FOR CHANGE IN TYPE OF MONUMENT SET BETWEEN LOTS 21 AND 27, SEE BOOK 4772 AT PAGE 312 OF OFFICIAL RECORDS.

67 MR 10

The undersigned hereby certifies that (they are) (~~the is~~) the (owners) (~~owner~~) of, or (are) (~~is~~) interested in, the land included within this subdivision entitled TRACT NO. 2445, shown on this map, that (they are) (~~he is~~) the only (persons) (~~person~~) whose consent is necessary to pass a clear title to said land, that (they consent) (~~he consents~~) to the making and recordation of said map and subdivision as shown within the *heavy* borderline, and that (they do) (~~he does~~) 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 And also dedicate to the County of Ventura the easement for slope maintenance purposes as shown on this map. We also dedicate to the Ventura County Flood Control District an easement for *flood control purposes over all of Parcel "X". We also hereby offer to dedicate Parcel "A" for public walkway purposes.*

METROPOLITAN DEVELOPMENT CORPORATION
(A Delaware Corporation) Owner

Rudolf Schaefer
President

Sheldon L. LaZar
Asst. Secretary

UNITED CALIFORNIA BANK
(A California Corporation)
Trustee under deed of trust recorded
in Book 4518, Page 160 of Official Records

Harold Bauer
TRUST OFFICER ~~President~~

Robert G. Rezin
Asst Trust Officer ~~Secretary~~

State of California
County of Ventura } s.s

On this 7TH day of JANUARY, 1976, before me GEORGE G. DAWLEY, a Notary Public in and for said State, personally appeared RUDOLF L. SCHAEFER known to me to be the — President and SHELDON L. LA ZAR known to me to be the ASSISTANT Secretary of METROPOLITAN DEVELOPMENT 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 herein named and acknowledged to me that such corporation executed the same.

George G. Dawley

OFFICIAL SEAL
GEORGE G. DAWLEY
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Feb. 16, 1976

State of California
County of Ventura } s.s

On this 14TH day of JANUARY, 1976, before me NANCY WALLACE, a Notary Public in and for said State, personally appeared HAROLD S. BAUER known to me to be the TRUST OFFICER ~~President~~ and ROBERT G. REZIN known to me to be the ~~Asst.~~ TRUST OFFICER ~~Secretary~~ of UNITED CALIFORNIA BANK, 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 herein named and acknowledged to me that such corporation executed the same *as trustee.*

Nancy Wallace

NANCY WALLACE
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Comm. Expires Dec. 2, 1977

The Ventura County Flood Control District hereby ~~accepts~~ *rejects an easement for flood control purposes over all of Parcel "X" as shown on this map.*

ATTEST:
Robert L. Hamm
County Clerk
County of Ventura

VENTURA COUNTY FLOOD CONTROL DISTRICT

BY: Robert L. Hamm ~~Deputy~~ County Clerk

Ralph R. Bennett
Chairman of the Board

#12218

Recorded at the request of the Owner, FEBRUARY 18TH 1976, at 11:45 A.M. in Book 67 of Miscellaneous Records (Maps) at Pages 10 thru 13, records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura

By William Dover, Asst.
~~Deputy~~ County Recorder

I, Gerald P. Broms, do hereby certify that I am a *Licensed Surveyor*, that this map correctly represents a survey made under my direction in *August, 1975*, 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 January 16 1976 Gerald P. Broms

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 2445, 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 January 27 1976

ROBERT G. BRANCH
Treasurer — Tax Collector
County of Ventura

By Shirley Engelman
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT NO. 2445, that the subdivision is substantially the same as it appeared on the tentative map, and any approved alterations thereof, that all provisions of *the Subdivision Map Act* 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 17th Feb. 1976

A.P. STOKES
County Surveyor
County of Ventura

A.P. Stokes
County Surveyor

I certify that all the provisions of *the Subdivision Map Act* 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. 2445, have been complied with.

