BASIS OF BEARINGS

The bearing of "N 89°57'48"W" of the southerly line of TRACT Nº 1367, as shown on map recorded in Book 33, Page 37 of Miscellaneous Records (Maps), Ventura County, was used as the basis of bearings for this map.

We the undersigned hereby certify that we are the owners of or are interested in the land included within this subdivision, entitled "TRACT Nº 1704-1" shown on the annexed map consisting of 8 sheets, 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 HEWITT PLACE, ERRINGER ROAD, HUDSPETH AVENUE, CLIFTON COURT, SUNNYDALE AVENUE, WISHARD AVENUE, FRANCE AVENUE, DARMONT CIRCLE, GIBSON AVENUE, Parcel "A", and storm drainage easement, and also grant to the County of Ventura, all rights of ingress and egress from Parcel "A" over and across the northwesterly line of said Parcel abutting Erringer Road,

in order that the owners of said Parcel shall have no rights of access whatever to said Erringer Road except the general easement of travel which belong to the whole public.

C.G.S. INVESTMENT CO., a General Partnership, as OWNER

By: CAVALIER CONSTRUCTION CO., a corporation, Partner

By: Paul E. Griffin Jr.
Paul E. Griffin, Jr., Pedident, as OWNER

TITLE INSURANCE AND TRUST COMPANY, a corporation, as TRUSTEE under that certain Deed of Trust recorded December 24, 1962 in Book 2249, page 102 of Official Records.

John D. Dietz
Assistant Secretary

FIRST AMERICAN TITLE INSURANCE & TRUST COMPANY, a corporation, as TRUSTEE under that certain deed of trust recorded December 24, 1962 in Book 2249, page 185 of Official Records.

Ralph Morgan
Assistant Vice-President

Gus Ramirez
Assistant Secretary

STATE OF CALIFORNIA } s.s.
COUNTY OF LOS ANGELES }
On this 13th day of OCTOBER, 1964, before me, the undersigned personally appeared PAUL E. GRIFFIN, JR. known to me to be the President of CAVALIER CONSTRUCTION CO., 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 one of the partners of C.G.S. INVESTMENT CO., 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 as OWNER.

J. Donald Olson
Notary Public in and for the said County and State.
My commission expires 1-14-66

This map entitled, "TRACT Nº 1704-1", consisting of 8 sheets is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 27th day of October, 1964 for approval. Said Board hereby approves said map and does hereby accept on behalf of the public for public use, HEWITT PLACE, ERRINGER ROAD, HUDSPETH AVENUE, CLIFTON COURT, SUNNYDALE AVENUE, WISHARD AVENUE, FRANCE AVENUE, DARMONT CIRCLE and GIBSON AVENUE as delineated upon sheets 2, 3, 4, 5, 6 and 7, and all rights of ingress and egress as offered hereon, provided however, that the offer of Parcel "A" and storm drainage easement 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 27th day of October, 1964.

Attest:

Robert L. Hamm
Clerk of said Board

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

Edwin D. Carty
Chairman of said Board

STATE OF CALIFORNIA } s.s.
COUNTY OF VENTURA }
On this 1st day of October, 1964, before me, the undersigned, personally appeared John D. Dietz, known to me to be an Assistant Secretary of TITLE INSURANCE AND TRUST 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 such corporation executed the same, as TRUSTEE.

OFFICIAL SEAL
G. A. BARRETT
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY

G. A. Barrett
Notary Public in and for said County and State
My commission expires Commission Expires March 19, 1965

STATE OF CALIFORNIA } s.s.
COUNTY OF VENTURA }
On this 19th day of OCTOBER, 1964, before me, the undersigned, personally appeared Ralph Morgan, known to me to be the Assistant Vice-President and Gus Ramirez, known to me to be the Assistant Secretary of FIRST AMERICAN TITLE INSURANCE & TRUST 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 as TRUSTEE.

ROBERT T. MAYNES
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY

Robert T. Maynes
Notary Public in and for the said County and State
My commission expires Sept. 26, 1967

#78584

Recorded at the request of the County Clerk October 29, 1964, at 12:55 P.M. in Book 43 of Miscellaneous Records (Maps) at Pages 16, 17, 18, 19, 20, 21, 22 and 23, Records of Ventura County.

Robert L. Hamm
County Recorder
County of Ventura

By M. Cleaver
Deputy County Recorder

I, H.R. Little, do hereby certify that I am a Licensed Surveyor; that this map correctly represents a survey made under my direction in June, 1964, for GUARDIAN 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 by Oct. 13, 1965) and that they are (or will be) sufficient to enable the survey to be retraced.

Dated AUGUST 17, 1964

H.R. Little
Licensed Surveyor Nº 2303

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 1704-1" have been complied with.

Robert L. Hamm
County Clerk
County of Ventura

Dated October 27, 1964

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 1704-1" 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.

Raymond S. Walker
County Treasurer-Tax Collector
County of Ventura

Dated October 16, 1964

By Anna Snider
Deputy County Tax Collector

I certify that I have examined the final map entitled "TRACT Nº 1704-1" 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.

