NOTE: FOR DOCUMENT CORRECTING THIS MAP SEE BOOK 3840 PAGE 801 OF OFFICIAL RECORDS RECORDED ON JULY 20, 1971.

52 MR 5

The undersigned hereby certifies that they are the owners of, or are interested in, the land included within this subdivision entitled TRACT NO. 2025-1, shown on this map, that they are the only persons whose consent is necessary to pass a clear title to said land, that they consent to the making and recordation of said map and subdivision as shown within the colored borderline, and that they do hereby offer to dedicate, free and clear of any prior easements of right of way, for public use the right of way for all streets and highways and Landscaping and Public Service Easements shown on the map, and do hereby offer to dedicate to the Ventura County Flood Control District for public use the storm drainage easements shown on the map.

VALIANT INVESTMENT CO., a corporation, as OWNER

Lee J. Goldin
Vice President

Bernard H. Moore
Assistant Secretary

ALLIANCE ESCROW CORP., a California corporation, as TRUSTEE under deed of trust recorded in Book 3157, Page 496 of Official Records.

Howard J. Irvine
Vice President

Bernard H. Moore
Asst. Secretary

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

On this 31st day of MARCH, 1969 before me, the undersigned, personally appeared LEE J. GOLDIN, known to me to be the Vice-President, and BERNARD H. MOORE, known to me to be the Assistant Secretary, of VALIANT INVESTMENT CO., 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 OWNER.

Pauline A. Robinson
Notary Public in and for said County and State
My commission expires Dec. 19, 1972

OFFICIAL SEAL
PAULINE A. ROBINSON
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Dec. 19, 1972

#21910

Recorded at the request of the Owner, MAY 1ST 1969, at 2:30 P.M. in Book 52 of Miscellaneous Records (Maps) at Pages 5 thru 12, records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura

By William Dover asst.
Deputy County Recorder

I, R.R. Gabriel, do hereby certify that I am a Licensed Surveyor, that this map correctly represents a survey made under my direction in January, 1969, 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 within one year after approval of this tract map by the Board of Supervisors), 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 February 14, 1969

R.R. Gabriel L.S. 3317

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 2025-1, 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 March 19, 1969

RAYMOND S. WALKER
Treasurer — Tax Collector
County of Ventura

By Cora de Sanno
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT NO. 2025-1, 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.

Date APRIL 29 1969

A.P. STOKES
County Surveyor
County of Ventura

By Wm Farland
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. 2025-1, have been complied with.

Date April 29, 1969

ROBERT L. HAMM
County Clerk
County of Ventura

By Bernice Klatt
Deputy County Clerk

This map entitled TRACT NO. 2025-1, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 29th day of April, 1969 for approval; said Board hereby approves said map and does hereby accept for public use the right of way for all streets and highways and Landscaping and Public Service Easements shown on said map, 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 29th day of April, 1969.

Attest:
Robert L. Hamm
County Clerk

By: Bernice Klatt, Deputy
Clerk of said Board

BOARD OF SUPERVISORS OF THE
COUNTY OF VENTURA
STATE OF CALIFORNIA

J.M. Appleton
Chairman of said Board

The Ventura Flood Control District hereby rejects the storm drainage easements shown on the map.

Dated April 29, 1969
Attest:
Robert L. Hamm
County Clerk
County of Ventura

By Bernice Klatt
Deputy County Clerk

VENTURA COUNTY FLOOD CONTROL DISTRICT CALIF.

J.M. Appleton
Chairman of the Board
Ventura County Flood Control District

The following soil reports have been prepared on TRACT NO. 2025-1:

Date of Report	Title of Report	Firm Name	Engineer	Engineers Registration No.
2-7-64	Preliminary Soils Investigation	Donald R. Warren Co.	Herbert J. Recker	C-14349
2-18-69	Soils Report Tract No 2025-1	Donald R. Warren Co.	Cecil F. Collins	C-12970

The holder of the Landscape and Public Service Easements shown hereon shall have, by virtue of said easements, the right to install and maintain public facilities including but not limited to street trees, street name signs, traffic control signs, street lighting standards and appurtenances, and fire hydrants.

TRACT NO. 2025-1

IN UNINCORPORATED TERRITORY

BEING A PORTION OF LOT 1 OF TRACT NO. 2024 (52 M.R. 3)
AND A PORTION OF THE N.W. 1/4 OF
SEC. 12, T. 2 N., R. 18 W., RANCHO SIMI
AS SHOWN ON THE MAP OF VALLEY OF THE SIMI
(3 M.R. 2)

VENTURA COUNTY, CALIFORNIA

JENNINGS-HANSEN ENGINEERING
374 POLI STREET, VENTURA, CAL.

