FOR CHANGES TO DISTANCE TO THE NORTHERLY COURSE OF LOT 83, SEE DOCUMENT NO. 136765 RECORDED ON OCTOBER 2, 1986 IN OFFICIAL RECORDS.

Map amended by affidavit certificate of correction recorded September 11, 1990 as instrument number 90-134835.

104 MR 70

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 4038-2 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, THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF S I M I V A L L E Y 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 S I M I V A L L E Y THE EASEMENT FOR STORM DRAINAGE PURPOSES SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO. AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE S I M I V A L L E Y C O U N T Y S A N I T A T I O N D I S T R I C T, THE SANITARY SEWER EASEMENT SHOWN ON THE MAP.

B R Y A N T F I N A N C I A L C O R P O R A T I O N, A CALIFORNIA CORPORATION (OWNER)

BY: Gary Runyan
GARY RUNYAN, SENIOR VICE PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF VENTURA) SS

ON THIS 30 DAY OF DECEMBER IN THE YEAR 1985, BEFORE ME LYNN CHENEY, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED G A R Y R U N Y A N, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS SENIOR VICE PRESIDENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT.

OFFICIAL SEAL
LYNN CHENEY
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My comm. expires OCT 22, 1988

Lynn Cheney
NOTARY PUBLIC

T I C O R T I T L E I N S U R A N C E COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION (TRUSTEE)

UNDER DEED OF TRUST RECORDED AUGUST 15, 1985, AS INSTRUMENT NO. 88237 OF OFFICIAL RECORDS.

Frank Medina
Asst. SECRETARY

STATE OF CALIFORNIA)
COUNTY OF VENTURA) SS

ON THIS 7th DAY OF January, IN THE YEAR 1986, BEFORE ME Nancy A. Goudy, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APEARED _____, ~~AND~~ Frank Medina, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS _____ PRESIDENT AND Asst. SECRETARY ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT AS T R U S T E E.

OFFICIAL SEAL
NANCY A. GOUDY
NOTARY PUBLIC, CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY
My commission expires Oct. 27, 1989

Nancy A. Goudy
NOTARY PUBLIC

I, L O U I S E. R U T L E D G E, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN SEPTEMBER 1985, 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: DECEMBER 12, 1985

Louis E. Rutledge
LOUIS E. RUTLEDGE, L.S. 3794

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.

R I C H A R D D. D E A N
COUNTY CLERK
COUNTY OF VENTURA

DATE: Feb. 25th 1986

BY: Jodi Klein
DEPUTY COUNTY CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4038-2, 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: February 21, 1986

Richard W. Burtt
RICHARD W. BURTT, CITY EGINEER
CITY OF SIMI VALLEY

THE SIGNATURE OF M O N T G O M E R Y R A N C H ASSOCIATES, A JOINT VENTURE, PRESENT OWNER OF AN UNDIVIDED ONE HALF INTEREST IN ALL OIL, GAS, MINERALS, HYDROCARBON SUBSTANCES AND RIGHTS THERETO BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS DISCLOSED BY DEED RECORDED IN BOOK 4489, PAGE 111 OF OFFICIAL RECORDS OF VENTURA COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (c) (3) OF THE SUBDIVISION MAP ACT.

THIS MAP ENTITLED TRACT NO. 4038-2 CONSISTING OF 7 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 25th DAY OF Feb 1986 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 ALSO HEREBY ACCEPTS THE EASEMENT FOR STORM DRAINAGE PURPOSES AS SHOWN ON THIS MAP.

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 CORPORATE SEAL OF SAID CITY OF SIMI VALLEY TO BE AFFIXED HERETO THIS 25th DAY OF Feb., 1986.

ATTEST:

Bonnie Virrito
CITY CLERK OF THE CITY OF SIMI VALLEY

Elton Gallegly
MAYOR OF THE CITY OF SIMI VALLEY

THE S I M I V A L L E Y C O U N T Y S A N I T A T I O N D I S T R I C T HEREBY ACCEPTS THE SANITARY SEWER EASEMENT AS SHOWN ON THIS MAP AND IN WITNESS THEREOF HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY THE DISTRICT ENGINEER PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION NO. SD-30 OF THE BOARD OF DIRECTORS OF SAID DISTRICT.

DATED: February 21, 1986

Ronald P. Coons
DISTRICT ENGINEER, SIMI VALLEY COUNTY SANITATION DISTRICT

THE FOLLOWING SOILS REPORTS RELATING TO TRACT NO. 4038-2 HAVE BEEN PREPARED:

DATE OF REPORT	TITLE OF REPORT	FIRM NAME	ENGINEER	REG. NO.
SEPT. 10,1984	GEOTECH. FEASE. REPORT	PACIF. SOILS ENGIN. INC.	JOSEPH F. RICCIO	C.E.G.45
JUNE 20,1985	GEOTECH. REVIEW	GORIAN & ASSOC.	RUDY M. PACAL	RCE 21278

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

86-22559

RECORDED AT THE REQUEST OF THE OWNER, BRYANT FINANCIAL CORPORATION, ON February 26, 1986, AT 8:00 A.M. IN BOOK 104 OF MISCELLANEOUS RECORDS (MAPS), AT PAGES 70 - 76, RECORDS OF VENTURA COUNTY.

