NOTE: For correction in number and type of monuments set within this Tract, see Document #7456 recorded January 23, 1981

80 MR 94

The undersigned hereby certifies that They are the owner(s) of, or are interested in, the land included within this subdivision entitled TRACT NO. 2959, 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 North Kanan Road and East Sunnycrest Drive 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 easements for Storm Drainage purposes over Parcels "A" & "B". Also, hereby offer to dedicate to the County of Ventura all rights of ingress and egress over and across the westerly line of lots 47 through 49 inclusive, abutting Kanan Road in order that the owners of said lots shall have no rights of access whatsoever to said Kanan Road, except the general right-of-travel which belongs to the whole public. We 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

George G. Dawley
VICE President

Sheldon LaZar
ASSIST Secretary

UNITED CALIFORNIA BANK
(A California Corporation)
Trustee under deed of trust recorded in
Book 4518. Page 160 of Official Records

Arthur B. Pilast
VICE PRESIDENT

K H Barry
~~SECRETARY~~
ASSISTANT VICE PRESIDENT

State of California
County of Los Angeles } s.s

On this 11th day of January, 1979, before me Robert G. Rezin, a Notary Public in and for said State, personally appeared Arthur B. Pilast known to me to be the Vice President and K H BARRY known to me to be the Asst Vice Pres Secretary of United California Bank, 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 as trustee.

Robert G. Rezin

OFFICIAL SEAL
ROBERT G. REZIN
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires May 10, 1982

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

On this 5th day of January, 1979 before me Sandra W. Pfeifer, a Notary Public in and for said State, personally appeared George G. Dawley 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
SANDRA W. PFEIFER
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires DEC 27, 1980

Sandra W. Pfeifer

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 July, 1978, 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: January 15 1979

Gerald P. Broms
L.S. NO. 2886

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 2959, 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: February 2 1979

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

I certify that I have examined the final map entitled TRACT NO. 2959, 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: February 14 1979

ARTHUR E. GOULET
COUNTY SURVEYOR
COUNTY OF VENTURA
Louis E. Lutteke
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. 2959, have been complied with.

Date: February 22nd 1979

Robert L. Hamm
ROBERT L. HAMM
County Clerk
County of Ventura
By _____
Deputy County Clerk

The undersigned hereby certifies that the Oak Park Unified School District is an owner of the land shown as Parcel "B" and hereby consents to the recording of this map. And also offers to dedicate to the County of Ventura an easement for Storm Drainage purposes over all of said Parcel "B".

OAK PARK UNIFIED SCHOOL DISTRICT

Dan Thompson
School Superintendent
Oak Park Unified School District

Armand Levesque
Assistant School Superintendent
Oak Park Unified School District

OFFICIAL SEAL
CAROL A. RUDASH
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires JAN 28, 1983

State of California
County of ~~Ventura~~ LOS ANGELES } SS

On this 26th day of FEBRUARY, 1979, before me CAROL A. RUDASH, a Notary Public in and for said State, personally appeared DAN THOMPSON known to me to be the Superintendant and ARMAND LEVESQUE known to me to be the Assistant Superintendant of Oak Park Unified School District that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the District therein named and acknowledged to me that such District executed the same.

OFFICIAL SEAL
CAROL A. RUDASH
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires JAN 28, 1983

Carol A. Rudash

This map entitled TRACT NO. 2959, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 20th day of February, 1979 for approval; said Board hereby approves said map And does hereby accept for Public Use the right-of-way for North Kanan Road and East Sunnycrest Drive shown on this map. And does hereby accept all access easements over all private streets as offered hereon. And does hereby accept all rights of ingress and egress as offered hereon. And also accepts on behalf of the County of Ventura, the easements for storm drainage purposes over parcels "A" and "B". 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 20th of February, 1979.

Attest:
Robert L. Hamm
Clerk of said Board

Board of Supervisors
County of Ventura
State of California
K Dale Conrad
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 Jan 23, 79

Attest:
Robert L. Hamm

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. Peck, 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.

#19966

Recorded at the request of the owner, FEBRUARY 27, 1979, at 11:30 A.M. in Book 80 of Miscellaneous Records (Maps) at Pages 94-100 Incl, records of Ventura County.

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

The following soil reports have been prepared on TRACT NO. 2959

Date of Report	Title of Report	Firm Name	Engineer	Reg. No.
Aug. 1977	Preliminary soil study of Parcel 5-C	Buena Engineers Inc.	Norman G. Hallin	C.E. 7370
Aug. 1977	Parcel 5-C Oak Park	Buena Engineers Inc.	Norman G. Hallin	C.E. 7370

