TRACT NO. 1525-1

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY
BEING A SUBDIVISION OF PORTIONS OF SECTION 4, AND SECTION 9, 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 the subdivision entitled "TRACT NO. 1525-1" 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 lines, and do hereby offer to dedicate for public use those portions of land shown on said map as Warwick Avenue, Doone Street, Wales Street, Westbury Street, Sudbury Street, Bedford Circle, Burr Circle, Enfield Circle, Dombey Circle, Westbury Court, Parcels A, B, C, D and E, and turnaround easements. And all rights of ingress and egress from Lots 1, 18, 19, 20, 21, 22, 24, 25, 26, 33, 34, 35 and 36, over and across the Easterly line of said lots abutting Moorpark Road, in order that the owners of said lots shall have no rights of access whatever to said Moorpark Road except the general easement of travel which belongs to the whole public. And we hereby offer to dedicate for drainage purposes, the easements shown as drainage easements on the annexed map.

JANSS INVESTMENT CORPORATION, a Delaware corporation,

_____ President

_____ AST Secretary

I certify that I have examined the final map entitled "TRACT 1525-1"; 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 10th day of DECEMBER 1963.

M.C. Lorenz
County Surveyor
County of Ventura
By A. P. Stoker
Assistant County Surveyor

I certify that according to the records of my office there are no liens against the subdivision (TRACT NO. 1525-1) 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 this 39 day of Nov. 1963

Raymond S. Walker
County Treasurer
County of Ventura
By Alma 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 at the time of the approval by the Board of Supervisors of the map entitled "TRACT NO. 1525-1" have been complied with.
Dated this 10th day of December 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 centerline of GAINSBOROUGH ROAD as shown on the map of Tract No. 1391-3 recorded in Book 35, Pages 27 to 32 inclusive Miscellaneous Records of Ventura County was taken as the basis of bearings.

State of California }
County of Los Angeles } ss

On this 13 day of NOVEMBER 1963, before me, MARY G. PAYNE a Notary Public in and for said County and State, personally appeared EDWIN JANSS, JR known to me to be the President, and L.C. GUTHRIE, JR known to me to be the ASST. Secretary of JANSS INVESTMENT CORPORATION, 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.

Mary G. Payne
NOTARY PUBLIC - MY COMMISSION EXPIRES 6-13-1967

I, E.H. McDonie, do hereby certify that I am a Registered Civil Engineer, that this map correctly represents a survey made under my direction in April 1963 for Janss Investment Corporation 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 12-15-64) and that they are or will be sufficient to enable the survey to be retraced.
Dated this 25th day of October 1963

E.H. McDonie
Registered Civil Engineer No. 3513

This map entitled "TRACT NO. 1525-1," consisting of 4 sheets is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 10th day of December 1963 for approval.
Said Board hereby approves said map and does hereby accept on behalf of the public for public use: Warwick Avenue, Doone Street, Wales Street, Westbury Street, Sudbury Street, Bedford Circle, Burr Circle, Enfield Circle, Dombey Circle, Westbury Circle as delineated on sheets 3 and 4; and all rights of ingress and egress as offered hereon, provided however, that the offer of parcels A, B, C, D and E and turnaround easements is hereby rejected. Also the offer of the easements shown as drainage easements is hereby rejected, and in Witness whereof has caused this certificate to be signed by its chairman and attested to by its Clerk and the Official Seal of said Board to be affixed hereto this 10th day of December 1963.

BOARD OF SUPERVISORS OF THE COUNTY OF VENTURA
STATE OF CALIFORNIA
Attest Robert L. Hamm
CLERK OF SAID BOARD
_____
CHAIRMAN OF SAID BOARD

#74236

Recorded at the request of the County Clerk December 12, 1963, at 4:05 P.M. in Book 38, of Miscellaneous Records (Maps), at Pages 86-89 incl., Records of Ventura County.

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

The signatures of The Pacific Telephone and Telegraph Company, The County of Ventura, California and Conejo Valley Sanitary Co., 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.

