NOTE:
For correction in the type and position of monuments set for this Tract, see Doc. No. 78454 recorded August 18, 1981 in Official Records.

82 MR 89

The undersigned hereby certifies that they are the owner(s) of, or are interested in, the land included within this subdivision entitled TRACT NO. 2798, 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 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 public service and storm drainage purposes shown on this map and all uses incident thereto.

CITATION HOMES, a Partnership

By Fitzgerald G Linton Jr.

FITZGERALD G. LINTON, JR.
DEVELOPMENT MANAGER, SOUTHERN DIVISION
CITATION BUILDERS, A PARTNERSHIP

State of California
County of Orange } S.S.

On June 26 1979, before me, the undersigned, a Notary Public in and for said State, personally appeared Fitzgerald G. Linton Jr., Development Manager, Southern Division, Citation Builders, a Partnership, known to me to be one of the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

Witness my hand and official seal,

Signature Shirley Ann Craven

OFFICIAL SEAL
SHIRLEY ANN CRAVEN
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires Jan. 24, 1981

OFFICIAL SEAL
SHIRLEY ANN CRAVEN
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
My Commission Expires Jan. 24, 1981

I certify that according to the records of my office there are no liens against the subdivision Tract No. 2798, 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.

Date June 4 1979

Robert G. Branch
Treasurer-Tax Collector
County of Ventura

By: Shirley Buchman
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: January 5 1979

R.C.E. NO. 11758

I certify that I have examined the final map entitled TRACT NO. 2798, 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: July 2 1979

ARTHUR E. GOULET
County Surveyor
County of Ventura
By
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: July 10th 1979

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

#74718

Recorded at the request of the owner, JULY 12, 1979, at 11:04 A.M in Book 82 of Miscellaneous Records (Maps) at Pages 89-95, records of Ventura County.

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

The following soil reports relating to TRACT NO. 2798 have been prepared:

Date of Report	Title of Report	Firm Name	Engineer	Reg.No.
November 1977	Preliminary Soil Mechanics Study Engr. Geol. Evaluation	Buena Engineering	N. Hallin	7370

This map entitled TRACT NO. 2798, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 10th day of July, 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 that the offer of easements for public service and storm drainage purposes as shown on this map are 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 10th day of July 1979.

Board of Supervisors
County of Ventura
State of California.

ATTEST:
Robert L. Hamm
Clerk of said Board.

Chairman of said Board

The county of Ventura is owner of an easement for road purposes (PEACH HILL ROAD) per 230 O.R. 244.

TRACT NO. 2798

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
OCTOBER, 1978

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

SHEET 1 OF 7 SHEETS

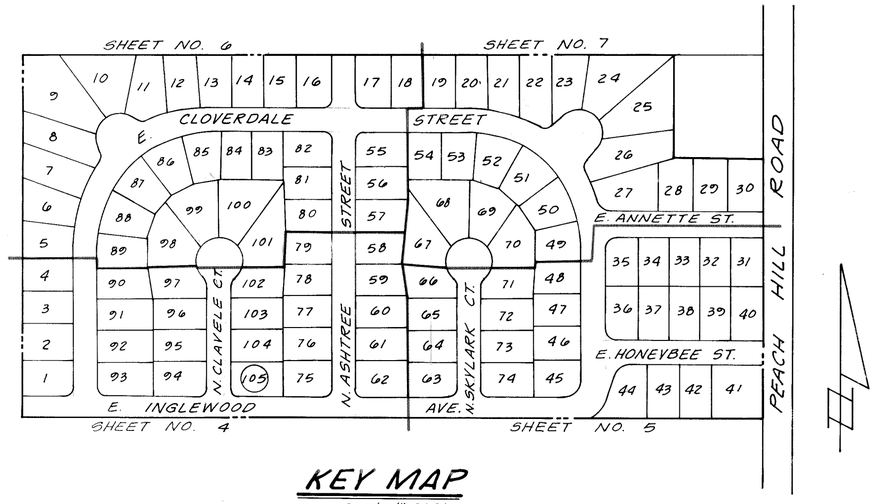
NOTE=
For correction in the type and position of monuments set for this Tract, see Doc. No. 78454 recorded August 18, 1981 in Official Records.

