SCALE 1"= 60'

TRACT No. 1665-1

SHEET 1 OF 4 SHEETS

In Unincorporated Territory of Ventura County, California

BEING A SUBDIVISION OF A PORTION OF SECTION 8, T. 1 N., R. 19 W., J. EDWARDS TRACT NO. 1, RANCHO EL CONEJO, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 1 PAGE 746 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

McINTIRE & QUIROS, INC.

The bearing N0°09'45"E of the West line as shown on Record of Survey Book 13 Records of Survey Page 8 and West line of Conejo Ranch Book 8 Page 51 Misc. Rec. (Maps), Records of Ventura County, California was taken as the Basis of Bearings 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 No. 1665-1 shown on the annexed map consisting of 3 sheets, and 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: N. Greenmeadow Avenue, N. Charro Avenue, N. Venado Avenue, N. Ensenada Avenue, W. Newbury Road, N. Capitan Street & Parcels A & B we also grant to the County of Ventura all rights of ingress and egress over and across the Westerly line of Parcel A abutting N. Greenmeadow Avenue in order that the owner of said Parcel will have no rights of access whatever to said N. Greenmeadow Avenue except the general easement of travel which belongs to the whole public. And we also grant to the County of Ventura, all rights of ingress and egress over and across the southerly line of Parcel B abutting W. Newbury Road in order that the owner of said parcel will have no right of access whatever to said W. Newbury Road except the general easement of travel which belongs to the whole public. And we do hereby offer to dedicate for Public use the storm drain easements shown on said map.

YOUNGHAM LAND CO., INC.
A CORPORATION
(OWNER)

Vice President — Assist. Secretary

TERESA A. BORCHARD
as Guardian of the person and Estate of Mary T. Borchard, an incompetent person.

Teresa A. Borchard

TRANS-COAST INVESTMENT CO.
A CORPORATION
(OWNER)

Clay Robbins, President — Josephine Boedeker, Asst. Secretary

MONARCH CONSTRUCTION CO.
A CORPORATION
(OWNER)

Milton Whitebook, Vice President — Edward Whitebook, Secretary

TITLE INSURANCE AND TRUST COMPANY
Trustee Under Deed of Trust Recorded In Book 2820 Page 580 Official Records

G. A. Barrett
ASSISTANT SECRETARY

This map entitled Tract No. 1665-1, consisting of 4 sheets is presented to the Board of Supervisors of Ventura County, California at the meeting of said Board held on the 31 day of Aug. 1965, for approval, said Board hereby approves said map and does hereby accept on behalf of the public for public use N. Greenmeadow Avenue, N. Charro Avenue, N. Venado Avenue, N. Ensenada Avenue, W. Newbury Road, N. Capitan Street, and all rights of ingress and egress, as offered hereon, provided however that the offer of Parcels A & B and storm drain easements as delineated upon Sheets 2 and 3, are hereby rejected and in witness whereof has caused this certificate to be signed by its chairman attested by its clerk and the official seal of said Board to affix hereto.

ATTEST:

Robert L. Hamm
Clerk of said Board

Board of Supervisors of the County of Ventura
State of California

J. R. MacDonald
Chairman of said Board

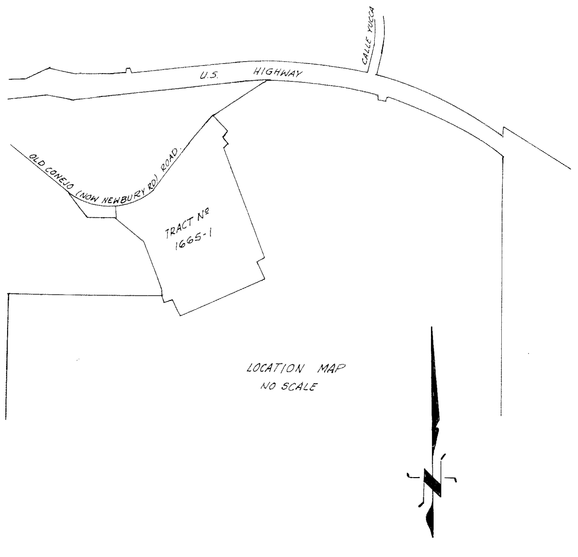
#65523

Recorded at the request of the Owner Sep 8, 1965 at 11:00 a.m. in Book 46 of Miscellaneous Records (Maps), at pages 13, 14, 15 & 16 Records of Ventura County.