R I C H A R D D. D E A N
COUNTY RECORDER
COUNTY OF VENTURA

BY: E. Dunbar
ASSISTANT COUNTY RECORDER

TRACT NO. 4038-2

IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF A PORTION OF SECTIONS 21 AND 22, TOWNSHIP 2 NORTH, RANGE 18 WEST AND A PORTION OF TRACT "C", RANCHO SIMI RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS).

COUNTY OF VENTURA, CALIFORNIA

SEPTEMBER 1985

TOTAL GROSS AREA : 52.29 ACRES

JOEL SILVERMAN & ASSOCIATES
20300 VENTURA BLVD. WOODLAND HILLS, CALIFORNIA 91364

FOR CHANGES TO DISTANCE TO THE NORTHERLY COURSE OF LOT 83, SEE DOCUMENT NO. 136765 RECORDED ON OCTOBER 2, 1986 IN OFFICIAL RECORDS.

Map amended by affidavit certificate of correction recorded September 11, 1990 as instrument number 90-134835.

104 MR 71

MONUMENT NOTES

⊘ FOUND 2" IRON PIPE TAGGED R.C.E. 14476 PER R1

● FOUND 2" IRON PIPE TAGGED R.C.E. 14476 PER R2.

■ FOUND VENTURA COUNTY STANDARD SURVEY MONUMENT PER R1

□ SET VENTURA COUNTY STANDARD SURVEY MONUMENT.

○ SET 1 1/2" IRON PIPE TAGGED L.S. 3794

SET 3/4" IRON PIPE TAGGED L.S. 3794 AT ALL REAR LOT CORNERS.

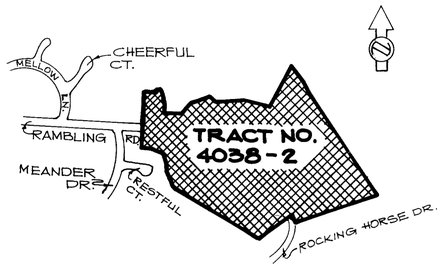
SET LEAD AND TAG L.S. 3794 IN CONCRETE CURB ALONG LOT LINE PRODUCED 6.25', 6.75' OR 18.75' (AS APPLICABLE) FROM TRUE CORNER AND RADIALLY 6.25', 6.75' OR 18.75' (AS APPLICABLE) FROM E.C.'S AND B.C.'S ALONG STREET SIDE LINES.

