NOTE: FOR DOCUMENT AFFECTING MONUMENTS ON THIS MAP SEE BOOK 3954 PAGE 181 OF OFFICIAL RECORDS RECORDED ON MAY 10, 1972.

53 MR 89

The undersigned hereby certifies that (they are / ~~he is~~) the (owners / ~~owner~~) of, or (are / ~~is~~) interested in, the land included within this subdivision entitled TRACT NO. 2054, shown on this map, that (they are / ~~he is~~) the only (persons / ~~person~~) whose consent is necessary to pass a clear title to said land, that (they consent) to the making and recordation of said map and subdivision as shown within the colored borderline, and that they do hereby offer to dedicate, free and clear of any prior easements of right of way, for public use Lot 51 for road purposes and for all streets and highways shown on the map, and do hereby offer to dedicate to the Ventura County Water Works District No. 8 the waterline easements shown on this map, and hereby offer to dedicate to the Ventura County Flood Control District the storm drainage easements shown on this map.

BY: GATEWAY MORTGAGE CORPORATION, A CORPORATION, AS TRUSTEE UNDER DEEDS of trust recorded in Book 2561 Page 463 and in Book 3123 Page 145 both of Official Records.

N. C. Hayhurst - President — Jacqueline L. Gardner — ASST. VICE PRESIDENT

BY: TITLE INSURANCE AND TRUST COMPANY, A CORPORATION, AS TRUSTEE, under deed of trust recorded in Book 3511 Page 327 of official records

James Core
ASSISTANT SECRETARY

SIMI PARK, A PARTNERSHIP

BY: LESNY DEVELOPMENT CO., A CALIFORNIA CORPORATION, A PARTNER.

Marcus Lesny — PRESIDENT
Mina Lesny — SECRETARY

BY STELLAR HOMES INC., A CALIFORNIA CORPORATION, A PARTNER.

Joseph Weber — PRESIDENT
Gizella Weber — SECRETARY

STATE OF CALIFORNIA } ss.
COUNTY OF LOS ANGELES }

ON THE 13TH DAY OF AUGUST 1969 BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED MARCUS LESNY KNOWN TO ME TO BE THE PRESIDENT AND MINA LESNY KNOWN TO ME TO BE THE SECRETARY OF LESNY DEVELOPMENT CO. 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. SAID CORPORATION BEING KNOWN TO ME TO BE ONE OF THE PARTNERS OF SIMI PARK, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

DATED: August 13, 1969

WITNESS MY HAND AND OFFICIAL SEAL
Arlene Stovack
NOTARY PUBLIC
MY COMMISSION EXPIRES: FEBRUARY 20, 1970

OFFICIAL SEAL
ARLENE STOVACK
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

STATE OF CALIFORNIA } ss.
COUNTY OF LOS ANGELES }

ON THE 13TH DAY OF August 1969 BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED JOSEPH WEBER KNOWN TO ME TO BE THE PRESIDENT AND GIZELLA WEBER KNOWN TO ME TO BE THE SECRETARY OF STELLAR HOMES, INC. 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. SAID CORPORATION BEING KNOWN TO ME TO BE ONE OF THE PARTNERS OF SIMI PARK, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

DATED: August 13, 1969

WITNESS MY HAND AND OFFICIAL SEAL
Arlene Stovack
NOTARY PUBLIC
MY COMMISSION EXPIRES FEBRUARY 20, 1970

OFFICIAL SEAL
ARLENE STOVACK
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

ON THE 8TH DAY OF August 1969 BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED N. C. HAYHURST KNOWN TO ME TO BE THE PRESIDENT AND [illegible] KNOWN TO ME TO BE THE ASST. VICE PRESIDENT OF GATEWAY 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 THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, AS TRUSTEE.

DATED: August 8, 1969

WITNESS MY HAND AND OFFICIAL SEAL.
Jean B. Meiskoff
NOTARY PUBLIC
MY COMMISSION EXPIRES Feb. 10, 1970

JEAN B. MEISKOFF
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Feb. 10, 1970

STATE OF CALIFORNIA } S.S.
COUNTY OF VENTURA }

ON THE 14 DAY OF August 1969 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED James Cole KNOWN TO ME TO BE THE Assist. Secretary OF TITLE INSURANCE AND TRUST COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, AS TRUSTEE.