The signature of Moorpark Mutual Water Co., a Corporation, as the present owner of an easement for irrigation and water pipelines, recorded May 3, 1928 in Book 236, page 213 of Official Records,

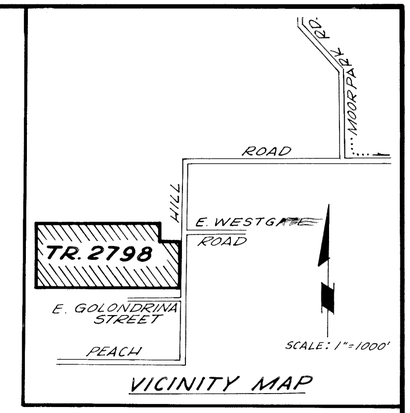
has been omitted in accordance with Section 66436(c)(1) of the Subdivision Map Act, as such rights cannot ripen into fee.

The signature of Transamerica Development Co., a Corporation, formerly Capital Co., a Corporation, successor by merger to California Lands, Inc., a Corporation, as the present owners of an undivided one-half interest in all oil, gas and/or minerals in and under a portion of said land, which were expressly reserved unto the grantor, its successors and assigns, together with the right of the grantor, its successors and assigns, lessees and legal representatives at all times to enter on said described lands and take all the usual, necessary and convenient means to bore wells, make excavations, and to remove all oil, gas and/or minerals therein reserved and found thereon, it being understood, however, that any and all leases made by the grantor for the removal of said oil, gas and/or minerals, shall be subject to approval of grantees herein as excepted in deed from Bank of America, a Corporation, to William A. Mahan, and Bernice E. G. Mahan, his wife, as joint tenants, recorded May 21, 1936, as Instrument No. 3374 in Book 492, page 250 of Official Records, has been omitted in accordance with Section 66436 (c) (3) of the Subdivision Map Act.

The signatures of Robert D. Cordero, et al., as the present owners of one-half of all oil, gas and other hydrocarbon substances and minerals on, in and under a portion of said land, but without the right of entry thereon on the top 550 feet of said portion as reserved by Dave V. Cordero and Frances R. Cordero, husband and wife, in deed recorded March 26, 1957 in Book 1496, page 107 of Official Records, have been omitted in accordance with Section 66436 (c) (3) of the Subdivision Map Act.



KEY MAP
scale 1"=200'



VICINITY MAP

BASIS OF BEARINGS

The bearing "N.0°01'19"E.", the centerline of "Peach Hill Road" as shown on 58 M.R. 26 to 31, inclusive, was used as the "Basis of Bearings" for this map.

LEGEND

R_1 17 P.M. 86

R_2 71 M.R. 12-14

R_3 58 M.R. 73-76

R_4 672 O.R. 496

MONUMENT NOTES

○ Found Monuments as shown hereon.

● Set Monuments as shown hereon.

1. Set 1½" I.P. w/ tag R.C.E. 11758 at all centerline intersections and at all changes of direction of centerlines.
2. Set ¾" 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. Engineers centerline ties and monuments set within this Tract will be on file at the office of the County Surveyor of the County of Ventura.

M. Measured
R. Record
C.F.R. Calculated from record.
I.P. Iron pipe
Rad. Radial
Fd. Found
P.S.E. Public Service Easement

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OCTOBER, 1978

PREPARED BY

WIDMER & ASSOCIATES
950 HAMPSHIRE ROAD
WESTLAKE VILLAGE, CA.

NOTE=
For correction in the type and position of monuments set for this Tract, see Doc. No. 78454 recorded August 18, 1981 in Official Records.

(NOTHING FOUND. LOCATION OF 1¼" I.P. TAGGED L.S. 3317 PER 17 P.M. 86 ESTAB. ON PROD. OF FD. MON'S. TO SOUTH AT RECORD DIST. PER 17 P.M. 86.

