79MR98

The undersigned hereby certify that they are the owners of, or are interested in, the land included within this subdivision entitled TRACT NO. 2771-2, 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 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 Westerly lines of lots 71 through 75, inclusive, abutting Tapo Street, in order that the owners of said lots shall have no rights of access whatsoever to said Tapo Street, except the general right-of-travel which belongs to the whole public. We also hereby offer to dedicate to the City of Simi Valley the easement for storm drain purposes as shown on this map and all uses incidental thereto.

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 January 17, 1981

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. 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: 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. 2771-2, 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 9 1978

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. 2771-2, 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

_____
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. 2771-2, have been complied with

Date November 28 1978.

ROBERT L. HAMM
County Clerk
County of Ventura
By _____
Deputy County Clerk

The following soil reports have been prepared on TRACT NO. 2771-2

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, CALIFORNIA, ACTING FOR AND ON BEHALF OF VENTURA COUNTY WATERWORKS DISTRICT NO. 12, EASEMENT HOLDER FOR WATER PIPELINES AND APPURTENANCES AND INCIDENTAL PURPOSES RECORDED IN BOOK 3569 PAGE 307 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 2771-2, 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. And also accepts the easement for storm drain as shown on the map and all uses incidental thereto.

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, 1978

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.

THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, EASEMENT HOLDER FOR ELECTRIC LINES, COMMUNICATION LINES AND INCIDENTAL PURPOSES AS DISCLOSED BE DEED RECORDED IN BOOK 2024 PAGE 366 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. 133269

Recorded at the request of the owner, DECEMBER 1st, 1978, at 2:30 P M in Book 79 of Miscellaneous Records (Maps) at Pages 98 & 99, records of Ventura County

ROBERT L HAMM
County Recorder
County of Ventura
By _____
Deputy County Recorder

TRACT NO. 2771-2

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.