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

1525-1

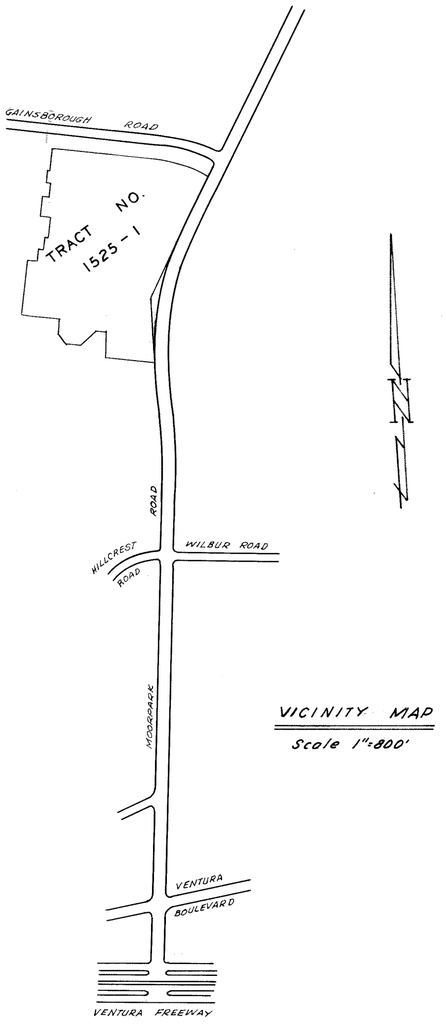
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VOORHEIS — TRINDLE CO. VAN NUYS, CALIF.
E. H. MC DONIE R.C.E. 9513
APRIL 1963.



INDEX MAP
Scale 1"=200'



VICINITY MAP
Scale 1"=800'

1525-1

11-12-63

SCALE : 1" = 100'

TRACT NO. 1525-1

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

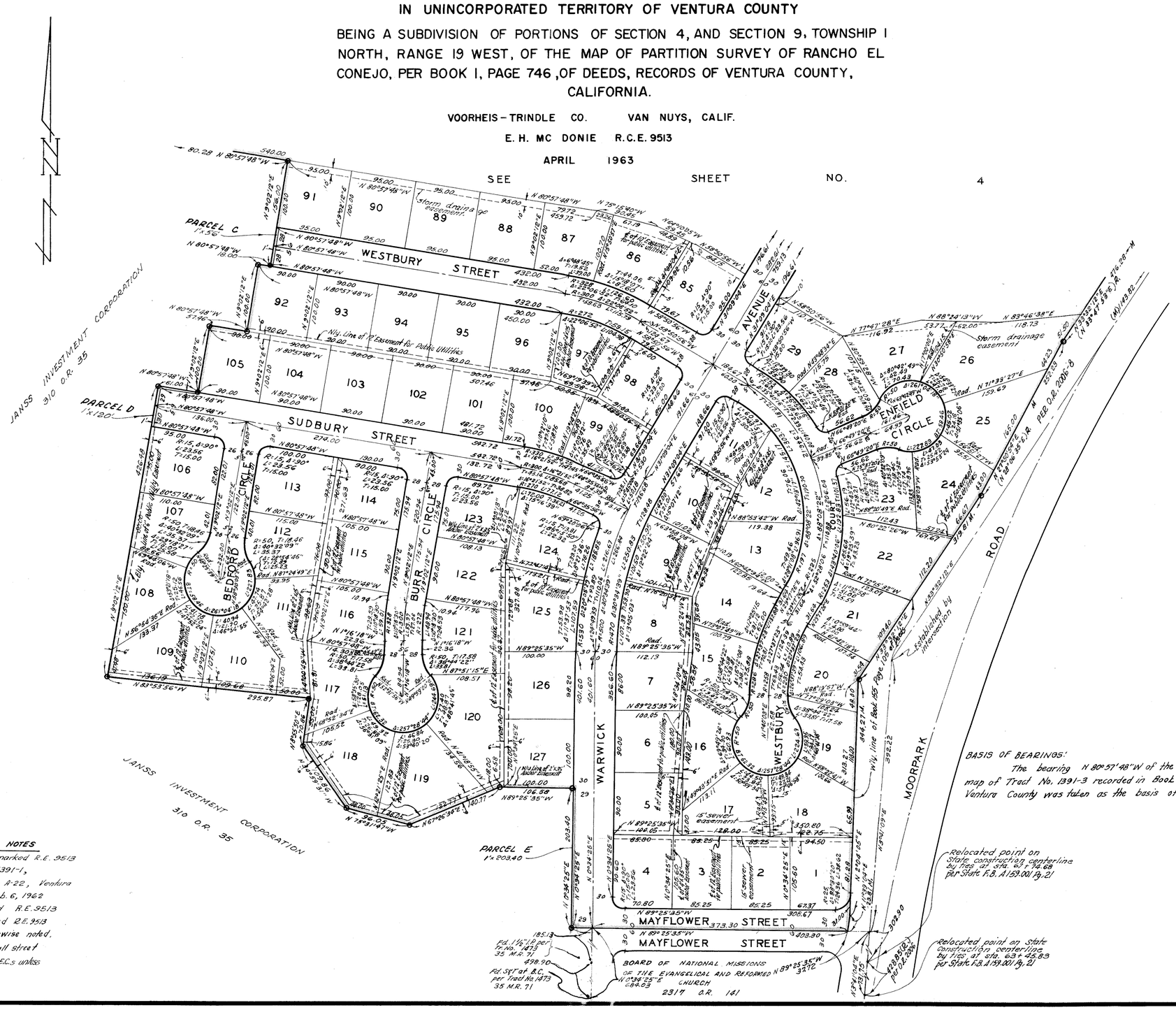
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VOORHEIS - TRINDLE CO. VAN NUYS, CALIF.

