NOTE:
For changes in Monuments set within this map see document No. 109015 recorded on Oct. 1, 1984 in Official Records.

90 MR 4

The undersigned hereby certifies that *they are* the owner(s) of, or are interested in, the land included within this subdivision entitled TRACT NO. *3157-1*, 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.

That they do hereby offer to dedicate for public use the right-of way for *Deerhill Road*, shown on this map. And they do hereby offer to dedicate to the County of Ventura, access easements over all private streets shown on this map to provide access for all government agencies providing for public safety, health and welfare and they also hereby offer to dedicate to the County of Ventura *the storm drainage easements delineated and designated on this map and all uses incident thereto.* They do also grant to the Triunfo County Sanitation District, the Sanitary Sewer easements shown on the map, including but not limited to all the areas within the private streets as shown upon said map.

METROPOLITAN DEVELOPMENT CORPORATION
(A Delaware Corporation) Owner

Vice President

~~Assistant~~ Secretary

UNITED CALIFORNIA BANK, as Trustee of Trust No. 1-41-149-0 as beneficiary or UNITED CALIFORNIA BANK, A California Corporation, as Trustee under deed of trust recorded December 31, 1975 in Book 4518, Page 160 of Official Records

Trust Officer

Assistant Trust Officer

State of California
County of ~~Ventura~~ Los Angeles s. s

On this *20th* day of *AUGUST*, 19*80*, before me *SHEILAH D. MORRIS*, a Notary Public in and for said State, personally appeared *HAROLD S. BAUER*, known to me to be the Trust Officer and *ROBERT G. REZIN*, known to me to be the Assistant Trust Officer of UNITED CALIFORNIA BANK, The corporation that executed the within instrument on behalf of the corporation herein named and acknowledged to me that such corporation executed the same as trustee.

OFFICIAL SEAL
SHEILAH D. MORRIS
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Dec. 30, 1982

State of California
County of Los Angeles s. s

On this *13th* day of *August*, 19*80* before me _____, *Julie Legate*, a Notary Public in and for said State, personally appeared *George G. Dailey*, known to me to be the Vice President and *Sheldon Lazar*, known to me to be the ~~Asst.~~ 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
JULIE LEGATE
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires APR 22, 1983

I, *GERALD P. BROMS*, do hereby certify that I am a *LICENSED LAND SURVEYOR*, that this map correctly represents a survey made under my direction in *SEPTEMBER 1979*, 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: *August 7,* 19*80*

Gerald P. Broms
L.S. NO. 2836

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. *3157-1*, 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: *November 20* 19*80*

ROBERT G. BRANCH
Treasurer - Tax Collector
County of Ventura

By _____
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT NO. *3157-1*, 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: *Dec. 4* 19*80*

Arthur E. Goulet
County Surveyor
County of Ventura

By: _____
Deputy County Surveyor

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. *3157-1*, have been complied with.

Date *December 9th* 19*80*

ROBERT L. HAMM
County Clerk
County of Ventura

By _____
Deputy County Clerk

The following soil reports have been prepared on TRACT NO. *3157-1*:

Date of Report	Title of Report	Firm Name	Engineer	Reg. No.
April, 1979	Preliminary Soil Mechanics and Engineering Geology Investigation for Parcels 5D and 6D	Buena Engineers, Inc.	Norman G. Hallin	CE 7370

The signatures of Southern California Gas Company, a corporation, as the present owner of easements for pipe lines recorded November 10, 1950 in Book 964, Page 394 of Official Records; recorded August 19, 1944 in Book 699, Page 365 of Official Records and an easement for an access road recorded April 25, 1952 in Book 1063 Page 50 of Official Records, have been omitted in accordance with Section 66436 (c) (1) of the Subdivision Map Act as such easements cannot ripen into a fee.

