28 MR 98

We, the undersigned, hereby certify that we are the owners of or are interested in the land included within this subdivision entitled "TRACT NO. 1232" shown on the map consisting of 3 sheets and that we are the only persons whose consent is necessary to pass a clear title to said land and consent to the preparation and recordation of said map and subdivision as shown within the colored borderline and hereby offer to dedicate for public use those portions of land shown on said map as; Calle Corta, Calle Yucca, Calle Pecos Calle Mandarinas, Camino Manzanas, Camino Flores, Calle Las Trancas, Storm Drainage Easements, Turnaround Easements, Parcels "A", "B" & "C" and also grant to the County of Ventura all rights of Ingress and Egress over and across; the Northeasterly & Southeasterly lines of Parcel "A" abutting Calle Pecos, the Southeasterly line of Parcel "B" abutting Calle Las Trancas, the Southerly & Westerly lines of Parcel "C" abutting Camino Manzanas, and the Southeasterly & Southwesterly lines of Parcel "C" abutting Calle Yucca, in order that the owners of said Parcels shall have no rights of access whatever to said Calle Pecos, Calle Las Trancas, Calle Yucca & Camino Manzanas except a 20' parcel at the Easterly end of Camino Manzanas for rights of Ingress & Egress to homesites outside this subdivision, and the general easement of travel which belongs to the whole public.

THE MORELAND COMPANY

By Victor H. Palmieri, President By R.G. Dallman, Secretary

MUTUAL TITLE CORPORATION, LTD., a corporation, as TRUSTEE, under deed of trust recorded 1658 O.R. 84.

By Victor H. Palmieri, President By R.G. Dallman, Ass't. Secretary

State of California } S.S.
County of Ventura }

On this 31st day of May, 1960 before me, the undersigned, personally appeared Victor H. Palmieri known to me to be the President and R.G. Dallman known to me to be the Secretary of THE MORELAND COMPANY the company that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the company therein named and acknowledged to me that such company executed the same.

Pauline LeBlanc
NOTARY PUBLIC FOR VENTURA COUNTY
My Commission Expires 8-20-62.

State of California } S.S.
County of Ventura }

On this 31st day of May, in the year One Thousand Nine Hundred and Sixty before me, the undersigned, a Notary Public in and for the County of Ventura, State of California residing therein duly commissioned and sworn personally appeared Victor H. Palmieri known to me to be the President and R.G. Dallman known to me to be the Asst. Secretary of the Mutual Title Corporation Ltd., a Corporation Trustee, the Corporation that executed the within instrument on behalf of the Corporation therein named and acknowledged to me that said Corporation executed the same as Trustee.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year in this certificate first above written.

Pauline LeBlanc
Notary Public in and for the County of Ventura, State of California
My Commission expires 8-20-62.

I certify that according to the records of my office there are no liens against the subdivision (TRACT NO. 1232) or any part thereof for unpaid state, county, municipal assessments collected as taxes, except taxes or special assessments not yet payable.

Dated June 2nd 1960

Margaret E. Cooney
County Tax Collector
County of Ventura

By ~~Deputy~~ Margaret E. Cooney, Tax Collector

I certify that I have examined the final map entitled "TRACT NO. 1232" 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. 1232", consisting of 3 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 does hereby accept on behalf of the public for public use; Calle Corta, Calle Yucca, Camino Mandarinas, Camino Manzanas, Camino Flores, Calle Pecos & Calle Las Trancas, as delineated upon Sheets 2 & 3 and all rights of Ingress and Egress as offered hereon, provided however, that the offer of Storm Drainage Easements, Turnaround Easements and Parcels "A", "B" & "C", 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

BOARD OF SUPERVISORS OF THE
COUNTY OF VENTURA, STATE OF CALIFORNIA

Attest: Robert L. Hamm, Clerk of Said Board By Edwin L. Carty, Chairman of Said Board

SHEET NO. 1 OF 3 SHEETS
F-1391 D-22-2525 F.B. 281

I, ROBERT E. MARTIN, do hereby certify that I am a Registered Civil Engineer; that this map correctly represents a survey made under my direction in DECEMBER, 1959, for the MORELAND 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 final acceptance of the improvements) and that they are (or will be) sufficient to enable the survey to be retraced.

