10-29-71

The undersigned, hereby certify that they the owner (S) of or are interested in the land included within this subdivision, entitled TRACT NO. 1873-5, shown on this map consisting of 3 sheets, and 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 AND TEMPORARY TURN-AROUND EASEMENT SHOWN ON THE MAP.
WE ALSO GRANT TO THE TRIUNFO COUNTY SANITAION DISTRICT, THE SANITARY SEWER EASEMENT 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 } S.S.
COUNTY OF LOS ANGELES }

On this 5 day of March 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 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.

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

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

16603 Ventura Blvd.

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 THE
COUNTY OF VENTURA, 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.

CENTURY CABLE CO., A CORPORATION, AS THE OWNER OF THAT CERTAIN INSTRUMENT RECORDED ON MAY 28, 1971, IN BOOK 3820 OF OFFICAL RECORDS AT PAGE 472 AND MAY 28, 1971 IN BOOK 3820 OF OFFICAL RECORDS AT PAGE 480 IN THE OFFICE OF THE RECORDER OF VENTURA COUNTY DOES HEREBY SUBORDINATE ITS SAID INTEREST AND ESTATE THEREIN TO THE INTEREST AND ESTATE OF THE COUNTY OF VENTURA AS SAID INTEREST OF THE CENTURY CABLE CO. AFFECTS THE INTEREST OF SAID COUNTY TO THAT CERTAIN REAL PROPERTY DESIGNED AND DELINEATED ON THE ANNEXED MAP AND SUBDIVISION AS E. CONIFER STREET & N. SMOKE TREE AVENUE. CENTURY CABLE CO., AGREES TO HOLD ITS INTEREST AND ESTATES SUBJECT AND INFERIOR TO THE INTEREST AND ESTATE OF THE COUNTY OF VENTURA, BUT SUBJECT AND INFERIOR ONLY TO THE INTEREST AND ESTATE OF SAID COUNTY OF VENTURA AND THAT IN ALL OTHER RESPECTS SAID INTEREST OF THE CENTURY CABLE CO. SHALL REMAIN IN THE SAME FULL FORCE AND EFFECT AS IF THIS AGREEMENT HAD NOT BEEN MADE.

IN WITNESS WHEREOF, CENTURY CABLE CO. HAS HEREUNTO CAUSED THIS INSTRUMENT TO BE DULY SIGNED THIS 9th DAY OF SEPT., 1971.

CENTURY CABLE CO.
A CALIFORNIA CORPORATION EASEMENT HOLDER
BY: Elgin P. Smith
BY P. Peter Sheppe

STATE OF NEW YORK } S.S.
COUNTY OF NEW YORK }

ON THIS 9th DAY OF SEPT. 1971, BEFORE ME ETHEL E. SEEL, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED EDGAR P. SMITH, KNOWN TO ME TO BE THE PRESIDENT, AND P. PETER SHEPPE, KNOWN TO ME TO BE THE 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.

Ethel E. Seel NOTARY PUBLIC
MY COMMISSION EXPIRES:
ETHEL E. SEEL
Notary Public, State of New York
No. 31-8902485
Qualified in New York County
Commission Expires March 30, 1972

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 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 8/11/71 1971 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. 1873-5, 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 11/9 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. 1873-5, 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 11 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. 1873-5 have been complied with.

Date November 17, 1971

ROBERT L. HAMM
County Clerk
County of Ventura

By I. Mark Franek
Deputy County Clerk

This map entitled TRACT NO. 1873-5 consisting of 3 sheets, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 16 day of November, 1971 for approval; said Board hereby approves said map and does hereby accept for public use all streets and highways as delineated upon sheets 2, and 3, and reject the offer of dedication of the temporary turn-around easement 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 16 day of Nov. 1971

Board of Supervisors of the
County of Ventura
State of California

Attest:

I. Mark Franek CLERK OF SAID BOARD

Ralph R. Bennett CHAIRMAN OF SAID BOARD

THE COUNTY OF VENTURA HAS THE RIGHT TO ACQUIRE STORM DRAINAGE EASEMENT PER DOCUMENT RECORDED IN BK. 3453 PG. 118 OF OFFICIAL RECORDS.