This map entitled TRACT NO. *3157-1*, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the *9th* day of *December*, 19*80*, for approval; said Board hereby approves said map

And does hereby accept for Public use the right-of-way for *Deerhill Road* shown on this map and does hereby accept all access easements over all private streets as offered hereon. *However, the offer of the storm drainage easements are hereby rejected because there are no financial mechanisms available at this time for maintenance of the local drains.*

In Witness Whereof said Board has caused this certification signed by its Chairman and attested to by its Clerk and the Official Seal of said Board to be affixed hereto this *9th* of *December* 19*80*

Attest:
Robert L. Hamm
Clerk of said Board

Board of Supervisors
County of Ventura
State of California
Thomas Faubacher
Chairman of the Board

The Triunfo County Sanitation District hereby accepts for public use, the sanitary sewer easements delineated and designated upon the map, including but not limited to all the areas within the private streets as shown upon said map.

Date *Oct 27, 1980*

Attest:
Sherrill Smith

Triunfo County Sanitation District
Thomas Faubacher
Chairman of the Board

The signatures of Dana Latham; Austin H. Peck, Jr., and Robert M. Sutton, trustees under the Will of Fred S. Albertson, deceased, pursuant to the Decree of Distribution of his estate, a certified copy of which was recorded in Book 3095, Page 274 of Official Records; Dana Latham, Austin H. Peck, Jr., and Robert M. Sutton, trustees under the Fred S. Albertson Trust No. 2, Fred S. Albertson Trust No. 3, Hazel H. Albertson Trust No. 1, and Hazel H. Albertson Trust No. 2; The Albertson Foundation; Austin H. Reck, Jr., Robert M. Sutton and James W.Z. Taylor, trustees under Trusts I through VII under the Will of Hazel H. Albertson, deceased, pursuant to the Decree of Distribution of her Estate, a certified copy of which was recorded in Book 4322, Page 385 of Official Records, present owners of an interest in all oil, gas and minerals and all oil, gas and mineral rights upon and under said land, without any right to enter upon, possess or use any part of the surface of said land or any part of the subsurface thereof to the depth of 500 feet below the surface of said land, have been omitted in accordance with Section 66436 (c) (3) of the Subdivision Map Act.

#120937

Recorded at the request of the owner, *DECEMBER 12*, 19*80*, at *9 25* A.M. in Book *90* of Miscellaneous Records (Maps) at Pages *4-10*, records of Ventura County

ROBERT L HAMM
County Recorder
County of Ventura
By Myrtles C. Wyborny
Deputy County Recorder

TRACT NO. 3157-1

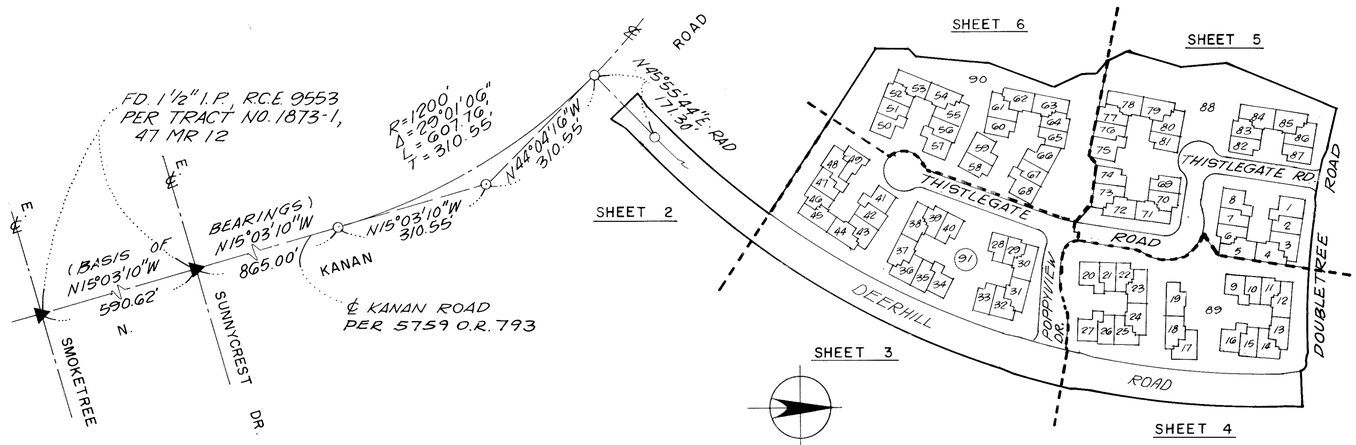
IN UNINCORPORATED TERRITORY
BEING A PORTION OF TRACT "P" OF RANCHO SIMI PER BOOK 3, PAGE 7, M.R.
JUNE, 1979

