BASIS OF BEARINGS

The bearing of "N89°57'48"W" of the southerly line of Tract No 1165-3 as shown on map recorded in Book 33, Page 71 of Miscellaneous Records (Map's), 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 1704-2" shown on the annexed map consisting of 5 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 E. Fitzgerald Road, N. Erringer Road, N. Thornwood Street, E. Wexford Circle, N. Murfield Avenue, N. Bethel Court, N. Greenbriar Avenue, E. Covington Avenue, Parcels "A", "B", "C", "D", "E", "F" and "G" and storm drainage easements and also grant to the County of Ventura, all rights of ingress and egress from Parcel "A" over and across the westerly line of said Parcel abutting Erringer Road, Parcel "B" over and across the southwesterly and southerly lines of said Parcel abutting E. Covington Avenue, Parcel "C" over and across the northerly and northwesterly lines of said Parcel abutting E. Covington Avenue, Parcel "D" over and across the northwesterly line of said Parcel abutting N. Erringer Road, Parcel "E" over and across the southeasterly line of said Parcel abutting N. Thornwood Street, Parcel "F" over and across the northeasterly line of said Parcel abutting N. Greenbriar Avenue and Parcel "G" over and across the northeasterly line of said Parcel abutting N. Murfield Avenue, in order that the owners of said Parcels shall have no right of access whatever to said N. Erringer Road, E. Covington Avenue, N. Thornwood Avenue, and N. Murfield Avenue, except the general easement of travel which belongs to the whole public.

N. Green briar Avenue

W.S.W. INVESTMENT CO, a General Partnership, as OWNER

By: CAVALIER CONSTRUCTION COMPANY, a corporation, Partner

By: Paul E. Griffin Jr.
Paul E. Griffin, Jr, President, 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 Weir
Assistant Secretary

FIRST AMERICAN TITLE INSURANCE & TRUST COMPANY, a corporation, as TRUSTEE under Deed of Trust.

Ralph Morgan
Assistant Vice-President

Larry Shuman
Assistant Secretary

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

On this 21st day of JANUARY, 1965, before me, the undersigned, personally appeared PAUL E. GRIFFIN, JR, known to me to be the President of CAVALIER CONSTRUCTION COMPANY, 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 W.S.W. 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.

OFFICIAL SEAL
ROSALIE J. GREENE
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Nov. 16, 1968

Rosalie J. Greene
Notary Public in and for said County and State
My commission expires _____

This map entitled "TRACT No 1704-2", consisting of 6 sheets, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 4th day of May, 1965 for approval.

Said Board hereby approves said map and does hereby accept on behalf of the public for public use, E. Fitzgerald Road, N. Erringer Road, N. Thornwood Street, E. Wexford Circle, N. Murfield Avenue, N. Bethel Court, N. Greenbriar Avenue and E. Covington Avenue as delineated upon sheets 2, 3, 4 and 5, and all rights of ingress and egress as offered hereon, provided, however, that the offer of Parcels "A", "B", "C", "D", "E", "F", "G" and 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 4th day of May, 1965.

Attest:

Robert L. Hamm
Clerk of said Board

BOARD OF SUPERVISORS OF THE
COUNTY OF VENTURA
STATE OF CALIFORNIA

Chairman of said Board

STATE OF CALIFORNIA }
COUNTY OF VENTURA } s.s.

On this 21st day of APRIL, 1965, before me, the undersigned, personally appeared JOHN D. WEIR, 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
FRANK W. LANE
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY

Frank W. Lane
Notary Public in and for said County and State
My commission expires 9-24-67

STATE OF CALIFORNIA }
COUNTY OF VENTURA } s.s.

On this 21st day of APRIL, 1965, before me, the undersigned, personally appeared RALPH MORGAN, known to me to be the Assistant Vice-President and LARRY SHUMAN, 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 corporation therein named, and acknowledged to me that such corporation executed the same as TRUSTEE.

Gus Marquez Ramirez
NOTARY PUBLIC - CALIFORNIA
COUNTY OF VENTURA

Gus Marquez Ramirez
Notary Public in and for said County and State
My commission expires Nov. 17, 1965

The signatures of Simi Land and Water Company, Southern California Edison Company and Calleguas Municipal Water District, owners of Easements over portions of said land have been omitted in accordance with Section 11587-A of the Subdivision Map Act.

