DIMENSIONS shown as 174.73' along the Westerly Line of Lot 243 labeled N 18° 36' E should be 147.73'. Please see document number 90-65369, recoded on May 2, 1990, in official records. OWNER: ROBERTS GROUP VII, INC.

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 4153, 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 SIMI VALLEY FOR PUBLIC USE THE RIGHT-OF WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THIS MAP, AND ALSO OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE EASEMENT FOR STORM DRAIN PURPOSES SHOWN ON SAID MAP AND ALL USES INCIDENTAL THERETO. WE ALSO HEREBY DEDICATE TO THE SIMI VALLEY COUNTY SANITATION DISTRICT THE EASEMENTS FOR SANITARY SEWER PURPOSES SHOWN ON THIS MAP AND ALL USES INCIDENTAL THERETO.
WE ALSO HEREBY DEDICATE TO THE CITY OF SIMI VALLEY PARCELS A AND B AS SHOWN ON THIS MAP FOR STREET PURPOSES.

The Roberts Group VII, Inc., a California Corporation

R. LEVENSTEIN PRESIDENT

HAMILTON SMITH SECRETARY

SECURITY PACIFIC NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED JULY 29, 1988 AS DOCUMENT NO. 88-107323 OF OFFICIAL RECORDS.

W.R. Boggan
VICE PRESIDENT

Kathleen C. Bryan
Vice President ~~SECRETARY~~

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

ON THIS 9th DAY OF March 1989, BEFORE ME THE UNDERSIGNED Lynese S. Williams, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED W.R. Boggan, 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 ~~PRESIDENT~~ AND PERSONALLY APPEARED Kathleen C. Bryan, 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 ~~SECRETARY~~ OF SECURITY PACIFIC NATIONAL BANK, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED IT AS BENEFICIARY.

NOTARY PUBLIC Lynese S. Williams
NAME Lynese S. Williams
PRINCIPAL PLACE OF BUSINESS CO. OF Los Angeles
MY COMMISSION EXPIRES May 29, 1990

REGISTERED PROFESSIONAL ENGINEER MICHAEL KLEINKNECHT No. 20298 Exp. 6-30-89 CIVIL STATE OF CALIFORNIA

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: Jan. 27, 1989

Michael Kleinknecht
DISTRICT ENGINEER
SIMI VALLEY COUNTY
SANITATION DISTRICT

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED "TRACT NO. 4153" AND 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 ORDINANCES 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 : MARCH 6, 1989

CITY ENGINEER
CITY OF SIMI VALLEY

George Berg

REGISTERED PROFESSIONAL ENGINEER GEORGE T. BERG No. 16804 Exp. 6-30-89 CIVIL STATE OF CALIFORNIA

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.

DATE : MARCH 17, 1989

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: Cynthia M Simmons
DEPUTY COUNTY TAX COLLECTOR

CITY COUNCIL'S CERTIFICATE

THIS MAP ENTITLED "TRACT NO. 4153" CONSISTING OF 18 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 6th DAY OF March 1989 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 DOES ALSO HEREBY ACCEPT FOR PUBLIC USE, PARCELS A AND B FOR FUTURE STREET PURPOSES. AND ALSO HEREBY ACCEPTS THE EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN ON THIS MAP.
IN WITNESS THEREOF, 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 17th DAY OF March 1989.

ATTEST

Susan Waina
CITY CLERK OF THE CITY OF SIMI VALLEY

Mayor
MAYOR OF THE CITY OF SIMI VALLEY

STATE OF CALIFORNIA }
COUNTY OF VENTURA } ss.

ON THIS 20TH DAY OF JUNE, 1988, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED R. LEVENSTEIN, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT, AND HAMILTON SMITH KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS SECRETARY OF THE ROBERTS GROUP VII INC. THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF OLYMPIA-ROBERTS COMPANY, THE GENERAL PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED IT

Vickie J. LaBrier
NOTARY PUBLIC
NAME: VICKIE J. LABRIER
PRINCIPAL PLACE OF BUSINESS: 222 COUNTRY CLUB DR., Simi Valley, CA 93065
MY COMMISSION EXPIRES: JUNE 15, 1990

SURVEYOR'S STATEMENT

I, WILLIAM S. KISH DO HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN NOVEMBER, 1987, 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 MAP) AND THAT THEY ARE (OR WILL BE) SUFFICIENT TO ENABLE THIS 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 IMPROVMENTS INTO THE CITY STREET SYSTEM.

William S. Kish
WILLIAM S. KISH L.S. 5000
MY REGISTRATION EXPIRES 12/31/1989

LICENSED LAND SURVEYOR WILLIAM S. KISH No. 5000 STATE OF CALIFORNIA

89-44367

COUNTY RECORDER'S CERTIFICATE

RECORDED AT THE REQUEST OF THE OWNER THE ROBERTS GROUP VII, INC., ON MARCH 22, 1989, AT 8:18 AM IN BOOK 115 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 45-62 RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

DEPUTY COUNTY RECORDER
Asst

THE FOLLOWING SOILS REPORTS RELATING TO TRACT NO. 4153 HAVE BEEN PREPARED:

DATE OF REPORT : JUNE 1986
TITLE : SOIL ENGINEERING REPORT

FIRM NAME : BUENA ENGINEERS INC.
ENGINEER : RAYMOND E. BRANNEN
1731-A WALTER STREET
VENTURA, CA. 93003

THE SOILS REPORTS ARE ON FILE AT THE CITY OF SIMI VALLEY, PUBLIC WORKS DEPARTMENT, FOR PUBLIC INSPECTION.

*"PARCELS 33, 34 AND 242 ARE LOCATED IN ZONE III WATER SYSTEM AND CAN ONLY BE SERVED AFTER THE ZONE III TANK AND PUMPING STATION ARE INSTALLED. NO ZONE CLEARANCE, I.E. ISSUANCE OF PERMITS FOR CONSTRUCTION, SHALL BE ISSUED BY THE CITY FOR THESE PARCELS UNTIL THE CONSTRUCTION OF THE ABOVE WATER FACILITIES HAS STARTED AND IS AT LEAST 50% COMPLETE. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY FACILITIES ON THESE PARCELS UNTIL THE REQUIRED WATER FACILITIES, I.E. WATER TANK, PUMPING STATION AND DISTRIBUTION SYSTEM HAVE BEEN COMPLETED."

TRACT NO. 4153
IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LDS 217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES 6 THRU 9, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
JANUARY, 1988

VTN WEST
16933 PARTHENIA ST.
SEPULVEDA, CA. 91343
(818) 894-8261

DIMENSIONS shown as 174.73' along the Westerly Line of Lot 243 labeled N 18° 36' E should be 147.73'. Please see document number 90-65369, recorded on May 2, 1990, in official records. OWNER: ROBERTS GROUP VII, INC.

115 MR 46

MONUMENT NOTES :

■ FOUND MONUMENT. TYPE AND REFERENCE AS NOTED.

○ SET 2" I.P. TAGGED L.S. 5000 FLUSH

SET 1/2" I.P. WITH TAG L.S. 5000 AT ALL REAR LOT CORNERS AND AT ALL ANGLE POINTS IN LOT LINES. CUT CHISLED "+" ON TOP OF CURB IN SIDE LOT LINES PRODUCED 3.75' FROM TRUE LOT CORNER.

