8M.R.81

SHEET No 1.

Thistlebery Hill Tract.

BEING A SUBDIVISION OF A PORTION OF
SECTIONS 28 AND 33, T.1N. R19W. S.B.B.&M.
AS SAID SECTIONS ARE DELINEATED UPON MAP ENTITLED
" MAP OF PARTITION SURVEY OF RANCHO EL CONEJO, VENTURA COUNTY, CALIF."
AND
RECORDED IN THE OFFICE OF COUNTY RECORDER OF
VENTURA COUNTY, CALIF.
in Book 1 of Deeds at page 746.

Scale 1"=100' THE BEARINGS OF THIS TRACT ESTABLISHED FROM OBSERVATIONS ON POLARIS. May-1923.

I, hereby certify that I am the owner of or interested in the land included within the subdivision shown on the annexed map, and that I am the only person whose consent is necessary to pass a clear title to said land, and I hereby consent to the making of said map and subdivision as shown within the colored border lines. There is hereby reserved from the lots shown upon this map the following described strips of land,

TO WIT:

A strip of land 50 feet in width, 25 feet on each side of and parallel with the lot line common to lots, 1-118; 2-118; 2-117; 2-116; 6-116; 6-115; 7-115; 7-114; 8-114; 8-113; 10-112; 10-111; 11-111; 11-110; 12-110; 12-109; 12-108; 13-108; 76-108; 76-107; 76-106; 76-105; 77-105; 80-104; 80-103; 82-103; 85-103; 85-102; 86-101; 86-101; 86-100; 89-100; 89-99; 89-98; 91-98; 91-97; 91-96; and 93-96.

A strip of land 25 feet in width along the southerly side of lots 93 and 95.

A strip of land 15 feet in width 7 and 1/2 feet on each side of and parallel with the lot line common to 107-108 and lots 114 and 115.

A strip of land 15 feet in width along the Northeasterly sides of lots 1 and 3.

A strip of land 15 feet in width along the Easterly side of lots 4, 47, 48, 49, 50 and 51.

A strip of land 15 feet in width along the North-easterly side of lots 52, 54 and 56.

A strip of land 15 feet in width along the Northerly sides of lot 58.

A strip of land 15 feet in width along the Westerly side of lots 59 and 60.

A strip of land 15 feet in width along the Northerly side of lots 64, 66, 68 and 69.

A strip of land 15 feet in width along the North-westerly side of lots 70, 71, 72, 73, 74 78, 79, 81, 83, 84, 87, 88, 90, 92 and 94.

A strip of land 15ft in width along the Westerly side of lots 94 and 95.

A strip of land 20 feet in width ten (10) feet on each side of, and parallel with, the lot line common to lots 12-13; 13-76; 14-76; 18-76; 18-75; 19-74; 19-73; 20-72; 20-71; 21-71; 21-70; 21-69; 22-69; 22-67; 24-67; 24-65; 24-63; 26-63; 27-62; 28-62; 28-61; 30-61; 30-55; 30-53; 31-53; 31-52; 31-51; 31-50; 31-49; 32-49; 32-48; 32-47; 33-47; 33-46; 33-45; 34-45; 34-44; 35-44; 35-43; 35-42; 36-42; 36-41; 38-41 and 40-41.

A strip of land 15 feet in width 7 and 1/2 feet on each side of and parallel with the lot line common to lots 4-47; 4-46; 4-45; 5-45; 9-45; 10-42; 11-42; 11-41; 12-41.

A strip of land 10 feet in width, 5 feet on each side of, and parallel with the lot line common to lots 36-38; 36-37; 26-27; 26-27; 62-63; and 60-64.

A strip of land 10 feet in width, 5 feet on each side of and parallel with the lot line common to lots 25-37; 25-39 and 23-39.

A strip of land 10 feet in width, 5 feet on each side of and parallel with the lot line common to lots 16-18 and 16-17.

A strip of land 10 feet in width, 5 feet on each side of and parallel with the lot line common to lots 53-55 and 55-56.

The foregoing strips of land are reserved for private roadways and lanes, and the laying therein of sewer, gas, water and electric conduits, together with the right to enter thereon for the maintenance of same and for the construction and maintenance of private roads and lanes thereon, for the erection and maintenance thereon of poles with cross-arms for carrying light, power and telephone wires, for the perpetual and irrevocable use of owners of each of the lots of this tract, and adjoining tracts, their successors, heirs and assigns and the owners of Potrero Rancho, their heirs and assigns.

