NOTE: FOR DOCUMENT AFFECTING MONUMENTS ON THIS MAP SEE BOOK 3879 PAGE 174 OF OFFICIAL RECORDS RECORDED ON OCTOBER 27, 1971

55 MR 1

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. 2090, 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) (~~he consents~~) to the making and recordation of said map and subdivision as shown within the colored borderline, and that (they do) (~~he does~~) hereby offer to dedicate, free and clear of any prior easements of right of way, for public use the right of way for all streets and highways shown on the map and do hereby offer to dedicate the 18'foot storm drainage easement common to Lots 41 and 42 to the Ventura County Flood Control District and all other storm drainage easements shown on this map to the City of Simi Valley.

SIMI PROPERTIES, A JOINT VENTURE, COMPOSED OF SWAN CONSTRUCTORS, INC., A CORPORATION, AND M.B. JOHNSON DEVELOPMENT CO, A CORPORATION, AS OWNER.

SWAN CONSTRUCTORS, INC., A CORPORATION.
BY: Don R Womack
Don R. Womack, Vice President
BY: Shirley A Brandes
Shirley A. Brandes, Assistant Secretary

M.B. JOHNSON DEVELOPMENT CO, A CORPORATION.
BY: Mervin B. Johnson, Pres.
BY: Barbara J. Johnson, Sec.

FIRST CALIFORNIA TITLE COMPANY OF SAN DIEGO, A CORPORATION, FORMERLY STEWART TITLE COMPANY OF SOUTHERN CALIFORNIA, UNDER DEED OF TRUST RECORDED NOVEMBEBER 10, 1969 IN BOOK 3577, PAGE 473, OFFICIAL RECORDS, AND DEED OF TRUST RECORDED DECEMBER 29, 1969, IN BOOK 3599, PAGE 328, OFFICIAL RECORDS, AS TRUSTEE.
BY: William F. Vance, Vice Pres.
B Allen, Asst. Sec.

STATE OF CALIFORNIA } S.S.
COUNTY OF San Diego }
ON THIS 23rd DAY OF April 1970, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED Don R. Womack AND Shirley A. Brandes KNOWN TO ME TO BE THE Vice President AND Ass't Secy RESPECTIVELY OF SWAN CONSTRUCTORS, INC. THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, SAID PERSONS BEING 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 JOINT VENTURERS OF SIMI PROPERTIES, THE JOINT VENTURE THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS, BOTH INDIVIDUALLY AND AS JOINT VENTURER OF SAID JOINT VENTURE AND THAT SUCH JOINT VENTURE ALSO EXECUTED THE SAME.

NAOMI M. HAMILTON
NOTARY PUBLIC
Principal Office, San Diego Co, Calif.
My Commission Expires July 16, 1973

Naomi M. Hamilton
NOTARY PUBLIC FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES July 16, 1973

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }
ON THIS 22nd DAY OF APRIL 1970, BEFORE ME THE UNDIGNED, PERSONALLY APPEARED MERVIN B. JOHNSON AND BARBARA J. JOHNSON KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY RESPECTIVELY OF M.B. JOHNSON DEVELOPMENT CO. THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, SAID PERSONS BEING 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 JOINT VENTURERS OF SIMI PROPERTIES, THE JOINT VENTURE THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS, BOTH INDIVIDUALLY AND AS JOINT VENTURER OF SAID JOINT VENTURE AND THAT SUCH JOINT VENTURE ALSO EXECUTED THE SAME.

OFFICIAL SEAL
Jacquelyn J. Mog
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires Feb. 28, 1973

Jacquelyn J. Mog
NOTARY PUBLIC FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES February 28, 1973

STATE OF CALIFORNIA
COUNTY OF San Diego
ON THIS 23rd DAY OF April 1970, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED Willian F. Vance KNOWN TO ME TO BE THE Vice President * OF THE FIRST CALIFORNIA TITLE COMPANY OF SAN DIEGO 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.
* AND B.N. Allen, known to me to be the Assistant Sec'y.