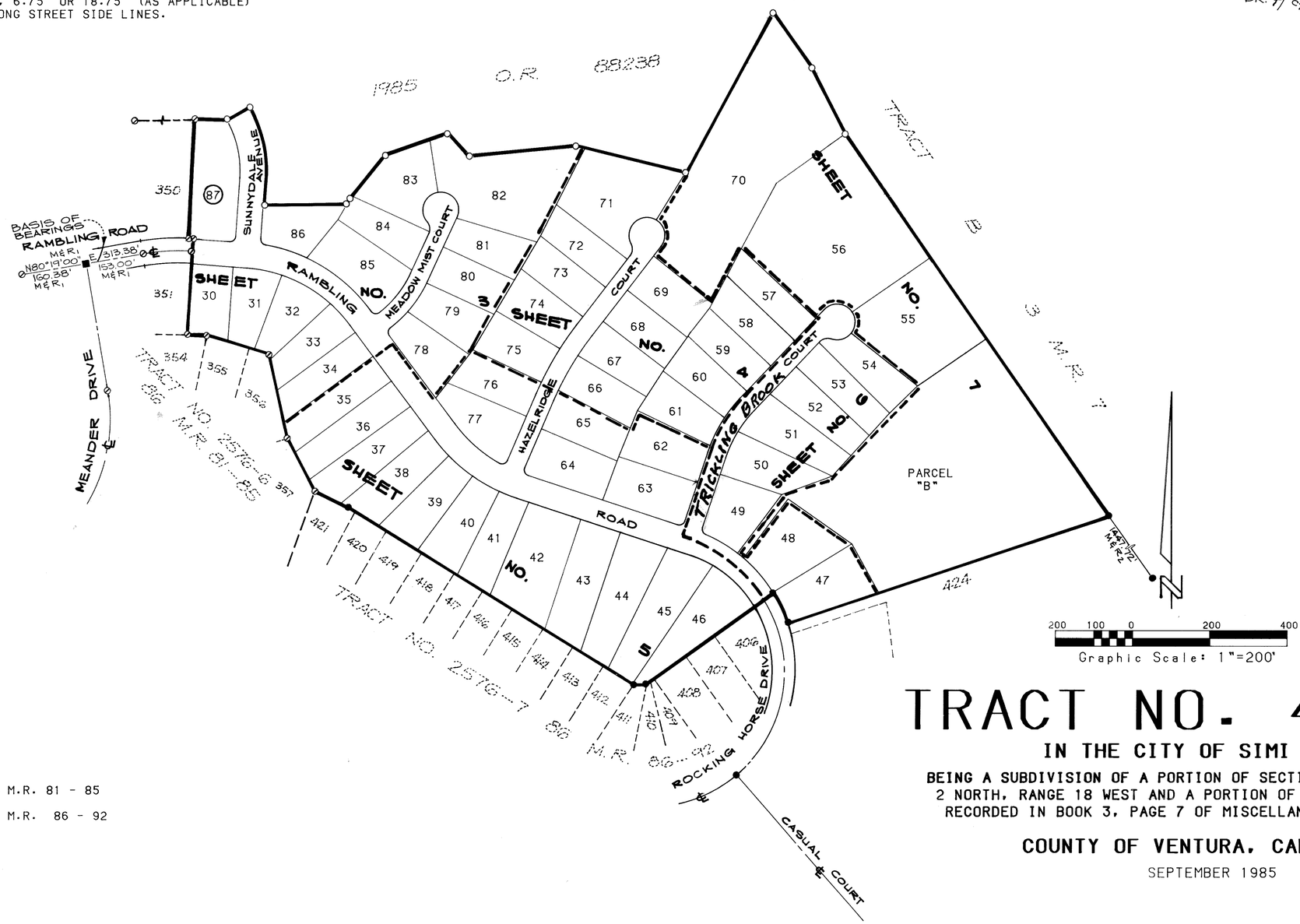
BASIS OF BEARINGS

THE BEARING N 80°19' 00" E OF THE CENTERLINE OF R A M B L I N G R O A D AS SHOWN ON TRACT NO.2576-6, RECORDED IN BOOK 86, PAGES 81 THRU 85 INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS), WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

VICINITY MAP

SCALE: 1"=1000'





LEGEND

R1 = TRACT NO. 2576 - 6, 86 M.R. 81 - 85

R2 = TRACT NO. 2576 - 7, 86 M.R. 86 - 92

CF = CALCULATED FROM

M = MEASURED

RAD = RADIAL

TRACT NO. 4038-2

IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF A PORTION OF SECTIONS 21 AND 22, TOWNSHIP 2 NORTH, RANGE 18 WEST AND A PORTION OF TRACT "C", RANCHO SIMI RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS).

