71 MR 12

CERTIFICATE OF OWNER

The undersigned hereby certifies that THEY ARE the owner(s) of, or are interested in, the land included within this subdivision entitled TRACT NO. 2406-3, shown on this map, that THEY ARE the only person(s) whose consent is necessary to pass title to said land, that THEY consent to the making and recordation of said map and subdivision as shown within the exterior boundary line, THAT THEY HEREBY OFFER TO DEDICATE FOR PUBLIC USE THE RIGHT OF WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THIS MAP AND ALSO OFFER TO DEDICATE EASEMENTS FOR DRAINAGE PURPOSES AS SHOWN ON THIS MAP. WE ALSO GRANT TO VENTURA COUNTY WATERWORKS DISTRICT NO. 1 ALL WATER PIPELINE AND SANITARY SEWER EASEMENTS DELINEATED AND DESIGNATED ON THE MAP.

COUNTRY SIDE HOMES, A LIMITED PARTNERSHIP, AS OWNER

BY Joseph S. Lathrop
JOSEPH S. LATHROP GENERAL PARTNER

STATE OF CALIFORNIA } S.S.
COUNTY OF VENTURA }

ON THIS 22nd DAY OF FEBR, 1977 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOSEPH S. LATHROP KNOWN TO ME TO BE THE GENERAL PARTNER OF THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH ~~LIMITED PARTNERSHIP~~ EXECUTED THE SAME.

OFFICIAL SEAL
JOHN BOSSARD
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Commission Expires Jan. 23, 1978
2807 Loma Vista Rd., Ventura, Ca 93001

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE. MY COMMISION EXPIRES 1-23-78
John Bossard

AMERICAN CITY BANK, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST - RECORDED IN BOOK 4650, PAGE 394, OFFICIAL RECORDS.

Thomas J. Forrest
Sr Vice PRESIDENT

Craig W. Lacy
~~SECRETARY~~
Asst Vice PRESIDENT

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

ON THIS 23rd DAY OF Feb. 1977, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED THOMAS J. FORREST KNOWN TO ME TO BE THE Sr Vice PRESIDENT AND CRAIG W LACY KNOWN TO ME TO BE THE Asst V.P. OF AMERICAN CITY 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 THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS TRUSTEE.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES Nov. 20, 1978
Doris E. Taylor

CALIFORNIA LAND TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED IN BOOK 4641, PAGE 963, OFFICIAL RECORDS

Ken Killen VICE - PRESIDENT

STATE OF CALIFORNIA } S.S.
COUNTY OF VENTURA }

ON THIS 22ND DAY OF FEBR, 1977 BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED KEN KILLEN KNOWN TO ME TO BE THE VICE - PRESIDENT ~~AND~~ OF CALIFORNIA LAND TITLE COMPANY THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS TRUSTEE

John Bossard
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 1-23-78

OFFICIAL SEAL
JOHN BOSSARD
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Commission Expires Jan. 23, 1978
2807 Loma Vista Rd., Ventura, Ca 93001

SURVEYOR'S CERTIFICATE

I, R. R. GABRIEL, do hereby certify that I am a LICENSED LAND SURVEYOR, that this map correctly represents a survey made under my direction in DECEMBER, 1974, 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 sheets 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: FEB. 18 1977

R. R. Gabriel
R.R. GABRIEL - LS 3317

TAX COLLECTOR'S CERTIFICATE

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 2406-3, 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~~. DUE AND PAYABLE. JR

Date: March 24 1977

ROBERT G. BRANCH
Treasurer - Tax Collector
County of Ventura
By Shirley Ringlman
Deputy ~~Tax~~ Collector

COUNTY SURVEYOR'S CERTIFICATE

I certify that I have examined the final map entitled TRACT NO. 2406-3, 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: March 31st 1977

A. P. Stokes
A.P. STOKES
County Surveyor
County of Ventura

COUNTY CLERK'S CERTIFICATE

I certify that all 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. 2406-3, have been complied with.

Date: April 5th 1977

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

By _____
Deputy County Clerk

SOILS REPORT.

The following soil reports have been prepared on TRACT NO. 2406-3:

Date of Report	Title of Report	Firm Name	Engineer	Reg. No.
MARCH 1975	PRELIMINARY SOILS & ENGRG GEOLOGY INVESTIGATION 88 LOTS	BUENA ENGINEER INC.	NORMAN G. HALLIN F.D. DIDIER JR	C.E. 7370 C.E.G. 475.

