THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNER(S) OF, OR IS/ARE INTERESTED IN THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT No. 4354 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 TO THE COUNTY OF VENTURA 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 ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE NORTH-EASTERLY LINE OF LOTS 88 AND 89 ABUTTING CHURCHWOOD DRIVE, AND THE SOUTHEASTERLY LINE OF LOTS 89 THROUGH 100 INCLUSIVE ABUTTING LOS ARCOS DRIVE IN ORDER THAT THE OWNERS OF SAID LOTS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID CHURCHWOOD DRIVE, AND LOS ARCOS DRIVE EXCEPT THE GENERAL RIGHT OF TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC. AND THAT THEY HEREBY OFFER TO DEDICATE TO TRIUNFO COUNTY SANITATION DISTRICT THE SANITARY SEWER EASEMENTS SHOWN ON THE MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE COUNTY OF VENTURA, THE EASEMENTS FOR LANDSCAPE AND PUBLIC SERVICE PURPOSES SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO.

SUTTON HILLS, LTD., A CALIFORNIA LIMITED PARTNERSHIP, OWNER
BY CALMARK PROPERTY INC., A CALIFORNIA CORPORATION
(GENERAL PARTNER)

JOHN M. HUSKEY, PRESIDENT — DON BRUMLIK, SECRETARY

GENERAL ELECTRIC CREDIT CORPORATION, A NEW YORK CORPORATION
BENEFICIARY UNDER DEED TRUST RECORDED DECEMBER 2, 1987 AS INSTRUMENT NO. 87-192407 OF OFFICIAL RECORDS.

WESTERN DISTRICT MANAGER — INVESTMENT MANAGER

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

ON THIS 26th DAY OF SEPTEMBER IN THE YEAR 1988, BEFORE ME ANDREA RHODES, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED THOMAS D. POMEROY AND HOLLIE ROSENSTEIN, PERSONALLY KNOWN TO ME OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS WESTERN DISTRICT MANAGER AND INVESTMENT MANAGER ON BEHALF OF GENERAL ELECTRIC CREDIT CORPORATION AND ACKNOWLEDGED TO ME THAT GENERAL ELECTRIC CREDIT CORPORATION EXECUTED IT AS BENEFICIARY.

NOTARY PUBLIC
MY COMMISSION EXPIRES 9-1-90

OFFICIAL SEAL
ANDREA RHODES
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires SEP 1, 1990

ON THIS 28 DAY OF September IN THE YEAR 1988, BEFORE ME VALERIE DEE BOGOSIAN, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN HUSKEY AND DON BRUMLIK PERSONALLY KNOWN TO ME, (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND SECRETARY ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT CORPORATION EXECUTED IT ON BEHALF OF THE PARTNERSHIP AND THAT THE PARTNERSHIP EXECUTED IT.

NOTARY PUBLIC
MY COMMISSION EXPIRES Oct 5, 1990
PRINCIPAL PLACE OF BUSINESS;
LOS ANGELES COUNTY
VALERIE DEE BOGOSIAN

REGISTERED CIVIL ENGINEER
ALFONSO A. ECHARREN
RCE 29130
EXP. 3-31-91
STATE OF CALIFORNIA

I ROBERT B. STANFORD DO HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN NOVEMBER, 1987, 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 RECORDATION OF THIS TRACT MAP) 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: FEB. 16, 1989

ROBERT B. STANFORD Jr. L.S. 4457
EXPIRE DATE SEPT. 29, 1989

LICENSED LAND SURVEYOR
ROBERT B. STANFORD, JR.
Exp. Sept. 29, 1989
No. 4457
STATE OF CALIFORNIA

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT No 4354 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.

APRIL 11 1989
DATE:

ALFONSO A. ECHARREN
COUNTY SURVEYOR
COUNTY OF VENTURA

BY Alfonso A. Echarren
CHIEF 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.

