38M.R.1

BASIS OF BEARINGS

The bearing of "EAST" of the center-line of Los Angeles Avenue, shown on map recorded in Book 26, Page 25, Records of Surveys, County of Ventura, has been 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 1551-1" shown on this map consisting of 7 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 BRIDGET AVENUE, HEYWOOD STREET, MORLEY STREET, MALCOLM STREET, ABRAHAM STREET, DENNY STREET, LYDIA CIRCLE, JULIE CIRCLE, GILDA CIRCLE, REGAN CIRCLE, YSBELLA AVENUE, PARCEL "A" for the widening of Los Angeles Avenue, and Parcels "B", "C", "D", "E", "F", "G", "H", "I", "J", "K" and "L" turn-around easements, storm drainage easement and also grant to the County of Ventura all rights of ingress to and egress from Lot 1, over and across the northerly line of said Lot 1 abutting Parcel "A"; Parcel "B" over and across the westerly, northwesterly and southwesterly lines of said Parcel abutting Bridget Avenue; Parcel "C" over and across the westerly, southwesterly, northwesterly and northerly lines of said Parcel abutting Bridget Avenue; Parcel "D" over and across the northeasterly, northerly and northwesterly lines of said Parcel abutting Heywood Street; Parcel "E" over and across the southerly line of said Parcel abutting Ysbella Avenue; Parcel "F" over and across the northeasterly and northerly lines of said Parcel abutting Heywood Street; Parcel "G" over and across the southerly line of said Parcel abutting Morley Street; Parcel "H" over and across the southerly and southwesterly lines of said Parcel abutting Heywood Street; Parcel "I" over and across the northerly and northwesterly lines of said Parcel abutting Heywood Street; Parcel "J" over and across the westerly and northerly lines of said Parcel abutting Abraham Street; Parcel "K" over and across the westerly and northerly lines of said Parcel abutting Malcolm Street; Parcel "L" over and across the westerly and northerly lines of said Parcel abutting Morley Street, in order that the owners of said Lot and said Parcels shall have no rights of access whatever to said Parcel "A", Bridget Avenue, Heywood Street, Ysbella Avenue, Morley Street, Abraham Street and Malcolm Street, except the general easement of travel which belongs the whole public.

MAP HOMES, INC., a corporation

Lawrence Weinberg, President

John Stanley, Secretary

WILLIAM DEVELOPMENT CORP., a corporation

William Weinberg, President

John Stanley, Secretary

STATE OF CALIFORNIA
COUNTY OF Los Angeles } S.S.

On this 1st day of Aug., 1963, before me the undersigned, a Notary Public in and for the said County and State, personally appeared LAWRENCE WEINBERG, known to me to be the ____ President, and JOHN STANLEY, known to me to be the ____ Secretary of MAP HOMES, INC. a corporation, 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, and they acknowledged to me that such corporation executed the same as OWNER.

Kathleen N. Hawk
KATHLEEN N. HAWK
Notary Public in and for the said County and State
My commission expires MARCH 12, 1964

The signature of VENTURA COUNTY FLOOD CONTROL DISTRICT, present owner of an easement which cannot ripen into a fee, has been omitted in accordance with Section 11587 A of the Business and Professions Code.

This map entitled "TRACT Nº 1551-1" consisting of 7 sheets, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 3rd day of September 1963 for approval.
Said Board hereby approves said map and does hereby accept on behalf of the public for public use BRIDGET AVENUE, HEYWOOD STREET, MORLEY STREET, MALCOLM STREET, ABRAHAM STREET, DENNY STREET, LYDIA CIRCLE, JULIE CIRCLE, GILDA CIRCLE, REGAN CIRCLE, YSBELLA AVENUE, Parcel "A" for the widening of Los Angeles Avenue, as delineated upon sheets 3, 4, 5 and 6, and all rights of ingress and egress as offered herein; provided however, that the offer of Parcels "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", storm drainage easement and turnaround 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 3rd day of September 1963.

BOARD OF SUPERVISORS OF THE COUNTY OF VENTURA STATE OF CALIFORNIA

ATTEST:

Robert L. Hamm
Clerk of said Board

J. F. Johnson
Chairman of said Board

The signature of BERYWOOD-SIMI COMPANY, present owner of an undivided one-half interest in all oil, oil rights, minerals and mineral rights, natural gas, natural gas rights, and other hydrocarbons and minerals by whatsoever name known, whether metallic or non-metallic, that may be within or under said land, together with the perpetual right of drilling, mining, exploring and operating therefor and removing the same from said land, including the right to whipstock or directionally drill and mine from lands other than said land oil or gas wells, tunnels, and shafts into, through or across the sub-surface of said land, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to re-drill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines, without, however, the right to drill, mine, explore or operate through the surface or the upper 500 feet of the subsurface of said land, has been omitted in accordance with Section 11587 C-(1) of the Business and Professions Code

STATE OF CALIFORNIA
COUNTY OF Los Angeles } S.S.