□ SET STANDARD VENTURA COUNTY SURVEY MONUMENT PER STANDARD 90-3

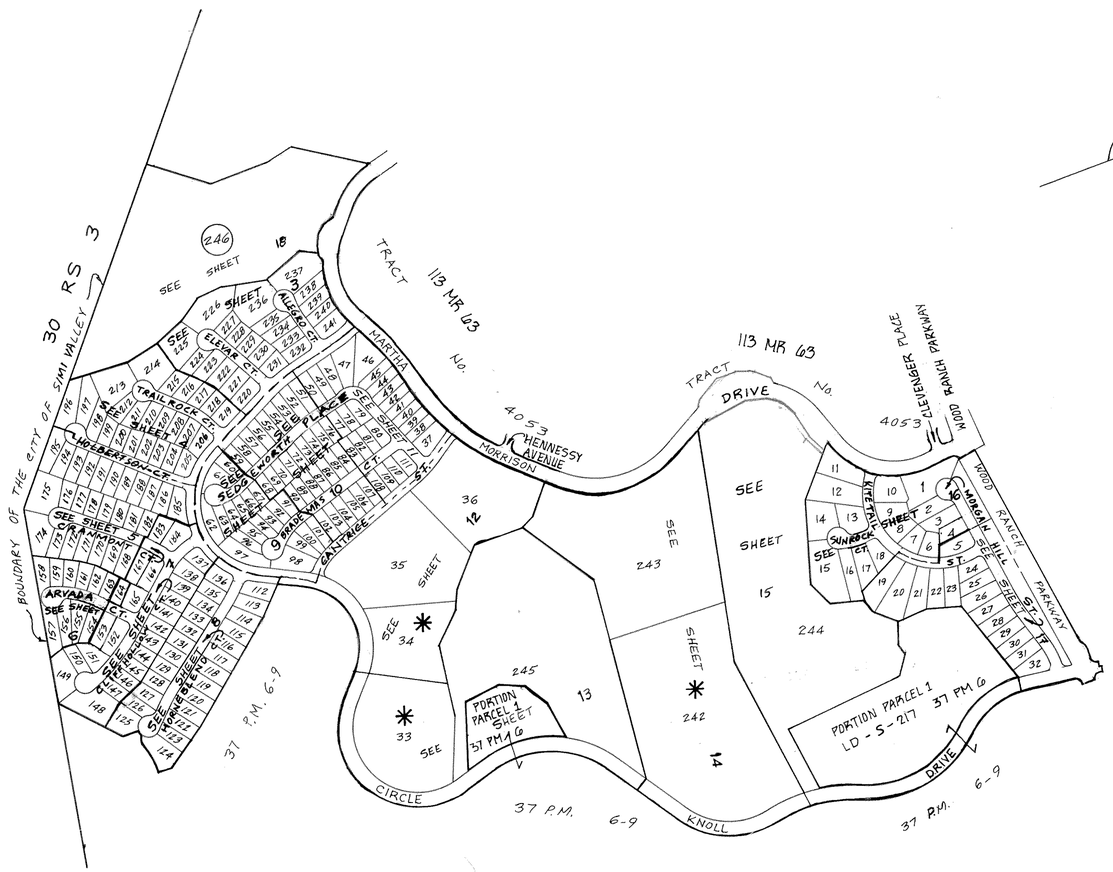
● FOUND 1½" I.P. WITH TAG RCE 15231 PER R3.

R1 = PARCEL MAP LDS 217. 37 PM 6-9
R2 = RECORD PER 39 RS 51-52
R3 = TRACT NO. 4053, 113 MR 63

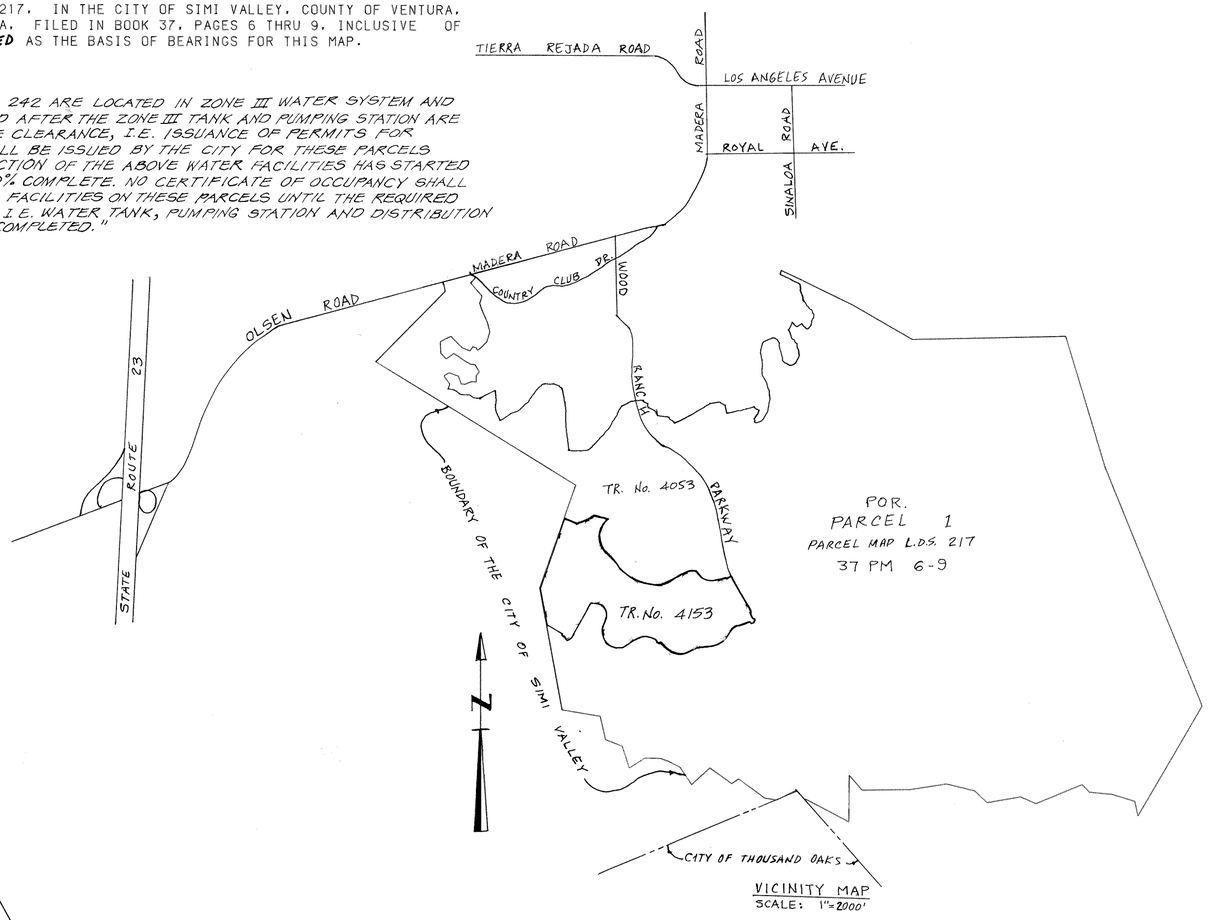
M = MEASURED
P.S.E. = PROPOSED PUBLIC SERVICE EASEMENT
(RAD) = RADIAL

BASIS OF BEARINGS:
THE BEARING NORTH 10°37'51" WEST OF THE SOUTHWESTERLY LINE OF PARCEL 1 OF PARCEL MAP LDS 217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES 6 THRU 9, INCLUSIVE OF PARCEL MAPS WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

✳ "PARCELS 33, 34 AND 242 ARE LOCATED IN ZONE III WATER SYSTEM AND CAN ONLY BE SERVED AFTER THE ZONE III TANK AND PUMPING STATION ARE INSTALLED. NO ZONE CLEARANCE, I.E. ISSUANCE OF PERMITS FOR CONSTRUCTION, SHALL BE ISSUED BY THE CITY FOR THESE PARCELS UNTIL THE CONSTRUCTION OF THE ABOVE WATER FACILITIES HAS STARTED AND IS AT LEAST 50% COMPLETE. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY FACILITIES ON THESE PARCELS UNTIL THE REQUIRED WATER FACILITIES, I.E. WATER TANK, PUMPING STATION AND DISTRIBUTION SYSTEM HAVE BEEN COMPLETED."



