The undersigned hereby certify that they are the owners of, or are interested in the land included within this subdivision ENTITLED TRACT No. 2595-2 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 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 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 easement for storm drainage purposes and the easements for 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

(Owner)

By John D. Lusk and Son, a California Corporation, GENERAL PARTNER

James G. Wagler
VICE PRESIDENT

Donald J. Jensen
ASST. SECRETARY

SERVICE MORGAGE COMPANY, A CORPORATION

(Beneficiary)

UNDER DEED OF TRUST RECORDED IN BOOK 5652 PAGE 157 OF OFFICIAL RECORDS.

Donald B. Talcott
VICE PRESIDENT

Kathryn M. Zier
SECRETARY

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 1979, 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 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 : November 21 1979

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. 2595-2 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 due and payable.

Date : Aug. 28 1980

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

By Catherine E. Johnston Deputy Tax Collector

I certify that I have examined the final map entitled Tract No. 2595-2 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 : October 13, 1980

City Engineer
City of Simi Valley

Ronald C. Coons

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. 2595-2 have been complied with.

Date : Oct. 23 1980

Robert L. Hamm
County Clerk
County of Ventura

Joann C. Danek
Deputy County Clerk

Document No. 101419
Recorded at the request of the owner, October 23rd 1980, at 3:15 P.M. in Book 89 of Miscellaneous Records (Maps) at Pages 18 thru 26, Records of Ventura County.

Robert L. Hamm
County Recorder
County of Ventura

William Dover, Asst.
~~Deputy~~ County Recorder

This map entitled Tract No 2595-2 consisting of 9 sheets, is presented to the City Council of the City of Simi Valley at a regular meeting of said Council held on the 13th day of OCTOBER 1980. 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 purposes.

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 13th day of OCTOBER 1980.

Attest:

Suzanne Harris
City Clerk of the City of Simi Valley

Mayor of the City of Simi Valley

This is to certify that the flowage easements offered hereon to the Ventura County Flood Control District, a governmental agency are hereby accepted and the offer of the easements for storm drainage purposes and the easements for flood control purposes is hereby rejected by the undersigned officer on behalf of said district pursuant to authority conferred by resolution of the Board of Supervisors of Ventura County adopted on May 5, 1970.

Dated: 9-30-80

ARTHUR E. GOULET
Director - Public Works Agency
County of Ventura
State of California

By Donald B. Perry
Deputy Director

The following soils reports have been prepared on Tract No 2595-2

Date of Report	Title of Report	Firm Name	Engineer	R.C.E. #
June 1, 1977	Prelim. Geology & Soils Investigation, Tr. 2595	Geosoils, Inc.	D.D. Yoakum	16496
June 28, 1979	Review of 50 Scale Grading Plan	Geosoils, Inc.	D.D. Yoakum	16496

TRACT NO. 2595-2

IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A DIVISION OF A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 2 NORTH, RANGE 18 WEST, RANCHO SIMI, AS PER MAP RECORDED IN BOOK 3, PAGE 2 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY
WIDMER & ASSOCIATES
950 HAMPSHIRE ROAD, 119
WESTLAKE VILLAGE, CA.

November 1979

SHEET 1 OF 9 SHEETS

89 MR 19

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 Southern California Edison Company present owner of an easement for pole line purposes as disclosed by deed recorded in Book 1135 Page 432 of Official Records of Ventura County and

The signature of Ventura County Flood Control District, present owner of an easement 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, as disclosed by deed recorded in Book 5352 Page 684 of O.R. of Ventura County, have been omitted under the provisions of Section 66436; Sub-section (a)(1) of the subdivision Map Act, their interests are such that they cannot ripen into fee title and said signature are not required by the governing body.

