ACCEPTANCE of PARCELS "A","B" & "C" 2834 O.R. 136
ABANDONMENT of PORTION of STORM DRAIN EASEMENT in Lot 82 2721 O.R. 73

We, the undersigned, hereby certify that we are the owners of or are interested in the land included within this subdivision, entitled "TRACT NO. 1572-2" shown on the annexed map consisting of 2 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 Anson Street, Balsamo Avenue, Ettin Avenue, Harper Street, Malden Street, Mark Court, Tuttle Avenue, Weaver Street, Weller Court, William Court, Storm Drainage Easement, Parcel "A", Parcel "B" and Parcel "C" and also grant to the County of Ventura all rights of ingress and egress over and across the northerly line of Parcel "A" abutting Malden Street, over and across the westerly line of Parcel "B" abutting Tuttle Avenue, and over and across the easterly line of Parcel "C" abutting William Court, but the owners of said parcels shall have no rights of access whatever to said streets and avenues except the general easement of travel which belongs to the whole public.

SINALOA HIGHLANDS, a Limited Partnership as OWNER of said land.
By: Top Construction Co., Inc., General Partner and By: Ben Ettin, General Partner

Tom Paul
President

Ben Ettin

STATE OF CALIFORNIA)
COUNTY OF VENTURA) ss.

On this 22nd day of June, 1964, before me, the undersigned, a Notary Public in and for said County and State personally appeared Ben Ettin known to me to be one of the partners of the partnership that executed the within instrument and personally appeared Tom Paul, known to me to be the President of Top Construction Co., Inc., the corporation that executed the within instrument and known to me to be the person who executed the same on behalf of said corporation, said Ben Ettin and Top Construction Company, Inc., being known to me to be the partners of SINALOA HIGHLANDS, a partnership, the partnership that executed the within instrument, and acknowledged to me that said Ben Ettin and Top Construction Company, Inc., executed the same as such partners and that such partnership executed the same.
WITNESS my hand and official seal.

Frank W. Lane
Notary Public in and for said County and State
My Commission Expires 9-24-67

CALIFORNIA COAST ASSOCIATES, INC., a corporation, as TRUSTEE under deed of trust recorded in book 2442 page 326 of Official Records.

C.A. Nichol
Vice President

Leonore Leet
Assistant Secretary

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) ss.

On this 22nd day of June 1964, before me, the undersigned, personally appeared C.A. Nichol known to me to be the Vice President and Leonore Leet known to me to be the Assistant Secretary of the CALIFORNIA COAST ASSOCIATES, 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 the corporation therein named and acknowledged to me that such corporation executed the same as TRUSTEE.

OFFICIAL SEAL
PATRICIA J. MORAN
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

Patricia J. Moran
Notary Public
My Commission Expires 6-12-66

TITLE INSURANCE AND TRUST COMPANY, a corporation, as TRUSTEE under deeds of trust recorded in book 1850 page 55, book 2216 page 58 and book 2442 page 330 of Official Records.

John D. Weir
Assistant Secretary

STATE OF CALIFORNIA)
COUNTY OF Ventura) s.s.

On this 19th day of June, 1964, before me, the undersigned, personally appeared JOHN D. WEIR known to me to be the 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 acknowledged to me that such corporation executed the same as TRUSTEE.

OFFICIAL SEAL
FRANK W. LANE
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY

Frank W. Lane
Notary Public
My Commission Expires 9-24-67

I, Robert T. Lewis, do hereby certify that I am a Licensed Surveyor; that this map correctly represents a survey made under my direction in January, 1964, for Sinaloa Highlands, 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 July 28, 1965) and that they are (or will be) sufficient to enable the survey to be retraced.

Dated: 6/1/64

Robert T. Lewis
Licensed Land Surveyor No. 2777

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. 1572-2" have been complied with.

