FOR CORRECTION IN THE TYPE OF MONUMENTS SET IN TRACT NO. 2636, SEE BOOK 5467 AT PAGE 373 OF OFFICIAL RECORDS.

74MR 79

We hereby certify that we are the owners of record holders of security interests therein, or are interested in the land included within the subdivision and project shown on this map within the exterior boundary lines, and that we consent to the filing of the within condominium plan pursuant to Chapter 1, Title 6, Part 4, Division Second, of the Civil Code and to the preparation and filing of said map and subdivision. We hereby dedicate for public use all streets, highways, and other public ways shown on said map. and also dedicate to the Ventura County Waterworks District No. 1 the easement for sanitary sewer purposes so designated on said map and all uses incident thereto, including the right to make connections therewith from any adjoining properties.

We hereby dedicate to the County of Ventura the right to prohibit the construction of additional residential buildings within Lots 1, 2, and 3, except those portions of Lot 1 and 2 shown within the "Permitted Residential Building Areas" shown on said map, and except for additional parking and recreational facilities and accessory buildings.

As a dedication to public use, while all of Moorpark Road within or adjacent to this subdivision remains a public street, we hereby abandon all rights of vehicular ingress and egress to the said street, except that portion adjacent to the private driveway. If any portion of said street within or adjacent to this subdivision is vacated, such vacation terminates the above dedication as to the part vacated.

H.C.G. DEVELOPMENTS A Joint Venture, as owner

By John T. Conlon Company Inc. a California Corporation

By: John T. Conlon President

By: Francis H. Hobin And Gwendolyn E. Hobin

Francis H. Hobin Gwendolyn E. Hobin

By FRANKLIN Z. GREENSPAN & SONS, LTD. a limited partnership

By Franklin Z. Greenspan, Gen. Partner

State of California } S.S.
County of Ventura }

On this 21st day of September, 1977, before me Dorothy J. DiBenedetto Notary Public in and for said State, personally appeared John T. Conlon known to me to be the ~~(Vice)~~ President of John T. Conlon, Inc., 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 herein named and acknowledged to me that such corporation executed the same.

Dorothy J. DiBenedetto
Notary Public
My Commission Expires June 17, 1981

State of California } SS.
County of Ventura }

On this 21st day of September, 1977, before me the undersigned, a Notary Public in and for Said State, personally appeared Franklin Z. Greenspan, known to me to be a General Partner of Franklin Z. Greenspan and Son, a Partnership, the Partnership that executed the within instrument, and acknowledged to me that such Partnership executed the same.

Dorothy J. DiBenedetto
Notary Public
My Commission Expires June 17, 1981

Document No.: 140250
Recorded at the request of the owner NOVEMBER 29, 1977.
at 11:00 A.M. in Book 74 of Miscellaneous Records
(Maps) at Pages 79 thru 82, Records of Ventura, California.

Robert L. Hamm
County Recorder
County of Ventura
By William Dover, Asst.
~~Deputy~~ County Recorder

I, Alvin J. Hotz, Jr., do hereby certify that I am a Registered Civil Engineer, that this map correctly represents a survey made under my direction in February, 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 notes to all center-line monuments shown hereon as set by me will be on file in the office of County Surveyor prior to the acceptance of the improvements into the County Road System.

Date: Aug 23, 1977 R.C.E. 13696

REGISTERED PROFESSIONAL ENGINEER ALVIN J. HOTZ, JR. No. 13,696 CIVIL STATE OF CALIFORNIA

I certify that according to the records of my office there are no liens against the subdivision Tract No. 2636 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 due and payable.

Date: October 10, 1977

Robert G. Branch
Treasurer - Tax Collector
County of Ventura
By: Shirley Ruggieri
Deputy Tax Collector

I certify that I have examined the final map entitled Tract No. 2636, 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: October 11, 1977

Vernon Quentin Jones
County Surveyor
County of Ventura

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. 2636, have been complied with.

Date: November 29th, 1977

Robert L. Hamm
County Clerk
County of Ventura
By: Robert L. Hamm
~~Deputy~~ County Clerk.

State of California
County of Ventura } SS.