NAOMI M. HAMILTON
NOTARY PUBLIC
Principal Office, San Diego Co. Calif.
My Commission Expires July 16, 1973

Naomi M. Hamilton
NOTARY PUBLIC FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES July 16, 1973

Recorded at the request of the Owner, JUNE 24th 1970, at 12:30 P.M. in Book 55 of Miscellaneous Records (Maps) at Pages 1 thru 6, records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura
By William Dover, Asst.
~~Deputy~~ County Recorder

I, WILLIAM L. JENSEN, do hereby certify that I am a REGISTERED CIVIL ENGINEER, that this map correctly represents a survey made under my direction in JANUARY 1970, 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 Feb. 12, 1970
William L Jensen
RCE 10276

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 2090, 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 APRIL 30 1970

ROBERT G BRANCH
Treasurer — Tax Collector
County of Ventura
By Mollie Kirby
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT NO. 2090, 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 June 8, 1970

BYRON B. JOHNSON JR. R.E. 12492
CITY ENGINEER
CITY OF SIMI VALLEY
By Byron B Johnson Jr.
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. 2090, have been complied with.

Date June 23rd 1970
Robert L. Hamm
ROBERT L. HAMM
County Clerk
County of Ventura
By _____
Deputy County Clerk

This map entitled TRACT NO. 2090, is presented to the City Council of the City of Simi Valley, Ventura County, California, at the meeting of said Council held on the 8th day of June, 1970 for approval; said Council hereby approves said map and does hereby accept for public use the right of way for all streets highways, AND STORM DRAINAGE EASEMENTS.

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 10th day of June, 1970

Bonnie M. Warrington
Clerk and Ex-Officio Clerk of the City Council of the City of Simi Valley

Leslie D. Cleveland
Mayor of the City of Simi Valley

The Ventura County Flood Control District hereby accepts the storm drainage easement common to Lots 41 and 42.
Dated June 23rd 1970

Attest
Robert L. Hamm
County Clerk
County of Ventura
BY Robert L. Hamm
~~Deputy~~ County Clerk

Chas T. Taylor
Chairman of the Board
Ventura County Flood Control District

The following soil reports have been prepared on TRACT NO. 2090:

Date of Report	Title of Report	Firm Name	Engineer	Engineers Registration No.
SEPTEMBER 25, 1969	PRELIMINARY SOILS & GEOLOGIC INVESTIGATION	MOORE & TABOR	R.F. MOORE	8369

THE SIGNATURES OF ROBERT P. STRATHEARN, DAVID L. STRATHEARN JR., BRUCE M. STRATHEARN, THE HEIRS OR DEVISEES OF THE ESTATE OF LLOYD M. STRATHEARN, DECEASED, AND THE HEIRS OR DEVISEES OF THE ESTATE OF GORDON G. STRATHEARN, DECEASED, OWNERS OF ALL OIL, GAS AND MINERALS OR OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, WITHOUT, HOWEVER, THE RIGHT OF SURFACE ENTRY THERETO, FOR THE PURPOSE OF DEVELOPING SAID OIL, GAS AND MINERALS OR OTHER HYDROCARBON SUBSTANCES HAVE BEEN OMITTED IN ACCORDANCE WITH SECTION 11587 C (1) OF THE BUSINESS AND PROFESSIONS CODE.

THE SIGNATURES OF THE COUNTY OF VENTURA AND SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, OWNERS OF EASEMENTS OVER PORTIONS OF SAID LAND WHICH CANNOT RIPEN INTO A FEE HAVE BEEN OMITTED IN ACCORDANCE WITH SECTION 11587 OF THE BUSINESS AND PROFESSIONS CODE.

