MAP OF

TRACT NO. 1113

CONEJO VALLEY ESTATES UNIT NO. 3

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 C-S-T ENGINEERING COMPANY

APRIL, 1960

We the undersigned hereby certify that we are the owners of or are interested in the lands, included within this subdivision, entitled "Tract No 1113" 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-line and do hereby offer to dedicate for public use those portions of land shown on said map as: Audman Drive, Lesser Drive, Dena Drive, Ruth Drive, Avenida de la Felicidad, Alice Drive and Dorena Drive for public roads and turnaround easements.

JEANNE HOMES, INC., a corporation
(owner)

William Malat
President

Alvin Lesser
Secretary

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

On this 18th day of JULY, 1960, before me Rowena K. Bieren a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared William 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 herein 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.

Rowena K. Bieren
Notary Public in and for said County of Los Angeles. My commission expires: April 27, 1962

TITLE INSURANCE AND TRUST COMPANY,
a corporation
as TRUSTEE under deeds of trust recorded in book 1809, page 212 & book 1809 pg 205 of Official Records.

By: John Morse
Assistant Secretary

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

On this 20th day of July 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 John Morse 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. L. Cooper
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 1113"; that the subdivision is substantially the same as it appeared on the tentative map, and any approved alterations thereof; 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 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 July 28, 1960.

M.C. LORENZ
COUNTY SURVEYOR
COUNTY OF VENTURA
By: W. W. MacMillan
Deputy County Surveyor

I certify that according to the records of my office there are no liens against the subdivision Tract No 1113 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 July 20, 1960.

MARGARET E. COONEY
COUNTY TAX COLLECTOR
COUNTY OF VENTURA
By: Alma Snider
Deputy Tax Collector

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 1113" have been complied with.

Dated: August 2nd, 1960.

ROBERT L. HAMM
COUNTY CLERK
COUNTY OF VENTURA
By Robert L. Hamm
~~Deputy~~ County Clerk

MUTUAL TITLE CORPORATION, LTD.
a corporation
as TRUSTEE under deed of trust recorded in book 1852 pg. 307 of Official Records.

Victor H. Palmieri
President

S. Paul Nelson
Secretary

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

On this 20 day of July 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 Victor H. Palmieri, known to me to be the President and S. Paul Nelson known to me to be the Secretary of MUTUAL TITLE CORPORATION, LTD., 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.

Notary Public in and for the County of Ventura, State of California. My commission expires: JUNE 3 1961

BASIS OF BEARINGS:

The bearing of N13°19'01"W, being along the easterly line of lots 3 through 6 inclusive as shown on the map of "Tract No 1112 - Conejo Valley Estates Unit No 2" as recorded in book 28 pages 26-27, 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, LESSER WATER COMPANY AND 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, Herbert I. Cooper, do hereby certify that I am a Registered Civil Engineer; that this map correctly represents a survey made under my direction in February, 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 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 JUNE 6, 1960.

H. I. Cooper
Registered Civil Engineer No. 10103

This map entitled "Tract No 1113", consisting of two sheets is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 2nd day of August, 1960, for approval.

Said Board hereby approves said map and does hereby accept on behalf of the public for public use those portions of land shown within the colored border line on said map as: Audman Drive, Lesser Drive, Dena Drive, Ruth Drive, Avenida de la Felicidad, Alice Drive and Dorena Drive all as delineated upon sheet 2, provided, however, that the offer of turnaround easements 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 2nd day of August 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

32228

Recorded at the request of the County Clerk August 3, 1960 at 4:30 PM in Book 29, Pages 35 + 36, of Miscellaneous Records (Maps), Records of Ventura County.

Robert L. Hamm
County Recorder
County of Ventura

By William Dover
Deputy County Recorder

The signature of CASPER BORCHARD, JR., present owner of an undivided one-half interest of all oil, gas and hydrocarbon substances in and under and upon a portion of 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., in deed recorded December 21, 1959, as Document No. 47710 in book 1809 page 202 of Official Records, has been ommitted in accordance with Section 11857 C-(1) of the "Subdivision Map Act".