DATED 8-14-1969

WITNESS MY HAND AND OFFICIAL SEAL.
Loudine Canaday
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 16, 1970

LOUDINE CANADAY
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY

60795
Recorded at the request of the Owner November 17, 1969 at 3:00 P.M. in Book 53 of Miscellaneous Records (MAPS) at Pages 89, 90 & 91, records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura
By Lucille Sargent
Deputy County Recorder

I, William L. Jensen, do hereby certify that I am a Registered Civil Engineer RCE No 10276 that this map correctly represents a survey made under my direction in APRIL, 1969, 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 City Council), and that they are (or will be) sufficient to enable the survey to be retraced. Tie notes 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 City Road System.

Date June 6, 1969 196.

William L Jensen
R.C.E. 10276

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 2054, 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.

Date Sept. 9, 1969

ROBERT G. BRANCH
Treasurer — Tax Collector
County of Ventura
By Cora de Sanno
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT NO. 2054, 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 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 November 6 196.9

A.P. STOKES
City Engineer
City of Simi Valley
Charles R. Hardy
ASST. CITY ENGINEER

I certify that all the 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 the approval by the City Council of the map entitled TRACT NO. 2054, have been complied with.

Date November 12 1969

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

By _____
Deputy County Clerk

This map entitled TRACT NO. 2054, is presented to the City Council of the City of Simi Valley, Ventura County, California, at a meeting of said Council held on the 10 day of NOVEMBER 1969 for approval, said Council hereby approves said map and does hereby accept for public use the right of way for all streets and highways, and does hereby reject Lot 51 for road purposes.

IN WITNESS WHEREOF, said City Council has caused this certificate to be signed by the Mayor and by the Clerk of said City Council, and the Corporate seal of the City of Simi Valley to be hereto affixed this 10 day of NOVEMBER 1969.

Stanley D. Speers
Clerk and the Ex-officio Clerk of the City Council of the City of Simi Valley

Lester D. Cleveland
Mayor of the City of Simi Valley

The Ventura County Water Works District No. 8 hereby accepts the waterline easements shown on this map.
Dated November 12, 1969

ATTEST
ROBERT L. HAMM
COUNTY CLERK
COUNTY OF VENTURA
By: Robert L. Hamm
~~DEPUTY~~ COUNTY CLERK

J. M. Appleton
CHAIRMAN OF THE BOARD
VENTURA COUNTY WATER WORKS DISTRICT NO. 8.

The Ventura County Flood Control District hereby rejects the storm drainage easements shown on this map.
Dated: November 12, 1969

ATTEST:
ROBERT L. HAMM
COUNTY CLERK
COUNTY OF VENTURA
By: Robert L. Hamm
~~DEPUTY~~ COUNTY CLERK

J. M. Appleton
CHAIRMAN OF THE BOARD
VENTURA COUNTY FLOOD CONTROL DISTRICT

The following soil reports have been prepared on TRACT NO. 2054:

Date of Report	Title of Report	Firm Name	Engineer	Engineers Registration No.
JULY 2, 1969	PRELIMINARY SOILS INVESTIGATION FOR TRACT No. 2054	BUENA ENGINEERING SERVICES, INC.	NORMAN C. HALLIN	C.E. 7370

THE SIGNATURES OF THE HEIRS OR DEVISEES OF GARFIELD F. SCHAFER, DECEASED, PRESENT OWNER OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS LYING IN AND UNDER A PORTION OF SAID LAND, OR PRODUCED AND SAVED THEREFROM; TOGETHER WITH THE SOLE AND EXCLUSIVE RIGHTS TO DRILL INTO, FROM AND THROUGH SAID LAND, AND ALL SUBSURFACE EASEMENTS NECESSARY OR CONVENIENT TO PROSPECTING FOR, PRODUCING AND DEVELOPING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS BY MEANS OF SLANT DRILLING OPERATIONS CONDUCTED FROM SURFACE LOCATIONS OUTSIDE SAID LAND, INTO OR THROUGH SAID LAND, TO PRODUCING INTERVALS EITHER WITHIN OR BEYOND SAID LAND, ALL SUBJECT, HOWEVER, TO THE CONDITION THAT, IN THE ENJOYMENT OF SAID RIGHTS AND INTERESTS THE OWNER SHALL NOT ENTER UPON THE SURFACE OF SAID LAND OR INTO THE UPPER 500 FEET THEREOF MEASURED VERTICALLY FROM SAID SURFACE, HAS BEEN OMITTED IN ACCORDANCE WITH SECTION 11587(c)(1) OF THE BUSINESS AND PROFESSIONS CODE.

