FOR A CHANGE IN THE STREET NAMES WITHIN THIS TRACT, SEE DOC. NO.44846 RECORDED ON MAY 12, 1982 IN OFFICIAL RECORDS

NOTE: For changes within this Tract Map see document No.72345 recorded on June 29,1984 in Official Records.

82 MR 43

The undersigned hereby certifies that they the owner(s) of, or are interested in, the land included within this subdivision entitled TRACT NO. 2451, 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, and that they hereby offer to dedicate for public use the right-of-way for all streets and highways shown on this map, and also hereby irrevocably offer to dedicate to the county of Ventura the easement for storm drainage purposes shown on this map and all uses incidental thereto, and also hereby grant the area shown hereon as Parcel "X" in fee simple to the Ventura County Flood Control District for flood control purposes, and that they hereby offer to dedicate to Ventura County Water Works District No. 1, the easement for sanitary sewer purposes as shown on map.

McKEON CONSTRUCTION, a California corporation as owner.

Morton M. Schneider
MORTON M. SCHNEIDER
Vice President

Norma Guntman
NORMA GUNTMAN
Assistant Secretary

STATE OF CALIFORNIA } SS.
COUNTY OF LOS ANGELES }

On this 21ST day of MAY 1979, before me IDA L. MOOCE, a Notary Public in and for said State, personally appeared MORTON M. SCHNEIDER - Known to me to be the VICE PRESIDENT and NORMA GUNTMAN Known to me to be the ASSISTANT SECRETARY of McKEON CONSTRUCTION, 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 owner.

Ida L. Moore

OFFICIAL SEAL
IDA L. MOORE
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires JAN 31, 1983

The signatures of Ventura County Flood Control District as the present owner of an easement for channel and bank protection work with appurtenant structures and incidental purposes recorded March 30, 1956 in Book 1392, page 404 of Official Records; and Calleguas Municipal Water District as the present owner of an easement for water conduits and acqueducts and incidental purposes recorded January 25, 1965 in Book 2716, page 293 of Official Records, and also an easement for water conduits and incidental purposes recorded in Book 4614 page 315; and the County of Ventura as the present owner of an easement for sewer pipe lines and incidental purposes recorded August 20, 1968, in Book 3354, page 486, of Official Records; and is a present owner of an easement for road purposes recorded November 13, 1928 in Book 230, page 244 of Official Records; have been omitted in accordance with Section 66436 (c)(1) of the Subdivision Map Act, as such rights cannot ripen into a fee.

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 2451, 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, Inc

DATE: May 23 1979

ROBERT G. BRANCH
Treasurer - Tax Collector
County of Ventura

By Shirley Engelman
Deputy Tax Collector

I, Ray E. Widmer, do hereby certify that I am a Registered Civil Engr. that this map correctly represents a survey made under my direction in October, 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: April 13 1979

Ray E. Widmer
R.C.E. No. 11758

I certify that I have examined the final map entitled TRACT NO. 2451, 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: June 5, 1979

ARTHUR E. GOULET
County Surveyor
County of Ventura
By Louis E. Lindley
Deputy County Surveyor

I hereby certify that all certificates and security required under the provisions of Sections 66492 and 66493 of the Subdivision Map Act have been filed and deposited with me.

Date: June 12th 1979

Robert L. Hamm
ROBERT L. HAMM
Clerk of the Board of Supervisors
County of Ventura
By _____
Deputy County Clerk

#62014

Recorded at the request of the owner, JUNE 13, 1979, at 11:20 A.M in Book 82 of Miscellaneous Records (Maps) at Pages 43-51, INCL, records of Ventura County.

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

The following soil reports relating to TRACT NO. 2451 have been prepared:

Date of Report	Title of Report	Firm Name	Engineer	Reg.No.
Feb. 13, 1978	Preliminary Soil Mechanics Study and Engineering Geology Evaluation	Buena Engineers, Inc.	Norman G. Hallin	7370

This map entitled TRACT NO. 2451, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 12th day of June, 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

provided however, the offer of easement for storm drainage purposes as shown on this map is hereby rejected. The rejection of the storm drainage easement is because there are no financial mechanisms available at this time for maintenance of 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 12th day of June 1979.

ATTEST:

Robert L. Hamm
Clerk of said Board

BOARD OF SUPERVISORS
County of Ventura
State of California

J. Kenneth Donald
Chairman of said Board

The Ventura County Flood Control District hereby accepts Parcel "X" in fee simple for flood control purposes.

J. Kenneth Donald
Chairman of the Board of Supervisors
Ventura County Flood Control District.

ATTEST:

Robert L. Hamm
Clerk of the Board.

Ventura County Waterworks District No.1 hereby accepts for public use, the Sanitary Sewer easement delineated and designated upon the map when said map is approved and recorded.