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 a portion of 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. 1113

CONEJO VALLEY ESTATES UNIT NO. 3

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

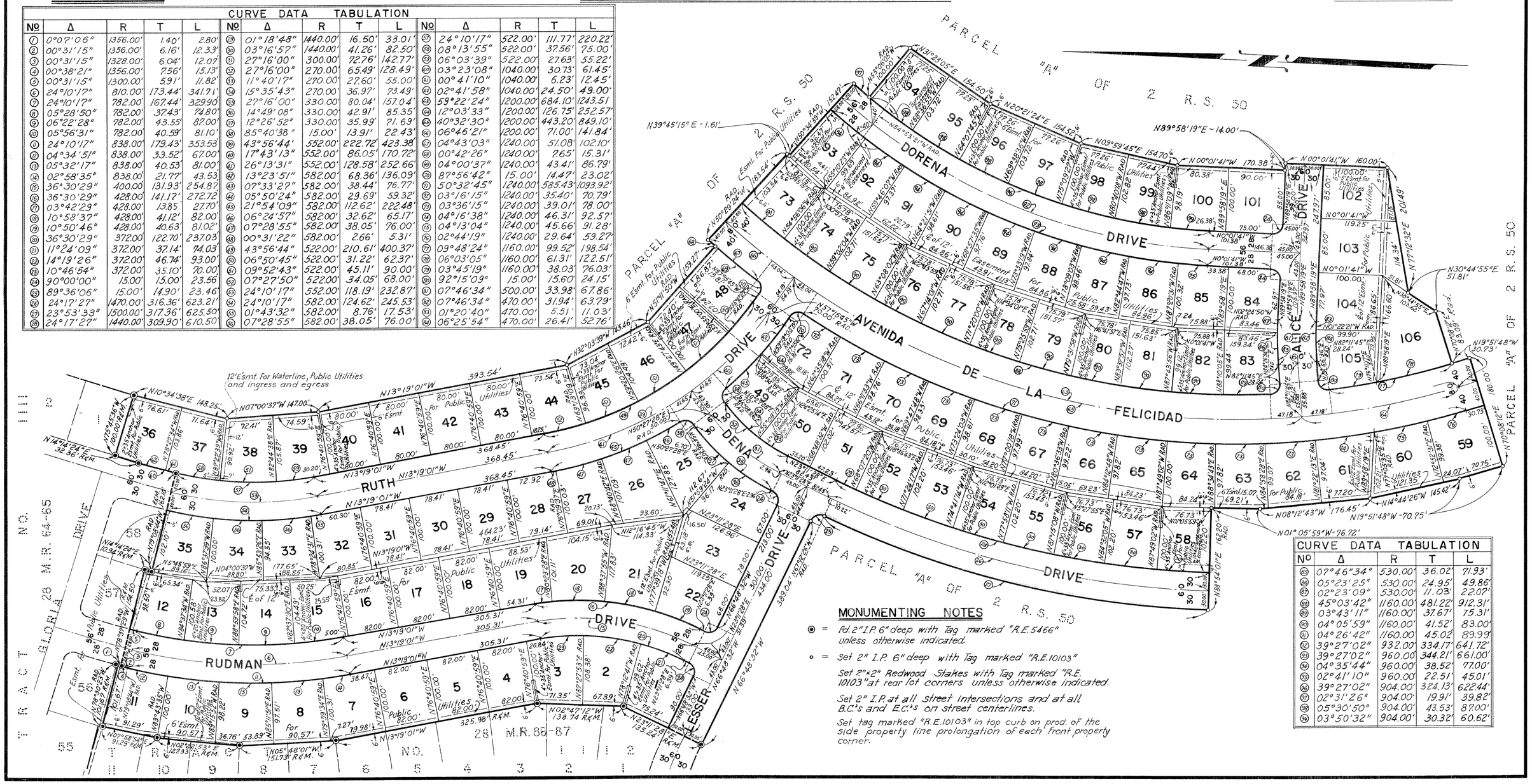
SCALE 1"=100'