M.C. Lorenz
County Surveyor
County of Ventura

Dated October 26, 1964

By A. P. Stoken
Assistant County Surveyor

GRAPHIC SCALE

0 25 50 100 150 200

MAP OF TRACT Nº 1704-1

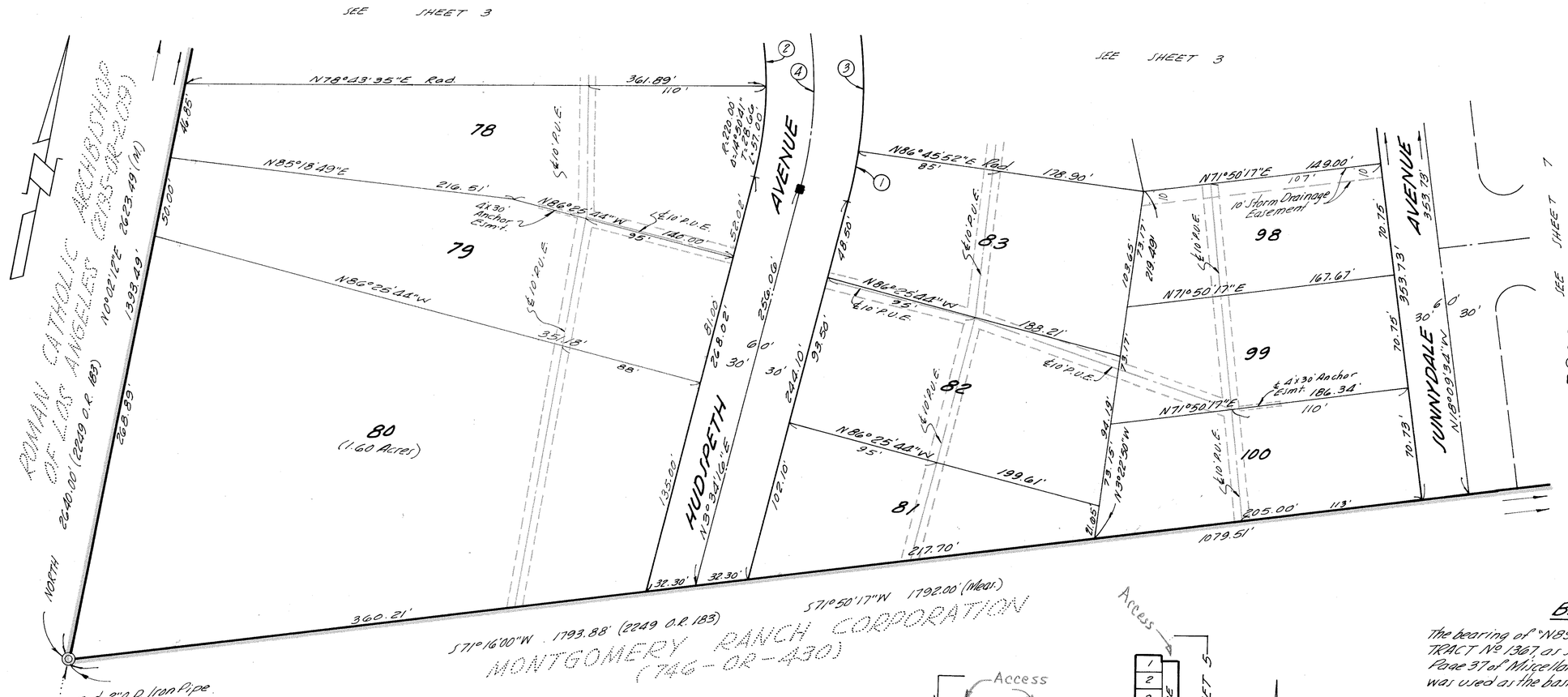
IN UNINCORPORATED TERRITORY

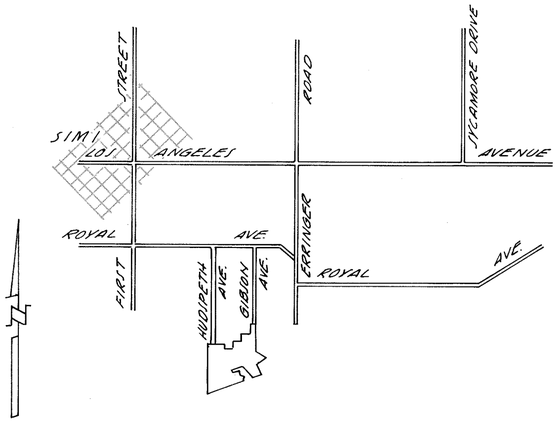
BEING A PART OF SEC. 16, T. 2 N., R. 18 W. RANCHO SIMI (BOOK 3, PAGE 7, M.R.).

VENTURA COUNTY, CALIFORNIA

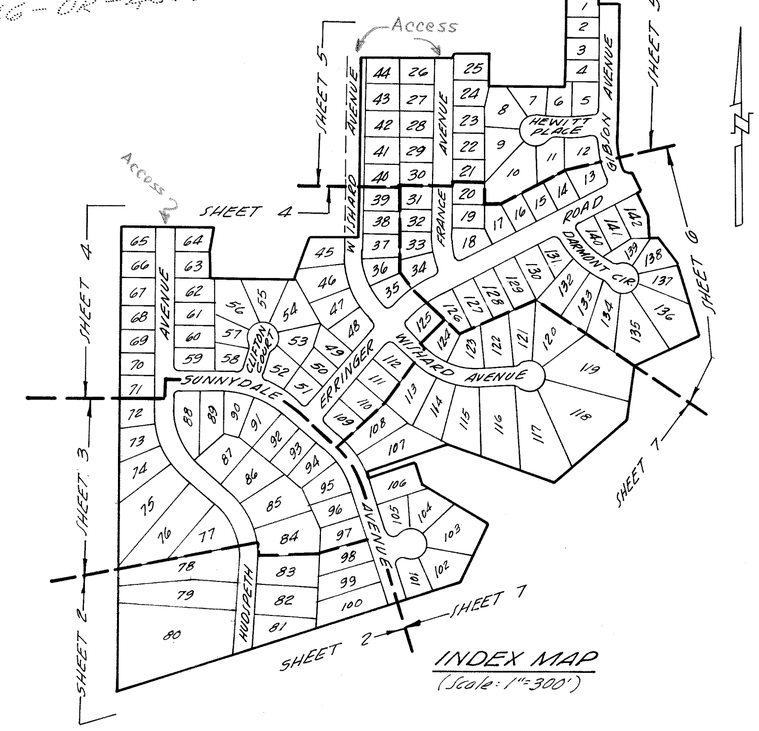
JENNINGS-HANSEN ENGINEERING
1239 E. MAIN ST., VENTURA, CALIF.

