The undersigned hereby certifies that THEY ARE the owners of, or are interested in, the land included within this subdivision entitled TRACT NO. 2880-2, shown on this map, that THEY ARE the only persons 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, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE COUNTY OF VENTURA FOR PUBLIC USE, THE RIGHT OF WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THE MAP, AND ALSO OFFER TO DEDICATE THE EASEMENTS FOR STORM DRAINAGE PURPOSES SHOWN ON THIS MAP AND ALL USES INCIDENTAL THERETO, AND ALSO OFFER TO DEDICATE TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT THE FLOWAGE EASEMENT CONSISTING OF THE RIGHT-OF-WAY FOR FLOOD CONTROL PURPOSE OF PERIODIC INUNDATION WITH FLOOD AND/OR STORM DRAINAGE WATERS AND THE RIGHT TO PROHIBIT THE CONSTRUCTION OF ANY STRUCTURE OR CHANNEL IMPROVEMENTS WITHIN SAID RIGHT-OF-WAY AS SHOWN ON SAID MAP, AND ALSO OFFER TO DEDICATE ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE SOUTHERLY LINE OF LOTS 13 THROUGH 17 INCLUSIVE, AND LOTS 41, 42, 43 & 44 INCLUSIVE, ABUTTING SANTA ROSA ROAD EXCEPTING FROM SAID OFFER THE 60' DRIVEWAY ACCESS ALONG THE SOUTHERLY LINE OF LOT 44 AS SHOWN ON THIS MAP IN ORDER THAT THE OWNERS OF SAID LOTS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID SANTA ROSA ROAD, EXCEPT THE GENERAL RIGHT-OF-TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC.

HOME CAPITAL CORPORATION, A CALIFORNIA CORPORATION AS OWNER,

John W. Guth — PRESIDENT

Peter H. Pickslay — SECRETARY

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO } S.S.

ON THIS 19th DAY OF MAY, IN THE YEAR 1981, BEFORE ME LUANNE M. WENTWORTH, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED John W. Guth KNOWN TO ME TO BE THE PRESIDENT AND Peter H. Pickslay, KNOWN TO ME TO BE THE SECRETARY OF 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 THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

Luanne M. Wentworth
NOTARY PUBLIC

OFFICIAL SEAL
LUANNE M. WENTWORTH
NOTARY PUBLIC - CALIFORNIA
Principal Office in San Diego County
My Commission Exp. Mar. 30, 1983

THE SIGNATURES OF VENTURA FARMS, INC. OWNER OF 49% OF THE MINERAL RIGHTS BY DOCUMENT RECORDED IN BOOK 1720, PAGE 357, AND IN BOOK 1729, PAGE 360 BOTH OF OFFICIAL RECORDS, AND PHALANX INVESTMENT COMPANY OWNER OF 51% OF THE MINERAL RIGHTS BY DOCUMENT RECORDED IN BOOK 2106, PAGE 269 OF OFFICIAL RECORDS, AND VENTURA GROVES, OWNER OF 51% OF THE MINERAL RIGHTS BY DOCUMENT RECORDED IN BOOK 2657, PAGE 44 OF OFFICIAL RECORDS, AND SHOUP HOSPITAL CORPORATION, OWNER OF OIL AND MINERAL RIGHTS BY DEED RECORDED IN BOOK 4750, PAGE 852 OF OFFICIAL RECORDS, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(C)(3) OF THE SUBDIVISION MAP ACT.

I, EDDIE P. RAMSEYER, do hereby certify that I am a REGISTERED CIVIL ENGINEER, that this map correctly represents a survey made under my direction in NOVEMBER, 1980, 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 20 1981

Eddie P. Ramseyer
RCE 26362

I certify that I have examined the final map entitled TRACT NO. 2880-2, 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 15, 19 1981

ARTHUR E. GOULET
County Surveyor
County of Ventura
By Louis E. Lutledge
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 16th 1981

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

#057330

Recorded at the request of the owner, JUNE 18th, 1981, at 4:19 P M in Book 91 of Miscellaneous Records (Maps) at Pages 80 thru 83, records of Ventura County.

