MAP OF

TRACT NO 1517-2

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

BEING A SUBDIVISION OF A PORTION OF SECTION 12, T.2N.-R.18W., RANCHO SIMI, AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS), RECORDS OF VENTURA COUNTY, STATE OF CALIFORNIA.

SURVEYED BY C-S-T ENGINEERING COMPANY

JUNE, 1963

We the undersigned hereby certify that we are the owners of or are interested in the land included within this subdivision, entitled tract Nº 1517-2 shown on the annexed map consisting of 4 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, Delilah Street, Meg Street, Rosalie Street, Hurles Avenue, Tracy Avenue, Ryan Avenue, Myra Avenue, Grace Court, Parcel A and Storm Drainage Easements and also grant to the County of Ventura all rights of ingress and egress over and across the easterly line of Parcel A, abutting Tracy Avenue

in order that the owners of said Parcel shall have no rights of access whatever to said Avenue, except the general easement of travel which belongs to the whole public.

LESSER DEVELOPMENT CORP., A NEVADA CORPORATION
owner

Vice President

Asst Secretary

State of California } S.S.
County of Los Angles }

On this 27th day of September 1963 before me the undersigned personally appeared Alvin Lesser known to me to be the Vice President and Melvin Malat known to me to be the Secretary of Lesser Development Corp, 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 said corporation executed the same as owner.

Larry J. Calemine
Notary Public Larry J. Calemine
My Commission expires 4-18-67

TITLE INVESTMENT SERVICE, a Corporation, as TRUSTEE under deed of trust recorded in Book 2297, Page 552 of Official Records.

Vice President

Assistant Secretary

State of California } S.S.
County of Los Angeles }

On this 17 day of JANUARY 1964, before me, the undersigned, personally appeared GEORGE TAVROLH known to me to be the Vice President and ANNE SELIK known to me to be the Assistant Secretary of the TITLE INVESTMENT SERVICE, 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.

Larry J. Calemine
Notary Public Larry J. Calemine
My Commission expires 4-18-67

I certify that I have examined the final map entitled "Tract Nº 1517-2 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.

M.C. LORENZ
County Surveyor
County of Ventura

Aug. 14, 1964
Dated

By: A. P. Stoker
Asst. County Surveyor

I certify that according to the records of my office there are no liens against the subdivision Tract Nº 1517-2 or any part thereof for unpaid State, county, municipal or local taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

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

July 28, 1964
Dated

By: Rena Snider
County Deputy Treasurer - 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 the deposits required at the time of the approval by the Board of Supervisors of the map entitled Tract Nº 1517-2 have been complied with.

ROBERT L. HAMM
County Clerk
County of Ventura

August 18, 1964
Dated

By:
Deputy County Clerk.

#59189

Recorded at the request of the County Clerk Aug 21 1964 at 3:30 pm in Book 42 of Miscellaneous Records (Maps) at Pages 14-18 in all Records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura

By:
Deputy County Recorder

I, Arthur G. Sherman do hereby certify that I am a Registered Civil Engineer, that this map correctly represents a survey made under my direction in June, 1963 for Lesser Development Corp., 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 position) by August 11, 1965 and that they are (or will be) sufficient to enable the survey to be retraced.

12-16-63
Dated

Arthur G. Sherman
Arthur G. Sherman, R.C.E. 10872

This map entitled, "Tract Nº 1517-2", consisting of 5 sheets is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 18th day of August 1964, for approval. Said Board hereby approves said map and does hereby accept on behalf of the public for public use, Delilah Street, Meg Street, Rosalie Street, Hurles Avenue, Tracy Avenue, Ryan Avenue, Myra Avenue, Grace Court, and also all rights of ingress and egress as offered hereon, provided however that the offer of Parcel A, 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 hereto this 18th day of August 1964.

Board of Supervisors of the
County of Ventura
State of California

Attest:
Clerk of said Board

Chairman of said Board

The signatures of Loyal T. Wiekhorst and Ruth Todd Wiekhorst, present owners of one-half of all oil, gas and hydrocarbon substances and minerals lying and being 500 feet or more below the surface of a portion of said land, with no right to enter on the surface or in the subsurface above a depth of 500 feet for the development of said substances, have been omitted in accordance with Section 11587-C-(1) of the Business and Professions Code.

The signatures of Loyal T. Wiekhorst and Ruth Todd Wiekhorst present owners of 50% of all oil, minerals, gas and kindred substances below a depth of 500 feet of a portion of said land, have been omitted in accordance with Section 11587-C-(1) of the Business and Professions Code.