Ventura County
Waterworks District No.1

June 12th, 1979
Date

James D. Dutton
Chairman of said District

TRACT NO. 2451

IN UNINCORPORATED TERRITORY

BEING A SUBDIVISION OF A PORTION OF TRACT M, RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 7, OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

VENTURA COUNTY, CALIFORNIA

APRIL, 1979

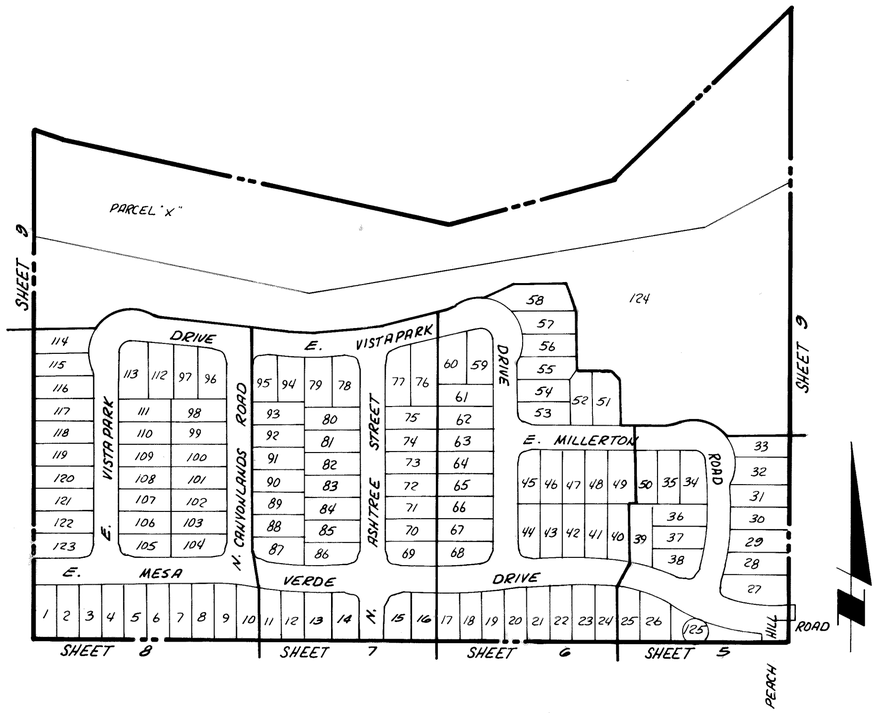
PREPARED BY
WIDMER & ASSOCIATES
950 HAMPSHIRE ROAD
WESTLAKE VILLAGE, CA.

SHEET 1 OF 9 SHEETS

AREA within Blvd outline 33.01 AC. 4/79

FOR A CHANGE IN THE STREET NAMES WITHIN THIS TRACT, SEE DOC. NO.44846 RECORDED ON MAY 12, 1982 IN OFFICIAL RECORDS

NOTE: For changes within this Tract Map see document No.72345 recorded on June 29, 1984 in Official Records.

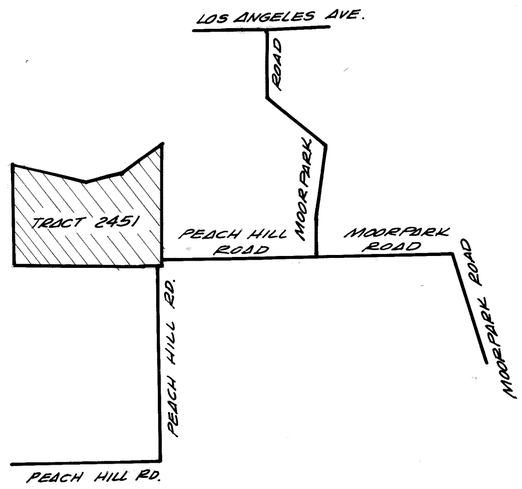


KEY MAP

1"=200'

GRAPHIC SCALE

0' 100' 200' 400' 500'



VICINITY MAP

SCALE: 1"=1000'

BASIS OF BEARINGS

The bearing of N0°01'19"E, the centerline of Peach Hill Road as shown on 58 M.R. 73 to 76 inclusive was used as the Basis of Bearings for this map.

MONUMENT NOTES

○ Found Monuments as shown hereon.

● Set Monuments as shown hereon.

1. Set 1 1/2" I.P. w/tag R.C.E. 11758 at all centerline intersections and at all changes of direction of centerlines and tract boundary.
2. Set 3/4" I.P. w/tag R.C.E. 11758 at all rear lot corners.
3. Witness crosses are chiseled in concrete curb along lot line produced.
4. Engineer's centerline ties for monuments set within this tract will be on file at the office of the County Surveyor of the County of Ventura.

□ Set Ventura County Standard Monument per Std. Design 90-3

M Measured

R Record per listing on sheet 3.

CFR Calculated from record.