VENTURA COUNTY, CALIFORNIA

ENGINEER:
DANIEL, MANN, JOHNSON & MENDENHALL
223 THOUSAND OAKS BLVD.
THOUSAND OAKS, CALIFORNIA

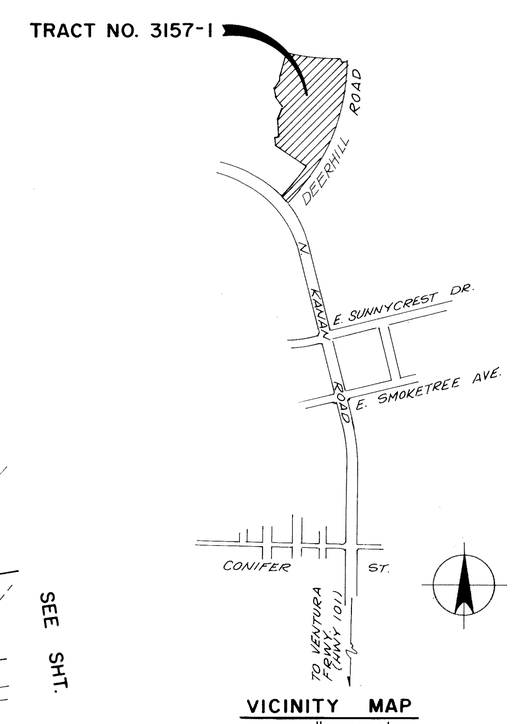
NOTE:
For changes in Monuments set within this map see document No. 109015 recorded on Oct. 1, 1984 in Official Records.

