38M.R.15

BASIS OF BEARINGS

The bearing of S 63°35'08"W of the northerly line of the map entitled "Map of Survey of portions of tracts 5 and 6 Rancho El Conejo" shown on map recorded in Book 26, Page 76 of Record of Surveys, County of Ventura, has been used as the basis of bearings for this map.

We, the undersigned, hereby certify that we are the owners of or are interested in the land included within this subdivision, entitled "TRACT Nº 1478-1" 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 BLUEFIELD AVENUE, FALLBROOK AVENUE, MAYNARD AVENUE, MAYFIELD STREET, REINO ROAD, Parcel "F" turnaround easements, Parcels "A", "B", "C", "D", "E", and also grant to the County of Ventura all rights of ingress to and egress from Parcel "A" over and across the northerly line of said Parcel abutting Bluefield Avenue; Parcel "B" over and across the northerly line of said Parcel abutting Fallbrook Avenue; Parcel "C" over and across the northerly line of said Parcel abutting Maynard Avenue; Parcel "D" over and across the southerly line of said Parcel abutting Fallbrook Avenue; Parcel "E" over and across the easterly line of said Parcel abutting Mayfield Street, in order that the owners of said Parcels shall have no rights of access whatever to Bluefield Avenue, Maynard Avenue, Fallbrook Avenue, and Mayfield Street except the general easement of travel which belongs to the whole public.

POTRERO HOMES, a joint venture, composed of:

JANSS POTRERO CORPORATION, a corporation

By [illegible] Palmieri
Exec. Vice President

By [illegible] Hallman
Secretary

HAGUE BUILT, INC., a corporation

By [illegible]
President

By [illegible]
Secretary

TAURUS HOMES, INC. a corporation

By [illegible]
President

By [illegible]
Secretary

P.D.G. INVESTMENT CORPORATION a corporation

By [illegible] Palmieri, President By [illegible] Hallman Secretary

STATE OF CALIFORNIA } S.S.
COUNTY OF Los Angeles }

On this 9th day of August, 1963, before me the undersigned a Notary Public in and for the said County and State, personally appeared Victor H. Palmieri, known to me to be the Exec. Vice President, and R.D. Hallman known to me to be the _____ Secretary of JANSS POTRERO CORPORATION, a corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known by me to be one of the joint venturers of POTRERO HOMES, the joint venture that executed the within instrument and acknowledged to me that such corporation executed the same both individually and as joint venturer of said joint venture, and that said joint venture also executed the same.
Witness my hand and official seal.

Dorothy D. Booth
Dorothy D. Booth
Notary Public in and for said County and State.
My commission expires June 9, 1967

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }

On this 8 day of AUGUST, 1963, before me the undersigned a Notary Public in and for the said County and State, personally appeared WILLIAM LYON, known to me to be the _____ President, and FRED W. JEFFERSON known to me to be the _____ Secretary of HAGUE BUILT, INC., a corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known by me to be one of the joint venturers of POTRERO HOMES, the joint venture that executed the within instrument and acknowledged to me that such corporation executed the same both individually and as joint venturer of said joint venture, and that said joint venture also executed the same.
Witness my hand and official seal.

Carol Ann Kurr
Carol Ann Kurr
Notary Public in and for the said County and State
My commission expires JULY 27, 1966

This map entitled "TRACT Nº 1478-1", consisting of 5 sheets is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 24th day of September, 1963, for approval.
Said Board hereby approves said map and does hereby accept on behalf of the public for public use BLUEFIELD AVENUE, FALLBROOK AVENUE, MAYNARD AVENUE, MAYFIELD STREET, REINO ROAD, Parcel "F", and all rights of ingress and egress as offered thereon, provided, however, that the offer of Parcels "A", "B", "C", "D", "E" 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 24th day of September, 1963

ATTEST:
Robert B. Hamm
Clerk of said Board
By Jean Otter, Deputy

BOARD OF SUPERVISORS OF THE COUNTY OF VENTURA STATE OF CALIFORNIA
D.F. Johnson
Chairman of said Board

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }

On this 8 day of AUGUST, 1963, before me the undersigned a Notary Public in and for the said County and State, personally appeared WILLIAM LYON, known to me to be the _____ President and FRED W. JEFFERSON known to me to be the _____ Secretary of TAURUS HOMES, INC., a corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known by me to be one of the joint venturers of POTRERO HOMES, the joint venture that executed the within instrument and acknowledged to me that such corporation executed the same both individually and as joint venturer of said joint venture and that said joint venture also executed the same.
Witness my hand and official seal.

