79MR95

The undersigned hereby certify that they are the owners of, or are interested in, the land included within this subdivision entitled TRACT NO. 2771-1, 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 and they do hereby offer to dedicate for the public use the right of way for all streets and highways shown on this map, also hereby offer to dedicate to the City of Simi Valley all rights of ingress and egress over and across the Southerly lines of lots 3, 4 and 39 abutting Alamo Street in order that the owners of said lots shall have no rights of access whatsoever to said Alamo Street except the general right-of-travel which belongs to the whole public.

CALMARK - SIMI ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, OWNER.

BY: CALMARK PROPERTIES, INC., A PARTNER.

BY _____ President

BY _____ Secretary

State of California } SS
County of Los Angeles }

On this 16th day of August, 1978 before me Karen A. Petersen a Notary Public in and for said state, personally appeared J. B. Brown, known to me to be the _____ President and L. Bill Kaufmann, known to me to be the _____ Secretary of Calmark Properties, Inc., the Delaware Corporation that executed the within instrument as partner of Calmark Simi Associates, a California General Partnership 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 as such partner and acknowledged to me that such partnership executed the same.

Karen A. Petersen
Notary Public

OFFICIAL SEAL
KAREN A. PETERSEN
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires February 4, 1982

I, George R. Psomas, do hereby certify that I am a Licensed Surveyor, that this map correctly represents a survey made under my direction in March, 1978, 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. The 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: AUGUST 17, 1978

George R. Psomas
George R. Psomas L.S 2304

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 2771-1, 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.

Date: November 8 19 78

ROBERT G. BRANCH
Treasurer—Tax Collector
County of Ventura
By _____
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT NO. 2771-1, 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: November 20, 1978

Brian B. Johnson L.
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. 2771-1, have been complied with

Date November 28 1978.

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. 2771-1

| Date of Report | Title of Report | Firm Name | Engineer | Reg. No |
|---|---|---|---|---|
| September 30, 1978 | Calmark Properties, Inc. Soils Engineering and Geologic Investigation | Gorian & Assoc. | Gerald Gorian | R.C.E 14698 |

THE SIGNATURE OF THE COUNTY OF VENTURA, ACTING FOR AND ON BEHALF OF VENTURA COUNTY WATERWORKS DISTRICT NO. 12, EASEMENT HOLDER FOR WATER PIPELINES AND APPURTENANCES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEEDS RECORDED IN BOOK 3569 PAGE 307, AND BOOK 3412 PAGE 499, BOTH OF OFFICIAL RECORDS, RECORDS OF VENTURA COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (C)(1) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

This map entitled TRACT NO 2771-1, is presented to the city council of the city of Simi Valley Ventura County, California, at the meeting of said council held on the 20th day of November, 1978, for approval; said council hereby approves said map and does hereby accept for public use the right of way for all streets and highways as 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 the city of Simi Valley, to be affixed hereto this 20th day of November, 19 78

Suzanne Harris
Clerk and Ex officio Clerk of the City Council of the City of Simi Valley

Ginger Gherardi
Mayor of the City of Simi Valley

THE SIGNATURE OF THE SIMI VALLEY COUNTY SANITATION DISTRICT, PRESENT OWNER OF AN EASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING A SEWER LINE AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED IN BOOK 2004 PAGES 443, OF OFFICIAL RECORDS, RECORDS OF VENTURA COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (C)(1) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

Document No. 133268
Recorded at the request of the owner, DECEMBER 1st, 1978, at 2:30 P.M in Book 79 of Miscellaneous Records (Maps) at Pages 95-96 & 97, records of Ventura County

ROBERT L HAMM
County Recorder
County of Ventura
By William Power
Deputy County Recorder

# TRACT NO. 2771-1

## IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF A PORTION OF KADOTA FIG FARMS SUBDIVISION NUMBER 6 RECORDED IN BOOK 19 PAGE 39 OF MAPS, RECORDS OF VENTURA COUNTY. AND A PORTION OF BEAUMONT STREET PER TRACT NO. 1260-3, 33 M.R. 85, VACATED.