JULY, 1964 SHEET 1 OF 8 SHEETS





VICINITY MAP
(Scale: 1"=3000')



INDEX MAP
(Scale: 1"=300')

MAP OF TRACT No 1704-1

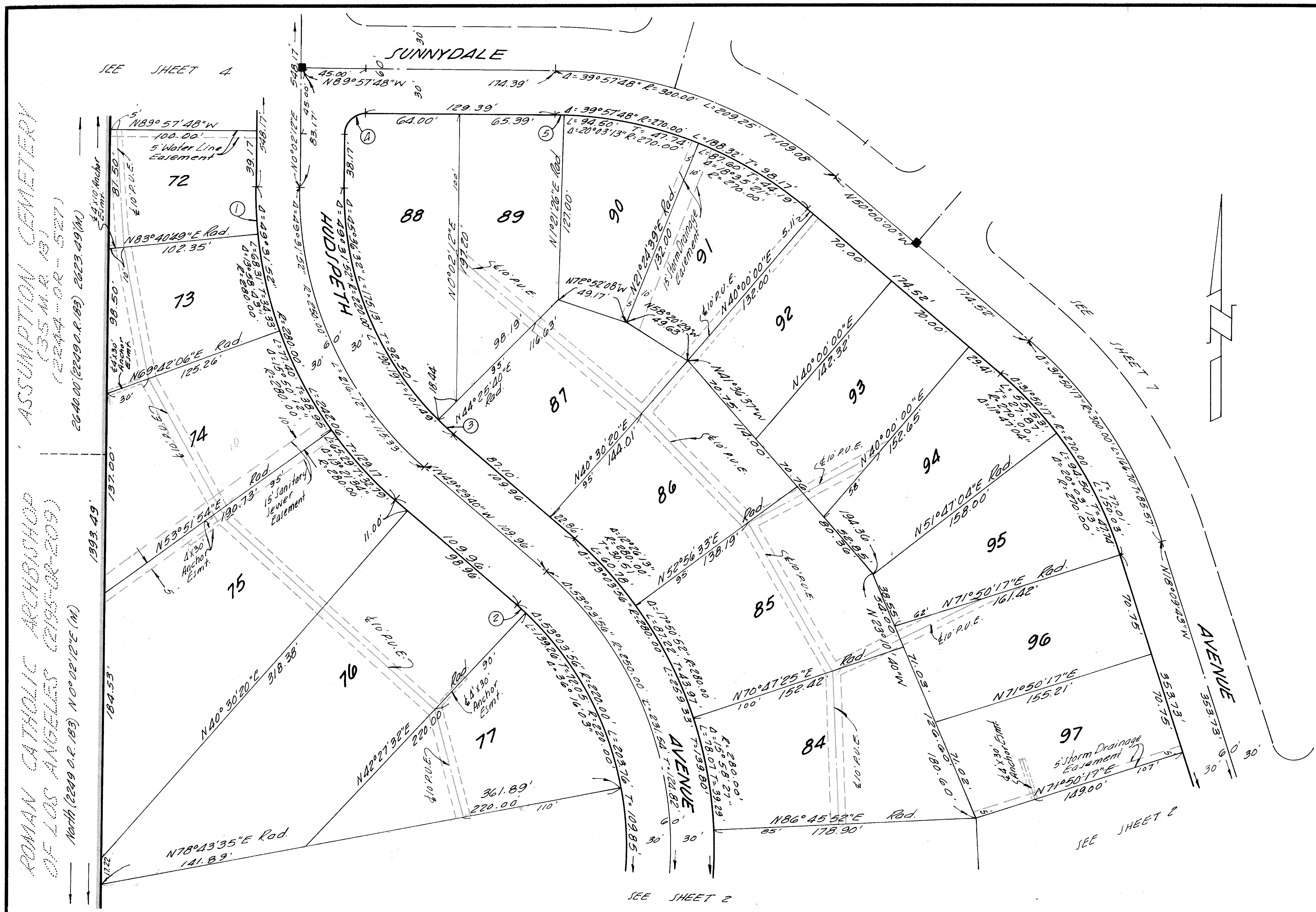
IN UNINCORPORATED TERRITORY

BEING A PART OF SEC. 16, T. 2 N., R. 18 W. RANCHO SIMI (BOOK 3, PAGE 7, M.R.).

VENTURA COUNTY, CALIFORNIA

JENNINGS-HANSEN ENGINEERING
1239 E. MAIN ST., VENTURA, CALIF.

SCALE: 1"=50' JULY 1964
SHEET 2 OF 8 SHEETS



MONUMENT LEGEND

- ○ Monument found per 39 M.R. 38
- ● Set 1½" I.P. w/tag "L.S. 2303" in conc.
- ◎ Found monument as noted.
- ■ Set Ventura County Standard Survey. Monument per Plate A-22 adopted February 6, 1962.

Front lot corners - Witness crosses are chiseled in conc. walk along lot line produced 12" beyond true corner.
Rear lot corners - Set 2"x2" redwood stakes.
Set 1½" I.P. w/tag "L.S. 2303" at center-line intersections and at all changes of direction of center-lines.
Engineer's center-line ties and monuments set within tract will be on file at the office of the County Surveyor of Ventura County.
Note: "P.U.E." denotes Public Utilities Easement.

