MAP OF
TRACT Nº. 1265
ROYAL ESTATES

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

BEING A SUBDIVISION OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 16, T 2 N, R 18 W, PER MAP OF THE LANDS OF THE RANCHO SIMI, AS RECORDED IN BOOK 3, PAGE 7, OF MISCELLANEOUS RECORDS, RECORDS OF VENTURA COUNTY, CALIFORNIA

SURVEYED BY C-S-T ENGINEERING COMPANY — JULY, 1960

We the undersigned hereby certify that we are the owners of, or are interested in the land, included within this subdivision, entitled "Tract Nº 1265" 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: 1st Street, Newman Street, Durham Street, Pride Street, Royal Avenue, Sutter Avenue, Cantlin Avenue, Locke Avenue, Dakin Avenue and Neal Court, storm drain easements, and Parcels "A", "B" and "C" and also grant to the County all rights of ingress and egress over and across the easterly line of Parcel "A" abutting 1st Street, the northerly line of said Parcel "B" abutting Dakin Avenue and the westerly line of said Parcel "C" abutting Dakin Avenue 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.

HAPPY HOMES CONSTRUCTION CO, a general partnership

X A. L. Leiva — Stanley Solomon

State of California } ss
County of

On this 31 day of MAY, 1961 before me, the undersigned, a Notary Public in and said County and State, personally appeared A. L. LEIVA and STANLEY SOLOMON known to me to be two of the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

Witness my hand and official seal.

Arthur G. Sherman
Notary Public in and for said County and State
My commission expires 7-1-62
ARTHUR G. SHERMAN

I, Arthur G. Sherman, do hereby certify that I am a Registered Civil Engineer; that this map correctly represents a survey made under my direction in June 1960, for HAPPY HOMES CONSTRUCTION CO. 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: 5-29, 1961

Arthur G. Sherman
Registered Civil Engineer Nº 10872

I certify that I have examined the final map entitled, "Tract Nº 1265" 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 8th, 1961

M. C. Lorenz
County Surveyor
County of Ventura

By W. W. MacMillan
Deputy County Surveyor

I certify that according to the records of my office there are no liens against the subdivision Tract Nº 1265 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: June 1st, 1961

Margaret E. Cooney
County Tax Collector
County of Ventura

By Margaret E. Cooney
Deputy Tax Collector

I certify that all 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 the approval by the Board of Supervisors of the map entitled "Tract Nº 1265" have been complied with.

Dated: June 13th, 1961

Robert L. Hamm
County Clerk
County of Ventura

By _____
Deputy County Clerk

This map entitled "Tract Nº 1265" consisting of 2 sheets is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 13th day of June, 1961 for approval.

Said Board hereby approves said map and does hereby accept on behalf of the public for public use 1st Street, Newman Street, Durham Street, Pride Street, Royal Avenue, Sutter Avenue, Cantlin Avenue, Locke Avenue, Dakin Avenue, Neal Court, as delineated upon sheet 2 and all rights of ingress and egress as offered hereon, provided, however, that the offer of storm drainage easements Parcels A, B, and C and are hereby rejected, and in WITNESS WHEREOF has caused this certificate to be signed by its chairman and attested to by its Clerk, and the Official Seal of said Board to be affixed hereto this 13th day of June 1961.

Board of Supervisors of the
County of Ventura
State of California

Attest:

Robert L. Hamm — Clerk of said Board

Robt W Peterson — Chairman of said Board

#25450

Recorded at the request of the County Clerk June 15, 1961 at 2:00 P.M. in Book 31 of Miscellaneous Records (Maps), at Pages 35 & 36, records of Ventura County.

Robert L. Hamm
County Recorder
County of Ventura

By: William Dover
Deputy County Recorder

The signature of STRATHEARN CATTLE COMPANY, a corporation, present owner of 50% of all oil, gas, minerals, mineral rights and other hydrocarbon substances, in and under said land, but without the right of surface or subsurface entry to a depth of 500 feet from the surface of said land as reserved by Strathearn Cattle Company, in deed recorded in book 1866 page 302 of Official Records has been omitted in accordance with Section 11587 C-(1) of the Business and Professions Code.

The signature of THE COUNTY OF VENTURA, CALIFORNIA, acting for and on behalf of VENTURA COUNTY WATER WORKS DISTRICT NO. 3, present owner of an easement over a portion of said land which cannot ripen into a fee, has been omitted in accordance with Section 11587A of the Business and Professions Code.

31 M.R. 35

MAP OF
TRACT No. 1265
ROYAL ESTATES
IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

APRIL 1961

SURVEYED BY C-S-T ENGINEERING COMPANY

SCALE: 1" = 100'

LEGEND
P.U. = Public Utility
Esmt. = Easement
Pub. = Public
Utit. = Utility



MONUMENTING NOTES:

- ◉ Fd. monuments as indicated
- ○ Set 2" I.P. 6" deep with tag marked "R.E. 10872." Set 2" I.P. at all street intersections and at all B.C.'s. and E.C.'s. on street centerlines. Set 2"x2" redwood stakes with tag marked "R.E. 10872" at rear lot corners unles otherwise indicated. Set tag marked "R.E. 10872" in top curb on the prolongation of each side yard property line.