On this 1st day of Aug, 1963, before me, the undersigned a Notary Public, in and for the said County and State, personally appeared WILLIAM WEINBERG, known to me to be the ____ President, and JOHN STANLEY, known to me to be the ____ Secretary of WILLIAM DEVELOPMENT CORP., a 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 said corporation, and they acknowledged to me that such corporation executed the same as OWNER.

Kathleen N. Hawk
KATHLEEN N. HAWK
Notary Public in and for the said County and State
My commission expires MARCH 12, 1964

#52971

Recorded at the request of the County Clerk Sep 10, 1963, at 12:15 P.M. in Book 38 of Miscellaneous Records (Maps) at Pages 1-2-3-4-5-6 and 7, Records of Ventura County.

Robert L. Hamm
County Recorder
County of Ventura

By: Idora Waitzle
Deputy County Recorder

I, Edgar W. Beery, do hereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my direction in February, 1963 for WILLIAM DEVELOPMENT CORP., 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 August 27, 1964,) and that they are, (or will be) sufficient to enable the survey to be retraced

Dated August 3, 1963

Edgar W. Beery
Licensed Land Surveyor Nº 3076

I certify 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 pertaining to deposits, required at the time of approval by the Board of Supervisors of the map entitled "TRACT Nº 1551-1", have been complied with.

Dated September 3rd, 1963

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

I certify that according to the records of my office there are no liens against this subdivision "TRACT Nº 1551-1" 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 payable.

Dated August 13, 1963

Raymond S. Walker
County Treasurer — Tax Collector
County of Ventura

By Anna Snyder
Deputy County Tax Collector

I certify that I have examined the final map entitled "TRACT Nº 1551-1", 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 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.

Dated August 29, 1963

M. C. Lorenz
County Surveyor
County of Ventura

By A. P. Stoker
Assistant County Surveyor

MAP OF TRACT Nº 1551-1

IN UNINCORPORATED TERRITORY

PART OF SECTION 10, T. 2 N. R. 18 W.
RANCHO SIMI (BK. 3 PG. 7 M.C.)

COUNTY OF VENTURA CALIFORNIA

PREPARED BY JENNINGS-HANSEN ENGINEERING
1239 E. MAIN ST., VENTURA, CALIFORNIA, FOR
EDGAR W. BEERY

JUNE, 1963

SHEET 1 OF 7 SHEETS

PROPERTY MORTGAGE COMPANY, a corporation, as TRUSTEE under deed of trust recorded in Book 2157, Page 261 of Official Records.

George Lawrence
VICE PRESIDENT

Betty Simpson
ASSISTANT SECRETARY

STATE OF CALIFORNIA } S.S.
COUNTY OF CALIF.
On this 8TH day of AUGUST, 1963 before me, the undersigned, a Notary Public in and for the said County and State, personally appeared GEORGE VAUGHN, known to me to be the VICE PRESIDENT, and BETTY SIMPSON known to me to be the ~~ASSISTANT~~ SECRETARY, of PROPERTY MORTGAGE COMPANY, a corporation, the corporation that executed the within instrument, and known to me to be persons who executed the within instrument on behalf of the said corporation, and they acknowledged to me that such corporation executed the same as TRUSTEE.

Anne Selck
ANNE SELCK
Notary Public in and for the said County and State
My commission expires 1-22-1965

FIDELITY SERVICE CORP., a corporation, as TRUSTEE under deed of trust recorded in Book 2326, Page 426, Book 2326, Page 432 and Book 2326, Page 439 all of Official Records.

PRESIDENT

Audrey Schubach
SECRETARY

STATE OF CALIFORNIA } S.S.
COUNTY OF Los Angeles
On this 8TH day of AUGUST, 1963, before me, the undersigned, a Notary Public, in and for the said County and State, personally appeared GUNTHER J. SHIRLEY, known to me to be the PRESIDENT, and Audrey Schubach, known to me to be the SECRETARY of FIDELITY SERVICE CORP, a corporation, the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the said corporation, and they acknowledged to me that such corporation executed the same as TRUSTEE.

Daniel J. Smith
Notary Public in and for the said County and State
My commission expires July 12, 1964

ALLIANCE ESCROW CORP. a corporation, as TRUSTEE under deed of trust recorded in Book 2329, Page 586 of Official Records.

William Weinberg
WILLIAM WEINBERG, Vice Pres.

