SHEET Nº 1

# Upson Tract

## BEING A SUBDIVISION OF A PORTION OF SECTION 28, T. 1 N. R 19 W. S.B.B.&M.

AS SAID SECTION IS DELINEATED UPON MAP ENTITLED

"MAP OF PARTITION SURVEY OF RANCHO EL CONEJO, VENTURA COUNTY, CALIFORNIA"

AND

RECORDED IN THE OFFICE OF COUNTY RECORDER OF

## VENTURA COUNTY, CAL.

In Book 1 of Deeds of Page 746

Scale 1"=100' May-1923.

TRUE BEARINGS OF THIS TRACT ESTABLISHED FROM OBSERVATIONS ON POLARIS.

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 tract, the following described strips of land.

TO WIT:

A strip of land twenty-five (25) feet in width along the southerly side of lots, 1-2 and 3.

A strip of land twenty-five (25) feet in width along the southeasterly side of lots 3, 4 and 5.

A strip of land twenty-five (25) feet in width along the Easterly side of lots 5 to 17 both inclusive and lots 22 and 23.

A strip of land twenty-five (25) feet in width along the Southeasterly side of lots 23, 24, 25, 26, 27, 29, 30 and 31.

A strip of land fifteen (15) feet in width along the Easterly side of lots 31 to 36 both inclusive.

A strip of land thirty (30) feet in width, fifteen (15) feet on each side of and parallel with, the lot line common to lots 37-41, 37-40, and 37-39.

A strip of land fifteen (15) feet in width along the South-westerly side of lots 38 and 39.

A strip of land fifteen (15) feet in width along the Northerly side of lot 37.

A strip of land fifteen (15) feet in width along the Southerly side of lots 42 and 44.

A strip of land fifteen (15) feet in width along the Southeasterly side of lots 45 to 50 both inclusive.

A strip of land fifteen (15) feet in width along the Northwesterly side of lot 51.

A strip of land fifteen (15) feet in width along the Westerly side of lots 52 and 53.

A strip of land fifteen (15) feet in width along the Northwesterly side of lots 58 to 71, both inclusive.

A strip of land twenty-five (25) feet in width along the Easterly side of lot 73.

A strip of land fifty (50) feet in width, twenty-five (25) feet on each side of and parallel with the lot line common to lots 72-73, 73-74, 75-76, 76-77, 77-78, 78-79, 79-80, 79-81, 83-84, 84-87, 85-87, 86-87, 93-94, 81-84, 93-95, 93-96, 96-97, 96-100, 101-102, and 101-108.

A strip of land twenty-five (25) feet in width along the Northerly side, of lots 108, 110 and 111.

A strip of land ten (10) feet in width, five (5) feet on each side of and parallel with the lot line common to lots, 9-10, 12-13, 27-28, 27-29, 41-42, 61-62, 68-69, 82-89 and 83-89.

A strip of land fifteen (15) feet in width seven and one-half (7½) feet on each side of and parallel with the lot line common to lots 17-22, 18-22, 18-21, 19-20, 53-58, 54-58, 55-57, 56-57, 86-94, 103-104, 103-105, and 103-106.

A strip of land fifteen (15) feet in width along the Northwesterly side of lots 73, 76, 78 and 80; the westerly side of lots 80, 81, 82, 88, 90, 98, 93, 103 & 104; the southwesterly side of lots 89, 90, 91, 92 and 104; the southeasterly side of lots 104, 105, 106, 107, 109, 110 and 111;

A strip of land twenty (20) feet in width, ten (10) feet on each side of and parallel with the lot line common to lots, 82-87, 87-83, 87-91, 82-93, 92-97, 97-98, 98-100, 92-100, 100-103, 102-103, 102-106, 102-101, 103-108, 108-103, and 103-110.

A strip of land ten (10) feet in width along the westerly side of lot 101.

A strip of land seven and one half (7½) feet along the southeasterly side of lot 57.

A strip of land ten (10) feet in width along the Northwesterly side of lot 31.

The forgoing strips of land are reserved for private road ways 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 Ranch, their heirs and assigns.

F.W. Matthiessen

We Charles W. Petit, County Surveyor of the Co. of Ventura, State of California, and Edna Barry, County Assessor of the Co. of Ventura, State of California, each for himself certified that the tract of land shown upon this map entitled "Upson Tract" to which this certificate is attached 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 suggest and recommends to the Board of Supervisors of Ventura County, State of California, that such Board approve the same.

Witness our hand and official seal this 5th day of June 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 23d day of May in the year nineteen hundred and twenty-three, before me FRANK C. PRESCOTT, a Notary Public in and for said county of Los Angeles, 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.

My commission expires March 20 1924.

Frank C Prescott
Notary Public in and for said county.