Carol Ann Kurr
Carol Ann Kurr
Notary Public in and for said County and State
My commission expires JULY 27, 1966

STATE OF CALIFORNIA } S.S.
COUNTY OF Los Angeles }

On this 9th day of August, 1963, before me the undersigned, a Notary Public in and for the said County and State, personally appeared Victor H. Palmieri, known to me to be the _____ President and R.D. Hallman _____, known to me to be the _____ Secretary of P.D.G. INVESTMENT CORPORATION, a corporation, the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known by me to be one of the joint venturers of POTRERO HOMES, the joint venture that executed the within instrument and acknowledged to me that such corporation executed the same both individually and as joint venturer of said joint venture and that said joint venture also executed the same.
Witness my hand and official seal.

Dorothy D. Booth
Dorothy D. Booth
Notary Public in and for said County and State
My commission expires June 9, 1967

The signatures of VENTURA COUNTY and SOUTHERN CALIFORNIA EDISON COMPANY, 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.

#56905

Recorded at the request of the County Clerk Sep 27, 1963, at 3:00 P.m., in Book 38 of Miscellaneous Records (Maps) at Pages 15, 16, 17, 18 and 19, records of Ventura County.

Robert L. Hamm
County Recorder
County of Ventura
By Idora Weikle
Deputy County Recorder

I, E.R. Hansen, do hereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my direction in July, 1962, for POTRERO HOMES, a joint venture, 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 September 10, 1964) and that they are, (or will be) sufficient to enable the survey to be retraced.

Dated Feb. 25, 1963

E.R. Hansen
Licensed Land Surveyor Nº 2776

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 1478-1" have been complied with.

Dated September 24, 1963.

Robert L. Hamm
County Clerk
County of Ventura.

By Jean Otter
Deputy County Clerk.

I certify that according to the records of my office there are no liens against this subdivision "TRACT Nº 1478-1" 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 Aug. 30th, 1963

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

Catherine Johnson
Deputy County Tax Collector

I certify that I have examined the final map entitled "TRACT Nº 1478-1", 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 September 17, 1963

M.C. Lorenz
County Surveyor
County of Ventura
By A.O. Stokes
Assistant County Surveyor

MAP OF TRACT Nº 1478-1

IN UNINCORPORATED TERRITORY

PART OF TRACTS 5 & 6 - RANCHO EL CONEJO
(BOOK 1, PAGE 746, DEEDS)
COUNTY OF VENTURA, CALIFORNIA

JENNINGS-HANSEN ENGINEERING
1239 E. MAIN ST. VENTURA, CAL.

FEBRUARY, 1963 SHEET 1 OF 5 SHEETS

TITLE INSURANCE AND TRUST COMPANY, a corporation, as TRUSTEE under deeds of trust recorded in book 2223 page 311; book 2223 page 317 and in book 2259 page 1, all of Official Records.

G.A. Barrett
Assistant Secretary

STATE OF CALIFORNIA } s.s.
COUNTY OF VENTURA }

On this 30th day of AUGUST, 1963, before me the undersigned, a Notary Public in and for said County and State, personally appeared G.A. BARRETT, known to me to be an Assistant Secretary of TITLE INSURANCE AND TRUST COMPANY, a corporation, the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of the corporation therein named, and he acknowledged to me that such corporation executed the same as TRUSTEE.
Witness my hand and official seal

Patricia A. Stiles
Patricia A. Stiles
Notary Public in and for said County and State.
My commission expires May 18, 1966

The signatures of BORCHARD RANCHES, a partnership, and RITA EDSALL, present owners in a portion of said land of an undivided 50% of all oil, gas, minerals and other hydrocarbon substances, but without the right of entry upon the surface of said land to a depth of 500 feet from the surface of said land for any purpose in connection therewith, whether for the purpose of developing the same or otherwise, have been omitted in accordance with Section 11587 C-(1) of the Business and Professions Code.

