37MR24

We, the undersigned, hereby certify that we are the owners of, or are interested in the land included within this subdivision entitled "Tract No. 1483-2" 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 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 Fletcher Street, Breton Avenue, Haviland Street, Ridley Circle, Watson Avenue, Kenton Court, Loveday Avenue, Graham Avenue, Cobb Circle, Gardner Street, Fitzgerald Road and Parcels "A" and "B", and also grant to the County of Ventura all rights of ingress and egress over and across the westerly line of parcel "A" abutting Fitzgerald Road and the southerly line of parcel "B" abutting Loveday Avenue, in order that the owners of said Parcels shall have no rights of access whatever to said Road and Avenue, except the general easement of travel which belongs to the whole public.

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

Bryan E. Gibson
President

The signature of Ventura County, present owner of an easement over a portion of said tract which cannot ripen into a fee has been omitted in accordance with Section 11587-A of the "Subdivision Map Act."

The signatures of Joseph N. Appleton and Dorthy 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 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 of the minerals, oil, gas or 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 thereof at a depth of less than 500 feet beneath the surface for 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."

STATE OF CALIFORNIA } S.S.
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 & State

My Commission Expires: Nov. 12, 1963

BASIS OF BEARINGS:
The bearing of N 85°42'32" E for the centerline of Fitzgerald Road as shown per 36 M.R. 85 was used as the basis of bearings for this tract.

This map entitled "Tract No. 1483-2" consisting of 4 sheets, is presented to the Board of Supervisors of Ventura County, California, at a meeting of said Board held on the 9th day of July, 1963 for approval. Said Board hereby approves said map and does hereby accept on behalf of the public for public use, Fletcher Street, Breton Avenue, Haviland Street, Ridley Circle, Watson Avenue, Kenton Court Loveday Avenue, Graham Avenue, Cobb Circle, Gardner Street and Fitzgerald Road as delineated upon sheets 2, 3 and 4 and all rights of access as offered hereon, provided however, that the offer of Parcels "A" and "B" 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 this 9th day of July, 1963.

Attest:

Robert L. Hamm
Clerk of Said Board

Board of Supervisors of the
County of Ventura
State of California

T. F. Johnson
Chairman of Said Board

#40084

Recorded at the request of the County Clerk July 15th, 1963, at 3:56 P.M., in Book 37 of Miscellaneous Records (Maps), at Pages 24-25-26 & 27, Records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura

By: William Dower
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 July 9, 1964, and that they are (or will be) sufficient to enable the survey to be retraced.

Dated this 3 day of June, 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. 1483-2" have been complied with.

Dated this 9th day of July, 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. 1483-2" 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 1st day of July, 1963

Raymond S. WALKER
County Treasurer-Tax Collector
County of Ventura

By: Alma Swindal
Deputy County Treasurer-Tax Collector

I certify that I have examined the final map entitled "Tract No. 1483-2", 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 8th day of July, 1963

M.C. Lorenz
County Surveyor
County of Ventura

By: A.P. Stites
Assistant County Surveyor

MAP OF
TRACT NO. 1483-2
IN UNINCORPORATED TERRITORY

BEING A PART OF THE S.W. 1/4 SECTION 14, T. 2 N., R. 18 W., RANCHO SIMI (3 M.R. 7) VENTURA COUNTY, CALIFORNIA

JANUARY, 1963

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

SHEET NO 1 OF 4 SHEETS

37MR25

HARRINGTON TRACT NO. 2 24 M.R. 35

R.E. HARRINGTON 129 DEEDS 454

RUNKLE CORPORATION 1853 O.R. 523

North Line S.W. 1/4, Section 14, T.2N., R.18W. (established by occupation)

N89°58'00"W 1915.00 (Calcd. from R.&M.)

Parcel "B"

1296.37

618.63

N89°58'00"W 2499

Fd. 1½" I.P. Tagged L.S. 2666 per 24 M.R. 35

Fd. old P.K. nail & tag in post Subgrade per 22 M.R. 42 (¼ Sec. 14 & Sec. 15)

APPLETON ROAD

LOVEDAY AVENUE

FLETCHER STREET

HAVILAND STREET

GARDNER STREET

RIDLEY CIRCLE

TRACT 36 M.R. 85

TRACT NO. 1483-1

SEE SHEET

SYCAMORE ROAD

SOUTHERN PACIFIC RAILROAD

LOS ANGELES AVENUE

BLACKSTOCK AVENUE

ROYAL AVENUE

APPLETON ROAD

FITZGERALD RD.

