# TRACT NO. 1526

## TRANS-WORLD FINANCIAL CO.

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

BEING A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 19 WEST, OF THE MAP OF PARTITION SURVEY OF RANCHO EL CONEJO, PER BOOK 1, PAGE 746 OF DEEDS, RECORDS OF VENTURA COUNTY, CALIFORNIA.

We, the undersigned, hereby certify that we are the owners of, or are interested in the land included within this subdivision entitled "TRACT NO. 1526" shown on the annexed map consisting of 4 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 lines, and do hereby offer to dedicate for public use those portions of land shown on said map as Gainsborough Road, Camino Manzanas, Feather Avenue, Oberlin Avenue, Hendrix Avenue, Greenfield Street, Knowles Street, Thames Street, Parcels A, B, C, D, E, F, G and H and turnaround easements, and also grant to the county of Ventura, all rights of ingress and egress over and across the southerly line of Parcel A, the westerly and southerly line of Parcel B, the northerly line of Parcel C all abutting Hendrix Avenue, the northerly line of Parcel D abutting Greenfield Street, the ~~northwesterly~~ line of Parcel E abutting Gainsborough Road, ~~the southeasterly~~ line of Parcel F, the ~~southwesterly~~ line of Parcel G, both abutting Camino Manzanas and the southerly line of Parcel H abutting Oberlin Avenue, in order that the owners of said parcels shall have no right of access whatever to said avenues, streets and road, except the general easement of travel which belongs to the whole public.

**TRANS-WORLD FINANCIAL CO.**, a Delaware corporation, owner

Morris L. Davidson, Vice President — Susan Alexander, Asst. Secretary

**TITLE INSURANCE AND TRUST COMPANY**, a corporation, trustee under deed of trust recorded in book 2323, page 47 of Official Records.

Alden Gray, VICE President — Lloyd E. Chambers, ASSISTANT Secretary

**JANSS INVESTMENT CORPORATION**, a Delaware Corporation, owner.

Victor N. Palmieri, Exec. Vice President — L. Dultmer, Asst Secretary

The signatures of the County of Ventura; Janss Investment Corporation; Edwin Janss, Jr.; William Cluff Janss; and Edwin Janss, Jr., William Cluff Janss and George Gregson, as trustees under the Will of Edwin Janss, deceased, 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.

The signatures of the Heirs or Devisees of Edwin Janss, deceased; Janss Investment Corporation, Edwin Janss, Jr.; William Cluff Janss; and Edwin Janss, Jr., William Cluff Janss and George Gregson, as trustees under the Will of Edwin Janss, deceased, present owners of all oil, gas, minerals and hydrocarbon substances in or underlying a portion of 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

I certify that I have examined the final map entitled TRACT NO. 1526; that the subdivision is substantially the same as it appears 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 ordinances 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 13th day of Aug 1963.

M.C. Lorenz
County Surveyor
County of Ventura
By H.P. Stokes RE. 7873
Assistant County Surveyor

I certify that according to the records of my office there are no liens against the subdivision (TRACT NO. 1526) 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 6th day of August 1963.

Raymond S. Walker
Treasurer - Tax collector
County of Ventura

By Anna Snider
Deputy Tax Collector

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 of the time of the approval by the Board of Supervisors of the map entitled TRACT NO. 1526 have been complied with.
Dated this 13th day of AUGUST 1963.

Robert L. Hamm
County Clerk
County of Ventura

By
Deputy County Clerk.

**BASIS OF BEARINGS**

The bearing N 80°57'48" W of the southerly line of TRACT NO. 1391-3, recorded in Book 35, Pages 27 to 32 inclusive M.R. Records of Ventura County was taken as the basis of bearings.

State of California } ss
County of ~~Ventura~~ Los Angeles
On this 28th day of June 1963, before me Alburna Herzig a Notary Public in and for said County and State, personally appeared Victor N. Palmieri known to me to be the Exec Vice President, and L.C. Dultmer, Jr known to me to be the Asst. Secretary of JANSS INVESTMENT CORDORATION, 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.

