TRACT NO. 1509

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY, CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE S.W.¼ 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.
NOVEMBER 1962 R.C.E.NO. 9783

BASIS OF BEARINGS

The bearing N. 89°56'30" W. of the Northerly line of the S.W. ¼ of Section 12, T.-1-N., R.-20-W., as shown 16-R S-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 1509 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, ELMIRA STREET, URBANA AVENUE, LANDER COURT, HIRAM AVENUE, LUPE AVENUE, 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 1, 24 & 25 abutting Borchard Road the E'ly line of parcel "B" abutting Theresa Street the N'ly line of parcel "A" abutting Theresa Street in order that the owners of said lots & parcels shall have no rights of access whatever to said Street and Road except the general easement of travel which belongs to the whole public.

TIMBER SCHOOL DISTRICT

Douglas W Burhoe
Douglas W Burhoe

By: Everett D Herron
Everett D. Herron, District Superintendent, its authorized agent.

I certify that according to the records of my office there are no liens against the subdivision (TRACT Nº 1509) 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
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 1509," 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 10th day of October 1963

M.C. Lorenz
County Surveyor
County of Ventura

By A.P. Stoker
Asst 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 Feb. 6, 1967

VIRGINIA M. BELL
My Commission Expires Feb. 6 1967

STATE OF CALIFORNIA } S.S.
COUNTY OF VENTURA }

On this 29th day of August 1963, before me, the undersigned, a notary public in and for said County and State, personally appeared, Everett D. Herron known to me to be the District Superintendent and its authorized agent of the Board of Trustees of the TIMBER SCHOOL DISTRICT, known to me to be the person who executed the within instrument on behalf of the District therein named and acknowledged to me that such District executed the within instrument pursuant to a resolution of its Board of trustees.

Virginia M. Bell
Notary Public My Commission Expires. Feb. 6, 1967

VIRGINIA M. BELL
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 1509" have been complied with.

Dated this 15th day of October 1963

Robert L. Hamm
County Clerk
County of Ventura

By Robert L Hamm
Deputy County Clerk

This map entitled "TRACT Nº 1509, 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, LANDER COURT, ELMIRA STREET, URBANA AVENUE, 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: H.L. Johnson
Chairman of said Board

#61662

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 45-46-47-48
Records of Ventura County.

Robert L. Hamm,
County Recorder
County of Ventura.

By: William Dover
Deputy County Recorder

1509 M-1

SCALE 1" = 60'

TRACT NO. 1509

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BARCLAY - PEARSON CO., INC.

NOVEMBER 1962 R.C.E. NO. 9783

TRACT NO. 1464 38 M.R. 41

BASIS OF BEARINGS (920 OR 119) N89°56'30"W 199.24'

2461.31'
2456.52'
1417.83'

Fd. 1" I.P. as shown on 1625 60 marked L.S. 2313

450 (1625.60) 450'

Fd. 1" I.P. Def. 16.5' S 69.0' E 0.19' E. of the 620' W. of line

N0°09'21"E 291.77'

N0°20'48"W

N0°09'21"E 1181.54'

W'ly line of O.R. 1403/377

N0°01'30"W

C.W'ly line O.R. 46-350

1337.57' to ℄ Borchard Rd.

MICHAEL DRIVE

1418.56'
1418.65'
873.01'
783.13'

60' 30' 30'

N89°56'30"W 691.36'

Fd. 2" I.P. Tagged R.E. 9783 per. Tract 1464

453.06'

N89°56'30"W

Fd. Std. Survey mon. stamped RCE 9783

N89°56'30"W 45.08'

44.92'

N89°56'30"W 135.54'

Δ=90°05'51" R=15.00' L=23.59' T=15.03'

Δ=89°54'09" R=15.00' L=23.54 T=14.97'

30' 30' 60'

AVENUE

N0°09'21"E

1464

SCHOOL SITE

LOT 82

9.10 ACRES NET

TRACT NO. 38 M.R. 41

REDFIELD

N0°18'59"E 1018.56'

546.80' N89°41'01"W

Fd. 2" I.P. Tagged R.E. 9783 per. Tract 1464

N89°56'30"W 567.96'

