FOR CORRECTION OF TYPE AND LOCATION OF MONUMENTS SET IN THIS TRACT, SEE BOOK 4917, PAGE 413 OF OFFICIAL RECORDS.

69 MR 24

The undersigned hereby certifies that (they are) (~~he is~~) the (owners) (~~owner~~) of, or (are) (~~is~~) interested in, the land included within this subdivision entitled TRACT NO. 2453-1, shown on this map, that (they are) (~~he is~~) the only (persons) (~~person~~) whose consent is necessary to pass a clear title to said land, that (they consent) (~~he consents~~) to the making and recordation of said map and subdivision as shown within the exterior boundary line, and that (they do) (~~he does~~) hereby offer to dedicate, for public use the right of way for all streets and highways shown on the map and also offer to dedicate to the County of Ventura, the easement for storm drainage purposes shown on this map and all uses incident thereto.
Also, hereby offer to dedicate to the County of Ventura all rights of ingress and egress over and across the easterly line of lots 1 through 8 inclusive, abutting Princeton Avenue in order that the owners of said lots shall have no rights of access whatsoever to said Princeton Avenue, except the general right-of-travel which belongs to the whole public and that they also grant to the Ventura County Waterworks District No. 1, the sanitary sewer easements shown on the map and that they also hereby grant Parcel "X" in fee simple to the Ventura County Flood Control District for Flood Control purposes.

METROPOLITAN DEVELOPMENT CORPORATION
a Delaware corporation, OWNERS

Wesley Lester
VICE PRESIDENT

Sheldon LaZar
ASSISTANT SECRETARY

FIRST CALIFORNIA TITLE COMPANY
a California Corporation as trustee under deed of trust recorded in Book 4580 page 252 of official records

Frank R. Bowen
VICE PRESIDENT

Tina Lucas
ASSISTANT VICE PRESIDENT

State of California) SS
County of Ventura)

On this the 14TH day of July 1976 before me WENDY J. BOWMAN, a Notary Public in and for said State, personally appeared WESLEY LESTER known to me to be the Vice President and SHELDON LAZAR known to me to be the Assistant Secretary of Metropolitan Development 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 herein named and acknowledged to me that such corporation executed the same.

OFFICIAL SEAL
WENDY J. BOWMAN
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Nov. 26, 1977

Wendy J. Bowman (Signature)

#89641

Recorded at the request of the Owner, September 29, 1976, at 2:25 P.M. in Book 69 of Miscellaneous Records (Maps) at Pages 24 THRU 27, records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura

By Myrtra C. Weyhrauch
Deputy County Recorder

I, G.S. Sikand, do hereby certify that I am a Registered Civil Engineer, that this map correctly represents a survey made under my direction in August 1976, 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 within one year after approval of this tract map by the Board of Supervisors), and that they are (or will be) sufficient to enable the survey to be retraced. Tie notes to all centerline monuments shown hereon as set by me will be on file in the office of the County Surveyor prior to acceptance of the improvements into the County Road System.

Date August 12, 1976

G.S. Sikand
R.C.E. 9553

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 2453-1, 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 due and payable

Date August 10 1976

ROBERT G. BRANCH
Treasurer — Tax Collector
County of Ventura

By Shirley Ruschman
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT NO. 2453-1, that the subdivision is substantially the same as it appeared on the tentative map, and any approved alterations thereof, that all provisions of THE SUBDIVISION MAP ACT ———— 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.

Date 24th September 1976

A.P. STOKES
County Surveyor
County of Ventura

A.P. Stokes
County Surveyor

I certify that all the provisions of THE SUBDIVISION MAP ACT ———— 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. 2453-1, have been complied with.

Date September 28 1976

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

By ————
Deputy County Clerk

This map entitled TRACT NO. 2453-1, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 28th day of September, 1976 for approval; said Board hereby approves said map and does hereby accept for public use the right of way for all streets and highways and does hereby accept on behalf of the County of Ventura the storm drainage easement shown on the map and also does hereby accept all rights of ingress and egress as offered hereon.
In witness whereof said board has caused this certificate to be signed by its chairman and attested to by its clerk and the official seal of said Board to be affixed hereto this 28th day of Sept. 1976.

