TRACT NO. 1464

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY, CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE S.W. 1/4 OF SECTION 12, T.1-N., R.-20-W., OF THE RANCHO EL CONEJO AS PER MAP RECORDED IN BOOK 1, PAGES 746 AND 747 OF DEEDS OF VENTURA COUNTY, STATE OF CALIFORNIA.

BARCLAY-PEARSON CO., INC.
SEPTEMBER 4, 1962 R.C.E. NO. 9783

BASIS OF BEARINGS

The bearing N. 89°56'30" W. of the Northerly line of the S.W. 1/4 of Section 12, T.-1-N., R.-20-W., as shown 16-RS-60 was taken as the basis of bearings used on 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 1464 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 borderline and do hereby offer to dedicate for public use those portions of land shown on said map as; BORCHARD ROAD, THERESA STREET, HIRAM AVENUE, LUPE AVENUE, REDFIELD AVENUE and MICHAEL DRIVE, parcels A & B, and storm drainage easements, and also grant to the County of Ventura all rights of ingress and egress over and across the southerly line of lots 55 to 65 inclusive abutting Borchard Rd. and the W'ly Line of parcel "A" abutting Michael Drive, the E'ly Line of Parcel "B" abutting Michael Drive, in order that the owners of said Lots & Parcels shall have no rights of access whatever to said Road & Drive except the general easement of travel which belongs to the whole public.

Douglas W Burhoe
Douglas W. Burhoe

I certify that according to the records of my office there are no liens against the subdivision (TRACT Nº 1464) or any part thereof for unpaid State, county, municipal or local taxes or special assessments collected as taxes, except taxes or special assessments not payable.

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

Dated October 3, 1963

By Catherine Johnston
Deputy County Treasurer-Tax Collector

I certify that I have examined the final map entitled "Tract Nº 1464", 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.

M. C. Lorenz, County Surveyor
County of Ventura

Dated this 10th day of October 1963

By: A.P. Stober
Assistant County Surveyor

STATE OF CALIFORNIA } SS:
COUNTY OF VENTURA }

On this 29th day of August 1963, before me, the undersigned, personally appeared Douglas W. Burhoe known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Virginia M. Bell
Notary Public, My commission expires
VIRGINIA M. BELL Feb. 6, 1967
My Commission Expires Feb. 6 1967

I, Edward L. Pearson, do hereby certify that I am a registered Civil Engineer; that this map correctly represents a survey made under my direction in September 1962 for CHACKSFIELD MANOR, 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 October 15, 1964), and that they are (or will be) sufficient to enable the survey to be retraced.

Dated this 8th day of October 1963

Edward L Pearson
Registered Civil Engineer Nº 9783

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 approval by the Board of Supervisors of the map entitled "TRACT Nº 1464" have been complied with.

Robert L. Hamm
County Clerk,
County of Ventura

Dated this 18th day of October 1963

By: Robert L Hamm
~~Deputy~~ County Clerk

This map entitled "TRACT Nº 1464" consisting of 4 sheets is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 15th day of October, 1963, for approval, Said Board hereby approves said map and does hereby accept on behalf of the public for the public use; BORCHARD ROAD THERESA STREET, LUPE AVENUE, HIRAM AVENUE, REDFIELD AVENUE, MICHAEL DRIVE and all rights of ingress and egress as offered hereon provided, however, that the offer of Parcels A & B. and storm drainage 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 this 15th day of October 1963

Attest:
By: Robert L. Hamm
Clerk of said Board

Board of Supervisors of the County of Ventura, State of California.

By: A. P. Johnson
Chairman of said Board

#61661

Recorded at the request of the County Clerk,

October 18 1963 at 12:30 P.M. in Book 38 of Miscellaneous Records (Maps), at Pages 41-42-43-44 Records of Ventura County.

Robert L. Hamm,
County Recorder
County of Ventura.