1483-2

1483-1

LOCATION MAP
(NOT TO 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 unless otherwise noted.
Set 1½" I.P. tagged R.C.E. 12955 shown thus: ---------o
Set 2"x2" Stk. tagged R.C.E. 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 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.
A.E. designates Anchor Easement, Lot line is the centerline for all 4'x 40' Anchor Easements except as shown.

MAP OF

TRACT NO. 1483-2

IN UNINCORPORATED TERRITORY

BEING A PART OF THE S.W. 1/4 SECTION 14, T.2 N., R.18 W., RANCHO SIMI (3 M.R.7) VENTURA COUNTY, CALIFORNIA

JANUARY, 1963

SCALE: 1" = 60'

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

R.C.E. No. 12955

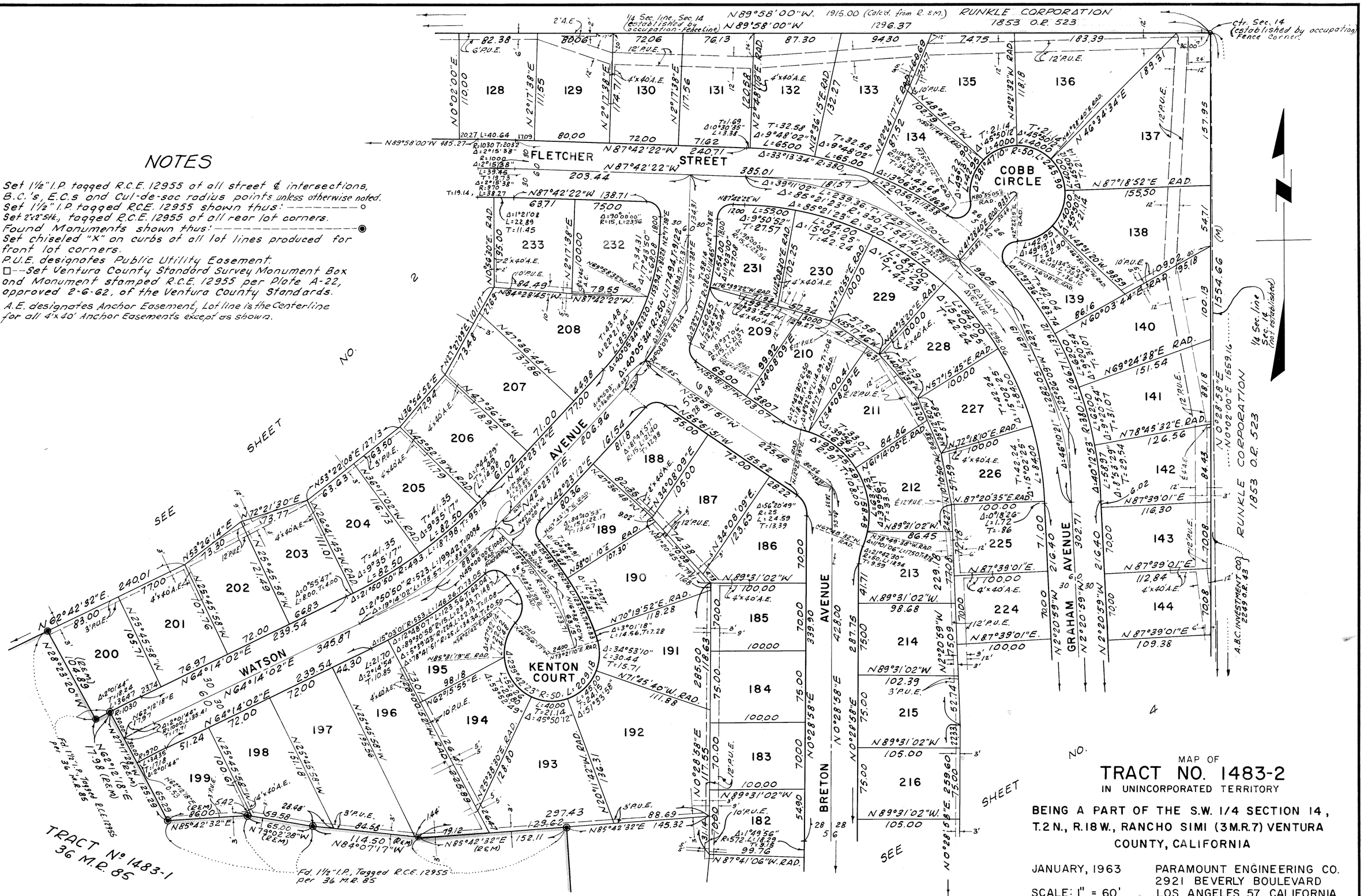
SHEET NO. 2 OF 4 SHEETS

FOR KEY MAP SEE SHEET No. 4

37MR26

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"x2" Stk., 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.
A.E. designates Anchor Easement, Lot line is the Centerline for all 4'x40' Anchor Easements except as shown.



MAP OF
TRACT NO. 1483-2
IN UNINCORPORATED TERRITORY

BEING A PART OF THE S.W. 1/4 SECTION 14, T. 2 N., R. 18 W., RANCHO SIMI (3 M.R. 7) VENTURA COUNTY, CALIFORNIA

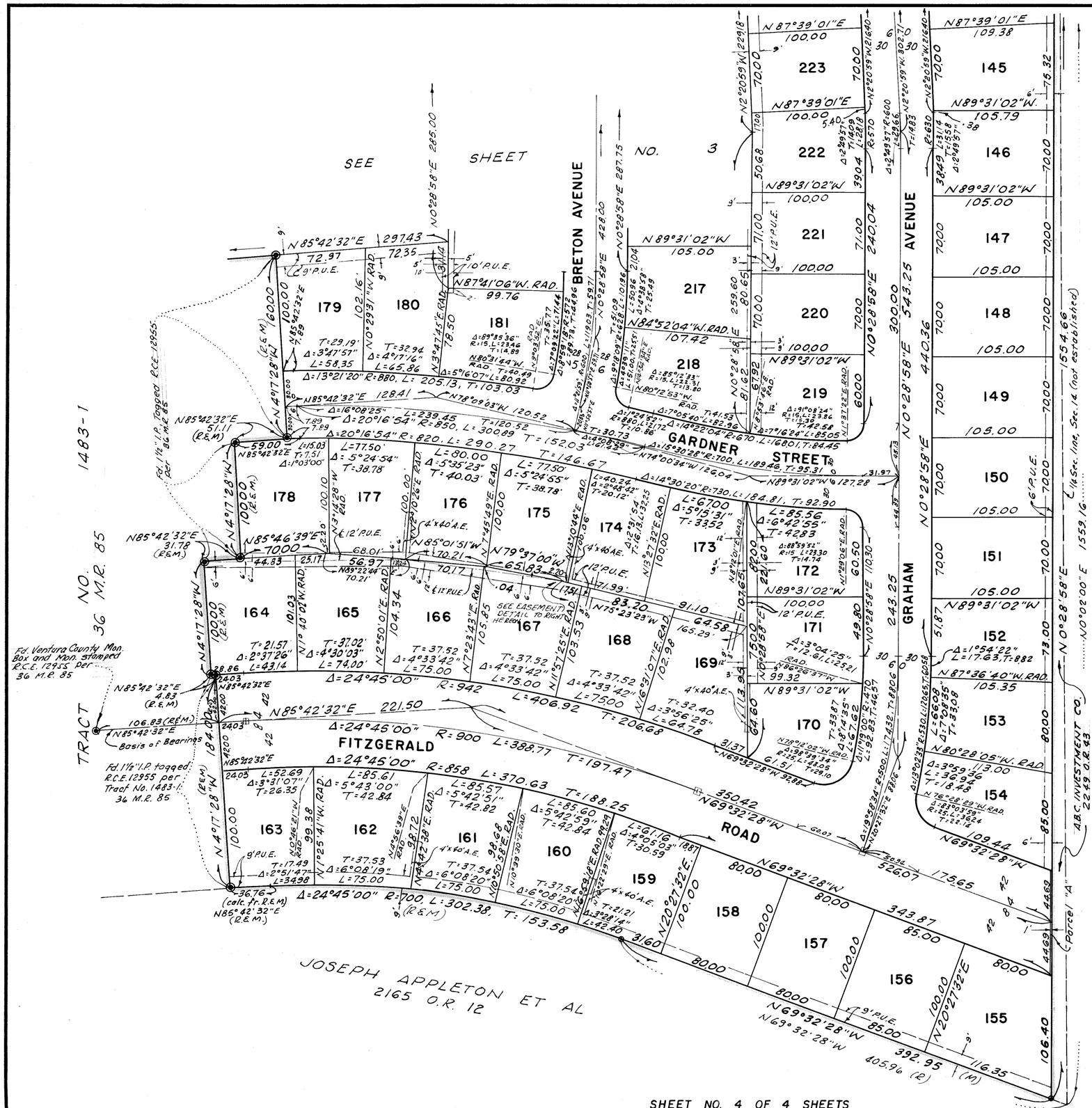
JANUARY, 1963
SCALE: 1" = 60'