KEY MAP
SCALE : 1"=400'
0 400' 800' 1200' 1600'



VICINITY MAP
SCALE: 1"=2000'

TOTAL BOUNDARY AREA = 131.87 ACRES

0 2,000' 4,000' 6,000' 8,000'

TRACT NO. 4153
IN THE CITY OF SIMI VALLEY COUNTY OF VENTURA, STATE OF CALIFORNIA

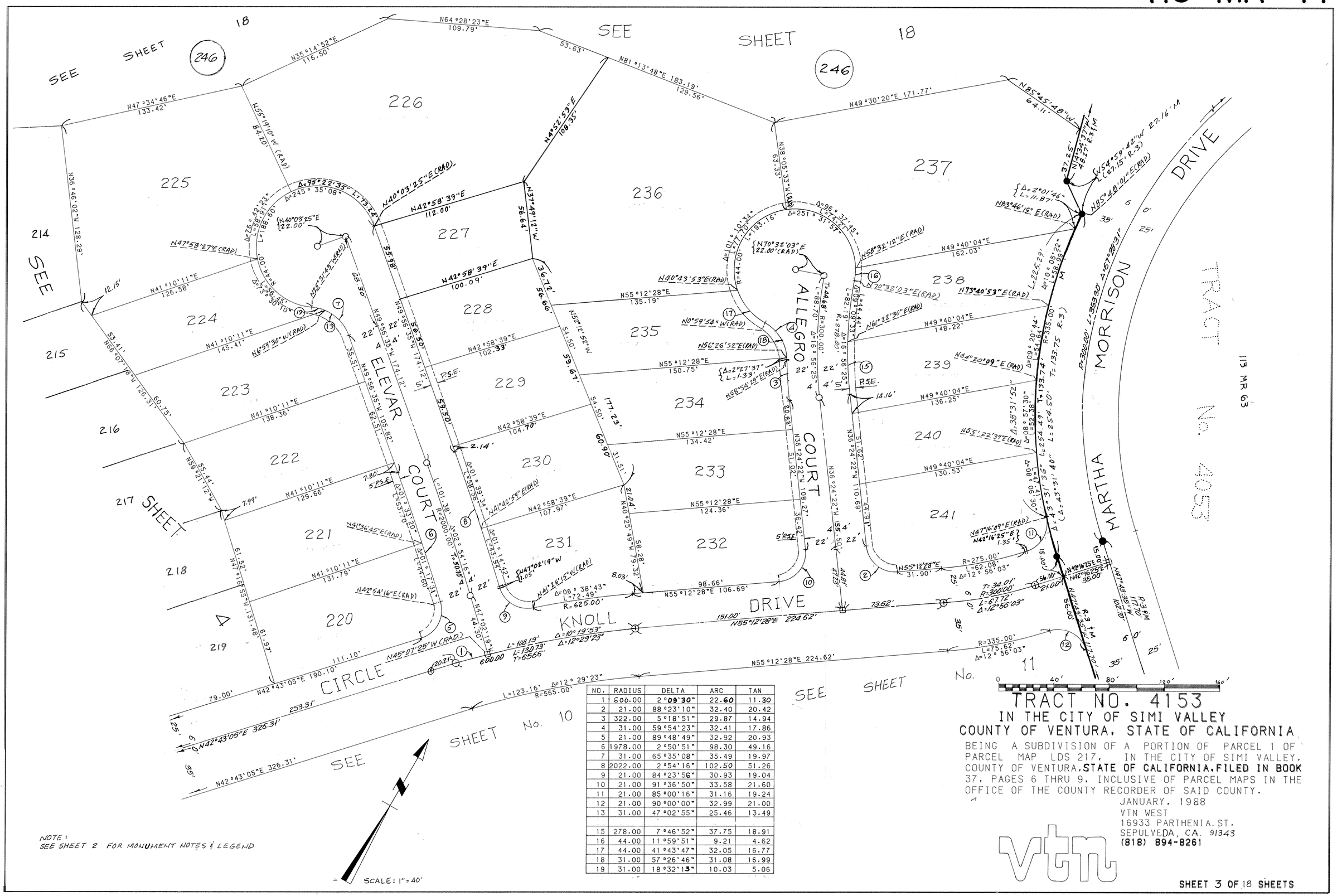
BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LDS 217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES 6 THRU 9, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JANUARY, 1988

VTN WEST
16933 PARTHENIA ST.
SEPULVEDA, CA. 91343
(818) 894-8261

vtn

DIMENSIONS shown as 174.73' along the Westerly Line of Lot 243 labeled N 18° 36' E should be 147.73'. Please see document number 90-65369, recorded on May 2, 1990, in official records. OWNER: ROBERTS GROUP VII, INC.



NO.	RADIUS	DELTA	ARC	TAN
1	600.00	2°09'30"	22.60	11.30
2	21.00	88°23'10"	32.40	20.42
3	322.00	5°18'51"	29.87	14.94
4	31.00	59°54'23"	32.41	17.86
5	21.00	89°48'49"	32.92	20.93
6	1978.00	2°50'51"	98.30	49.16
7	31.00	65°35'08"	35.49	19.97
8	2022.00	2°54'16"	102.50	51.26
9	21.00	84°23'56"	30.93	19.04
10	21.00	91°36'50"	33.58	21.60
11	21.00	85°00'16"	31.16	19.24
12	21.00	90°00'00"	32.99	21.00
13	31.00	47°02'55"	25.46	13.49
15	278.00	7°46'52"	37.75	18.91
16	44.00	11°59'51"	9.21	4.62
17	44.00	41°43'47"	32.05	16.77
18	31.00	57°26'46"	31.08	16.99
19	31.00	18°32'13"	10.03	5.06

NOTE:
SEE SHEET 2 FOR MONUMENT NOTES & LEGEND

SCALE: 1" = 40'

0 40' 80' 120' 160'