The signature of Sanitation, Inc., present owner of an easement which cannot ripen into a fee, has been omitted in accordance with Section 11587-A of the Business and Professions Code.

0 20 40 60

SCALE 1" = 60'

MAP OF

TRACT Nº 1517-2

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

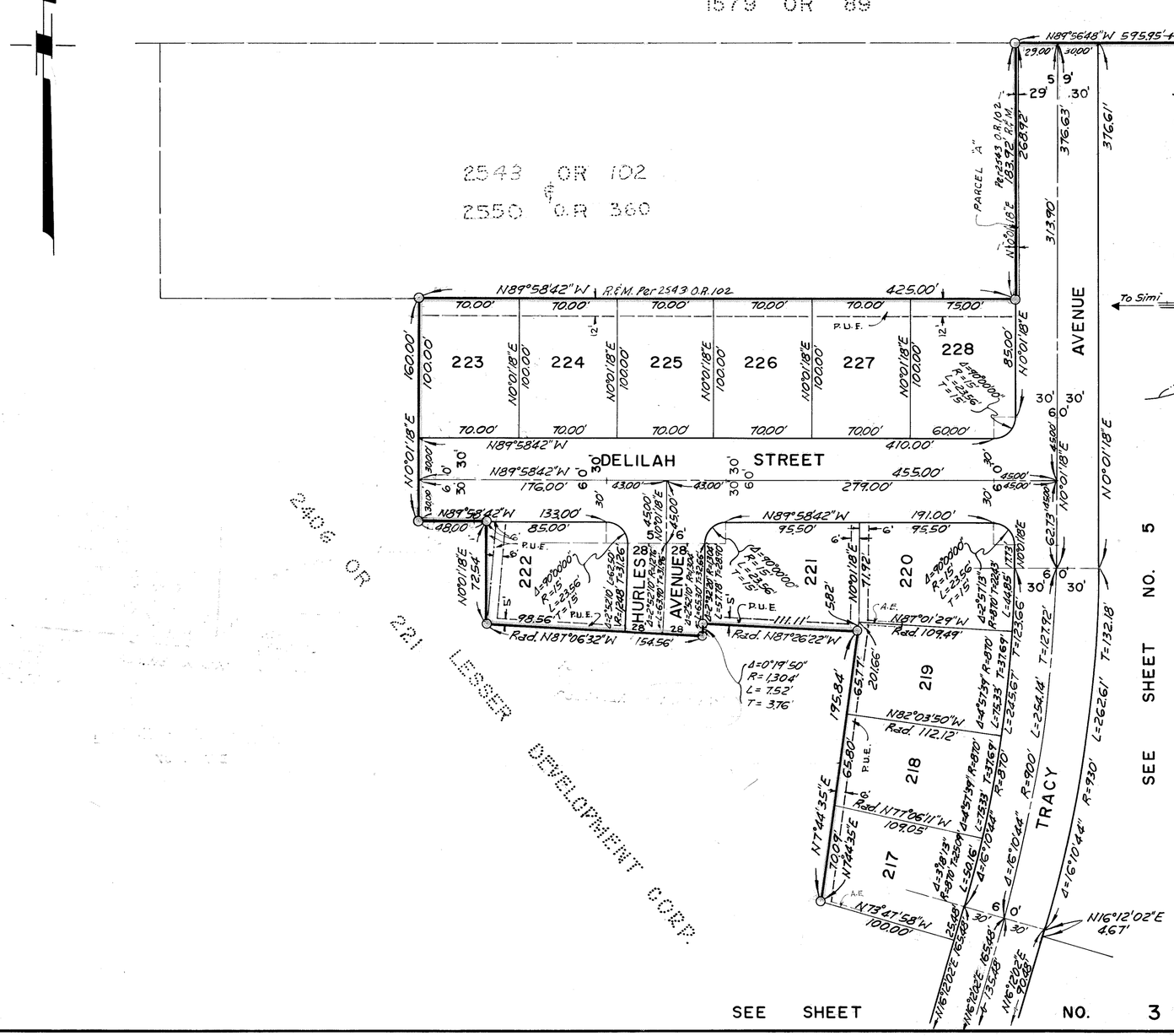
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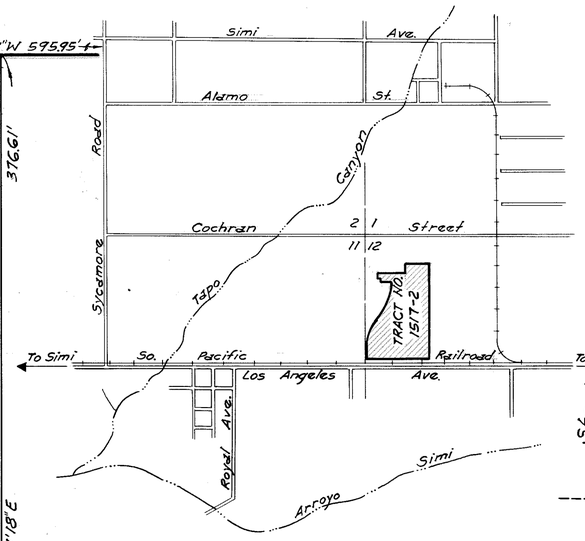
SURVEYED BY C-S-T ENGINEERING COMPANY