Dated this 24th day of DECEMBER, 1959.

Robert E. Martin
Registered Civil Engineer No. 11322

I 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 approval by the Board of Supervisors of the map entitled "TRACT NO. 1232" have been complied with.

Dated June 8, 1960

Robert L. Hamm
County Clerk
County of Ventura

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

*25417

Recorded at the request of the County Clerk JUNE 14, 1960 at 12:30 P.M. in Book 28 of Miscellaneous Records (Maps) at pages 98, 99, 100 Records of Ventura County.

Robert L. Homm
County Recorder
County of Ventura

By William Dover, Deputy County Recorder

TRACT NO. 1232

LYNN RANCH, UNIT NO. 5

(IN UNINCORPORATED TERRITORY)
BEING A PART OF
SECTION 5
T. I. N. — R. 19 W.
RANCHO EL CONEJO
VENTURA COUNTY, CALIFORNIA

Robert E. Martin R.E. 11322

DECEMBER, 1959 RAMELLI & MARTIN
ENGINEERS & SURVEYORS

28 MR 99

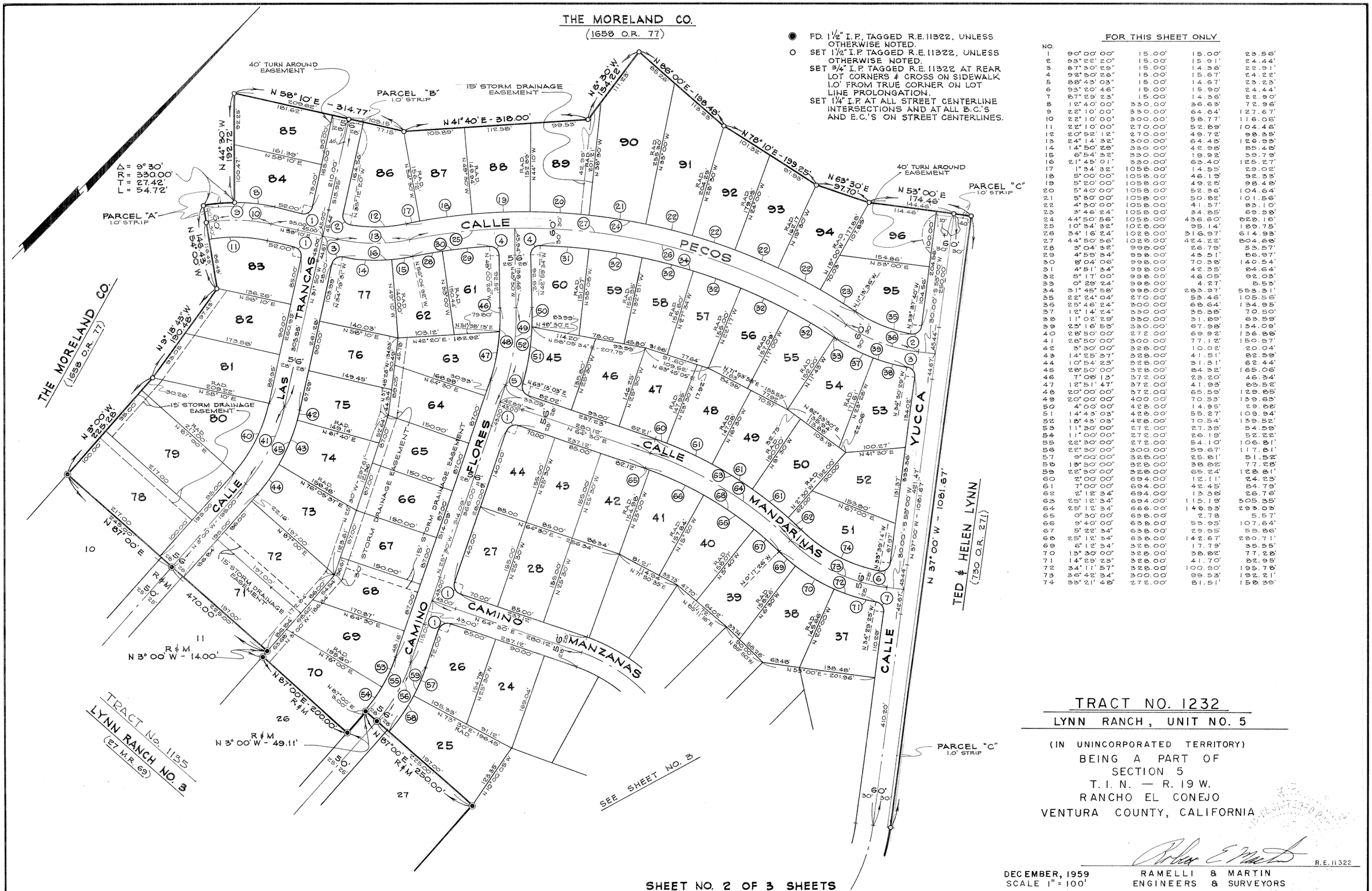
THE MORELAND CO.

