NOTE:
For correction in Monument Note No. 1, see
Book 5556 at Page 787 of Official Records.

80 MR 67

The undersigned hereby certify that they are the owners of, or are interested in the land included within this subdivision Tract No. 2595-1 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 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, landscape and tree maintenance purposes shown on this map and all uses incident thereto, and also hereby offer to dedicate to Ventura County Flood Control District the easements for ingress and egress, and flood control purposes shown on this map and all uses incident thereto; and they also hereby grant to Ventura County Flood Control District, the flowage easements consisting of the 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 structure or channel improvements as shown on said map.

LUSK HOMES/SIMI VALLEY, A LIMITED PARTNERSHIP
By: JOHN D. LUSK & SON, A CALIFORNIA CORPORATION
(Owner of a portion)

Donald B. Talcott VICE PRESIDENT
William R. Brasher ASST. SECRETARY

JACOBI BUILDING MATERIALS, INC., A CALIFORNIA CORPORATION
(Owner of a portion)

J. N. E. Jacobi PRESIDENT
Marital Joyce Clark-Jacobi SECRETARY

AL J. FILIPELI
(Owner of a portion)

Al J. Filipeli

TRANS-WORLD BANK, A CORPORATION
(Beneficiary)

Under a Deed of Trust recorded in Book 5186, Page 417, of Official Records and in a Deed of Trust recorded in Book 5186, Page 419, of Official Records.

[illegible] PRESIDENT
C. L. Weeks ASST SECRETARY

SERVICE MORTGAGE COMPANY, A CORPORATION
(Beneficiary)

Under a Deed of Trust recorded in Book 5186, Page 686, of Official Records.

Donald B. Talcott VICE PRESIDENT
William R. Brasher ASST. SECRETARY

I certify that all the provisions of the Subdivision Map Act of the State of California and of any local ordinance pertaining to deposits, required at the time of approval by the City Council of the map entitled Tract No. 2595-1 have been complied with.

Date: February 2, 1979

Robert L. Hamm
County Clerk
County of Ventura

Robert L. Hamm
Deputy County Clerk

I, Ray E. Widmer, Do hereby certify that I am a registered Civil Engineer, that this map correctly represents a survey made under my direction in June, 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 twelve months from the time of 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 City Engineer prior to acceptance of the improvements into the City Road System.

Date: SEPTEMBER 7, 1978

Ray E. Widmer R.C.E. 11758

I certify that according to the records of my office there are no liens against the subdivision Tract No. 2595-1, 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 due and payable.

Date: December 14 1978

Robert C. Branch
County Treasurer-Tax Collector
County of Ventura

By: Shirley Ruyckman
Deputy Tax Collector

I certify that I have examined the final map entitled Tract No. 2595-1, that the subdivision as shown thereon 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: Jan. 22 1979

City Engineer
City of Simi Valley

Ronald L Coons

Nancy Wu Herkert as Guardian of the Estates of Kwan Sou Hing and Kwan Wan Hing Minors, benificiary Under Deed of Trust recorded in Book 5217, page 914 of Official Records.

Nancy Wu Herkert

Document No. 12102
Recorded at the request of the owner, FEBRUARY 2ND, 1979 at 4:50 P.M. in Book 80 of Miscellaneous Records (Maps) at Pages 67 thru 71, Records of Ventura County.

Robert L. Hamm
County Recorder
County of Ventura

By: William Dove
Deputy County Recorder

This map entitled Tract No. 2595-1 consisting of 5 sheets, is presented to the City Council of the City of Simi Valley at a regular meeting of said Council held on the 22nd day of January, 1979. 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, landscape and tree maintenance purposes.

In witness whereof said City Council has caused this certificate to be signed by the Mayor and attested to by the Clerk of said City Council, and the corporate seal of the City of Simi Valley to be affixed hereto this 22nd day of January, 1979.

Attest:

Suzanne Harris
City Clerk of the City of Simi Valley

Mayor of the City of Simi Valley

The City of Simi Valley, successor in interest to the County of Ventura, has the right to accept an easement for public road purposes as disclosed by document recorded in Book 4660 page 968 of Official Records of Ventura County.