On this 21st day of September, 1977, before me Dorothy J. DiBenedetto, a Notary Public in and for said State, personally appeared ~~Francis H. Hobin and Gwendolyn E. Hobin~~ known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Dorothy J. DiBenedetto
Notary Public
My Commission Expires June 17, 1981

This map entitled Tract No 2636, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 29th day of November, 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 as shown on this map. And does hereby accept all rights as dedicated hereon.

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 29th day of November, 1977.

ATTEST:
Robert L. Hamm
Clerk of said Board

Board of Supervisors
County of Ventura
State of California
Ted Grandsen
Chairman of Said Board

The Ventura County Waterworks District I hereby accepts the sanitary sewer easement delineated and designated on the map, when said map is approved and recorded.

Attest:
Robert L. Hamm
Clerk of said Board

Ventura County
Waterworks District I
Edwin A Jones
Chairman of the Board

Bank of America, National Trust & Savings Association, a National Banking Association, as beneficiary under the deed of trust recorded 6-17-77 in book 4872 Page 740 of official records.

Raymond W Brown
Manager

Clara Caveggia
Assistant Manager

State of California }
County of Ventura } SS.

On this 21st day of September, 1977, before me the undersigned, a Notary Public in and for said State personally appeared Raymond W Brown known to me to be the Manager and Clara Caveggia known to me to be the Assistant Manager of the Banking Association that executed the within instrument.

Witness my hand and official seal

Dorothy J DiBenedetto
Notary Public
My Commission Expires June 17, 1981

The signatures of John Reid Milligan ET AL, present owners of ½ interest of the total of all oil, gas, other hydrocarbon, Fissionable material and other mineral rights as reserved in deeds recorded in Book 1423 page 521 and Book 1423 Page 522 both of official records, have been omitted in accordance with section 66436 (c)(3) of the Subdivision Map Act.

The following Soils Reports have been prepared for Tract No. 2636.

Date	Title of Report	Firm Name	Engineer	R.C.E. No.
7/12/76	Soils Engineer	Gorian & Associates	Gerald Gorian	14698

TRACT NO. 2636
IN UNINCORPORATED TERRITORY

BEING A PORTION OF LOT N OF THE TOWNSHIP OF MOORPARK, AND LANDS OF MADELEINE R. POINDEXTER, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS RECORDED IN BOOK 5 PAGE 5 OF MISCELLANEOUS RECORDS.

FOR CONDOMINIUM PURPOSES

VALCON, INC.
1429 THOUSAND OAKS BLVD.
THOUSAND OAKS, CALIFORNIA
August, 1977

SHEET 1 OF 4 SHEETS

WO 77-2708

LM 5-294

FOR CORRECTION IN THE TYPE OF MONUMENTS SET IN TRACT NO. 2636 , SEE BOOK 5467 AT PAGE 373 OF OFFICIAL RECORDS.

74 MR 80

BENCH MARK VENTURA COUNTY B.M. 37-3 RM 1 FROM THE ℄ INTERSECTION OF MOORPARK ROAD AND LOS ANGELES AVE., NORTH ALONG MOORPARK ROAD 140'±, THEN EAST 34'± TO A BRONZE DISC AT N/E CORNER OF CONCRETE DROP INLET, ELEV. 523.16', DATE 1975.

0 60 120 180 GRAPHIC SCALE : 1"=60'

BASIS OF BEARINGS

The Bearing of North on Centerline of Moorpark Road, Formally Spring Street, Per 19 R.S. 52 was used as the Basis of Bearings for this map.

MOORPARK ROAD — SEE SHEET NO. 3 — 3 — SEE SHEET NO. 4 — 2

KEY MAP
SCALE : 1"=500'

HWY. 118 — S.P. R.R. — RD. — C. — V. — L. — U. — LOS ANGELES AVE. — MOORPARK — PROJECT SITE

VICINITY MAP

Fd. 2"x2" H UB 1/6" Sub V.C.F.B. 1407C/179 Sta. 195+00.00

SCALE 1"=1000'

ROBERTS AVE. ℄ — ROAD — Set C.N. & Tagged R.C.E. 13696 — Fd. C.N.W. & Two 2' Swing Ties, V.C. Surveyor per V.C.F.B. 1715A Pg. 8.

