94 MR 15

The undersigned hereby certifies that THEY ARE the owners of, or are interested in, the land included within this subdivision entitled TRACT NO. 2880-6, 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 THAT THEY DO HEREBY OFFER TO DEDICATE TO THE COUNTY OF VENTURA THE EASEMENT FOR STORM DRAINAGE PURPOSES SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT THE FLOWAGE EASEMENT CONSISTING OF THE RIGHT-OF-WAY FOR THE 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 THAT THEY DO HEREBY OFFER TO DEDICATE TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT THE EASEMENT FOR FLOOD CONTROL AND RELATED PURPOSES AS SHOWN ON THIS MAP.

HOME CAPITAL CORPORATION, A CALIFORNIA CORPORATION, AS OWNER.

John W. Guth — PRESIDENT

Peter H. Picksley — SECRETARY

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO ss

ON THIS 16th DAY OF April, IN THE YEAR 1982, 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. Picksley, 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 1729, PAGE 360 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 4790, PAGE 852 OF OFFICIAL RECORDS, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (c)(3) OF THE SUBDIVISION MAP ACT.

ADDITIONAL SOILS:

MARCH 22, 1982 - ADDITIONAL PERCOLATION TESTING, TRACT 2880 UNITS 5, 6, & 7 - GORRIAN AND ASSOCIATES - RUDY PACAL RCE 21278

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: 12 APRIL 1982

Eddie P. Ramseyer
RCE 26362

REGISTERED PROFESSIONAL ENGINEER — EDDIE P. RAMSEYER — 26362 — CIVIL — STATE OF CALIFORNIA

I certify that I have examined the final map entitled TRACT NO. 2880-6 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: MAY 27 1982

ARTHUR E. GOULET
County Surveyor
County of Ventura
By Arthur E. Goulet
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 1st 1982

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

#52798

Recorded at the request of the owner, JUNE 7th, 1982, at 4:09 P.M in Book 94 of Miscellaneous Records (Maps) at Pages 15-16 & 17, records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura
By William Power Lee
Deputy County Recorder

The following soil reports relating to TRACT NO. 2880-6 have been prepared:

Date of Report	Title of Report	Firm Name	Engineer	Reg. No.
JUNE 16, 1977	HOME CAPITOL CORP. PRELIMINARY SOILS ENGINEERING, ENGINEERING GEOLOGIC AND PERCOLATION INVESTIGATION, 878 ACRE PARCEL, SANTA ROSA VALLEY	GORIAN & ASSOCIATES	GERALD GORIAN	RE 4608
MAY 27, 1981	HOME CAPITOL CORP. ADDITIONAL PERCOLATION TESTING TRACT 2880, UNITS 2, 3, 4, 5 AND SUPPLEMENT MAY 15, 1981).	GORIAN & ASSOCIATES	RUDY PACAL	RE21278

TOTAL TRACT CONTAINS 48.08 ACRES

This map entitled TRACT NO. 2880-6, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 1st day of June, 1982, 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 HEREBY ACCEPTS THE EASEMENT FOR STORM DRAINAGE PURPOSES AS SHOWN ON THIS MAP.

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 1st DAY OF June, 1982.

ATTEST:

Robert L. Hamm
CLERK OF SAID BOARD

BOARD OF SUPERVISORS
COUNTY OF VENTURA
STATE OF CALIFORNIA

Maggi Erickson
CHAIRMAN OF SAID BOARD

THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS HAVE 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.

OWNER	DESCRIPTION	RECORDING REFERENCE
So. CALIF. EDISON Co.	ELECTRIC LINES AND APPURTENANCES	1943 OR 362 BLANKET IN NATURE
VENTURA Co. FLOOD CONTROL DISTRICT	DEBRIS DAM AND APPURTENANCES	1513 OR 250
VENTURA Co. FLOOD CONTROL DISTRICT	PUBLIC ROAD, FLOOD CONTROL PURPOSES, AND INCIDENTAL PURPOSES.	4008 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 HOMEOWNERS ASSOCIATION HAS AGREED TO ASSUME THE MAINTENANCE IN THEIR DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND ALSO HEREBY ACCEPTS THE EASEMENT FOR FLOOD CONTROL PURPOSES AS OFFERED.