April 24th 1989
DATE:

CYNTHIA M. SIMMONS
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: Cynthia M Simmons
DEPUTY COUNTY TAX COLLECTOR

#89-65750

RECORDED AT THE REQUEST OF THE OWNER, ON APRIL 27 19 89 AT 9:15 A M IN BOOK 115 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 88-92, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY
DEPUTY COUNTY RECORDER
Asst

The following soils report(s) and/or geological report(s) relating to TRACT No. 4354 has/have been prepared:

DATE OF REPORT	TITLE OF REPORT	FIRM NAME	ENGINEER	REG. No.
06-22-'87	TRACT No. 4354	GEOLABS	Ronald Z. Shmerling	R.C.E. No. 35444

Location where on file for public inspection: DEPARTMENT OF PUBLIC WORDS
COUNTY OF VENTURA

THIS IS TO CERTIFY THAT PURSUANT TO SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF A PORTION OF CHURCHWOOD DRIVE DEDICATED TO THE COUNTY OF VENTURA BY TRACT No. 3803 AS SHOWN ON MAP RECORDED IN BOOK 108 PAGES 59 TO 67 INCLUSIVE, OF MISCELLANEOUS RECORDS (MAPS), RECORDS OF VENTURA COUNTY, NOT SHOWN ON THIS MAP.

DATE; APRIL 11, 1989 ALFONSO A. ECHARREN BY; Alfonso A. Echarren
COUNTY SURVEYOR CHIEF DEPUTY COUNTY SURVEYOR

This map, entitled TRACT No. 4354, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 18th day of April 1989, 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 ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON. AND ALSO HEREBY ACCEPTS THE EASEMENT FOR LANDSCAPE AND PUBLIC SERVICE PURPOSES AS SHOWN ON THIS MAP. 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 April 1989

ATTEST:

CLERK OF SAID BOARD

BOARD OF SUPERVISORS
COUNTY OF VENTURA
STATE OF CALIFORNIA

COUNTY OF VENTURA SEAL CALIFORNIA

CHAIRMAN OF SAID BOARD

THE SIGNATURE OF THE COUNTY OF VENTURA OWNER OF EASEMENTS FOR PUBLIC SERVICE AND LANDSCAPE PURPOSES AND FOR PUBLIC ROAD PURPOSES AS PER TRACT NO. 3803 RECORDED IN BOOK 108, PAGES 59 TO 67 INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS), RECORDS OF VENTURA COUNTY, HAS BEEN OMITTED UNDER THE PROVISION OF SECTION 66436 (a) (3) (A) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO FEE TITLE AND SUCH SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

THE SIGNATURES OF DANA LATHAM, ET AL. PRESENT OWNERS OF AN INTEREST IN ALL OIL, GAS AND MINERALS AND ALL OIL, GAS AND MINERAL RIGHTS UPON AND UNDER SAID LAND, WITHOUT ANY RIGHT TO ENTER UPON, POSSESS OR USE ANY PART OF THE SURFACE OF SAID LAND OR ANY PART OF THE SUB-SURFACE THEREOF TO A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3) (C) OF THE SUBDIVISION MAP ACT. AS PER BOOK 1194, PAGE 551 OF OFFICIAL RECORDS.

THE TRIUNFO COUNTY SANITATION DISTRICT HEREBY ACCEPTS THE SANITARY SEWER EASEMENTS AS OFFERED.

DATE 4-10-89

ATTEST;

CLERK OF THE BOARD

TRIUNFO COUNTY SANITATION DISTRICT

DISTRICT MANAGER

TRACT NO. 4354

IN UNINCORPORATED TERRITORY

BEING A SUBDIVISION OF LOT 8,
AND A PORTION OF CHURCHWOOD DRIVE
TRACT No. 3803
AS PER 108 M.R. 59
VENTURA COUNTY, CALIFORNIA

