MAP OF

SHEET 1 OF 4 SHEETS

TRACT NO. 1260-4
BELWOOD ESTATES

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

MARCH, 1962

BEING A SUBDIVISION OF LOTS 168 TO 176 INCLUSIVE, 187 TO 193 INCLUSIVE, & LOT 209, AND BEING A PORTION OF LOTS 144 TO 154 INCLUSIVE, 210 TO 214 INCLUSIVE AND LOTS 167, 177, 184, 185, 186, 194, 207, 208, 231, 232, 233, C, D, N4, AND O1 OF KADOTA FIG FARM, SUBDIVISION NO. 6, PER MAP RECORDED IN BOOK NO. 19, PAGES 39 TO 42 INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS), RECORDS OF VENTURA COUNTY, CALIFORNIA.

SURVEYED BY C-S-T ENGINEERING COMPANY

We the undersigned hereby certify that we are the owners of or are interested in the land included within this subdivision, entitled Tract No. 1260-4 shown on the annexed map consisting of 3 sheets and that we are the only persons whose consent is necessary to pass a clear title to said land, 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 Galveston Avenue, Austin Avenue, Hamlin Avenue, Hereford Court, Big Spring Avenue, and Weatherford Court; Parcels A, B, C, D, E, F and G and also grant to the County of Ventura all rights of ingress and egress from Parcels A, B, C, D, E, F and G and over and across the southerly line of Parcel A abutting Big Springs Avenue, the southerly line of Parcel B abutting Weatherford Court, the Southerly line of Parcel C abutting Hamlin Avenue, the Southerly line of Parcel D abutting Austin Avenue, the Southerly line of Parcel E abutting Galveston Avenue, the Southeasterly line of Parcel F abutting Walnut Street and the southeasterly line of Parcel G abutting Walnut Street in order that the owners of said Parcels shall have no rights of access whatever to said Streets and Avenues, except the general easement of travel which belongs to the whole public.

WEATHERFORD DEVELOPMENT CO., a CORPORATION (Owner)

A. L. Leiva, President — Otto Wolman, Secretary

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

On this 1st day of JUNE 1962, before me, the undersigned, personally appeared A.L. LEIVA known to me to be the President and OTTO WOLMAN known to me to the Secretary of the WEATHERFORD DEVELOPMENT CO., 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.

Arthur G. Sherman
Notary Public ARTHUR G. SHERMAN
My commission expires 7-1-62

SECURITY TITLE INSURANCE CO. a California corporation, as TRUSTEE under deed of trust recorded in book 1883, page 214 of Official Records.

Robert E. Blau, Vice-President — Robert E. Woods, Asst. Secretary

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

On this 1 day of June 1962, before me, the undersigned, personally appeared Robert E Blau known to me to be the Vice-President and Robert E. Woods known to me to be the Asst. Secretary of SECURITY TITLE INSURANCE CO., 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.

Donnette C. Mehl
Notary Public Donnette C. Mehl
My commission expires Oct. 28, 1962

I certify that I have examined the the final map entitled "Tract No. 1260-4" 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.

M.C. LORENZ
County Surveyor
County of Ventura

6-7-62 Dated — By M C Lorenz, County Surveyor

I certify that according to the records of my office there are no liens against the subdivision Tract No. 1260-4 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

May 28th 1962 Dated — 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. 1260-4 have been complied with.

ROBERT L. HAMM
County Clerk
County of Ventura

June 12, 1962 Dated — By: Robert L. Hamm, Deputy County Clerk

#28604

Recorded at the request of the County Clerk June 13, 1962 at 3:00 P.M. in Book 33 of Miscellaneous Records (Maps) at Pages 89, 90, 91, 92 records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura

By: William Dover, Deputy County Recorder

The signature of the County of Ventura, present owner of an easement which cannot ripen into a fee, has been omitted in accordance with Section 11587-A of the Business and Professions Code.