ATTESTED
Robert L. Hamm
Clerk of said Board

BOARD OF SUPERVISORS
COUNTY OF VENTURA
STATE OF CALIFORNIA
Ralph R. Bennett
Chairman of said Board

The Ventura County Flood Control District hereby accepts in fee simple Parcel "X" as shown on the map.

ATTESTED
Robert L. Hamm

Ralph R. Bennett
Chairman of the Board of Supervisors
Ventura County Flood Control District

Ventura County Waterworks District No. 1 accepts the Sanitary Sewer Easements shown on the map.

Ralph R. Bennett
Chairman of the Board
Ventura County Waterworks District No 1

The following soil reports have been prepared on TRACT NO. 2453-1:

Date of Report	Title of Report	Firm Name	Engineer	Engineers Registration No.
March 1976	Preliminary soils investigation For Tr. No. 2453	Buena Engineers Inc.	Norman Hallin, R.C.E.	No. 7370

TRACT NO. 2453-1

IN UNINCORPORATED TERRITORY

BEING A SUBDIVISION OF A PORTION OF TRACT "J" OF THE RANCHO SIMI, AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS.

VENTURA COUNTY, CALIFORNIA

SIKAND ENGINEERING ASSOCIATES

TRACT NO. 2453-1

IN UNINCORPORATED TERRITORY
BEING A SUBDIVISION OF A PORTION OF TRACT "J"
OF THE RANCHO SIMI, AS PER MAP RECORDED IN
BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS
VENTURA COUNTY, CALIFORNIA.

SIKAND ENGINEERING ASSOCIATES.

FOR CORRECTION OF TYPE AND LOCATION OF MONUMENTS SET IN THIS TRACT, SEE BOOK 4917, PAGE 413 OF OFFICIAL RECORDS.

The signature of Southern California Edison Company a Corporation, present owner of an easement for anchor and incidental purposes, as disclosed by deed recorded in Book 3966, page 995 of Official Records of Ventura County, has been omitted under the provisions of Section 66436, Subsection (b)1) of the Subdivision Map Act, their interest is such that it cannot ripen into a fee title and said signature is not required by the governing body.

The signature of County of Ventura in behalf of Ventura County Waterworks District No.1, present owner of an easement for pole line, guy and anchor wire and incidental purposes and water pipe line purposes per Book 3115, page 561, Book 2961, page 3 and Book 3388, page 508 all of Official Records of Ventura County, has been omitted under provisions of Section 66436, Subsection (b,1) of the Subdivision Map Act, their interest is such that it cannot ripen into a fee title and said signature is not required by the governing body.

The signature of The Strathearn Cattle Co. a California Corporation, present owner of an easement for ingress, egress public utilities or incidental purposes, as disclosed by deed recorded in Book 4580, page 235 of Official Records of Ventura County, has been omitted under the provisions of Section 66436, Subsection (b)1) of the Subdivision Map Act, their interest is such that it cannot ripen into a fee title and said signature is not required by the governing body.

The signature of Moreland Investment Company, a Corporation, present owner of an easement for ingress, egress, public utilities or incidental purposes, as disclosed by deed recorded in Book 4580, page 237 of Official Records of Ventura County, has been omitted under the provisions of Section 66436, Subsection (b1) of the Subdivision Map Act, their interest is such that it cannot ripen into a fee title and said signature is not required by the governing body.

The signature of Union Oil Company, a Corporation, present owner of all coal lignite, coal oil, petroleum, naptha, asphalt, malitha, brea, natural gas, all kindred or similar minerals or mineral substances, water, and other rights as reserved by Simi Land and Water Company in deed recorded in book 29 page 314 of Deeds and granted to Union Oil Company of California per book 102 page 231 of Deeds and as modified per instrument recorded in book 2902 page 450 and 3038 page 282 of Official Records, without however, the right to enter upon and use said land above a depth of 500 feet, has been omitted under the provisions of Section 66436, Subsection (b3i) of the Subdivision Map Act, inasmuch as such ownership does not include a right of entry on the surface of the land.

The signature of Union Oil Company, a Corporation, present owner of an easement for pipeline, public utilities or incidental purposes, as disclosed by deed recorded in Book 3038, page 282 of Official Records of Ventura County, has been omitted under the provisions of Section 66436, Subsection (b1) of the Subdivision Map Act, their interest is such that it cannot ripen into a fee title and said signature is not required by the governing body.

