Note: For Affidavit showing a change in Monuments and a course in the westerly tract line, see Book No. 5049 at Page 35 of Official Records.

70 MR 82

The undersigned hereby certifies that they are the owner(s) of, or are interested in, the land included within this subdivision entitled TRACT NO. 2453-4, shown on this map, that they are the only person(s) whose consent is necessary to pass title to said land, that they consent(s) to the making and recordation of said map and subdivision as shown within the exterior boundary line, and that they do hereby offer to dedicate, for public use the right of way for all streets and highways shown on the map also hereby offer to dedicate to the County of Ventura all rights of ingress and egress over and across the easterly line of lots 148 through 155 inclusive abutting Fenmore Street in order that the owners of said lots shall have no access whatsoever to said Fenmore Street, except the general right-of-travel which belongs to the whole public 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

Henry S. Hart
EXEC Vice-President

Sheldon L. LaZar
Assistant Secretary

COAST LINE MORTGAGE CORPORATION
a California Corporation, OWNERS.

Rhuey Lee
Vice-President

Laila B. Soares
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 Boren
Vice-President

Clerk F Keller
Assistant Secretary

State of California } ss.
County of Ventura }

On this the 19th day of JANUARY of 1977 before me CAROLYN THOMPSON, a Notary Public in and for said State, personally appeared HENRY S. HART known to me to be the EXECUTIVE Vice-President and SHELDON L. 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.

Carolyn Thompson (Signature)

OFFICIAL SEAL
CAROLYN THOMPSON
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires June 22, 1980

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 sheets 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: December 14 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. 2453-4, 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 or payable

Date: January 24 1977

ROBERT G. BRANCH
Treasurer - Tax Collector
County of Ventura
By Shirley Ruckman
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT NO. 2453-4, 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: 23rd of February 1977

A. P. Stokes
A. P. STOKES
County Surveyor
County of Ventura

I certify that all 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. 2453-4, have been complied with.

Date: March 1st 1977

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

By _____
Deputy County Clerk

The following soil reports have been prepared on TRACT NO. 2453-4:

Date of Report	Title of Report	Firm Name	Engineer	Reg. No.
March 1976	Preliminary Soils Investigation for Tract No. 2453	Buena Engineers Inc.	Norman Hallin, R.C.E.	No. 7370

This map entitled TRACT NO. 2453-4, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 1st day of March, 1977, for approval; said Board hereby approves said map and does hereby accept on behalf of the County of Ventura all rights of ingress and egress as offered hereon and also accepts for public use the right of way for all streets and highways shown on this map.
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 1st day of March 1977

ATTESTED

Robert L. Hamm
Clerk of said Board

COUNTY OF VENTURA CALIFORNIA

BOARD OF SUPERVISORS
COUNTY OF VENTURA
STATE OF CALIFORNIA

Ted Grandsen
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

Ted Grandsen
Chairman of the Board of Supervisors
Ventura County Flood Control District

#22916

Recorded at the request of the owner, MARCH 2nd, 1977, at 3:30 P.M. in Book 70 of Miscellaneous Records (Maps) at Pages 82 thru 85, records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura
By William Powers, Asst.
Deputy County Recorder

TRACT NO. 2453-4

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. 2453-4

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

OCTOBER 1976

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 and in Book 4699 Page 578, of Official Records of Ventura County, has been omitted under the provisions of Section 66436, Subsection (b) 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, maltha, brea, natural gas, all kindred or similar minerals or mineral substances, water, and other rights as reserved by Simi Land and Water Company 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 of Official Records, without however, the right to enter upon 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.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.

On this the 18th day of Janurary, 1977, 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.

My commision expires March 6, 1979

Don W. Zimmerman
Notary Public in and for said County and State

OFFICIAL SEAL
DON W. ZIMMERMAN
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires March 6, 1979

State of California)
County of Ventura) SS.

On this the 27th day of January 1977, before me the undersigned, a Notary Public in and for said State, personally appeared Philip J. Cullen known to me to be the (Vice) President and Laila B. Soares known to me to be the Assistant Secretary of COAST LINE MORTGAGE 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.

