77 MR 21

Note: For change in type of monuments set in the boundary of Tract No. 2621, see Book 5625 Page 826 of Official Records.

The undersigned hereby certifies that they are the owner(s) of, or are interested in, the land included within this subdivision entitled TRACT NO. 2621, 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 of said map.

That they do hereby offer to dedicate for public use the right-of-way for all streets and highways shown on this map. And also dedicate to the County of Ventura the easements for storm drainage shown on this map and all uses incident thereto. And also dedicate to the County of Ventura, Parcels "X-1" and "X-2" for storm drainage purposes and also dedicate to the County of Ventura, Parcel "A" for emergency vehicle access and public walkway purposes.

We also grant to the Triunfo County Sanitation District, the sanitary sewer easements shown on the map.

METROPOLITAN DEVELOPMENT CORPORATION
(A Delaware Corporation) Owner

Vice-President

Asst. Secretary

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

TRUST OFFICER

Asst TRUST OFFICER

State of California
County of Ventura } s.s

On this 28th day of January, 1978, before me Sandra W. Pfeifer, a Notary Publicin and for said State, personally appeared Greg S. Dawley known to me to be the Vice President and Sheldon L. LaZar known to me to be the Assistant 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 } s.s

On this 26 day of January, 1978, 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. Regin 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.

Sheila D. Morris

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

I, GERALD P. BROMS, do hereby certify that I am a Licensed Surveyor, 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 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: April 5, 1978

Gerald P. Broms
GERALD P. BROMS LS 2836

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 2621, 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: April 12, 1978

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

I certify that I have examined the final map entitled TRACT NO. 2621, 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: April 24 1978

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. 2621, have been complied with

Date: May 9, 1978

ROBERT L. HAMM
County Clerk
County of Ventura
By Faye Willard
Deputy County Clerk

The following soil reports have been prepared on TRACT NO. 2621

Date of Report	Title of Report	Firm Name	Engineer	Reg. No
Aug. 1976	Preliminary Soil Investigation For Tract 2621	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.

Date 2/28/78

ATTEST:
ROBERT L. HAMM
COUNTY CLERK
By Faye Willard
DEPUTY

TRIUNFO COUNTY SANITATION DISTRICT

Chairman of the Board

This map entitled Tract No. 2621, is presented to the Board of Supervisors of Ventura County, California at the meeting of said Board held on the 9th day of May, 1978 for approval; said Board hereby approves said map and does accept for public use the right of way for all streets and highways. And also accepts on behalf of the County of Ventura the easements for Storm Drainage shown on said map. We also hereby accept Parcels "X-1" and "X-2" for storm drainage purposes and Parcel "A" for emergency vehicle access and public walkway purposes.

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 affixed hereto this 9th day of May, 1978.

ATTEST:
ROBERT L. HAMM
COUNTY CLERK
CLERK, BOARD OF SUPERVISORS

Faye Willard
Deputy Clerk of said Board

Board of Supervisors
County of Ventura
State of California

Edwin A. Jones
Chairman of said Board

The signatures of COUNTY OF LOS ANGELES present owner of easements for storm drain as disclosed by deed recorded October 25, 1974 in Book 4329, Page 664 and Book 4561 Page 59 of Official Records, PACIFIC LIGHTING SERVICE COMPANY present owner of an easement for pipelines as disclosed by deed recorded September 26, 1936 in Book 505, Page 123 of Official Records, SHELL OIL COMPANY, INCORPORATED present owner of an easement for pipelines as disclosed by deed recorded July 8, 1941 in Book 638, Page 523 of Official Records, LESTER TOWNES HOPE AND DELORES DEFINA HOPE present owners of a non-exclusive easement as disclosed by deed recorded September 2, 1959 as Document No. 34131 in Book 1774, Page 442 of Official Records, have been omitted under the provisions of Section 66436(c)(1) of the Subdivision Map Act, their interest is such that it cannot ripen into a fee title.

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.

