SCALE: 1 INCH = 60 FEET

SHEET 1 OF 3 SHEETS

# TRACT NO. 4030

IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF LOTS 106 AND 108 AND ALL OF LOT 107 OF THE LA PLACENTIA TRACT PER MAP RECORDED IN BOOK 16 PAGES 7 AND 8 OF MISCELLANEOUS RECORDS, (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FEBRUARY 1986

## OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF, RECORD HOLDERS OF SECURITY INTERESTS THEREIN, OR ARE INTERESTED IN THE LAND WITHIN THE SUBDIVISION AND CONDOMINIUM PROJECT SHOWN ON THIS MAP WITHIN THE EXTERIOR BOUNDARY LINES AND THAT THEY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION FOR CONDOMINIUM PURPOSES THAT THEY DO HEREBY OFFER TO DEDICATE FOR PUBLIC USE THE RIGHT OF WAY FOR ALL NON PRIVATE STREETS SHOWN ON THIS MAP. AND ALSO OFFER TO DEDICATE TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT THE EASEMENT FOR STORM DRAINAGE PURPOSES SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO, THEY ALSO OFFER TO DEDICATE TO THE SIMI VALLEY COUNTY SANITATION DISTRICT THE SANITARY SEWER EASEMENTS SHOWN ON THIS MAP. THEY ALSO OFFER TO DEDICATE TO VENTURA COUNTY WATER WORKS DISTRICT NO. 8 THE WATER PIPELINE EASEMENTS SHOWN ON THIS MAP THEY DO ALSO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY, AN ACCESS EASEMENT OVER THE PRIVATE DRIVEWAY AND FIRELANE TO PROVIDE ACCESS FOR ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE. AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY, THE EASEMENTS FOR PUBLIC SERVICE PURPOSES. AND MULTI-PURPOSE TRAIL USE PURPOSES SHOWN ON MAP AND ALL USES INCIDENT THERETO

FAIRWAY PARK ASSOCIATES, A GENERAL PARTNERSHIP (OWNER)
BY:
RIGNEY DEVELOPMENT CO., INC.,
A CALIFORNIA CORPORATION, PARTNER

F. DANIEL RIGNEY, PRESIDENT

BY:
GLENFED DEVELOPMENT CORP.,
A CALIFORNIA CORPORATION, PARTNER

Barbara D. Smith

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

ON THIS 10th DAY OF JULY, 1986 BEFORE ME Cynthia Chavez A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED F. Daniel Rigney, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT AND PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTUED THE WITHIN INSTRUMENT AS THE _____ OF RIGNEY DEVELOPMENT CO., INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AS ONE OF THE GENERAL PARTNERS OF FAIRWAY PARK ASSOCIATES, A GENERAL PARTNERSHIP AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

OFFICIAL SEAL
CYNTHIA D CHAVEZ
NOTARY PUBLIC CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. MAR. 2, 1990

Cynthia D. Chavez
NOTARY PUBLIC

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS

ON THIS 10th DAY OF JULY, 1986 BEFORE ME CYNTHIA CHAVEZ, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Steven L. Butcher PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE Vice-President AND Barbara D. Smith PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE Executive Secretary OF GLENFED DEVELOPMENT CORP., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AS ONE OF THE GENERAL PARTNERS OF FAIRWAY PARK ASSOCIATES, A GENERAL PARNERSHIP AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

OFFICIAL SEAL
CYNTHIA D CHAVEZ
NOTARY PUBLIC CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. MAR. 2, 1990

Cynthia D. Chavez
NOTARY PUBLIC

## ACCEPTANCE CERTIFICATE FOR SANITARY SEWER EASEMENTS:

THE SIMI VALLEY COUNTY SANITATION DISTRICT HEREBY ACCEPTS THE SANITARY SEWER EASEMENTS 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: Sept. 5, 1986

