28 MR 96

We the undersigned hereby certify that we are the owners of or are interested in the land included within this Subdivision entitled Tract Nº 1252-1 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 Donner Avenue, Cutler Circle, Stanford Drive, Turnaround easements, Parcels A, B, C, D and E, and also grant to the County of Ventura, all rights of ingress to and egress from Parcels C, D and E, over and across the westerly line of Parcel C abutting Cutler Circle, the westerly line of Parcel D abutting Stanford Drive, and the northerly line of Parcel E abutting Donner Avenue in order that the owners of said Parcels C, D and E shall have no rights of access whatever to said Cutler Circle, Stanford Drive, and Donner Avenue except the general easement of travel which belongs to the whole public.

Royal-Simi Homes, a limited partnership
By Royal-Simi, Inc., A California Corporation
Tom Paul
President

Title Insurance and Trust Company a corporation, as Trustee under deed of trust recorded in book 1855 page 234 of official records.

G.A. Barrett
ASS'T. SECRETARY

State of California } SS.
County of Los Angeles }

On May 4, 1960 before me, the undersigned personally appeared TOM PAUL known to me to be the President of Royal-Simi, Inc., the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of said corporation, said corporation being known to me to be the General partner of Royal-Simi Homes, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

E H Fiala
NOTARY PUBLIC
My Commission Expires 3-24-61.

State of California —] S.S.
County of Ventura —]

On this 25th day of MAY in the year 1960, before me the undersigned, personally appeared G.A. BARRETT know to me to be the Ass't. Secretary of the Title Insurance and Trust Company a Corporation Trustee, the corporation that executed the within instrument and acknowledged to me that such corporation executed the same as frustee.

E. D. Haagen
NOTARY PUBLIC
My Commission Expires Nov. 20, 1961.

The signatures of William Floyd Binns & Mary Virginia Binns, present owners of one-half of all oil, gas, hydrocarbon in all forms and all other minerals and mineral rights, whether metalic or non—metallic in and under said land, without the right, however, of surface entry upon said land for the purpose of mining, drilling, and/or exploring said land for oil, gas, hydrocarbon or other minerals and removing the same therefrom, which were reserved by William Floyd Binns and Mary Virginia Binns in deed recorded in Book 1855 page 232 of Official Records, have been omitted in accordance with Section 11587 C-(1) of the "Subdivision Map Act".

The signatures of Emilio J. Lagomarsino, Marjorie E. Lagomarsino, Richard A. Lagomarsino, Catherine Lagomarsino Wood, Robert J. Lagomarsino, L.R. Riave, Irene M. Riave, John C. Montgomery, Barbara Ann Montgomery, Virginia Mae Reed, Audrey June Busse, Wayne W. Montgomery, Jr., Eleanor Lorena Emerick, Ventura County and Montgomery Mutual Water Company, present owners of easements over said land which cannot ripen into a fee have been omitted in accordance with Section 11587 A of the "Subdivision Map Act"

I, Robert T. Lewis, do hereby certify that I am a licensed Land Surveyor, that this map correctly represents a survey made under my direction in March, 1960 for Royal-Simi Homes, 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 final acceptance of the improvements) and that they are or will be sufficient to enable the survey to be retraced.

Dated 4/6/60

Robert T. Lewis
L. S. 2777

I, certify that all of the provisions of Chapter 2, Division 4, Part 2, of the Business and Professions Code of the State 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 "Tract Nº 1252-1" have been complied with.

Dated June 8th 1960

Robert L. Hamm
County Clerk
County of Ventura

By Robert L. Hamm
~~Deputy~~ County Clerk

I, Certify that according to the records of my office there are no liens against the subdivision (Tract Nº 1252-1) or any part thereof for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable.

Dated May 23rd 1960

Margaret E. Cooney
Margaret E. Cooney
County Tax Collector
County of Ventura

I, certify that I have examined the final map entitled "Tract Nº 1252-1" 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 June 8 1960

M. C. Lorenz
County Surveyor
County of Ventura

By W. W. MacMillan
Deputy County Surveyor

This map entitled "Tract No. 1252-1 consisting of two sheets, is presented to the Board of Supervisors of Ventura County, California at the meeting of said Board held on the 8th day of June 1960 for approval. Said Board hereby approves said map and hereby accepts on behalf of the public for public use, Donner Avenue, Cutler Circle, Stanford Drive, Parcel "A" and Parcel "B" as delineated on sheet 2 and all rights of ingress and egress as offered herein, provided, however, that the offer of Parcel "C", Parcel "D", Parcel "E" and Turnaround easements is hereby rejected, and in Witness Whereof has caused this certificate to be signed by its chairman and attested by its Clerk, and the official seal of said Board to be affixed hereto this 8th day of June 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

*24833

Recorded at the request of the County Clerk on this 10th day of JUNE 1960 at 10:00 a.m. in Book 28 of Miscellaneous Records (Maps) at pages 96 & 97 Records of Ventura County.

