33M.R.80

MARCH 1962

TRACT NO. 1391-2
PORTRAIT HOMES UNIT NO. 1
IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

BEING A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 19 WEST, OF THE MAP OF PARTITION SURVEY OF RANCHO EL CONEJO, PER BOOK 1, PAGE 746, OF DEEDS, RECORDS OF VENTURA COUNTY, CALIFORNIA.

We, the undersigned, hereby certify that we are the owners of, or are interested in the land included within this subdivision entitled "TRACT NO. 1391-2" shown on the annexed map consisting of 4 sheets, and that we are the only persons whose content 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; Janss Road, Kirk Avenue, Warwick Avenue, Norwich Avenue, Suffolk Avenue, Norman Avenue (Macbeth Street), Stratford Street, Parcels A, B, C. and Easement for Storm Drain and also grant to the County of Ventura all rights of ingress to and egress from Lots 83 to 91 inclusive and Lot 93, over and across the Easterly lines of said lots abutting Moorpark Road, and the Easterly lines of Parcels A, B and C abutting Janss Road, Stratford Street and Macbeth Street respectively in order that the owners of said lots and parcels shall have no rights of access whatever to said Roads and Streets except the general easement of travel which belongs to the whole public.

SEAL VOID

PORTRAIT HOMES, INC. A corporation
An Owner

Harlan J. Lee
President

Stuart Jaffe
Secretary

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

On this 21 day of April 1962, before me Fay Neuss
a Notary Public in and for said County and State, personally appeared HARLAN J. LEE known to me to be the President and STUART JAFFE known to me to be the Secretary of PORTRAIT 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.

Fay Neuss
Notary Public Fay Neuss

My Commission expires March 15, 1965

SEAL VOID

Edwin Janss
EDWIN JANSS JR.
An Individual
An Owner

William Cluff Janss
WILLIAM CLUFF JANSS
An Individual
An Owner

Edwin Janss, Jr., William Cluff Janss and Florence Cluff Janss
Trustees under the will of Edwin Janss, deceased, an Owner

Edwin Janss
EDWIN JANSS, JR.

William Cluff Janss
WILLIAM CLUFF JANSS

Florence Cluff Janss
FLORENCE CLUFF JANSS

SEAL VOID

TITLE INSURANCE AND TRUST COMPANY A corporation
Trustee under deed of trust recorded in Book 2155, Page 103, Official Records

John Morse
Asst. Secretary

I certify that I have examined the final map entitled "TRACT NO. 1391-2", 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 31 day of May 1962

M. C. Lorenz
County Surveyor
County of Ventura

By A. P. Stoker
Asst. County Surveyor

I certify that according to the records of my office there are no liens against the subdivision (TRACT NO. 1391-2) 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.
Dated this 25th day of May 1962

Margaret E. Cooney
County Tax Collector
County of Ventura

By Margaret E. Cooney
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 the approval by the Board of Supervisors of the map entitled TRACT NO. 1391-2 have been complied with.
Dated this 7th day of June 1962

Robert L. Hamm
County Clerk
County of Ventura

By _____
Deputy County Clerk

BASIS OF BEARINGS

The bearing N. 33°32'12" E. of the centerline of Moorpark Road as shown on map of Tract No. 1391-1 recorded in Book 32, Pages 77 to 79, M.R., Records of Ventura County was taken as the basis of bearings.

Edwin Janss, Jr. and William Cluff Janss
Edwin Janss, Jr., William Cluff Janss and
Florence Cluff Janss as Trustees under
the will of Edwin Janss, deceased, and
Janss Investment Corporation

The signatures of the heirs or devisees of EDWIN JANSS, deceased, present owners of all oil, gas, minerals and hydrocarbon substances in or underlying 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, , have been omitted in accordance with Section 11587 C-(1) of the Business and Professions Code.

The signatures of The Pacific Telephone and Telegraph 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.