I, Arthur G. Sherman, do hereby certify that I am a Registered Civil Engineer; that this map correctly represents a survey made under my direction in March, 1962 for WEATHERFORD DEVELOPMENT CO., 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 12, 1963) and that they are (or will be) sufficient to enable the survey to be retraced.

4-24-62 Dated

Arthur G. Sherman
Arthur G. Sherman, R.C.E. 10872

This map entitled, "Tract No. 1260-4", consisting of 4 sheets is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 12th day of June 1962, for approval. Said Board hereby approves said map and does hereby accept on behalf of the public for public use, Galveston Avenue, Austin Avenue, Hamlin Avenue, Hereford Court, Big Springs Avenue, and Weatherford Court as delineated on sheets 2, 3 and 4, and also the rights of ingress and egress as offered hereon, provided however that the offer of Parcels A, B, C, D, E, F and G 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 12th day of June, 1962.

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

Robert L. Hamm, Clerk of said Board — Dana Duncan, Chairman of Said Board

MAP OF

TRACT NO. 1260-4
BELWOOD ESTATES

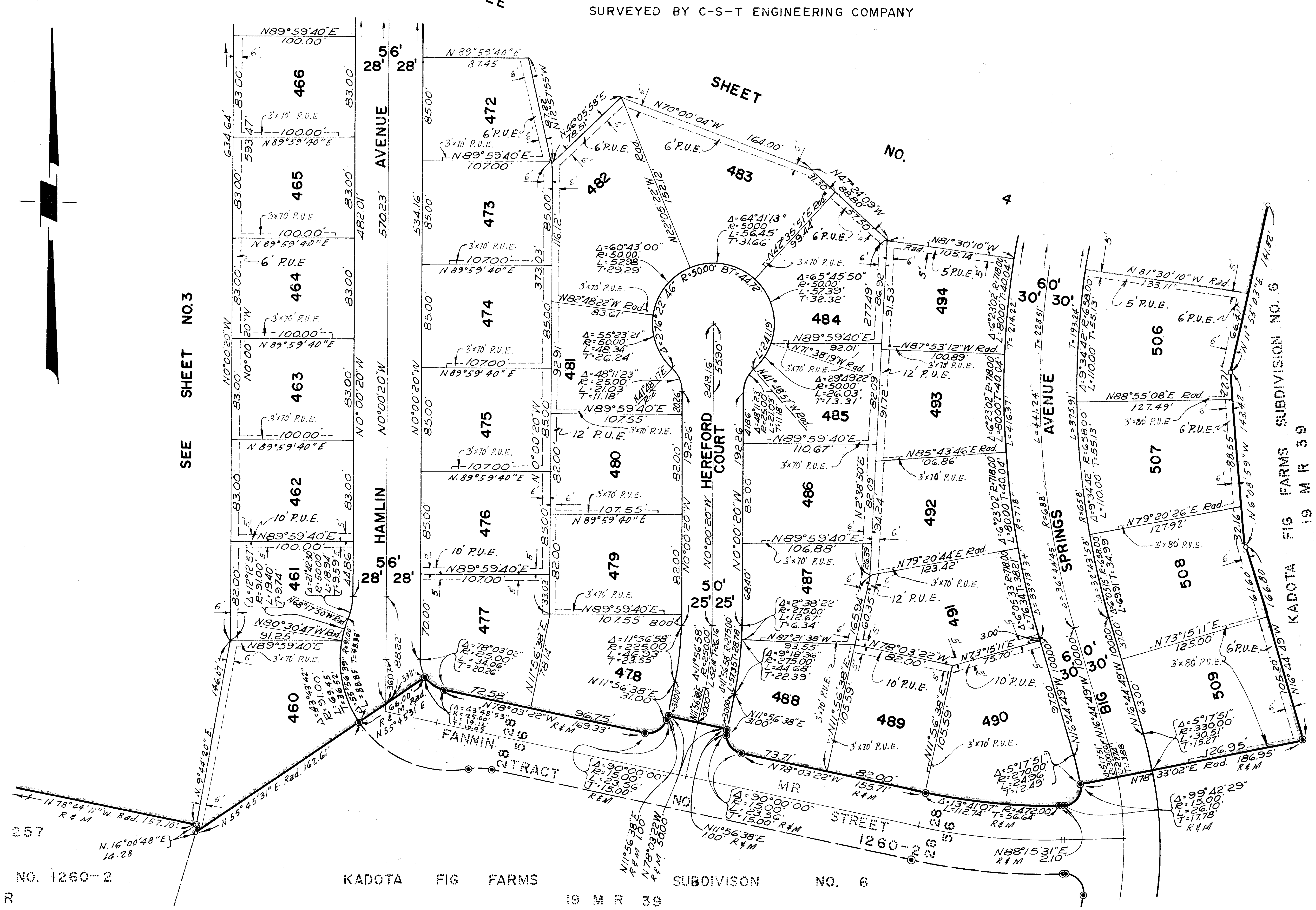
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MARCH, 1962

