MAP OF

TRACT NO. 1114

CONEJO VALLEY ESTATES UNIT NO. 4

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

AUGUST, 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 1114" shown on the annexed map, consisting of two sheets, 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: Jenny Drive, Louis Drive, Carl Court, William Drive, Henry Drive, Dena Drive, Turnaround easements and storm drainage easements.

BILMAL CO. INC., a corporation
OWNER

William Malat
PRESIDENT

Melvin Lesser
SECRETARY

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

On this 23 day of NOVEMBER, 1960, before me MELVIN H. MALAT 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 MELVIN LESSER known to me to be the Secretary of BILMAL CO. 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.

Melvin H. Malat
Notary Public in and for said County of Los Angeles. My commission expires: 10-3-63

TITLE INSURANCE AND TRUST COMPANY
a corporation
as TRUSTEE under deed of trust recorded in Book 1809, page 205 & Book 1809 page 212 of Official Records

By: G. A. Barrett
ASSISTANT SECRETARY

LESSER WATER COMPANY, a corporation
OWNER

Melvin Lesser
PRESIDENT

Gerald A. Malat
SECRETARY

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

On this 23 day of NOVEMBER 1960, before me MELVIN H. MALAT a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared MELVIN LESSER known to me to be the President and GERALD MALAT known to me to be the Secretary of Lesser Water Company, 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

Melvin H. Malat
Notary Public in and for said County of Los Angeles. My commission expires 10-3-63

I certify that I have examined the final map entitled "Tract No 1114" 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 11 day of January 1961.

M.C. Lorenz
County Surveyor
County of Ventura

By W. W. Thurlow
Deputy County Surveyor

I certify that according to the records of my office there are no liens against the subdivision "Tract No. 1114" 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 this 9th day of December 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 1114" have been complied with.

Dated this 17th day of January, 1961

Robert L. Hamm
County Clerk
County of Ventura

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

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, 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 Business and Professions Code.

The signatures of VENTURA COUNTY, THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, THE SOUTHERN CALIFORNIA EDISON 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 Business and Professions Code.

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 omitted in accordance with section 11587 C-(1) of the Business and Professions Code.

MUTUAL TITLE CORPORATION LTD.
a corporation
as TRUSTEE under deed of trust recorded in Book 1852 page 307 of Official Records

Victor H Palmieri
PRESIDENT

S Paul Nelson
SECRETARY

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 May 1960, for BILMAL CO. 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 this 17th day of August, 1960.

Herbert I. Cooper
Registered Civil Engineer No 10103

BASIS OF BEARINGS:
The bearing N. 84°05'00"E. of the south line of Lots 91 to 98 as shown on the map of Tract No. 1112 as recorded in book 28 page 87 of Miscellaneous Records, (Maps) was taken as the basis of bearings shown on this map.

This map entitled "Tract No 1114" consisting of 3 sheets, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 17th day of January 1961, for approval.

Said Board hereby approves said map and does hereby accept on behalf of the public for public use, Jenny Drive, Louis Drive, Carl Court, William Drive, Henry Drive, Dena Drive as delineated upon sheets 2 and 3, provided, however, that the offer of storm drainage easements and turnaround easements 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 17th day of January, 1961.

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

Attest: Robert L. Hamm
Clerk of said Board

Robert W. Nelson
Chairman of said Board

2440

Recorded at the request of the County Clerk JAN. 18, 1961, at 4:30 pm. in Book 30, pages 17, 18, 19 of Miscellaneous Records (Maps), Records of Ventura County.

Robert L. Hamm, County Recorder
County of Ventura

By William Dover
Deputy County Recorder

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

On this 9 day of DECEMBER 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

Notary Public in and for said County of Ventura
State of California, My Commission Expires Nov. 20, 1961.

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

On this 1st day of December in the year 1960, before me the undersigned, 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 said County of Ventura,
State of California, My commission expires Jan. 19, 1963