COUNTY OF VENTURA, CALIFORNIA

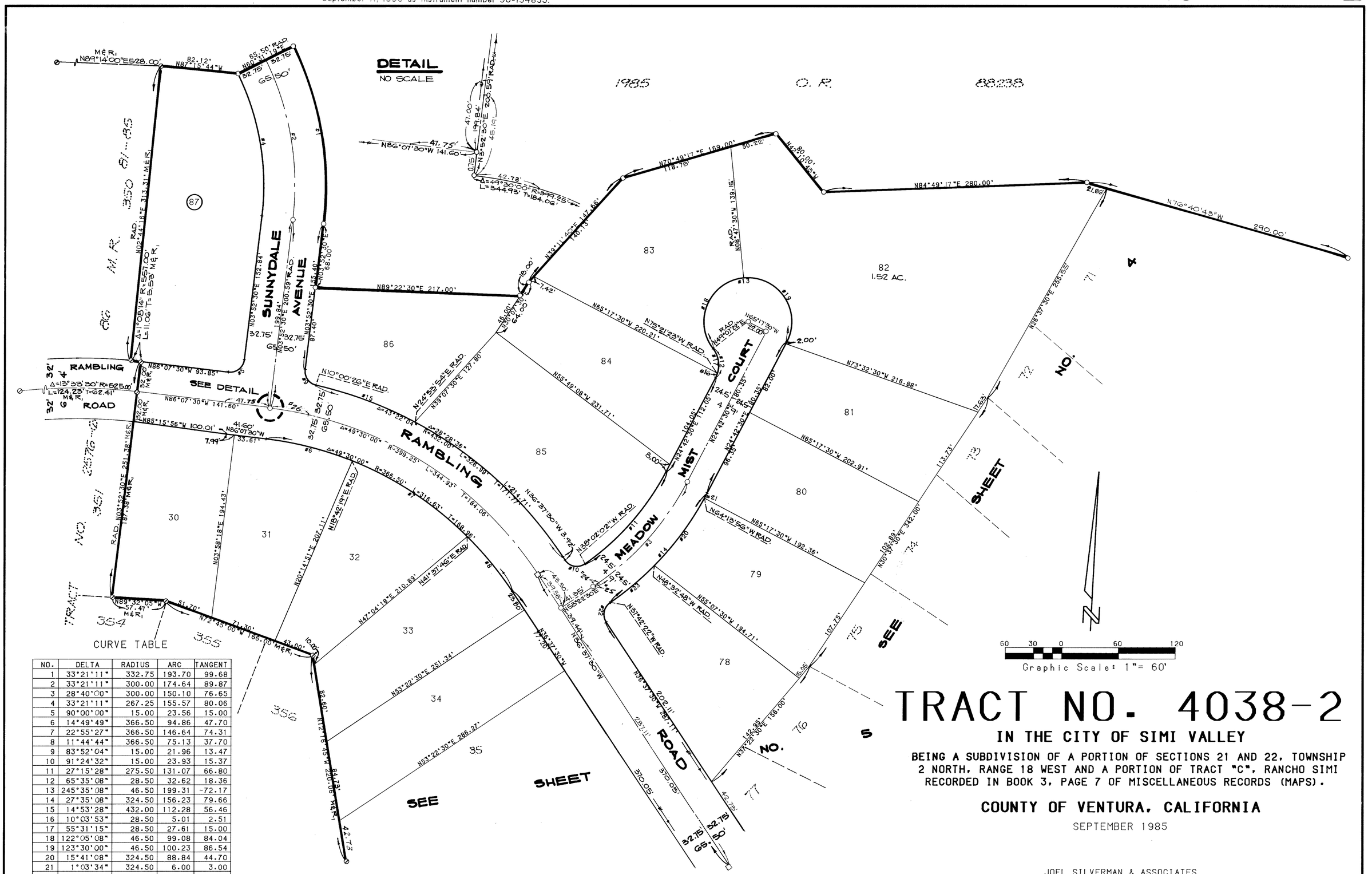
SEPTEMBER 1985

JOEL SILVERMAN & ASSOCIATES
20300 VENTURA BLVD. WOODLAND HILLS, CALIFORNIA 91364

FOR CHANGES TO DISTANCE TO THE NORTHERLY COURSE OF LOT 83, SEE DOCUMENT NO. 136765 RECORDED ON OCTOBER 2, 1986 IN OFFICIAL RECORDS.

Map amended by affidavit certificate of correction recorded September 11, 1990 as instrument number 90-134835.

104 MR 72



CURVE TABLE

NO.	DELTA	RADIUS	ARC	TANGENT
1	33°21'11"	332.75	193.70	99.68
2	33°21'11"	300.00	174.64	89.87
3	28°40'00"	300.00	150.10	76.65
4	33°21'11"	267.25	155.57	80.06
5	90°00'00"	15.00	23.56	15.00
6	14°49'49"	366.50	94.86	47.70
7	22°55'27"	366.50	146.64	74.31
8	11°44'44"	366.50	75.13	37.70
9	83°52'04"	15.00	21.96	13.47
10	91°24'32"	15.00	23.93	15.37
11	27°15'28"	275.50	131.07	66.80
12	65°35'08"	28.50	32.62	18.36
13	245°35'08"	46.50	199.31	-72.17
14	27°35'08"	324.50	156.23	79.66
15	14°53'28"	432.00	112.28	56.46
16	10°03'53"	28.50	5.01	2.51
17	55°31'15"	28.50	27.61	15.00
18	122°05'08"	46.50	99.08	84.04
19	123°30'00"	46.50	100.23	86.54
20	15°41'08"	324.50	88.84	44.70
21	1°03'34"	324.50	6.00	3.00
22	88°55'08"	15.00	23.28	14.72
23	10°50'26"	324.50	61.40	30.79
24	1° 24' 32"	300.00	7.38	3.69
25	1° 04' 52"	300.00	5.66	2.83
26	6° 07' 56"	399.25	42.73	21.39

NOTE: FOR BASIS OF BEARINGS, LEGEND AND MONUMENT NOTES SEE SHEET NO. 2

TRACT NO. 4038-2

IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF A PORTION OF SECTIONS 21 AND 22, TOWNSHIP 2 NORTH, RANGE 18 WEST AND A PORTION OF TRACT "C", RANCHO SIMI RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS).