BASIS OF BEARINGS

The bearing of S63°35'08"W of the northerly line of the map entitled "Map of Survey of portions of tracts 5 and 6 Rancho El Conejo" shown on map recorded in Book 26, Page 76 of Record of Surveys, County of Ventura, has been used as the basis of bearings for this map.

MAP OF TRACT Nº 1478-1
IN UNINCORPORATED TERRITORY

PART OF TRACTS 5 & 6 · RANCHO EL CONEJO
(BOOK 1, PAGE 746, DEEDS)
COUNTY OF VENTURA, CALIFORNIA

JENNINGS-HANSEN ENGINEERING
1239 E. MAIN ST., VENTURA, CALIF.

FEBRUARY, 1963 SHEET 2 OF 5 SHEETS

NOTE: For location see vicinity map sheet 5 of 5

INDEX MAP
(SCALE: 1" = 400')

CURVE DATA (THIS SHEET ONLY)

(1)	Δ=109°21'07"	R=15.00'	L=28.72'	T=21.30'
(2)	Δ=1°13'41"	R=521.03'	L=11.17'	T=5.58'
(3)	Δ=3°12'07"	R=521.03'	L=29.12'	T=14.56'
(4)	Δ=75°53'04"	R=15.00'	L=19.87'	T=11.70'
(5)	Δ=2°38'03"	R=940.00'	L=43.22'	T=21.61'
(6)	Δ=1°24'36"	R=1940.00'	L=47.74'	T=23.87'
(7)	Δ=98°39'17"	R=15.00'	L=25.83'	T=17.46'
(8)	Δ=2°53'31"	R=542.67'	L=27.39'	T=13.70'
(9)	Δ=84°02'46"	R=15.00'	L=22.00'	T=13.52'
(10)	Δ=90°00'00"	R=15.00'	L=23.56'	T=15.00'
(11)	Δ=81°29'08"	R=25.00'	L=35.56'	T=21.54'
(12)	Δ=1°35'37"	R=970.00'	L=27.78'	T=38.91'
(13)	Δ=72°07'21"	R=15.00'	L=18.88'	T=10.92'
(14)	Δ=102°30'29"	R=15.00'	L=26.92'	T=18.80'
(15)	Δ=1°21'36"	R=1000.00'	L=23.74'	T=11.87'
(16)	Δ=81°11'05"	R=15.00'	L=21.40'	T=12.98'
(17)	Δ=2°56'13"	R=224.84'	L=11.52'	T=5.76'
(18)	Δ=0°59'49"	R=672.00'	L=11.69'	T=5.85'
(19)	Δ=2°12'03"	R=631.64'	L=24.26'	T=12.13'
(20)	Δ=89°28'28"	R=25.00'	L=38.85'	T=24.58'
(21)	Δ=2°15'14"	R=642.00'	L=25.25'	T=12.63'
(22)	Δ=95°41'13"	R=15.00'	L=25.05'	T=16.57'

BASIS OF BEARINGS

The bearing of S63°35'08"W of the northerly line of the map entitled "Map of survey of portions of tracts 5 & 6 Rancho El Conejo shown on map recorded in Book 26, Page 76, of Record of Surveys, County of Ventura, has been used as the basis of bearings for this map.