The Ventura County Flood Control District hereby accepts the flowage easements as granted hereon and hereby rejects the offer of the easements for ingress and egress, and flood control purposes as shown on this map.

Date: January 8, 1979

Attest:

Robert L. Hamm
Clerk of the Board

Chairman of the Board
Ventura County Flood Control District

Edwin A Jones

The following soils reports have been prepared on Tract No. 2595-1

Date of Report	Title of Report	Firm Name	Engineer	R.C.E
June 1, 1977	Prel. Geology & Soils Investigation	Geosoils Inc.	D.D. Yoakum	16496
Nov. 15, 1977	Review of 50 scale Grading Plan	Geosoils Inc.	D.D. Yoakum	16496
Jan. 19, 1978	Filled Ground Report	Geosoils Inc.	D.D. Yoakum	16496
Nov. 8, 1978	Final Compaction Report	Geosoils Inc.	D.D. Yoakum	16496
Dec. 1, 1978	Sewer Trench Backfill	Geosoils Inc.	D.D. Yoakum	16496
Dec. 5, 1978	Pavement Sections	Geosoils Inc.	DD Yoakum	16496

TRACT NO. 2595-1

IN THE CITY OF SIMI VALLEY
BEING A DIVISION OF A PORTION OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 18 WEST, RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE 2 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OCTOBER, 1978

PREPARED BY
WIDMER & ASSOCIATES
950 HAMPSHIRE ROAD
WESTLAKE VILLAGE, CA.

SHEET 1 OF 5 SHEETS

NOTE:
For correction in Monument Note No. 1, see
Book 5556 at Page 787 of Official Records.

80 MR 68

The signature of Southern California Edison Company, present owner of an easement for an electric line together with the right of access thereto, as disclosed by deed recorded in Book 821, Page 343, of Official Records of Ventura County, and,

The signature of Calleguas Municipal Water District, present owner of an easement for a water pipeline or lines, vaults, manholes, laterals, service and distribution connections and incidental purposes, together with all necessary and convenient means of ingress and egress to and from said lands as disclosed by deed recorded in Book 2534, Page 181 of Official Records of Ventura County, and,

The signature of Simi Valley Recreation and Park District, present owner of easements for ingress, egress and public utilities purposes as disclosed by deeds recorded in Book 4960, Page 677 and Book 4960, Page 680 of Official Records of Ventura County have been omitted under the provisions of Section 66436, Subsection (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.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

On this 10th day of NOVEMBER, 19 78, before me THE UNDERSIGNED, a Notary Public in and for said State, personally appeared DAVID H. HENDER known to me to be the President and C. L. WEEKS known to me to be the ASST. Secretary of TRANS-WORLD BANK, 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 as beneficiary.

Florence A. Cheney
Notary Public

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS

On this 13th day of November 1978, before me the undersigned, a Notary Public in and for said State, personally appeared AL. J. FILIPELI, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

OFFICIAL SEAL
ANN E. BADELL
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Dec. 22, 1980

Ann E. Badell
Notary Public

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

On this 9th day of NOVEMBER, 1978, before me, a Notary Public in and for said County and State personally appeared DONALD B. TALCOTT, known to me to be the VICE President and WILLIAM R. BRASHER, known to me to be the ASSISTANT Secretary of JOHN D. LUSK & SON the corporation that executed the within instrument, and 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 partners of LUSK HOMES/SIMI VALLEY, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

OFFICIAL SEAL
JANE W. ST. PIERRE
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires March 4, 1980

Jane W. St. Pierre
Notary Public

State of California)
County of Orange) SS

On this 18th day of December, 1978, before me the Undersigned a Notary Public in and for said State, personally appeared Nancy Wu Herkert, guardian of the estates of Kwan Sou Hing and Kwan Wan Hing, minors, and acknowledged to me that pursuant to an order of the Superior Court of the State of California, in and for the County of Ventura, in Case No. P55,882, she signed and executed the within instrument on behalf of said Kwan Sou Hing and Kwan Wan Hing.