The subordination of easements owned by the following:

~~Strathearn Cattle Co. Book ____ Page ____ Official Records~~
Moreland Investment Co. Book 4681 Page 24 Official Records
Ventura Water Works District No1 Book 4681 Page 25 official Records

State of California)
County of Ventura) SS

On this 10th day of August 1976
before me Charles F. Zeller, a Notary Public in
and for said State, personally appeared Frank R. Borer
known to me to be the (Vice) President and Lee A. Reasin
known to me to be the (Assistant) Vice President of First California Title 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 herein named and acknowledged to me
that such corporation executed the same.

OFFICIAL SEAL
CHARLES F. ZELLER
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY
My Commission Expires June 24, 1977

(Signature)

UNION OIL COMPANY OF CALIFORNIA, a corporation, subject to all rights held by it as described in deed recorded in Book 102 at Page 231 of Deeds, as modified in Limited Quitclaim of Rights of Entry recorded in Book 2902 at Page 450 of Official Records, as amended by Amendment to Limited Quitclaim of Rights of Entry recorded in Book 3038 at Page 282 of Official Records, all in the office of the County Recorder, Ventura County, California, hereby consents to the making and recording of the annexed map and subdivision and also consents to the dedication to the public use of the streets shown within the colored border lines on the map. Notwithstanding the foregoing, said Union Oil Company of California does hereby subordinate its interest and estate in the above referenced rights to the interest and estate of the County of Ventura as said interest and estate of Union Oil Company of California affects the public streets and highways shown on the final subdivision map of Tract No. 2453-1. Said Union Oil Company of California agrees to hold its interest and estate subject and inferior to such interest and estate of the County of Ventura, but subject and inferior only to such interest and estate of said County, and in all other respects said interest and estate of Union Oil Company of California shall remain in the same full force and effect as if this agreement had not been made.

IN WITNESS WHEREOF, Union Oil Company of California has caused this instrument to be duly signed this 2nd day of September, 1976.

UNION OIL COMPANY OF CALIFORNIA

By Fred M. Anderson
Fred M. Anderson, President
Union Real Estate Division

By J. R. Courtney
J. R. Courtney, Assistant Secretary

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

On this 3rd day of September 1976, before me the undersigned personally appeared Fred M. Anderson known to me to be the President, Union Real Estate Division and J. R. Courtney known to me to be the Assistant Secretary of UNION OIL COMPANY OF CALIFORNIA, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation herein named and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

OFFICIAL SEAL
FRANCES M. HUBBARD
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires OCTOBER 15, 19..

Frances M. Hubbard
Notary Public in and for said County and State

My commission expires October 15, 1978

69 MR 25

U 20

SCALE: 1"= 50'

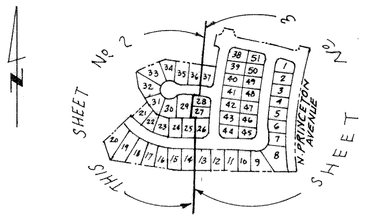
SHEET 3 OF 4 SHEETS

TRACT NO. 2453-1

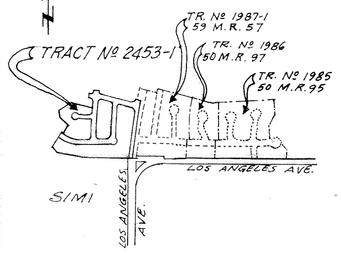
IN UNINCORPORATED TERRITORY
BEING A SUBDIVISION OF A PORTION OF TRACT "J" OF THE RANCHO SIMI, AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS VENTURA COUNTY, CALIFORNIA.

SIKAND ENGINEERING ASSOCIATES.

FOR CORRECTION OF TYPE AND LOCATION OF MONUMENTS SET IN THIS TRACT, SEE BOOK 4917, PAGE 413 OF OFFICIAL RECORDS.