VENTURA COUNTY, CALIFORNIA

PSOMAS & ASSOCIATES
CIVIL ENGINEERS LAND SURVEYORS

MARCH, 1978

SHEET 1 OF 3 SHEETS

79MR96

BASIS OF BEARINGS

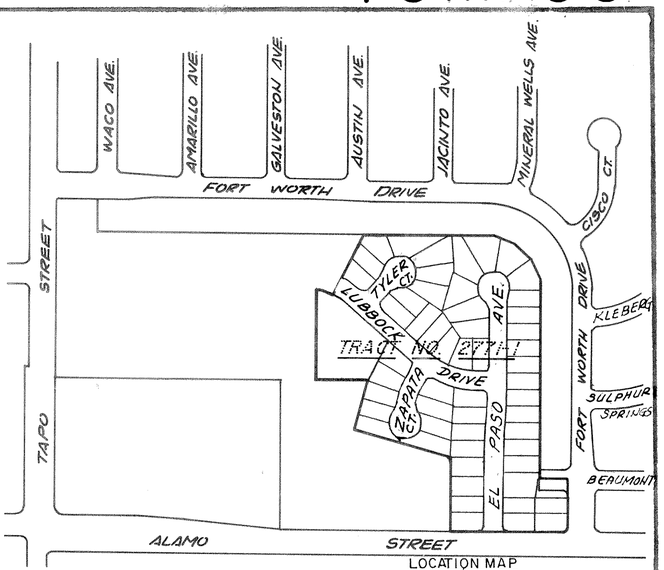
THE BEARING OF N 0°00'20" W OF THE CENTERLINE OF TAPO STREET, AS SHOWN ON THE MAP OF TRACT NO. 1260-1 RECORDED IN BOOK 31 PAGES 37 THROUGH 40, INCLUSIVE OF MAPS, VENTURA COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

NOTE

ENGINEER CENTERLINE TIES FOR MONUMENTS SET WITHIN THIS TRACT WILL BE ON FILE AT THE OFFICE OF THE CITY ENGINEER OF THE CITY OF SIMI VALLEY.

CURVE TABLE

| NO | DELTA | RADIUS | ARC LGT | TAN |
|---|---|---|---|---|
| 1 | 90°00'18" | 15.00'(R3 | 23.56'(R3 | 15.00'(R3 |
| 2 | 90°00'00"(R3 | 15.00'(R3 | 23.56'(R3 | 15.00'(R3 |
| 3 | 11°44'07" | 222.00' | 45.47' | 22.81' |
| 4 | 90°00'56" | 15.00'(R1 | 23.57' | 15.00' |
| Δ | (90°00'00"R) | (15.00'R) | (23.56'R) | (15.00'R) |
| 6 | 4°02'12" | 1042.00'(R5 | 73.41'(R5 | 36.72' |
| 7 | 4°02'12" | 958.00'(R5 | 67.49'(R5 | 33.76' |
| 5 | 90°00'55" | 15.00' | 23.57' | 15.00' |




LOCATION MAP
SCALE: 1"=300'

MONUMENTING NOTES & LEGEND

- ◉ FOUND 2" I.P. 6" DEEP WITH TAG R.C.E. 10872 PER TRACT NO. 1260-3, 33 M.R. 85/88, UNLESS OTHERWISE NOTED.
- ◉ FOUND MONUMENTS AS NOTED
- ○ SET 2" I.P.O.D. 6" DEEP WITH TAG L.S. 2304 (18" MIN. LENGTH).
  SET 2" I.P.O.D. TAGGED L.S. 2304 AT ALL STREET CENTER LINE INTERSECTIONS, B.C.S. AND E.C.S. UNLESS OTHERWISE NOTED (18" MIN. LENGTH).
  SET 1/2 I.P. WITH TAG L.S. 2304 AT ALL LOT CORNERS.

