72 MR 18

The undersigned hereby certifies that they are the owner(s) of, or are interested in, the land included within this subdivision entitled TRACT NO. 2601, Reversion to Acreage & Resubdivision as 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 this map and Reversion to Acreage & Resubdivision as shown within the exterior boundary line of said map.

That they do hereby offer to dedicate for public use the right-of-way for the streets and highways not identified as Private on this map.

And that they do hereby offer to dedicate to the County of Ventura, access easements over all private streets shown on this map to provide access for all governmental agencies providing for the public safety, health and welfare and they also hereby offer to dedicate to the County of Ventura an easement for storm drainage purposes over Parcel "A". They also grant to the Triunfo County Sanitation District, the exclusive sanitary sewer easements shown on the map. We also grant to the Triunfo County Sanitation District Easements for sanitary sewer purposes over the Private Streets shown on the map.

METROPOLITAN DEVELOPMENT CORPORATION
(A Delaware Corporation) Owner

George G. Dawley
Vice - President

Sheldon L. LaZar
Asst. - Secretary

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

Harold Bauer
TRUST OFFICER

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

State of California
County of Ventura } s.s

On this 16th day of March, 1977, before me Sandra W. Pfeifer, a Notary Public in and for said State, personally appeared George G. Dawley known to me to be the Vice President and Sheldon L. LaZar known to me to be the Asst. 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

Sandra W. Pfeifer

OFFICIAL SEAL
SANDRA W. PFEIFER
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires DEC 27, 1980

State of California
County of ~~Ventura~~ Los Angeles } s.s

On this 16th day of MARCH, 1977, before me SHEILA D. MORRIS, 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. RAZIN known to me to be the Asst TRUST OFF. ~~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.

OFFICIAL SEAL
SHEILA D. MORRIS
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Dec. 30, 1978

Sheila D. Morris

I, GERALD P. BROMS, do hereby certify that I am a Licensed Land Surveyor, that this map correctly represents a Reversion to Acreage & Resubdivision and a survey made under my direction in January, 1977, 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: March 22, 1977 19____

Gerald P. Broms

LICENSED · LAND · SURVEYOR
GERALD P. BROMS
NO. 2836
STATE OF CALIFORNIA

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 2601, 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 ONLY

Date: April 5 19 77

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

I certify that I have examined the final map entitled TRACT NO. 2601, Reversion to Acreage & Resubdivision that the resubdivision 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: May 25 19 77

Vernon Quentin Jones
County Surveyor
County of Ventura

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. 2601, have been complied with

Date: May 31st 19 77

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

By _____
Deputy County Clerk

The following soil reports have been prepared on TRACT NO. 2601

Date of Report	Title of Report	Firm Name	Engineer	Reg. No
Nov., 1975	Preliminary Soils Mechanics Study & Geological Investigation	Buena Engineers Inc.	N.G. Hallen	C.E. 7370
Aug., 1976	Landslide Study	Buena Engr. Inc.	F.D. Didier, Jr.	C.E.G. 475
Feb., 1977	Evaluation for Grading Plan	Buena Engr. Inc.	N.G. Hallen	C.E. 7370

The TRIUNFO COUNTY SANITATION DISTRICT hereby accepts for public use, the sanitary sewer easements delineated and designated upon the map, and offered when said map is approved and recorded.

Date

ATTEST:

Robert L. Hamm

TRIUNFO COUNTY SANITATION DISTRICT

Herman E. Gundacker
Chairman of the Board

This map entitled TRACT NO 2601, Reversion to Acreage & Resubdivision of A portion of Tract 2444 is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 31st day of May, 1977, for approval; said Board hereby approves said map of the Reversion to Acreage & Resubdivision and does accept for public use the right of way for all streets and highways not identified as Private; hereby

And does accept for public use, Access Easements over all Private Streets on behalf of all governmental agencies providing for the public safety, health and welfare. And also accepts on behalf of the County of Ventura, the easement for Storm Drainage labeled Parcel "A" 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 31st day of May, 1977.

