NOTE: FOR DOCUMENT CORRECTING MONUMENTS ON THIS MAP
SEE BOOK 4031, PAGE 880 OF OFFICIAL RECORDS.

48 M.R. 35

WE, the undersigned, hereby certify that we are the owner (s) of or are interested in the land included within this subdivision, entitled TRACT NO. 1873-2, shown on this map consisting of 7 sheets, and that we are the only person (s) whose consent is necessary to pass a clear title to said land, and consent to the making and recordation of said map and subdivision as shown within the colored borderline, and do hereby offer to dedicate for public use all streets and highways shown on the map, storm drainage easements and Parcels "A" "B" "C" "D" and "E", and also grant to the County of Ventura, all rights of ingress and egress from "Parcel A" over and across the Southerly and Southwesterly lines of said Parcel abutting E. Smoke Tree Avenue, Parcel "B" over and across the westerly, northerly and northwesterly lines of said Parcel abutting E. Conifer Street, Parcel "C" over and across the southwesterly and southerly lines of said Parcel abutting E. Bayberry Street, Parcel "D" over and across the northerly northwesterly and westerly lines of said Parcel abutting E. Maplegrove Street, Parcel "E" over and across the Southwesterly lines of said Parcel abutting N. Buttonwood Avenue. and also offer to dedicate to the Triunfo County Sanitation District, for Public use, the sanitary sewer easements so designated upon said map.

Metropolitan Development Corporation
A DELAWARE CORPORATION, OWNER

By: James Gross
VICE - PRESIDENT

By: Lawrence Gluck
ASSISTANT SECRETARY

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

On this day of April 27 1966 Before me, the undersigned, personally appeared JAMES GROSS, known to me to be the vice-president, and LAWRENCE GLUCK known to me to be the assistant secretary of 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 within instrument pursuant to its by-laws or a resolution of its board of directors.

D. BERG
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

D. Berg
Notary Public
My commission expires: JAN. 15, 1970

The signatures of Hazel H. Albertson and Dana Latham, Austin H. Peck Jr., and Robert M. Sutton as trustees of Fred S. Albertson Trust No 2, Fred S. Albertson Trust No 3, Hazel H. Albertson Trust No 1 Hazel H. Albertson Trust No 2 and as trustees under the will of Fred S. Albertson deceased and the Decree of Distribution of his estate, a certified copy of which was recorded in book 3085 page 274 of Official Records, present owners of 60% of all oil, gas and minerals and all oil, gas and mineral rights upon and under said land, without any right to enter upon, possess or use any part of the surface of said land or any part of the subsurface thereof to a depth of 500 feet below the surface of said land, have been omitted in accordance with section 11687 C-(1) of the Business and Professions Code.

The signatures of The COUNTY OF VENTURA, PACIFIC LIGHTING SERVICE AND SUPPLY COMPANY, successor by merger to PACIFIC LIGHTING GAS SUPPLY COMPANY, SHELL OIL COMPANY, SOUTHERN CALIFORNIA EDISON COMPANY, LESTER TOWNES HOPE and DOLORES DeFINA HOPE, 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. The easement of Lester Townes Hope and Dolores DeFina Hope is blanket in nature.

#16661

Recorded at the request of the Owner, April 19, 1967, at 2:00 P. M. in Book 48 of Miscellaneous Records (Maps) at Pages 35-41 Inc, records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura

By Lucille Sargent
Deputy County Recorder

I, J.K. NEWVILLE, do hereby certify that I am a Registered Civil Engineer, that this map correctly represents a survey made under my direction in October 1965 for Metropolitan Development Corporation, 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. 11, 1968) and that they are (or will be) sufficient to enable the survey to be retraced. Tie notes to all centerline monuments shown hereon as set by me will be on file in the office of the County Surveyor prior to acceptance of the improvements into the County Road System.

Date Oct. 28 1965

J.K. Newville
Registered Civil Engineer No 13095

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 1873-2, 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.

Date April 4th 1967

RAYMOND S. WALKER
Treasurer — Tax Collector
County of Ventura

By Catherine Johnston
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT NO. 1873-2, 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.