(1658 O.R. 77)

- ◉ FD. 1½" I.P. TAGGED R.E. 11322, UNLESS OTHERWISE NOTED.
- O SET 1½" I.P. TAGGED R.E. 11322, UNLESS OTHERWISE NOTED.
- SET ¾" I.P. TAGGED R.E. 11322 AT REAR LOT CORNERS & CROSS ON SIDEWALK 1.0' FROM TRUE CORNER ON LOT LINE PROLONGATION.
- SET 1¼" I.P. AT ALL STREET CENTERLINE INTERSECTIONS AND AT ALL B.C.'S AND E.C.'S ON STREET CENTERLINES.

FOR THIS SHEET ONLY

NO.				
1	90° 00' 00"	15.00'	15.00'	23.56'
2	93° 22' 20"	15.00'	15.91'	24.44'
3	87° 30' 29"	15.00'	14.96'	22.91'
4	92° 30' 26"	15.00'	15.67'	24.22'
5	88° 45' 03"	15.00'	14.67'	23.23'
6	93° 20' 46"	15.00'	15.90'	24.44'
7	87° 29' 25"	15.00'	14.96'	22.90'
8	12° 40' 00"	330.00'	36.63'	72.96'
9	22° 10' 00"	330.00'	64.64'	127.67'
10	22° 10' 00"	300.00'	58.77'	116.06'
11	22° 10' 00"	270.00'	52.89'	104.46'
12	20° 52' 12"	270.00'	49.72'	98.35'
13	24° 14' 32"	300.00'	64.43'	126.93'
14	14° 50' 28"	330.00'	42.98'	85.48'
15	6° 54' 32"	330.00'	19.92'	39.78'
16	21° 45' 01"	330.00'	63.40'	125.27'
17	1° 34' 32"	1058.00'	14.55'	29.02'
18	5° 00' 00"	1058.00'	46.19'	92.33'
19	5° 20' 00"	1058.00'	49.28'	98.48'
20	5° 40' 00"	1058.00'	52.36'	104.64'
21	5° 30' 00"	1058.00'	50.82'	101.56'
22	4° 50' 00"	1058.00'	41.57'	83.10'
23	3° 46' 24"	1058.00'	34.85'	69.99'
24	44° 50' 56"	1058.00'	436.60'	828.16'
25	10° 34' 32"	1028.00'	95.14'	189.75'
26	34° 16' 24"	1028.00'	316.97'	614.93'
27	44° 50' 56"	1028.00'	424.22'	804.68'
28	3° 04' 32"	998.00'	26.79'	53.57'
29	4° 56' 34"	998.00'	43.51'	86.97'
30	8° 04' 06"	998.00'	70.38'	140.54'
31	4° 51' 34"	998.00'	42.35'	84.64'
32	5° 17' 00"	998.00'	46.05'	92.09'
33	0° 29' 24"	998.00'	4.27'	8.55'
34	31° 45' 58"	998.00'	283.97'	553.31'
35	22° 24' 04"	270.00'	53.46'	105.56'
36	25° 46' 24"	300.00'	68.64'	134.95'
37	12° 14' 24"	330.00'	35.38'	70.50'
38	11° 02' 29"	330.00'	31.89'	63.59'
39	23° 16' 53"	330.00'	67.98'	134.08'
40	28° 50' 00"	272.00'	69.92'	136.88'
41	28° 50' 00"	300.00'	77.12'	150.97'
42	3° 30' 00"	328.00'	10.02'	20.04'
43	4° 25' 37"	328.00'	41.51'	82.59'