TRACT NO. 4153
IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

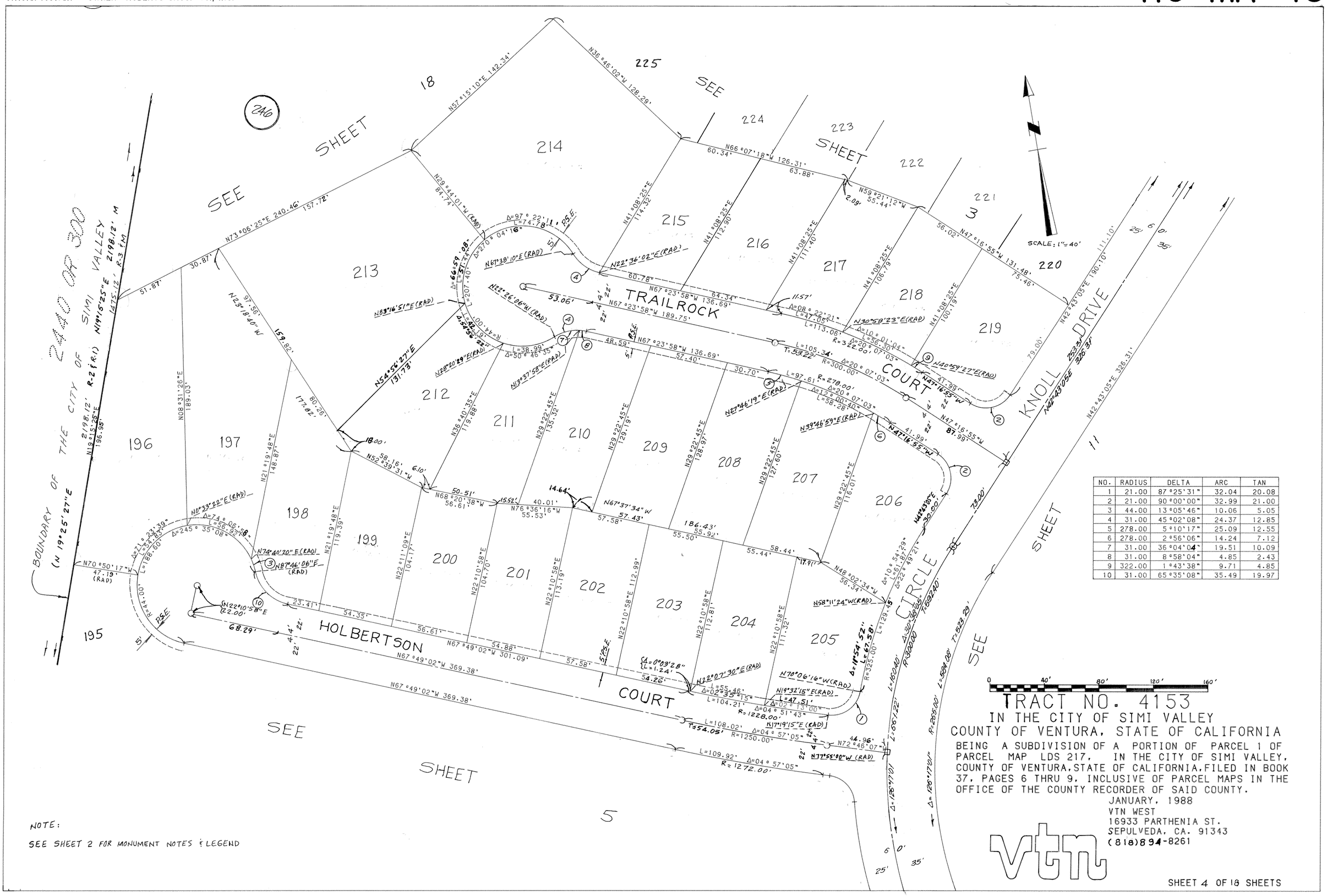
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NO.	RADIUS	DELTA	ARC	TAN
1	21.00	87°25'31"	32.04	20.08
2	21.00	90°00'00"	32.99	21.00
3	44.00	13°05'46"	10.06	5.05
4	31.00	45°02'08"	24.37	12.85
5	278.00	5°10'17"	25.09	12.55
6	278.00	2°56'06"	14.24	7.12
7	31.00	36°04'04"	19.51	10.09
8	31.00	8°58'04"	4.85	2.43
9	322.00	1°43'38"	9.71	4.85
10	31.00	65°35'08"	35.49	19.97

TRACT NO. 4153

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LDS 217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES 6 THRU 9, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JANUARY, 1988

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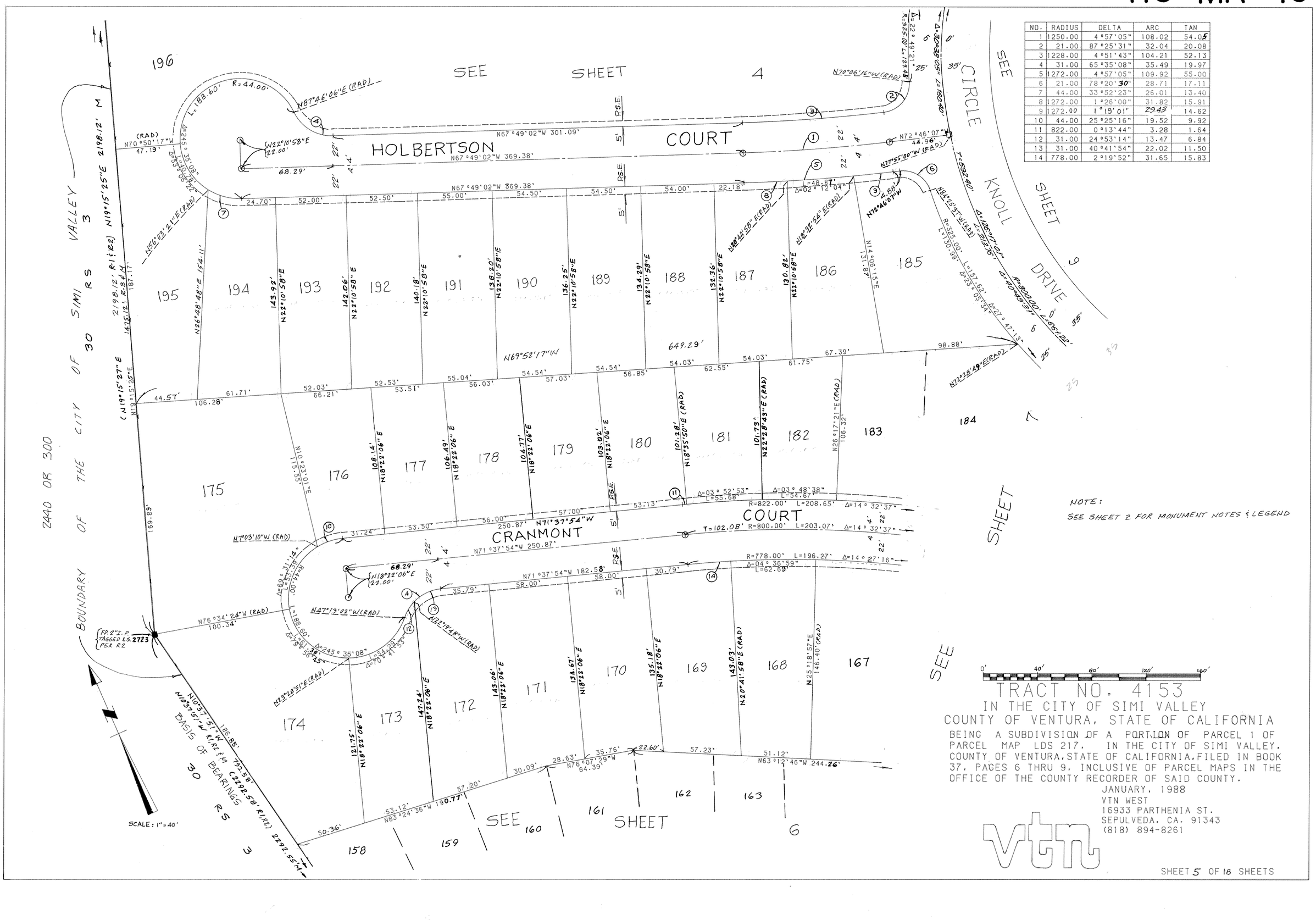
NOTE:

SEE SHEET 2 FOR MONUMENT NOTES & LEGEND

DIMENSIONS shown as 174.73' along the Westerly Line of Lot 243 labeled N 18° 36' E should be 147.73'. Please see document number 90-65369, recorded on May 2, 1990, in official records. OWNER: ROBERTS GROUP VII, INC.