Date APRIL 18 1967

A. P. STOKES
County Surveyor
County of Ventura

By Chas Garland
Chief Deputy County Surveyor

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. 1873-2, have been complied with.

Date April 18 1967

ROBERT L. HAMM
County Clerk
County of Ventura

By Susan Robinson
Deputy County Clerk

This map entitled TRACT NO. 1873-2, consisting of 7 sheets, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the ____ day of _____, 196__ for approval; said Board hereby approves said map and does hereby accept for public use all streets and highways, as delineated upon sheets 3, 4, 5, 6, and 7 and all rights of ingress and egress as offered hereon, provided however that the offer of Parcels "A" "B" "C" "D" "E" and all 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 April 1967

Board of Supervisors of the
County of Ventura
State of California

Attest:

Robert L. Hamm
Clerk of said Board
By Susan Robinson Deputy

Thomas E. Faulkner
Chairman of said Board

The following soil reports have been prepared on Tract No 1873-2:
Date of Report: May 12, 1964. Title of Report: Preliminary Soils Investigation, Oak Park Townhouses, Portion of Tract "P" Rancho Simi, M.B. 3-7, County of Ventura. Firm Name: Donald R. Warren Co. Engineer: DONALD R. WARREN No 1166
I know of no other Soil Reports that have been prepared on Tract No 1873-2.

METROPOLITAN DEVELOPMENT CORPORATION
a Delaware corporation, owner and subdivider
Date: April 27, 1966.

By: James Gross
vice-president

By: Lawrence Gluck
assistant secretary

J.K. Newville R.C.E. 13095
Date: Oct. 28, 1965

THE TRIUNFO COUNTY SANITATION DISTRICT HEREBY ACCEPTS FOR PUBLIC USE ALL SANITARY SEWER EASEMENTS DELINEATED AND DESIGNATED UPON THE MAP.

TRIUNFO COUNTY SANITATION DISTRICT

Thomas E. Faulkner
CHAIRMAN OF THE BOARD

TRACT NO. 1873-2
IN UNINCORPORATED TERRITORY

Being a portion of Tract "P" of Rancho Simi per Book 3 page 7 of Miscellaneous Records and a portion of Tract No 1873-1 per Book 47 pages 12 to 18 inclusive of Miscellaneous Records.

OCT. 1965

VENTURA COUNTY, CALIFORNIA

ENGINEERING SERVICE CORPORATION
1127 W. WASHINGTON BLVD. LOS ANGELES, CALIF.

BASIS OF BEARINGS:

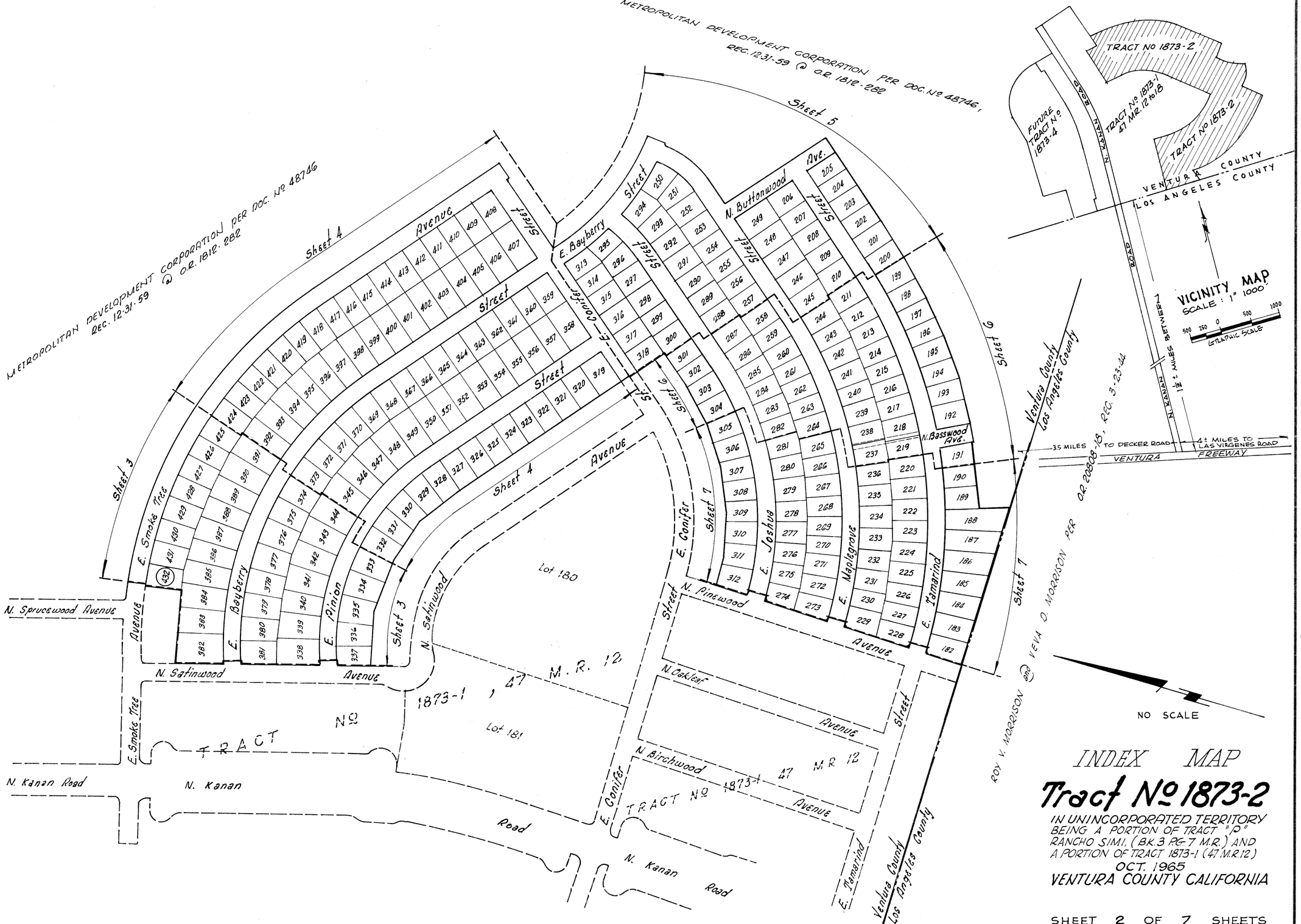
The bearing "N. 89°14'14" W." being the Ventura County and Los Angeles County boundary line, as shown on map of Tract No 1873-1, recorded in Book 47, pages 12 to 18 of Miscellaneous Records (Maps), Ventura County, was used as basis of Bearings for this map.

SHEET 1 OF 7 SHEETS

C. of V. 7-64

NOTE: FOR DOCUMENT CORRECTING MONUMENTS ON THIS MAP
SEE BOOK 4031, PAGE 880 OF OFFICIAL RECORDS.

48 M.R. 36



SHEET 2 OF 7 SHEETS

K·E IMPERIAL™ TRACING CLOTH LA 1233

NOTE: FOR DOCUMENT CORRECTING MONUMENTS ON THIS MAP SEE BOOK 4031, PAGE 880 OF OFFICIAL RECORDS.

48 M.R. 37

① Δ = 87°30'24" L=22.91' R=15.00' T=14.36' } R.&M.

② Δ = 92°42'40" L=24.27' R=15.00' T=15.73' } R.&M.

③ Δ = 86°36'21" L=22.67' R=15.00' T=14.14' } R.&M.

④ Δ = 93°47'27" L=24.55' R=15.00' T=16.03' } R.&M.

⑤ Δ = 0°47'14" L=19.37' R=1410.00' T=9.69'

⑥ Δ = 81°31'21" L=41.26' R=29.00' T=25.00'

DETAIL OF 6'x6' P.U.E.