I.P. Iron pipe

Rad. Radial

Fd. Found

P.S.E. Public Service Easement (PROPOSED)

TRACT NO. 2451

IN UNINCORPORATED TERRITORY

BEING A SUBDIVISION OF A PORTION OF TRACT M, RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 7, OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

APRIL, 1979

PREPARED BY

WIDMER & ASSOCIATES

950 HAMPSHIRE ROAD

WESTLAKE VILLAGE, CA.

FOR A CHANGE IN THE STREET NAMES WITHIN THIS TRACT, SEE DOC. NO.44846 RECORDED ON MAY 12, 1982 IN OFFICIAL RECORDS

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82 MR 45

N.W. Cor. Sec. 9, T2N., R19W., S.B.M. Fd. sq. hd. spk. with "Div. of Hwys." tag in lieu of spk. Shown on 26 M.R. 10-15 checks with ties shown in Div. of Hwys F.B. AVE. 023B/0358-0359.

ESTAB. BY INTERSECTION HOLDING RECORD ANGLE FROM ℄ PEACH HILL RD. PER 120 DEEDS 169 AND RECORD ANGLE FROM S.W. PER 76 M.R. 10/15

STATION 149+34.87 B.C. FD. BRASS CAP MONUMENT STAMPED "B.C." DOWN 24" BELOW GRADE PER V.C.S.F.B. 1325/9 AND 76M.R. 10-15.

1681.29' (M) (1686.72' R4)

SEE DETAIL "B" ON SHT. 4

STATION 134+10.16 B.C. FD. BRASS CAP MONUMENTS DOWN 18" BELOW GRADE PER V.C.S.F.B. 1325/8 AND 36 RS 71-75.

694.32' R1

N.E. COR. 99 DEEDS 159

N71°33'27"W 57.50'(M)

(N78°04'27"W 792.00' R1)

N78°04'43"W 792.00' (M)

1382 O.R. 404

(N74°55'33"E 339.90' R1)

N74°55'17"E 339.90' (M)

(N45°55'33"E 493.72' R1)

N45°55'17"E 493.72' (M)

271.03' (M)

N17°22'13"W (M) 1000.00'

124.78'

510.02' (M)

385.24' (M) N72°37'47"E

STATION 144+24.88 E.C. FD. BRASS CAP MONUMENT DOWN 24" BELOW GRADE PER V.C.S.F.B. 1325/8.

1218.96' (M)

968.58' (M)

350.40' (M) (N0°04'27"W 2037.12' R1)

(950.40' R1)

1382 O.R. 404

N0°04'43"W

N0°1'50"W

(NORTH 1219.02' R7)

3839 O.R. 328

N0°01'05"W

REFERENCES

R1 — RECORD INFORMATION PER 76M.R.10-15
R3 — RECORD INFORMATION PER 17 P.M. 86
R4 — RECORD INFORMATION PER 58 M.R. 73-76
R5 — RECORD INFORMATION PER 3607 O.R. 270
R7 — RECORD INFORMATION PER 120 DEEDS 169
R8 — RECORD INFORMATION PER 4592 O.R 33
R9 — RECORD INFORMATION PER 672 DEEDS 496
R10 — RECORD INFORMATION PER 2716 O.R. 293
R2 & R6 Not used.

SCALE: 1"=100'

SEE SHEET 2 FOR MONUMENT NOTES.

TRACT NO. 2451

W 1/4 COR. SEC. 9

SEE DETAIL "A" ON SHT. 4

(N89°59'20"W 1509.69' R3)

(1456.93' R1)

(N89°58'57"W 1509.73' R1)

N89°59'20"W 1509.68' (M)

(N89°59'00"E R1 & R4)

N89°58'55"E (M)

(EAST 1510.50' R8)

N89°59'03"W 1509.69'(M)

SEE DETAIL "C" SHT. 4

4592 O.R. 33

℄ INT. PEACH HILL RD. AND ℄ MOORPARK RD. FD. SPIKE & WASHER TAGGED R.C.E. 9757 PER 76 M.R. 10-15. USED FOR LINE ONLY.

