The undersigned hereby certifies that (they are) the (owners) of, or (are) interested in, the land included within this subdivision entitled TRACT NO. 2194-3, 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 Services Easements and all storm drainage easements shown on the map. We also hereby grant to Ventura County Water Works District No 1 all sanitary sewer easements delineated and designated 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 121, 122, 123, 124, 125, 126, 127 and 128 abutting Peach Hill Road and over and across the Northerly lines of lots 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151 and 152 in order that the owners of said lots shall have no rights of access whatever to Peach Hill Road except the general easement of travel which belongs to the whole public.

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

By: _____ Vice President

_____ 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 omitted in accordance with Section 11587 (a) of the Business and Professions Code in as much as their interest cannot ripen into a fee.

#70822

Recorded at the request of the Owner, November 15 1971, at 3:00 P.M. in Book 58 of Miscellaneous Records (Maps) at Pages 73, 74, 75 & 76, 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 September 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 October 14, 1971 1971 Thomas C. Clarke
RCE No. 9757

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 2194-3, 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 10/19 1971

ROBERT G. BRANCH
Treasurer — Tax Collector
County of Ventura

By Mollie Trower
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT NO. 2194-3, 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 November 8 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. 2194-3, have been complied with.

Date November 15th 1971 Robert L. Hamm

ROBERT L. HAMM
County Clerk
County of Ventura

By _____
Deputy County Clerk

This map entitled TRACT NO. 2194-3, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 9th day of November, 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 landscaping and public service easements shown on the map and all rights of ingress and egress as offered. The offer to dedicate the storm drainage easements 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 15th day of Nov. 1971.

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

ATTESTED

Robert L. Hamm
Clerk of said Board

Ralph R. Bennett
Chairman of said Board.

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

on this 11 day of October 1971, before me THERESIA A. HERMANN a Notary Public in and for said County and State personally appeared A. JAYAN 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 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 sanitary sewer easements delineated and designated upon the map when said map is approved and recorded.

Robert L. Hamm
Clerk of the Board

Date: November 15, 1971

Chairman, Ventura County Water Works District No1

Date: November 15, 1971

The following soil reports have been prepared on TRACT NO. _____:

| Date of Report | Title of Report | Firm Name | Engineer | Engineers Registration No. |
|---|---|---|---|---|
| NOV 3, 1970 | PRELIM. SOIL REPORT & GEOL. INV. | BUENA ENGINEERS INC. | W.G HALLIN | RCE 7370 |

# TRACT NO. 2194-3
## 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.

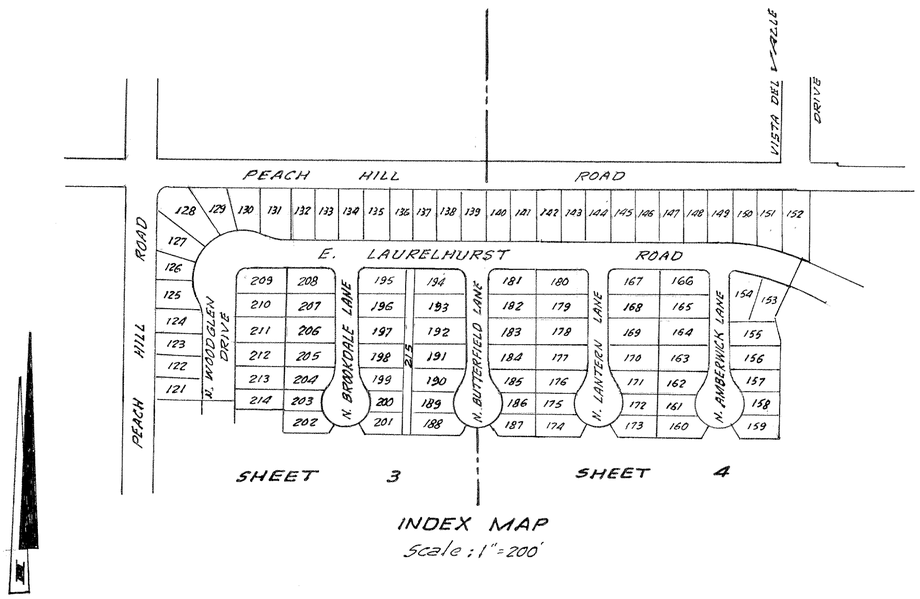
VENTURA COUNTY, CALIFORNIA

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

OCTOBER, 1971.