2" I.P. Per (19 R.S. 52) Nothing Found.

NOT A PART OF THIS SUBDIVISION
21 RS 18

2567 O.R. 420

(S89°31'25"E R3) 664.67' East (R1, R2) & M. (1127.47' C.F. R2 & R3) 1127.80' M. 461.13'

(N10°11'29"E 1072.76' M.) N09°43'44"E Accepted as Westerly R/W Line of Arroyo Simi

1071.67 R4

1" = 1000'

32.32' 52.00' East 5.2'

N.W. Corner of 120 Deed 125.

Fd. N & T. No Ref. Accepted As Prod. of S'Ly Bndy. Per 19 R.S. 52 ℄ Moorpark Rd.

775.83' M. 775.73' Per V.C.F.B. 1715 775.75' Per V.C.F.B. 1297.

North 396.33' 364.01' 364.01' 749.51' R&M (21 R.S. 18)

A 1/2 3

20' dedication per 3317 OR 329 364.01' West 165.01' 2' Dedication To Moorpark Rd

199.00' 364.01'

North

1 2.62 Acres

100.67' East North 47.50'

North 102.50'

58.50' East 141.50' 200.00' East

3 0.29 Acres

42.00' North 64.00' North 64.00' 200.00' East

50.50' East

2 6.23 Acres

30' 30' 20' 2.00'

East 52.00' (125)

329.49' M. 329.53' E (120 D&M) (N0°28'35"E R3)

1 1/4" I.P. Per (19 R.S. 52) Nothing Found.

PARCEL 1 20 PM 56

1063.45' M (1063.15' CF R2 & R3) M=1065.45

EAST (R1, R2) & M. (589°31'25"E R3) (1115.15' R3) 1115.45' M 2089 O.R. 230

SEE DETAIL "A"

Fd. 1" I.P. Flush L.S. 3096 No Ref.

N09°43'44"E 31.86' (R4)

Fd. 1" I.P. w/Plug. Sta 180+27.95 V.C. Surveyor V.C.F.B. 1407C/179.

MOORPARK — LOS ANGELES ℄ AVE. — Fd. C.N. & Tag V.C. Surveyor per V.C.F.B. 1715-R Pg 2 Accepted for position of Nail per 19 R.S. 52.

NOT A PART OF THIS SUBDIVISION
5 MR 5

DETAIL "A" NO SCALE

N09°43'44"E 369.31' M. — East 1063.15' M. — East 030' — Set 2" I.P. Tagged R.C.E. 13696 — Fd. 1" I.P. Flush L.S. 3096 — N09°43'44"E 31.81' M.

LEGEND

C.N.	Concrete Nail.	R1	19 R.S. 52
●	Found Monument as noted hereon.	R2	4728 O.R. 220
o	Set 2" I.P. tagged R.C.E. 13696 Unless otherwise Indicated.	R3	4378 O.R. 780
N. & T.	Nail & Tin	R4	V.C.F.C.D. R/w Map #16746
R.	Record	C.F.	Calculated From
M.	Measured		
▲	Set 1/2" I.P. tagged RCE 13696		

TRACT NO. 2636

IN UNINCORPORATED TERRITORY

BEING A PORTION OF LOT N OF THE TOWNSHIP OF MOORPARK, AND LANDS OF MADELEINE R. POINDEXTER, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS RECORDED IN BOOK 5 PAGE 5 OF MISCELLANEOUS RECORDS.