Bernard H. Moore
BERNARD H. MOORE ASST SECY

STATE OF CALIFORNIA } S.S.
COUNTY OF
On this 7th day of Aug., 1963, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared WILLIAM WEINBERG known to me to be the VICE PRESIDENT, and BERNARD H. MOORE, known to me to be the ASST. SECY of ALLIANCE ESCROW CORP., a corporation, the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the said corporation, and they acknowledged to me that such corporation executed the same as TRUSTEE.
Witness my hand and official seal.

Kathleen N. Hawk
KATHLEEN N. HAWK
Notary Public in and for the said County and State
My commission expires MARCH 12, 1964

BASIS OF BEARINGS

The bearing of "EAST" of the center-line of Los Angeles Avenue, shown on map recorded in Book 26, Page 25, Records of Surveys, County of Ventura, has been used as the basis of bearings for this map.

MAP OF TRACT Nº 1551-1

IN UNINCORPORATED TERRITORY
PART OF SECTION 10, T.2 N., R.18 W.
RANCHO SIMI (BOOK 3, PAGE 7, M.R.)
COUNTY OF VENTURA, CALIFORNIA

PREPARED BY: JENNINGS-HANSEN ENGINEERING
1239 EAST MAIN STREET VENTURA, CALIFORNIA,
for EDGAR W. BEERY

JULY, 1963

SHEET 2 OF 7 SHEETS

38M.R.3

Fnd. Rd. Hd. Bolt W. 1/4 Cor. Sec. 10 per 26 R.S. 25

Fnd 80d Spike E. 1/4 Cor. Sec. 10 per 26 R.S. 25

℄ Sycamore Drive

Fnd. Boat Spike Center Sec. 11 per 26 R.S. 25

BASIS OF BEARINGS

N89°59'41"W 2640.00 (R&M per 26 R.S. 25)

2193.12' EAST 2945.40' 5279.78'

55.00' 55.00' 2934.38'

LOS ANGELES AVENUE

EAST 752.28' 807.28'

Parcel "A"

697.28'

Δ=90°00'00" R=25.00' L=39.27' T=25.00'

Parcel "B" 10' wide

SOUTH 40.00'

Δ=90°00'00" R=25.00' L=39.27' T=25.00'

ERRINGER ROAD

N0°01'09"W 1204.00'

WILLMAR INVESTMENT CO. (232 O.R. 409)

WILLMAR DEVELOPMENT CORP. (235 O.R. 405)

North 327.11'

4' Public Utilities Easement

LOT 1

6.34 ACRES (GROSS)

302.11' AVENUE

1064.00' South

460.50'

Parcel "B" 10' wide

320.50' SOUTH

BLACKSTOCK AVE. (ROYAL AVE.)

(257 O.R. 259)

SEE SHEET Nº 4

WEST 245.73'

722.28'

SEE SHEET Nº 4

Δ=90°00'00" R=15.00' L=23.56' T=15.00'

45.00'

Parcel "B" 10' wide

45.00'

SOUTH 60.00'

743.50'

SOUTH 653.50'

Δ=90°00'00" R=15.00' L=23.56' T=15.00'

BRIDGET AVENUE

MAP HOMES INC.