TRACT NO. 2959

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

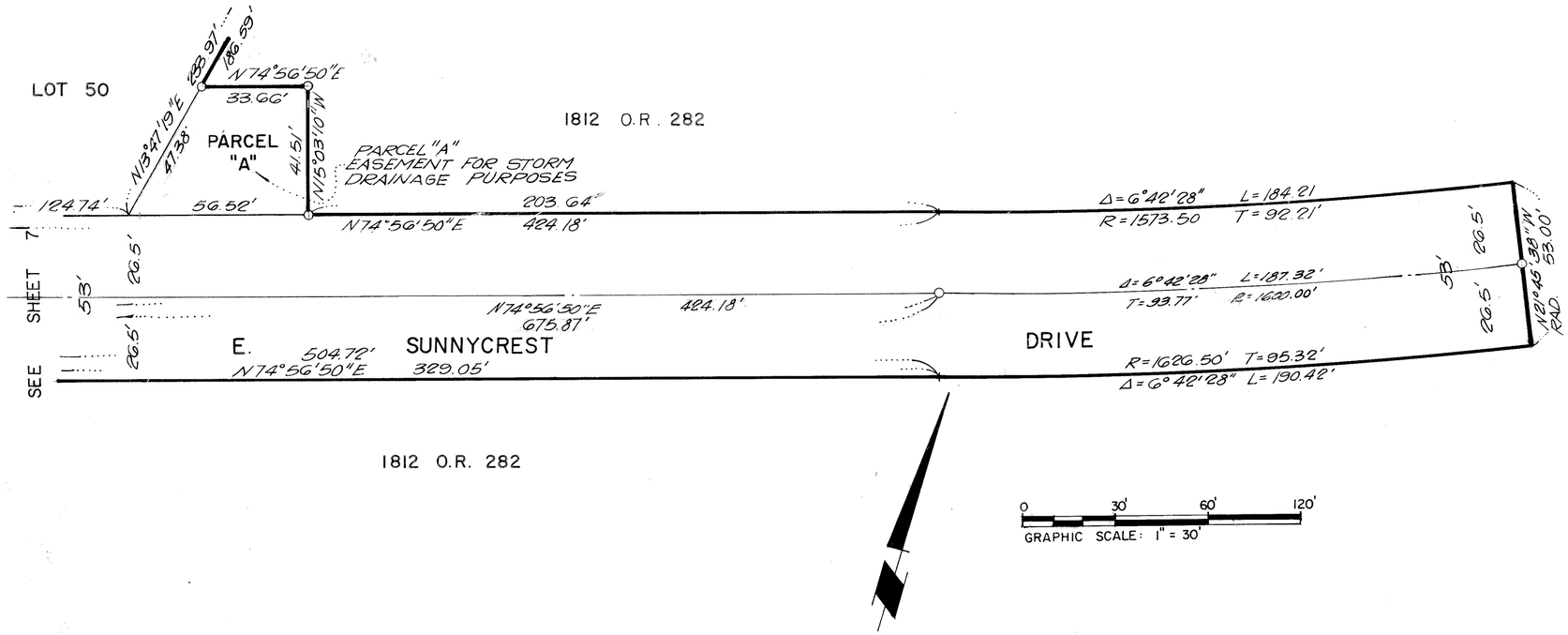
ENGINEER:
DANIEL, MANN, JOHNSON & MENDENHALL
223 THOUSAND OAKS BLVD.
THOUSAND OAKS, CALIFORNIA

FEBRUARY, 1979

SHEET 1 OF 7 SHEETS

NOTE: For correction in number and type of monuments set within this Tract, see Document # 7456 recorded January 23, 1981

80 MR 95

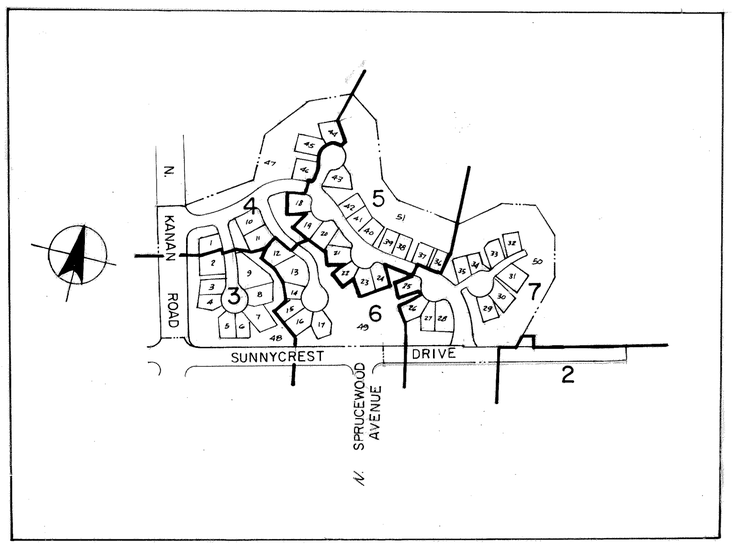


LEGEND:

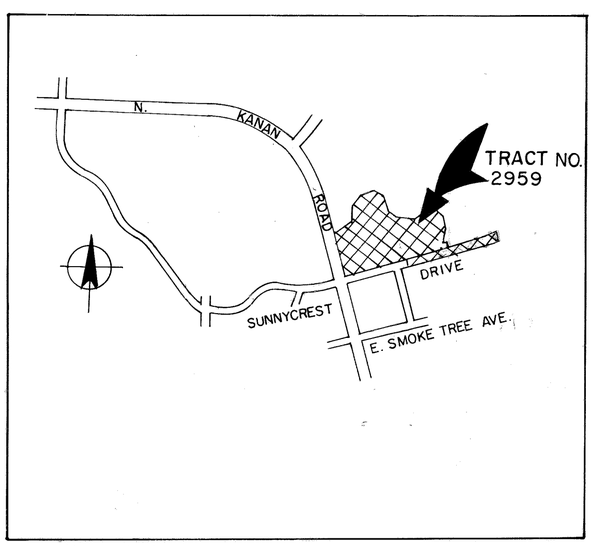
- o Set 1½" I.P. w/tag L.S. 2836 unless otherwise noted.
- • Found 1½" I.P. w/tag R.C.E. 9553 per R-1
  Set ½" I.P. w/tag L.S. 2836 or lead and tack tagged L.S. 2836 in concrete at all lot corners
- SET Spike and tin and tag LS 2836
- R-1 Record per 74 MR 49
- R-2 Record per 47 MR 12
- R-3 Record per 67 MR 10
- M Measured
- Rad. Radial
- P.U.E. Public Utility Easement.
  NOTE: All private streets hereon are P.U.E.