Dated July 28th, 1964

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. 1572-2" 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: July 17, 1964

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

By: Alma Snider
Deputy Tax Collector

I certify that I have examined the final map entitled, "TRACT NO. 1572-2" 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: 7-28-64

M. C. Lorenz
County Surveyor
County of Ventura

By: _____
County Surveyor

This map entitled "TRACT NO. 1572-2", consisting of 3 sheets is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 28th day of July, 1964 for approval.

Said Board hereby approves said map and does hereby accept on behalf of the public for public use Anson Street, Balsamo Avenue, Ettin Avenue, Harper Street, Malden Street, Mark Court, Tuttle Avenue, Weaver Street, Weller Court and William Court as delineated upon Sheets No. 2 and 3 and all rights of ingress and egress as offered hereon provided however that the offer of Parcel "A", Parcel "B", Parcel "C" and Storm Drainage Easement 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 28th day of July, 1964.

Attest:

Robert L. Hamm
Clerk of said Board

Board of Supervisors of the
County of Ventura
State of California

Edwin L. Carty
Chairman of said Board

#53346
Recorded at the request of the County Clerk, July 31 1964 at 4:45 p.m. in Book 41 of Miscellaneous Records (Maps), at pages 72, 73 & 74 records of Ventura County.

Robert L. Hamm
County Recorder
County of Ventura

By: _____
Deputy County Recorder

The signatures of ROBERT CANNELL and ELAINE CANNELL, present owners in a portion of said land, of one-half of all subsurface mineral rights, without, however, the right of surface entry to a depth of 500 feet have been omitted in accordance with Section 11587 C-(1) of the Business and Professions Code.

The signatures of LYNN M. GILLER and HELEN E. GILLER, present owners in a portion of said land, of one-half of all subsurface mineral rights, without, however, the right of surface entry to a depth of 500 feet, have been omitted in accordance with Section 11587 C-(1) of the Business and Professions Code.

The signature of DARRELL L. SMITH, present owner in a portion of said land of an undivided one-half interest in and to all oil, gas, minerals and hydrocarbon substances below a depth of 500 feet from the surface of said land, but without the right of entry upon said land or any portion thereof for the purpose of exploring for, drilling, boring, marketing or removing substances, has been omitted in accordance with Section 11587 C-(1) of the Business and Professions Code.