J. W. Stanchfield Jr.

STATE OF CALIFORNIA } S.S.
COUNTY OF VENTURA }

I, L.E HALLOWELL, County clerk of the County of Ventura, State of California, and Ex-officio Clerk of the Board of Supervisors, of said county, do hereby certify that F.W. MATTHIESSEN JR. has filed with the said Board of Supervisors a good and sufficient bond that has been approved by said Board in the sum of $ 200.00 being the amount fixed by said Board, which bond by its terms is made to inure to the benefit of said County of Ventura, and is conditioned upon the payment of all taxes which at the date of filing thereof were a lien against the tract, or any part thereto shown upon this map to which this certificate is attached, entitled, "Map of Thistlebery Hill Tract, but not yet due and payable.

IN WITNESS WHEREOF I have set my hand and official seal of the County Clerk of Ventura County this 15th day of May-1923.

L. E. Hallowell
Clerk of the County of Ventura, State of California and ex-officio Clerk of the Board of Supervisors, of said County

We, Charles W. Petit, County Surveyor of the County of Ventura, State of California, and John Barry, County Assessor of the County of Ventura, State of California, each for himself certified that the tract of land shown upon this map to which this certificate is attached entitled "Thistlebery Hill Tract" is situated within the County of Ventura, State of California, and that no part thereof lies within the limits of any incorporated city or town, that he has carefully examined each and every lot or block shown upon said map as to its value for residence or commercial use and hereby suggests and recommends to the Board of Supervisors of the County of Ventura, State of California, that such Board approve of same.

Witness our hand and official seal this 17 day of May 1923.

Charles W. Petit
County Surveyor of the County of Ventura, State of California.

J. A. Barry.
County Assessor of the County of Ventura, State of California

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

On this 24th day of April, in the year nineteen hundred and twenty three, before me Frank C. Prescott a Notary Public in and for said County of Ventura, State of California, residing therein, duly commissioned and sworn, personally appeared F. W. MATTHIESSEN, Jr., known to me to be the person whose name is subscribed to the within and annexed instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF I, have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Frank C. Prescott
Notary Public in and for said county.

My commission expires March 26 1927

I, GERALD C. FITZ GERALD hereby certify that I am a civil engineer, and that this map consisting of two (2) sheets, correctly represents a survey, made under my supervision, March-2-31, 1923, and that all of the monuments shown hereon actually exist and their positions are correctly shown.

Gerald C. FitzGerald

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

Sworn and subscribed to before me this 25 day of April, 1923.

My commission expires 3/31/23 Emolyn D. Carnegie
Notary Public in and for said county.

I, T.N. Haydon auditor of the County of Ventura, State of California, do hereby certify that all of the State and County taxes levied and assessed against the real property of F.W. MATTHIESSEN Jr. delineated on this map as lots 1 to 118, inclusive, have been paid in full.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal, this 27th day of April, 1923. A.D.

T.N. Haydon
Auditor, County of Ventura, State of California.

Recorded at the request of F.W. MATTHIESSEN Jr. May 19 1923 at 5 minutes past 10 o'clock A.M. in Book 8 page 81 of Miscellaneous records (Maps), records of Ventura County, State of California.

T. N. Haydon
County Recorder.

This map or plat upon which is delineated certain real property, subdivided into lots, being presented to the BOARD OF SUPERVISORS of Ventura County, State of California, by F.W. MATTHIESSEN, Jr. at a regular meeting of said Board on the 15th day of May A.D. 1923, the said Board of Supervisors, hereby authorizes that said map be recorded in the office of the County Recorder of Ventura County, State of California.

IN WITNESS WHEREOF, the said BOARD OF SUPERVISORS has, at its order caused this endorsement hereon to be signed by the chairman and attested by the Clerk of said Board of Supervisors, and the seal of said Board of Supervisors to be hereunto affixed.

J. G. Graham
Chairman of Board of Supervisors of Ventura County, State of California.

Attest L. E. Hallowell
County Clerk and ex-officio Clerk of the Board of Supervisors, of Ventura County, State of California.

SHEET No 2

Thistlebery Hill Tract

SCALE 1" = 100'   APRIL-1923.