THE FOLLOWING SOIL REPORTS HAVE BEEN PREPARED ON TRACT No 1873-5

DATE OF REPORT:	TITLE OF REPORT:
MAY 12, 1964	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 1873-5

METROPOLITAN DEVELOPMENT CORPORATION
A DELAWARE CORPORATION, OWNER AND SUBDIVIDER
DATE: March 5, 1970

Rudolf L Schaefer President
Samuel Dobkin ass't secretary

J K Newville
J. K. NEWVILLE, R.C.E. 13095
DATE 8/11/71, 1971

THE TRIUNFO COUNTY SANITATION DISTRICT HEREBY ACCEPTS FOR PUBLIC USE THE SANITARY SEWER EASEMENT DELINEATED AND DESIGNATED ON THE MAP, WHEN SAID MAP IS APPROVED AND RECORDED.

TRIUNFO COUNTY SANITATION DISTRICT

I. Mark Franek CLERK OF THE BOARD
John V. Cordas CHAIRMAN

#71706 RECORDED AT THE REQUEST OF THE OWNER, November 18 1971, AT 10:00 A.M. IN BOOK 58 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 77, 78 + 79, RECORDS OF VENTURA COUNTY.

ROBERT L. HAMM
COUNTY RECORDER
COUNTY OF VENTURA
BY: Lucille Sargent
DEPUTY COUNTY RECORDER

TRACT NO. 1873-5
IN UNINCORPORATED TERRITORY

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

AUG. 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 1873-4 AS SHOWN ON MAP OF SAID TRACT RECORDED IN BOOK 58 PAGES 20 OF MISCELLANEOUS RECORDS (MAPS) VENTURA COUNTY, WAS USED AS BASIS OF BEARINGS FOR THIS MAP.

58 MR 78

10-22-71

BASIS OF BEARINGS

THE BEARING "N.00°41'02"E." BEING THE WESTERLY BOUNDARY LINE OF TRACT Nº 1873-4 AS SHOWN ON MAP OF SAID TRACT RECORDED IN BOOK 58 PAGES 20 OF SAID MISCELLANEOUS RECORDS (MAP) VENTURA COUNTY, WAS USED AS BASIS OF BEARINGS FOR THIS MAP.

NOTE:

1. PUE = PUBLIC UTILITIES EASEMENT (PROPOSED)

MONUMENT LEGEND

- ○ Set 1½" iron pipe tagged R.C.E. 13095 in concrete.
- ◎ Set 2" iron pipe tagged R.C.E. 13095 in concrete.
- ● Fd. 1½" iron pipe to be set per Tract No. 1873-4 58 M.R. 20
- ◉ Fd. 2" iron pipe to be set per Tract Nº 1873-3 BK. 54 PG. 48 (50 M.R.) & 1873-4 58 MR. 20
- ▣ Set Ventura County Std. Mon. Box & Mon. stamped R.C.E. 13095 per plate F-2 (REVISION A)

MONUMENT NOTES

1. Front lot corners - Witness crosses chiseled in concrete curb along lot lines produced.
2. Set 1½" Galv. I.P. 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

NO SCALE

0 25 50 100 150 200

Graphic Scale

SCALE 1" = 60'