CERTIFICATE OF ACCEPTANCE

This map entitled TRACT NO. 2406-3, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 5th day of April, 1977, for approval; said Board hereby approves said map AND DOES HEREBY ACCEPT FOR PUBLIC USE THE RIGHT OF WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THIS MAP AND DOES HEREBY ACCEPT THE EASEMENT FOR DRAINAGE PURPOSES AS SHOWN ON THIS MAP.

IN WITNESS WHEREOF SAID BOARD 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 5th DAY OF April, 1977.

ATTEST:
Robert L. Hamm
CLERK OF SAID BOARD

BOARD OF SUPERVISORS
COUNTY OF VENTURA
STATE OF CALIFORNIA
Ted Grandsen
CHAIRMAN OF SAID BOARD

VENTURA COUNTY WATERWORKS DISTRICT NO. 1 HEREBY ACCEPTS FOR PUBLIC USE ALL WATER PIPELINE AND SANITARY SEWER EASEMENTS DELINEATED AND DESIGNATED ON THIS MAP.

DATE: April 5th, 1977
Edwin A Jones
CHAIRMAN,
VENTURA COUNTY WATERWORKS DISTRICT NO. 1

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

CERTIFICATE OF RECORDER #36984

Recorded at the request of the owner, APRIL 6th, 1977, at 1:30 P.M. in Book 71 of Miscellaneous Records (Maps) at Pages 12 THRU 14, records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura
By William Power, asst.
~~Deputy~~ County Recorder

