TRACT Nº 1370-1

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 33 TOWNSHIP 2 NORTH RANGE 19 WEST, IN THE RANCHO EL CONEJO AS PER MAP RECORDED IN BOOK 8, PAGE 51 OF MISCELLANEOUS RECORDS OF VENTURA COUNTY, CALIFORNIA

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY, CALIFORNIA

BASIS OF BEARINGS

THE BEARING N. 0° 09' 00" W. ON THE CENTER LINE OF JANSS ROAD (MOORPARK ROAD) SHOWN ON THE MAP OF THE RESUBDIVISION OF A PORTION OF CONEJO RANCH, SUBDIVISION NO. 4, RECORDED IN BOOK 16 PAGE 92 OF MAPS, RECORDS OF VENTURA COUNTY, CALIFORNIA, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS SUBDIVISION.

WE THE UNDERSIGNED HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THIS SUBDIVISION, ENTITLED "TRACT Nº 1370-1" SHOWN ON THE ANNEXED MAP CONSISTING OF 6 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 TEASDALE STREET, VAN DYKE STREET, HUNT CIRCLE, DYER COURT, BURTON STREET, BURTON COURT, SAXE COURT, RUSKIN AVENUE, PARCELS A AND B, STORM DRAIN EASEMENTS A, B, C, D, AND TURNAROUND EASEMENT, AND ALSO GRANT TO THE COUNTY OF VENTURA, ALL RIGHTS OF INGRESS AND EGRESS FROM LOTS 1 TO 9 INCLUSIVE, 16 TO 19 INCLUSIVE, 21, 22, 29 TO 39 INCLUSIVE, AND PARCELS A AND B, OVER AND ACROSS THE NORTHERLY LINE OF LOTS 1 TO 9 INCLUSIVE, 16 TO 19 INCLUSIVE, 21, 22, AND 29 TO 31 INCLUSIVE ABUTTING AVENIDA DE LAS FLORES, ACROSS THE EASTERLY LINES OF LOTS 32 TO 39 INCLUSIVE, ABUTTING MOORPARK ROAD, ACROSS THE EASTERLY LINE OF PARCEL A ABUTTING VAN DYKE STREET, AND ACROSS THE EASTERLY LINE OF PARCEL B ABUTTING TEASDALE STREET, IN ORDER THAT THE OWNERS OF SAID LOTS AND PARCELS SHALL HAVE NO RIGHTS OF ACCESS WHATEVER TO SAID AVENUE, ROAD, AND STREETS EXCEPT THE GENERAL EASEMENTS OF TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC.

LAS FLORES HOMES, INC. (A CORPORATION) OWNER

Sidney Kibrick PRESIDENT

Lillian Basuk SECRETARY

I CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE SUBDIVISION (TRACT Nº 1370-1) 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 THIS 29th DAY OF November 1961.

MARGARET E. COONEY
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY Alma Snider
DEPUTY TAX COLLECTOR

I CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 1370-1 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 THIS 20 DAY OF December 1961.

M. C. LORENZ
COUNTY SURVEYOR
COUNTY OF VENTURA

BY: W. W. Thompson
DEPUTY COUNTY SURVEYOR

JANSS INVESTMENT CORPORATION (A CORPORATION) OWNER

Victor H. Palmieri VICE PRESIDENT

L. V. Ullman SECRETARY

STATE OF CALIFORNIA } SS.
COUNTY OF VENTURA }

ON THIS 8th DAY OF December, 1961, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Victor H. Palmieri KNOWN TO ME TO BE THE Vice President AND L. V. Ullman KNOWN TO ME TO BE THE Secretary OF THE JANSS INVESTMENT CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN 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 AS OWNER.

