FOR CHANGES IN THE MONUMENTS WITHIN THIS MAP
SEE DOC. NO. 83-144430 RECORDED ON 12-21-83
IN OFFICIAL RECORDS.

81 MR 58

The undersigned hereby certifies that they are the owner(s) of, or are interested in, the land included within this subdivision entitled TRACT NO. 3096-3, shown on this map, that they are the only person(s) whose consent is necessary to pass title to said land, that they consent(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 easterly line of Lots 93 through 99 inclusive, & Lot 194, abutting Moorpark Road in order that the owners of said Lots shall have no rights of access what soever to said Moorpark Road except the general right-of-travel which belongs to the whole public and that they also hereby offer to dedicate to the County of Ventura in fee simple Lot 194 for local park purposes, they also hereby offer to dedicate to Ventura County Waterworks District No 1 all sanitary sewer and waterline easements delineated and designated on the map.

MARLBOROUGH DEVELOPMENT CORPORATION
a California corporation.

Ronald S. Lushing — 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.

Southern California Edison Company; holder of easements recorded 3/9/54 in Bk. 1188, Pg. 218, O.R., 3/23/56 in Bk. 1390 Pg. 287, O.R., 11/2/62 in Bk. 2226 Pg. 438, O.R. 11/5/63 in Bk. 2422 Pg. 162, O.R., 11/10/65 in Bk. 2894 Pg. 513, O.R.

Calleguas Municipal Water District; holder of an easement recorded 3/28/79 in Bk. 5354 Pg. 350, O.R.

Hollyfed Inc. A California Corporation ; holder of an easement recorded 6/20/72 in Bk. 3970 Pg. 803, 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, Jr., 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. 20027

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 3096-3, 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 DUE AND PAYABLE.

Date: March 15, 1979

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

I certify that I have examined the final map entitled TRACT NO. 3096-3, 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: April 9th 1979

Arthur E. Gaulet
County Surveyor
County of Ventura
By Louis E. Lindley
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. 3096-3, 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. 3096-3

Date of Report	Title of Report	Firm Name	Engineer	Reg No
10/2/78	Geological Investigations	Gorian and Associates	Gerald Gorian R.C.E. 14698 Charles A. Swift R.G. 948	

This map entitled TRACT NO. 3096-3, 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 and does hereby accept Lot 194 in fee simple for local park purposes; provided however, that the offer of the storm drainage easement 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 Board to be affixed hereto this 10th day of April, 1979

Attest:

Board of Supervisors
County of Ventura
State of California

Robert L. Hamm
Clerk of said Board

Kenneth MacDonald
Chairman of said Board

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

Attest:

Ventura County Waterworks
District No 1

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

James R. Dougherty
Chairman of said Board
April 10, 1979
Date

#307822

Recorded at the request of the owner, APRIL 13th, 1979, at 5:00 P.M in Book 81 of Miscellaneous Records (Maps) at Pages 58 THRU 64, records of Ventura County