Fd. 2" I.P. Tagged R.E. 9783 per. Tract No. 1464

N11°58'18"W 20.00'

Fd. 2" I.P. Tagged R.E. 9783 per. Tract No. 1464

N89°56'30"W 140.00'

TRACT NO. 1464

38 M.R. 41

545.59'

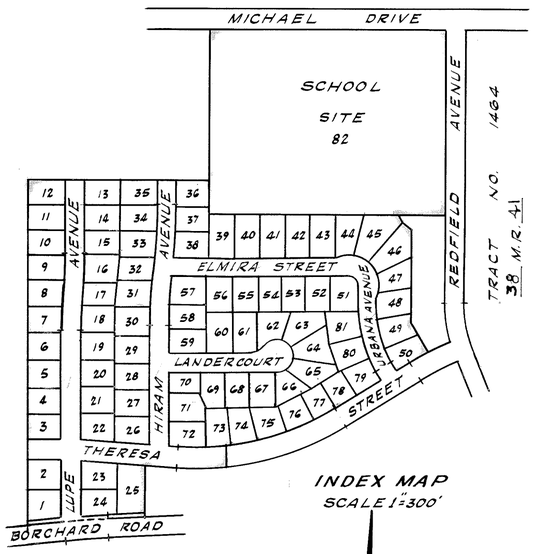
804.92'

850.00'

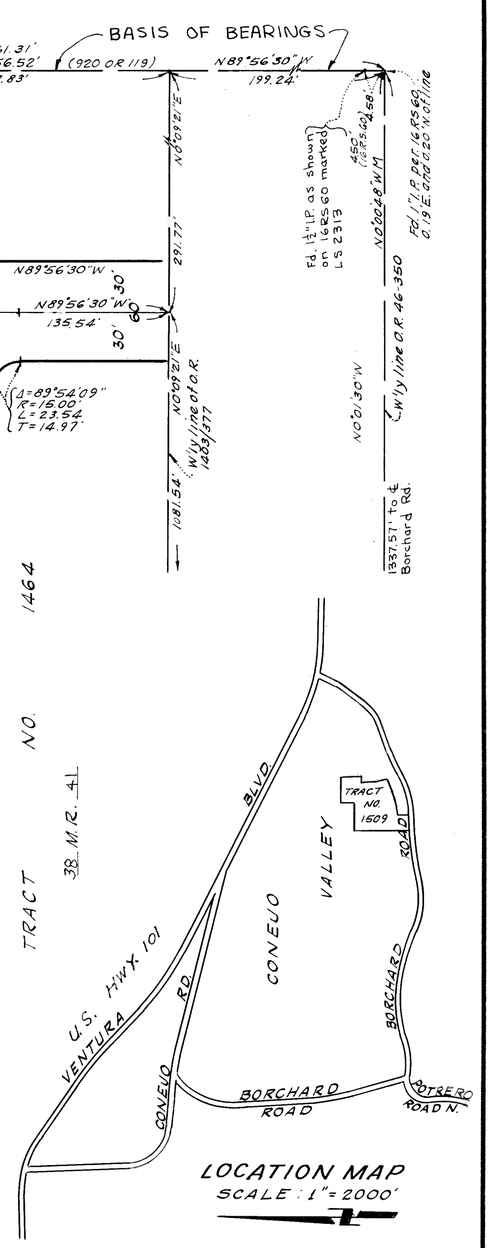
805.08'

60'

30' 30'



INDEX MAP
SCALE 1" = 300'



LOCATION MAP
SCALE: 1" = 2000'

MONUMENTING NOTES:

1. 2" iron pipes with a tag marked R.E. 9783 set at all corners and angles of exterior boundary lines at street E.int. B.C.'s, E.C.'s and center point of turnaround 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

SEE SHEET NO. 3

1509 M-2

SCALE 1" = 60'