BASIS OF BEARINGS:

The bearing of N74°56'50"E being the centerline of Sunnycrest Drive, per Tract No. 2660, 74 M.R. 49-53 was used as the Basis of Bearings.



SHEET INDEX MAP
SCALE: 1" = 300'



LOCATION MAP
SCALE: 1" = 1000'

TRACT NO. 2959

UNINCORPORATED TERRITORY BEING A PORTION OF TRACT "P" OF RANCHO SIMI PER 3 M.R. 7

VENTURA COUNTY, CALIFORNIA.

JULY 1978

ENGINEER:
D.M. J.M.

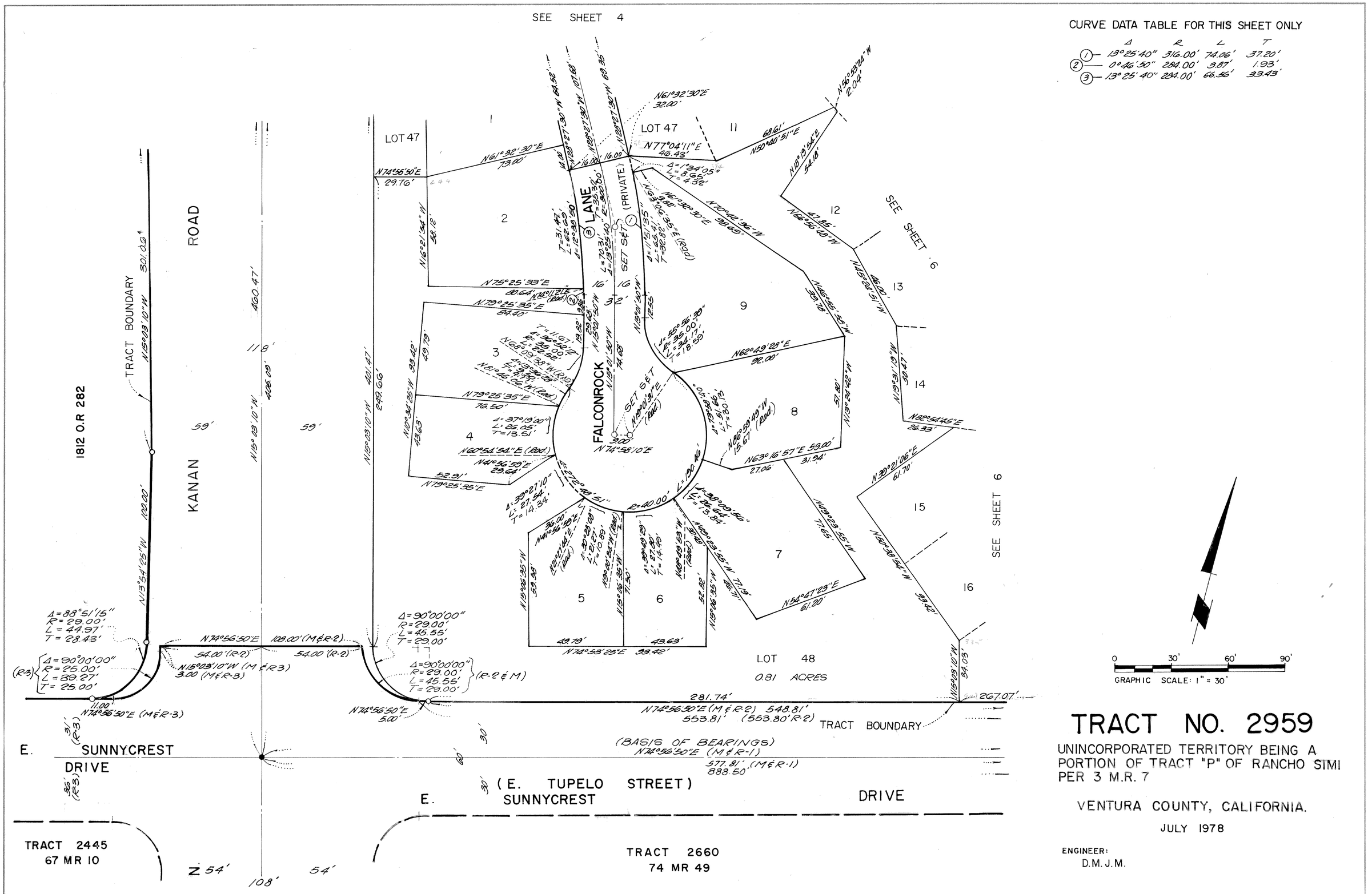
NOTE: For correction in number and type of monuments set within this Tract, see Document # 7456 recorded January 23, 1981