GRAPHIC SCALE

0 25 50 100 150 200

CURVE DATA
(This Sheet Only)

(1) Δ=6°21'23" R=280.00' L=31.06' T=15.55'	(3) Δ=3°55'20" R=220.00' L=15.06' T=7.53'	(5) Δ=1°19'14" R=270.00' L=6.22' T=3.11'
(2) Δ=1°57'12" R=220.00' L=7.50' T=3.75'	(4) Δ=90°00'00" R=15.00' L=23.56' T=15.00'	

BASIS OF BEARINGS

The bearing of "N89°57'48"W" of the southerly line of TRACT Nº 1367, as shown on map recorded in Book 33, Page 37 of Miscellaneous Records (Maps), Ventura County, was used as the basis of bearings for this map.

MAP OF
TRACT Nº 1704-1
IN UNINCORPORATED TERRITORY

BEING A PART OF SEC. 16, T. 2 N., R. 18 W.
RANCHO SIMI (BOOK 3, PAGE 7, M.R.).

VENTURA COUNTY, CALIFORNIA

JENNINGS-HANSEN ENGINEERING
1239 E. MAIN ST., VENTURA, CALIF.

SCALE: 1" = 50' JULY 1964

SHEET 3 OF 8 SHEETS

Fnd. 2" O.D. Iron Pipe in conc. Slab - Wood Plug - Spike in S'ly. edge

TRACT Nº 1516-1 (39 M.R. 38)

EDMUND STREET

HUDIPETH AVENUE

CURVE DATA (This Sheet Only)

(1)	Δ=90°00'00" R=15.00' L=23.56' T=15.00'	(6)	Δ=86°15'00" R=15.00' L=22.58' T=14.05'	(11)	Δ=93°45'00" R=15.00' L=24.54' T=16.01'	(16)	Δ=48°19'39" R=250.00' L=210.87' T=112.16'	(18)	Δ=31°50'17" R=330.00' L=183.37' T=94.12'
(2)	Δ=8°29'13" R=330.00' L=48.88' T=24.48'	(7)	Δ=5°49'52" R=278.00' L=28.29' T=14.16	(12)	Δ=4°30'51" R=330.00' L=26.00' T=13.01'	(17)	Δ=17°09'25" R=330.00 L=98.82' T=49.78'		
(3)	Δ=82°50'25" R=15.00' L=21.69' T=13.23'	(8)	Δ=2°15'00" R=222.00' L=8.72' T=4.36'	(13)	Δ=4°20'59" R=278.00' L=21.11' T=10.56'				
(4)	Δ=45°02'08" R=25.00' L=19.65' T=10.36'	(9)	Δ=92°34'03" R=15.00' L=24.23' T=15.69'	(14)	Δ=48°19'39" R=222.00' L=187.25' T=99.60'				
(5)	Δ=28°12'41" R=50.00' L=21.13' T=10.72'	(10)	Δ=88°34'41" R=15.00' L=23.19' T=14.63'	(15)	Δ=48°19'39" R=278.00' L=234.49' T=124.73'				

SEE SHEET 5

WILHARD AVENUE

TRACT Nº 1516-1 (39 M.R. 38)

TRACT Nº 1516-1 (39 M.R. 38)

CLIFTON COURT

ERRINGER AVENUE

WILHARD AVENUE

SUNNYDALE

HUDIPETH AVENUE

ASSUMPTION CEMETERY

MONUMENT LEGEND

- ○ Monument found per 39 M.R. 38
- ● Set 1 1/2" I.P. w/tag "L.S. 2303" in conc.
- ◎ Found monument as noted.
- ■ Set Ventura County Standard Survey Monument per Plate A-22 adopted February 6, 1962.

Front lot corners- Witness crosses are chiseled in conc. walk along lot line produced 12" beyond true corner.
Rear lot corners- Set 2"x 2" redwood stakes.
Set 1/2" I.P. w/tag "L.S. 2303" at center-line intersections and at all changes of direction of center-lines.
Engineers' center-line ties and monuments set within this tract will be on file at the office of the County Surveyor of Ventura County.
Note: "P.U.E." denotes Public Utilities Easement.

GRAPHIC SCALE
0 25 50 100 150 200

MAP OF TRACT Nº 1704-1

IN UNINCORPORATED TERRITORY

BEING A PART OF SEC. 16, T. 2 N., R. 18 W. RANCHO SIMI (BOOK 3, PAGE 7, M.R.)

VENTURA COUNTY, CALIFORNIA

JENNINGS-HANSEN ENGINEERING
1239 E. MAIN ST., VENTURA, CALIF.