70004-203




INDEX MAP
Scale: 1"=200'

The holder of the Landscape and Public Service Easements shown hereon shall have, by virtue of those 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.

## BASIS OF BEARINGS

The bearing of N.89°59'00"E. for the centerline of Peach Hill Road per Tract No 2194-1 recorded in Book 58 pages 26 thru 31 of Miscellaneous Records of Ventura County was taken as the basis of bearings for this map.

## LEGEND

- ○ Fd. 1½" I.P with tag (R.C.E. No 9757) per Tract No 2194-1, 58 M.R. 26-31.
- ● 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.

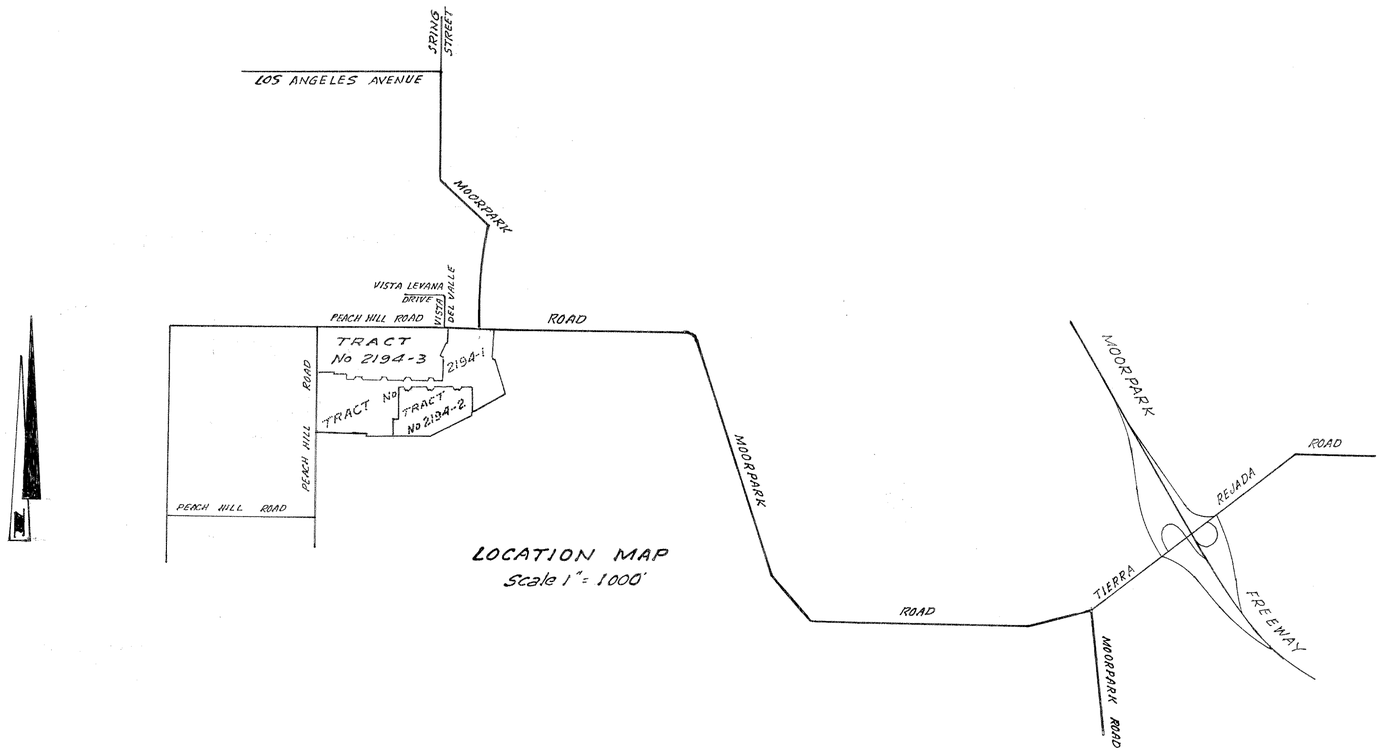
Engineer's centerline ties and monuments set within this tract will be on file at the Office of the County Surveyor of Ventura County.

NOTE: P.U.E. denotes Public Utilities Easements
L.P.U.E. denotes Landscaping and Public Utilities Easement
R. - means record.
C.R. - means calculated from.
M - means measured.