90 MR 5



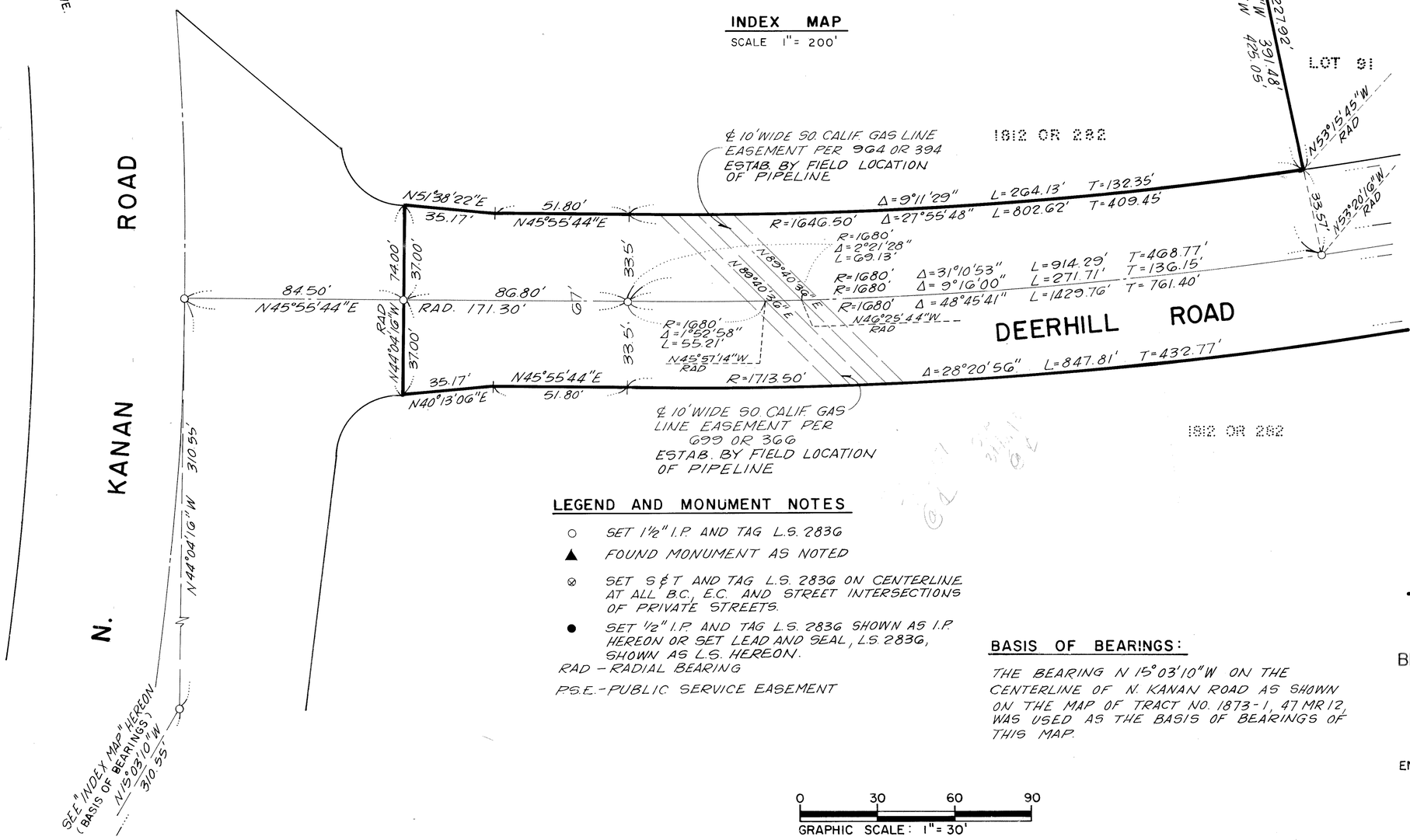
INDEX MAP

SCALE 1" = 200'



VICINITY MAP

SCALE 1" = 1000'



LEGEND AND MONUMENT NOTES

- ○ SET 1½" I.P. AND TAG L.S. 2836
- ▲ FOUND MONUMENT AS NOTED
- ⊗ SET S & T AND TAG L.S. 2836 ON CENTERLINE AT ALL B.C., E.C. AND STREET INTERSECTIONS OF PRIVATE STREETS.
- ● SET ½" I.P. AND TAG L.S. 2836 SHOWN AS I.P. HEREON OR SET LEAD AND SEAL, L.S. 2836, SHOWN AS L.S. HEREON.

RAD – RADIAL BEARING

P.S.E. – PUBLIC SERVICE EASEMENT

BASIS OF BEARINGS:

THE BEARING N 15°03'10"W ON THE CENTERLINE OF N. KANAN ROAD AS SHOWN ON THE MAP OF TRACT NO. 1873-1, 47 MR 12, WAS USED AS THE BASIS OF BEARINGS OF THIS MAP.

0 30 60 90

GRAPHIC SCALE: 1" = 30'

TRACT NO. 3157-1

IN UNINCORPORATED TERRITORY
BEING A PORTION OF TRACT "P" OF
RANCHO SIMI PER 3 MR 7
VENTURA COUNTY, CALIFORNIA
JUNE, 1979

ENGINEER:
DANIEL, MANN, JOHNSON & MENDENHALL
223 THOUSAND OAKS BLVD.
THOUSAND OAKS, CALIFORNIA

NOTE: For changes in Monuments set within this map see document No. 109015 recorded on Oct. 1, 1984 in Official Records.

90 MR 6

SEE SHEET 6

SEE SHEET 5

SEE SHEET 2

SEE SHEET 4

LOT 90

THISTLEGATE ROAD (PRIVATE)

LOT 89

POPPYVIEW DRIVE (PRIVATE)

DEERHILL ROAD

LOT 91
2.23 AC.