DETAIL NO SCALE

MONUMENT NOTES

1. Front lot corners - Witness crosses chiseled in concrete curb along lot lines produced.
2. Set 2"x2" redwood stakes at rear lot corners.
3. Engineers center-line ties and monuments set within this Tract will be on file at the office of the County Surveyor of Ventura County

NOTES

1. P.U.E. = Public Utilities Easement
2. See 6'x6' P.U.E. Detail on this sheet.

MONUMENT LEGEND

- O Set 1½" iron pipe tagged R.C.E. 13095 in concrete.
- ◎ Set 2" iron pipe tagged R.C.E. 13095 in concrete.
- ● 1½" Iron Pipe to be set per Tract No. 1873-1, 47 M.R. 12 not found.
- ◉ 2" Iron Pipe to be set per Tract No. 1873-1, 47 M.R. 12 not found.
- Δ Monuments found as noted.
- ■ Set Standard Monument per plate A-22 Adopted 2-6-62

0 25 50 100 150 200

Graphic Scale

BASIS OF BEARINGS:

The bearing "N.89°11'14"W." being the Ventura County and Los Angeles County boundary line, as shown on map of Tract No 1873-1, recorded in Book 47 pages 12-18 of Miscellaneous Records ('Maps'), Ventura County was used as the basis of bearings for this map.

Metropolitan Development Corporation per Doc. No 48746, Rec. 12-31-59 @ 8 A.M.

E. SMOKE TREE AVENUE

E. BAYBERRY STREET

E. PINION STREET

N. SPRUCE-WOOD 30' AVENUE

E. SMOKE TREE AVENUE

N. SATINWOOD AVENUE

TRACT NO. 1873-1 BK. 47, PGS. 12-18 M.R.

SEE SHEET 4

SEE SHEET 5

SEE SHEET 4

SCALE: 1" = 60'

Tract No 1873-2

IN UNINCORPORATED TERRITORY

BEING A PORTION OF TRACT "P" RANCHO SIMI, (BK.3 PG.7 M.R.) AND A PORTION OF TRACT 1873-1 (47 M.R.12). OCT. 1965

VENTURA COUNTY, CALIFORNIA

TRACT NO 1873-1 BK. 47, PGS. 12-18 M.R.

K&E IMPERIAL™ TRACING CLOTH LA 1233

NOTE : FOR DOCUMENT CORRECTING MONUMENTS ON THIS MAP
SEE BOOK 4031, PAGE 880 OF OFFICIAL RECORDS.

48 M.R. 38

Metropolitan Development Corporation per Doc. № 48746, Rec. 12-31-59, @ O.R. 1812-282.

Tract Bndry.

Parcel "A"

N. 50°52'39" W. 717.67'

N. 50°52'39" W. 672.67'

N. 50°52'39" W. 627.67'

AVENUE

STREET

SMOKE TREE

BAYBERRY

PINION

CONIFER

N. SATINWOOD AVENUE

Parcel "B"

Parcel "C"

Metropolitan Development Corporation per Doc. №48746, Rec. 12-31-59 @ O.R. 1812-282.

N. 39°07'21"E. 215.00'

N. 39°07'21"E. 733.00'

N. 39°07'21"E. 295.00'

N. 39°07'21"E. 207.00'

N. 39°07'21"E. 88.00'

N. 39°07'21"E. 133.00'

N. 39°07'21"E. 186'

SEE SHEET 5

SEE SHEET 3

SEE SHEETS 6 & 7

Δ=90°00'00" L=23.56' R=15.00' T=15.00'

MONUMENT LEGEND

- ○ Set 1½" Iron pipe tagged R.C.E. 13095 in concrete.
- ◎ Set 2" Iron pipe tagged R.C.E. 13095 in concrete.
- ● 1½" Iron Pipe to be set per Tract No. 1873-1, 47 M.R. 12. not found.
- ◉ 2" Iron Pipe to be set per Tract No. 1873-1, 47 M.R. 12 not found.
- △ Monument found as noted.
- ■ Set Standard Monument per plate A-22 Adopted 2-6-62

MONUMENT NOTES :

1. Front lot corners - Witness crosses chiseled in concrete curb along lot lines produced.
2. Set 2"x2" redwood stakes at rear lot corners.
3. Engineer's center-line ties and monuments set within this Tract will be on file at the office of the County Surveyor of Ventura County.