VOORHEIS - TRINDLE CO.
Engineers
5919 Van Nuys Blvd. Van Nuys
Calif.

State of California } S.S.
County of Ventura }

On this 25th day of May 1962, before me Nora E. Levay
a Notary Public in and for said County and State, personally appeared Edwin Janss, Jr. as individual, William Cluff Janss as individual and Edwin Janss, Jr., William Cluff Janss and Florence Cluff Janss as Trustees under the will of Edwin Janss, deceased, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Nora E. Levay
Notary Public
My Commission Expires March 6, 1965

I, E. H. McDONIE, do hereby certify that I am a Registered Civil Engineer; that this map correctly represents a survey made under my direction in January 1962 for Portrait 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 by June 6, 1963) and that they are or will be sufficient to enable the survey to be retraced.
Dated this 2nd day of APRIL 1962

Elmer H. McDonie
Registered Civil Engineer No. 9513

This map entitled "TRACT NO. 1391-2" consisting of 5 sheets, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 6th day of June 1962 for approval.

Said Board hereby approves said map and does hereby accept on behalf of the public for public use: Janss Road, Kirk Avenue, Warwick Avenue, Norwich Avenue, Suffolk Avenue, Norman Avenue (Macbeth Street) Stratford Street as delineated on Sheets 2, 3, 4 and 5; and all rights of ingress and egress as offered hereon, provided however, that the offer of Parcels A, B, C and Easement for Storm Drain 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 6th day of June 1962

Attest: Robert L. Hamm
Clerk of said Board

Board of Supervisors of the
County of Ventura
State of California

Chairman of said Board

#27749

Recorded at the request of the County Clerk JUNE 8th 1962 at 10:30 A.M. in Book 33 of Miscellaneous Records (Maps) at Pages 80, 81, 82, 83, 84 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 25 day of MAY 1962, before me E. L. Hooper
a Notary Public in and for said County and State, personally appeared John Morse known to me to be the Asst. Secretary of TITLE INSURANCE AND TRUST COMPANY the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of the corporation herein named and acknowledged to me that such corporation executed the same as Trustee.

E. L. Hooper
Notary Public
My Commission Expires November 20, 1965.

33M.R.81

SCALE 1" = 60'

SHEET 2 OF 5 SHEETS

TRACT NO. 1391-2

PORTRAIT HOMES UNIT NO. 1

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

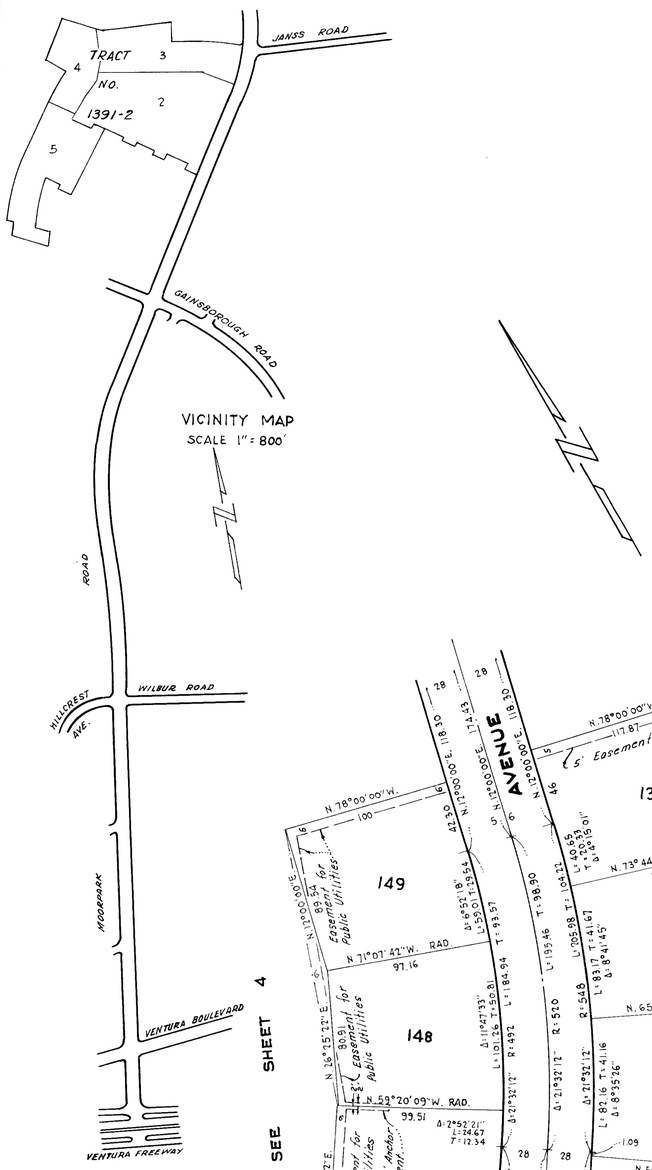
BEING A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 19 WEST, OF THE MAP OF PARTITION SURVEY OF RANCHO EL CONEJO, PER BOOK 1, PAGE 746, OF DEEDS, RECORDS OF VENTURA COUNTY, CALIFORNIA

