THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 3459-3, 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 TO THE CITY OF SIMI VALLEY FOR PUBLIC USE THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THIS MAP. AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY, THE EASEMENTS FOR STORM DRAINAGE PURPOSES SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO. AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE EASTERLY LINE OF LOTS 139 TO 144 INCLUSIVE ABUTTING SEQUOIA AVENUE AND THE SOUTHERLY LINE OF LOTS 114, 144, 145, 155, 156 AND 170, ABUTTING FITZGERALD ROAD IN ORDER THAT THE OWNERS OF SAID LOTS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID SEQUOIA AVENUE AND FITZGERALD ROAD, EXCEPT THE GENERAL RIGHT-OF-TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC. AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE EASEMENTS FOR PUBLIC SERVICE PURPOSES SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO.

GREAT WEST HOMES, INC., A CALIFORNIA CORPORATION (OWNER)

BY: _____ PRESIDENT AND: _____ SECRETARY

STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES }

ON THIS 29TH DAY OF DECEMBER, IN THE YEAR 1982, BEFORE ME BARBARA ANYA ELY, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED LORNE LEIBEL, KNOWN TO ME TO BE THE ____ PRESIDENT, AND LORNE LEIBEL, KNOWN TO ME TO BE THE ____ SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

OFFICIAL SEAL
BARBARA ANYA ELY
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires APR 21, 1986

_____ NOTARY PUBLIC

TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION

TRUSTEE UNDER DEED OF TRUST RECORDED NOVEMBER 13, 1980 IN BOOK 5776, PAGE 206 OF OFFICIAL RECORDS.

BY: _____ ASST. VICE PRESIDENT AND: _____ Asst. SECRETARY

STATE OF CALIFORNIA } SS
COUNTY OF VENTURA }

ON THIS 15TH DAY OF MARCH, IN THE YEAR 1984, BEFORE ME Patricia M. Estes, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED FRANK W. LANE AND Douglas W. Borchert, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS ASST. VICE PRESIDENT AND Asst. SECRETARY ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT AS TRUSTEE.

OFFICIAL SEAL
PATRICIA M. ESTES
NOTARY PUBLIC, CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY
My Commission Expires Aug. 14, 1987

_____ NOTARY PUBLIC

CALIFORNIA LAND TITLE COMPANY, A CALIFORNIA CORPORATION (TRUSTEE)

UNDER DEED OF TRUST RECORDED NOVEMBER 25, 1981 AS DOCUMENT NO. 112186 OF OFFICIAL RECORDS.

_____ VICE - PRESIDENT

STATE OF CALIFORNIA } SS
COUNTY OF VENTURA }

ON THIS 20TH DAY OF MARCH, IN THE YEAR 1984, BEFORE ME Arlene Wasserman, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MIKE BOSSARD AND _____, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS VICE - PRESIDENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT AS TRUSTEE.

OFFICIAL SEAL
ARLENE WASSERMAN
Notary Public-California
VENTURA COUNTY
My Comm. Exp. May 10, 1989

_____ NOTARY PUBLIC

I, JOEL C. SILVERMAN, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN DECEMBER 1982, 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 RECORDATION OF THIS TRACT MAP), 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 STREET SYSTEM.

DATE: DEC. 27, 1982

_____
JOEL C. SILVERMAN R.C.E. 16844

I HEREBY CERTIFY THAT ALL CERTIFICATES AND SECURITY REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT HAVE BEEN FILED AND DEPOSITED WITH ME.

DATE: June 12, 1985

RICHARD D. DEAN
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF VENTURA

BY _____
DEPUTY COUNTY CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 3459-3, 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: 5/30/85

_____
JOSEPH R. LOPEZ
CITY ENGINEER, CITY OF SIMI VALLEY

THE SIGNATURE OF BOY'S CLUB OF HOLLYWOOD AND BOY'S CLUB OF HOLLYWOOD CAMP, PRESENT OWNER OF THE RIGHTS OF ENTRY AND RIGHTS OF WAY FOR THE USE OF ANY SYSTEM FOR THE COLLECTION, CONDUCTING AND DISTRIBUTION OF THE WATERS, AS DISCLOSED BY DEED RECORDED IN BOOK 29, PAGE 185 OF DEEDS (SAID EASEMENT IS BLANKET IN NATURE) RECORDS OF VENTURA COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (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 SIGNATURES OF MATTIE B. RUNKLE, ET AL., PRESENT OWNER OF ONE-HALF OF ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES AND MINERALS IN AND UNDER SAID LAND, WITHOUT, HOWEVER, THE RIGHT TO ENTER ON THE SURFACE OR WITHIN 500 FEET BENEATH THE SURFACE AS DISCLOSED BY DEED RECORDED IN BOOK 5306, PAGE 182 OF OFFICIAL RECORDS AND PEOPLES EMPIRE RANCH, A PARTNERSHIP, PRESENT OWNER OF ONE-HALF OF ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES AND MINERALS IN AND UNDER SAID LAND, WITHOUT, HOWEVER, THE RIGHT TO ENTER ON THE SURFACE OR WITHIN 500 FEET BENEATH THE SURFACE AS DISCLOSED BY DEED RECORDED IN BOOK 5776, PAGE 205 OF OFFICIAL RECORDS, BOTH RECORDS OF VENTURA COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (c) (3) OF THE SUBDIVISION MAP ACT.