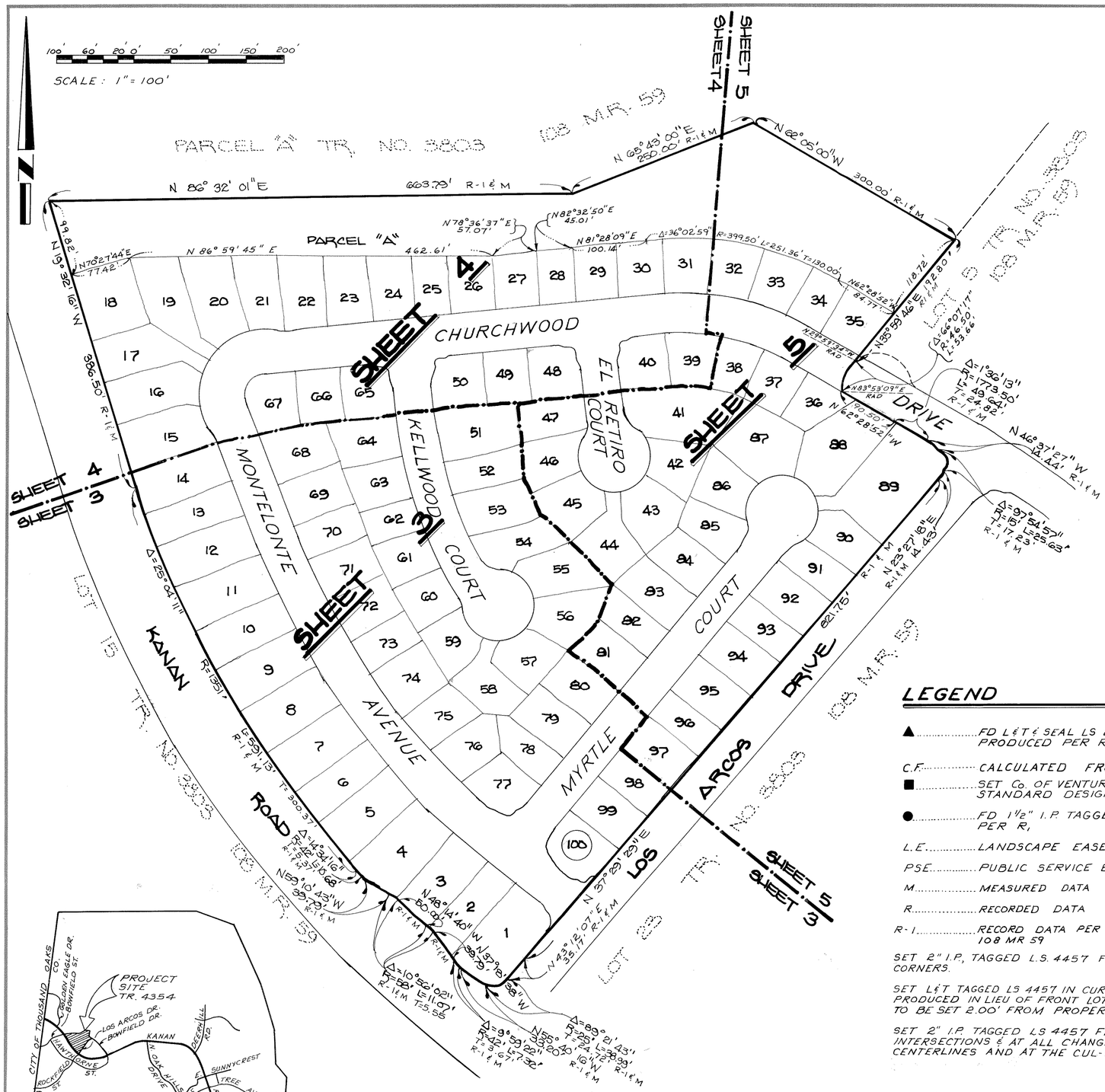
NOVEMBER, 1987

TOTAL GROSS AREA = 17.87 ACRES

VENTURA COUNTY, CALIFORNIA

ENGINEER:

SUNRAY ENGINEERING
404 NORTH HALSTEAD STREET
PASADENA, CA. 91107



VICINITY MAP

N.T.S.

KEY MAP

CURVE DATA FOR DETAILS			
No.	DELTA	RADIUS	LENGTH
1	0° 10' 35"	973.50'	3.00'
2	0° 31' 47"	973.50'	9.00'
3	7° 41' 57"	46.50'	6.25'
4	16° 54' 08"	46.50'	13.72'
5	0° 17' 40"	973.50'	5.00'
6	0° 17' 39"	973.50'	5.00'
7	6° 10' 22"	46.50'	5.01'
8	6° 10' 22"	46.50'	5.01'
9	0° 52' 22"	46.50'	0.71'

DATA FOR DETAILS		
No.	BEARING	DISTANCE
1	N 49° 52' 24" E	57.89'
2	N 45° 09' 35" E	34.13'
3	N 40° 26' 49" E	62.87'
4	N 40° 26' 49" E	55.83'
5	N 45° 09' 35" E	33.14'
6	N 49° 52' 24" E	57.36'
7	N 49° 52' 24" E	75.17'
8	N 40° 26' 49" E	46.59'
9	N 21° 10' 08" E	30.40'
10	N 21° 10' 08" E	28.70'
11	N 40° 26' 49" E	44.07'
12	N 49° 52' 24" E	74.34'
13	N 49° 33' 11" W	56.17'
14	N 45° 09' 35" E	17.20'
15	N 38° 13' 54" E	24.58'
16	N 45° 09' 35" E	17.77'
17	N 21° 10' 08" E	27.26'
18	N 49° 33' 11" W	52.78'
19	N 38° 13' 54" W	29.95'
20	N 40° 26' 49" E	0.59'
21	N 40° 26' 49" E	0.41'
22	N 40° 26' 49" E	2.15'