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

TRACT NO. 3096-3

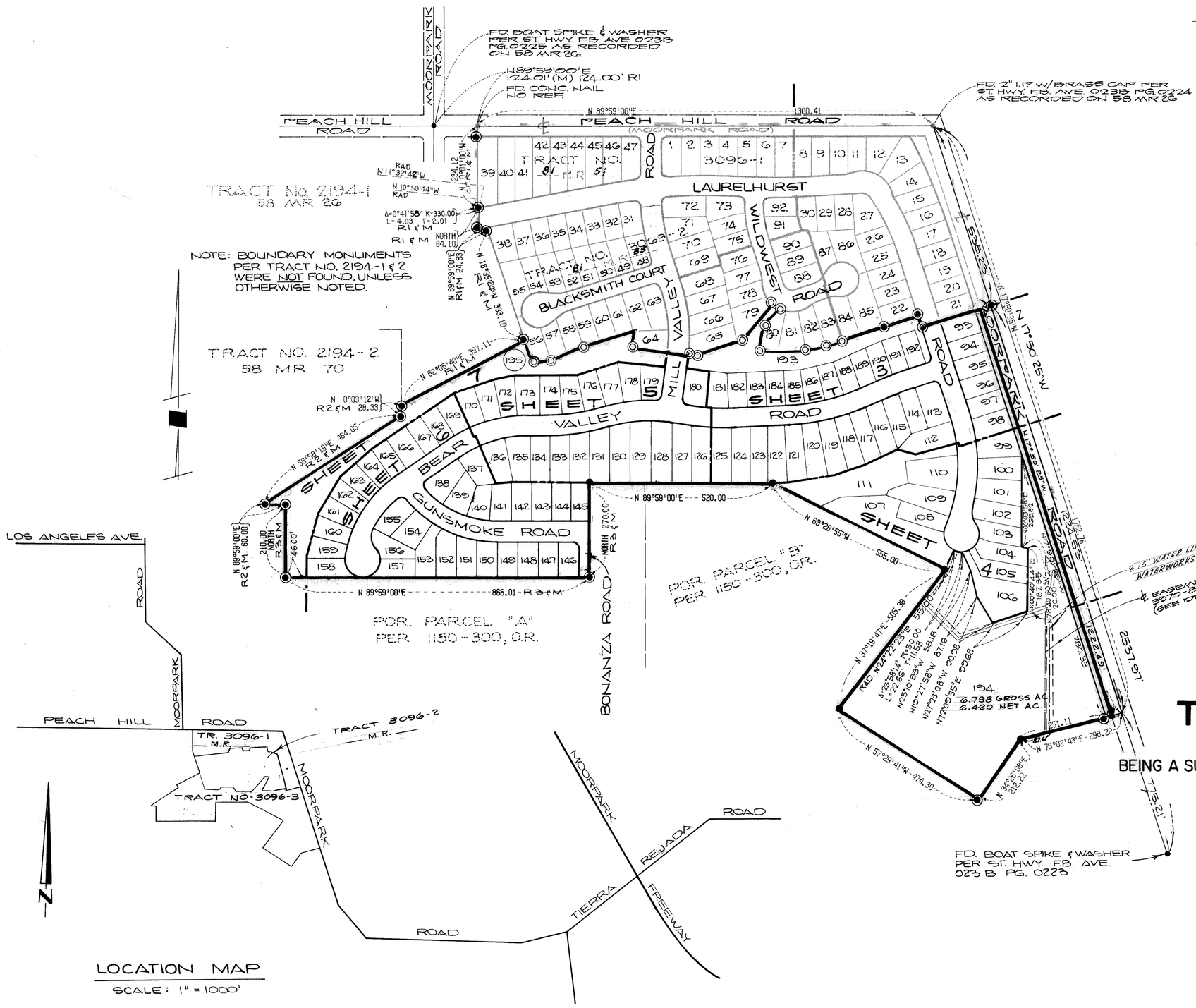
IN UNINCORPORATED TERRITORY
BEING A SUBDIVISION OF PORTION OF TRACT M OF RANCHO SIMI AS RECORDED IN BOOK 3 PAGE 7 OF MISCELLANEOUS RECORDS
VENTURA COUNTY, CALIFORNIA

PREPARED BY:

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

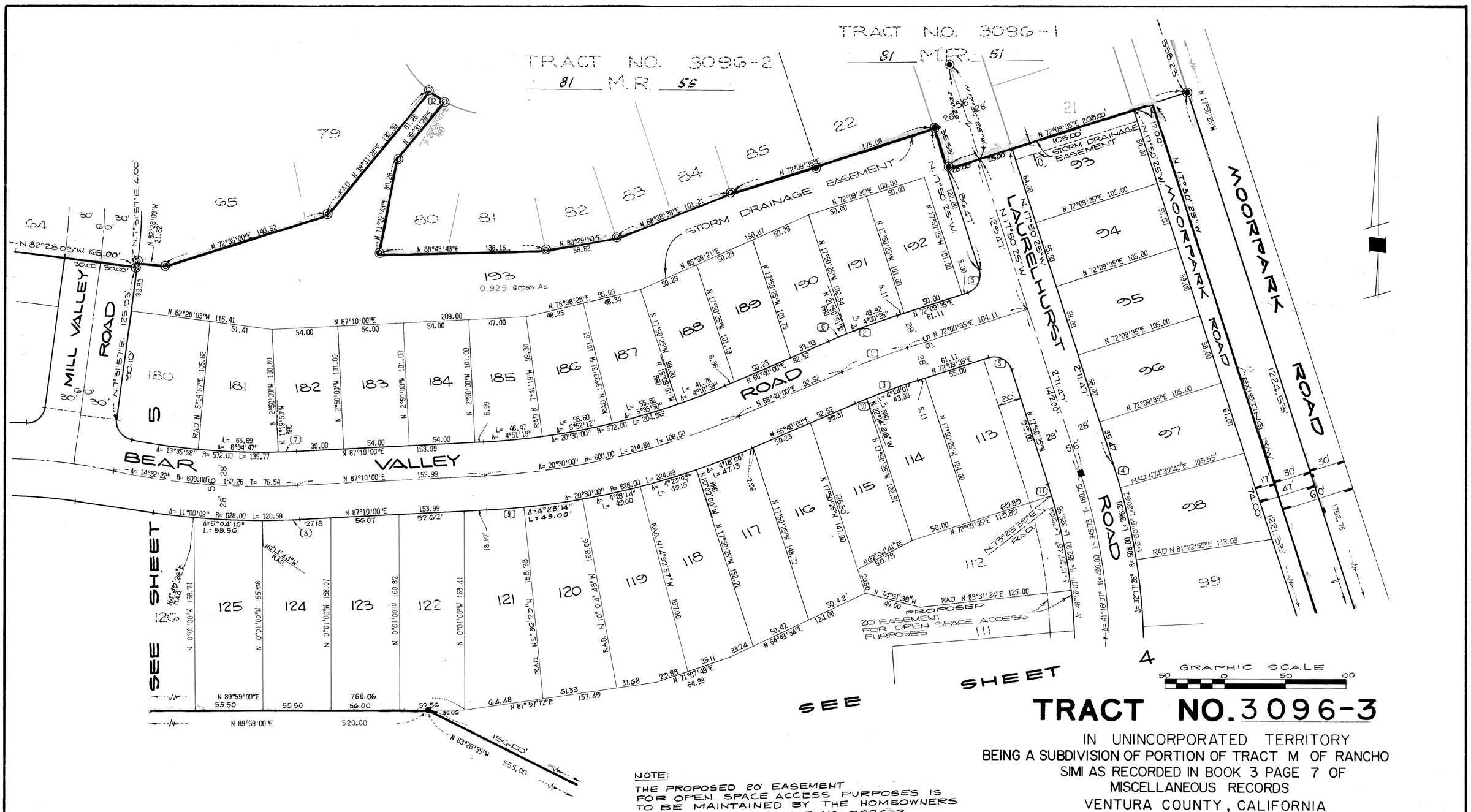
DECEMBER, 1978
SHEET 1 OF 7 SHEETS

FOR CHANGES IN THE MONUMENTS WITHIN THIS MAP SEE DOCUMENT NO. 83-144430 RECORDED ON 12-21-83 IN OFFICIAL RECORDS.


MOORPARK ROAD
PEACH HILL ROAD
FD. BOAT SPIKE & WASHER PER ST. HWY. FB. AVE. 023B PG.0225 AS RECORDED ON 58 MR 26
N89°59'00"E 124.01' (M) 124.00' R1
FD CONC. NAIL NO REF
N 89°59'00"E 1300.41
PEACH HILL ROAD (MOORPARK ROAD)
FD 2" I.P. W/BRASS CAP PER ST. HWY. FB. AVE. 023B PG.0224 AS RECORDED ON 58 MR 26
TRACT NO. 3096-1 81 M.R. 59
LAURELHURST ROAD
WILDWEST ROAD
BLACKSMITH COURT
VALLEY ROAD
MILL SHEET
SHEET
BEAR SHEET
GUNSMOKE ROAD
TRACT No. 2194-1 58 M.R. 26
RAD N11°32'42"W
N 10°50'44"W
Δ=0°41'58" R=330.00' L=4.03 T=2.01 R1 & M
NORTH 60.10' R1 & M
N 89°59'00"E 24.83' R1 & M
N 0°01'00"W 394.12' R1 & M
NOTE: BOUNDARY MONUMENTS PER TRACT NO. 2194-1 & 2 WERE NOT FOUND, UNLESS OTHERWISE NOTED.
TRACT NO. 2194-2 58 MR 70
N 62°05'40"E 397.11' R2 & M
N 0°03'12"W R2 & M 28.33'
N 56°59'19"E 464.05' R2 & M
N 89°59'00"E 80.00' R2 & M
210.00 NORTH R3 & M
46.00'
270.00' NORTH R3 & M
N 89°59'00"E 520.00
N 89°59'00"E 866.01 R3 & M
N 63°26'55"W 555.00
POR. PARCEL "A" PER 1150-300, O.R.
POR. PARCEL "B" PER 1150-300, O.R.
BONANZA ROAD
N 17°50'25"W 1300.41
N 17°50'25"W 1780.33
N 37°19'47"E 505.38
R=50.00' L=111.53' 58.16' 87.16' 50.38' 59.68'
194 6.798 GROSS AC. 6.420 NET AC.
N 76°02'43"E 298.22'
N 57°29'41"W 474.30'
N 34°26'08"E 212.22'
2537.97
775.21'
251.11
1222.49'
1780.33
N 00°03'58"E 2269.82'
N 00°03'58"E 1760.76'
N 00°03'58"E 1760.76'
N 00°03'58"E 1760.76

FOR CHANGES IN THE MONUMENTS WITHIN THIS MAP SEE DOC. NO. 83-144430 RECORDED ON 12-21-83 IN OFFICIAL RECORDS.