VOORHEIS TRINDLE CO. — E.H. McDONIE

VAN NUYS, CALIF. — R.C.E. 9513

MARCH 1962

VICINITY MAP
SCALE 1" = 800'



MONUMENTING NOTES

- o Set 2" I.P. 6" deep with tag marked R.E. 9513
- ● Found 2" I.P. per 32 M.R. 77 (Non Stamped R.E. 9513) Set Std. Mon. & Box per Co. Plate A-22 at all street intersections and at B.C. and E.C. points on centerline unless otherwise noted.

Set 2"x 2" stake with tag marked R.E. 9513 at all lot corners unless otherwise noted.

S. & T. denoted spike and tin

SEE SHEET 4
SEE SHEET 3
SEE SHEET 5

TRACT NO. 1391-1

32 M. R. 77

BOOK 2006 PAGE 4 O.R.

BOOK 155 PAGE 105 DEEDS

PARCEL 4 BOOK 2005 PAGE 4 O.R.

PARCEL 18

Basis of Bearings N 33°32'12"E. between Fd. 2" I.P. No. 144 28 M.R. 4 & Fd. 2" I.P. & GAINSBOROUGH ROAD

MOORPARK ROAD

NORWICH AVENUE

WARWICK AVE.

KIRK AVE.

YORK DR.

NORMAN ROAD

SCALE 1" = 60'

TRACT NO. 1391-2
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VOORHEIS TRINDLE CO. — E. H. McDONIE — VAN NUYS, CALIF. — R.C.E. 9513

MARCH 1962

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S. & T. denotes spike and tin.

THE HEIRS OR DEVISEES OF THE ESTATE OF EDWIN JANSS, DECEASED BOOK 2012 PAGE 527 O.R.

JANSS INVESTMENT COMPANY 310 O.R. 35

THE HEIRS OR DEVISEES OF THE ESTATE OF EDWIN JANSS DECEASED BOOK 2012 PAGE 527 O.R.

SEE SHEET 4

SEE SHEET 2

JANSS ROAD

NORMAN AVENUE

KIRK AVENUE

WARWICK AVENUE

NORWICH AVENUE

MOORPARK ROAD

PARCEL 18 BOOK 2006 PAGE 4 O.R.

