FOR CORRECTIONS OF NUMBERS AND LOCATIONS OF MONUMENTS WITHIN THIS TRACT, SEE BOOK 5732 AT PAGE 270 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. 3096-1, shown on this map, that they are the only person(s) whose consent is necessary to pass title to said land, that they consent(s) to the making and recordation of said map and subdivision as shown within the exterior boundary line, 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 hereby offer to dedicate to the County of Ventura the easements for storm drainage purposes shown on this map and all uses incident thereto, and also hereby offer to dedicate to the County of Ventura all rights of ingress and egress over and across the northerly line of lots 1 through 13, inclusive, and 39 through 47, inclusive, abutting Peach Hill Road and over and across the easterly line of lots 13 through 21, inclusive, abutting Moorpark Road, in order that the owners of said lots shall have no rights of access what soever to said Peach Hill Road and Moorpark Road except the general right-of-travel which belongs to the whole public and that they also hereby offer to dedicate to Ventura County Waterworks District No 1 all sanitary sewer easements delineated and designated on the map.

MARLBOROUGH DEVELOPMENT CORPORATION
a California corporation.

K. L. S. Rose E. Rothstein

State of California) ss
County of Los Angeles)

On this 13th day of MARCH, 1979, before me Joanne Botana, a notary public in and for said state, personally appeared Ronald S. Lushing and ROSE E. Rothstein, known to me to be the President and Secretary, respectively, of MARLBOROUGH 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 said corporation and acknowledged to me that such corporation executed the same.

My commission expires 10-11-81

OFFICIAL SEAL
JOANNE BOTANA
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires October 11, 1981

witness my hand and official seal
Joanne Botana
Notary public in and for said state

Signature omissions:
In accordance with Section 66436(c)(1) of the Subdivision Map Act, the following signatures have been omitted:

Ventura County Waterworks District No 1; holder of an easement recorded 5/2/74 in Bk. 4255 Pg. 630, O.R.

In accordance with Section 66436(c)(3) of the Subdivision Map Act the following signatures have been omitted:

Ruth Witaker, formerly Ruth T. Mills, J. Gould Taylor and John B. Taylor, JR.; holders of mineral rights as reserved by John B. Taylor, JR., et al., in deed recorded 12/31/70 in Bk. 3772 Pg. 148, O.R.

George A. Cavalletto, J.R., et. al., holders of mineral rights by instrument recorded 12/22/71 in Bk. 3899 Pg. 492, O.R.

George A. Cavalletto, JR., Pattie Jane Cavalletto, Louis D. Cavalletto II, Betty Ann Cavalletto and Donald Owen Cavalletto; holders of mineral rights by deed from George A Cavalletto, et al., recorded 6/20/72 as Document No 42463

I, LORENZO A. GAGLIO, do hereby certify that I am a REGISTERED CIVIL ENGINEER, that this map correctly represents a survey made under my direction in Sept 1978, 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. 5, 1979

Lorenzo A. Gaglio
LORENZO A. GAGLIO R.C.E. 20927

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 3096-1, 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: March 15 1979

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

I certify that I have examined the final map entitled TRACT NO 3096-1, 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 9th 1979

Arthur E. Goulet
County Surveyor
County of Ventura
By Dario E. Ladely
Deputy County Surveyor

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. 3096-1, have been complied with

Date: April 10th 1979

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. 3096-1

Date of Report	Title of Report	Firm Name	Engineer	Reg. No
10/2/78	Geological Investigations	Gorian and Associates	Gerald Gorian, Charles A. Swift	RCE. 14698 RG. 948

This map entitled TRACT NO. 3096-1, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 10th day of April, 1979, for approval; said Board hereby approves said map and does hereby accept for public use the right-of-way for all streets and highways and does hereby accept all rights of ingress and egress, provided however, that the offer of the storm drainage easements is hereby rejected because there are no financial mechanisms available at this time for maintenance of the local storm drains.

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 10th day of April, 1979.