FOR CONDOMINIUM PURPOSES

VALCON INC.
1429 THOUSAND OAKS BLVD.
THOUSAND OAKS, CALIFORNIA
August, 1977

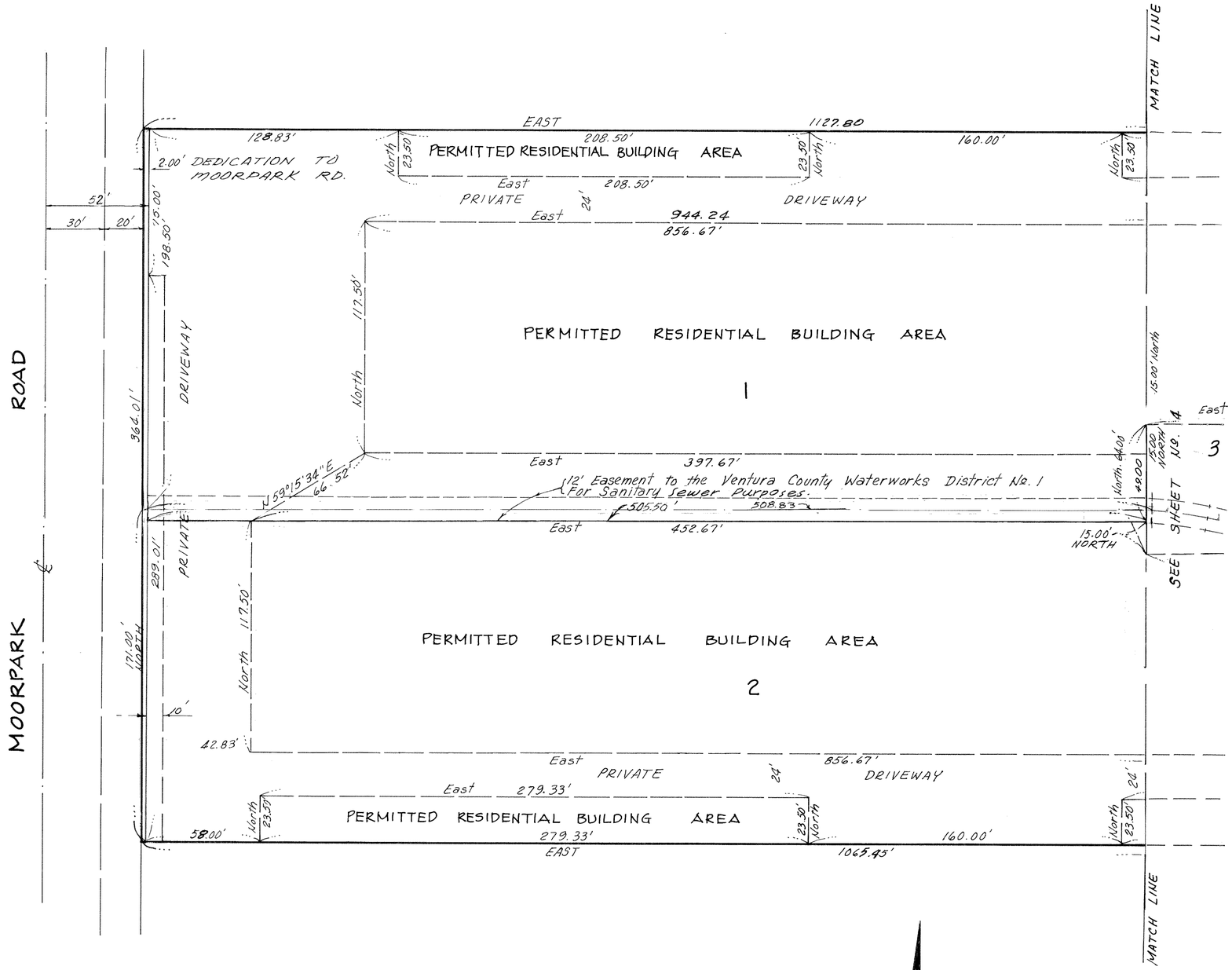
SHEET 2 OF 4 SHEETS

WO-77-2950

E 19-3-294

FOR CORRECTION IN THE TYPE OF MONUMENTS SET IN TRACT NO. 2636 , SEE BOOK 5467 AT PAGE 373 OF OFFICIAL RECORDS.

