TRACT NO. 4173

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF TRACT C, SECTION 4, T2N, R17W, RANCHO SIMI, CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 5, PAGE 24 OF MAPS, RECORDS OF SAID COUNTY

JUNE, 1987

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF, RECORD HOLDERS OF SECURITY INTERESTS THEREIN, OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION AND CONDOMINIUM PROJECT SHOWN ON THIS MAP WITHIN THE EXTERIOR BOUNDARY LINE AND THAT THEY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION FOR CONDOMINIUM PURPOSES, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY AN ACCESS EASEMENT OVER PARCELS "A" AND "B" 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 SIMI VALLEY COUNTY SANITATION DISTRICT _____ EASEMENTS OVER SAID PARCELS "A" AND "B" FOR SANITARY SEWER PURPOSES.

COCHRAN STREET ASSOCIATES, A GENERAL PARTNERSHIP.

Leonard Shapiro

GENERAL PARTNER

REGISTERED PROFESSIONAL ENGINEER LASZLO B. KOVACS L. B. Kovacs No. 28522 EXP. 3/31/90 CIVIL STATE OF CALIFORNIA

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss
COUNTY OF LOS ANGELES }

ON THIS 17th DAY OF June, IN THE YEAR 1987 BEFORE ME Barbara J. Cohen, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Leonard Shapiro, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON THAT EXECUTED THIS INSTRUMENT ON BEHALF OF THE PARTNERSHIP, AND ACKNOWLEDGED TO ME THAT THE PARTNERSHIP EXECUTED IT.

OFFICIAL SEAL BARBARA J. COHEN Notary Public-California LOS ANGELES COUNTY My Comm. Exp. May 22, 1989

Barbara J. Cohen

NOTARY PUBLIC

SIGNATURE OMISSIONS

THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, PRESENT OWNER OF EASEMENTS FOR PUBLIC UTILITIES, AS DISCLOSED BY TWO DEEDS RECORDED IN BOOK 682, PAGE 112 OF OFFICIAL RECORDS OF VENTURA COUNTY AND IN BOOK 1032, PAGE 514 OF OFFICIAL RECORDS OF VENTURA COUNTY, HAS BEEN OMITTED UNDER SECTION 66436 (a) (3) (A) 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 SIGNATURE OF THE CITY OF SIMI VALLEY, PRESENT OWNER OF AN EASEMENT FOR SLOPES AND DRAINAGE PURPOSES, AS DISCLOSED BY TWO DEEDS RECORDED IN BOOK 3049, PAGE 347 OF OFFICIAL RECORDS OF VENTURA COUNTY AND IN BOOK 3049, PAGE 355 OF OFFICIAL RECORDS OF VENTURA COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A) 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 SIGNATURE OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, PRESENT OWNER OF AN EASEMENT FOR PUBLIC UTILITIES, AS DISCLOSED BY A DEED RECORDED IN BOOK 4613, PAGE 309 OF OFFICIAL RECORDS OF VENTURA COUNTY, HAS BEEN OMITTED UNDER SECTION 66436 (a)(3)(A) 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.

SIMI VALLEY COUNTY SANITATION DISTRICT ACCEPTANCE CERTIFICATE

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: 12-11-1987

Michael Weinhardt

DISTRICT ENGINEER
SIMI VALLEY COUNTY
SANITATION DISTRICT

ENGINEER'S CERTIFICATE

I, L.B. KOVACS, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN JUNE, 1986, 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 THE ACCEPTANCE OF THE IMPROVEMENTS INTO THE CITY STREET SYSTEM.

DATED: June 15, 1987.

L. B. Kovacs

L. B. KOVACS R.C.E. 28522
EXPIRES 3-31-90

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4173, 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: DECEMBER 14, 1987.

George T. Berg

GEORGE T. BERG, CITY ENGINEER
CITY OF SIMI VALLEY

TAX COLLECTOR'S CERTIFICATE

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.