FEBRUARY, 1969

NOTE: FOR DOCUMENT CORRECTING THIS MAP SEE BOOK 3840 PAGE 801 OF OFFICIAL RECORDS RECORDED ON JULY 20, 1971.

The signatures of SANITATION, INC., and SOUTHERN CALIFORNIA EDISON COMPANY, 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 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 in a portion of said land have been omitted in accordance with Section 11587 (c)(1) of the Business and Professions Code.

The signatures of Loyal T. Wiekhorst and Ruth T. 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.

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

On this 31st day of MARCH, 1969, before me, the undersigned, personally appeared HOWARD J. LEVINE, known to me to be the Vice President and BERNARD H. MOORE, known to me to be the Asst. Secretary of ALLIANCE ESCROW CORP, a corporation, the corporation that executed the within instrument, and known to me to be 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
PAULINE A. ROBINSON
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Dec. 19, 1972

Pauline A. Robinson
Notary Public in and for said County and State
My commission expires DEC. 19, 1972

TRACT Nº 2025-1

IN UNINCORPORATED TERRITORY

BEING A PORTION OF LOT 1 OF TRACT Nº 2024 (52 M.R. 3) AND A PORTION OF THE N.W. 1/4 OF SEC. 12, T. 2 N., R. 18 W., RANCHO SIMI, AS SHOWN ON THE MAP OF VALLEY OF SIMI (3 M.R. 2)

VENTURA COUNTY, CALIFORNIA

JENNINGS-HANSEN ENGINEERING
374 POLI STREET, VENTURA, CALIF.

FEBRUARY, 1969

SHEET 2 OF 8 SHEETS

(1) Δ = 90° 00' 00" R = 25.00' L = 39.27' T = 25.00'

(2) Δ = 40° 01' 06" R = 30.00' L = 20.95' T = 10.92'

(3) Δ = 31° 17' 12" R = 30.00' L = 16.38' T = 8.40'

(4) Δ = 44° 08' 09" R = 50.00' L = 38.51' T = 20.27'

(5) Δ = 16° 12' 43" R = 50.00' L = 14.15' T = 7.12'

(6) Δ = 4° 46' 58" R = 42.00' L = 3.50' T = 1.75'

(7) Δ = 7° 10' 35" R = 18.00' L = 9.77' T = 4.89'

(8) Δ = 37° 23' 17" R = 514.00' L = 335.41' T = 173.92'

(9) Δ = 37° 26' 12" R = 246.00' L = 160.73' T = 83.35'

(10) Δ = 248° 45' 12" R = 45.00' L = 195.37' B.T. = 65.78'

(11) Δ = 71° 18' 18" R = 30.00' L = 37.33' T = 21.52'

(12) Δ = 34° 53' 06" R = 204.00' L = 124.21' T = 64.10'

(13) Δ = 37° 23' 17" R = 556.00' L = 362.82' T = 188.13'

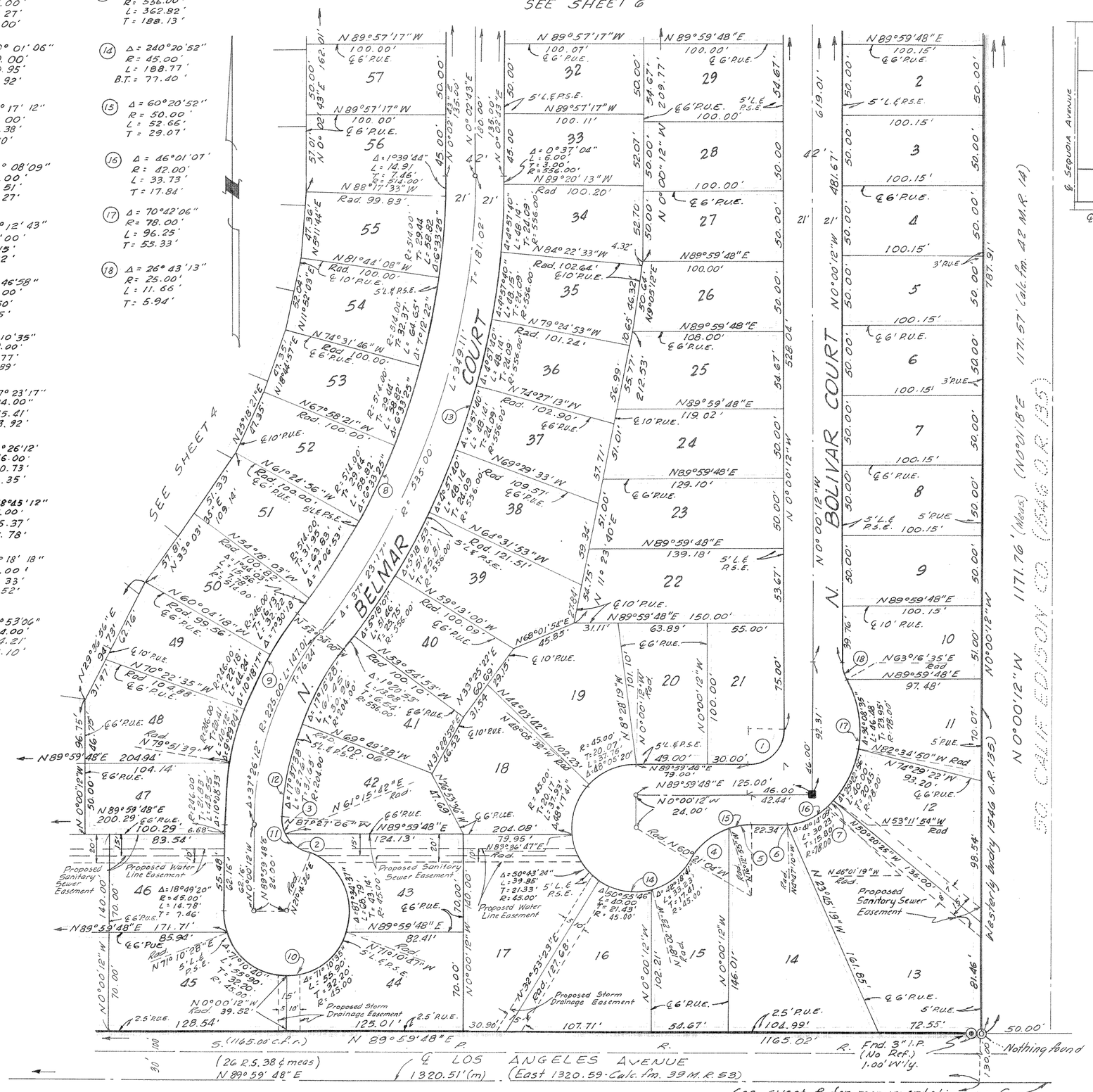
(14) Δ = 240° 20' 52" R = 45.00' L = 188.77' B.T. = 77.40'

