NOTE: FOR AFFIDAVIT CORRECTING MONUMENTS ON TRACT NO. 2194-1 SEE BOOK 4262 PAGE 646 OF OFFICIAL RECORDS.

58 MR 26

The undersigned hereby certifies that (they are) the (owners) of, or (are) interested in, the land included within this subdivision entitled TRACT NO. 2194-1, 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 17' STORM DRAIN EASEMENT shown on the map. We also hereby offer to dedicate to the County of Ventura all rights of ingress and egress over and across the westerly lines of lots 1, 46, 47, 48, 49, 50, 51, 52 and 53 abutting Peach Hill Road and over and across the northerly lines of lots 65, 66, 67 and 69 abutting Peach Hill Road and over and across the northely line of lot 70 abutting Moorpark Road in order that the owners of said lots shall have no rights of access whatever to Peach Hill Road and Moorpark Road except the general easement of travel which belongs to the whole public. We also hereby grant to Ventura County Water Works District No.1 all waterline and sanitary sewer easements delineated and designated on the map.

LEVITT AND SONS OF CALIFORNIA, INC.
a Delaware Corporation (Owner)

By: A. Dayan, Vice President — A. Yasskin, Assistant Secretary

The signatures of Ruth Whitaker, J. Gould Taylor and John B. Taylor, Jr., present owners of one-half of all of the rights to oil, gas and other hydrocarbon substances but without the right to enter on the surface of said property or the subsurface thereof to a depth of 500 feet below the surface upon the terms and conditions contained in deed recorded in book 3772 page 148 of Official Records, have been omitted in accordance with Section 11587 (c)(1) of the Business and Professions Code.

The signature of Southern California Edison Company, present owner of an easement over a portion of said land, has been ommitted in accordance with Section 11587 (a) of the Business & Professions Code in as much as their interest cannot ripen into a fee.

#53705
Recorded at the request of the Owner, September 3, 1971 at 2:00 P.M. in Book 58 of Miscellaneous Records (Maps) at Pages 26-31 Inc; records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura
By Lucille Sargent
Deputy County Recorder

I, Thomas C. Clarke, do hereby certify that I am a registered civil engineer, that this map correctly represents a survey made under my direction in May, 1971, 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 July 12, 1971 — Thomas C. Clarke, R.C.E. 9757

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 2194-1, 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 August 25 1971

ROBERT G. BRANCH
Treasurer — Tax Collector
County of Ventura
By Agnes Stuart
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT NO. 2194-1, 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 B.31 1971

A.P. STOKES
County Surveyor
County of Ventura
By W. 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. 2194-1, have been complied with.

Date September 2 1971

ROBERT L. HAMM
County Clerk
County of Ventura
By T. Mark Franek, Deputy County Clerk

This map entitled TRACT NO. 2194-1, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 31 day of AUGUST, 1971 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 all rights of ingress and egress as offered. THE OFFER TO DEDICATE THE 17' STORM DRAIN EASEMENT SHOWN ON THE MAP IS REJECTED
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 31 day of AUGUST, 1971

Board of Supervisors of the County of Ventura, State of California.

Attested: T. Mark Franek, Clerk of said Board — Ralph R. Bennett, Chairman of said Board

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

on this 23rd day of August, 1971, before me, Theresia A. Hermann, a Notary Public in and for said County and State personally appeared A. DAYAN known to me to be the Vice President and P. YASSKIN known to me to be the Assistant Secretary of LEVITT AND SONS OF CALIFORNIA, INC. 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.

OFFICIAL SEAL
THERESIA A. HERMANN
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Oct. 9, 1972

Theresia A. Hermann

The Ventura County Water Works District No.1 hereby accepts for public use all waterline and sanitary sewer easements delineated and designated upon the map, and recorded. when said map is approved
T. Mark Franek, Clerk of the Board — Date: 8-31-71
Chairman, Ventura County Water Works District No 1 — Date: 8-31-71

The following soil reports have been prepared on TRACT NO. 2194-1

Date of Report	Title of Report	Firm Name	Engineer	Engineers Registration No.
Nov. 5, 1970	PRELIM. SOIL REPORT, GEO. INV.	Buena Eng. Service	N.G. Hallin	7370

TRACT NO. 2194-1
IN UNINCORPORATED TERRITORY

BEING A SUBDIVISION OF PORTION OF TRACT M, OF RANCHO SIMI, AS RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS.

