TRACT NO. 1133

IN UNINCORPORATED TERRITORY

BEING A SUBDIVISION OF A PORTION OF TRACT H, SECTION 9, T2N, R17W, RANCHO SIMI (5 MR 24)

VENTURA COUNTY, CALIFORNIA

SURVEYED AND SUBDIVIDED FOR RAYDEN BUILDING COMPANY

BY NEIL J. CUMMINS, CIVIL ENGINEER

OXNARD, CALIFORNIA

AUGUST, 1959

We, the undersigned, hereby certify that we are the owners of or are interested in the land included within this subdivision, entitled "TRACT NO. 1133," 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 LOS ANGELES AVENUE, KATHERINE AVENUE, GATEWAY DRIVE, and SANDALWOOD DRIVE, Storm Drainage Easement, Parcel "A" and also grant to the County of Ventura all rights of ingress and egress from Parcel "A" over and across the southerly line abutting SANDALWOOD DRIVE, in order that the owners of said Parcel "A" shall have no rights of access whatever to said SANDALWOOD DRIVE except the general easement of travel which belongs to the whole public.

RAYDEN BUILDING COMPANY

Raymond Borden
President

Ruth O. Borden
Secretary

DICKENS INVESTMENT COMPANY

Thomas Bowles
President

J M Bergum
Secretary

TITLE INSURANCE AND TRUST COMPANY,
a corporation as TRUSTEE under deed of Trust recorded in book 1737 page 308 of Official Records.

John Morse
ASS'T SECRETARY

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On this 17 day of August, 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 Raymond Borden, known to me to be the President and Ruth O. Borden known to me to be the Secretary of the RAYDEN BUILDING 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 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.

Dolores Domes
Notary Public in and for the County of Los Angeles
State of California
My commission expires Mar. 12, 1960

STATE OF CALIFORNIA }
COUNTY OF VENTURA } ss.

On this 26th day of August, 1959, before me the undersigned, Notary Public in and for the County of Ventura, State of California, residing therein, duly commissioned and sworn, personally appeared John Morse, known to me to be the Assistant Secretary of TITLE INSURANCE AND TRUST COMPANY. The corporation that executed the within instrument and known to me to be the person 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.

E. L. Hagen
Notary Public in and for the County of Ventura
State of California
My commission expires Nov. 20, 1961

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 1701 page 336 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 RAYDEN BUILDING 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 November 20, 1959.

Neil J. Cummins
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. 1133", have been complied with.

Dated May 10th, 1960.

Robert L. Hamm
ROBERT L. HAMM
County Clerk
Ventura County

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. 1133," or any part thereof for unpaid County taxes or special assessments collected as taxes except taxes or special assessments not yet payable.

Dated this 18th day of April, 1960

Margaret E. Cooney
MARGARET E. COONEY

Deputy

I certify that I have examined the final map entitled "TRACT NO. 1133," 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 2 day of MAY, 1960.

M. C. LORENZ
County Surveyor
Ventura County

by W. D. MacMillan
Deputy County Surveyor

The basis of bearings 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.

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss

On this 15 day of JANUARY, 1960, 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 J M BERGUM known to me to be the SECRETARY of the DICKENS 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 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.

Maurice M. Bee
Notary Public in and for the County of Los Angeles
State of California
My commission expires AUG 12, 1961

This map entitled "TRACT NO. 1133," consisting of two sheets, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 10th day of May, 1960. for approval. Said Board hereby approves said map and does hereby accept on behalf of the public for public use LOS ANGELES AVENUE, KATHERINE AVENUE, GATEWAY DRIVE and SANDALWOOD DRIVE as delineated upon sheet two and all rights of ingress and egress as offered hereon, provided, however that the offer of Parcel "A" for storm drainage easement is hereby rejected. And witness whereof has caused this certificate to be signed by its Chairman and attested by its Clerk, and the official seal of the board to be affixed hereto this 10th day of May, 1960.

Attest
Robert L. Hamm
Clerk of said Board

Board of Supervisors of the County of Ventura State of California

Edwin L. Carty
Chairman of said Board

21129

Recorded at the request of the County Clerk,
May 12, 1960 at 11:30 a.m.
in Book 28 of Miscellaneous Records (Maps),
at Pages 66 - 67, records of Ventura County.

Robert L. Hamm
County Recorder

By William Dover
Deputy

SHEET NO. 2 OF 2 SHEETS

TRACT NO. 1133

IN UNINCORPORATED TERRITORY

BEING A SUBDIVISION OF A PORTION OF

TRACT H, SECTION 9, T2N,

R17W, RANCHO SIMI (5 MR24)

VENTURA COUNTY, CALIFORNIA

SURVEYED AND SUBDIVIDED FOR

RAYDEN BUILDING COMPANY

BY NEIL J. CUMMINS, CIVIL ENGINEER

OXNARD, CALIFORNIA

AUGUST, 1959

SCALE: 1 INCH = 100 FEET

◎ 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.

