SHEET Nº 1

Upson Tract Addition Nº 1

BEING A SUBDIVISION OF PORTIONS OF
SECTIONS 27 & 28, T.1 N. R.19 W. S. B. B. AND M.
AS SAID SECTIONS ARE 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, CALIF.

IN BOOK 1 OF DEEDS AT PAGE 746.

Scale 1"=100'   June-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 112, 113, 114 and 115.

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, 115-116, 117-118, 119-120, 121-122, 118-120, 122-124, 123-124, 123-125, 125-126, 125-127, 127-128, 128-129, 128-130, 130-135, 131-135, 132-135, 133-135, 134-135, 135-139, 138-139, 140-141, 140-142, 142-143, 143-144, 145-146, 147-148, 147-149, 149-150, 151-152, 151-153, 151-159, 160-163, 161-163, 162-163, 162-164, 165-166, 166-168, 167-168, 167-169, 169-170, 170-171, 171-173, 172-173, 174-175, 174-176, 176-177, 178-179, 179-181, 180-181, 180-182, 182-183, 183-184, 184-186, 185-186, 186-188, 187-188, 188-189, 188-191, 188-219, 188-220, 188-222, and 188-223.

A strip of land twenty-five feet in width along the Westerly side of lots, 224, 225, 226 and 227.

A strip of land twenty-five (25) feet in width along the Northwesterly side of lots 227, 229, 230 and 231.

A strip of land twenty-five (25) feet in width along the Northerly side lot 231.

A strip of land fifteen (15) feet in width along the Southerly side of lots 116, 117, 120, 121, 136, 137, 138, 141, 142, 144, 146, 147, 150, 163, 164, 165, 168, 169, 171, 172, 175, 176, 178, 181, 182, 184, 185, 189, 190, 192, 194, 195 & 198.

A strip of land fifteen feet in width along the Southeasterly side of lots 124, 125, 207, 208, 209, 210, 211, 212 and 213.

A strip of land fifteen (15) feet in width along the Westerly side of lots 201, 203, 204, 205 and 207.

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 153-159, 153-158, 154-158, 154-157, 189-191, 190-191, 191-192, 192-193, 193-194, 195-196, 197-198, 198-199, 199-201 and 200-201.

A strip of land fifteen (15) feet in width, seven and one half (7½) feet on each side of and parallel width the lot line common to lots 125-136, 128-136, 135-136, 135-137, 135-138, and 135-141.

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 126-127, 155-157, 155-156, 163-164, 199-200, 199-213, 213-214, 203-210, 204-210, 204-209, 205-209, 205-208 and 205-207.

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 206-207.

A strip of land on the Westerly corner, of lot 211, five (5) ft. in width and parallel with the lot line common to lots 203-210, produced northerly to lot 202.

All of lot 202.

A strip of land ten (10) feet in width along the Easterly side of lots 214, 215, 216, 217, 218, 221, 222, 223, 224, 225, 226, 228, 229, 230 and 231.

A stripe of land five (5) feet in width along the Easterly side of lot 150.