Gladys M. Hooper
NOTARY PUBLIC MY COMMISSION EXPIRES July 24, 1965

MUTUAL TITLE CORPORATION, LTD. (A CORPORATION) TRUSTEE

UNDER DEED OF TRUST RECORDED IN BOOK 2076 PAGE 13 OF OFFICIAL RECORDS

Victor H. Palmieri PRESIDENT

L. Paul Nelson SECRETARY

STATE OF CALIFORNIA } SS.
COUNTY OF VENTURA }

ON THIS 8th DAY OF December, 1961, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Victor H. Palmieri KNOWN TO ME TO BE THE President AND L. Paul Nelson KNOWN TO ME TO BE THE Secretary OF THE MUTUAL TITLE CORPORATION, LTD., THE CORPORATION THAT EXECUTED THE WITHIN 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 AS TRUSTEE.

Gladys M. Hooper
NOTARY PUBLIC MY COMMISSION EXPIRES July 24, 1965

I, KENNETH P. MOCK, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER; THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN SEPT. 1961, FOR LAS FLORES HOMES, 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 BY DEC. 26, 1962) AND THAT THEY ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Kenneth P. Mock
REGISTERED CIVIL ENGINEER Nº 9644

DATED 9-30-61

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

ON THIS 10th DAY OF OCTOBER 1961, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED SIDNEY KIBRICK KNOWN TO ME TO BE THE PRESIDENT AND LILLIAN BASUK KNOWN TO ME TO BE THE SECRETARY OF THE LAS FLORES HOMES, INC., THE CORPORATION THAT EXECUTED THE WITHIN 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 AS OWNER.

Robert J. Mc Carey
NOTARY PUBLIC MY COMMISSION EXPIRES NOVEMBER 23, 1963

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. 1370-1 HAVE BEEN COMPLIED WITH.
DATED December 26, 1961

ROBERT L. HAMM
COUNTY CLERK
COUNTY OF VENTURA

BY: Hazel Carver
DEPUTY COUNTY CLERK

THIS MAP ENTITLED "TRACT NO. 1370-1", CONSISTING OF 6 SHEETS IS PRESENTED TO THE BOARD OF SUPERVISORS OF VENTURA COUNTY, CALIFORNIA, AT THE MEETING OF SAID BOARD HELD ON THE 26th DAY OF December, 1961 FOR APPROVAL. SAID BOARD HEREBY APPROVES SAID MAP AND DOES HEREBY ACCEPT ON BEHALF OF THE PUBLIC FOR PUBLIC USE, STORM DRAIN EASEMENT "A", TEASDALE STREET, VAN DYKE STREET, HUNT CIRCLE, DYER COURT, BURTON STREET, BURTON COURT, SAXE COURT, RUSKIN AVENUE AS DELINEATED UPON THE MAP AND ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON, PROVIDED HOWEVER, THAT THE OFFER OF PARCELS A AND B, STORM DRAIN EASEMENTS B, C & D; AND TURNAROUND EASEMENT 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 26th DAY OF December, 1961

ATTEST: ROBERT L. HAMM
By Shirley Weeks, Deputy
CLERK OF SAID BOARD

BOARD OF SUPERVISORS OF THE COUNTY OF VENTURA STATE OF CALIFORNIA

CHAIRMAN OF SAID BOARD

#57576

RECORDED AT THE REQUEST OF THE COUNTY CLERK,
Dec 28 1961 AT 2:30 P.M.
IN BOOK 32 OF MISCELLANEOUS RECORDS (MAPS),
AT PAGES 62-63-64-65-66 RECORDS OF VENTURA COUNTY

ROBERT L. HAMM
COUNTY RECORDER
COUNTY OF VENTURA

BY: Idora Reitzke
DEPUTY COUNTY RECORDER

THE SIGNATURES OF THE HEIRS OR DEVISEES OF THE ESTATE OF EDWIN JANSS, DECEASED, PRESENT OWNERS OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES IN OR UNDERLYING A PORTION OF SAID LAND WITHOUT, HOWEVER, THE RIGHT OF SURFACE ENTRY AND WITHOUT THE RIGHT OF ENTRY IN AND TO THE SUBSURFACE THEREOF AT A DEPTH OF LESS THAN 500 FEET BENEATH THE SURFACE FOR THE PURPOSE OF EXTRACTING SUCH MINERALS WHICH WERE RESERVED IN DEED RECORDED IN BOOK 2076 PAGE 10 OF OFFICIAL RECORDS, HAVE BEEN OMITTED IN ACCORDANCE WITH SECTION 11587 C-(1) OF THE BUSINESS AND PROFESSIONS CODE.