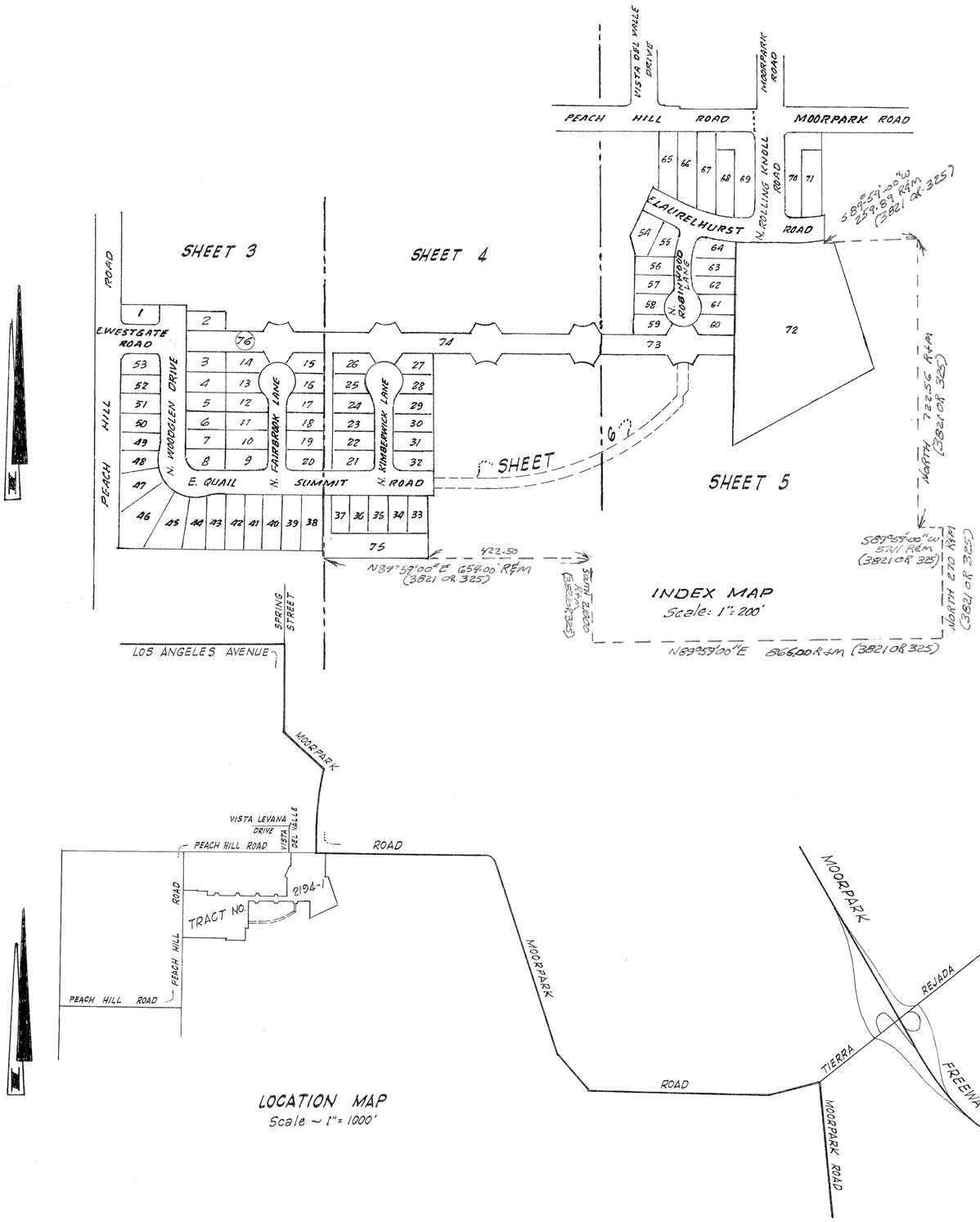
VENTURA COUNTY, CALIFORNIA.