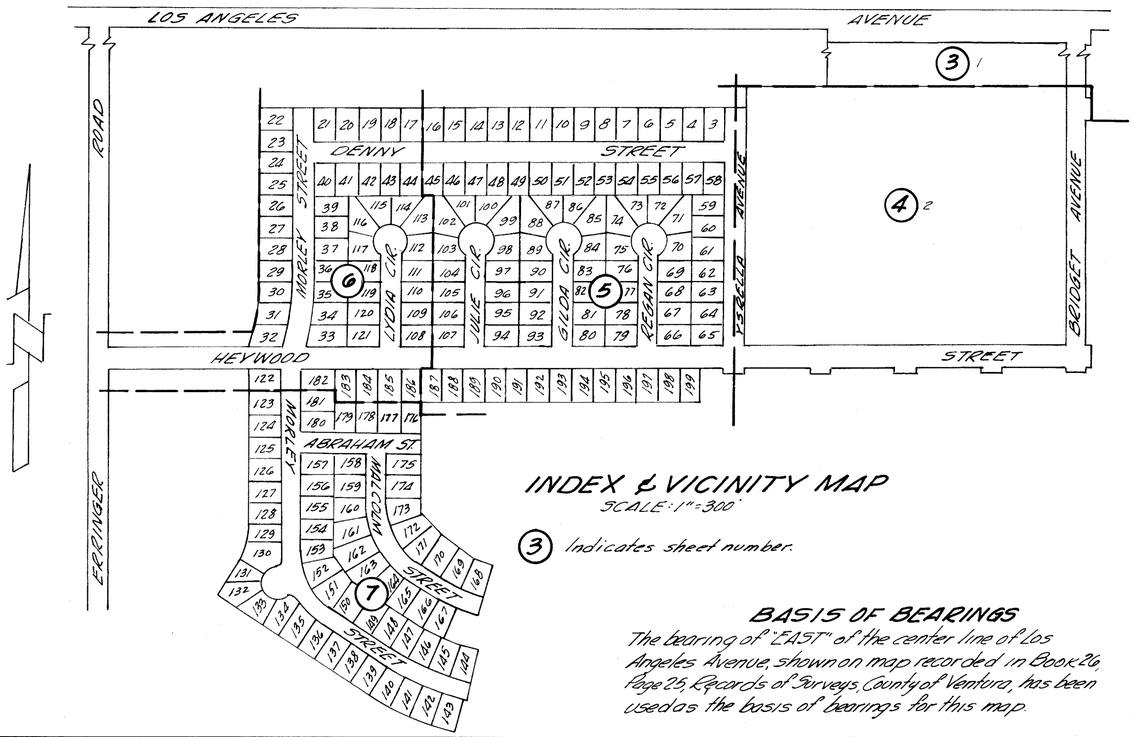
MONUMENT LEGEND

- ● Monument found as noted
- ◎ Monument set (1"x2" P. in conc. w/tag L.S. 3076)
- ○ Center-line points set (1"x2" P. w/tag L.S. 3076)
- ■ Standard Monuments will be in accordance with Ventura County Plate A-22 adopted Jan. 23, 1962 unless otherwise indicated.

3/4"x30" iron pipe w/tag L.S. 3076 set at rear lot corners. Front lot corners (Witness crosses are chiseled in conc. walk along lot line produced 12" beyond true corner.)

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.



INDEX & VICINITY MAP

SCALE: 1"=300'

(3) Indicates sheet number.

BASIS OF BEARINGS

The bearing of "EAST" of the center line of Los Angeles Avenue, shown on map recorded in Book 26, Page 25, Records of Surveys, County of Ventura, has been used as the basis of bearings for this map.

MAP OF TRACT Nº 1551-1

IN UNINCORPORATED TERRITORY

PART OF SECTION 10, T. 2 N., R. 18 W. RANCHO SIMI (BK. 3 PG. 7, M.R.)

COUNTY OF VENTURA, CALIFORNIA

PREPARED BY: JENNINGS-HANSEN ENGINEERING
1239 EAST MAIN STREET, VENTURA, CALIF., FOR EDGAR W. BEERY

SCALE: 1"=60'

MAY, 1963 SHEET 3 OF 7 SHEETS

INVESTMENT CO.
(C326 O.R. 409)
WILLIAM DEVELOPMENT
WEST 239.6 245.72' O.R.
NORTH 361.11'
4' Public Utilities Easement
SOUTH 60.89'
WEST 1457.00'
Parcel "E" 10' wide
128.00'
43.00'
1297.00' West
SEE SHEET No 3
722.28'
968.00
59'
30'
29'
10'
SOUTH 320.50'
460.50'
45.00'
45.00'
60.00' SOUTH
AVENUE
1204.00'
1066.00'
761.89'
South
743.50'
Parcel "C" 10' wide
653.50'
MAP HOMES INC
(2157 O.R. 259)
SEE SHEET No 5
North
YSRELLA
AVENUE
746.00'
701.00'
761.89'
6.0'
30'
30'
618.00'
Δ = 90°00'00"
R = 15.00'
L = 23.56'
T = 15.00'
938.00'
Δ = 90°00'00"
R = 15.00'
L = 23.56'
T = 15.00'
HEYWOOD
STREET
BRIDGET
1331.00'
45.00'
45.00'
59'
29'
30'
258.00'
43.00'
43.00'
256.00'
EAST
256.00'
1028.00'
258.00'
45.00'
45.00'
Parcel "D" 10' wide
Parcel "D"
Parcel "D" 10' wide
WEST 170.00'
WEST 170.00'
WEST 170.00'
WEST 170.00'
WEST 60.00'
WEST 56.00'
WEST 56.00'
WEST 56.00'
WEST 60.00'
WILLIAM DEVELOPMENT CORP (C326 O.R. 405)
LOT 2
19.0 ACRES
(GR035)

CURVE DATA
(THIS SHEET ONLY)

(1) Δ = 90°00'00"
R = 15.00'
L = 23.56'
T = 15.00'

MONUMENT LEGEND

- ● Monuments found as noted.
- ◎ Monument set (1½" I.P. in conc. w/tag L.S. 3076)
- ○ Center line points set (1½" I.P. w/tag L.S. 3076)
- ■ Standard Monuments will be in accordance with Ventura County Plate A-22 adopted January 23, 1962, unless otherwise indicated.