THE SIGNATURE OF THE COUNTY OF VENTURA, AND THE COUNTY OF VENTURA ACTING FOR AND ON BEHALF OF VENTURA COUNTY WATERWORKS DISTRICT NO. 8, PRESENT OWNERS OF AN EASEMENT (BLANKET IN NATURE) OVER SAID LAND HAS BEEN OMITTED IN ACCORDANCE WITH SECTION 11587(c) OF THE BUSINESS AND PROFESSIONS CODE AS THEIR INTEREST CANNOT RIPEN INTO A FEE.

TRACT NO. 2054
IN THE CITY OF SIMI VALLEY

BEING A PORTION OF LOTS 102, 104 AND ALL OF LOTS 103 AND 105 OF THE LA PLACENTIA TRACT RANCHO SIMI PER 16 MR 7

VENTURA COUNTY, CALIFORNIA
APRIL, 1969

TR-2054

NOTE: FOR DOCUMENT AFFECTING MONUMENTS ON THIS MAP SEE BOOK 3954 PAGE 181 OF OFFICIAL RECORDS RECORDED ON MAY 10, 1972.

53 MR 90

ALAMO STREET

N 89°59'00"E 922.63 (PRO)
N 89°59'00"E 922.53 (R) 16 MR 8

North Line ALAMO ST. Per 16 M.R.8

Fd. 1½" I.P. W/ TAG RE. 10872 PER 31 MR 48. CENTER SEC. G

Fd 1¾" I.P. PER VCFB 1509A-2

Fd. 1" I.P. W/ TAG L.S. 2483

N. 0°00'30"W 400.83' (C.F.B.) (M) 310 O.R. 10

WESTERLY LINE LOT 102 LA PLACENTIA TRACT 16 M.R.8

LOT 102 16 M.R.8

N. 89°59'00"E 810.98 (R) 314.20 O.R. 490
N. 89°59'00"E 811.34' (M) & C.F.R.

DETAIL "B" No Scale

N 51°49'53"W RAD.

LOT 1

LOT 33

LOT 34

10' SANITARY SEWER EASEMENT

R. BRADLEY

N 60°08'58"W RAD.

N 55°38'11"W

N 83°31'57"E 39.99

N 88°31'57"E

N 76°05'30"W 0.91

N 76°25'30"W

Δ=0°30'14" R=802.50 L=7.06

Δ=20°22'33" R=150 L=53.34 T=26.96

N 0°00'30"W 639.23 (M) (R) BASIS OF BEARINGS

N 0°00'30"W 639.31 (C.F.B.) 3442 O.R. 480

N 0°00'30"W 639.38 (M)

N 0°00'30"W 639.23 (M) (R) 16 M.R.8

STREET

KADOTA STREET PER 1 TR. 1553

20'

10'

N 89°59'30"E 100.00'

70.00'

475.00'

280.00'

108.49'

95.31'

122.00'

81.00'

151.00'

59.00'

120.00'

73.03'

6' P.U.E.

3' P.U.E.

5' P.U.E.

10' P.U.E.

WATERLINE EASEMENT

N 89°59'30"E 96.87'

N 89°59'30"E 87.87'

N 89°59'30"E 91.28'

N 89°59'30"E 105.00'

N 89°59'30"E 95.00'

N 89°59'30"E 75.00'

N 89°59'30"E 30.00'

N 89°59'30"E 45.00'

N 89°59'30"E 84.00'

N 89°59'30"E 76.94'

N 0°00'30"W 121.29'

N 0°00'30"W 71.91'

N 0°00'30"W 105.27'

N 0°00'30"W 90.41'

N 0°00'30"W 260.00 (M) & (R) 1663 O.R. 514

N 0°00'30"W 279.02 CFR 1663 O.R. 514

S. 87°32'10"W. 354.72 (CFR) & (M)

S. 87°32'30"W 354.36 CFR 1663 O.R. 514 & 16 M.R.8

S. 87°32'10"W 279.35 (PRO)

S. 87°32'30"W 645.49'± (R) 706 O.R. 326

S. 87°32'30"W 665.50 PER VCFB 806/24

S. 87°32'30"W 664.75 (C.F.R.) 16 MR 8 & 1663 O.R. 514

S. 87°32'10"W. 665.52 (M)

19.00 (M.) No Rec. Fd Nail Per. V.C.F.B. 806/23

Fd. Bolt & DISC 3/4" Pipe 21" Sub. Per. V.C.F.B. 806/23

Fd 1" I.P. No Rec.