OFFICIAL SEAL
ARLENE WASSERMAN
Notary Public-California
VENTURA COUNTY
My Comm. Exp. May 10, 1989

OFFICIAL SEAL
ARLENE WASSERMAN
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My comm. expires MAY 10, 1989

THIS MAP ENTITLED TRACT NO. 3459-3, CONSISTING OF 3 SHEETS IS PRESENTED TO THE CITY COUNCIL OF THE CITY OF SIMI VALLEY OF VENTURA COUNTY, CALIFORNIA, AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 3RD DAY OF JUNE, 1985 FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP AND DOES HEREBY ACCEPT FOR PUBLIC USE THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THIS MAP. AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR STORM DRAINAGE AND PUBLIC SERVICE PURPOSES AS SHOWN ON THIS MAP AND ALSO HEREBY ACCEPTS 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 4TH DAY OF JUNE, 1985.

ATTEST:

_____
CITY CLERK OF THE CITY OF SIMI VALLEY

_____
MAYOR OF THE CITY OF SIMI VALLEY.

THE FOLLOWING SOILS REPORTS RELATING TO TRACT NO. 3459-3 HAVE BEEN PREPARED:

DATE OF REPORT	TITLE OF REPORT	FIRM NAME	ENGINEER	REG. NO.
APRIL 11, 1977	PRELIMINARY SOILS, GEOLOGIC INVESTIGATION	S.E. MEDALL & ASSOC. INC.	WILLIAM G. UHL	C.E.G. 502
JUNE 27, 1980	PRELIMINARY SOILS AND GEOLOGIC INVESTIGATION	MEDALL, ARAGON, WORSWICK & ASSOC. INC.	WILLIAM G. UHL	C.E.G. 502

LOCATION WHERE ON FILE FOR PUBLIC INSPECTION: SIMI VALLEY PUBLIC WORKS.

#61964

RECORDED AT THE REQUEST OF THE OWNER, JUNE 14, 1985, AT 8:00 A.M. IN BOOK 102 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 43-45, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY RECORDER
Asst.

TRACT NO. 3459-3

IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF A PORTION OF PARCEL A, PARCEL MAP LD-S-122 AND LDS-123, PER MAP FILED IN BOOK 27 PAGES 32 TO 35 INCLUSIVE OF PARCEL MAPS, RECORDS OF VENTURA COUNTY.