¾" x 30" iron pipe w/tag L.S. 3076 set at rear lot corners.
Front lot corners (Witness crosses are chiseled in conc. walk along lot line produced 12" beyond true corner.
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.

BASIS OF BEARINGS

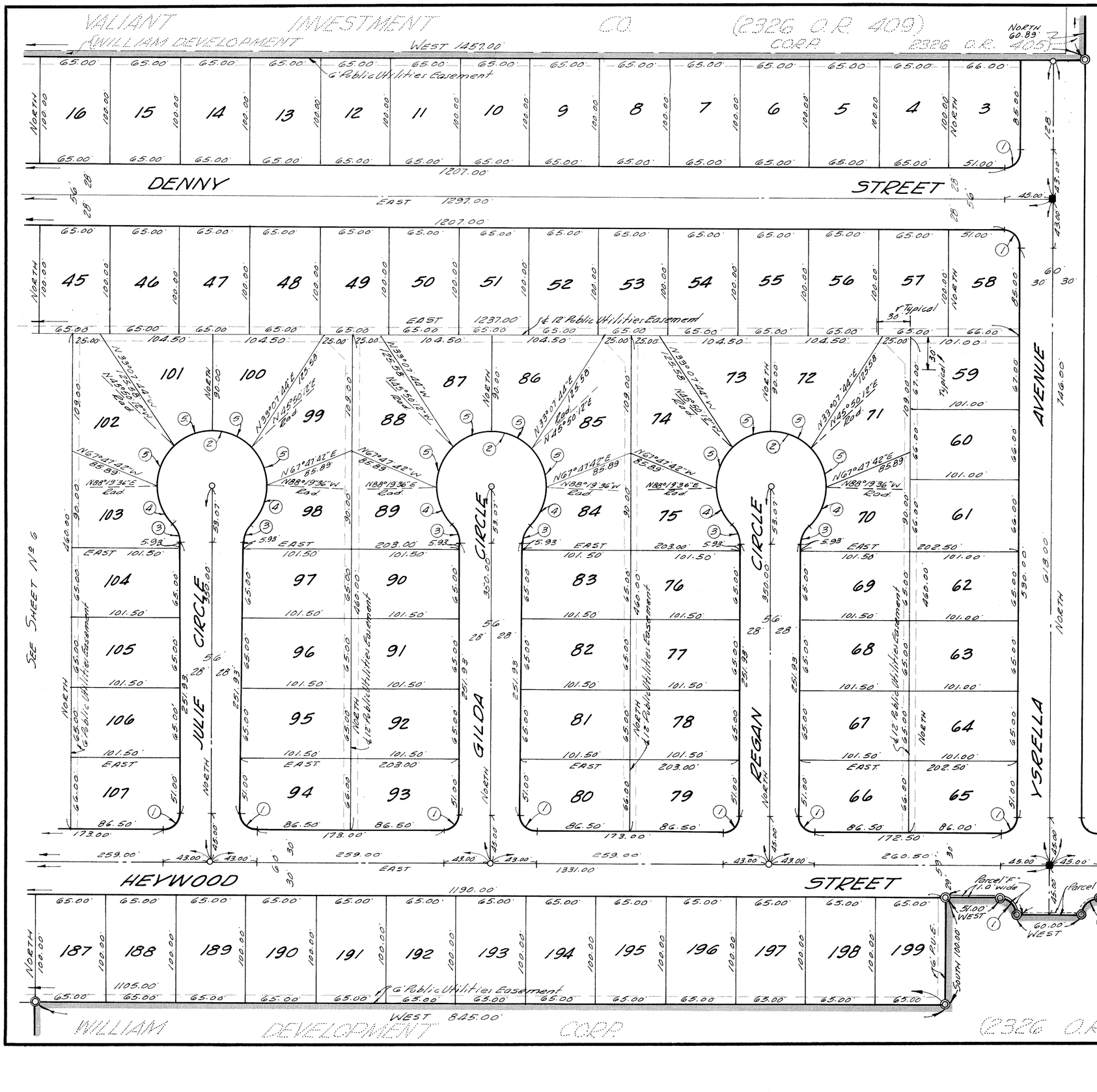
The bearing of "EAST" of the center line of Los Angeles Avenue, shown on map recorded in Book 26, Page 25, Records of Surveys, County of Ventura, has been used as the Basis of bearings for this map.