81 MR 60



CURVE TABLE

NO	DELTA	RADIUS	ARC LGT	TAN
1	5°29'35"	600.00	57.52	28.78
2	5°29'35"	628.00	60.21	30.13
3	5°29'35"	572.00	54.84	27.44
4	2°23'05"	508.00	21.14	10.57
5	90°00'00"	15.00	23.56	15.00
6	1°29'09"	628.00	16.29	8.14
7	1°30'10"	572.00	15.00	7.50
8	2°35'16"	628.00	28.36'	14.18'
9	2°46'29"	628.00	30.41'	15.21'
10	1°05'34"	572.00	10.91'	5.46'
11	1°16'04"	452.00	10.00	5.00
12	10°02'41"	86.00	15.06	7.56

NOTE:
THE PROPOSED 20' EASEMENT FOR OPEN SPACE ACCESS PURPOSES IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF TRACT NO. 3096-3

TRACT NO. 3096-3

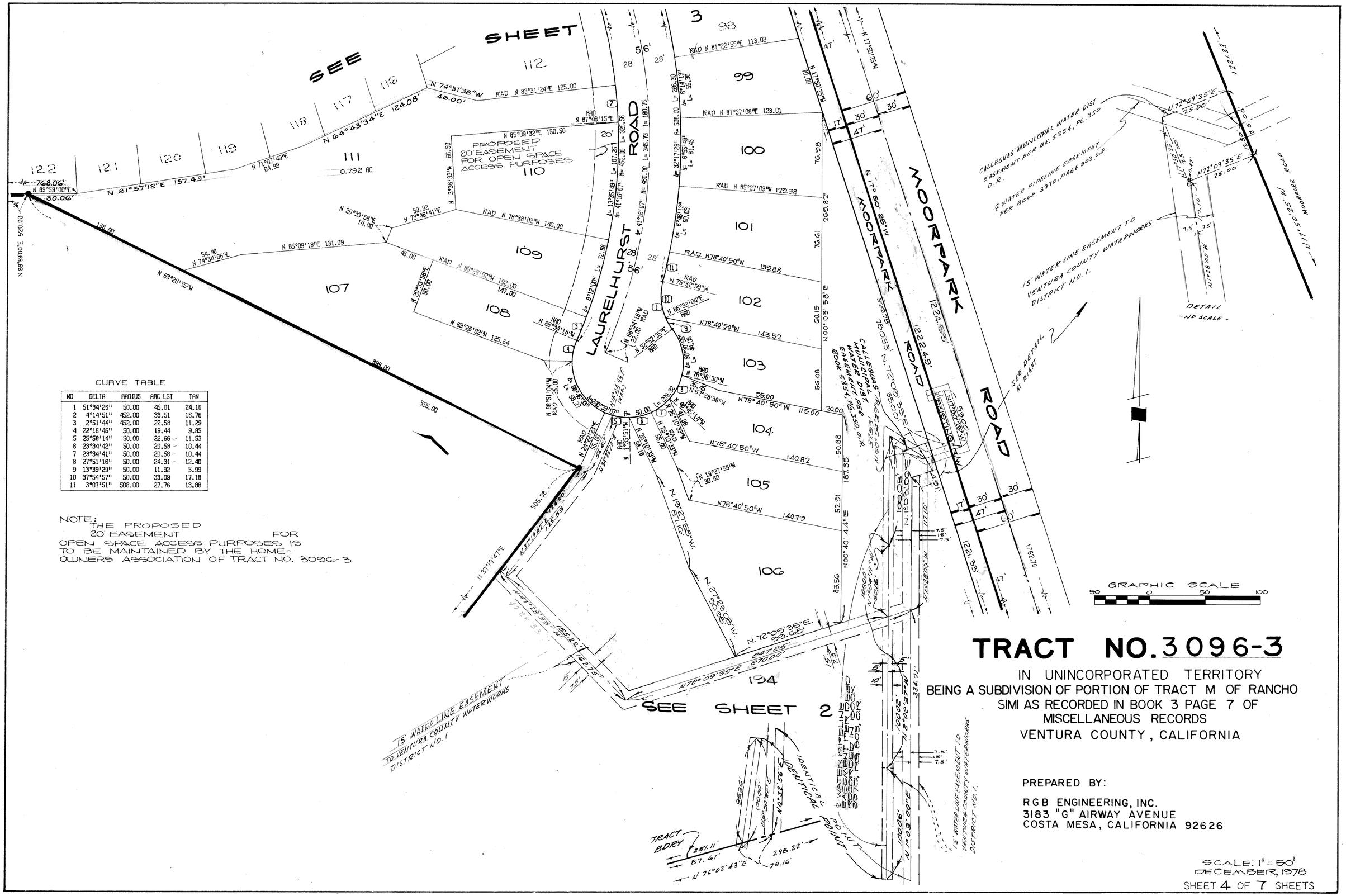
IN UNINCORPORATED TERRITORY
BEING A SUBDIVISION OF PORTION OF TRACT M OF RANCHO SIMI AS RECORDED IN BOOK 3 PAGE 7 OF MISCELLANEOUS RECORDS VENTURA COUNTY, CALIFORNIA