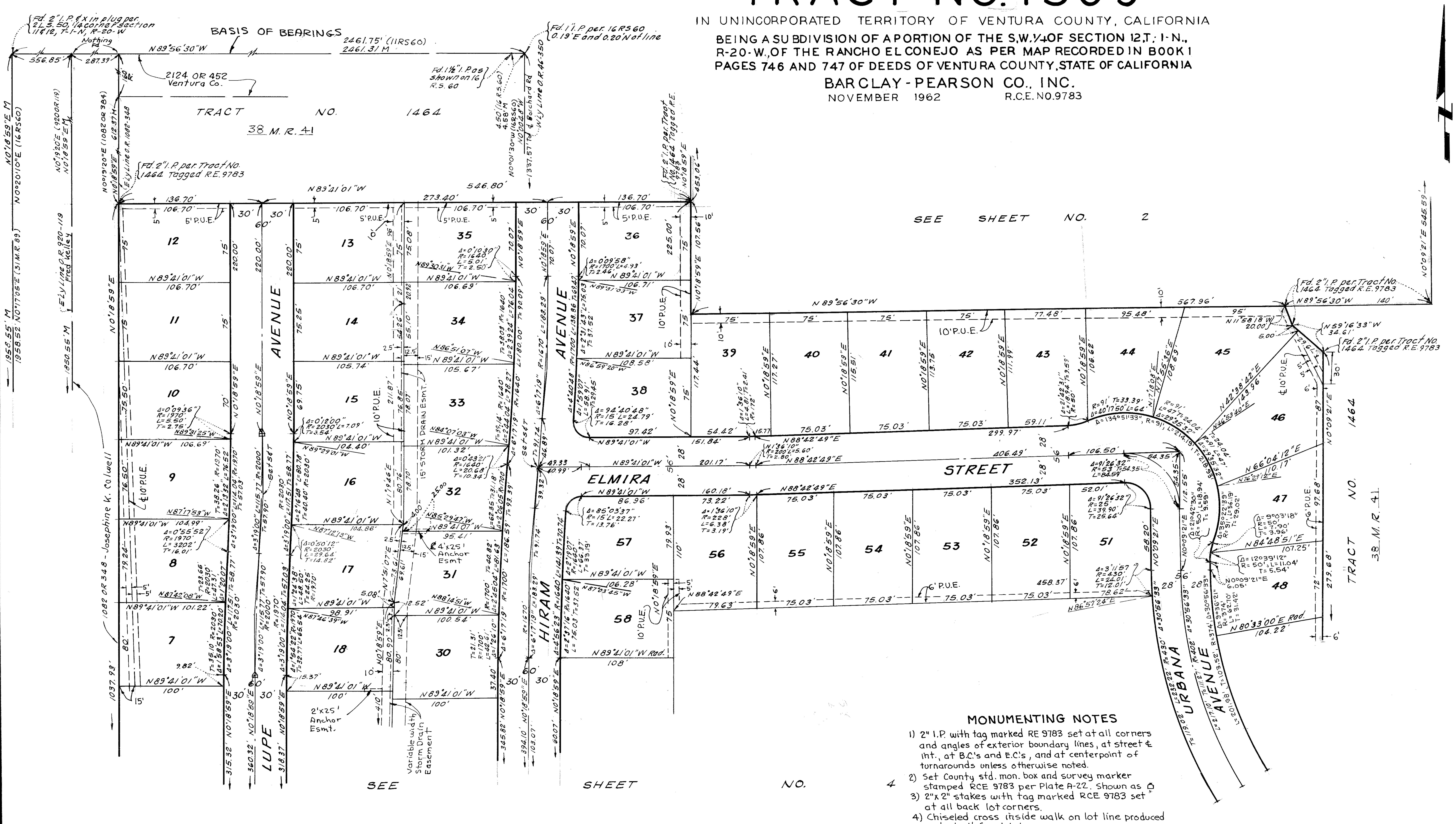
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BARCLAY - PEARSON CO., INC.