SCALE: 1" = 50' JULY 1964

SHEET 4 OF 8 SHEETS

BASIS OF BEARINGS

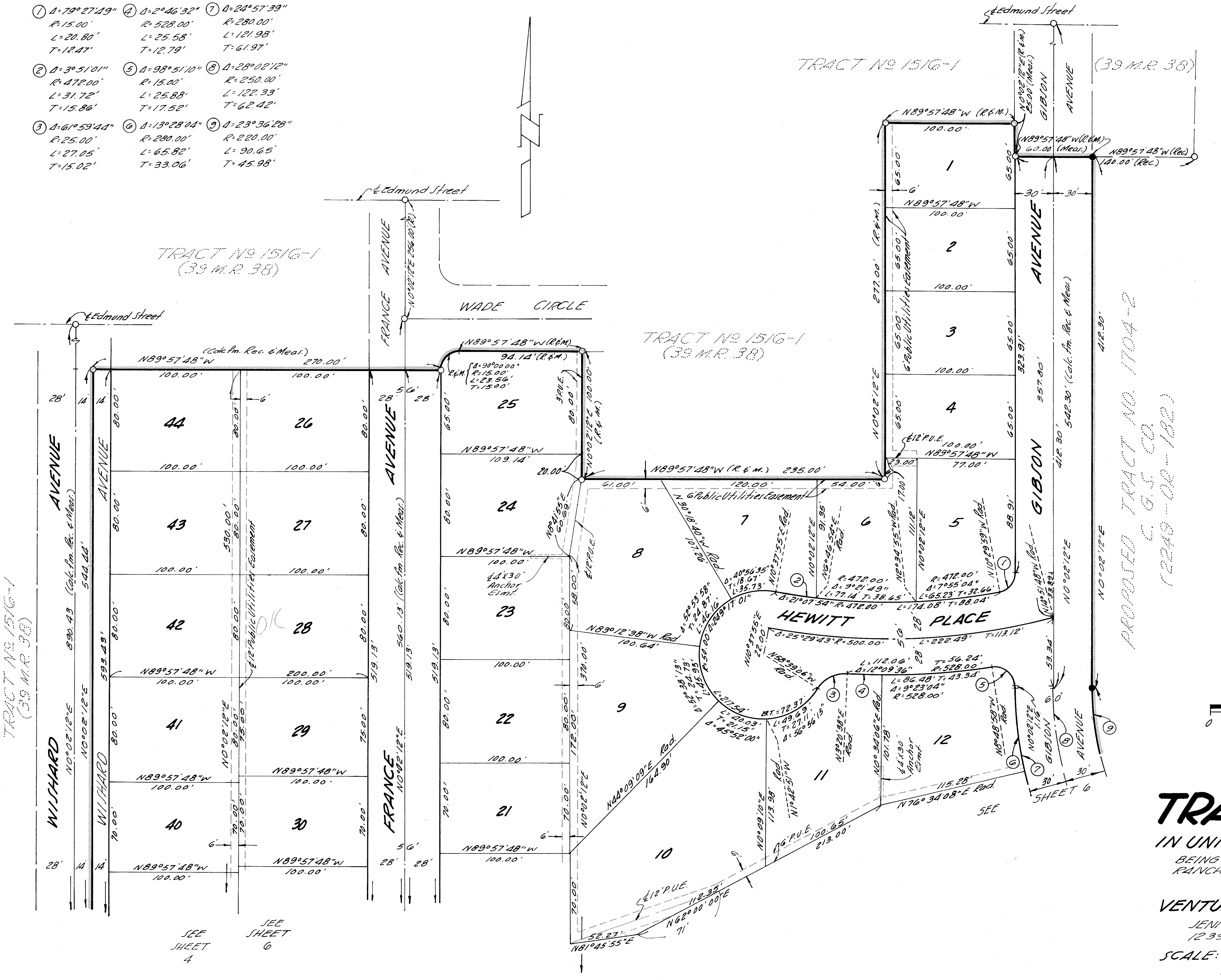
The bearing of "N89°57'48"W" of the southerly line of TRACT Nº 1367, as shown on map recorded in Book 33, Page 37 of Miscellaneous Records (Maps), Ventura County, was used as the basis of bearings for this map.

SEE SHEET 3

SEE SHEET 7

CURVE DATA
(This Sheet Only)

(1) Δ=79°27'49" R=15.00' L=20.80' T=12.47'	(4) Δ=2°46'32" R=528.00' L=25.58' T=12.79'	(7) Δ=24°57'39" R=280.00' L=121.98' T=61.97'
(2) Δ=3°51'01" R=472.00' L=31.72' T=15.86'	(5) Δ=98°51'10" R=15.00' L=25.88' T=17.52'	(8) Δ=28°02'12" R=250.00' L=122.33' T=62.42'
(3) Δ=61°59'44" R=25.00' L=27.05' T=15.02'	(6) Δ=13°28'04" R=280.00' L=65.82' T=33.06'	(9) Δ=23°36'28" R=220.00' L=90.65' T=45.98'



MONUMENT LEGEND

- ○ Monument found per 39 M.R. 38
- ● Set 1½" I.P. w/tag "L.S. 2303" in conc.
- ◎ Found Monument as noted.
- ■ Set Ventura County Standard Survey Monument per Plate A-22 adopted February 6, 1962.

Front lot corners - Witness crosses are chiseled in conc. walk along lot line produced 12" beyond true corner.
Rear lot corners - Set 2"x2" redwood stakes.
Set 1½" I.P. w/tag "L.S. 2303" at center-line intersections and at all changes of direction of center-lines.
Engineer's center-line ties and monuments set within this tract will be on file at the office of the County Surveyor of Ventura County.
Note: "P.U.E." denotes Public Utilities Easement.

BASIS OF BEARINGS

The bearing of "N89°57'48"W" of the southerly line of TRACT Nº 1367 as shown on map recorded in Book 33, Page 37 of Miscellaneous Records (Maps), Ventura County, was used as the basis of bearings for this map.