State of California)
County of ORANGE) SS

On this 7th day of AUGUST, 1980, before me KATHLEEN A. LEVIN, a Notary Public in and for said State, personally appeared DONALD B. TALCOTT known to me to be the VICE President and KATHRYN M. ZIV known to me to be the 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
KATHLEEN A. LEVIN
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Commission Expires Aug. 16, 1983

Kathleen A. Levin
Notary

My commission expires Aug. 16, 1983

State of California)
County of Orange) SS

On this 20th day of FEBRUARY, 1980, before me, a Notary Public in and for said County and State personally appeared JAMES C. WAPLES, known to me to be the VICE PRESIDENT and DONALD D. STEFFENSEN, known to me to be the ASST. 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
KATHLEEN A. LEVIN
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Commission Expires Aug. 16, 1983

Kathleen A. Levin
Notary

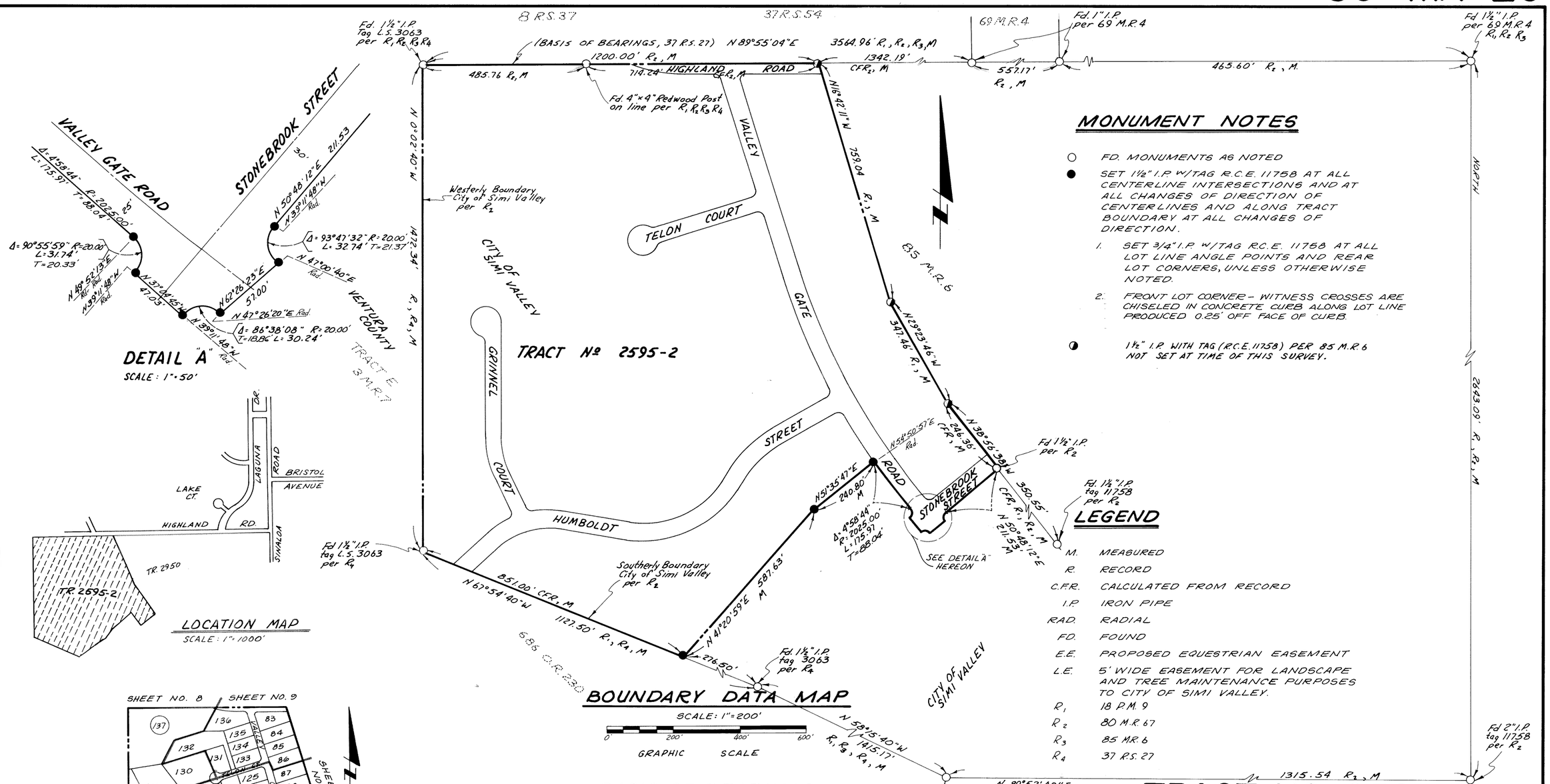
My commission expires Aug. 16, 1983

TRACT NO. 2595-2

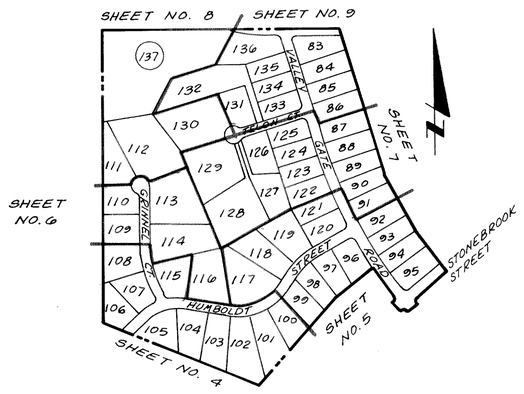
IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA
BEING A DIVISION OF A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 2 NORTH, RANGE 18 WEST, RANCHO SIMI, AS PER MAP RECORDED IN BOOK 3, PAGE 2 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY
WIDMER & ASSOCIATES
950 HAMPSHIRE ROAD, 119
WESTLAKE VILLAGE, CA.

November 1979



LOCATION MAP
SCALE: 1"=1000'



KEY MAP
SCALE: 1"=500'

BOUNDARY DATA MAP
SCALE: 1"=200'

0 200' 400' 600'
GRAPHIC SCALE

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.

MONUMENT NOTES

○ FD. MONUMENTS 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.

1. SET ¾" I.P. W/TAG R.C.E. 11758 AT ALL LOT LINE ANGLE POINTS AND REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
2. FRONT LOT CORNER – WITNESS CROSSES ARE CHISELED IN CONCRETE CURB ALONG LOT LINE PRODUCED 0.25' OFF FACE OF CURB.

◑ 1½" I.P. WITH TAG (R.C.E. 11758) PER 85 M.R. 6 NOT SET AT TIME OF THIS SURVEY.

LEGEND

M.	MEASURED
R.	RECORD
C.F.R.	CALCULATED FROM RECORD
I.P.	IRON PIPE
RAD.	RADIAL
FD.	FOUND
E.E.	PROPOSED EQUESTRIAN EASEMENT
L.E.	5' WIDE EASEMENT FOR LANDSCAPE AND TREE MAINTENANCE PURPOSES TO CITY OF SIMI VALLEY.
R_1	18 P.M. 9
R_2	80 M.R. 67
R_3	85 M.R. 6
R_4	37 R.S. 27