## GRAPHIC SCALES

500' 0' 500' 1000'

200' 0' 200' 400'




LOCATION MAP
Scale 1"= 1000'

# TRACT NO. 2194-3

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.

OCTOBER, 1971.

SHEET 2 OF 4 SHEETS

(Fd. 2" I.P. 6" deep tagged
L.S. 3063 per V.C.F.B. 1442 A
page 60 & St. Hwy F.B. Ave. 023 B-0225 & 58 MR 28

PEACH HILL ROAD

N.89°59'00"E. 1614.57' R&M per 58 MR 26
1291.26'
1332.33' R&M per 58 MR 26
1312.95'
1282.96'

SEE SHEET 4

E. LAURELHURST ROAD

N.89°59'00"E. 905.22' 934.50' 245.00'

PEACH HILL ROAD

N. WOODGLEN DRIVE

N. BROOKDALE LANE

N. BUTTERFIELD LANE

E. WESTGATE ROAD

Δ=89°57'41" R=20.00' L=31.40' T=19.99'

15' easement for storm drainage purposes.

Easement for Storm Drainage purposes N.50°05'31"E. 37.39' N.89°59'00"E. 28.15'

N.71°15'32"W. 144.94' N.14°02'51"W. 103.68' N.81°04'57"W. 88.28'

Δ=22°46'54" R=35.00' T=11.72' L=193.52' R=166.44' Δ=19°21'29" R=35.00' T=11.72 L=22.55'

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

Δ=22°46'54" R=35.00' T=11.72 L=13.91'

Δ=23°11'44" R=30.00' L=12.15'

Δ=0°58'48" R=475.00' L=8.13'

N.73°23'08"E. rad. N.89°59'00"E. 99.88' N.89°59'00"E. 99.85' N.89°59'00"E. 99.91' N.89°59'00"E. 99.94' N.89°59'00"E. 169.94'

NOT A PART OF THIS SUBDIVISION

N.89°59'00"E. 160.00' R&M

Fd. V.C. Std. Mon. per 58 MR 28

| No. | Δ | R | L | T |
|---|---|---|---|---|
| 1 | 90°00'00" | 20.00' | 31.42' | 20.00' |
| 2 | 47°09'23" | 30.00' | 24.69' | 13.09' |
| 3 | 10°17'11" | 45.00' | 8.08' | 4.05 |
| 4 | 8°40'40" | 45.00' | 6.82' | 3.41' |
| 5 | 67°44'46" | 45.00' | 53.21' | 30.21' |
| 6 | 47°53'34" | 45.00' | 37.61' | 19.98' |
| 7 | 25°40'46" | 45.00' | 20.17' | 10.26' R&M |
| 8 | 46°25'21" | 45.00' | 36.46' | 19.30' |
| 9 | 67°36'28" | 45.00' | 53.10' | 30.13' |
| 10 | 16°35'52" | 30.00' | 8.69' | 4.38' |
| 11 | 10°13'07" | 30.00' | 16.05 | 8.05' |
| 12 | 23°51'01" | 90.00' | 37.47' | 19.01' |
| 13 | 22°16'54" | 90.00' | 35.00' | 17.72' |

CURVE DATA

BASIS OF BEARINGS

The bearing of N.89°59'00"E. for the center line of Peach Hill Road per Tract No. 2194-1 recorded in Book 58, pages 26 thru 31 of Miscellaneous Records of Ventura County was taken as the basis of bearings for this map.

LEGEND

- ○ Fd. 1½" I.P. with tag (R.C.E. No 9757) per Tract No 2194-1, 58 MR 26-31.
- ● 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 Easements
- L&P.U.E. denotes Landscaping and Public Utilities Easement
- R. – means record.
- C.E. – means calculated from.
- M – means measured

GRAPHIC SCALE

50' 0' 50' 100'

# TRACT NO. 2194-3

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.