TRACT NO. 2090

CITY OF SIMI VALLEY

BEING A PORTION OF SECTION 7 T. 2 N., R. 18 W., RANCHO SIMI, PER 3 M. R. 2

VENTURA COUNTY, CALIFORNIA

FEBRUARY, 1970

JENSEN THOMPSON ASSOCIATES INC.
46 N. OAK ST., VENTURA, CALIFORNIA

TRACT NO. 2090

CITY OF SIMI VALLEY

BEING A PORTION OF SECTION 7
T. 2 N., R. 18 W., RANCHO SIMI, PER
3 M. R. 2

VENTURA COUNTY, CALIFORNIA

JENSEN THOMPSON ASSOCIATES INC.
46 N. OAK ST., VENTURA, CALIFORNIA

FEBRUARY, 1970

BASIS OF BEARINGS

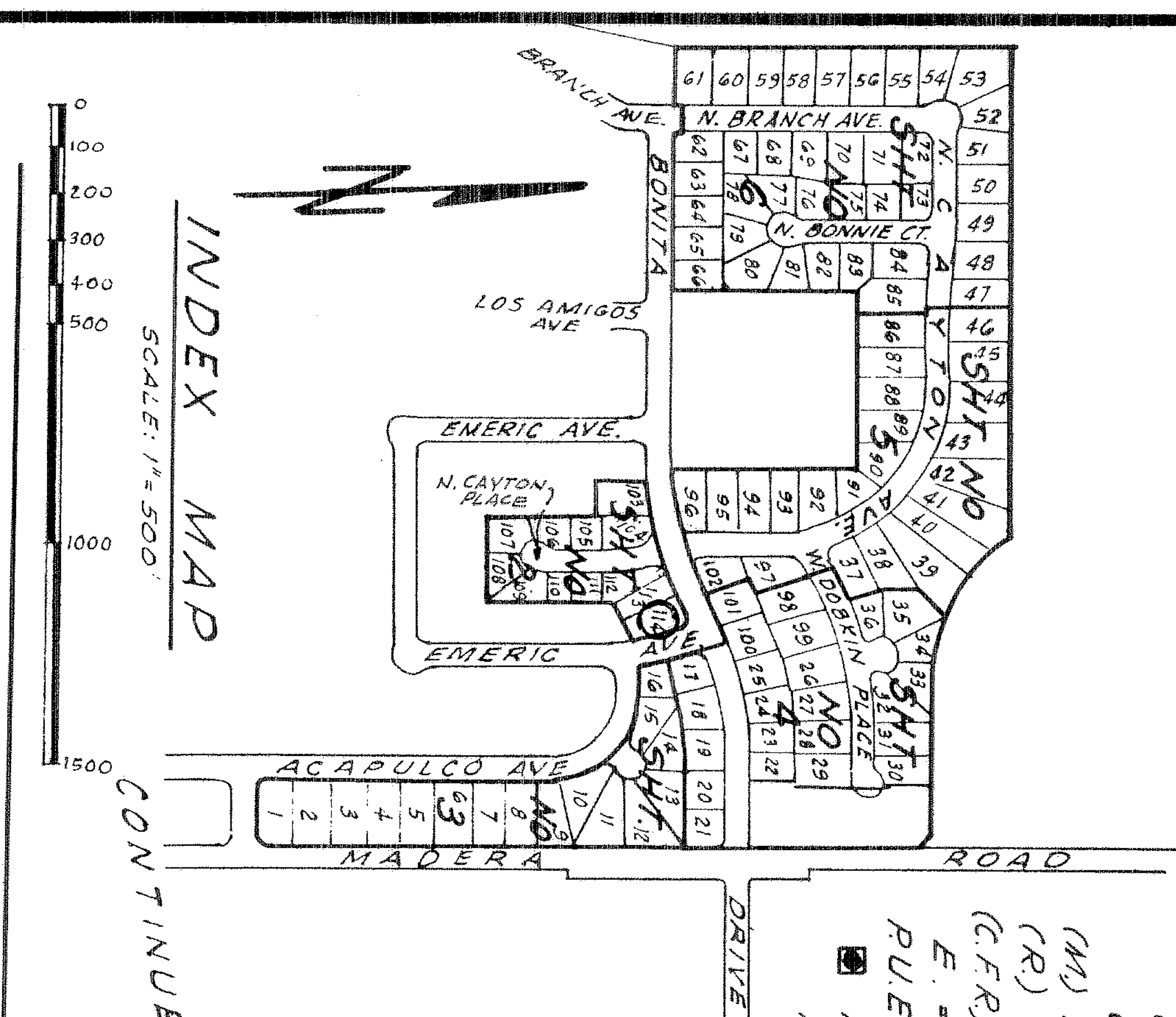
THE BEARING OF N. 0°04'00"W. FOR THE CENTERLINE OF MADERA ROAD AS SHOWN ON A MAP OF TRACT 1544-1 PER 38 M.R. 70 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

