NOTE:
FOR AFFIDAVIT CHANGING THE NAME OF DESIREE COURT TO WARREN CIRCLE AND SIR LANCE COURT TO HEDYLAND COURT, SEE DOCUMENT NO. 106722 RECORDED NOVEMBER 6, 1981 IN OFFICIAL RECORDS.

84 MR 33

The undersigned hereby certifies that they are the owner(s) of, or are interested in, the land included within this subdivision entitled TRACT NO. 2723, 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. 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 all rights of Ingress and Egress over and across the Southerly line of lots 59, 60, 73, 74, 75, 78, 79, 80, 81, 82, 83 and 84 abutting Los Angeles Avenue in order that the owners of said lots shall have no rights of access whatsoever to said Los Angeles Avenue 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 the easement for storm drainage purposes within Lot 84 as shown on this map and all uses incident thereto. And that they also hereby offer to dedicate to the County of Ventura, the emergency access easement shown on this map to provide access for all governmental agencies providing for the public safety, health, and welfare. And that they hereby grant to the Ventura County Waterworks District No. 1 the easements for sanitary sewer purposes as shown on said map. And that they hereby grant to the Ventura County Flood Control District the easements for storm drainage purposes within Lots 47 and 59 as shown on this map.

ELGA ENTERPRISES INC., A California corporation

By _____ PRESIDENT And _____ ASSISTANT SECRETARY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

On this 13th day of February, 1979 before me Elaine Cooper, a Notary Public in and for said state, personally appeared Youses Elghanayan known to me to be the President and Nasir Torbati, known to me to be the Assistant Secretary of ELGA ENTERPRISES, INC., 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.

OFFICIAL SEAL
ELAINE COOPER
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires May 10, 1982

Elaine Cooper
NOTARY PUBLIC

BANK OF HAPOALIM, B.M., Los Angeles Agency, Beneficiary under deed of trust recorded in Book 5746, Page 801 of Official Records.

_____ DEPUTY MANAGER

Rafael LaTouco

FAY BLOCK
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires April 14, 1981

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

On this 13 day of September, 1979 before me FAY BLOCK, a Notary Public in and for said state personally appeared MEIR ELIAV known to me to be the DEPUTY MANAGER and Rafael LaTouco, known to me to be the Operations Officer, of BANK OF HAPOALIM, B.M., Los Angeles Agency, the agency that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the agency herein named and acknowledged to me that such agency executed the same.

Fay Block
NOTARY PUBLIC

I, WILLIAM L. JENSEN, do hereby certify that I am a REGISTERED CIVIL ENGINEER, that this map correctly represents a survey made under my direction in OCTOBER, 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: March 27 19 78

William L. Jensen
R.C.E. 10276

REGISTERED PROFESSIONAL ENGINEER
WILLIAM L. JENSEN
No. 10276
STATE OF CALIFORNIA
CIVIL

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 2723, 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: February 14 19 79

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

I certify that I have examined the final map entitled TRACT NO. 2723, 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: AUGUST 29th 19 79

ARTHUR E. GOULET
COUNTY SURVEYOR
COUNTY OF VENTURA
By _____
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. 2723, have been complied with.

Date: September 19th 19 79

ROBERT L. HAMM
County Clerk
County of Ventura
By _____
Deputy County Clerk

The following soil reports have been prepared on TRACT NO. 2723:

Date of Report	Title of Report	Firm Name	Engineer	Reg. No.
11-16-76	Preliminary Soils Engineering and Geologic Investigation	Gorian & Assoc.	Charles A Swift	E.G. 948

The signature of Pacific Telephone and Telegraph Company, owner of an easement for poles and anchors and incidental purposes as provided in the deed recorded April 2, 1935, in Book 1307, Page 62, of Official Records has 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, and said signature is not required by the governing body.

The signature of Jose B. Castro, owner of oil and mineral rights by deed recorded in Book 1356, page 260, Official Records, may be omitted under the provisions of Section 66436 (c)(3) of the Government code.

