# TRACT Nº 1370-2

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY, CALIFORNIA

A PORTION OF THE SOUTH ONE-HALF 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.

CREST ENGINEERING COMPANY, INC.
FREDERICK CURTIS - R.C.E. 7722

BASIS OF BEARINGS

THE BEARING N. 84° 23' 52" W. ON THE CENTER LINE OF VAN DYKE STREET SHOWN ON THE MAP OF TRACT NO. 1370-1, RECORDED IN BOOK 32 PAGES 62 TO 67 INCL. OF MISCELLANEOUS RECORDS (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 1370-2 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: Young Avenue, Van Dyke Street, Teasdale Street, Prentiss Street, Markham Avenue, Burr Circle, Cook Circle, Dunn Court, Parcels A and B, and also grant to the County of Ventura, all rights of ingress and egress from Lots 175 to 177 inclusive, Parcels A and B, over and across the northerly line of Lots 175 to 177 abutting Avenida de las Flores, over and across the Northerly line of Parcel A abutting Young Avenue, and over and across the Easterly line of Parcel B abutting Prentiss Street, in order that the owners of said Lots and Parcels shall have no rights of access whatever to said avenues and street 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

MUTUAL TITLE CORPORATION, LTD., a corporation, as TRUSTEE under deed of trust recorded in book 2179 page 431 of Official Records

Victor T. Palmieri
President

R. B. Dallman
and Secretary

I, Frederick Curtis, do hereby certify that I am a Registered Civil Engineer; that this map correctly represents a survey made under my direction in July 1962 for Las Flores 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 12-11-1963) and that they are or will be sufficient to enable the survey to be retraced.

DATE August 16, 1962

Frederick Curtis
REGISTERED CIVIL ENGINEER Nº 7722

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

On this 27TH day of NOVEMBER 1962, 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.

EILEEN E. McCANTS
MY COMMISSION EXPIRES MAY 16, 1964

Eileen E. McCants
Notary Public

State of California
County of Ventura } SS

On this 27th day of November 1962 before me Bertha S. Kohler a Notary Public in and for said County and State, personally appeared Victor T. Palmieri known to me to be the President and R. B. Dallman known to me to be the Asst 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 same as trustee.

BERTHA S. KOHLER
MY COMMISSION EXPIRES OCTOBER 25, 1963

Bertha S. Kohler
Notary Public

This map entitled TRACT NO. 1370-2, consisting of 7 sheets is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 11th day of December 1962 for approval, said Board hereby approves said map and does hereby accept on behalf of the Public for Public use, Young Avenue, Van Dyke Street, Teasdale Street, Prentiss Street, Markham Avenue, Burr Circle, Cook Circle, Dunn Court as delineated upon Sheets 2 thru 7 and all rights of ingress and egress as offered hereon, provided however, that the offer of Parcels A and B 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 11th day of December 1962.

ATTEST: Robert L. Hamm
By Robert L. Hamm
Clerk of said Board

BOARD OF SUPERVISORS OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA.

Allan Donald
Chairman of said Board

#60542

Recorded at the request of the County Clerk, December 13th 1962 at 9:30 A.M. in book 35 of Miscellaneous Records (Maps), at pages 6-7-8-9-10-11-12 Records of Ventura County.

Robert L. Hamm
County Recorder
County of Ventura
By William Dover
Deputy County Recorder

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 the approval by the Board of Supervisors of the map entitled TRACT NO. 1370-2 have been complied with.

Robert L. Hamm

DATE December 11, 1962

Robert L. Hamm
County Clerk
County of Ventura

By: _____
Deputy County Clerk

The signatures of EDWIN JANSS, Jr., Individually, WILLIAM CLUFF JANSS, Individually, and GEORGE GREGSON, EDWIN JANSS, Jr., and WILLIAM CLUFF JANSS, as Trustees under the will 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 signature of SOUTHERN CALIFORNIA GAS COMPANY, present owner of easements which cannot ripen into a fee, has been omitted in accordance with Section 11587 A of the Business and Professions Code.

I certify that I have examined the final map entitled TRACT NO. 1370-2 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 5 Day of December 1962.

M.C. Lorenz
County Surveyor
County of Ventura
By: A P Stebbens
Assistant County Surveyor

I certify that according to the records of my office there are no liens against the subdivision (TRACT NO. 1370-2) 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 29th Day of November 1962.

Margaret E. Cooney
County Tax Collector
County of Ventura

Margaret E. Cooney
Tax Collector

NOTE: FOR DOCUMENT AFFECTING MONUMENTS ON THIS MAP SEE VOLUME 2299 OF OFFICIAL RECORDS AT PAGE 323.