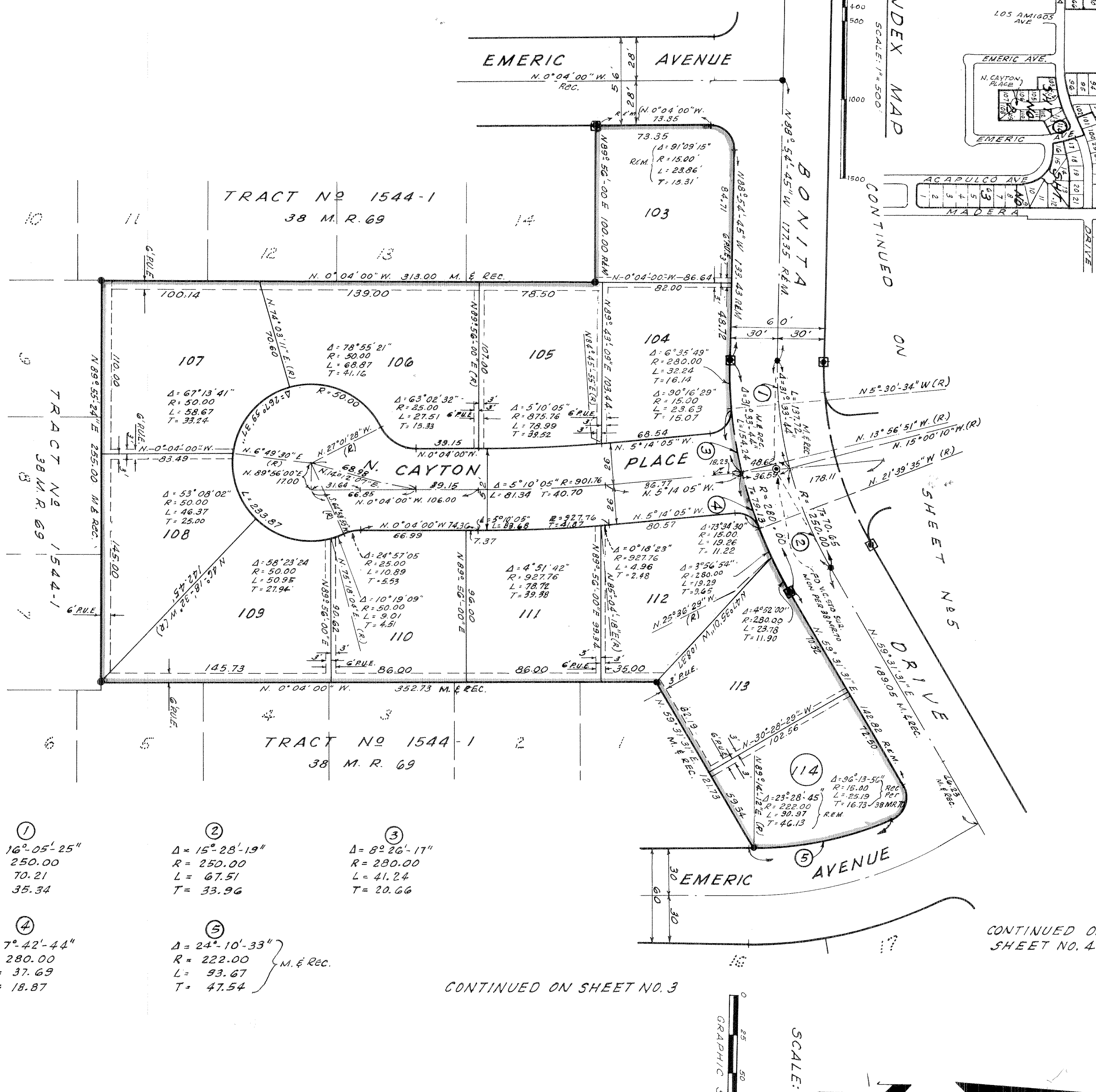
LEGEND

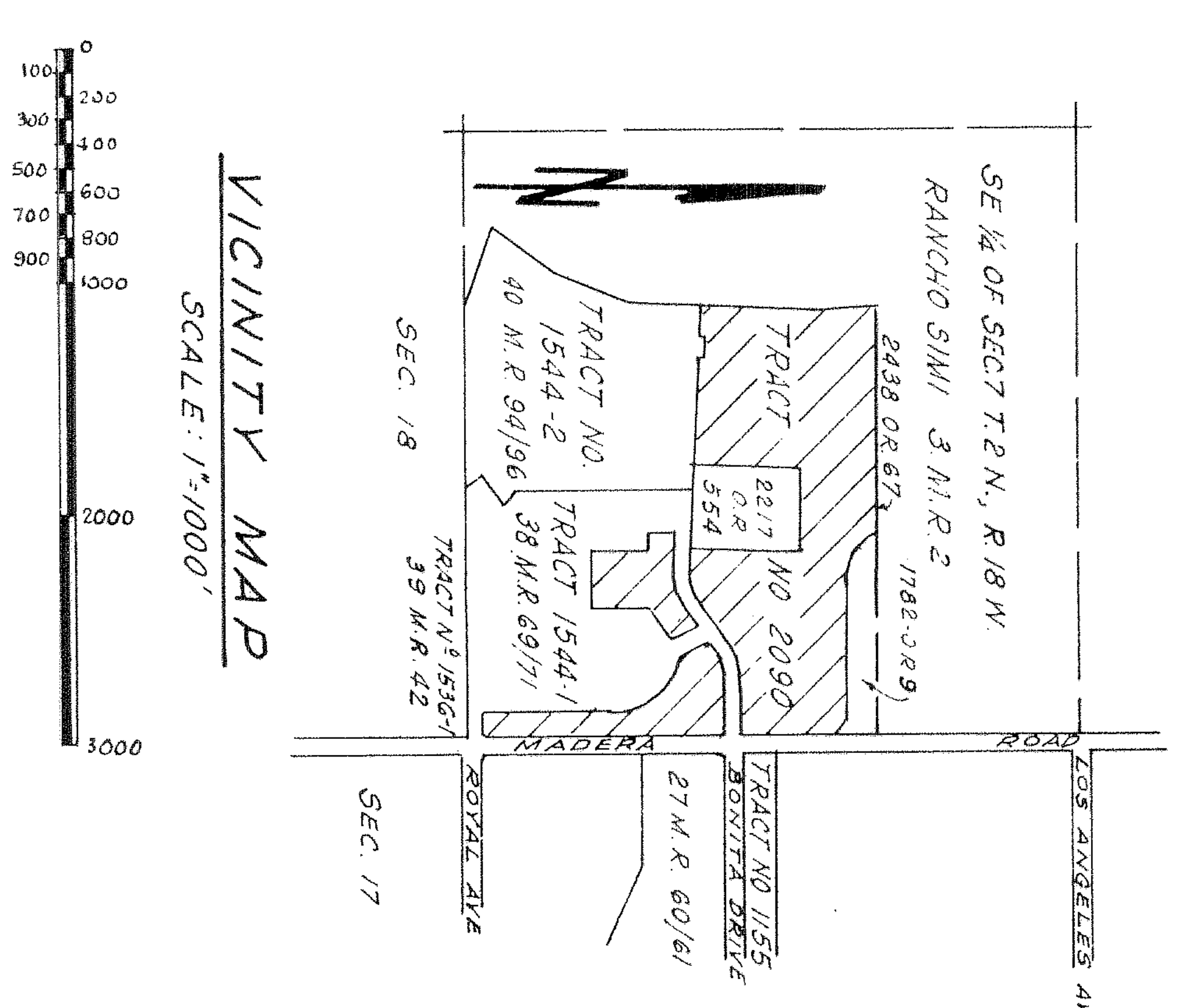
- ● INDICATES FOUND 2" I.P. TAGGED R.E. 8758 PER 38 M.R. 70/71.
- ◉ INDICATES FOUND MONUMENT AS NOTED
- ○ INDICATES SET 1½" I.P. WITH TAG R.E. 10276 AT ALL EXTERIOR TRACT BOUNDARY CORNERS. SET 1½" I.P. WITH TAG R.E. 10276 AT ALL B.C.'s AND E.C.'s AND ON STREET ℄ INTERSECTIONS UNLESS OTHERWISE NOTED.
- ■ INDICATES SET MON. BOX AND MON. STAMPED R.E. 10276 PER VEN. CO. STD. PLATE NO. F-2 (3-1-66)

SET ½" I.P. WITH TAG R.E. 10276 AT ALL REAR LOT CORNERS.
SET CHISELED "+" ON SIDEWALK, 12 INCHES FROM TRUE CORNER ON LOT LINE PRODUCED.

