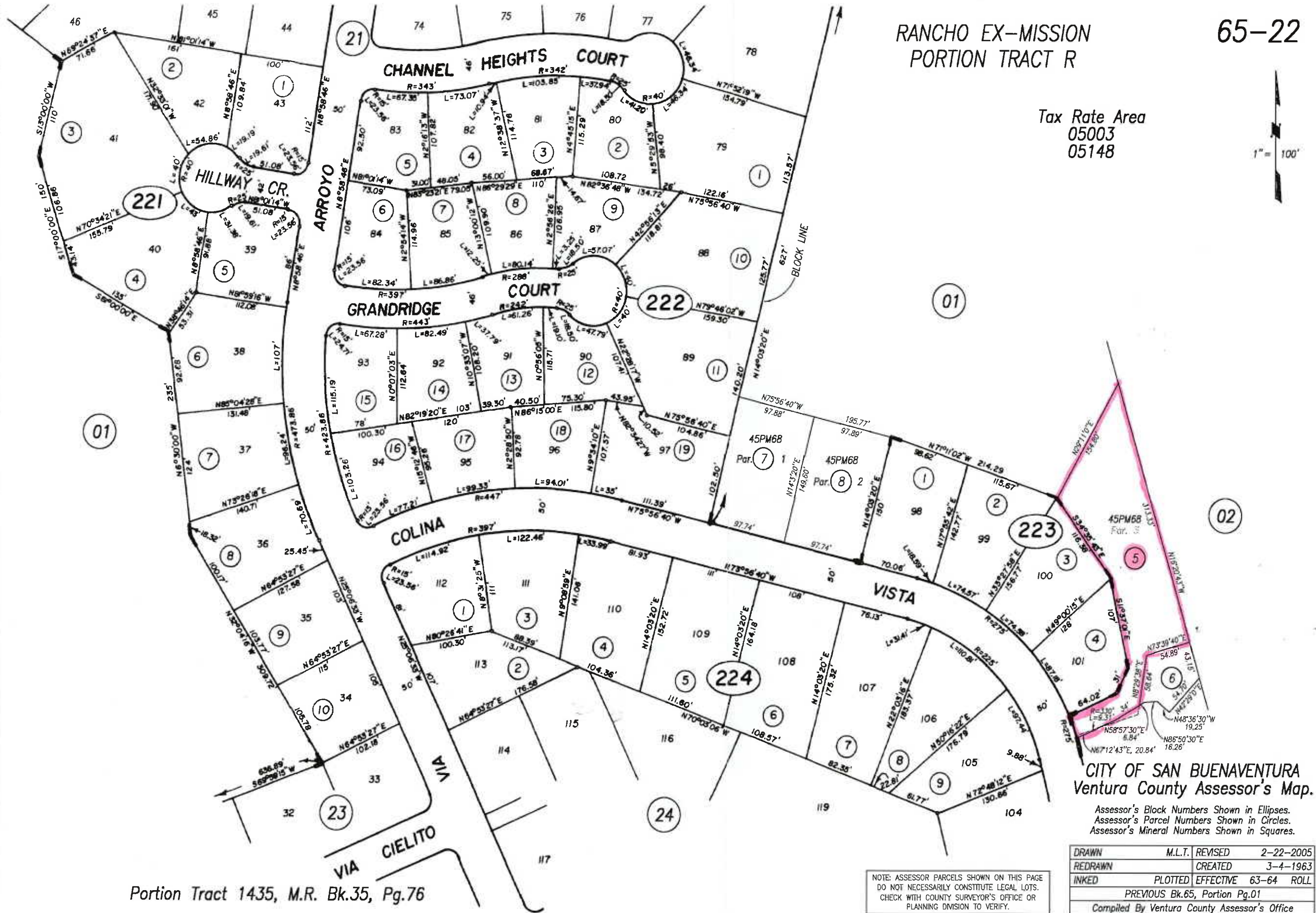


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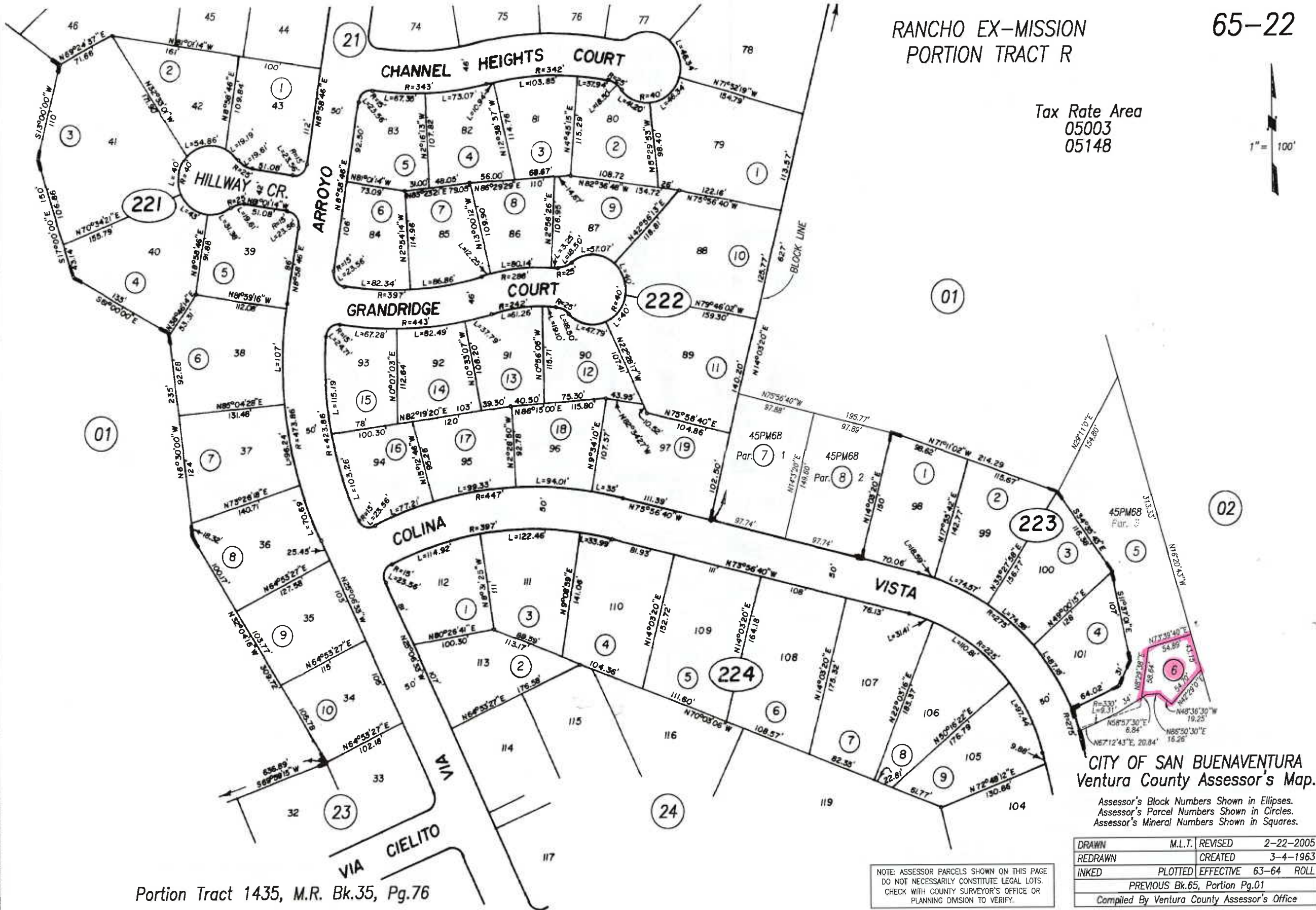
Portion Tract 1435, M.R. Bk.35, Pg.76