80 MR 96

SEE SHEET 4

CURVE DATA TABLE FOR THIS SHEET ONLY

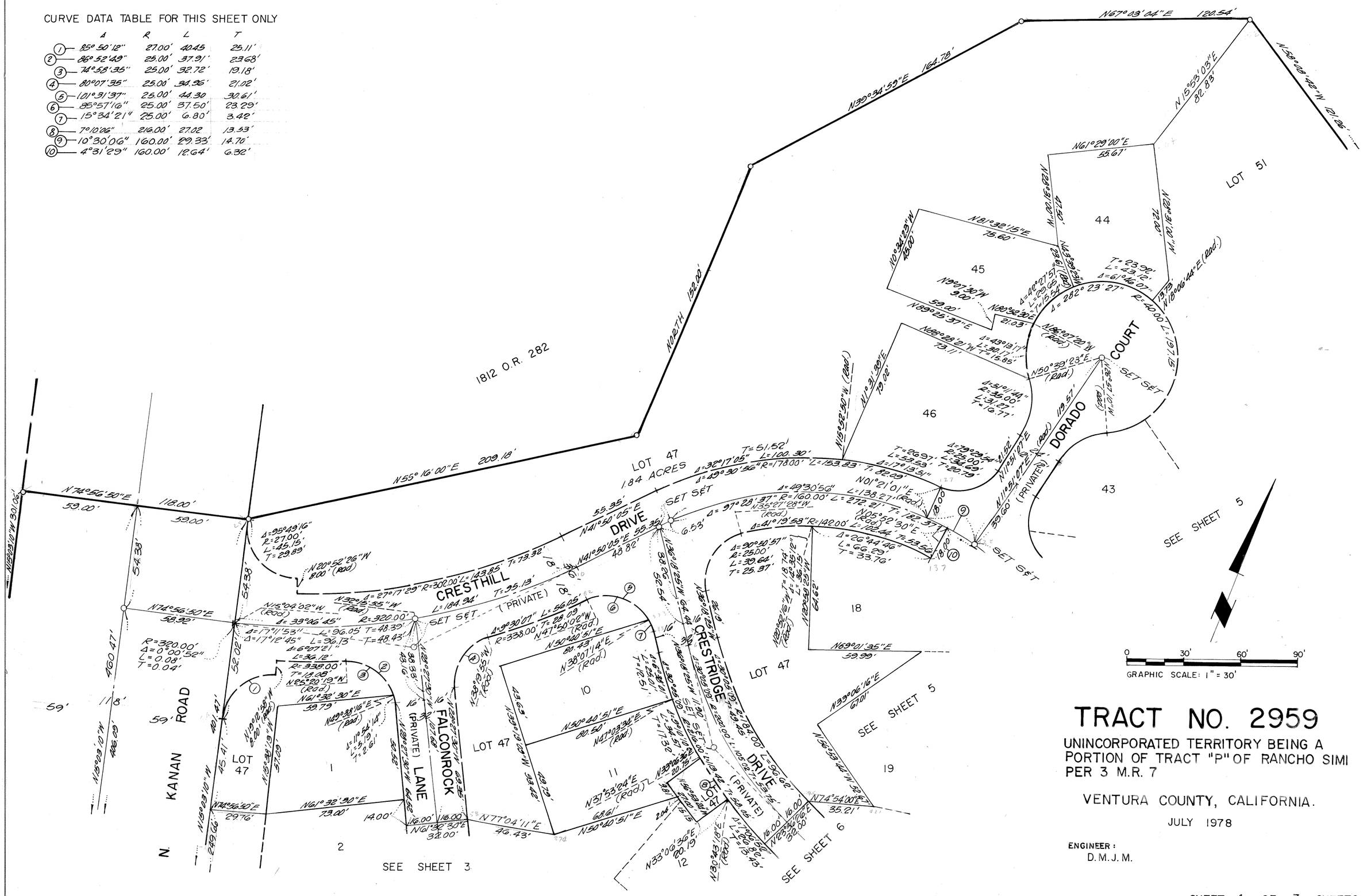
	Δ	R	L	T
(1)	13°25'40"	316.00'	74.06'	37.20'
(2)	0°46'50"	284.00'	3.87'	1.93'
(3)	13°25'40"	284.00'	66.56'	33.43'


LOT 47
LOT 47
N77°04'11"E 46.43'
N61°32'30"E 32.00'
N61°32'30"E 79.00'
N74°56'50"E 29.76'
N16°02'34"W 58.12'
N75°25'33"E 80.64'
N79°25'35"E 84.40'
N10°34'25"W 99.42'
49.79'
N79°25'35"E 76.50'
49.63'
N60°54'54"E (Rad)
N14°56'59"E 29.64'
52.91'
N79°25'35"E
N15°03'10"W 401.47'
249.66'
N15°03'10"W 460.47'
406.09'
118'
59'
59'
TRACT BOUNDARY
N15°03'10"W 301.03'
ROAD
KANAN
N13°54'25"W 122.00'
1812 O.R 282
LANE
FALCONROCK
(PRIVATE)
SET SET
SET SET
N74°58'10"E
9.00'
R=40.00'
L=190.46'
Δ=272°48'51"
Δ=39°27'10"
L=27.54'
T=14.34'
Δ=39°27'10"
L=27.54'
T=14.34'
Δ=39°00'00"
L=26.04'
T=13.54'
Δ=39°00'00"
L=26.04'
T=13.54'
Δ=39°28'00"
L=27.57'
T=14.35'
Δ=39°28'00"
L=27.57'
T=14.35'
Δ=39°49'29"
L=27.85'
T=14.45'
Δ=39°49'53"
L=27.86'
T=14.46'
N14°56'59"E (Rad)
N14°56'59"E (Rad)
N14°56'59"E (Rad)
N14°56'59"E (Rad)
N15°06'35"W 39.39'
N15°06'35"W 77.30'
N15°06'35"W 52.22'
49.79'
49.63'
N74°53'25"E 99.42'
N61°32'30"E 32.00'
N28°27'30"W 64.58'
N28°27'30"W 107.68'
N28°27'30"W 60.36'
16.00'
16.00'
Δ=1°34'05"
L=8.55'
T=4.30'
N61°32'30"E 98.42'
N70°42'36"W 98.69'
N50°40'51"E 68.61'
N50°53'24"W 2.04'
N18°19'54"E 54.18'
N69°56'48"W 47.86'
N45°24'51"W 46.00'
N14°56'48"W 330.79'
N62°49'28"E 90.00'
N39°34'42"W 57.80'
N86°59'49"W 15.67'
N63°16'57"E 59.00'
27.06'
31.94'
N39°21'06"E 61.70'
N26°54'45"E 26.33'
N19°36'10"W 50.47'
N15°30'54"W 99.42'
N15°03'10"W 34.03'
N54°47'29"E 61.20'
N40°23'55"W 77.65'
N40°23'55"W 77.19'
46.11'
Δ=1°51'35"
L=145.42'
T=72.72'
N16°02'34"W 58.12'
N74°56'50"E 29.76'
N74°11'21"E (Rad)
N79°25'35"E 84.40'
N10°34'25"W 99.42'
N15°01'30"W 74.48'
N15°01'30"W 23.82'
N15°01'30"W 12.55'
Δ=56°56'30"
R=35.00'
L=34.77'
T=18.90'
(Rad)