NOTES

1. P.U.E. = Public Utilities Easement
2. See 6'x6' P.U.E. Detail on sheet 3.

BASIS OF BEARINGS

The bearing "N. 89°14'14" W." being the Ventura County and Los Angeles County boundary line, as shown on map of Tract № 1873-1, recorded in Book 47, pages 12-18 of Miscelaneous Records (Maps), Ventura County, was used as the Basis of Bearings for this map.

TRACT № 1873-1 BK.47, PG'S. 12-18 M.R.

Graphic Scale 0 25 50 100 150 200

SCALE: 1"=60'

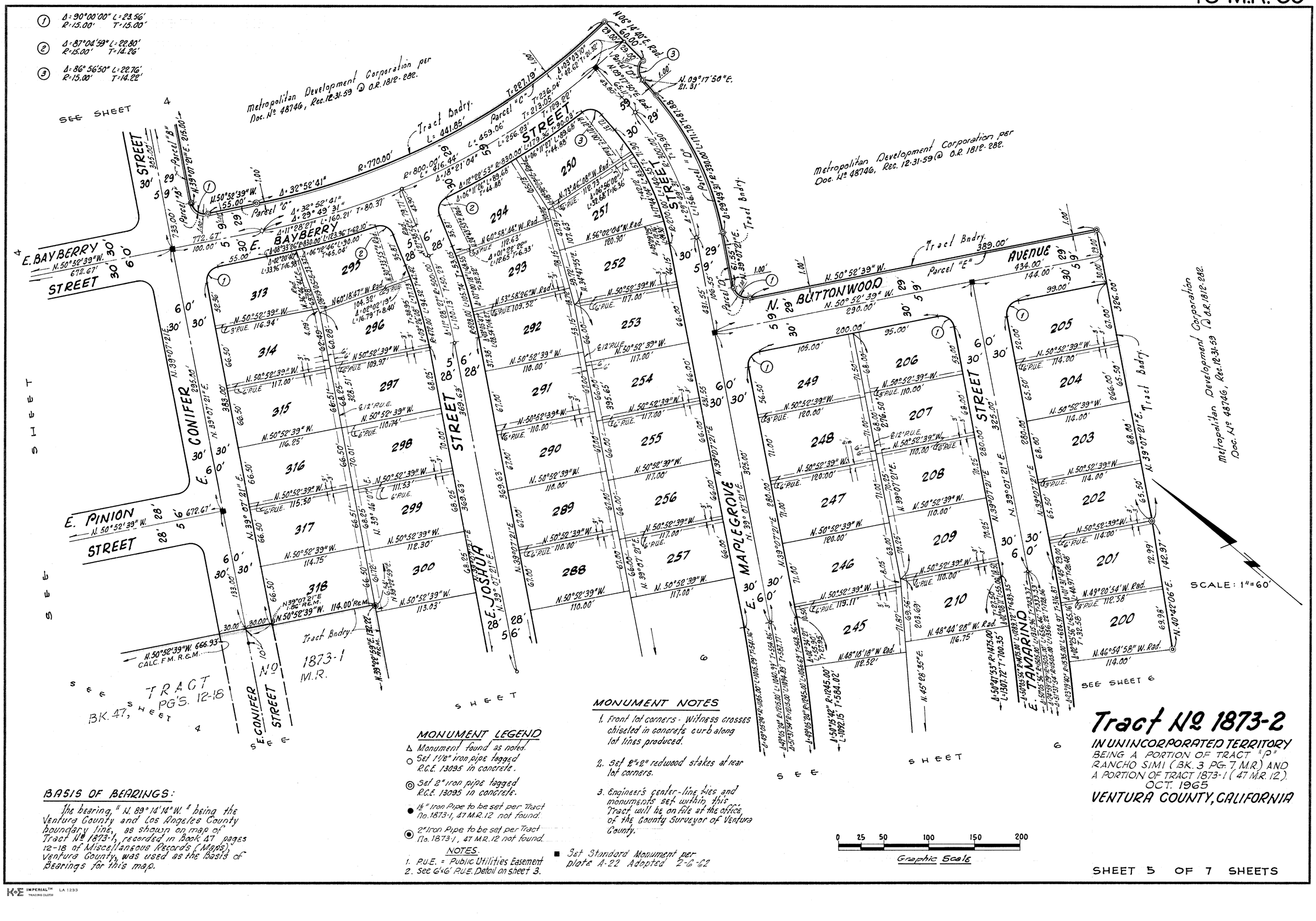
Tract № 1873-2

IN UNINCORPORATED TERRITORY
BEING A PORTION OF TRACT "D" RANCHO SIMI (BK.3 PG 7 M.R.) AND A PORTION OF TRACT 1873-1 (47 M.R. 12)
OCT. 1965.
VENTURA COUNTY, CALIFORNIA

SHEET 4 OF 7 SHEETS

K&E IMPERIAL™ TRACING CLOTH LA 1233

NOTE: FOR DOCUMENT CORRECTING MONUMENTS ON THIS MAP
SEE BOOK 4031, PAGE 880 OF OFFICIAL RECORDS.



BASIS OF BEARINGS:

The bearing, " N. 89°14'14" W. " being the Ventura County and Los Angeles County boundary line, as shown on map of Tract No 1873-1, recorded in Book 47 pages 12-18 of Miscellaneous Records (Maps), Ventura County, was used as the basis of Bearings for this map.

MONUMENT LEGEND

- △ Monument found as noted.
- ○ Set 1 1/2" iron pipe tagged R.C.E. 13095 in concrete.
- ◎ Set 2" iron pipe tagged R.C.E. 13095 in concrete.
- ● 1/2" Iron Pipe to be set per Tract No. 1873-1, 47 M.R. 12 not found.
- ◉ 2" Iron Pipe to be set per Tract No. 1873-1, 47 M.R. 12 not found.
- ■ Set Standard Monument per plate A-22 Adopted 2-6-62

NOTES.