MONUMENT LEGEND

- ● Monument found (per 26 R.S. 76)
- ◉ Monument set (1½" I.P. in conc. w/tag L.S. 2776)
- ○ Centerline points set (1½" I.P. w/tag L.S. 2776)
- ■ Standard Monuments will be in accordance with Ventura County Plate A-22 adopted February 6, 1962, unless otherwise noted.
- 3/4"x30" iron pipe w/tag L.S. 2776 set at rear lot corner.
- Front lot corners - Witness crosses are chiseled in conc. walk along lot lines produced 12" beyond true corner.
- Engineers centerline ties and monuments set within this tract will be on file at the office of the County Surveyor of Ventura County.

Note: P.U.E. denotes Public Utilities Easement

MAP OF TRACT Nº 1478-1

IN UNINCORPORATED TERRITORY

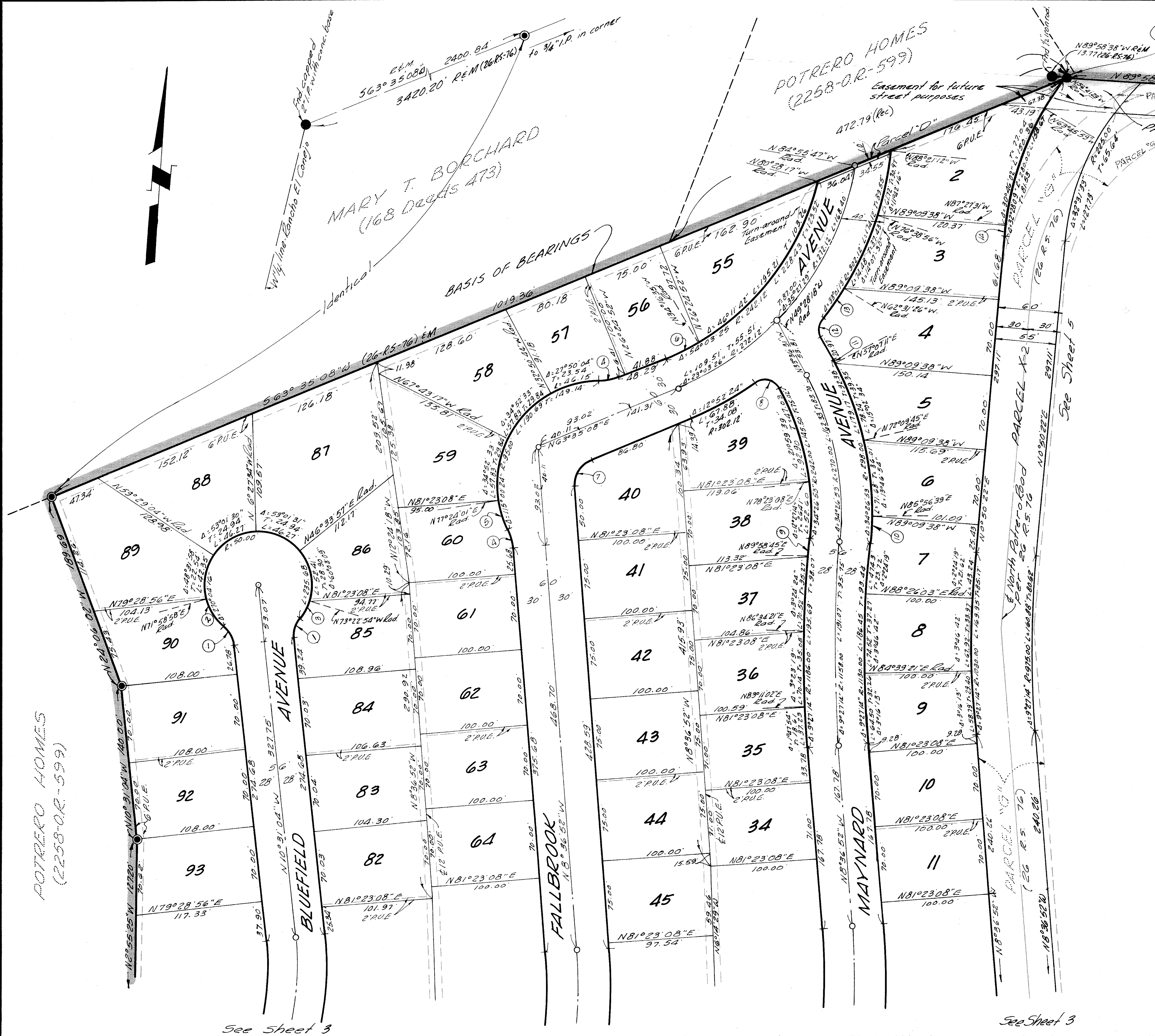
PART OF TRACTS 5 & 6 - RANCHO EL CONEJO (BOOK 1, PAGE 746, DEEDS)