Attested:
Robert L. Hamm
Clerk of said Board

Board of Supervisors
County of Ventura
State of California
Chairman of said Board

The Ventura County Waterworks District No 1 hereby accepts all sanitary sewer easements delineated and designated on the map, when said map is approved and recorded.

Attested:
Robert L. Hamm
Clerk of said Board
April 10, 1979
Date

Ventura County Waterworks District No 1
Chairman of said Board
April 10, 1979
Date

The County of Ventura is owner of an easement for Public Road and related purposes per 5327 O.R. 531

37820

Recorded at the request of the owner, APRIL 13th, 1979, at 4:45 P.M. in Book 81 of Miscellaneous Records (Maps) at Pages 51-54, records of Ventura County

ROBERT L HAMM
County Recorder
County of Ventura
By William Dover, Asst.
~~Deputy~~ County Recorder

TRACT NO. 3096-1

IN UNINCORPORATED TERRITORY
BEING A SUBDIVISION OF PORTION OF TRACT M OF RANCHO SIMI AS RECORDED IN BOOK 3 PAGE 7 OF MISCELLANEOUS RECORDS
VENTURA COUNTY, CALIFORNIA

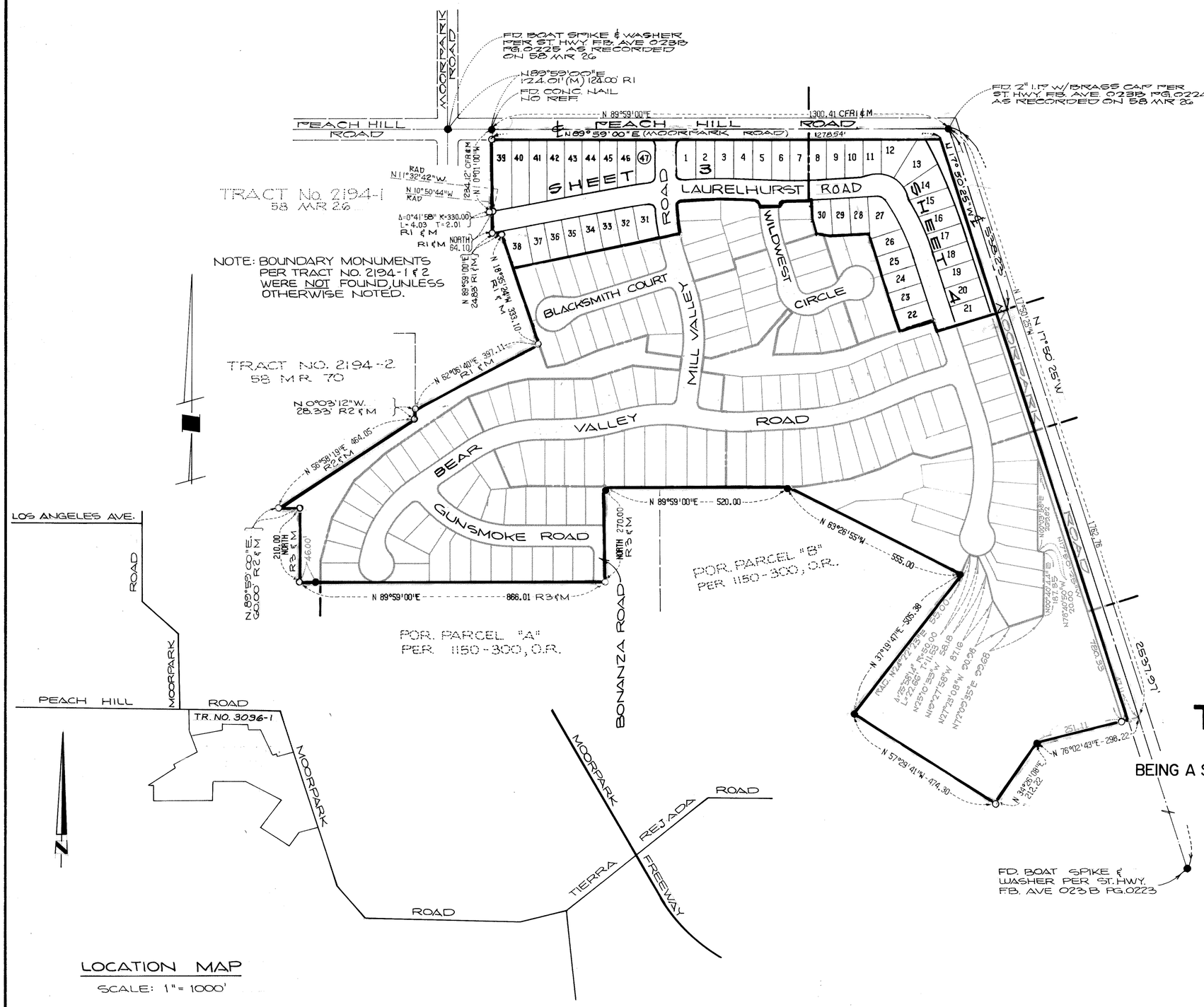
PREPARED BY:

RGB ENGINEERING, INC.
3183 "G" AIRWAY AVENUE
COSTA MESA, CALIFORNIA 92626

DECEMBER, 1978
SHEET 1 OF 4 SHEETS

77220

FOR CORRECTIONS OF NUMBERS AND LOCATIONS OF MONUMENTS WITHIN THIS TRACT, SEE BOOK 5732 AT PAGE 270 OF OFFICIAL RECORDS.



LOCATION MAP
SCALE: 1" = 1000'

LEGEND:

- ● INDICATES FOUND 2" I.P. W/TAG L.S. 4145, NO REFERENCE, UNLESS OTHERWISE NOTED.
- ■ INDICATES SET VENTURA COUNTY STANDARD SURVEY MONUMENT PER STANDARD DESIGN 90-3 UNLESS OTHERWISE NOTED.
- o INDICATES SET 2" I.P. W/TAG R.C.E. 20927.

  SET 2" I.P. W/TAG R.C.E. 20927 AT ALL CENTERLINE INTERSECTIONS, AT ALL CHANGES OF DIRECTION OF CENTERLINE AND AT ALL BLUE BORDER ANGLE POINTS.

  SET ½" I.P. W/TAG R.C.E. 20927 AT ALL LOT CORNERS.

  ENGINEER'S CENTERLINE TIES AND MONUMENTS SET WITHIN THIS TRACT WILL BE ON FILE AT THE OFFICE OF THE COUNTY SURVEYOR OF VENTURA COUNTY.

BASIS OF BEARINGS:

THE BEARING OF N 89°59'00"E AS SHOWN FOR THE CENTERLINE OF PEACH HILL ROAD PER STATE HIGHWAY FIELD BOOK AVE 023 B-0225 AND RECORDED ON 58 MR 26 ON FILE IN THE COUNTY SURVEYOR'S OFFICE OF VENTURA COUNTY WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

R1 = RECORD PER 58 M.R. 26-31 (TR. NO. 2194-1)

R2 = RECORD PER 58 M.R. 70-72 (TR. NO. 2194-2)

R3 = RECORD PER 3821 O.R. 325

GRAPHIC SCALE
200 0 200 400
SCALE: 1" = 200'

TRACT NO. 3096-1

IN UNINCORPORATED TERRITORY
BEING A SUBDIVISION OF PORTION OF TRACT M OF RANCHO SIMI AS RECORDED IN BOOK 3 PAGE 7 OF MISCELLANEOUS RECORDS
VENTURA COUNTY, CALIFORNIA