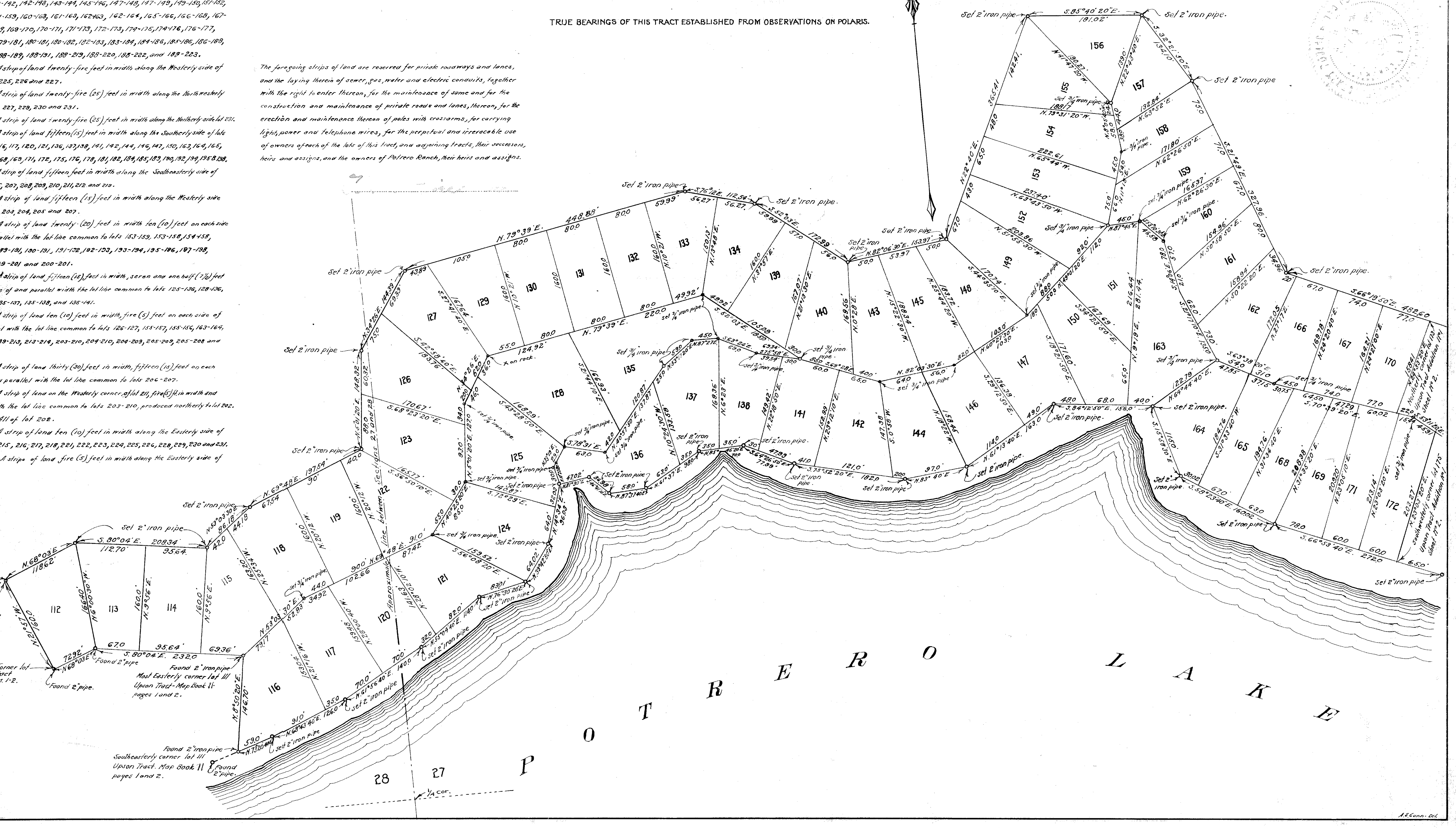
The foregoing strips of land are reserved for private roadways and lanes, and the laying therein of sewer, gas, water and electric conduits, together with the right to enter thereon, for the maintenance of same and for the construction and maintenance of private roads and lanes, thereon, for the erection and maintenance thereon of poles with crossarms, 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.

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

On this 27th day of June, 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 sworne 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 here unto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires March 20, 1927.   Frank C. Prescott
Notary Public in and for said County.



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SHEET No 2

Upson Tract Addition No 1

Scale 1"=100'

June-1923.

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

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 June 4 to 27 inclusive, 1923, and that all of the measurements shown hereon actually exist and their positions are correctly shown.

Gerald C. Fitz Gerald

Sworn and subscribed to before me this 27 day of June - 1923.

My commission expires 3/31/24

Evelyn V Cravender
Notary Public in and for
County of Los Angeles, California.

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 $2.00.00 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 Upson Tract Addition No 1," but not yet due and payable.

IN WITNESS WHEREOF, I, have set my hand and affixed the official seal of the County Clerk of Ventura County, this 3rd day of July - 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 3rd day of July, 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 of 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 hereto affixed.

J.J. Grabbe
Chairman of Board of Supervisors of Ventura County, State of California.

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

R.N. Haydon 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 112 to 231, inclusive, have been paid in full.

IN WITTNESS WHEREOF I have hereunto set my hand and affixed my official seal this 3rd day of July - 1923, A.D.

R.N. Haydon
Auditor County of Ventura, State of California.
Chas. F. Daly Deputy.

Recorded, at the request of F.W. MATTHIESSEN, JR. July 3 1923, at 40 minutes past 11 o'clock, in BOOK 11 Page 3 et seq of Miscellaneous Records (Maps), records of Ventura County, State of California.

R.N. Haydon
County Recorder
By - Marjorie Cagnacci
Deputy

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 "UPSON TRACT ADDITION No 1" 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 approves same.

WITNESS our hand and official seal this 3d day of July - 1923, A.D.

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.

Easterly corner Lot 173, Upson Tract Addition No 1 - sheet No 1.

Easterly corner lot 175, Upson Tract Addition No 1, sheet No 1.

Set 2" iron pipe. Set Spike in rock. Set X on rock. Set 3/4" iron pipe. Set 3/4" iron pipe in mound of stones. X on rock. Spike & Tin in rock.

SPILLWAY.

POTRERO LAKE

11 M.R. 4