PREPARED BY:
E.L. PEARSON AND ASSOCIATES,
1551 W REDONDO BEACH BLVD.,
GARDENA CALIFORNIA 90247.

JUNE, 1971.

SHEET 1 OF 6 SHEETS

NOTE: FOR AFFIDAVIT CORRECTING MONUMENTS ON TRACT NO. 2194-1
SEE BOOK 4262 PAGE 646 OF OFFICIAL RECORDS.



BASIS OF BEARINGS

The bearing of N. 89°59'00"E. was assumed for the centerline of Peach Hill Road per State Highway Field Book AVE 023B-0225 on file in the County Surveyor's Office of Ventura County and was used as the basis of bearings for this map.

-- GRAPHIC SCALES --

200' 0' 200' 400'

1000' 0' 1000' 2000'

LEGEND

- ● Fd. monument as noted
- ■ Set Ventura County Standard Survey Monument per Plate F-2, Revision "A" Set 1½" I.P. with tag (R.E. 9757) at all centerline intersections, at all changes of direction of centerline and all blue border angle points.
- Set ½" I.P. with tag (R.E. 9757) at all lot corners.
- Engineer's centerline ties and monuments set within this tract will be on file at the office of the County Surveyor of Ventura County.
- Note: P.U.E. denotes Public Utilities Easement (Proposed)
- M. — means measured.
- R. — means record.
- C.F. — means calculated from.

TRACT NO. 2194-1

IN UNINCORPORATED TERRITORY

BEING A SUBDIVISION OF PORTION OF TRACT M OF THE RANCHO SIMI, AS RECORDED IN BOOK 3, PAGE 7, OF MISCELLANEOUS RECORDS.

VENTURA COUNTY, CALIFORNIA.

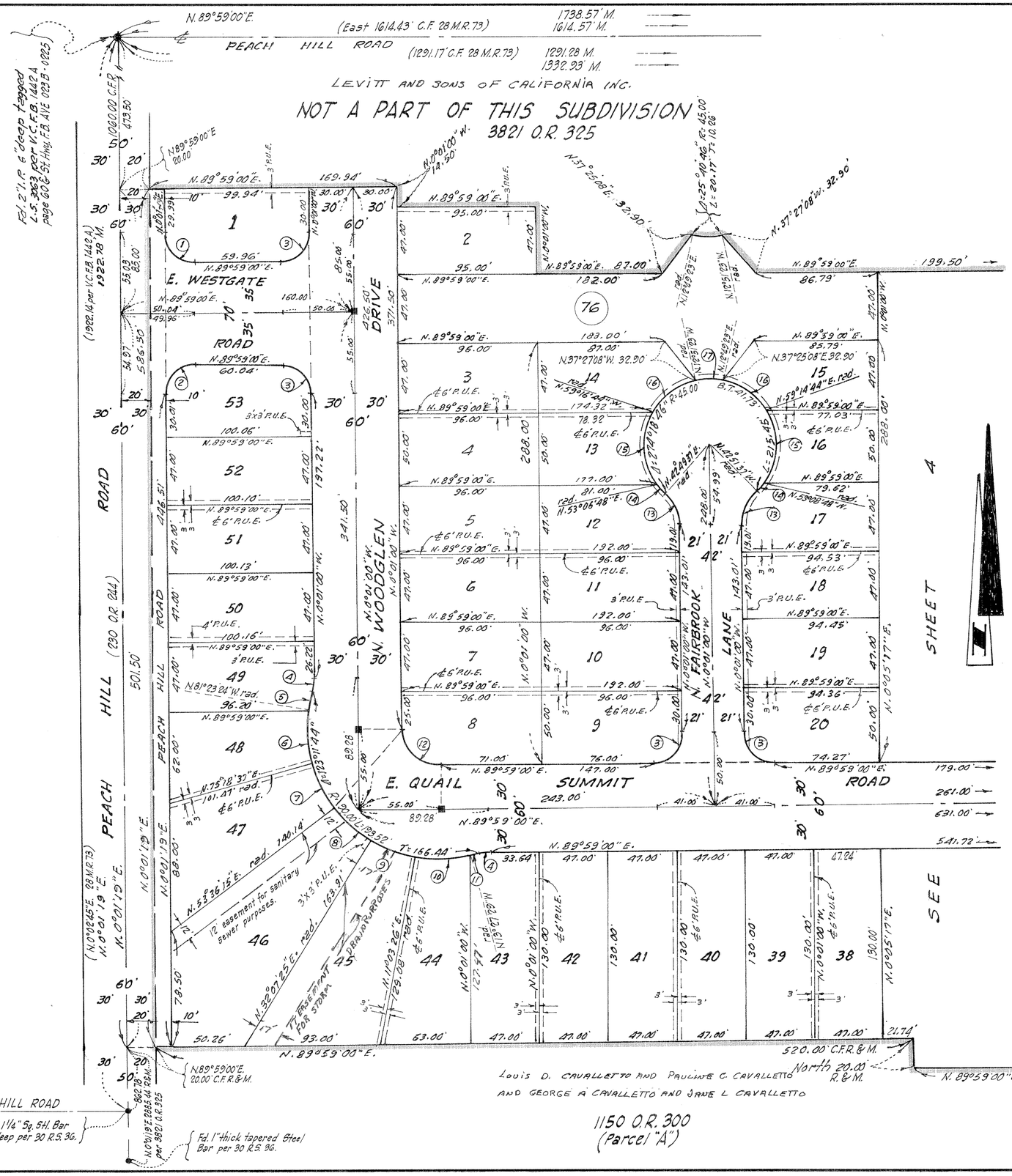
PREPARED BY:
E.L. PEARSON & ASSOCIATES
1551 W. REDONDO BEACH BLVD.
GARDENA, CALIFORNIA. 90247