BOUNDARY DATA MAP

TRACT NO. 2451

IN UNINCORPORATED TERRITORY

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APRIL, 1979

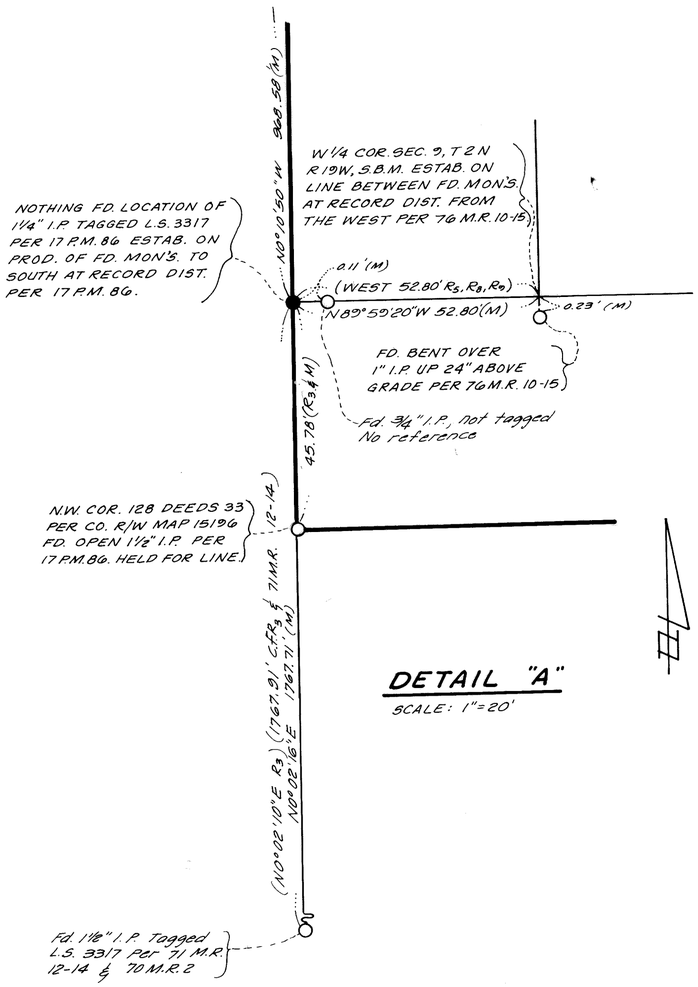
PREPARED BY

WIDMER & ASSOCIATES
950 HAMPSHIRE ROAD
WESTLAKE VILLAGE, CA.

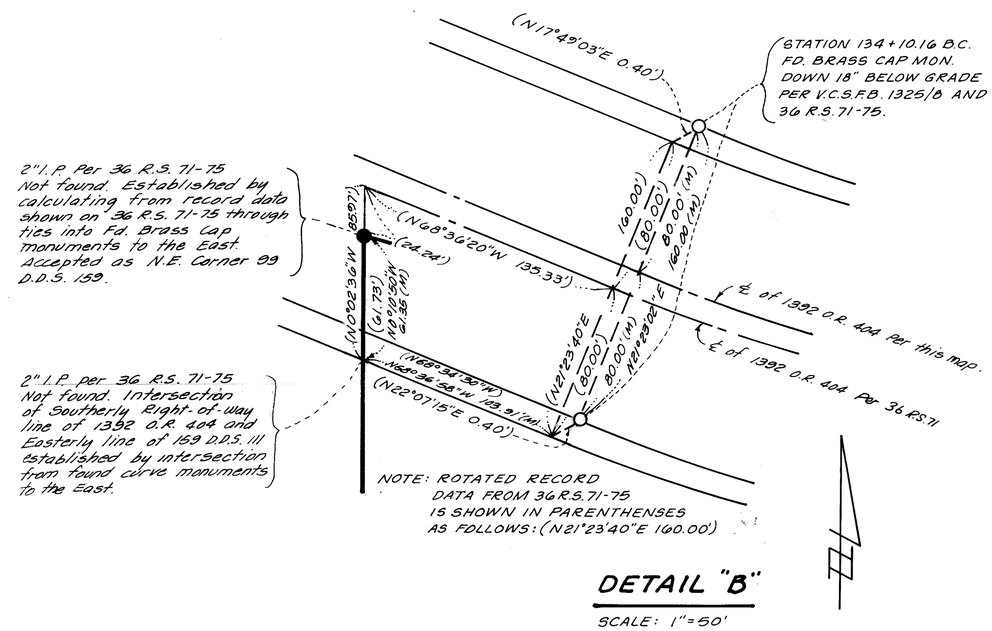
SHEET 3 OF 9 SHEETS

FOR A CHANGE IN THE STREET NAMES WITHIN THIS TRACT, SEE DOC. NO.44846 RECORDED ON MAY 12, 1982 IN OFFICIAL RECORDS

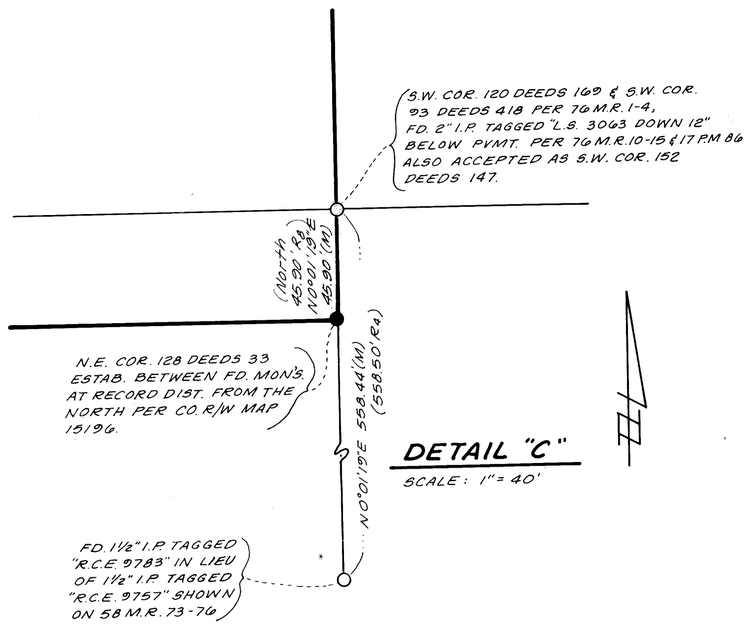
NOTE:
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DETAIL "A"
SCALE: 1"=20'