#48215

Recorded at the request of the owner, MAY 12, 1978, at 3:30 P.M in Book 77 of Miscellaneous Records (Maps) at Pages 21 THRU 27, records of Ventura County

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

GROSS AREA 47.83 ACRES

TRACT NO. 2621

IN UNINCORPORATED TERRITORY
BEING A PORTION OF TRACT "P" OF
RANCHO SIMI PER 3 MR 7
VENTURA COUNTY, CALIFORNIA
AUGUST, 1977

ENGINEER:

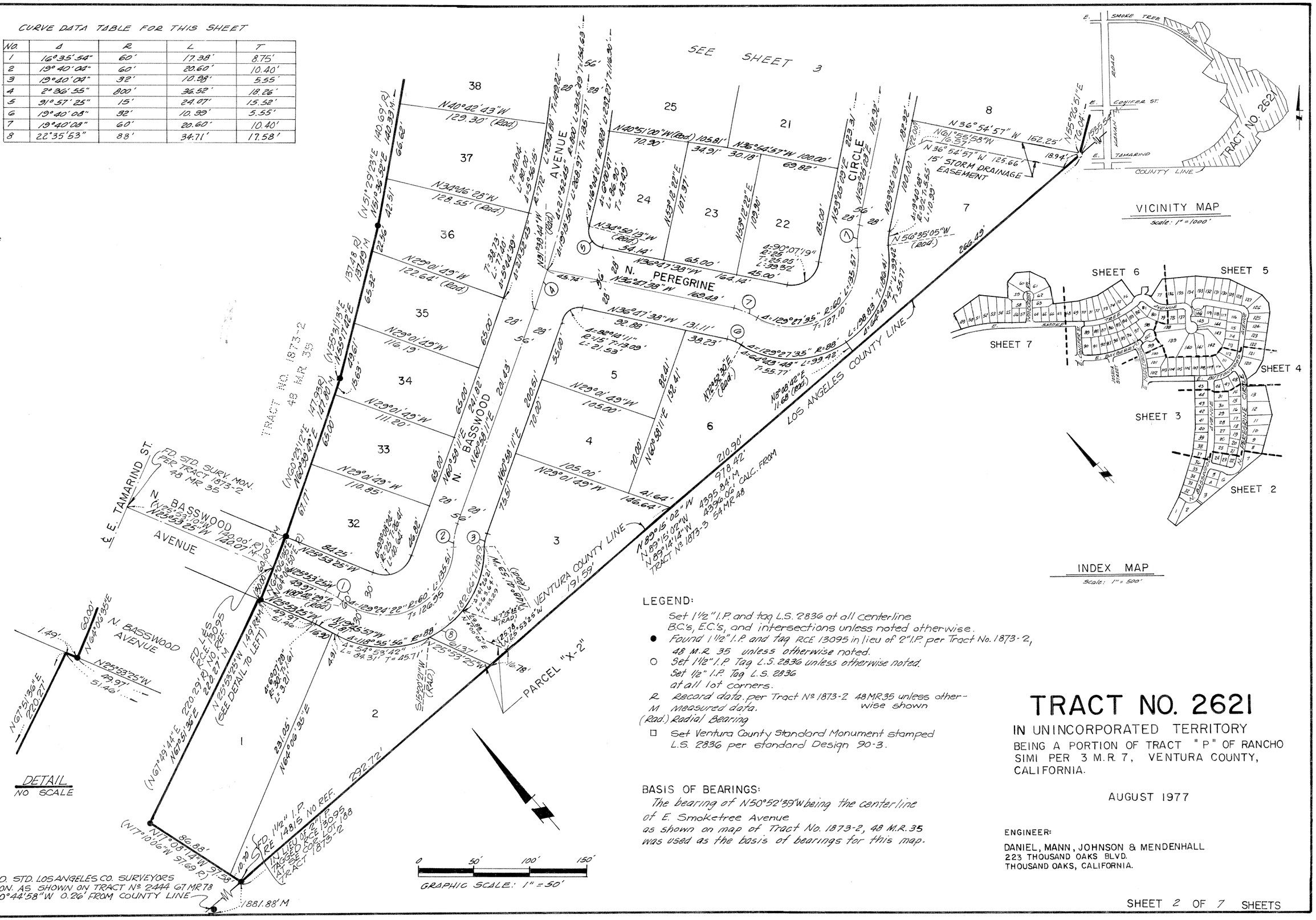
D.M.J.M.
223 THOUSAND OAKS BLVD.
THOUSAND OAKS, CALIFORNIA

SHEET 1 OF 7 SHEETS

Note: For change in type of monuments set in the boundary of Tract No. 2621, see Book 5625 Page 826 of Official Records.