SCALE: AS SHOWN

JUNE, 1971.

SHEET 2 OF 6 SHEETS

NOTE: FOR AFFIDAVIT CORRECTING MONUMENTS ON TRACT NO. 2194-1
SEE BOOK 4262 PAGE 646 OF OFFICIAL RECORDS.



CURVE DATA

NO	Δ	R	L	T
(1)	90°02'19"	20.00'	31.43'	20.01'
(2)	89°57'41"	20.00'	31.40'	19.99'
(3)	90°00'00"	20.00'	31.42'	20.00'
(4)	16°35'52"	30.00'	8.69'	4.38'
(5)	7°58'16"	90.00'	12.52'	6.27'
(6)	23°17'59"	90.00'	36.60'	18.56'
(7)	21°42'22"	90.00'	34.10'	17.25'
(8)	21°28'50"	90.00'	33.74'	17.07
(9)	21°03'59"	90.00'	33.09'	16.73
(10)	24°30'55"	90.00'	38.51'	19.55'
(11)	3°09'23"	90.00'	4.96'	2.48'
(12)	90°00'00"	25.00'	39.27'	25.00'
(13)	47°09'23"	30.00'	24.69'	13.09'
(14)	10°17'11"	45.00'	8.08'	4.05'
(15)	67°36'28"	45.00'	53.10'	30.13'
(16)	46°25'21"	45.00'	36.46'	19.30'
(17)	25°40'46"	45.00'	20.17'	10.26'

BASIS OF BEARINGS

The bearing of N. 89°59'00"E. was assumed for the centerline of Peach Hill Road per State Highway Field Book AVE 023 B-0225 on file in the County Surveyor's Office of Ventura County and was used as the basis of bearings for this map.

LEGEND

- ● Fd. monument as noted
- ■ Set Ventura County Standard Survey Monument per Plate F-2 Revision "A" Set 1½" I.P. with tag (R.E. 9757) at all centerline intersections, at all changes of direction of centerline and all blue border angle points. Set ½" I.P. with tag (R.E. 9757) at all lot corners.

Engineer's centerline ties and monuments set within this tract will be on file at the office of the County Surveyor of Ventura County.
Note: P.U.E. denotes Public Utilities Easement (Proposed)
M. - means measured.
R. - means record.
C.F. - means calculated from.