#33926

Recorded at the request of the County Clerk May 7, 1965, at 2:30 p.m. in Book 44 of Miscellaneous Records (Map's), at Pages 55, 56, 57, 58, 59, and 60, records of Ventura County.

Robert L. Hamm
County Recorder
County of Ventura

By _____
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 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 April 27, 1966) and that they are (or will be) sufficient to enable the survey to be retraced.

Dated Oct. 21-1964

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 1704-2" have been complied with.

Robert L. Hamm
County Clerk
County of Ventura

Dated May 4th 1965

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 1704-2" 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 April 22, 1965

By Alma Snider
Deputy County Tax Collector

I certify that I have examined the final map entitled "TRACT No 1704-2" that the subdivision is substantially the same as it appeared on the tentative map, and any approved alteration 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 27th of April, 1965

By A. P. Stiber
Assistant County Surveyor

MAP OF TRACT No 1704-2

IN UNINCORPORATED TERRITORY

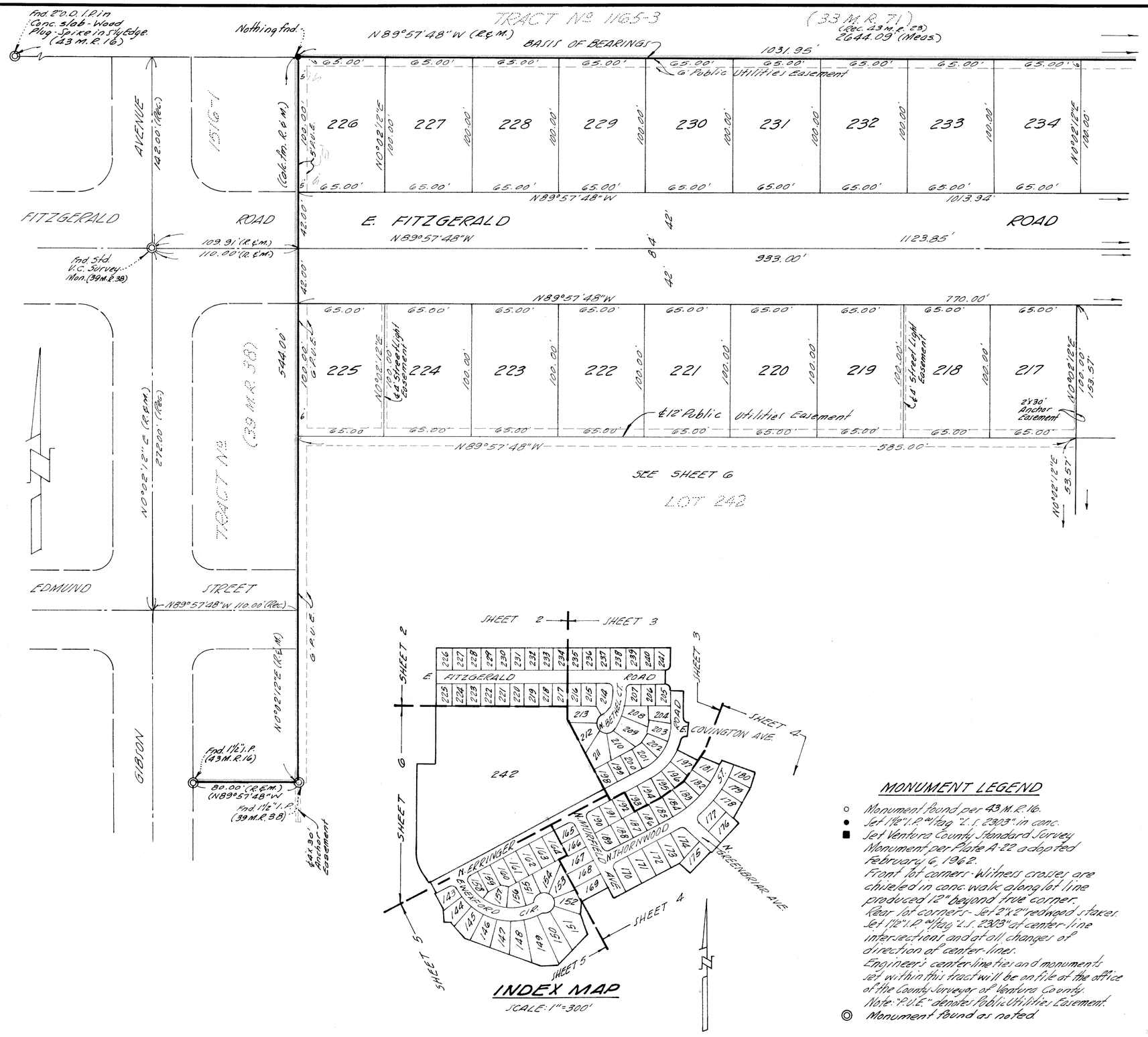
BEING A PART OF THE S.W. ¼ OF SEC. 15 AND A PART OF THE S.E. ¼ OF SEC. 16, T. 2 N., R. 18 W. RANCHO SIMI (BOOK 3, PAGE 7, M.R.)