THE SIGNATURES OF SOUTHERN CALIFORNIA GAS COMPANY, ROCKWOOD MUTUAL WATER COMPANY, AND CONEJO VALLEY SANITARY CO., PRESENT OWNERS OF EASEMENTS WHICH CANNOT RIPEN INTO A FEE, HAVE BEEN OMITTED IN ACCORDANCE WITH SECTION 11587 A OF THE BUSINESS AND PROFESSIONS CODE.

32M.R.62

SCALE 1" = 40'

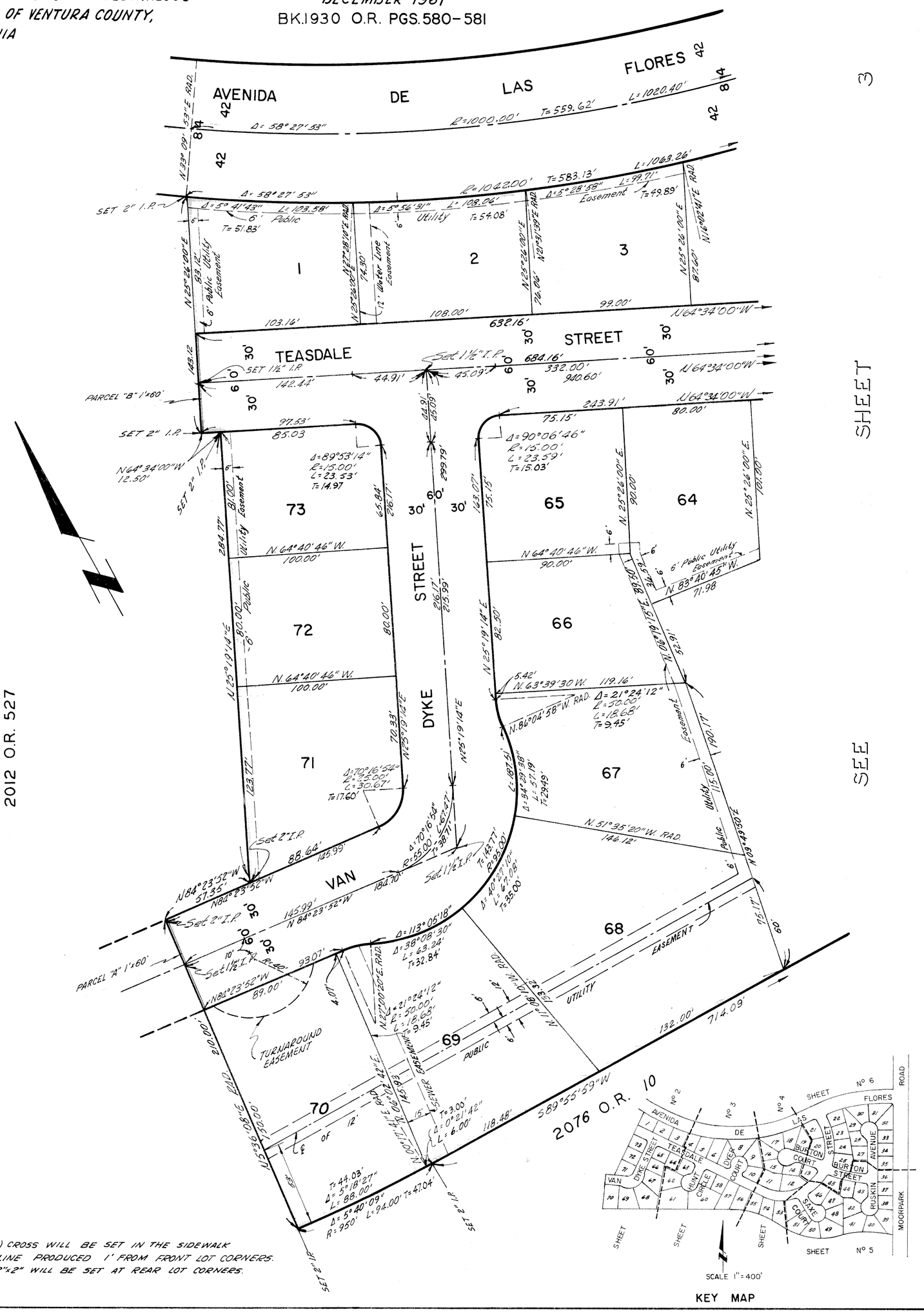
SHEET 2 OF 6 SHEETS

TRACT Nº 1370-1

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 33 TOWNSHIP 2 NORTH RANGE 19 WEST, IN THE RANCHO EL CONEJO AS PER MAP RECORDED IN BOOK 8, PAGE 51 OF MISCELLANEOUS RECORDS OF VENTURA COUNTY, CALIFORNIA

IN UNINCORPORATED TERRITORY
OF VENTURA COUNTY, CALIFORNIA

CREST ENGINEERING COMPANY, INC.
KENNETH P. MOCK R.C.E. 9644
DECEMBER 1961
BK. 1930 O.R. PGS. 580-581



Note:
1. CHISEL (+) CROSS WILL BE SET IN THE SIDEWALK ON LOT LINE PRODUCED 1' FROM FRONT LOT CORNERS.
2. TAGGED 2"x2" WILL BE SET AT REAR LOT CORNERS.

SCALE 1" = 400'

KEY MAP

32 M.R. 63

SCALE 1" = 40'