GRAPHIC SCALE
50' 0' 50' 100'

TRACT NO. 2194-1

IN UNINCORPORATED TERRITORY

BEING A SUBDIVISION OF PORTION OF TRACT M OF THE RANCHO SIMI, AS RECORDED IN BOOK 3, PAGE 7, OF MISCELLANEOUS RECORDS.

VENTURA COUNTY, CALIFORNIA.

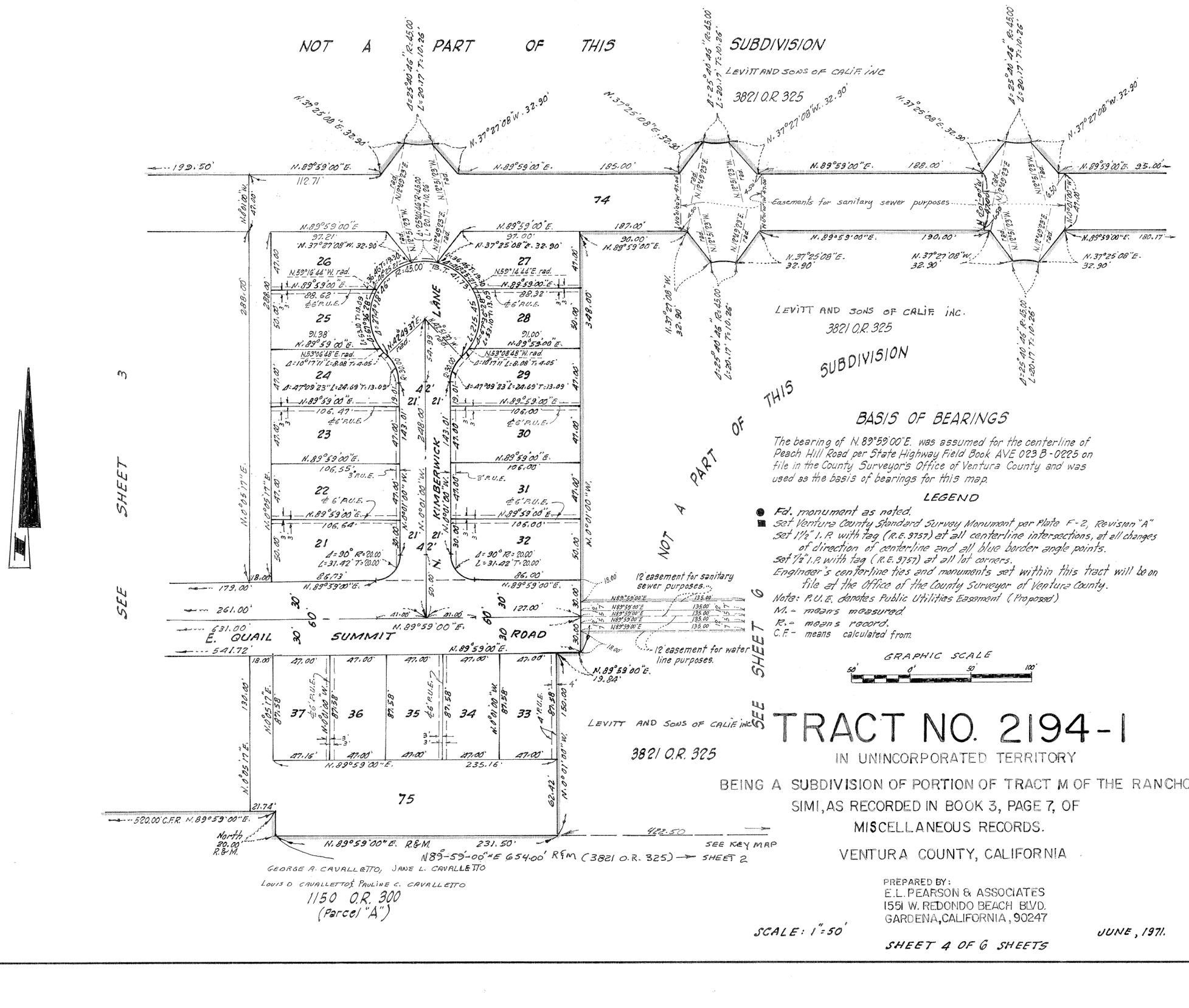
PREPARED BY:
E.L. PEARSON & ASSOCIATES
1551 W. REDONDO BEACH BLVD.
GARDENA, CALIFORNIA 90247

SCALE: 1"=50' JUNE, 1971.