VENTURA COUNTY, CALIFORNIA

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

SCALE: 1" = 50' OCTOBER, 1964

SHEET 1 OF 6 SHEETS



VICINITY MAP

Scale: 1"=3000'

BASIS OF BEARINGS

The bearing of "N89°57'48"W" of the southerly line of TRACT Nº 1165-3 as shown on map recorded in Book 33, Page 71, of Miscellaneous Records (Maps), Ventura County, was used as the basis of bearings for this map.

INDEX MAP

SCALE: 1"=300'

MONUMENT LEGEND

- ○ Monument found per 43 M.R. 16.
- ● Set 1½" I.P. w/tag "L.S. 2303" in conc.
- ■ 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 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.
- ◎ Monument found as noted

GRAPHIC SCALES

1000 3000 (1"=3000')
0 2000 6000 9000 12000

100 300 (1"=300')
0 200 600 900 1200

10 30 50 (1"=50')
0 20 40 100 150 200

MAP OF TRACT Nº 1704-2

IN UNINCORPORATED TERRITORY

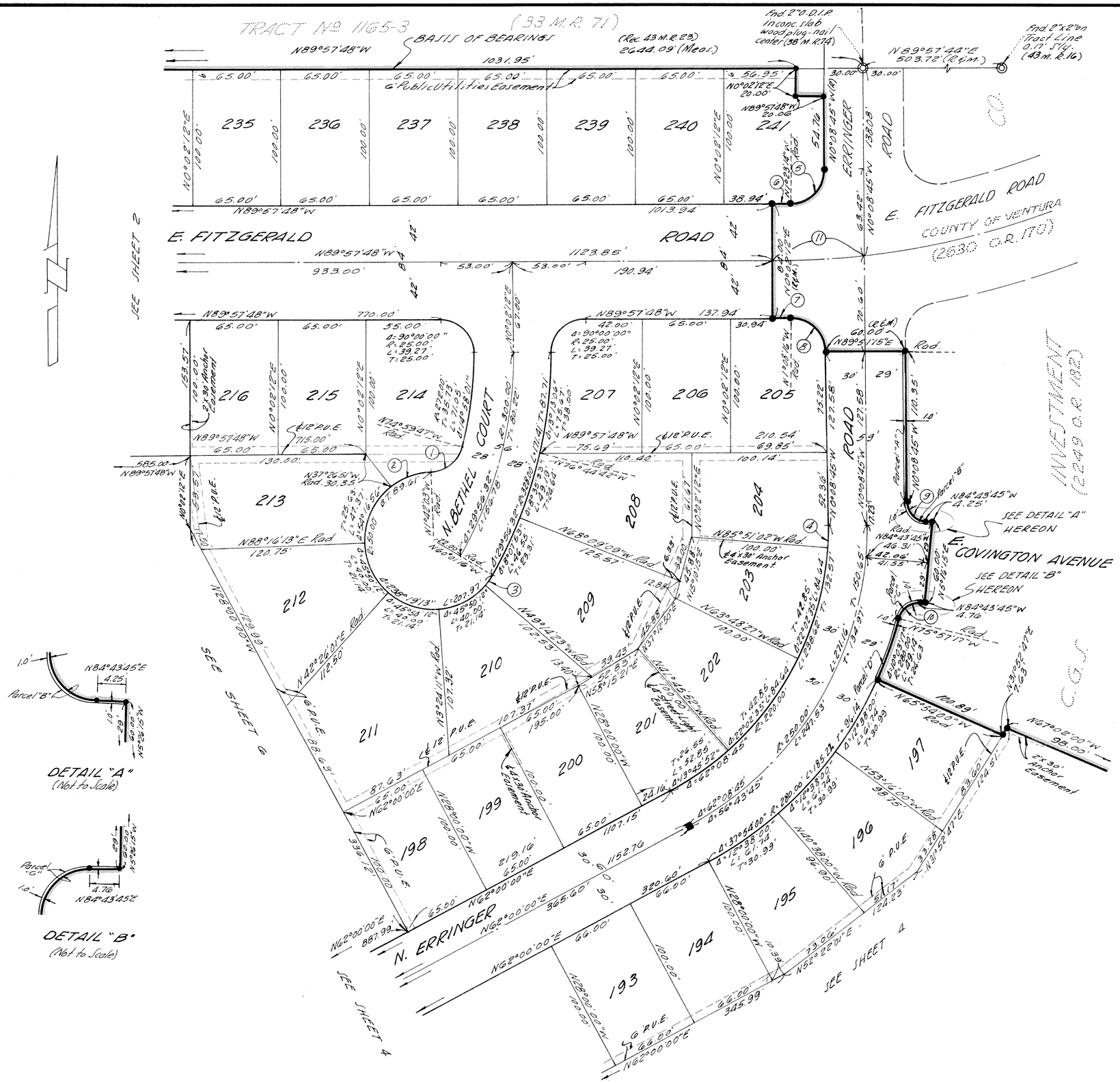
BEING A PART OF THE S.W. 1/4 OF SEC. 15 AND A PART OF THE S.E. 1/4 OF SEC. 16, T. 2N., R. 18W. RANCHO SIMI (BOOK 3, PAGE 7, M.R.)

VENTURA COUNTY, CALIFORNIA

JENNINGS-HANSEN ENGINEERING
374 POLI STREET, VENTURA, CALIF.

SCALE: 1"=50' OCTOBER, 1964

SHEET 2 OF 6 SHEETS



CURVE DATA (This Sheet Only)