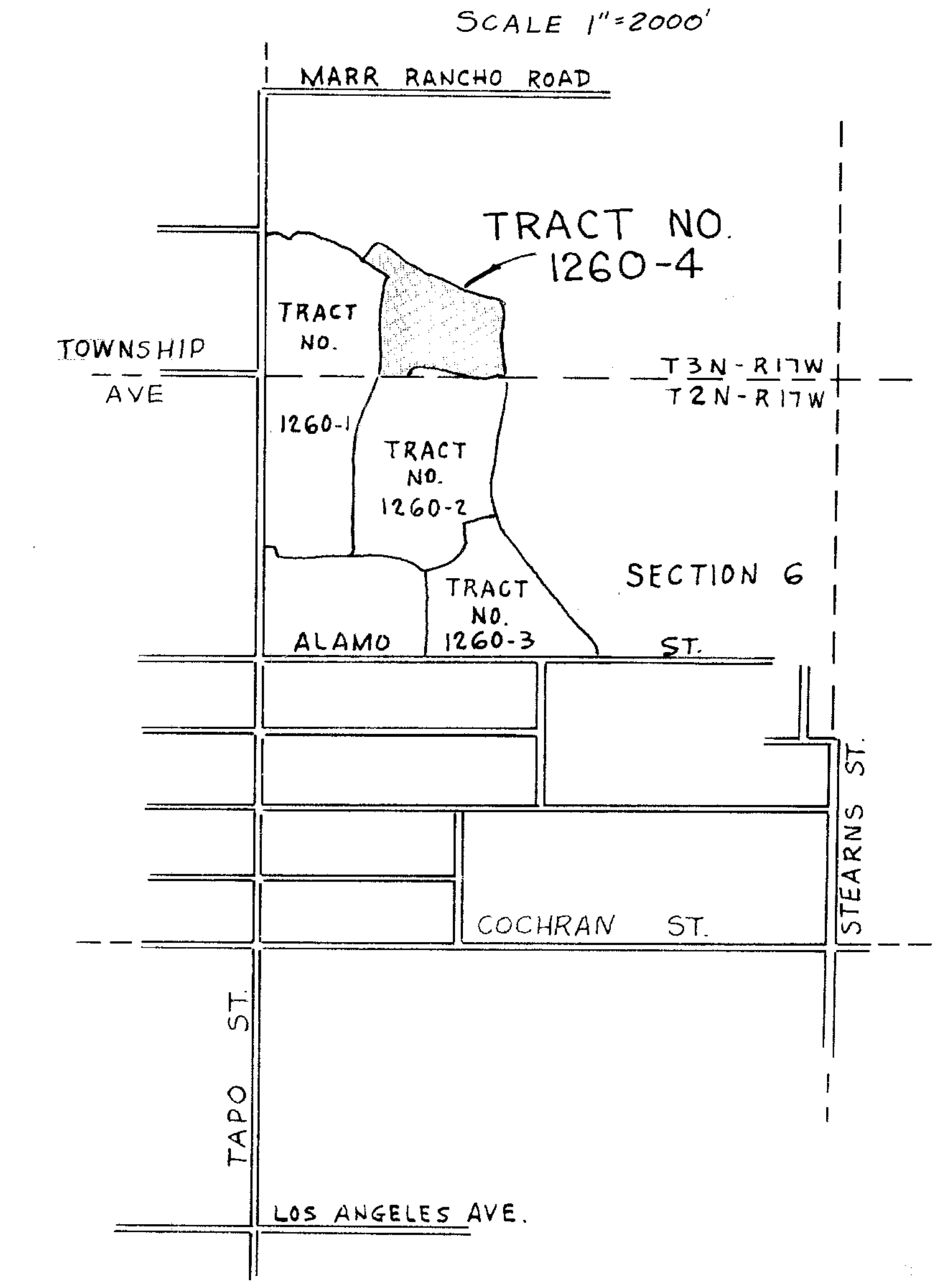
SCALE 1"=60'