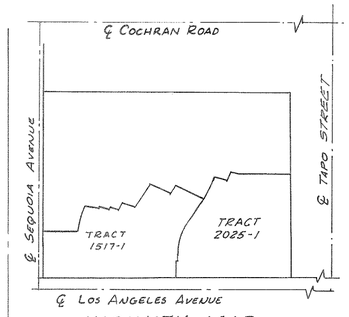
(15) Δ = 60° 20' 52" R = 50.00' L = 52.66' T = 29.07'

(16) Δ = 46° 01' 07" R = 42.00' L = 33.73' T = 17.84'

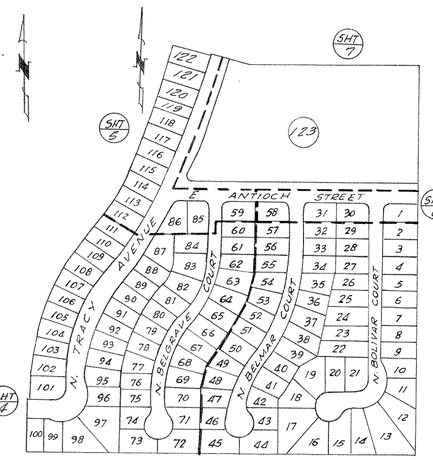
(17) Δ = 70° 42' 06" R = 78.00' L = 96.25' T = 55.33'

(18) Δ = 26° 43' 13" R = 25.00' L = 11.66' T = 5.94'





VICINITY MAP
(SCALE: 1" = 1000')



INDEX MAP
(SCALE: 1" = 300')

MONUMENT LEGEND

- ◉ Monument found as noted
- ◎ Set 1½" I.P. w/tag "L.S. 3317" in conc.
- ● Found 2" I.P. per 39 M.R. 53.
- ○ Center-line points - Set 1½" I.P. w/tag "L.S. 3317"
- ▩ Set Ventura County Standard Survey Monument per Plate F-2 adopted March 1, 1966, w/tag "L.S. 3317"

Front lot corners - Chiseled "+" in conc. walk along lot line produced 6" beyond true corner.

Rear lot corners - Set 3/4" I.P. w/tag "L.S. 3317."

Note: "P.U.E." denotes Proposed Public Utilities Easement.

"Rec." - Denotes record data per 39 M.R. 53

L.&P.S.E. - Denotes Landscaping and Public Service Easement.

BASIS OF BEARINGS

The bearing of "N 89°59'48" E" of the center-line of Los Angeles Avenue, as shown on the map recorded in Book 26, Page 38 of Records of Survey, Ventura County, was used as the basis of bearings for this map.