Robert L. Hamm - County Recorder
County of Ventura
By William Dover
Deputy County Recorder

TRACT Nº 1252-1

BEING A PORTION OF THE S.W.¼ OF N.W.¼ SECTION 15, T.2N. R.18W.

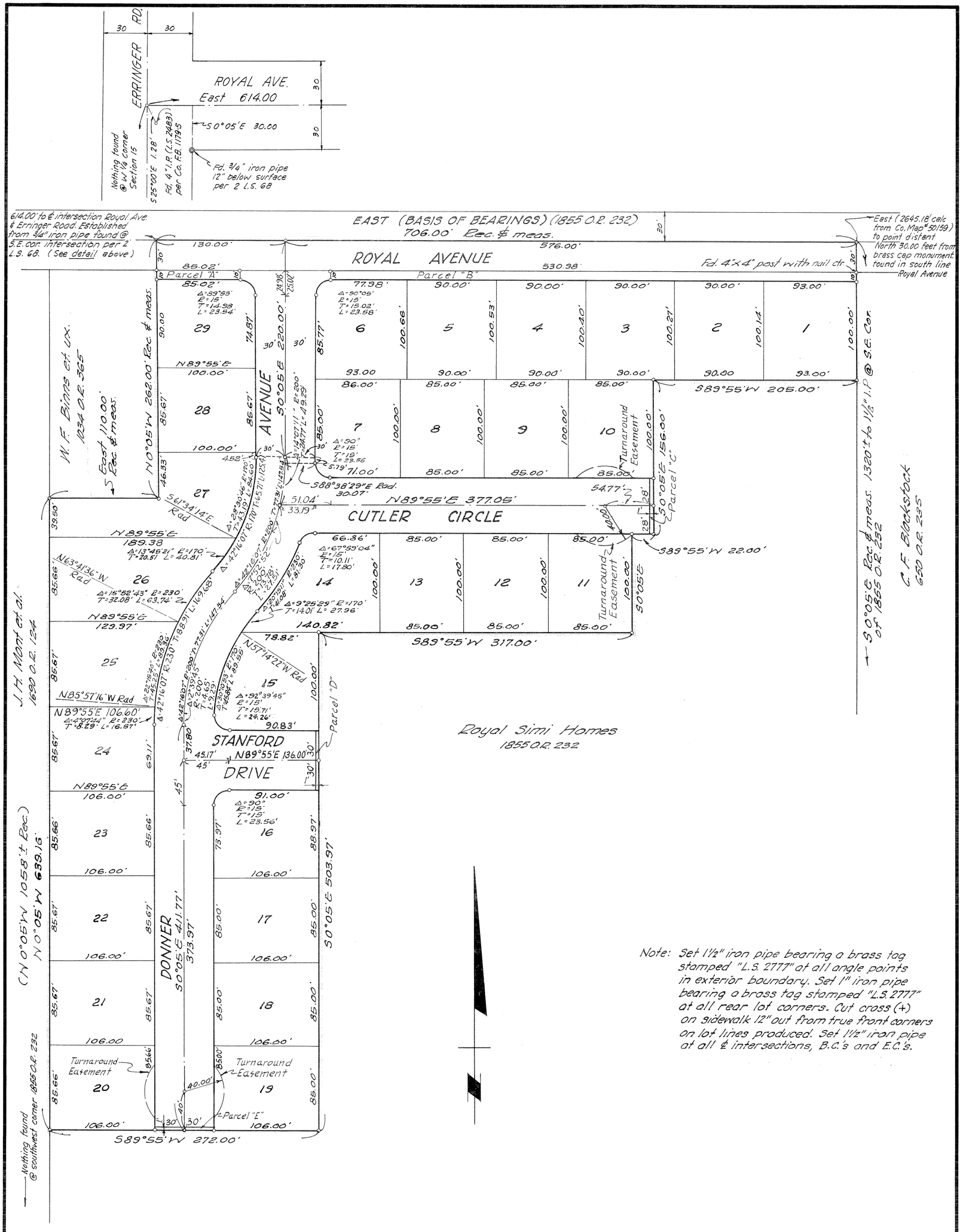
RANCHO SIMI
(3 M.R. 7)

IN UNINCORPORATED TERRITORY
VENTURA COUNTY, CALIFORNIA

LEWIS & LEWIS
VENTURA, CALIF.

SHEET 1 OF 2 SHEETS

28 MR 97



TRACT NO. 1252-1

Being a portion of the SW¼ of NW¼ Section 15, T2N, R18W

RANCHO SIMI
(3 M.R. 7)

In Un-incorporated Territory

Ventura, County
Scale 1"=60'

California
March 1960

Lewis & Lewis
Ventura, California