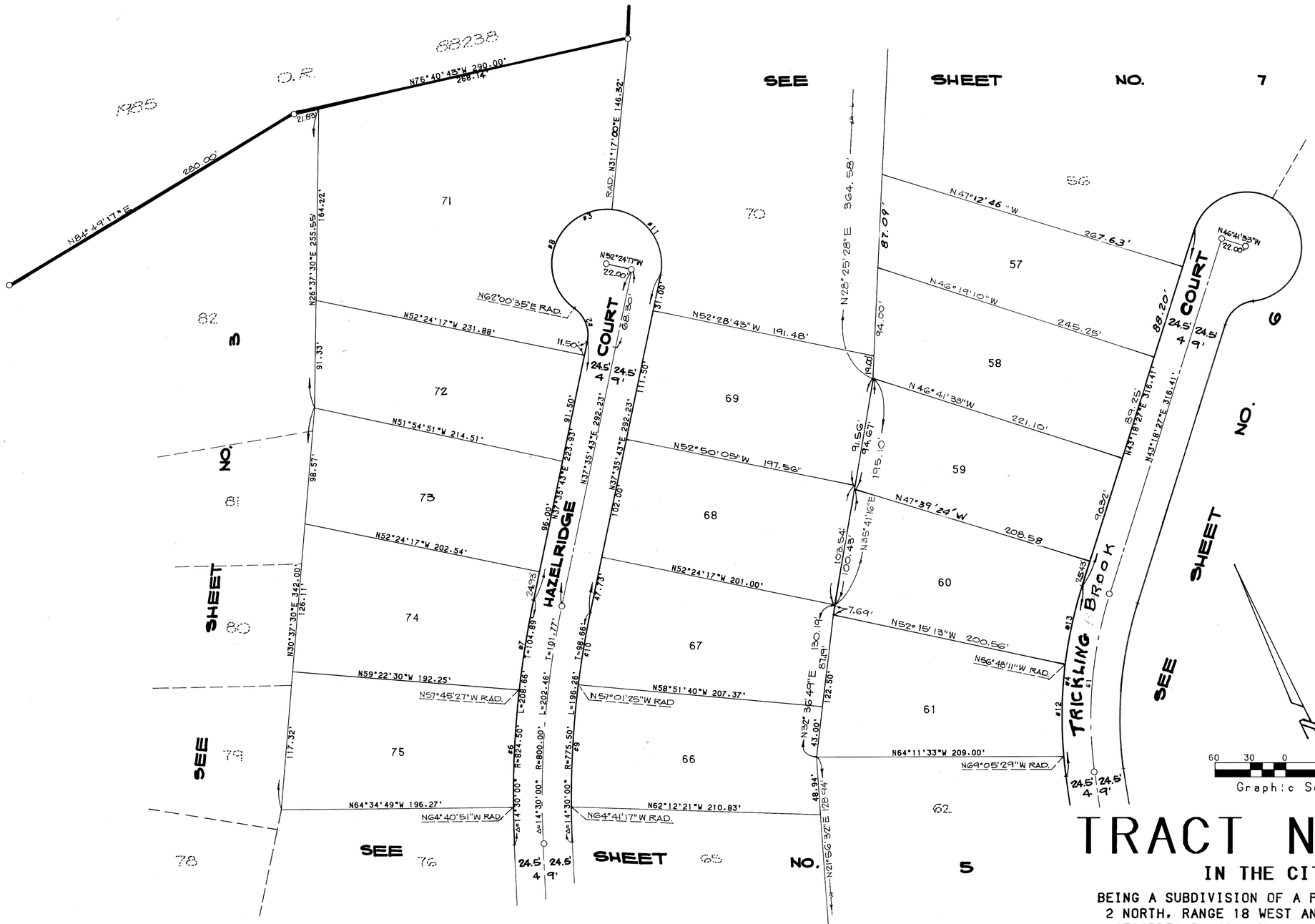
COUNTY OF VENTURA, CALIFORNIA

SEPTEMBER 1985

JOEL SILVERMAN & ASSOCIATES
20300 VENTURA BLVD. WOODLAND HILLS, CALIFORNIA 91364

FOR CHANGES TO DISTANCE TO THE NORTHERLY COURSE OF LOT 83, SEE DOCUMENT NO. 136765 RECORDED ON OCTOBER 2, 1986 IN OFFICIAL RECORDS.

Map amended by affidavit certificate of correction recorded September 11, 1990 as instrument number 90-134835.



CURVE TABLE

NO.	DELTA	RADIUS	ARC	TANGENT
1	25°00'00"	350.00	152.72	77.59
2	65°35'08"	28.50	32.62	18.36
3	245°35'08"	46.50	199.31	-72.17
4	25°00'00"	374.50	163.41	83.02
6	6°55'24"	824.50	99.63	49.87
7	5°21'10"	824.50	77.03	38.54
8	149°16'25"	46.50	121.16	169.31
9	7°39'52"	775.50	103.74	51.95
10	4°37'08"	775.50	62.52	31.28
11	96°17'58"	46.50	78.15	51.92
12	12°17'18"	374.50	80.32	40.31
13	10°06'38"	374.50	66.09	33.13

TRACT NO. 4038-2

IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF A PORTION OF SECTIONS 21 AND 22, TOWNSHIP 2 NORTH, RANGE 18 WEST AND A PORTION OF TRACT "C", RANCHO SIMI RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS).