DETAIL "B"
SCALE: 1"=50'



DETAIL "C"
SCALE: 1"= 40'

BOUNDARY DETAILS
(see Sheet 3)

SEE SHEET 2 FOR MONUMENT NOTES.

TRACT NO. 2451

IN UNINCORPORATED TERRITORY

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APRIL, 1979

PREPARED BY
WIDMER & ASSOCIATES
950 HAMPSHIRE ROAD
WESTLAKE VILLAGE, CA.

FOR A CHANGE IN THE STREET NAMES WITHIN THIS TRACT, SEE DOC. NO. 44846 RECORDED ON MAY 12, 1982 IN OFFICIAL RECORDS

NOTE:
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82 MR 47

0' 40' 80' 120'
GRAPHIC SCALE: 1"=40'

MOORPARK RD.

FOUND SPIKE & WASHER TAGGED R.C.E. 9757 PER 76 M.R. 10-15. USED FOR LINE ONLY.

PEACH HILL ROAD

FD. 1½" I.P. DN. 2" WITH CONC. PLUG TAGGED R.C.E. 11322 PER 28 M.R. 73 & 58 M.R. 90

VISTA DEL VALLE DR.

EAST WESTGATE ROAD

FD. 1½" I.P. TAGGED R.C.E. 9783 IN LIEU OF 1½" I.P. TAGGED R.C.E. 9757 SHOWN ON 58 M.R. 73-76.

3839 O.R. 928

CALLEGUAS MUNICIPAL WATER DISTRICT EASEMENT 2716 O.R. 293 NO BUILDINGS OR STRUCTURES SHALL BE BUILT OR MAINTAINED IN SAID EASEMENT

S.W. COR. 120 DDS. 169 & S.W. COR. 93 DDS. 418 PER 76 M.R. 1-4, ALSO ACCEPTED AS S.W. COR. 152 DDS. 147 FD 2" I.P. TAGGED L.S. 3063 DN. 12" BELOW PAVEMENT PER 76 M.R. 10-15 & 17 P.M. 86 AND AS SHOWN ON 58 M.R. 73-76.

PEACH HILL RD.

N.E. CORNER 128. DDS. 33 ESTABLISHED BETWEEN FOUND MONUMENTS AT RECORD DISTANCE FROM THE NORTH PER COUNTY RIGHT-OF-WAY MAP 15196.

VENTURA COUNTY ROAD EASEMENT PER 230 O.R. 244

CURVE DATA

	Δ	R	L	T
①	87°40'25"	20.00'	30.60'	19.20
②	4°58'53"	273.50'	23.78'	11.90'
③	93°48'45"	15.00'	24.56'	16.03'
④	99°56'15"	15.00'	26.16'	17.86'
⑤	2°34'30"	324.50'	14.58'	7.29'
⑥	0°16'49"	324.50'	1.59'	-
⑦	5°47'18"	35.50'	3.59'	1.79'
⑧	18°21'31"	35.50'	11.37'	5.74'
⑨	24°08'49"	60.00'	25.29'	12.83'
⑩	24°08'49"	35.50'	14.96'	7.59'
⑪	2°52'18"	300.00'	15.03'	-

SEE SHEET 2 FOR MONUMENT NOTES.

SEE SHEET 9

SEE SHEET 6

MILLERTON E.

MESA VERDE E.

DRIVE

ROAD

4552 O.R. 33

TRACT NO. 2451

IN UNINCORPORATED TERRITORY

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APRIL, 1979

PREPARED BY
WIDMER & ASSOCIATES
950 HAMPSHIRE ROAD
WESTLAKE VILLAGE, CA.

SHEET 5 OF 9 SHEETS

FOR A CHANGE IN THE STREET NAMES WITHIN THIS TRACT, SEE DOC. NO.44846 RECORDED ON MAY 12, 1982 IN OFFICIAL RECORDS

NOTE: For changes within this Tract Map see document No.72345 recorded on June 29,1984 in Official Records.

82 MR 48

SEE SHEET 5

SEE SHEET 9

SEE SHEET 7

SEE SHEET 2 FOR MONUMENT NOTES.

