We, CHARLES F. RAGSDALE and MARGARET C. RAGSDALE, husband and wife, owners, and TITLE INSURANCE AND TRUST COMPANY, a corporation, Trustee, hereby certify that we are the owners and trustee respectively of the Land included within the subdivision entitled "Valley Estates No.1", shown on the annexed map consisting of ONE(1) sheet and that we are the only persons whose consent is necessary to pass a clear title to said land, and consent to the making of said map and subdivision as shown within the colored border line and do hereby dedicate for public use those portions of land shown on said map as Barbara Drive, Parcels 1, 2, 3 and 4.
"Excepting an undivided one-half of all oils and minerals in said land as reserved by Gaylord J. Spreitz, et ux., in deed recorded in Book 959, page 200 of Official Records".

Charles F. Ragsdale
Margaret C. Ragsdale
Margaret C. Ragsdale

Title Insurance and Trust Company, a corporation, Trustee under deed of trust recorded in Book 1083, page 43 of Official Records.

R. W. Gray
Vice President
Alden Gray
Assistant Secretary

STATE OF CALIFORNIA } s.s.
COUNTY OF VENTURA }
On this 23rd day of June 1953, before me the undersigned, a Notary Public in and for said County of Ventura, State of California, residing therein, duly commissioned and sworn, personally appeared Charles F. Ragsdale and Margaret C. Ragsdale and R.W. Gray vice-president and Alden Gray assistant secretary of the Title Insurance and Trust Company known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they 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.

Barbara D. Lythgoe
Notary Public in and for the County of Ventura, State of California.
My commission expires 1-20-54.

I, RICHARD LEONARD GERRY, do hereby certify that I am a Registered Civil Engineer, that I have under instructions from Charles F. Ragsdale subdivided the lands delineated upon this map into lots, and in making said survey I have established permanent monuments at the locations indicated upon this map, by which any Engineer or Surveyor may retrace my work.
WITNESS my hand this 22 day of June 1953

Richard L. Gerry
Registered Civil Engineer No. 5725

I, L.E. HALLOWELL, County Clerk of the County of Ventura, State of California, certify that all of the provisions of Chapter 2, Division 4, Part 2, of the Business and Professions Code of the State of California and of any local ordinance pertaining to deposits required at the time of the approval by the Board of Supervisors of the map entitled "Valley Estates No.1", have been Complied with.

Dated July 21, 1953
L.E. Hallowell
County Clerk.

By
Deputy

I, MARGARET E. COONEY, County Tax Collector of the County of Ventura, State of California, certify that according to the records of the office of the County Tax Collector of Ventura County, there are no liens against the tract of land shown on the map entitled "Valley Estates No.1" or any part, thereof for unpaid County Taxes or special assessments collected as taxes, except taxes or special assessments not yet payable.

Dated this 1st day of July 1953.

Margaret E. Cooney
County Tax Collector
By Catherine Johnston
Deputy

I, ROBERT L. RYAN, County Surveyor of Ventura County, certify that I have examined the final map entitled "Valley Estates No.1"; that the subdivision is substantially the same as it appeared on the tentative map, and any approved alterations thereof, that all provisions of Chapter 2, Division 4, Part 2, of the Business and Professions Code 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.

Dated this 14th day of July 1953.

Robert L. Ryan
County Surveyor

Swaner and Son, a copartnership, is the owner of an easement over a portion of said land as described in Book 959, page 200 of Official Records, said easement cannot ripen into a fee.

This Map entitled "Valley Estates No.1", consisting of two(2) sheets, being presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 21st day of July, 1953 for approval.
Said Board hereby approves said map and does hereby accept on behalf of the public for public use, "Barbara Drive, Parcels 1, 2, 3 and 4", as delineated upon sheet 2, and in WITNESS WHEREOF, 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 21st day of July, 1953

Board of Supervisors of the County of Ventura, State of California.

Attest
L.E. Hallowell
CLERK OF SAID BOARD

R.A. Rice
CHAIRMAN OF SAID BOARD

17504
Recorded at the request of the County Clerk, July 22, 1953 at 2:35 P.M. in Book 21 of Miscellaneous Records (Maps), at pages 70 & 71, records of Ventura County.