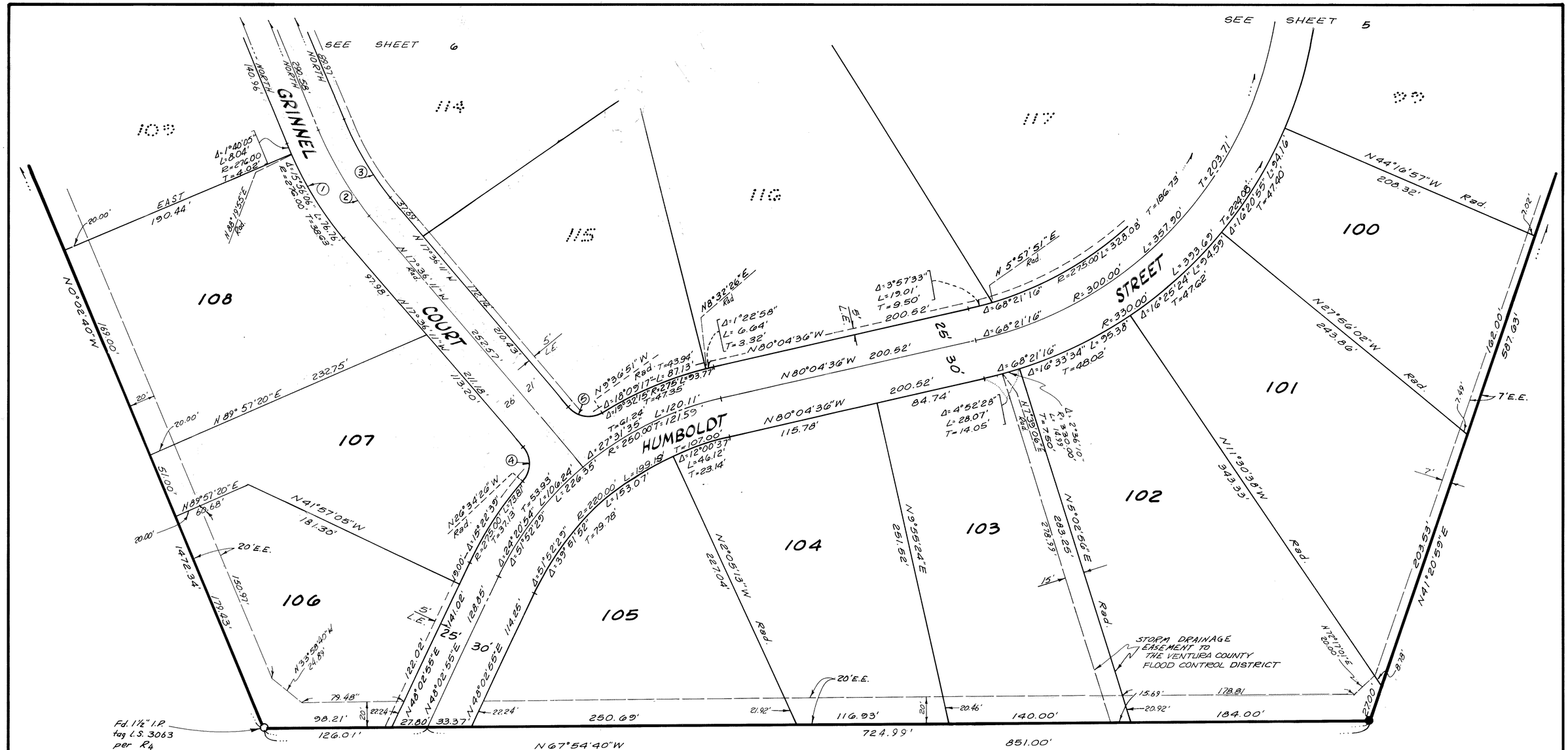
TRACT NO. 2595-2

IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A DIVISION OF A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 2 NORTH, RANGE 18 WEST, RANCHO SIMI, AS PER MAP RECORDED IN BOOK 3, PAGE 2 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY
WIDMER & ASSOCIATES
950 HAMPSHIRE ROAD, 119
WESTLAKE VILLAGE, CA

November 1979



CURVE DATA

	Δ	R	L	T
1	17°36'11"	276.00'	84.80'	42.73'
2	17°36'11"	250.00'	76.81'	38.71'
3	17°36'11"	229.00'	70.36'	35.46
4	81°01'45"	20.00'	28.28'	17.09'
5	82°00'40"	20.00'	28.63'	17.39'

SEE SHEET 3 FOR MONUMENT NOTES AND LEGEND.

0 50' 90' 150'

GRAPHIC SCALE 1"=50'

TRACT NO. 2595-2

IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A DIVISION OF A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 2 NORTH, RANGE 18 WEST, RANCHO SIMI, AS PER MAP RECORDED IN BOOK 3, PAGE 2 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY
WIDMER & ASSOCIATES
950 HAMPSHIRE ROAD, 119
WESTLAKE VILLAGE, CA.