PARCEL 4 BOOK 2006 PAGE 4 O.R. BOOK 155 PAGE 105 DEEDS

Fd. Spk. F.B. 884-28

SCALE 1" = 60'

SHEET 4 OF 5 SHEETS

TRACT NO. 1391-2

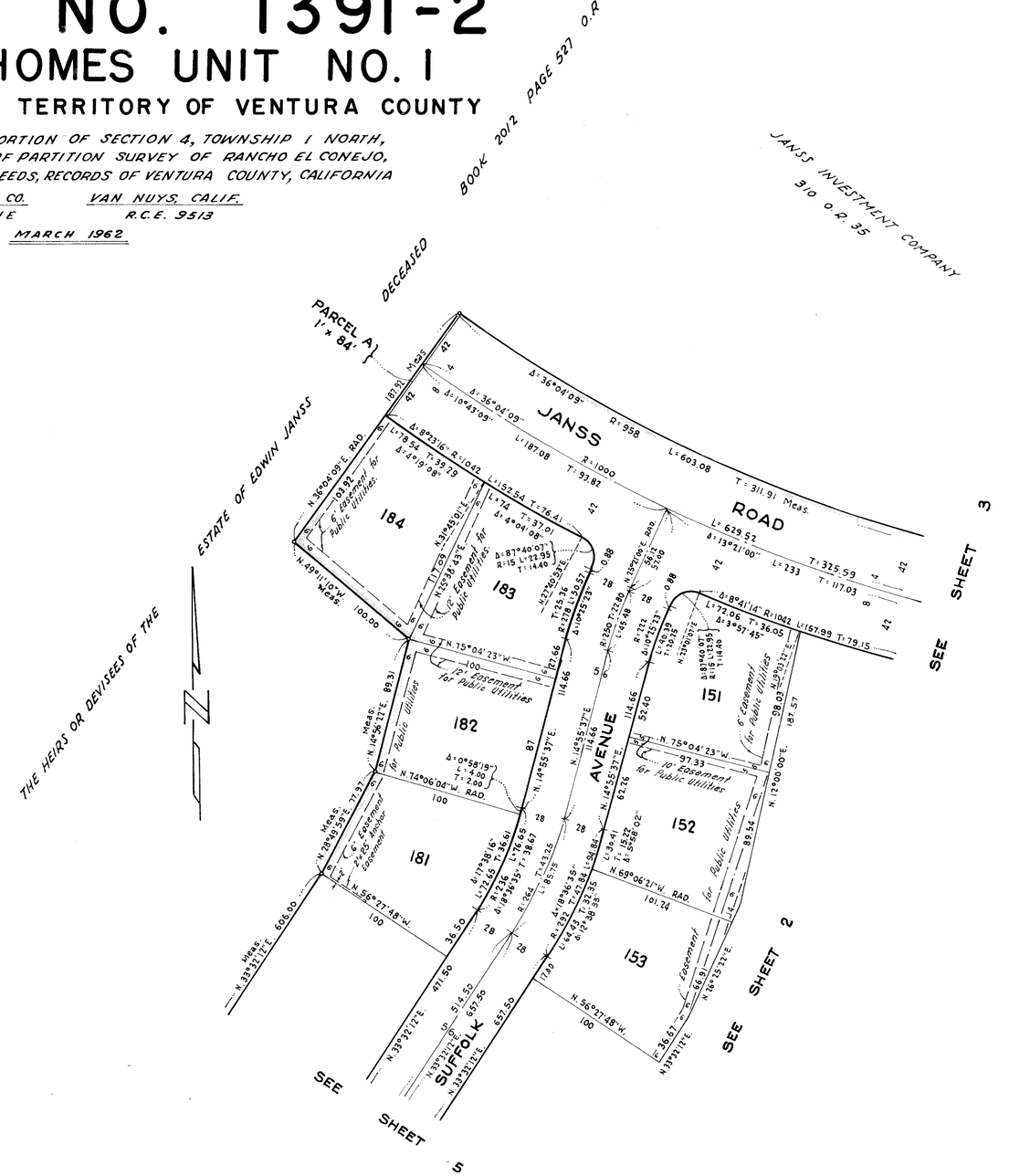
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VOORHEIS TRINDLE CO. VAN NUYS, CALIF.
E. H. McDONIE R.C.E. 9513

MARCH 1962



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J. & T. denotes spike and tin

SCALE 1" = 60'

