We, the undersigned, hereby certify that we are the owners of, or are interested in the land included within this subdivision entitled "Tract No. 1483-1" shown on the annexed map consisting of 2 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 Appleton Road, Fitzgerald Road, Fletcher Street, Beaver Avenue, Watson Avenue, Gardner Street, Gilroy Avenue, Parcels "A", "B", "C", "D", "E", "F", "G", "H" and turnaround easements, and also grant to the County of Ventura all rights of ingress and egress over and across the Westerly line of Parcel "A" abutting Fletcher Street, the Southeasterly line of Parcel "B" abutting Gilroy Avenue, the Southwesterly line of Parcel "C" abutting Watson Avenue, the Westerly line of Parcel "D" abutting Gardner Street, the Westerly line of Parcel "E" abutting Fitzgerald Road, the Northerly line of Parcel "F" abutting Watson Avenue, the Northerly line of Parcel "G" abutting Appleton Road and the Easterly line of Parcel "H" abutting Appleton Road in order that the owners of said Parcels shall have no rights of access whatever to said streets except the general easement of travel which belongs to the whole public.

A.B.C. Investment Co., a General Partnership, Owner
By:
Bruin Investment Co., a California corporation

Bryan E. Gibson
President

By:
THE YEAMANS COMPANY, a California Corporation, as TRUSTEE, under that certain Deed of Trust recorded March 22, 1963 in Book 2896 page 8 of Official Records.

R.E. Anderson
Vice President

Elizabeth Heenan
Asst. Secretary

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

On this 6TH day of MAY, 1963 before me, the undersigned, personally appeared R.E. ANDERSON known to me to be the VICE PRES. and ELIZABETH HEENAN known to me to be the ASST. SECRETARY of THE YEAMANS COMPANY, a California Corporation, 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 said Corporation executed the same.

My commission expires MAY 7, 1965

Helene M. Blankenhorn
Notary Public in and for said County and State
HELENE M. BLANKENHORN

STATE OF CALIFORNIA } SS.
COUNTY OF LOS ANGELES }

On this 22nd day of March, 1963, before me, Kenneth Schorr, a Notary Public in and for said County and State, personally appeared Bryan E. Gibson, known to me to be the President of Bruin Investment Co., the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of A.B.C. Investment Co., the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same. WITNESS my hand and official seal.

KENNETH SCHORR
Notary Public in and for said County and State

My Commission Expires: Nov. 12, 1963

BASIS OF BEARING:
The bearing of N0°03'00"W for the centerline of Appleton Road as shown per 36 M.R. 59 was used as the Basis of Bearings for this tract.

This map entitled "Tract No. 1483-1" consisting of 3 sheets, is presented to the Board of Supervisors of Ventura County, California, at a meeting of said Board held on the 14th day of May, 1963 for approval. Said Board hereby approves said map and does hereby accept on behalf of the public for public use, Appleton Road, Fitzgerald Road, Fletcher Street, Beaver Avenue, Watson Avenue, Gardner Street and Gilroy Avenue as delineated upon sheets 2 and 3 and all rights of ingress and egress as offered hereon, provided however that the offer of Parcels "A", "B", "C", "D", "E", "F", "G", "H" and turnaround 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 14th day of May 1963.

ATTEST: Robert L. Hamm
Clerk of Said Board

BOARD OF SUPERVISORS of the County of Ventura State of California

Chairman of Said Board

The signatures of Joseph N. Appleton and Dorothy W. Appleton, husband and wife, J. Arnold Appleton and Rena C. Appleton, husband and wife, Charles C. Colianni and Janice Colianni, husband and wife, Rowdy Clymore and Emily A. Clymore, husband and wife, Mildred A. Chamberlain, a widow, William Young and Margaret Young, husband and wife, and Vernard C. Redman and Mary Redman, husband and wife, present owners of all the minerals, oil, gas and other hydrocarbon substances in and under said land, without however, any right of surface entry or any right of entry in and to the subsurface there of at a depth of less than 500 feet beneath the surface for the development or removal of said substances as reserved by Joseph N. Appleton et al.) by deed recorded December 21, 1962 in Book 2249, page 43 of Official Records, have been omitted in accordance with Section 11587-C (1) of the "Subdivision Map Act".

The signatures of Southern California Edison Company and Ventura County), present owners of easements over portions of said land which cannot ripen into a fee have been omitted in accordance with Section 11587-A of the "Subdivision Map Act".

#27638

Recorded at the request of the County Clerk May 16, 1963, at 3:30 P.M., in Book 36 of Miscellaneous Records (Maps), at Pages 85, 86 & 87 Records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura
By: Idora Wattle
Deputy County Recorder

I, Kenneth Schorr, do hereby certify that I am a Registered Civil Engineer, that this map correctly represents a survey made under my direction in December, 1962 for A.B.C. Investment 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 May 14, 1964 and that they are (or will be) sufficient to enable the survey to be retraced.

Dated this 24th day of January, 1963

Kenneth Schorr
Registered Civil Engineer No. 12955

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. 1483-1" have been complied with.

Dated this 14th day of May, 1963.

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. 1483-1" 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 8th day of May, 1963

Raymond S. Walker
Treasurer - Tax Collector
County of Ventura

By: Alma Sinclair
Deputy Treasurer-Tax Collector

I certify that I have examined the final map entitled "Tract No. 1483-1", 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 this 13 day of May, 1963

M.C. Lorenz
County Surveyor
County of Ventura

By: A.P. Slater
Assistant County Surveyor

MAP OF
TRACT NO. 1483-1
IN UNINCORPORATED TERRITORY

BEING A PART OF THE S.W. 1/4 SECTION 14, T.2N., R.18W., AND A PART OF THE S.E. 1/4 SECTION 15, T.2N., R.18W., RANCHO SIMI (3 M.R.7) AND A PART OF LOT 1, OF HARRINGTON TRACT NO. 1, (22 M.R.42) VENTURA COUNTY, CALIFORNIA.