1. P.U.E. = Public Utilities Easement
2. See 6'x6' P.U.E. Detail on sheet 3.

MONUMENT NOTES

1. Front lot corners - Witness crosses chiseled in concrete curb along lot lines produced.
2. Set 2"x2" redwood stakes at rear lot corners.
3. Engineer's center-line ties and monuments set within this Tract will be on file at the office of the County Surveyor of Ventura County.

0 25 50 100 150 200
Graphic Scale

Tract No 1873-2

IN UNINCORPORATED TERRITORY
BEING A PORTION OF TRACT "P" RANCHO SIMI (BK. 3 PG. 7 M.R.) AND A PORTION OF TRACT 1873-1 (47 M.R. 12).
OCT. 1965
VENTURA COUNTY, CALIFORNIA

SHEET 5 OF 7 SHEETS

K&E IMPERIAL™ TRACING CLOTH LA 1233

NOTE: FOR DOCUMENT CORRECTING MONUMENTS ON THIS MAP SEE BOOK 4031, PAGE 880 OF OFFICIAL RECORDS.

48 M.R. 40



MONUMENT NOTES

1. Front lot corners - Witness crosses chiseled in concrete curb along lot lines produced.
2. Set 2"x2" redwood stakes at rear lot corners.
3. Engineer's center line ties and monuments set within this Tract will be on file at the office of the County Surveyor of Ventura County.

NOTES:

1. P.U.E. = Public Utilities Easement
2. See 6'x6' P.U.E. Detail on sheet 3.

MONUMENT LEGEND

- ○ Set 1½" iron pipe tagged R.C.E. 13095 in concrete.
- ◎ Set 2" iron pipe tagged R.C.E. 13095 in concrete.
- ● 1½" Iron pipe to be set per Tract No 1873-1, 47 M.R. 12 not found
- ◉ 2" Iron pipe to be set per Tract No 1873-1, 47 M.R. 12 not found.
- Δ Monuments found as noted.
- ■ Set Standard Monument per plate A-22 Adopted 2-6-62.