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

The following soil reports relating to TRACT NO. 2880-2 have been prepared:

Date of Report	Title of Report	Firm Name	Engineer	Reg.No.
JUNE 16, 1977	HOME CAPITAL CORP. PRELIMINARY SOILS ENGINEERING, ENGINEERING GEOLOGIC, AND PERCOLATION INVESTIGATION, 873 ACRE PARCEL, SANTA ROSA VALLEY	GORIAN & ASSOCIATES	GERALD GORIAN	RE 4698
MAY 27, 1981	HOME CAPITAL CORP. ADDITIONAL PERCOLATION TESTING TRACT 2880; UNITS 2 3 & 4. (AND SUPPLEMENT MAY 15, 1981.)	GORIAN & ASSOCIATES	RUDY PACAL	RE 21278

TOTAL TRACT CONTAINS 65.37 ACRES

This map entitled TRACT NO. 2880-2, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 16th day of June, 1981, for approval; said Board hereby approves said map, AND DOES HEREBY ACCEPT FOR PUBLIC USE THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS AS SHOWN ON THIS MAP, AND ALSO ACCEPTS THE EASEMENT FOR STORM DRAINAGE PURPOSES AS SHOWN ON THIS MAP, AND ALSO HEREBY ACCEPTS ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON.

IN WITNESS WHEREOF, SAID BOARD HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY IT'S CHAIRMAN AND ATTESTED TO BY IT'S CLERK, AND THE OFFICIAL SEAL OF SAID BOARD TO BE AFFIXED HERETO THIS 16TH DAY OF June, 1981.

ATTEST:

Robert L. Hamm
CLERK OF SAID BOARD

BOARD OF SUPERVISORS
COUNTY OF VENTURA
STATE OF CALIFORNIA

James R. Dougherty
CHAIRMAN OF SAID BOARD

THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS HAVE BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (C)(1) OF THE SUBDIVISION MAP ACT.

So. CALIF. EDISON Co.	ELECTRIC LINES AND APPURTENANCES	973 OR 280 1943 OR 362 BLANKET IN NATURE
VENTURA Co. FLOOD CONTROL DISTRICT	DEBRIS DAM AND APPURTENANCES	1513 OR 253
CAMROSA COUNTY WATER DISTRICT	CONSTRUCTION AND MAINTENANCE OF WATER PIPELINES, ACCESS ROADS, AND SLOPE EASEMENTS.	3248 OR 177
VENTURA COUNTY FLOOD CONTROL DISTRICT.	CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL, RECONSTRUCTION AND OPERATION OF A PUBLIC ROAD AND HIGHWAY AND FOR FLOOD CONTROL PURPOSES.	4098 OR 147

THE VENTURA COUNTY FLOOD CONTROL DISTRICT HEREBY ACCEPTS THE FLOWAGE EASEMENT AS OFFERED. THE ACCEPTANCE OF THIS EASEMENT DOES NOT OBLIGATE THE DISTRICT TO MAINTAIN THE EASEMENT BECAUSE THE HOME OWNERS ASSOCIATION HAS AGREED TO ASSUME THE MAINTENANCE IN THEIR DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