Alburna Herzig
NOTARY PUBLIC - MY COMMISSION EXPIRES June 2, 1967

ALBURNA HERZIG
My Commission Expires June 2, 1967

I, E.H. Mc Donie, do hereby certify that I am a Registered Civil Engineer, that this map correctly represents a survey made under my direction in January 1963 for Portrait 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 8/13/64) and that they are or will be sufficient to enable the survey to be retraced.
Dated this 29th day of JULY 1963.

E.H. Mc Donie
Registered Civil Engineer No. 9513

This map entitled "TRACT NO. 1526" consisting of 5 sheets is presented to the Board of Supervisors of Ventura County, California at the meeting of said Board held on the 13th day of August 1963 for approval.
Said Board hereby approves said map and does hereby accept on behalf of the public for public use: Gainsborough Road, Camino Manzanas, Feather Avenue, Oberlin Avenue, Hendrix Avenue, Greenfield Street, Knowles Street, Thames Street, as delineated on sheets 3 to 5 inclusive; and all rights of ingress and egress as offered hereon, provided however, that the offer of Parcels A, B, C, D, E, F, G and H, 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 13th day of August 1963.

BOARD OF SUPERVISORS OF THE COUNTY OF VENTURA
STATE OF CALIFORNIA

Attest Robert L. Hamm, CLERK OF SAID BOARD — J. Rue Donald, CHAIRMAN OF SAID BOARD

#47586
Recorded at the request of the County Clerk AUGUST 15th 1963, at 3:00 P.M. in Book 37, of Miscellaneous Records (Maps), at Pages 60 to 62, 63, 64 Records of Ventura County.

ROBERT L. HAMM, COUNTY RECORDER
COUNTY OF VENTURA
By William Dover
DEPUTY COUNTY RECORDER

State of California } ss
County of Los Angeles
On this 6TH day of JUNE 1963, before me FAY NEUSS a Notary Public in and for said County and State personally appeared MORRIS L. DAVIDSON known to me to be the VICE President, and SUSAN ALEXANDER known to me to be the Asst Secretary of TRANS-WORLD FINANCIAL CO., 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.

Fay Neuss
NOTARY PUBLIC FAY NEUSS
MY COMMISSION EXPIRES March 15, 1965

State of California } ss
County of Ventura
On this 28 day of MAY 1963, before me LOUDINE MORBITT a Notary Public in and for said County and State, personally appeared ALDEN GRAY known to me to be the VICE President, and LLoyd E. CHAMBERS known to me to be the Asst. Secretary of TITLE INSURANCE AND TRUST COMPANY, 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 trustee

Loudine Morbitt
NOTARY PUBLIC
MY COMMISSION EXPIRES May 16, 1966

VOORHEIS - TRINDLE CO.
Engineers
5919 Van Nuys Blvd. Van Nuys
Calif.