GRAPHIC SCALE: 1"= 40'

CURVE DATA

	Δ	R	L	T
①	94°56'30"	15.00'	24.86'	16.35'
②	85°26'39"	15.00'	22.37'	13.85'
③	90°00'00"	15.00'	23.56'	15.00'
④	24°08'48"	35.50'	14.96'	7.59'
⑤	1°21'46"	84.50'	2.01'	—
⑥	24°08'49"	60.00'	25.29'	12.83'
⑦	0°47'39"	1026.50'	14.23'	—

TRACT NO. 2451

IN UNINCORPORATED TERRITORY

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APRIL, 1979

PREPARED BY

WIDMER & ASSOCIATES

950 HAMPSHIRE ROAD

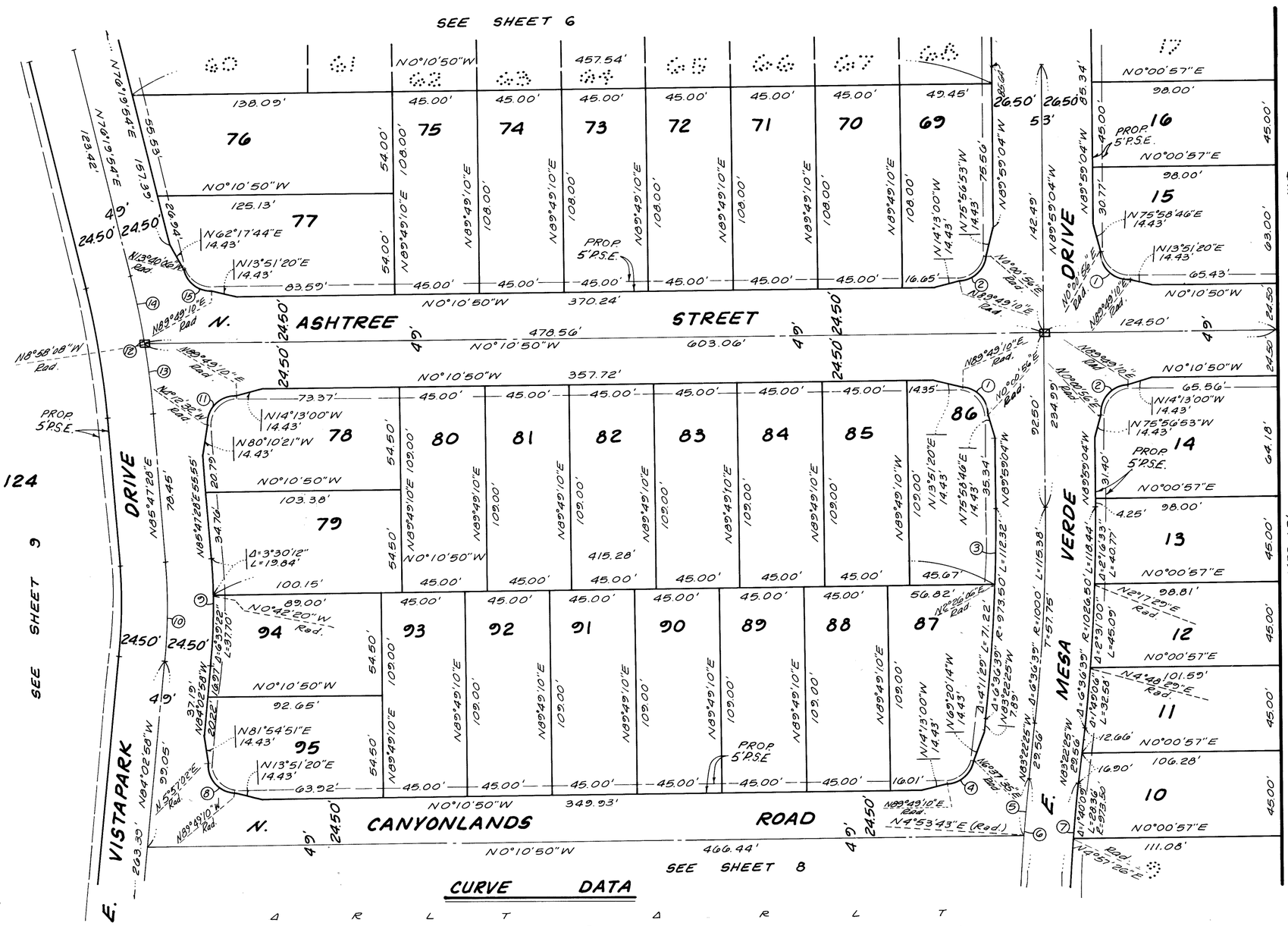
WESTLAKE VILLAGE, CA.

SHEET 6 OF 9 SHEETS

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NOTE: For changes within this Tract Map see documeat No.72345 recorded on June 29,1984 in Official Records.

82 MR 49



SEE SHEET 2 FOR MONUMENT NOTES.