M = MEASURED
R-1 = RECORD PER TRACT NO. 1260-1 31 M.R. 37/40
R-2 = RECORD PER TRACT NO. 1260-2 33 M.R. 45/50
R-3 = RECORD PER TRACT NO. 1260-3 33 M.R. 85/88
R-4 = RECORD PER O.R. 3082 - 480.
R-5 = RECORD PER O.R. 5025 - 786
M.R. = MISCELLANEOUS RECORDS
L.S. = LAND SURVEYOR
R.C.E. = REGISTERED CIVIL ENGINEER
I.P.O.D. = IRON PIPE OUTSIDE DIAMETER
N'LY = NORTHERLY
W'LY = WESTERLY
E'LY = EASTERLY
S'LY = SOUTHERLY
CL = CENTERLINE
SEC. = SECTION
FD. = FOUND
RAD. = RADIAL
C.S.F.B. = COUNTY SURVEYOR FIELD BOOK
O.R. = OFFICIAL RECORDS
C.F.R. = CALCULATED FROM RECORD

TRACT NO. 2771-1
IN THE CITY OF SIMI VALLEY

GRAPHIC SCALE 0 50 100 150 200 300

BEING A SUBDIVISION OF A PORTION OF KADOTA FIG FARMS SUBDIVISION NUMBER 6 RECORDED IN BOOK 19 PAGE 39 OF MAPS, RECORDS OF VENTURA COUNTY, AND A PORTION OF BEAUMONT STREET PER TRACT NO. 1260-3, 33 M.R. 85, VACATED. VENTURA COUNTY, CALIFORNIA

PSOMAS & ASSOCIATES
1617 PONTIUS AVENUE, LOS ANGELES, CALIFORNIA 90025
MARCH, 1978

# BOUNDARY SURVEY

SCALE: 1"= 100'

79MR97

Fd. Brass Cap Mon. in Well Marked R.C.E. 10872 per Tract No. 1260-3 33 M.R. 85/88

BEAUMONT STREET

V.C.W.W. District #12 Easement for Waterlines per 3412 O.R. 199 For all of Vacated Roadway Area.

Fd. Brass Cap Mon. in Well Marked R.C.E. 10872 per Tract No. 1260-3. 33 M.R. 85/88

Fd. Std. Survey Mon. in Well marked R.C.E. 10872 per (R-3)

FORT WORTH DRIVE

TRACT NO. 1260-3 33 M.R. 85/88

EL PASO AVENUE

DRIVE

ZAPATA COURT

TYLER COURT

LUBBOCK COURT

STREET Centerline

ALAMO STREET

℄ TAPO STREET N 0°00'20"W

℄ WACO DRIVE

TRACT NO. 2771

NOT A PART OF THIS SUBDIVISION 5025 O.R. 786

56 0.93 ACRE

NOT A PART OF THIS SUBDIVISION 5025 O.R. 786

Fd. 1½" I.P. in lieu of Boat Spike at S.W. Cor. of NW¼ Sec. 6 T. 2 N., R. 17 W., per CS.F.B. 1189-16 & CS.F.B. 1214-2

Fd. 1½" I.P. Tagged R.C.E. 10872 at the S'ly terminus of the W'ly R/W Line of Waco Drive per Tract No. 1260-1 31 M.R. 37/40.

County of Ventura, acting for and on behalf of Ventura County Waterworks District No. 12 Easement for Water Pipeline per 3569/307

S'ly line of NW ¼ Sec. 6, T. 2 N., R. 17 W.

NOTE: SEE SHEET 2 FOR LEGEND AND MONUMENTING NOTES.

