37M.R.28

SHEET NO. 1 OF 2 SHEETS

TRACT NO. 1347-1

BEING A SUBDIVISION OF A PORTION OF

SECTION 15, TOWNSHIP 2 NORTH, RANGE 18 WEST, RANCHO SIMI IN UNINCORPORATED TERRITORY (3MR7) VENTURA COUNTY, CALIFORNIA

SURVEYED AND SUBDIVIDED FOR
LAGIND, INC.
BY NEIL J. CUMMINS, CIVIL ENGINEER
OXNARD, CALIFORNIA
APRIL, 1963

We the undersigned hereby certify that we are the owners of or are interested in the land included within this subdivision, entitled "TRACT NO. 1347-1" 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 ROYAL AVENUE, ROSEMARY STREET, PLUM AVENUE, WHITCOMB AVENUE, and storm drainage easements.

LAGIND, INC., a California corporation, as owner

By Elias Miller
President

By Paul Miller
Secretary

TRANS-COAST INVESTMENT CO., a California corporation, as TRUSTEE, under deed of trust recorded in book 2251, page 122 of Official Records.

By Coy Robbins
President

By Maria Travis
Secretary

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss

On this 22 day of FEBRUARY, 1963 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 ELIAS MILLER known to me to be the PRESIDENT and PAUL MILLER known to me to be the SECRETARY, of the LAGIND, 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 such 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.

Rita Breen
RITA BREEN

Notary Public in and for the County of Los Angeles
State of California
My commission expires OCTOBER 7th, 1966

The signature of SOUTHERN CALIFORNIA EDISON COMPANY, 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.

The signatures of JOHN C. WILLARD and LORINE C. WILLARD, present OWNERS of 50% of all oil, gas, hydrocarbon and other mineral or fissionable substances lying in, on or under said land, without, however, the right to enter upon the surface of said land or the subsurface thereof to a depth of 750 feet measured at right angles from the present surface for the purpose of exploring for, producing or extracting said substances, as reserved by said John C. Willard and wife, in deeds recorded December 30, 1960, as document No. 51710, in book 1944, page 405, document No. 51711, in book 1944, page 407, and document No. 51712, in book 1944, page 409 of Offical Records, have been omitted in accordance with Section 11587C-(1) 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 August, 1962, for LAGIND, 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 July 23, 1964) and that they are (or will be) sufficient to enable the survey to be retraced.

Dated October 29, 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. 1347-1" have been complied with.

Dated July 23, 1963.

Robert L. Hamm
County Clerk
County of Ventura

By Lyal Otee
Deputy County Clerk

I certify that according to the records of my office there are no liens against the subdivision "TRACT NO. 1347-1" 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 June 28, 1963, 1963.

RAYMOND S. WALKER
County Treasurer—
Tax Collector
County of Ventura

By Alma Snider
Deputy Tax Collector

I certify that I have examined the final map entitled "TRACT NO. 1347-1", 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 July 23, 1963.

M. C. Lorenz
County Surveyor
County of Ventura

By A. P. Stoker
Assistant County Surveyor

The Basis of Bearings used for this map is WEST being the bearing of the center line of Royal Avenue as recorded in Book 1990, Page 204 of Official Records of Ventura County.

This map entitled "TRACT NO. 1347-1" 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 July, 1963 for appoval. Said Board hereby approves said map and does hereby accept on behalf of the public for public use ROYAL AVENUE, ROSEMARY STREET, PLUM AVENUE and WHITCOMB AVENUE as delineated on sheet 2 provided, however that the offer of storm drainage easement is hereby rejected and IN WITNESS WHEREOFF 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 July, 1963.

ATTEST:

Robert L. Hamm
Clerk of said Board
By Lyal Otee, Deputy Clerk

Board of Supervisors of the
County of Ventura
State of California

Chairman of said Board

#42116

Recorded at the request of the County Clerk
July 24, 1963 at 2:55 P. M.
in Book 37 of Miscellaneous Records
(Maps) at Pages 28 & 29
records of Ventura County.

Robert L. Hamm
County Recorder
County of Ventura

By William Dover
Deputy County Recorder

37M.R.29

SHEET 2 OF 2 SHEETS

TRACT NO. 1347-1

BEING A SUBDIVISION OF A PORTION OF

SECTION 15, TOWNSHIP 2 NORTH, RANGE 18 WEST
RANCHO SIMI
IN UNINCORPORATED TERRITORY
(3 M.R. 7)
VENTURA COUNTY, CALIFORNIA

SURVEYED AND SUBDIVIDED FOR
LAGIND, INC.
BY NEIL J. CUMMINS, CIVIL ENGINEER
OXNARD, CALIFORNIA

APRIL, 1963
SCALE: 1"=60'

ELMER H. ROHWER & BETHEL L. ROHWER (1808 OR 73)

THE BASIS OF BEARINGS USED FOR THIS MAP IS WEST BEING THE BEARING OF THE CENTER LINE OF ROYAL AVENUE AS RECORDED IN BOOK 1990 & PG. 204 OF OFFICIAL RECORDS, RECORDS OF VENTURA COUNTY.