12' WIDE SANITARY SEWER EASEMENT

PRIVATE STORM DRAINAGE EASEMENT (NOT MAINTAINED BY COUNTY)

12' WIDE SANITARY SEWER EASEMENT

1812 OR 282

CURVE DATA TABLE (THIS SHEET ONLY)				
NO.	R	Δ	L	T
(1)	1643'	0°42'02"	20.09'	10.04'
(2)	25'	49°34'54"	21.63'	11.55'
(3)	1643'	1°15'22"	36.02'	18.01'
(4)	1643'	1°02'30"	29.87'	14.94'
(5)	1643'	0°42'02"	20.09'	10.04'
(6)	25'	30°54'37"	13.49'	6.91'
(7)	410.78'	5°10'18"	37.08'	18.55'
(8)	410.78'	12°19'13"	88.33'	44.34'
(9)	180'	18°47'40"	59.04'	29.79'
(10)	198'	11°18'01"	39.05'	19.59'
(11)	410.78'	0°13'30"	1.61'	0.81'
(12)	162'	18°47'40"	53.14'	26.81'
(13)	25'	84°37'20"	36.92'	22.76'
(14)	25'	83°44'53"	36.54'	22.41'
(15)	240'	11°37'47"	48.71'	24.44'
(16)	240'	5°01'50"	21.07'	10.54'
(17)	240'	6°35'57"	27.64'	13.84'
(18)	222'	11°37'47"	45.06'	22.61'
(19)	25'	48°34'58"	21.20'	11.28'
(20)	25'	48°34'57"	21.20'	11.28'
(21)	40'	5°06'43"	3.57'	1.79'
(22)	40'	17°17'26"	12.07'	6.08'
(23)	40'	52°02'58"	36.34'	19.53'
(24)	60'	51°33'20"	53.99'	28.98'
(25)	40'	89°49'32"	62.71'	39.88'
(26)	1646.50'	0°25'04"	12.01'	6.00'

0 30 60 90

GRAPHIC SCALE: 1" = 30'

TRACT NO. 3157-1

IN UNINCORPORATED TERRITORY
BEING A PORTION OF TRACT "P" OF
RANCHO SIMI PER 3 MR 7
VENTURA COUNTY, CALIFORNIA
JUNE, 1979

ENGINEER:
DANIEL, MANN, JOHNSON & MENDENHALL
223 THOUSAND OAKS BLVD.
THOUSAND OAKS, CALIFORNIA

NOTE: For changes in Monuments set within this map see document No. 109015 recorded on Oct. 1, 1984 in Official Records.

90 MR 7

TRACT NO. 3157-2

PROPOSED TRACT NO. 3157-2

CURVE DATA TABLE (THIS SHEET ONLY)

NO.	R	Δ	L	T
1	1643'	1°15'22"	36.02'	18.01'
2	1643'	1°02'30"	29.87'	14.94'
3	1643'	0°42'02"	20.09'	10.04'
4	25'	30°54'37"	13.49'	6.91'
5	410.78'	5°10'18"	37.08'	18.55'
6	410.78'	12°19'13"	88.33'	44.34'
7	410.78'	0°13'30"	1.61'	0.81'
8	180'	18°47'40"	59.04'	29.79'
9	162'	18°47'40"	53.14'	26.81'
10	25'	83°44'53"	36.54'	22.41'
11	240'	6°35'57"	27.64'	13.84'
12	240'	5°01'50"	21.07'	10.54'
13	240'	11°37'47"	48.71'	24.44'
14	60'	25°50'31"	27.06'	13.76'
15	42'	25°50'31"	18.94'	9.64'
16	60'	78°02'49"	81.73'	48.63'
17	78'	49°02'55"	66.77'	35.59'
18	78'	26°39'07"	36.28'	18.48'
19	78'	21°44'22"	29.60'	14.98'
20	180'	5°48'04"	18.22'	9.12'
21	15'	90°15'55"	23.63'	15.07'
22	1500'	0°41'31"	18.12'	9.06'
23	180'	3°54'44"	12.29'	6.15'