GRAPHIC SCALE

0 25 50 100 150 200

MAP OF TRACT Nº 1704-1

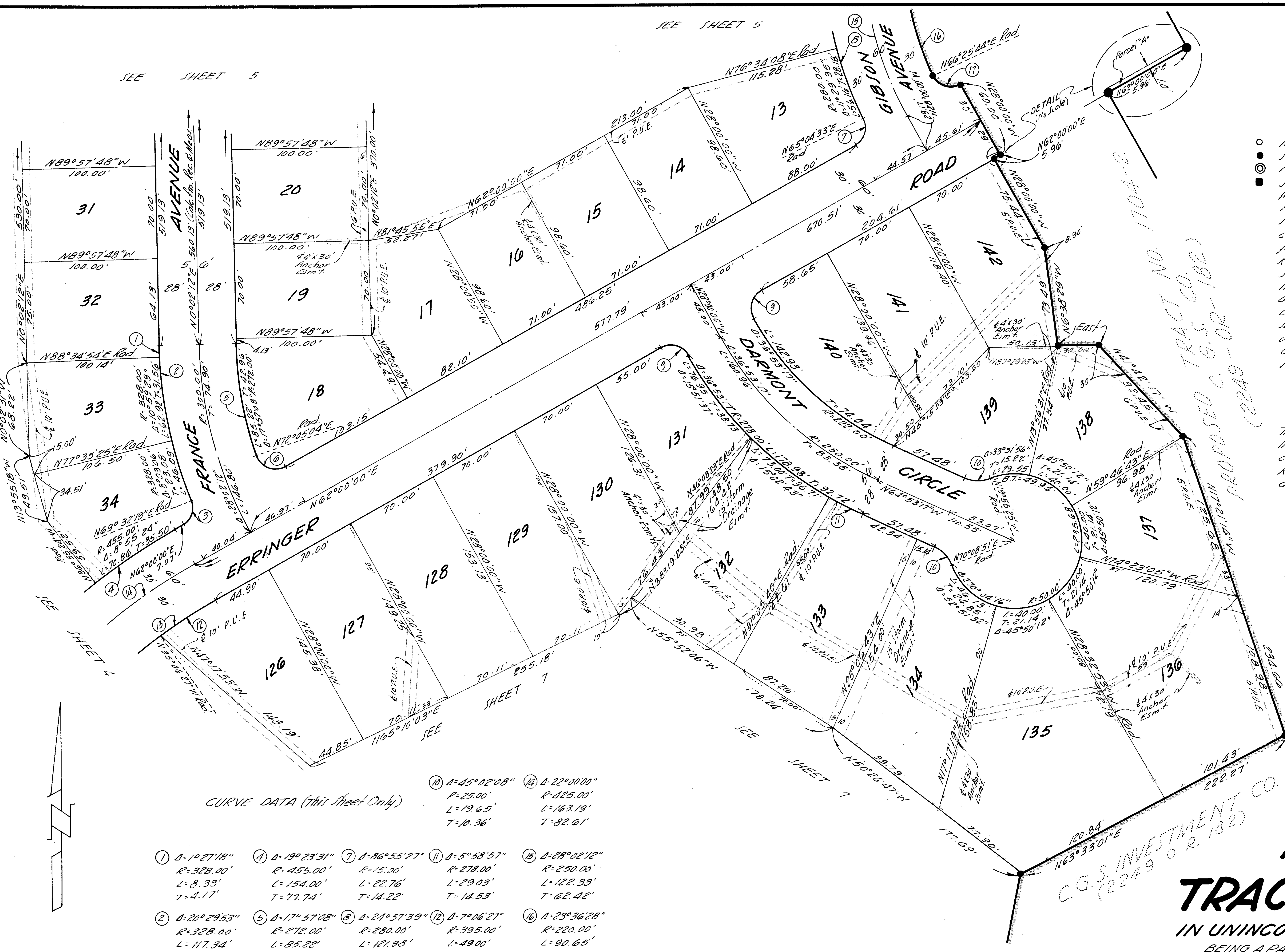
IN UNINCORPORATED TERRITORY

BEING A PART OF SEC. 16, T. 2 N., R. 18 W.
RANCHO SIMI (BOOK 3, PAGE 7, M.R.).

VENTURA COUNTY, CALIFORNIA

JENNINGS-HANSEN ENGINEERING
1239 E. MAIN ST., VENTURA, CALIF.

SCALE: 1" = 50' JULY, 1964



MONUMENT LEGEND

- ○ Monument found per 39 M.R. 38
- ● Set 1½" I.P. w/tag "L.S. 2303" in conc.
- ◎ Found Monument as noted.
- ■ Set Ventura County Standard Survey Monument per Plate A-22 adopted February 6, 1962.

Front lot corners - Witness crosses are chiseled in conc. walk along lot line produced 12" beyond true corner.
Rear lot corners - Set 2"x2" redwood stakes.
Set 1½" I.P. w/tag "L.S. 2303" at center-line intersections and at all changes of direction of center-lines.
Engineers' center-line ties and monuments set within this tract will be on file at the office of the County Surveyor of Ventura County.
Note: "P.U.E." denotes Public Utilities Easement.

BASIS OF BEARINGS

The bearing of "N89°57'48"W of the southerly line of TRACT Nº 1367, as shown on map recorded in Book 33, Page 37 of Miscellaneous Records (Maps), Ventura County, was used as the basis of bearings for this map.

CURVE DATA (This Sheet Only)

Curve	Δ	R	L	T
1	1°27'18"	328.00'	8.33'	4.17'
2	20°29'53"	328.00'	117.34'	59.31'
3	82°27'41"	15.00'	21.59'	13.15'
4	19°23'31"	455.00'	154.00'	77.74'
5	17°57'08"	272.00'	85.22'	42.96'
6	100°04'05"	15.00'	26.20'	17.90'
7	86°55'27"	15.00'	22.76'	14.22'
8	24°57'39"	280.00'	121.98'	61.97'
9	90°00'00"	15.00'	23.56'	15.00'
10	45°02'08"	25.00'	19.65'	10.36'
11	5°58'57"	278.00'	29.03'	14.53'
12	7°06'27"	395.00'	49.00'	24.53'
13	19°40'19"	395.00'	135.62'	68.48'
14	22°00'00"	425.00'	163.19'	82.61'
15	28°02'12"	250.00'	122.33'	62.42'
16	23°36'28"	220.00'	90.65'	45.98'
17	94°25'44"	15.00'	24.72'	16.21'