Robert L. Hamm
County Recorder
County of Ventura

By _____
Deputy County Recorder

The signatures of Mary T. Borchard, an incompetent person, Edward Borchard and Teresa A. Borchard present owners of one-half of all crude oil, petroleum, gas, brea, asphaltum and all kindred substances and other minerals under and in a portion of said land without, however, any right to enter upon said land or the surface thereof or any part thereof for the purpose of prospecting, exploring, developing, drilling, producing, mining or for any other purposes, have been omitted in accordance with Section 11587, Subsection C-(1) of the Business and Professions Code.



LOCATION MAP
NO SCALE

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 May 1964 for Monarch Construction Co. 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 Aug. 31, 1966 and that they are sufficient to enable the survey to be retraced. The bearings on all centerline monuments shown hereon as set by me will be provided in the office of the County Surveyor prior to acceptance of the improvements into the County Road System.

Licensed Land Surveyor No. 2602

State of California } ss.
County of Ventura }

On this 27 day of July 1965, before me, the undersigned personally appeared G. A. BARRETT known to me to be the Assistant Secretary of TITLE INSURANCE AND TRUST COMPANY, 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 herein named and acknowledged to me that such corporation executed the same.

Date _____

Frank W. Lane
NOTARY PUBLIC

My Commission Expires 9-24-67

State of California } SS
County of Ventura }

On this 15th day of January 1965 before me, William L. Callender, a Notary Public in and for said County and State, personally appeared Teresa A. Borchard, as Guardian of the person and Estate of Mary T. Borchard, an incompetent person, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same, as such Guardian.

Date January 15, 1965

William L. Callender
Notary Public

My Commission Expires December 9, 1968

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 No. 1665-1 have been complied with.

Date Aug. 31, 1965

Robert L. Hamm
County Clerk
County of Ventura

By _____
Deputy County Clerk

I certify that I have examined the final map entitled Tract No. 1665-1, 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 this 2nd day of September 1965

M. C. Lorenz
County Surveyor
County of Ventura

By A. J. Stephen
Assistant County Surveyor

I hereby certify that according to the records of my office there are no liens, against the subdivision (Tract No. 1665-1) or any part thereof for unpaid state, county, municipal or local taxes or special assessments collected as taxes, Taxes on Special assessments not yet payable.

Dated this 1st day of Sept. 1965

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

By _____
Deputy Tax Collector

The signature of The Pacific Telephone and Telegraph Company, present owner of an easement which cannot ripen into a fee has been omitted under the provisions of Section 11587, Subsection (a), of the Business and Professions Code.

State of California } SS
County of Los Angeles }

On this 22 day of March 1965, before me, the undersigned, personally appeared CLAY ROBBINS known to me to be the President and JOSEPHINE BOEDEKER known to me to be the Assistant Secretary of TRANS-COAST INVESTMENT CO. 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.

Date March 22, 1965

Evelyn Lillie
Notary Public

My Commission Expires OCT 20, 1968

My Commission Expires Oct. 20, 1968

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

On this 10 day of JUNE 1965, before me, the undersigned, personally appeared MILTON WHITEBOOK known to me to be the Vice President and EDWARD WHITEBOOK known to me to be the Secretary of Monarch Construction Co. 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.