COUNTY OF VENTURA, CALIFORNIA

SEPTEMBER 1985

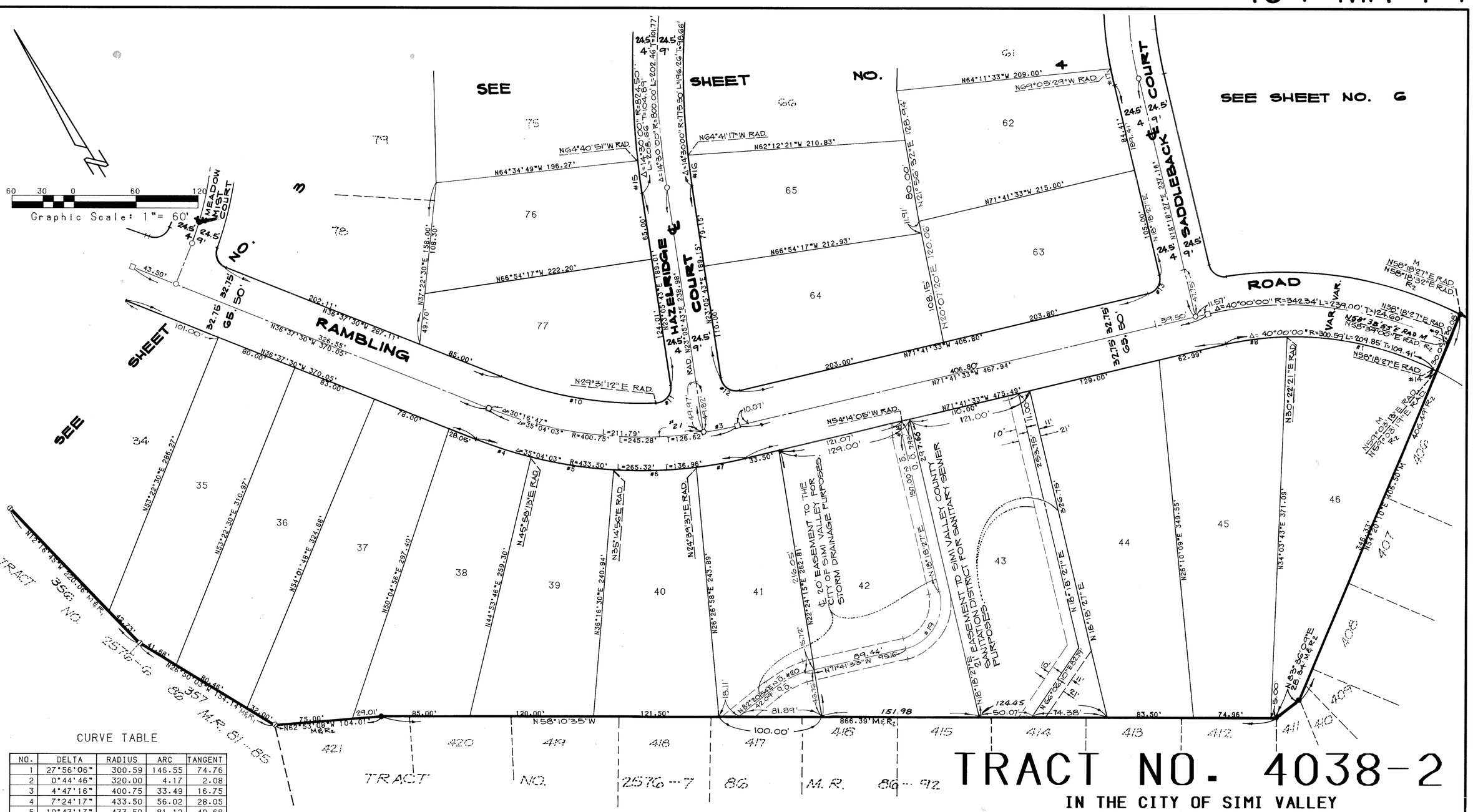
JOEL SILVERMAN & ASSOCIATES
20300 VENTURA BLVD. WOODLAND HILLS, CALIFORNIA 91364

NOTE: FOR BASIS OF BEARINGS, LEGEND AND MONUMENT NOTES SEE SHEET NO. 2

FOR CHANGES TO DISTANCE TO THE NORTHERLY COURSE OF LOT 83, SEE DOCUMENT NO. 136765 RECORDED ON OCTOBER 2, 1986 IN OFFICIAL RECORDS.

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104 MR 74



NOTE: FOR BASIS OF BEARINGS, LEGEND AND MONUMENT NOTES SEE SHEET NO. 2

TRACT NO. 4038-2

IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF A PORTION OF SECTIONS 21 AND 22, TOWNSHIP 2 NORTH, RANGE 18 WEST AND A PORTION OF TRACT "C", RANCHO SIMI RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS).