This map entitled TRACT NO. 2723, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 18th day of September, 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 shown on this map and also accept on behalf of the County of Ventura, the easement for storm drainage purposes within Lot 84 as shown on this map. And does hereby accept all rights of ingress and egress as offered hereon. And does hereby accept for public use the emergency access easement shown on this map on behalf of all governmental agencies providing for the public safety, health and welfare. 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 18th day of Sept., 1979

ATTEST

Robert L. Hamm
CLERK OF SAID BOARD

BOARD OF SUPERVISORS
COUNTY OF VENTURA
STATE OF CALIFORNIA

J. Allan Donald
CHAIRMAN OF SAID BOARD

Ventura County Waterworks District No. 1 as owner of an easement for water pipelines and incidental purposes as disclosed by the deed recorded December 10, 1923 in Book 230, Page 349 of Official Records. Also Ventura County Waterworks District No. 1 hereby accepts the easements for sanitary sewer purposes as granted hereon.

ATTEST: DATE: September 18, 1979
VENTURA COUNTY WATERWORKS DISTRICT NO. 1

BY: Robert L. Hamm
CLERK OF THE BOARD

BY: James A. Dougherty
CHAIRMAN OF THE BOARD

Ventura County Flood Control District hereby accepts the easements for storm drainage purposes within Lots 47 and 59 as shown on this map.

ATTEST:
VENTURA COUNTY FLOOD CONTROL DISTRICT

BY Robert L. Hamm
CLERK OF THE BOARD

BY J. Allan Donald
CHAIRMAN OF THE BOARD

102984

Recorded at the request of the owner, SEPT. 20th 1979, at 11:38 A.M. in Book 84 of Miscellaneous Records (Maps) at pages 33-38, records of Ventura County.

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

TRACT NO. 2723

IN UNINCORPORATED TERRITORY

A PORTION OF LOT V, TRACT L, RANCHO SIMI IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA ACCORDING TO A MAP RECORDED IN BOOK 5, PAGE 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY.

VENTURA COUNTY, CALIFORNIA
SEPT. 1978

PREPARED BY:
JENSEN ENGINEERING
114T E. MAIN ST.
VENTURA, CALIFORNIA

SHEET 1 OF 6 SHEETS

NOTE:
FOR AFFIDAVIT CHANGING THE NAME OF DESIREE COURT TO WARREN CIRCLE AND SIR LANCE COURT TO HEDYLAND COURT, SEE DOCUMENT NO. 106722 RECORDED NOVEMBER 6, 1981 IN OFFICIAL RECORDS.

84 MR 34

The signature of Ventura County Flood Control District, present owner of an easement for an earth fill dam and channel outlet recorded in book 1398, page 319 of Official Records has 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 and said signature is not required by the governing body.

The signature of the State of California, present owner of an easement for drainage purposes recorded in Book 1445, Page 12 of Official Records has 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 and said signature is not required by the governing body.

The signature of Southern California Edison Company, a corporation, owner of an easement for the construction, maintenance, operation and removal of wires for the transmission and distribution of electricity upon a single line of poles or other supporting structures and incidental purposes as provided in the deed recorded in Book 156, Page 81 of Deeds has 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 and said signature is not required by the governing body.

The signature of Camarillo Valley Nursery, owner of oil and mineral rights by deed recorded in Book 1398, Page 319, Official Records, may be omitted under the provisions of Section 66436 (c)(3) of the Government Code.

TRACT Nº 2723

IN UNINCORPORATED TERRITORY
A PORTION OF LOT V, TRACT L, RANCHO SIMI IN THE COUNTY OF VENTURA STATE OF CALIFORNIA ACCORDING TO A MAP RECORDED IN BOOK 5, PAGE 5 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY.

SEPT 1978

PREPARED BY:
JENSEN ENGINEERING
1147 E. MAIN ST.
VENTURA, CALIFORNIA

NOTE:
FOR AFFIDAVIT CHANGING THE NAME OF DESIREE COURT TO WARREN CIRCLE AND SIR LANCE COURT TO HEDYLAND COURT, SEE DOCUMENT NO. 106722 RECORDED NOVEMBER 6, 1981 IN OFFICIAL RECORDS.