7-26-62

# TRACT NO. 1526

## TRANS-WORLD FINANCIAL CO.

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

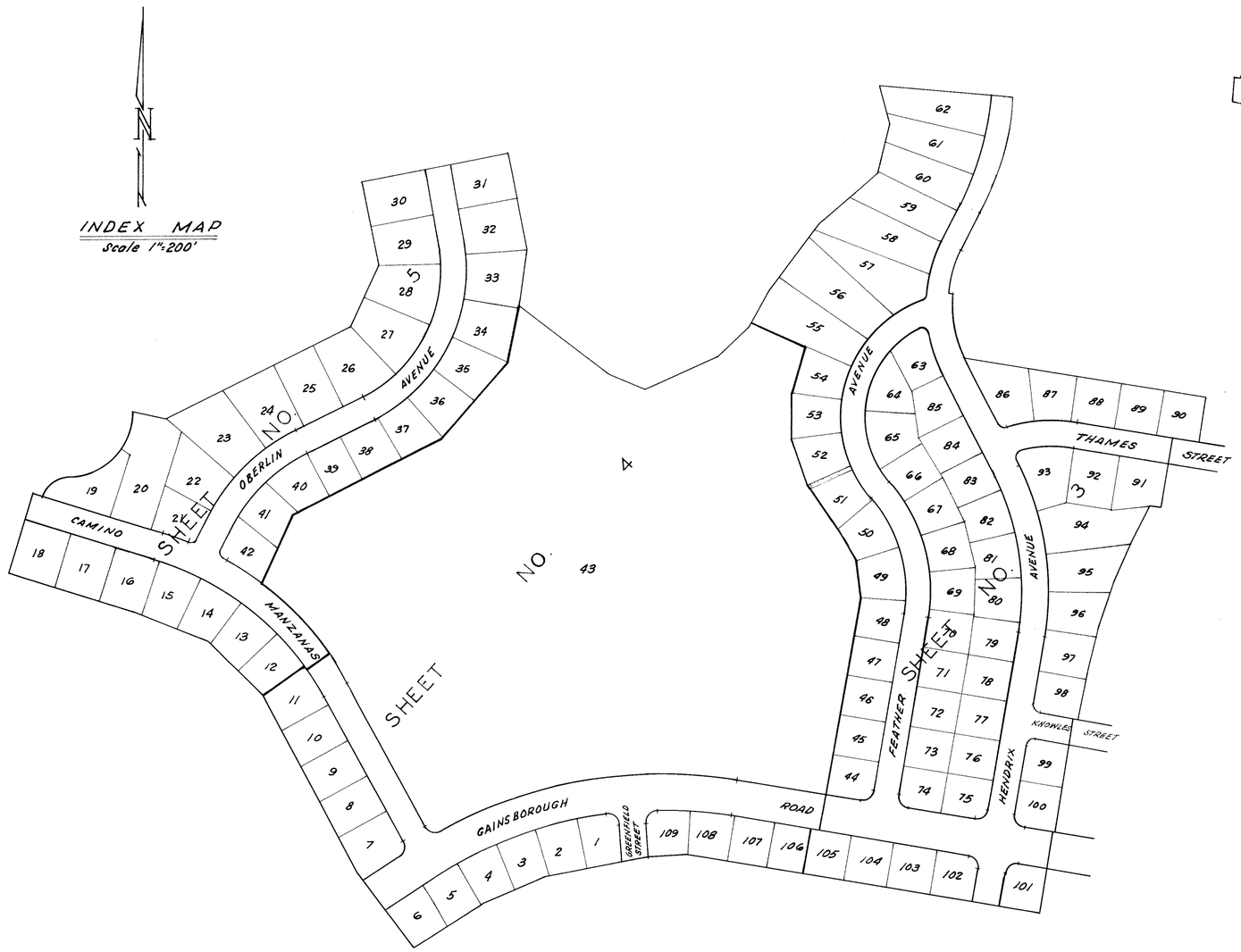
