67 MR 14

We, the undersigned, hereby certify that We are the owner (s) of or are interested in the land included within this subdivision, entitled TRACT NO. 1793, shown on this map consisting of 4 sheets, and that we are the only person (s) whose consent is necessary to pass a clear title to said land, and consent to the making and recordation of said map and subdivision as shown within the colored borderline, and do hereby offer to dedicate for public use all streets and highways shown on the map and we hereby grant lots 62, 63, 64, & 65 in fee simple to the City of Simi Valley. We also hereby dedicate to the Ventura County Flood Control District the easements for flood control purposes shown on this map and all uses incident thereto, and we also grant to the Ventura County Flood Control District in Fee Simple, PARCEL "X" for flood control purposes, except therefrom easements for public road purposes as shown on the map which we hereby dedicate to the City of Simi Valley. We also hereby offer to dedicate to the City of Simi Valley, all rights of ingress and egress over and across the northerly line of Lots 25, 26, 27, 29, 30, 36, 37, 42, 43, 44, 46 through 53 inclusive, 55 and 56, abutting Lots 62, 63, 64 & 65 in order that the owners of said lots shall have no access whatever to said Lots 62, 63, 64 & 65, except the general right-of-travel which belongs to the whole public.

JBR Development Co, a California corporation (Owner)

By Jack Rosenberg, President — Marjorie Jacobs, Secretary

Beneficial Service Co., a California corporation (Trustee) under deed of trust recorded in Book 2876 page 474 of Official Records

By C.W. Miller, Sr. Vice President — Asst. Secretary

THE VENTURA COUNTY FLOOD CONTROL DISTRICT HEREBY ACCEPTS IN FEE SIMPLE, PARCEL "X" FOR FLOOD CONTROL PURPOSES, EXCEPT THE EASEMENTS FOR PUBLIC ROAD PURPOSES SHOWN ON THE MAP AND ALSO ACCEPTS THE EASEMENTS FOR FLOOD CONTROL PURPOSES SHOWN ON THE MAP.

DATED February 24, 1976

ATTEST:
ROBERT L. HAMM
COUNTY CLERK
COUNTY OF VENTURA
BY Robert L. Hamm, COUNTY CLERK

CHAIRMAN OF THE BOARD
VENTURA COUNTY FLOOD
CONTROL DISTRICT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } S.S.

ON THIS 1st DAY OF OCTOBER, 1975 BEFORE ME RUTH ROSS, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED JACK ROSENBERG KNOWN TO ME TO BE THE PRESIDENT AND MARJORIE JACOBS KNOWN TO ME TO BE THE SECRETARY OF JBR DEVELOPMENT CO., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

OFFICIAL SEAL
RUTH ROSS
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Oct. 17, 1975

Ruth Ross
NOTARY PUBLIC IN AND FOR COUNTY AND STATE

#15404

Recorded at the request of the Owner, FEBRUARY 27TH 1976, at 10:00 A. M. in Book 67 of Miscellaneous Records (Maps) at Pages 14 THRU 17 records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura

By William Dover, Asst.
Deputy County Recorder

I, KENNETH SCHORR, do hereby certify that I am a REGISTERED CIVIL ENGINEER, that this map correctly represents a survey made under my direction in JULY 1975 for JBR DEVELOPMENT CO., 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 City Council) 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 City Engineer prior to acceptance of the improvements into the City Road System.

Date October 9, 1975

Kenneth Schorr
R.C.E. No 12955

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 1793, 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 20, 1976

ROBERT G. BRANCH
Treasurer — Tax Collector
County of Ventura

By Shirley Regelman
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT NO. 1793, 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 February 9, 1976

CITY ENGINEER
CITY OF SIMI VALLEY

By Byron B. Johnson Jr.
BYRON B. JOHNSON, JR.

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. 1793, have been complied with.

