43 M.R. 30

TRACT Nº 1529-2

SHEET 1 OF 2 SHEETS

In Unincorporated Territory of Ventura County, California

Being a Subdivision of a portion of Sections 4 & 5 T.1N., R.19 W., J. Edwards Tract No.1, Rancho El Conejo, in the County of Ventura, State of California, per Maps recorded in Book 1, Page 746 of Deeds of Ventura County, California.

McINTIRE & QUIROS INC.

Basis of Bearings

The bearing N0°09'20"E on the centerline of Lynn Road shown on the Map of Tract No. 1529-1 recorded in Book 38 Pages 55 to 56 inclusive, Miscellaneous Records (Maps), Records of Ventura County, California, was taken as the Basis of Bearings shown on this Subdivision.

We the undersigned hereby certify that we are the owners of, or are interested in the land included within this subdivision, entitled TRACT 1529-2 shown on the annexed map consisting of 1 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: Lynn Road, Queensbury Street, Bethany Street, Fordham Avenue, Campbell Avenue, Stoddard Avenue, Massey Street, Parcels A and B and Storm Drainage Easement also grant to the County of Ventura all rights of ingress and egress over and across the easterly and southeasterly line of Parcel A abutting Lynn Road in order that the owner of said Parcel A shall have no rights of access whatever, to said Lynn Road except the general easement of travel which belongs to the whole public, and also grant to the County of Ventura, all rights of ingress and egress from lots 76 to 98 inclusive, over and across the westerly and northwesterly lines of said lots abutting Lynn Road, in order that the owners of said lots shall have no rights of access whatever to said Lynn Road except the general easement of travel which belongs to the whole public, and also grant to the County of Ventura all rights of ingress and egress over and across the northerly line of Parcel B abutting Massey Street in order that the owner of said Parcel shall have no rights of access whatever to said Massey Street except the general easement of travel which belongs to the whole public.

AMERICAN SAVINGS AND LOAN ASSOCIATION A CALIFORNIAN CORPORATION
OWNER OF THE LAND

Herald L Davis
SR. VICE PRESIDENT

Evelyn L Root
Assistant Secretary

I, John W. McIntire do hereby certify that I am a Licensed Land Surveyor; that this map correctly represents a survey made under my direction in August 1963 for Eichler Homes, 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 Nov. 10, 1965 and that they are or will be sufficient to enable the survey to be retraced.

Date Sept. 13, 1963

Registered Land Surveyor Nº 2602

State of California } ss
County of Alameda }

On this 28th day of July 1964, before me, the undersigned, personally appeared Herald L Davis known to me to be the Sr. Vice Pres. and Evelyn L Root known to me to be the Asst. Secty. of AMERICAN SAVINGS AND LOAN ASSOCIATION 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 same.

Date July 28th 1964 Donna M. Ellis Donna M. ELLIS
Notary Public, my commission expires Mar 14, 1967

This map entitled TRACT 1529-2, consisting of 2 sheets is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 10th day of November 1964 for approval, said Board hereby approves said map and does hereby accept on behalf of the public for the public use, Lynn Road, Queensbury Street, Bethany Street, Fordham Avenue, Campbell Avenue, Stoddard Avenue, Massey Street as delineated upon sheet 2 and all rights of ingress and egress, as offered thereon, provided however that the offer of Parcels A and B is hereby rejected and further does hereby has caused this certificate to be signed by its chairman attested by its clerk and the official seal of said Board to affix hereto.

this 10th day of November 1964

Robert L. Hamm
Clerk of said Board

Board of Supervisors of the
County of Ventura
State of California

Edwin L Carly
Chairman of said Board

I certify that all 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 1529-2, have been complied with.

Date November 10, 1964

Robert L. Hamm
County Clerk
County of Ventura

By: Robert L. Hamm
Deputy County Clerk

#82510

Recorded at the request of the County Clerk Nov 13, 1964 at 4:15 p.m. in Book 43 of Miscellaneous Records (Maps), at pages 30 & 31 Records of Ventura County.