SURVEYED BY C-S-T ENGINEERING COMPANY



LOCATION MAP

SCALE 1"=2000'



BASIS OF BEARINGS

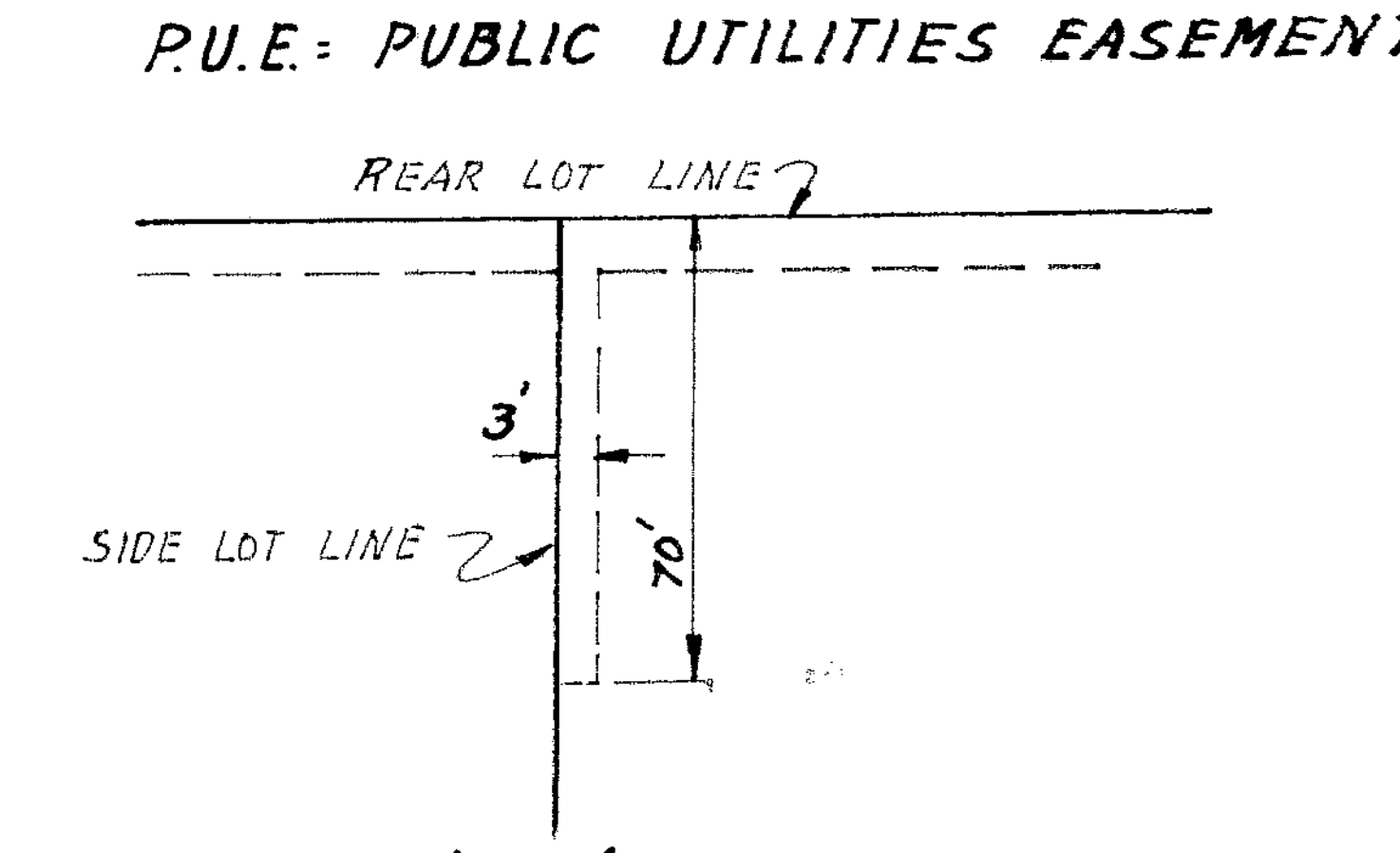
The easterly line of Tract No. 1260-1, 31 M.R. 38, shown as having a bearing of N 0°00'20"W was taken as the basis of bearings for this tract.