CURVE DATA TABLE FOR THIS SHEET

NO.	Δ	R	L	T
1	16°35'54"	60'	17.38'	8.75'
2	19°40'04"	60'	20.60'	10.40'
3	19°40'04"	32'	10.99'	5.55'
4	2°36'55"	800'	36.52'	18.26'
5	91°57'25"	15'	24.07'	15.52'
6	19°40'08"	32'	10.99'	5.55'
7	19°40'08"	60'	20.60'	10.40'
8	22°35'53"	88'	34.71'	17.58'



LEGEND:

- Set 1½" I.P. and tag L.S. 2836 at all centerline B.C.'s, E.C.'s, and intersections unless noted otherwise.
- ● Found 1½" I.P. and tag RCE 13095 in lieu of 2" I.P. per Tract No. 1873-2, 48 M.R. 35 unless otherwise noted.
- ○ Set 1½" I.P. Tag L.S. 2836 unless otherwise noted.
- Set ½" I.P. Tag L.S. 2836 at all lot corners.
- R Record data per Tract Nº 1873-2 48 M.R. 35 unless otherwise shown
- M Measured data.
- (Rad.) Radial Bearing
- □ Set Ventura County Standard Monument stamped L.S. 2836 per Standard Design 90-3.

BASIS OF BEARINGS:

The bearing of N50°52'39"W being the centerline of E. Smoketree Avenue as shown on map of Tract No. 1873-2, 48 M.R. 35 was used as the basis of bearings for this map.

TRACT NO. 2621

IN UNINCORPORATED TERRITORY

BEING A PORTION OF TRACT "P" OF RANCHO SIMI PER 3 M.R. 7, VENTURA COUNTY, CALIFORNIA.

AUGUST 1977

ENGINEER:

DANIEL, MANN, JOHNSON & MENDENHALL
223 THOUSAND OAKS BLVD.
THOUSAND OAKS, CALIFORNIA.

Note: For change in type of monuments set in the boundary of Tract No. 2621, see Book 5625 Page 826 of Official Records.

77 MR 23

SEE SHEET 4

TRACT NO. 1873-2
48 M.R. 35

FD. NOTHING ESTAB. BY PROPORTION
(N39°07'21"E 326.00'R)
N39°07'49"E 326.36' CALC. & M
(N40°42'06"E 142.97'R)
N40°42'27"E 149.15' CALC. & M

N. BASSWOOD AVENUE

PEREGRINE CIRCLE

N55°33'18"W (Rad.)

N50°54'34"W (Rad.) 162.00'

N26°15'01"E 259.65'

N50°54'34"W 192.35'

N50°54'34"W 219.70'

N50°54'34"W 193.29'

N48°08'00"W 169.16' (Rad.)

N55°26'51"E 361.32'

N36°54'26"W 155.39'

N36°54'57"W 100.00'

N39°05'26"E 403.27'

N53°05'03"E 223.31'

N53°05'03"E 182.92'

N89°49'12"W 265.31'

N36°54'57"W 132.25'

N89°15'02"W 266.43'

N89°14'14"W 4396.84' M
4396.00' CALC. FROM TRACT Nº 1873-3 54 MR 48

VENTURA COUNTY LINE

LOS ANGELES COUNTY LINE

(FD. STD. LOS ANGELES CO. SURV. MONUMENT AS SHOWN ON TRACT Nº 2444 67 MR 77

1535.54'M

15' STORM DRAINAGE EASEMENT 7

STORM DRAINAGE EASEMENT 8

SEE SHEET 2

0 50' 100' 150'

GRAPHIC SCALE: 1" = 50'

CURVE DATA TABLE FOR THIS SHEET

NO.	Δ	R	L	T
1	13°59'37"	300'	73.27'	36.82'
2	13°59'37"	272'	66.43'	33.38'
3	13°59'37"	328'	80.11'	40.26'
4	2°46'35"	328'	15.89'	7.95'
5	34°40'13"	250'	151.28'	78.03'
6	34°40'13"	222'	134.33'	69.29'
7	34°40'13"	278'	168.22'	86.78'
8	18°18'28"	278'	88.83'	44.80'