Cynthia A. Jackson (Signature)

OFFICIAL SEAL
CYNTHIA A. JACKSON
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Jan. 28, 1978

State of California)
County of Ventura) SS.

On this the 21st day of JANUARY 1977, before me THE UNDERSIGNED, a Notary Public in and for said State, personally appeared FRANK R. BORER known to me to be the Vice President and CHARLES F. ZELLER known to me to be the Assistant Secretary 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.

Pat Stiles (Signature)

OFFICIAL SEAL
PAT STILES
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY
My Commission Expires Aug. 25, 1980

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 of Limited Quitclaim of Rights of Entry recorded in Book 3038 at Page 282 of Official Records, and further amended by second Amendment of Limited Quitclaim of Rights of Entry recorded in Book 4699 at Page 578 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 forgoing, said Union Oil Company of California does hereby subordinate its interest and estate in the above referenced rights to the interest and the 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 №2453-4. 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 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 12th day of January, 1977

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

Note: For Affidavit showing a change in Monuments and a course in the westerly tract line, see Book No. 5049 at Page 35 of Official Records.

70 MR 83

SCALE: 1"= 50'

GRAPHIC SCALE

50 40 30 20 10 0 50 100

SHEET 3 OF 4 SHEETS

TRACT NO. 2453-4

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.

OCTOBER 1976

Note: For Affidavit showing a change in Monuments and a course in the westerly tract line, see Book No. 5049 at Page 35 of Official Records.

MONUMENTING NOTES:-

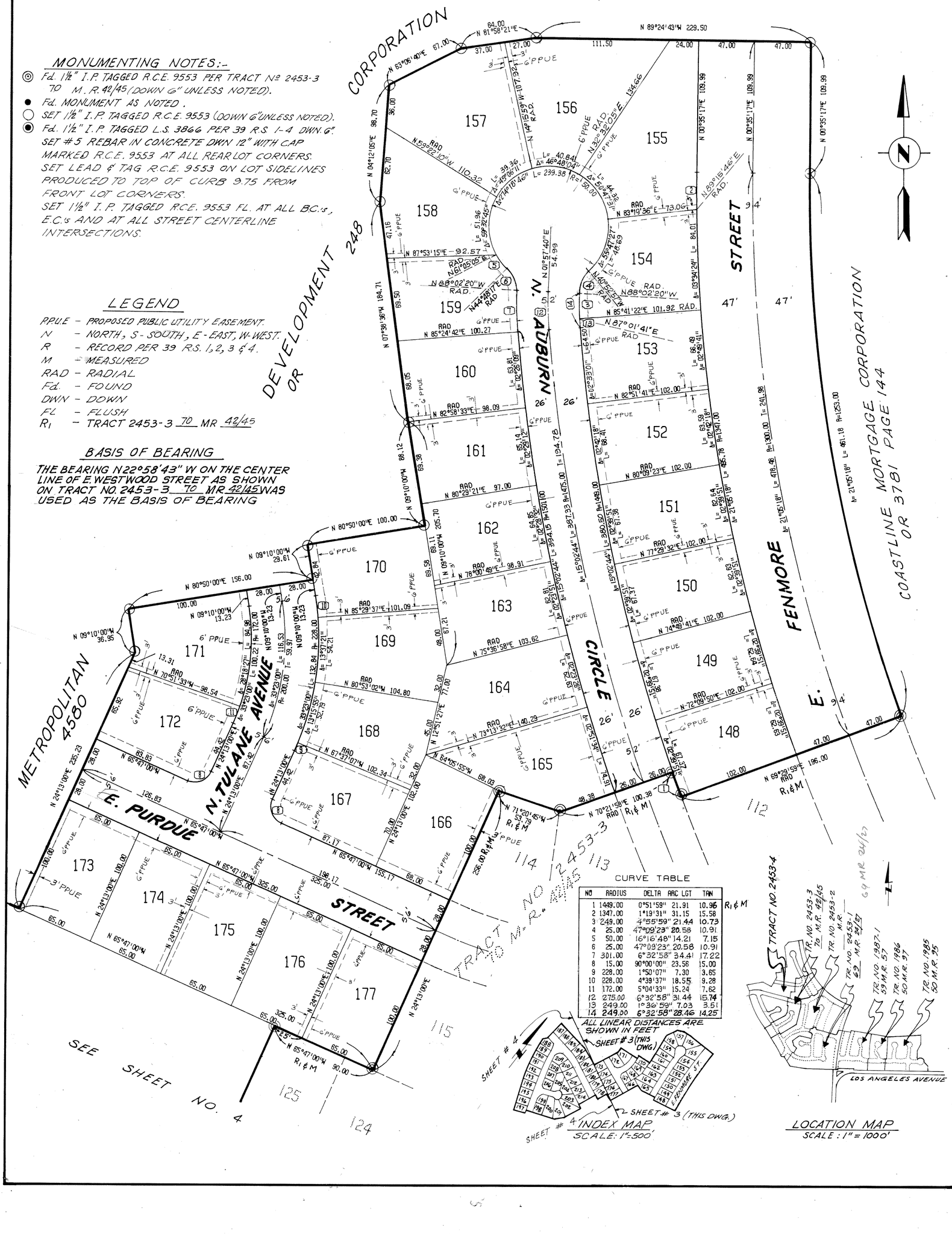
- ◎ Fd. 1½" I.P. TAGGED R.C.E. 9553 PER TRACT Nº 2453-3 70 M.R. 42/45 (DOWN 6" UNLESS NOTED).
- ● Fd. MONUMENT AS NOTED.
- ○ SET 1½" I.P. TAGGED R.C.E. 9553 (DOWN 6" UNLESS NOTED).
- ◉ Fd. 1½" I.P. TAGGED L.S. 3866 PER 39 R.S. 1-4 DWN. 6". SET #5 REBAR IN CONCRETE DWN 12" WITH CAP MARKED R.C.E. 9553 AT ALL REAR LOT CORNERS. SET LEAD & TAG R.C.E. 9553 ON LOT SIDELINES PRODUCED TO TOP OF CURB 9.75 FROM FRONT LOT CORNERS. SET 1½" I.P. TAGGED R.C.E. 9553 FL. AT ALL B.C.'s, E.C.'s AND AT ALL STREET CENTERLINE INTERSECTIONS.

