TRACT NO. 1240

BEING A SUBDIVISION OF A PORTION OF LOT P OF TRACT L RANCHO SIMI (5 MR 5) VENTURA COUNTY, CALIFORNIA

IN UNINCORPORATED TERRITORY
SURVEYED AND SUBDIVIDED FOR
INVESTOR'S ENTERPRISES, INC.
BY NEIL J. CUMMINS, CIVIL ENGINEER
OXNARD, CALIFORNIA
MAY , 1960

The basis of bearings used for this map is South 0° 04' West being the Westerly line of the Gisler Property as delineated upon that map as recorded in Book 11, Page 56 Record of Survey.

We the undersigned hereby certify that we are the owners of or are interested in the land included within this subdivision, entitled "TRACT NO. 1240" shown on the annexed map consisting of three 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 border line and do hereby offer to dedicate for public use those portions of land shown on said map as SIERRA AVENUE, LASSEN AVENUE, SHASTA AVENUE, WHITNEY AVENUE, PALOMAR AVENUE, DIABLO AVENUE, POINDEXTER AVENUE, LOS ANGELES AVENUE, EVEREST AVENUE, storm drainage easement and Parcels "A", "B" and "C", and also grant to the County of Ventura, all rights of ingress and egress from Lots 1 and 54 over and across the Southerly line of said lots abutting LOS ANGELES AVENUE, from Lots 22 to 28 inclusive over and across the Northerly line of said lots abutting POINDEXTER AVENUE, from Parcel "A" over and across the Westerly line abutting EVEREST AVENUE, from Parcel "B" over and across the Easterly line abutting LASSEN AVENUE and from Parcel "C" over and across the Westerly line abutting LASSEN AVENUE, in order that the owners of said lots and Parcels shall have no rights of access whatever to said LOS ANGELES AVENUE, POINDEXTER AVENUE, EVEREST AVENUE and LASSEN AVENUE except the general easement of travel which belongs to the whole public.

INVESTOR'S ENTERPRISES, INC.
By Charles K. Mason
President
By Roger Merritt
Secretary

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss

On this 11 day of May, 1960 before me the undersigned, a Notary Public in and for the County of Los Angeles, State of California, residing therein, duly commissioned and sworn personally appeared CHARLES K. MASON known to me to be the PRESIDENT and ROGER MERRITT known to me to be the Sec'y, of the INVESTOR'S ENTERPRISES, INC. The corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of corporation named therein and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereonto set my hand and affixed my official seal the day and year in this certification first above written.

Donald H. Smith
Notary Public in and for the County of Los Angeles
DONALD H. SMITH State of California
My commission expires MARCH 26, 1969

The signatures of Charles J. Gisler and Myrtle H. Gisler, present owners of an undivided one-half interest in and to all oil, gas, mineral and other hydrocarbon substances in, on or under said land, but without, however, the right of surface entry or the right to enter the subsurface thereof, to a depth of 500 feet below the surface of said land, as reserved by Charles J. Gisler and wife, in the deed recorded June 2, 1960 in Book 1874, page 199 of Official Records, has been omitted in accordance with Section 11587-C (1) of the "Subdivision Map Act."

I, NEIL J. CUMMINS, do hereby certify that I am a Registered Civil Engineer, that this map correctly represents a survey made under my direction in April, 1960 for INVESTOR'S ENTERPRISE, 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 the final acceptance of the improvements) and that they are (or will be) sufficient to enable the survey to be retraced.

Dated May, 19, 1960.

Neil J. Cummins
Registered Civil Engineer No. 6557

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. 1240" have been complied with.

Dated March 21st 1961

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. 1240" 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 January 30, 1961

Margaret E. Cooney
County Tax Collector
County of Ventura
By Catherine Johnston
Deputy Tax Collector

I certify that I have examined the final map entitled "TRACT NO. 1240," 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 MARCH 17 1961

M. C. Lorenz
County Surveyor
County of Ventura
By W. W. MacMillan
Deputy County Surveyor

This map entitled "TRACT NO. 1240" consisting of four sheets, is presented to the Board of Supervisors of Ventura County, California of the meeting of said Board held on the 21st day of March, 1961 for approval. Said Board hereby approves said map and does hereby accept on behalf of public for public use, EVEREST AVENUE, SIERRA AVENUE, LASSEN AVENUE, SHASTA AVENUE, WHITNEY AVENUE, PALOMAR AVENUE, DIABLO AVENUE, POINDEXTER AVENUE, and LOS ANGELES AVENUE, as delineated upon sheets 2, 3, and 4, and all rights of ingress and egress as offered hereon (PARCELS A, B, C, AND), provided, however, that the offer of storm drainage easement 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 21st day of March, 1961.