DATED: June 16th 1981

ATTEST: Robert L. Hamm
CLERK OF THE BOARD

James R. Dougherty
CHAIRMAN OF THE BOARD
VENTURA COUNTY FLOOD
CONTROL DISTRICT

TRACT NO. 2880-2

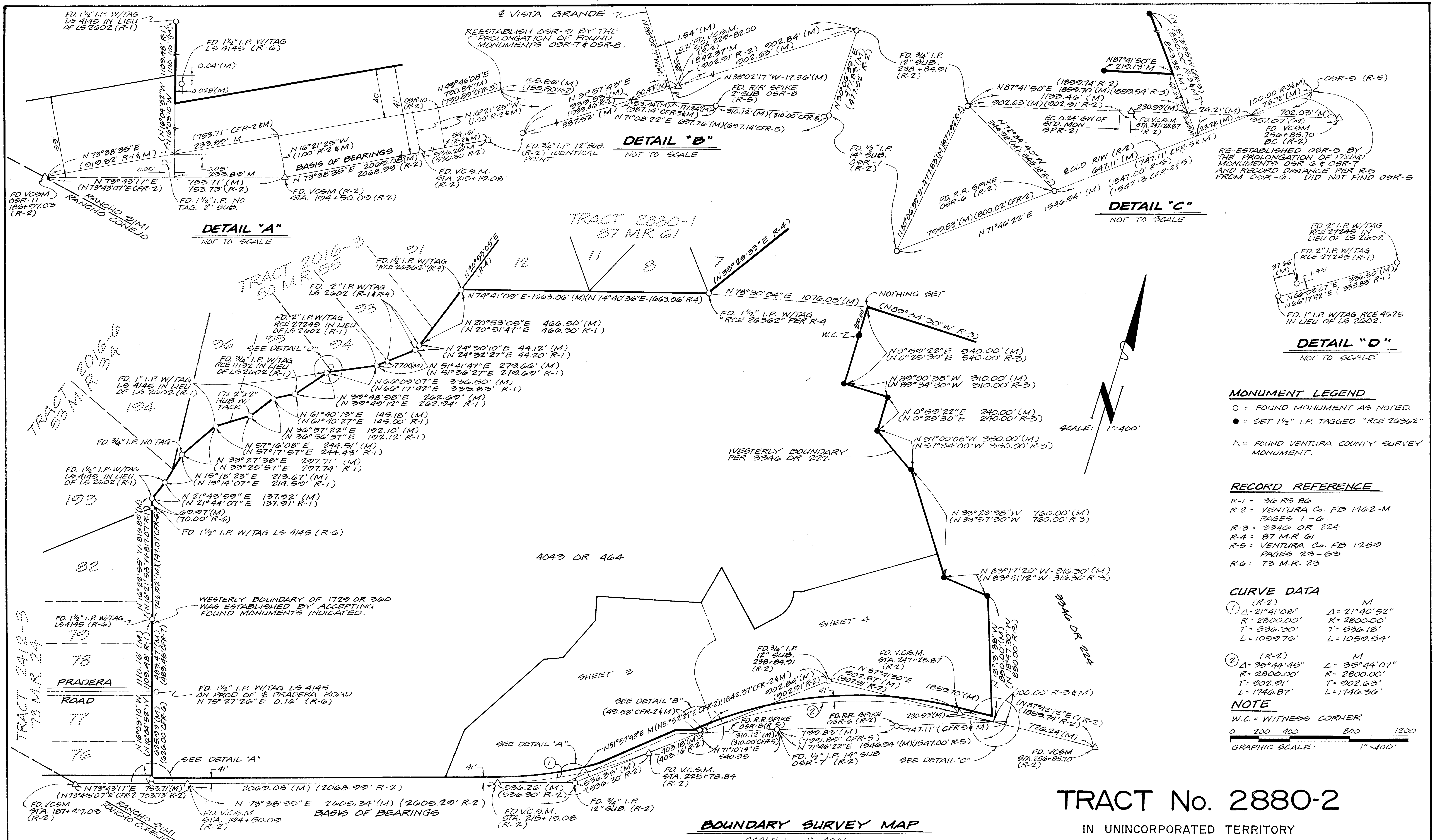
IN UNINCORPORATED TERRITORY

BEING A PORTION OF TRACT G OF THE RANCHO SIMI RECORDED IN BOOK 3, PAGE 7, OF MAPS

VENTURA COUNTY, CALIFORNIA

RAMSEYER AND ASSOCIATES · 864 E. SANTA CLARA STREET · VENTURA · CALIFORNIA

JANUARY, 1981 W.O. 453.22 SHEET 1 OF 4 SHEETS



BASIS OF BEARINGS

THE BEARING OF N 73°38'35"E ALONG THE CENTERLINE OF SANTA ROSA ROAD AS DESCRIBED IN DEED RECORDED IN BOOK 4098, PAGE 148 OF OFFICIAL RECORDS OF VENTURA COUNTY, AS MONUMENTED PER VENTURA Co. F.B. 1462-M, WAS USED AS BASIS OF BEARINGS FOR THIS MAP.