SHEET 5 OF 5 SHEETS

TRACT NO. 1391-2

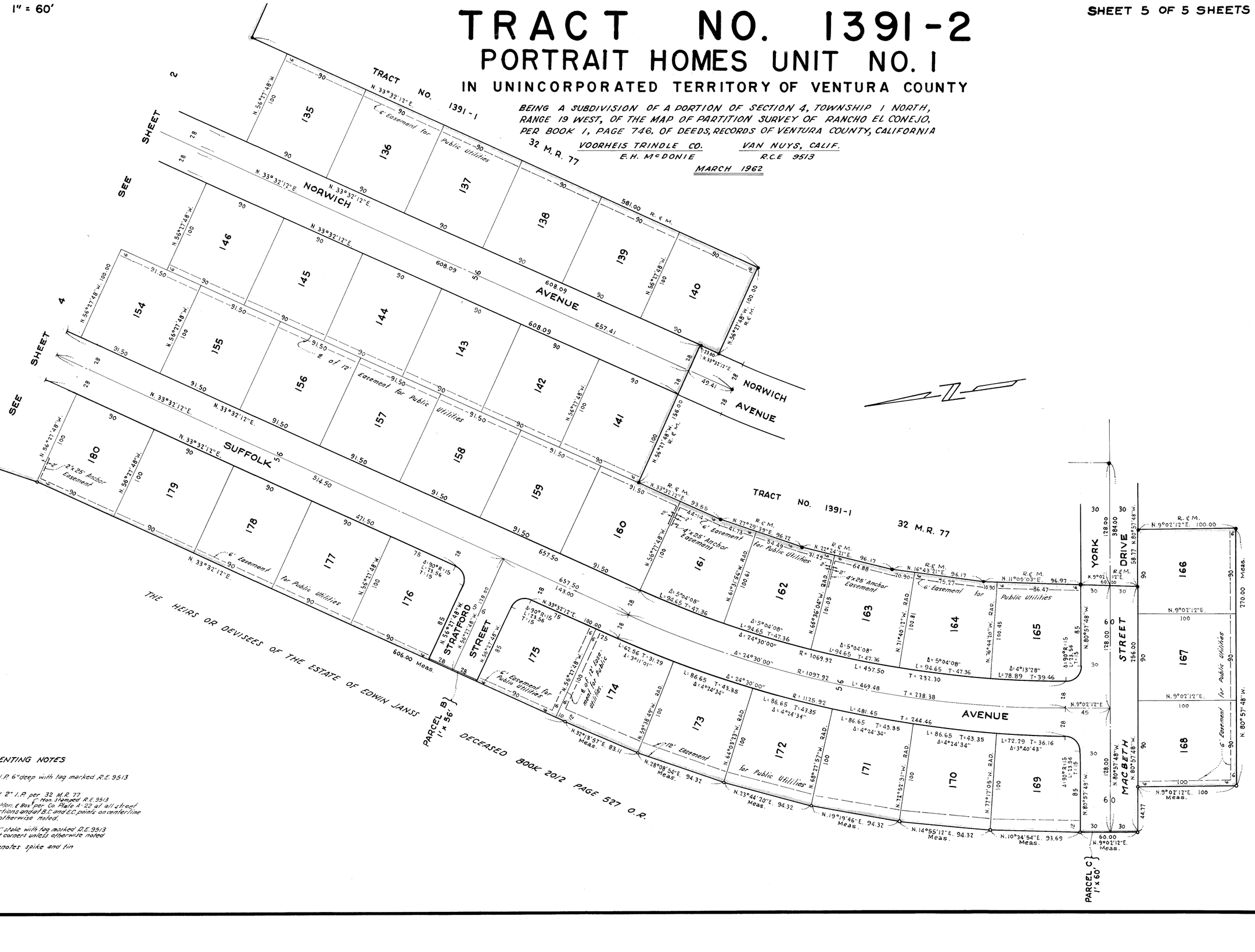
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