TRACT NO. 1572-2

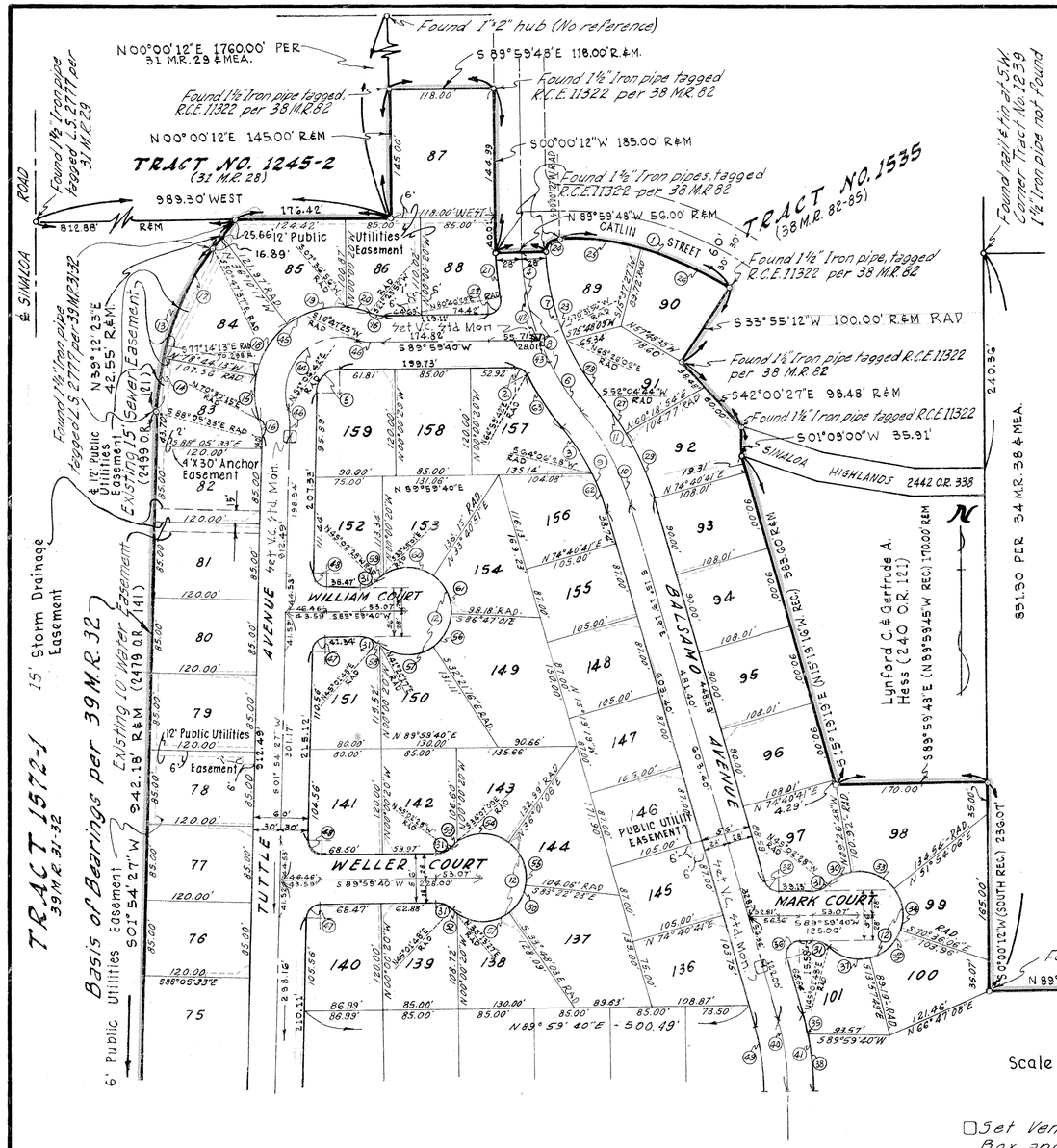
(SINALOA HIGHLANDS)
(In Unincorporated Territory)
Being a Portion of the East 1/2 of
Section 17, T. 2 N. - R. 18 W.
Rancho Simi, (3 M.R. 7)

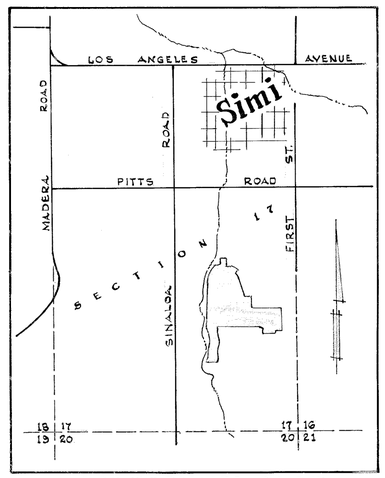
Ventura County California
May, 1964

Lewis & Lewis R.C.E. No. 3649
Ventura, California

Sheet No. 1 of 3 Sheets

271-1763-A
276-1762-A



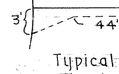


VICINITY MAP
SCALE: 1" = 2,000'

Hirman A. Loeffler (1066 O.R. 235)

LEGEND

PUBLIC UTILITY Easement



Typical Easement unless otherwise noted.