(N.W. COR. 129 DEEDS 33 PER CO. R/W MAP 15196 FD. OPEN 1½" I.P. PER 17 P.M. 86 HELD FOR LINE.

0 100 200 300
GRAPHIC SCALE: 1"=100'

SCALE: 1"=100'

S.W. COR. 120 DEEDS 109 & S.W. COR. 93 DEEDS 418 PER 76 M.R. 1-4. FD. 2" I.P. TAGGED "L.S. 3063 12" BELOW PVMT. PER 76 M.R. 10-15 & 17 P.M. 86 ALSO ACCEPTED AS S.W. COR. 152 DEEDS 147.

N.E. COR. 128 DEEDS 33 ESTAB. BETWEEN FD. MON'S. AT RECORD DIST. FROM THE NORTH PER CO. R/W MAP 15196.

FD. 1½" I.P. TAGGED "L.S. 2483" NO REF.

3634 O.R. 424

FD. OLD 1" I.P. UP 3" ABOVE GRADE. NOT TAGGED, NO REF.

N89°59'20"W 1303.50'(M) (EAST 1303.50' R_4)

1509.80'(M)

(SEE DETAIL "A" RIGHT HEREON)

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.

N89°58'41"W 207.00'

FD. 2" I.P. NOT TAGGED, NO REF.

N89°59'20"W 1509.88'(M)

TRACT 2798

FD. 2" I.P. NOT TAGGED, NO REF.

FD. 1" IRON ROD DOWN 18," NO REF. FD. 2" I.P. TAGGED "R.E. 3959," NO REF.

N89°59'20"W 206.30'(M) (EAST 207.00' R_4)

672 O.R. 496 (NOT A PART)

SEE NOTE LEFT HEREON

APPROX. LINE OF OCCUPATION ALONG OLD FENCE LINE.

N89°58'41"W 207.00'(M) (WEST 207.00' R_4)

FD. 2" CAPPED I.P.'S STAMPED 'RE. 3959"; NO REF. MR. & MRS. JOHNSON, PRESENT OWNERS OF PROP., AFFIRMED THAT THESE MON'S. WERE IN PLACE WHEN THEY PURCHASED THE PROP. IN 1943. HELD FOR LINE.

DETAIL "A"
SCALE: 1"=40'

℄ PEACH HILL ROAD

1883 O.R. 403

E'LY. LINE OF 189 DEEDS 111 (N0°02'10"E 1179.80' R_1)

N0°02'10"E 1179.80'(M) (458.80' R_1) (432.00' R_2)

FD. 2" I.P. NOT TAGGED NO REF.

N89°59'20"W 1510.00'(M) (N89°59'20"W 1509.99' R_3)

3607 O.R. 270

1½" I.P. TAGGED L.S. 3317 PER R, & R_2 NOT FD. POINT ESTAB. BY INTERSECTION

FD. 1½" I.P. TAGGED L.S. 3317 PER 71 M.R. 12-14. HELD FOR LINE

445.69'(M) (445.50' R_2) 967.33'(M) (967.53' R_2)

N89°59'41"W 1510.04'(M) (N89°59'20"W 1510.03' R_1, R_2)

N. CLAVELE AVE.

N0°02'10"E 443.75'(M) (443.91' R_2)

FD. 1½" I.P. TAGGED "L.S. 3317" PER 71 M.R. 12-14 & 70 M.R. 2

FD. 2" I.P. DOWN 16" BELOW GRADE, NO REF, NOT TAGGED.

ESTAB. ON LINE BETWEEN FD. MON'S. AT RECORD DIST. FROM MON. TO THE SOUTH PER 71 M.R. 12-14.

0.06' FD. TAG IN CONC. BASE OF FENCE POST. NO REF. OR TAG. NUMBER

FD. 1½" I.P. TAGGED "L.S. 3317" PER 71 M.R. 12-14 AND 68 M.R. 49.

℄ E. GOLONDRINA ST.