November 1979

TRACT NO. 2595-2

IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A DIVISION OF A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 2 NORTH, RANGE 18 WEST, RANCHO SIMI, AS PER MAP RECORDED IN BOOK 3, PAGE 2 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY
WIDMER & ASSOCIATES
950 HAMPSHIRE ROAD, 119
WESTLAKE VILLAGE, CA.

GRAPHIC SCALE
1" = 50'

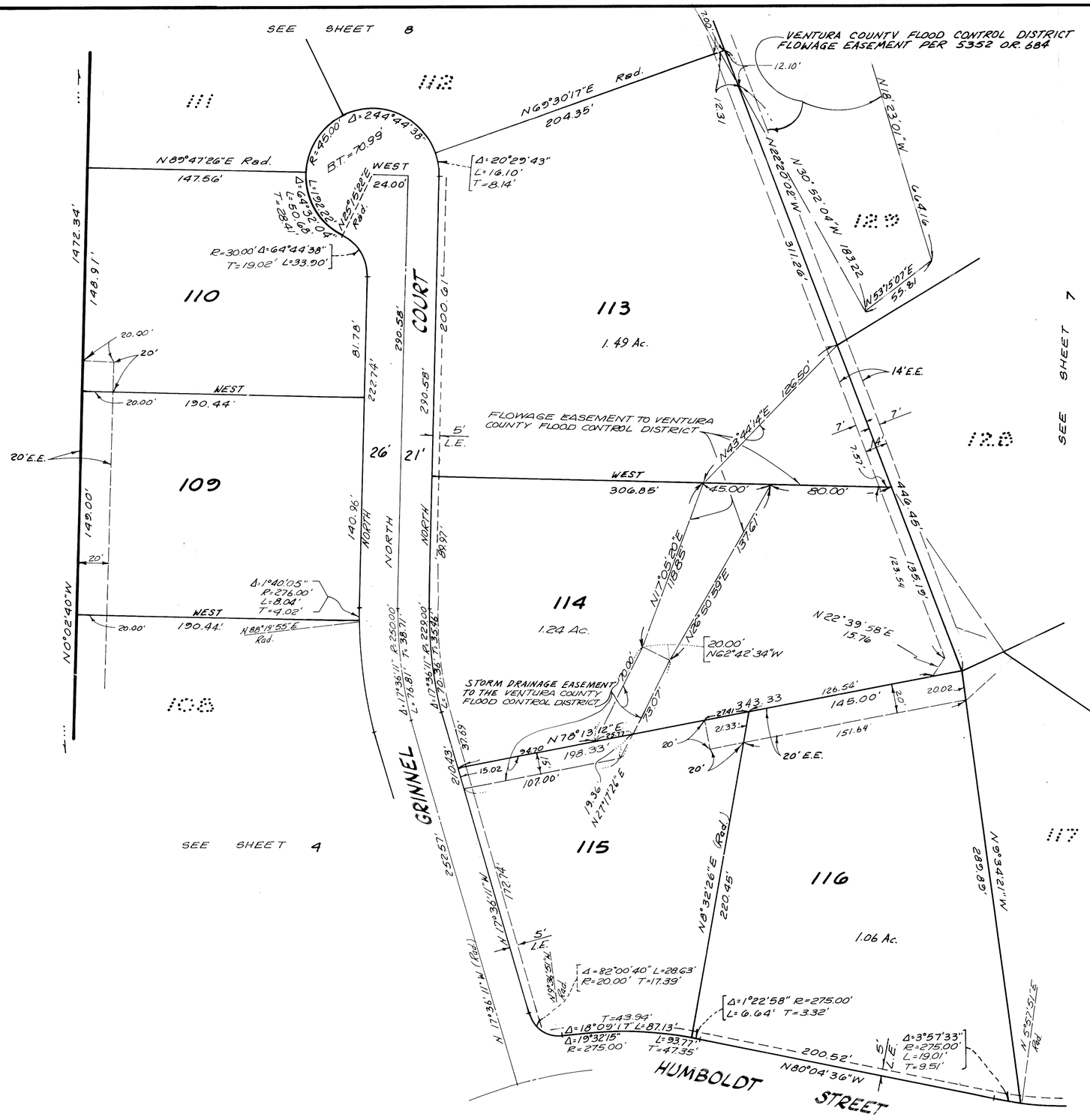
FLOWAGE EASEMENT TO VENTURA COUNTY FLOOD CONTROL DISTRICT AND PROPOSED EQUESTRIAN EASEMENT