TRACT NO. 2406-3

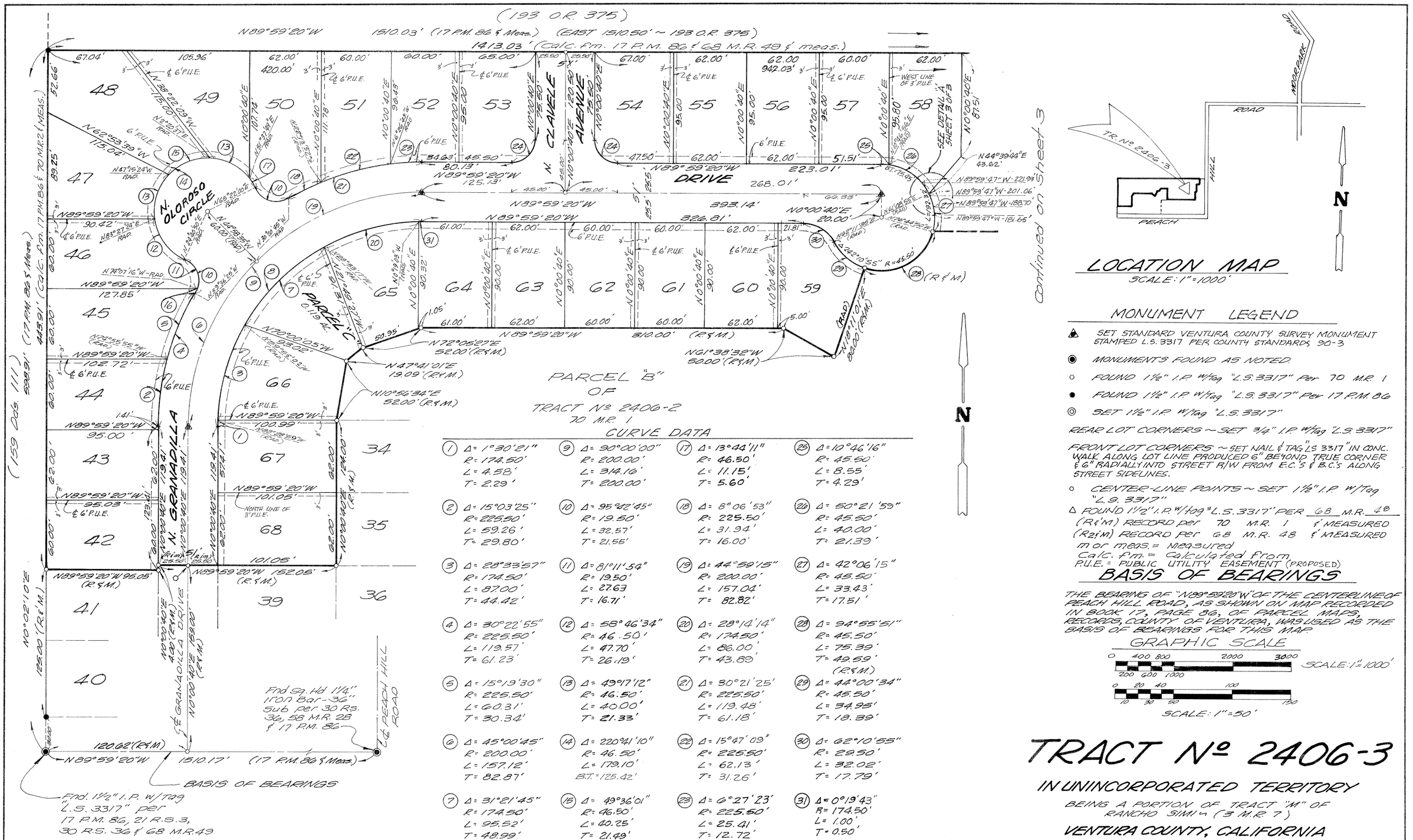
IN UNINCORPORATED TERRITORY

BEING A PORTION OF
TRACT "M" OF
RANCHO SIMI - (3 M.R. 7)

VENTURA COUNTY, CALIFORNIA

JBA - A DIVISION OF TAIT & ASSOCIATES
5755 VALENTINE ROAD
VENTURA, CALIFORNIA

SEPTEMBER, 1976



MONUMENT LEGEND

- ▲ SET STANDARD VENTURA COUNTY SURVEY MONUMENT STAMPED L.S. 3317 PER COUNTY STANDARDS 90-3
- ◉ MONUMENTS FOUND AS NOTED.
- ○ FOUND 1½" I.P. W/Tag "L.S. 3317" Per 70 M.R. 1
- ● FOUND 1½" I.P. W/Tag "L.S. 3317" Per 17 P.M.M. 86
- ◎ SET 1½" I.P. W/Tag "L.S. 3317"

REAR LOT CORNERS ~ SET ¾" I.P. W/Tag "L.S. 3317"

FRONT LOT CORNERS ~ SET NAIL & TAG "LS 3317" IN CONC. WALK ALONG LOT LINE PRODUCED 6" BEYOND TRUE CORNER & 6" RADIALLY INTO STREET R/W FROM E.C.'S & B.C.'S ALONG STREET SIDELINES.

- ○ CENTER-LINE POINTS ~ SET 1½" I.P. W/Tag "L.S. 3317"
- △ FOUND 1½" I.P. W/Tag "L.S. 3317" PER 68 M.R. 48

(R & M) RECORD per 70 M.R. 1 & MEASURED
(R2 & M) RECORD Per 68 M.R. 48 & MEASURED
m or meas. = Measured
Calc. frm. = Calculated from
P.U.E. = PUBLIC UTILITY EASEMENT (PROPOSED)

BASIS OF BEARINGS

THE BEARING OF "N89°59'20"W" OF THE CENTERLINE OF PEACH HILL ROAD, AS SHOWN ON MAP RECORDED IN BOOK 17, PAGE 86, OF PARCEL MAPS, RECORDS, COUNTY OF VENTURA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

GRAPHIC SCALE

0 400 800 2000 3000
200 600 1000
SCALE: 1" = 1000'

0 20 40 100
10 30 60 150
SCALE: 1" = 50'