TRACT No. 2880-2

IN UNINCORPORATED TERRITORY

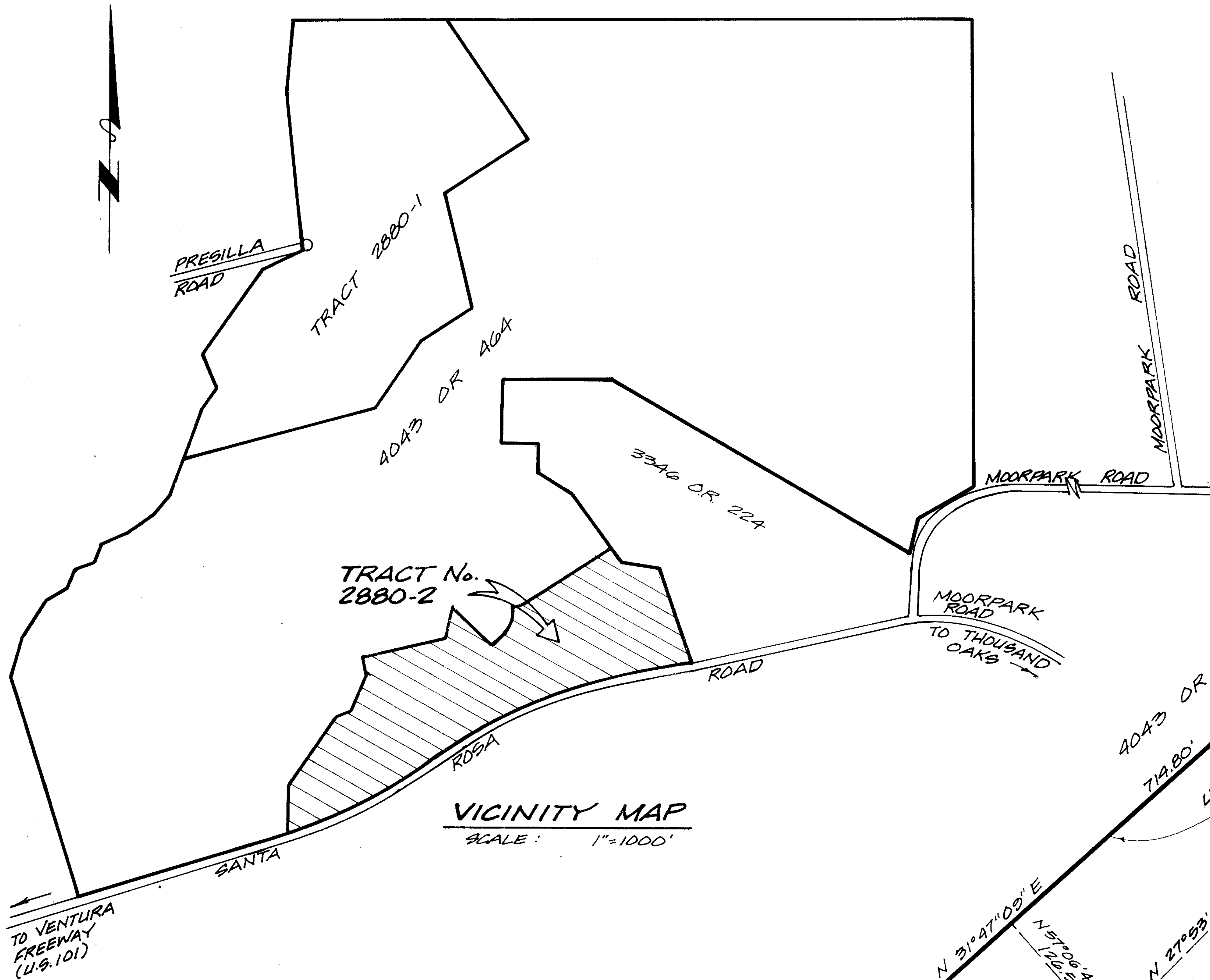
BEING A PORTION OF TRACT G OF THE RANCHO SIMI AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS.