CATHERINE E. JOHNSTON
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: Cynthia M Simmons
DEPUTY COUNTY TAX COLLECTOR

DATE: December 16, 1987

87-200784

COUNTY RECORDER'S CERTIFICATE

RECORDED AT THE REQUEST OF THE OWNER U.S. CONDOMINIUM CORP., ON December 17, 1987, AT 8:23 A.M. IN BOOK 111 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 38-41, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY E E Dunbar
DEPUTY COUNTY RECORDER
Asst

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 4173, CONSISTING OF 4 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 14th DAY OF December, 1987, FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP AND ALSO ACCEPTS THE ACCESS EASEMENT OVER PARCELS "A" AND "B" ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.

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 14th DAY OF December, 1987

ATTEST:

Maxine Kathrens

CITY CLERK OF THE
CITY OF SIMI VALLEY

Greg Stratton

MAYOR OF THE CITY OF
SIMI VALLEY

TOTAL TRACT AREA = 7.70 ACRES

SOILS AND GEOLOGIC REPORTS

THE FOLLOWING SOILS AND GEOLOGIC REPORTS RELATING TO TRACT NO. 4173 HAVE BEEN PREPARED:
DATE OF REPORT: FEBRUARY 7, 1986
TITLE OF REPORT: PRELIM. GEOTECHNICAL EVALUATION, TENT. TR. 4173
FIRM NAME: MC COLLUM GEOTECHNICAL
ENGINEER: CHARLES N. MC CORMICK & STEVEN R. MC COLLOM
REGISTRATION NO: RCE 032534 & CEG 984

LOCATION WHERE ON FILE FOR PUBLIC INSPECTION:
CITY ENGINEER'S OFFICE, CITY OF SIMI VALLEY.

SCALE 1"=40'