OFFICIAL SEAL
RICHARD T. DEIHL
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Exp. May 7, 1982

Richard T. Deihl
Notary Public

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

On this 9th day of NOVEMBER, 1978, before me JANE W. ST. PIERRE, a Notary Public in and for said State personally appeared DONALD B. TALCOTT, known to me to be the VICE President and WILLIAM R. BRASHER known to me to be the ASSISTANT Secretary of SERVICE MORTGAGE COMPANY, 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 as beneficiary.

OFFICIAL SEAL
JANE W. ST. PIERRE
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires March 4, 1980

Jane W. St. Pierre
Notary Public

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

On this 13 day of November, 1978, before me the Undersigned, a Notary Public in and for said State personally appeared J.N. Charles Jacobi, known to me to be the President and Marion Joyce Aleck-Jacobi known to me to be the Secretary of JACOBI BUILDING MATERIALS, 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.

Guy E. Badell
Notary Public

OFFICIAL SEAL
ANN E. BADELL
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Dec. 22, 1980

TRACT NO. 2595-1

IN THE CITY OF SIMI VALLEY
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OCTOBER, 1978

PREPARED BY
WIDMER & ASSOCIATES
950 HAMPSHIRE ROAD
WESTLAKE VILLAGE, CA.

NOTE:
For correction in Monument Note No. 1, see
Book 5556 at Page 787 of Official Records.

80 MR 69

PAR 5 18 PM 9

SINALOA ROAD

NORTH 2643.09' 18 P.M. 9 & M.

SOUTH/WEST CORNER OF PARCEL 5 PER 18 P.M. 9

SEE SHEET 5

PAR 3 18 PM 9

SEE SHEET 4

OLDSTONE COURT

BUCKBOARD CIRCLE

STONEBROOK STREET

LONGBRANCH CIRCLE

LAMP POST CIRCLE

VALLEY GATE ROAD

CITY OF SIMI VALLEY

COUNTY

TRACT NO. 3 MR 7

497 OR 210

MONUMENT NOTES:

- ○ Fd. 1½" I.D. Pipe Tagged L.S. 3063 Per 37 R.S. 27 & 18 P.M. 9 or as noted.
- ● Set 1½" I.P. w/ tag R.C.E. 11758 at all centerline intersections and at all changes of direction of centerlines and along tract boundary at all changes of direction.

Set Monuments as shown hereon:

1. Set ½" I.P. w/ Tag R.C.E. 11758 at all lot line angle points and rear lot corners, unless otherwise noted.
2. Witness crosses are chiseled in concrete walk along lot line produced 12" beyond true front lot corners and 12" radially into street Right of Way from E.C.'s and B.C.'s along street sidelines.
3. Engineers 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.

M. Measured
R. Record
C.F.R. Calculated from record
I.P. Iron Pipe
Rad. Radial
Fd. Found

■ Set Ventura County Standard Survey Monument Stamped R.C.E. 11758 per Ventura County Standard Design 90-3.

LEGEND

E.E. Proposed Equestrian Easement

L.E. 5' wide Easement for landscape and tree maintenance purposes to the City of Simi Valley.

① R = 300' Δ = 15°29'29" L = 81.11' T = 40.81'

NOTE: KEY MAP ON SHEET 5

0 100 200 300

GRAPHIC SCALE: 1" = 100'

BASIS OF BEARINGS - SEE SHEET 4

EASEMENT SCHEDULE

NOT TO SCALE

- EASEMENT FOR FLOOD CONTROL PURPOSES
- EASEMENT FOR INGRESS & EGRESS
- EASEMENT FOR FLOWAGE AND PROPOSED EQUESTRIAN EASEMENT

DETAIL "D" NOT TO SCALE

TRACT NO. 2595-1

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OCTOBER, 1978

PREPARED BY
WIDMER & ASSOCIATES
950 HAMPSHIRE ROAD
WESTLAKE VILLAGE, CA.