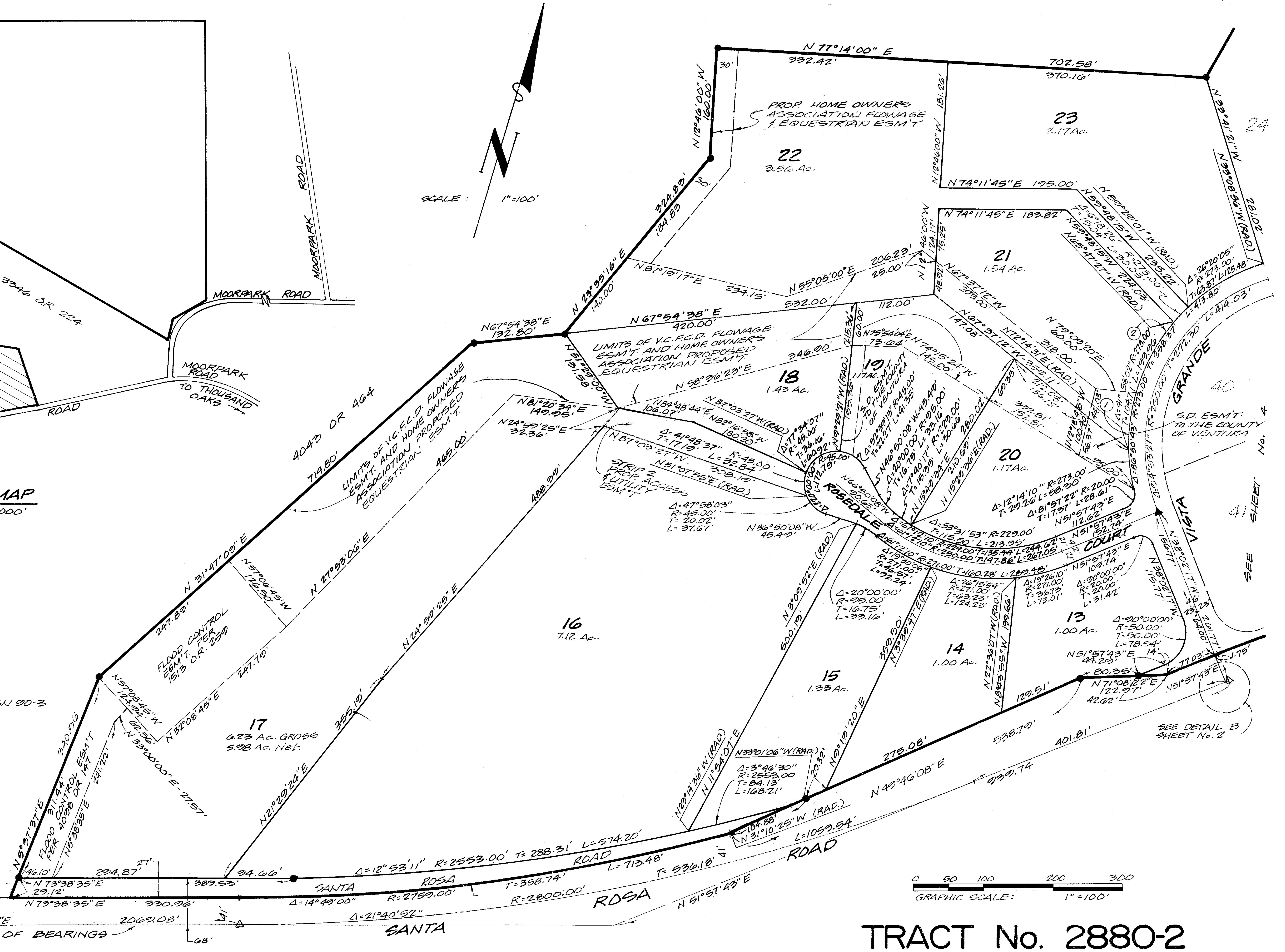
COUNTY OF VENTURA CALIFORNIA

RAMSEYER AND ASSOCIATES · 864 E. SANTA CLARA STREET · VENTURA · CALIFORNIA

JANUARY, 1981

W.O. 453.22





MONUMENT LEGEND

○ = FOUND AS NOTED
● = SET 1½" I.P. TAGGED "RCE 26362"
△ = FOUND VENTURA Co. MONUMENT
▲ = SET VENTURA Co. SURVEY MONUMENT PER STD. DESIGN 90-3

FRONT LOT CORNERS - SET NAIL IN LEAD PLUG W/TAG "RCE 26362" ON CONCRETE CURB ALONG LOT LINE PRODUCED BEYOND TRUE CORNER.

REAR LOT CORNERS - SET 3/4" I.P. TAGGED "RCE 26362".

SET 1½" I.P. TAGGED "RCE 26362" AT ALL STREET INTERSECTIONS, B.C.'s & E.C.'s.

NOTES :

M = MEASURED
C.F. = CALCULATED FROM
ESM'T = EASEMENT
PROP. = PROPOSED
S.D. = STORM DRAIN
V.C.F.C.D. = VENTURA COUNTY FLOOD CONTROL DISTRICT

FOR BOUNDARY DATA AND ℄ SANTA ROSA ROAD AND MONUMENTATION DATA SEE BOUNDARY SURVEY MAP ON SHEET No.2

BASIS OF BEARINGS

THE BEARING OF N 73°38'35"E ALONG THE CENTERLINE OF SANTA ROSA ROAD AS DESCRIBED IN BOOK 4043, PAGE 147, OF OFFICIAL RECORDS OF VENTURA COUNTY, AS MONUMENTED PER VENTURA Co. F.B. 1462-M, WAS USED AS BASIS OF BEARINGS FOR THIS MAP.

CURVE DATA

① Δ = 17°56'53"
R = 273.00'
T = 43.11'
L = 85.52'

② Δ = 24°01'11"
R = 273.00'
T = 58.08'
L = 114.45'