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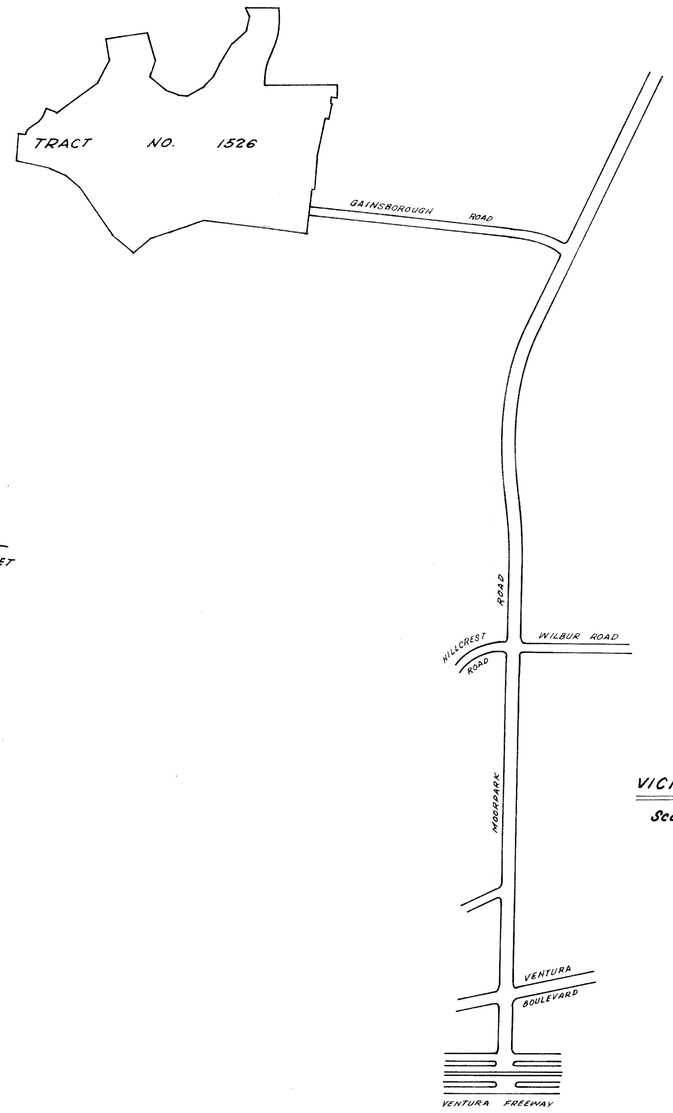
VOORHEIS-TRINDLE CO. VAN NUYS, CALIF.