SHEET 3 OF 6 SHEETS

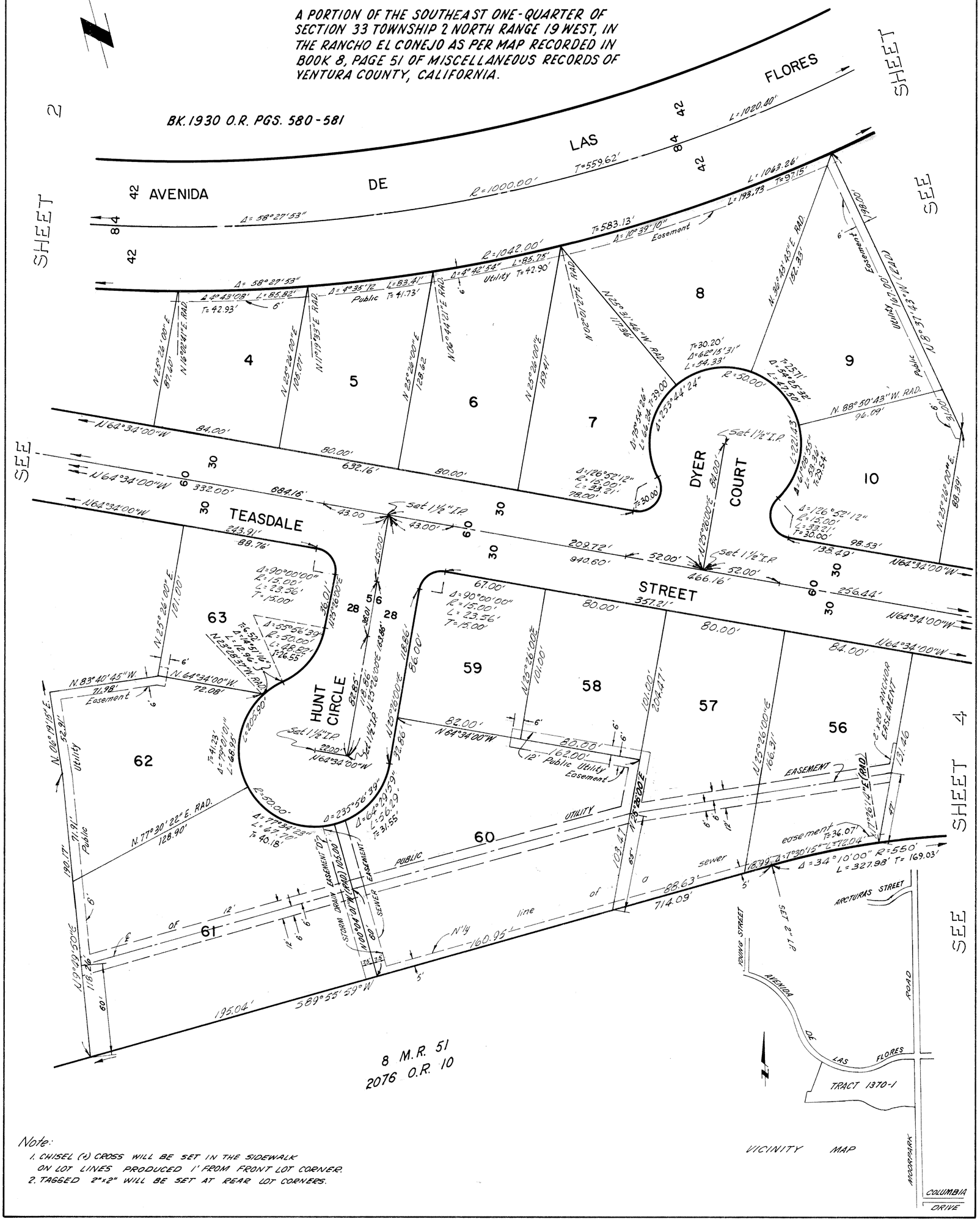
TRACT Nº 1370-1

IN UNINCORPORATED TERRITORY
OF VENTURA COUNTY, CALIFORNIA

CREST ENGINEERING COMPANY, INC.
KENNETH P. MOCK R.C.E. 9644
DECEMBER 1961

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BK. 1930 O.R. PGS. 580-581



8 M.R. 51
2076 O.R. 10

Note:
1. CHISEL (+) CROSS WILL BE SET IN THE SIDEWALK ON LOT LINES PRODUCED 1' FROM FRONT LOT CORNER.
2. TAGGED 2"x2" WILL BE SET AT REAR LOT CORNERS.