Attest:
Robert L. Hamm
Clerk of Board

Board of Supervisors of the County of Ventura, State of California
Robt. W. Nelson
Chairman of said Board

#12216

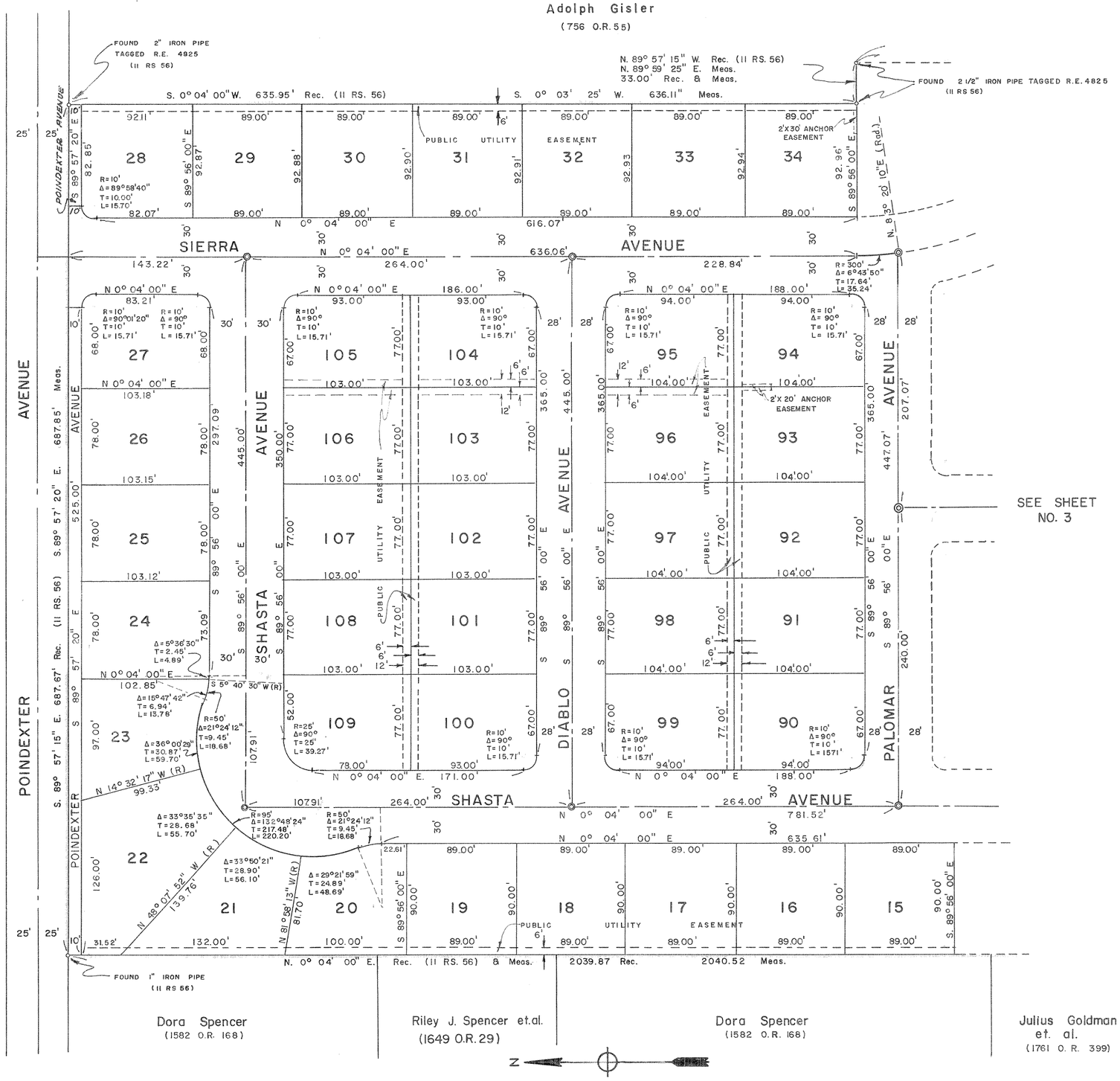
Recorded at the request of the County Clerk.
March 23, 1961 at 1:30 P.M.
in Book 30 of Miscellaneous Records (Maps) at Pages 56, 57, 58, & 59, records of Ventura County
ROBERT L. HAMM, County Recorder
Deputy William Dowr

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LOT P OF TRACT L, RANCHO SIMI (5 MR 5)
VENTURA COUNTY, CALIFORNIA
IN UNINCORPORATED TERRITORY
SURVEYED AND SUBDIVIDED FOR
INVESTORS ENTERPRISES, INC.
BY NEIL J. CUMMINS, CIVIL ENGINEER
OXNARD, CALIFORNIA
MAY ,1960
SCALE: 1" = 60'

◎ INDICATES: SET 1 1/2" IRON PIPE WITH TAG STAMPED "R.E. 6557."
SET 1/2" IRON PIPE AT ALL REAR LOT CORNERS.
SET LEAD & TACK IN SIDEWALK ON PROLONGATION OF ALL SIDE LOT LINES.

THE BASIS OF BEARINGS USED FOR THIS MAP IS SOUTH 0° 04' WEST BEING THE WESTERLY LINE OF THE GISLER PROPERTY AS DELINEATED UPON THAT MAP AS RECORDED IN BOOK 11, PAGE 56 RECORD OF SURVEY.



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SHEET NO. 4 OF 4 SHEETS

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