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE
DO NOT NECESSARILY CONSTITUTE LEGAL LOTS.
CHECK WITH COUNTY SURVEYOR'S OFFICE OR
PLANNING DIVISION TO VERIFY.

DRAWN	M.L.T.	REVISED	2-22-2005
REDRAWN		CREATED	3-4-1963
INKED		PLOTTED	EFFECTIVE 63-64 ROLL
PREVIOUS Bk.65, Portion Pg.01			
Compiled By Ventura County Assessor's Office			

Roll-Year 05-06		BK. 065, PG. 22 REVISION LOG			
DATE	REFERENCE DOC.	EXPLANATION	VOID A.P.N.(s)	RESIDUAL A.P.N.(s)	NEW A.P.N.(s)
2/22/2004	20041104-0295284	PER GRANT DEED	065-0-010-175	065-0-223-055	065-0-242-035
2/22/2004	20041104-0295287	PER GRANT DEED	065-0-010-155	065-0-242-045	065-0-223-065
2/22/2004		IN CONJ. WITH ABOVE	065-0-010-165		065-0-223-075
					065-0-223-085

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Portion Tract 1435, M.R. Bk.35, Pg.76

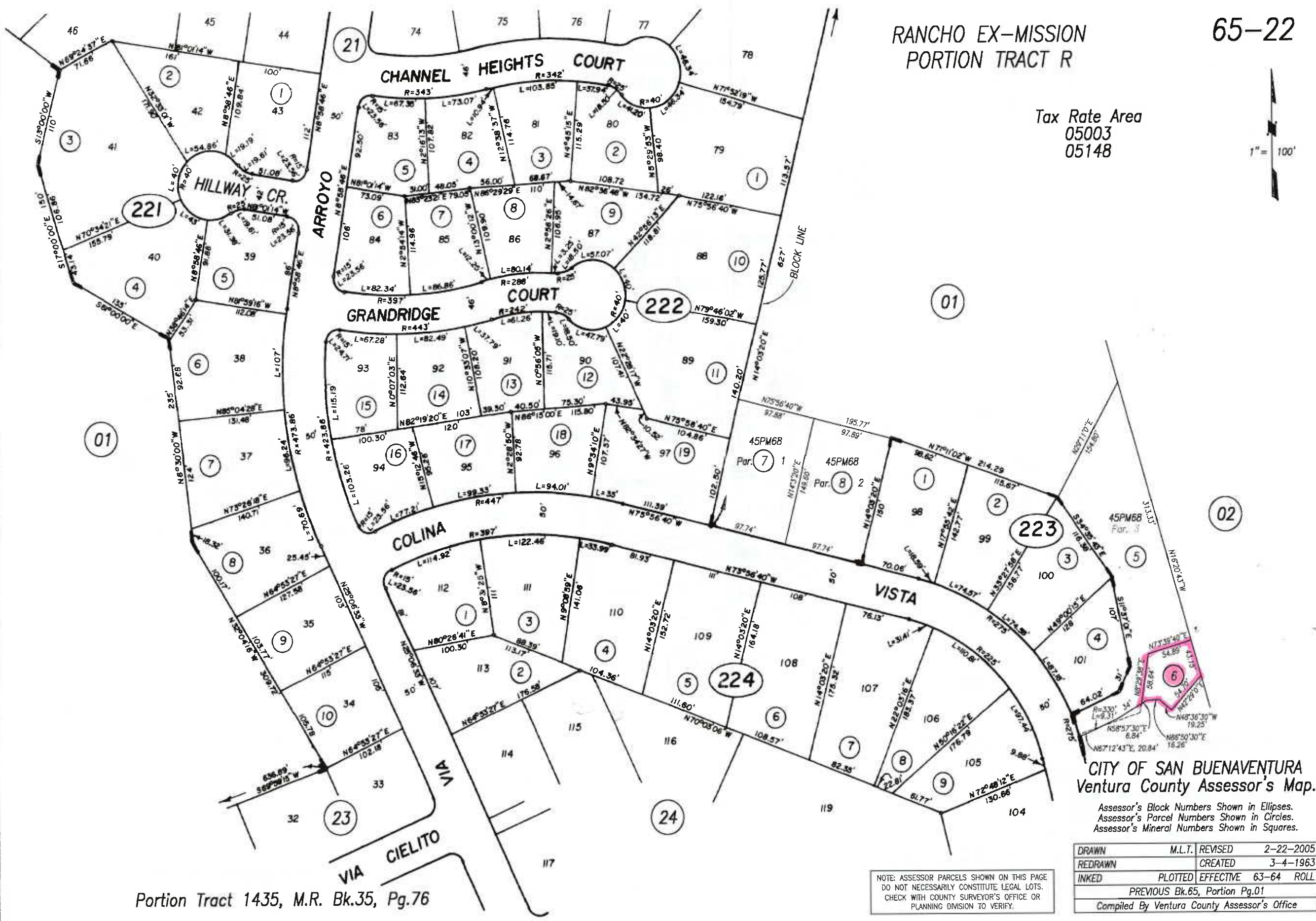
CITY OF SAN BUENAVENTURA
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