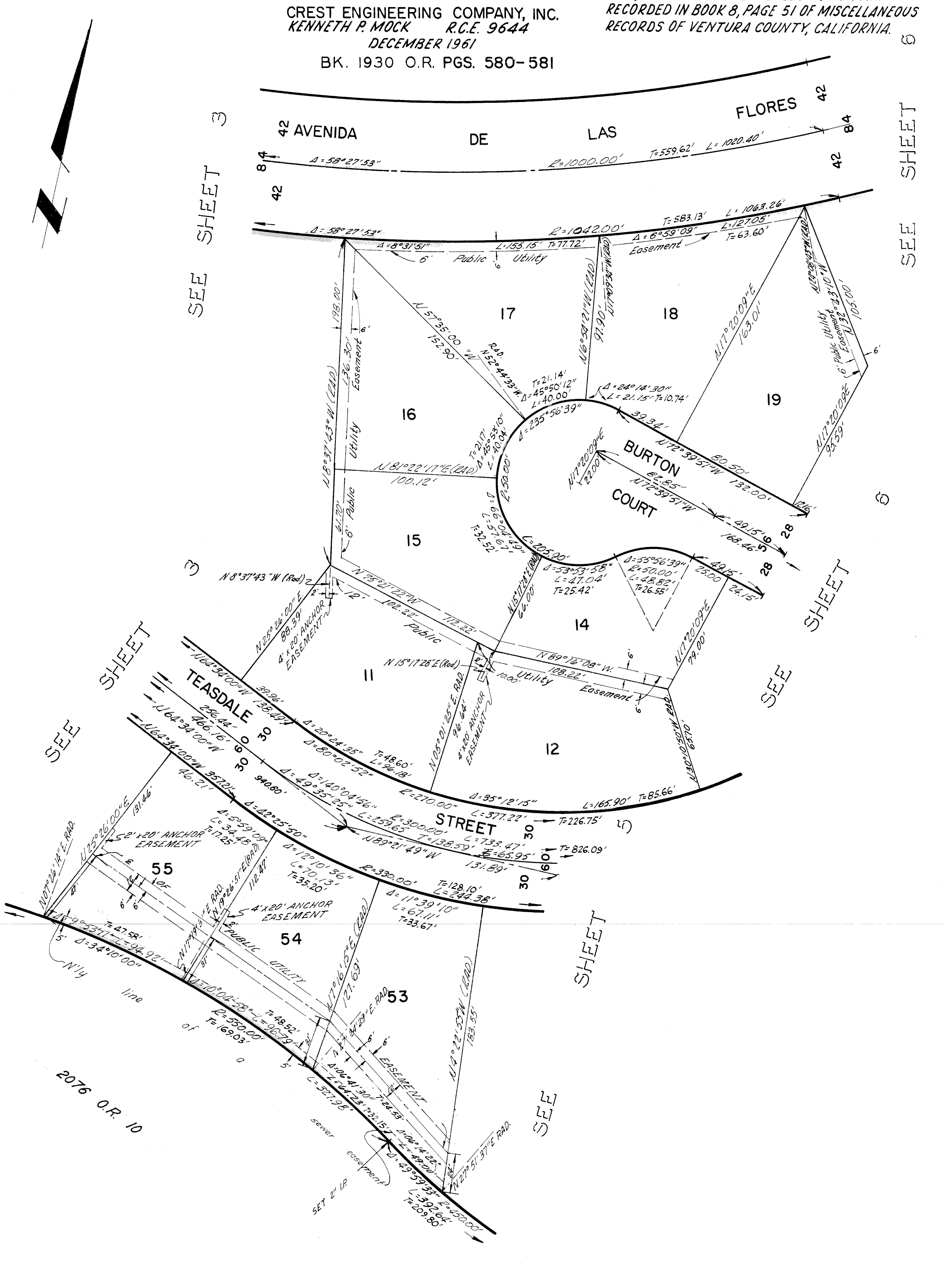
32 M.R. 64

TRACT Nº 1370-1

IN UNINCORPORATED TERRITORY
OF VENTURA COUNTY, CALIFORNIA

CREST ENGINEERING COMPANY, INC.
KENNETH P. MOCK R.C.E. 9644
DECEMBER 1961
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Note
1. CHISEL (+) CROSS WILL BE SET IN THE SIDEWALK ON LOT LINE PRODUCED 1' FROM FRONT LOT CORNER.
2. TAGGED 2"x2" WILL BE SET AT REAR LOT CORNERS