NO SCALE

Scale 100 50 0 100 200

CURVE DATA

NO.	DELTA	RADIUS	TANG.	LENGTH
1.	33°55'00"	340.00'	103.68'	201.27'
2.	65°00'02"	15.00'	9.56'	17.02'
3.	12°01'44"	272.00'	28.64'	57.11'
4.	19°28'16"	300.00'	51.47'	101.95'
5.	88°05'13"	25.00'	24.15'	38.44'
6.	18°27'12"	300.00'	48.73'	96.62'
7.	37°55'28"	272.00'	93.46'	180.04'
8.	37°55'28"	300.00'	103.08'	198.57'
9.	22°35'57"	272.00'	54.35'	107.29'
10.	22°35'57"	300.00'	59.94'	118.33'
11.	22°35'57"	328.00'	65.54'	129.37'
12.	270°04'16"	50.00'	BT.49.94	235.68'
13.	37°17'56"	298.00'	100.57'	193.99
14.	10°51'20"	298.00'	28.32'	56.46'
15.	30°45'32"	95.00'	26.13'	51.00'
16.	21°24'12"	50.00'	9.45'	18.68'
17.	26°26'36"	298.00'	70.01'	137.53'
18.	42°33'56"	95.00'	37.01'	70.58'
19.	43°47'13"	95.00'	38.18'	72.60'
20.	13°46'56"	95.00'	11.48'	22.85'
21.	09°13'43"	328.00'	26.47'	52.83'
22.	99°13'11"	15.00'	17.63'	25.98'
23.	21°34'10"	272.00'	51.81'	102.40'
24.	90°00'00"	15.00'	15.00'	23.56'
25.	15°37'15"	340.00'	46.64'	92.70'
26.	18°17'45"	340.00'	54.75'	108.57'
27.	08°14'10"	328.00'	23.62'	47.15'
28.	16°21'18"	272.00'	39.09'	77.64'
29.	14°21'47"	328.00'	41.33'	82.22'
30.	35°35'40"	50.00'	16.05'	31.06'
31.	45°02'08"	25.00'	10.36'	19.65'
32.	74°41'01"	15.00'	11.44'	19.55'
33.	61°20'54"	50.00'	29.66'	53.54'
34.	57°29'48"	50.00'	27.43'	50.18'
35.	04°27'03"	328.00'	12.75'	25.48'
36.	105°18'59"	15.00'	19.66'	27.57'
37.	58°59'37"	50.00'	28.29'	51.48'
38.	10°51'56"	328.00'	31.19'	62.20'
39.	56°38'17"	50.00'	26.94'	49.43'
40.	15°18'59"	300.00'	40.34'	80.20'
41.	15°18'59"	328.00'	44.10'	87.68'
42.	10°14'33"	300.00'	26.89'	53.63'
43.	05°32'14"	300.00'	14.51'	28.99'
44.	109°40'43"	60.00'	85.18'	114.86'
45.	130°53'37"	95.00'	207.95'	217.03'
46.	10°47'45"	222.50'	21.02'	41.92'
47.	88°05'13"	15.00'	14.51'	23.06'
48.	91°54'47"	15.00'	15.51'	24.06'
49.	15°18'59"	272.00'	36.57'	72.71'
50.	49°34'20"	50.00'	23.09'	43.26'
51.	72°01'30"	50.00'	36.34'	62.85'
52.	06°48'21"	50.00'	2.97'	5.94'
53.	10°55'28"	50.00'	4.78'	9.53'
54.	70°08'06"	50.00'	35.10'	61.20'
55.	60°36'31"	50.00'	29.22'	52.89'
56.	54°25'45"	50.00'	25.71'	47.50'
57.	73°47'33"	50.00'	37.54'	64.40'
58.	03°35'31"	50.00'	1.57'	3.14'
59.	11°14'27"	50.00'	4.92'	9.81'
60.	67°28'52"	50.00'	33.40'	58.89'
61.	59°32'08"	50.00'	28.60'	51.96'
62.	10°34'13"	272.00'	25.16'	50.18'
63.	12°54'58"	328.00'	37.13'	73.94'

The signatures of SOUTHERN CALIFORNIA EDISON COMPANY, VENTURA COUNTY WATERWORKS DISTRICT NO. 3, COUNTY OF VENTURA, acting for and on behalf of VENTURA COUNTY WATERWORKS DISTRICT NO. 3, and SANITATION, INC., 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.

