TRACT NO. 1649

JANSS CORPORATION

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

VALCON INC.
1429 THOUSAND OAKS BLVD.
THOUSAND OAKS, CALIFORNIA.

ALVIN J. HOTZ, JR., R.C.E. 13696

BEING A SUBDIVISION OF A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 1 NORTH, RANGE 19 WEST, J. EDWARDS TRACT NO. 1, MAP OF PARTITION SURVEY OF RANCHO EL CONEJO, RECORDED IN BOOK 1 PAGE 746 OF DEEDS, COUNTY OF VENTURA, STATE OF CALIFORNIA AND A RESUBDIVISION OF PORTIONS OF LOTS 54 THROUGH 58, 63 THROUGH 67, 70 THROUGH 72, AND 76 THROUGH 79 OF TRACT NO. 1486-2 AS PER MAP THEREOF RECORDED IN BOOK 38, PAGES 24, 25 & 26 OF MISCELLANEOUS RECORDS OF SAID COUNTY.

OWNER'S CERTIFICATE

We the undersigned, hereby certify that we are the owners of or are interested in the land included within this subdivision entitled "TRACT NO 1649" 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: STORM DRAINAGE EASEMENTS

JANSS CORPORATION, a delaware corporation as owner

L.C. Guthrie

L.C. GUTHRIE, JR, Vice-President

Barbara Vantrease

BARBARA VANTREASE, Assistant Secretary

CORPORATION ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.
COUNTY OF LOS ANGELES }

On this 22nd day of September 1964, before me, the undersigned a Notary Public in and for said County and State, personally appeared L.C. GUTHRIE, JR., known to me to be the Vice-President, and BARBARA VANTREASE known to me to be the Assistant Secretary of the JANSS Corporation, 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 same as owner.

My Commission expires,
EVELYN G. PILLEY
My Commission Expires July 23, 1968

Evelyn G. Pilley
Notary Public

OFFICIAL SEAL
EVELYN G. PILLEY
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

The signatures of MARK H. BLOODGOOD Trustee, HELEN LYNN and JANSS, JANSS and PALMIERI, Present OWNERS of all oil, gas, minerals and other hydrocarbon substances lying at or being below a depth of 500 feet from the surface of the land without, however the surface right to extract such minerals, have been omitted in accordance with Section 11587-C(1) of the Business and Professions Code.

The signatures of VENTURA COUNTY, CONEJO VALLEY SANITARY COMPANY, a corporation, and GENERAL TELEPHONE COMPANY OF CALIFORNIA, a corporation, present OWNERS of easements which cannot ripen into a fee, has been omitted in accordance with Section 11587-A of the Business and Professions Code.

COUNTY SURVEYOR'S CERTIFICATE

I certify that I have examined the final map entitled "TRACT NO. 1649," 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 I am satisfied that the map is technically correct.

Dated this 19th day of January 1965.

M. C. LORENZ
County Surveyor
County of Ventura

By: A. P. Stoker
Assist. County Surveyor

TREASURER - TAX COLLECTOR CERTIFICATE

I certify that according to the records of my office there are no liens against the subdivision (TRACT NO 1649) 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 this 6th day of November 1964.

RAYMOND S. WALKER
County Treasurer - Tax Collector
County of Ventura

By Anna Snider
Deputy Tax Collector

COUNTY CLERK'S CERTIFICATE

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. 1649" have been complied with.

Dated this 19th day of January 1965

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

By
Deputy County Clerk

BASIS OF BEARINGS:

The bearing of N46°23'12"E being the centerline of CALLE PLANTADOR per TRACT NO. 1486-2 38 MR 26 was taken as the Basis of Bearings.

ENGINEER'S CERTIFICATE

I, ALVIN J. HOTZ, JR. do hereby certify that I am a registered Civil Engineer, that this map correctly represents a survey made under my direction in October 1964, for JANSS CORPORATION 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 January 19, 1966 and that they are sufficient to enable the survey to be retraced.

Dated this 29 day of September 1964.

Alvin J. Hotz

Registered Civil Engineer # 13696

BOARD OF SUPERVISORS' CERTIFICATE

This map entitled "TRACT NO. 1649," 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 January 1965, for approval. Said Board hereby approves said map, provided however, that the offer of 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 19th day of January 1965.

BOARD OF SUPERVISORS
of the County of Ventura,
State of California.

ATTEST:
Robert L. Hamm
Clerk of said Board

J. R. MacDonald
Chairman of said Board

#5379

RECORDED at the request of the County Clerk Jan. 22 1965, at 2:30 p.m. in Book 43, pages 72 & 73 Misc. Records of Ventura County

ROBERT L. HAMM
County Recorder
County of Ventura

By
Deputy County Recorder

12/15/64

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NOTES

□ Set Ventura County Std. Monument Box and Monument Stamped R.C.E. 13696 per Plate A-22, Approved Feb. 6, 1962

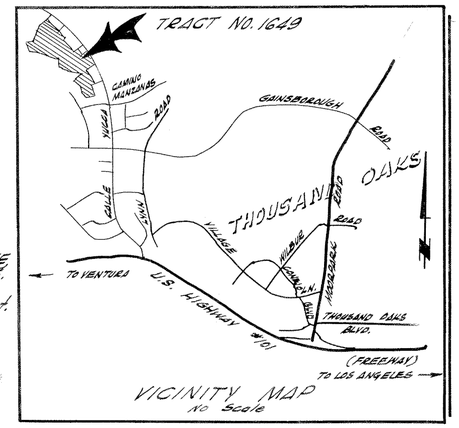
● Fd. 1" I.P. tagged R.C.E. 13696
○ Set 2" I.P. tagged R.C.E. 13696 at all street intersections, B.C.'s, E.C.'s, and radius points unless otherwise noted.

Set 2x2 stakes tagged R.C.E. 13696 at all lot corners unless otherwise noted.

◎ Fd. 1½" I.P. tagged R.C.E. 13696

BASIS OF BEARINGS being N 46°23'12"E the ℄ of Calle Plantador as per 38 MR 24.

P.U.E. = Denotes Public Utility Easement.



VICINITY MAP
No Scale

INCHES SCALE FEET 0 1 2 3 / 0 40 80 120 / 0 100 200 300

JANSS CORPORATION 2182 OR 328
SCALE: 1"=100'
TRACT
CALLE ANGOSTA
CALLE PLANTADOR
CALLE CONEJO
SEE DETAIL "A"
SEE DETAIL "B" (1.16 AC.)
SEE DETAIL "C"
(1.42 AC.)
(1.03 Ac.)
STORM DRAINAGE EASEMENT PER 38 M.R. 24
EXIST. 12' SEWER EASEMENT
6' P.U.E.
3' P.U.E.
8' DRIVEWAY EASEMENT
20' Wide Driveway
EXISTING SEWER EASEMENT PER 2671 OR 429
SEWER EASEMENT PER 38 MR 24
STORM DRAINAGE EASEMENT PER 38 M.R. 24
10' SEWER EASEMENT PER 2650 O.R. 419
EXIST. 10' SEWER EASEMENT PER 2650 O.R. 410
EXIST. SEWER EASEMENT PER 2671 OR. 413
EXIST. SEWER EASEMENT PER 2650 OR 412
EXIST. SEWER EASEMENT PER 2650 O.R. 419
EXIST. 20' SEWER EASEMENT PER 2650 O.R. 419
EXIST. 10' SEWER EASEMENT PER BOOK 1246 P. 31
EXIST. 10' SEWER EASEMENT PER BOOK 1246 P. 31
EXIST. 20' SEWER EASEMENT PER 2650 O.R. 419