DISTRICT ENGINEER
SIMI VALLEY COUNTY
SANITATION DISTRICT

## ACCEPTANCE / REJECTION OF STORM DRAINAGE DEDICATION:

THIS IS TO CERTIFY THAT THE STORM DRAINAGE EASEMENT OFFERED HEREON TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT, A GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED 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: 8/29/86

ARTHUR E. GOULET
DIRECTOR, PUBLIC WORKS AGENCY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BY: Ron Brazill
DEPUTY DIRECTOR OF PUBLIC WORKS

## ENGINEER'S CERTIFICATE

I RICHARD F. PRUTZ DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN DECEMBER 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 APPROVAL OF THIS TRACT MAP BY THE CITY COUNCIL OF THE CITY OF SIMI VALLEY), 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 STREET SYSTEM.

DATE: 3/7/86

Richard F Prutz
RICHARD F. PRUTZ R.C.E. 19335

REGISTERED PROFESSIONAL ENGINEER
RICHARD F. PRUTZ
No. 19335
EXP. 9/30/89
CIVIL
STATE OF CALIFORNIA

## CITY COUNCIL'S CERTIFICATE

THIS MAP, INTITLED TRACT NO. 4030, CONSISTING OF 3 SHEETS, IS PRESENTED TO THE CITY COUNCIL, CITY OF SIMI VALLEY OF VENTURA COUNTY, CALIFORNIA, AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 8 DAY OF September, 1986 FOR APPROVAL; SAID COUNCIL HEREBY APPROVES SAID MAP, AND DOES HEREBY ACCEPT FOR PUBLIC USE THE RIGHT-OF-WAY FOR ALL NON-PRIVATE STREETS SHOWN ON THIS MAP. AND DOES HEREBY ACCEPT THE ACCESS EASEMENT AS OFFERED HEREON ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AND DOES HEREBY ACCEPT THE PUBLIC SERVICE EASEMENT SHOWN ON THIS MAP. AND DOES HEREBY ACCEPT THE MULTI-PURPOSE TRAIL USE EASEMENT 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 THE CORPORATE SEAL OF SAID CITY OF SIMI VALLEY TO BE AFFIXED HERETO THIS 8th DAY OF Sept, 1986.

Maxine Kotch
CITY CLERK - CITY OF SIMI VALLEY

Elton Gallegly
MAYOR - CITY OF SIMI VALLEY

## TAX COLLECTOR'S CERTIFICATE:

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

CATHERINE E. JOHNSTON
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: Cathy Caron
DEPUTY COUNTY TAX COLLECTOR

DATE: September 10, 1986

## CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4030, 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 Sept. 8, 1986

Ronald C. Coons
RONALD C. COONS - DIRECTOR OF PUBLIC WORKS
CITY OF SIMI VALLEY

## ACCEPTANCE CERTIFICATE FOR WATER PIPELINE EASEMENTS:

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 HEREBY ACCEPTS THE WATER PIPELINE EASEMENTS 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. WWD-20 OF THE BOARD OF DIRECTORS OF SAID DISTRICT.

DATED: Sept. 5, 1986

DISTRICT ENGINEER
VENTURA COUNTY WATERWORKS
DISTRICT NO. 8

#86-125515

## COUNTY RECORDER'S CERTIFICATE:

RECORDED AT THE REQUEST OF THE OWNER
ON September 15, 1986, AT 8:10 M. IN BOOK 107 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 59-61 RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