LEGEND

PPUE - PROPOSED PUBLIC UTILITY EASEMENT.
N - NORTH, S - SOUTH, E - EAST, W - WEST.
R - RECORD PER 39 R.S. 1, 2, 3 & 4.
M - MEASURED
RAD - RADIAL
Fd. - FOUND
DWN - DOWN
FL - FLUSH
R1 - TRACT 2453-3 70 MR 42/45

BASIS OF BEARING

THE BEARING N22°58'43" W ON THE CENTER LINE OF E. WESTWOOD STREET AS SHOWN ON TRACT NO. 2453-3 70 MR 42/45 WAS USED AS THE BASIS OF BEARING


CORPORATION
DEVELOPMENT 248 OR
N. AUBURN STREET
CIRCLE E
FENMORE E.
METROPOLITAN 4580
N. TULANE AVENUE
E. PURDUE
STREET
COASTLINE MORTGAGE CORPORATION OR 3781 PAGE 144
TRACT NO 2453-4
SEE SHEET NO. 4
N 89°24'43"W 229.50
111.50
24.00
47.00
47.00
N 00°35'17"E 109.99
157
156
155
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
154
153
152
151
150
149
148
173
174
175
176
177
N 87°53'15"E 92.57
N 85°24'42"E 100.27
N 82°58'33"E 98.09
N 80°50'00"E 100.00
N 80°50'00"E 156.00
N 24°13'00"E 235.23
N 65°47'00"W 126.83
N 65°47'00"W 155.17
N 24°13'00"E 100.00
N 65°47'00"W 90.00
N 24°13'00"E 325.00
N 65°47'00"W 325.00
N 24°13'00"E 196.17
N 07°38'36"W 184.71
N 04°12'05"E 98.70
N 63°06'40"E 67.00
N 81°58'21"E 64.00
N 69°10'00"W 88.12
N 69°10'00"W 69.38
N 09°10'00"W 205.70
N 09°10'00"W 29.61
N 09°10'00"W 36.95
N 09°10'00"W 13.23
N 09°10'00"W 39.97
N 09°10'00"W 116.53
N 09°10'00"W 172.00
N 09°10'00"W 89.11
N 09°10'00"W 69.58
N 09°10'00"W 61.21
N 09°10'00"W 48.00
N 09°10'00"W 32.00
N 09°10'00"W 45.00
N 09°10'00"W 102.00
N 09°10'00"W 102.00
N 09°10'00"W 102.00
N 09°10'00"W 102.00
N 09°10'00"W 102.00
N 09°10'00"W 102.00
N 69°29'59"E 196.00
N 70°21'58"E 100.38
N 71°20'45"W 53.79
N 01°57'40"E 54.99
N 00°35'17"E 109.99
N 83°19'36"E 73.06
N 85°41'22"E 101.92
N 87°01'41"E
N 82°51'41"E 102.00
N 80°09'23"E 102.00
N 77°29'32"E 102.00
N 74°29'41"E 102.00
N 72°09'50"E 102.00
N 73°13'32"E 140.29
N 64°05'55"W 68.03
N 67°37'07"W 102.34
N 80°53'02"W 104.80
N 85°29'37"E 101.09
N 78°00'48"E 98.91
N 80°29'21"E 97.00
N 59°22'10"W 110.32
N 32°32'05"E 134.66
N 89°15'46"E
N 59°32'45"E
N 44°48'17"E
N 88°02'20"W
N 85°41'22"E 101.92
N 87°01'41"E
N 82°51'41"E 102.00
N 80°09'23"E 102.00
N 77°29'32"E 102.00
N 74°29'41"E 102.00
N 72°09'50"E 102.00
N 69°29'59"E 196.00
R1 & M
R=1447.00
R=1347.00
R=1501.00
R=1449.00
R=1253.00
R=1300.00
R=1278.48

SCALE: 1"= 50'