84 MR 35

Found B.T.M. Marked "CO. Surv. 2-23-1934, No rec. accepted in lieu of 4" x 4" Redwood Post For N.W. corner of R1

4521 O.R. 914

Found 1" I.P. tagged R.C.E. 9513, No rec. accepted in lieu of 3/4" I.P. for N.E. corner of R1.

4991 O.R. 3

EAST 1562.88' R1 EAST 1562.21' (M)

4521 O.R. 914

2115 O.R. 573

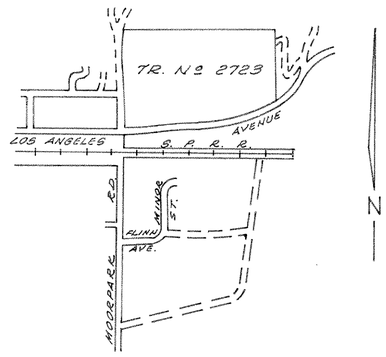
NORTH 727.32' CFR1 N00°00'37"E 727.33'(M)

615.05'

BASIS OF BEARINGS

The Bearing of N0°00'37"E on the center-line of Moorpark Road (formerly known as Spring St.), being shown as "North" on the map recorded in Book 5, Page 37 of Miscellaneous Records of Ventura County California was assumed for the Basis of Bearings for this map.

This tract contains 31.83 Acres within the exterior boundary line.



VICINITY MAP
1" = 1000'

N0°01'42"W (M) 729.66'

706.11' (C.F. R1, R3 & M)

N0°01'42"W (M) 728.97' R1

4523 O.R. 445

SIR GEORGE COURT

LUCILLE COURT

DESIREE COURT

SIR LANCE COURT

HEDYLAND COURT

LUCILLE CIRCLE

CHARLES COURT

SHEET 11 Nº 4

SHEET 68 Nº 5

SHEET 84 Nº 6

Reset nail at ℄ inter. from V.C.F.B. ties per 579/47 & 28 used for line only.

N89°58'27"E (M) ℄ CHARLES STREET

Found Conc. Nail (No Rec.) at ℄ inter. in lieu of 3/4" I.P. per V.C.F.B. 1297, Pg. 21.

5' EAST (R4) N 89° 59' 23"W (M) 30.00' (R4 & M)

MOORPARK RD.

(SPRING ST.)

MAGNOLIA ST.

Found B.C.M. per V.C.F.B. 1297, Pg. 21 and Caltrans F.B. AVE 118 D Pg. 0260 marked Center Section perpetuating 4"x4" redwood post ℄ M.R. 37

430.8' (C.F. R2) NORTH 429.68' R1 N0°00'37"E 429.94' (M)

204.8 (R2) 204.80' (M)

NORTH (R3) 24.10' (M)

WEST (R3) N89°59'23"W (M) 235.73' (C.F. R2, R3 & M)

Nothing Found or set

(N78° 41' E (R2) N 78° 41' 37"E (M) 130.52' (R2 & M)

℄ of 40' wide roadway R/W per R2

Nothing found or set.

Found 3/4" I.P. per 5 M.R. 37, R1, & R2, 8/90 Shown Found in V.C.F.B. 1297, Pg. 20

50'

SOUTHERN PACIFIC RAILROAD

Nothing Found or set

N87°19'E (R2) N87°37'30"E (C.F. R2, R3 & M) 776.29' (C.F. R2, R3 & M)

[N87°37'30"E - C.F. R2 & R3 & M - 937.92']

(N87°19'E - R2 - 937.6')

20.00' (R3 & M)

WEST (R3) N89°59'23"W (M)

LOS ANGELES AVENUE

940.50' (R3 & M) Nothing Found or set.

