33M.R.51

MAP OF

TRACT NO. 1406-2

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

BEING A SUBDIVISION OF A PORTION OF LOTS 19 AND 20 OF THE SUBDIVISION NO. 3 OF CONEJO RANCH PER BOOK 8, PAGES 58 TO 60, INCLUSIVE, OF MISCELLANEOUS RECORDS, RECORDS OF VENTURA COUNTY, CALIFORNIA.

SURVEYED BY C-S-T ENGINEERING COMPANY

SHEET 1 OF 5 SHEETS

DECEMBER 1961

We the undersigned hereby certify that we are the owners of or are interested in the land included within this subdivision, entitled Tract No. 1406-2 shown on the annexed map consisting of 4 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 Windsor Drive, Burtonwood Avenue, Dorchester Street, Strawberry Hill Road, Briar Cliff Road, Sussex Circle, Bury Circle, Plymouth Circle and storm drainage easements.

PACIFIC COAST PROPERTIES INC., a corporation
(Owner)

Harry E. Pierson — President

David B. Sherwood — Secretary

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

On this 9th day of Feb. 1962, before me, the undersigned, personally appeared Harry E. Pierson known to me to be the President and David B. Sherwood known to me to be the Secretary of 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 therein named and acknowledged to me that such corporation executed the same as owner.

Barbara J. Tiel
NOTARY PUBLIC
MY COMMISSION EXPIRES Jan. 21, 1965

SIGNAL TRUCKING SERVICE, LTD. a California corporation
(Owner)

President — Secretary

STATE OF CALIFORNIA } S.S.
COUNTY OF

On this ____ day of _____ 1962, before me, the undersigned, personally appeared _____ known to me to be the President and _____ known to me to be the Secretary of the Corporation that executed the within instrument and known to me to me the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same as owner.

NOTARY PUBLIC
MY COMMISION EXPIRES _____

CONSOLIDATED BUILDERS INC., a California corporation, as OPTIONEE under options to purchase, recorded in Book 1766 O.R. Page 510 and in Book 1766 O.R. Page 517.

President — Secretary

STATE OF CALIFORNIA } S.S.
COUNTY OF

On this ____ day of _____ 1962, before me, the undersigned, personally appeared _____ known to me to be the President and _____ known to me to be the Secretary of CONSOLIDATED BUILDERS 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 therein named and acknowledged to me that such corporation executed the same as optionee.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

I certify that I have examined the final map entitled Tract No. 1406-2 that the subdivision is substantially the same as it appears 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.

M.C. LORENZ
COUNTY SURVEYOR
COUNTY OF VENTURA

APRIL 27, 1962 — Dated

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. 1406-2 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.

MARGARET E. COONEY
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

April 18, 1962 — Dated

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 approval by the Board of supervisors of the map entitled Tract No. 1406-2 have been complied with.

ROBERT L. HAMM
COUNTY CLERK
COUNTY OF VENTURA

May 8th, 1962 — Dated

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

#22806

Recorded at the request of the County Clerk, MAY 9th 1962 at 2:00 P.M. in book 33 of Miscellaneous Records (Maps), at pages 51, 52, 53, 54 & 55, records of Ventura County.

ROBERT L. HAMM
COUNTY RECORDER
COUNTY OF VENTURA

By: William Dover
Deputy County Recorder

SECURITY TITLE INSURANCE COMPANY, a corporation as TRUSTEE, under deed of trust recorded in Book 2078 O.R. Page 154.

President — Secretary

STATE OF CALIFORNIA } S.S.
COUNT OF VENTURA }

On this ____ day of _____ 1962, before me the undersigned, personally appeared _____ known to me to be the President and _____ known to me to be the Secretary of 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 therein named and acknowledged to me that such corporation executed the same as trustee.

NOTARY PUBLIC
MY COMMISION EXPIRES _____

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 December 1961 for PACIFIC COAST PROPERTIES 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 by May 8, 1963) and that they are (or will be) sufficient to enable the survey to be retraced.

April 13 1962 — Dated

Herbert I. Cooper, RCE 10103

This map entitled "Tract No. 1406-2", consisting of 5 sheets is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 8th day of May 1962 for approval.

Said Board hereby approves said map and does hereby accept on behalf of the public for public use, Windsor Drive, Burtonwood Avenue, Dorchester Street, Strawberry Hill Road, Briar Cliff Road, Sussex Circle, Bury Circle, Plymouth Circle as delineated upon sheets 2 to 5, inclusive, provided, however, that the offer of storm drainage easements 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 8th day of May 1962.

Attest:

Board of Supervisors of the County of Ventura State of California

Robert L. Hamm
Clerk of said Board

Chairman of said Board

Conejo Valley Sanitary Co.

The signature of Ventura County a present OWNER of easements which cannot ripen into a fee have been omitted in accordance with Section 11587-A of the Business and Professions Code.

JOHN EDWARD CARROLL as owner of all oil, gas and mineral rights in and under a portion of this tract as may be necessary to conduct mining and drilling operations, together with all surface rights.