Tract Nº 1873-5

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

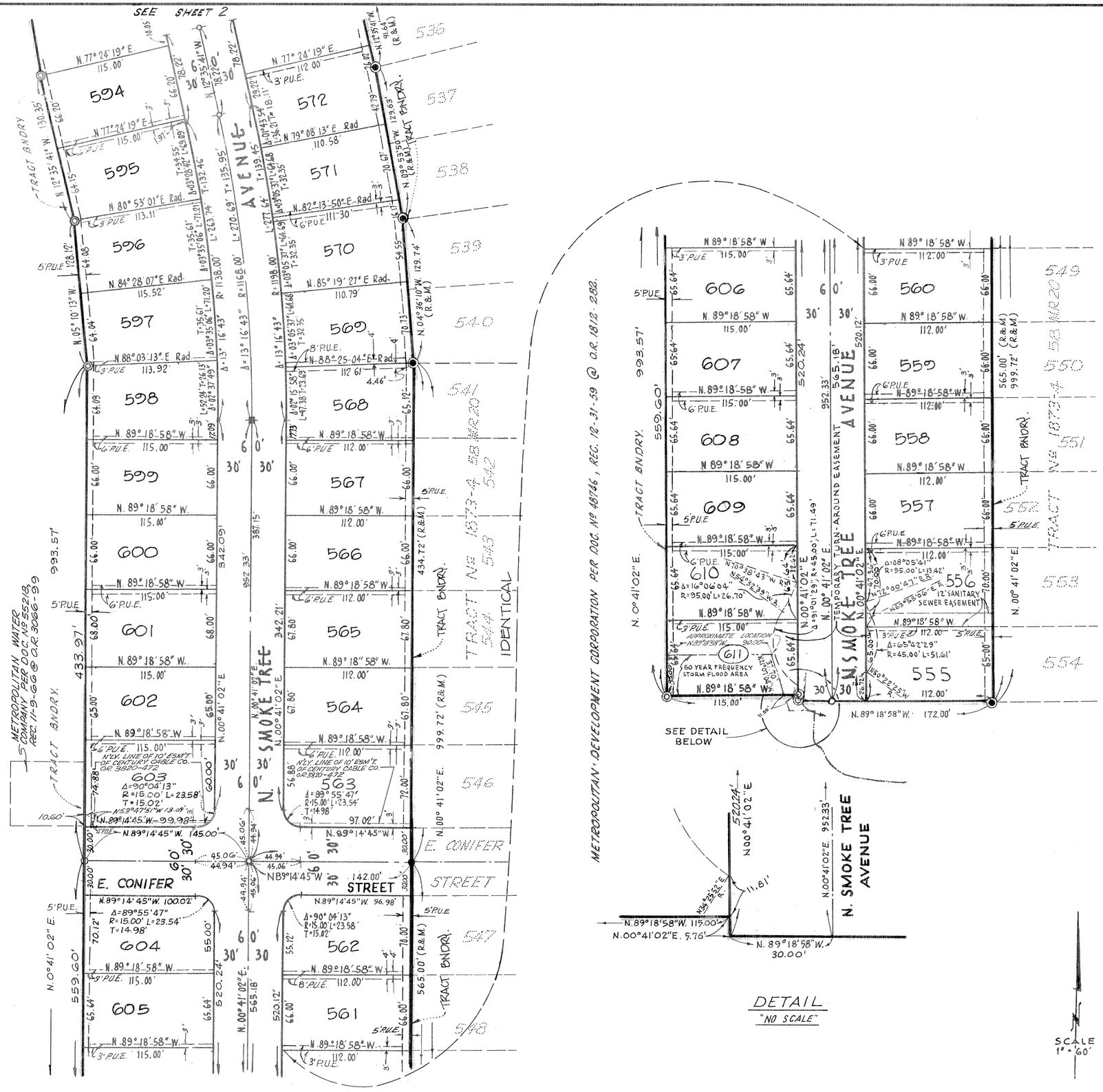
AUG. 1971

VENTURA COUNTY, CALIFORNIA

SHEET 2 OF 3 SHEETS

SEE SHEET 3

10-29-71



BASIS OF BEARINGS:

THE BEARING "N. 00° 41' 02" E" BEING THE WESTERLY BOUNDARY LINE OF TRACT No 1873-4 AS SHOWN ON MAP OF SAID TRACT RECORDED IN BOOK 58 PAGES 20 OF MISCELLANEOUS RECORDS (MAPS) VENTURA COUNTY, WAS USED AS BASIS OF BEARINGS FOR THIS MAP.

NOTE:
1. P.U.E. = 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 1½" iron pipe to be set per Tract No. 1873-4 58 M.R. 20
- ◉ Fd 2" iron pipe to be set per Tract No 1873-3 54 M.R. 48 and 1873-4 58 M.R. 20
- ■ Set Ventura County Std. Mon. Box & Mon. stamped R.C.E. 13095 per plate F-2 (REVISION A)

MONUMENT NOTES

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0 25 50 100 150 200
Graphic Scale

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Tract No 1873-5

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

AUG. 1971
VENTURA COUNTY, CALIFORNIA