NOVEMBER 1962 R.C.E. NO. 9783



MONUMENTING NOTES

1) 2" I.P. with tag marked RE 9783 set at all corners and angles of exterior boundary lines, at street ℄ int., at B.C.'s and E.C.'s, and at centerpoint of turnarounds unless otherwise noted.
2) Set County std. mon. box and survey marker stamped RCE 9783 per Plate A-22. Shown as ⌂
3) 2"x 2" stakes with tag marked RCE 9783 set at all back lot corners.
4) Chiseled cross inside walk on lot line produced set at all front lot corners.
5) (R) = record
(M) = measured

SCALE 1" = 60'

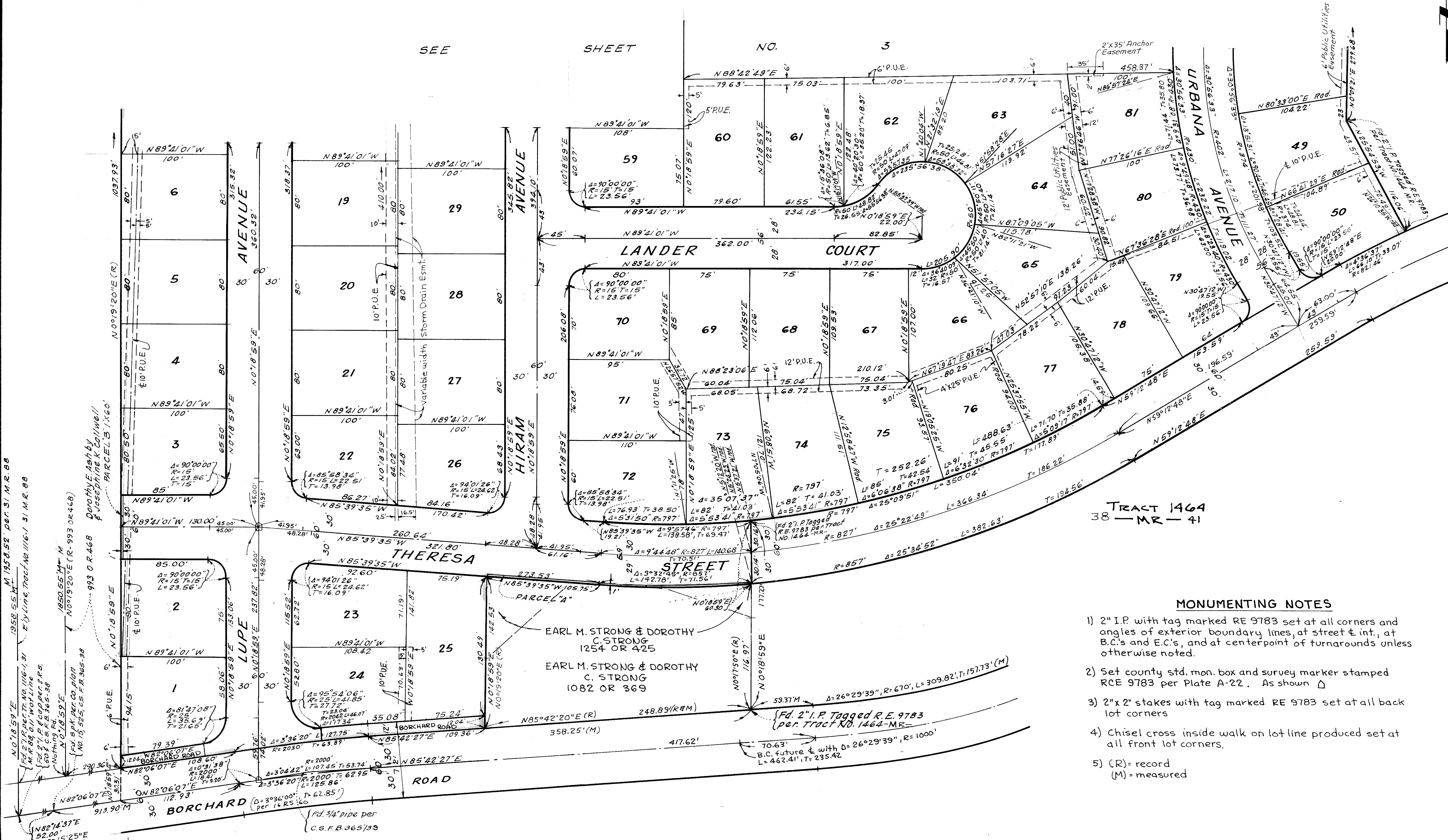
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(M) = measured