DEPUTY COUNTY RECORDER
A557

THE SIGNATURE OF VENTURA COUNTY WATERWORKS DISTRICT NO. 8, PRESENT OWNER OF AN EASEMENT FOR IRRIGATING DITCH OR DITCHES, CANAL OR CANALS, LATERALS, FLUMES, PIPELINES, CONDUITS, WATER WEIRS, WELLS, TUNNELS, DAMS, RESERVOIRS, PUMPING PLANTS, REPAIR, TO BUILD, CONSTRUCT, MAINTAIN AND OPERATE IRRIGATING, LATERAL AND ALL INCIDENTAL PURPOSES AS RESERVED IN DEED RECORDED FEBRUARY 16, 1934 IN BOOK 136 PAGE 405 IN DEED RECORDED SEPTEMBER 21, 1931 IN BOOK 363 PAGE 299, AND IN DEED RECORDED APRIL 3, 1929 IN BOOK 237 PAGE 406 ALL OF OFFICIAL RECORDS, 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 (SAID EASEMENTS ARE BLANKET IN NATURE).
THE SIGNATURES OF OLA MAY EDWARDS, KATHERINE C. MERCHANT, JEAN ANN LUTHER AND CONSTANCE JANE LA HUE, PRESENT OWNERS OF INTERESTS IN ALL OIL, GAS AND OTHER KINDRED SUBSTANCES IN A PORTION OF SAID LAND, WITHOUT THE RIGHT TO ENTER THE SURFACE OF SAID LAND AT A DEPTH BETWEEN THE SURFACE AND 500 FEET, OR TO CONDUCT ANY DRILLING, EXPLORATION OR REMOVAL OF MINERALS FROM THE TOP 500 FEET OF SAID LAND HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (c)(3) OF THE SUBDIVISION MAP ACT.

107 MR 59

# TRACT NO. 4030

IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF LOTS 106 AND 108 AND ALL OF LOT 107 OF THE LA PLACENTIA TRACT AS PER MAP RECORDED IN BOOK 16 PAGES 7 AND 8 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FEBRUARY 1986

TRACT BOUNDARY CONTAINS 9.64 ACRES GROSS.