℄ 40' wide roadway R/W per R3

100.00' (R2 & M)

S71°04'W (R3) S71°04'37"W (M)

Nothing Fd. or set

428.32' (C.F. R2, R3 & M)

529.32' (R3 & M) Nothing found or set

S71°04'W (R3) S71°04'37"W (M) 424.19' (C.F. R2, R3 & M)

S58°04'W (R3) S58°04'37"W (M) 1802' (C.F. R1, R3 & M)

S58°04'W (R3) S58°04'37"W (M) 1644.08' (C.F. R1, R3 & M)

S58°04'W (R3) S71°04'37"W (M) 871.92' (R3 & M)

107.84' (R1 & M)

20'

Nothing found or set.

LEGEND

R1 = Record per Bk. 97 Pg. 390 of Deeds.
R2 = Record per Bk. 163 Pg. 6 of Deeds
R3 = Record per Bk. 68 Pg. 316 of Deeds
R4 = Record per 5 M.R. 37
● Set 1½" I.P. tagged R.C.E. 10276
○ Found monument as noted

R5 - Caltrans Field Book AVE. 1180
R6 - V.C.F.B. 1297, Pg. 21

(P) = Prorate
(M) = Measured
C.F.R. = Calculated from record

SCALE 1"=100'
100' 50' 0' 100' 200'

BOUNDARY ESTABLISHMENT AND INDEX MAP FOR

TRACT Nº 2723

IN UNINCORPORATED TERRITORY

A PORTION OF LOT V, TRACT L, RANCHO SIMI IN THE COUNTY OF VENTURA STATE OF CALIFORNIA ACCORDING TO A MAP RECORDED IN BOOK 5, PAGE 5 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY.

SEPT. 1978

PREPARED BY:
JENSEN ENGINEERING
1147 E. MAIN ST.
VENTURA, CALIFORNIA

NOTE:
FOR AFFIDAVIT CHANGING THE NAME OF DESIREE COURT TO WARREN CIRCLE AND SIR LANCE COURT TO HEDYLAND COURT, SEE DOCUMENT NO. 106722 RECORDED NOVEMBER 6, 1981 IN OFFICIAL RECORDS.

84 MR 36

4521 O.R. 314

EAST 1562.88' R1 EAST 1562.21' (M)

Southern California Edison Company easement per Book 142 Page 393 of Deeds

SEE SHEET No 5

S.89°00'00"E. 727.39' (M)

NORTH 1213.92' (M) N 00°00'37" E 615.05' (M)

Found B.T.M. marked "Co. Surv. 2-23-1934" No Rec., accepted in lieu of 4"x 4" Redwood post for N.W. corner of R1.

Found conc. mon. (No rec.) at intersection in line of 5' R.C.R.& 1291 Pg. 21

So. Calif. Edison Co. easement per Bk. 142 Pg. 393 of Deeds

MOORPARK ROAD

CHARLES STREET

SIR GEORGE COURT

TUCILLE COURT

DESIREE COURT

6 STREET

SHEET 1

SHEET 2

SHEET 3

CURVE DATA

① Δ = 30°14'32" R = 25.00' L = 13.20' T = 6.76'

② Δ = 68°16'19" R = 25.00 L = 29.79' T = 16.95'

③ Δ = 56°59'47" R = 25.00' L = 24.87' T = 13.57'

④ NORTH R4 N 0°00'37" E (M) 210.84' (M)

LEGEND

R1 = Record per Bk 97 Pg. 390 of Deeds
R2 = Record per Bk. 163 Pg. 6 of Deeds
R3 = Record per Bk. 68 Pg. 316 of Deeds
R4 = Record per 5 M.R. 37
● Set 1½" I.P. tagged R.C.E. 10276
○ Found monument as noted
Set 1/2" I.P. tagged R.C.E. 10276 at all rear corners
Set chiseled "+" on curb on a prolongation of Lot line of 9.75 feet
Set 1½" I.P. tagged R.C.E. 10276 @ all centerline intersections E.C.'s, B.C.'s and center of cul-de-sacs
□ Set Ventura Co. Std. Mon. per Design 90-3
(M) = Measured
C.F.R. = Calculated From record
(Rad') = (R) = Radial
R5 = Caltrans Field Book AVE 118 D, Pg. 0260
R6 = V.C.F.B. 1297, Pg. 21