DRAWN	M.L.T. REVISED	2-22-2005
REDRAWN	CREATED	3-4-1963
INKED	PLOTTED	EFFECTIVE 63-64 ROLL
PREVIOUS Bk.65, Portion Pg.01		
Compiled By Ventura County Assessor's Office		

EXPLANATION		REVISION LOG	
Code	Description	VOID A.P.N.(s)	NEW A.P.N.(s)
SPUT	PER GRANT DEED	065-0-010-175	065-0-242-035
SPUT	PER GRANT DEED	065-0-242-015	065-0-223-065
REDRAW	IN CONJ. WITH ABOVE	065-0-010-155	065-0-223-075
		065-0-010-185	065-0-223-085

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Portion Tract 1435, M.R. Bk.35, Pg.76

CITY OF SAN BUENAVENTURA
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

DRAWN	M.L.T. REVISED	2-22-2005
REDRAWN	CREATED	3-4-1963
INKED	PLOTTED	EFFECTIVE 63-64 ROLL
PREVIOUS Bk.65, Portion Pg.01		
Compiled By Ventura County Assessor's Office		

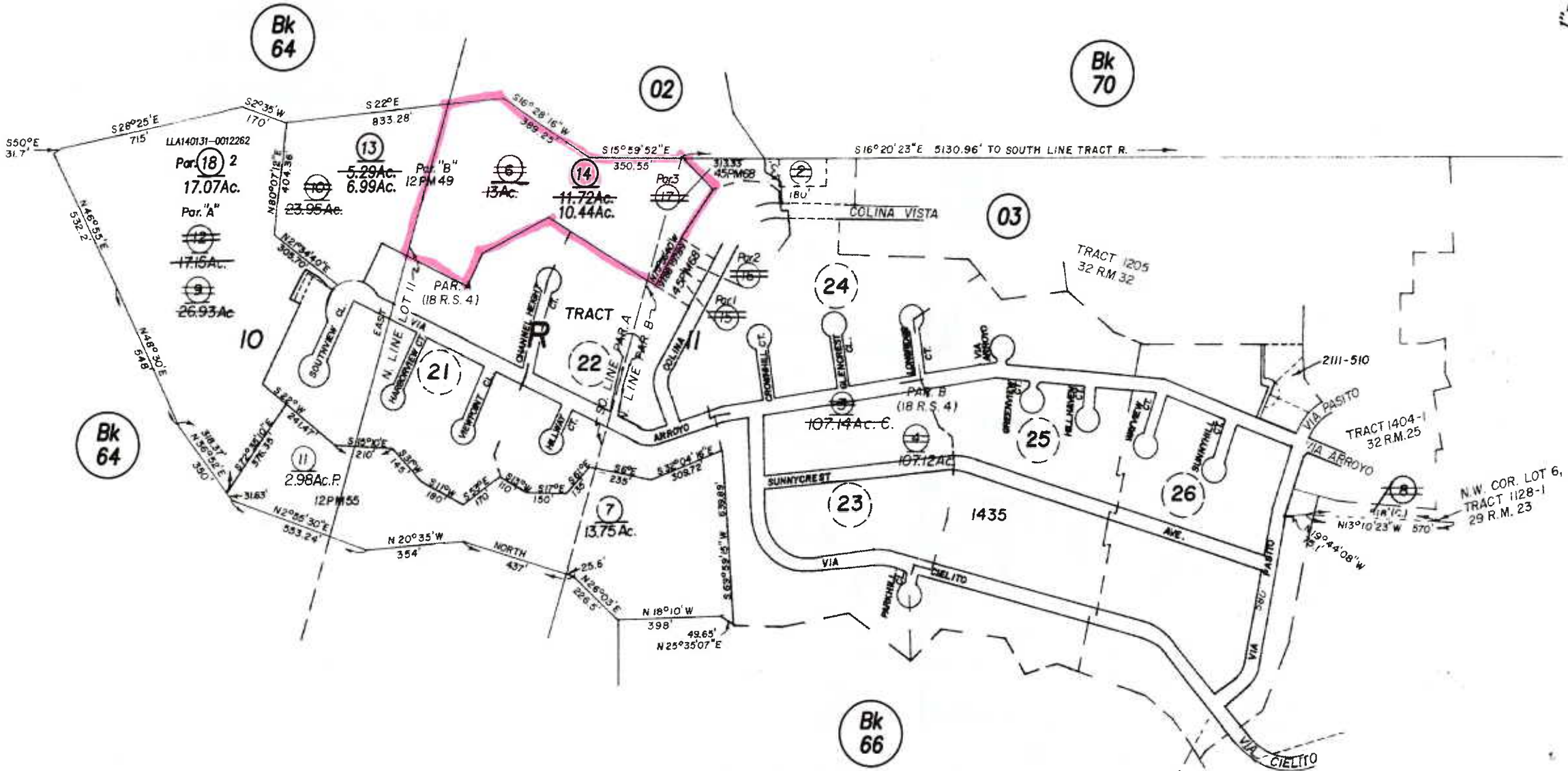
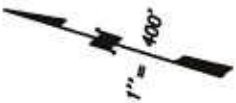
BK. 065 PG. 22		REVISION LOG	
DATE	EXPLANATION	VOID A.P.N.(s)	NEW A.P.N.(s)
2/22/2005	PER GRANT DEED	065-0-010-175	065-0-242-035
2/22/2005	PER GRANT DEED	065-0-242-015	065-0-223-065
2/22/2005	IN CON. WITH ABOVE	065-0-010-155	065-0-223-075
2/22/2005		065-0-010-165	065-0-223-085