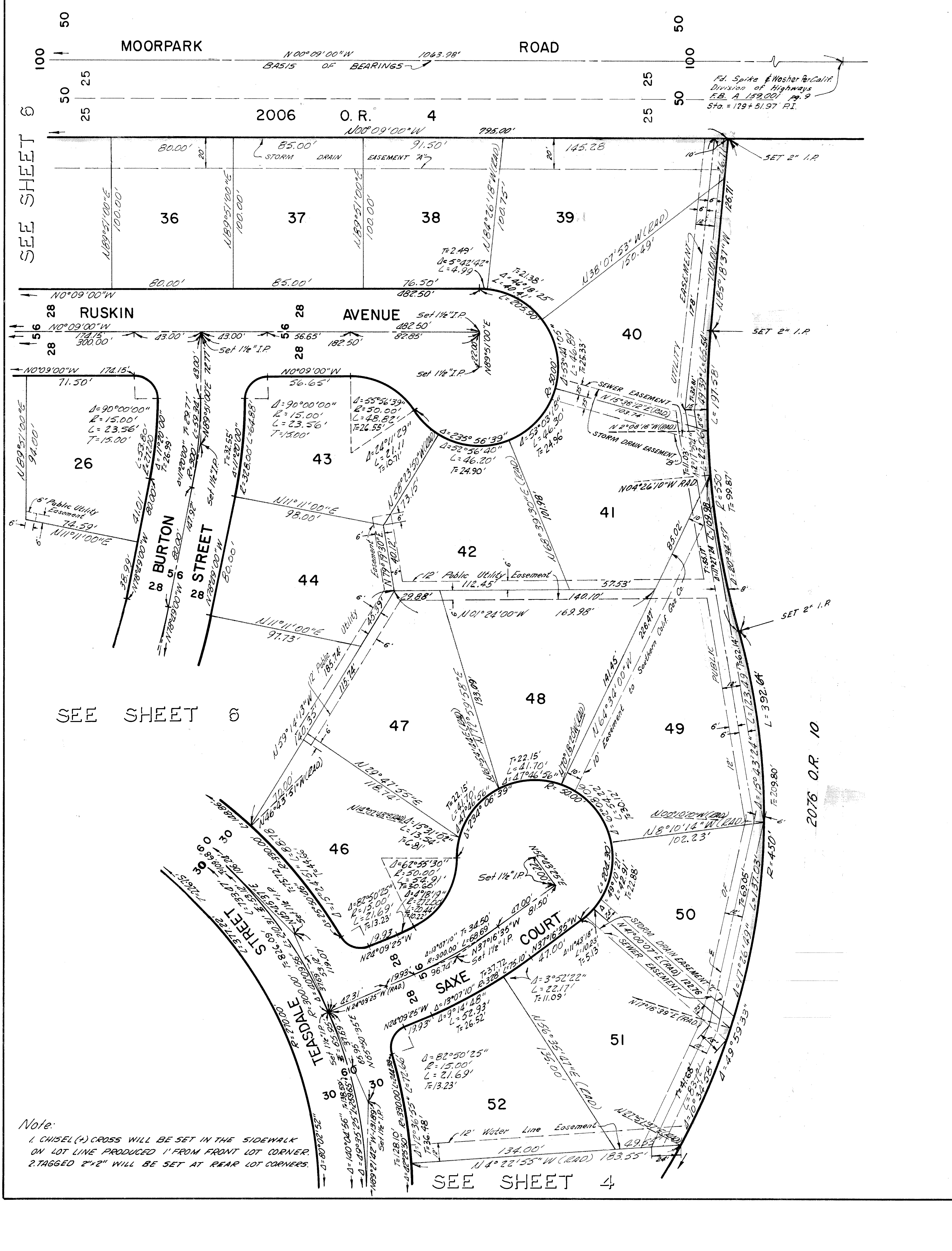
SCALE 1" = 40'

TRACT No 1370-1

IN UNINCORPORATED TERRITORY
OF VENTURA COUNTY, CALIFORNIA

CREST ENGINEERING COMPANY, INC.
KENNETH P. MOCK R.C.E. 9644
DECEMBER 1961

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Note:
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2. TAGGED 2"x2" WILL BE SET AT REAR LOT CORNERS.