35M.R.6

SCALE 1" = 50

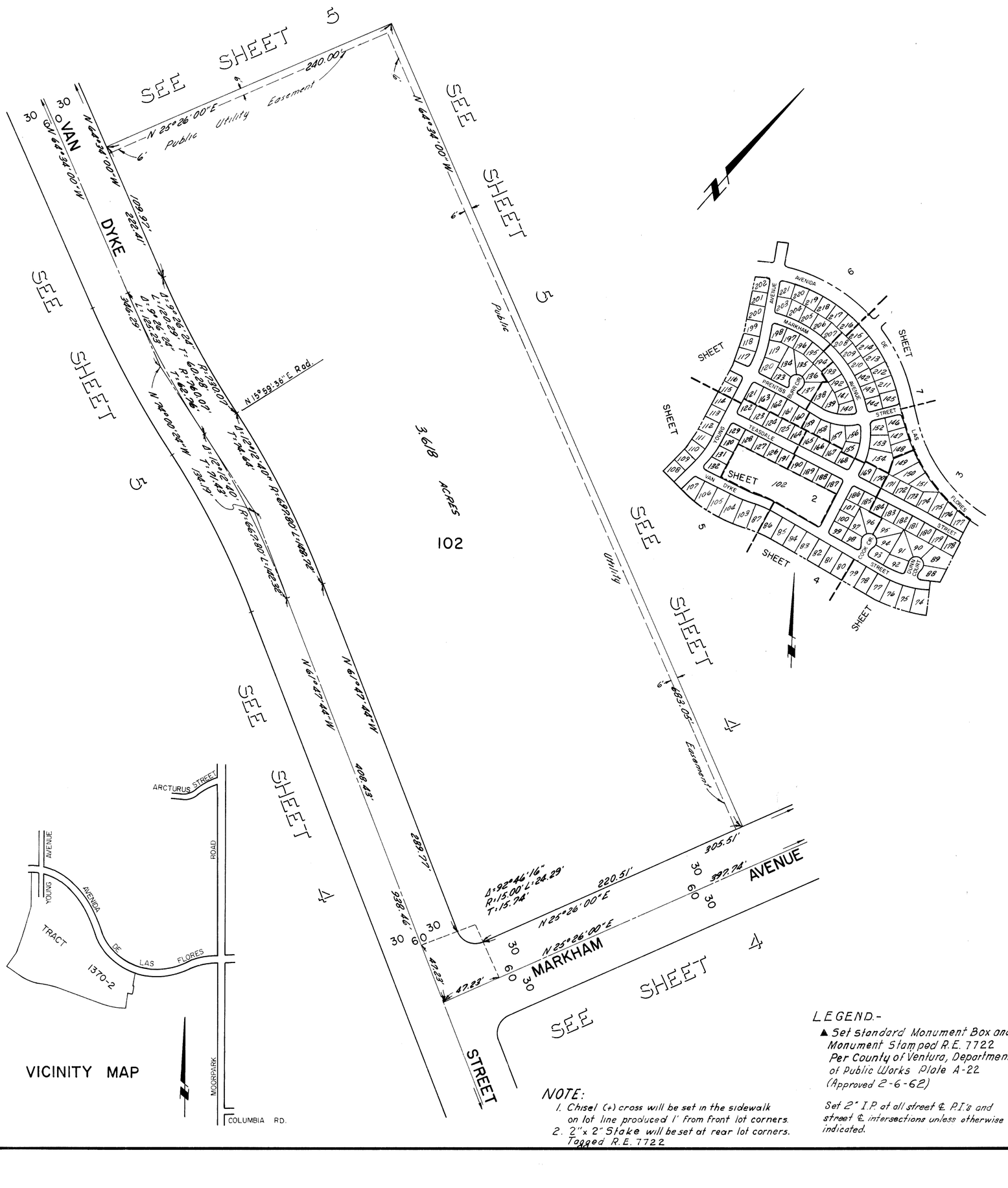
SHEET 2 OF 7 SHEETS

# TRACT NO. 1370-2

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CREST ENGINEERING COMPANY, INC.
FREDERICK CURTIS R.C.E. 7722
AUGUST 1962




VICINITY MAP

LEGEND.-

▲ Set standard Monument Box and Monument Stamped R.E. 7722 Per County of Ventura, Department of Public Works Plate A-22 (Approved 2-6-62)

Set 2" I.P. at all street ℄ P.I.'s and street ℄ intersections unless otherwise indicated.