This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of the insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

RANCHO EX-MISSION
PORTION LOTS 10 & 11
PORTION TRACT R

Tax Rate Area
05148
05154
91054

65-01



CITY OF SAN BUENAVENTURA
and VICINITY
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

DRAWN	REVISED	9-28-2017
REDRAWN	CREATED	
INKED	PLOTTED	EFFECTIVE
		ROLL
Compiled By Ventura County Assessor's Office		

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE
DO NOT NECESSARILY CONSTITUTE LEGAL LOTS.
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PLANNING DIVISION TO VERIFY.

65-01



Tax Rate Area
05148
05154
91054

RANCHO EX-MISSION
PORTION LOTS 10 & 11
PORTION TRACT R

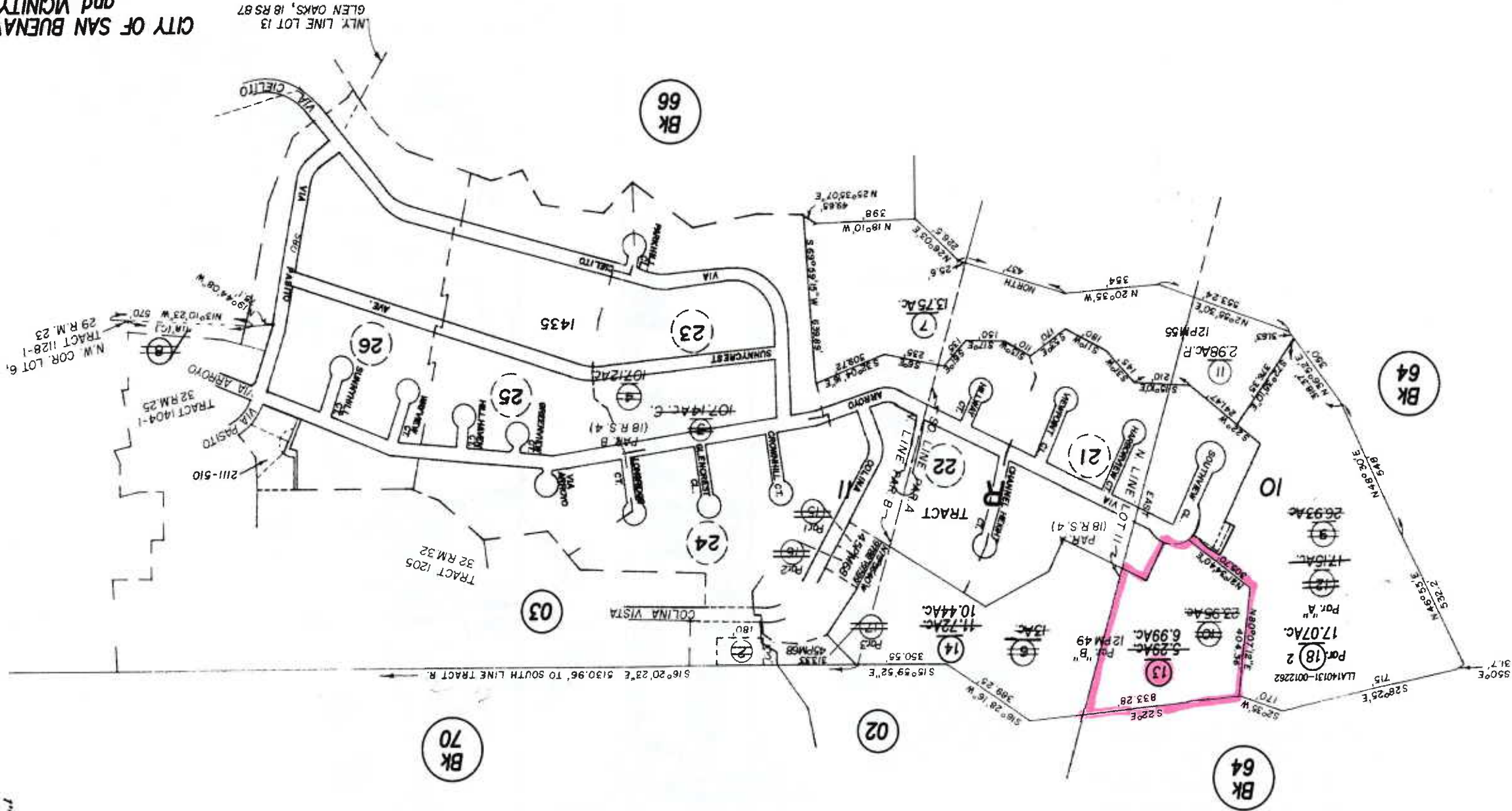
CITY OF SAN BUENAVENTURA
and VICINITY
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