By: William Dower
Deputy County Recorder

SCALE 1" = 60'

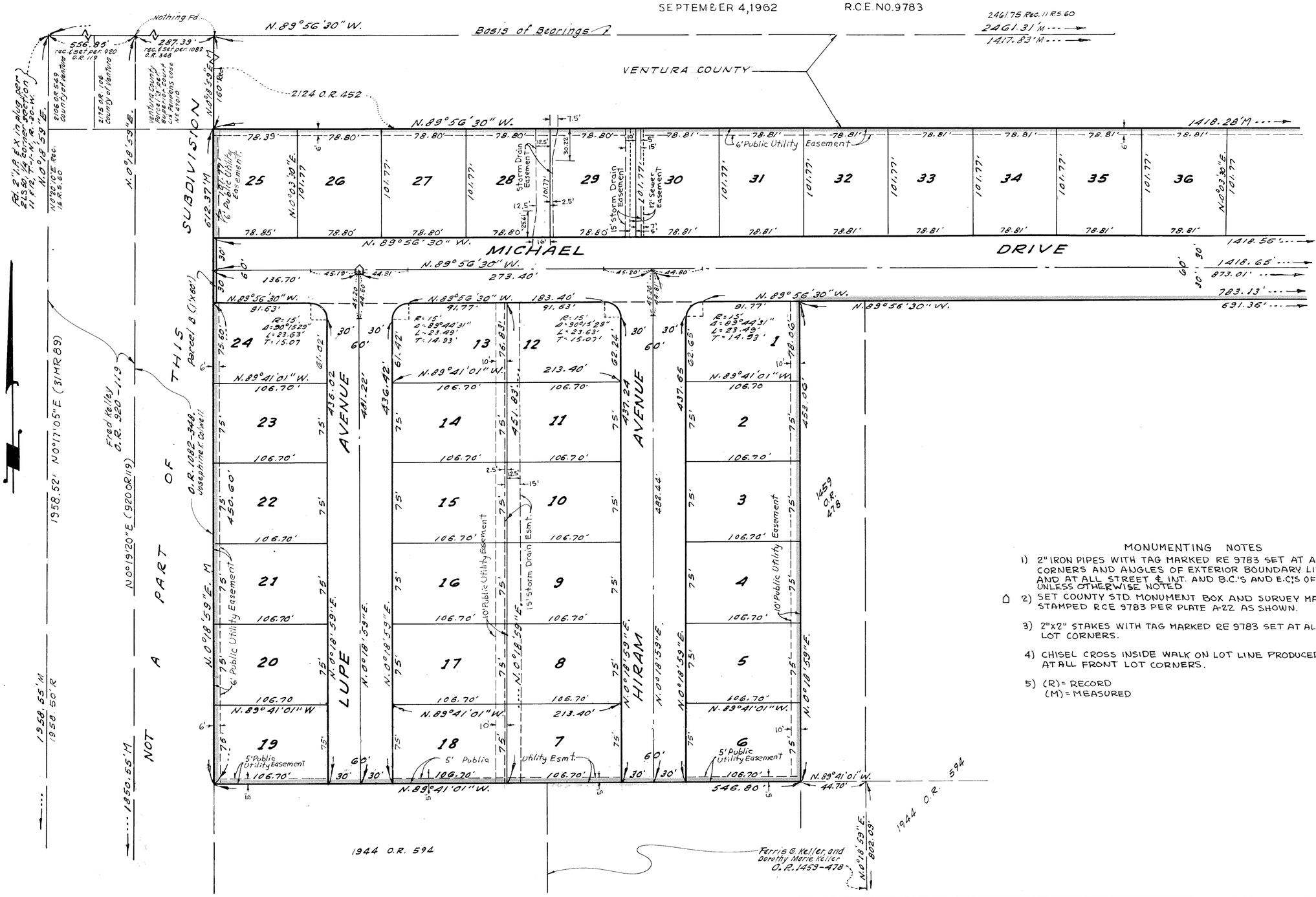
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BARCLAY - PEARSON CO., INC.

SEPTEMBER 4, 1962 R.C.E. NO. 9783



MONUMENTING NOTES

1) 2" IRON PIPES WITH TAG MARKED RE 9783 SET AT ALL CORNERS AND ANGLES OF EXTERIOR BOUNDARY LINES AND AT ALL STREET & INT. AND B.C.'S AND E.C.'S OF STREETS. UNLESS OTHERWISE NOTED

△ 2) SET COUNTY STD. MONUMENT BOX AND SURVEY MARKER STAMPED RCE 9783 PER PLATE A-22 AS SHOWN.

3) 2"x2" STAKES WITH TAG MARKED RE 9783 SET AT ALL BACK LOT CORNERS.

4) CHISEL CROSS INSIDE WALK ON LOT LINE PRODUCED SET AT ALL FRONT LOT CORNERS.

5) (R) = RECORD
(M) = MEASURED

SCALE 1" = 60'

TRACT NO. 1464

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BARCLAY - PEARSON CO., INC.