GRAPHIC SCALES

Scale: 1" = 300'

Scale: 1" = 1000'

Scale: 1" = 50'

TRACT Nº 2025-1

IN UNINCORPORATED TERRITORY

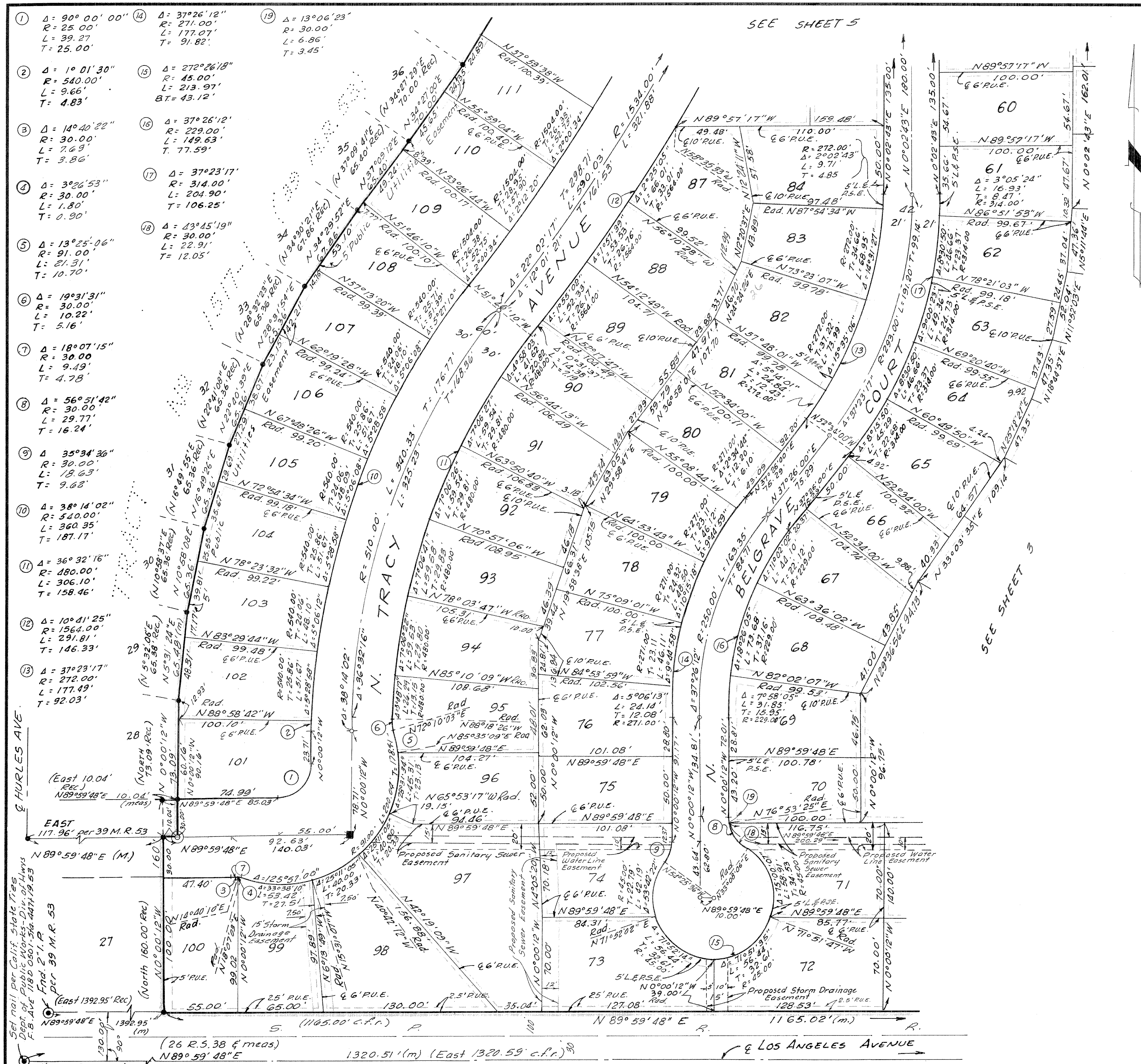
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VENTURA COUNTY, CALIFORNIA

JENNINGS - HANSEN ENGINEERING
374 POLI STREET, VENTURA

FEBRUARY, 1969

SHEET 3 OF 8 SHEETS



MONUMENT LEGEND

- ◉ Monument found as noted.
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GRAPHIC SCALE



