TRACT NO. 1436-1

BEING A SUBDIVISION OF A PORTION OF SECTIONS 11 & 14 TOWNSHIP 2 NORTH, RANGE 18 WEST RANCHO SIMI IN UNINCORPORATED TERRITORY (3 M.R. 7) VENTURA COUNTY, CALIFORNIA

SURVEYED AND SUBDIVIDED FOR
NORTH TREE ESTATES
BY NEIL J. CUMMINS, CIVIL ENGINEER
OXNARD, CALIFORNIA
APRIL, 1962

We the undersigned hereby certify that we are the owners of or are interested in the land included within this subdivision, entitled "TRACT NO. 1436-1" shown on the annexed map consisting of one sheet 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 GLASSELL AVENUE, DEODORA STREET, HILGARD AVENUE, CHURCH STREET, BISHOP STREET, DEACON STREET and , Turnaround Easements, Parcels "A", "B", "C", "D", "E", F" & "G" and also grant to the County of Ventura, all rights of ingress and egress over and across the easterly line of Parcel "A" thereof abutting Glassell Avenue, and over and across the southerly line of Parcel "B" thereof abutting Deodora Street, and over and across the southerly line of Parcel "C" thereof abutting Hilgard Avenue, and over and across the southerly line of Parcel "D" thereof abutting Church Street, and over and across the Northerly line of Parcel "E" thereof abutting Deacon Street and over and across the Southerly line of Parcel "F" thereof abutting Glassell avenue, in order that the owners of said Parcels shall have no rights of access whatsoever to said Glassell Avenue, Deodora Street, Hilgard Avenue, Church Street and Deacon Street except the general easement of travel which belongs to the whole public.
NORTH TREE ESTATES a partnership composed of TREBOR CONSTRUCTION COMPANY and SOUTH WESTERN BUILDERS INC.

TREBOR CONSTRUCTION COMPANY

By Raymond H. Glick
President

By M. A. Chappell
Secretary

SOUTH WESTERN BUILDERS INC.

BY M. M. Moseley
President

BY M. A. Chappell
Secretary

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss

On this 20th day of July, 1962, 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 ROBERT H. GLICK, known to me to be the President and M. A. CHAPPEL, known to me to be the Secretary of TREBOR CONSTRUCTION COMPANY the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of the corporation named therein and acknowledged to me that said corporation executed the same.

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

William J. Glick
Notary Public in and for the County of Los Angeles
State of California.

My commission expires NOVEMBER 22, 1962.

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss

On this 20th day of JULY, 1962, 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 M.M. MOSELEY, known to me to be the President and M.A. CHAPPEL, known to me to be the Secretary of SOUTH WESTERN BUILDERS INC. the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of the corporation named therein and acknowledged to me that said corporation executed the same.

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

William J. Glick
Notary Public in and for the County of Los Angeles
State of California.

My commission expires NOVEMBER 22, 1962.

The signatures of BERTHA BERNARD ALVORD and VENTURA COUNTY, 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.

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 MARCH, 1962, for NORTH TREE ESTATES, 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 September, 1963, and that they are (or will be) sufficient to enable the survey to be retraced.

Dated 5-11, 1962

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. 1436-1" have been complied with.

Dated October 23, 1962

Robert L. Hamm
Robert L. Hamm
County Clerk
County of Ventura

By
Deputy County Clerk

I certify that according to the records of my office there are no liens against the subdivision "TRACT NO. 1436-1" of 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 Sept. 7, 1962

Margaret E. Cooney
County Tax Collector
County of Ventura

Margaret E. Cooney
County Tax Collector

The signatures of JEANNETTE B. GORDON and REXFORD L. GORDON, present OWNERS of one-half of all oil, gas, hydrocarbon substances and minerals in, under or upon said land, without the right, however, to enter upon the surface or any part of said land lying within 500 feet of the surface for the purpose of exploring, drilling or mining for or extracting or producing said substances as reserved in deed recorded in book 2179, page 133 of Official Records, have been omitted in accordance with Section 11587-C-1 of the Business and Profesions Code.

I certify that I have examined the final map entitled "TRACT NO. 1436-1" 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 Oct 11, 1962

M.C. Lorenz
County Surveyor
County of Ventura

By
Asst. County Surveyor

This map entitled "TRACT NO. 1436-1" consisting of two sheets, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 23rd day of October, 1962 for approval, said Board hereby approves said map and does hereby accept on behalf of the public for public use, GLASSELL AVENUE, DEODORA STREET, HILGARD AVENUE, CHURCH STREET, BISHOP STREET, DEACON STREET and Parcel "G", as delineated upon sheet two, and all rights of ingress and egress as offered hereon, provided, however, that the offer of Parcels "A", "B", "C", "D" "E", "F", and all turnaround easements, 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 23rd day of October 1962.