E. H. MC DONIE R.C.E. 9513

JANUARY 1963.

INDEX MAP
Scale 1"=200'




VICINITY MAP
Scale 1"=800'

6-14-63

SCALE 1"= 100'

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## TRANS-WORLD FINANCIAL CO.

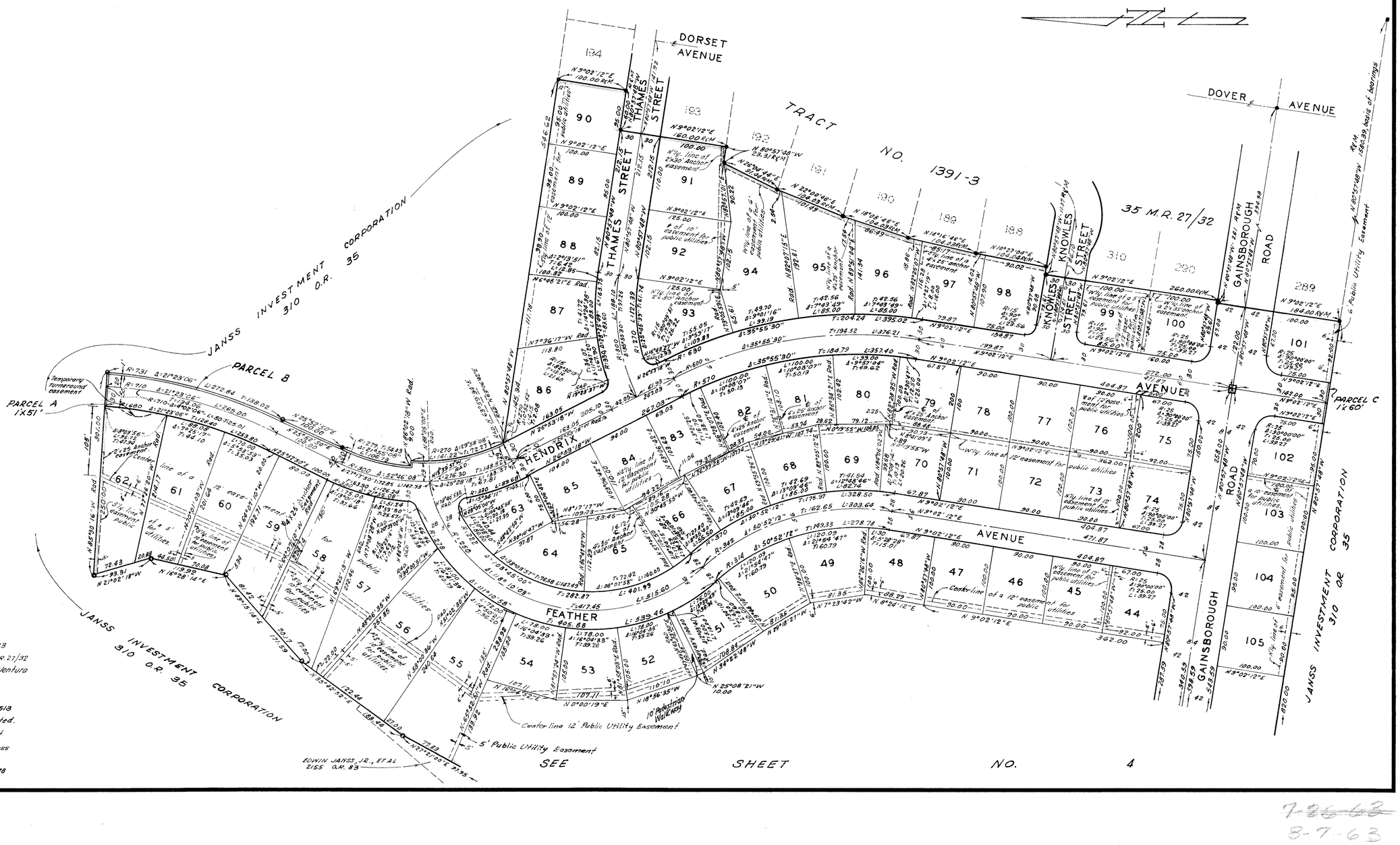
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VOORHEIS - TRINDLE CO. VAN NUYS, CALIF.