NOTE:
1. Chisel (+) cross will be set in the sidewalk on lot line produced 1' from front lot corners.
2. 2"x 2" Stake will be set at rear lot corners. Tagged R.E. 7722

NOTE:
FOR DOCUMENT AFFECTING MONUMENTS ON THIS MAP SEE VOLUME 2299 OF OFFICIAL RECORDS AT PAGE 32.

35M.R.7

11.29.62

SCALE 1" = 50

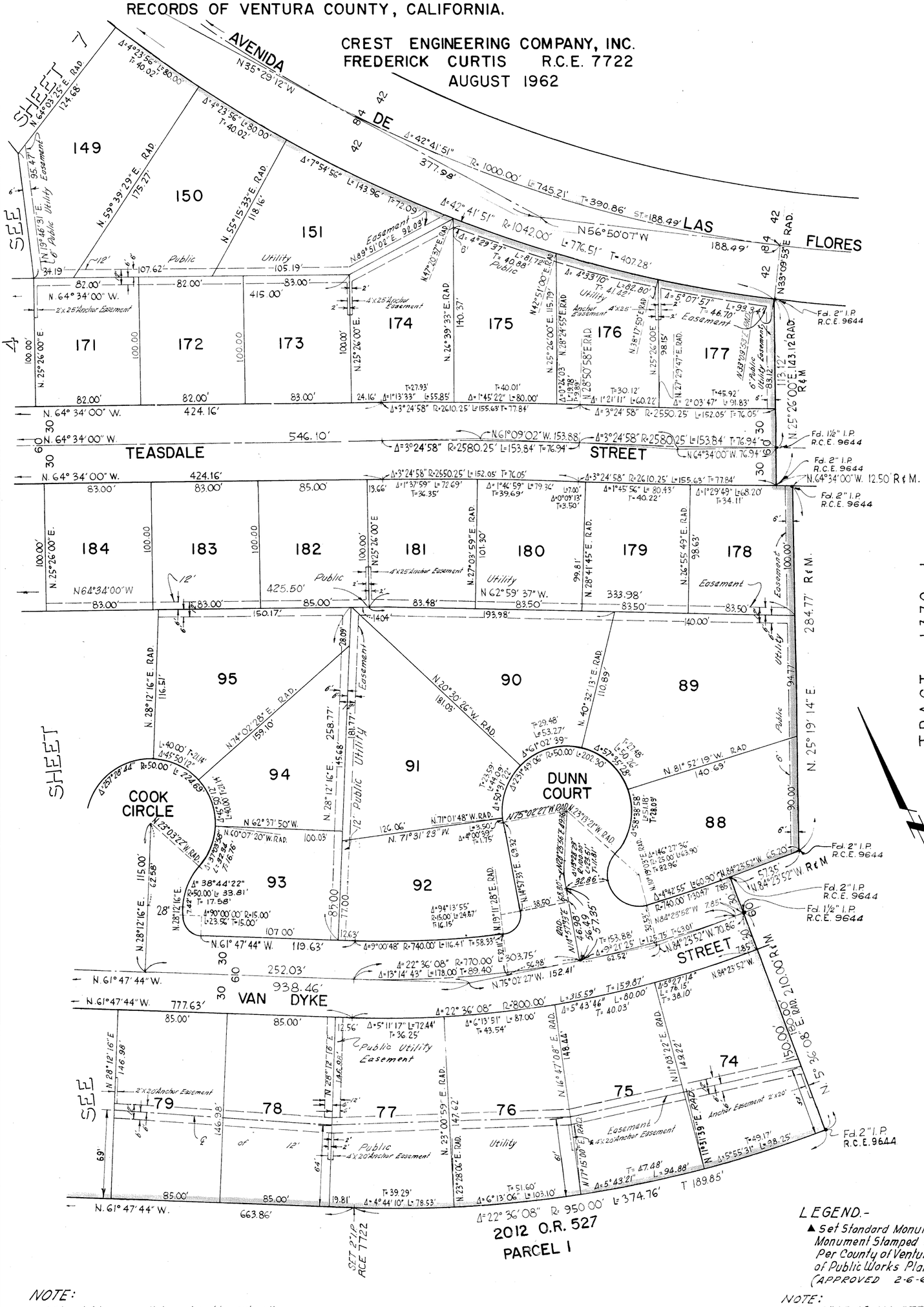
SHEET 3 OF 7 SHEETS

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AUGUST 1962




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NOTE:
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NOTE:
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35M.R.8