COUNTY OF VENTURA, CALIFORNIA

SCALE: 1" = 60' FEBRUARY, 1963

JENNINGS-HANSEN ENGINEERING
1239 E. MAIN ST. VENTURA, CAL.

SHEET 3 OF 5 SHEETS



CURVE DATA
(THIS SHEET ONLY)

1	Δ=45°02'08"	R=25.00'	L=19.65'	T=10.36'
2	Δ=37°32'10"	R=50.00'	L=32.76'	T=16.99'
3	Δ=17°53'58"	R=50.00'	L=15.62'	T=7.87'
4	Δ=21°24'12"	R=50.00'	L=18.68'	T=9.45'
5	Δ=17°25'14"	R=95.00'	L=28.88'	T=14.55'
6	Δ=7°51'53"	R=242.12	L=33.22'	T=16.64'
7	Δ=72°12'00"	R=25.00'	L=31.50'	T=18.23'
8	Δ=95°40'45"	R=15.00'	L=25.05'	T=16.57'
9	Δ=0°51'37"	R=1186.00'	L=17.80'	T=8.90'
10	Δ=4°53'43"	R=298.00'	L=25.46'	T=12.74'
11	Δ=0°43'42"	R=298.00'	L=3.79'	T=1.89'
12	Δ=68°16'32"	R=15.00'	L=17.87'	T=10.17'
13	Δ=7°11'27"	R=302.12'	L=37.92'	T=18.98'
14	Δ=1°42'07"	R=280.00'	L=8.32'	T=4.16'

MONUMENT LEGEND

- ● Monument found (per 26 R.S. 76)
- ◉ Monument set (1½" I.P. in conc. w/tag L.S. 2776)
- ○ Centerline points set (1½" I.P. w/tag L.S. 2776)
- ■ Standard monuments will be in accordance with Ventura County Plate A-22 adopted February 6, 1962, unless otherwise noted.

¾" x 30" iron pipe w/tag L.S. 2776 set at rear lot corners.
Front lot corners - Witness crosses are chiseled in conc. walk along lot line produced 12" beyond true corner.
Engineers centerline ties and monuments set within this tract will be on file at the office of the County Surveyor of Ventura County.
Note: P.U.E. denotes Public Utilities Easement

BASIS OF BEARINGS

The bearing of S 63° 35' 08" W of the northerly line of the map entitled "Map of survey of portions of tracts 5 & 6 Rancho El Conejo shown on map recorded in Book 26, Page 76 of Record of Surveys, County of Ventura, has been used as the basis of bearings for this map.

MAP OF
TRACT Nº 1478-1

IN UNINCORPORATED TERRITORY
PART OF TRACTS 5 & 6 - RANCHO EL CONEJO
(BOOK 1, PAGE 749, DEEDS)
COUNTY OF VENTURA, CALIFORNIA
SCALE: 1" = 60'   FEBRUARY, 1963

JENNINGS-HANSEN ENGINEERING
1239 E. MAIN ST.   VENTURA, CAL.

BASIS OF BEARINGS

The bearing of "S 63° 35' 08" W" of the northerly line of the map entitled "Map of survey of portions of tracts 5 & 6 Rancho El Conejo" shown on map recorded in Book 26, Page 76, of Record of Surveys, County of Ventura, has been used as the basis of bearings for this map.

N54°36'52"W (Rad.)