115 MR 49

NO.	RADIUS	DELTA	ARC	TAN
1	1250.00	4°57'05"	108.02	54.05
2	21.00	87°25'31"	32.04	20.08
3	1228.00	4°51'43"	104.21	52.13
4	31.00	65°35'08"	35.49	19.97
5	1272.00	4°57'05"	109.92	55.00
6	21.00	78°20'30"	28.71	17.11
7	44.00	33°52'23"	26.01	13.40
8	1272.00	1°26'00"	31.82	15.91
9	1272.00	1°19'01"	29.43	14.62
10	44.00	25°25'16"	19.52	9.92
11	822.00	0°13'44"	3.28	1.64
12	31.00	24°53'14"	13.47	6.84
13	31.00	40°41'54"	22.02	11.50
14	778.00	2°19'52"	31.65	15.83



TRACT NO. 4153
IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LDS 217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES 6 THRU 9, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

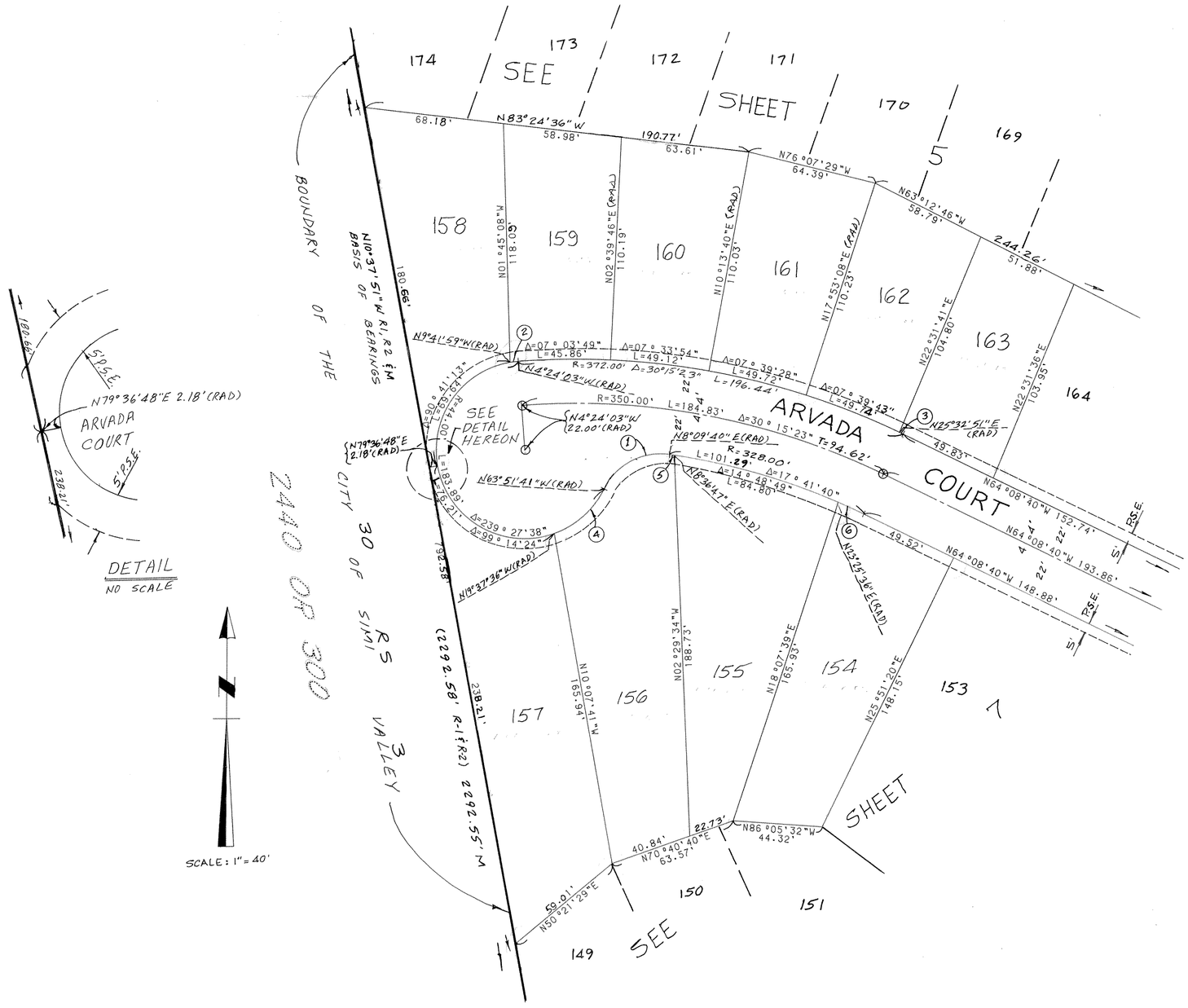
JANUARY, 1988

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vtn

DIMENSIONS shown as 174.73' along the Westerly Line of Lot 243 labeled N 18° 36' E should be 147.73'. Please see document number 90-65369, recorded on May 2, 1990, in official records. OWNER: ROBERTS GROUP VII, INC.

115 MR 50



NO.	RADIUS	DELTA	ARC	TAN
1	31.00	72°01'21"	38.97	22.53
2	44.00	5°17'56"	4.07	2.04
3	372.00	0°18'29"	2.00	1.00
4	44.00	44°14'05"	33.97	17.88
5	328.00	0°27'07"	2.59	1.29
6	328.00	2°25'44"	13.90	6.95

NOTE:
SEE SHEET 2 FOR MONUMENT NOTES & LEGEND

TRACT NO. 4153
IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LDS 217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES 6 THRU 9, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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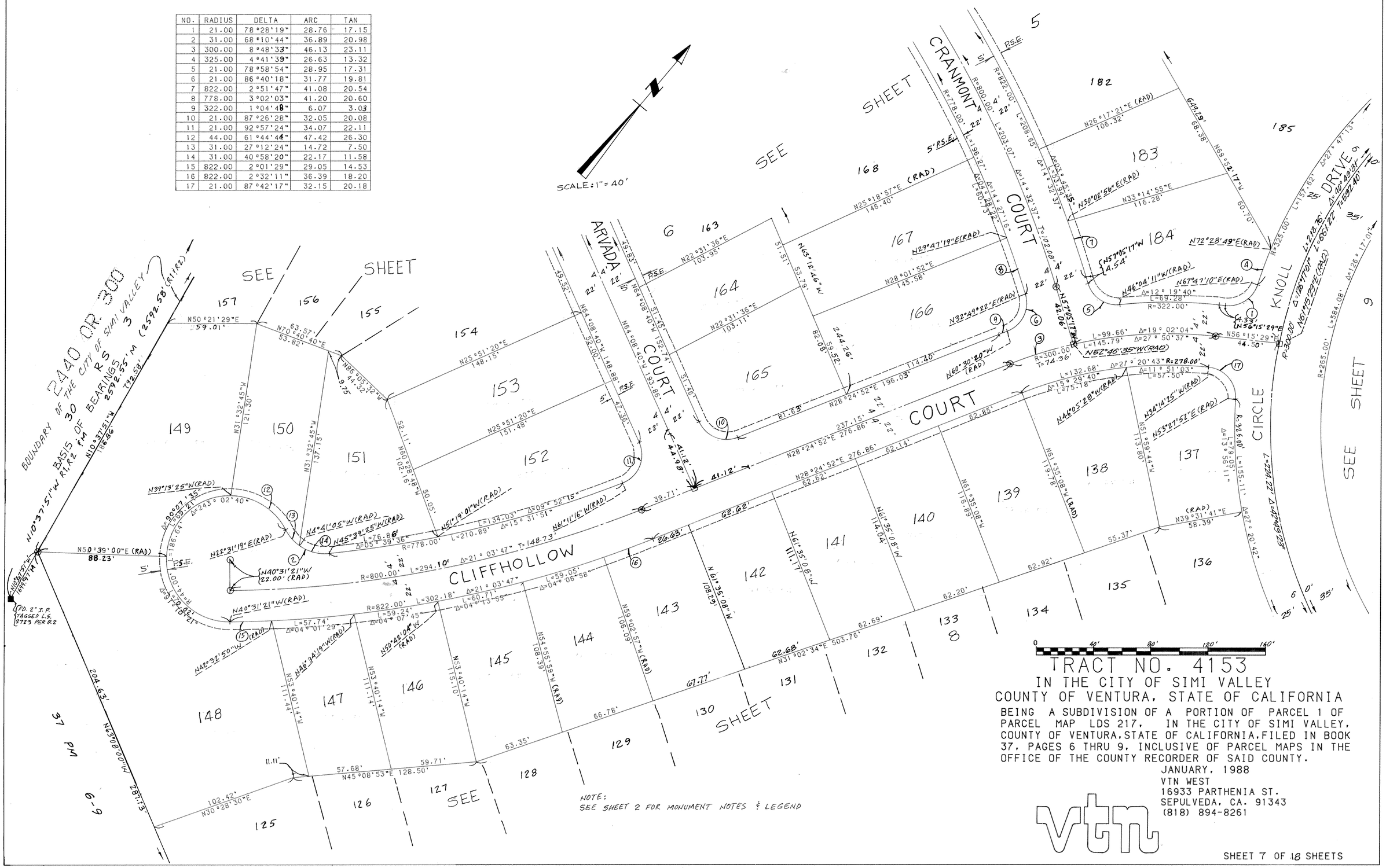
vtn