E.H. MC DONIE R.C.E. 9513
JANUARY 1963.




### MONUMENTING NOTES

- ○ Set 2"I.P.O.D. 6" deep with tag marked R.E. 9513
- ● Found 2"I.P.O.D. per Tract No. 1391-3, 35 M.R. 27/32
- □ Set Std. Mon. and Box per Plate A-22, Ventura County Standards adopted Feb. 6, 1962 Bronze marker to be stamped R.E. 9513
- Set 2"x 2" stake with tag marked R.E. 9513 at all lot corners unless otherwise noted.
- Set 2"I.P. O.D. Tagged R.E. 9513 at all street centerline intersections, B.C.s and E.C.s unless otherwise indicated.
- ■ Found 2"I.P.O.D. per Tract No. 1391-1, 32 M.R. 78

7-26-63
8-7-63

SCALE 1" = 100'

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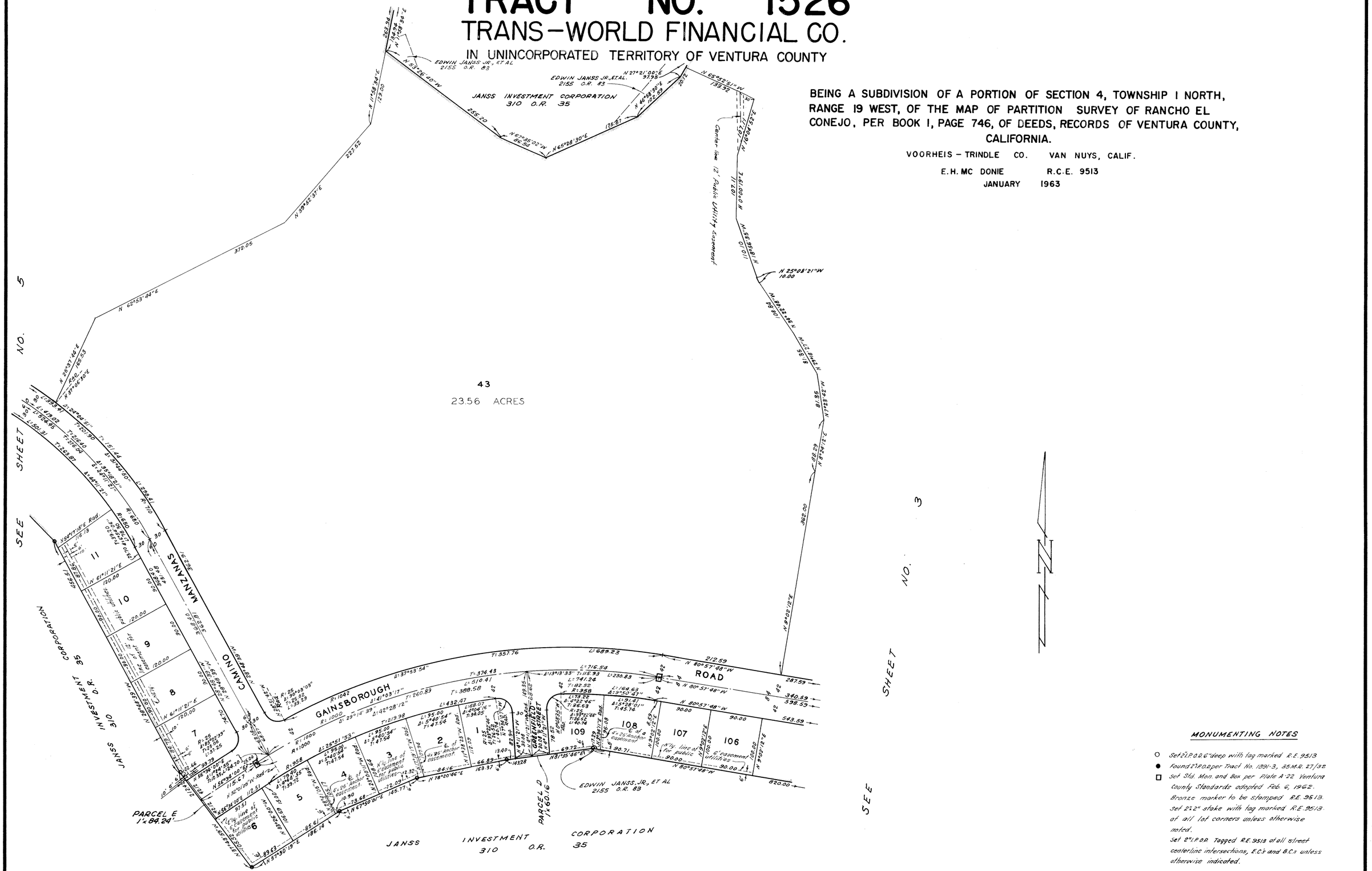


