69 MR 99

We, the undersigned, hereby certify that we the owner (s) of or are interested in the land included within this subdivision, entitled TRACT NO. 1792-3, shown on this map consisting of 2 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 exterior boundary, and do hereby offer to dedicate for public use to Ventura County Waterworks District No. 8 all water line easements delineated and designated on the map.

JBR DEVELOPMENT CO. a California corporation (OWNER)

Jack Rosenberg PRESIDENT

Marjorie Jacobs SECRETARY

The signatures of the Heirs and Devisees of Doris S. Flanagan, deceased, present owners of an interest in all oil, gas, and other minerals, in, under and lying below a depth of five hundred feet from the surface of said land but without the right of entry or drilling on the surface or through the top five hundred feet of said land, which rights will revert to the fee holders of record on March 1, 1970, if oil and/or gas in merchantable quantities have not been developed by that date, or having been developed, the area has been abandoned as a producer of oil and/or gas, have been omitted in accordance with SECTION 66436 (b)(3) of the Subdivision Map Act.

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

On this 21 day of April 1976, before me, the undersigned, 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 and known to me to be the persons who executed the within instrument an behalf of the corporation herein named and acknowledged to me that such corporation executed the same.

Ruth Ross

OFFICIAL SEAL
RUTH ROSS
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Nov. 4, 1979

115646

Recorded at the request of the Owner, DECEMBER 8th 1976 at 3:30 P. M. in Book 69 of Miscellaneous Records (Maps) at Pages 99 + 100, 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 by me or under my direction in OCTOBER, 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 by) 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 April 7. 1976

Kenneth Schorr
KENNETH SCHORR RCE No. 12955

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 1792-3, 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 November 16 1976

ROBERT L. BRANCH
Treasurer — Tax Collector
County of Ventura

By Shirley Engelmann
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT NO. 1792-3, 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 November 22 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. 1792-3, have been complied with.

Date DECEMBER 8, 1976

ROBERT L. HAMM
County Clerk
County of Ventura

By Joanne C. Daneels
Deputy County Clerk

This map entitled TRACT NO. 1792-3, consisting of 2 sheets, is presented to the City Council, City of Simi Valley, Ventura County, California, at the meeting of said Council held on the 22nd day of November, 1976 for approval; said Council hereby approves said map.

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 22nd day of November 1976

Janet Caldwell
Clerk and the Ex-Officio Clerk of the City Council of the City of Simi Valley

William P. Carpenter
Mayor of the City of Simi Valley

VENTURA COUNTY WATERWORKS DISTRICT No. 8 hereby accepts for public use all water line easements delineated and designated on the map, when such map is approved and recorded.

November 23, 1976
Dated

Ralph R. Bennett
Chairman of the Board
Ventura County Waterworks District No. 8

TRACT NO. 1792-3
IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF A PORTION OF TRACT A IN SECTION 6, TOWNSHIP 2 NORTH, RANGE 17 WEST, RANCHO SIMI, PER 5 M.R. 24

VENTURA COUNTY, CALIFORNIA

SCHORR ENGINEERS
13609 VICTORY BLVD.
VAN NUYS, CALIF.

APRIL 1976

SHEET 1 OF 2 SHEETS

C. of V. 7-64

SCALE: 1" = 40 FEET

0 100

GRAPHIC SCALE

SHEET 2 OF 2 SHEETS

TRACT NO. 1792-3

IN THE CITY OF SIMI VALLEY
VENTURA COUNTY, CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF TRACT 'A' IN SECTION 6, TOWNSHIP 2 NORTH, RANGE 17 WEST, RANCHO SIMI, PER 5 M.R. 24

SEPTEMBER 1976

SCHORR ENGINEERS
13609 VICTORY BLVD
VAN NUYS, CALIFORNIA
Kenneth Schorr
REGISTERED CIVIL ENGINEER No. 12955

BASIS OF BEARINGS
THE BEARING N 3°58'00" W FOR THE EAST LINE OF TEXAS AVENUE PER TRACT No 1399-1 (33 MR 76) WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

NOTES

1. Set 1½" I.P. tagged R.C.E. 12955 shown thus: ——— ——— ——— ○
2. Found 2" I.P. tagged R.C.E. 10872 per Tr. 1399-1, 33 MR 73 shown thus: ——●
3. Found 2" I.P. tagged L.S. 2267 per 32 RS 76 shown thus: ——◉ unless other wise noted
4. Set chiseled "X" in curb on side lot lines produced 9.75 feet from front lot corners.
5. Set 1½" I.P. tagged R.C.E. # 12955 at rear lot corners.
6. P.U.E. denotes proposed Public Utility Easement.
7. Found V.C. Std Mon. Box & Mon. stamped R.C.E. 10872 shown thus: ---■

TRACT No 1792-2
68 M.R. 85

CORPUS CHRISTI AVENUE

DALHART AVENUE

TEXAS AVENUE

GOLDEN AIRE

ALAMO STREET

TRACT No 1399-1
33 M.R. 72-76

PROPERTIES (4060 OR 114)

SLOPE EASEMENT PER 4311 OR 532

Fd 2" I.P. tagged R.C.E. 12955 per Tr. 1792-2. - 68 M.R. 85

10' Easement to Ventura Co. Waterworks Dist. No 8 for water line purposes

Easement to Ventura County Waterworks District No 8 for waterline purposes

VENTURA COUNTY FLOOD CONTROL DISTRICT 4117 O.R. 556 (PCL B)

VENTURA CO. FLOOD CONTROL DISTRICT N'LY LINE 4117 O.R. 556 (PCL A)

SLY LINE TRACT 'A' SEC. 6 Rº SIMI per 5 M.R. 24

SW. COR. 33 M.R. 72

REFERENCES

R_1 - TR. 1399-1 33 M.R. 76
R_2 - 2088 O.R. 597
R_3 - 4117 O.R. 556
R_4 - TR. 1792-2 68 M.R. 85

LOCATION MAP

SCALE: 1" = 2000'

Presidio Drive
Walnut
Township
Tapo Street
Corpus Christi
Dalhart Ave
Texas
Alamo Street
Tract 1792-3

69 MR 100