY, 1960

CURVE DATA TABULATION

	Δ	R	T	L
①	90°00'00"	15.00'	15.00'	23.56'
②	82° 50' 25"	15.00'	13.23'	21.69'
③	39° 08' 04"	300.00'	106.63'	204.91'
④	21° 24' 39"	300.00'	56.72'	112.11'
⑤	17° 43' 25"	300.00	46.77'	92.80'
⑥	39° 08' 04"	270.00'	95.97'	184.42'
⑦	14° 15' 04"	330.00'	41.25'	82.08'
⑧	10° 33' 50"	330.00'	30.51'	60.84'
⑨	18° 47' 04"	600.00'	99.25'	196.71'
⑩	18° 47' 04"	572.00'	94.61'	187.53'
⑪	18° 47' 04"	628.00'	103.88'	205.89'
⑫	01° 19' 19"	628.00'	7.25'	14.49'
⑬	07° 06' 59"	628.00'	39.05'	78.00'
⑭	03° 13' 47"	628.00'	17.71'	35.40'
⑮	01° 22' 31"	572.00'	6.87'	13.73'
⑯	08° 45' 53"	572.00'	43.84'	87.50'
⑰	08° 38' 40"	572.00'	43.23'	86.30'
⑱	24° 10' 17"	1066.00'	228.25'	449.71'
⑲	24° 10' 17"	1094.00'	234.24'	461.53'
⑳	24° 10' 17"	1038.00'	222.25'	437.90'
㉑	02° 32' 01"	1038.00'	22.96'	45.90'
㉒	04° 38' 12"	1038.00'	42.02'	84.00'
㉓	03° 05' 28"	1038.00'	28.01'	56.00'
㉔	03° 51' 50"	1094.00'	36.90'	73.78'
㉕	04° 55' 23"	1094.00'	47.03'	94.00'
㉖	04° 14' 32"	1094.00'	40.52'	81.00'
㉗	02° 39' 28"	1094.00'	25.38'	50.75'
㉘	00° 59' 32"	1584.00	13.72'	27.43'
㉙	00° 59' 32"	1556.00'	13.47'	26.95'
㉚	01° 04' 31"	1612.00'	15.13'	30.25'
㉛	00° 59' 32"	1612.00'	13.96'	27.92'
㉜	00° 04' 59"	1612.00'	1.17'	2.34'
㉝	10° 01' 36"	400.00'	35.09'	70.00'
㉞	10° 01' 36"	370.00'	32.46'	64.75'
㉟	10° 01' 36"	430.00'	37.72'	75.25'
㊱	06° 07' 25"	430.00'	23.00'	45.96'
㊲	03° 54' 11"	430.00'	14.65'	29.29'
㊳	01° 05' 08"	1500.00'	14.21'	28.42'
㊴	01° 05' 08"	1528.00'	14.48'	28.95'
㊵	01° 05' 08"	1472.00'	13.94'	27.89'
㊶	17° 51' 24"	1322.00'	207.69'	412.01'
㊷	17° 51' 24	1350.00'	212.09'	420.74'
㊸	17° 51' 24"	1294.00'	203.29'	403.29'
㊹	01° 20' 28"	1294.00'	15.14'	30.29'
㊺	03° 40' 30"	1294.00'	41.51'	83.00'
㊻	01° 48' 56"	1294.00'	20.50'	41.00'
㊼	00° 02' 51"	1350.00'	0.56	1.12'
㊽	04° 14' 39"	1350.00'	50.03'	100.00'
㊾	03° 49' 11"	1350.00'	45.02'	90.00'
㊿	02° 06' 21"	1350.00'	24.81'	49.62'
(51)	01° 19' 49"	1840.00'	21.37'	42.72'
(52)	01° 19' 49"	1812.00'	21.04'	42.07'
(53)	01° 23' 31"	1868.00'	22.69'	45.38'
(54)	01° 19' 49"	1868.00'	21.69'	43.37'
(55)	00° 03' 42"	1868.00'	1.01'	2.01'
(56)	48° 11' 23"	25.00'	11.18'	21.03'
(57)	34° 47' 12"	50.00'	15.66'	30.36'
(58)	70° 54' 04"	50.00'	35.60'	61.87'
(59)	65° 00' 14"	50.00'	31.86'	56.73'
(60)	276° 22' 46"	50.00'		241.19'
(61)	49° 27' 30"	50.00'	23.03'	43.16'
(62)	36° 52' 12"	25.00'	8.33'	16.09'
(63)	50° 04' 59"	50.00'	23.36'	43.71'
(64)	59° 29' 58"	50.00'	28.58'	51.92'
(65)	50° 34' 00"	50.00'	23.62'	44.13'
(66)	56° 43' 15"	50.00'	26.99'	49.50'
(67)	266° 19' 42"	50.00'		232.42'



MONUMENTING NOTES

◉ = Fd. 2" I.P. 6" deep with tag marked "R.E. 5466" unless otherwise
○ = Set 2" I.P. 6" deep with tag marked "R.E. 5466" indicated

Set 2"x2" Redwood Stakes with tag "R.E. 5466" at rear lot corners unless otherwise indicated. Set 2" I.P. at all street intersections and at all B.C.'s and E.C.'s on street centerlines.

Set tag marked "R.E. 5466" in top curb on prod. of the side property line prolongation of each front property corner.

Fd. 3" I.P. wood plug & nail per 2 R.S. 50 & C.S.F.B. 365-37 & 23 R.S. 55