We the undersigned hereby certify that we are owners of or are interested in the land included with in this subdivision entitled Tract No. 1440 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 with in the colored boarder line and do hereby offer to dedicate for public use those portions of land shown on said map as Fitzgerald Road, Donner Avenue, Vallejo Avenue, Stanford Drive, Parcels A, B, and C and also grant to the county of Ventura, all rights of ingress to and egress from Parcels A, B, and C over and across the westerly line of Parcel A abutting Fitzgerald Road, the northerly line of Parcel B abutting Fitzgerald Road, the easterly line of Parcel C abutting Fitzgerald Road, in order that the owners of said Parcels A, B, and C shall have no rights of access whatever to to said Fitzgerald Road, 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

State of California } S.S.
County of Los Angeles }

On June 5, 1962 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.

Rod Powell
Notary Public
My Commission Expires
2-1-66

The signatures of William Floyd Binns and Mary Virginia Binns, present owners of one-half of all oil, gas, hydrocarbons in all forms and all other minerals and mineral rights, whether metallic 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, hydrocarbons 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 Offical Records, have been omitted in accordance with Section 11587C-0) of the "Subdivision Map Act."

The signatures of Southern California Edison Company, Montgomery Mutual Water Company and Emilio J. Lagomarsino, Marjorie E. Lagomarsino, Richard A. Lagomarsino, Catherine Lagomarsino Wood, Robert J. Lagomarsino and L.R. Riave, present owners of easements over a portion of 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 Surveyor, that this map correctly represents a survey made under my direction on 1-62 for Royal Simi Homes, that the monuments are of the character and occupy the positions indicated, (or will be set in such positions by 6-19-63. and that they are (or will be) sufficient to enable the survey to be retraced.

Robert T. Lewis
Licensed Surveyor No. 2777

Dated: April 18, 1962

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. 1440" have been complied with.

Dated: June 19th 1962

Robert L. Hamm
Robert L. Hamm
County Clerk
County of Ventura

By _____
Deputy County Clerk

I certify that according to the records of my office there are no liens against the subdivision (Tract No. 1440) 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 6, 1962

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. 1440 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: 6-14-62

M.C. Lorenz
County Surveyor
County of Ventura
By _____
County Surveyor

This map entitled Tract No. 1440 consisting of 2 sheets is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 19th day of June 1962 for approval. Said Board hereby approves said map and does hereby accept on behalf of the public for public use, Fitzgerald Road, Donner Avenue, Vallejo Avenue, Stanford Drive as delineated on sheet 2 and all rights of ingress and egress as offered hereon, provided, however, that the offer of Parcel "A", Parcel "B", Parcel "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 19th day of June 1962

Board of Supervisors of the
County of Ventura
State of California

Attest:
Robert L. Hamm
Clerk of said Board

Chairman of said Board.

#31693

Recorded at the request of the County Clerk on this 29 day of June, 1962 at 4:05 P.M. in Book 34 of Miscellaneous Records (Maps) at pages 3 & 4 Records of Ventura County.

Robert L. Hamm - Count Recorder
County of Ventura
By _____
Deputy County Recorder

TRACT No. 1440

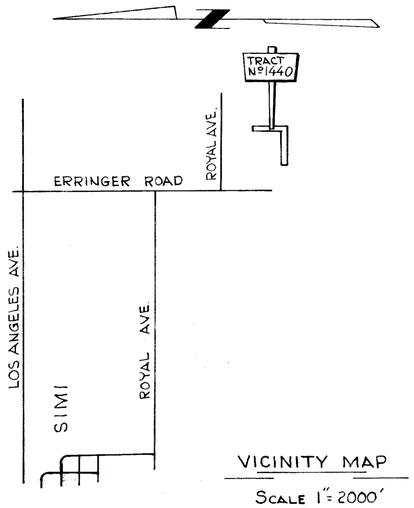
Being a Portion of the SW¼ of the NW¼
Section 15, T2N, R18W

RANCHO SIMI
(3 M.R 7)
In Unincorporated Territory

Ventura County California

Lewis & Lewis
Ventura, California

SHEET 1 OF 2 SHEETS



VICINITY MAP

SCALE 1"= 2000'

NOTE: SET 1" IRON PIPE AT ALL REAR LOT CORNERS. SET 1½" IRON PIPE AT ALL ANGLE POINTS IN EXTERIOR BOUNDARY. CUT CROSS (+) ON SIDEWALK 12" OUT FROM TRUE FRONT CORNERS ON LOT LINES PRODUCED. SET STD. MON. BOX AND MON. STAMPED L.S. 2777 PER. CO. PLATE A-22 AT ALL ℄ INTERSECTIONS. ALL IRON PIPES BEAR A BRASS TAG STAMPED L.S. 2777.

R & M = RECORD AND MEASURED

ROYAL AVENUE

DONNER AVENUE

William Floyd Binns et.ux.
1034 O.R. 365

Chas. F. Blackstock
650 O.R. 235

[BASIS OF BEARINGS PER 31 M.R. 45]

Fd. 1½" iron pipe Per 31 M.R. 45

PARCEL "A" 1'X 42' strip

Fd. 1½" iron pipe Per 31 M.R. 45

Fd. 1½" I.P. Per 31 M.R.45

PUBLIC UTILITY EASEMENT

TRACT Nº 1314-1
31 M.R. 45

PUBLIC UTILITY EASEMENT

PARCEL "B"

Hollow Hills Farms Inc.
1821 O.R. 225

PUBLIC UTILITY EASEMENT
Fd. 1½" I.P. Per 31 M.R.45

Fd. 1½" iron pipe Per 28 M.R. 96

PUBLIC UTILITY EASEMENT

PARCEL "C" 1 x 42' strip.

Joseph H. Mont et. al.
1690 O.R. 124

Fd. 1½" I.P. Per 31 M.R.45

(N.0° 05'W. 137.07' (138.07' Rec.)

TRACT Nº 1440

BEING A PORTION OF THE SW ¼ OF THE NW ¼
SECTION 15, T 2N, R 18W.
RANCHO SIMI
(3 M.R. 7)

IN UN-INCORPORATED TERRITORY

VENTURA COUNTY CALIFORNIA
SCALE = 1"= 80' OCTOBER, 1961

LEWIS & LEWIS
VENTURA, CALIFORNIA

SHEET 2 OF 2 SHEETS