Date February 17 1976

Robert L. Hamm
ROBERT L. HAMM
County Clerk
County of Ventura

By _____
Deputy County Clerk

This map entitled TRACT NO. 2445, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 17th day of February, 1976 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 also accept the easement for slope maintenance purposes as shown on this map. We also hereby accept Parcel "A" for public walkway purposes.*

In witness whereof has caused this certificate to be signed by its chairman and attested to by its clerk and the official seal of said Board to be affixed hereto this 17th day of February, 1976.

ATTEST:

Robert L. Hamm
Clerk of said Board

Board of Supervisors
County of Ventura
State of California

Ralph R. Bennett
Chairman of said Board

The signatures of Dana Latham; Austin H. Peck, Jr., and Robert M. Sutton, trustees under the Will of Fred S. Albertson, deceased, pursuant to the Decree of Distribution of his estate, a certified copy of which was recorded in book 3095 page 274 of Official records; Dana Latham, Austin H. Peck, Jr., and Robert M. Sutton, trustees under the Fred S. Albertson Trust No. 2, Fred S. Albertson Trust No. 3, Hazel H. Albertson Trust No. 1, and Hazel H. Albertson Trust No. 2; The Albertson Foundation; Austin H. Peck Jr., Robert M. Sutton and James W.Z. Taylor, trustees under Trusts I through VII under the Will of Hazel H. Albertson, deceased, pursuant to the Decree of Distribution of her Estate, a certified copy of which was recorded in book 4322 page 385 of Official Records, present owners of an interest in 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 66436 (b) (3) (i) of the Subdivision Map Act, inasmuch as such ownership does not include a right of entry on the surface of the land.

The following soil reports have been prepared on TRACT NO. 2445:

Date of Report	Title of Report	Firm Name	Engineer	Engineers Registration No.
Aug. 18, 1975	TR. NO. 2445	R. STONE & ASSOC.	J. VIDAL	R.C.E. 25112

The signatures of PACIFIC LIGHTING SERVICE COMPANY present owner of an easement for pipelines as disclosed by deed recorded in Book 505, Page 123; SHELL OIL COMPANY, INCORPORATED present owner of an easement for pipelines as disclosed by deed recorded in Book 638, Page 523; SOUTHERN CALIFORNIA EDISON COMPANY present owner of an easement for *Public Utility Purpose as disclosed by deed RECORDED IN Book 2976 Page 575;* and CENTURY CABLE CO. present owner of an easement for underground community antenna television system as disclosed by deed recorded in Book 3820, Page 472; all of Official Records of Ventura County, have been omitted under the provisions of Section 66436 (b) (1) of the Subdivision Map Act, their interest is such that it cannot ripen into a fee title

The County of Ventura has the right to acquire a storm drain easement per document recorded in Book 3453, page 118 of Official Records.