44	10° 54' 23"	328.00'	31.31'	62.44'
45	28° 50' 00"	328.00'	84.32'	165.06'
46	7° 08' 13"	372.00'	23.20'	46.34'
47	12° 51' 47"	372.00'	41.93'	83.52'
48	20° 00' 00"	372.00'	65.59'	129.85'
49	20° 00' 00"	400.00'	70.53'	139.63'
50	4° 00' 00"	428.00'	14.95'	29.88'
51	14° 43' 03"	428.00'	55.27'	109.94'
52	18° 43' 03"	428.00'	70.54'	139.52'
53	11° 30' 00"	278.00'	27.39'	54.59'
54	11° 00' 00"	272.00'	26.19'	52.22'
55	22° 30' 00"	272.00'	54.10'	106.81'
56	22° 30' 00"	300.00'	59.67'	117.81'
57	9° 00' 00"	328.00'	25.81'	51.52'
58	13° 30' 00"	328.00'	38.82'	77.28'
59	22° 30' 00"	328.00'	65.24'	128.81'
60	2° 00' 00"	694.00'	12.11'	24.23'
61	7° 00' 00"	694.00'	42.45'	84.79'
62	2° 12' 34"	694.00'	13.38'	26.76'
63	25° 12' 34"	694.00'	115.19'	305.35'
64	25° 12' 34"	666.00'	148.93'	293.09'
65	0° 30' 00"	638.00'	2.78	5.57'
66	9° 40' 00"	638.00'	53.95'	107.64'
67	5° 22' 34"	638.00'	29.85'	59.86'
68	25° 12' 34"	638.00'	142.67'	280.71'
69	6° 12' 34"	328.00'	17.79'	35.55'
70	13° 30' 00"	328.00'	38.82'	77.28'
71	14° 29' 23"	328.00'	41.70'	82.95'
72	34° 11' 57"	328.00'	100.90'	195.78'
73	36° 42' 34"	300.00'	99.53'	192.21'
74	33° 21' 48"	272.00'	81.51'	158.39'



TRACT NO. 1232

LYNN RANCH, UNIT NO. 5

(IN UNINCORPORATED TERRITORY)

BEING A PART OF
SECTION 5
T. 1. N. — R. 19 W.
RANCHO EL CONEJO
VENTURA COUNTY, CALIFORNIA

DECEMBER, 1959
SCALE 1" = 100'

RAMELLI & MARTIN
ENGINEERS & SURVEYORS

R.E. 11322

SHEET NO. 2 OF 3 SHEETS

F-15-1429 D-22-2559 F.B. - 281

28 MR 100

The signatures of Southern California Edison Company, (easements granted in Book 810, Page 310, Official Records, in Book 936, Page 390 Official Records, and in Book 973, Page 274, Official Records) Ted Lynn and Helen Lynn, (easement granted in Book 1658, Page 88 of Official Records) and VENTURA COUNTY, (easement granted in book 1707, page 38 of Offical Records) present OWNERS of the easement referenced above which cannot ripen into a fee, have been omitted in accordance with Section 11587A of the Business and Professions Code.