Date JUNE 10, 1965

Alan D. Green
NOTARY PUBLIC

My Commission Expires: JUNE 2, 1967

OFFICIAL SEAL
ALAN D. GREEN
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

My Commission Expires June 2, 1967

46 M.R. 13

SCALE 1"=60'

SHEET 2 OF 4 SHEETS

TRACT No. 1665-1

In Unincorporated Territory of Ventura County, California

BEING A SUBDIVISION OF A PORTION OF SECTION 8, T.1N., R.19W., J. EDWARDS TRACT No.1, RANCHO EL CONEJO, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 1, PAGE 746 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



Basis of Bearings:
The bearing N0°03'45"E of the West line as shown on a Record of Survey Book 13 Records of Survey Page 8 and West line of Conejo Ranch Book 8 Page 51 Misc. Rec. (Maps) Records of Ventura County, California was taken as the Basis of Bearings on this subdivision.

MONUMENT NOTES

- o 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"
- 1.) Set 2"x2" stake with tag marked "L.S. 2602" at all rear lot corners.
- 2.) Chisel (x) cross will be set in the sidewalk on lot line produced 1' from front lot corners.

Set 2" I.P. at all street & intersections, E.C.'s, B.C.'s, and centerpoint of turnaround unless otherwise noted.

6'x6' Public Utility Easement
P.U.E. = Public Utility Easement

46 M.R. 14

SCALE 1"=60'

SHEET 3 OF 4 SHEETS

TRACT No. 1665-1

In Unincorporated Territory of Ventura County, California

BEING A SUBDIVISION OF A PORTION OF SECTION 8, T.1N., R.19W. J. EDWARDS TRACT No.1, RANCHO EL CONEJO, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 1, PAGE 746 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

60 0 60 120 180

TRANS-COAST INVESTMENT CO.
Bk. 2389 - 115 O.R.

N. CHARRO AVENUE

N. VENADO AVENUE

N. ENSENADA AVENUE

W. CAPITAN STREET

Public Utility Easement

20' Easement of the Pacific Telephone and Telegraph Company indeed recorded April 19, 1948 in Book 826 page 83 of O.R.

G Easement of Pacific Telephone and Telegraph Company in deed recorded in Book 2853 page 75 of O.R.

Easement for storm drain purposes

VAN NUYS SAVINGS AND LOAN ASSN. 2784 O.R. 34

NABOR CORP., et al 2165 O.R. 348

TRANS-COAST INVESTMENT CO. Bk 2389-115 O.R.

SEE SHEET 2

SEE SHEET 2

MONUMENT NOTES

- ○ 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"
- 1) Set 2"x2" stake with tag marked "L.S. 2602" at all rear lot corners.
- 2) Chisel('x') cross will be set in the sidewalk on lot line produced 1' from front lot corners.

Set 2" I.P. at all street & intersections, E.C.'s, B.C.'s, and centerpoint of turnaround unless otherwise noted.

□ G.U.E. Public Utility Easement (Proposed)
P.U.E. = Public Utility Easement

Basis of Bearings:
The bearing N0°39'45"E of the West line as shown on Record of Survey Book 13 Records of Survey Page 8 and West line of Conejo Ranch Book 8 Page 51 Misc. Rec. (Maps) Records of Ventura County, California was taken as the Basis of Bearings on this subdivision.

46M.R.15

SCALE 1"=400'

TRACT No. 1665-1

In Unincorporated Territory of Ventura County, California

BEING A SUBDIVISION OF A PORTION OF SECTION 8, T.1 N., R.19 W., J. EDWARDS TRACT NO. 1, RANCHO EL CONEJO, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 1 PAGE 746 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

McINTIRE & QUIROS, INC.

400 0 400 800 1200

Basis of Bearings:
The bearing N0°09'45"E of the West line as shown on Record of Survey Book 13 Records of Survey Page 8 and West line of Conejo Ranch Book 8 Page 51 Misc. Rec. (Maps), Records of Ventura County, California was taken as the Basis of Bearings on this subdivision.