CURVE DATA

	Δ	R	L	T
1	90°11'46"	15.00'	23.61'	15.05'
2	89°48'14"	15.00'	23.51'	14.95'
3	2°25'10"	973.50'	41.11'	20.56'
4	83°11'35"	15.00'	21.78'	13.32'
5	1°43'52"	1000.00'	30.21'	–
6	7°24'12"	1000.00'	129.21'	64.70'
7	7°24'12"	973.50'	125.79'	62.98'
8	96°07'52"	15.00'	25.17'	16.70'
9	10°09'34"	324.50'	57.54'	28.85'
10	10°09'34"	300.00'	53.19'	26.67'
11	94°01'42"	16.00'	24.62'	16.09'
12	9°27'34"	450.00'	74.30'	37.23'
13	4°45'36"	450.00'	37.39'	18.70'
14	4°41'58"	450.00'	36.91'	18.47'
15	76°30'44"	15.00'	20.03'	11.83'

TRACT NO. 2451

IN UNINCORPORATED TERRITORY

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APRIL, 1979

PREPARED BY

WIDMER & ASSOCIATES

950 HAMPSHIRE ROAD

WESTLAKE VILLAGE, CA.

SHEET 7 OF 9 SHEETS

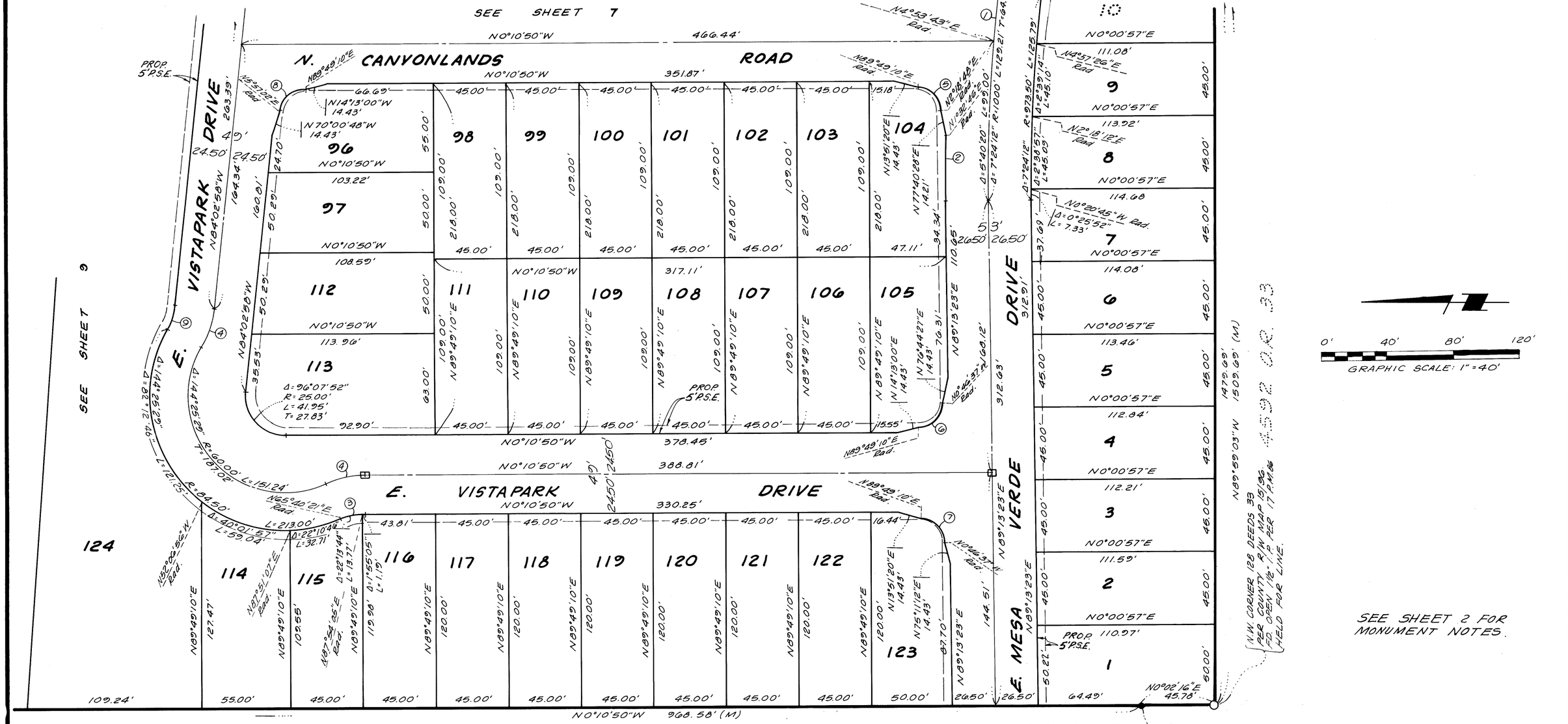
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82 MR 50

