TRACT NO. 1134

IN UNINCORPORATED TERRITORY

BEING A SUBDIVISION OF A PORTION OF

TRACTS F, G AND H, SECTION 9, T2N,

R17W, RANCHO SIMI (5 MR 24)

VENTURA COUNTY, CALIFORNIA

SURVEYED AND SUBDIVIDED FOR

BOWLES INVESTMENT COMPANY

BY NEIL J. CUMMINS, CIVIL ENGINEER

OXNARD, CALIFORNIA

AUGUST, 1959

The basis of bearing used for this map is North being the bearing of the center line of LOS ANGELES AVENUE as recorded in book 1053 page 205 of Official Records of Ventura County.

We, the undersigned, hereby certify that we are the owners of or are interested in the land included within this subdivision, entitled "TRACT NO. 1134," shown on the annexed map consisting of one 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 offer to dedicate for public use those portions of land shown on said map as DOROTHY AVENUE, DANA AVENUE, CAROLINE AVENUE, CHRISTINE AVENUE, KATHERINE AVENUE, Storm Drainage Easements Parcels "A" and "B" also grant to the County of Ventura all rights of ingress and egress from Parcels "A" and "B", over and across the southerly line abutting Christine AVENUE and DOROTHY AVENUE, in order that the owners of said Parcels shall have no rights of access whatever to said Avenues except the general easement of travel which belongs to the whole public. And also dedicate for public use Parcels "C" thru "R" inclusive.

BOWLES INVESTMENT COMPANY

President

Secretary

CALIFORNIA BANK, a corporation, as TRUSTEE under deed of trust recorded in book 1689 page 15 of Official Records.

VICE-PRESIDENT

ASS'T-SECRETARY

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On this 23 day of November, 1959, before me the undersigned, Notary Public in and for the County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared THOMAS C. BOWLES, known to me to be the PRESIDENT and JEAN M. BERGUM known to me to be the SECTY.-TREASURER of the BOWLES INVESTMENT COMPANY corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation named therein and acknowledged to the that such corporation executed the same.

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

Notary Public in and for the County of Los Angeles
State of California
My commission expires Aug. 12, 1961

STATE OF CALIFORNIA
COUNTY OF ~~VENTURA~~ LOS ANGELES } ss.

On this 23 day of November, 1959, before me the undersigned Notary Public in and for the County of ~~Ventura~~ LOS ANGELES, State of California, residing therein, duly commissioned and sworn, personally appeared GOLDEN R. LARSON, known to me to be the VICE-PRESIDENT and HAROLD S. BAUER, known to me to be the ASS'T-SEC'Y of CALIFORNIA BANK.

The corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation named therein and acknowledged to me that such corporation executed the same.

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

Notary Public in and for the County of ~~Ventura~~ LOS ANGELES
State of California
My commission expires May 19, 1962

The signatures of L. GRAY BUCKNER and LOIS O. BUCKNER, present owners of an undivided one-half of all oil, gas, minerals and hydrocarbon substances in and under said land, but without right of surface entry, which were reserved by L. Gray Buckner and Lois O. Buckner in deed recorded in book 1053 page 205 of Official Records, have been omitted in accordance with Section 11587 C-(1) of the "Subdivision Map Act".

The signatures of RAYMOND BORDEN and RUTH O. BORDEN, present owners of the remaining one-half of all oil, gas, minerals and hydrocarbon substances in and under said land, but without right of surface entry, which were excepted by Raymond Borden and Ruth O. Borden in deed recorded in book 1689 page 13 of Official Records, have been omitted in accordance with Section 11587 C-(1) of the "Subdivision Map Act".

I, NEIL J. CUMMINS, do hereby certify that I am a Registered Civil Engineer, that this map correctly represents a survey made under my direction in August, 1959, for BOWLES INVESTMENT COMPANY, 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 prior to the final acceptance of the improvements) and that they are (or will be) sufficient to enable the survey to be retraced.

Dated AUGUST, 17, 1959.

Registered Civil Engineer No. 6557

I, ROBERT L. HAMM, 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 local ordinance pertaining to deposits, required at the time of approval by the Board of Supervisors of the County of Ventura, of the map entitled "TRACT NO. 1134," have been complied with.

Dated December 2nd, 1959

ROBERT L. HAMM
County Clerk

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 "TRACT NO. 1134," or any part thereof for unpaid County taxes or special assessments collected as taxes except taxes or special assessments not yet payable.