DRAWN	REVISED	9-28-2017
REDRAWN	CREATED	
LINKED	PLOTTED	EFFECTIVE
ROLL		

Compiled By Ventura County Assessor's Office

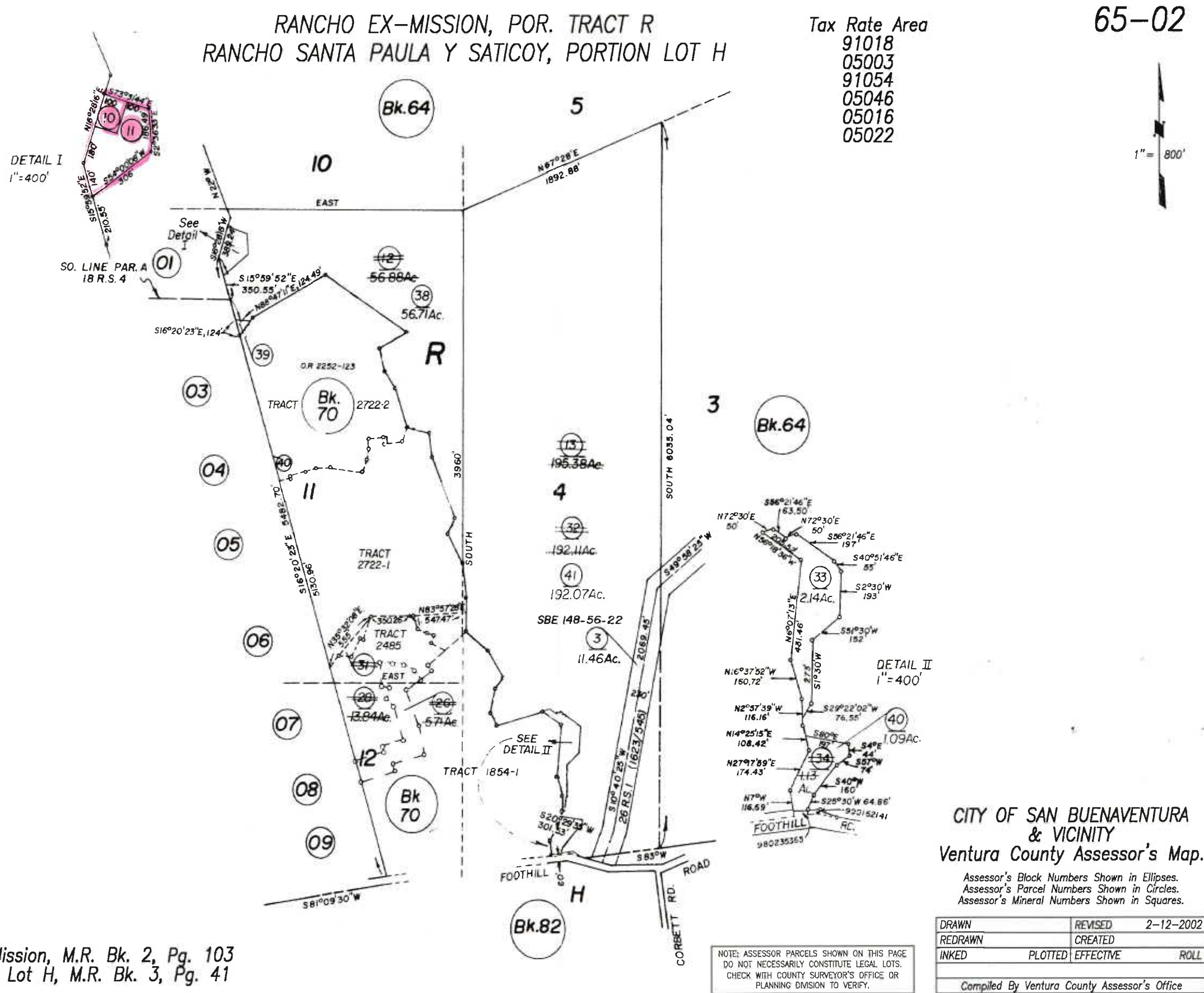
NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE
DO NOT NECESSARILY CONSTITUTE LEGAL LOTS.
CHECK WITH COUNTY SURVEYOR'S OFFICE OR
PLANNING DIVISION TO VERIFY.



Rancho Ex-Mission, M.R. Bk.2, Pg.103

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Rancho Ex-Mission, M.R. Bk. 2, Pg. 103
Nichols Sub. Lot H, M.R. Bk. 3, Pg. 41



LEGEND

	BLOCK RETAINING WALL
	EASEMENT LINE
	FENCE (TYPE AS NOTED)
	CENTERLINE
	LOT LINE
	POOL
	TOE OF SLOPE
	TOP OF SLOPE
	CABLE TELEVISION LINE
	ELECTRIC LINE (S.C.E.)
	GAS MAIN (SIZE AS NOTED)
	OVERHEAD ELECTRIC LINE
	SEWER MAIN (SIZE AS NOTED)
	STORM DRAIN MAIN (15" OR SMALLER, SIZE AS NOTED)
	STORM DRAIN MAIN (15" OR LARGER, SIZE AS NOTED)
	TELEPHONE LINE
	WATER MAIN (SIZE AS NOTED)
	BACK FLOW PREVENTER & FDC
	BOLLARD
	DRAIN INLET
	FIRE HYDRANT
	GUY ANCHOR
	HANDHOLE
	MAILBOX
	MANHOLE
	METER/PANEL
	PEDESTAL
	POWER POLE
	PULLBOX & UTILITY BOX
	SEWER CLEANOUT
	SIGN
	STREET LIGHT
	VALVE
	YARD LIGHT
	FOUND MONUMENT, AS NOTED
	CONTROL POINT