TRACT NO. 2445

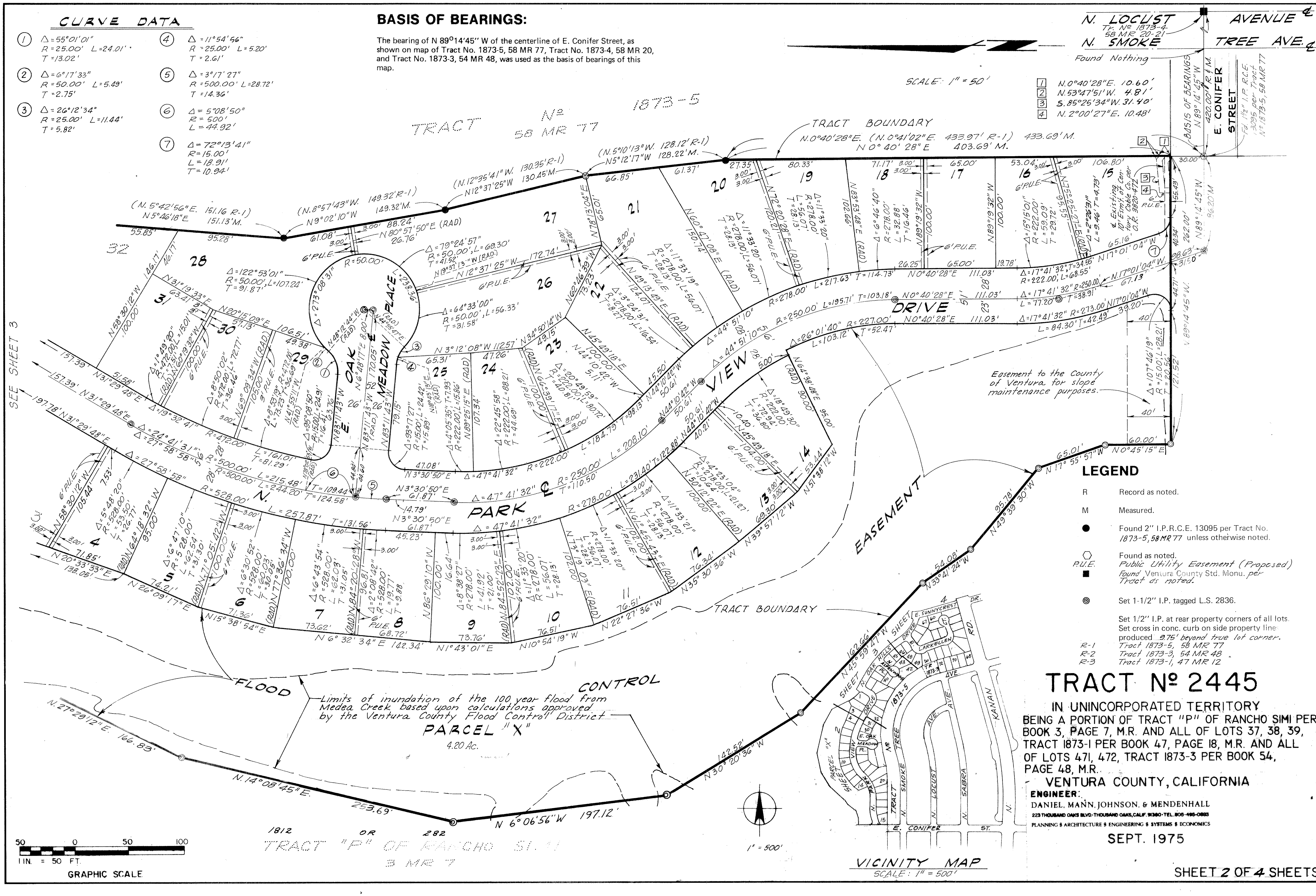
IN UNINCORPORATED TERRITORY
BEING A PORTION OF TRACT "P" OF RANCHO SIMI PER BOOK 3, PAGE 7, M.R. AND ALL OF LOTS 37, 38, 39, TRACT 1873-1 PER BOOK 47, PAGE 18, M.R. AND ALL OF LOTS 471, 472, TRACT 1873-3 PER BOOK 54, PAGE 48, M.R.

VENTURA COUNTY, CALIFORNIA

SEPTEMBER, 1975
22.298 Acres

ENGINEER:
DANIEL, MANN, JOHNSON, & MENDENHALL
223 THOUSAND OAKS BLVD. THOUSAND OAKS, CALIF. 91360 TEL. 805-495-0655
PLANNING § ARCHITECTURE § ENGINEERING § SYSTEMS § ECONOMICS

FOR CHANGE IN TYPE OF MONUMENT SET BETWEEN LOTS 21 AND 27, SEE BOOK 4772 AT PAGE 312 OF OFFICIAL RECORDS.



CURVE DATA

1. Δ = 55°01'01", R = 25.00', L = 24.01', T = 13.02'
2. Δ = 6°17'33", R = 50.00', L = 5.49', T = 2.75'
3. Δ = 26°12'34", R = 25.00', L = 11.44', T = 5.82'
4. Δ = 11°54'56", R = 25.00', L = 5.20', T = 2.61'
5. Δ = 3°17'27", R = 500.00', L = 28.72', T = 14.36'
6. Δ = 5°08'50", R = 500', L = 44.92'
7. Δ = 72°13'41", R = 15.00', L = 18.91', T = 10.94'

BASIS OF BEARINGS:

The bearing of N 89°14'45" W of the centerline of E. Conifer Street, as shown on map of Tract No. 1873-5, 58 MR 77, Tract No. 1873-4, 58 MR 20, and Tract No. 1873-3, 54 MR 48, was used as the basis of bearings of this map.