COUNTY OF VENTURA, CALIFORNIA

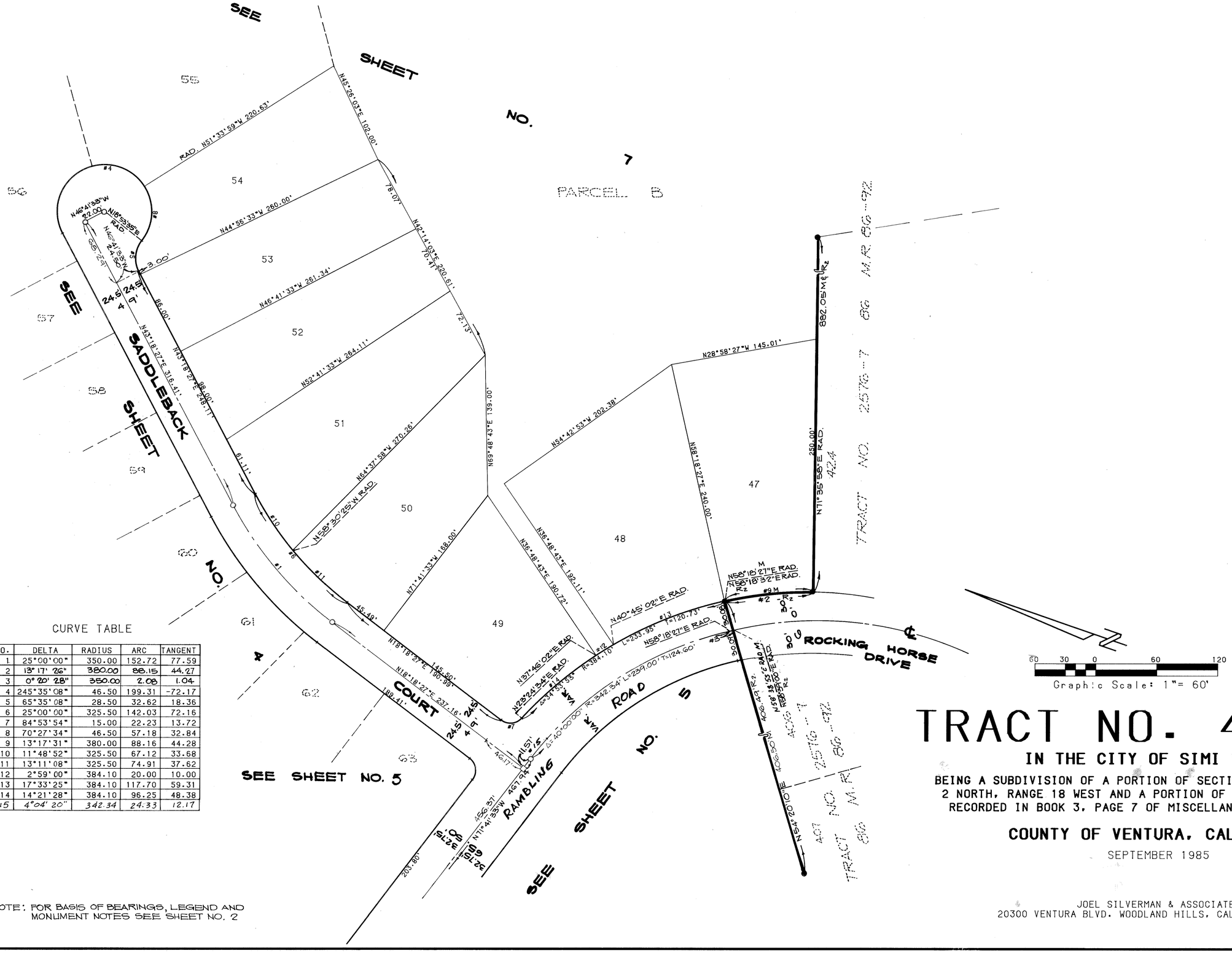
SEPTEMBER 1985

JOEL SILVERMAN & ASSOCIATES
20300 VENTURA BLVD. WOODLAND HILLS, CALIFORNIA 91364

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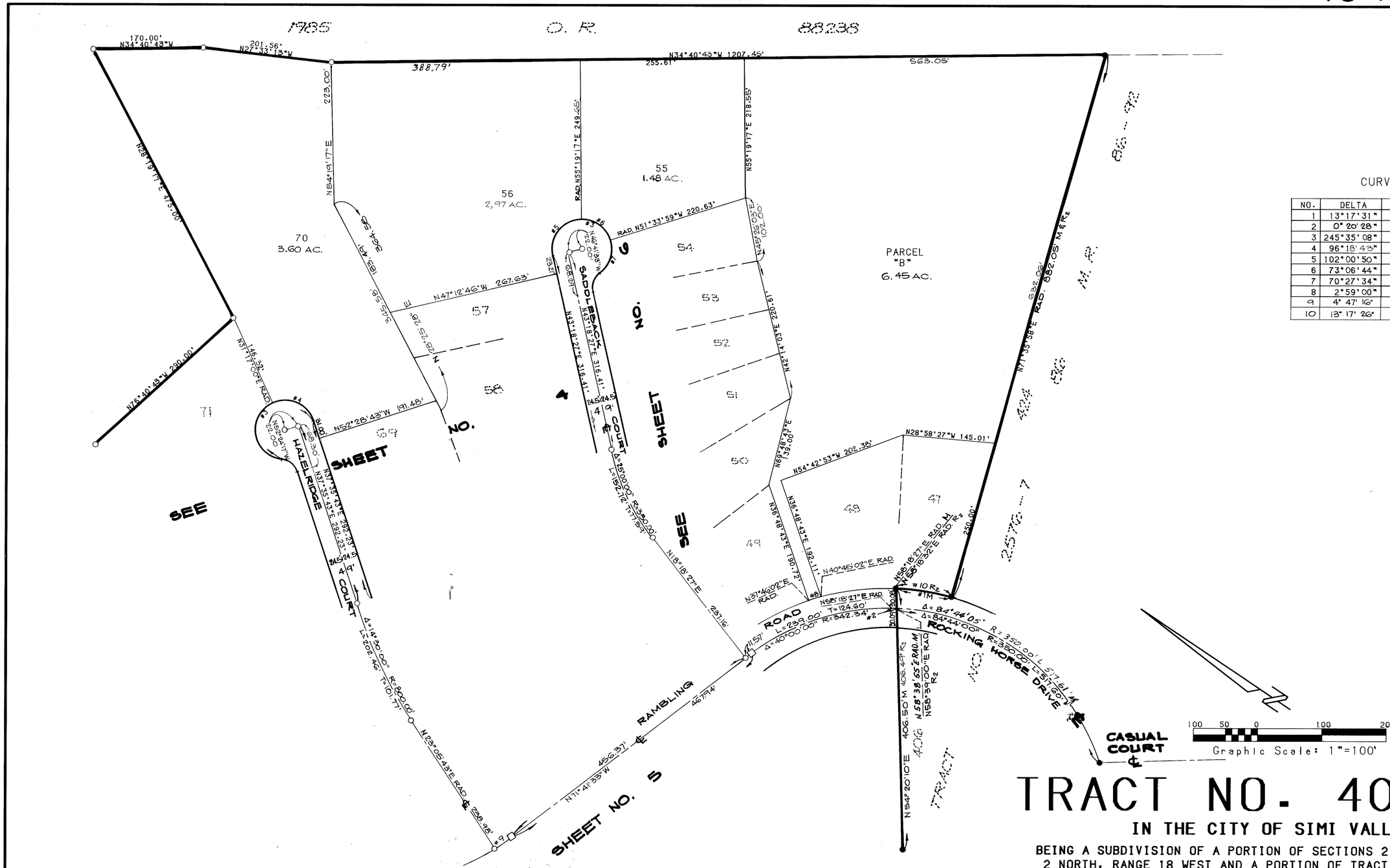
104 MR 75