TRACT Nº 2025-1

IN UNINCORPORATED TERRITORY

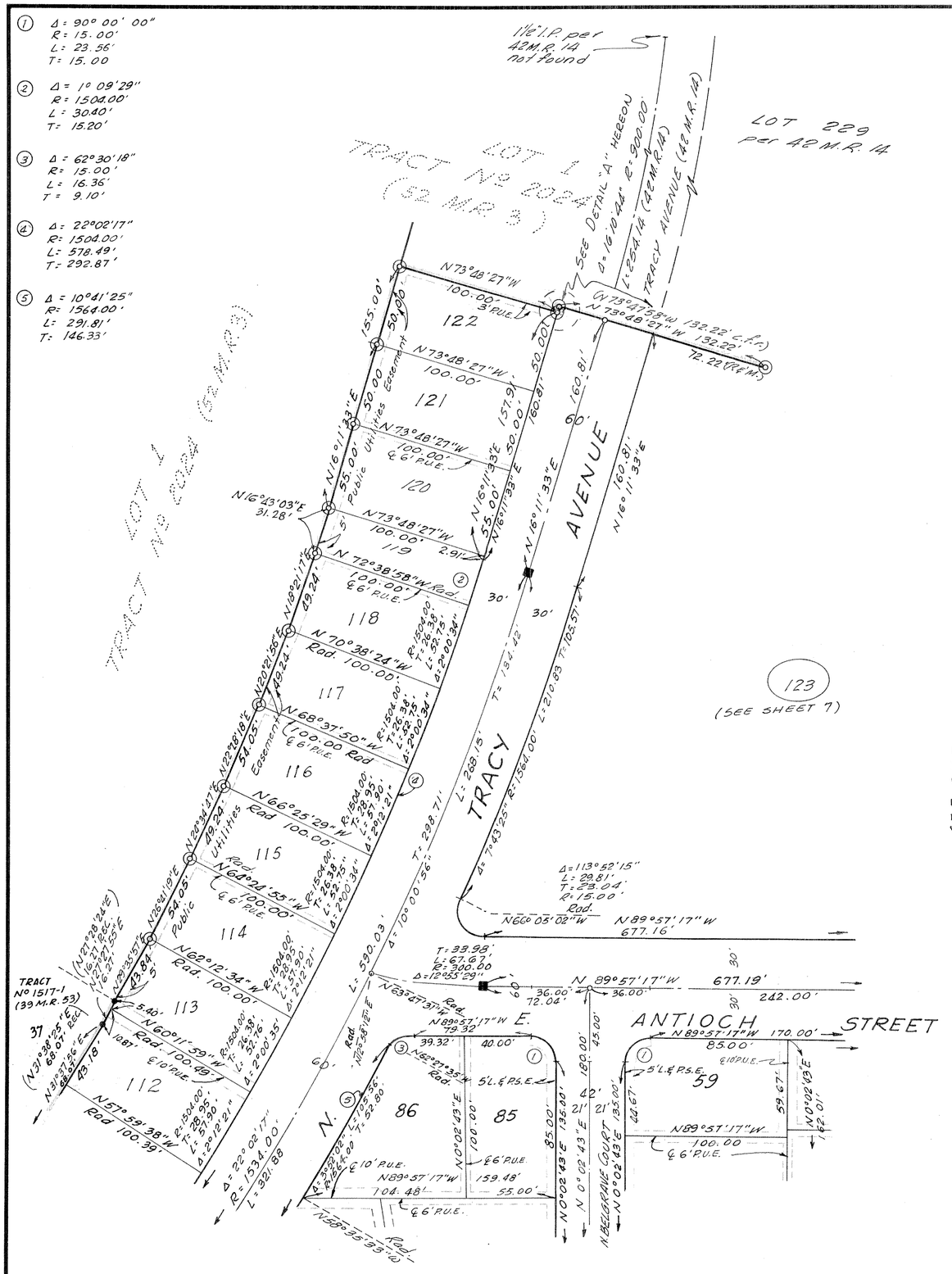
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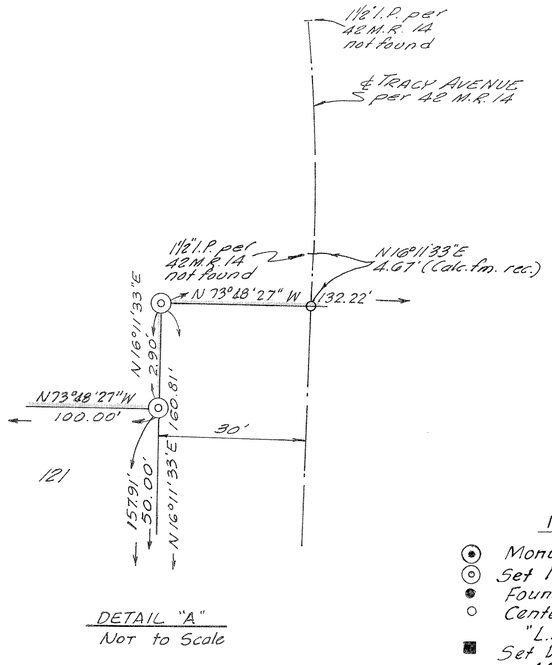
VENTURA COUNTY, CALIFORNIA

JENNINGS-HANSEN ENGINEERING
374 POLI STREET, VENTURA, CALIF.