See Sheet 3

CURVE DATA (THIS SHEET ONLY)

③ Δ = 59°35'29" R = 230.00' L = 239.22' T = 131.70'

② Δ = 89°11'00" R = 170.00' L = 264.61' T = 167.59'

① Δ = 46°50'29" R = 230.00' L = 188.02' T = 99.63'

④ Δ = 9°44'00" R = 225.00' L = 38.22' T = 19.16'

N19°44'38"E

PARCEL "G" (26 R.S. 76)

419.22'

See Sheet 3

Δ = 44°20'00" R = 686.64' L = 531.30' T = 277.42'

42.00

N45°03'03"E

REINO

312.48'

312.48'

Δ = 59°01'41"

R = 958.00'

R = 1000.00'

GREAT WESTERN SAVINGS & LOAN ASSOCIATION (2211 - O.R. 529)

L = 986.96'

T = 542.32'

L = 1030.23'

T = 566.10'

N17°58'38"W 128.74'

ROAD

97.19'

N8°36'52"W

423.66'

N8°36'52"W

6' Easement for ingress & egress per 26 R.S. 76

30' 55'

240.26'

363.21'

See Sheet 4

353.57'

N0°50'22"E

335.23'

PARCEL "G" (26 R.S. 76)

Δ = 9°27'14" L = 160.88' R = 975.00' T = 80.62'

N0°50'22"E

330.27'

292.11'

N39°58'38"W (Rad.)

Δ = 30°21'33" L = 127.73'

R = 225.00' T = 65.04'

N42°19'09"W (Rad.)

N56°38'43"W (Rad.)

N29°43'09"W (Rad.)

Parcel "G"

300'

133.40'

265.93'

N0°01'22"E (Rad.)

263.46'

Parcel 1 A = 1.347 AC (26 R.S. 76)

Found 1/2" I.P.

(191 Deed 23) N8°53'W (26 R.S. 76)

N39°58'38"W (Rad.)

Δ = 72°00'00" R = 25.00' L = 31.42' T = 18.16'

30'

30.00'

92.67'

Found 3/4" iron rod (No ref.)

3.16A

1.36.96'

68.58'

42.00'

BORCHARD ROAD

MARY T. BORCHARD (1668 - Deeds - 413)

POTRERO HOMES (22500-OC-599)

See Sheet 4

N0°36'52"E

Easement for future street purposes

N56°41'29"W (Rad.)

Found 3/4" I.P.

N46°54'05"W (Rad.)

83.62'

1

(8.15 ACRES)

VICINITY MAP

Scale: 1" = 2000'

T.1N. R.20W. Rancho El Conejo

TRACT No. 1478-1

Sec. 15 Sec. 10 Sec. 14 Sec. 11

80' WEST PATRERO

80' POTRERO (TO HIDDEN VALLEY)

80' REINO

80' BORCHARD (TO U.S. HWY 101)

80' OLD HIGHWAY

MONUMENT LEGEND

- ● Monument found (per 26 R.S. 76)
- ◉ Monument set (1"ø I.P. in conc. w/tag L.S. 2776)
- ○ Center line points set (1"ø I.P. w/tag L.S. 2776)
- ■ Standard Monuments will be in accordance with Ventura County Plate A-22 adopted Feb. 6, 1962, unless otherwise noted. 3/4"X30" iron pipe w/tag L.S. 2776 set at rear lot corners. Front lot corners - Witness crosses are chiseled in conc. walk along lot line produced 12" beyond true corner. Engineer's center line ties and monuments set within this tract will be on file at the office of the County Surveyor of Ventura County.

Note: P.U.E. denotes Public Utilities Easement.

MAP OF TRACT No. 1478-1

IN UNINCORPORATED TERRITORY

PART OF TRACTS 5 & 6 - RANCHO EL CONEJO (BOOK 1, PAGE 740, DEEDS)

COUNTY OF VENTURA, CALIFORNIA

SCALE: 1" = 60' FEBRUARY, 1963

JENNINGS-HANSEN ENGINEERING
1239 E. MAIN ST. VENTURA, CAL.