SHEET 3 OF 6 SHEETS

NOTE: FOR AFFIDAVIT CORRECTING MONUMENTS ON TRACT 2194-1
SEE BOOK 4262, PAGE 646 OF OFFICIAL RECORDS.

58 MR 29



BASIS OF BEARINGS

The bearing of N.89°59'00"E. was assumed for the centerline of Peach Hill Road per State Highway Field Book AVE 023 B-0225 on file in the County Surveyor's Office of Ventura County and was used as the basis of bearings for this map.

LEGEND

- ● Fd. monument as noted.
- ■ Set Ventura County Standard Survey Monument per Plate F-2, Revision "A"
- Set 1½" I.P. with tag (R.E. 9757) at all centerline intersections, at all changes of direction of centerline and all blue border angle points.
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Note: P.U.E. denotes Public Utilities Easement (Proposed)
M. = means measured.
R. = means record.
C.F. = means calculated from.

GRAPHIC SCALE
50' 0' 50' 100'

TRACT NO. 2194-1

IN UNINCORPORATED TERRITORY

BEING A SUBDIVISION OF PORTION OF TRACT M OF THE RANCHO SIMI, AS RECORDED IN BOOK 3, PAGE 7, OF MISCELLANEOUS RECORDS.

VENTURA COUNTY, CALIFORNIA

PREPARED BY:
E.L. PEARSON & ASSOCIATES
1551 W. REDONDO BEACH BLVD.
GARDENA, CALIFORNIA, 90247

SCALE: 1"=50'

JUNE, 1971.

SHEET 4 OF 6 SHEETS

NOTE: FOR AFFIDAVIT CORRECTING MONUMENTS ON TRACT NO. 2194-1
SEE BOOK 4262 PAGE 646 OF OFFICIAL RECORDS.

3821 O.R. 325 NOT A PART OF THIS SUBDIVISION
LEVITT AND SONS OF CALIFORNIA INC.

1150 O.R. 300
(Parcel "A")
NOT A PART OF THIS SUBDIVISION
LOUIS D. CAVALLETTO & PAULINE C. CAVALLETTO, AND GEORGE A. CAVALLETTO & JANE L. CAVALLETTO

LEVITT AND SONS OF CALIF INC.
3821 O.R. 325
NOT A PART OF THIS SUB-DIVISION

Fd. 2" I.P. down 4" with Bs. Cap Mon. per St. Hwy. F.B. AVE 023-B-022

MOORPARK ROAD (28 Deeds 190)

PEACH HILL ROAD (230 O.R. 244) (323.09 M. 1738.57 M.) (28 I.64 M.R. 73)

N. ROLLING KNOLL

LAUREL HURST

N. ROBINWOOD LANE

VISTA DEL VALLE DRIVE

Fd. Boot-Spk & Washer (Fourth) per St. Hwy F.B. AVE 023 B-0225

Fd. 1/2" I.P. (2" deep) with conc. plug R.E. 129 11322 per 28 M.R. 73.

TRACT NO 2194-1 28 M.R. 72

(East 1614.57 M.) (1614.57 C.F. 28 M.R. 73) (1391.28 M.) (1391.93 M.)

3821 O.R. 325
NOT A PART OF THIS SUBDIVISION
LEVITT AND SONS OF CALIFORNIA INC.

BASIS OF BEARINGS

The bearing of N. 89°59'00"E. was assumed for the centerline of Peach Hill Road per State Highway Field Book AVE 023 B-0225 on file in the County Surveyor's Office of Ventura County and was used as the basis of bearings for this map.