TRACT N° 2723

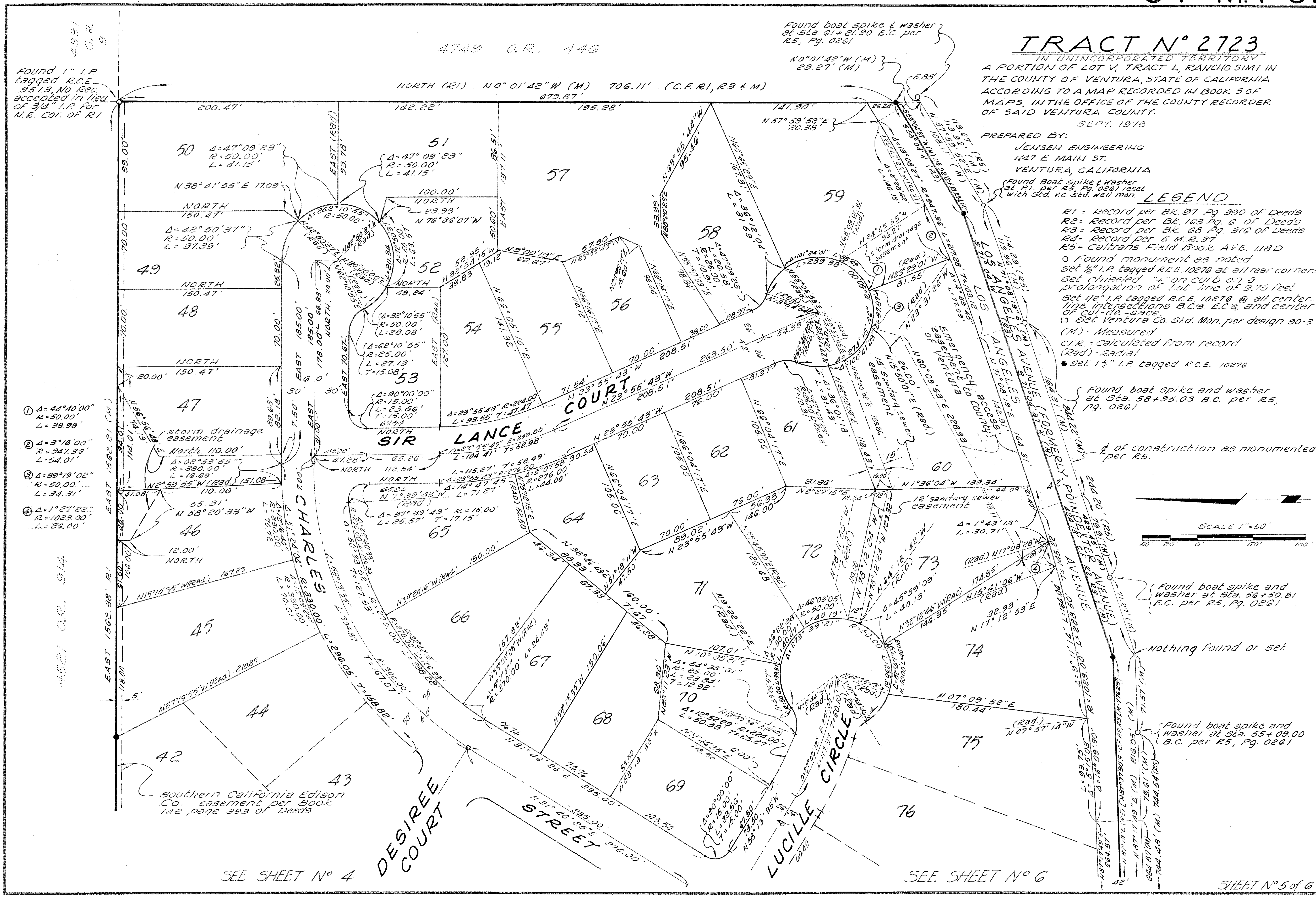
IN UNINCORPORATED TERRITORY
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SEPT. 1978

PREPARED BY:
JENSEN ENGINEERING
1147 E MAIN ST.
VENTURA, CALIFORNIA

SHEET N° 4 of 6

NOTE:
FOR AFFIDAVIT CHANGING THE NAME OF DESIREE COURT TO WARREN CIRCLE AND SIR LANCE COURT TO HEDYLAND COURT SEE DOCUMENT NO. 106722 RECORDED NOVEMBER 6, 1981 IN OFFICIAL RECORDS.