ABBREVIATIONS

ADT = AREA DRAIN TOP	ICB = IRRIGATION CONTROL BOX
APN = ASSESSOR PARCEL NUMBER	ICV = IRRIGATION CONTROL VALVE
BBQ = BARBECUE	IM = IRRIGATION METER
BFP = BACK FLOW PREVENTER	IV = IRRIGATION VALVE
BM = BENCHMARK	PALM = PALM TREE
BSW = BACK OF SIDEWALK	POV = CATV PEDESTAL
CB = CATCH BASIN	PP = POWER POLE
CBD = CURB DRAIN	SOD = SEWER CLEANOUT
CPIB = COMMUNICATION PULLBOX	SDMH = STORM DRAIN MANHOLE
EMH = ELECTRIC MANHOLE	SMH = SEWER MANHOLE
EPB = ELECTRIC PULL BOX	STS = STREET SIGN
EPL = ELECTRIC PANEL	TB = TOP OF BERM
EV = ELECTRIC VENT	TC = TOP OF CURB
EVI = ELECTRIC VAULT	TD = TOP OF GRATE
FL = FLOW LINE	TLL = TRAFFIC LIGHT
FS = FINISH SURFACE	TMH = TELEPHONE MANHOLE
GM = GAS METER	WM = WATER METER
GV = GAS VALVE	WV = WATER VALVE
HB = HOUSE BB	YLT = YARD LIGHT

LEGAL DESCRIPTION

(PER CHICAGO NATIONAL TITLE COMPANY PRELIMINARY REPORT No. 132401294-KN; EFFECTIVE DECEMBER 12, 2024 AT 7:30 AM)

PARCEL 3 OF PARCEL MAP LD-553, IN THE CITY OF VENTURA, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 45, PAGES 66 AND 68 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SURVEYOR'S NOTES:

HORIZ. DATUM: NAD83(2011), 2010.00 EPOCH - PER NGS OPUS
 DATUM: NAVD88 - PER OPUS SOLUTION
 PROJECTION: CALIFORNIA STATE PLANE COORDINATE SYSTEM,
 NAD83 (CCS83) - ZONE 5
 AVERAGE CSF: 0.99991582 AT AVERAGE ELEVATION OF 890 FEET
 BENCH MARK: OPUS SOLUTION AT CONTROL POINT 500
 ELEV= 889.61' (NAVD88)

BASIS OF BEARINGS: GRID - BASED ON CCS83 PROJECTION

BOUNDARY LINES SHOWN HEREON WERE DERIVED FROM AVAILABLE RECORD INFORMATION AND DO NOT REPRESENT A COMPLETE BOUNDARY SURVEY.

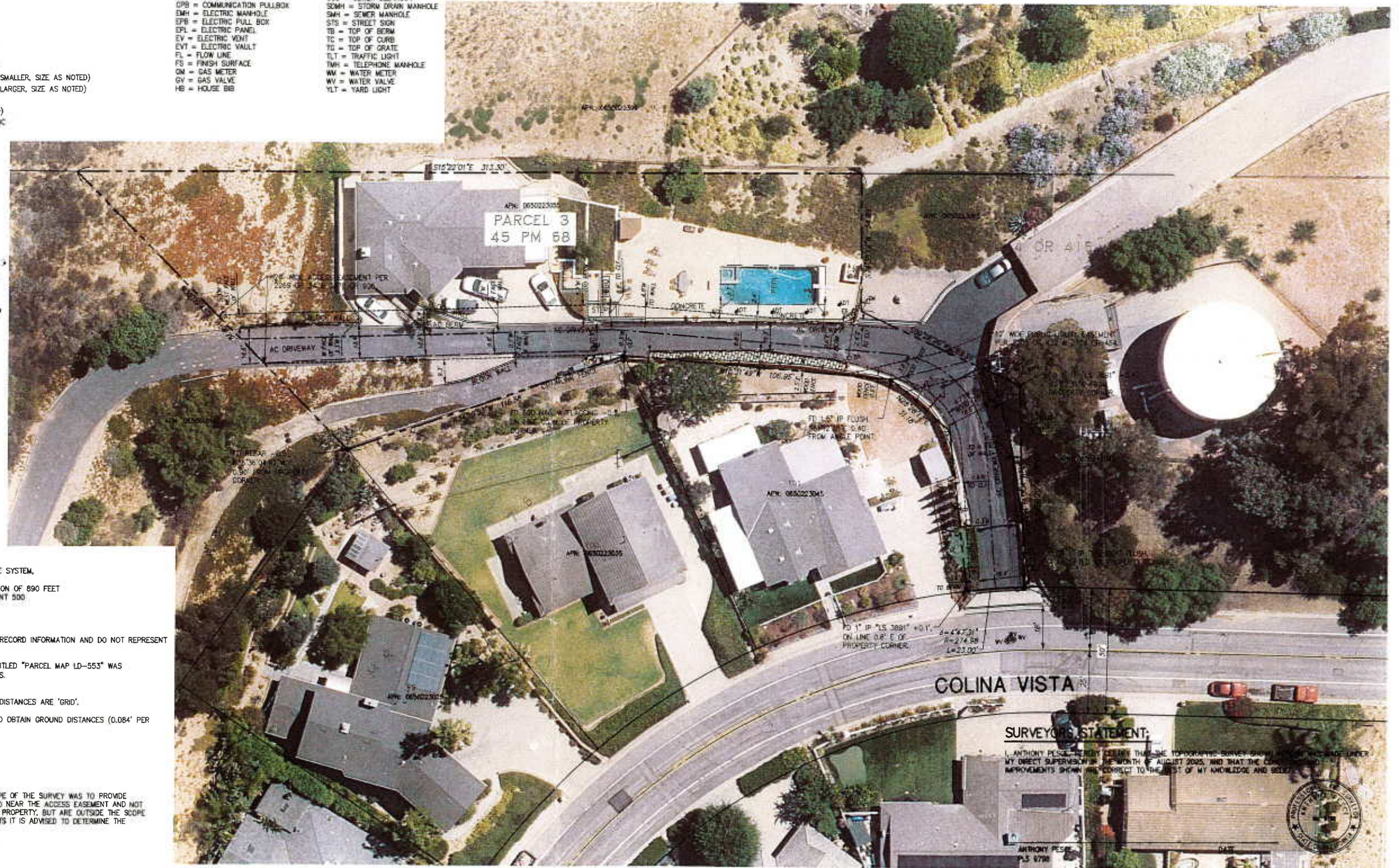
THE PARCEL MAP RECORDED AT BOOK 45, PAGE 68 (45 PM 68) TITLED "PARCEL MAP LD-553" WAS MINIMALLY CONSTRAINED (BEST-FIT) TO FOUND SURVEY MONUMENTS, - RESULTING IN A CLOCKWISE ROTATION OF 0°56'42".