GRAPHIC SCALE

50 40 30 20 10 0 50 100

SHEET 4 OF 4 SHEETS

TRACT NO. 2453-4

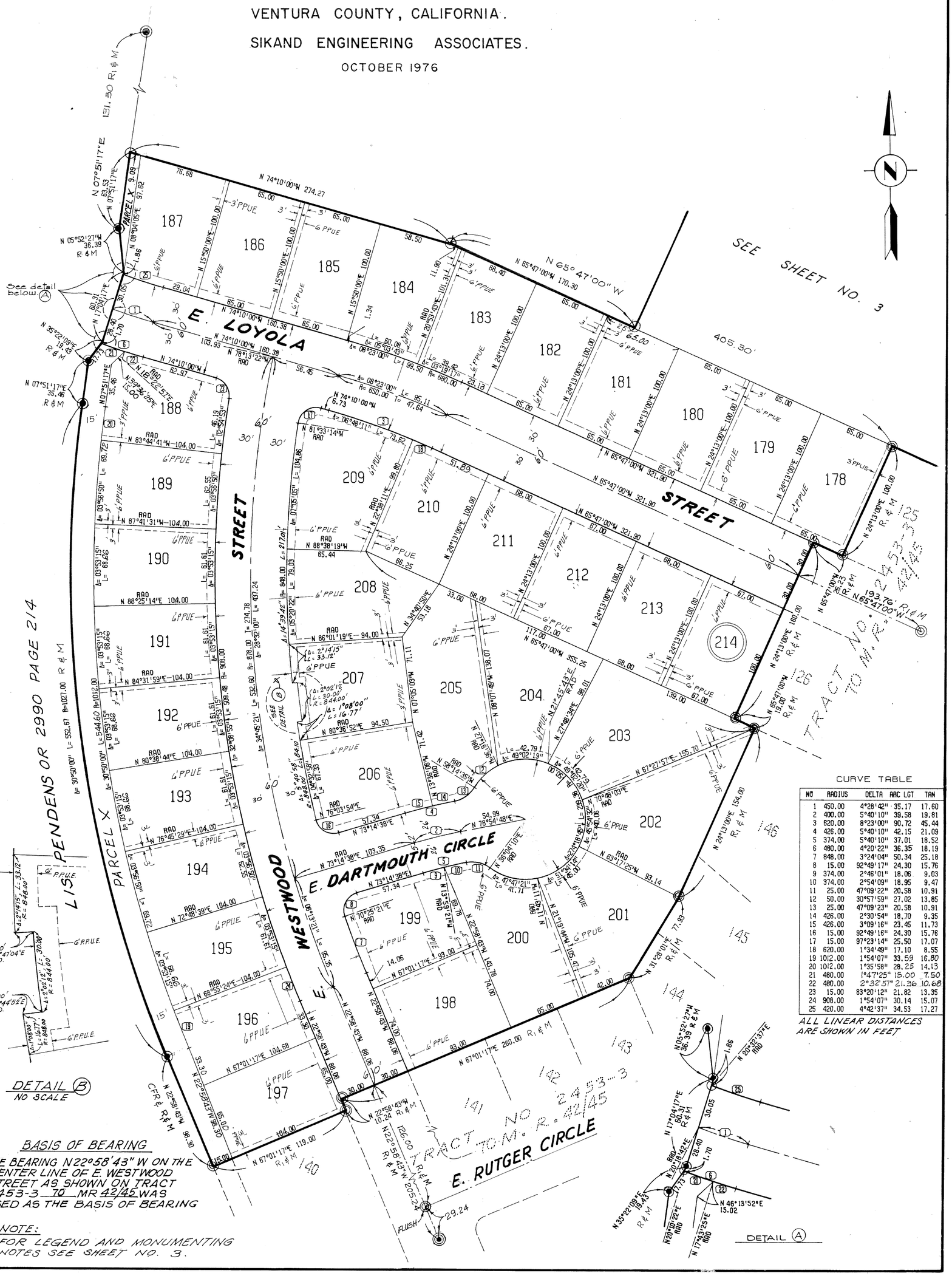
IN UNINCORPORATED TERRITORY

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.

OCTOBER 1976

Note: For Affidavit showing a change in Monuments and a course in the westerly tract line, see Book No. 5049 at Page 35 of Official Records.



CURVE TABLE

NO	RADIUS	DELTA	ARC LGT	TAN
1	450.00	4°28'42"	35.17	17.60
2	400.00	5°40'10"	39.58	19.81
3	620.00	8°23'00"	90.72	45.44
4	426.00	5°40'10"	42.15	21.09
5	374.00	5°40'10"	37.01	18.52
6	480.00	4°20'22"	36.35	18.19
7	848.00	3°24'04"	50.34	25.18
8	15.00	92°49'17"	24.30	15.76
9	374.00	2°46'01"	18.06	9.03
10	374.00	2°54'09"	18.95	9.47
11	25.00	47°09'22"	20.58	10.91
12	50.00	30°57'59"	27.02	13.85
13	25.00	47°09'23"	20.58	10.91
14	426.00	2°30'54"	18.70	9.35
15	426.00	3°09'16"	23.45	11.73
16	15.00	92°49'16"	24.30	15.76
17	15.00	97°23'14"	25.50	17.07
18	620.00	1°34'49"	17.10	8.55
19	1012.00	1°54'07"	33.59	16.80
20	1012.00	1°35'58"	28.25	14.13
21	480.00	1°47'25"	15.00	7.50
22	480.00	2°32'57"	21.36	10.68
23	15.00	83°20'12"	21.82	13.35
24	908.00	1°54'07"	30.14	15.07
25	420.00	4°42'37"	34.53	17.27

BASIS OF BEARING

THE BEARING N22°58'43"W ON THE CENTER LINE OF E. WESTWOOD STREET AS SHOWN ON TRACT 2453-3 10 MR 42/45 WAS USED AS THE BASIS OF BEARING

NOTE:
FOR LEGEND AND MONUMENTING NOTES SEE SHEET NO. 3.

70 MR 85