NOTE: For correction in number and type of monuments set within this Tract, see Document # 7456 recorded January 23, 1981

CURVE DATA TABLE FOR THIS SHEET ONLY

	Δ	R	L	T
(1)	85°50'12"	27.00'	40.45	25.11'
(2)	86°52'49"	25.00'	37.91'	23.68'
(3)	74°58'35"	25.00'	32.72'	19.18'
(4)	80°07'35"	25.00'	34.96'	21.02'
(5)	101°31'37"	25.00'	44.30	30.61'
(6)	85°57'16"	25.00'	37.50'	23.29'
(7)	15°34'21"	25.00'	6.80'	3.42'
(8)	7°10'06"	216.00'	27.02	13.53'
(9)	10°30'06"	160.00'	29.33'	14.70'
(10)	4°31'29"	160.00'	12.64'	6.32'

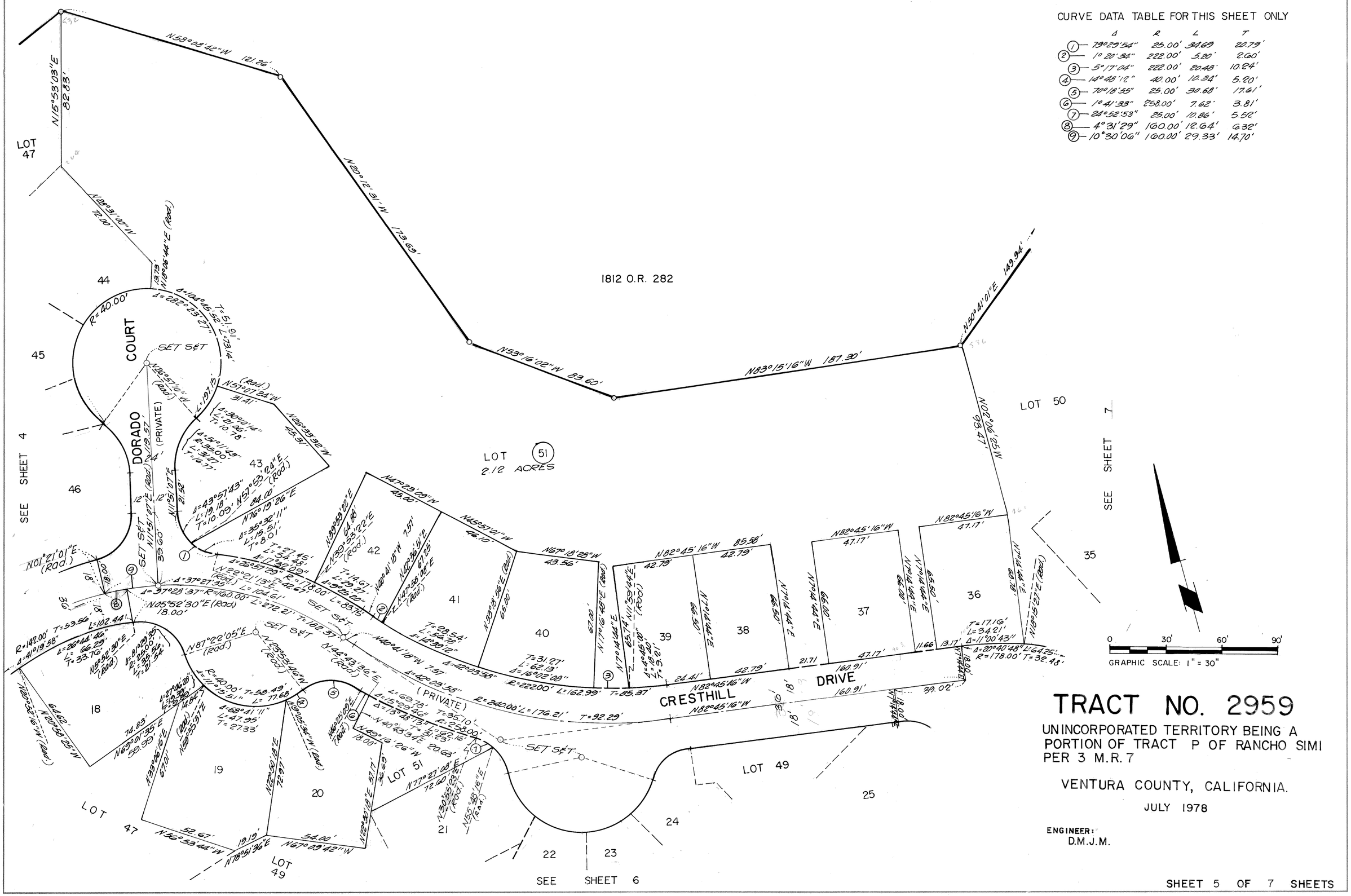

N67°03'04"E 120.54'
N39°34'59"E 164.78'
N15°53'03"E 82.83'
N63°12'42"W 121.06'
N61°29'00"E 55.67'
LOT 51
1812 O.R. 282
NORTH 152.00'
44
45
46
43
18
19
10
11
12
1
2
LOT 47
1.84 ACRES
CRESTHILL DRIVE (PRIVATE)
CRESTRIDGE DRIVE (PRIVATE)
FALCONROCK LANE (PRIVATE)
DORADO COURT (PRIVATE)
N. KANAN ROAD
N55°16'00"E 209.18'
N74°56'50"E 118.00'
59.00'
59.00'
N15°03'10"W 306.09'
460.47'
54.38'
52.02'
401.41'
45.41'
249.66'
N74°56'50"E 58.92'
R=320.00' Δ=0°00'52" L=0.08' T=0.04'
N15°04'02"W (Rad.)
Δ=39°26'45" R=320.00'
Δ=17°11'53" L=96.05 T=48.39'
Δ=17°16'45" L=96.13 T=48.45'
Δ=6°07'21" L=36.12' R=338.00' T=18.08'
N25°20'19"N (Rad.)
N61°32'30"E 59.79'
N49°38'16"E (Rad.)
Δ=11°54'14" L=5.19' T=2.61'
N15°12'50"W 82.01' (Rad.)
N15°38'13"W 57.09'
N74°56'50"E 29.76'
N61°32'30"E 73.00'
14.00'
16.00' 16.00'
N61°32'30"E 32.00'