PREPARED BY:

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

SCALE: 1" = 50'
DECEMBER, 1978
SHEET 3 OF 7 SHEETS

FOR CHANGES IN THE MONUMENTS WITHIN THIS MAP SEE DOCUMENT NO. 83-144430 RECORDED ON 12-21-83 IN OFFICIAL RECORDS.


SEE SHEET 112
SEE SHEET 2
LAURELHURST ROAD
MOORPARK ROAD
PROPOSED 20' EASEMENT FOR OPEN SPACE ACCESS PURPOSES
111
0.792 AC
110
107
108
109
99
100
101
102
103
104
105
106
194
768.06'
N 89°59'00"E
30.06'
N 89°59'00"E 920.00
N 81°57'12"E 157.49'
N 64°43'34"E 124.08'
N 74°51'38"W
46.00'
RAD N 83°31'24"E 125.00
N 71°07'49"E 64.99
N 85°09'32"E 150.50
N 20°33'58"E 14.00
N 73°46'41"E 59.92
N 85°09'18"E 131.09
N 74°34'08"E 54.40
156.00
N 63°26'55"W
389.00
555.00
505.38
N 37°19'47"E
N 27°28'28"E 472.37'
155.58'
N 27°28'28"E 155.22'
N 72°09'35"E 270.00'
N 72°09'35"E 247.65'
N 72°09'35"E 99.68'
15' WATER LINE EASEMENT TO VENTURA COUNTY WATERWORKS DISTRICT NO. 1
CALLEGUAS MUNICIPAL WATER DIST EASEMENT PER BK. 5354, PG. 350 O.R.
6" WATER PIPELINE EASEMENT PER BOOK 3970, PAGE 803, O.R.
N 17°50'25"W 1222.27'
N 17°50'25"W 1222.27'
N 17°50'25"W 1222.27'

FOR CHANGES IN THE MONUMENTS WITHIN THIS MAP SEE DOC. NO. 83-144430 RECORDED ON 12-21-83 IN OFFICIAL RECORDS.

81 MR 62

CURVE TABLE

NO	DELTA	RADIUS	ARC LGT	TAN
1	22°19'54"	60.00	23.39	11.84
2	4°10'25"	450.00	32.78	16.40
3	3°10'05"	274.00	15.15	7.58
4	48°15'47"	50.00	42.12	22.40
5	35°17'49"	50.00	30.80	15.91
6	22°19'54"	34.00	13.25	6.71
7	84°47'02"	15.00	22.20	13.69
8	4°34'00"	480.00	38.26	19.14
9	1°42'58"	480.00	14.38	7.19
10	1°16'27"	630.00	14.01	7.01
11	0°23'07"	420.00	2.82	1.41
12	86°45'59"	15.00	22.72	14.18
13	2°59'58"	430.00	22.51	11.26
14	1°04'05"	86.00	1.60	0.80
15	19°19'00"	86.00	28.99	14.64
16	10°02'41"	86.00	15.08	7.56
17	18°06'04"	86.00	27.17	13.70
18	23°04'58"	86.00	34.65	17.56
19	6°39'39"	34.00	3.95	1.98
20	15°40'15"	34.00	9.30	4.68
21	6°27'58"	326.00	36.79	18.41
22	4°42'58"	50.00	4.12	2.06
23	36°39'36"	50.00	31.99	16.56
24	90°00'00"	25.00	39.27	25.00