SCALE: 1" = 50' FEBRUARY 1969

SHEET 4 OF 8 SHEETS





DETAIL "A"
Not to Scale

MONUMENT LEGEND

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GRAPHIC SCALE

0 20 40 Scale: 1"=50'
10 30 50 100 150 200

TRACT Nº 2025-1

IN UNINCORPORATED TERRITORY

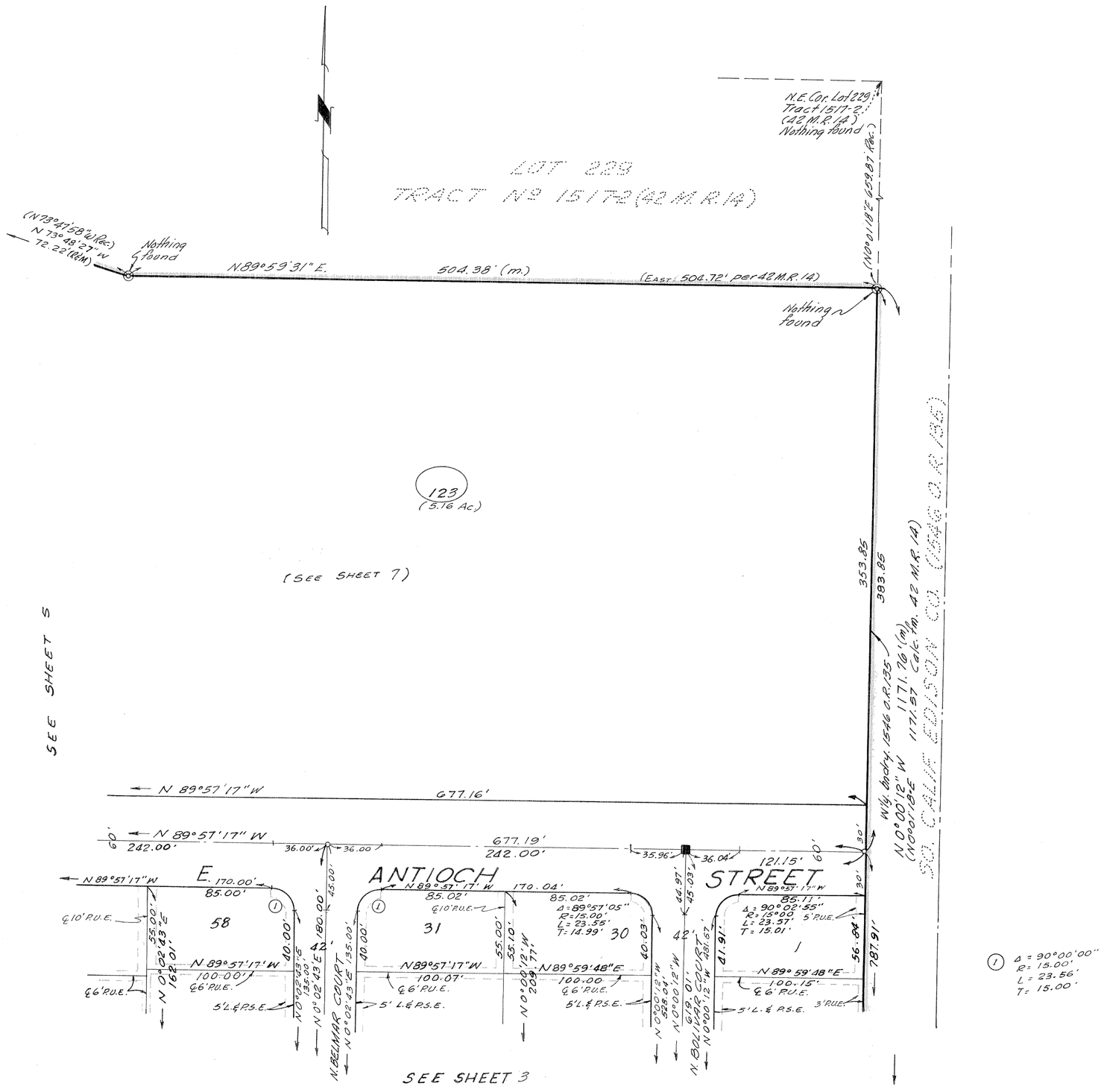
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VENTURA COUNTY, CALIFORNIA

JENNINGS-HANSEN ENGINEERING
374 POLI STREET, VENTURA, CALIF.