JANUARY, 1963

PARAMOUNT ENGINEERING CO.
2921 BEVERLY BOULEVARD
LOS ANGELES 57, CALIFORNIA

LOCATION MAP
(NOT TO SCALE)

SYCAMORE ROAD
SOUTHERN PACIFIC RAILROAD
LOS ANGELES AVENUE
BLACKSTOCK AVENUE
ROYAL AVENUE
EAST (3)M.R.66
BASIS OF BEARINGS
APPLETON ROAD
FITZGERALD RD
1483-1
HARRINGTON TRACT NO. 2
24 M.R. 35
HARRINGTON TRACT NO. 1
22 M.R. 42
R.E. HARRINGTON 129 Deeds 454
A.B.C. INVESTMENT CO. 2249 O.R. 43
A.B.C. INVESTMENT CO. 2249 O.R. 43
Parcel "A"
FLETCHER STREET
FITZGERALD ROAD
APPLETON ROAD
BEAVER AVENUE
JOSEPH APPLETON, ET AL 2165 O.R. 12
JOSEPH APPLETON ET AL 2165 O.R. 12
B.C. HEDRICK & HELEN M. HEDRICK (PARCEL D-571 O.R. 351)
Parcel "H"
Parcel "G"
SEE SHEET NO. 3

NOTES

Set 1½" I.P. tagged R.C.E. 12955 at all street ℄ intersections, B.C.'s, E.C.'s and Cul-de-sac radius points (unless otherwise noted)
Set 1½" I.P. tagged R.C.E. 12955 shown thus: ---------o
Set 2"x 2" tagged R.C.E. 12955 at all rear lot corners.
Found Monuments shown thus: ----------◉
Set chiseled "X" on curbs of all lot lines produced for front lot corners.
P.U.E. designates Public Utility Easement.
□--Set Ventura County Standard Survey Monument Box and Monument stamped R.C.E. 12955 per Plate A-22, Approved 2-6-62, of the Ventura County Standards.

All bearings and distances are measured unless otherwise shown.
Lot line is centerline of all 4'x40' Anchor Easements, except as shown.
A.E. designates Anchor Easement
St. Lt. Easement designates Street Light Easement

SHEET NO. 2 OF 3 SHEETS

MAP OF
TRACT NO. 1483-1
IN UNINCORPORATED TERRITORY

BEING A PART OF THE S.W. 1/4 SECTION 14, T.2N., R.18W., AND A PART OF THE S.E. 1/4 SECTION 15, T.2 N., R. 18W., RANCHO SIMI (3M.R.7) AND A PART OF LOT 1, OF HARRINGTON TRACT NO. 1, (22 M.R.42) VENTURA COUNTY, CALIFORNIA.

JANUARY, 1963
SCALE: 1" = 60'

PARAMOUNT ENGINEERING CO.
2921 BEVERLY BOULEVARD
LOS ANGELES 57, CALIFORNIA

R.C.E. NO. 12955

K+E 155 IMPERIAL TRACING CLOTH T.M.

SEE SHEET NO. 2

A.B.C. INVESTMENT CO. 2249 O.R. 43

Parcel "B"

Parcel "C"

Parcel "D"

Parcel "E"

Parcel "F"

GILROY AVENUE

FITZGERALD AVENUE

GARDNER STREET

WATSON ROAD

BEAVER AVENUE

JOSEPH APPLETON et al 2165 O.R. 12

JOSEPH APPLETON, et al

JOSEPH APPLETON ET AL 2165 O.R. 12

TURNAROUND EASEMENT

Variable Width P.U.E.

SEE EASEMENT DETAIL BELOW

EASEMENT DETAIL
NO SCALE

NOTES

SET 1½" I.P. TAGGED R.C.E. 12955 AT ALL STREET & INTERSECTIONS, B.C.'S, E.C.'S AND CUL-DE-SAC RADIUS POINTS.
SET 1½" I.P. TAGGED R.C.E. 12955 SHOWN THUS:----O
SET 2"x 2" TAGGED RCE 12955 AT ALL REAR LOT CORNERS.
FOUND MONUMENTS SHOWN THUS:----------●
SET CHISELED 'X' ON CURBS AT ALL LOT LINES PRODUCED FOR FRONT LOT CORNERS.
P.U.E. DESIGNATES PUBLIC UTILITIES EASEMENT.
□ SET VENTURA COUNTY STANDARD SURVEY MONUMENT BOX AND MONUMENT STAMPED R.C.E. 12955 PER PLATE A-22, APPROVED 2-6-62, OF THE VENTURA COUNTY STANDARDS.
A.E. DESIGNATES ANCHOR EASEMENT.
LOT LINE IS ℄ OF ALL 4'x40' ANCHOR EASEMENTS EXCEPT AS SHOWN

MAP OF TRACT NO. 1483-1

IN UNINCORPORATED TERRITORY

BEING A PART OF THE S.W. 1/4 SECTION 14, T.2N., R.18W., AND A PART OF THE S.E. 1/4 SECTION 15, T.2N., R.18W., RANCHO SIMI (3 M.R. 7) AND A PART OF LOT 1, OF HARRINGTON TRACT NO. 1, (22 M.R. 42) VENTURA COUNTY, CALIFORNIA.

JANUARY, 1963

SCALE: 1" = 60'

PARAMOUNT ENGINEERING CO.
2921 BEVERLY BOULEVARD
LOS ANGELES 57, CALIFORNIA

R.C.E. NO. 12955