JUNE, 1963

WAYNE L. BUTTERBAUGH & WIFE
1573 OR 89

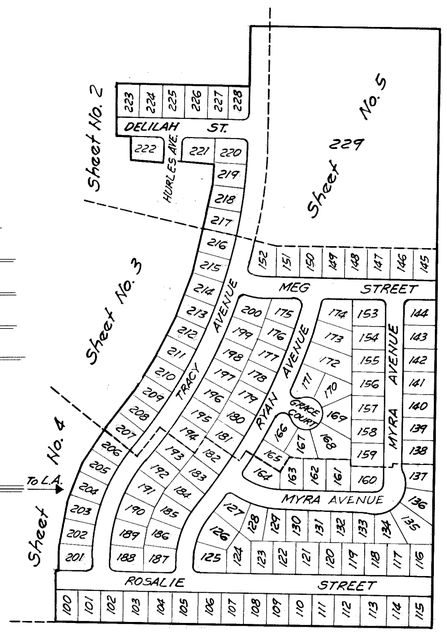
2543 OR 102
2550 O.R 360





LOCATION MAP

SCALE 1" = 2000'



INDEX MAP

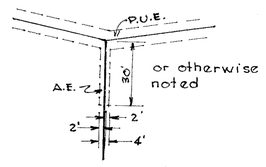
SCALE 1" = 300'

BASIS OF BEARINGS

The Easterly line of Lot 27 in Tract No. 1517-1, 39 MR 53, shown as having a bearing of "North" was taken as the basis of bearings for this tract.

EASEMENT LEGEND

Typical anchor easement



P.U.E.= Pubic Utilities Easement
A.E. = Anchor Easement

MONUMENTING NOTES

- ○ Set 2" I.P. 6" deep with tag marked R.C.E. 10872.
- □ Set Std Mon. Box & Mon. stamped R.C.E. 10872 per Ventura Co. Standard Plate No. A-22(2-6-62).
- Set ½" I.P. at all B.Cs & E.Cs on street centerlines with tag marked R.C.E.10872 unless otherwise indicated.
- Set tag marked R.C.E. 10872 in top of curb on the prolongation of each sideyard property line.
- Set 2"X2" Redwood stake with tag marked R.C.E. 10872 at rear Lot corners.
- ◉ Found 2" I.P. with tag marked R.C.E. 10872 unless otherwise indicated.

SCALE 1" = 60'