INDEX MAP
SCALE: 1"=500'



LOCATION MAP
SCALE: 1"= 1000'

METROPOLITIAN DEVELOPMENT CORPORATION
O.R. 4580 PAGE 248
E. OXFORD CIRCLE
E. WESTWOOD STREET
SEE SHEET 4
33
34
35
36
37
32
31
30
29
28
21
22
23
24
25
26
20
19
18
17
16
15
14
13
27
N 84°10'47"W 118.17
N 67°51'11"E
158.69
N 77°53'38"E 58.75
N 85°03'38"E 58.75
N 87°02'12"W 259.84
N 87°02'12"W 142.25
N 87°02'12"W 221.65
N 87°02'12"W 244.17
502.24
N 87°02'12"W 200.62
N 87°02'12"W 412.35
N 87°02'12"W 395.19 R&M.
N 79°40'27"W
363.10 R&M.
N 16°17'14"W
130.45
N 68°02'45"E 104.87
N 50°12'32"E 103.00
N 50°46'02"E 120.43'
N 10°58'43"W 95.00
N 39°20'35"E 176.34
N 40°41'26"E RAD
N 16°41'16"W 96.87
N 56°51'15"W 155.72
N 02°57'48"E 108.06
N 02°57'48"E 100.73
N 02°57'48"E 106.48
N 02°57'48"E 142.54
N 02°57'48"E 138.21
N 02°57'48"E 106.50
N 02°57'48"E 105.50
N 02°57'48"E 104.50
N 02°57'48"E 118.00
N 02°57'48"E 114.07
N 02°57'48"E 116.75
N 02°57'48"E 138.23
N 86°09'19"W 254.91
N 65°28'36"W 49.68
N 19°06'28"E 96.80
N 13°46'54"E
N 30°12'32"E
N 30°46'02"E
N 21°05'15"E
N 11°23'28"E
N 25°56'48"W
N 65°56'11"W
N 32°23'08"W 65.78
N 88°20'42"W 49.68
N 65°59'22"E
N 30°08'03"E
N 15°39'33"E
S 89°23'52" E 2546.18' M&R N 89°23'52" W
SLY. BDRY. S.W. 1/4 SEC. 34
STATE OF CALIFORNIA
O.R. 4552 PAGE 593
Fd. S.W. COR. SEC. T 3 N R 19 W Fd. 1½ I.P. 6" UP WITH CAP MARKED PER RS 39/1,2,3,4.
SET 1½" I.P.FL.
LIS PENDENS O.R. 2990 PAGE 214
PARCEL 2
R.O. SIMI T3N R19W S33 S34 S4 S3 T2N
L.S. 3866
R=270.00
R=300.00 T=132.95
R=330.00
R=50.00
R=25.00
R=50.00
R=25.00
R=25.00
R=25

SCALE: 1"= 50'