MONUMENTING NOTES

○ *Set 2" I.P. 6" deep with tag marked R.C.E. 10872 unless otherwise indicated. Set std. mon. box and monument stamped R.C.E. 10872 at all street intersections and all B.C.'s and E.C.'s on street centerlines per Ventura Co. Stds. Plate #A-22 (1-23-62). Set tag marked R.C.E. 10872 in top of curb on the prolongation of each sideyard property line. Set 2"x2" redwood stake with tag R.C.E. 10872 at rear lot corners.*

◉ *Fd. 2" I.P. with tag marked R.C.E. 10872*

P.U.E. = PUBLIC UTILITIES EASEMENT



TYPICAL 3' x 70' PUBLIC UTILITIES EASEMENT

33M.R.91

MAP OF

SHEET 3 OF 4 SHEETS

TRACT NO. 1260-4
BELWOOD ESTATES

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

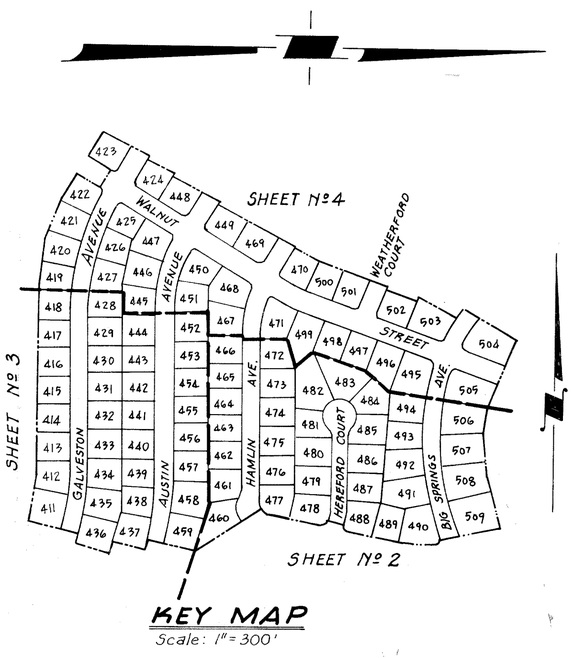
MARCH, 1962

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SURVEYED BY C-S-T ENGINEERING COMPANY





KEY MAP

Scale: 1"= 300'

BASIS OF BEARINGS

The Easterly line of Tract Nº 1260-1, 31 M.R. 38, shown as having a bearing of N. 0°00'20" W. was taken as the basis of bearings for this tract.

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◉ Fd. 2" I.P. with tag marked R.C.E. 10872.