BASIS OF BEARINGS
FOR THIS SUBDIVISION
(20 R.S. 24)

INTERNAL ANGLES
FOR THIS SHEET ONLY

NO.	Δ=	R=	T=	L=
1	90°00' 00"	15.00'	15.00'	23.56'
2	52°01' 13"	15.00'	7.32'	13.62'
3	104°49' 24"	15.00'	19.49'	27.44'
4	95°17' 45"	15.00'	16.45'	24.95'
5	89°03' 54"	15.00'	14.76'	23.32'
6	52°01' 13"	50.00'	24.40'	45.40'
7	75°40' 00"	50.00'	38.83'	66.03'
8	63°14' 18"	50.00'	30.78'	55.19'
9	60°58' 22"	50.00'	29.44'	53.21'
10	32°08' 33"	50.00'	14.40'	28.05'
11	284°02' 26"	50.00'	———	247.87'
12	0°30' 00"	328.00'	1.43'	2.86'
13	13°40' 00"	328.00'	39.31'	78.24'
14	11°30' 00"	328.00'	33.03'	65.83'
15	25°40' 00"	328.00'	74.72'	146.93'
16	25°40' 00"	300.00'	68.34'	134.39'
17	9°15' 00"	272.00'	22.00'	43.91'
18	16°25' 00"	272.00'	39.24'	77.93'
19	25°40' 00"	272.00'	61.96'	121.85'
20	2°10' 00"	617.98'	11.69'	23.37'
21	12°40' 17"	617.98'	68.61'	136.67'
22	14°50' 17"	617.98'	80.47'	160.04'
23	1°56' 28"	673.98'	11.42'	22.83'
24	7°41' 46"	673.98'	45.33'	90.53'
25	5°50' 12"	673.98'	34.36'	68.66'
26	15°28' 26"	673.98'	91.57'	182.02'
27	10°10' 41"	270.00'	24.04'	47.96'
28	7°30' 19"	270.00'	17.71'	35.37'
29	17°40' 00"	300.00'	46.62'	92.50'
30	19°30' 00"	300.00'	51.55'	102.10'
31	37°10' 00"	300.00'	100.86'	194.60'
32	11°55' 58"	330.00'	34.49'	68.73'
33	12°52' 04"	378.55'	42.69'	85.02'
34	19°30' 00"	645.98'	111.00'	219.85'
35	19°30' 00"	406.55'	69.86'	138.37'
36	9°50' 45"	330.00'	28.43'	56.71' R.&M.

EXTERNAL ANGLES
FOR THIS SHEET ONLY

NO.	Δ=	R=	T=	L=
A	10°50' 42"	330.00'	31.32'	62.46'
B	77°44' 49"	15.00'	12.09'	20.35'
C	14°04' 07"	434.55'	53.62'	106.70'

◉ FD. 1½" I.P. TAGGED R.E. 11322, UNLESS OTHERWISE NOTED.
○ SET 1½" I.P. TAGGED R.E. 11322, UNLESS OTHERWISE NOTED.
SET 3/4" I.P. TAGGED R.E. 11322 AT REAR LOT CORNERS & CROSS ON SIDEWALK 1.0' FROM TRUE CORNER ON LOT LINE PROLONGATION.
SET 1¼" I.P. AT ALL STREET CENTERLINE INTERSECTIONS AND AT ALL B.C.'S AND E.C.'S ON STREET CENTERLINES.

TRACT NO. 1232
LYNN RANCH, UNIT NO. 5

(IN UNINCORPORATED TERRITORY)
BEING A PART OF
SECTION 5
T. 1. N. — R. 19 W.
RANCHO EL CONEJO
VENTURA COUNTY, CALIFORNIA

R.E. 11322

DECEMBER, 1959
SCALE 1" = 100'

RAMELLI & MARTIN
ENGINEERS & SURVEYORS

The signatures of Ted Lynn, Helen Lynn and Janss, Janss and Palmieri, present Owners of all oil, gas, minerals and other hydrocarbon substances lying in or below a depth of 500 feet from the surface of said land without, however, the surface right to extract such minerals, which were reserved in deed recorded in Book 1658, Page 77, Official Records and granted in deed recorded in Book 1787, Page 526, Official Records, have been omitted in accordance with Section 11587C-(1) of the Business and Professions Code.

F-15-1429 D-22-2559 F.B.-281