(1) Δ=79°17'44" R=25.00' L=31.98' T=18.60'	(2) Δ=35°44'48" R=50.00' L=31.19' T=16.12'	(3) Δ=10°46'53" R=50.00' L=9.41' T=4.72'	(4) Δ=4°17'43" R=220.00' L=16.49' T=8.25'
(5) Δ=88°45'31" (R&M) R=25.00' L=38.73' T=24.46'	(6) Δ=1°25'26" (R&M) R=558.00' L=13.87' T=6.93'	(7) Δ=1°10'28" (R&M) R=642.00' L=13.16' T=6.58'	(8) Δ=90°59'31" (R&M) R=25.00' L=39.70' T=25.44'
(9) Δ=84°35'00" R=15.00' L=22.14' T=13.64'	(10) Δ=81°13'32" R=15.00' L=21.26' T=12.86'	(11) Δ=6°33'02" R=600.00' L=68.60' T=34.34'	

BASIS OF BEARINGS

The bearing of "N 89°57'48" W" of the southerly line of Tract Nº 1165-3 as shown on map recorded in Book 33, Page 71 of Miscellaneous Records (Misc.) Ventura County, was used as the basis of bearings for this map.

MONUMENT LEGEND

- ○ Monument found per 43 M.R. 16
- ● Set 1½" I.P. w/tag "L.S. 2303" in conc.
- ■ 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 2x2" 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.

◎ Monument found as noted

GRAPHIC SCALE

10 30 50
0 20 40 100 150 200

MAP OF TRACT Nº 1704-2

IN UNINCORPORATED TERRITORY

BEING A PART OF THE S.W. 1/4 OF SEC. 15 AND A PART OF THE S.E. 1/4 OF SEC. 16, T. 2N., R. 18W. RANCHO SIMI (BOOK 3, PAGE 7, M.R.)