NOT A PART OF THIS SUBDIVISION

BARNARD STREET

KADOTA STREET

E. MUIRWOOD COURT

N. MUIRWOOD COURT

MUIRWOOD DRIVE

STORM DRAINAGE EASEMENT

10' SANITARY SEWER EASEMENT

ALTA STREET

N. RINGWOOD STREET

SEE SHEET NO 3

SCALE 1" = 50'

N 89°59'30"W 516.97 (M)
660.00 (M) & (R) 16 M.R.8

S 89°58'30"E 2015.84 (CFR) 16 M.R.8
S 89°59'30"E 2015.82 (M)

N 89°59'30"W 183.74'
45.00'

N 89°59'30"W 87.75'
60.00'

N 89°59'30"W
B.C. 5.00'

N 0°00'30"W 4300.00'

N 0°00'30"W 25.00'

N 0°00'30"W 24.96'

N 0°00'30"W 55.00 (PRO)

N 0°00'30"W 55.03 (M) (R) PER 16 M.R.8

Fd ¾" I.P. PER V.C.S.F.B. 1123/58

N 53°59'28"W RAD.

N 42°24'05"W RAD.

N 42°30'30"E RAD.

N 42°35'57"E 212.54'

N 42°35'57"E 159.48'

N 42°35'57"E 71.45'

N 42°35'57"E 266.13'

N 42°35'57"E 353.89' (PRO) 353.73' (R) 16 M.R.8

N 42°37'54"E 353.73' (R) 16 M.R.8

N 42°37'30"E 353.73' (R) 16 M.R.8

N 42°37'30"E 365.13 (CFR) 16 MR 8 & 706 O.R. 326

N 87°32'30"E 366.17 (PRO)

N 87°32'10"E 366.17 (PRO)

Fd ½" PIPE PER VCFB 806/24

N 15°51'24"E 457.61 CFR 16 M.R.8

N 15°51'24"E 184.03 (PRO)

N 15°51'24"E 86.62'

N 74°04'33"E RAD.

S. 15°51'W. 273.71 (CFR) 1663 O.R. 514

S. 15°51'24"W 273.79 (PRO)

N 53°12'00"W RAD.

N 36°34'00"W RAD.

N 6°22'00"E RAD.

N 6°22'00"W RAD.

N 69°34'12"W RAD.

N 66°22'00"W RAD.

N 43°09'22"W RAD.

N 39°53'57"W RAD.

N 39°53'57"E RAD.

N 39°32'44"E RAD.

N 31°42'48"W RAD.

N 31°42'48"E RAD.

N 12°00'47"E RAD.

N 12°00'47"W RAD.

N 6°03'12"W RAD.

N 0°00'30"W RAD.

N 0°00'30"E RAD.

N 0°00'30"W 84.79'

N 0°19'39"W 120.00'

N 0°19'39"W 92.23'

N 0°19'39"W 92.23'

N 0°19'39"W 92.23

NOTE: FOR DOCUMENT AFFECTING MONUMENTS ON THIS MAP SEE BOOK 3954 PAGE 181 OF OFFICIAL RECORDS RECORDED ON MAY 10, 1972

53MR91

CURVE TABULATION				
NO.	D	R	T	L
1.	90°00'00"	15.00'	15.00'	23.56'
2.	0°31'39"	695.00'	3.23'	6.46'
3.	86°31'41"	15.00'	14.12'	22.65'
4.	3°28'19"	665.00'	20.15'	40.30'
5.	2°21'25"	877.50'	18.05'	36.10'
6.	3°57'51"	500.00'	17.30'	34.59'
7.	6°02'58"	30.00'	1.59'	3.17'
8.	10°32'55"	30.00'	2.77'	5.52'

TRACT NO. 2054

IN THE CITY OF SIMI VALLEY

BEING A PORTION OF LOTS 102, 104 AND ALL OF LOTS 103 AND 105 OF THE LA PLACENTIA TRACT RANCHO SIMI PER 16MR. 7 VENTURA COUNTY, CALIFORNIA

APRIL, 1969

PREPARED BY

JENSEN-THOMPSON ASSOCIATES INC.

VENTURA, CALIFORNIA & SIMI, CALIFORNIA

SHEET 3 OF 3 SHEETS

TR-2054