U.N. 76-44

NOTE:
FOR AFFIDAVIT CHANGING THE NAME OF DESIREE COURT TO WARREN CIRCLE AND SIR LANCE COURT TO HEDYLAND COURT, SEE DOCUMENT NO. 106722 RECORDED NOVEMBER 6, 1981 IN OFFICIAL RECORDS.

84 MR 38

SEE SHEET No 4

SEE SHEET No 5

SEE SHEET 445

Found or set Nothing

MOORPARK ROAD (FORMERLY SPRING STREET)

NORTH 427.69 (M)

N 00°00'37" E 427.92' (M)

Reset nail at ℄ inter. from I.C.P. 2.0 Egs. per. Corp. Yd. (Used for line only.)

CHARLES STREET

SIR GEORGE COURT

LUCILLE COURT

LUCILLE CIRCLE

CHARLES STREET

LOS ANGELES AVENUE

Fd. conc. nail (No Rec.) at ℄ inter. in lieu of 3/4" I.P. per V.C.F.B. 1297, Pg. 21.

Found B.C.M. per V.C.F.B. 1297, Pg. 21 and 25, Pg. 0260 marked center Section 4 perpetuating 4" x 4" Redwood Post per S. M.R. 37.

84

2.03 Acres

Storm drainage easement

83 82 81 80 79 78 77 76 75 74 73 72 71 70 69

Sanitary sewer Easement

Found Boat spike & washer at Sta. E.C. 47+63.86 per R5, Pg. 0260

Found boat spike & washer at Sta. P.R.C. 45+31.76 per R5, Pg. 0260

Found Boat spike & washer at Sta. 55+09.00 B.C. per R5, Pg. 0261

℄ of construction as monumented per R5

Found nail (No record)

Found 3/4" I.P. per S.M.R. 37, R1, & R2, also shown found in V.C.F.B. 1297, Pg. 20.

℄ SOUTHERN PACIFIC RAILROAD

① Δ = 75°53'16" R = 25.00' L = 33.11' T = 19.49'

② Δ = 15°31'54" R = 276.00' L = 74.82' T = 37.64'

③ Δ = 37°19'33" R = 50.00' L = 32.57' T = 16.89'

④ EAST (R4) N 89°59'23"W (M) 30.00' (R4 & M)

LEGEND

R1 = Record per Bk. 97 Pg. 390 of Deeds
R2 = Record per Bk. 163 Pg. 6 of Deeds
R3 = Record per Bk. 68 Pg. 316 of Deeds
R4 = Record per 5 M.R. 37
R5 = Caltrans Field Book AVE 118D
R6 = V.C.F.B. 1297, Pg. 22
● Set 1½" I.P. tagged R.C.E. 10276
○ Found monument as noted.
Set 1/2" I.P. tagged R.C.E. 10276 at all rear corners
Set chiseled "+" on curb on a prolongation of Lot line of 9.75 Feet
Set 1½" I.P. tagged R.C.E. 10276 at all centerline E.C.'s, B.C.s and center of cul-de-sacs
□ Set Ventura County Std. Mon. per Design 30-3
(M) = Measured
C.F.R. = Calculated from record
(Rad) = R = Radial

SCALE 1"=50'

TRACT N° 2723

IN UNINCORPORATED TERRITORY
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SEPT. 1978

PREPARED BY:
JENSEN ENGINEERING
1147 E MAIN ST
VENTURA, CALIFORNIA

SHEET N° 6 of 6

J.N. 76-11