DATED: June 1st, 1982

ATTEST: Robert L. Hamm
CLERK OF THE BOARD

Maggi Erickson
CHAIRMAN OF THE BOARD
VENTURA COUNTY FLOOD CONTROL DISTRICT

TRACT NO. 2880-6

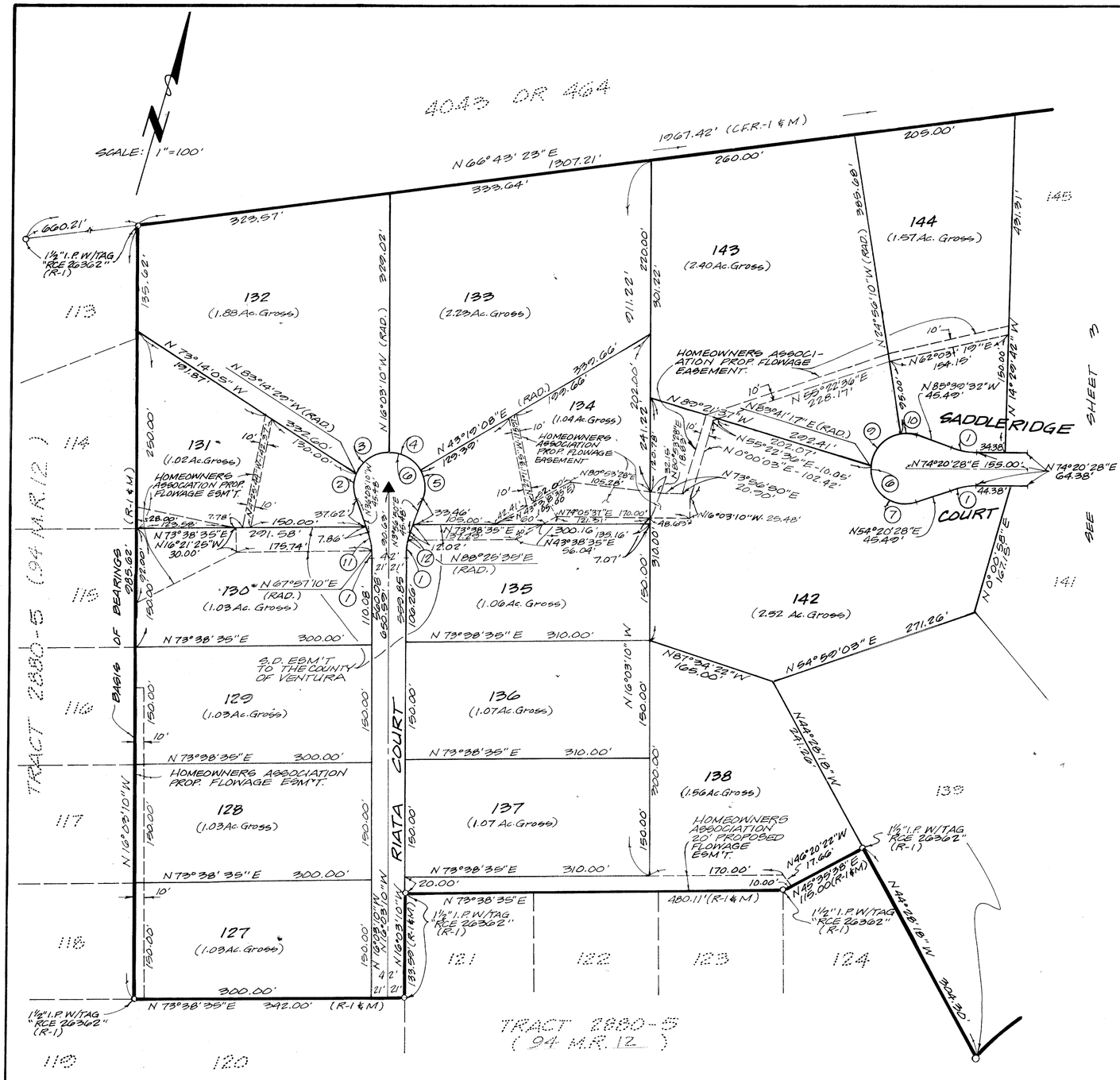
IN UNINCORPORATED TERRITORY

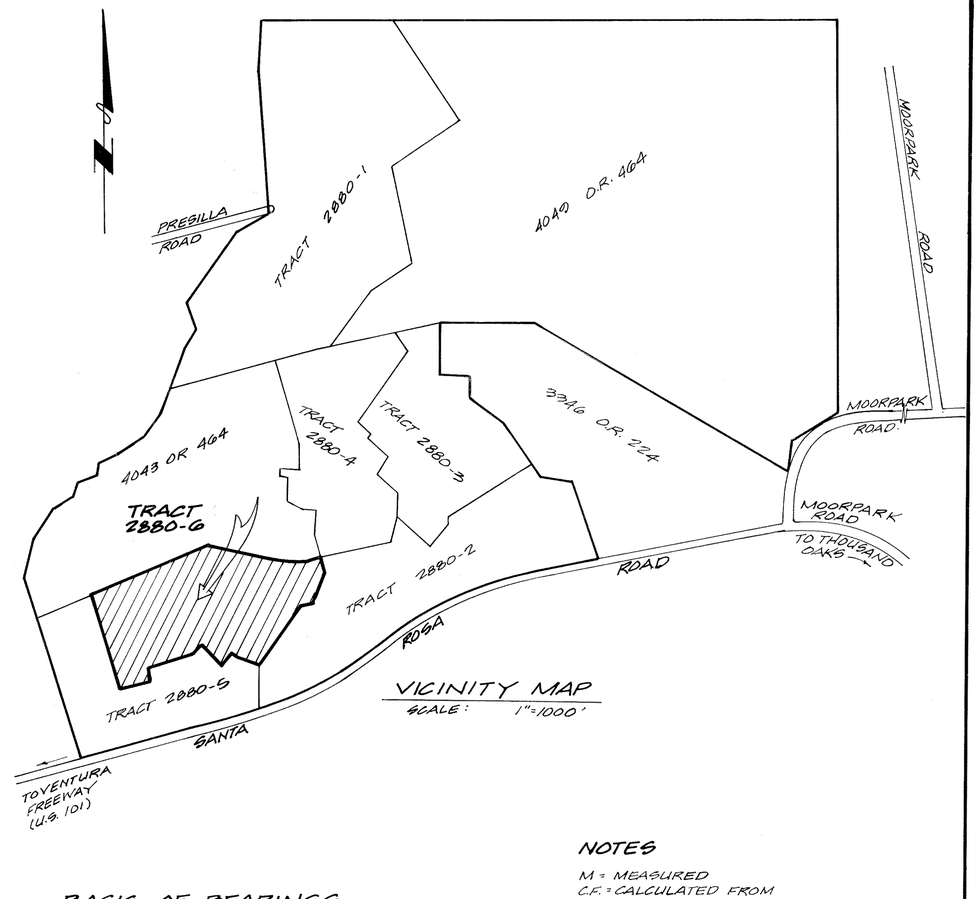
BEING A PORTION OF TRACT 6 OF THE RANCHO SIMI AS RECORDED IN BOOK 3, PAGE 7 OF MAPS