(M) INDICATES MEASURED. (REC.) INDICATES RECORD
(R.) INDICATES RADIAL
(C.F.R.) INDICATES CALCULATED FROM RECORD.
E. = EAST, W. = WEST, N. = NORTH, S. = SOUTH
P.U.E. = PROPOSED PUBLIC UTILITY EASEMENT
▣ INDICATES FOUND LEAD AND TACK IN SIDEWALK ON 1 FT. OFFSET PER 38 M.R. 70/71







55MR3

CONTINUED ON SHEET Nº 2

CONTINUED ON SHEET Nº 4

LEGEND

- ● INDICATES FOUND 2" I.P TAGGED R.E. 8758 PER 38 M.R. 70/71
- ◉ INDICATES FOUND MONUMENT AS NOTED
- ○ INDICATES SET 1½" I.P WITH TAG R.E 10276 AT ALL EXTERIOR TRACT BOUNDARY CORNERS. SET 1½" I.P WITH TAG R.E 10276 AT ALL B.C.'s AND E.C.'s AND ON STREET ℄ INTERSECTIONS UNLESS OTHERWISE NOTED
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- SET ½" I.P WITH TAG R.E. 10276 AT ALL REAR LOT CORNERS
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■ INDICATES FOUND LEAD AND TACK IN SIDEWALK ON I FT OFFSET PER 38 M.R. 70/71

TRACT Nº 1544-1
38 M.R. 69

EMERIC AVENUE

WASHBURN STREET

ACAPULCO AVENUE

ACAPULCO COURT

ROYAL AVE.

MADERA ROAD

(2574 O.R. 472)

N. 0° 04' 00" W. 1737.90 M. & REC.

N. 0° 04' 00" W. 1157.81 M. & REC. PER 38 M.R. 70

S.E. CORNER SEC 7 T.2N. R.18W. RANCHO SIMI. PER TRACT 1155, 27 M.R. 61

GRAPHIC SCALE 0 25 50 75 100

SCALE: 1" = 50'

SHEET 3 OF 6 SHEETS

TRACT NO. 2090

CITY OF SIMI VALLEY

BEING A PORTION OF SECTION 7 T. 2 N., R. 18 W., RANCHO SIMI, PER 3 M. R. 2

VENTURA COUNTY, CALIFORNIA

FEBRUARY 1970

JENSEN THOMPSON ASSOCIATES INC
46 N OAK ST, VENTURA, CALIFORNIA

NOTE: FOR DOCUMENT AFFECTING MONUMENTS ON THIS MAP SEE BOOK 3879 PAGE 174 OF OFFICIAL RECORDS RECORDED ON OCTOBER 27, 1971

TRACT NO. 2090

CITY OF SIMI VALLEY

BEING A PORTION OF SECTION 7
T 2 N., R 18 W., RANCHO SIMI, PER
3 M. R. 2

VENTURA COUNTY, CALIFORNIA

FEBRUARY 1970

JENSEN THOMPSON ASSOCIATES INC.
46 N OAK ST., VENTURA, CALIFORNIA

LEGEND

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- ■ INDICATES SET MON BOX AND MON. STAMPED R.E. 10276 PER VEN CO STD PLATE NO. F-2 (3-1-66)
- SET ⅝" I.P. WITH TAG R.E. 10276 AT ALL REAR LOT CORNERS
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CONTINUED ON SHEET NO 5

CONTINUED ON SHEET NO 2

CONTINUED ON SHEET NO 3

SCALE: 1"=50'

GRAPHIC SCALE 0 25 50 75 100

NOTE: FOR DOCUMENT AFFECTING MONUMENTS ON THIS MAP SEE BOOK 3879 PAGE 174 OF OFFICIAL RECORDS RECORDED ON OCTOBER 27, 1971

