NOTE: An Amended Map affecting the data on this plat is filed in BOOK 33 of Miscellaneous Records at page 71.

33M.R.26

We the undersigned hereby certify that we are the owners of or are interested in the land included within this subdivision entitled "Tract Nº 1165-3" 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 Erringer Road, Arcane Street, Caballero Street, Moore Street, Wallace Street, Hamilton Street, and Gibson Avenue and Parcel "A" and Storm Drain Easements and also grant to the County of Ventura, all rights of ingress and egress over and across the Northerly line of Parcel "A" abutting Gibson Avenue in order that the owners of said parcel shall have no rights of access whatever to said Avenue 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, Asst Secretary

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

On this 29 day of June 1961, 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 Asst 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 such corporation executed the same.

Kathleen N. Hawk

My Commission Expires 3/12/64. Notary Public in and for said County and State
Kathleen N. Hawk

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

On this 12 day of July 1961, before me, the undersigned, personally appeared Victor H. Palmieri known to me to be the President and S. Paul Nelson known to me to be the Secretary of 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 such corporation executed the same as Trustee.

Dorothy M. Cline

My Commission Expires 1/18/64. Notary Public in and for said County and State

MUTUAL TITLE CORPORATION LTD. a corporation, as TRUSTEE under deed of trust recorded in Book 1531 page 140 of Official Records.

Victor H. Palmieri, President S. Paul Nelson, Secretary

SECURITY TITLE INSURANCE COMPANY, a CALIFORNIA corporation, as TRUSTEE under deed of trust recorded in Book 1810 page 53 of Official Records.

Robert E. Blau, Vice President Beth C. Savard, Asst. Secretary

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

On this 17th day of July, 1961, before me, the undersigned, personally appeared Robert E. Blau known to me to be the Vice-President and Beth C. Savard known to me to be the Asst Secretary of the SECURITY TITLE INSURANCE 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 such corporation executed the same as TRUSTEE.

Ella D. Dyche

My Commission Expires June 22, 1962. Notary Public in and for said County and State
Ella. D. Dyche

BASIS OF BEARINGS -
The bearing of EAST for the centerline of Royal Avenue as shown on map of Tract Nº 1165-1 per 29 M.R. 55

This map entitled "TRACT Nº 1165-3," consisting of 2 sheets is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 20th day of March, 1962 for approval. Said Board hereby approves said map and does hereby accept on behalf of the public for public use, Erringer Road, Arcane Street, Caballero Street, Moore Street, Wallace Street, Hamilton Street and Gibson Avenue, as delineated upon sheet 2 and all rights of access as offered hereon, provided, however, that the offer of Parcel "A" and Storm Drain 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 20th day of March, 1962.

Board of Supervisors of the county of Ventura, State of California.

Attest:

Robert L. Hamm, Clerk of said Board H. Mac Donald, Chairman of said Board

The signature of VENTURA COUNTY, present owner of an easement over a portion of said land which cannot ripen into a fee has been omitted in accordance with Section 11587 A of the Business and Professions Code.

The signature of JANSS INVESTMENT CORPORATION, a Delaware 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, as reserved by JANSS INVESTMENT CORPORATION, in deed recorded July 3, 1957 as document Nº 29728 in book 1531 page 136 of Official Records, has been omitted in accordance with Section 11587 C-(1) of the Business and Professions Code.

#14438

Recorded at the request of the County Clerk, March 27, 1962 at 3:45 P.M. in Book 33 of Miscellaneous Records (Maps), at pages 26+27, Records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura

By: William Dover
Deputy County Recorder

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 FEBRUARY 1961, 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 by July 20, 1963 and that they are (or will be) sufficient to enable the survey to be retraced.

Dated JUNE 27, 1961. Arthur G. Rosenthal
Registered Civil Engineer Nº 8805

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 the approval by the Board of Supervisors of the map entitled "TRACT Nº 1165-3" have been complied with.

Dated March 20th, 1962.

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 1165-3) 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 March 12, 1962

MARGARET E. COONEY
County Tax Collector
County of Ventura

By: Alma Snider
Deputy Tax Collector

I certify that I have examined the final map entitled "TRACT Nº 1165-3" 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 MARCH-14, 1962.

M. C. LORENZ
County Surveyor
County of Ventura

By: W. W. MacMillan
Deputy County Surveyor

MAP OF

TRACT NO. 1165-3

UNINCORPORATED TERRITORY

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

JANUARY, 1961
SCALE: 1" = 100'

VENTURA ENGINEERING CO.
940 E. SANTA CLARA ST.
VENTURA, CALIFORNIA

SHEET 1 OF 2 SHEETS

NOTE: An Amended Map affecting the data on this plat is filed in BOOK of Miscellaneous Records at page 71.