JOHN EDWARD CARROLL, owner

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

On this ____ day of _____ 1962, before me the undersigned personally appeared John Edward Carroll, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

VOID

SHEET 2 OF 5 SHEETS

MAP OF

TRACT NO. 1406-2

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DECEMBER 1961

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SURVEYED BY C-S-T ENGINEERING COMPANY

SCALE 1" = 60'

SCALE 1" = 300'

1766 OR 524

1330 O.R. 485

1330 O.R. 231

745 O.R. 125

JANSS ROAD

STRAWBERRY HILL ROAD

WINDSOR DRIVE (Formerly Janss Road)

WESTGATE ESTATES 23 MR 56

BASIS OF BEARINGS

WINDSOR DRIVE

PLYMOUTH CIRCLE

HILL ROAD

BURTONWOOD AVENUE

BRIAR CLIFF ROAD

BURY CIRCLE

DORCHESTER STREET

SUSSEX CIRCLE

STRAWBERRY

STORM DRAINAGE EASEMENT

PARCEL X-4

1.3180 ACRES

WILBUR ROAD

MOOR PARK ROAD

VENTURA BLVD

VENTURA FWY

TRACT 1406-2

Fd 1½" I.P. per 23 M.R. 56

Fd 1½" I.P. w/tag L.S. 2827 per 23 R.S. 52

Fd 1½" IP tagged RE 4825 per 23MR56

Fd 1½" I.P. tagged RE 4825 per 23MR56

Fd 1½" I.P. w/tag L.S.2827 per 23 R.S. 52

Fd 1½" I.P. LS 2827 per 23R552

Fd 1½" I.P. LS 2827 per 23R552

Fd 1½" I.P. LS 2827 per 23R552

SCALE 1" = 60'

MAP OF

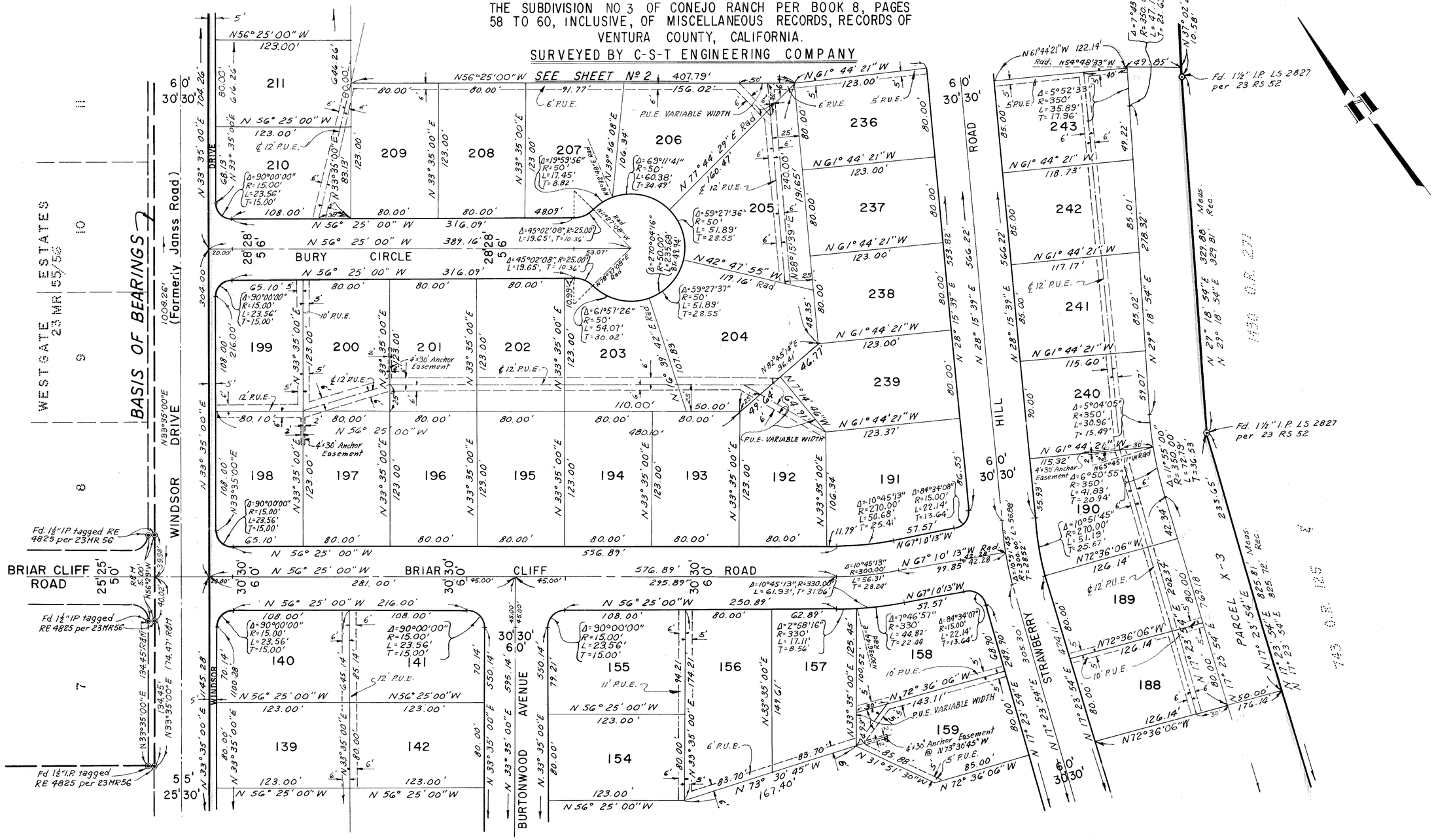
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SURVEYED BY C-S-T ENGINEERING COMPANY