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115 MR 51

NO.	RADIUS	DELTA	ARC	TAN
1	21.00	78°28'19"	28.76	17.15
2	31.00	68°10'44"	36.89	20.98
3	300.00	8°48'33"	46.13	23.11
4	325.00	4°41'39"	26.63	13.32
5	21.00	78°58'54"	28.95	17.31
6	21.00	86°40'18"	31.77	19.81
7	822.00	2°51'47"	41.08	20.54
8	778.00	3°02'03"	41.20	20.60
9	322.00	1°04'48"	6.07	3.03
10	21.00	87°26'28"	32.05	20.08
11	21.00	92°57'24"	34.07	22.11
12	44.00	61°44'44"	47.42	26.30
13	31.00	27°12'24"	14.72	7.50
14	31.00	40°58'20"	22.17	11.58
15	822.00	2°01'29"	29.05	14.53
16	822.00	2°32'11"	36.39	18.20
17	21.00	87°42'17"	32.15	20.18

SCALE: 1" = 40'


SEE SHEET 5
SEE SHEET 6
SEE SHEET 8
SEE SHEET 9
SEE SHEET
CRANMONT COURT
ARVADA COURT
CLIFFHOLLOW
KNOLL DRIVE
CIRCLE
COURT
2440 OR 300
BOUNDARY OF THE CITY OF SIMI VALLEY
BASIS OF BEARINGS N10°37'51"W 2592.55' M
N10°37'51"W 1864.94' M
TO P.O.B.
TO 2" I.P. TAGGED L.S. 2723 PER R2
37 PM 6-9
N10°37'51"W R1,R2 2592.58' (R1,R2)
N10°37'51"W 186.86'
T32.58'
N50°21'29"E 59.01'
N70°40'40"E 53.82'
N86°05'32"W 9.75'
N50°39'00"E (RAD) 88.23'
P.S.E.
5'
R=800.00' L=294.10' Δ=21°03'47"
R=822.00' L=302.18' Δ=21°03'47"
R=778.00' L=210.89' Δ=15°31'51"
R=822.00' L=208.65' Δ=14°32'37"
R=778.00' L=196.27' Δ=14°27'16"
R=325.00' L=157.62' Δ=27°47'13"
R=300.00' L=218.76' Δ=40°49'39"
R=322.00' L=69.28' Δ=12°19'40"
R=265.00' L=584.06' Δ=126°17'01"
L=272.27' Δ=25°49'22"
L=99.66' Δ=19°02'04"
L=145.79' Δ=27°50'37"
L=132.68' Δ=11°51'03"
L=75.18' Δ=15°29'40"
L=57.50' Δ=27°20'43"
L=79.05' Δ=13°56'11"
L=155.11' Δ=27°20'42"
L=57.74' Δ=04°01'29"
L=59.24' Δ=04°07'45"
L=60.71' Δ=04°13'55"
L=59.05' Δ=04°06'58"
L=34.03' Δ=15°31'51"
L=76.86' Δ=05°39'36"
L=139.21' Δ=90°07'35"
L=186.64' Δ=243°02'40"
R=4.00' L=10.02' Δ=143°52'21"
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N31°32'45"W 121.30'
N31°32'45"W 137.15'
N25°51'20"E 148.15'
N25°51'20"E 151.48'
N64°08'40"W 52.00'
N64°08'40"W 148.88'
N64°08'40"W 152.74'
N64°08'40"W 193.86'
N22°31'36"E 103.95'
N22°31'36"E 103.11'
N25°18'57"E (RAD) 146.40'
N29°47'19"E(RAD)
N28°01'52"E 145.58'
N32°49'22"E(RAD)
N63°12'46"W 53.79'
N28°24'52"E 196.03'
N60°30'40"W (RAD)
N28°24'52"E 276.86'
N61°35'08"W 114.04'
N61°35'08"W 108.29'
N61°35'08"W 111.17'
N61°35'08"W 115.89'
N59°06'09"W (RAD)
N54°55'59"W (RAD)
N53°40'14"W 115.10'
N53°40'14"W 111.44'
N45°34'19"W(RAD)
N42°32'50"W
N40°31'21"W(RAD)
N22°31'19"E(RAD)
N40°31'21"W 22.00' (RAD)
N39°13'25"W(RAD)
N4°41'05"W(RAD)
N45°39'25"W(RAD)
N51°19'01"W(RAD)
N61°11'16"W(RAD)
N50°42'04"W (RAD)
N31°02'34"E 503.76'
N30°08'00"W 287.13'
204.63'
102.42' N30°28'30"E
57.68' N45°08'53"E 128.50' 59.71'
11.11'
41.12'
39.71'
62.62'
62.68'
62.85'
66.78'
67.77'
63.35'
62.92'
62.20'
62.69'
55.37'
58.39' (RAD) N39°31'41"E
N26°17'21"E (RAD) 106.32'
N30°01'56"E(RAD)
N33°14'55"E 116.28'
N69°52'17"W 60.70'
N72°28'49"E(RAD)
N57°05'17"W 9.54'
N46°04'11"W(RAD)
N67°47'10"E(RAD)
N56°15'29"E 44.50'
N52°46'35"W(RAD)
N46°05'28"W(RAD)
N34°14'25"W(RAD)
N53°27'52"E(RAD)
N51°59'44"W 113.80'
N51°35'08"W(RAD)
N61°35'08"W 116.78'
N39°13'25"W(RAD)
N40°07'35"
N22°31'19"E(RAD)
N40°31'21"W(RAD)
N42°32'50"W
N45°34'19"W(RAD)
N50°42'04"W (RAD)
N30°08'00"W 287.13'
N30°28'30"E
N45°08'53"E 128.50'
N31°02'34"E 503.76'
N39°31'41"E (RAD) 58.39'
N61°35'08"W(RAD)
N53°27'52"E(RAD)
N51°19'01"W(RAD)
N61°11'16"W(RAD)
N50°42'04"W (RAD)
N59°06'09"W (RAD)
N54°55'59"W (RAD)
N53°40'14"W 115.10'
N53°40'14"W 111.44'
N45°34'19"W(RAD)
N42°32'50"W
N40°31'21"W(RAD)
N22°31'19"E(RAD)
N40°31'21"W 22.00' (RAD)
N39°13'25"W(RAD)
N4°41'05"W(RAD)
N45°39'25"W

DIMENSIONS shown as 174.73' along the Westerly Line of Lot 243 labeled N 18° 36' E should be 147.73'. Please see document number 90-65369, recorded on May 2, 1990, in official records. OWNER: ROBERTS GROUP VII, INC.