FLOWAGE EASEMENT, EASEMENT FOR FLOOD CONTROL PURPOSES TO VENTURA COUNTY FLOOD CONTROL DISTRICT AND PROPOSED EQUESTRIAN EASEMENT

FLOWAGE EASEMENT TO VENTURA COUNTY FLOOD CONTROL DISTRICT

CENTERLINE OF A 20' WIDE STORM DRAINAGE EASEMENT TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT

SEE SHEET 4
SEE SHEET 6
SEE SHEET 7
SEE SHEET 3 FOR MONUMENT NOTES AND LEGEND.



SEE SHEET 3 FOR MONUMENT NOTES AND LEGEND.

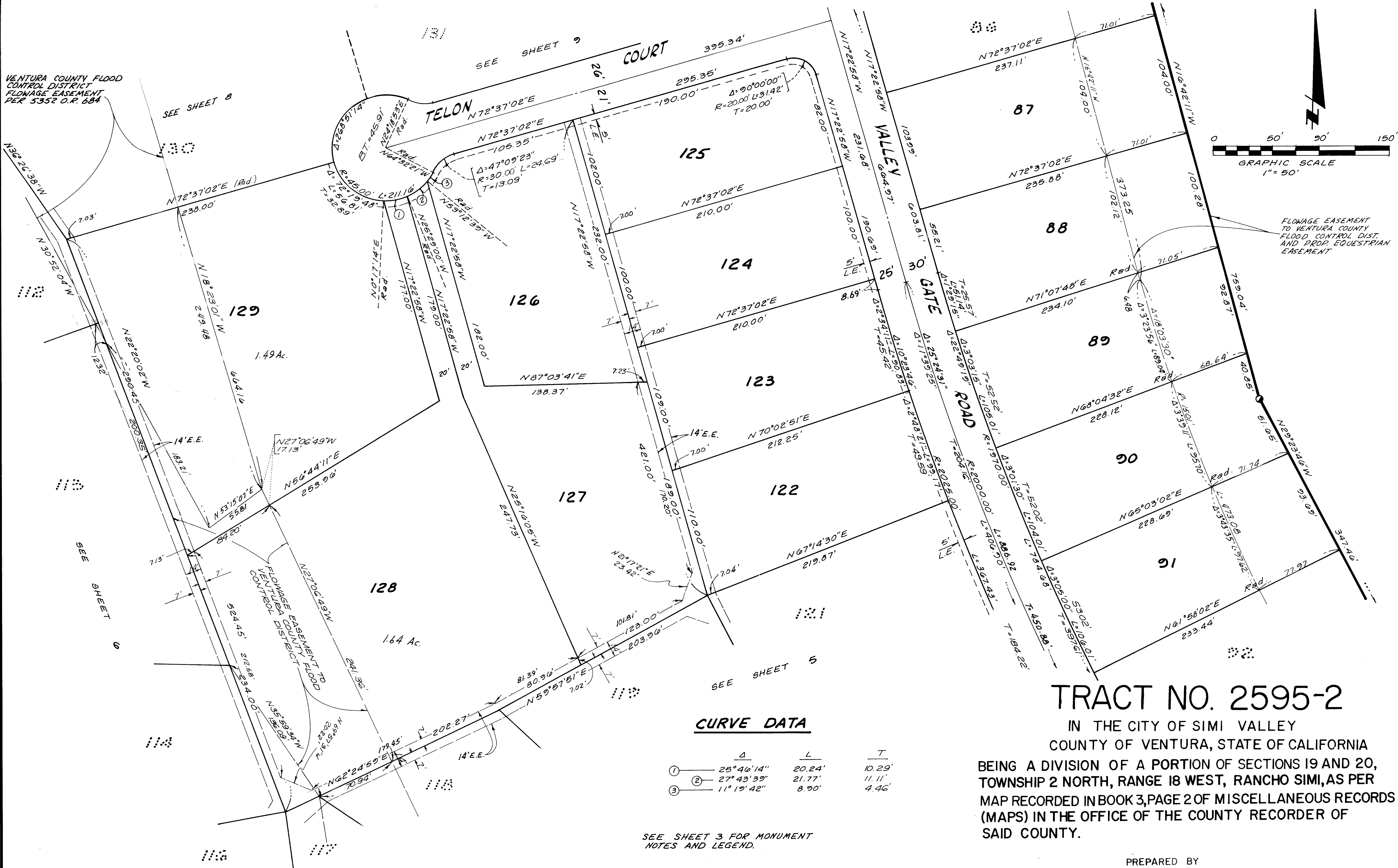
TRACT NO. 2595-2

IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A DIVISION OF A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 2 NORTH, RANGE 18 WEST, RANCHO SIMI, AS PER MAP RECORDED IN BOOK 3, PAGE 2 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY
WIDMER & ASSOCIATES
950 HAMPSHIRE ROAD, 119
WESTLAKE VILLAGE, CA.

November 1979



CURVE DATA

	Δ	L	T
①	25°46'14"	20.24'	10.29'
②	27°43'39"	21.77'	11.11'
③	11°19'42"	8.90'	4.46'

SEE SHEET 3 FOR MONUMENT NOTES AND LEGEND.

TRACT NO. 2595-2

IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A DIVISION OF A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 2 NORTH, RANGE 18 WEST, RANCHO SIMI, AS PER MAP RECORDED IN BOOK 3, PAGE 2 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY
WIDMER & ASSOCIATES
950 HAMPSHIRE ROAD, 119
WESTLAKE VILLAGE, CA.

November 1979

CURVE DATA

(1) Δ=2°17'50" R=930.00' L=37.29' T=18.65'

SEE SHEET 9

TELON COURT

Δ=268°51'14" R=45.00' L=211.16'

L.T.R.B.

N12°12'47"E Rad. 21.64

N 28°53'16"E 189.11'

N14°30'37"E Rad.

N 21°34'12"W Rad. 182.02'

N 3°02'41"E

N 72°59'12"E 235.82'

N 72°46'56"E 345.00'

664.16'

226.94

N 72°37'02"E 238.00' Rad.

N 69°30'17"E 204.35' Rad.

N 22°20'02"W 1.47'

N 22°20'02"W 238.00'

N 22°20'02"W

N 36°26'38"W 239.03'

7.03'

78.00'

240.60'

SEE SHEET 7

DETAIL "A"

N 18°23'01"W 143.82'

43.92'

30.01'

N 27°04'30"E 201.03'

N 36°26'38"W 239.03'

5.89'

240.60'

235.53'

213.78

100.06'

N 30°52'04"W 81.24'

14' E.E. see detail "B"

N 0°33'00"E 256.76'

224.93'

231.59'

256.59'

2.18.48'

N 84°46'25"E

7' 7' 14'

7.42'

28.48'

25.00'

7' 7'

N 27°47'08"W 315.04' Rad.

N 0°02'40"W 459.00'

360.95'

316.00'

1472.34'

N 89°47'26"E 147.56'

Rad.