VENTURA COUNTY, CALIFORNIA

JENNINGS-HANSEN ENGINEERING
374 POLI STREET, VENTURA, CALIF.

SCALE: 1" = 50' OCTOBER, 1964

SHEET 3 OF 6 SHEETS

CURVE DATA
(This Sheet Only)

① Δ=1°34'00" R=480.00' L=13.12' T=6.56'
② Δ=1°07'00" R=480.00' L=9.36' T=4.68'
③ Δ=100°22'58" R=15.00' L=26.28' T=18.00'
④ Δ=39°17'50" R=510.00' L=29.35' T=14.68'

SEE SHEET 6
SEE SHEET 3
SEE SHEET 5

N. ERRINGER ROAD
AVENUE
N. MURFIELD AVENUE
N. THORNWOOD AVENUE
N. GREENBRIAR AVENUE
STREET

C.G.S. INVESTMENT CO. (2249 O.R. 182)

MONUMENT LEGEND

- ○ Monument found per 43 M.R. 16
- ● Set 1 1/2" I.P. w/tag "L.S. 2303" in conc.
- ■ 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 1 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.
- ◎ Monument found as noted.

BASIS OF BEARINGS

The bearing of "N 89°57'48" W" of the southerly line of Tract No. 1165-3 as shown on map recorded in Book 33, Page 71, of Miscellaneous Records (Maps) Ventura County, was used as the basis of bearings for this map.

GRAPHIC SCALE
10 30 50
0 20 40 100 150 200

MAP OF TRACT No. 1704-2

IN UNINCORPORATED TERRITORY

BEING A PART OF THE S.W. 1/4 OF SEC. 15 AND A PART OF THE S.E. 1/4 OF SEC. 16, T. 2 N., R. 18 W., RANCHO SIMI (BOOK 3, PAGE 7, M.R.)

VENTURA COUNTY, CALIFORNIA

JENNINGS-HANSEN ENGINEERING
374 POLI STREET, VENTURA, CALIF.

SCALE: 1"=50' OCTOBER 1964

SHEET 4 OF 6 SHEETS

CURVE DATA (This Sheet Only)

① Δ=90°00'00" R=15.00' L=23.56' T=15.00'
② Δ=3°26'31" R=222.00' L=13.33' T=6.67'
③ Δ=52°18'41" R=25.00' L=22.83' T=12.28'
④ Δ=33°21'46" R=50.00' L=29.12' T=14.98'
⑤ Δ=39°46'11" R=25.00' L=17.35' T=9.04'
⑥ Δ=4°28'08" R=278.00' L=21.68' T=10.85'
⑦ Δ=0°12'20" R=278.00' L=1.00' T=0.50'
⑧ Δ=0°51'40" R=222.00' L=3.34' T=1.67'