N77°04'11"E 46.43'
SEE SHEET 3
N20°52'26"W 8.00' (Rad.)
N32°55'35"W (Rad.)
N41°50'05"E 55.35'
N41°50'05"E 48.82'
SET S&T
Δ=27°17'29" R=300.00' L=143.85 T=73.32'
Δ=95°49'16" R=27.00' L=45.15' T=29.89'
Δ=32°17'05" T=51.82' L=100.30' R=178.00'
Δ=49°30'56" R=160.00' L=138.27' T=72.21'
Δ=41°19'58" R=142.00' L=102.44' T=53.56'
Δ=30°50'57" R=25.00' L=39.64' T=25.97'
Δ=26°44'46" L=66.29' T=33.76'
N35°27'28"W (Rad.)
N01°21'01"E (Rad.)
N05°50'30"E (Rad.)
N38°10'55"W (Rad.)
N38°10'55"W 64.44'
N32°02'16"E 18.74'
L=40.35'
N18°58'25"W 64.62'
N69°01'35"E 59.99'
N39°06'16"E 67.01'
N74°54'00"E 35.21'
N23°36'56"E 33.60'
N30°43'18"E (Rad.)
N33°06'36"E 20.19'
N50°40'51"E 68.61'
N37°53'24"E (Rad.)
N50°40'51"E 80.50'
N71°03'34"E (Rad.)
N38°01'14"E (Rad.)
N38°10'55"W (Rad.)
N47°50'06"W (Rad.)
N50°40'51"E 80.43'
N39°06'36"E 20.15'
N39°06'36"E 58.42'
N39°06'36"E 20.15'
N50°40'51"E 68.61'
N37°53'24"E (Rad.)

NOTE: For correction in number and type of monuments set within this Tract, see Document # 7456 recorded January 23, 1981

80 MR 98

CURVE DATA TABLE FOR THIS SHEET ONLY

	Δ	R	L	T
1	79°29'54"	25.00'	34.69'	20.79'
2	1°20'34"	222.00'	5.20'	2.60'
3	5°17'04"	222.00'	20.48'	10.24'
4	14°49'12"	40.00'	10.34'	5.20'
5	70°18'35"	25.00'	30.68'	17.61'
6	1°41'33"	258.00'	7.62'	3.81'
7	24°52'53"	25.00'	10.86'	5.52'
8	4°31'29"	160.00'	12.64'	6.32'
9	10°30'06"	160.00'	29.33'	14.70'