Attest:

Robert L. Hamm
Clerk of said Board

Board of Supervisors of the
County of Ventura
State of California

Chairman of said Board

The basis of bearings used for this map is NORTH being the bearing of the Centerline of BLACKSTOCK AVENUE (ROYAL AVENUE) as recorded in Book 28, Page 36 of Miscellaneous Records (Maps), Records of Ventura County.

#56136

Recorded at the request of the County Clerk

November 19th, 1962 at 3:15 P.M.

in Book 35 of Miscellaneous Records (Maps), at Pages 1 & 2, records of Ventura County

ROBERT L. HAMM
County Recorder
County of Ventura

By
Deputy County Recorder

SHEET 2 OF 2 SHEETS

TRACT NO. 1436-1

BEING A SUBDIVISION OF A PORTION OF SECTIONS 11 & 14 TOWNSHIP 2 NORTH, RANGE 18 WEST

RANCHO SIMI
IN UNINCORPORATED TERRITORY
(3 M.R. 7)
VENTURA COUNTY, CALIFORNIA

SURVEYED AND SUBDIVIDED FOR
TREBOR CONSTRUCTION COMPANY
BY NEIL J. CUMMINS, CIVIL ENGINEER
OXNARD, CALIFORNIA

APRIL, 1962

SCALE 1"=80'

△ INDICATES SET STANDARD COUNTY MONUMENT BOX AND MONUMENT STAMPED "R.C.E. 6557" PER VENTURA COUNTY STANDARDS, PLATE A-22 DATED 2-6-62.
◎ 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 AND TACK ON SIDEWALK ON PROLONGATION OF ALL SIDE LOT LINES.

SET 1-½" IRON PIPE STAMPED "R.E.6557" AT ALL INTERSECTIONS AND AT ALL B.C.'S & E.C.'S ON STREET ℄ UNLESS OTHERWISE SHOWN.

THE BASIS OF BEARINGS USED FOR THIS MAP IS NORTH BEING THE BEARING OF THE CENTERLINE OF BLACKSTOCK AVENUE (ROYAL AVENUE) AS RECORDED IN BOOK 28, PAGE 36 OF MISCELLANEOUS RECORDS (MAPS) RECORDS OF VENTURA COUNTY.

P.U.E. INDICATES PUBLIC UTILITY EASEMENT.

	CURVE DATA			
	RAD	Δ	TAN	LENGTH
(1)	15'	90°00'00"	15.00'	23.56'
(2)	15'	89°59'00"	15.00'	23.56'
(3)	15'	90°01'00"	15.00'	23.57'
(4)	15'	60°25'00"	8.73'	15.82'
(5)	210'	118°45'03"	354.74'	435.24'
(6)	180'	118°45'03"	304.07'	373.07'
(7)	150'	118°45'03"	253.39'	310.89'
(8)	280'	28°45'03"	71.76'	140.50
(9)	250'	28°45'03"	64.07'	125.45'
(10)	220'	28°45'03"	56.39'	110.40'
(16)	210'	16°08'13"	29.77'	59.14'
(17)	210'	15°45'42"	29.07'	57.77'
(18)	210'	15°48'36"	29.16'	57.95'
(19)	210'	15°58'00"	29.45'	58.52'
(20)	210'	5°19'58"	9.78'	19.55'
(21)	150'	37°49'51"	51.40'	99.04'
(22)	150'	52°10'09"	73.43'	136.58'
(23)	150'	28°45'03"	38.44'	75.27'
(24)	280'	11°42'34"	28.71'	57.22'
(25)	280'	14°49'34"	36.43'	72.45'
(26)	280'	2°12'55"	5.41'	10.83'
(27)	220'	13°00'00"	25.07'	49.92'
(28)	220'	15°45'03"	30.43'	60.48'
(29)	280'	9°38'35"	23.62'	47.12'
(30)	280'	15°29'02"	38.07'	75.67'
(31)	280'	3°37'26"	8.86'	17.71'
(32)	220'	10°00'00"	19.25'	38.40'
(33)	220'	18°45'03"	36.32'	72.00'
(34)	280'	10°44'35"	26.33'	52.50'
(35)	280'	16°22'10"	40.27'	80.00'
(36)	280'	1°38'18"	4.00'	8.01'
(37)	210'	49°44'34"	97.35'	182.32'