1	N.0°40'28"E. 10.60'
2	N.53°47'51"W. 4.81'
3	S.85°25'34"W. 31.40'
4	N.2°00'27"E. 10.48'

LEGEND

R	Record as noted.
M	Measured.
●	Found 2" I.P.R.C.E. 13095 per Tract No. 1873-5, 58 MR 77 unless otherwise noted.
⬡	Found as noted.
P.U.E.	Public Utility Easement (Proposed)
■	Found Ventura County Std. Monu. per Tract as noted.
◎	Set 1-1/2" I.P. tagged L.S. 2836.
	Set 1/2" I.P. at rear property corners of all lots. Set cross in conc. curb on side property line produced 9.75' beyond true lot corner.
R-1	Tract 1873-5, 58 MR 77
R-2	Tract 1873-3, 54 MR 48
R-3	Tract 1873-1, 47 MR 12

TRACT No 2445

IN UNINCORPORATED TERRITORY
BEING A PORTION OF TRACT "P" OF RANCHO SIMI PER BOOK 3, PAGE 7, M.R. AND ALL OF LOTS 37, 38, 39, TRACT 1873-1 PER BOOK 47, PAGE 18, M.R. AND ALL OF LOTS 471, 472, TRACT 1873-3 PER BOOK 54, PAGE 48, M.R.
VENTURA COUNTY, CALIFORNIA

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PLANNING & ARCHITECTURE & ENGINEERING & SYSTEMS & ECONOMICS

SEPT. 1975

50 0 50 100
1 IN. = 50 FT.
GRAPHIC SCALE

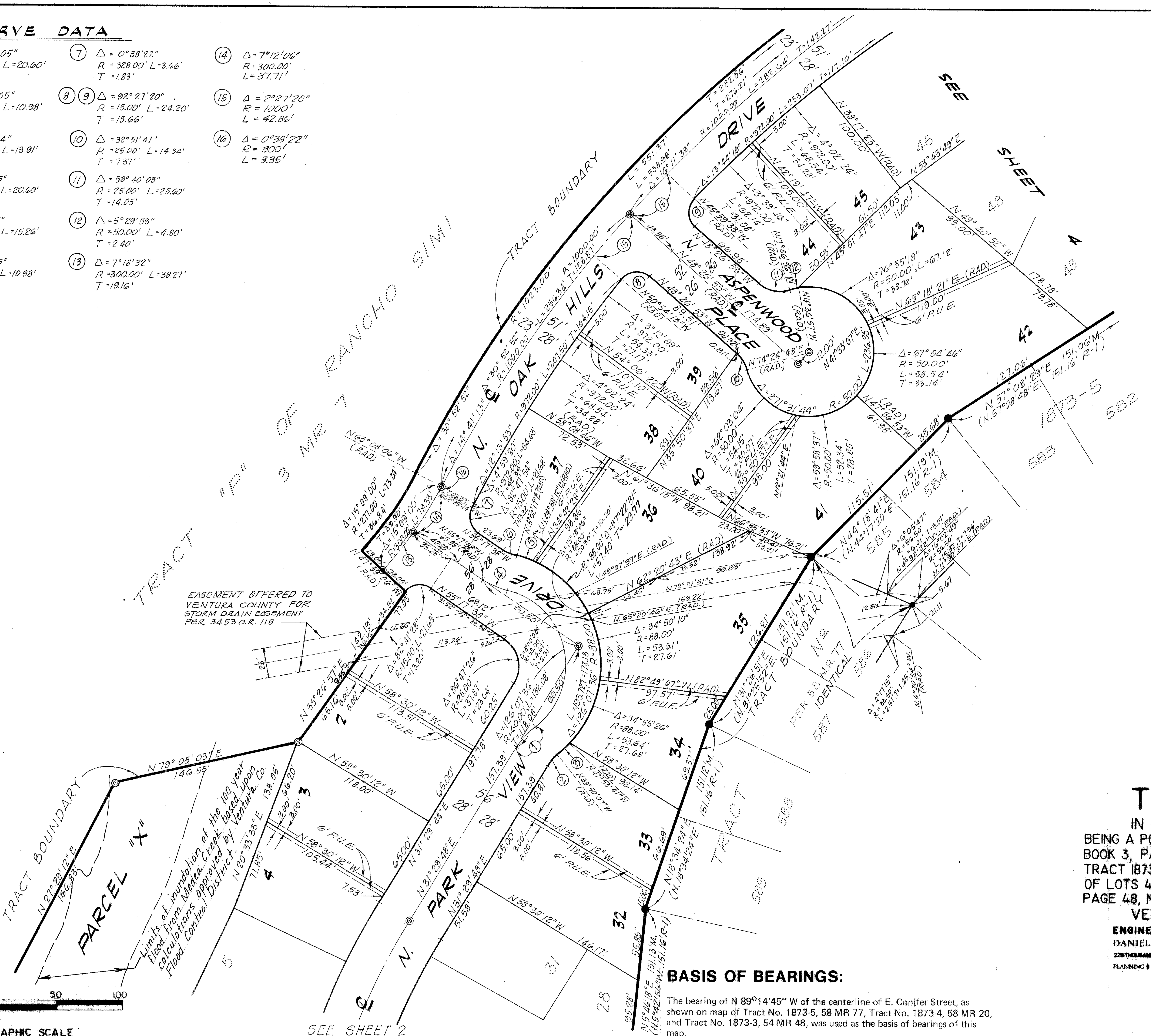
FOR CHANGE IN TYPE OF MONUMENT SET BETWEEN LOTS 21 AND 27, SEE BOOK 4772 AT PAGE 312 OF OFFICIAL RECORDS.