TRACT NO. 2090

CITY OF SIMI VALLEY

BEING A PORTION OF SECTION 7 T 2 N., R 18 W., RANCHO SIMI, PER 3 M. R. 2

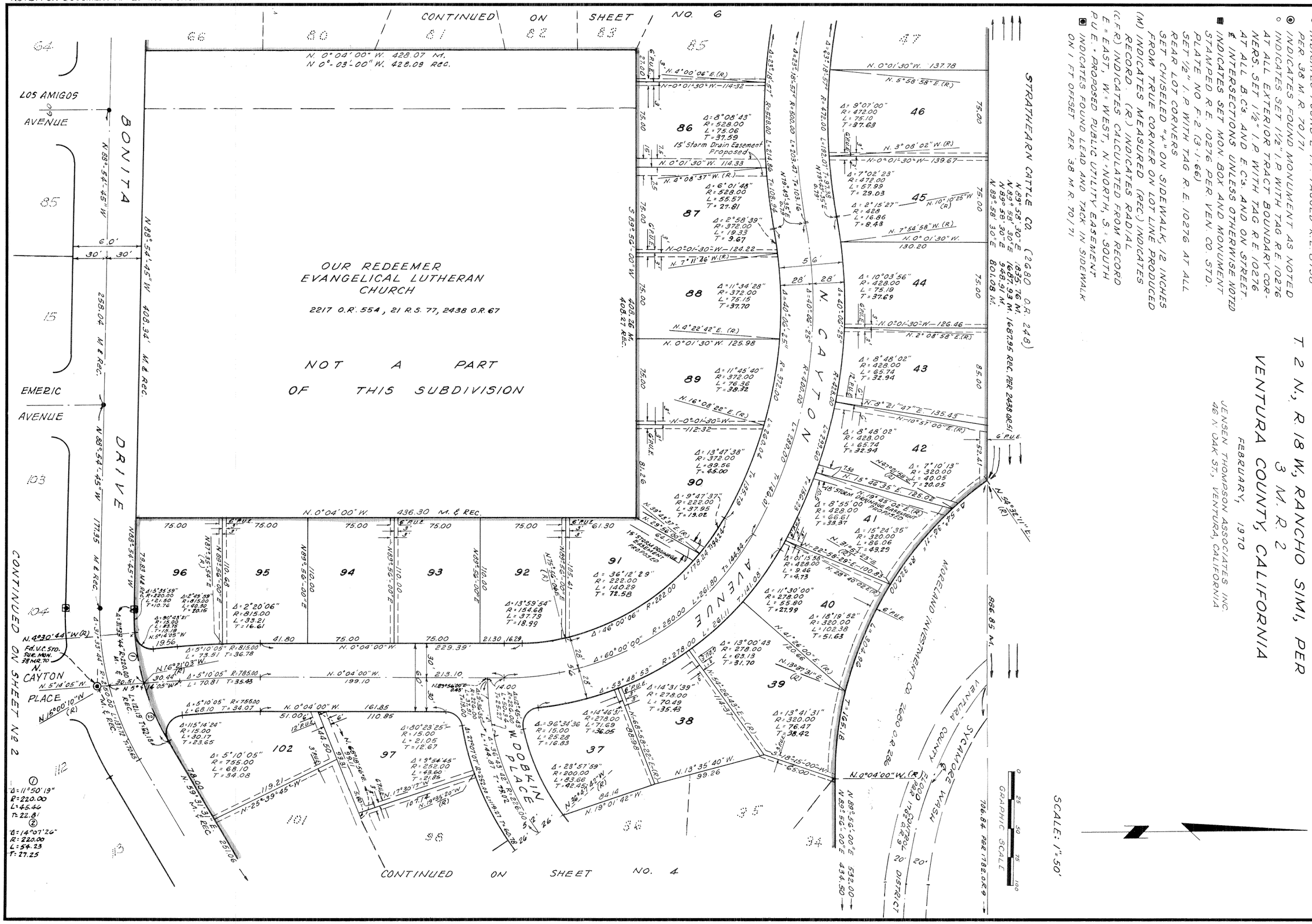
VENTURA COUNTY, CALIFORNIA

FEBRUARY, 1970

JENSEN THOMPSON ASSOCIATES INC.
46 N. OAK ST., VENTURA, CALIFORNIA

LEGEND

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- ○ INDICATES SET 1½" I.P WITH TAG R.E. 10276 AT ALL EXTERIOR TRACT BOUNDARY CORNERS; SET 1½" I.P WITH TAG R.E. 10276 AT ALL B.C.'s AND E.C.'s AND ON STREET.
- ■ INDICATES INTERSECTIONS UNLESS OTHERWISE NOTED STAMPED R.E. 10276 PER VEN. CO. STD. PLATE NO. F-2 (3-1-66)
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CITY OF SIMI VALLEY

BEING A PORTION OF SECTION 7 T. 2 N., R. 18 W. RANCHO SIMI PER 3 M. R. 2

VENTURA COUNTY, CALIFORNIA

FEBRUARY 1970

JENSEN THOMPSON ASSOCIATES INC. 46 N. OAK ST., VENTURA, CALIFORNIA

LEGEND

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- (M.) INDICATES MEASURED (REC.) INDICATES RECORD (R) INDICATES RADIAL (C.F.R.) INDICATES CALCULATED FROM RECORD
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