The undersigned hereby certify that they are the owners of, or are interested in, the land included within this subdivision entitled TRACT NO. 2942, 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 the right of way for all streets and highways shown on this map; and also dedicate to the City of Simi Valley the easements for Storm drainage purposes shown on this map and all uses incident thereto; and also hereby offer to dedicate to the City of Simi Valley all rights of ingress and egress over and across the easterly lines of lots 1 thru 6, 24 thru 26 and 30 abutting First Street, in order that the owners of said lots shall have no rights of access whatsoever to said First Street, except the general right of travel which belongs to the whole public; and they do also hereby dedicate to the City of Simi Valley the easements for equestrian purposes shown on this map and all uses incident thereto; and they also do hereby grant to the Ventura County Flood Control District an easement and right of way for the flood control purpose of periodic inundation with flood and/or storm drainage waters and the right to prohibit the construction of any structures or channel improvements in, on, over, under and across the area designated as "easement for flowage purposes" on said map; and they also do hereby grant to Ventura County Waterworks District No.8. the easements shown on this map for water-line purposes, and do hereby grant to Simi Valley County Sanitation District easements shown on this map for Sanitary Sewer purposes.

STONECRAFT HOMES, Inc., a California Corporation

BY: Robert Bard Jr. ROBERT BARD Jr. PRESIDENT

BY: Michael J. Mazer MICHAEL J. MAZER SECRETARY

STATE OF CALIFORNIA } SS
COUNTY OF VENTURA }

On this 30th day of August, 1977, before me the undersigned, a Notary Public in and for said State, personally appeared Robert Bard, Jr. known to me 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.

OFFICIAL SEAL
HELYNE GREENHOUSE
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY
My Commission Expires Nov. 16, 1979

Helyne Greenhouse
Notary Public

The signatures of Southern California Edison Company, present owner of an easement for electric line per 2435 O.R. 54, Calleguas Municipal Water District, present owner of an easement for water pipelines and appurtenant structures together with ingress and egress to and from said easement per 2534 O.R. 181, and Jacobi Building Materials, Inc., et al., present owners of an easement for utilities and an easement for road purposes, 40 feet wide, in an unspecific location per 4416 O.R. 603, have been omitted under the provisions of Section 66436 (c)(1) of the Subdivision Map Act, their interests are such that they cannot ripen into fee titles and said signatures are not required by the governing body.

Ventura County Waterworks District No.8, a subsidiary District of the City of Simi Valley, hereby accepts the waterline easements shown on the map.

DATED: October 3, 1977
ATTEST:

Ginger Sherardi
CHAIRMAN, VENTURA COUNTY WATERWORKS DISTRICT NO. 8., A SUBSIDIARY DISTRICT OF THE CITY OF SIMI VALLEY.

BY: Suzanne Harris
DEPUTY CLERK

PREPARED BY:

L.B.H. ENGINEERING COMPANY
1650 LOS ANGELES AVENUE 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 March 1977, 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 road system.

Date: July 18, 19 77

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. 2942, 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.

Date: September 12 1977

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

I certify that I have examined the final map entitled TRACT NO. 2942, 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: October 3, 19 77

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. 2942, have been complied with

Date: October 10th 19 77

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. 2942

Date of Report	Title of Report	Firm Name	Engineer	Reg. No
2-7-77	Soils Engr'g. Investigation	Kovacs-Byer	Gary C. Masterman	R.C.E. 24890

THE SANITARY SEWER EASEMENTS TO THE SIMI VALLEY COUNTY SANITATION DISTRICT ARE HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER ON BEHALF OF THE BOARD OF DIRECTORS OF SAID DISTRICT PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION NO SD-30 OF SAID BOARD.

DATED Oct. 3, 1977

Byron B. Johnson Jr.
DISTRICT ENGINEER

This map entitled TRACT NO 2942, is presented to the City Council of The City of Simi Valley, California, at the meeting of said Council held on the 3rd day of October, 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 storm drainage and equestrian purposes shown on this map; and does hereby accept all rights of ingress and egress as offered hereon.

In witness whereof said City Council 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 3rd day of October, 1977.

ATTEST:

Suzanne Harris
Deputy City Clerk of the City of Simi Valley

William F. Carpenter
Mayor of City of Simi Valley

THE VENTURA COUNTY FLOOD CONTROL DISTRICT HEREBY ACCEPTS THE EASEMENT FOR FLOWAGE PURPOSES SHOWN ON THE MAP.

