29 MR 99

We, the undersigned, hereby certify that we are the owners of, or are interested in, the land included within this subdivision, entitled "Tract Nº 1165-2" shown on the annexed map consisting of 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 offer to dedicate for public use those portions of land shown on said map as Hudspeth Street, Dakin Avenue, Fremont Avenue, Arcane Avenue, and Bodie Avenue and Parcels "A", "B", "C", "D" and "E" and Storm Drainage Easements and also grant to the County of Ventura all rights of ingress and egress over and across the Easterly line of Parcel "A" abutting Arcane Avenue, the Easterly line of Parcel "B" abutting Dakin Avenue, the Westerly line of Parcel "C" abutting Dakin Avenue, the Westerly line of Parcel "D" abutting Arcane Avenue and the Northerly line of Parcel "E" abutting Hudspeth Street, in order that the owners of said parcels shall have no rights of access whatever to said streets and avenues except the general easement of travel which belongs to the whole public.

MAIDEN-FAIR COMPANY, a Corporation, as OWNER of said land,

By: Abraham Weinberg, President By: Bernard H. Moore, Assistant Secretary

MUTUAL TITLE CORPORATION, LTD., a Corporation, as TRUSTEE under deeds of trust recorded in Book 1531, page 148 of Official Records and in Book 1531, page 161 of Official Records.

[redacted] President Assistant Secretary

SECURITY TITLE INSURANCE COMPANY, a Corporation, as TRUSTEE under deeds of trust recorded in Book 1797, page 6 of Official Records and in Book 1799, page 39 of Official Records.

Beth C. Savard
Assistant Secretary

The signature of JANSS INVESTMENT CORPORATION, a corporation, present owner of an undivided one-half interest in and to all underlying minerals, oil, gas, petroleum and other hydrocarbon substances without, however, the right of entry on the surface of the land to explore for, develop or remove said substances, but with the full right to explore for, develop, and remove the same from any portion of the property which is 500 feet or more below the ground surface and also with the full right to drill under or through the property at any point or points 500 feet or more below the ground surface for the exploration, development and removal of the same which were reserved by Janss Investment Corporation, in deed recorded July 3, 1957, as Document Nº 29728 in Book 1531 page 136 of Official Records, have been omitted in accordance with Section 11587-C-(1) of the "Subdivision Map Act".

The signatures of JANSS INVESTMENT CORPORATION, COUNTY OF VENTURA, California, for and on behalf of VENTURA COUNTY WATER WORKS DISTRICT No. 3, and HOLLOH HILL FARMS, INC., and Southern California Edison Company, present owners of easements over a portion of said land which can not ripen into a fee, have been omitted in accordance with section 11587A of the "Subdivision Map Act".

BASIS OF BEARINGS -
The bearing of North for the centerline of Hudspeth Avenue, as shown on map of Tract Nº 1165-1, 29-M.R.-54, 55.

This map entitled "TRACT Nº 1165-2" consisting of 2 sheets is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 1st day of November 1960 for approval.
Said Board hereby approves said map and does hereby accept on behalf of the public, for public use Hudspeth Street, Dakin Avenue, Fremont Avenue, Arcane Avenue, and Bodie Avenue as delineated upon sheet 2 and all rights of access as offered hereon, provided however that the offer of parcels "A", "B", "C", "D" and "E" and Storm Drainage 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 1st day of November 1960.
Board of Supervisors of the County of Ventura, State of California.
Attest:
Robert L. Hamm, County Clerk
By Shirley Weeks, Deputy
Clerk of said Board

Edwin L. Carty
Chairman of said Board

#4434

Recorded at the request of the County Clerk, November 3 1960, at 11:00 A.M., in Book 29 of Miscellaneous Records (Maps) at Pages 99 & 100, records of Ventura County.

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

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

On this 19 day of OCTOBER 1960, before me the undersigned, personally appeared ABRAHAM WEINBERG known to me to be the President and BERNARD H. MOORE known to me to be the Assistant Secretary of MAIDEN-FAIR COMPANY, the Corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the Corporation therein named and acknowledged to me that said Corporation executed the same.

Kathleen N. Hawk
Notary Public in and for said County & State

My Commission expires
March 12, 1964

STATE OF CALIFORNIA } S.S.
COUNTY OF VENTURA }

On this 24th day of October 1960, before me the undersigned, a Notary Public in and for said County and State personally appeared Victor H. Palmieri known to me to be the [redacted] President and R.G. Dallman known to me to be the Assistant Secretary of the MUTUAL TITLE CORPORATION LTD., the Corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the Corporation therein named and acknowledged to me that said Corporation executed the same as Trustee.

Pauline LeBlanc
Notary Public in and for said County & State

My Commission expires
Aug. 20, 1962

STATE OF CALIFORNIA } S.S.
COUNTY OF VENTURA }

On this 24 day of October 1960, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Beth C. Savard known to me to be the Assistant Secretary of the SECURITY TITLE INSURANCE COMPANY, the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of the corporation therein named and acknowledged to me that said Corporation executed the same as Trustee.

W.S. Colvard
Notary Public in and for said County & State
W. S. Colvard

My Commission expires
Aug. 18, 1963

SHEET NO. 1 OF 2 SHEETS

I, ARTHUR G. ROSENTHAL, do hereby certify that I am a Registered Civil Engineer, that this map correctly represents a survey made under my direction in January, 1960, for MAIDEN-FAIR 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 July 15, 1960

Arthur G. Rosenthal
Registered Civil Engineer Nº 8803

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 1165-2" have been complied with.