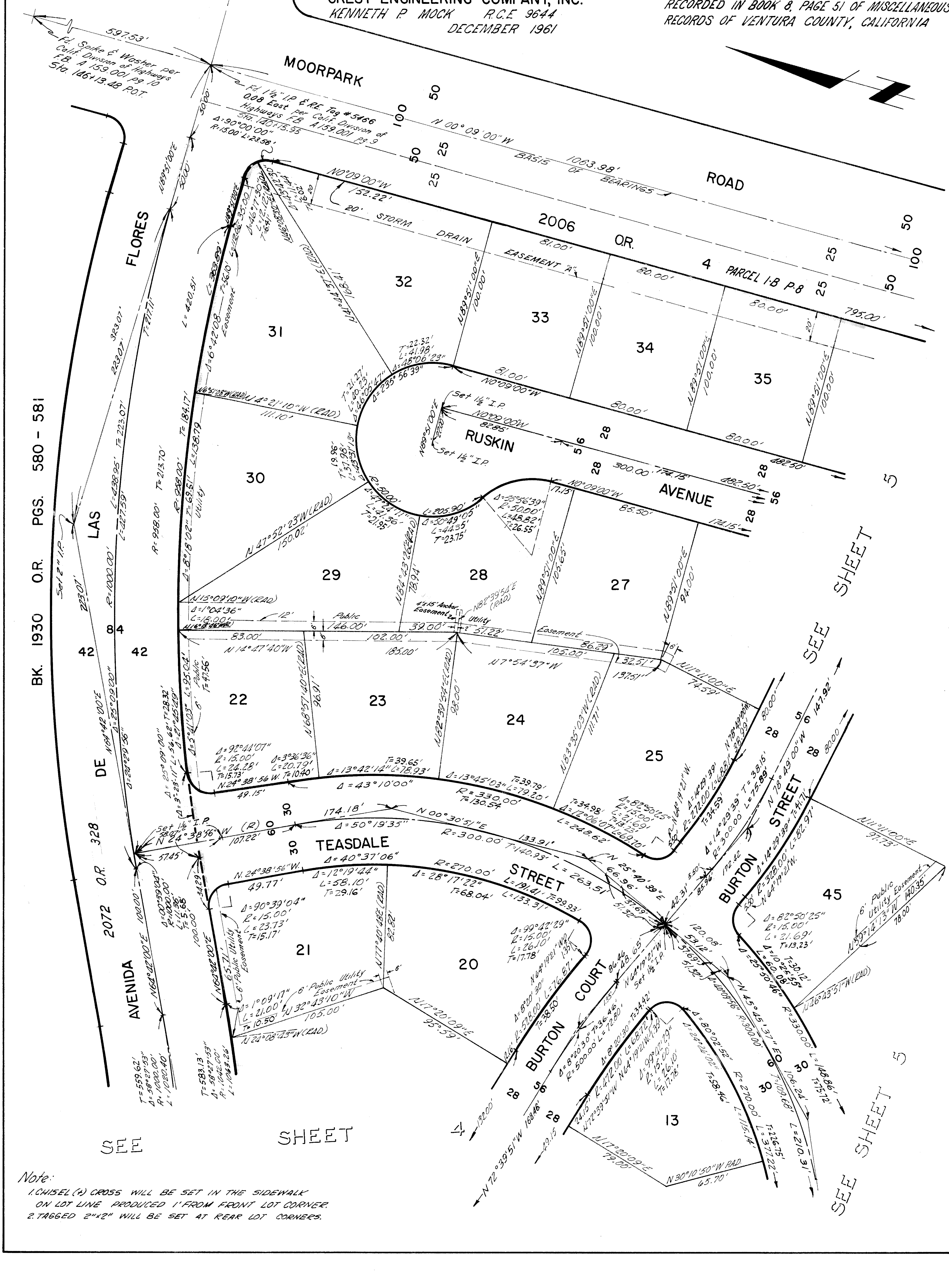
SCALE 1" = 40'

TRACT № 1370-1

IN UNINCORPORATED TERRITORY
OF VENTURA COUNTY, CALIFORNIA

CREST ENGINEERING COMPANY, INC.
KENNETH P. MOCK R.C.E. 9644
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