LEGEND

- ▲ ..... FD L&T & SEAL LS 2836 IN CURB ON PROPERTY LINES PRODUCED PER R,
- C.F. ..... CALCULATED FROM
- ■ ..... SET Co. OF VENTURA STD. MON. PER STANDARD DESIGN No. 90
- ● ..... FD 1½" I.P. TAGGED L.S. 2836 FLUSH PER R,
- L.E. ..... LANDSCAPE EASEMENT
- PSE. ..... PUBLIC SERVICE EASEMENT
- M ..... MEASURED DATA
- R ..... RECORDED DATA
- R-1 ..... RECORD DATA PER TR. No. 3803 108 MR 59

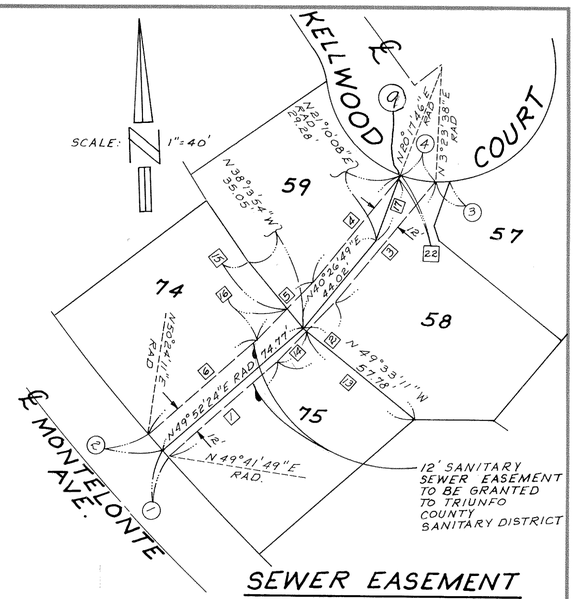
SET 2" I.P., TAGGED L.S. 4457 FLUSH AT ALL CORNERS.

SET L&T TAGGED LS 4457 IN CURB ON PROPERTY PRODUCED IN LIEU OF FRONT LOT CORNER MONUMENTATION TO BE SET 2.00' FROM PROPERTY CORNER.

SET 2" I.P. TAGGED LS 4457 FLUSH AT ALL CENTERLINE INTERSECTIONS & AT ALL CHANGES OF DIRECTION OF CENTERLINES AND AT THE CUL-DE-SAC RADIUS POINTS.

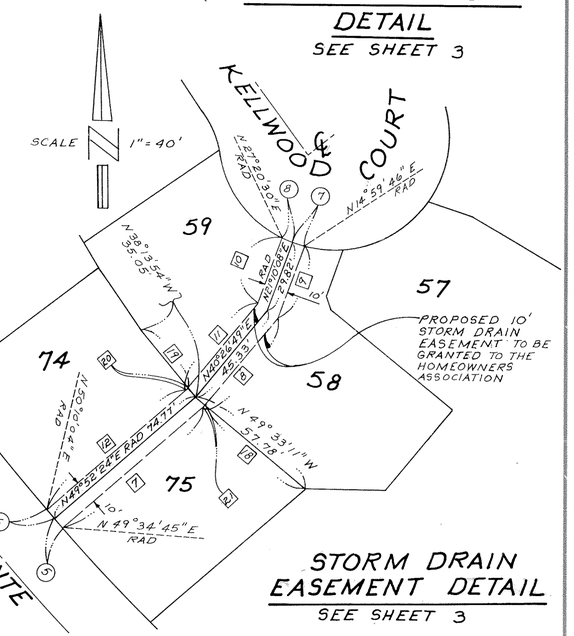
BASIS OF BEARINGS :

THE BEARING OF NORTH 37°29'29" EAST ON THE CENTERLINE OF LOS ARCOS DRIVE PER TR. No. 3803 RECORDED IN BOOK 108 PAGES 59 THRU 62 OF MISCELLANEOUS RECORDS, RECORDS OF VENTURA COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.