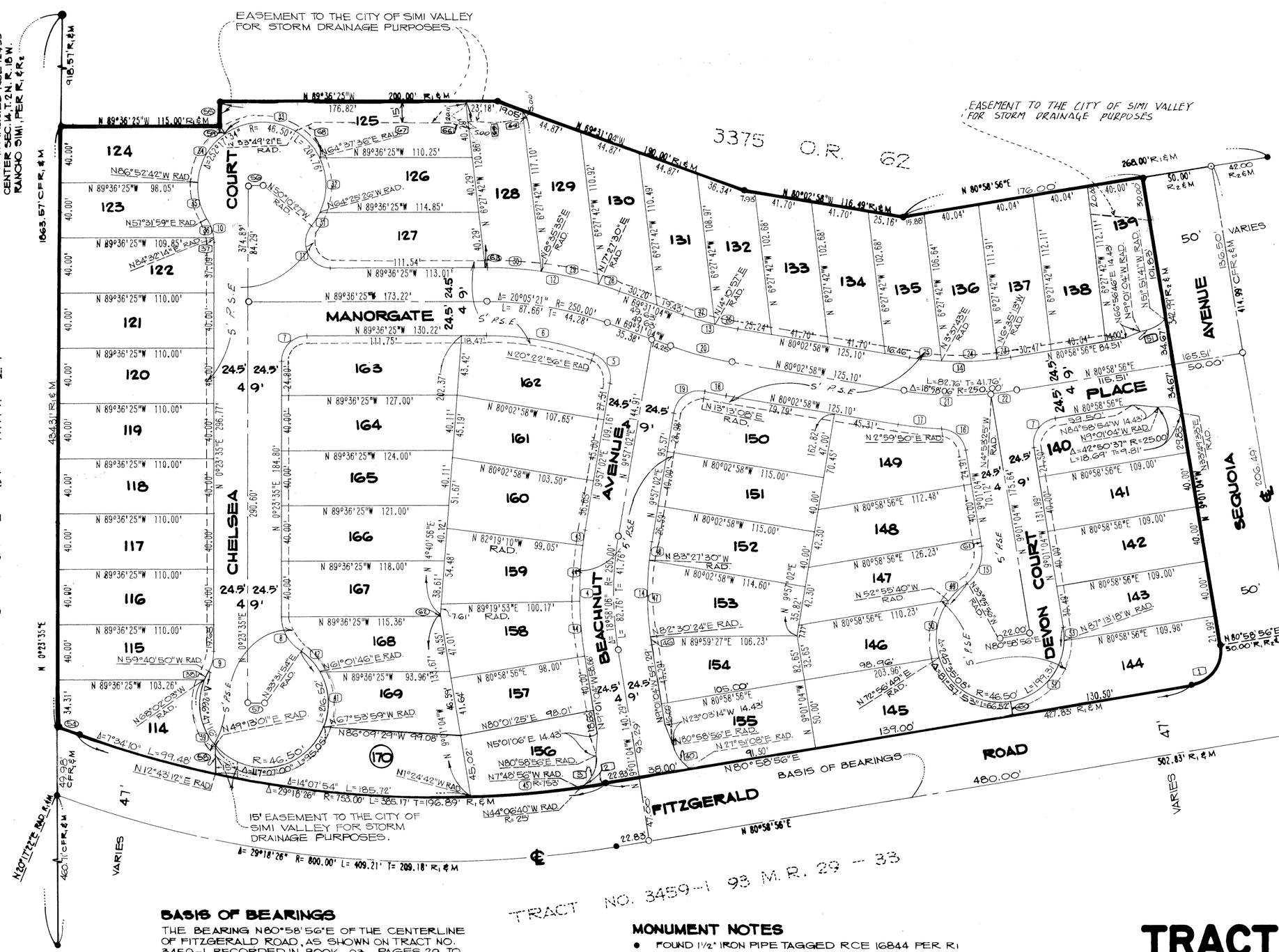
DECEMBER, 1982

VENTURA COUNTY, CALIFORNIA

JOEL SILVERMAN & ASSOCIATES
20300 VENTURA BOULEVARD · WOODLAND HILLS · CALIFORNIA · 91364

TOTAL GROSS AREA: 8.14 ACRES

W.O. 067-0101


EASEMENT TO THE CITY OF SIMI VALLEY FOR STORM DRAINAGE PURPOSES.
EASEMENT TO THE CITY OF SIMI VALLEY FOR STORM DRAINAGE PURPOSES
3375 O.R. 62
FD. 1/2" I.P. TAGGED RCE 12955 CENTER SEC. 14, T.2N., R.18W. RANCHO SIMI, PER R1 & R2
1863.57' CFR, R1 & M
N 89°36'25"W 115.00' R1 & M
N 89°36'25"W 200.00' R1 & M
N 89°36'25"W 176.82'
N 89°27'00"W 190.00' R1 & M
N 80°02'58"W 116.49' R1 & M
N 80°58'56"E 176.00'
268.00' R1 & M
42.00 R2 & M
50.00' R2 & M
50' VARIES
136.50' CFR & M
411.99' CFR & M
COURT
MANORGATE
AVENUE
PLACE
SEQUOIA
CHELSEA
BEACHNUT
DEVON
ROAD
FITZGERALD
124
125
126
127
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118
119
120
121
122
123
N 89°36'25"W 130.22'
N 89°36'25"W 173.22'
N 89°36'25"W 113.01'
N 89°36'25"W 111.75'
N 89°36'25"W 110.25'
N 89°36'25"W 114.85'
N 89°36'25"W 110.00'
N 89°36'25"W 109.85' RAD.
N 89°36'25"W 98.05'
N 89°36'25"W 127.00'
N 89°36'25"W 124.00'
N 89°36'25"W 121.00'
N 89°36'25"W 118.00'
N 89°36'25"W 115.36'
N 89°36'25"W 93.96'
N 89°36'25"W 103.26'
N 89°36'25"W 110.00'
N 89°36'25"W 110.00'
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N 89°36'25"W 109.85' RAD.
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N 89°36'25"W 110.00'