VENTURA COUNTY, CALIFORNIA

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

APRIL, 1981 W.O. 453.26 SHEET 1 OF 3 SHEETS





CURVE DATA

(1) Δ = 20°00'00" R = 95.00' T = 16.75' L = 33.16

(2) Δ = 42°48'41" R = 45.00' T = 17.64' L = 33.62'

(3) Δ = 67°11'19" R = 45.00' T = 28.85' L = 52.77'

(4) Δ = 59°22'18" R = 45.00' T = 25.65' L = 46.63'

(5) Δ = 50°37'42" R = 46.00' T = 21.20' L = 39.76'

(6) Δ = 220°00'00" R = 45.00' T = — L = 172.79'

(7) Δ = 119°20'50" R = 45.00' T = 76.93' L = 93.74'

(9) Δ = 71°22'33" R = 45.00' T = 32.32' L = 56.06'

(10) Δ = 39°16'37" R = 45.00' T = 11.75' L = 22.99'

(11) Δ = 14°00'20" R = 95.00' T = 11.67' L = 23.22'

(12) Δ = 5°31'15" R = 95.00' T = 4.58' L = 9.15'

MONUMENT LEGEND

○ = FOUND MONUMENT AS NOTED
● = SET 1½" I.P. W/TAG "RCE 26362"
▲ = 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 ¾" I.P. TAGGED "RCE. 26362".

B.C.'s, E.C.'s, AND ℄ STREET INTERSECTIONS - SET 1½" I.P. W/TAG "RCE 26362".

BASIS OF BEARINGS

THE BEARING OF N 16°03'10" W. ON THE EAST LINE OF TRACT 2880-5 (94 M.R. 12), LOTS 113 THRU 118 WAS USED AS BASIS OF BEARINGS FOR THIS MAP.

NOTES

M = MEASURED
C.F. = CALCULATED FROM
E&M'T. = EASEMENT
PROP. = PROPOSED
S.D. = STORM DRAIN

RECORD REFERENCE

R-1 = TRACT 2880-5 (94 M.R. 12)
R-2 = TRACT 2880-2 (91 M.R. 80)

0 50 100 200 300
GRAPHIC SCALE: 1"=100'