TRACT NO. 3096-2 M.R. 81/55

TRACT NO. 2194-1 M.R. 59/26

SEE SHEET 7

SEE SHEET 6

SEE SHEET 3

SEE SHEET 4

SEE SHEET 5

195

193

WILDWEST CIRCLE

BEAR VALLEY ROAD

MILL VALLEY ROAD

STORM DRAINAGE EASEMENT

GRAPHIC SCALE 50 0 50 100

TRACT NO. 3096-3

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

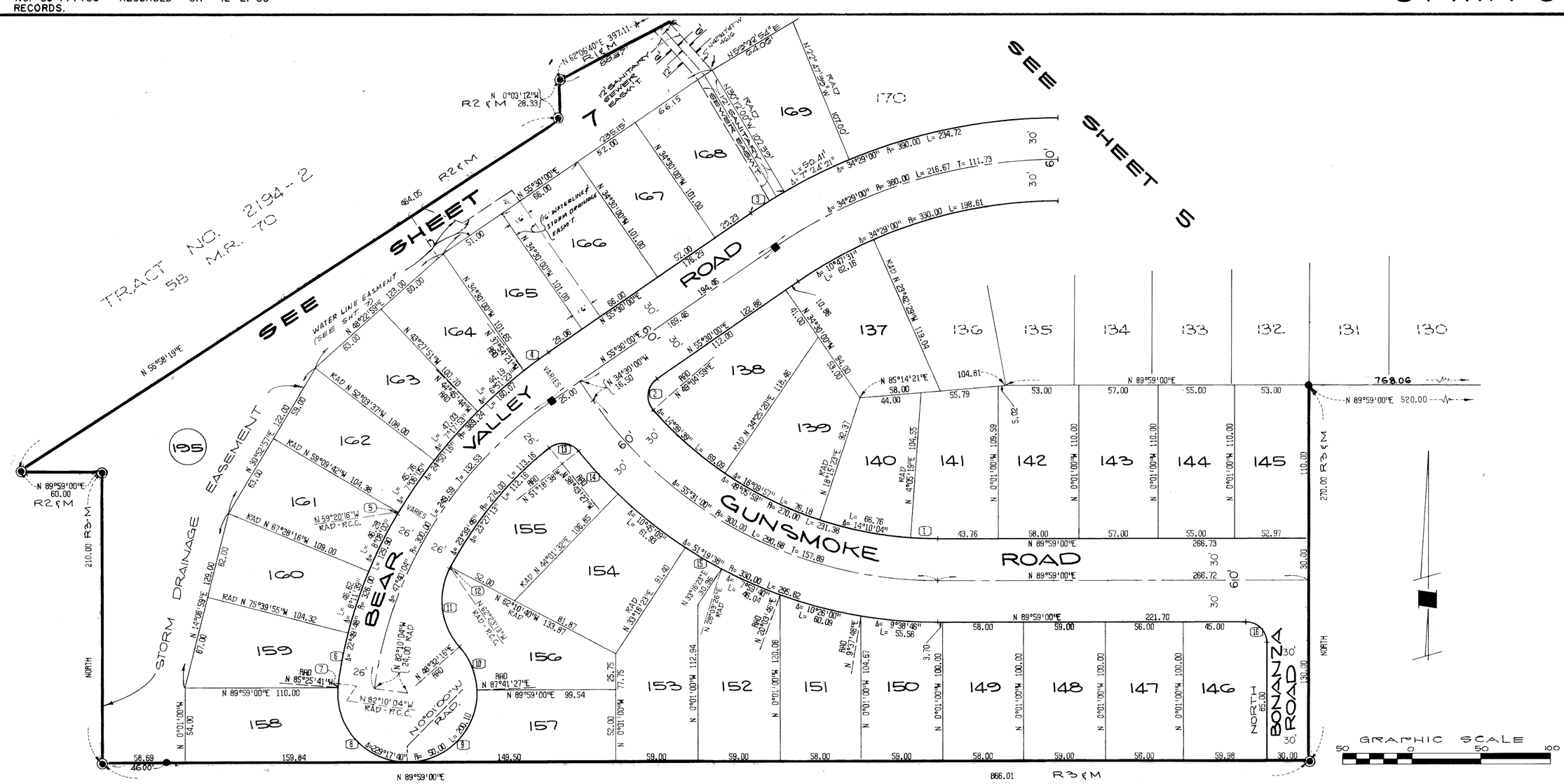
PREPARED BY:

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

SCALE: 1" = 50'
DECEMBER, 1978
SHEET 5 OF 7 SHEETS

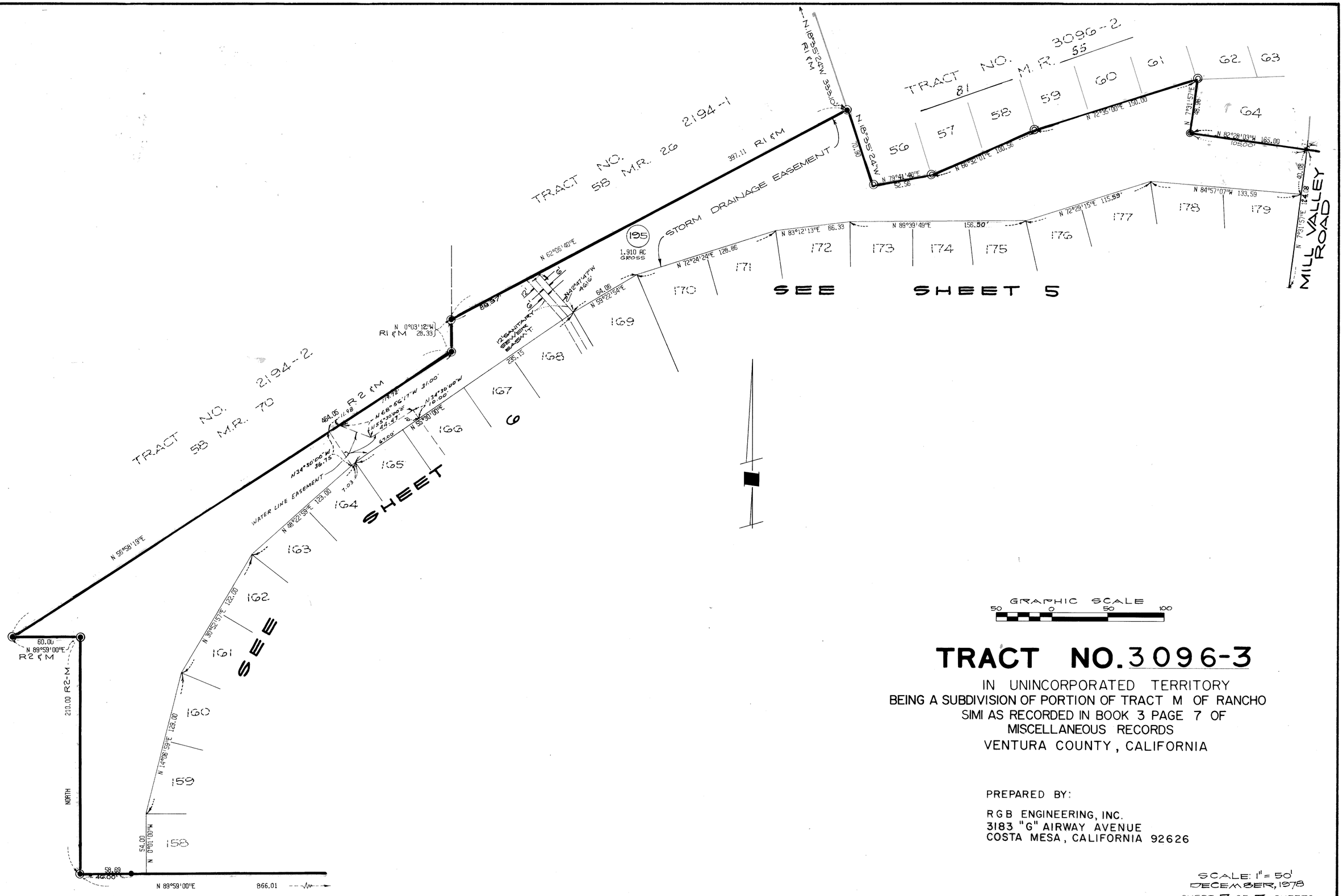
FOR CHANGES IN THE MONUMENTS WITHIN THIS MAP SEE DOCUMENT NO. 83-144430 RECORDED ON 12-21-83 IN OFFICIAL RECORDS.