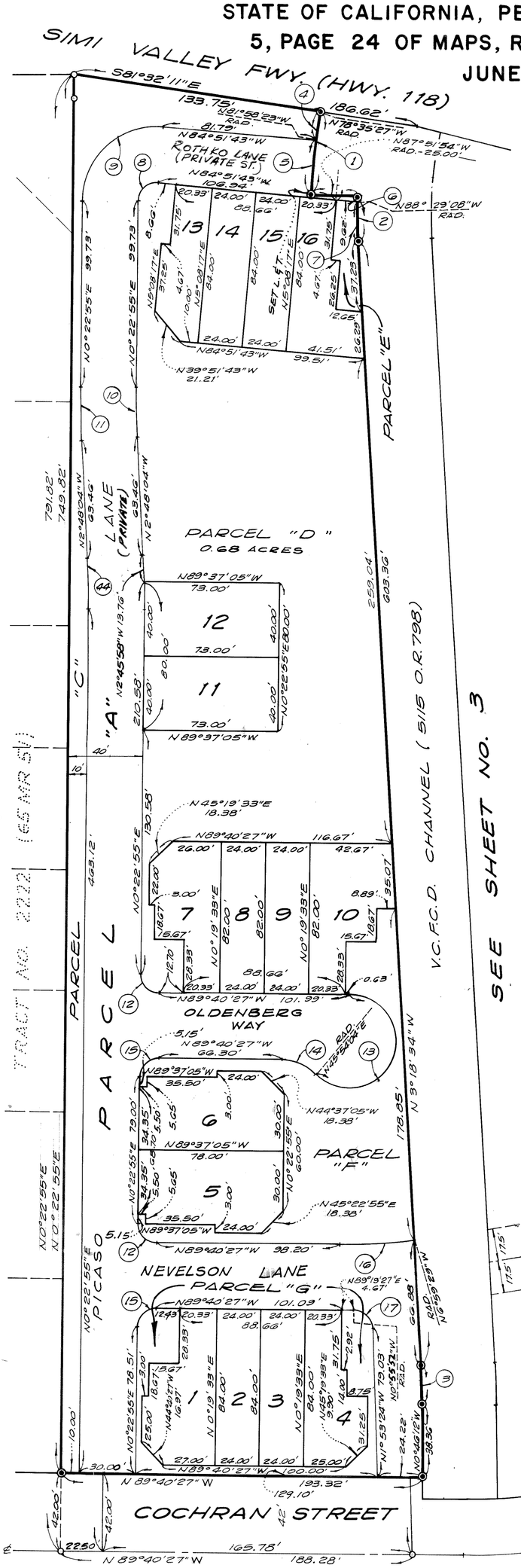
SHEET 2 OF 4 SHEETS

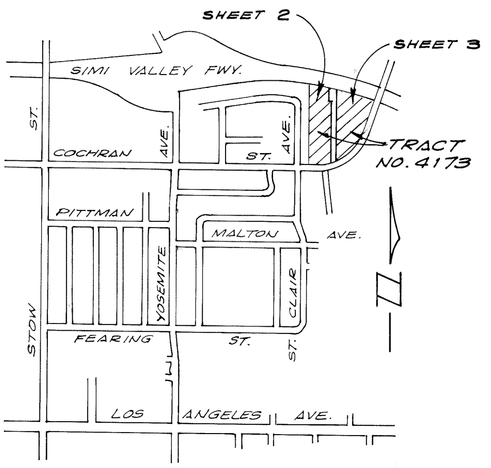
TRACT NO. 4173

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF TRACT C, SECTION 4, T2N, R17W, RANCHO SIMI, CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 5, PAGE 24 OF MAPS, RECORDS OF SAID COUNTY

JUNE, 1987





LOCATION MAP
SCALE 1"=1000'

LEGEND

R.	RECORD
M.	MEASURED
C.F.R.	CALCULATED FROM RECORD
RAD.	RADIAL
FD.	FOUND
I.P.	IRON PIPE
P.I.	POINT OF INTERSECTION
R1	95 M.R. 26
R2	CALTRANS FB. AVE 118D, PG. 400-408
R3	V.C.F.B. 1644C, PG. 15 & 16
R4	V.C.F.C.D. MAP Y-3-1755 & Y-3-1756
R5	65 M.R. 51
R6	3049 O.R. 355
R7	5115 O.R. 798
R8	4862 O.R. 969
○	FD. MONUMENT AS NOTED ON SHT. 4.
◉	SET 1 1/2" I.P. W/TAG R.C.E. 28522 UNLESS OTHERWISE NOTED.

SET 3/4" I.P. AT ALL LOT CORNERS AND ANGLE POINTS IN LOT LINES WITH R.C.E. 28522 TAG.

NOTES:

1. SEE SHEET NO. 4 FOR BOUNDARY DATA.