GRAPHIC SCALE: 1" = 30'

TRACT NO. 3157-1

IN UNINCORPORATED TERRITORY
BEING A PORTION OF TRACT "P" OF
RANCHO SIMI PER 3 MR 7
VENTURA COUNTY, CALIFORNIA
JUNE, 1979

ENGINEER:
DANIEL, MANN, JOHNSON & MENDENHALL
223 THOUSAND OAKS BLVD.
THOUSAND OAKS, CALIFORNIA

NOTE:
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90 MR 8

1612 OR 282

N33°37'22"W 15.00'

15' WIDE STORM DRAINAGE EASEMENT

N20°29'13"W 47.54'

N16°29'42"E 107.42' 97.20'

N4°54'26"W 99.36' 89.73'

N20°47'57"E 252.51' 225.77'

N56°22'38"E 83.56' 103.93'

N50°22'38"E 71.09' 103.93'

LOT 88
15' WIDE PRIVATE STORM DRAINAGE EASEMENT (NOT MAINTAINED BY COUNTY)

SEE SHT 6

LOT 90

SEE SHT. 3

SEE SHT. 4

SEE SHT. 4

LOT 89

THISTLEGATE ROAD

THISTLEGATE ROAD (PRIVATE)

DOUBLETREE ROAD

LOT 88
2.47 AC.

GRAPHIC SCALE: 1" = 30'

CURVE DATA TABLE (THIS SHEET ONLY)

NO	R	Δ	L	T
1	60'	25°50'31"	27.06'	13.76'
2	42'	25°50'31"	18.94'	9.64'
3	60'	78°02'49"	81.73'	48.63'
4	60'	63°55'56"	66.95'	37.44'
5	78'	75°42'02"	103.05'	60.61'
6	78'	21°44'22"	29.60'	14.98'
7	78'	44°32'21"	60.63'	31.94'
8	30'	90°17'43"	47.28'	30.16'
9	60'	25°50'31"	27.06'	13.76'
10	42'	25°50'31"	18.94'	9.64'
11	25'	90°28'33"	39.48'	25.21'
12	40'	26°19'43"	18.38'	9.36'
13	40'	123°41'41"	86.35'	74.75'
14	25'	48°34'58"	21.20'	11.28'
15	25'	33°50'57"	14.77'	7.61'
16	25'	37°26'34"	16.34'	8.47'
17	1526.50'	0°19'15"	8.55'	4.27'
18	1530'	0°44'43"	19.90'	9.95'
19	1530'	0°50'01"	22.26'	11.13'
20	1530'	0°52'02"	23.16'	11.58'
21	1530'	0°44'43"	19.90'	9.95'
22	25'	48°34'58"	21.20'	11.28'
23	40'	23°01'35"	16.08'	8.15'
24	40'	14°35'30"	10.19'	5.12'

TRACT NO 3157-2

TRACT NO. 3157-1

IN UNINCORPORATED TERRITORY
BEING A PORTION OF TRACT "P" OF
RANCHO SIMI PER 3 MR 7
VENTURA COUNTY, CALIFORNIA
JUNE, 1979

ENGINEER:
DANIEL, MANN, JOHNSON & MENDENHALL
223 THOUSAND OAKS BLVD.
THOUSAND OAKS, CALIFORNIA

NOTE:
For changes in Monuments set within this map see document No. 109015 recorded on Oct.1, 1984 in Offcial Records.

90 MR 9

STORM DRAINAGE EASEMENT

NORTH 5.00' 62.20' EAST

N79°04'56"W 63.14'

N0°26'03"E 65.06'

N40°42'39"E 28.36'

N0°06'56"E 140.80'

N21°52'34"E 142.24'

N21°48'05"W 59.24'

N2°57'39"E 29.04'

N47°28'50"W 39.16'

1812 OR 282

N23°57'37"E 39.09'

N11°34'31"E 131.38'

N3°56'05"W 87.73'

N79°00'41"W 186.10'

LOT 88

LOT 90
1.73 AC.