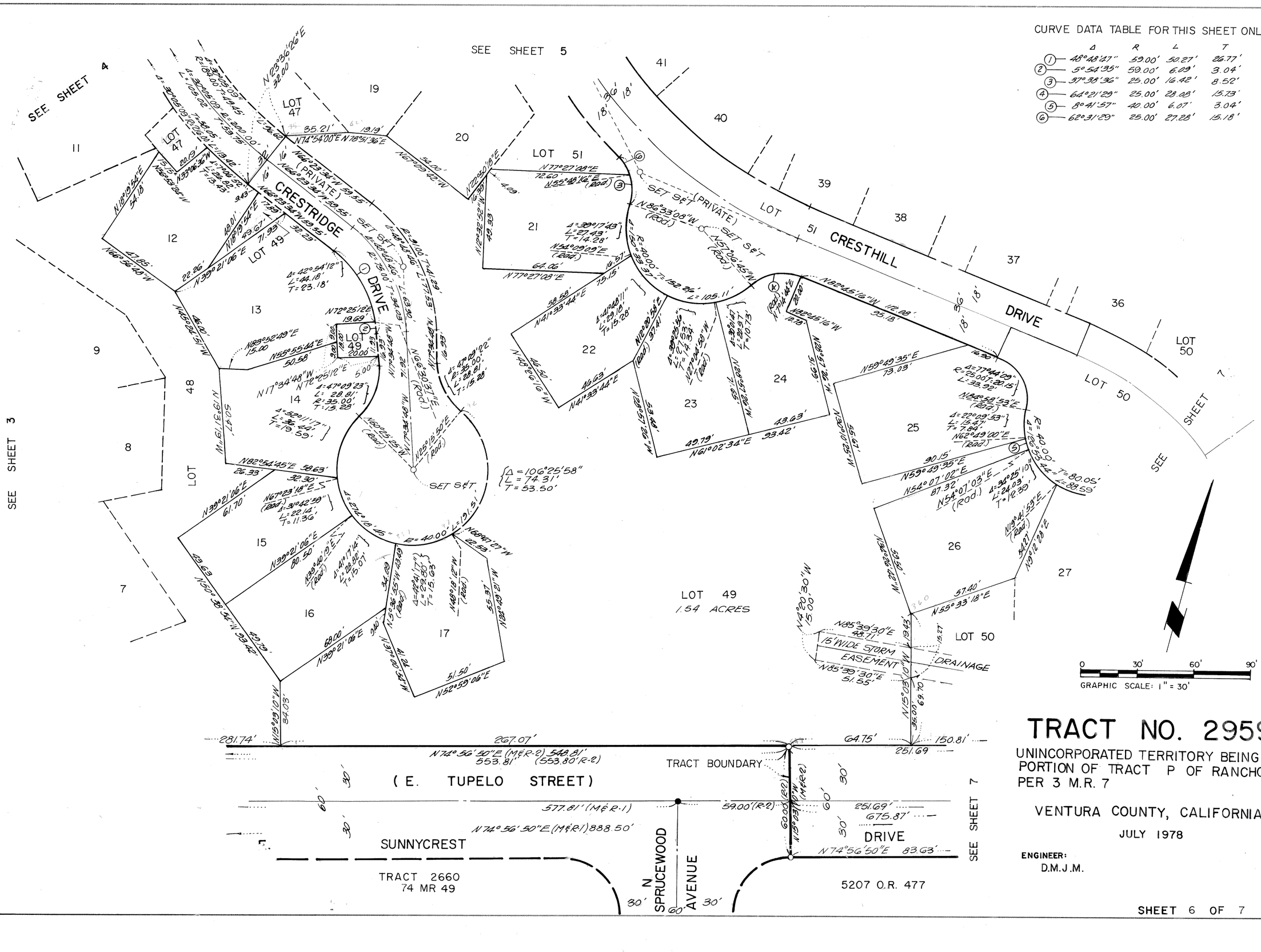

N58°08'42"W 181.26'
N15°53'03"E 82.83'
LOT 47
N28°31'00"W 72.00'
N18°06'44"E (Rad.)
N20°12'31"W 173.69'
1812 O.R. 282
N53°16'02"W 83.60'
N83°15'16"W 187.30'
N50°41'01"E 149.94'
N02°06'05"W 93.47'
LOT 50
SEE SHEET 7
44
45
46
43
42
41
40
39
38
37
36
35
LOT 51
2.12 ACRES
R=40.00'
COURT
SET S&T
DORADO
(PRIVATE)
SEE SHEET 4
N01°21'01"E (Rad.)
Δ=124°45'25" L=73.14'
T=51.01'
Δ=282°23'27"
N28°57'12"W (Rad.)
L=197.15'
(rad.) N57°07'24"W 31.41'
N26°33'32"W 45.31'
Δ=43°57'43" L=19.18' T=10.09' N57°55'24"E (Rad.)
Δ=35°32'11" L=15.51' T=8.01'
N76°19'26"E 84.00' (Rad.)
N11°35'07"E 21.52'
N47°23'29"W 45.00'
N42°36'31"W 46.10'
N67°18'29"W 43.56'
N11°39'44"E 65.00'
N78°20'16"E 67.20'
N82°45'16"W 85.58'
42.79'
N11°39'44"E (Rad.)
N82°45'16"W 47.17'
N11°14'44"E 66.50'
N11°14'44"E 65.50'
N11°14'44"E 66.00'
N11°14'44"E 65.50'
N11°14'44"E 66.00'
N11°14'44"E 65.50'
N11°14'44"E 66.00

NOTE:- For correction in number and type of monuments set within this Tract, see Document # 7456 recorded January 23, 1981

80 MR 99

CURVE DATA TABLE FOR THIS SHEET ONLY

	Δ	R	L	T
(1)	48°48'47"	59.00'	50.27'	26.77'
(2)	5°54'35"	59.00'	6.09'	3.04'
(3)	37°38'36"	25.00'	16.42'	8.52'
(4)	64°21'29"	25.00'	28.08'	15.73'
(5)	8°41'57"	40.00'	6.07'	3.04'
(6)	62°31'29"	25.00'	27.28'	15.18'



TRACT NO. 2959

UNINCORPORATED TERRITORY BEING A PORTION OF TRACT P OF RANCHO SIMI PER 3 M.R. 7

VENTURA COUNTY, CALIFORNIA.