2. ALL LOT LINES ARE AT RIGHT ANGLES UNLESS OTHERWISE STATED.
3. SEE SHEET NO. 4 FOR EXISTING EASEMENTS.

BASIS OF BEARINGS

THE ASSUMED BEARING OF N89°40'27"W ALONG THE CENTERLINE OF COCHRAN STREET WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

CURVE DATA				
NO.	Δ	R.	L.	T.
1	9°16'27"	278.00'	45.00'	22.55'
2	5°26'40"	253.00'	24.04'	12.03'
3	2°32'22"	472.00'	20.92'	10.46'
4	3°22'56"	278.00'	16.41'	8.21'
5	5°53'31"	278.00'	28.59'	14.31'
6	0°37'14"	253.00'	2.74	1.37'
7	4°49'26"	253.00'	21.30'	10.66'
8	94°45'22"	10.00'	16.54'	10.87'
9	94°45'22"	40.00'	66.15'	43.47'
10	3°10'59"	482.50'	26.81'	13.41'
11	3°10'59"	512.50'	28.47'	14.24'
12	90°03'22"	10.00'	15.72'	10.01'
13	225°34'31"	25.00'	98.43'	-
14	45°34'31"	25.00'	19.89'	10.50'
15	89°56'38"	10.00'	15.70'	9.99'
16	7°19'02"	307.50'	39.27'	19.66'
17	89°02'28"	10.00'	15.54'	9.83'
44	3°10'59"	487.50'	27.08'	13.55'

BLUE BORDER (THIS SHEET= 2.89 ACS.)