NOTE: For Monument notes see sheet 2

TRACT NO. 2621

IN UNINCORPORATED TERRITORY

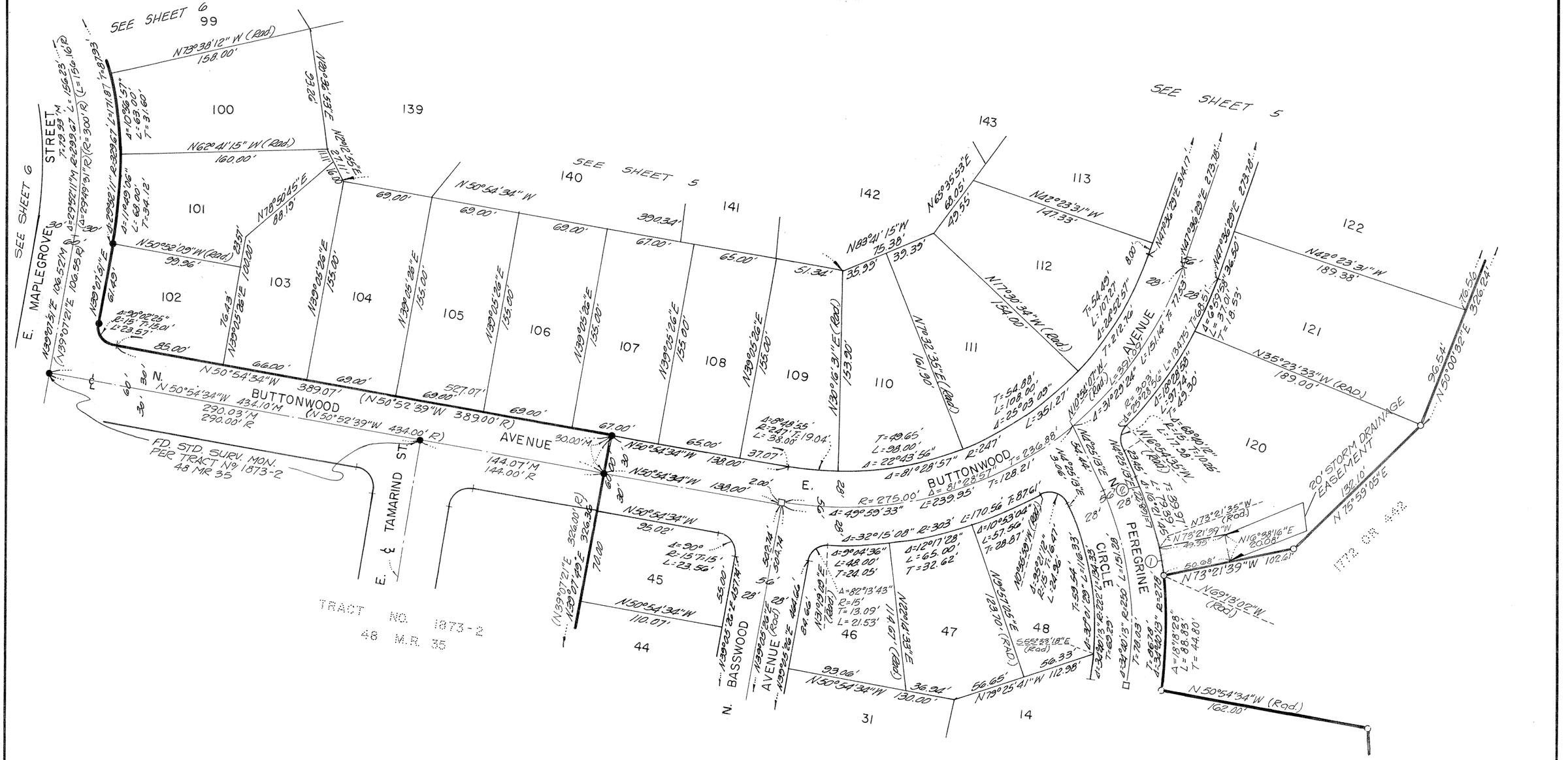
BEING A PORTION OF TRACT "P" OF RANCHO SIMI PER 3 M.R. 7, VENTURA COUNTY, CALIFORNIA.