SCALE: INCH = 60 FEET



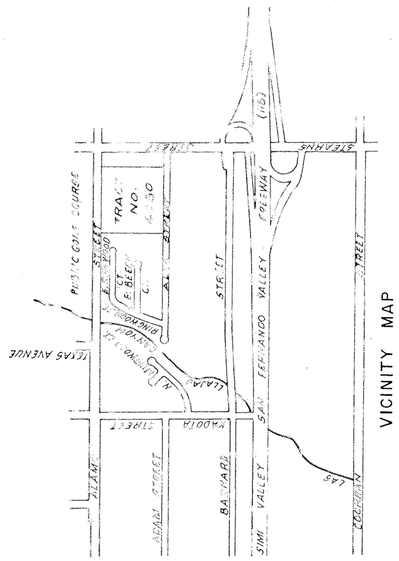

PREPARED BY:
PACE ENGINEERING, INC.
5435 BALBOA BLVD. SUITE 101
ENCINO, CA. 91316

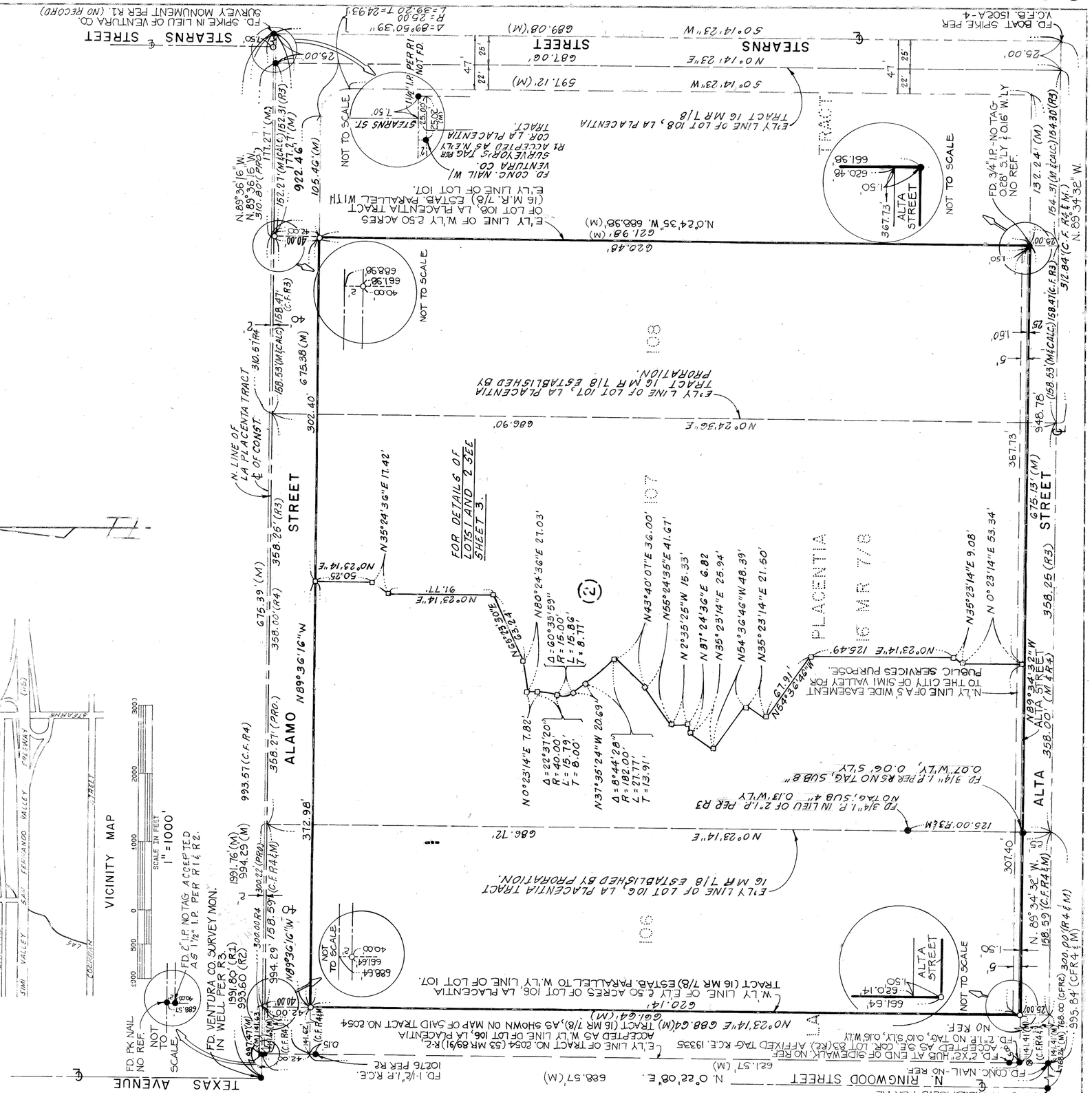
BASIS OF BEARINGS:

THE BEARING N.89°34'32"W. ALONG THE CENTERLINE OF ALAMO STREET AS SHOWN ON MAP OF TRACT NO. 2522-1,74 M.R. 40/45 RECORDS OF VENTURA COUNTY WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENTS LEGEND AND NOTES:

(RAD) RADIAL BEARING
● INDICATES FOUND MONUMENTS AS NOTED.
□ INDICATES 1/2" I.P. TAGGED R.C.E. 9255
SET UNLESS OTHERWISE INDICATED.
○ INDICATES 2" I.P. TAGGED R.C.E. 19335
SET UNLESS OTHERWISE INDICATED.
M INDICATES MEASURED.
R1 TRACT NO. 2622-1 (74 MR 40/45)
R2 TRACT NO. 2054 (53 MR 89/91)
R3 32 RS 73
R4 16 MR 7/8 LA PLACENTIA TRACT
PRO = PROPORTIONED MEASUREMENT
CF = CALCULATED FROM
R5 37 R.S. 80
⊗ INDICATES CHIS "+" ON TOP CURB PER 3594 O.R. 181 FD NOTHING