CURVE DATA

(1) Δ = 1°30'21" R = 174.50' L = 4.58' T = 2.29'	(9) Δ = 90°00'00" R = 200.00' L = 314.16' T = 200.00'	(17) Δ = 13°44'11" R = 46.50' L = 11.15' T = 5.60'	(25) Δ = 10°46'16" R = 45.50' L = 8.55' T = 4.29'
(2) Δ = 15°03'25" R = 225.50' L = 59.26' T = 29.80'	(10) Δ = 95°42'45" R = 19.50' L = 32.57' T = 21.55'	(18) Δ = 8°06'53" R = 225.50' L = 31.94' T = 16.00'	(26) Δ = 50°21'59" R = 45.50' L = 40.00' T = 21.39'
(3) Δ = 28°33'57" R = 174.50' L = 87.00' T = 44.42'	(11) Δ = 81°11'54" R = 19.50' L = 27.63' T = 16.11'	(19) Δ = 44°59'15" R = 200.00' L = 157.04' T = 82.82'	(27) Δ = 42°06'15" R = 45.50' L = 33.43' T = 17.51'
(4) Δ = 30°22'55" R = 225.50' L = 119.57' T = 61.23'	(12) Δ = 58°46'34" R = 46.50' L = 47.70' T = 26.19'	(20) Δ = 28°14'14" R = 174.50' L = 86.00' T = 43.89'	(28) Δ = 94°55'51" R = 45.50' L = 75.39' T = 49.59' (R & M.)
(5) Δ = 15°19'30" R = 225.50' L = 60.31' T = 30.34'	(13) Δ = 49°17'12" R = 46.50' L = 40.00' T = 21.33'	(21) Δ = 30°21'25" R = 225.50' L = 119.48' T = 61.18'	(29) Δ = 44°00'34" R = 45.50' L = 34.95' T = 18.39'
(6) Δ = 45°00'45" R = 200.00' L = 157.12' T = 82.87'	(14) Δ = 220°41'10" R = 46.50' L = 179.10' B.T. = 125.42'	(22) Δ = 15°47'09" R = 225.50' L = 62.13' T = 31.26'	(30) Δ = 62°10'55" R = 29.50' L = 32.02' T = 17.79'
(7) Δ = 31°21'45" R = 174.50' L = 95.52' T = 48.99'	(15) Δ = 49°36'01" R = 46.50' L = 40.25' T = 21.49'	(23) Δ = 6°27'23" R = 225.50' L = 25.41' T = 12.72'	(31) Δ = 0°19'43" R = 174.50' L = 1.00' T = 0.50'
(8) Δ = 90°00'00" R = 174.50' L = 274.10' T = 174.50'	(16) Δ = 14°30'51" R = 19.50' L = 4.94' T = 2.48'	(24) Δ = 90°00'00" R = 19.50' L = 30.63' T = 19.50'	

TRACT Nº 2406-3

IN UNINCORPORATED TERRITORY

BEING A PORTION OF TRACT "M" OF RANCHO SIMI (3 M.R. 7)