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TRACT NO. 2636

IN UNINCORPORATED TERRITORY

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FOR CONDOMINIUM PURPOSES

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THOUSAND OAKS, CALIFORNIA
August, 1977

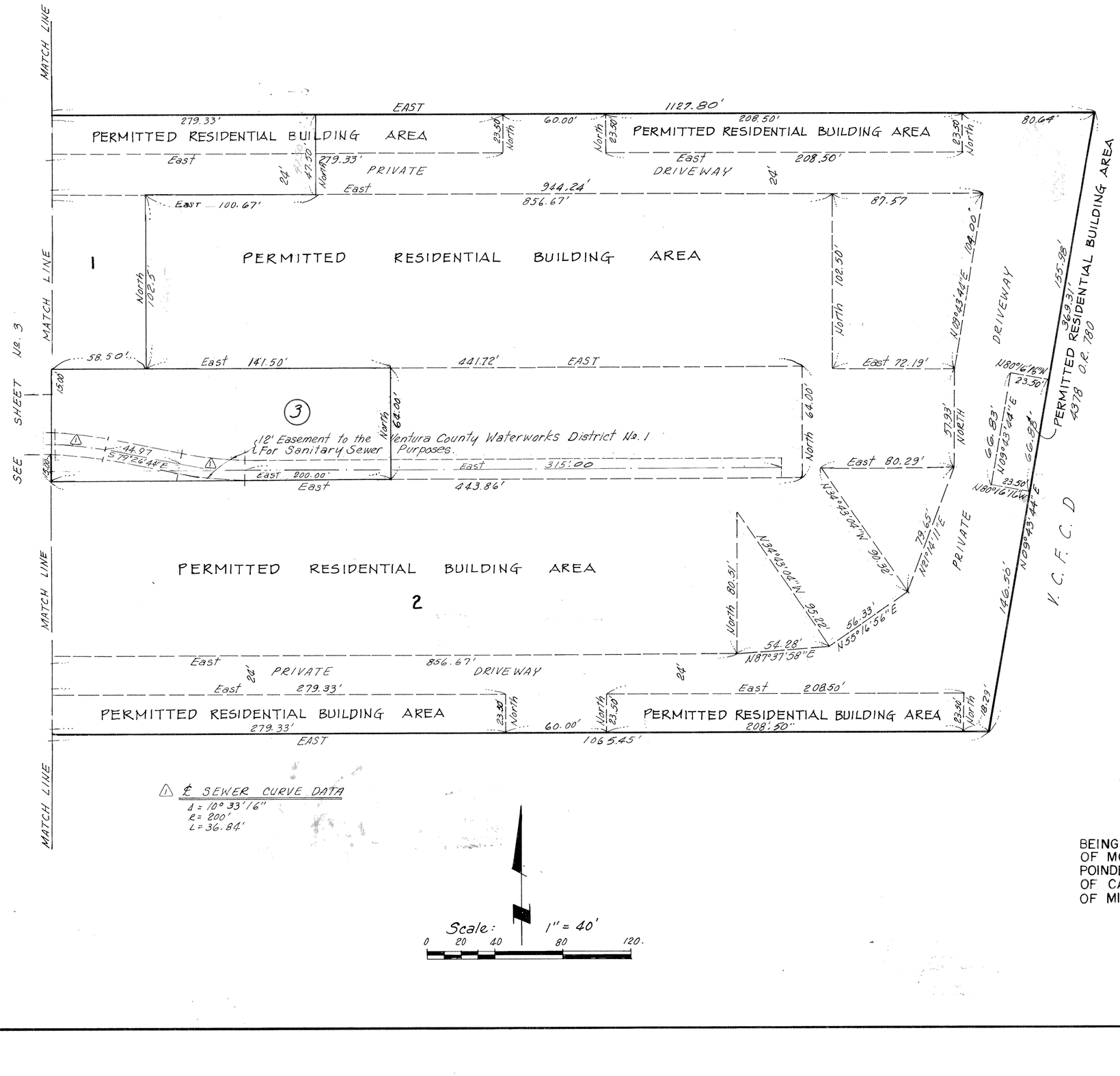
SHEET 3 OF 4 SHEETS

WO - 2900

RM-3-294

FOR CORRECTION IN THE TYPE OF MONUMENTS SET IN TRACT NO. 2636, SEE BOOK 5467 AT PAGE 373 OF OFFICIAL RECORDS.

74 MR 82



TRACT NO. 2636

IN UNINCORPORATED TERRITORY

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FOR CONDOMINIUM PURPOSES

VALCON, INC.
1429 THOUSAND OAKS BLVD.
THOUSAND OAKS, CALIFORNIA
August, 1977

SHEET 4 OF 4 SHEETS

WO 77-2900

RM-3-294