SCALE : 1 INCH = 50 FEET



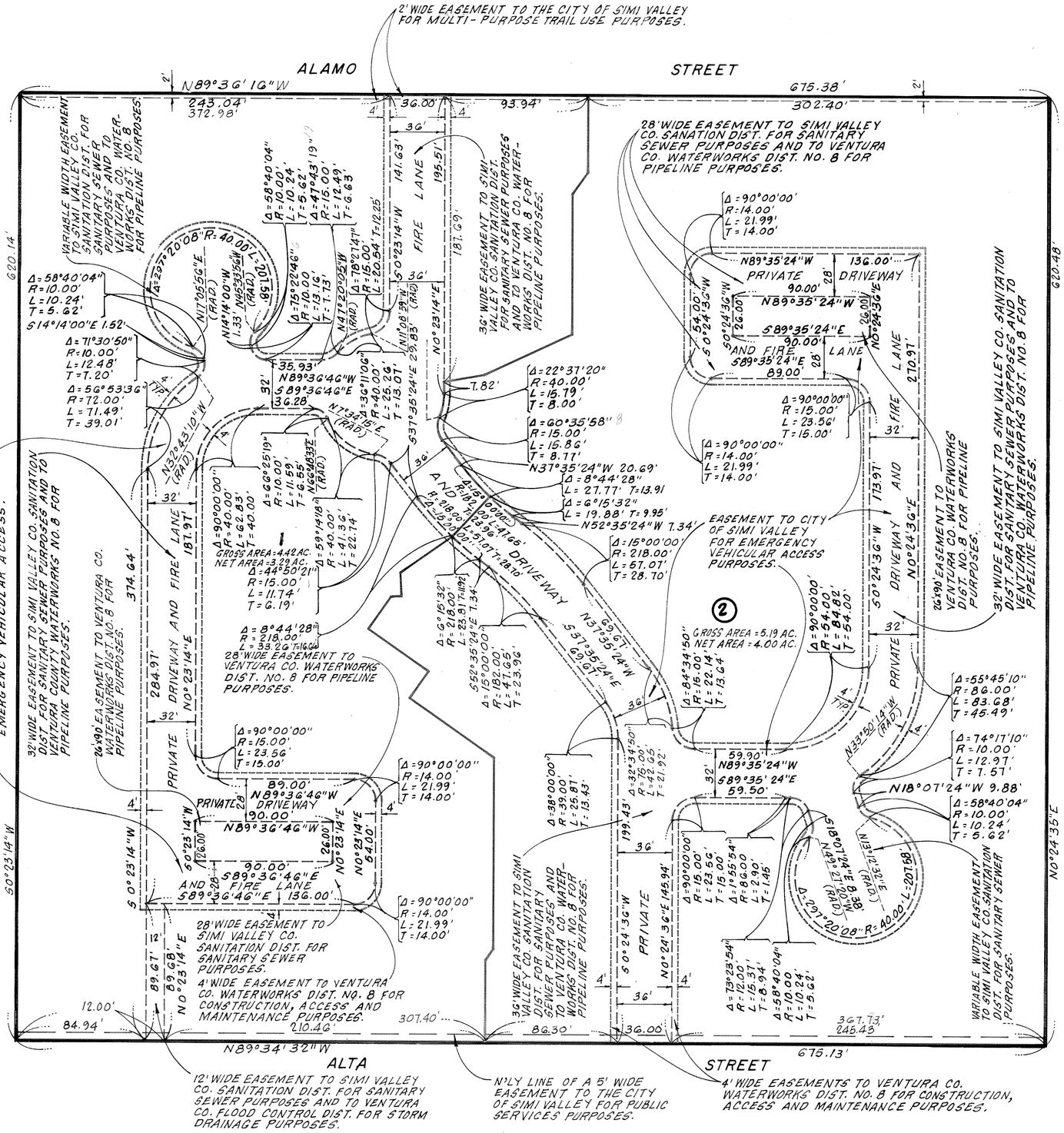
# TRACT NO. 4030

0 25 50 100 150
SCALE IN FEET

IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF LOTS 106 AND 108 AND ALL OF LOT 107 OF THE LA PLACENTIA TRACT PER MAP RECORDED IN BOOK 16 PAGES 7 AND 8 OF MISCELLANOUS RECORDS, (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FEBRUARY 1986




107 MR 61