ATTEST:

Board of Supervisors
County of Ventura
State of California

Robert L. Hamm
Clerk of said Board

Ted Grandsen
Chairman of said Board

COUNTY OF VENTURA CALIFORNIA

The Triunfo County Sanitation District is owner of Easements for Sanitary Sewer Purposes per 67 M.R. 77

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 (c) (3) of the Subdivision Map Act, inasmuch as such ownership does not include a right of entry on the surface of the land. The signature of Storer Cable T.V., Inc., a California Corporation, as the present owner of an easement for underground community antenna television systems recorded in Book 3820, Page 472, and an easement for Road purposes recorded in Book 4534, Page 104, and an easement for public utility and road way purposes recorded in Book 4848, Page 948, all of Official Records, has been omitted in accordance with Section 66436 (c)(1) of the Subdivision Map Act. #62377

Recorded at the request of the owner, JUNE 1, 1977, at 3:45 P. M in Book 72 of Miscellaneous Records (Maps) at Pages 18, 19, 20, 21 & 22, records of Ventura County

ROBERT L HAMM
County Recorder
County of Ventura
By Myrtle C. Wyborny
Deputy County Recorder

TRACT NO. 2601

REVERSION TO ACREAGE AND RESUBDIVISION
UNINCORPORATED TERRITORY BEING A
PORTION OF TRACT "P" OF RANCHO SIMI
PER 3 M.R. 7 AND PARCELS A & B OF
TRACT NO. 2444 (67 M.R. 77).
VENTURA COUNTY, CALIFORNIA.

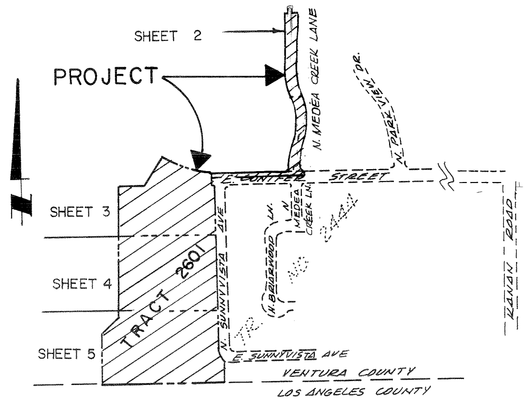
GROSS AREA = 15.07 ACRES
SHEET 2 AREA = 1.27 ACRES
RESIDENTIAL AREA = 13.80 ACRES

ENGINEER:

D.M.J.M.

JANUARY, 1977

SHEET 1 OF 5 SHEETS



VICINITY MAP

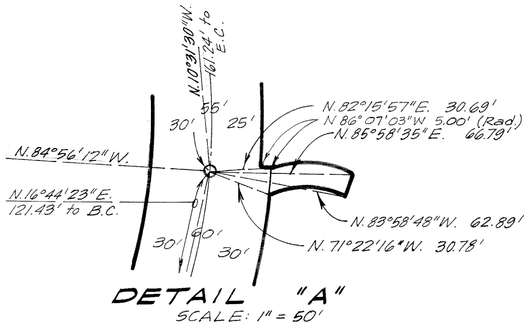
Scale: 1" = 500'

LEGEND:

- ● Found as noted.
  Set 5/8"I.P. & Tag L.S. 2836 on centerline at all B.C., E.C. and street intersections on private streets.
- ■ Found Standard Monument per Ventura County S.D. 30-2, adopted 6-6-72, per Tract No. 2444, 67 M.R. 77/81.
- (R) Record data per 67 M.R. 77 unless otherwise noted.
- (M) Measured data as noted.
- S&T Spike & Tin.
- Set 1½" I.P., Tag L.S. 2836 unless otherwise noted.
- (Rad.) = Radial
- Set ½"I.P. Tagged L.S. 2836 or Lead & Tack Tagged L.S. 2836 in Concrete at all lot corners.
- P.U.E. Public Utility Easement (Proposed)
  Note: All private streets hereon are P.U.E.

BASIS OF BEARINGS:

The bearing of N0°45'15"E, being the centerline of N. Sunnyvista Avenue as shown on map of Tract No. 2444, 67 M.R. 77 was used as the basis of bearings.