CURVE DATA

Curve	Δ	R	L	T
(1)	19°40'05"	60.00'	20.60'	10.40'
(2)	19°40'05"	32.00'	10.98'	5.55'
(3)	9°03'34"	88.00'	13.91'	6.97'
(4)	19°40'05"	60.00'	20.60'	10.40'
(5)	9°55'55"	88.00'	15.26'	7.65'
(6)	19°40'05"	32.00'	10.98'	5.55'
(7)	0°38'22"	328.00'	3.66'	1.83'
(8) (9)	92°27'20"	15.00'	24.20'	15.66'
(10)	32°51'41'	25.00'	14.34'	7.37'
(11)	58°40'03"	25.00'	25.60'	14.05'
(12)	5°29'59"	50.00'	4.80'	2.40'
(13)	7°18'32"	300.00'	38.27'	19.16'
(14)	7°12'06"	300.00'	37.71'	
(15)	2°27'20"	1000'	42.86'	
(16)	0°38'22"	300'	3.35'	

LEGEND

- R — Record as noted.
- M — Measured.
- ● — Found 2" I.P.R.C.E. 13095 per Tract No. 1873-5, 58 MR 77 unless otherwise noted.
- ⬡ — Found as noted.
- P.U.E. — Public Utility Easement (Proposed)
- ■ — Found Ventura County Std. Monu. per Tract as noted.
- ◎ — Set 1-1/2" I.P. tagged L.S. 2836.
- Set 1/2" I.P. at rear property corners of all lots. Set cross in conc. curb on side property lines produced 9.75' beyond true lot corner
- R-1 — Tract Nº 1873-5, 58 MR 77
- R-2 — Tract Nº 1873-3, 54 MR 48
- R-3 — Tract Nº 1873-1, 47 MR 12



SCALE: 1" = 50'.

TRACT Nº 2445

IN UNINCORPORATED TERRITORY
BEING A PORTION OF TRACT "P" OF RANCHO SIMI PER BOOK 3, PAGE 7, M.R. AND ALL OF LOTS 37, 38, 39, TRACT 1873-1 PER BOOK 47, PAGE 18, M.R. AND ALL OF LOTS 471, 472, TRACT 1873-3 PER BOOK 54, PAGE 48, M.R.
VENTURA COUNTY, CALIFORNIA

ENGINEER:
DANIEL, MANN, JOHNSON, & MENDENHALL
PLANNING & ARCHITECTURE & ENGINEERING & SYSTEMS & ECONOMICS

SEPT. 1975

BASIS OF BEARINGS:

The bearing of N 89°14'45" W of the centerline of E. Conifer Street, as shown on map of Tract No. 1873-5, 58 MR 77, Tract No. 1873-4, 58 MR 20, and Tract No. 1873-3, 54 MR 48, was used as the basis of bearings of this map.