Robert L. Hamm
County Recorder
County of Ventura

By: M Callaway
Deputy County Recorder

I certify that I have examined the final map entitled TRACT Nº 1529-2, 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 this 10th day of November 1964

M.C. Lorenz
County Surveyor
County of Ventura

By: A. P. Stiber
Assistant County Surveyor

The signature of Conejo Valley Sanitary Co., present owner of an easement which can not ripen into fee has been omitted in accordance with Section 11587-A of the Business and Professions Code.

The signatures of Janss Investment Corporation and James Corporation, present owners of all the oil, gas, minerals and other hydrocarbon substances lying or being below a depth of 500 feet from the surface of a portion of said land, without, however, the surface right to extract such minerals, have been omitted in accordance with Section 11587-C (1) of the Business and Professions Code.

I certify that according to the records of my office there are no liens against the subdivision (TRACT Nº 1529-2) 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 this 6th day of Nov. 1964

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

By: Alma Louden
Deputy Tax Collector

43 M.R. 31

Scale 1"=100'

TRACT № 1529-2

SHEET 2 OF 2 SHEETS

In Unincorporated Territory of Ventura County, California

Being a Subdivision of a portion of Sections 4 & 5 T.1N., R.19W, J. Edwards Tract No.1, Rancho El Conejo, in the County of Ventura, State of California, per Maps recorded in Book 1, Page 746 of Deeds of Ventura County, California.

McINTIRE & QUIROS INC.

100' 0 100' 200' 300'

Sec. 32 Sec. 33 Sec. 5 Sec. 4

(Sta. 0+00 6"x6" Pine Post in conc. marked N.W.cor. of NE¼ of NW¼ Sec. 5 (B.M.R.S.) 1" I.P. at Sta. 6 17+15.88 26+55.46 44+98.22 Per C.R.S. 17)

6"x6" Post C.R.S.17

JANSS INVESTMENT CORPORATION 310 O.R. 35

JANSS INVESTMENT CORPORATION 310 O.R. 35

ROAD

AVENUE 6

QUEENSBURY STREET

BETHANY STREET

STODDARD AVENUE

FORDHAM AVENUE

MASSEY STREET

PARCEL A

LYNN ROAD

CAMPBELL AVENUE

EICHLER HOMES INC. - 2328 O.R. 48

THE HEIRS OR DEVISEES OF MARTHA L. HUNT, DECEASED, SUPERIOR COURT CASE № P-1811, SAID DECEDENT ACQUIRED TITLE BY DEED RECORDED IN BOOK 540, O.R. PAGE 36

2208.73' Calc. from Record

2' x 2' Public Utility Easement (Proposed)

6' x 6' Public Utility Easement (Proposed)

MONUMENT NOTES

- ● Found 2" I.P. per Tract No. 1529-1, 38 M.R. 55/56
- ○ Set 2" I.P. 6' deep with tag marked L.S. 2602
- □ Set Std. mon. and box per Plate A-22, Ventura County Standards adopted Feb. 6, 1962 Bronze marker to be stamped L.S. 2602 Set 2" x 2" stake with tag marked L.S. 2602 at all rear lot corners, Set 2" I.P. at all street & intersections E.C.'s, B.C.'s and centerpoints of turnarounds unless otherwise noted.

Basis of Bearings:
The bearing N0°09'20"E on the ℄ of Lynn Road shown on the Map of Tract No. 1529-1, 38 M.R. 55/56, was taken as the Basis of Bearings shown on this Subdivision.
Chisel (+) cross will be set in the sidewalk on lot line produced I' from lot corners.

TRACT № 1529-2

LOCATION MAP (NO SCALE)

TRACT NO. 1529-1 38 M.R. 55/56

LOCKHAM AVE. LYNN ROAD CAMINO MANZANAS CAINS BOROUGH ROAD MOOR PARK ROAD