SEWER EASEMENT DETAIL

SEE SHEET 3



STORM DRAIN EASEMENT DETAIL

SEE SHEET 3

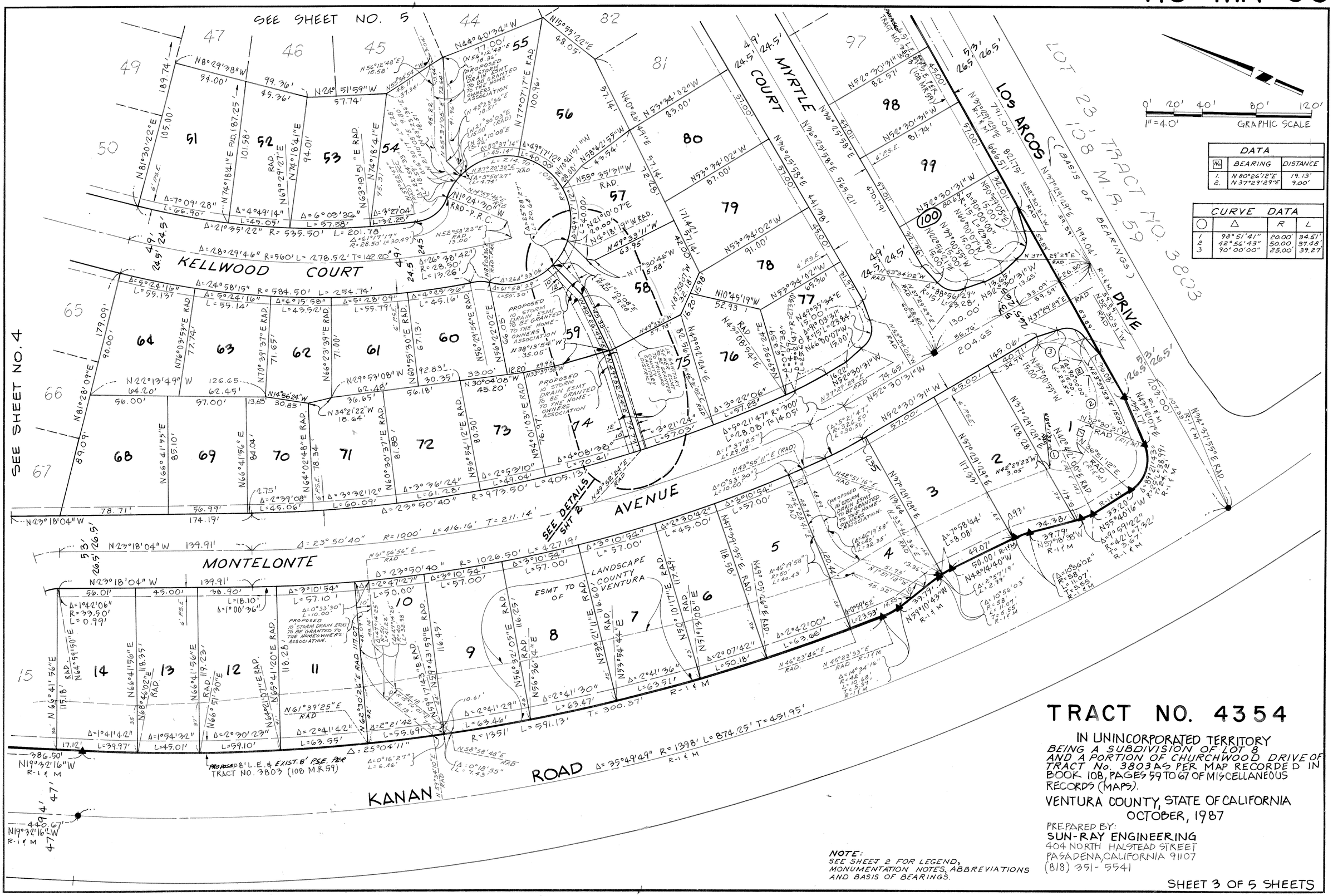
TRACT No. 4354

IN UNINCORPORATED TERRITORY
BEING A SUBDIVISION OF LOT 8
AND A PORTION OF CHURCHWOOD DRIVE
TRACT NO. 3803
AS PER 108 M.R. 59
VENTURA COUNTY, CALIFORNIA

NOVEMBER, 1987
AREA = 17.87 ACRES

ENGINEER :

SUNRAY ENGINEERING
404 NORTH HALSTEAD ST.
PASADENA, CA. 91107



TRACT NO. 4354

IN UNINCORPORATED TERRITORY

BEING A SUBDIVISION OF LOT 8 AND A PORTION OF CHURCHWOOD DRIVE OF TRACT No. 3803 AS PER MAP RECORDED IN BOOK 108, PAGES 59 TO 67 OF MISCELLANEOUS RECORDS (MAPS).