SCALE 1" = 50

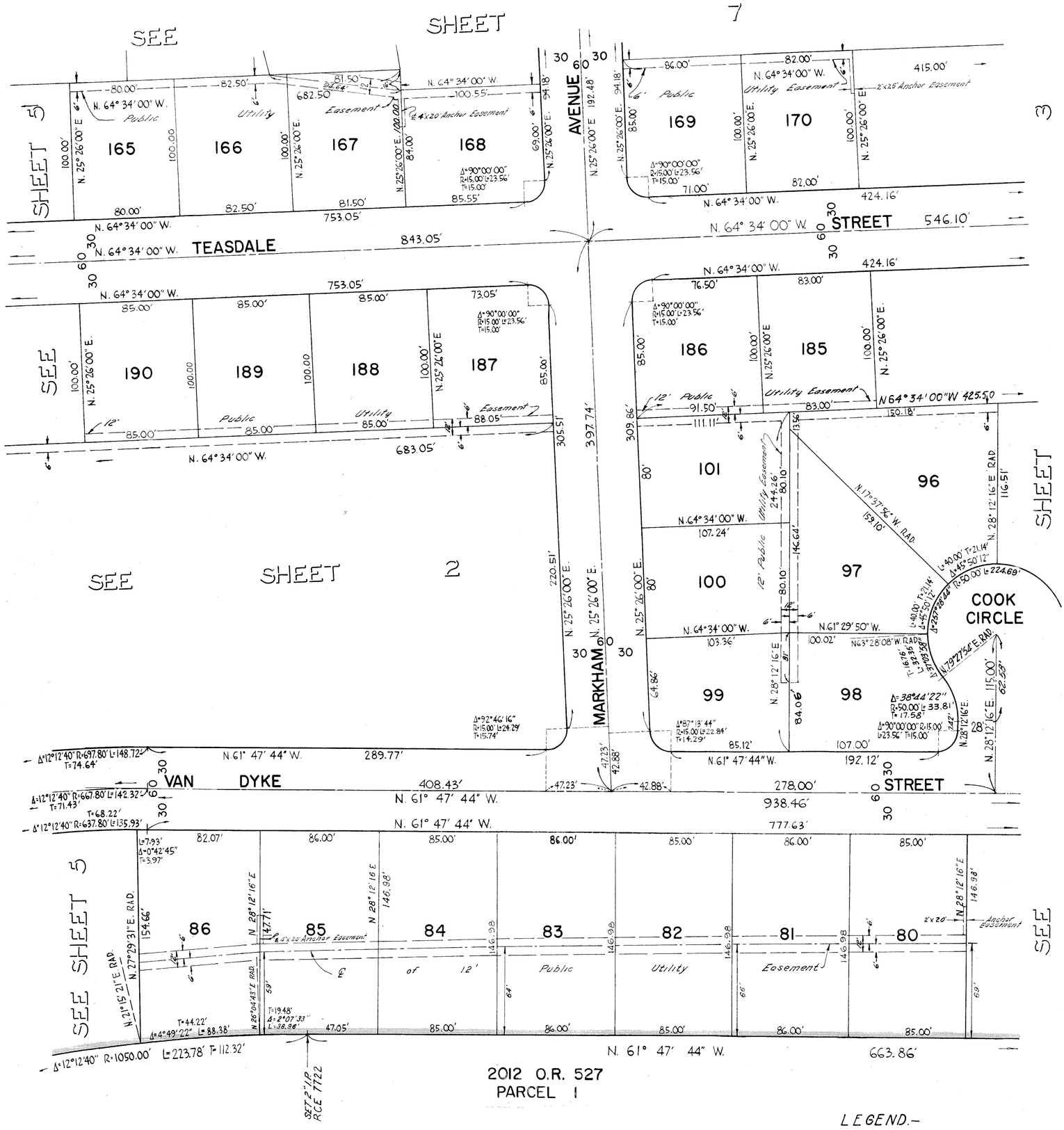
SHEET 4 OF 7 SHEETS

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NOTE FOR DOCUMENT AFFECTIVE MONUMENTS ON THIS MAP SEE VOLUME 2299 OF OFFICIAL RECORDS AT PAGE 323