John A. Locke
County Recorder
Olivia Montano, Deputy

VALLEY ESTATES NO.1

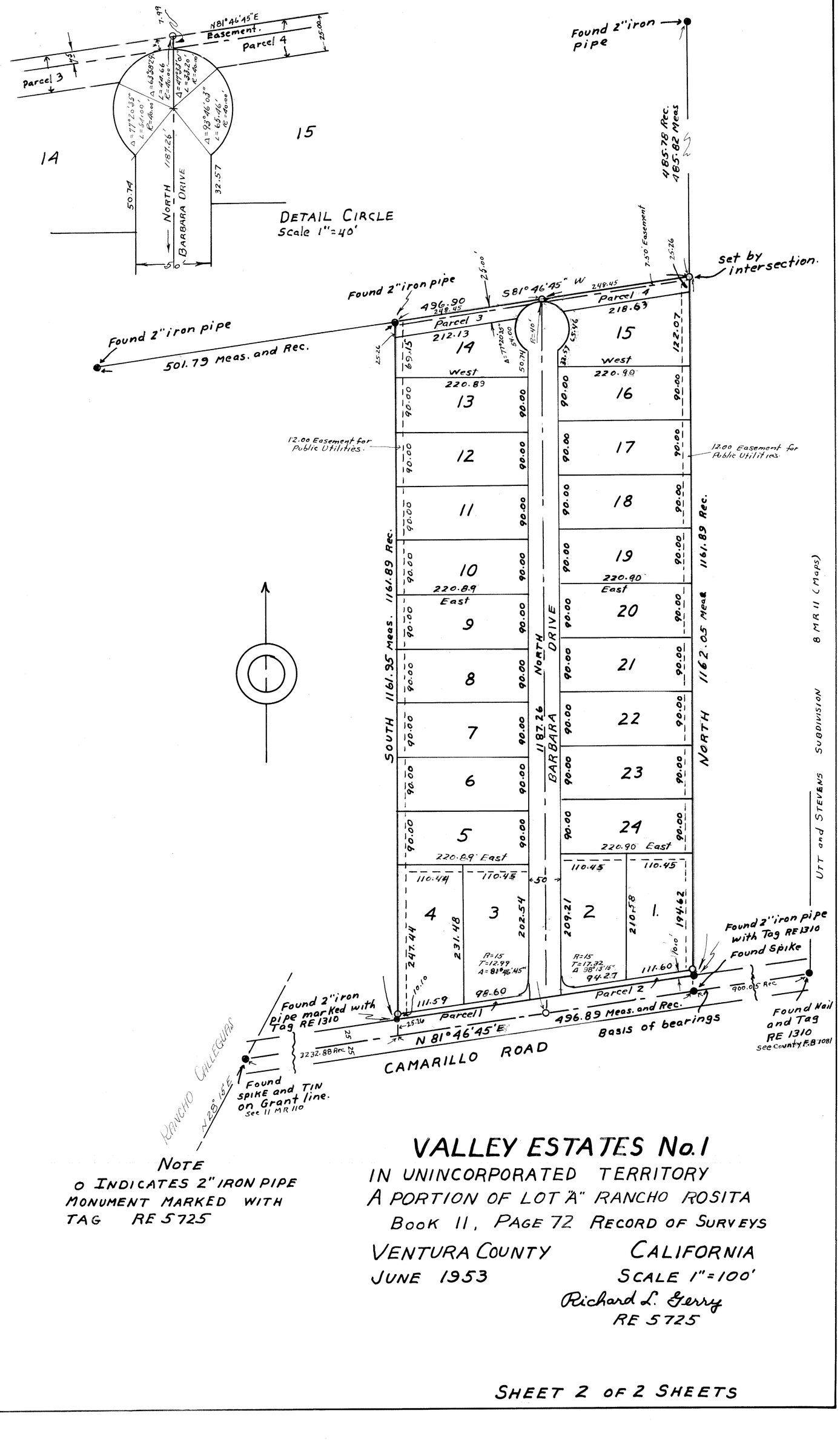
IN UNINCORPORATED TERRITORY

A PORTION OF LOT "A" RANCHO ROSITA

Book 11, Page 72 Record Of Surveys

VENTURA COUNTY CALIFORNIA

June 1953 Scale 1"=100'



NOTE

o INDICATES 2" IRON PIPE MONUMENT MARKED WITH TAG RE 5725

VALLEY ESTATES No. 1

IN UNINCORPORATED TERRITORY

A PORTION OF LOT "A" RANCHO ROSITA

BOOK 11, PAGE 72 RECORD OF SURVEYS

VENTURA COUNTY CALIFORNIA

JUNE 1953 SCALE 1"=100'

Richard L. Gerry
RE 5725

SHEET 2 OF 2 SHEETS

21 MR 71