SCALE: 1"=50' FEBRUARY 1969

SHEET 5 OF 8 SHEETS



① Δ = 90°00'00"
R = 15.00'
L = 23.56'
T = 15.00'

MONUMENT LEGEND

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GRAPHIC SCALE

0 20 40 Scale: 1"=50'
10 30 50 100 150 200

TRACT Nº 2025-1

IN UNINCORPORATED TERRITORY

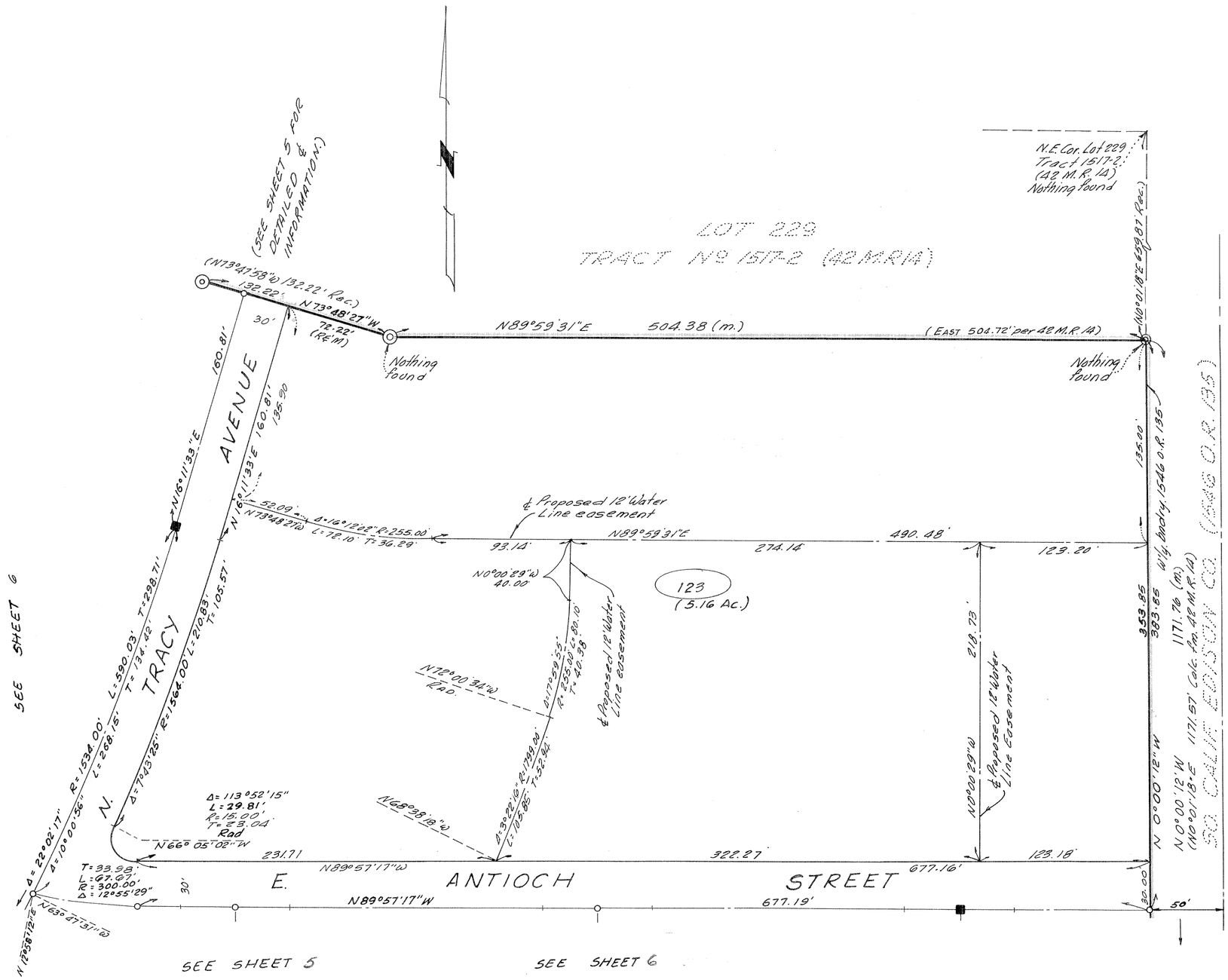
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VENTURA COUNTY, CALIFORNIA

JENNINGS-HANSEN ENGINEERING
374 POLI STREET, VENTURA, CALIF.