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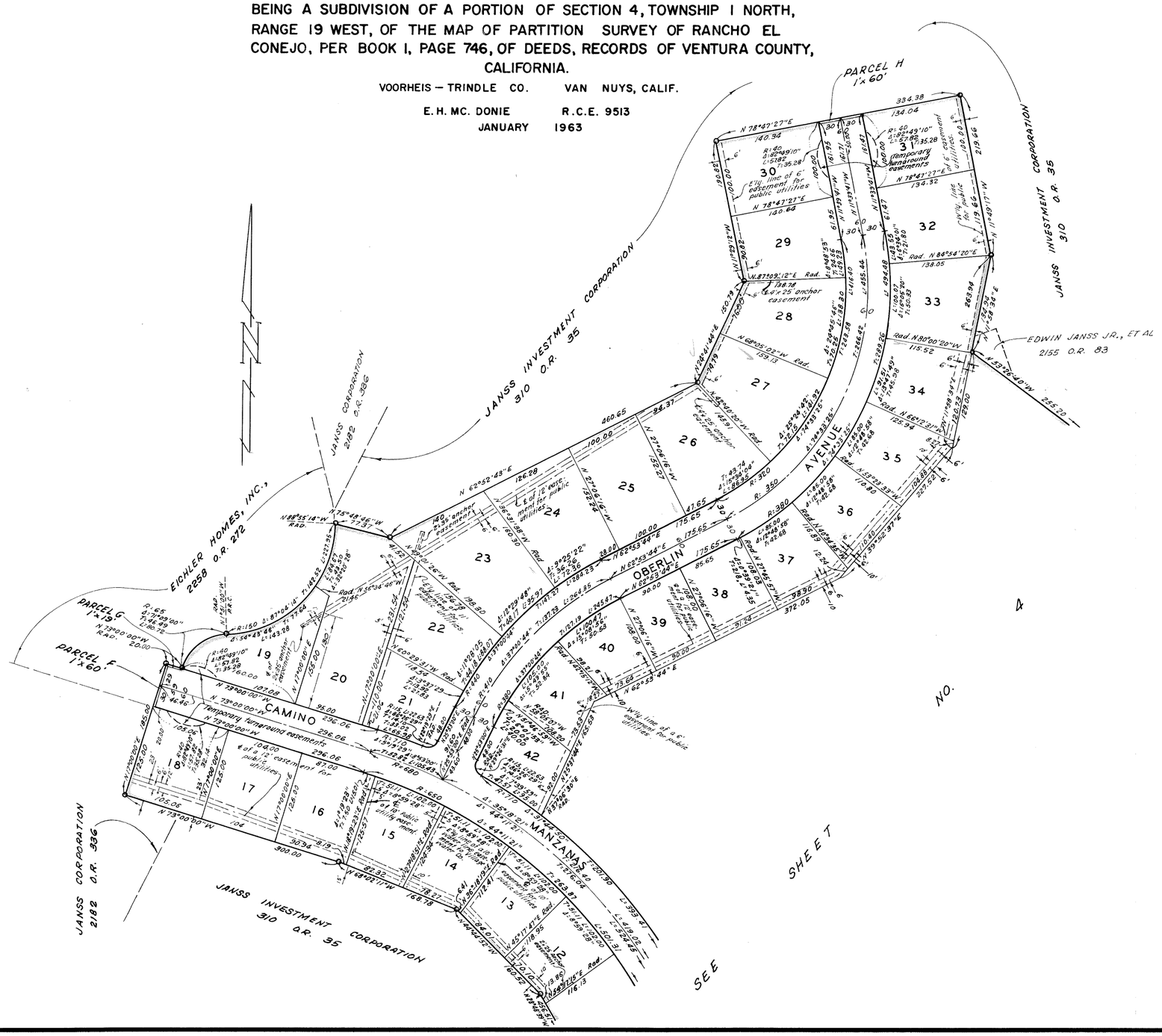


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VOORHEIS - TRINDLE CO. VAN NUYS, CALIF.

E. H. MC. DONIE R.C.E. 9513

JANUARY 1963


PARCEL H
1'x 60'
JANSS INVESTMENT CORPORATION
310 O.R. 35
JANSS CORPORATION
2182 O.R. 336
EICHLER HOMES, INC.,
2858 O.R. 272
PARCEL G
1'x 19'
PARCEL F
1'x 60'
CAMINO
OBERLIN
AVENUE
MANZANAS
EDWIN JANSS JR., ET AL
2155 O.R. 83
JANSS INVESTMENT CORPORATION
310 O.R. 35
JANSS CORPORATION
2182 O.R. 336
SEE SHEET NO. 4
temporary turnaround easements
6' anchor easement
E'ly line of 6' easement for public utilities
Rad. N 30°00'20" W
Rad. N 88°54'20" E
Rad. N 27°05'16" W
Rad. N 62°53'44" E
Rad. N 75°48'46" W
Rad. N 87°09'12" E
Rad. N 56°34'46" W
Rad. N 60°29'31" W
Rad. N 73°00'00" W
Rad. N 17°00'00" E
Rad. N 45°17'47" E
Rad. N 44°42'13" W
Rad. N 32°03'32" W
Rad. N 59°52'37" E
Rad. N 27°05'16" W
Rad. N 62°53'44" E
Rad. N 27°05'16" W
Rad. N 62°53'44" E
Rad. N 27°05'16" W
Rad. N 62°53'44