VENTURA COUNTY, CALIFORNIA

PSOMAS & ASSOCIATES
CIVIL ENGINEERS LAND SURVEYORS

MARCH, 1978

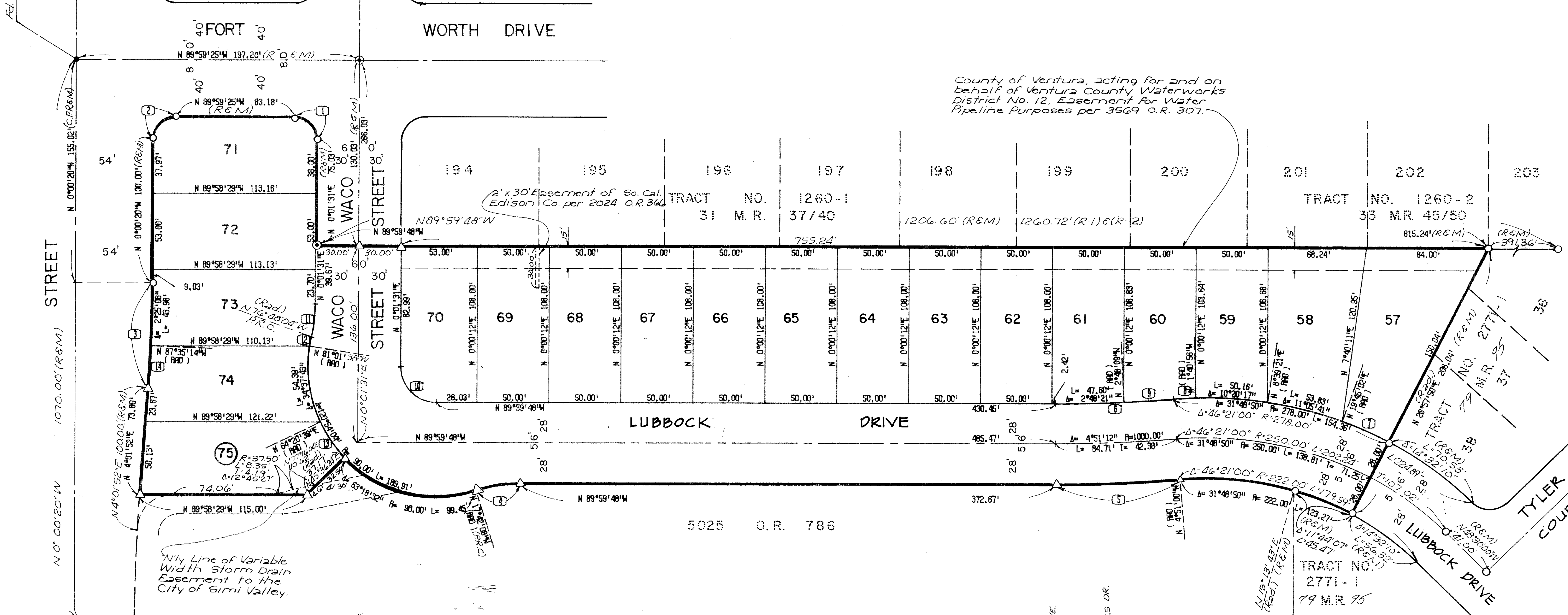
SHEET 1 OF 2 SHEETS

BASIS OF BEARINGS

The bearing of N 0° 00' 20" W of the Center Line of Tapo Street, as shown on the Map of Tract No. 2771-1, recorded in Book 79, pages 95 through 97, inclusive of Maps, Ventura County, was used as the basis of bearings for this map.

NOTE

Engineer Center Line Ties for Monuments set within this Tract will be on file at the Office of the City Engineer of the City of Simi Valley.



MONUMENTING NOTES & LEGEND

⊙—Fd. 2" I.P. 6" Deep with tag R.C.E. 10872 per Tract No. 1260-1, 31 M.R. 37/40.

•—Fd. Monument as noted.

○—Fd. 2" I.P.O.D. 6" Deep with tag L.S. 2304 (18" min. length) per Tract No. 2771-1 79 M.R. 95

△ 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.—Record per Tract No. 2771-1 79 M.R. 95

R-1—Record per Tract No. 1260-1, 33 M.R. 37/40

R-2—Record per Tract No. 1260-2, 33 M.R. 45/50

Rad—Radial

M.R.—Miscellaneous Records.

L.S.—Land Surveyor

R.C.E.—Registered Civil Engineer

Fd.—Found.