AUGUST 1977

ENGINEER:

DANIEL, MANN, JOHNSON & MENDENHALL
223 THOUSAND OAKS BLVD.
THOUSAND OAKS, CALIFORNIA.

Note: For change in type of monuments set in the boundary of Tract No. 2621, see Book 5625 Page 826 of Official Records.


SEE SHEET 6
SEE SHEET 5
SEE SHEET 3
E. MAPLEGROVE STREET
BUTTONWOOD AVENUE
E. BUTTONWOOD
N. BASSWOOD AVENUE
TAMARIND ST.
PEREGRINE CIRCLE
20' STORM DRAINAGE EASEMENT
FD. STD. SURV. MON. PER TRACT Nº 1873-2 48 MR 35
TRACT NO. 1873-2 48 M.R. 35
99
100
101
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113
139
140
141
142
143
120
121
122
45
44
46
47
48
31
14
N73°38'12" W (Rad) 158.00'
N62°41'15" W (Rad) 160.00'
N50°52'09"W (Rad) 99.96'
N50°54'34"W 389.07'
N50°54'34"W 434.10'M 290.03'M 290.00'R
(N50°52'39"W 434.00'R)
527.07'
N50°54'34"W 138.00'
144.07'M 144.00'R
N50°54'34"W 95.02'
N50°54'34"W 110.07'
N50°54'34"W 390.34'
N50°54'34"W 389.00'R
N50°54'34"W 130.00'
N50°54'34"W (Rad.) 162.00'
N63°35'53"E 60.05' 49.55'
N83°41'15"W 75.38' 39.39' 35.99'
N42°23'31"W 147.33'
N42°23'31"W 189.38'
N35°23'33"W (RAD.) 189.00'
N50°00'32"E 326.24'
N47°36'29"E 273.78'
N47°36'29"E 314.17'
N47°36'29"E 336.40'
N47°36'29"E 17.53'
N47°36'29"E 17.63'
N47°36'29"E 8.00'
N39°07'12"E 326.00'
N39°07'12"E 326.38'
N39°07'12"E 106.52'M
(N39°07'12"E 106.55'R)
N39°07'12"E 1573.28'
N39°07'12"E 1571.87' T=329.93
N39°07'12"E 1562.28' L=156.16'R
N39°07'12"E 1562.93'M
N39°07'12"E 1562.67

Note: For change in type of monuments set in the boundary of Tract No. 2621, see Book 5625 Page 826 of Official Records.

77 MR 25

CURVE DATA TABLE FOR THIS SHEET

No.	Δ	R	L	T
1	19°40'04"	32'	10.98'	5.55'
2	19°40'04"	60'	20.60'	10.40'
3	40°15'33"	88'	61.83'	32.25'
4	17°15'15"	50'	15.06'	7.59'
5	9°46'41"	88'	15.02'	7.53'

No.	Δ	R	L	T
6	65°35'06"	25'	28.62'	16.11'
7	28°23'02"	50'	24.77'	12.64'
8	25°23'39"	50'	22.16'	11.27'
9	23°04'26"	50'	20.14'	10.21'
10	25°16'26"	50'	22.06'	11.21'
11	27°31'06"	50'	24.01'	12.24'
12	63°35'15"	25'	27.75'	15.50'
13	36°31'23"	100'	63.74'	33.00'
14	01°09'08"	25'	.50'	.25'
15	18°32'24"	88'	28.48'	14.36'
16	38°09'03"	88'	58.60'	30.43
17	09°48'51"	88'	15.08'	7.56'
18	13°16'00"	25'	5.79'	2.91'
19	17°27'23"	50'	15.23	7.68

SEE SHEET 6

SEE SHEET 4

SEE SHEET

172 OR 442

BUTTONWOOD AVENUE

E. BUTTONWOOD AVENUE

E. SMOKE TREE AVENUE

E. BAYBERRY STREET

15' SANITARY SEWER EASEMENT

15' STORM DRAINAGE EASEMENT

STORM DRAINAGE EASEMENT

PROPOSED 5' P.U.E. FOR HIGH PRESSURE GAS LINE

PROPOSED 5' P.U.E. FOR CRUDE OIL LINE

PARCEL A

77 78 79 98 99 100 101 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146

1.08 ACRES

TRACT NO. 2621

IN UNINCORPORATED TERRITORY

BEING A PORTION OF TRACT "P" OF RANCHO SIMI PER 3 M.R. 7, VENTURA COUNTY, CALIFORNIA.