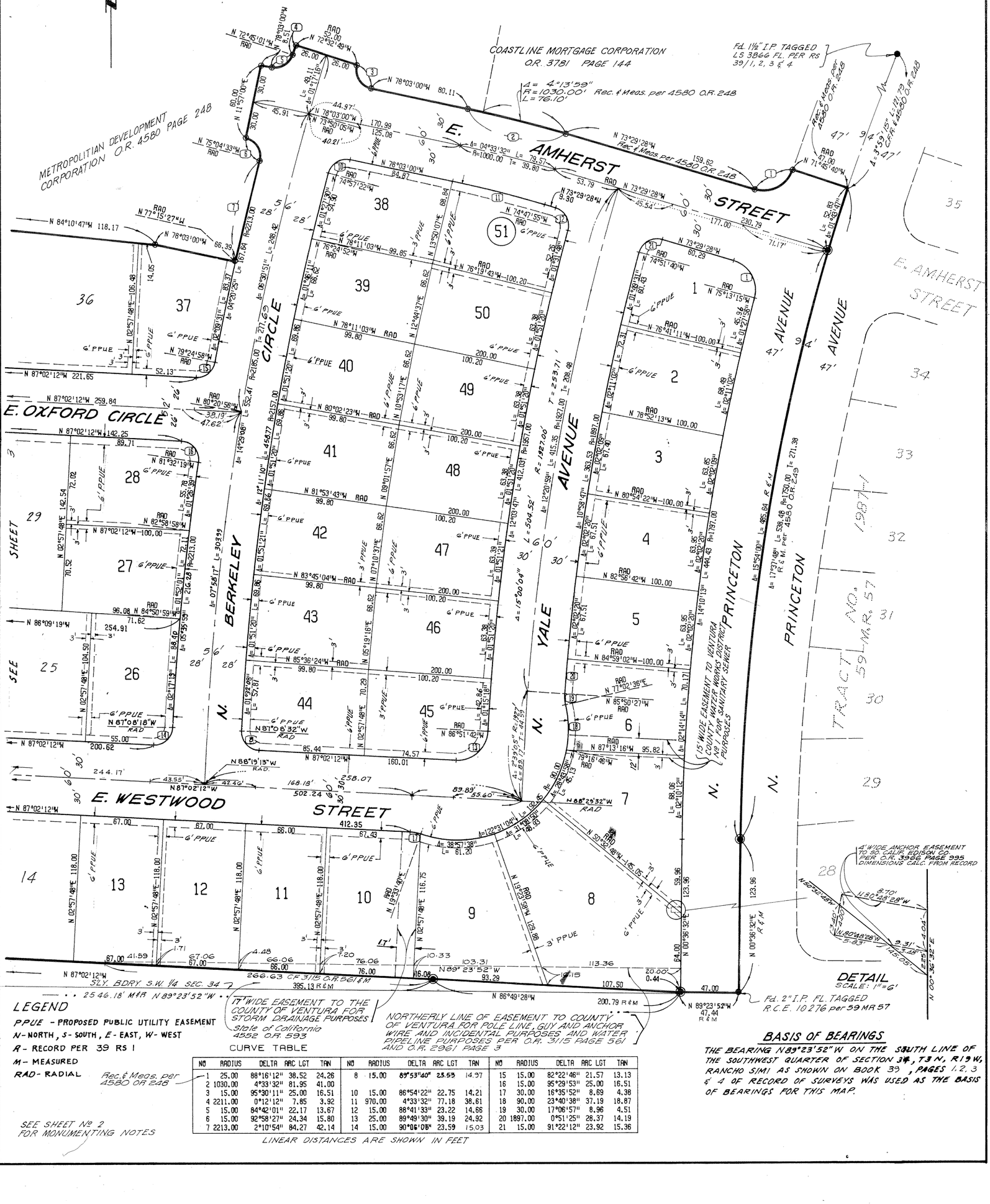
SHEET 4 OF 4 SHEETS

TRACT NO. 2453-1

IN UNINCORPORATED TERRITORY
BEING A SUBDIVISION OF A PORTION OF TRACT "J" OF THE RANCHO SIMI, AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS VENTURA COUNTY, CALIFORNIA.

SIKAND ENGINEERING ASSOCIATES.

FOR CORRECTION OF TYPE, LOCATION OF MONUMENTS SET IN THIS TRACT, SEE BOOK 491, PAGE 413 OF OFFICIAL RECORDS.



LEGEND

PPUE - PROPOSED PUBLIC UTILITY EASEMENT
N - NORTH, S - SOUTH, E - EAST, W - WEST
R - RECORD PER 39 RS 1
M - MEASURED
RAD - RADIAL

Rec. & Meas. per 4580 OR 248

SEE SHEET Nº 2 FOR MONUMENTING NOTES

CURVE TABLE

NO	RADIUS	DELTA	ARC LGT	TAN
1	25.00	88°16'12"	38.52	24.26
2	1030.00	4°33'32"	81.95	41.00
3	15.00	95°30'11"	25.00	16.51
4	2211.00	0°12'12"	7.85	3.92
5	15.00	84°42'01"	22.17	13.67
6	15.00	92°58'27"	24.34	15.80
7	2213.00	2°10'54"	84.27	42.14
8	15.00	89°53'40"	23.53	14.97
9	970.00	4°33'32"	77.18	38.61
10	15.00	86°54'22"	22.75	14.21
11	15.00	88°41'33"	23.22	14.66
12	15.00	89°49'30"	39.19	24.92
13	25.00	89°49'30"	39.19	24.92
14	15.00	90°06'06"	23.59	15.03
15	15.00	82°22'46"	21.57	13.13
16	15.00	95°29'53"	25.00	16.51
17	30.00	16°35'52"	8.69	4.38
18	90.00	23°40'38"	37.19	18.87
19	30.00	17°06'57"	8.96	4.51
20	1897.00	0°51'25"	28.37	14.19
21	15.00	91°22'12"	23.92	15.36

LINEAR DISTANCES ARE SHOWN IN FEET

BASIS OF BEARINGS

THE BEARING N 89°23'52" W ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, T3N, R19W, RANCHO SIMI AS SHOWN ON BOOK 39, PAGES 1, 2, 3 & 4 OF RECORD OF SURVEYS WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

69 MR 27