35M.R.9

SCALE 1" = 50

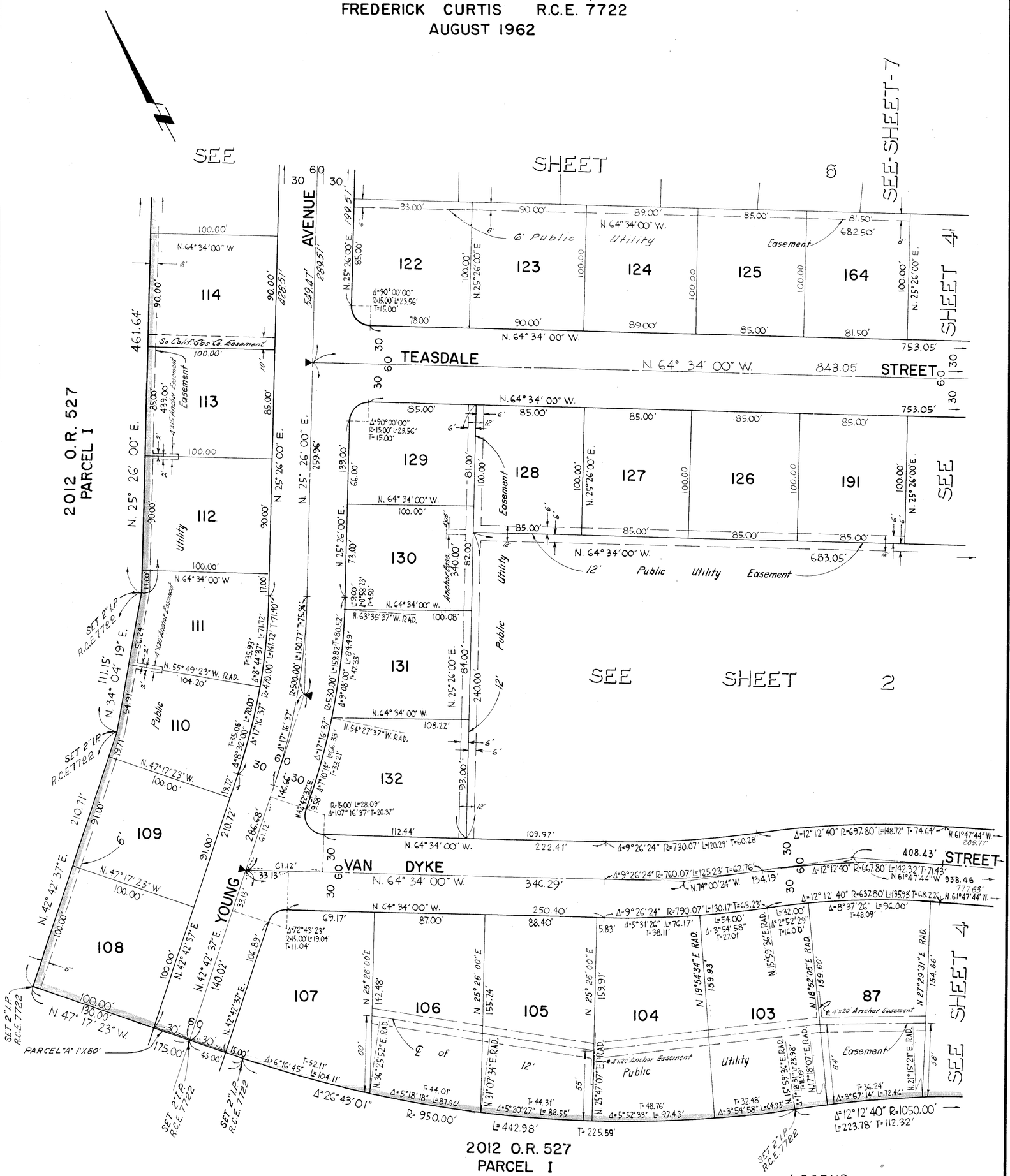
SHEET 5 OF 7 SHEETS

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FREDERICK CURTIS R.C.E. 7722
AUGUST 1962




## LEGEND

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Set 2" I.P. at all street ℄ P.I.'s and street ℄ intersections unless otherwise indicated.

NOTE:

1. Chisel (+) cross will be set in the sidewalk on lot line produced 1' from front lot corners.
2. 2"x2" Stake will be set at rear lot corners tagged R.E. 7722

NOTE
FOR DOCUMENT AFFECTING MONUMENT ON THIS MAP SEE VOLUME 2299 OF OFFICIAL RECORDS AT PAGE 323

35M.R.10

SCALE 1" = 50

SHEET 6 OF 7 SHEETS

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AUGUST 1962




NOTE
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35M.R.11

SCALE 1" = 50

SHEET 7 OF 7 SHEETS

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AUGUST 1962




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NOTE:

SET 2" I.P. AT ALL STREET & P.I.'S AND STREET & INTERSECTIONS UNLESS OTHERWISE INDICATED

NOTE: 4

1. Chisel (x) cross will be set in the sidewalk on lot line produced 1' from front lot corners.
2. 2"x2" stake will be set at rear lot corners tagged R.E. 7722

NOTE
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35M.R.12