CURVE TABLE

| NO | DELTA | RADIUS | ARC LGT | TAN |
|---|---|---|---|---|
| 1 | 90°00'18" | 15.00' | 23.56' | 15.00' |
| 2 | 90°00'00" | 15.00' | 23.56' | 15.00' |
| 3 | 11°44'07" | 222.00' | 45.47' | 22.81' |
| 4 | 6°24'45" | 826.00' | 92.67' | 46.36' |
| 5 | 6°25'09" | 772.00' | 86.49' | 43.29' |
| 6 | 6°25'09" | 826.00' | 92.77' | 46.43' |
| 7 | 6°24'45" | 772.00' | 86.40' | 43.25' |
| 8 | 23°00'11" | 174.00' | 69.86' | 35.41' |
| 9 | 59°59'04" | 25.00' | 26.17' | 14.43' |
| 10 | 38°07'14" | 25.00' | 16.63' | 8.64' |
| 11 | 28°38'33" | 226.00' | 112.96' | 57.70' |
| 12 | 14°32'10" | 222.00' | 56.32' | 28.31' |
| 13 | 14°32'10" | 250.00' | 63.43' | 31.88' |
| 14 | 2°54'30" | 772.00' | 39.19' | 19.60' |
| 15 | 0°45'46" | 826.00' | 11.02' | 5.51' |
| 16 | 2°10'52" | 826.00' | 31.52' | 15.76' |
| 17 | 24°29'41" | 50.00' | 21.38' | 10.85' |
| 18 | 17°00'37" | 50.00' | 14.84' | 7.46' |
| 19 | 48°16'28" | 50.00' | 43.00' | 22.93' |
| 20 | 43°32'41" | 50.00' | 38.00' | 19.97' |
| 21 | 41°15'11" | 50.00' | 36.00' | 18.82' |
| 22 | 42°23'56" | 50.00' | 37.00' | 19.39' |
| 23 | 41°15'10" | 50.00' | 36.00' | 18.82' |
| 24 | 31°04'31" | 50.00' | 27.12' | 13.90' |
| 25 | 61°18'53" | 25.00' | 26.75' | 14.82' |
| 26 | 4°07'59" | 222.00' | 16.01' | 8.01' |
| 27 | 58°51'41" | 25.00' | 24.81' | 13.53' |
| 28 | 31°30'46" | 50.00' | 27.50' | 14.11' |
| 29 | 40°06'25" | 50.00' | 35.00' | 18.25' |
| 30 | 45°50'11" | 50.00' | 40.00' | 21.14' |
| 31 | 11°36'57" | 50.00' | 10.14' | 5.09' |
| 32 | 30°41'00" | 50.00' | 26.78' | 13.72' |
| 33 | 85°45'36" | 15.00' | 22.45' | 13.93' |
| 34 | 5°57'49" | 226.00' | 23.52' | 11.77' |
| 35 | 10°48'02" | 226.00' | 42.60' | 21.36' |
| 37 | 25°33'03" | 25.00' | 11.15' | 5.67' |
| 38 | 47°01'36" | 50.00' | 41.04' | 21.75' |
| 39 | 74°21'09" | 50.00' | 64.88' | 37.92' |
| 40 | 78°53'24" | 50.00' | 68.84' | 41.14' |
| 42 | 3°40'21" | 50.00' | 3.21' | 1.60' |
| 43 | 9°23'47" | 174.00' | 28.54' | 14.30 |
| 44 | 13°36'25" | 174.00' | 41.32' | 20.76' |
| 45 | 81°57'22" | 15.00' | 21.46' | 13.03' |
| 46 | 2°51'34" | 772.00' | 38.53' | 19.27' |
| 48 | 2°47'19" | 828.00' | 40.30' | 20.15' |
| 49 | 4°14'24" | 250.00' | 18.50' | 9.25' |
| 50 | 12°34'11" | 25.00' | 5.48' | 2.75' |
| 51 | 0°09'34" | 828.00' | 2.30' | 1.15' |

TRACT NO. 2771-1

IN THE CITY OF SIMI VALLEY

0 20 40 100 150 200

10 30 50

GRAPHIC SCALE

BEING A SUBDIVISION OF A PORTION OF KADOTA FIG FARMS SUBDIVISION NUMBER 6. RECORDED IN BOOK 19 PAGE 39 OF MAPS, RECORDS OF VENTURA COUNTY, AND A PORTION OF BEAUMONT STREET PER TRACT NO. 1260-3, 33 M.R. 85, VACATED. VENTURA COUNTY, CALIFORNIA

PSOMAS & ASSOCIATES

1617 PONTIUS AVENUE, LOS ANGELES, CALIFORNIA 90025

MARCH, 1978

SCALE: 1" = 60'

SHEET 3 OF 3 SHEETS