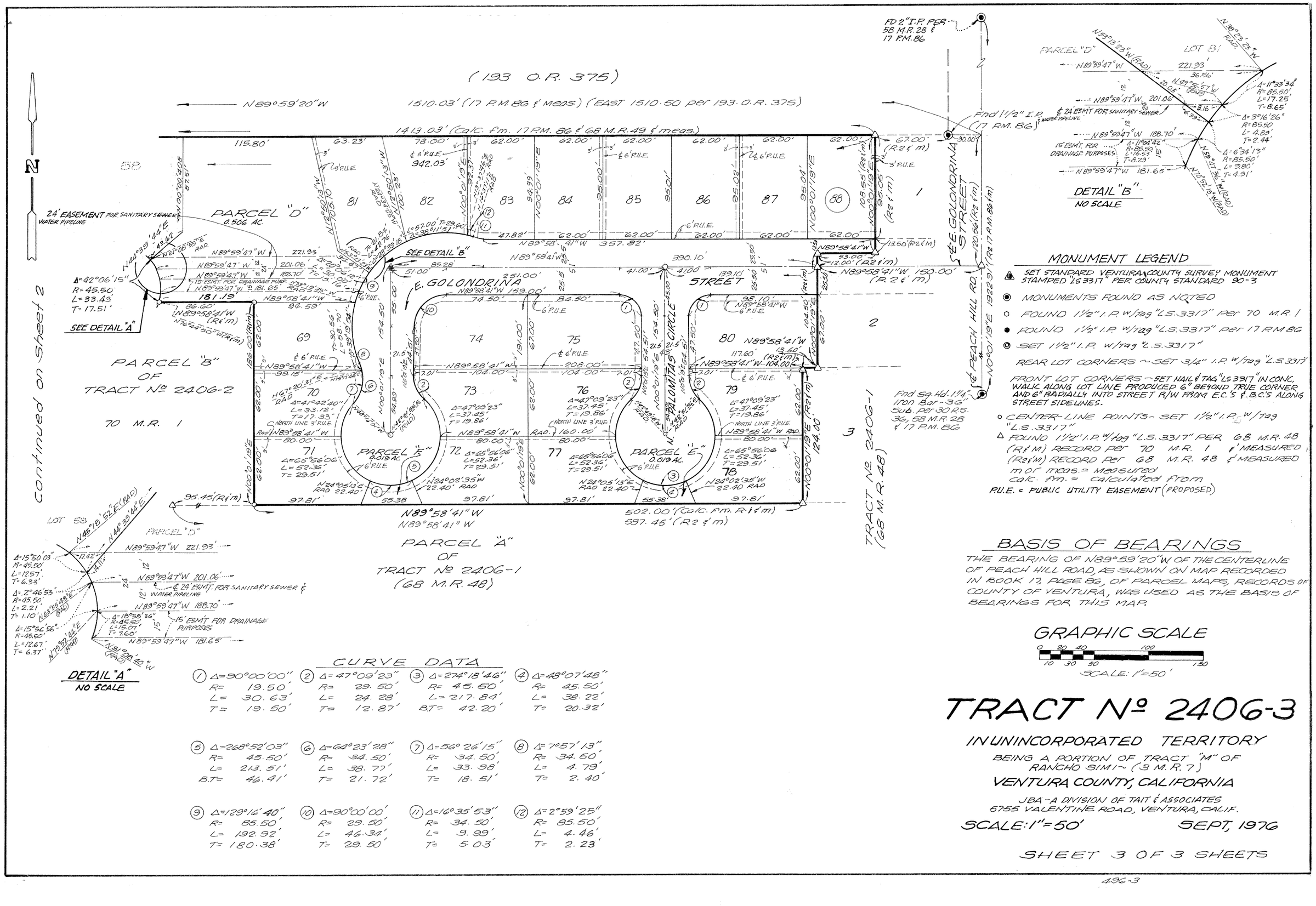
VENTURA COUNTY, CALIFORNIA

JBA - A DIVISION OF TAIT & ASSOCIATES
5755 VALENTINE ROAD, VENTURA, CALIF.

SCALE: 1" = 50' SEPTEMBER, 1976

SHEET 2 OF 3 SHEETS

496-3 T.E.S.



DETAIL "B"
NO SCALE

DETAIL "A"
NO SCALE

CURVE DATA

(1) Δ=90°00'00"	(2) Δ=47°09'23"	(3) Δ=274°18'46"	(4) Δ=48°07'48"
R= 19.50'	R= 29.50'	R= 45.50'	R= 45.50'
L= 30.63'	L= 24.28'	L= 217.84'	L= 38.22'
T= 19.50'	T= 12.87'	B.T= 42.20'	T= 20.32'
(5) Δ=268°52'03"	(6) Δ=64°23'28"	(7) Δ=56°26'15"	(8) Δ=7°57'13"
R= 45.50'	R= 34.50'	R= 34.50'	R= 34.50'
L= 213.51'	L= 38.77'	L= 33.98'	L= 4.79'
B.T= 46.41'	T= 21.72'	T= 18.51'	T= 2.40'
(9) Δ=129°16'40"	(10) Δ=90°00'00"	(11) Δ=16°35'53"	(12) Δ=2°59'25"
R= 85.50'	R= 29.50'	R= 34.50'	R= 85.50'
L= 192.92'	L= 46.34'	L= 9.99'	L= 4.46'
T= 180.38'	T= 29.50'	T= 5.03'	T= 2.23'

MONUMENT LEGEND

- ▲ SET STANDARD VENTURA COUNTY SURVEY MONUMENT STAMPED "LS 3317" PER COUNTY STANDARD 30-3
- ◉ MONUMENTS FOUND AS NOTED
- ○ FOUND 1½" I.P. W/tag "L.S. 3317" per 70 M.R. 1
- ● FOUND 1½" I.P. W/tag "L.S. 3317" per 17 P.M. 86
- ◎ SET 1½" I.P. W/tag "L.S. 3317"

REAR LOT CORNERS ~ SET ¾" I.P. W/tag "L.S. 3317"

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(R & M) RECORD PER 70 M.R. 1 & MEASURED
(R2 & M) RECORD PER 68 M.R. 48 & MEASURED
M OR MEAS. = MEASURED
Calc. fm. = CALCULATED FROM
P.U.E. = PUBLIC UTILITY EASEMENT (PROPOSED)

BASIS OF BEARINGS

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GRAPHIC SCALE

0 20 40 100
10 30 50 150
SCALE: 1"=50'

TRACT Nº 2406-3

IN UNINCORPORATED TERRITORY

BEING A PORTION OF TRACT "M" OF RANCHO SIMI ~ (3 M.R. 7)

VENTURA COUNTY, CALIFORNIA

JBA - A DIVISION OF TAIT & ASSOCIATES
5755 VALENTINE ROAD, VENTURA, CALIF.

SCALE: 1"=50' SEPT, 1976

SHEET 3 OF 3 SHEETS

496-3