GRAPHIC SCALE
0 25 50 100 150 200

MAP OF TRACT Nº 1704-1

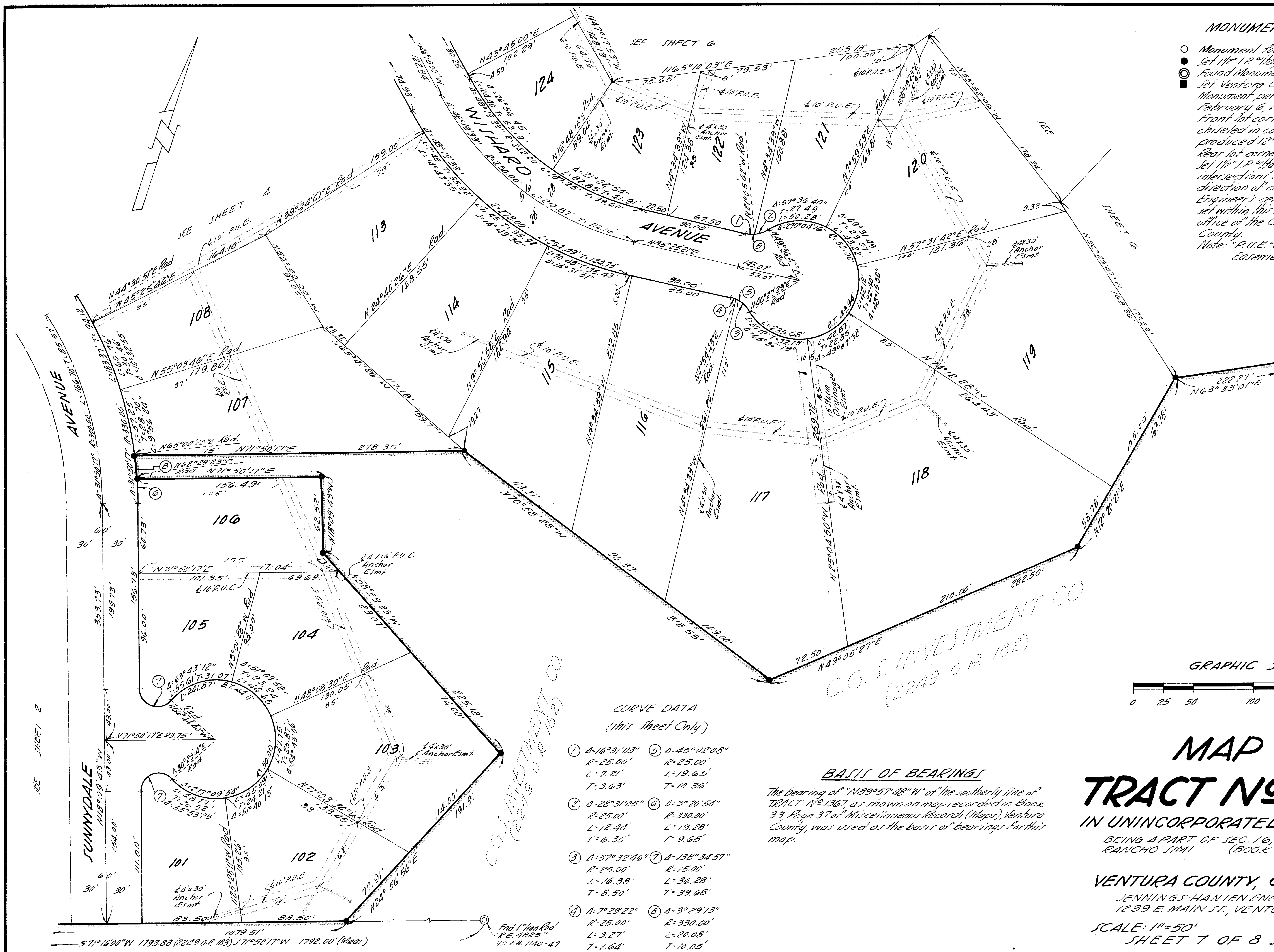
IN UNINCORPORATED TERRITORY

BEING A PART OF SEC. 16, T. 2 N., R. 18 W.
RANCHO SIMI (BOOK 3, PAGE 7, M.R.).

VENTURA COUNTY, CALIFORNIA

JENNINGS-HANSEN ENGINEERING
1239 E. MAIN ST., VENTURA, CALIF.

SCALE: 1" = 50'   JULY, 1964



MONUMENT LEGEND

○ Monument found per 39 M.R. 38
● Set 1½" I.P. w/tag "L.S. 2303" in conc.
◎ Found Monument as noted.
■ Set Ventura County Standard Survey Monument per Plate A-22 adopted February 6, 1962.

Front lot corners - Witness crosses are chiseled in conc. walk along lot line produced 12" beyond true corner.
Rear lot corners - Set 2"x2" redwood stakes.
Set 1½" I.P. w/tag "L.S. 2303" at center-line intersections, and at all changes of direction of center-lines.
Engineer's center line ties and monuments set within this tract will be on file at the office of the County Surveyor of Ventura County.
Note: "P.U.E." denotes Public Utilities Easement.

CURVE DATA
(This Sheet Only)

①	Δ=16°31'03" R=25.00' L=7.21' T=3.63'	⑤	Δ=45°02'08" R=25.00' L=19.65' T=10.36'
②	Δ=28°31'05" R=25.00' L=12.44' T=6.35'	⑥	Δ=3°20'54" R=330.00' L=19.28' T=9.65'
③	Δ=37°32'46" R=25.00' L=16.38' T=8.50'	⑦	Δ=138°34'57" R=15.00' L=36.28' T=39.68'
④	Δ=7°29'22" R=25.00' L=3.27' T=1.64'	⑧	Δ=3°29'13" R=330.00' L=20.08' T=10.05'

BASIS OF BEARINGS

The bearing of "N89°57'48"W" of the southerly line of TRACT Nº 1367, as shown on map recorded in Book 33, Page 37 of Miscellaneous Records (Maps), Ventura County, was used as the basis of bearings for this map.