AUGUST 1977

ENGINEER:

DANIEL, MANN, JOHNSON & MENDENHALL
223 THOUSAND OAKS BLVD.
THOUSAND OAKS, CALIFORNIA.

GRAPHIC SCALE: 1" = 50'

NOTE: For monument notes see sheet 2

Note: For change in type of monuments set in the boundary of Tract No. 2621, see Book 5625 Page 826 of Official Records.

CURVE DATA TABLE FOR THIS SHEET

No.	Δ	R	L	T
1	21° 42' 29"	32'	12.12'	6.14'
2	9° 46' 01"	88'	15.00'	7.52'
3	21° 42' 29"	60'	22.73'	11.50'
4	5° 13' 25"	800'	72.94'	36.49
5	14° 07' 11"	88'	21.69'	10.90'
6	19° 40' 04"	32'	10.98'	5.55'

No.	Δ	R	L	T
17	7° 06' 08"	329.67'	40.86'	20.46'
18	22° 52' 11" (22° 49' 31" R)	329.67' (330.00' R)	171.86' (171.78' R)	87.93' (87.82' R)
19	4° 52' 34"	770'	65.53'	32.78'

No.	Δ	R	L	T
20	36° 48' 11"	88'	56.52'	29.28'
21	19° 13' 55"	88'	29.54'	14.91'
22	42° 46' 24"	88'	65.70'	34.46'
23	54° 56' 08"	50'	47.94'	26.00'

No.	Δ	R	L	T
7	19° 40' 04"	60'	20.60'	10.40'
8	6° 47' 05"	228'	27.00'	13.52'
9	34° 15' 35"	25'	14.95'	7.70'
10	21° 55' 05"	100'	38.25'	19.36'
11	3° 50' 11"	830'	55.57'	27.80'

No.	Δ	R	L	T
12	49° 17' 43"	25'	21.51'	11.47'
13	86° 59' 28"	15'	22.77'	14.23'
14	3° 03' 19"	800'	42.66'	21.33'
15	1° 22' 07"	628'	15.00'	7.50'
16	1° 04' 43"	770'	14.50'	7.25'

NOTE: For monument notes see sheet 2

0 50' 100' 150'

GRAPHIC SCALE: 1" = 50'

TRACT NO. 2621

IN UNINCORPORATED TERRITORY

BEING A PORTION OF TRACT "P" OF RANCHO SIMI PER 3 M.R. 7, VENTURA COUNTY, CALIFORNIA.

AUGUST 1977

ENGINEER:

DANIEL, MANN, JOHNSON & MENDENHALL
223 THOUSAND OAKS BLVD.
THOUSAND OAKS, CALIFORNIA.