TRACT No. 2880-6

IN UNINCORPORATED TERRITORY

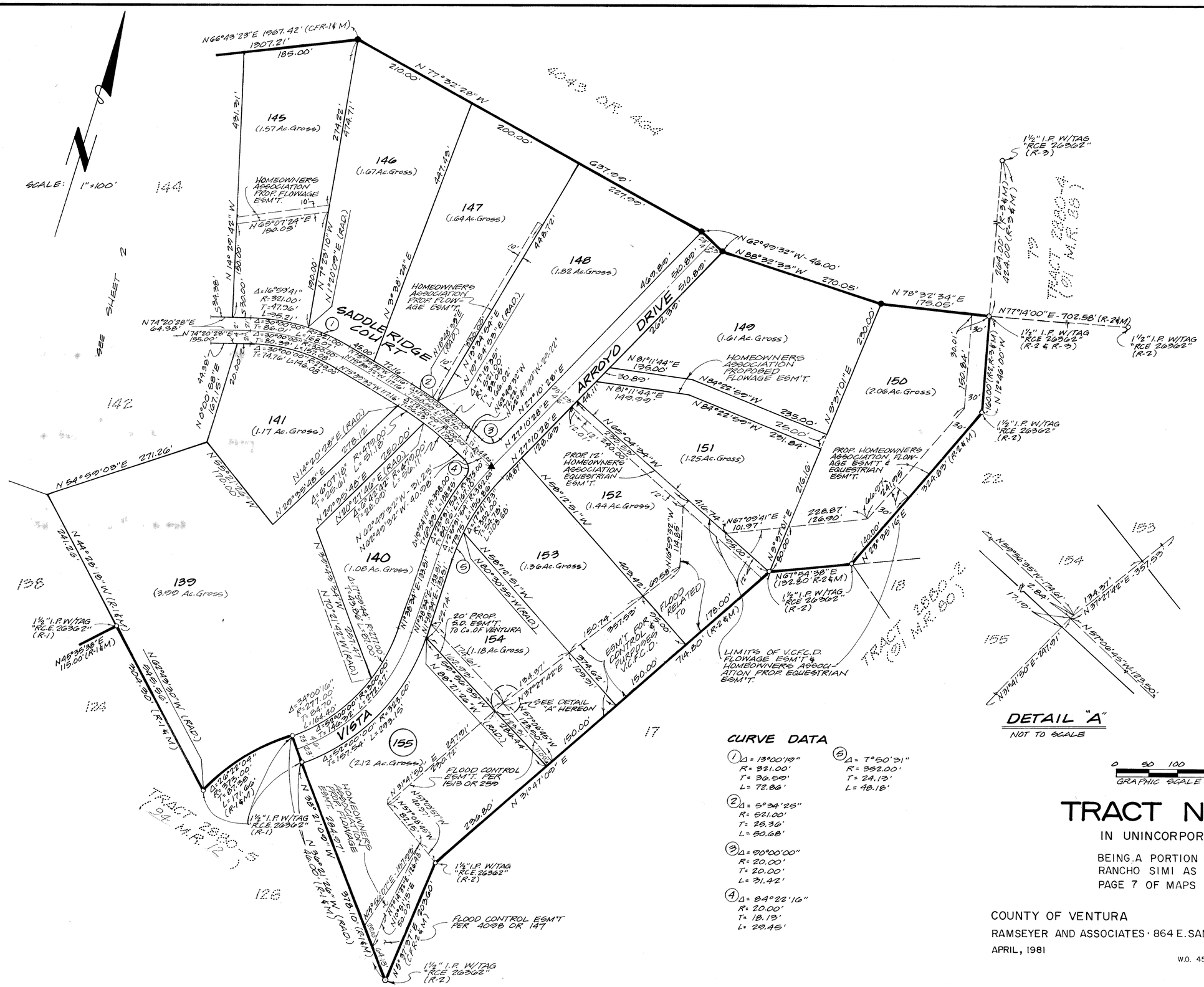
BEING A PORTION OF TRACT G OF THE RANCHO SIMI AS RECORDED IN BOOK 3, PAGE 7 OF MAPS

COUNTY OF VENTURA CALIFORNIA

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

APRIL, 1981 SHEET 2 OF 3 SHEETS

W.O. 453.26



MONUMENT LEGEND

- O = FOUND MONUMENT AS NOTED
- ● = SET 1½" I.P. W/TAG "RCE 26362"
- △ = SET VENTURA Co. SURVEY MONUMENT PER STD. DESIGN 30-3.

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 ¾" I.P. W/TAG "RCE 26362"

BC's, EC's AND ℄ STREET INTERSECTIONS - SET 1½" I.P. W/TAG "RCE 26362".

RECORD REFERENCES

R-1 = TRACT 2880-5 (94 M.R. 12)
R-2 = TRACT 2880-2 (91 M.R. 80)
R-3 = TRACT 2880-4 (91 M.R. 88)

NOTES

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

CURVE DATA

(1) Δ = 13°00'19" R = 321.00' T = 36.50' L = 72.86'
(2) Δ = 5°34'25" R = 521.00' T = 25.36' L = 50.68'
(3) Δ = 90°00'00" R = 20.00' T = 20.00' L = 31.42'
(4) Δ = 84°22'16" R = 20.00' T = 18.13' L = 29.45'
(5) Δ = 7°50'31" R = 352.00' T = 24.13' L = 48.18'

GRAPHIC SCALE: 0 50 100 200 300 — 1"=100'

TRACT No. 2880-6

IN UNINCORPORATED TERRITORY

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

COUNTY OF VENTURA CALIFORNIA

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

APRIL, 1981 SHEET 3 OF 3 SHEETS

W.O. 453.26