I, GERALD C. FITZGERALD, 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 May-1 to 20 inclusive, 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 }

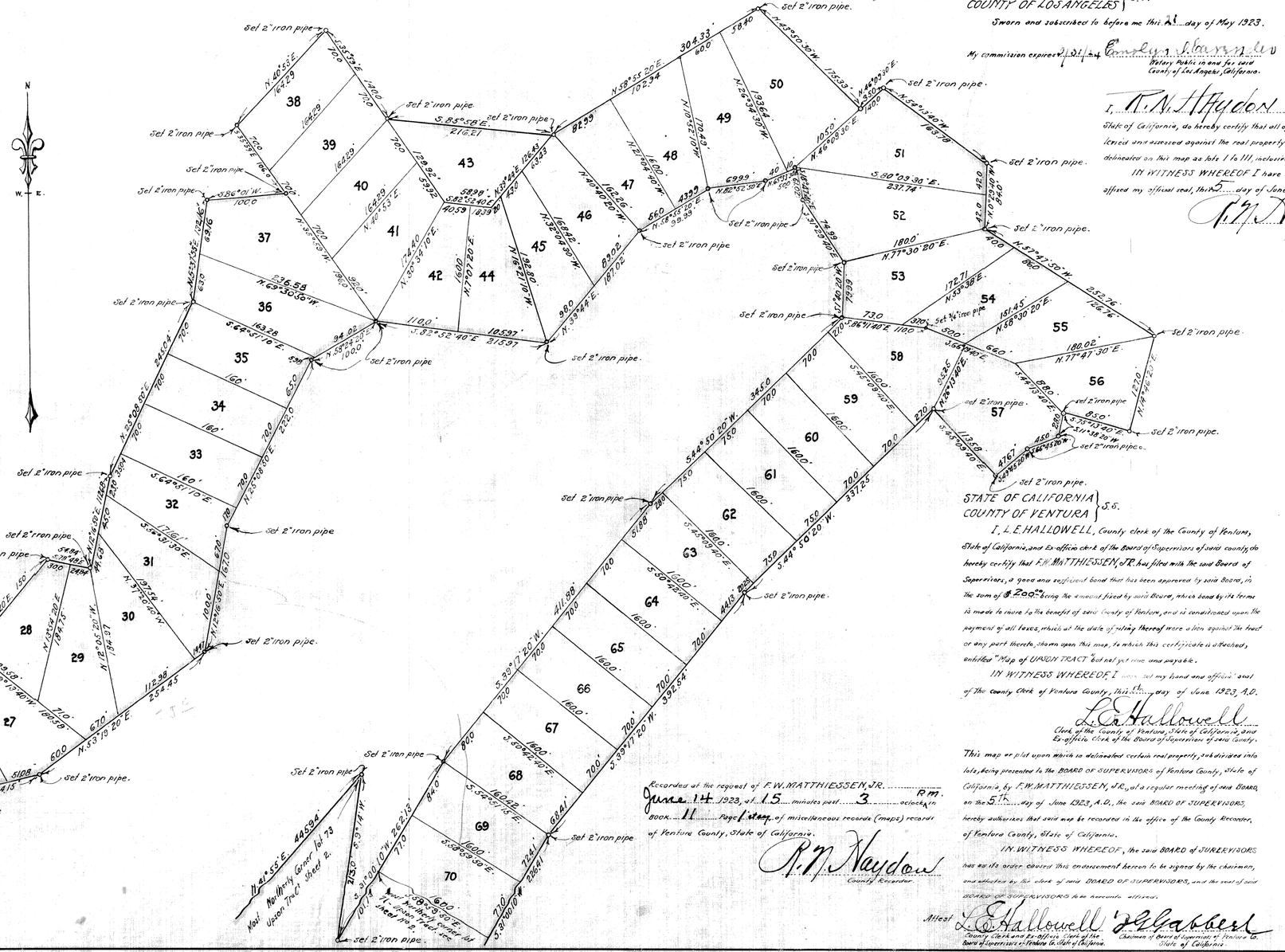
Sworn and subscribed to before me this 21 day of May 1923.

My commission expires 2/21/24 Evelyn J. Barron
Notary Public in and for said County of Los Angeles, California.

I, T.N. Hayden auditor of Ventura County, 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 111, inclusive, have been paid in full.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal, this 5 day of June, 1923, A.D.

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




Recorded at the request of F.W. MATTHIESSEN, JR.
June 14 1923, at 1.5 minutes past 3 o'clock P.M. in
book 11 Page 1 map of miscellaneous records (maps) records
of Ventura County, State of California.

R.M. Naydon
County Recorder.

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 thereof, shown upon this map, to which this certificate is attached, entitled "Map of UPSON 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 th day of June 1923, A.D.

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

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 5th day of June 1923, A.D., 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 made 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.

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

H.H. Gabbert
Chairman of Board of Supervisors of Ventura Co. State of California.

# Upson Tract

SCALE 1"=100'

MAY 1923.

Found 4x4 post. W. 1/4 corner Section 28 T. 1 N. R. 19 W. S.B.B.M

Set 2" iron pipe

Set 3/4" iron pipe

Westerly Corner lot 20, Sheet Nº 1 Upson Tract.

Southerly corner lot 22 - Sheet 1 of 1 Upson Tract,

Most Westerly corner lot 70 Upson Tract, See Sheet Nº 1.

Most Southerly corner lot 70 Upson Tract. see sheet Nº 1.

POTRERO LAKE