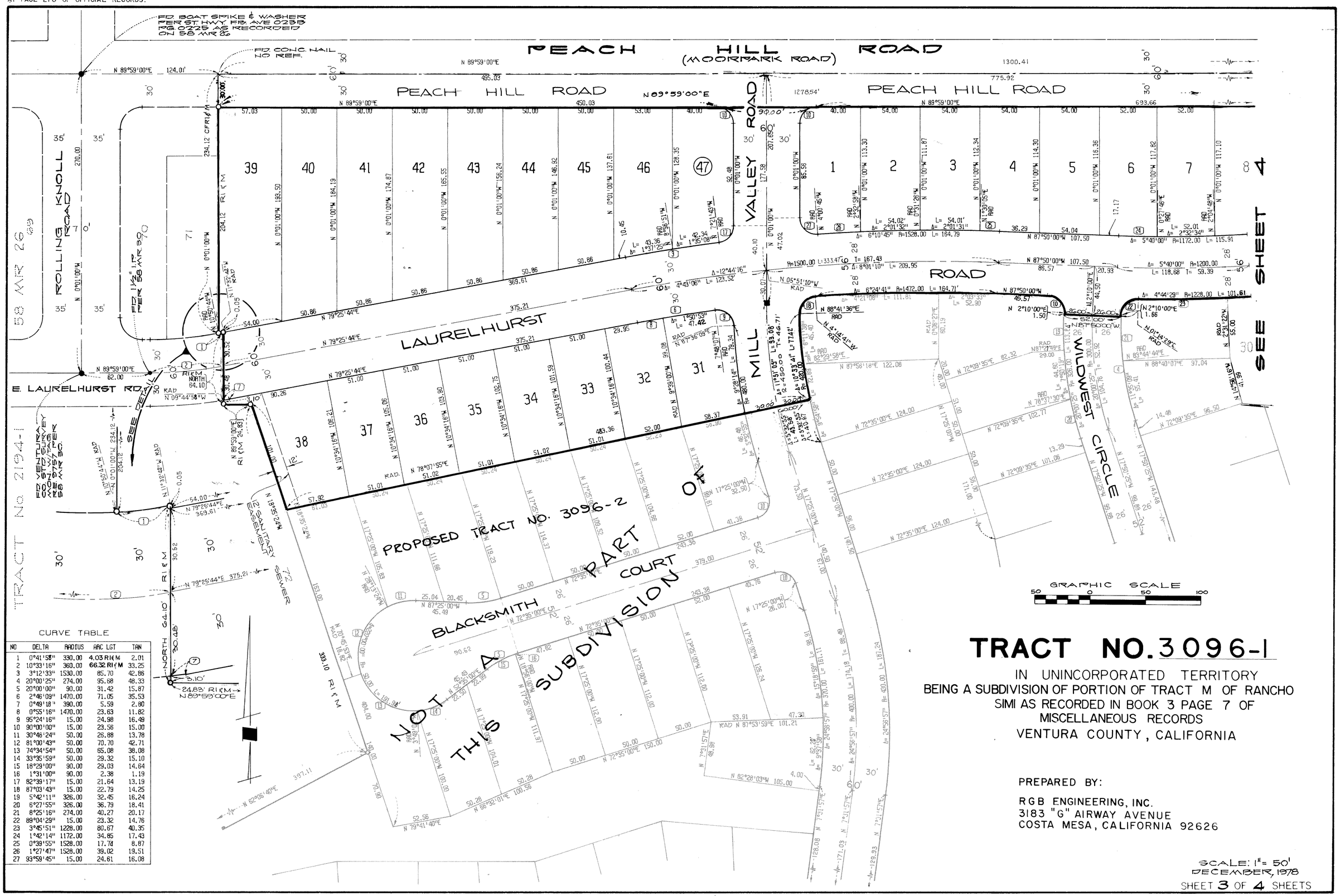
PREPARED BY:

RGB ENGINEERING, INC.
3183 "G" AIRWAY AVENUE
COSTA MESA, CALIFORNIA 92626

SCALE: 1"=200'
DECEMBER, 1978
SHEET 2 OF 4 SHEETS

FOR CORRECTION OF NUMBERS AND LOCATIONS OF MONUMENTS WITHIN THIS TRACT, SEE BOOK 5732 AT PAGE 270 OF OFFICIAL RECORDS.

