58 MR 20

7-26-71

The undersigned, hereby certifies that they are the owner (S) of or are interested in the land included within this subdivision, entitled TRACT NO. 1873-4, shown on this map consisting of 2 sheets, that they are the only person (S) 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 shown on the map. We also grant to the Triunfo County Sanitation District, all sanitary sewer easements delineated and designated on the map.

Metropolitan Development Corporation
A DELAWARE CORPORATION, OWNER

BY: Rudolf L. Schaefer PRESIDENT BY: Samuel Dobkin ASSISTANT SECRETARY

STATE OF CALIFORNIA }ss
COUNTY OF LOS ANGELES }

On this dau of March 5 1970, Before me, the undersigned, personally appeared, RUDOLF L. SCHAEFER, known to me to be president, and, SAMUEL DOBKIN, known to me to be 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 nomad, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

OFFICIAL SEAL
BETTY L. BUTKOVICH
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Oct. 26, 1973

Betty L. Butkovich NOTARY PUBLIC
BETTY L. BUTKOVICH
MY COMMISSION EXPIRES OCT. 26, 1973

16503 Ventura Blvd., Suite 6, Encino, Calif. 91316

The signatures of 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 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 3095 page 274 Official Records, and HAZEL H. ALBERTSON, 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 11587 (c)(1) of the Business and Professions Code.

The signatures of SOUTHERN CALIFORNIA EDISON COMPANY and 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.

#49894

Recorded at the request of the Owner, August 20th 1971, at 2:00 P. M. in Book 58 of Miscellaneous Records (Maps) at Pages 20-21, records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura

By William Dover, Asst.
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 & November 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 within one year after approval of this tract map by the Board or 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 APRIL 30, 1971 J K Newville
Registered Civil Engineer Nº 19095

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 1873-4, 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 July 28 1971

ROBERT G. BRANCH
Treasurer — Tax Collector
County of Ventura

By Mollie Thrower
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT NO. 1873-4, 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 8-3 1971

A. P. STOKES
County Surveyor
County of Ventura

A. P. Stokes
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. 1873-4 have been complied with.

Date August 3rd 1971 Robert L. Hamm
ROBERT L. HAMM
County Clerk
County of Ventura

By _____
Deputy County Clerk

This map entitled TRACT NO. 1873-4 consisting of 2 sheets, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 3rd day of August, 1971 for approval; said Board hereby aproves said map and does hereby accept for public use the right or way for all streets and highways.

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 3rd day of Aug. 1971

Board of Supervisors of the
County of Ventura
State of California

Attest:
Robert L. Hamm
CLERK OF SAID BOARD

Ralph R. Lamson
CHAIRMAN OF SAID BOARD

THE FOLLOWING SOIL REPORTS HAVE BEEN PREPARED ON TRACT Nº 1873-4

DATE OF REPORT:	TITLE OF REPORT:		
	PRELIMINARY SOILS INVESTIGATION, OAK PARK TOWN HOUSES, PORTION OF TRACT "P", RANCHO SIMI, M.B. 3-7, COUNTY OF VENTURA		
FIRM NAME:	ENGINEER:	ENGINEER'S REGISTRATION NO.	
DONALD R. WARREN CO.	DONALD R WARREN	1166	

I know of no other SOIL REPORTS that have been prepared on Tract Nº 1873-4

METROPOLITAN DEVELOPMENT CORPORATION
A DELAWARE CORPORATION, OWNER AND SUBDIVIDER
DATE: MARCH 5, 1970
Rudolf L. Schaefer President
Samuel Dobkin ass't secretary

J.R. NEWVILLE, R.C.E. 5335
DATE JULY 1, 1971

THE TRIUNFO COUNTY SANITATION DISTRICT HEREBY ACCEPTS FOR PUBLIC USE ALL SANITARY SEWER EASEMENTS DELINEATED AND DESIGNATED ON THE MAP, WHEN SAID MAP IS APPROVED AND RECORDED.
TRIUNFO COUNTY SANITATION DISTRICT
John L. Graham
CHAIRMAN OF THE BOARD

TRACT NO. 1873-4

IN UNINCORPORATED TERRITORY

Being a portion of Tract "P" of Rancho Simi per Book 3 page 7 of Miscellaneous Records

MAY 1971

VENTURA COUNTY, CALIFORNIA

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

BASIS OF BEARINGS
THE BEARING N.00°41'02"E. BEING THE WESTERLY BOUNDARY LINE OF TRACT Nº 1873-3 AS SHOWN ON MAP OF SAID TRACT RECORDED IN BOOK 54 PAGES 48 TO 50 OF MISCELLANEOUS RECORDS (MAPS) VENTURA COUNTY WAS USED AS BASIS OF BEARINGS FOR THIS MAP.

SHEET 1 OF 2 SHEETS

58 MR 21

7-26-71



BASIS OF BEARINGS

THE BEARING N.00°41'02"E. BEING THE WESTERLY BOUNDARY LINE OF TRACT Nº 1873-3 AS SHOWN ON MAP OF SAID TRACT RECORDED IN BOOK 54 PAGES 48 TO 50 OF MISCELLANEOUS RECORDS (MAPS) VENTURA COUNTY, WAS USED AS BASIS OF BEARINGS FOR THIS MAP.

NOTES:

1. PUE = PUBLIC UTILITIES EASEMENT (PROPOSED)

MONUMENT LEGEND

- ○ Set 1 1/2" iron pipe tagged R.C.E. 13095 in concrete.
- ◎ Set 2" iron pipe tagged R.C.E. 13095 in concrete.
- ● Fd 1 1/2" iron pipe per Tract No. 1873-3 M.R. 54-48/50 UNLESS OTHERWISE NOTED.
- ◉ Fd 2" iron pipe per Tract Nº 1873-3 M.R. 54-48/50
- ■ Set Ventura County Std. Box & Mon. stamped R.C.E. 13095 per Ventura County Standard plate F-2 (Revision A)

MONUMENT NOTES

1. Front lot corners - Witness crosses chiseled in concrete curb along lot lines produced.
2. Set 1/2" Galv. iron pipe 15" long 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.

INDEX MAP

0 30 60 120 180

Graphic Scale

Tract Nº 1873-4

IN UNINCORPORATED TERRITORY
BEING A PORTION OF TRACT "P"
RANCHO SIMI (BK. 3 PG. 7 M.R.)

MAY 1971
VENTURA COUNTY, CALIFORNIA

SCALE: 1" = 60'

SHEET 2 OF 2 SHEETS