TRACT NO. 2601

REVERSION TO ACREAGE AND RESUBDIVISION UNINCORPORATED TERRITORY BEING A PORTION OF TRACT "P" OF RANCHO SIMI PER 3 M.R. 7 AND PARCELS A & B OF TRACT NO. 2444 (67 M.R. 77)

VENTURA COUNTY, CALIFORNIA

ENGINEER:

D. M. J. M.

JANUARY, 1977

SHEET 2 OF 5 SHEETS

72 MR 19

	Δ	R	L	T
1	50°24'20"	320.00'	281.52'	150.60'
2	52°16'59"	300.00'	273.75'	147.24'
3	52°16'59"	284.00'	259.15'	139.39'
4	93°32'27"	25.00'	40.81	26.59'
5	25°50'31"	50.00'	22.55'	11.47'
6	33°21'34"	50.00'	29.11'	14.98'

	Δ	R	L	T
7	18°28'17"	50.00'	16.12'	8.13'
8	180°00'00"	10.00'	31.42'	—
9	10°43'01"	270.00'	50.50'	25.33'
10	79°32'04"	25.00'	34.70'	20.80'

	Δ	R	L	T
11	1°42'14"	270.00'	8.03'	4.01'
12	54°33'51"	30.00'	28.57'	15.47'
13	40°34'26"	89.00'	63.03'	32.90'
14	33°14'31"	65.00'	37.71'	19.40'
15	113°30'58"	10.00'	19.81'	15.26'

	Δ	R	L	T
16	15°49'08"	75.00'	20.71'	10.42'
17	30°12'27"	89.00'	46.92'	24.02'
18	90°00'00"	5.00'	7.85'	5.00'
19	34°46'40"	61.00'	37.03'	19.10'
20	84°01'15"	5.00'	7.33'	4.50'
21	4°49'30"	250.00'	21.05'	10.53'
22	1°53'59"	250.00'	8.29'	4.14'
23	1°53'59"	270.00'	8.95'	4.48'
24	10°57'17"	89.00'	17.02'	8.53'
25	1°55'49"	61.00'	2.06'	1.03'

	Δ	R	L	T
26	7°12'46"	184.00'	23.16'	11.60'
27	26°53'44"	43.00'	20.18'	10.28'
28	1°53'59"	275.00'	9.12'	4.56'
29	25°50'31"	50.00'	22.55	11.47'
30	32°50'51"	61.00'	34.97'	17.98'
31	2°18'38"	284.00'	11.45'	5.73'

BASIS OF BEARINGS:
The bearing of N0°45'15"E being the centerline of N. Sunnyvista Avenue as shown on map of Tract No. 2444, 67 MR 77 was used as the basis of bearings.

SEE SHEET 2

LEGEND: (SEE SHEET 2)

TRACT "P" OF RANCHO SIMI 3 M.R. 7

TRACT BOUNDARY

CONIFER STREET

E. CONIFER STREET

N. MEDEA CREEK LANE

PRIVATE STREET

PRIVATE LANE

ROSEHEDGE

SPARROWHAWK LANE

N. SUNNYVISTA AVENUE

10'X10' Sanitary Sewer Easement per 67 M.R. 77

Fd. 1½" I.P. Tag L.S. 2836 Tr. 2444

12' S.C.E. EXCLUSIVE

LOT 61 2.98 AC. GROSS

TRACT NO. 2444 (67 M.R. 77)

SEE SHEET 4

GRAPHIC SCALE: 1" = 30'

TRACT NO. 2601

REVERSION TO ACREAGE AND RESUBDIVISION UNINCORPORATED TERRITORY BEING A PORTION OF TRACT "P" OF RANCHO SIMI PER 3 M.R. 7 AND PARCELS A & B OF TRACT NO. 2444 (67 M.R. 77)

VENTURA COUNTY, CALIFORNIA.