SEE SHEET 9

GRINNEL COURT

WEST 2400'

L=76.41'

Δ=91°17'25"

Δ=244°44'38"

R=45.00' L=192.22'

Δ=162°25'26"

L=49.03'

98.80'

7.03'

N 22°20'02"W

12.32'

7.00'

78.00'

76.90'

see detail "A"

0 50' 90' 150'

GRAPHIC SCALE 1"=50'

LOT 130

LIMITS OF FLOWAGE EASM'T

LOT 132

N 72°46'56"E

N 27°04'30"E

3.99'

2.80'

N 36°26'38"W 239.03'

N 36°26'38"W

5.93'

0.72'

7.82'

1.21'

LOT 137

LOT 112

259.76'

N 81°33'00"E

7' 7'

DETAIL "B"

20' WIDE EASEMENT FOR PIPELINE, TO CALLEGUAS MUNICIPAL WATER DISTRICT PER 2534 O.R. 181

Fd 4"x 4" Redwood Post on line, per R, R3 R4

120.00'

632.27'

626.24'

485.76'

N89°55'04"E

N87°25'49"W 19.69'

N89°56'07"E

N0°03'53"W 10.90'

N89°56'07"E

N0°03'53"W 10.00'

210.00'

N50°04'49"W 299.19'

PERMANENT SLOPE EASEMENT TO CALLEGUAS MUNICIPAL WATER DISTRICT PER 2534 O.R. 181

VENTURA COUNTY FLOOD CONTROL DISTRICT FLOWAGE EASEMENT PER 5352 O.R. 884

26.68

Fd 1½" I.P. tag L.S. 3063 per R, R3 R4

137

4.53 Ac. Gross

130

1.60 Ac. Gross

112

1.80 Ac.

111

TRACT NO. 2595-2

IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A DIVISION OF A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 2 NORTH, RANGE 18 WEST, RANCHO SIMI, AS PER MAP RECORDED IN BOOK 3, PAGE 2 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY
WIDMER & ASSOCIATES
950 HAMPSHIRE ROAD, 119
WESTLAKE VILLAGE, CA.

SEE SHEET 3 FOR MONUMENT NOTES AND LEGEND.

November 1979

CURVE DATA

(1)	Δ = 2°17'50"	L = 37.29'
	R = 930.00'	T = 18.65'
(2)	Δ = 8°22'28"	L = 135.93'
	R = 930.00'	T = 68.09'
(3)	Δ = 3°55'15"	L = 63.64'
	R = 930.00'	T = 31.84'
(4)	Δ = 72°41'58"	L = 25.38'
	R = 20.00'	T = 14.72'
(5)	Δ = 12°17'43"	L = 199.57'
	R = 930.00'	T = 100.17'
(6)	Δ = 107°18'02"	L = 28.09'
	R = 15.00'	T = 20.38'

20' WIDE EASEMENT FOR PIPELINE TO CALLEGUAS MUNICIPAL WATER DISTRICT PER 2534 O.R. 181

10' SO. CAL. EDISON POLE LINE EASEMENT PER 1135 O.R. 432

0 50' 90' 150'

GRAPHIC SCALE 1"=50'

HIGHLAND ROAD

VALLEY GATE ROAD

TELON COURT

136 0.89 Ac.

135

132 1.55 Ac.

134

133

131

83

84

85

86

80

FLOWAGE EASEMENT AND EASEMENT FOR FLOOD CONTROL TO VENTURA COUNTY FLOOD CONTROL DISTRICT AND PROP. EQUESTRIAN EASEMENT

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

SEE SHEET 8

SEE SHEET 7

SEE SHEET 7

SEE SHEET 3 FOR MONUMENT NOTES AND LEGEND.

TRACT NO. 2595-2

IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A DIVISION OF A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 2 NORTH, RANGE 18 WEST, RANCHO SIMI, AS PER MAP RECORDED IN BOOK 3, PAGE 2 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY
WIDMER & ASSOCIATES
950 HAMPSHIRE ROAD, 119
WESTLAKE VILLAGE, CA.

November 1979