SEPTEMBER 4, 1962 R.C.E. NO. 9783

Fd. 2½" brass cap per 8 RS 69. R.E. 3629

1/4 Sec. Corner Fd. 1" I.P. per 16 RS 60, 0.19' E. and 0.20' N. of line

Fd. 1½" I.P. 25 shown on 16 RS 60 Mkd L.S. 2313, on line

N. 89°56'30" W. 330'

N. 0°00'48" W. M.

W'ly line 46 Dds. 350

N 0°01'30" W (16 RS 60)

1337.57' ...

1306.77' ...

4.58' M 4.50' R

199.24'

1705 O.R. 352

Parcel A (1' x 60')

N. 0°09'21" E.

M 1213.31' ...

M 1081.54' ...

7038.19' ...

131.77'

101.77'

10' Public Utility Easement

30'

60'

77'

76'

105.54'

105.54'

6' Public Utility Easement

105.34'

135.34'

N. 89°50'33" W.

N. 89°56'30" W.

78.98'

78.80'

10'

5'

15' Storm Drain Easement

10' Sewer Easement

6' Public Utility Easement

42

43

44

45

46

47

48

49

50

51

41

40

39

38

37

N. 0°03'30" E.

101.77'

78.81'

Δ 89°54'09"

R = 15.00'

L = 23.54'

T = 14.97'

61.85'

805.08' ...

850.00' ...

804.92' ...

REDFIELD AVENUE

N. 0°09'21" E.

545.59'

1705 O.R. 352

N. 89°56'30" W.

303.84'

2175 O.R. 107

131.77'

101.77'

78.98'

78.80'

78.81'

N. 89°56'30" W.

135.34'

44.92'

25.08'

45.08'

Δ 30°04'51"

R = 15.00'

L = 7.87'

T = 4.03'

N. 29°56'30" W.

142.00' ...

VENTURA COUNTY 2122 O.R. 452

BASIS OF BEARINGS

246.75 Rec. M. P.S. 60

2461.31' M

1417.83' M

1418.29' M

1418.56'

873.01'

783.13'

691.36'

DRIVE

MICHAEL

1944 O.R. 594

SEE SHEET 2

SEE SHEET 4

VALLEY

BLVD.

ROAD

TRACT No 1464

CONEJO

VENTURA RD.

BORCHARD ROAD

POTRERO ROAD N.

LOCATION MAP

Scale: 1" = 2000'

INDEX MAP

Scale 1" = 200'

SHEET No 3

SHEET No 4

SHEET No 2

REDFIELD AVENUE

STREET

THERESA

ROAD

BORCHARD

HIRAM AVENUE

LUPE AVENUE

MICHAEL DRIVE

MONUMENTING NOTES:

1. 2" IRON PIPES WITH A TAG MARKED R.E. 9783 SET AT ALL CORNERS AND ANGLES OF EXTERIOR BOUNDARY LINES. ⊄ AT ALL STREET ℄ INT. ⊄ & C.E.C.'S OF STREETS UNLESS OTHERWISE NOTED

⌂ = 2. SET COUNTY STD. MONUMENT BOX AND SURVEY MARKER STAMPED R.C.E. 9783 PER PLATE A-22. AS SHOWN

3. 2"x2" STAKES WITH A TAG MARKED R.E. 9783 SET AT ALL BACK LOT CORNERS.

4. CHISEL CROSS INSIDE WALK ON LOT LINE PRODUCED SET AT ALL FRONT LOT CORNERS.

5. (R) = record
(M) = measured

1464 M-3

SCALE 1" = 60'

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SEPTEMBER 4, 1962 R.C.E. NO. 9783

MONUMENTING NOTES

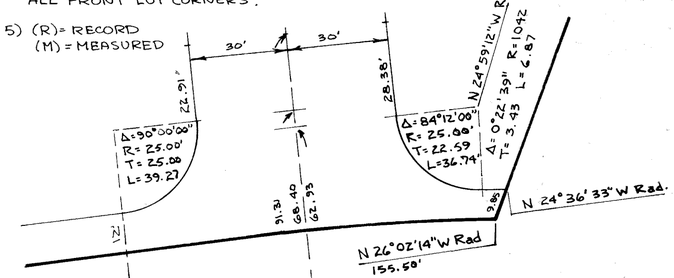
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(M) = MEASURED



Detail of Intersection

Scale 1" = 30'

Ely line, Tract No 1116-1
1958.55'M
1958.50'R
1850.55'
1814.31'
FERRIS G. KELLER & DOROTHY MARIE KELLER
1469 O.R. 418
822.09'
N.0°18'59"E.
N.0°18'59"E.
N.0°18'59"E.