SEE SHEET 3
SEE SHEET 6
SEE SHEET 4
ROAD
887.99'
1107.15'
1152.76'
612.16'
524.16'
N62°00'00"E
N28°00'00"W 128.00' G.P.U.E.
164
163
162
161
160
159
158
157
156
155
154
153
152
151
150
149
148
147
146
145
144
143
128.00'
65.00'
300.00'
136.00'
551.00'
N21°28'17"E Rad 140.44'
N24°31'43"W Rad 94.47'
N62°00'00"E 65.00'
N28°00'00"W 104.00'
N28°00'00"W 128.00'
N73°10'09"W 34.65'
140.00'
52.00'
24.09'
102.20'
N13°38'12"E Rad
N62°00'00"E 65.00'
N62°00'00"E 86.39'
92.35'
N28°00'00"W 175.00'
30'
43.00'
54.16'
11.00'
Δ=27°06'12" L=53.97' R=114.00'
Δ=88°16'08" L=54.90' R=35.64'
Δ=7°00'00" L=43.62' R=356.76'
E. WEXFORD
Δ=31°19'35" L=121.38' T=62.25' R=222.00'
L=334.25'
Δ=24°27'41" L=94.78' T=48.12' R=222.00'
T=207.99'
CIRCLE
R=250.00'
L=436.33'
T=297.94'
Δ=269°34'44" R=50.00' L=235.26' T=50.52'
Δ=46°00'00" L=40.14' T=21.22'
Δ=46°00'00" L=40.14' T=21.22'
N76°34'41"W Rad
N13°38'12"E Rad
N62°00'00"E 65.00'
N62°00'00"E 65.00'
N62°00'00"E 65.00'
N62°00'00"E 65.00'
N62°00'00"E 65.00'
N62°00'00"E (REM) 202.00' (Calc. Fm R.E.M.)
ERRINGER ROAD N62°00'00"E (R.E.M.) 5.96'
N28°00'00"W (R.E.M.) 75.42'
N28°00'00"W (R.E.M.) 87.35'
N53°33'00"E Rad 114.86'
8.90'
14.53'
N40°22'00"E Rad 131.83'
N41°41'27"W (R.E.M.) 72.77'
EAST 30.00' (R.E.M.)
N70°19'00"W 92.45'
21.97'
N70°19'00"W 6.86'
S10° Storm Drainage Easement 96.38'
110.92'
362.16'
39.96'
N86°47'00"E 71.11'
S46°
N43°57'00"E 91.03'
10' Storm Drainage Easement
N62°00'00"E 144.00'
N28°00'00"W 65.90'
N15°58'00"E 93.57'
N19°41'14"W 93.57'
N62°00'00"E (REM) 202.00' (Calc. Fm R.E.M.)
N62°00'00"E 65.00'
N62°00'00"E 65.00'
N62°00'00"E 65.00'
N62°00'00"E 65.00'
N62°00'00"E 65.00'

EDMUND STREET

TRACT No. 1704 (39 M.R. 38)

AVENUE

GIBSON

ROAD

N. ERRINGER

TRACT No. 1704 (43 M.R. 16)

N89°57'48"W 110.00' (R)

N0°02'12"E 272.00' (R&M)

S44.82' (Calc. R&M)

262.00' (R&M)

N0°02'12"E

30' 60' 30'

N89°57'48"W 140.00' (R&M)

30'

50.00'

Fnd 1½" I.P. (39 M.R. 38)

Fnd 1½" I.P. (43 M.R. 16)

542.30' (R&M)

412.30' (R&M)

N0°02'12"E

30'

N0°02'12"E 250.00'

L=122.53' R=62.48' (R&M)

L=29°36'28" R=220.00'

L=30.65'n 45.98' (R&M)

N66°25'44"E Rad

30'

N28°00'00"W 29.17' (R&M)

N28°00'00"W 60.00' (R&M)

CURVE DATA (This Sheet Only)

① Δ=94°25'44" R=15.00' L=24.72' T=16.21' } R&M

N66°25'44"E Rad

N62°00'00"E

887.99'

1107.15'

1152.76'

N62°00'00"E

SEE SHEET 5

242 (9.52 Ac.)

SEE SHEET 2

N89°57'48"W

6' P.U.E.

585.00'

53.67'

N0°02'12"E 153.57'

17.50'

6' P.U.E.

AVENUE

330.12'

SEE SHEET 3

N28°00'00"W

MONUMENT LEGEND

- ○ Monument found per 43 M.R. 16
- ● Set 1½" I.P. w/tag "L.S. 2303" in conc.
- ■ 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 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.
- ◎ Monument found as noted.

BASIS OF BEARINGS

The bearing of "N89°57'48"W" of the southerly line of TRACT No. 1165-3 as shown on map recorded in Book 33, Page 71 of Miscellaneous Records (Maps), Ventura County, was used as the basis of bearings for this map.

GRAPHIC SCALE

10 30 50

0 20 40 100 150 200

MAP OF TRACT No. 1704-2

IN UNINCORPORATED TERRITORY

BEING A PART OF THE S.W. ¼ OF SEC. 15 AND A PART OF THE S.E. ¼ OF SEC. 16, T. 2 N., R. 18 W. RANCHO SIMI (BOOK 3, PAGE 7 M.R.)

VENTURA COUNTY, CALIFORNIA

JENNINGS-HANSEN ENGINEERING
374 POLI STREET, VENTURA, CALIF.

SCALE: 1" = 50' OCTOBER, 1964

SHEET 6 OF 6 SHEETS