ALL UNITS ARE U.S. SURVEY FEET. ALL MEASURED BEARINGS AND DISTANCES ARE 'GRID'.

MULTIPLY GRID DISTANCE SHOWN BY CSF INVERSE OF 1.0000842 TO OBTAIN GROUND DISTANCES (0.084' PER 1000')

NOTE(S):

THE FIELD SURVEY WAS PERFORMED ON AUGUST 06, 2025. THE SCOPE OF THE SURVEY WAS TO PROVIDE TOPOGRAPHIC INFORMATION OVER A PORTION OF THE LOT WITHIN AND NEAR THE ACCESS EASEMENT AND NOT THE ENTIRE PROPERTY. OTHER EASEMENTS EXIST OVER THE SUBJECT PROPERTY, BUT ARE OUTSIDE THE SCOPE OF THIS EXHIBIT. PRIOR TO CONSTRUCTING ANY FUTURE IMPROVEMENTS IT IS ADVISED TO DETERMINE THE LOCATION OF PLOTTABLE EASEMENTS.

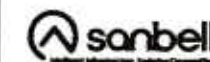


SURVEYOR'S STATEMENT:

I, ANTHONY PETERSON, CERTIFY THAT THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION IN THE MONTH OF AUGUST 2025, AND THAT THE CORRECTIONS AND IMPROVEMENTS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ANTHONY PETERSON
 PLS 8790

DATE



3672 DONLOW STREET
 VENTURA, CALIF. 93003
 PHONE 805/654-6977
 WEB www.sanbell.com

SCALE: 1"=20'

J.N.: PCD26848

DATE: 8/15/2025

DWG. NAME: 6848 Topo Exhibit.dwg

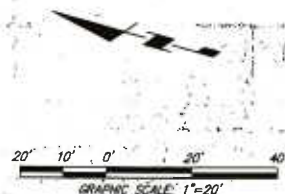
TOPOGRAPHIC EXHIBIT
 FOR
 DON PETERSON

1184 COLINA VISTA
 City of VENTURA

COUNTY OF VENTURA

STATE OF CALIFORNIA

SHEET
 1
 OF 1



LEGEND

	BLOCK RETAINING WALL
	EASEMENT LINE
	FENCE (TYPE AS NOTED)
	CENTERLINE
	LOT LINE
	POOL
	TOP OF SLOPE
	CABLE TELEVISION LINE
	ELECTRIC LINE (S.C.E.)
	GAS MAIN (SIZE AS NOTED)
	OVERHEAD ELECTRIC LINE
	SEWER MAIN (SIZE AS NOTED)
	STORM DRAIN MAIN (15" OR SMALLER, SIZE AS NOTED)
	STORM DRAIN MAIN (15" OR LARGER, SIZE AS NOTED)
	TELEPHONE LINE
	WATER MAIN (SIZE AS NOTED)
	BACK FLOW PREVENTER & FDC
	BOLLARD
	DRAIN INLET
	FIRE HYDRANT
	GUY ANCHOR
	HANDHOLE
	MAILBOX
	MANHOLE
	METER/PANEL
	PEDESTAL
	POWER POLE
	PULLBOX & UTILITY BOX
	SEWER CLEANOUT
	SIGN
	STREET LIGHT
	VALVE
	YARD LIGHT
	FOUND MONUMENT, AS NOTED
	CONTROL POINT