Date February 24, 1976

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

By
Deputy County Clerk

This map entitled TRACT NO. 1793, consisting of 4 sheets, is presented to the City Council, City of Simi Valley, Ventura County, California, at the meeting of said Council held on the 9th day of February, 1976 for approval; said Council hereby approves said map and does hereby accept for public use all streets and highways shown on the map including Lots 62, 63, 64 and 65 in fee simple. We also hereby accept for public road purposes the easements shown on the map. We also accept the rights of ingress and egress to Lots 62, 63, 64 & 65 from the abutting lots in this tract.

IN WITNESS WHEREOF, SAID CITY COUNCIL HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY THE MAYOR AND BY THE CLERK OF SAID CITY COUNCIL, AND THE CORPORATE SEAL OF THE CITY OF SIMI VALLEY TO BE HERETO AFFIXED THIS 10TH DAY OF FEBRUARY, 1976.

Mary Meusburger
DEPUTY CLERK AND THE EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY

James Smith
MAYOR OF THE CITY OF SIMI VALLEY

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS

ON THIS 29TH DAY OF AUGUST, 1975 BEFORE ME MARILYN E. KELLY A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED C.W. MILLER KNOWN TO ME TO BE THE VICE PRESIDENT AND LORETTA UPTON KNOWN TO BE TO BE THE ASSISTANT SECRETARY OF BENEFICIAL SERVICE CO., 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.

OFFICIAL SEAL
MARILYN E. KELLY
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires Jan. 20, 1978

Marilyn E. Kelly
NOTARY IN AND FOR COUNTY AND STATE

The following soil reports have been prepared on Tract No. 1793

DATE OF REPORT	TITLE OF REPORT	FIRM NAME	ENGINEER	ENG'R. REG. NO.
MAY 19, 1975	SOILS EXPLORATION	PACIFIC MATERIALS LAB.	D. NEELEY	13894
JULY 31, 1975	SLOPE STABILITY	PACIFIC MATERIALS LAB.	D. NEELEY	13894

TRACT NO. 1793

IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF A PORTION OF KADOTA FIG FARM, SUBDIVISION NO. 6, PER MAP RECORDED IN BOOK 19, PAGE 39 OF MISCELLANEOUS RECORDS

VENTURA COUNTY, CALIFORNIA

SCHORR ENGINEERS
13609 VICTORY BOULEVARD
VAN NUYS, CALIFORNIA 91401
JULY 1975

SHEET 1 OF 4 SHEETS

C. of V. 7-64

SCALE: 1"-50'

100 50 0 50

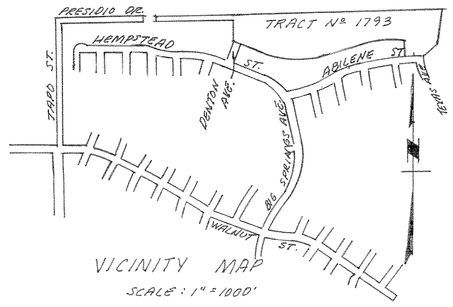
GRAPHIC SCALE

TRACT NO. 1793

BEING A SUBDIVISION OF A PORTION OF KADOTA FIG FARM, SUBDIVISION NO. 6, PER MAP RECORDED IN BOOK 19, PAGE 39 OF MISCELLANEOUS RECORDS IN THE CITY OF SIMI VALLEY VENTURA COUNTY, CALIFORNIA

JULY 1975

1. SET 1½" I.P. TAGGED RCE. 12955 SHOWN THUS ——o
2. SET CHISELLED 'X' IN CURB ON LOT SIDE LINE PRODUCED 9.75' FROM FRONT LOT CORNERS.
3. SET ½" I.P. TAGGED RCE 12955 AT REAR LOT CORNERS
4. 'P.U.E.' DENOTES PROPOSED PUBLIC UTILITY EASEMENTS
5. ◉ INDICATES FOUND MONUMENT AS SHOWN
6. 12-1 = 35 M.R. 68