JULY 1978

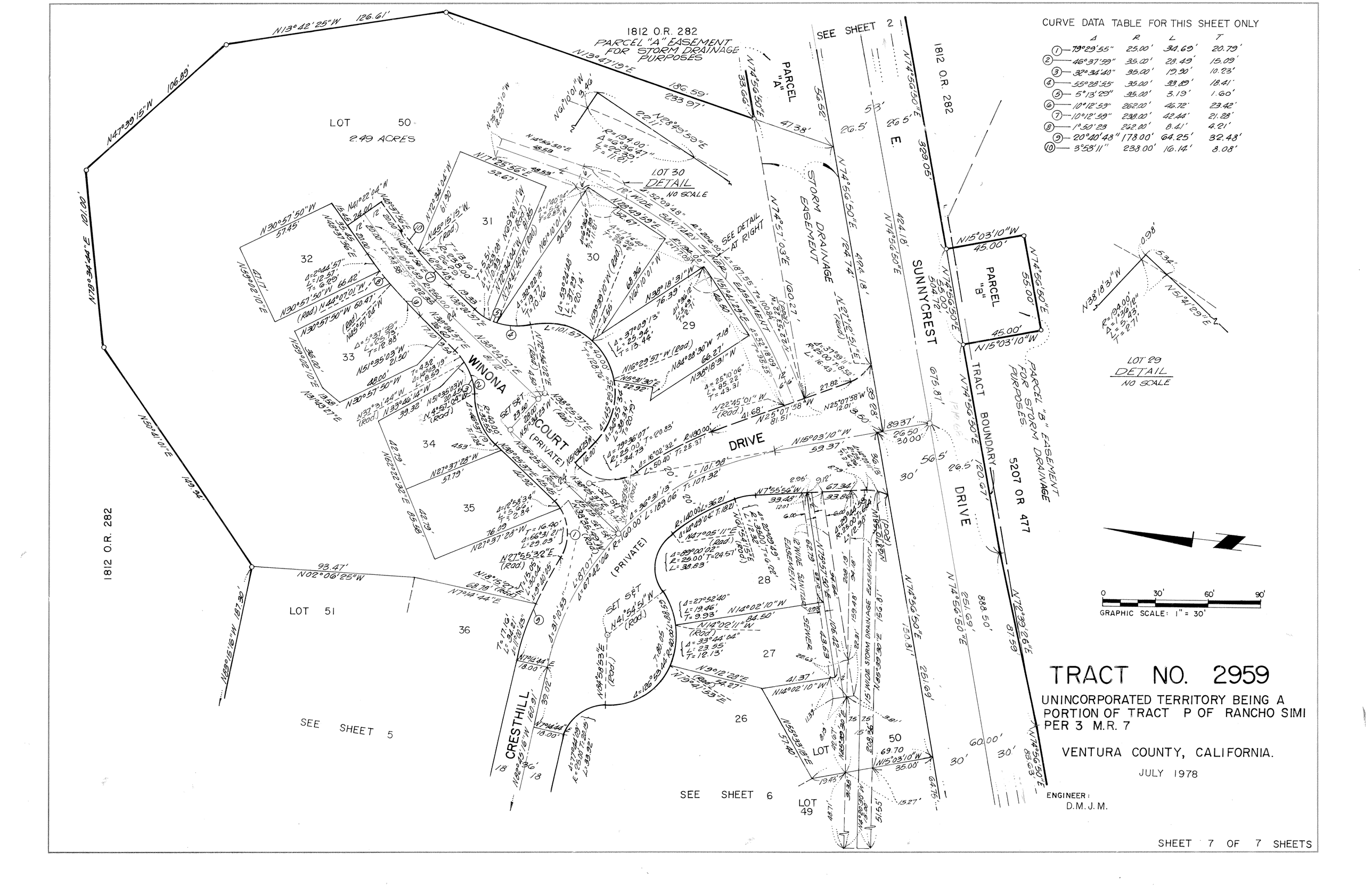
ENGINEER:
D.M.J.M.

NOTE: For correction in number and type of monuments set within this Tract, see Document # 7456 recorded January 23, 1981

80 MR 100

CURVE DATA TABLE FOR THIS SHEET ONLY

	Δ	R	L	T
(1)	79°29'55"	25.00'	34.69'	20.79'
(2)	46°37'59"	35.00'	28.49'	15.09'
(3)	30°34'40"	35.00'	19.90'	10.23'
(4)	55°28'55"	35.00'	33.89'	18.41'
(5)	5°13'20"	35.00'	3.19'	1.60'
(6)	10°12'59"	262.00'	46.72'	23.42'
(7)	10°12'59"	238.00'	42.44'	21.28'
(8)	1°50'23"	262.00'	8.41'	4.21'
(9)	20°40'48"	178.00'	64.25'	32.48'
(10)	3°53'11"	238.00'	16.14'	8.08'



TRACT NO. 2959

UNINCORPORATED TERRITORY BEING A PORTION OF TRACT P OF RANCHO SIMI PER 3 M.R. 7

VENTURA COUNTY, CALIFORNIA.

JULY 1978

ENGINEER:
D.M.J.M.