GRAPHIC SCALE
0 25 50 100 150 200

MAP OF TRACT Nº 1704-1

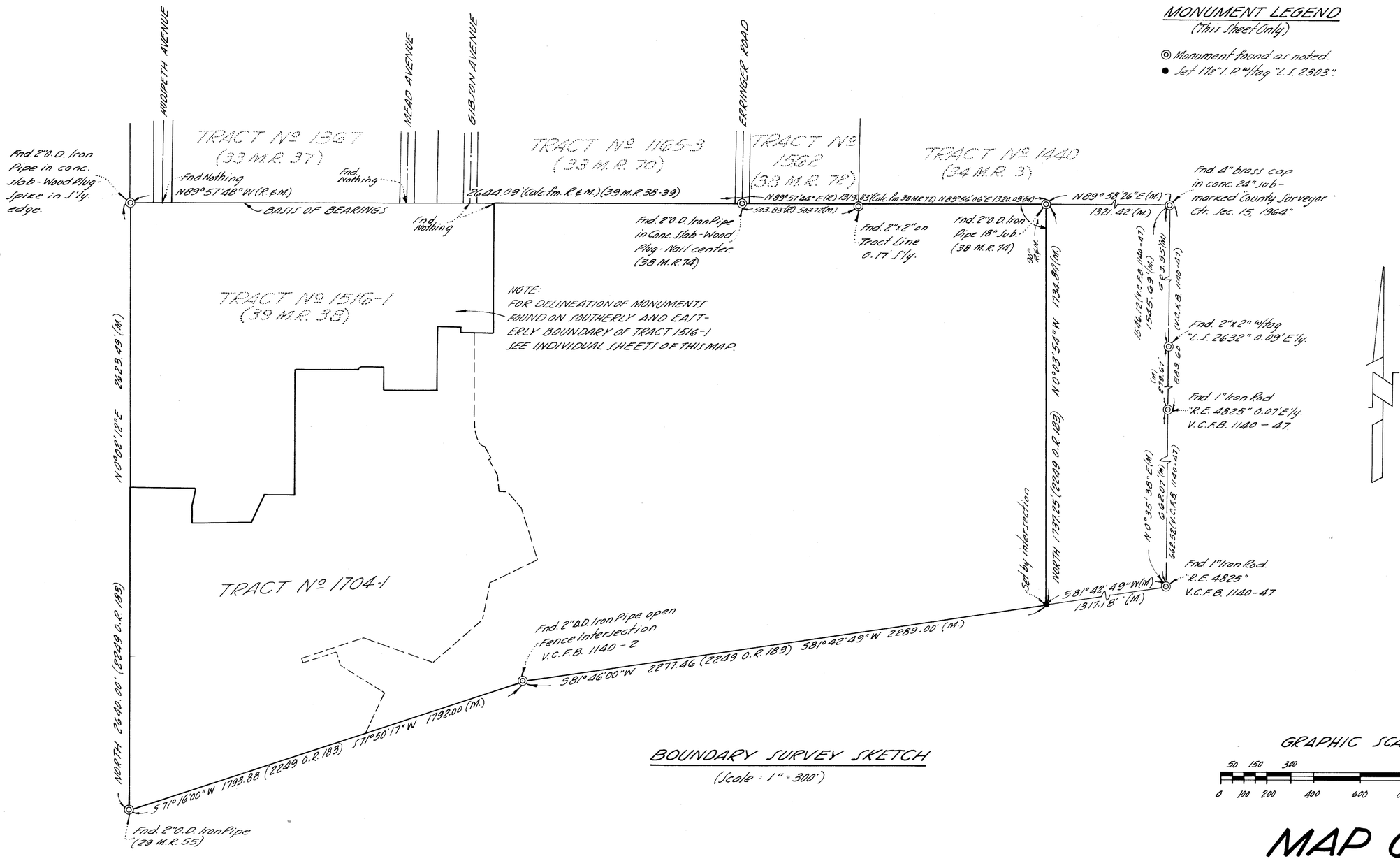
IN UNINCORPORATED TERRITORY

BEING A PART OF SEC. 16, T. 2 N., R. 18 W.
RANCHO SIMI (BOOK 3, PAGE 7, M.R.).

VENTURA COUNTY, CALIFORNIA

JENNINGS-HANSEN ENGINEERING
1239 E. MAIN ST., VENTURA, CALIF.

SCALE: 1"=50' JULY, 1964
SHEET 7 OF 8 SHEETS



MONUMENT LEGEND
(This Sheet Only)

◎ Monument found as noted.
● Set 1½" I.P. & tag "L.S. 2303".

BOUNDARY SURVEY SKETCH
(Scale: 1" = 300')

GRAPHIC SCALE

50 150 300
0 100 200 400 600 800 1000 1200

BASIS OF BEARINGS

The bearing of "N89°57'48"W" of the southerly line of TRACT Nº 1367, as shown on map recorded in Book 33, Page 37 of Miscellaneous Records (Mapt), Ventura County, was used as the basis of bearings for this map.

MAP OF TRACT Nº 1704-1

IN UNINCORPORATED TERRITORY

BEING A PART OF SEC. 16, T. 2 N., R. 18 W. RANCHO SIMI (BOOK 3, PAGE 7, M.R.).

VENTURA COUNTY, CALIFORNIA

JENNINGS-HANSEN ENGINEERING
1239 E. MAIN ST., VENTURA, CALIF.

SCALE: 1" = 300' JULY, 1964

SHEET 8 OF 8 SHEETS