DATED September 27, 1977
ATTEST:
ROBERT L. HAMM
COUNTY CLERK
COUNTY OF VENTURA
BY: Robert L. Hamm
COUNTY CLERK

Ted Gordon
CHAIRMAN OF THE BOARD
VENTURA COUNTY FLOOD
CONTROL DISTRICT

#119747

Recorded at the request of the owner, OCTOBER 11, 1977, at 11:00 A.M in Book 74 of Miscellaneous Records (Maps) at Pages 7, 8, 9 + 10, records of Ventura County

ROBERT L HAMM
County Recorder
County of Ventura
By Myrtes C. Wyborny
Deputy County Recorder

TRACT NO. 2942

IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF A
PORTION OF SEC. 20, T2N, R18W
RANCHO SIMI
(3 MR 2)
VENTURA COUNTY, CALIFORNIA

MARCH 1977

(W0721)

CURVE DATA

NO.	Δ=	R=	T=	L=
1.	78° 22' 16"	15.00'	12.23'	20.52'
2.	77° 26' 17"	20.00'	16.03'	27.03'
3.	44° 29' 36"	30.00'	12.27'	23.30'
4.	268° 59' 12"	45.00'	-	211.26'
5.	117° 27' 29"	129.00'	212.41'	264.45'
6.	11° 37' 44"	152.50'	15.53'	30.95'
7.	45° 01' 43"	152.50'	63.37'	120.12'
8.	56° 45' 27"	152.50'	82.38'	151.07'
9.	45° 01' 43"	176.00'	73.13'	138.63'
10.	12° 33' 43"	154.50'	17.00'	33.87'
11.	48° 08' 19"	154.50'	69.01'	129.81'
12.	60° 42' 02"	154.50'	90.46'	163.68'
13.	48° 08' 19"	180.00'	80.40'	151.23'

Note: See Sheet No. 4 for Vicinity & Key maps.

BASIS OF BEARINGS:
The Bearing N 89°49'32"E on the North line of Sec. 20, T2N, R18W as shown on map filed in Book 37 page 27 of Record of Surveys was used as the Basis of Bearings for this map.

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

N 89°49'32"E BASIS OF BEARINGS per 37 R.S. 27 (2634.06' per 37 R.S. 27)(2634.09' per 67 M.R. 85 & M)

Fd 1½" I.P. N42°43'12"W 0.26' per 67 MR85

(67 M.R.85 M) 1237.85' N89°49'32"E 1289.78'

Fd 1½" I.P. per 37 R.S. 27 & 67 MR85

N 89° 49' 32" E 929.80'

Fd 2" I.P. tagged "A.C.E. 14476" per 67 MR85 & 70 MR 91/97

(R 70 MR 91/97 N89°41'55"W 414.51') N89°49'32"E 414.51' Meas.

N 74° 57' 04" W Rad. N 74° 23' 30" W Rad. N49°00'00"E 27.00'

210.00' 150.00' 100.00' 33.12' 140.90' 207.00' 213.79' 24.02' 58.11'

871.69'

502.47' N 8° 27' 07" E

PCL. 6 (18 P.M. 9)

Approximate limits of Flood Hazard Area

242.00' 140.00' 100.00' 60.00' 28.32' 133.15' 246.04' 108.18' 121.20' 222.98' 200.48' 243.96' 249.79' 209.18' 197.40' 575.44' 346.16' 117.01' 117.77'

N 16° 47' 35" W N 26° 59' 16" E N 0° 10' 28" W N 23° 43' 41" W N 21° 03' 31" E

N 41° 48' 48" W 97.63' N 85° 54' 14" E 236.64' N 45° 00' 00" E 32.53' N 0° 56' 23" E Rad. N 19° 20' 09" E Rad. N 26° 54' 47" E Rad. N 5° 19' 45" W Rad.

Δ=22°25'12" Δ=14°29'15" L=128.95' R=510.00' N89°41'14"E 88.41' N12°30'10"E 63.39' R=510.00' L=199.56' Δ=7°55'57" L=70.61' R=510' N12°43'58"W (Rad.) N14°48'01"W (Rad.)

10' wide Utilities Easement per 4416 O.R. 603

S'ly. line of a 20' wide esm't. to Calleguas Municipal Water District per 2534-OR-181.

S'ly. line of variable width esm't. to the City of Simi Valley for Storm Drainage Purposes.

S'ly. line of 10' esm't. of So. Calif. Edison Co. per 2435-O.R.54

Δ=2°09'15" R=1563.07' T=29.39' L=58.77'

6 Equestrian Easement

50' N 89° 49' 32" E 200.00' 32.72' G'P.U.E.

