SHEET NO. 1 OF 2 SHEETS

TRACT NO. 1320-1

BEING A SUBDIVISION OF A PORTION OF
SECTION 15, TOWNSHIP 2 NORTH, RANGE 18 WEST
RANCHO SIMI IN UNINCORPORATED TERRITORY
(3 M.R. 7)
VENTURA COUNTY CALIFORNIA
SURVEYED AND SUBDIVIDED FOR
OXGIND, INC.

BY NEIL J. CUMMINS, CIVIL ENGINEER
OXNARD, CALIFORNIA
APRIL 1964

We the undersigned hereby certify that we are the owners of or are interested in the land included within this subdivision, entitled "TRACT NO. 1320-1" shown on the annexed map consisting of one sheet 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 ROYAL AVENUE, CUTLER STREET, and WHITCOMB AVENUE.

OXGIND, INC.
Paul Miller
President
Regina Steiner
Secretary

STATE OF CALIFORNIA } ss
COUNTY OF LOS ANGELES }

On this 11 day of November, 1963, before me the undersigned, a Notary Public in and for the County of Los Angeles, State of California, residing therein duly commissioned and sworn, personally appeared Paul Miller, known to me to be the President and Regina Steiner, known to me to be Secretary of OXGIND, INC. the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of the corporation named therein and acknowledged to me that said corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certification first above written.

Peta Breen
Notary Public in and for the County of Los Angeles
State of California.
My commission expires October 7, 1966

The signatures of Charles F. Blackstock and Grace Blackstock, husband and wife, present owners of 50% of all oil, gas, hydrocarbon substances and minerals lying in, on and under said land, without, however, the right to enter upon the surface of said land or the subsurface thereof to a depth of 500 feet, measured vertically, from the present surface, for the purpose of exploring for, producing or extracting said substances, as reserved by Charles F. Blackstock and Grace Blackstock, husband and wife, in deed recorded December 30, 1960, as Document No. 51714 in Book 1944, Page 413 of Official Records, have been omitted in accordance with Section 11587C-(1) of the Business and Professions Code.

The signature of Southern California Edison Company present owner of easements which cannot ripen into a fee have been omitted in accordance with Section 11587-A of the Business and Professions Code.

I, NEIL J. CUMMINS, do hereby certify that I am a Registered Civil Engineer: that this map correctly represents a survey made under my direction in April 1964, for OXGIND, 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 April 14, 1965) and that they are (or will be) sufficient to enable the survey to be retraced

Dated April 2 1964

Neil J. Cummins
Registered Civil Engineer No. 6557

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. 1320-1" have been complied with.

Dated April 14th, 1964

Robert L. Hamm
Robert L. Hamm
County Clerk
County of Ventura

By _____
Deputy County Clerk

I certify that according to the records of my office there are no liens against the subdivision "TRACT NO. 1320-1" 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 April 3, 1964

RAYMOND S. WALKER
County Treasurer—Tax Collector
County of Ventura

By Alma Snider
Deputy Treasurer-Tax Collector

I certify that I have examined the final map entitled "TRACT NO. 1320-1" 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 April 13, 1964

M. C. Lorenz,
County Surveyor
County of Ventura

By _____
Assistant County Surveyor

The basis of bearings used for this map is West being the bearing of the Center Line of Royal Avenue as recorded in book 37, page 29 of Miscellaneous Records (Maps), Records of Ventura County.

This map entitled "TRACT NO. 1320-1" consisting of two sheets, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 14th day of April, 1964 for approval. Said Board hereby approves said map and does hereby accept on behalf of the public for public use ROYAL AVENUE, WHITCOMB AVENUE and CUTLER STREET as delineated upon sheet 2 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 14th day of April, 1964

Attest:
Robert L. Hamm
Clerk of said Board

Board of Supervisors of the
County of Ventura
State of California
Kenneth Maulhardt
Chairman of said Board
Pro. Tem.

25992

Recorded at the request of the County Clerk
April 20, 1964 at 11:30 a.m.
in Book 39 of Miscellaneous Records
(Maps) at Pages 97 & 98,
records of Ventura County
ROBERT L. HAMM
County Recorder
County of Ventura
By _____
Deputy County Recorder