CURVE	Δ	R	T	L
(1)	89°56'20"	15.00'	14.98'	23.55'
(2)	90°00'00"	15.00'	15.00'	23.56'
(3)	90°03'40"	15.00'	15.02'	23.58'
(4)	96°25'36"	15.00'	16.78'	25.24'
(5)	95°49'59"	15.00'	16.61'	25.09'
(6)	89°57'02"	15.00'	14.99'	23.55'
(7)	90°02'58"	15.00'	15.01'	23.57'
(8)	90°02'34"	15.00'	15.01'	23.57'
(9)	89°57'26"	15.00'	14.99'	23.55'
(10)	89°58'08"	15.00'	14.99'	23.55'
(11)	90°01'52"	15.00'	15.01'	23.57'
(12)	12°12'37"	330.00'	35.30'	70.33'
(13)	12°12'37"	300.00'	32.09'	63.93'
(14)	12°12'37"	270.00'	28.88'	57.54'
(15)	0°16'09"	330.00'	0.78'	1.55'
(16)	11°59'26"	330.00'	34.66'	69.06'
(17)	12°15'35"	330.00'	35.44'	70.61'
(18)	12°15'35"	300.00'	32.22'	64.19'
(19)	6°25'36"	300.00'	16.84'	33.65'
(20)	5°49'59"	300.00'	15.28'	30.54'
(21)	5°47'01"	270.00'	13.64'	27.25'
(22)	5°47'01"	300.00'	15.15'	30.28'
(23)	5°47'01"	330.00'	16.67'	33.31'
(24)	6°26'06"	480.00'	26.98'	53.91'
(25)	12°23'45"	480.00'	52.13'	103.85'
(26)	12°06'24"	480.00'	50.90'	101.42'
(27)	7°55'23"	480.00'	33.24'	66.38'
(28)	4°11'01"	480.00'	17.53'	35.05'

DATA	Δ	R	T	L
(29)	11°15'01"	222.00'	21.87'	43.59'
(30)	29°40'50"	222.00'	58.82'	115.00'
(31)	40°55'51"	222.00'	82.85'	158.59'
(32)	40°55'51"	250.00'	93.30'	178.59'
(33)	40°55'51"	278.00'	103.75'	198.60'
(34)	13°31'12"	278.00'	32.95'	65.60'
(35)	15°27'26"	278.00'	37.73'	75.00'
(36)	11°57'13"	278.00'	29.10'	58.00'
(37)	70°31'44"	25.00'	17.68'	30.77'
(38)	250°31'44"	50.00'	70.71 R.T.	218.63'
(39)	6°22'15"	50.00'	2.78'	5.56'
(40)	89°41'47"	50.00'	49.74'	78.27'
(41)	64°27'42"	50.00'	31.52'	56.25'
(42)	25°32'18"	50.00'	11.33'	22.29'
(43)	40°56'33"	172.00'	64.21'	122.91'
(44)	40°56'33"	200.00'	74.66'	142.92'
(45)	40°56'33"	228.00'	85.12'	162.92'
(46)	4°46'27"	228.00'	9.51'	19.00'
(47)	19°05'48"	228.00'	38.35'	75.99'
(48)	17°04'18"	228.00'	34.22'	67.93'
(49)	21°29'09"	272.00'	51.61'	102.00'
(50)	19°27'24"	272.00'	46.63'	92.37'
(51)	40°56'33"	272.00'	101.54'	194.37'
(52)	40°56'33"	300.00'	111.99'	214.37'
(53)	40°56'33"	328.00'	122.45'	234.38'
(54)	9°49'09"	328.00'	28.18'	56.21'
(55)	18°19'09"	328.00'	52.89'	104.87'
(56)	12°48'15"	328.00'	36.80'	73.30'

TABULATION	Δ	R	T	L
(57)	21°00'31"	180.00'	33.38'	66.00'
(58)	9°41'39"	180.00'	15.26'	30.46'
(59)	18°19'25"	180.00'	29.03'	57.57'
(60)	6°37'29"	180.00'	10.42'	20.81'
(61)	42°24'06"	180.00'	69.82'	133.21'
(62)	17°24'40"	208.80'	31.97'	63.45'
(63)	19°36'08"	208.80'	36.07'	71.44'
(64)	12°00'47"	208.80'	21.97'	43.78'
(65)	49°01'35"	208.80'	95.21'	178.66'
(66)	49°01'35"	180.80'	82.45'	154.71'
(67)	49°01'35"	152.80'	69.68'	130.75'
(68)	38°54'07"	152.80'	53.96'	103.75'
(69)	10°07'28"	152.80'	13.54'	27.00'
(70)	20°09'01"	272.00'	48.33'	95.66'
(71)	20°46'50"	272.00'	49.87'	98.65'
(72)	40°55'51"	272.00'	101.51'	194.31'
(73)	40°55'51"	300.00'	111.96'	214.31'
(74)	40°55'51"	328.00'	122.41'	234.32'
(75)	4°54'55"	328.00'	14.08'	28.14'
(76)	12°59'06"	328.00'	37.33'	74.33'
(77)	10°02'44"	328.00'	28.83'	57.51'
(78)	92°36'18"	40.55'	42.44'	65.54'
(79)	5°44'06"	520.00'	26.05'	52.05'

BASIS OF BEARINGS: The bearing of East for the ℄ of Royal Ave. as shown on Map of Tract No. 1165-1 recorded in Book 29 MR 55 was used as the basis of bearings for this map.

1565 OR 527

1290.72' Public Utility Easement for overhead crossarms and wires, said wires to have a minimum clearance of 30 feet above the flowline of the drainage channel

31 M.R. 36