MAP OF TRACT No 1551-1

IN UNINCORPORATED TERRITORY
PART OF SECTION 10, T. 2 N., R. 18 W.
RANCHO SIMI, (BK. 3, PG. 7, M.R.)
COUNTY OF VENTURA, CALIFORNIA

PREPARED BY JENNINGS-HANSEN ENGINEERING
1299 E. MAIN STREET, VENTURA, CALIFORNIA, FOR
EDGAR W. BEERY

SCALE: 1" = 60' MAY, 1963
SHEET 4 OF 7 SHEETS



CURVE DATA

(THIS SHEET ONLY)

(1)	(2)	(3)	(4)	(5)
Δ = 90°00'00"	Δ = 270°04'16"	Δ = 45°02'08"	Δ = 43°21'44"	Δ = 45°50'12"
R = 15.00'	R = 50.00'	R = 25.00'	R = 50.00'	R = 50.00'
L = 23.56'	L = 235.68'	L = 19.65'	L = 37.84'	L = 40.00'
T = 15.00'		T = 10.36'	T = 19.88'	T = 21.14'

MONUMENT LEGEND

- ● Monument found as noted
- ◎ Monument set (1 1/2" I.P. in conc. w/tag L.S. 3076)
- ○ Center line points set (1 1/2" I.P. w/tag L.S. 3076)
- ■ Standard Monuments will be in accordance with Ventura County Plate A-22 adopted January 23, 1962, unless otherwise indicated.

3/4" x 30" iron pipe w/tag L.S. 3076 set at rear lot corners.
Front lot corners (Witness crosses are chiseled in conc. walk along lot line produced 12" beyond true corner.)
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.

BASIS OF BEARINGS

The bearing of "EAST" of the center line of Los Angeles Avenue, shown on map recorded in Book 26, Page 25, Records of Surveys, County of Ventura, has been used as the basis of bearings for this map.

MAP OF TRACT NO 1551-1

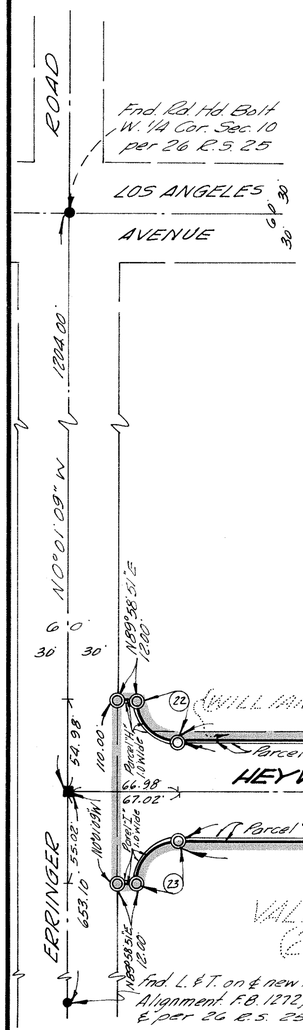
IN UNINCORPORATED TERRITORY
PART OF SECTION 10, T. 2 N., R 18 W.
RANCHO SIMI, (BK. 3, PG. 7, M.R.)
COUNTY OF VENTURA, CALIFORNIA

PREPARED BY JENNINGS-HANSEN ENGINEERING
1239 E. MAIN STREET, VENTURA, CALIFORNIA
FOR EDGAR W. BEERY

SCALE: 1" = 60' MAY, 1963
SHEET 5 OF 7 SHEETS

CURVE DATA
(THIS SHEET ONLY)

(1) Δ=90°00'00" R=15.00' L=23.56' T=15.00	(2) Δ=45°02'08" R=25.00' L=19.65' T=10.36	(3) Δ=43°21'44" R=50.00' L=37.84' T=19.88
(4) Δ=45°50'12" R=50.00' L=40.00' T=21.14	(5) Δ=45°50'12" R=50.00' L=40.00' T=21.14	(6) Δ=270°04'16" R=50.00' L=235.68'
(7) Δ=12°51'42" R=798.12' L=179.16' T=89.96	(8) Δ=17°06'40" R=768.12' L=229.40' T=115.56	(9) Δ=14°29'44" R=798.12' L=186.74' T=93.87
(10) Δ=4°40'17" R=798.12' L=65.07' T=32.55	(11) Δ=4°42'10" R=798.12' L=65.51' T=32.77	(12) Δ=3°29'15" R=798.12' L=48.58' T=24.30
(13) Δ=102°51'42" R=15.00' L=26.93' T=18.81	(14) Δ=5°03'08" R=738.12' L=65.08' T=32.56	(15) Δ=5°05'31" R=738.12' L=65.60' T=32.82
(16) Δ=4°21'05" R=738.12' L=56.06' T=28.04	(17) Δ=75°30'16" R=15.00' L=19.77' T=11.62	(18) Δ=5°50'47" R=638.12' L=65.11' T=32.59
(19) Δ=5°54'30" R=638.12' L=65.80' T=32.93	(20) Δ=0°22'29" R=638.12' L=4.17' T=2.09	(21) Δ=12°07'46" R=638.12' L=135.09' T=67.80
(22) Δ=89°58'51" R=25.00' L=39.26' T=24.99	(23) Δ=90°01'09" R=25.00' L=39.28' T=25.01	