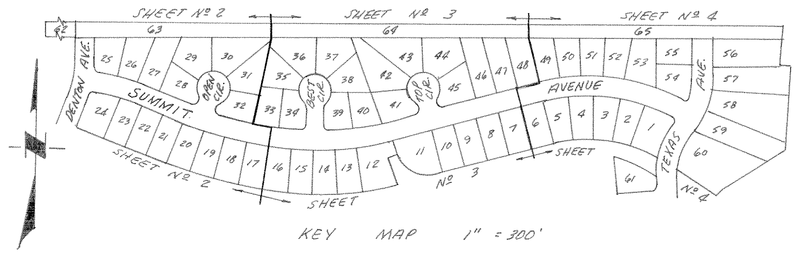


VICINITY MAP

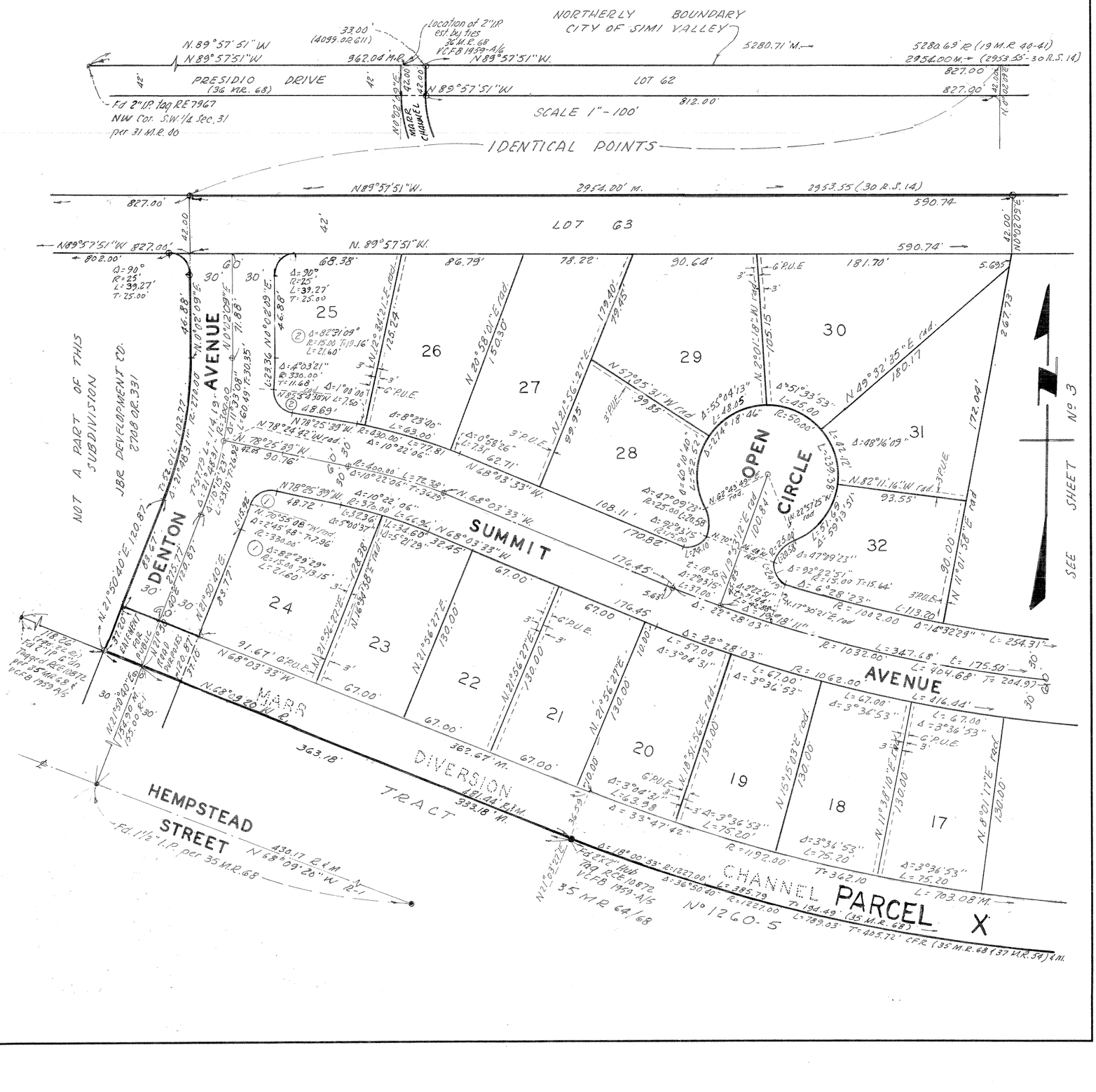
SCALE: 1" = 1000'