115 MR 52

NO.	RADIUS	DELTA	ARC	TAN
1	31.00	65°35'08"	35.49	
2	672.00	9°32'53"	111.99	
3	21.00	79°10'35"	29.02	17.37
4	325.00	5°22'39"	30.50	
5	628.00	9°31'53"	104.47	
6	21.00	86°31'58"	31.72	
7	44.00	37°32'15"	28.83	
8	628.00	4°43'24"	51.77	
9	44.00	29°53'02"	22.95	11.74'
10	44.00	17°22'06"	13.34	
11	778.00	0°28'23"	6.42	
12	778.00	2°20'10"	31.72	
13	672.00	3°01'20"	35.45	
14	50.00	48°38'56"	42.45	22.60
15	672.00	1°36'48"	18.92	

SCALE: 1" = 40'

CIRCLE KNOLL

SEE SHEET 9

COURT

DRIVE

HORNEBLEND

37 PM 6-9

TRACT NO. 4153
IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LDS 217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES 6 THRU 9, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

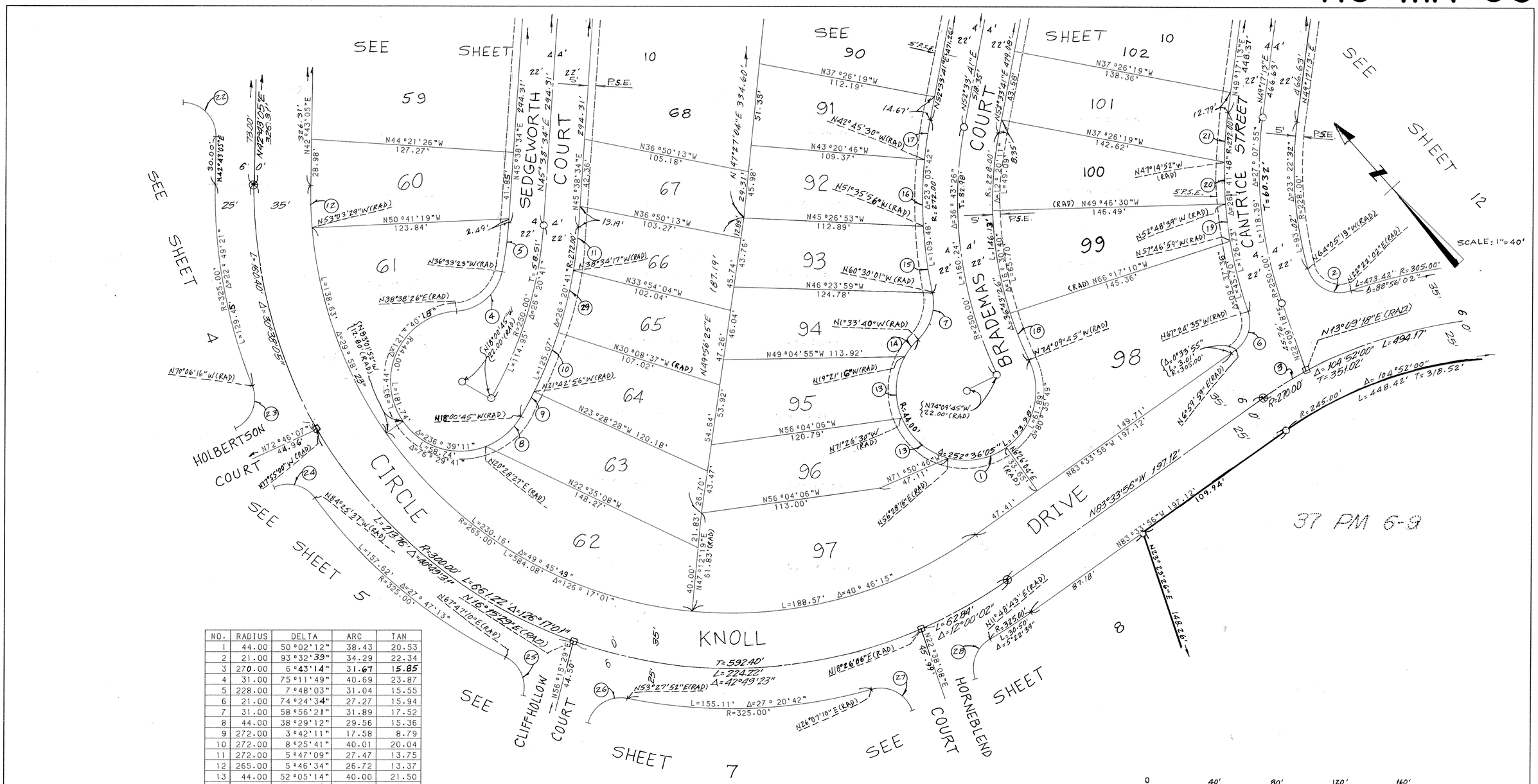
JANUARY, 1988

VTN WEST
16933 PARTHENIA ST.
SEPULVEDA, CA. 91343
818) 894-8261

NOTE:
SEE SHEET 2 FOR MONUMENT NOTES & LEGEND

DIMENSIONS shown as 174.73' along the Westerly Line of Lot 243 labeled N 18° 36' E should be 147.73'. Please see document number 90-65369, recorded on May 2, 1990, in official records. OWNER: ROBERTS GROUP VII, INC.

115 MR 53



NO.	RADIUS	DELTA	ARC	TAN
1	44.00	50°02'12"	38.43	20.53
2	21.00	93°32'39"	34.29	22.34
3	270.00	6°43'14"	31.67	15.85
4	31.00	75°11'49"	40.69	23.87
5	228.00	7°48'03"	31.04	15.55
6	21.00	74°24'34"	27.27	15.94
7	31.00	58°56'21"	31.89	17.52
8	44.00	38°29'12"	29.56	15.36
9	272.00	3°42'11"	17.58	8.79
10	272.00	8°25'41"	40.01	20.04
11	272.00	5°47'09"	27.47	13.75
12	265.00	5°46'34"	26.72	13.37
13	44.00	52°05'14"	40.00	21.50
14	44.00	17°47'36"	13.66	6.89
15	272.00	8°54'05"	42.26	21.17
16	272.00	8°50'26"	41.97	21.03
17	272.00	5°19'11"	25.25	12.64
18	228.00	7°52'35"	31.34	15.70
19	272.00	4°58'20"	23.60	11.81
20	272.00	5°33'47"	26.41	13.22
21	272.00	6°32'05"	31.02	15.53
22	21.00	90°00'00"	32.99	21.00
23	21.00	87°25'31"	32.04	20.08
24	21.00	78°20'30"	28.71	17.11
25	21.00	78°28'19"	28.76	17.15
26	21.00	87°42'17"	32.15	20.18
27	21.00	86°31'58"	31.72	19.77
28	21.00	79°10'35"	29.02	17.37
29	272.00	8°25'40"	40.01	20.04

NOTE:
SEE SHEET No. 2 FOR MONUMENT NOTES & LEGEND

0 40' 80' 120' 160'

TRACT NO. 4153

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LDS 217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES 6 THRU 9, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