N57°01'50"W 425.05'
N57°01'50"W 391.48'
163.56'
125.03'

1812 OR 282

N57°01'50"W 783.1' 9.17'
17.79'

PRIVATE STORM DRAINAGE EASEMENT (NOT MAINTAINED BY COUNTY)

Δ=60°10'00"
R=82.50'
L=86.39'

N62°58'10"E 78.80'
N62°58'10"E 45.77'
38.53'
G8.33'
N33°44'16"E 143.98'
N17°58'10"E 59.42'
75.65'

N21°26'29"E 71.63'
131.38'
59.75'
N68°33'31"W 100.17'
33.71'
N68°33'31"W 112.84.750'
N68°33'31"W 80.83'
47.12'
N78°25'29"W 80.83'
47.12'
N78°25'29"W 39.55'
N78°25'29"W 62.17'
N27°47'41"E 40.92'
N27°47'41"E 62.09'
N27°47'41"E 136.54'
N52°23'43"W 55.40'
N62°12'19"W 89.11'
N11°34'31"E 42.00'
N11°34'31"E 42.62'
N27°47'41"E 62.09'
N62°12'19"W 80.83'
N62°12'19"W 51.69'
N62°12'19"W 114.55'
N38°08'19"W 32.40'
N9°42'56"W 56.52'
N21°01'16"W RAD
N14°15'28"E RAD
N21°26'29"E 48.00'
N21°26'29"E 46.50'
N27°47'41"E 44.71'
42.62'
N27°47'41"E 62.09'
N27°47'41"E 136.54'
N4°10'09"E 86.72'
N20°23'46"E 127.58'
N20°23'46"E 125.25'
N20°23'46"E 173.99'
48.74'
N74°38'04"W RAD
N26°47'29"E 55.96'
N81°41'01"W RAD
N42°10'35"W 47.50'
N82°27'02"W 80.83'
N53°03'21"E 21.45'
N17°58'54"W 50.86'

LOT 91

LOT 88

LOT 89

SEE SHEET 5

SEE SHEET 3

THISTLEGATE (PRIVATE) ROAD

POPPYVIEW DRIVE

SEE SHEET 5

SEE SHEET 3

LOT 91

50	51	52	53	54	55	56
57	58	59	60	61	62	63
64	65	66	67	68		
77	76	75	74	73		

L.S. I.P.

CURVE DATA TABLE (THIS SHEET ONLY)

NO.	R	Δ	L	T
1	240'	11°37'47"	48.71'	24.44'
2	240'	6°35'57"	27.64'	13.84'
3	240'	5°01'50"	21.07'	10.54'
4	222'	11°37'47"	45.06'	22.61'
5	25'	48°34'58"	21.20'	11.28'
6	40'	69°15'38"	48.35'	27.63'
7	40'	14°32'02"	10.15'	5.10'
8	40'	29°05'36"	20.31'	10.38'
9	40'	112°53'16"	78.81'	60.31'