40' 0 40' 80' 120'
GRAPHIC SCALE

111 MR 39

SCALE 1"=40'

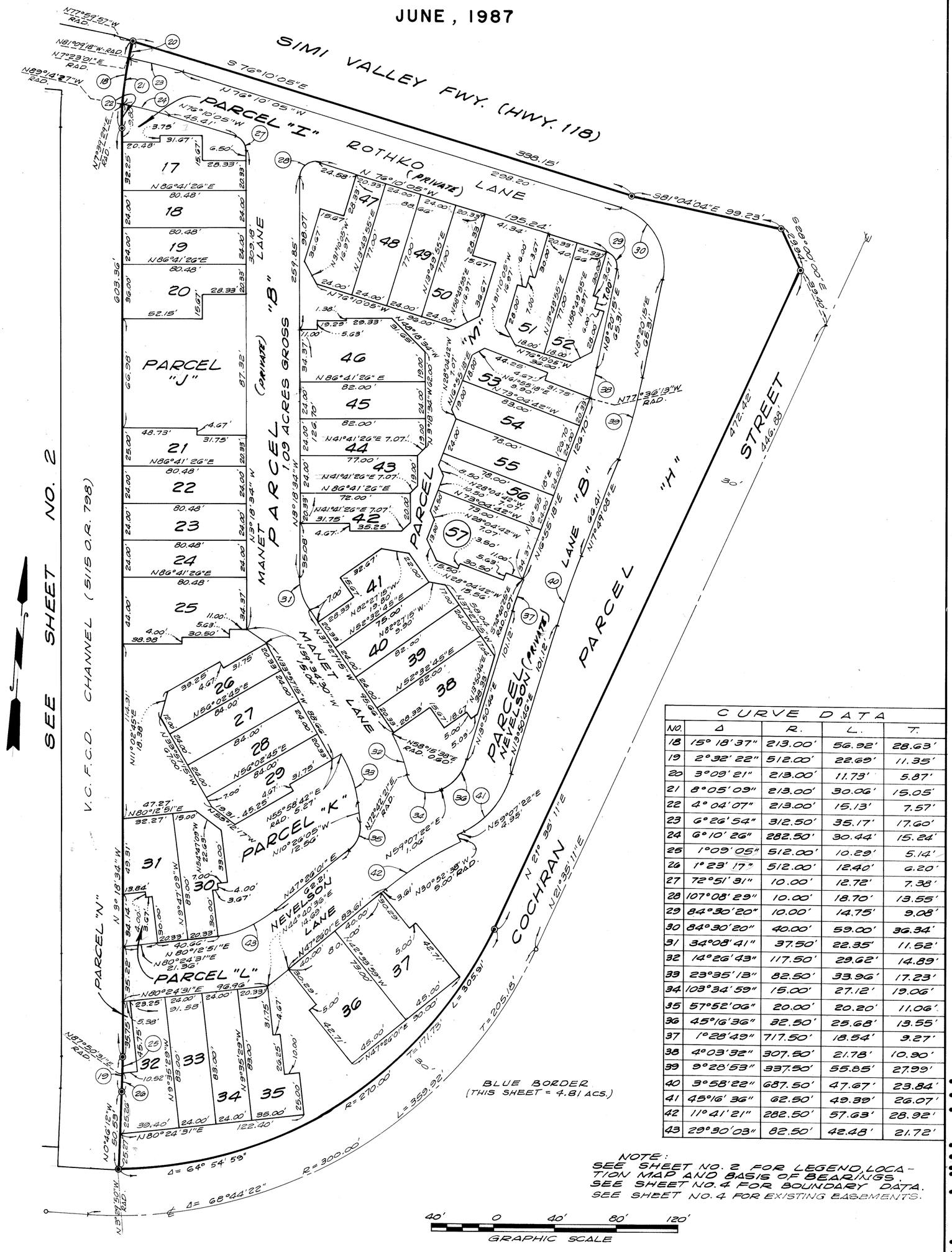
SHEET 3 OF 4 SHEETS

TRACT NO. 4173

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF TRACT C, SECTION 4, T2N, R17W, RANCHO SIMI, CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 5, PAGE 24 OF MAPS, RECORDS OF SAID COUNTY

JUNE, 1987



CURVE DATA				
NO.	Δ	R.	L.	T.
18	15° 18' 37"	213.00'	56.92'	28.63'
19	2° 32' 22"	512.00'	22.69'	11.35'
20	3° 09' 21"	213.00'	11.73'	5.87'
21	8° 05' 09"	213.00'	30.06'	15.05'
22	4° 04' 07"	213.00'	15.13'	7.57'
23	6° 26' 54"	312.50'	35.17'	17.60'
24	6° 10' 26"	282.50'	30.44'	15.24'
25	1° 09' 05"	512.00'	10.29'	5.14'
26	1° 23' 17"	512.00'	12.40'	6.20'
27	72° 51' 31"	10.00'	12.72'	7.38'
28	107° 08' 29"	10.00'	18.70'	13.55'
29	84° 30' 20"	10.00'	14.75'	9.08'
30	84° 30' 20"	40.00'	59.00'	36.34'
31	34° 08' 41"	37.50'	22.35'	11.52'
32	14° 26' 43"	117.50'	29.62'	14.89'
33	23° 35' 13"	82.50'	33.96'	17.23'
34	103° 34' 59"	15.00'	27.12'	19.06'
35	57° 52' 06"	20.00'	20.20'	11.06'
36	45° 16' 36"	32.50'	25.68'	13.55'
37	1° 28' 49"	717.50'	18.54'	9.27'
38	4° 03' 32"	307.50'	21.78'	10.90'
39	9° 28' 53"	337.50'	55.85'	27.99'
40	3° 58' 22"	687.50'	47.67'	23.84'
41	45° 16' 36"	62.50'	49.39'	26.07'
42	11° 41' 21"	282.50'	57.63'	28.92'
43	29° 30' 03"	82.50'	42.48'	21.72'

NOTE:
SEE SHEET NO. 2 FOR LEGEND, LOCATION MAP AND BASIS OF BEARINGS.
SEE SHEET NO. 4 FOR BOUNDARY DATA.
SEE SHEET NO. 4 FOR EXISTING EASEMENTS.

111 MR 40

SCALE: 1"=50'