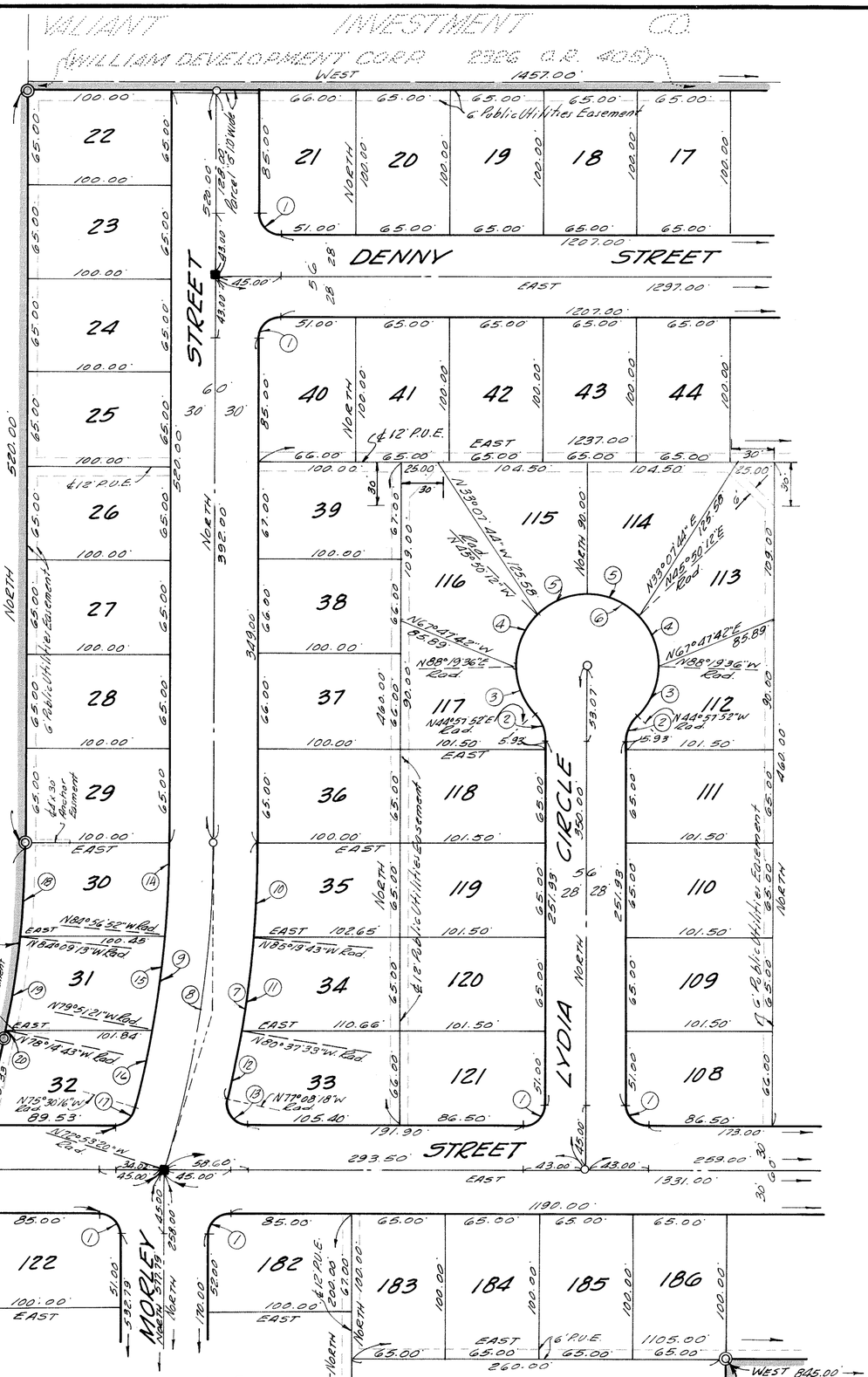


VALIANT INVESTMENT CO. (2326 O.R. 409)

(WILLIAM DEVELOPMENT CORP 2326 O.R. 403)

(2326 O.R. 413)

LARWIN FUND



MONUMENT LEGEND

- ● Monument found as noted.
- ◎ Monument set (1"IP. in conc. w/tag L.S. 3076)
- ○ Center line points set (1"IP. w/tag L.S. 3076)
- ■ Standard Monuments will be in accordance with Ventura County Plate A-22, adopted Jan. 23, 1962, unless otherwise noted. 3/4"x30" iron pipe w/tag L.S. 3076 set at rear lot corners. Front lot corners: Witness stasser are chiseled in conc. walk along lot line produced 12" beyond true corner.