DECEMBER 1961



SCALE 1" = 60'

MAP OF

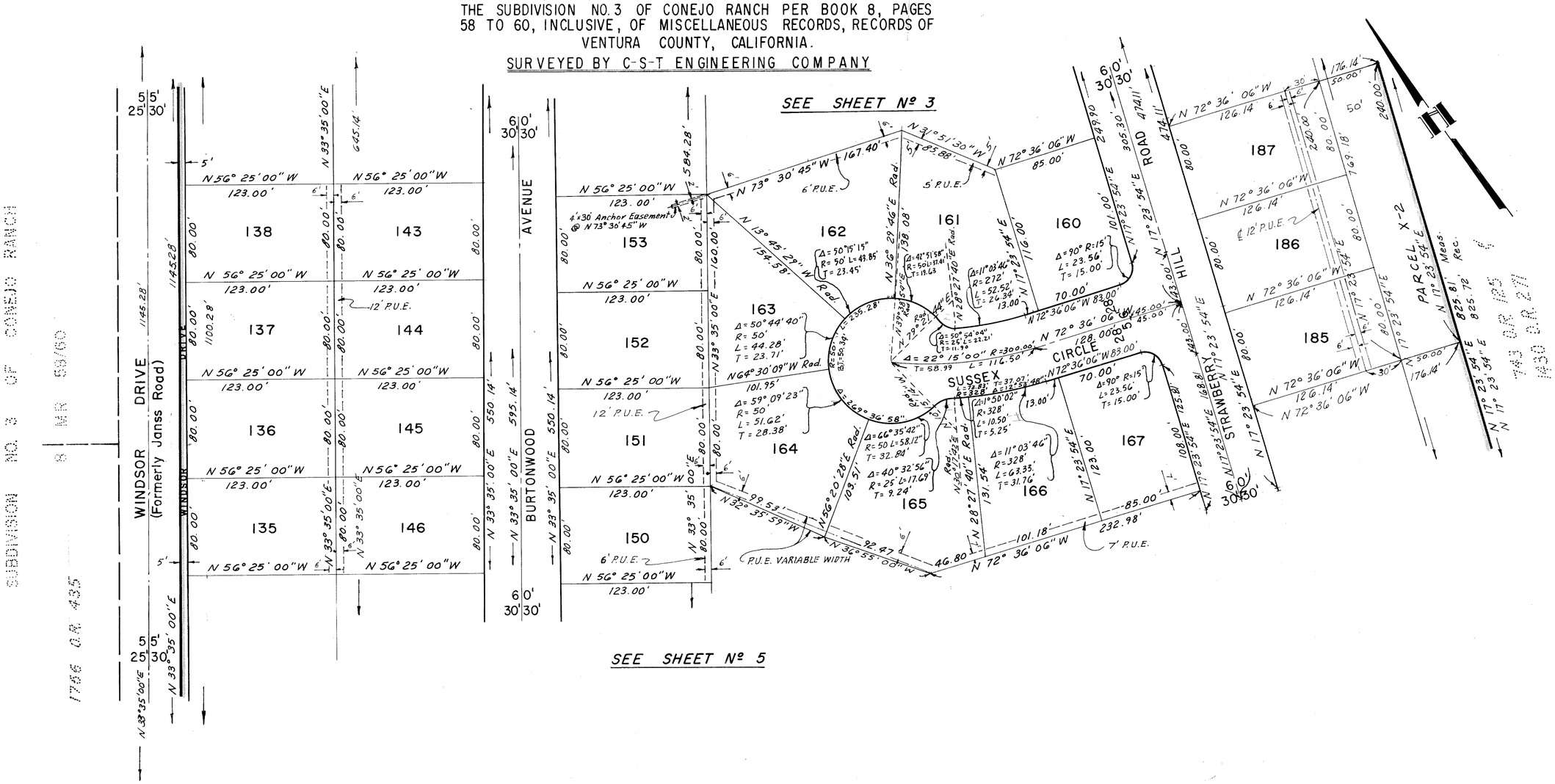
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SCALE 1" = 60'

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SHEET 5 OF 5 SHEETS

DECEMBER 1961