MAP OF

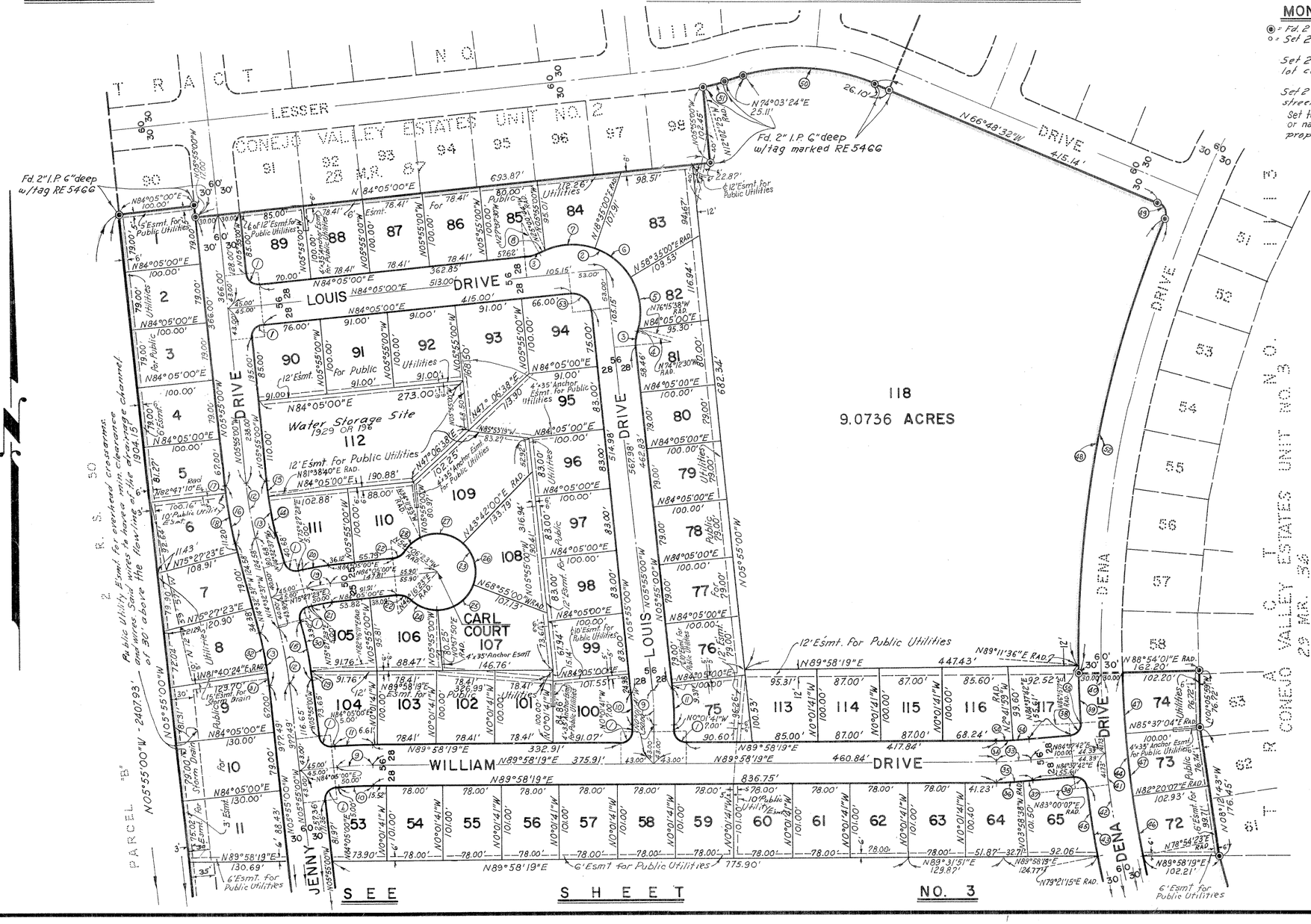
TRACT NO. 1114
CONEJO VALLEY ESTATES UNIT NO. 4

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

SCALE 1"=100'