SEE SHEET NO. 7
PARCEL B
SADDLEBACK COURT
RAMBLING ROAD
ROCKING HORSE DRIVE
SEE SHEET NO. 5
SEE SHEET NO. 5
55
54
53
52
51
50
49
48
47
56
57
58
59
60
61
62
63
N45°26'03"E 102.00'
RAD. N91°33'59"W 220.63'
N44°56'33"W 260.00'
N46°41'33"W 261.34'
N52°41'33"W 264.11'
N64°27'58"W 270.26'
N58°30'25"W RAD.
N71°41'33"W 188.00'
N18°18'27"E 316.41'
N18°18'27"E 190.99'
N18°18'27"E 237.16'
N69°48'43"E 139.00'
N42°14'03"E 220.61'
N35°48'43"E 192.11'
N35°48'43"E 190.72'
N28°58'27"W 145.01'
N54°42'53"W 202.38'
N58°18'27"E 240.00'
N40°45'02"E RAD.
N37°46'02"E RAD.
N28°24'34"E RAD.
N56°18'27"E RAD.
N58°18'32"E RAD.
N56°18'27"E RAD.
N58°38'53"E RAD.
N71°35'58"E RAD.
N71°35'58"E RAD.
N58°38'53"E RAD.
N58°38'53"E RAD.
N34°20'01"E
882.05' M
882.05' R2
406.39' R2
406.39' M
N28°24'34"E 467.94'
N71°41'33"W 467.94'
203.86'
#1
#2
#3
#4
#5
#6
#7
#8
#9
#10
#11
#12
#13
#14
#15
R=384.10'
L=233.95'
T=120.73'
R=342.34' L=239.00' T=124.60'
Δ=40°00'00"
Δ=44°45'53"
Δ=11°11'08"
R=380.00'
R=350.00'
R=325.50'
R=46.50'
R=28.50'
R=15.00'
R=384.10'
R=325.50'
R=46.50'
R=15.00'
R=380.00'
R=350.00'
R=46.50'
R=28.50'
R=15.00'
R=325.50

FOR CHANGES TO DISTANCE TO THE NORTHERLY COURSE OF LOT 83, SEE DOCUMENT NO. 136765 RECORDED ON OCTOBER 2, 1986 IN OFFICIAL RECORDS.

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104 MR 76


7785 O. R. 88238
170.00' N34°40'43"W
201.56' N27°33'13"W
388.79'
N34°40'43"W 1207.48'
255.61'
563.05'
223.00'
N54°19'17"E
N28°19'17"E 475.00'
N55°19'17"E 249.65'
N55°19'17"E 218.55'
55
1.48 AC.
56
2.97 AC.
70
3.60 AC.
RAD N51°33'59"W 220.63'
N47°12'46"W 267.63'
PARCEL "B"
6.45 AC.
54
53
52
51
50
49
48
47
57
58
59
71
N76°40'43"W 290.00'
N37°17'50"E RAD
N52°28'43"W 191.48'
HAZELRIDGE COURT
SADDLEBACK COURT
SHEET NO. 4
SHEET NO. 5
SEE
N43°18'27"E 316.41'
Δ=18°00'00" R=350.00' L=152.72' T=77.15'
N18°18'27"E 231.16'
N69°48'43"E 139.00'
N54°42'53"W 202.38'
N28°58'27"W 145.01'
N36°48'43"E 192.11'
N36°48'43"E 190.72'
N40°45'02"E RAD
N37°46'02"E RAD.
N58°18'27"E RAD
N58°18'27"E RAD
N58°18'32"E RAD
#10 R2
#1M
#2
#6
Δ=84°44'05" R=350.00' L=517.61'
Δ=84°44'00" R=350.00' L=517.60'
ROCKING HORSE DRIVE
ROAD
L=239.00' R=342.34'
Δ=40°00'00"
T=124.60'
N54°20'10"E 406.50'M 406.42'R2
N58°38'55"E R40.M
N58°39'00"E RAD R2
406.42'
TRACT
CASUAL COURT
Graphic Scale: 1"=100'
100 50 0 100 200
N11°41'33"W 456.37'
RAMBLING
467.74'
N23°05'43"E RAD 239.28'
Δ=14°30'00" R=800.00' L=202.46' T=101.77'
245.24'
N37°35'43"E 292.23'
N37°35'43"E 292.23'
N16°24'17"W 60.00'
68.30'
N16°24'17"W 60.00'
N63°33'59"W 60.00'
N26°26'01"E 60.00'
N63°33'59"W 60.00'
N26°26'01"E 60.00'
N63°33'59"W 60.00'
N26°26'01"E