SURVEYED BY C-S-T ENGINEERING COMPANY

APRIL, 1960

CURVE DATA TABULATION

№	Δ	R	T	L	№	Δ	R	T	L	№	Δ	R	T	L
①	0°07'06"	1356.00'	1.40'	2.80'	㉙	01°18'48"	1440.00'	16.50'	33.01'	㊺	24°10'17"	522.00'	111.77'	220.22'
②	00°31'15"	1356.00'	6.16'	12.33'	㉚	03°16'57"	1440.00'	41.26'	82.50'	㊻	08°13'55"	522.00'	37.56'	75.00'
③	00°31'15"	1328.00'	6.04'	12.07'	㉛	27°16'00"	300.00'	72.76'	142.77'	㊼	06°03'39"	522.00'	27.63'	55.22'
④	00°38'21"	1356.00'	7.56'	15.13'	㉜	27°16'00"	270.00'	65.49'	128.49'	㊽	03°23'08"	1040.00'	30.73'	61.45'
⑤	00°31'15"	1300.00'	5.91'	11.82'	㉝	11°40'17"	270.00'	27.60'	55.00'	㊾	00°41'10"	1040.00'	6.23'	12.45'
⑥	24°10'17"	810.00'	173.44'	341.71'	㉞	15°35'43"	270.00'	36.97'	73.49'	㊿	02°41'58"	1040.00'	24.50'	49.00'
⑦	24°10'17"	782.00'	167.44'	329.90'	㉟	27°16'00"	330.00'	80.04'	157.04'	(51)	59°22'24"	1200.00'	684.10'	1243.51
⑧	05°28'50"	782.00'	37.43'	74.80'	㊱	14°49'08"	330.00'	42.91'	85.35'	(52)	12°03'33"	1200.00'	126.75'	252.57'
⑨	06°22'28"	782.00'	43.55'	87.00'	㊲	12°26'52"	330.00'	35.99'	71.69'	(53)	40°32'30"	1200.00'	443.20'	849.10'
⑩	05°56'31"	782.00'	40.59'	81.10'	㊳	85°40'38"	15.00'	13.91'	22.43'	(54)	06°46'21"	1200.00'	71.00'	141.84'
⑪	24°10'17"	838.00'	179.43'	353.53	㊴	43°56'44"	552.00'	222.72'	423.38'	(55)	04°43'03"	1240.00'	51.08'	102.10'
⑫	04°34'51"	838.00'	33.52'	67.00'	㊵	17°43'13"	552.00'	86.05'	170.72'	(56)	00°42'26"	1240.00'	7.65'	15.31'
⑬	05°32'17"	838.00'	40.53'	81.00'	㊶	26°13'31"	552.00'	128.58'	252.66'	(57)	04°00'37"	1240.00'	43.41'	86.79'
⑭	02°58'35"	838.00'	21.77'	43.53	㊷	13°23'51"	582.00'	68.36'	136.09'	(58)	87°56'42"	15.00'	14.47'	23.02'
⑮	36°30'29"	400.00'	131.93'	254.87	㊸	07°33'27"	582.00'	38.44'	76.77'	(59)	50°32'45"	1240.00'	585.43'	1093.92'
⑯	36°30'29"	428.00'	141.17'	272.72	㊹	05°50'24"	582.00'	29.69'	59.32'	(60)	03°16'15"	1240.00'	35.40'	70.79'
⑰	03°42'29"	428.00'	13.85'	27.70'	㊺	21°54'09"	582.00'	112.62'	222.48'	(61)	03°36'15"	1240.00'	39.01'	78.00'
⑱	10°58'37"	428.00'	41.12'	82.00'	㊻	06°24'57"	582.00'	32.62'	65.17'	(62)	04°16'38"	1240.00'	46.31'	92.57'
⑲	10°50'46"	428.00'	40.63'	81.02'	㊼	07°28'55"	582.00'	38.05'	76.00'	(63)	04°13'04"	1240.00'	45.66'	91.28'
⑳	36°30'29"	372.00	122.70'	237.03	㊽	00°31'22"	582.00'	2.66'	5.31'	(64)	02°44'19"	1240.00'	29.64'	59.27'
㉑	11°24'09"	372.00'	37.14'	74.03'	㊾	43°56'44"	522.00'	210.61'	400.37'	(65)	09°48'24"	1160.00'	99.52'	198.54'
㉒	14°19'26"	372.00'	46.74'	93.00'	㊿	06°50'45"	522.00'	31.22'	62.37'	(66)	06°03'05"	1160.00'	61.31'	122.51'
㉓	10°46'54"	372.00'	35.10'	70.00'	(51)	09°52'43"	522.00'	45.11'	90.00'	(67)	03°45'19"	1160.00'	38.03'	76.03'
㉔	90°00'00"	15.00'	15.00'	23.56	(52)	07°27'50"	522.00'	34.05'	68.00'	(68)	92°15'09"	15.00'	15.60'	24.15'
㉕	89°36'06"	15.00'	14.90'	23.46'	(53)	24°10'17"	552.00'	118.19'	232.87'	(69)	07°46'34"	500.00'	33.98'	67.86'
㉖	24°17'27"	1470.00'	316.36'	623.21'	(54)	24°10'17"	582.00'	124.62'	245.53'	(70)	07°46'34"	470.00'	31.94'	63.79'
㉗	23°53'33"	1500.00'	317.36'	625.50'	(55)	01°43'32"	582.00'	8.76'	17.53'	(71)	01°20'40"	470.00'	5.51'	11.03'
㉘	24°17'27"	1440.00'	309.90'	610.50'	(56)	07°28'55"	582.00'	38.05'	76.00'	(72)	06°25'54"	470.00'	26.41'	52.76'