BOUNDARY DATA MAP

NOTE: FOR BASIS OF BEARINGS, MONUMENT NOTES AND REFERENCES, SEE SHEET 2.

TRACT NO. 2798

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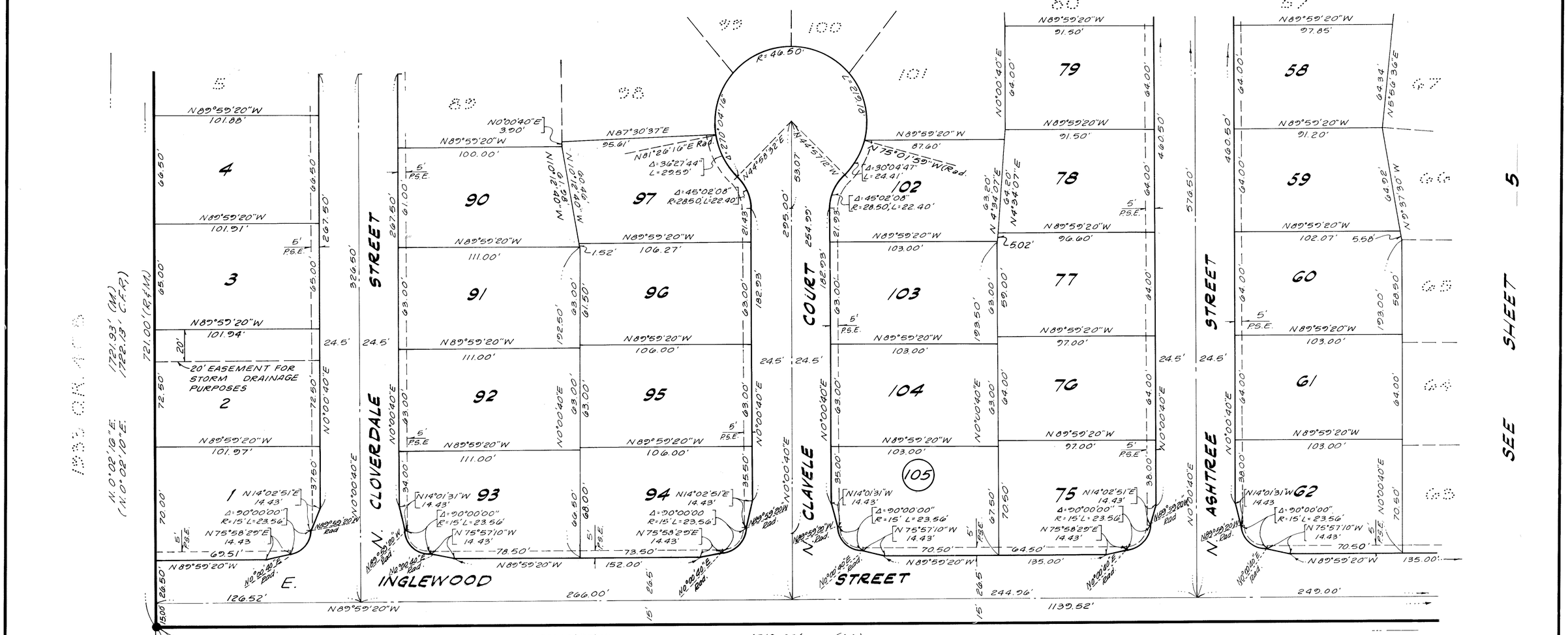
OCTOBER, 1978

PREPARED BY

WIDMER & ASSOCIATES
950 HAMPSHIRE ROAD
WESTLAKE VILLAGE, CA.

NOTE=
For correction in the type and position of monuments set for this Tract, see Doc. No. 78454 recorded August 18, 1981 in Official Records.

SEE SHEET 6



NOTES: (1) FOR BASIS OF BEARINGS, MONUMENT NOTES, & REFERENCES, SEE SHT. 2.

(2) FOR BOUNDARY DATA SEE SHT. 3.