Δ=72°34'52" T=33.04' L=57.00'

Δ=64°16'48" T=28.27' L=50.49'

N'ly. line of a 15' easement to Simi Valley Co. Sanitation Dist. for Sanitary Sewer purposes

N 85° 20' 19" E 169.44' Rad. 23.45'

Δ=105°44'16" T=59.43' L=83.05'

12' exclusive esm't. to the Vent. Co. Waterworks Dist. No. 8 for water line purposes

N 13° 07' 46" E 144.53' 153.00'

649.26' (N 18° 13' 35" E 1376.47') S 17° 45' 45" W 1376.43' Meas.

FIRST STREET

Fd Vent. Co. Std. Survey Mon. per 70 M.R. 91

(Δ=2°42'49" R=1619.07' L=76.68' T=38.35' Rec. 70 MR 91/97) Meas.

TRACT NO. 2576-1 (70 M.R. 91/97)

Fd 2" I.P. per Tract No. 2576-1 (70 M.R. 91/97) and 67 M.R. 85 Set as Replacement for 4x4" Redwood Post per 37 R.S. 27 Sec. Cor. 16, 17, 20 & 21

Δ=78°15'03" T=36.60' L=61.46'

Δ=101°18'02" T=157.33' L=228.07'

Δ=33°44'54" T=54.60' L=106.02'

Δ=4°52'09" T=7.55' L=15.30'

Δ=47°13'03" T=19.67' L=37.08'

Δ=52°24'23" L=41.16' T=22.15'

Δ=57°43'58" T=24.81' L=45.34'

Δ=33°22'45" T=13.49' L=26.22'

Δ=3°28'37" T=5.34' L=10.68'

Δ=23°36'38" T=36.79' L=72.53'

Δ=18°02'28" T=27.94' L=55.42'

Δ=64°16'48" T=28.27' L=50.49'

Δ=2°51'03" T=3.85' L=7.70'

Δ=10°25'20" T=14.11' L=28.22'

N 89° 49' 32" E 98.00' 52.56' 45.44' 20.44' 25.00' 45.44'

PINECLIFF PLACE

OAKMONT COURT

E'ly. line of an esm't. to Vent. Co. Flood Control Dist. for flowage purposes.

S 80° 48' 02" W 96.15' S 33° 34' 59" W 168.83' N 56° 34' 59" E 108.45' N 56° 34' 59" E 195.59' N 56° 34' 59" E 100.32' N 44° 57' 15" E Rad. N 11° 24' 35" E Rad. N 69° 06' 42" E Rad. N 74° 00' 51" E Rad. N 72° 14' 15" W 225.35' N 72° 14' 15" W 266.77' N 72° 14' 15" W 236.44' N 62° 42' 59" W Rad.

N 0° 10' 28" W 154.28' N 0° 10' 28" W 243.96' N 0° 10' 28" W 249.79'

N 89° 49' 32" E 150.00' 108.51' 191.82' 214.27' 50.82' 103.16' 140.00' 52.47' N 2° 30' 28" W N 5° 07' 02" E

N 76° 52' 26" W Rad. 493.32' 151.50'

Equestrian Easement 10' 25.5' 25.5' 5' 2

Equestrian Easement 125' 10' 94.58' 40.71' 2.00' 110' 10' 10' 100.00' 54' 56'

3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

G'P.U.E.

□ Set Vent. Co. Std. Survey Monument Box and monument stamped "L.S. 3875" per Vent. Co. Std. Design 90-3.

• Set 2" I.P. Tagged "L.S. 3875" unless otherwise noted. Set 1" I.P. tagged "L.S. 3875" at all rear lot corners and lot line angle points unless otherwise noted.

Cut "+" on curb on all side lot lines produced 4.75' or 9.75' from front lot corners into street R/W and 4.75' or 9.75' radially into street R/W from EC's and BC's along street sidelines.