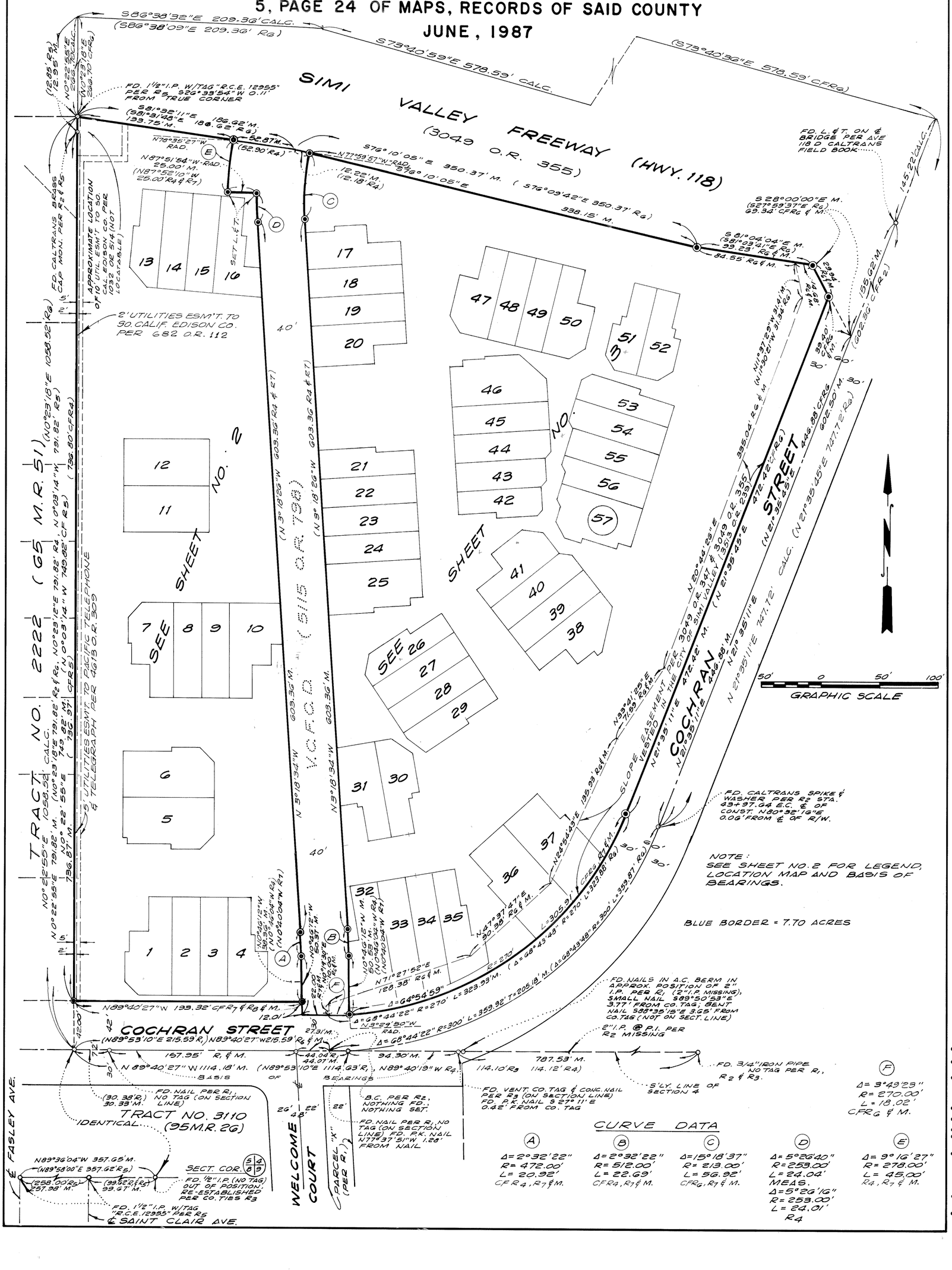
SHEET 4 OF 4 SHEETS

TRACT NO. 4173

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF TRACT C, SECTION 4, T2N, R17W, RANCHO SIMI, CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 5, PAGE 24 OF MAPS, RECORDS OF SAID COUNTY

JUNE, 1987



CURVE DATA

(A)	(B)	(C)	(D)	(E)
Δ=2°32'22"	Δ=2°32'22"	Δ=15°18'37"	Δ=5°26'40"	Δ=3°49'23"
R=472.00'	R=512.00'	R=213.00'	R=259.00'	R=270.00'
L=20.92'	L=22.69'	L=56.92'	L=24.04' MEAS.	L=18.02'
CFR4, R7 & M.	CFR4, R7 & M.	CFR6, R7 & M.	Δ=5°26'16" R=259.00' L=24.01' R4	CFR6 & M.

(F)
Δ=3°49'23"
R=270.00'
L=18.02'
CFR6 & M.

(A)	(B)	(C)	(D)	(E)
Δ=9°16'27"	R=278.00'	L=45.00'	R4, R7 & M.	

111 MR 41