MAP OF

SHEET 4 OF 4 SHEETS

TRACT NO. 1260-4
BELWOOD ESTATES

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

MARCH, 1962

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SURVEYED BY C-S-T ENGINEERING COMPANY

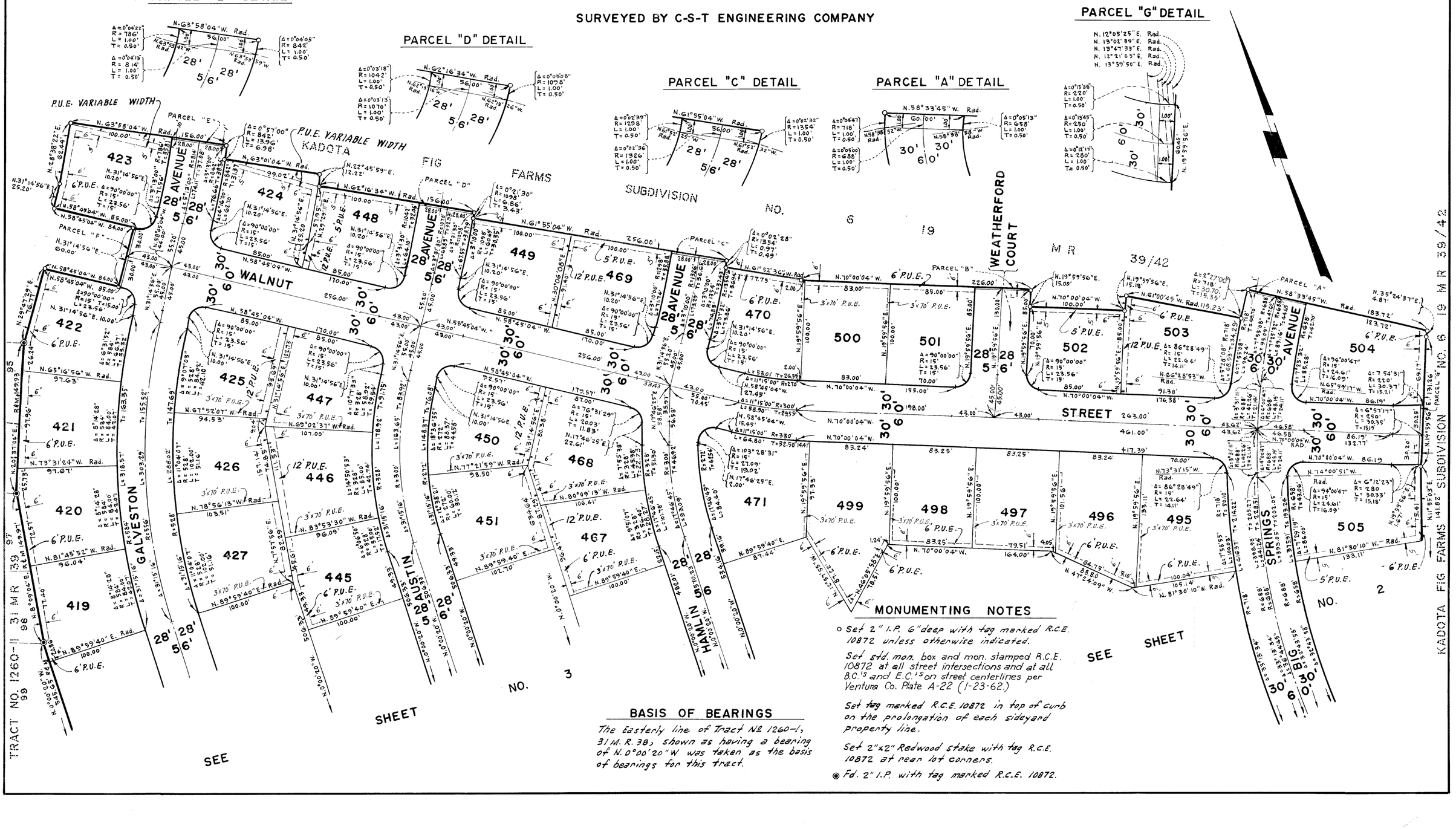
PARCEL "E" DETAIL

PARCEL "D" DETAIL

PARCEL "C" DETAIL

PARCEL "A" DETAIL

PARCEL "G" DETAIL



BASIS OF BEARINGS

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