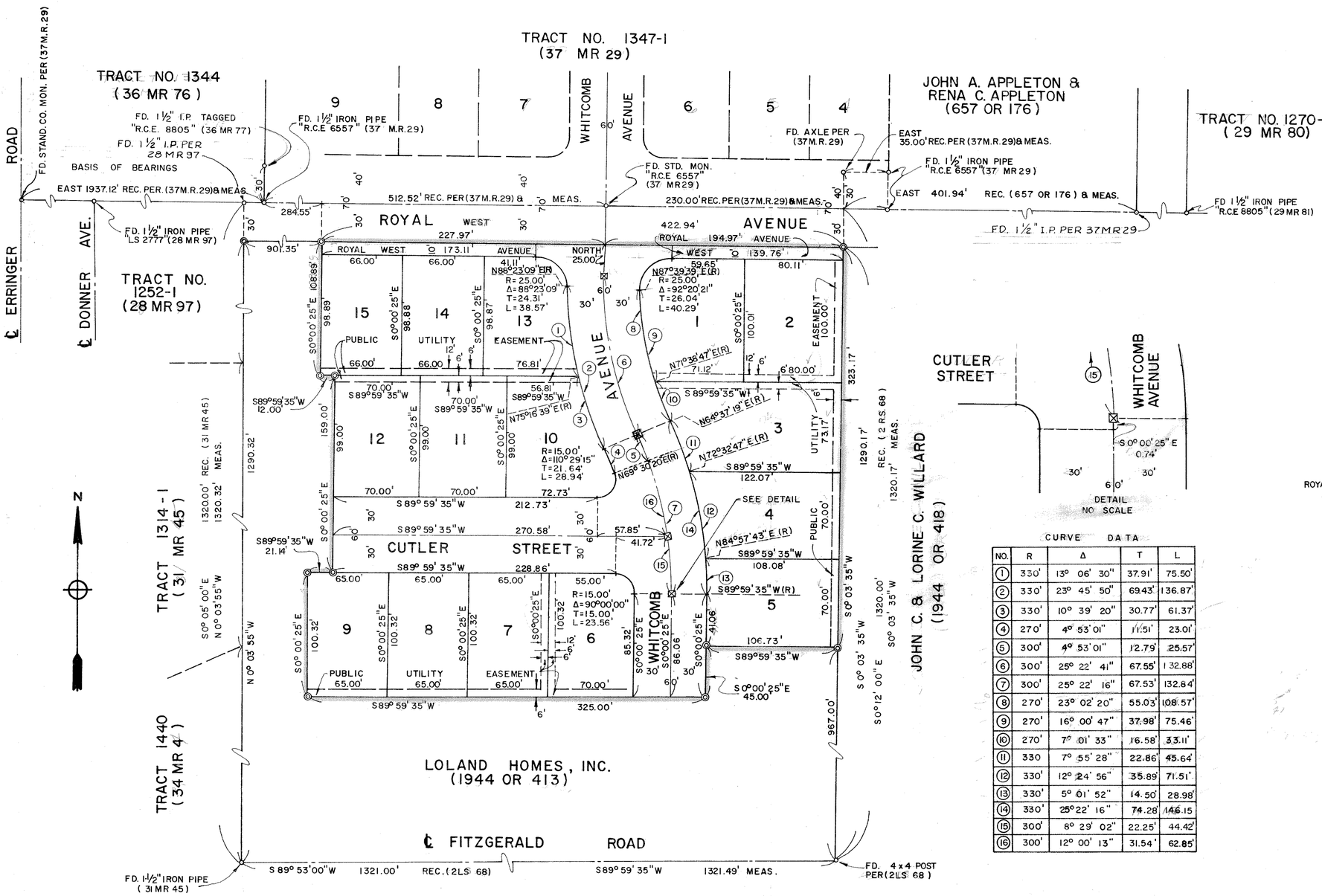
SHEET NO. 2 OF 2 SHEETS

TRACT NO. 1320-1

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SECTION 15, TOWNSHIP 2 NORTH, RANGE 18 WEST
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VENTURA COUNTY, CALIFORNIA
SURVEYED AND SUBDIVIDED FOR

OXGIND, INC.

BY NEIL J. CUMMINS, CIVIL ENGINEER
OXNARD, CALIFORNIA
JULY, 1963
SCALE 1"= 60'



THE BASIS OF BEARINGS USED FOR THIS MAP IS WEST BEING THE BEARING OF THE CENTER LINE OF ROYAL AVENUE AS RECORDED IN BOOK 37 ,PAGE 29 OF MISCELLANEOUS RECORDS (MAPS), RECORDS OF VENTURA COUNTY.

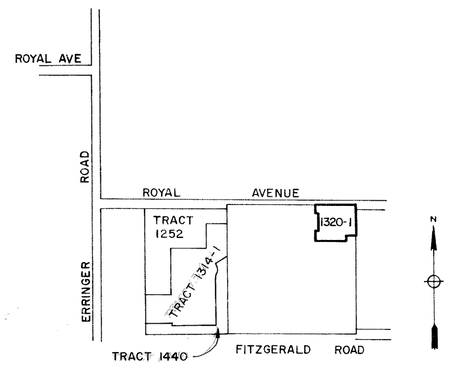
◎ INDICATES SET 1-½" IRON PIPE WITH METAL TAG STAMPED "R.C.E. 6557"
SET 1/2" IRON PIPE AT ALL REAR LOT CORNERS.
SET LEAD AND TACK IN SIDEWALK ON PROLONGATION OF ALL SIDE LOT LINES.

☒ INDICATES SET VENTURA CO. STD. SURVEY MONUMENT BOX WITH PLATE STAMPED "R.C.E. 6557".

DETAIL
NO SCALE

CURVE DATA

NO.	R	Δ	T	L
1	330'	13° 06' 30"	37.91'	75.50'
2	330'	23° 45' 50"	69.43'	136.87'
3	330'	10° 39' 20"	30.77'	61.37'
4	270'	4° 53' 01"	11.51'	23.01'
5	300'	4° 53' 01"	12.79'	25.57'
6	300'	25° 22' 41"	67.55'	132.88'
7	300'	25° 22' 16"	67.53'	132.84'
8	270'	23° 02' 20"	55.03'	108.57'
9	270'	16° 00' 47"	37.98'	75.46'
10	270'	7° 01' 33"	16.58'	33.11'
11	330	7° 55' 28"	22.86'	45.64'
12	330'	12° 24' 56"	35.89'	71.51'
13	330'	5° 01' 52"	14.50'	28.98'
14	330'	25° 22' 16"	74.28'	146.15
15	300'	8° 29' 02"	22.25'	44.42'
16	300'	12° 00' 13"	31.54'	62.85'



VICINITY MAP
SCALE 1"= 1000'