CURVE TABLE

NO	DELTA	RADIUS	ARC LGT	TAN	
1	90°00'00"	25.00'	39.27'	25.00'*	
2	1°12'08"	753.00'	15.80'	7.90'	
3	54°54'24"	25.00'	23.96'	12.99'	
4	18°58'06"	274.50'	90.88'	45.86'	
5	79°34'06"	18.50'	25.69'	15.40'	
6	19°59'21"	225.50'	78.67'	39.74'	
7	90°00'00"	18.50'	29.18'	18.50'	
8	56°51'41"	28.50'	28.28'	15.43'	
9	29°55'35"	28.50'	14.89'	7.62'	
10	32°51'36"	28.50'	16.35'	8.40'	
11	129°25'58"	18.50'	41.79'	39.17'	
12	20°05'21"	274.50'	96.25'	48.62'	
13	10°31'54"	225.50'	41.45'	20.78'	
14	18°58'06"	225.50'	74.65'	37.67'	
15	65°35'08"	28.50'	32.62'	18.36'	
16	77°59'06"	18.50'	25.18'	14.98'	
17	6°57'12"	274.50'	33.31'	16.68'	
18	3°16'06"	274.50'	15.66'	7.83'	
19	93°16'06"	18.50'	30.12'	19.59'	
20	10°31'54"	250.00'	45.95'	23.04'	
21	14°50'27"	250.00'	64.75'	32.56'	
22	4°07'39"	250.00'	18.01'	9.01'	
23	2°25'51"	225.50'	9.57'	4.78'	
24	10°12'56"	225.50'	40.20'	20.16'	
25	6°19'19"	225.50'	24.88'	12.45'	
26	4°13'55"	225.50'	16.66'	8.33'	
27	6°17'59"	225.50'	24.79'	12.41'	
28	3°01'26"	274.50'	14.49'	7.25'	
29	8°51'55"	274.50'	42.47'	21.28'	
30	8°12'00"	274.50'	39.29'	19.68'	
31	14°14'59"	46.50'	11.57'	5.81'	
32	50°56'58"	46.50'	41.35'	22.15'	
33	99°10'44"	46.50'	80.49'	54.62'	
34	52°19'29"	46.50'	42.47'	22.84'	
35	35°35'19"	46.50'	28.88'	14.92'	
36	27°00'15"	28.50'	13.43'	6.84'	
37	5°51'21"	28.50'	2.91'	1.46'	
38	8°21'13"	46.50'	6.78'	3.40'	
39	62°44'56"	46.50'	50.93'	28.36'	
40	53°07'48"	25.00'	23.18	12.50'	
41	51°04'15"	46.50'	41.45'	22.21'	
42	27°29'52"	46.50'	22.32'	11.38'	
43	2°16'12"	274.50'	10.88'	5.44'	
44	8°20'57"	274.50'	40.00'	20.04'	
45	6°24'14"	753.00'	84.16'	42.13'	
46	1°31'28"	225.50'	6.00'	3.00'	
47	14°02'06"	225.50'	55.24'	27.76'	
48	3°24'32"	225.50'	13.41'	6.71'	
49	19°29'44"	46.50'	15.82'	7.99'	
50	54°07'31"	46.50'	43.93'	23.76'	
51	42°50'37"	25.00'	18.69'	9.81'	
52	78°12'14"	46.50'	63.47'	37.79'	
53	11°47'46"	46.50'	9.57'	4.80'	

* R1 & M

COURSE TABLE

NO.	BEARING	DIST.
54	N69°42'38"W	17.01'*
55	N0°23'35"E	18.00'*
56	N89°36'25"W	10.00'
57	N89°36'25"W	12.00'
58	N0°23'35"E	19.97'
59	N34°38'18"W RAD.	5.00'
60	N9°01'04"W RAD.	10.00'
61	N9°01'04"W	5.21'
62	N9°01'04"W	1.52'
63	N89°36'25"W	1.47'
64	N79°12'25"E	18.00'
65	N89°36'25"W	22.21',
66	N66°27'41"W	12.63'
67	N89°36'25"W	101.39'
68	N60°23'35"E	12.81'

TRACT NO. 3459-3

IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF A PORTION OF PARCEL A, PARCEL MAP LD-S-122 AND LD-S-123, PER MAP FILED IN BOOK 27 PAGES 32 TO 35 INCLUSIVE OF PARCEL MAPS, RECORDS OF VENTURA COUNTY.

DECEMBER, 1982

VENTURA COUNTY, CALIFORNIA

JOEL SILVERMAN & ASSOCIATES