NOTE:
For correction in Monument Note No. 1, see
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80 MR 70

SEE SHEET 3

NORTHWEST CORNER OF PAR. G PER 18 P.M. 9
FD. 1½" I.P. PER G9M.R.4
TAGGED L.S. 2723 (NO RECORD)

FD. 1" I.P. PER G9M.R4

FD. 1" I.P. PER G9MR4

FD. 4"x4" REDWOOD POST W/ PK NAIL ON LINE PER 37 R.S. 27 & 18 P.M. 9

G9M.R.4 — 37R.S.27 / 18 P.M.9 & M. — 557.17' — 1336.93' — 289.93' — 388.93' — 425.60' C.F. 36/12 O.R. 438

37 R.S. 54 — N 89° 55' 04" E. 1414.96' — 3564.96'

8 R.S. 37 — 495.76' — 37 R.S. 27 / 18 P.M. 9 & M.

STONEBROOK STREET

LONGBRANCH ROAD

LAMP POST CIRCLE

10' E.E.

5' L.E.

FLOWAGE EASEMENT TO VENTURA COUNTY FLOOD CONTROL DISTRICT AND PROPOSED EQUESTRIAN EASEMENT

STORM DRAINAGE EASEMENT TO THE CITY OF SIMI VALLEY SEE DETAIL "A"

5007 O.R. 278

4971 O.R. 210

4960 O.R. 674

SOUTHERLY BOUNDARY 18 P.M. 9 AND CITY OF SIMI VALLEY.

WESTERLY BOUNDARY 18 P.M. 9 AND CITY OF SIMI VALLEY

CITY OF SIMI VALLEY / COUNTY OF VENTURA

SIMI VALLEY — 494.16' C.F. 18 P.M. 9 — N 89°42'40" E. 1315.54' C.F. 18 P.M. 9 & M. — VENTURA

TRACT D 3 MR 7

TRACT E 3 MR 7

N 0° 02' 40" W 1472.34' 37 R.S. 27 / 18 P.M. 9 & M.

N 67° 54' 40" W 1171.50' 37 R.S. 27 / 18 P.M. 9 & M.

N 58° 15' 40" W

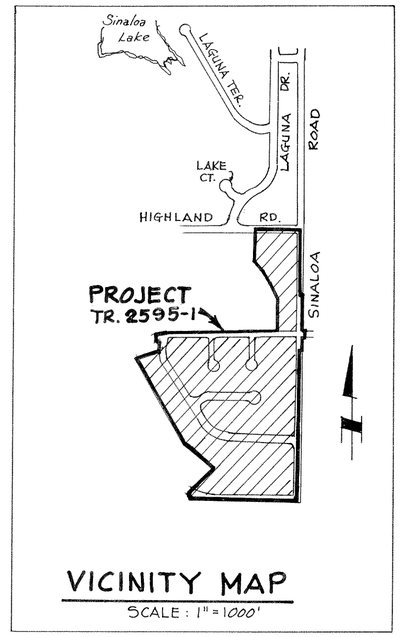
N 34° 15' 32" E 497.90' 4971 O.R. 210 & M.

N. 15° 22' 09" E. (RAD.) 55.00'

R=330'; 68.22' Δ=11°50'23"

685 O.R. 230

DETAIL "A"
NOT TO SCALE



VICINITY MAP
SCALE: 1" = 1000'

BASIS OF BEARINGS:
The Bearing of N89°55'04"E, being the northerly line of the Northwest quarter of Section 20 Per 37 R.S. 27, is the Basis of Bearings for this map.

LEGEND
L.E. 5' WIDE EASEMENT FOR LANDSCAPE AND TREE MAINTENANCE PURPOSES TO THE CITY OF SIMI VALLEY.