BASIS OF BEARINGS:

The bearing "N. 89°14'14" W." being the Ventura County and Los Angeles County boundary line, as shown on map of Tract No 1873-1, recorded in Book 47 pages 12-18 of Miscellaneous Records (Maps), Ventura County, was used as the basis of bearings for this map.

0 25 50 100 150 200
Graphic Scale

(1) Δ=88°20'11" L=23.13' R=15.00' T=14.57'

Metropolitan Development Corporation per Doc. No 48746, Rec. 12-31-59 @ O.R. 1812: 282

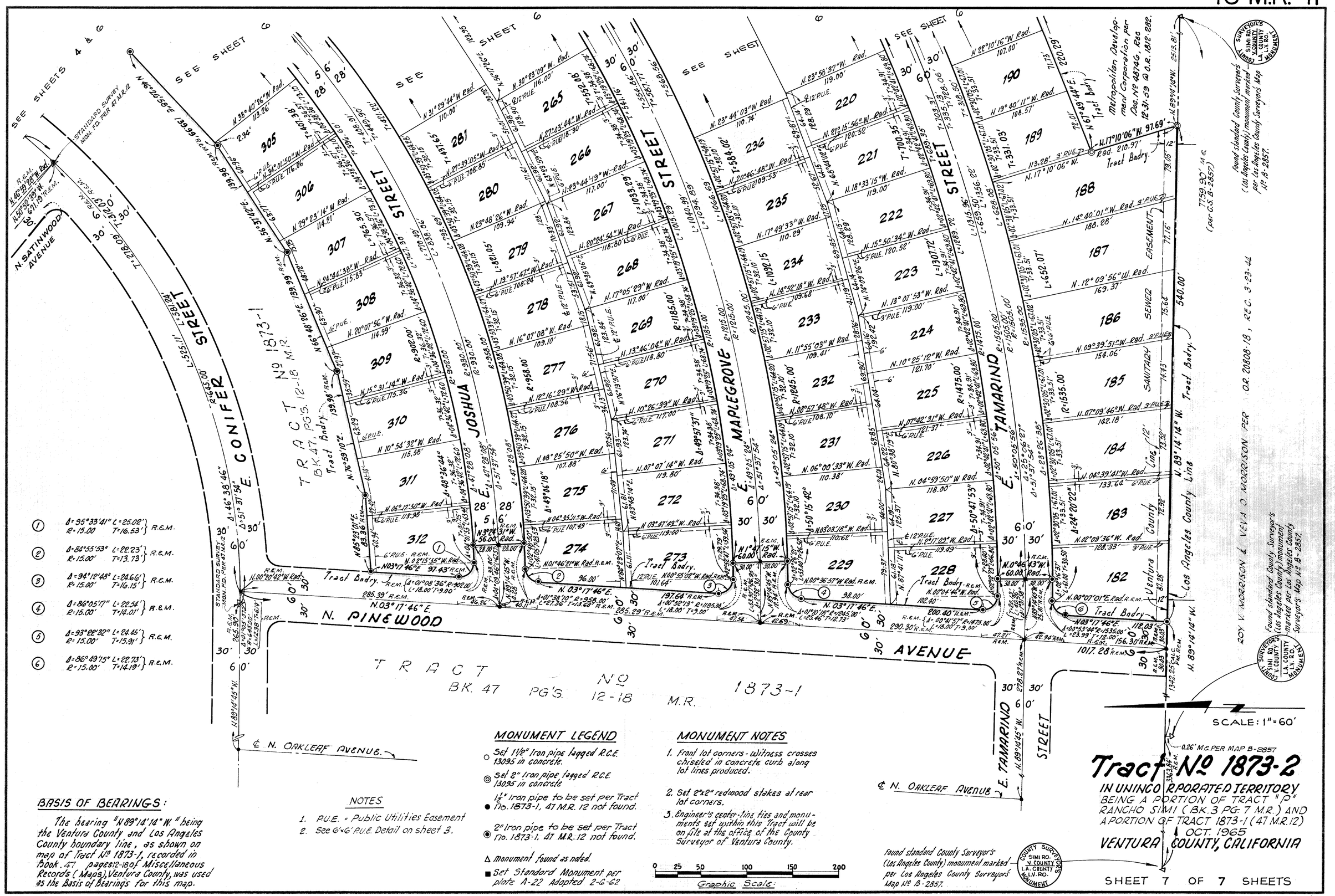
Tract No 1873-2

IN UNINCORPORATED TERRITORY
BEING A PORTION OF TRACT "P" RANCHO SIMI (BK. 3 PG. 7 M.R.) AND A PORTION OF TRACT 1873-1 (47 M.R. 12)
OCT. 1965
VENTURA COUNTY, CALIFORNIA