☐ Set Ventura County Standard Survey Monument Box and Monument stamped L.S. 2777 per Plate A-22 approved February 6, 1962.
Set 1½" iron pipe tagged L.S. 2777 at all B.C.'s and E.C.'s on street centerlines and centerline intersections except where Ventura County Standard Survey Monuments are set.
Set 1½" iron pipe at all angle points and changes in direction in exterior boundary. Set 1" iron pipe at all rear lot corners. All pipes bear tag L.S. 2777.
Cut cross on sidewalk 12" out from front lot line on side lot line produced.
R.&M. Indicates Record & Measured.
C.R.&M. Indicates Calculated from Record & Measured

TRACT 1572-2

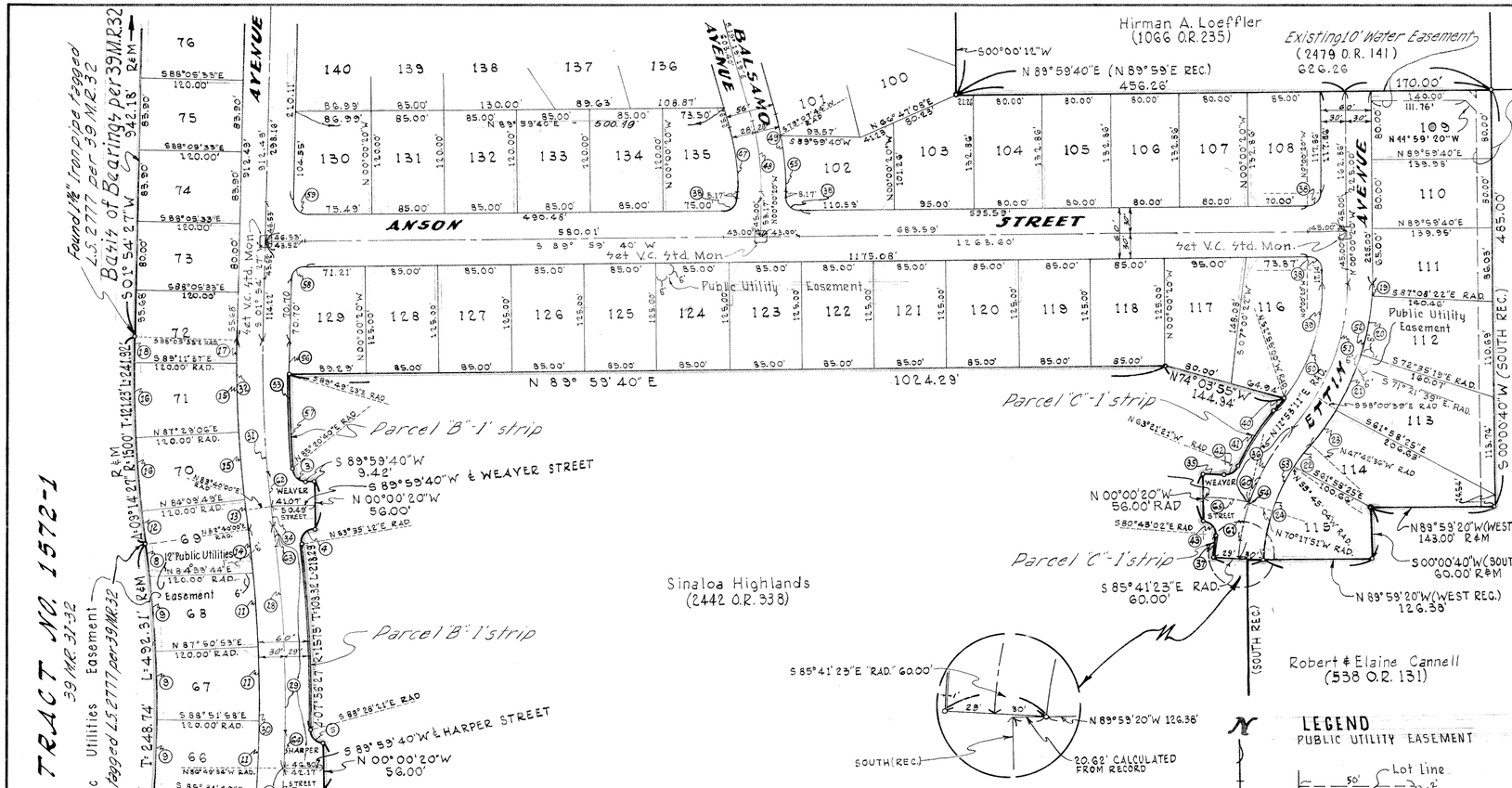
(SINALOA HIGHLANDS)