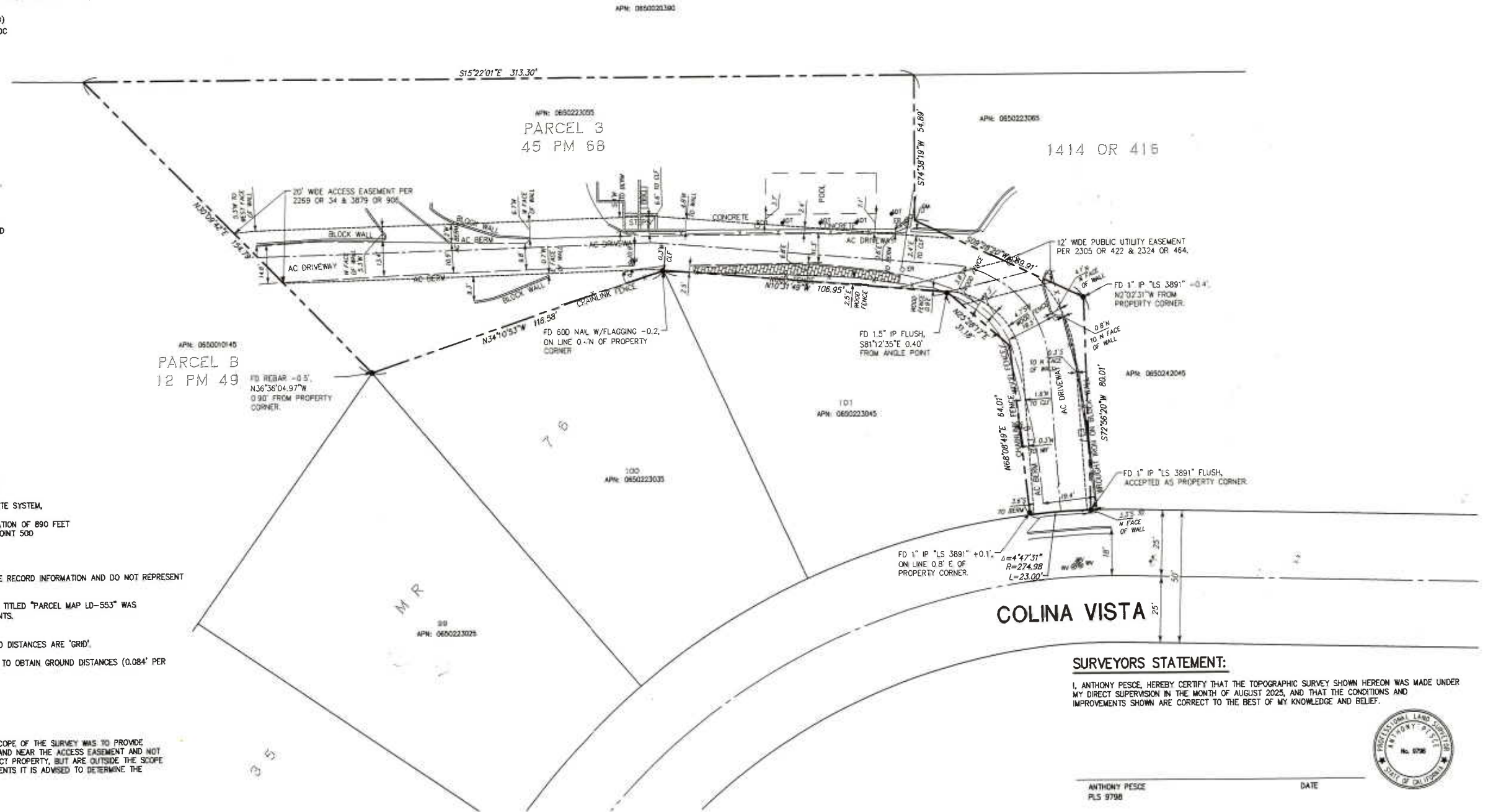
ABBREVIATIONS

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CPB = COMMUNICATION PULLBOX	SDMH = STORM DRAIN MANHOLE
EMH = ELECTRIC MANHOLE	SMH = SEWER MANHOLE
EPB = ELECTRIC PULL BOX	STS = STREET SIGN
EPL = ELECTRIC PANEL	TB = TOP OF BERM
EV = ELECTRIC VENT	TC = TOP OF CURB
EVT = ELECTRIC VAULT	TC = TOP OF GRATE
FL = FLOW LINE	TLT = TRAFFIC LIGHT
FS = FINISH SURFACE	TMH = TELEPHONE MANHOLE
GM = GAS METER	WM = WATER METER
GV = GAS VALVE	WV = WATER VALVE
HB = HOUSE BSI	YLT = YARD LIGHT

LEGAL DESCRIPTION

(PER CHICAGO NATIONAL TITLE COMPANY PRELIMINARY REPORT No. 132401294-KN; EFFECTIVE DECEMBER 12, 2024 AT 7:30 AM)

PARCEL 3 OF PARCEL MAP LD-553, IN THE CITY OF VENTURA, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 45, PAGES 68 AND 69 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



SURVEYOR'S NOTES:

HORIZ. DATUM: NAD83(2011), 2010.00 EPOCH - PER NGS OPUS
DATUM: NAVD88 - PER OPUS SOLUTION
PROJECTION: CALIFORNIA STATE PLANE COORDINATE SYSTEM,
NAD83 (CCS83) - ZONE 5
AVERAGE CSF: 0.99991582 AT AVERAGE ELEVATION OF 890 FEET
BENCH MARK: OPUS SOLUTION AT CONTROL POINT 500
ELEV= 889.61' (NAVD88)

BASIS OF BEARINGS: GRID - BASED ON CCS83 PROJECTION

BOUNDARY LINES SHOWN HEREON WERE DERIVED FROM AVAILABLE RECORD INFORMATION AND DO NOT REPRESENT A COMPLETE BOUNDARY SURVEY.

THE PARCEL MAP RECORDED AT BOOK 45, PAGE 68 (45 PM 68) TITLED "PARCEL MAP LD-553" WAS MINIMALLY CONSTRAINED (BEST-FIT) TO FOUND SURVEY MONUMENTS.
- RESULTING IN A CLOCKWISE ROTATION OF 0°58'42".

ALL UNITS ARE U.S. SURVEY FEET. ALL MEASURED BEARINGS AND DISTANCES ARE "GRID".

MULTIPLY GRID DISTANCE SHOWN BY CSF INVERSE OF 1.0000842 TO OBTAIN GROUND DISTANCES (0.084' PER 1000')

NOTE(S):

THE FIELD SURVEY WAS PERFORMED ON AUGUST 06, 2025. THE SCOPE OF THE SURVEY WAS TO PROVIDE TOPOGRAPHIC INFORMATION OVER A PORTION OF THE LOT WITHIN AND NEAR THE ACCESS EASEMENT AND NOT THE ENTIRE PROPERTY. OTHER EASEMENTS EXIST OVER THE SUBJECT PROPERTY, BUT ARE OUTSIDE THE SCOPE OF THIS EXHIBIT. PRIOR TO CONSTRUCTING ANY FUTURE IMPROVEMENTS IT IS ADVISED TO DETERMINE THE LOCATION OF PLOTTABLE EASEMENTS.



 1672 DONLON STREET VENTURA, CALIF. 93003 PHONE 805/654-6977 WEB www.sanbell.com		TOPOGRAPHIC EXHIBIT FOR ~~1184 COLINA VISTA~~		SHEET 1	
SCALE: 1"=20'		J.N. PED76848		1184 COLINA VISTA City of VENTURA	
DATE: 8/15/2025		DWG. NAME: 6848 Topo Exhibit.dwg		COUNTY OF VENTURA STATE OF CALIFORNIA	
				OF 1	