ENGINEER:

D. M. J. M.

JANUARY 1977

SEE SHEET 3

SEE SHEET 5

TRACT "P" OF RANCHO SIMI 3 MR 7

TRACT BOUNDARY

LOT 62 3.83 AC. GROSS

PRIVATE LANE

MEADOWLARK LANE

MOCKINGBIRD PRIVATE

MIMOSA COURT

SPARROWHAWK COURT

EXCLUSIVE E 12' SEWER EASEMENT

PROPOSED E 12' STORM DRAINAGE EASEMENT

E 12' EXCLUSIVE STORM DRAINAGE EASEMENT

	Δ	R	L	T
1	39°40'45"	15.00'	10.39'	5.41'
2	14°27'50"	176.00'	44.43'	22.33'
3	88°45'42"	15.00'	23.24'	14.68'
4	80°16'49"	15.00'	21.02'	12.65'
5	53°24'58"	39.00'	36.36'	19.62'
6	53°24'58"	15.00'	13.98'	7.55'
7	120°13'35"	15.00'	31.43'	26.01'
8	36°46'19"	39.00'	25.03'	12.96'
9	3°36'54"	216.00'	36.25'	18.17'
10	133°34'56"	25.00'	58.29'	58.30'
11	69°35'26"	25.00'	30.36'	17.37'
12	17°10'47"	116.00'	34.78'	17.52'
13	19°28'16"	39.00'	13.25'	6.69'
14	17°46'53"	134.00'	41.59'	20.96'
15	17°46'53"	116.00'	36.00'	18.15'
16	46°11'14"	15.00'	12.09'	6.40'
17	0°29'45"	184.00'	1.59'	0.80'
18	10°34'16"	116.00'	21.40'	10.73'
19	83°17'16"	15.00'	21.80'	13.34'

LEGEND: (SEE SHEET 2)

GRAPHIC SCALE: 1" = 30'

TRACT NO. 2601

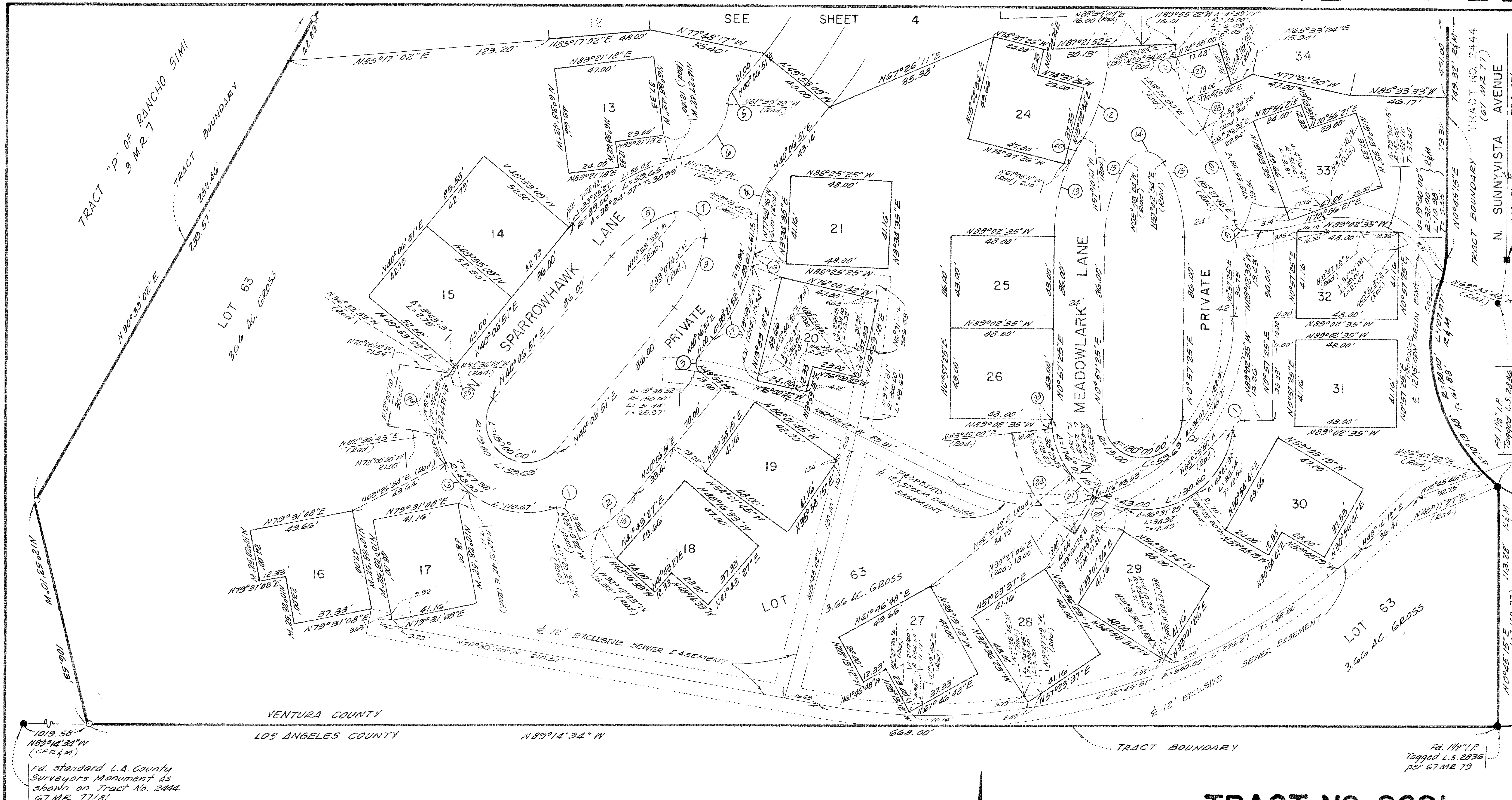
REVERSION TO ACREAGE AND RESUBDIVISION UNINCORPORATED TERRITORY BEING A PORTION OF TRACT "P" OF RANCHO SIMI PER 3 M.R.7 AND PARCELS A & B OF TRACT NO. 2444 (67 M.R.77).