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.

BASIS OF BEARINGS

The bearing of "EAST" of the center line of Los Angeles Avenue, shown on map recorded in Book 26, Page 25, Records of Surveys, County of Ventura, has been used as the basis of bearings for this map.

MAP OF TRACT Nº 1551-1

IN UNINCORPORATED TERRITORY

PART OF SECTION 10, T. 2 N. R. 18 W.

RANCHO SIMI, (BK. 3, PG. 7, M.R.)

COUNTY OF VENTURA, CALIFORNIA

PREPARED BY JENNINGS & HANSEN ENGINEERING

1239 E. MAIN STREET, VENTURA, CALIFORNIA

FOR EDGAR W. BEERY

SCALE: 1"=60' MAY, 1963

SHEET 6 OF 7 SHEETS

CURVE DATA (THIS SHEET ONLY)

	ANGLE	RADIUS	LENGTH	TANGENT
①	90°00'00"	15.00'	23.57'	15.00'
②	1°02'37"	502.54'	9.20'	4.60
③	4°00'46"	278.00'	19.47'	9.74'
④	1°26'46"	220.00'	5.55'	2.78'
⑤	18°11'02"	250.00'	79.34'	40.01'
⑥	38°51'44"	250.00'	169.79'	88.31'
⑦	4°08'55"	280.00'	20.27'	10.14'
⑧	85°28'56"	25.00'	37.30'	23.10'
⑨	29°58'16"	50.00'	26.16'	13.38'
⑩	45°50'12"	50.00'	40.00'	21.14'
⑪	31°33'18"	50.00'	27.54'	14.13'
⑫	3°33'30"	280.00'	17.39'	8.70'
⑬	7°33'04"	280.00'	36.90'	18.48'
⑭	0°25'14"	800.00'	5.87'	2.94'
⑮	0°25'14"	900.00'	6.61'	3.30'
⑯	2°04'39"	200.00'	7.25'	3.63'
⑰	10°13'25"	200.00'	35.69'	17.89'
⑱	10°33'03"	530.54'	97.70'	48.99'
⑲	3°24'39"	770.00'	45.84'	22.93'

BASIS OF BEARINGS

The bearing of "EAST" of the center line of Los Angeles Avenue, shown on map recorded in Book 26, Page 25, Records of Surveys County of Ventura, has been used as the basis of bearings for this map.

MONUMENT LEGEND

- ● Monument found as noted.
- ◎ Monument set (1½" I.P. in conc. w/tag L.S. 3076)
- ○ Center line points set (1½" I.P. w/tag L.S. 3076)
- ■ Standard Monuments will be in accordance with Ventura County Plate A-22 adopted Jan. 23, 1962, unless otherwise noted. 3/4"x30" iron pipe w/tag L.S. 3076 set at rear lot corners. Front lot corners- Witness crosses are chiseled in conc. walk along lot line produced 1.0' beyond true corner. 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.

See Sheet No 6

WILLIAM DEVELOPMENT CORP (2326 O.R. 405)

VALIANT INVESTMENT CO. (2326 O.R. 409)

VENTURA COUNTY FLOOD CONTROL DISTRICT

PARCEL

TRACT 836 M.R.

Match point "A"

(Calc. fm. 26 R.S. 25) N71°55'44"W 817.24' R&M

N 56°55'44"W 817.24

N 0°01'09"W 653.10'

Find L.&T. on ℄ new Arroyo Alignment per 26 R.S. 25

ERRINGER ROAD

MAP OF TRACT Nº 1551-1

IN UNINCORPORATED TERRITORY

PART OF SECTION 10, T. 2 N., R. 18 W.
RANCHO SIMI, (BK. 3, PG. 7, M.R.)
COUNTY OF VENTURA, CALIFORNIA

PREPARED BY JENNINGS-HANSEN ENGINEERING
1239 E. MAIN ST. VENTURA, CALIFORNIA
FOR EDGAR W. BEERY

SCALE: 1"=60' MAY, 1963

SHEET 7 OF 7 SHEETS