◎ INDICATES SET 1 1/2" IRON PIPE WITH METAL TAG STAMPED "R.C.E. 6557".
SET 1/2" IRON PIPE AT ALL REAR LOT CORNERS WITH TAG STAMPED "R.C.E. 6557."
SET LEAD AND TACK IN SIDEWALK ON PROLONGATION OF ALL SIDE LOT LINES.

☒ SET STANDARD MONUMENT BOX AND MONUMENT STAMPED "R.C.E. 6557" PER PLATE A-22 APPROVED FEBRUARY 6, 1962.

P.U.E. = PUBLIC UTILITY EASEMENT

CURVE DATA

NO.	R	Δ	T	L
1	330'	5° 08' 34"	14.82'	29.62'
2	330'	14° 11' 29"	41.08'	81.74'
3	330'	9° 02' 55"	26.11'	52.12'
4	15'	104° 11' 29"	19.27'	27.28'
5	300'	24° 47' 42"	65.95'	129.83'
6	270'	16° 52' 36"	40.05'	79.53'
7	15'	88° 14' 13"	14.55'	23.10'
8	320'	8° 46' 55"	24.57'	49.05'
9	380'	3° 53' 21"	12.90'	25.79'
10	350'	3° 53' 21"	11.88'	23.76'
11	350'	15° 29' 04"	47.58'	94.59'
12	350'	8° 24' 40"	25.74'	51.38'
13	380'	3° 18' 24"	10.97'	21.93'
14	300'	0° 50' 25"	2.20'	4.40'
15	15'	73° 40' 39"	11.24'	19.29'
16	320'	3° 53' 21"	10.86'	21.72'
17	15'	90° 33' 00"	15.14'	23.71'
18	380'	7° 21' 55"	24.46'	48.85'
19	320'	2° 41' 33"	7.52'	15.04'
20	270'	19° 37' 45	46.71'	92.50'
21	300'	25° 38' 07"	68.25'	134.23'
22	330'	17° 04' 49"	49.55'	98.38'
23	330'	15° 20' 38"	44.45'	88.37'
24	330'	1° 44' 11"	5.00'	10.00'
25	300'	10° 36' 13"	27.84'	55.52'
26	300'	7° 55' 06"	20.76'	41.46'
27	350'	6° 42' 09"	20.49'	40.94'
28	350'	5° 06' 16"	15.60'	31.18'
29	350'	8° 07' 09"	24.84'	49.60'
30	300'	6° 00' 22"	15.74'	31.45'
31	300'	8° 33' 18"	22.44'	44.79'

BERYLWOOD – SIMI COMPANY
(1808 OR 233)

OXNARD SAVINGS AND LOAN ASSOCIATION
(1990 O.R. 204)