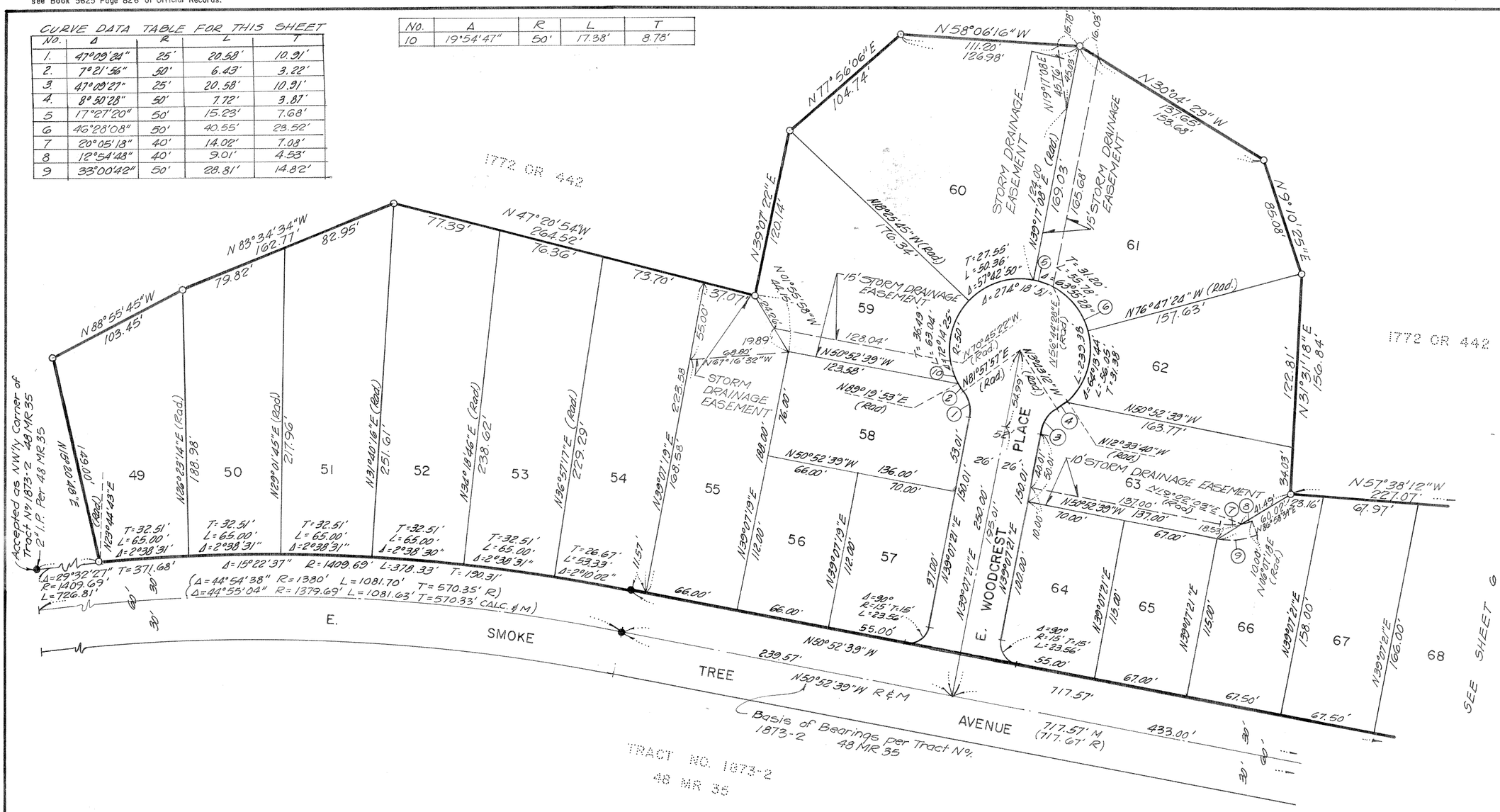
SHEET 6 OF 7 SHEETS

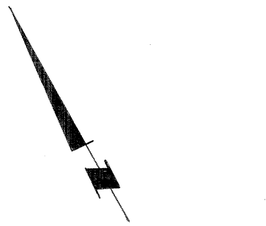
Note: For change in type of monuments set in the boundary of Tract No. 2621, see Book 5625 Page 826 of Official Records.

CURVE DATA TABLE FOR THIS SHEET

NO.	Δ	R	L	T
1.	47°09'24"	25'	20.58'	10.91'
2.	7°21'56"	50'	6.43'	3.22'
3	47°09'27"	25'	20.58'	10.91'
4.	8°50'28"	50'	7.72'	3.87'
5	17°27'20"	50'	15.23'	7.68'
6	46°28'08"	50'	40.55'	28.52'
7	20°05'18"	40'	14.02'	7.08'
8	12°54'48"	40'	9.01'	4.53'
9	33°00'42"	50'	28.81'	14.82'

NO.	Δ	R	L	T
10	19°54'47"	50'	17.38'	8.78'





GRAPHIC SCALE: 1" = 50'

TRACT NO. 2621

IN UNINCORPORATED TERRITORY

BEING A PORTION OF TRACT "P" OF RANCHO SIMI PER 3 M.R. 7, VENTURA COUNTY, CALIFORNIA.

AUGUST 1977

ENGINEER:

DANIEL, MANN, JOHNSON & MENDENHALL
223 THOUSAND OAKS BLVD.
THOUSAND OAKS, CALIFORNIA.

NOTE: For monument notes see sheet 2