81 MR 53



CURVE TABLE

NO	DELTA	RADIUS	ARC LGT	TAN
1	0°41'58"	330.00	4.03 R||M	2.01
2	10°33'16"	360.00	66.32 R||M	33.25
3	3°12'33"	1530.00	85.70	42.86
4	20°00'25"	274.00	95.68	48.33
5	20°00'00"	90.00	31.42	15.87
6	2°46'09"	1470.00	71.05	35.53
7	0°49'18"	390.00	5.59	2.80
8	0°55'16"	1470.00	23.63	11.82
9	95°24'16"	15.00	24.98	16.48
10	90°00'00"	15.00	23.56	15.00
11	30°46'24"	50.00	26.88	13.78
12	81°00'43"	50.00	70.70	42.71
13	74°34'54"	50.00	65.08	38.08
14	33°35'59"	50.00	29.32	15.10
15	18°29'00"	90.00	29.03	14.64
16	1°31'00"	90.00	2.38	1.19
17	82°39'17"	15.00	21.64	13.19
18	87°03'43"	15.00	22.79	14.25
19	5°42'11"	326.00	32.45	16.24
20	6°27'55"	326.00	36.79	18.41
21	8°25'16"	274.00	40.27	20.17
22	89°04'29"	15.00	23.32	14.76
23	3°45'51"	1228.00	80.67	40.35
24	1°42'14"	1172.00	34.85	17.43
25	0°39'55"	1528.00	17.74	8.87
26	1°27'47"	1528.00	39.02	19.51
27	93°59'45"	15.00	24.61	16.08

TRACT NO. 3096-1

IN UNINCORPORATED TERRITORY
BEING A SUBDIVISION OF PORTION OF TRACT M OF RANCHO SIMI AS RECORDED IN BOOK 3 PAGE 7 OF MISCELLANEOUS RECORDS
VENTURA COUNTY, CALIFORNIA

PREPARED BY:

RGB ENGINEERING, INC.
3183 "G" AIRWAY AVENUE
COSTA MESA, CALIFORNIA 92626

SCALE: 1" = 50'
DECEMBER, 1978
SHEET 3 OF 4 SHEETS

FOR CORRECTION OF NUMBERS AND LOCATIONS OF MONUMENTS WITHIN THIS TRACT, SEE BOOK 5732 AT PAGE 270 OF OFFICIAL RECORDS.



CURVE TABLE

NO	DELTA	RADIUS	ARC LGT	TAN
1	17°59'27"	60.00	18.84	9.50
2	19°40'00"	60.00	20.59	10.40
3	19°40'00"	32.00	10.99	5.55
4	17°59'27"	32.00	10.05	5.07
5	3°10'05"	274.00	15.15	7.58
6	48°15'47"	50.00	42.12	22.40
7	35°17'49"	50.00	30.80	15.91
8	6°27'58"	326.00	36.79	18.41
9	30°34'51"	50.00	26.69	13.67
10	30°15'52"	50.00	26.41	13.52
11	11°36'11"	50.00	10.13	5.08
12	0°58'38"	1228.00	20.94	10.47
13	59°02'17"	25.00	25.76	14.16
14	3°06'39"	632.00	34.31	17.16
15	4°43'07"	32.00	2.64	1.32
16	13°16'20"	32.00	7.41	3.72
17	21°32'14"	88.00	33.08	16.74
18	24°39'49"	88.00	37.88	19.24
19	24°43'12"	88.00	37.97	19.28
20	14°56'40"	32.00	8.35	4.20
21	4°43'20"	32.00	2.64	1.32
22	1°25'12"	1172.00	29.05	14.53
23	1°05'03"	1853.00	31.28	15.64

GRAPHIC SCALE
50 0 50 100

TRACT NO. 3096-1

IN UNINCORPORATED TERRITORY
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VENTURA COUNTY, CALIFORNIA

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SCALE: 1" = 50'
DECEMBER, 1978
SHEET 4 OF 4 SHEETS

77220