TRACT No. 2880-2

IN UNINCORPORATED TERRITORY

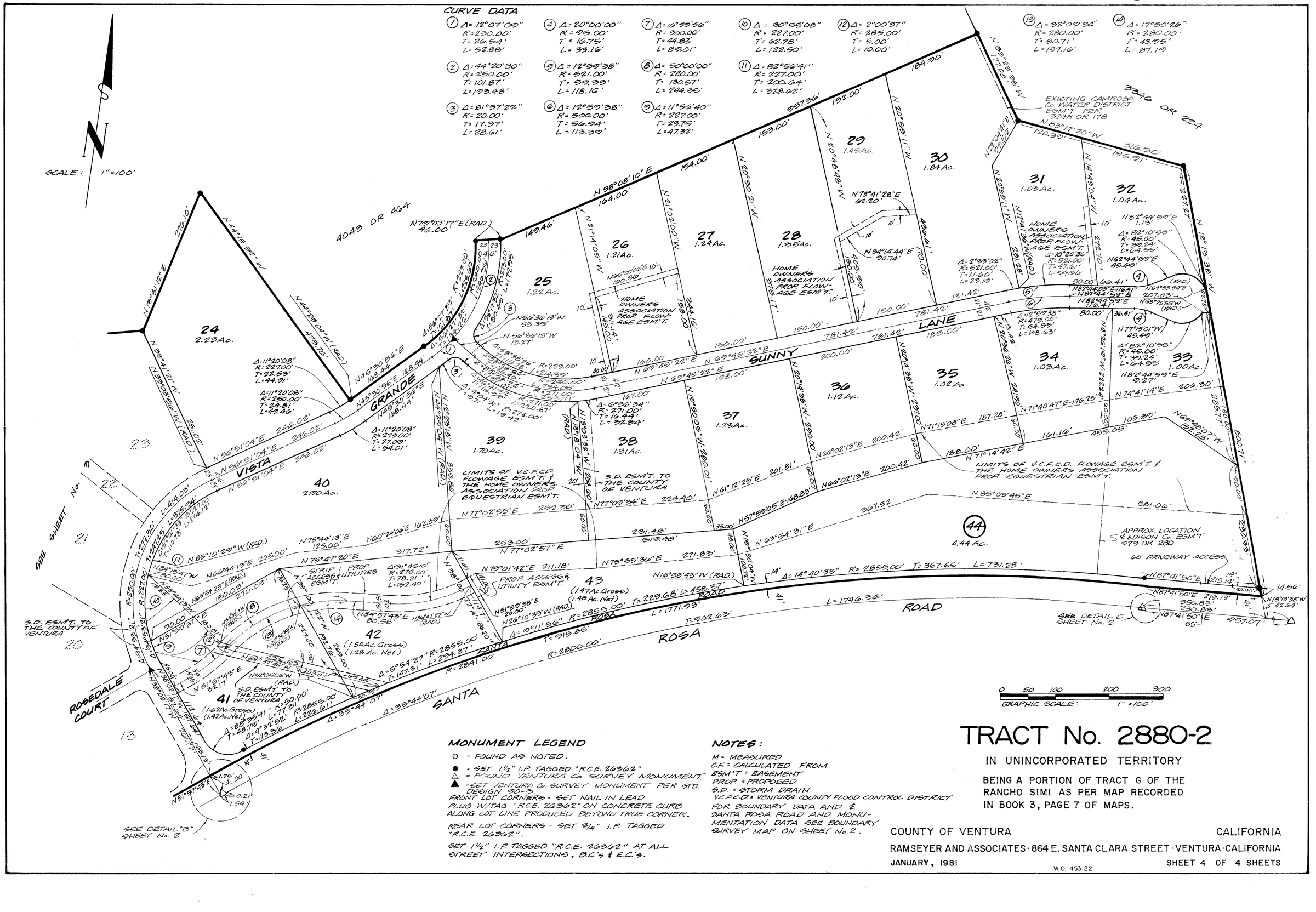
BEING A PORTION OF TRACT G OF THE RANCHO SIMI AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS.

COUNTY OF VENTURA — CALIFORNIA

RAMSEYER AND ASSOCIATES · 864 E. SANTA CLARA STREET · VENTURA · CALIFORNIA

JANUARY, 1981

W.O. 453.22



MONUMENT LEGEND

- O = FOUND AS NOTED.
- ● = SET 1½" I.P. TAGGED "R.C.E. 26362"
- △ = FOUND VENTURA Co. SURVEY MONUMENT.
- ▲ = SET VENTURA Co. SURVEY MONUMENT PER STD. DESIGN 90-3.

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SET 1½" I.P. TAGGED "R.C.E. 26362" AT ALL STREET INTERSECTIONS, B.C.'s & E.C.'s.

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V.C.F.C.D. = VENTURA COUNTY FLOOD CONTROL DISTRICT
FOR BOUNDARY DATA AND & SANTA ROSA ROAD AND MONUMENTATION DATA SEE BOUNDARY SURVEY MAP ON SHEET No. 2.

TRACT No. 2880-2

IN UNINCORPORATED TERRITORY

BEING A PORTION OF TRACT G OF THE RANCHO SIMI AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS.

COUNTY OF VENTURA CALIFORNIA

RAMSEYER AND ASSOCIATES · 864 E. SANTA CLARA STREET · VENTURA · CALIFORNIA

JANUARY, 1981 W.O. 453.22 SHEET 4 OF 4 SHEETS