See Sheet No. 3

GRAPHIC SCALE
0 50 100 150
Scale: 1" = 50'

L.B.H. ENGINEERING CO., INC.
ENGINEERS • LAND SURVEYORS
1650 Los Angeles Avenue
Simi Valley, California
805-522-1900

W.O. No. 77121

TRACT NO. 2942

IN THE CITY OF SIMI VALLEY
BEING A SUBDIVISION OF A
PORTION OF SEC. 20, T2N, R18W
RANCHO SIMI
(3 MR 2)
VENTURA COUNTY, CALIFORNIA
MARCH 1977

CURVE DATA

NO.	Δ=	R=	T=	L=
1.	81° 22' 43"	15.00'	12.90'	21.30'
2.	100° 43' 25"	20.00'	24.14'	35.16'
3.	86° 25' 00"	25.00'	23.48'	31.71'
4.	2° 42' 27"	197.50'	4.67'	9.33'
5.	30° 59' 18"	197.50'	54.75'	106.82'
6.	8° 20' 41"	197.50'	14.41'	28.76'
7.	25° 21' 04"	197.50'	44.42'	81.39'
8.	33° 41' 45"	197.50'	59.81'	116.15'
9.	103° 17' 28"	324.50'	410.09'	585.00'
10.	5° 54' 50"	350.00'	18.08'	36.13'
11.	101° 01' 55"	350.00'	424.83'	617.17'
12.	103° 17' 28"	350.00'	442.31'	630.97'
13.	24° 10' 29"	350.00'	74.95'	147.67'
14.	131° 07' 14"	350.00'	770.15'	800.97'
15.	101° 01' 55"	315.50'	455.78'	662.13'
16.	27° 49' 46"	350.00'	86.71'	170.00'

See Sheet No. 2

PCL. 6 (18 P.M. 9)

N 34° 54' 54" E 363.41'
N 34° 54' 54" E 120.00'
N 34° 84 88' 26' 24" W
N 8° 27' 07" E 502.47'
52.47'
243.41'
N 49° 00' 26" W 166.00'
N 2° 30' 22" W 163.45'
214.27'
N 67° 22' 12" W 139.07'
N 43° 24' 04" E 97.57'
353.07' Rad.
341.85' Rad.
275.88' Rad.
N 35° 11' 48" W
N 23° 32' 38" W 205.60' Rad.
N 89° 49' 32" E 150.00'
108.51'
143.32'
200.00'
493.32'
N 78° 52' 26" W Rad.
N 0° 24' 44" W Rad. 27.18'
N 12° 10' 13" W Rad.
S 86° 17' 43" W Rad.
N 68° 04' 03" W Rad.
N 72° 14' 15" W 236.44' Rad.
N 72° 14' 15" W 74.52'
N 75° 49' 15" W 74.52'
N 72° 14' 15" W 151.00'
N 68° 39' 15" W 106.33'
N 72° 14' 15" W 100.00'
N 66° 38' 31" E 270.00'
S 77° 07' 24" W Rad.
N 36° 50' 02" W Rad.
N 25° 24' 12" W (Rad.)
N 12° 20' 10" W 64.10' Rad.
N 17° 45' 45" E 1376.47'
S 17° 45' 45" W 575.44'
S 17° 45' 45" W 206.49'
S 17° 45' 45" W 100.00'
S 17° 45' 45" W 1376.43' Meas.
N 12° 23' 29" W
N 10° 18' 20" W 130.00'
N 62° 33' 08" W 145.36'
S 71° 31' 49" W 177.12' Rad.
N 24° 24' 09" W 336.38'
N 2° 59' 12" W 91.90'
N 2° 59' 12" W 148.56'
N 58° 38' 16" W 46.60'
N 58° 38' 16" W 101.96'
N 88° 19' 14" W 301.20' Rad.
N 88° 19' 14" W 192.00'
N 88° 19' 14" W 49.80'
N 88° 19' 14" W
N 1° 40' 46" E 15.00'
N 0° 24' 44" W 27.18'
N 78° 34' 44" W 101.00'
S 86° 17' 43" W Rad.
S 17° 45' 45" W 575.44'
S 17° 45' 45" W 1376.47'
S 17° 45' 45" W 206.49'
S 17° 45' 45" W 100.00'
S 17° 45' 45" W 1376.43' Meas.
S 17° 45' 45" W 656.96'
S 17° 45' 45" W 726.47'
S 17° 45' 45" W 649.96'

CURVE DATA

NO.	Δ=	R=	T=	L=
1.	42° 16' 07"	30.00'	11.60'	22.13'
2.	264° 32' 14"	45.00'	-	207.77'
3.	103° 17' 28"	324.50'	410.09'	585.00'
4.	131° 07' 14"	350.00'	710.15'	800.91'
5.	101° 01' 55"	375.50'	455.78'	662.13'
6.	7° 37' 12"	2145.73'	142.90'	285.37'

See Sheet No. 3

N 62° 33' 08" W 145.36'

N 13° 45' 51" W PCL. 6 (18 P.M. 9) 313.46'

N 39° 16' 29" E 90.00'

N 73° 54' 16" W 74.00'

N 89° 47' 06" W 91.23'

N 23° 30' 45" W 265.00'

N 18° 34' 01" W 138.19'

N 75° 21' 25" W 114.73'

N 78° 37' 54" W 173.42'

N 86° 57' 31" W Rad 222.66'

N 66° 38' 31" E 393.02'

N 66° 38' 31" E 363.98'

S 72° 14' 15" E 100.00'

S 17° 45' 45" W 656.96'

S 17° 45' 45" W 726.47' (N 18° 13' 35" E 1376.47' R. 70 M.R. 91/97) Meas.