FOR CHANGE IN TYPE OF MONUMET SET BETWEEN LOTS 21 AND 27, SEE BOOK 4772 AT PAGE 312 OF OFFICIAL RECORDS.

67 MR 13

CURVE DATA

(1) Δ = 10°18'39" R = 300.00' L = 53.99' T = 27.07'

(2) Δ = 62°56'36" R = 15.00' L = 16.48' T = 9.18'

(3) Δ = 88°03'35" R = 15.00' L = 23.05' T = 14.50'

(4) Δ = 78°09'31" R = 15.00' L = 20.46' T = 12.18'

(5) Δ = 22°19'58" R = 60.00' L = 23.39' T = 11.84'

(6) Δ = 22°19'58" R = 34.00' L = 13.25' T = 6.71'

(7) Δ = 17°00'24" R = 86.00' L = 25.53' T = 12.86'

(8) Δ = 22°19'58" R = 60.00' L = 23.39' T = 11.84'

(9) Δ = 1°43'16" R = 34.00' L = 1.02' T = 0.51'

(10) Δ = 20°36'42" R = 34.00' L = 12.23' T = 6.18'

(11) Δ = 22°19'57" R = 60.00' L = 23.39' T = 11.84'

(12) Δ = 22°19'57" R = 34.00' L = 13.25' T = 6.71'

(13) Δ = 22°19'57" R = 60.00' L = 23.39' T = 11.84'

(14) Δ = 22°19'57" R = 34.00' L = 13.25' T = 6.71'

(15) Δ = 44°29'43" R = 25.00' L = 19.41' T = 10.23'

(16) Δ = 49°42'33" R = 25.00' L = 21.69' T = 11.58'

(17) Δ = 7°49'24" R = 300.00' L = 40.96' T = 20.51'

(18) Δ = 4°36'17" R = 300.00' L = 24.11' T = 12.06'

(19) Δ = 6°45'45" R = 300.00' L = 35.41' T = 17.72'

(20) Δ = 6°13'12" R = 300.00' L = 32.57'

(21) Δ = 5°43'55" R = 50.00' L = 5.00'

LEGEND

R — Record as noted.

M — Measured.

● — Found 2" I.P.R.C.E. 13095 per Tract No. 1873-5, 58 MR 78 unless otherwise noted.

⬡ — Found as noted.

P.U.E. — Public Utility Easement (Proposed)

▩ — Found Ventura County Std. Monu. per tract as noted.

◎ — Set 1-1/2" I.P. tagged L.S. 2836.

Set 1/2" I.P. at rear property corners of all lots. Set cross in conc. curb on side property lines produced 9.75' beyond true lot corner.

R-1 Tract Nº 1873-5, 58 MR 77

R-2 Tract Nº 1873-3 54 MR 48

R-3 Tract Nº 1873-1 47 MR 12

BASIS OF BEARINGS:

The bearing of N 89°14'45" W of the centerline of E. Conifer Street, as shown on map of Tract No. 1873-5, 58 MR 77, Tract No. 1873-4, 58 MR 20, and Tract No. 1873-3, 54 MR 48, was used as the basis of bearings of this map.

TRACT Nº 2445

UNINCORPORATED TERRITORY BEING A PORTION OF TRACT "P" OF RANCHO SIMI PER BOOK 3, PAGE 7, M.R. AND ALL OF LOTS 37, 38, 39, TRACT 1873-1 PER BOOK 47, PAGE 18, M.R. AND ALL OF LOTS 471, 472, TRACT 1873-3 PER BOOK 54, PAGE 48, M.R.

VENTURA COUNTY, CALIFORNIA

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SEPT. 1975

SCALE: 1" = 50'

50 0 50 100
1 IN. = 50 FT.
GRAPHIC SCALE