CURVE DATA

NO	Δ	R	L	T
(1)	4°28'05"	375.00'	29.25'	14.63'
(2)	20°16'21"	200.00'	70.76'	35.76'
(3)	96°28'39"	20.00'	33.65'	22.37'
(4)	77°11'44"	20.00'	26.95'	15.96'
(5)	7°49'08"	179.00'	24.43'	12.23'
(6)	11°56'10"	221.00'	46.04'	23.10'
(7)	41°41'51"	30.00'	21.83'	11.43'
(8)	52°10'09"	30.00'	27.32'	14.69'
(9)	4°49'39"	45.00'	3.79'	1.90'
(10)	15°17'57"	45.00'	12.01'	6.04'
(11)	46°25'21"	45.00'	36.46'	19.30'
(12)	25°45'46"	45.00'	20.17'	10.26'

LEGEND

- Fd. monument as noted
- Set Ventura County Standard Survey Monument per Plate F-2 Revision "A" set 1½" I.P. with tag (R.E. 9757) at all centerline intersections, at all changes of direction of centerline and all blue border angle points.
- Set ½" I.P. with tag (R.E. 9757) at all lot corners.

Engineer's centerline ties and monuments set within this tract will be on file at the office of the County Surveyor of Ventura County.

Note: P.U.E. denotes public utilities easement (Proposed)

M. – means measured.
R. – means record.
C.F. – means calculated from.

72
2.90 Acres

3821 O.R. 325

SEE DETAIL - SHEET 6

GRAPHIC SCALE
50' 0' 50' 100'

TRACT NO. 2194-1

IN UNINCORPORATED TERRITORY

BEING A SUBDIVISION OF PORTION OF TRACT M OF THE RANCHO SIMI, AS RECORDED IN BOOK 3, PAGE 7, OF MISCELLANEOUS RECORDS.

VENTURA COUNTY, CALIFORNIA.

PREPARED BY:
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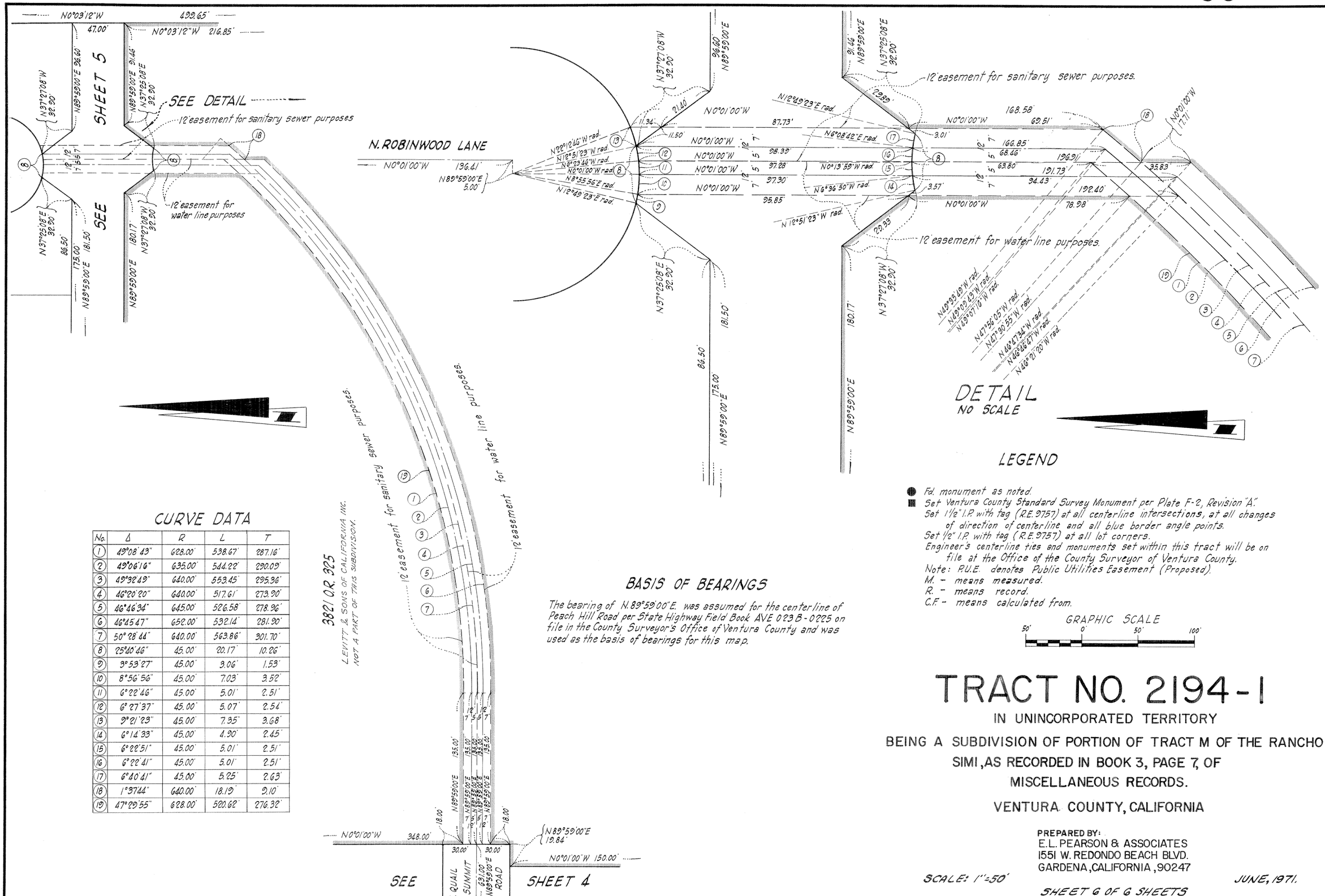
SEE SHEET 4