(In Unincorporated Territory)
Being a portion of the East ½ of Section 17, T. 2 N., R. 18 W.

Rancho Simi
(3 M.R. 7)

Ventura County California
May 1964 Scale: 1" = 100'

Lewis & Lewis R.C.E. No. 3649
Ventura, California


TRACT NO 1572-1
39 M.R. 31-32
Found 1/2" Iron pipe tagged L.S. 2777 per 39 M.R. 32
Basis of Bearings per 39 M.R. 32
942.18' R&M
S 01° 54' 27" W
Found 1/2" Iron pipe tagged L.S. 2777 per 39 M.R. 32
N 12° 53' 15" E 96.61' R&M
N 12° 53' 15" E 96.61' R&M
Found 1/2" Iron pipe tagged L.S. 2777 per 39 M.R. 32
40.00'
AVENUE
ANSON STREET
BALSAM AVENUE
WEAVER STREET
TUTTLE STREET
HARPER STREET
MALDEN STREET
ETTING AVENUE
Public Utility Easement
12' Public Utilities Easement 6' Public Utilities Easement
Hirman A. Loeffler (1066 O.R. 235)
Ray W. & Lilliam E. Johnson (1585 O.R. 527)
Existing 10' Water Easement (2479 O.R. 141)
Existing 20' Water Easement (2321 O.R. 64)
Roman Catholic Archbishop Of Los Angeles (2195 O.R. 209)
Sinaloa Highlands (2442 O.R. 538)
Robert & Elaine Cannell (538 O.R. 131)
Parcel 'B'-1' strip
Parcel 'C'-1' strip
Parcel 'B'-1' strip
Parcel 'B'-1' strip
Parcel 'A'-1' strip
Set V.C. 4td. Mon.
N 89° 59' 40" E
1024.29'
S 89° 59' 40" W
580.01'
N 89° 59' 40" E (N 89° 59' E REC.)
456.26'
S 00° 00' 40" W (SOUTH REC.)
485.00'
N 89° 59' 20" W (WEST REC.)
143.00' R&M
S 00° 00' 40" W (SOUTH REC.)
60.00' R&M
N 89° 59' 20" W (WEST REC.)
126.38'
S 89° 59' 40" W & WEAVER STREET
N 00° 00' 20" W
56.00'
S 89° 59' 40" W & HARPER STREET
N 00° 00' 20" W
56.00'
S 89° 59' 40" W
4.63'
S 89° 59' 40" W
9.42'
N 00° 00' 20" W
60.00'
S 89° 59' 40" W
78.29'
S 77° 06' 47" E
13.94'
S 85° 41' 23" E RAD. 60.00'
N 89° 59' 20" W 126.38'
SOUTH (REC.)
20.62' CALCULATED FROM RECORD
N 74° 05' 56" W
144.94'
S 72° 35' 19" E RAD.
160.07'
S 71° 21' 35" E RAD.
S 58° 00' 39" E RAD.
S 61° 58' 25" E
200.03'
S 47° 42' 30" W RAD.
N 55° 45' 00" W RAD.
N 70° 17' 51" W RAD.
S 87° 08' 22" E RAD.
140.46'
S 00° 00' 20" W
111.76'
N 44° 59' 20" W
Set V.C. 4td. Mon.
Set V.C. 4td. Mon.
Set V.C. 4td. Mon.