81 MR 63


SEE SHEET 5
SEE SHEET 7
TRACT NO. 2194-2
58 M.R. 70
N 62°06'40"E 367.11' R&M
R2 & M
N 0°03'12"W R2 & M 28.33'
12' SANITARY SEWER EASMT.
N 55°32'54"E 64.00'
N 22°47'36"W RAD
107.00'
N 35°12'00"W RAD
102.39'
12' SANITARY SEWER EASMT.
169
170
168
167
166
165
164
163
162
161
160
159
158
157
156
155
154
153
152
151
150
149
148
147
146
145
144
143
142
141
140
139
138
137
136
135
134
133
132
131
130
195
N 56°58'18"E
464.05
R2 & M
N 89°59'00"E 60.00 R2 & M
210.00 R3 & M
WATER LINE EASEMENT (SEE SHT. 7)
16' WATERLINE & STORM DRAINAGE EASMT.
N 55°30'00"E 66.00
N 34°30'00"W 101.00
N 55°30'00"E 235.15
52.00
229.23
176.29
52.00
N 34°30'00"W 101.00
N 34°30'00"W 101.00
N 34°30'00"W 101.00
N 34°30'00"W 101.00
N 46°22'59"E 123.00
60.00
63.00
N 39°52'57"E 122.00
59.00
N 43°27'51"W 100.70
N 37°54'21"W 360.00
44.19
L= 6°18'26"
L= 198.07
N 55°30'00"E 194.46
N 55°30'00"E 189.46
N 55°30'00"E 112.00
N 34°30'00"W 16.50
26.00
VARIES
A= 34°29'00" R= 390.00 L= 234.72
A= 34°29'00" R= 360.00 L= 216.67 T= 111.73
A= 34°29'00" R= 330.00 L= 198.61
L= 50.41'
Δ= 7°24'21"
30'
60'
A= 10°47'31" L= 62.16
RAD N 23°42'28"W 119.04
10.86
41.30
N 34°30'00"W 64.00
55.00
N 85°14'21"E 104.81'
58.00
55.79
44.00
5.02
53.00
57.00
55.00
53.00
N 89°59'00"E
768.06
N 89°59'00"E 520.00
RAD N 45°04'59"E
A= 14°58'38" L= 69.08
RAD N 34°25'20"E 118.46
RAD N 34°25'20"E 92.37
A= 16°09'57" L= 76.18
A= 55°31'00" R= 300.00 L= 290.68 T= 157.89
L= 66.76
Δ= 14°01'04"
RAD N 18°57'23"E
RAD N 4°05'19"E
104.55
N 0°01'00"W 196.59
N 0°01'00"W 110.00
43.76
58.00
57.00
55.00
52.97
N 89°59'00"E
266.73
266.72
270.00 R3 & M
110.00
30.00
GUNSMOKE ROAD
A= 23°36'46" R= 274.00 L= 112.16
A= 23°27'19" R= 274.00 L= 112.16
N 51°16'36"E
N 38°43'24"W
A= 10°46'08" L= 61.93
RAD N 44°01'20"E 106.85
RAD N 33°15'29"E 91.40
A= 51°19'38" R= 330.00 L= 295.62
N 33°16'23"E 303.96'
N 28°59'26"E
RAD N 20°03'48"E
A= 10°26'00" L= 60.09
A= 9°38'46" L= 55.56
RAD N 9°37'46"E
3.70
N 89°59'00"E 221.70
58.00
59.00
56.00
45.00
BEAR VALLEY
DRAINAGE EASEMENT
STORM DRAIN
N 14°06'59"E 129.00
62.00
RAD N 75°39'55"W 104.32
67.00
N 59°20'16"W RAD - P.C.C.
RAD N 67°28'16"W 109.00
RAD N 52°03'37"W 106.00
A= 6°30'09" L= 41.82
A= 6°30'09" R= 368.24 L= 41.82
A= 6°30'09" R= 326.00 L= 37.00
A= 47°40'04" R= 50.00 L= 41.60
N 22°49'48"W
N 85°25'41"W
RAD
N 89°59'00"E 110.00
N 0°01'00"W 54.00
N 82°10'04"W RAD - P.C.C.
N 82°10'04"W RAD
N 7°49'56"E RAD
N 0°01'00"W RAD
L= 230.10
A= 229°17'40" R= 50.00
N 89°59'00"E 99.54
N 87°41'27"E
N 62°10'40"W RAD
133.87
N 82°23'13"W RAD - P.C.C.
N 0°01'00"W 112.94
N 0°01'00"W 120.06
N 0°01'00"W 104.67
N 0°01'00"W 100.00
N 0°01'00"W 100.00
N 0°01'00"W 100.00

FOR CHANGES IN THE MONUMENTS WITHIN THIS MAP SEE DOC. NO. 83-144430 RECORDED ON 12-21-83 IN OFFICIAL RECORDS.

81 MR 64



GRAPHIC SCALE
50 0 50 100

TRACT NO. 3096-3

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 7 OF 7 SHEETS