SCALE: 1" = 50'

JUNE, 1971

NOTE: FOR AFFIDAVIT CORRECTING MONUMENTS ON TRACT NO. 2194-1
SEE BOOK 4262 PAGE 646 OF OFFICIAL RECORDS.

58 MR 31



CURVE DATA

No.	Δ	R	L	T
1	49°08'43"	628.00'	538.67'	287.16'
2	49°06'16"	635.00'	544.22'	290.09'
3	49°32'49"	640.00'	553.45'	295.36'
4	46°20'20"	640.00'	517.61'	273.90'
5	46°46'34"	645.00'	526.58'	278.96'
6	46°45'47"	652.00'	532.14'	281.90'
7	50°28'44"	640.00'	563.86'	301.70'
8	25°40'46"	45.00'	20.17'	10.26'
9	3°53'27"	45.00'	3.06'	1.53'
10	8°56'56"	45.00'	7.03'	3.52'
11	6°22'46"	45.00'	5.01'	2.51'
12	6°27'37"	45.00'	5.07'	2.54'
13	9°21'23"	45.00'	7.35'	3.68'
14	6°14'33"	45.00'	4.90'	2.45'
15	6°22'51"	45.00'	5.01'	2.51'
16	6°22'41"	45.00'	5.01'	2.51'
17	6°40'41"	45.00'	5.25'	2.63'
18	1°37'44"	640.00'	18.19'	9.10'
19	47°29'55"	628.00'	520.62'	276.32'

BASIS OF BEARINGS

The bearing of N.89°59'00"E. was assumed for the centerline of Peach Hill Road per State Highway Field Book AVE 023 B-0225 on file in the County Surveyor's Office of Ventura County and was used as the basis of bearings for this map.

LEGEND

- ● Fd. monument as noted.
- ■ Set Ventura County Standard Survey Monument per Plate F-2, Revision "A."
- Set 1 1/2" I.P. with tag (R.E. 9757) at all centerline intersections, at all changes of direction of centerline and all blue border angle points.
- Set 1/2" I.P. with tag (R.E. 9757) at all lot corners.
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- Note: P.U.E. denotes Public Utilities Easement (Proposed).
- M. - means measured.
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GRAPHIC SCALE
50' 0' 50' 100'

TRACT NO. 2194-1

IN UNINCORPORATED TERRITORY

BEING A SUBDIVISION OF PORTION OF TRACT M OF THE RANCHO SIMI, AS RECORDED IN BOOK 3, PAGE 7, OF MISCELLANEOUS RECORDS.

VENTURA COUNTY, CALIFORNIA

PREPARED BY:
E.L. PEARSON & ASSOCIATES
1551 W. REDONDO BEACH BLVD.
GARDENA, CALIFORNIA, 90247

SCALE: 1"=50'

JUNE, 1971.

SHEET 6 OF 6 SHEETS