N.66°30'E. Rec.(26 R.S.25) N.66°32'51"E. Meas. 528.00' Rec. & Meas.
N.87°34'16"E Rec.(26 R.S.25) N.87°37'07"E Meas. 180.55' Meas.
1.40'
Fd. 1½" I.P. Tagged "R.C.E. 12955" Per Tract No. 1420-2 (36 M.R. 24)
Fd. 1½" I.P. (36 M.R. 24)
19.72'
N 84° 25' 44" W N 84°22'53" W Meas. 503.27' Rec. & Meas.
Rec. (26 RS 25) 241.06' CALC. FM. REC. & MEAS.
N 85°04'16"E Rec. (26 RS 25) N 85°07'07"E 306.71' Rec. & Meas.
N 71° 55' 44" W Rec (26 RS 25) N 71°52'53" W Meas. 725.55' Rec. & Meas.
IDENTICAL
107.03' CALC. FM. REC. & MEAS.
617.92' CALC. FM. REC.
N 55° 19' 16" E N 55° 22' 07" E
FOUND 1 1/2" I.P. R.C.E. 8805 (36 M.R. 78)
N 75°48'31"E (R)
N 73°07'24"E (R)
N 15°06'48" W (R)
NORTH (R)
EAST 10.93
N 70°22'15" E (R)
N 72°55'11" E (R)
S 16°31'48" E (R)
N 3° 18' 24" W (RAD)
45' STORM DRAINAGE EASEMENT
SOUTH 1.00'
NORTH 28.58'
EAST 160.00'
100.00'
NORTH 1538.33' MEAS.
1344 (36 MR 76)
REC. (36 M.R. 76)
EAST 223.46'
163.46'
G.P.U.E. FOR OVERHEAD CROSS ARMS & WIRES
10' PUBLIC UTILITY EASEMENT
EAST 200.00'
100.00'
12' PUBLIC UTILITY EASEMENT
8' PUBLIC UTILITY EASEMENT
4'4"8' EASEMENT
127.51'
6' PUBLIC UTILITY
62.51'
SOUTH
25
24
22
21
20
23
1
2
PLUM AVENUE
NORTH
407.00'
67.00'
122.00'
70.00'
55.00'
167.00'
121.00'
66.00'
36.42'
65.00'
R=15' Δ=90°00'00" T=15.00' L=23.56'
5' 5'10"
6'
45'
12' P.U.E.
101.33'
95.53'
148.46'
180.53'
S 20°00'23" E RAD. 60.00'
N 87°24'40" W (R)
N 65°12'18" E (R)
S 64°21'53" W P.R.C.
R=320' Δ=1°11'48" T=3.34' L=6.68'
137.96'
4'X20' ANCHOR EASEMENT
6' PUBLIC UTILITY EASEMENT
S 25°12'11" E (R)
S 64°53'49" W (R)
S 88°15'49" W (R)
105.15'
EAST 95.00'
WEST Rec. (1944 OR 409) EAST Meas. 366.94' Rec. & Meas.
50.00'
170.00'
120.00'
110.00'
JOHN A. APPLETON & RENA C. APPLETON (657 O.R. 176)
TRACT 1270-1 (29 M.R. 81)
EAST 35.00'
EAST 35.00' CALC. FM. REC. & MEAS.
EAST Rec. (657 OR 176) & Meas. 401.94' Rec. & Meas.
FOUND 1/2" IRON PIPE "R.C.E 8805" (29 MR 81) (S.W. CORNER OF TRACT NO. 1270-1) USED FOR LINE
1445.19' MEAS.
NORTH 1450.58' Rec. (1944 OR 409)
EAST 429.92'
ROSEMARY STREET
90.00' 75.00' 75.00' 75.00' 75.00' 39.92'
14 15 16 17 18 19
3
193.46'
236.46'
429.92'
6' G.P.U.E. FOR OVERHEAD CROSS ARMS AND WIRES
12' PUBLIC UTILITY EASEMENT
4'X30' ANCHOR ESM'T
92.52'
72.52'
75.00'
110.00'
NORTH 1535.90'
N 0°04'26" W
6' STORM DRAINAGE EASEMENT
6' PUBLIC UTILITY EASEMENT
13 12 11 10 9 8 7
85.00' 65.00' 65.00' 65.00' 65.00' 65.00' 47.52'
R=25' Δ=90°00'00" T=25.00' L=39.27'
WHITCOMB
6 5 4
75.00' 110.00'
45.00' 65.00' 65.00'
WEST 457.52'
WEST 512.52'
WEST 742.52'
WEST 175.00'
WEST 230.00'
ROYAL AVENUE 230.00'
ROYAL AVENUE
30' AVENUE
FD. AXLE (VENT. CO. FB. 1272)
Found Std. Co. Monument Set Per F.B. 1402 M. 12" Sub
FD. 1 1/2" I.P. "R.C.E. 8805" (36 M.R. 77)
1937.18' (Ventura Co. F.B. 1272)
1937.12' Meas.
WEST
REC. (1990 OR 204) WEST MEAS. 742.52' CALC. FM. REC. & MEAS.
ROYAL
℄ ERRINGER ROAD
℄ DONNER AVENUE
FOUND 1 1/2" IRON PIPE LS 2777 (28 MR 97)

STATE OF CALIFORNIA } ss
COUNTY OF ~~VENTURA~~ LOS ANGELES

On this 24 day of JUNE, 1963 before me the undersigned, a Notary Public in and for the County of ~~Ventura~~ Los Angeles, State of California, residing therein duly commissioned and sworn personally appeared CLAY ROBBINS, known to me to be the ~~Vice~~ President and MARIE TREES, known to me to be the ~~Assistant~~ Secretary of TRANS-COAST INVESTMENT 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.

Josephine Baedeker
Notary Public in and for the County of ~~Ventura~~ LOS ANGELES, State of California. My commission expires MAR 13, 1965

VICINITY MAP
SCALE: 1"= 700'
ROYAL
ERRINGER ROAD
TRACT 1347-1
AVENUE
SIMI
ARROYO
SEC. 10
¼ COR. SEC. 10 & 15
SEC. 15
N