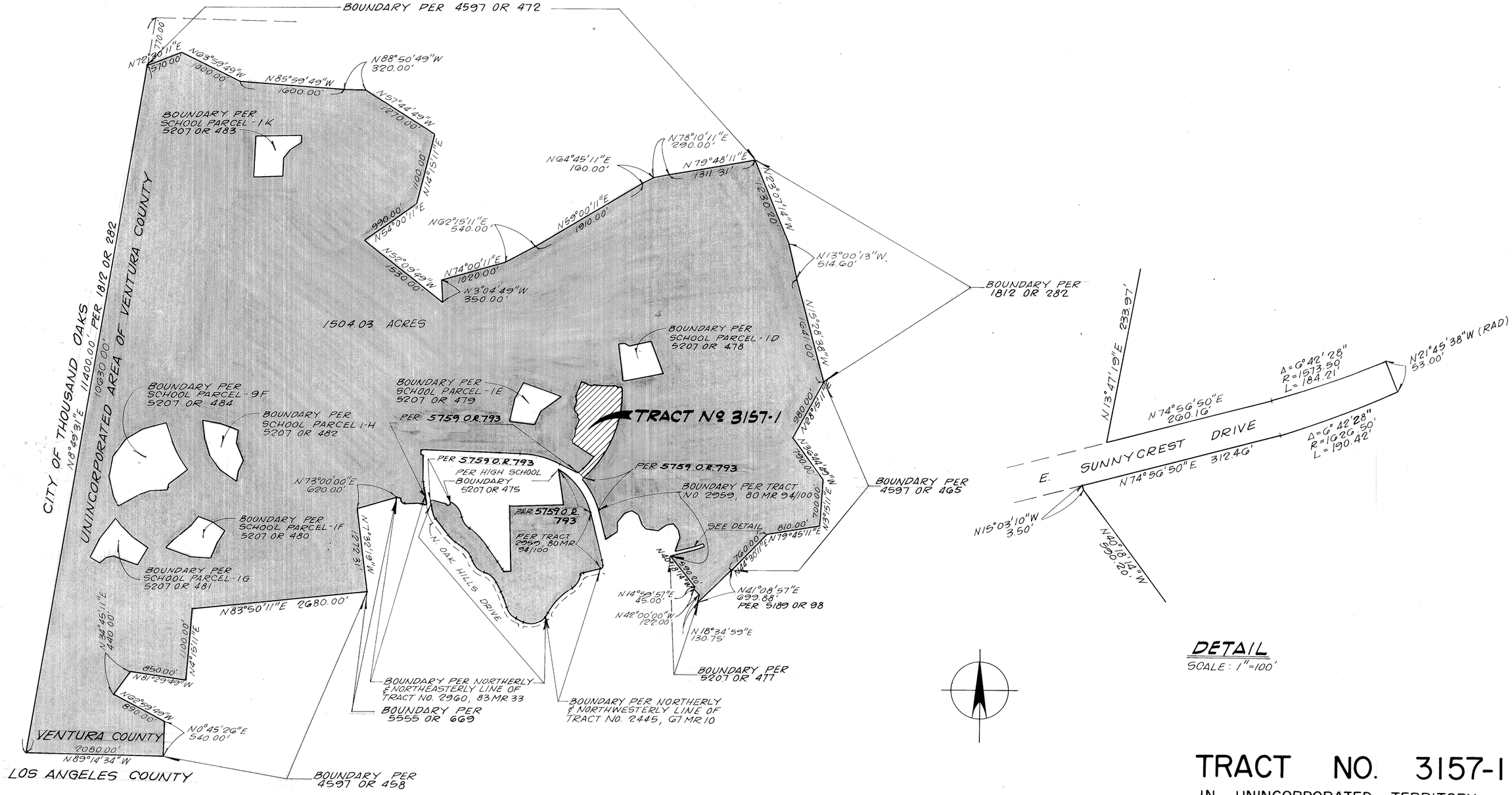
0 30 60 90
GRAPHIC SCALE: 1" = 30'

TRACT NO. 3157-1

IN UNINCORPORATED TERRITORY
BEING A PORTION OF TRACT "P" OF
RANCHO SIMI PER 3 MR 7
VENTURA COUNTY, CALIFORNIA
JUNE, 1979

ENGINEER:
DANIEL, MANN, JOHNSON & MENDENHALL
223 THOUSAND OAKS BLVD.
THOUSAND OAKS, CALIFORNIA

NOTE: For changes in Monuments set within this map see document No. 109015 recorded on Oct. 1, 1984 in Offcial Records.



REMAINDER PARCEL

SCALE: 1" = 1000'

DETAIL

SCALE: 1" = 100'

TRACT NO. 3157-1

IN UNINCORPORATED TERRITORY
BEING A PORTION OF TRACT "P" OF
RANCHO SIMI PER 3 MR 7
VENTURA COUNTY, CALIFORNIA
JUNE, 1979

ENGINEER:
DANIEL, MANN, JOHNSON & MENDENHALL
223 THOUSAND OAKS BLVD.
THOUSAND OAKS, CALIFORNIA