SCALE: 1"=50' FEBRUARY 1969

SHEET 6 OF 8 SHEETS



MONUMENT LEGEND

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GRAPHIC SCALE

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TRACT Nº 2025-1

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VENTURA COUNTY, CALIFORNIA

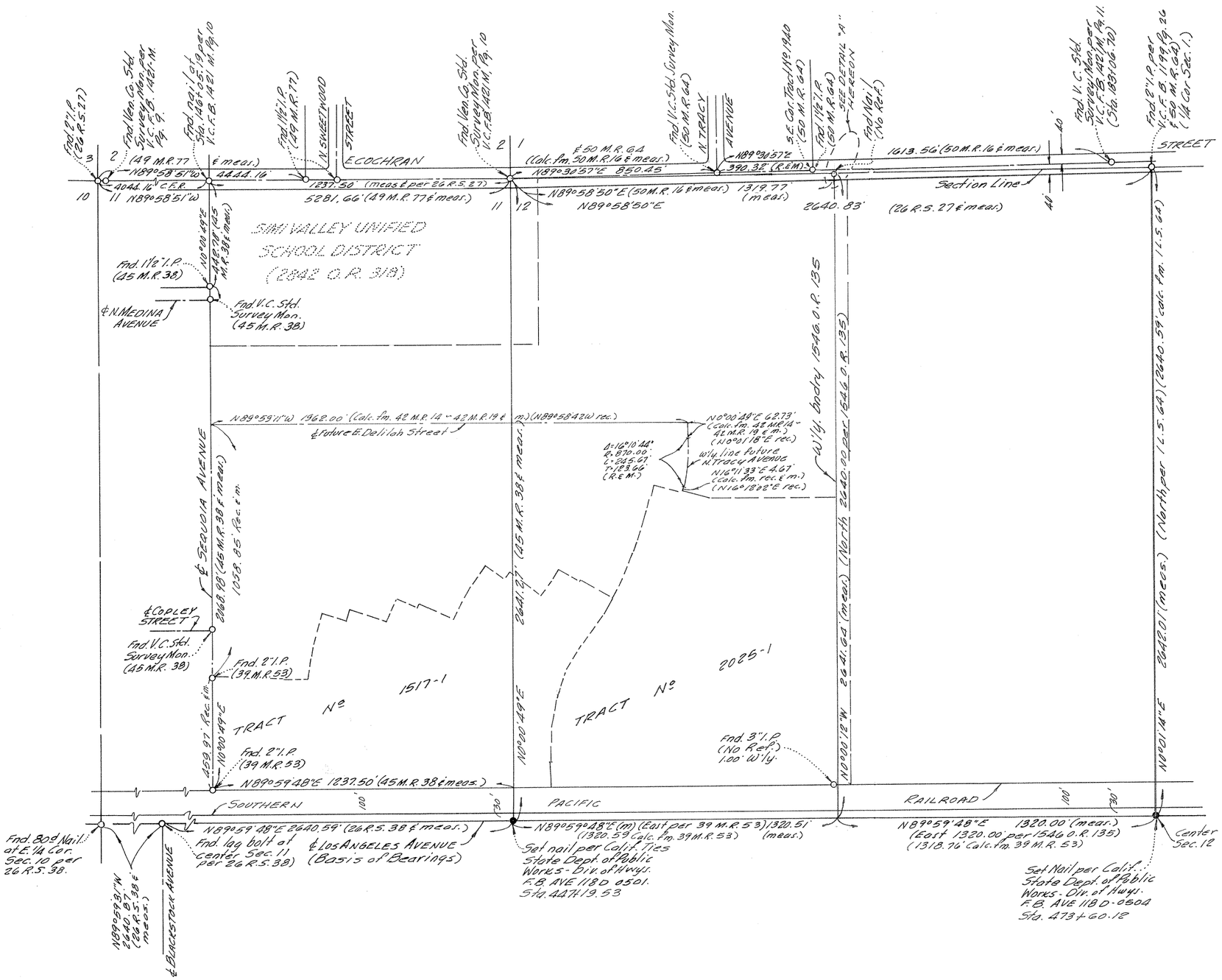
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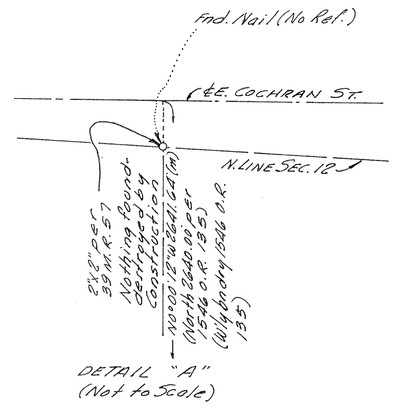
SCALE: 1"=50' FEBRUARY 1969

SHEET 7 OF 8 SHEETS

NOTE: FOR DOCUMENT CORRECTING THIS MAP SEE BOOK 3840 PAGE 801 OF OFFICIAL RECORDS RECORDED ON JULY 20, 1971.

52 MR 12





BASIS OF BEARINGS

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0 200 100 300 100 200 300 Scale: 1" = 300'

TRACT Nº 2025-1

IN UNINCORPORATED TERRITORY

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VENTURA COUNTY, CALIFORNIA

JENNINGS-HANSEN ENGINEERING
374 POLI STREET, VENTURA, CALIF.

SCALE: 1" = 300' FEBRUARY 1969

SHEET 8 OF 8 SHEETS