Dated this 22nd day of October, 1959.

MARGARET E. COONEY

Deputy

I, M. C. LORENZ, County Surveyor of Ventura County, certify that I have examined the final map entitled "TRACT NO. 1134," 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 27 day of November, 1959.

M. C. LORENZ
County Surveyor

Deputy

This map entitled "TRACT NO. 1134," consisting of two sheets, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 1st day of December, 1959 for approval. Said Board hereby approves said map and does hereby accept on behalf of the public for public use DOROTHY AVENUE, DANA AVENUE, CAROLINE AVENUE, CHRISTINE AVENUE and KATHERINE AVENUE, as delineated upon sheet two and all rights of ingress and egress as offered hereon, provided, however that the offer of Parcels "A" thru "R" inclusive and Storm Drainage Easements are hereby rejected. And witness whereof has caused this certificate to be signed by its Chairman attested by its Clerk, and the official seal of the board to be affixed hereto this 2nd day of December, 1959.

Attest:

Clerk of said Board

Board of Supervisors of the County of Ventura State of California

Chairman of said Board

#45212

Recorded at the request of the County Clerk,

DECEMBER 3, 1959 at 3:30 PM.

in Book 28 of Miscellaneous Records (Maps),

at Page 3 + 4, records of Ventura County.

County Recorder

By Marie Miller
Deputy

TRACT NO. 1134

IN UNINCORPORATED TERRITORY
BEING A SUBDIVISION OF A PORTION OF
TRACTS F, G, AND H, SECTION 9, T2N,
R17W, RANCHO SIMI (5 M R 24)
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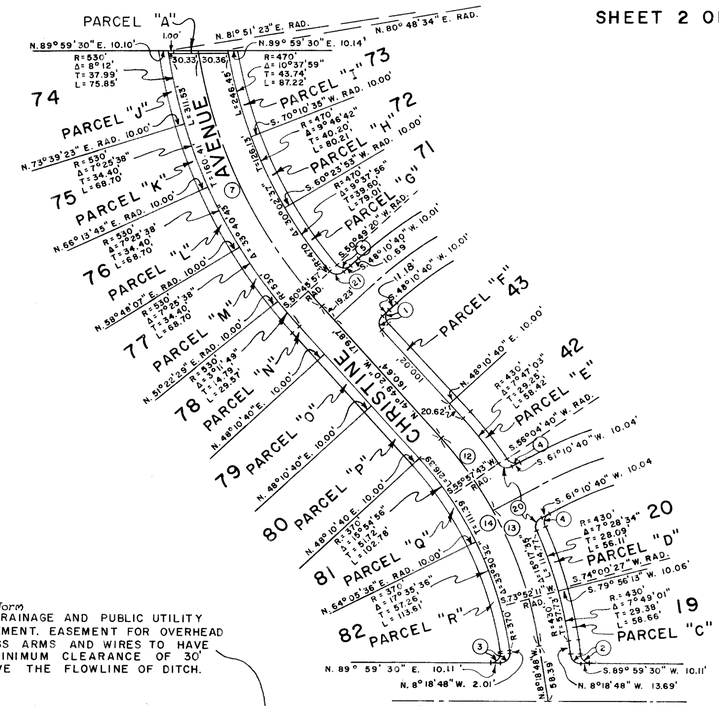
SURVEYED AND SUBDIVIDED FOR
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BY NEIL J. CUMMINS, CIVIL ENGINEER
OXNARD, CALIFORNIA
AUGUST, 1959
SCALE: 1" = 100'

◎ INDICATES: Set 1-1/2" iron pipe with tag stamped "R.E. 6557." Set 1/2" iron pipe with nail at all rear lot corners. Set lead and tack in sidewalk on prolongation of all side lot lines.

The basis of bearings used for this map is North being the centerline of Los Angeles Avenue as recorded in book 1053, page 205 of Official Records of Ventura County.

The Record be bearings and distances shown on the tract boundary are per (1689 OR 13)

(1310 OR 409)



Storm
12' DRAINAGE AND PUBLIC UTILITY EASEMENT. EASEMENT FOR OVERHEAD CROSS ARMS AND WIRES TO HAVE A MINIMUM CLEARANCE OF 30' ABOVE THE FLOWLINE OF DITCH.

Storm
30' DRAINAGE AND PUBLIC UTILITY EASEMENT. EASEMENT FOR OVERHEAD CROSS ARMS AND WIRES, SAID WIRES TO HAVE A MINIMUM CLEARANCE OF 30' ABOVE THE FLOWLINE OF DITCH.