VENTURA COUNTY, CALIFORNIA.

ENGINEER:

D.M.J.M.

JANUARY 1977



	Δ	R	L	T
1	84°01'15"	5.00'	7.33'	4.50'
2	26°33'47"	61.00'	28.28'	14.40'
3	90°00'00"	5.00'	7.85'	5.00'
4	39°21'58"	30.00'	20.61'	10.73'
5	31°46'19"	15.00'	8.32'	4.27'
6	70°10'26"	30.00'	36.74'	21.07'
7	113°30'58"	10.00'	19.81'	15.26'
8	33°14'31"	65.00'	37.71'	19.40'
9	84°30'21"	5.00'	7.37	4.54'
10	29°21'56"	89.00'	45.61'	23.32'
11	32°28'14"	75.00'	42.50	21.84'
12	34°15'05"	75.00'	44.83'	23.11'
13	31°51'44"	89.00'	49.49'	25.40'
14	113°30'58"	10.00'	19.81'	15.26'
15	33°14'31"	65.00'	37.71'	19.40'

	Δ	R	L	T
16	3°49'21"	89.00'	5.94'	2.97'
17	24°06'06"	89.00'	37.44'	19.00'
18	17°40'46"	61.00'	18.82'	9.49'
19	23°05'12"	43.00'	17.33'	8.78'
20	9°57'20"	89.00'	15.46'	7.75'
21	18°33'14"	43.00'	13.92'	7.02'
22	23°45'19"	43.00'	17.83'	9.04'
23	7°12'25"	43.00'	5.41'	2.71'
24	53°17'54"	61.00'	56.74'	30.61'
25	6°39'44"	43.00'	5.00'	2.50'
26	40°50'22"	43.00'	30.65'	16.01'
27	15°19'47"	75.00'	20.07'	10.09'
28	12°29'10"	75.00'	16.34'	8.20'

LEGEND: (SEE SHEET 2)

GRAPHIC SCALE: 1" = 30' (0, 30, 60, 120)

TRACT NO. 2601

REVERSION TO ACREAGE AND RESUBDIVISION UNINCORPORATED TERRITORY BEING A PORTION OF TRACT "P" OF RANCHO SIMI PER 3 M.R. 7 AND PARCELS A & B OF TRACT NO. 2444 (67 M.R. 77).

VENTURA COUNTY, CALIFORNIA.

ENGINEER: D.M.J.M.

JANUARY 1977