BASIS OF BEARINGS

THE BEARING OF N. 86°10'00" E. FOR THE CENTERLINE OF ABILENE STREET SHOWN ON MAP OF TRACT Nº 1399-6 PER 37 M.R. 54 WAS USED AS BASIS OF BEARINGS FOR THIS MAP.



KEY MAP 1" = 300'



67 MR 16

SHEET 3 OF 4 SHEETS

TRACT NO. 1793

BEING A SUBDIVISION OF A PORTION OF KADOTA FIG FARM,
SUBDIVISION NO. 6, PER MAP RECORDED IN BOOK 19, PAGE 39,
OF MISCELLANEOUS RECORDS
IN THE CITY OF SIMI VALLEY
VENTURA COUNTY, CALIFORNIA
JULY 1975

1. SET 1/2" I.P. TAGGED RCE 12955 SHOWN ... ○
2. SET VENTURA COUNTY STANDARD SURVEY MONUMENT TAGGED RCE 12955 PER PLATE P-2 (BENCH) VCM CO. STDS. SHOWN THUS: ... ◙
3. SET CHISELED X IN CURB ON LOT SIDE LINE PRODUCED, 9.75' FROM FRONT LOT CORNERS
4. SET 1/2" I.P. TAGGED RCE 12955 AT REAR LOT CORNERS.
5. ●..... INDICATES FOUND MONUMENT AS SHOWN
6. P.U.E. DENOTES PROPOSED PUBLIC UTILITY EASEMENTS.

SCALE: 1" = 50'

GRAPHIC SCALE

0 50 100

SEE SHEET No 4

SEE SHEET No 2

NORTHERLY BOUNDARY
CITY OF SIMI VALLEY

N. 89°57'51" W. 5280.71' M 5280.69' R (19 M.R. 40-41)

N. 89°57'51" W. 2954.00' M. 2953.55 (30 R.S. 14)

107 64

1399-G

TRACT No. 1260-5
35 M.R. 64

TRACT No. 1260-4
37 M.R. 52

SCALE: 1"-50'

GRAPHIC SCALE

TRACT NO. 1793

BEING A SUBDIVISION OF A PORTION OF KADOTA FIG FARM,
SUBDIVISION NO. 6, PER MAP RECORDED IN BOOK 19, PAGE
39 OF MISCELLANEOUS RECORDS
IN THE CITY OF SIMI VALLEY
VENTURA COUNTY, CALIFORNIA
JULY 1975

1. SET 1½" I.P. TAGGED RCE 12955 SHOWN THUS...○
2. SET CHISELLED 'X' IN CURB ON LOT SIDE LINE PRODUCED, 0.75' FROM FRONT LOT CORNERS
3. SET 1/2" I.P. TAGGED RCE 12955 AT REAR LOT CORNERS
4. 'P.U.E.' DENOTES PUBLIC UTILITY EASEMENTS (PROPOSED)
5. SET VENTURA COUNTY STANDARD SURVEY MONUMENT TAGGED R.C.E. 12955 PER PLATE F2 (REV. A) VEN. CO. STDS. SHOWN THUS.... ⊡
6. ●--- INDICATES FOUND MONUMENT AS SHOWN
7. R-3 = 32 R.S. 74
8. R-4 = 30 R.S. 14