SEE SHEET 7

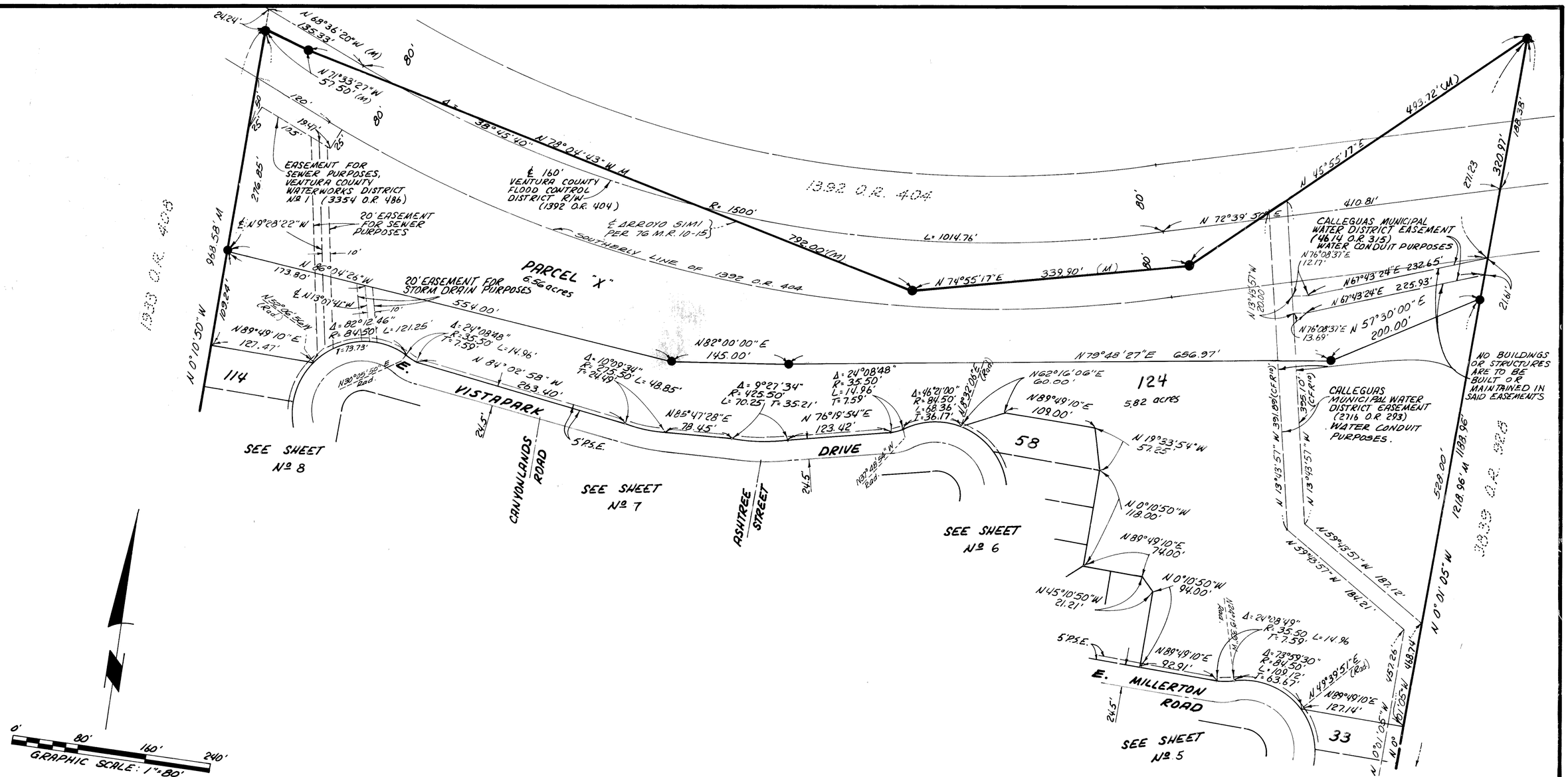
SEE SHEET 9


N. CANYONLANDS ROAD
E. VISTAPARK DRIVE
E. VISTAPARK DRIVE
E. MESA VERDE DRIVE
PROP. 5'P.S.E.
PROP. 5'P.S.E.
PROP. 5'P.S.E.
N0°10'50"W 466.44'
N89°49'10"E
N25°57'02"E Rad.
N14°53'43"E Rad.
N89°49'10"E Rad.
N2°18'40"E Rad.
N1°32'16"E Rad.
N0°10'50"W 351.87'
66.69'
W14°13'00"W 14.43'
N70°00'48"W 14.43'
45.00'
45.00'
45.00

FOR A CHANGE IN THE STREET NAMES WITHIN THIS TRACT, SEE DOC. NO.44846 RECORDED ON MAY 12, 1982 IN OFFICIAL RECORDS

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82 MR 51



SEE SHEET 2 FOR MONUMENT NOTES.

TRACT NO. 2451

IN UNINCORPORATED TERRITORY

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APRIL, 1979

PREPARED BY
WIDMER & ASSOCIATES
950 HAMPSHIRE ROAD
WESTLAKE VILLAGE, CA.