SURVEYED BY C-S-T ENGINEERING COMPANY

AUGUST, 1960


TRACT NO. 1112
LESSER DRIVE
CONEJO VALLEY ESTATES UNIT NO. 2
23 M.R. 97
Fd. 2" I.P. C" deep w/tag RE5466
N84°05'00"E 100.00'
12' Esmt. for Public Utilities
693.87'
N74°03'24"E 25.11'
26.10'
N66°48'32"W
DRIVE
415.14'
Fd. 2" I.P. C" deep w/tag marked RE5466
22.87'
12' Esmt. for Public Utilities
N84°05'00"E 513.00'
LOUIS DRIVE
N84°05'00"E 415.00'
LOUIS DRIVE
DENA DRIVE
Water Storage Site
1929 OR 196
112
12' Esmt. for Public Utilities
N81°38'40"E RAD.
N84°05'00"E 190.88'
4'x35' Anchor Esmt. for Public Utilities
CARL COURT
107
4'x35' Anchor Esmt
146.76'
118
9.0736 ACRES
12' Esmt. for Public Utilities
N89°58'19"E 447.43'
N89°11'36"E RAD.
W 88°54'01"E RAD. 162.20'
N89°58'19"E 332.91'
N89°58'19"E 375.91'
WILLIAM DRIVE
N89°58'19"E 460.84'
N89°58'19"E 836.75'
JENNY LANE
N89°58'19"E 130.69'
6' Esmt. for Public Utilities
N89°58'19"E 175.90'
N89°31'51"E 129.87'
N89°58'18"E 124.77'
N89°58'19"E 102.21'
N79°21'15"E RAD.
N78°54'23"E RAD.
N85°37'04"E RAD.
N83°00'07"E RAD.
N82°20'07"E RAD.
N76°15'38"W RAD.
N58°35'00"E RAD.
N18°35'00"E RAD.
N74°13'30"W RAD.
N47°06'38"E RAD.
N43°42'00"E RAD.
N68°55'00"W RAD.
N76°27'23"E 120.90'
N75°27'23"E 108.91'
N15°27'23"E 50.00'
N15°27'23"W 50.00'
N76°27'23"E 120.90'
N75°27'23"E 108.91'
N84°40'24"E RAD.
N84°05'00"E 130.00'
N84°05'00"E 100.00'
N84°05'00"E 130.00'
N84°05'00"E 100.00'
N84°05'00"E 100.00'
N84°05'00"E 100