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

APRIL 1963

SEE SHEET NO. 4



BASIS OF BEARINGS:

The bearing N 80°57'48"W of the centerline of GAINSBOROUGH ROAD as shown on the map of Tract No. 1391-3 recorded in Book 35, Pages 27 to 32 inclusive Miscellaneous Records of Ventura County was taken as the basis of bearings.

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. 1391-1,
- □ 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.

SCALE: 1" = 100'

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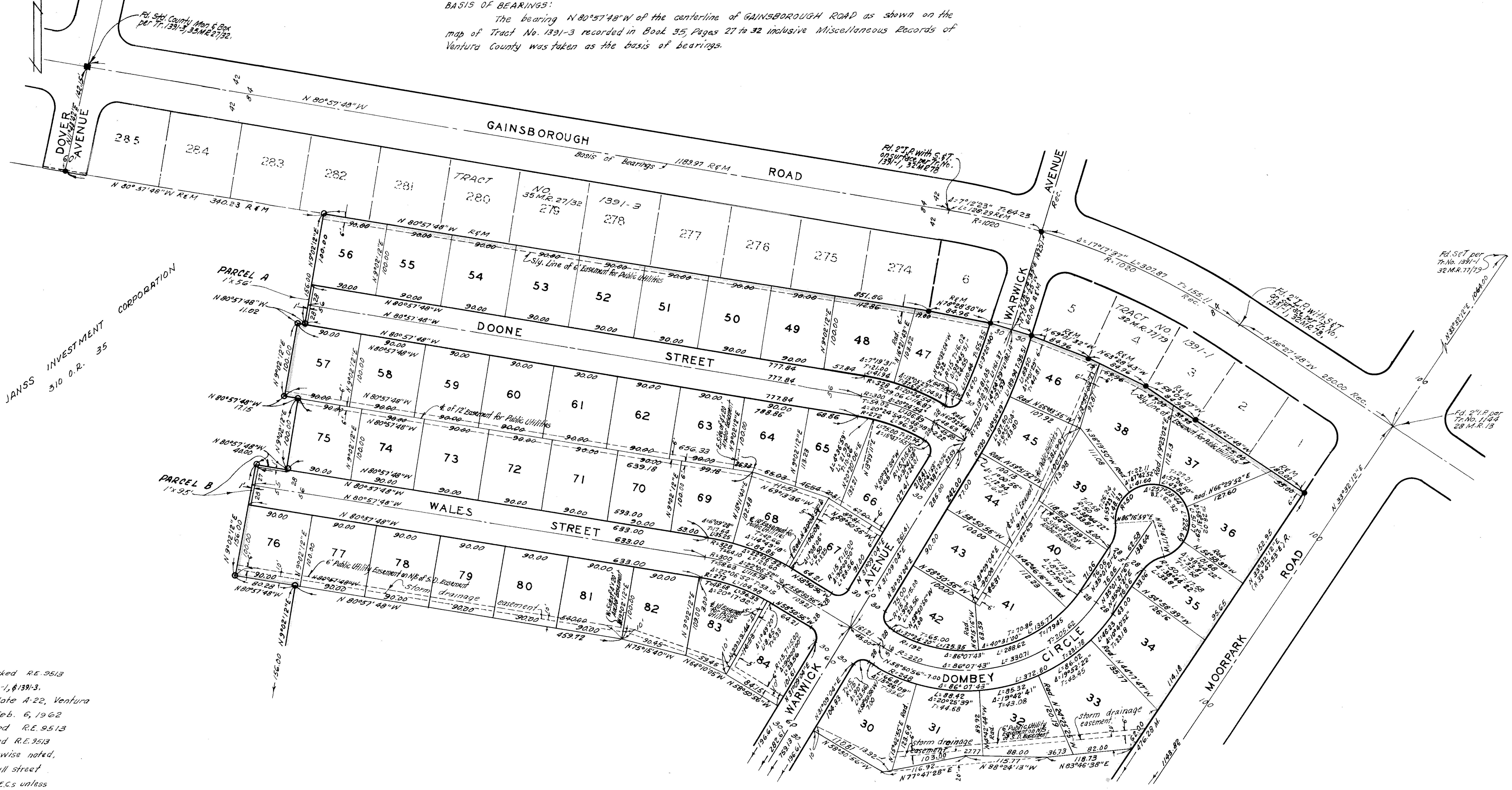
VOORHEIS - TRINDLE CO. VAN NUYS, CALIF.

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

APRIL 1963.

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● Found 2" I.P.O.D. per Tract No. 1391-1, & 1391-3.
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SEE SHEET NO. 3

11-12-63