PARCEL "A" OF 2 R.S. 50
DORENA DRIVE
AVENIDA DE LA FELICIDAD
RUTH DRIVE
DENA DRIVE
RUDMAN DRIVE
GLORIA DRIVE
LESSER AVENUE
TRACT NO. 1113
TRACT NO. 1113 UNIT NO. 2
28 M.R. 84-85
28 M.R. 86-87
N89°58'19"E - 14.00'
N00°01'41"W 160.00'
N00°01'41"W 170.38'
N09°59'45"E 154.70'
N20°21'24"E 154.52'
N31°23'05"E 154.50'
N39°45'15"E - 1.61'
N89°58'19"E 247.97'
N00°01'41"W 201.49'
N30°44'55"E 57.81'
N17°12'32"E 114.34'
N19°51'48"W 30.73'
N70°08'12"E 180.00'
N14°44'26"W 145.42'
N08°12'43"W 176.45'
N19°51'48"W - 70.75'
N01°05'59"W - 76.72'
N89°54'01"E 162.20'
N66°48'32"W 454.00'
N23°11'28"E 213.00'
N10°34'38"E 148.25'
N07°00'37"W 147.00'
N13°19'01"W 393.54'
N13°19'01"W 368.45'
N14°44'24"E 32.36' R&M.
N13°19'01"W 305.31'
N02°47'12"W 138.74' R&M.
N23°11'28"E 135.22'
N00°58'58"E 91.29' R&M.
N02°28'53"E 122.33' R&M.
N05°48'01"W 151.73' R&M.
12' Esmt. for Waterline, Public Utilities and ingress and egress
6' Esmt. for Public Utilities
6' Esmt. for Public Utilities and Drainage
6' Esmt. for Public Utilities and Ingress and Egress
6' Esmt. for Waterline, Public Utilities and Ingress and Egress
4'-20' Esmt. for Public Utilities
2'-35' Esmt. for Public Utilities
Esmt. for Public Utilities
Esmt. for Waterline
Esmt. for Drainage
Esmt. for Public Utilities and Drainage
Esmt. for Waterline, Public Utilities and Ingress and Egress
Esmt. for Waterline, Public Utilities and Drainage
Esmt. for Waterline, Public Utilities and Ingress and Egress
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