SEE SHEET 3 FOR MONUMENT NOTES

0 100 200 300
GRAPHIC SCALE: 1" = 100'

TRACT NO. 2595-1

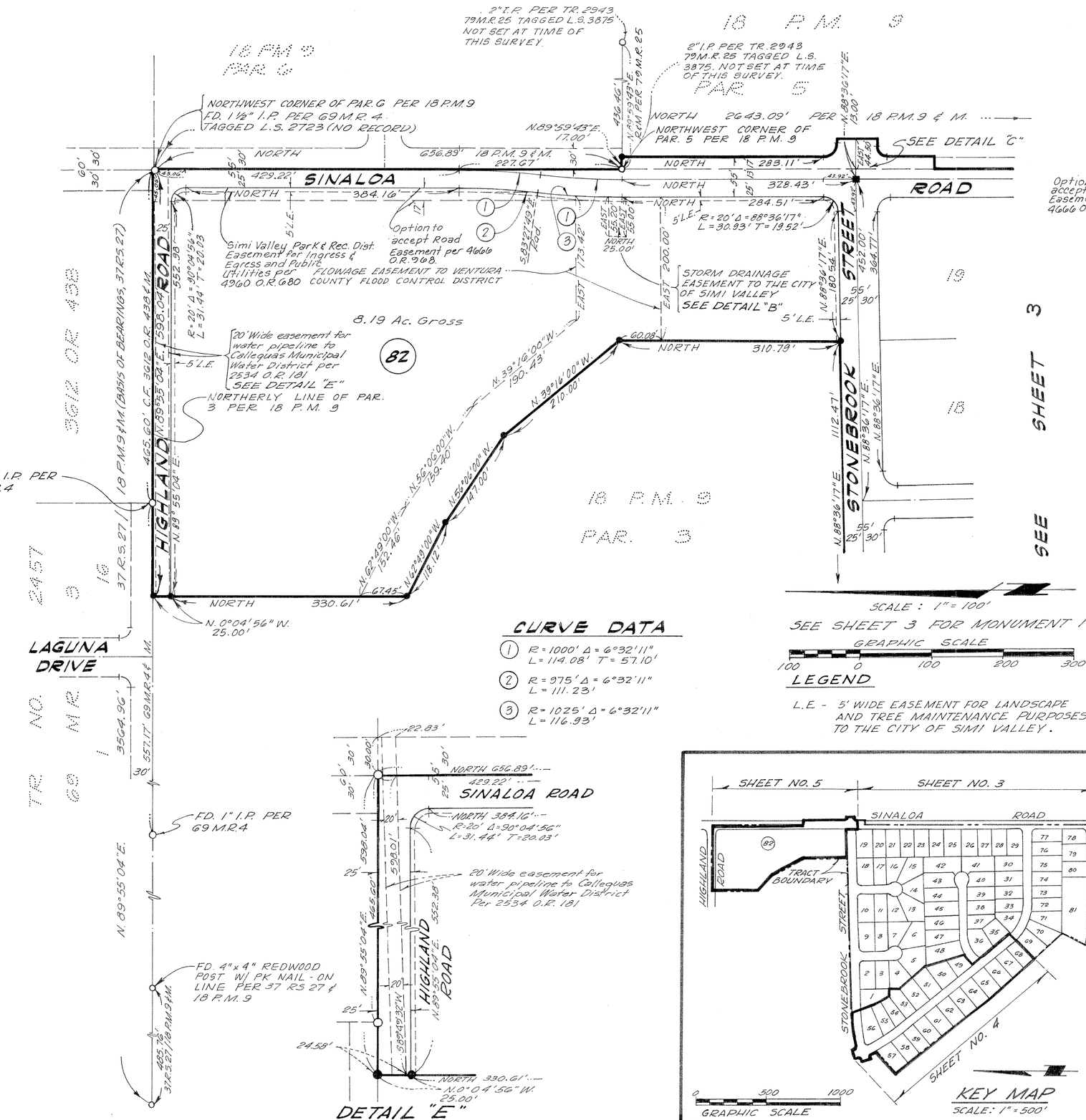
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OCTOBER, 1978

PREPARED BY
WIDMER & ASSOCIATES
950 HAMPSHIRE ROAD
WESTLAKE VILLAGE, CA.

NOTE:
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80 MR 71



TRACT NO. 2595-1

IN THE CITY OF SIMI VALLEY

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OCTOBER, 1978

PREPARED BY
WIDMER & ASSOCIATES
950 HAMPSHIRE ROAD-SUITE 119
WESTLAKE VILLAGE, CALIF.

SHEET 5 OF 5 SHEETS