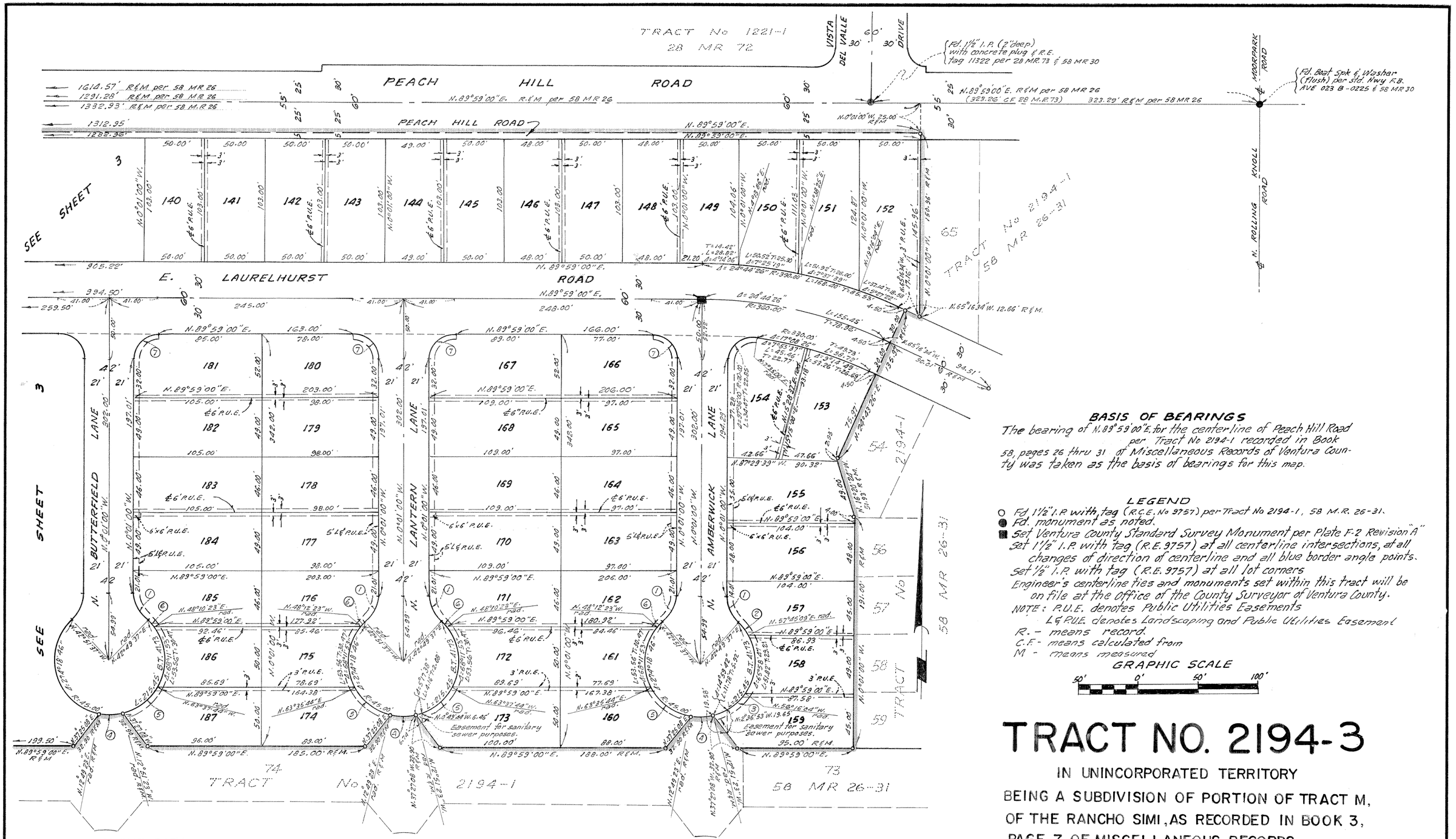
VENTURA COUNTY, CALIFORNIA.

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

SCALE 1"=50'

OCTOBER, 1971.

SHEET 3 OF 4 SHEETS




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GRAPHIC SCALE

50' 0' 50' 100'

## CURVE DATA

| No | Δ | R | L | T | |
|---|---|---|---|---|---|
| ① | 47°09'23" | 30.00' | 24.69' | 13.09' | |
| ② | 14°55'32" | 45.00' | 11.72' | 5.89' | |
| ③ | 43°24'41" | 45.00' | 34.10' | 17.91' | |
| ④ | 25°40'46" | 45.00' | 20.17' | 10.26' | R&M |
| ⑤ | 50°46'21" | 45.00' | 39.88' | 21.35' | |
| ⑥ | 5°20'46" | 45.00' | 4.20' | 2.10' | |
| ⑦ | 90°00'00" | 20.00' | 31.42' | 20.00' | |

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