The undersigned hereby certifies that they are the owners of, or are interested in, the land included within this subdivision entitled TRACT NO. 2276-1, shown on this map, that they are the only persons whose consent is necessary to pass title to said land, that they consent 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 of right-of-way for all streets and highways shown on this map. And also dedicate to the City of Simi Valley, the easements for landscape and tree maintenance storm drainage, sanitary sewers and equestrian purposes shown on this map and all uses incident thereto.

STONECRAFT HOMES, INC. A California Corporation.

BY: Robert Bard Jr.
PRESIDENT

BY: Michael J. Mazer
SECRETARY

STATE OF CALIFORNIA)
COUNTY OF VENTURA) S.S.

On this 23RD day of MARCH 1977, before me THE UNDERSIGNED, a Notary Public in and for said State, personally appeared ROBERT BARD, JR. known to me to be the President and MICHAEL J. MAZER known to me to be the Secretary of STONECRAFT 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 the corporation herein named and acknowledged to me that such corporation executed the same.

Marian J. Dvorak

OFFICIAL SEAL
MARIAN J. DVORAK
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My comm. expires NOV 3, 1977

VOID

PREPARED BY:
L.B.H. ENGINEERING COMPANY
1650 Los Angeles Ave. P.O. Box 3556
Simi Valley, California 93063
(805) 522-1900

I, GERALD F. HOVELL, do hereby certify that I am a LICENSED LAND SURVEYOR, that this map correctly represents a survey made under my direction in NOVEMBER 1976, 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 sheets to all centerline monuments shown hereon as set by me will be on file in the office of the City Engineer prior to acceptance of the improvements into the City street system.

Date: 3-16 1977

Gerald F. Hovell
L.S. No. 3875

LICENSED LAND SURVEYOR GERALD FRANCIS HOVELL No. 3875 STATE OF CALIFORNIA

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 2276-1, 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~~. DUE AND PAYABLE, etc.

Date: March 28 1977

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

I certify that I have examined the final map entitled TRACT NO. 2276-1, 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: April 11, 1977

Byron B. Johnson Jr.
BYRON B. JOHNSON, Jr.
City Engineer
City of Simi Valley

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 City Council of the map entitled TRACT NO. 2276-1, have been complied with.

Date: April 14th 1977

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

By _____
Deputy County Clerk

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

Date of Report	Title of Report	Firm Name	Engineer	Reg. No.
12-13-76	SOILS ENGINEERING INVESTIGATION	KOVACS-BYER AND ASSOC., INC.	GARY C. MASTERMAN	R.C.E. Nº 24,890

This map entitled TRACT NO. 2276-1, is presented to the City Council of the City of Simi Valley, California, at the meeting of said Council held on the 11th day of April, 1977, 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 also accepts on behalf of the City of Simi Valley the easements for landscape and tree maintenance, storm drainage, sanitary sewer and equestrian purposes as shown on this map.

In witness whereof has caused this certificate to be signed by the mayor and attested to by the City Clerk of said City and the corporate seal of said City of Simi Valley to be affixed hereto this 12th day of April, 1977

ATTEST:

Diane F. Caldwell / William V. Carpenter

City Clerk of the ~~DEPUTY~~ Mayor of the City of Simi Valley
City of Simi Valley

#40426

Recorded at the request of the owner, APRIL 14th, 1977, at 3:30 P.M. in Book 71 of Miscellaneous Records (Maps) at Pages 32 & 33, records of Ventura County.

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

TRACT NO. 2276-1

IN THE CITY OF SIMI VALLEY

BEING A PORTION OF

SE 1/4 SEC 17 T2N R18W

RANCHO SIMI

(3 MR 2)

VENTURA COUNTY, CALIFORNIA

NOVEMBER 1976

TRACT NO. 2276-1

IN THE CITY OF SIMI VALLEY

BEING A PORTION OF

SE 1/4 SEC 17 T2N R18W

RANCHO SIMI
(3 MR 2)

VENTURA COUNTY, CALIFORNIA

NOVEMBER 1976

SINALOA ROAD
R/W Line

SIMI VALLEY UNIFIED SCHOOL DISTRICT
(HACIENDA SCHOOL)
(2786 O.R. 180 - 2787 O.R. 11)

LANDSCAPE AND TREE MAINTENANCE EASEMENT
(TYPICAL)
No Scale

Found 2" I.P. tagged L.S. 3875 per 39 R.S. 13

N 89°59'30"E 786.53' R1 & M

14' Equestrian Easement

Fd 2" I.P. tagged L.S. 3875 per 39 R.S. 13

5'x18' Landscape & tree maintenance easement (See Detail Hereon)

6' P.U.E.

3' P.U.E.

12' Sewer Easement

12' Stormdrainage Easement

Equestrian Easement

14' Equestrian Easement

BRISTOL AVENUE

BONWIT PLACE

SINALOA ROAD

DODD STREET

LAGUNA DRIVE

BENNETT STREET

ALTA MIRA STREET

TRACT NO. 2276-1

1/4 Corner Sections 17 and 20

Found 1½" I.P. per 39 R.S. 13
1/4 Corner Sections 17 and 20

Fd 1" I.P. tagged L.S. 3875 per 39 R.S. 13.

Fd 2" I.P. per 39 R.S. 13

Fd 2" I.P. tagged R.C.E. 11322 per 39 R.S. 13; 0.20' North

Simi Valley City Limits

VICINITY MAP
Scale: 1" = 1000'

TRACT NO. 2476 (67 M.R. 85)

LEGEND:

o Monument found as noted.
R1 Record per 39 R.S. 13.

□ Set Ventura County Std. Survey Monument Box and Monument Stamped L.S. 3875 per Ven. Co. Std. Design 90-3.

Set 2" I.P. tagged L.S. 3875 at all B.C.s and E.C.s on street centerlines and centerline intersections except where Ven. Co. Std. Survey Mons are set.

Set 2" I.P. tagged L.S. 3875 at all angle points and changes in direction in exterior boundary. Unless noted otherwise.

Set 1" I.P. tagged L.S. 3875 at all rear lot corners.

Cut "+" on curb on all side lot lines produced. 10' from front lot corner.

Scale: 1"= 50'

0' 50' 100' 150' 200'
GRAPHIC SCALE