TRACT NO. 2798

IN UNINCORPORATED TERRITORY

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OCTOBER, 1978

PREPARED BY

WIDMER & ASSOCIATES

950 HAMPSHIRE ROAD

WESTLAKE VILLAGE, CA.

NOTE =
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SEE SHEET 4

SEE SHEET 6

SHEET 7

E. ANNETTE STREET

E. HONEYBEE STREET

E. INGLEWOOD STREET

E. CLOVEROAK STREET

N. SKYLARK COURT

PEACH HILL ROAD (230 O.R. 244)

PEACH HILL ROAD (R/W)

IDENTICAL

LEGOLONDRINA STREET

3607 O.R. 270

CURVE DATA

	Δ	R	L	T
①	15°52'40"	90'	24.94'	12.55'

SEE DETAIL "A" HEREON

DETAIL "A"
NO SCALE

NOTES: (1) FOR BASIS OF BEARINGS, MONUMENT NOTES & REFERENCES, SEE SHT. 2

(2) FOR BOUNDARY DATA, SEE SHT. 3

GRAPHIC SCALE: 1"=40'

TRACT NO. 2798

IN UNINCORPORATED TERRITORY

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OCTOBER, 1978

PREPARED BY

WIDMER & ASSOCIATES
950 HAMPSHIRE ROAD
WESTLAKE VILLAGE, CA.

SHEET 5 OF 7 SHEETS

NOTE=
For correction in the type and position of monuments set for this Tract, see Doc. No. 78454 recorded August 18, 1981 in Official Records.

82 MR 94

FD. OPEN 1½" I.P. PER 17 P.M. 86
N.W. CORNER 128 DDS. 33 PER
COUNTY R/W MAP 15196

N. 89° 59' 20" W. 1509.80' (M.) 8654 O.R. 424

N.89° 59' 20" W. (EAST) 1303.50' (M.) 1303.50' (R₄)

EASEMENT FOR STORM DRAINAGE PURPOSES.

E. CLOVERDALE STREET

ASHTREE STREET

N. CLAVELE CT.

SEE SHEET 4

SEE SHEET 7

1853 O.R. 403
N.0°02'16"E. 1721.93' (M.)
(N.0°02'10"E. 1722.13' C.F.R.)

NOTES: (1) FOR BASIS OF BEARINGS, MONUMENT NOTES & REFERENCES, SEE SHT. 2.
(2) FOR BOUNDARY DATA SEE SHT. 3.

GRAPHIC SCALE: 1"=40'

TRACT NO. 2798

IN UNINCORPORATED TERRITORY

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OCTOBER, 1978

PREPARED BY

WIDMER & ASSOCIATES
950 HAMPSHIRE ROAD
WESTLAKE VILLAGE, CA.

SHEET 6 OF 7 SHEETS

NOTE=
For correction in the type and position of monuments set for this Tract, see Doc. No. 78454 recorded August 18, 1981 in Official Records.

82 MR 95

N. 89°59'20"W. 1509.80' (M.)
3634 O.R. 424
N. 89°59'20"W. (EAST 1303.50' (M.) 1303.50' R4)
S.W. COR. 120 DDS. 169.4 SW. 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 R.M. 86
206.30'
ROAD
HILL
PEACH
E. WESTGATE ROAD
IDENTICAL
6 72 O.R. 496 (NOT A PART)
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
N. 89°58'41"W. 207.00' (M.) (WEST 207.00' R4)
FD. 2" CAPPED I.P.s STAMPED "R.E. 3959" NO REF. IN PLACE SINCE 1943 PER RECORD OWNERS, HELD FOR LINE.
176.60'
E. CLOVERDALE
E. ANNETTE STREET
SEE SHEET 6
SEE SHEET 5
N. SKYLARK CT.
SEE SHEET 7

NOTES: (1) FOR BASIS OF BEARINGS, MONUMENT NOTES & REFERENCES, SEE SHT. 2.
(2) FOR BOUNDARY DATA, SEE SHT. 3.

GRAPHIC SCALE: 1" = 40'

TRACT NO. 2798

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OCTOBER, 1978

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

SHEET 7 OF 7 SHEETS