MAP OF

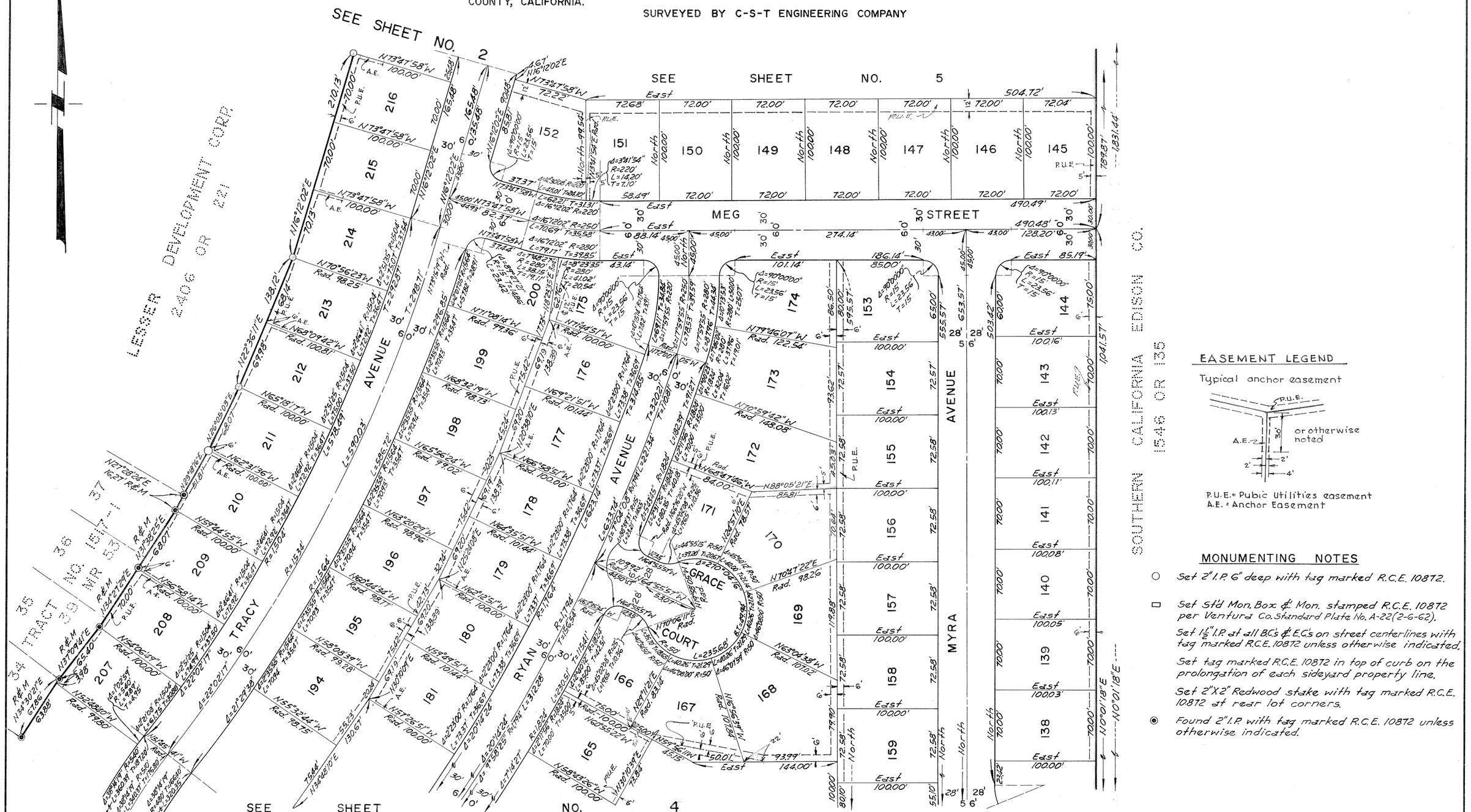
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JUNE , 1963



EASEMENT LEGEND

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EASEMENT LEGEND

Typical anchor easement

P.U.E. = Pubic Utilities easement
A.E. = Anchor Easement

SEE SHEET NO. 3

SCALE 1" = 60'

0 20 40 60

Basis of Bearings North R&M

39 M R 53 East 1392.95' to southwest cor. tract #1517-1

Calc. from record & measured.

SOUTHERN PACIFIC RAILROAD RIGHT OF WAY
64 DEEDS 175

LOS ANGELES 26 DEEDS 209 AVENUE

SOUTHERN CALIFORNIA EDISON CO.
1546-CR-135

0 20 40 60

SCALE 1" = 60'

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JUNE , 1963

WAYNE L. BUTTERBAUGH & WIFE
1579 OR 89

Fd 2"I.P. w/tag R.E.#10872 per Tract Nº 1517-1

39 M R 53 N.89°56'48"W.

N89°56'48"W

535.95'

2557.95' R.E.M.
595.95'

30.00'

30.00'

5'

29'

30'

1'

376.63'

376.61'

183.92'

N0°01'18"E

2550 O.R. 360

2543 O.R. 102

PARCEL "A"

1'

AVENUE

85.00'

268.92'

30'

30'

60'

N0°01'18"E

N0°01'18"E

DELILAH STREET NO. 2

30'

6

0'

30'

30'

T=127.92'

T=132.18'

L=254.14'

L=262.61'

R=900'

R=930'

Δ=16°10'44"

Δ=16°10'44"

N16°12'02"E
46.1'

30'

6

0'

30'

N16°12'02"E 165.48'
135.48'

N16°12'02"E 90.00'
83.81'

72.22'
N73°47'58"W

East

504.72'

659.87'

Calc from Record & Measured

N0°01'18"E

N0°01'18"E

SOUTHERN CALIFORNIA EDISON CO.
1546 O.R. 135

229

Area=8.200 Acres (Net)

SEE SHEET NO. 3

SEE SHEET NO. 2

TRACY

659.87'
183.44'

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