S 77° 07' 24" W Rad.

N 24° 24' 08" W

N 71° 05' 22" W (Rad.)

N 24° 22' 24" E (Rad.)

N 23° 21' 29" W 101.29'

N 79° 51' 27" W (Rad.)

N 11° 22' 09" E 100.00'

N 77° 11' 13" W Rad.

N 78° 37' 54" W 100.19'

N 74° 39' 08" W 120.00'

N 44° 34' 21" E 52.00'

N 39° 01' 53" E 30.14'

S 71° 31' 49" W 177.12' Rad.

12' exclusive esm't. to the Vent. Co. Water works Dist. No. 8 for waterline purposes.

5'ly line of a 15 esm't. to Simi Valley Co. Sanitation Dist. for Sanitary Sewer purposes.

N'ly. line of an esm't. to Vent. Co. Flood Control District for flowage purposes

Esm't. to City of Simi Valley for storm drainage purposes

Equestrian Easement

G.P.U.E.

Approximate Limits of Flood Hazard Area

Δ= 10° 28' 53" T= 29.16' L= 59.36'

Δ= 4° 55' 18" T= 16.03' L= 32.03'

Δ= 68° 40' 05" T= 30.74' L= 53.93'

Δ= 69° 38' 09" T= 31.30' L= 54.69'

Δ= 62° 47' 14" T= 27.46' L= 49.32'

Δ= 63° 26' 46" T= 27.82' L= 49.83'

Δ= 27° 30' 58" L= 1003.59' R= 2089.73' T= 511.66'

Δ= 7° 37' 12" R= 2089.73' L= 277.92' T= 139.17'

Δ= 6° 02' 14" R= 2089.73' L= 220.19' T= 110.20' Rec. (70 MR 91/97) M

Δ= 2° 40' 14" R= 2145.73' T= 50.01' L= 100.01'

Δ= 1° 34' 58" L= 57.73' M T= 28.87'

82.00' (N 78° 16' 29" W 143.28' Meas. (RAD) N 77° 48' 39" W 143.28' R. 70 MR 91/97)

61.28'

376.15' 12%

50.00' A+M (10 MR 91/97)

Fd. 2" I.P. tagged "RCE 14476" per 70 MR 91/97

Fd. 1½" I.P. tagged "L.S. 3063" per 37 R.S. 27 & 70 M.R. 91/97

Fd. Vent. Co. Std. Monument per 70 MR 91/97

21	1.18 acres (Gross)	26
22	1.05 acres (Gross)	
23	1.14 acres (Gross)	
24	1.09 acres (Gross)	
25	1.15 acres (Gross)	

STREET (56')

TRACT NO. 2576-1 70 M.R. 91/97

FIRST STREET (54')

NONCHALANT DRIVE

LANE

MELLOW LANE

PINECLIFF RD.

OAKMONT CT.

SHEET NO. 3

SHEET NO. 4

SHEET NO. 25

VICINITY MAP

Scale 1" = 1000'

0 1000 2000 3000

LAGUNA DRIVE, SINALOA ROAD, BENNETT STREET, BRISTOL AVE., CAREFREE DRIVE, FIRST STREET, TRACT NO. 2942

KEY MAP

Scale 1" = 200'

0 100 200 300 400 500

GRAPHIC SCALE

0 50 100 150

Scale: 1" = 50'

Note: See Sheet No. 2 for Monumentation notes.

L.B.H. ENGINEERING CO., INC.
ENGINEERS • LAND SURVEYORS
1650 Los Angeles Avenue
Simi Valley, California
805-522-1900

W.O. No. 77721

TRACT NO. 2942

IN THE CITY OF SIMI VALLEY
BEING A SUBDIVISION OF A
PORTION OF SEC. 20, T2N, R18W
RANCHO SIMI
(3 MR 2)
VENTURA COUNTY, CALIFORNIA
MARCH 1977