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

R.C.E. No. 12955

K+E 150 IMPERIAL TRACING CLOTH T.M.

37MR27


SEE SHEET NO. 3
BRETON AVENUE
GARDNER STREET
GRAHAM AVENUE
FITZGERALD ROAD
TRACT NO. 1483-1
36 M.R. 85
JOSEPH APPLETON ET AL 2165 O.R. 12
A.B.C. INVESTMENT CO. 2249 O.R. 43
RUNKLE CORPORATION 1853 O.R. 523
(14 Sec. Int, Sec. 14 (not established)) 1554.66
1559.16
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Fd. Ventura County Mon. Box and Mon. Stamped R.C.E. 12955 per 36 M.P. 85
Fd. 1½" I.P. Tagged RCE 10955 2ar 36 M.P. 85
Fd. 1½" I.P. tagged R.C.E. 12955 per Tract No. 1483-1, 36 M.R. 85
Basis of Bearings
(calc. fr. R.E.M.)
SEE EASEMENT DETAIL TO RIGHT HEREON
N85°42'32"E 297.43
N0°28'58"E 285.00
N0°28'58"E 428.00
N0°28'58"E 287.75
N87°39'01"E 2291.8
N2°20'59"W 302.71
N2°20'59"W 1216.40
N0°28'58"E 543.25
N0°28'58"E 440.36
N0°28'58"E 300.00
N0°28'58"E 240.04
N0°28'58"E 1110.30
N0°28'58"E 1026.12
N0°28'58"E 1015.03
N0°28'58"E 1014.34
N0°28'58"E 1012.65
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N0°28'58"E 12.65
N0°28'58"E 7.65
N0°28'58"E 2.65
N87°39'01"E 100.00
N87°39'01"E 109.38
N89°31'02"W 105.79
N89°31'02"W 105.00
N89°31'02"W 105.35
N87°41'06"W. RAD. 99.76
N84°52'04"W. RAD. 107.42
N80°31'44"W. RAD.
N87°22'44"E RAD.
N87°37'22"E RAD.
N14°00'34"W 182.04
N89°31'02"W 127.28
N69°32'28"W 526.07
N69°32'28"W 175.65
N69°32'28"W 343.87
N69°32'28"W 392.95
N69°32'28"W 405.96 (R)
N69°32'28"W (M)
N20°27'32"E 100.00
N20°27'32"E 116.35
N20°27'32"E 106.40
N85°42'32"E 31.78 (R.E.M.)
N85°46'39"E 7.00
N85°42'32"E 4.83 (R.E.M.)
N85°42'32"E 221.50
N85°42'32"E 51.11 (R.E.M.)
N85°42'32"E 128.41
N85°42'32"E 59.00
N85°42'32"E 36.76 (R.E.M.)
N85°42'32"E (R.E.M.)
N85°42'32"E
N4°17'28"W 160.00 (R.E.M.)
N4°17'28"W 100.00 (R.E.M.)
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