I.P.O.D.—Iron Pipe Outside Diameter

N'ly—Northerly

W'ly—Westerly

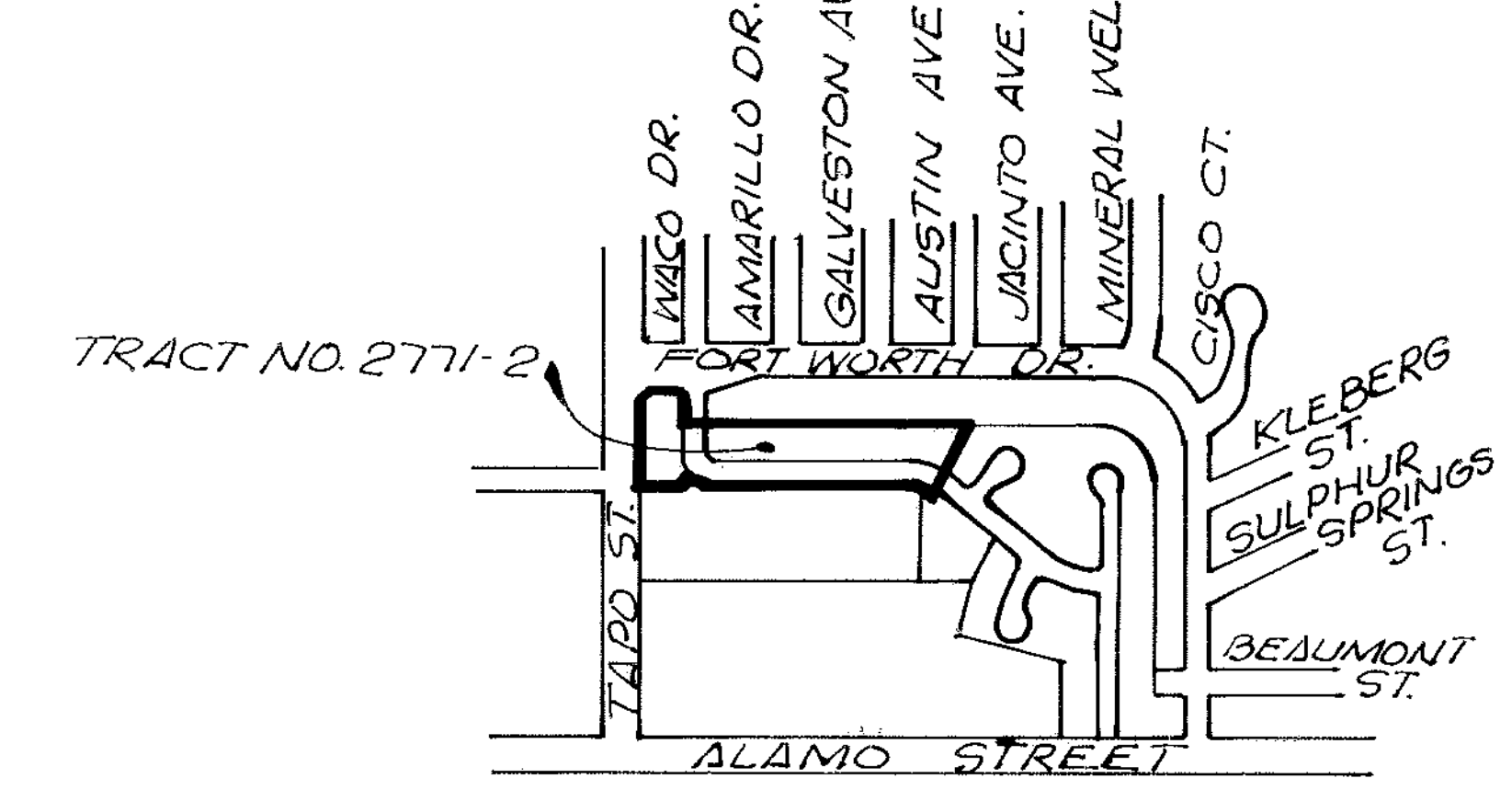
E'ly—Easterly

S'ly—Southerly

¢—Centerline

CURVE TABLE

NO	DELTA	RADIUS	ARC LGT	TAN
1	90°00'56"	15.00'	23.57'	15.00'
2	90°00'55"	15.00'	23.57'	15.00'
3	4°02'12"	1042.00'	73.41'	36.72'
4	17°42'20"	100.00'	30.90'	15.58'
5	4°51'12"	1028.00'	87.08'	43.57'
6	4°51'12"	972.00'	82.34'	41.19'
7	7°12'48"	278.00'	35.00'	17.52'
8	3°10'04"	278.00'	15.37'	7.69'
9	2°02'51"	972.00'	34.74'	17.37'
10	90°01'19"	25.00'	39.28'	25.01'
11	13°10'25"	100.00'	22.99'	11.55'
12	4°13'34"	90.00'	6.64'	3.32'
13	18°44'15"	90.00'	29.43'	14.85'
14	1°37'06"	1042.00'	29.43'	14.72'



LOCATION MAP
Scale: 1" = 1000'

0' 25' 50' 100' 150'
GRAPHIC SCALE
1" = 50'

TRACT NO. 2771-2

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.

VENTURA COUNTY, CALIFORNIA

PSOMAS & ASSOCIATES
CIVIL ENGINEERS - LAND SURVEYORS
MARCH, 1978

SCALE: 1" = 50'