K&E IMPERIAL™ TRACING CLOTH LA 1233

NOTE: FOR DOCUMENT CORRECTING MONUMENTS ON THIS MAP
SEE BOOK 4031, PAGE 880 OF OFFICIAL RECORDS.

48 M.R. 41


SEE SHEETS 4 & 6
SEE SHEET 6
STANDARD SURVEY MON. FD. PER 47 M.R.12
N. SATINWOOD AVENUE
E. CONIFER STREET
JOSHUA STREET
MAPLEGROVE STREET
TAMARIND STREET
SANITARY SEWER EASEMENT
Ventura County
Los Angeles County
Tract Bndry.
TRACT NO 1873-1 BK. 47 PG'S. 12-18 M.R.
N. PINEWOOD AVENUE
E. TAMARIND STREET
℄ N. OAKLEAF AVENUE
TRACT NO 1873-2
IN UNINCORPORATED TERRITORY
BEING A PORTION OF TRACT "P" RANCHO SIMI (BK. 3 PG. 7 M.R.) AND A PORTION OF TRACT 1873-1 (47 M.R.12)
OCT. 1965
VENTURA COUNTY, CALIFORNIA
SCALE: 1"=60'
SHEET 7 OF 7 SHEETS
Found standard County Surveyor's (Los Angeles County) monument marked per Los Angeles County Surveyors Map No B-2857.
Found standard County Surveyor's (Los Angeles County) monument marked per Los Angeles County Surveyors Map No B-2857.
SURVEYOR'S MONUMENT
COUNTY SURVEYOR SIMI RD. V. COUNTY L.A. COUNTY V. RD.
N. 89°14'14" W. Tract Bndry.
N. 89°14'14" W. Los Angeles County Line
ROY V. NORRISON & VELA O. MORRISON PER O.R. 20808:18, REC. 3-23-44
7759.90' M.S. (per G.S. B-2857)
7342.25' CALC. FM. REM.
3363.34' R.E.M.
1017.28' R.E.M.
278.27' R.E.M.
540.00'
0.26' M.S. PER MAP B-2857
305 306 307 308 309 310 311 312
281 280 279 278 277 276 275 274
265 266 267 268 269 270 271 272 273
236 235 234 233 232 231 230 229 228
220 221 222 223 224 225 226 227
190 189 188 187 186 185 184 183 182
L=525.11' L=581.04' R=2645.00'
L=1040.99' L=1066.69' R=1215.00'
L=1015.29' L=838.06' R=1185.00'
L=1033.09' R=1185.00'
L=1301.72' R=1475.00'
L=1315.96' L=1356.28' R=1505.00'
L=652.07' R=1535.00'
T=700.35' T=584.02'
T=554.46' T=581.77' T=568.66'
T=431.65' T=449.06'
T=331.03' T=335.13' T=328.06'
T=312.50' T=335.51' T=329.37'
N 46°39'28" W 671.19' R.E.M.
N 50°52'39" W 139.99' R.E.M.
N 46°46'58" E 139.99' R.E.M.
N 89°14'45" W 285.39' R.E.M.
N 03°17'46" E 285.29' R.E.M.
N 03°17'46" E 285.39' R.E.M.
N 89°14'45" W 285.29' R.E.M.
N 89°14'14" W 1342.25' CALC. FM. REM.
N 89°14'14" W 1317.53' R.E.M.
N 89°14'14" W 1342.25' CALC. FM. REM.
N 89°14'14" W 1342.25' CALC. FM. REM.
N 89°14'14" W 1342.25' CALC. FM. REM