VENTURA COUNTY, STATE OF CALIFORNIA

OCTOBER, 1987

PREPARED BY:
SUN-RAY ENGINEERING
404 NORTH HALSTEAD STREET
PASADENA, CALIFORNIA 91107
(818) 351- 5541

NOTE:
SEE SHEET 2 FOR LEGEND, MONUMENTATION NOTES, ABBREVIATIONS AND BASIS OF BEARINGS.

PARCEL "A" TRACT NO. 3803 108 M.R. 59

PARCEL "A" OPEN SPACE (PROPOSED)
2.42 ACRES

PROPOSED LANDSCAPE EASEMENT FOR TRACT No. 3803 (108 MR 59)

EXIST 8' PSE PER TRACT 3803 (108 MR 59)

PROPOSED 8' L.E. & EXIST. 8' P.S.E. PER TRACT NO. 3803 (108 M.R. 59)

PROPOSED 20' ACCESS EASEMENT FOR THE BENEFIT OF LOT 18

PROPOSED STORM DRAIN ESMT TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION

PROPOSED 10' STORM DRAIN ESMT TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION

KANAN ROAD

CHURCHWOOD DRIVE

KELLWOOD COURT

EL RETIRO COURT

MONTELEONE AVENUE

SEE SHEET NO. 3

SEE SHEET NO. 5

NOTE :
SEE SHEET 2 FOR LEGEND, MONUMENTATION NOTES, ABBREVIATIONS AND BASIS OF BEARINGS.

0' 20' 40' 80' 120'
1" = 40'
GRAPHIC SCALE

TRACT NO. 4354

IN UNINCORPORATED TERRITORY
BEING A SUBDIVISION OF LOT 8 AND A PORTION OF CHURCHWOOD DRIVE OF TRACT NO. 3803 AS PER MAP RECORDED IN BOOK 108, PAGES 59 TO 67 OF MISCELLANEOUS RECORDS (MAPS).

VENTURA COUNTY, STATE OF CALIFORNIA
OCTOBER, 1987

PREPARED BY:
SUN-RAY ENGINEERING
404 NORTH HALSTEAD STREET
PASADENA, CALIFORNIA 91107
(818) 351-5541

SEE SHEET NO. 4

SEE SHEET NO. 3

0' 20' 40' 80' 120'
1"= 40' GRAPHIC SCALE

① Δ = 49°17'12"
R = 46.50'
L = 40.00'

EL RETIRO COURT

CHURCHWOOD DRIVE

MYRTLE COURT

LOS ARCOS DRIVE

PROPOSED 6.5' L.E. & PROPOSED 6.5' P.S.E. PER TRACT NO. 3803 (108 M.R. 59)

PROPOSED 15' SEWER EASMT TO BE GRANTED TO LOS ARCOS HOME ASSOCIATION

PROPOSED 15' WATER EASMT TO METROPOLITAN WATER CO.

12' SANITARY SEWER EASMT TO TRUINFO COUNTY SANITATION DISTRICT

PROPOSED DRAINAGE EASMT TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION

PARCEL "A"
OPEN SPACE
(PROPOSED)
2.42 ACRES

PARCEL "A" TR. 3803
108 M.R. 59

LOT 5 TRACT NO. 3803
108 M.R. 59

BASIS OF BEARINGS

NOTE:
SEE SHEET 2 FOR LEGEND, MONUMENTATION NOTES, ABBREVIATIONS AND BASIS OF BEARINGS.

TRACT NO. 4354

IN UNINCORPORATED TERRITORY
BEING A SUBDIVISION OF LOT 8 AND A PORTION OF CHURCHWOOD DRIVE OF TRACT NO. 3803 AS PER MAP RECORDED IN BOOK 108, PAGES 59 TO 67 OF MISCELLANEOUS RECORDS (MAPS)
VENTURA COUNTY, STATE OF CALIFORNIA
OCTOBER, 1987

PREPARED BY:
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PASADENA, CALIFORNIA 91107
(818) 351-5541