MAP OF

TRACT NO. 1114

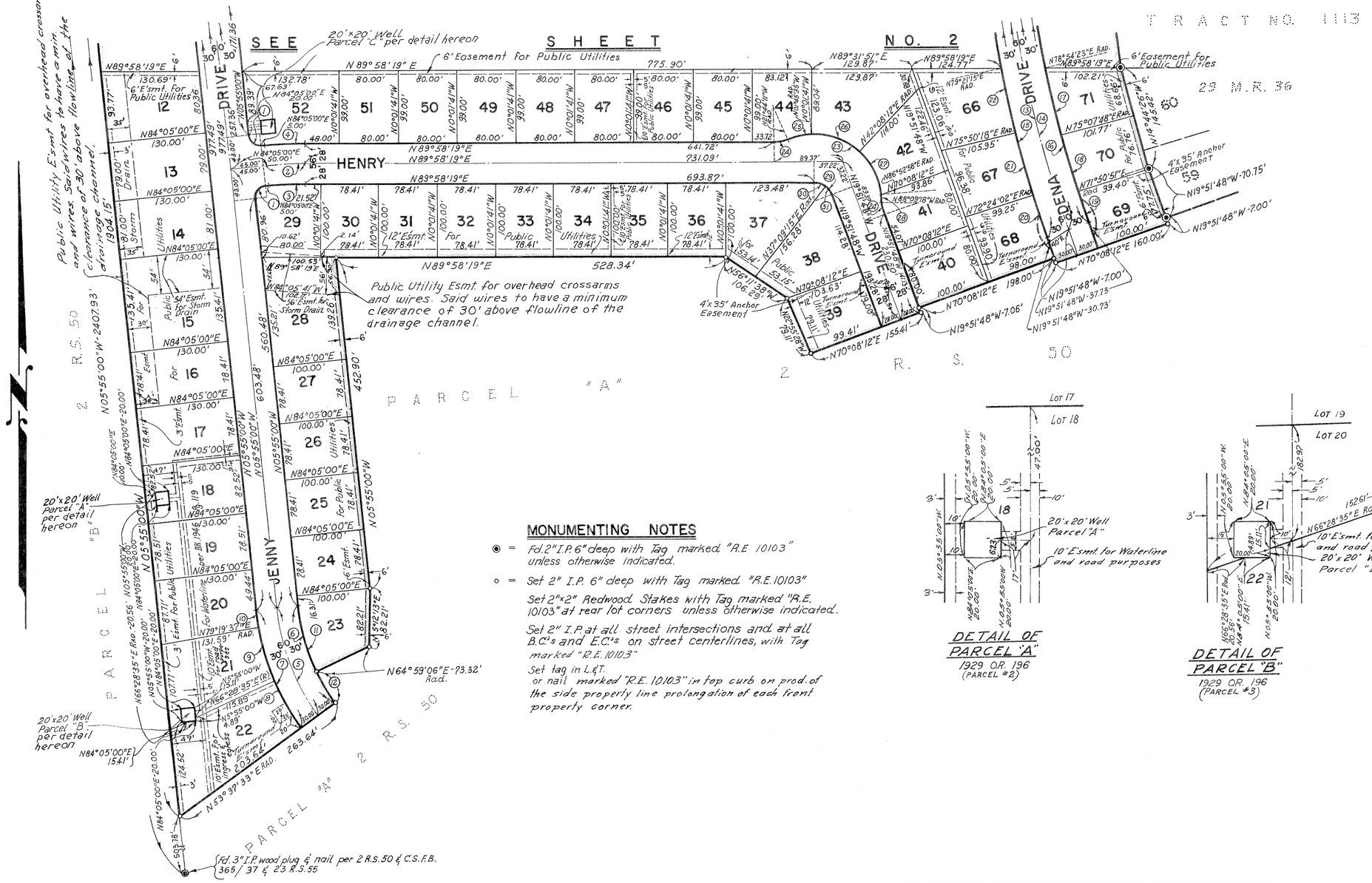
CONEJO VALLEY ESTATES UNIT NO. 4

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

SCALE 1"=100'

SURVEYED BY C-S-T ENGINEERING COMPANY

AUGUST, 1960



MONUMENTING NOTES

◉ = Fd. 2" I.P. 6" deep with Tag marked "R.E. 10103" unless otherwise indicated.

○ = Set 2" I.P. 6" deep with Tag marked "R.E. 10103"

Set 2"x2" Redwood Stakes with Tag marked "R.E. 10103" at rear lot corners unless otherwise indicated.

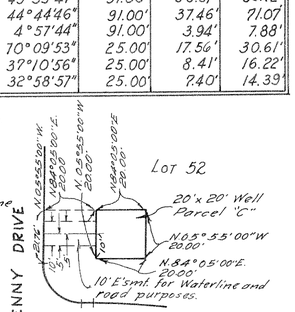
Set 2" I.P. at all street intersections and at all B.C.'s and E.C.'s on street centerlines, with Tag marked "R.E. 10103"

Set tag in L & T. or nail marked "R.E. 10103" in top curb on prod. of the side property line prolongation of each front property corner.

CURVE DATA TABULATION				
No	Δ	R	T	L
(1)	90°00'00"	15.00'	15.00'	23.56'
(2)	5°53'19"	500.00'	25.72'	51.39'
(3)	5°53'19"	472.00'	24.28'	48.51'
(4)	5°53'19"	528.00'	27.16'	54.27'
(5)	30°27'27"	300.00'	81.67'	159.48'
(6)	30°27'27"	270.00'	73.50'	143.53'
(7)	30°27'27"	330.00'	89.84'	175.42'
(8)	12°51'02"	330.00'	37.16'	74.01'
(9)	12°51'02"	330.00'	37.16'	74.01'
(10)	4°45'23"	330.00'	13.71'	27.40'
(11)	19°05'54"	270.00'	45.42'	90.00'
(12)	11°21'33"	270.00'	26.85'	53.53'
(13)	14°29'30"	1470.00'	186.90'	371.81'
(14)	18°45'49"	1470.00'	242.88'	481.41'
(15)	12°51'55"	1500.00'	169.12'	336.81'
(16)	18°45'49"	1440.00'	237.92'	471.58'
(17)	3°46'35"	1440.00'	47.47'	94.91'
(18)	3°16'57"	1440.00'	41.26'	82.50
(19)	1°42'39"	1440.00'	21.50'	43.00
(20)	2°15'50"	1500.00'	29.64'	59.27
(21)	3°26'16"	1500.00'	45.01'	90.00
(22)	3°30'57"	1500.00'	46.04'	92.04'
(23)	113°34'53"	91.00'	139.01'	180.40
(24)	21°42'30"	50.00'	9.59'	18.94'
(25)	19°58'36"	91.00'	16.03'	31.73'
(26)	43°53'47"	91.00'	36.67'	69.72'
(27)	44°44'46"	91.00'	37.46'	71.07
(28)	4°57'44"	91.00'	3.94'	7.88'
(29)	70°09'53"	25.00'	17.56'	30.61'
(30)	37°10'56"	25.00'	8.41'	16.22'
(31)	32°58'57"	25.00'	7.40'	14.39

DETAIL OF PARCEL "A"
1929 O.R. 196
(PARCEL #2)

DETAIL OF PARCEL "B"
1929 O.R. 196
(PARCEL #3)



DETAIL OF PARCEL "C"
1929 O.R. 196
(PARCEL #1)