Dated November 1, 1960

ROBERT L. HAMM
County Clerk
County of Ventura
By Shirley Weeks
Deputy County Clerk

I certify that according to the records of my office there are no liens against the subdivision (TRACT Nº 1165-2) 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 October 25th, 1960

MARGARET E. COONEY
County Tax Collector
County of Ventura
By Margaret E. Cooney
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT Nº 1165-2 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 October 31, 1960

M.C. LORENZ
County Surveyor
County of Ventura
By W.S. McMillan
Deputy County Surveyor

MAP OF

TRACT NO. 1165-2

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 16, T. 2 N., R. 18 W., IN UNINCORPORATED AREA, RANCHO SIMI, (3 M.R. 7) VENTURA COUNTY, CALIFORNIA

JUNE, 1960

ROSENTHAL ENGINEERING CO.
2921 BEVERLY BLVD. LOS ANGELES, CALIF.

TRACT Nº 1165-1
29 MR - 54, 55

Fd. 1½" I.P.'s per Tract No. 1165-1 29-MR-54,55

Basis of Bearings for this Subdivision Per Tract Nº 1165-1, 29-MR-54, 55.

Fd. 1½" I.P per Tract No. 1165-1 29-M.R.-54-55

HUDSPETH ST.

DAKIN AVENUE

FREMONT AVENUE

ARCANE AVENUE

BODIE AVENUE

HUDSPETH STREET

15' Storm Drainage Easement 2' Public Utility Easement

1'x60' Parcel "A" N 0°02'17" E.

1'x60' Parcel "B" N 0°00'11" E.

1'x60' Parcel "C"

1'x60' Parcel "D" N 0°00'11" E.

1'x60' Parcel "E"

6' Easement for Public Utilities

12' Easement for Public Utilities

12' Easement for Water Line Purposes

ADRIAN G. WOOD et al. 693 O.R. 57

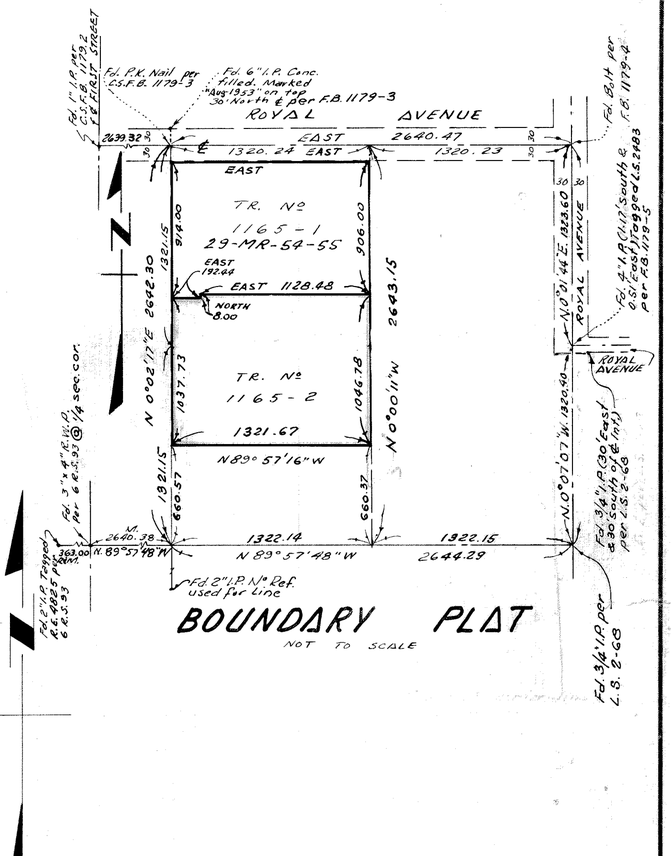
LORENA V. MONTGOMERY 1367 O.R. 341

MAIDEN-FAIR COMPANY 1810 O.R. 48

HOLLOW HILL FARM INC. 1821 O.R. 225

N 89°57'16" W 1321.67

Set 1½" Iron Pipe tagged R.C.E. 8805 at all street centerline intersections, angle points & cul-de-sac radius points.
Set 1½" Iron Pipe tagged R.C.E. 8805, shown thus:----o
Set 3/4" Iron Pipe tagged R.C.E. 8805 at all rear lot corners.
Found monuments shown thus:----------◉
Set chisel "X" on curb on lot lines produced for front lot corners.



CURVE DATA

NO.	Δ=	R=	L=	T=
①	90°00'00"	15.00	23.56	15.00
②	90°00'00"	25.00	39.27	25.00
③	21°42'30"	50.00	18.94	9.59
④	133°25'00"	91.00	211.90	211.38

SHEET NO. 2 OF 2 SHEETS

MAP OF

TRACT NO. 1165-2

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 16, T. 2 N., R. 18 W., IN UNINCORPORATED AREA, RANCHO SIMI, (3 M.R. 7) VENTURA COUNTY, CALIFORNIA

JUNE, 1960
SCALE: 1" = 100'

ROSENTHAL ENGINEERING CO.
2921 BEVERLY BLVD, LOS ANGELES, CALIF.