12' Public Utility Easement

PARCEL "A"

PARCEL "B"

Public Utility Easement

N 82° 00' 30" E RAD. N 81° 21' 53" E RAD. N 80° 36' 29" E RAD.

N 89° 58' 30" E 1528.10' Rec. N 89° 59' 30" E 1527.85' Meas.

N 22° 33' 50" W 16.30' Rec.
N 22° 32' 50" W 16.38' Meas.

N 5° 33' 20" W Rec.
N 5° 32' 20" W Meas.
145.76' Rec.& Meas.

2'x15' Anchor Easement

N 25° 18' 20" W Rec.
N 25° 17' 20" W Meas.
185.50' Rec.& Meas.

Storm
DRAINAGE AND PUBLIC UTILITY EASEMENT, EASEMENT FOR OVERHEAD CROSS ARMS AND WIRES, SAID WIRES TO HAVE A MINIMUM CLEARANCE OF 30' ABOVE THE FLOWLINE OF DITCH.

N 41° 50' 20" W Rec.
N 41° 49' 20" W Meas. 444.32' Rec.& Meas.

2'x15' Anchor Easement

2'x20' Anchor Easement

N (512 OR 379)

PUBLIC UTILITY EASEMENT

DANA AVENUE — N 89° 59' 30" E 760.83'

CAROLINE AVENUE — N 89° 59' 30" E 670.64'

KATHERINE AVENUE — N 89° 58' 30" E Rec. 440.00' Rec. N 89° 58' 30" E Rec. per (1689 OR 13) N 89° 59' 30" E Meas. 441.05' Meas. 147.00' Rec.& Meas. 860.00'

DOROTHY AVENUE — N 0° 00' 30" W 259.00' 130.00' 240.00' 130.00' 376.73' Meas.

CHRISTINE AVENUE

LOS ANGELES AVENUE — SOUTH (Basis of bearings) per (1053 OR 205) 659.00' Rec.& Meas. S 0° 00' 30" E Meas. (1701 OR 336) S 0° 01' 30" E Rec. per (1689 OR 13) 659.00' Rec.& Meas.

FOUND SPIKE (14 RS 20)

FOUND 2X2 STAKE WITH TAG STAMPED "L.S. 1944" (14 RS 20)

FOUND SPIKE (0.03' SOUTH OF LINE) (14 RS 20)

FOUND 2 X 2 STAKE WITH TAG STAMPED "L.S. 1944" (14 RS 20)

FOUND SPIKE (14 RS 20)

905.00' Rec. per (1701 OR 336) & Meas.

CURVE DATA

(1) R = 10' Δ = 90° T = 10.00' L = 15.71'	(2) R = 10' Δ = 81°41'42" T = 8.65' L = 14.26'	(3) R = 10' Δ = 98°18'18" T = 11.57' L = 17.16'	(4) R = 10' Δ = 84°54' T = 9.15' L = 14.82'
(5) R = 10' Δ = 92°38'40" T = 10.47' L = 16.17'	(6) R = 540' Δ = 33°49'50" T = 164.22' L = 318.85'	(7) R = 500' Δ = 33°11'13" T = 149.00' L = 289.61	(8) R = 460' Δ = 29°47'09" T = 122.34' L = 239.14'
(9) R = 430' Δ = 41°48'50" T = 164.26' L = 313.81'	(10) R = 400' Δ = 41°48'50" T = 152.80' L = 291.92'	(11) R = 370' Δ = 41°48'50" T = 141.34' L = 270.02'	(12) R = 400' Δ = 13° T = 45.57' L = 90.76'
(13) R = 400' Δ = 20°30'32" T = 72.36' L = 143.18'	(14) R = 400' Δ = 33°30'32" T = 120.42' L = 233.94'	(15) R = 360' Δ = 33°30'32" T = 108.38' L = 210.54'	(16) R = 440' Δ = 15°24'32" T = 59.53' L = 118.33'
(17) R = 370' Δ = 28°48'50" T = 95.05' L = 186.07'	(18) R = 400' Δ = 28°48'50" T = 102.75' L = 201.16'	(19) R = 430' Δ = 28°48'50" T = 110.46' L = 216.25'	(20) R = 10' Δ = 84° 47' 03" T = 9.13' L = 14.80'
(21) R = 10' Δ = 92° 35' 17" T = 10.46' L = 16.16'			