33M.R.27

TRACT No. 1165-2
29 MR. 99, 100

HOLLOW HILL FARM, INC.
1821 O.R. 225

JOSEPH H. MONT et. al.
1690 O.R. 124

2125 O.R. 544

EAST ℄ ROYAL AVENUE 1320.23 Rec. & Meas (Ref. 33-M.R.1)

BASIS OF BEARINGS per 29M.R.55

TRACT No. 1380 33 M.R. 1

SIMI VALLEY UNIFIED SCHOOL DISTRICT
2093 O.R. 179
N89°56'49"W 1319.49'

SIMI VALLEY UNIFIED SCHOOL DISTRICT
2093 O.R. 182

Fd. 1½" I.P. per Tract No. 1165-1 29-MR-55

TRACT No. 1380 33 M.R. 1

Fd. Bolt per F.B. 1179-4
Set 2" I.P. Tagged L.S. 3076 @ ℄ Int.
Fd. 4" I.P. (1.17' South & 0.61 East) Tagged L.S. 2483 per F.B. 1179-5

ROYAL AVENUE

ARCANE STREET

CABALLERO STREET

MOORE STREET

WALLACE STREET

HAMILTON STREET

ROAD

AVENUE

EDRINGER

Fd. 1½" I.P. Tagged RCE 8805 per 29-MR-100 (S.E. Cor. Tract 1165-2)

Fd. 3"x4" Redwood Post per G-R.S.-93 @ West ¼ cor. Sec. 16

N89°57'48"W 3962.52'

100' x 60.00' Parcel "A"

5' Public Utilities Easement for overhead cross-arms and wires; said wires to have a minimum clearance of 30' above the flow-line of ditch.

N89°57'48"W 1322.15'

Fd. 3¼" I.P. Per L.S. 2-68 (East ¼ corner, Sec. 16)

HOLLOW HILL FARM, INC.
1821 O.R. 225

SHEET 2 OF 2 SHEETS

FOR AMENDED MAP
SEE BOOK 33, PAGE 71 M.R.

Fd. 6" I.P. Conc. Filled Marked "Ary 1953" on Top 30' North & as per F.B. 1179-3

Fd. P.K. Nail PP1725.8 ℄ 2638.32

ROYAL AVENUE

East 2640.47 per 29M.R.100

1320.24 1320.23

TR No. 1165-1

TR. No. 1380

TR. No. 1165-2

TR. No. 1165-3

2093 O.R. 179

2093 O.R. 182

East 1128.98

East 1322.14

1322.15

N 89°57'48"W 2644.29

℄ ROYAL AVE

Fd. ¾" IP (30' East & 30' South of ℄ Int.) per LS 2-68

Fd. 4" I.P. (1.17' South & 0.51' East) Tagged L.S. 2483 per F.B. 1179-5

Fd. 2" I.P. No Ref. Used for Line

BOUNDARY PLAT

SCALE 1" = 800'

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 shown thus: Tagged R.C.E. 8805 ..... O
Set ¾" Iron Pipe at all rear lot corners Tagged R.C.E. 8805
Set chisel "X" on curb on lot lines produced for front lot corners
Found monuments shown thus: ..... ◉

CURVE DATA

	Δ	R	T	L
1	89°49'42"	15.00	14.95	23.52
2	90°10'18"	15.00	15.05	23.61
3	89°49'42"	25.00	24.93	39.20
4	90°10'18"	25.00	25.08	39.34
5	90°03'22"	15.00	15.01	23.58
6	89°56'38"	15.00	14.99	23.35
7	21°42'30"	50.00	9.59	18.94
8	133°19'42"	31.00	210.51	211.63
9	133°35'18"	31.00	212.26	212.17
9	35°40'04"	400.00	131.03	285.05
10	33°43'15"	400.00	121.23	235.42
11	33°43'15"	430.00	130.32	253.07
12	33°43'15"	370.00	112.14	217.76
13	10°32'59"	370.00	34.16	68.13
14	8°23'58"	430.00	31.58	63.04
15	7°46'48"	370.00	26.16	50.24
16	13°17'00"	430.00	50.07	99.69
17	98°23'47"	15.00	17.38	25.76
18	79°27'12"	15.00	12.46	20.80
19	115°53'05"	15.00	23.95	30.34
21	69°37'07"	15.00	10.43	18.23
22	82°12'53"	15.00	14.34	22.51
23	66°44'23"	15.00	9.88	17.41
24	103°53'37"	15.00	21.42	27.20
25	23°25'49"	550.00	114.05	224.91
26	26°23'33"	580.00	136.00	267.17
27	15°58'16"	610.00	85.57	170.04
28	15°57'43"	400.00	56.08	111.44
29	17°42'21"	400.00	62.30	123.61

MAP OF

TRACT NO. 1165-3

UNINCORPORATED TERRITORY

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

JANUARY, 1961
SCALE: 1" = 100'

VENTURA ENGINEERING CO.
940 E. SANTA CLARA ST.
VENTURA, CALIFORNIA