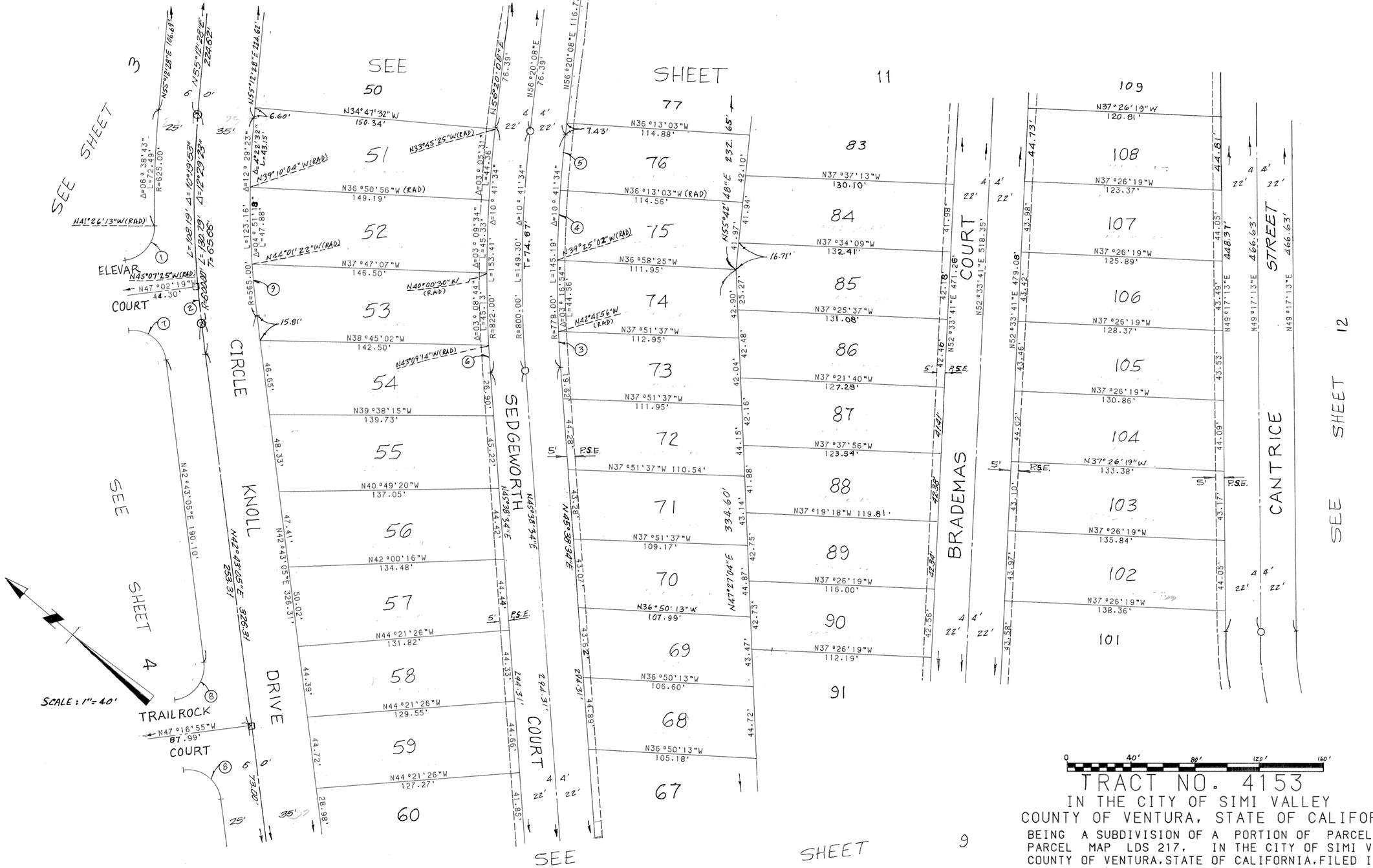
JANUARY, 1988

VTN WEST
16933 PARTHENIA ST.
SEPULVEDA, CA. 91343
(818) 894-8261

vtn

DIMENSIONS shown as 174.73' along the Westerly Line of Lot 243 labeled N 18° 36' E should be 147.73'. Please see document number 90-65369, recorded on May 2, 1990, in official records. OWNER: ROBERTS GROUP VII, INC.

115 MR 54



NO.	RADIUS	DELTA	ARC	TAN
1	21.00	84°23'56"	30.93	19.04
2	600.00	2°09'30"	22.60	11.30
3	778.00	1°39'30"	22.52	11.26
4	778.00	3°11'59"	43.45	21.73
5	778.00	2°33'11"	34.67	17.34
6	822.00	1°12'12"	17.26	8.63
7	21.00	89°48'49"	32.92	20.93
8	21.00	90°00'00"	32.99	21.00
9	565.00	3°15'33"	32.14	16.07

NOTE:
SEE SHEET 2 FOR MONUMENT NOTES & LEGEND

0 40' 80' 120' 160'

TRACT NO. 4153

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LDS 217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES 6 THRU 9, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

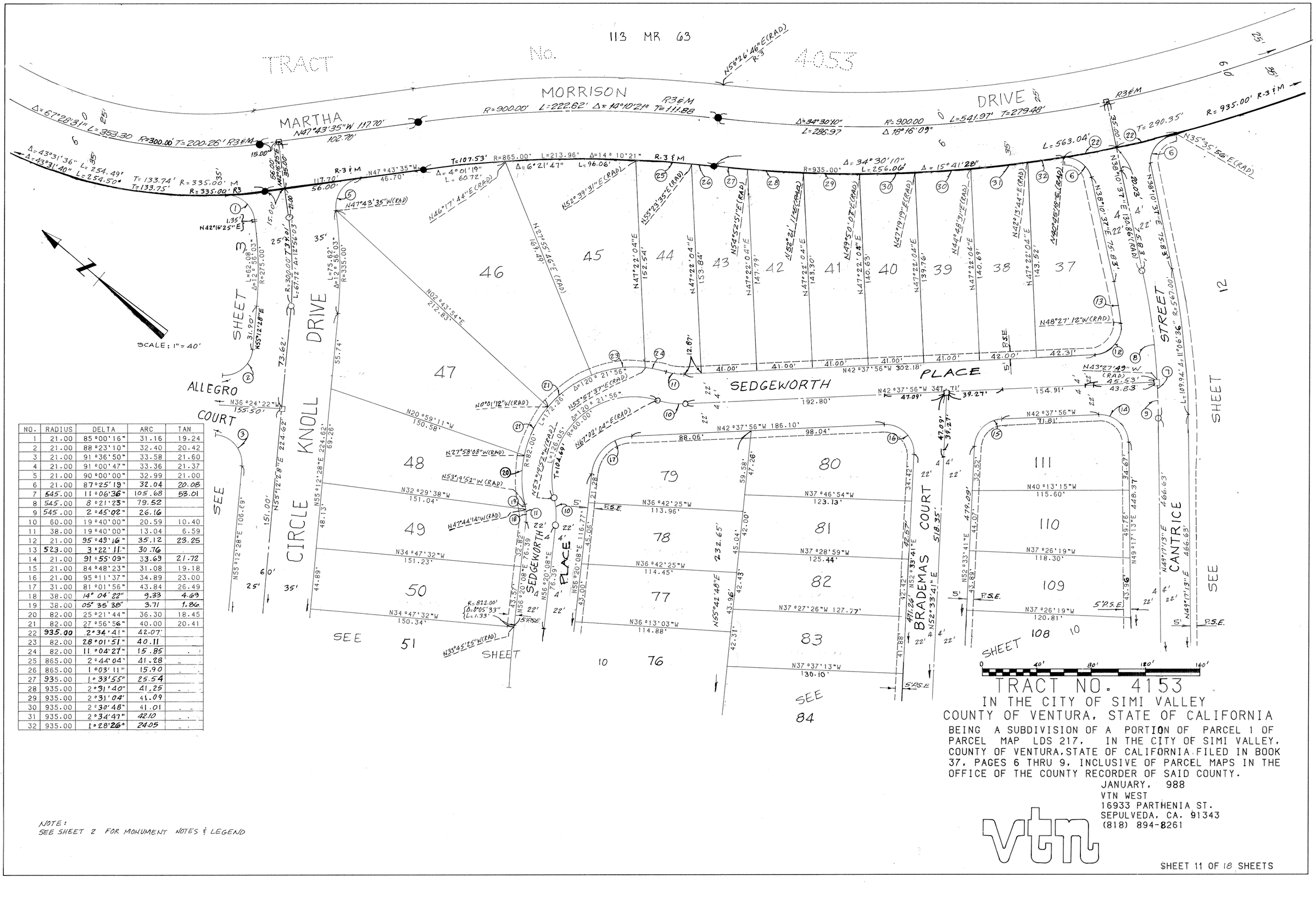
JANUARY, 1988

VTN WEST
16933 PARTHENIA ST.
SEPULVEDA, CA. 91343
(818) 894-8261

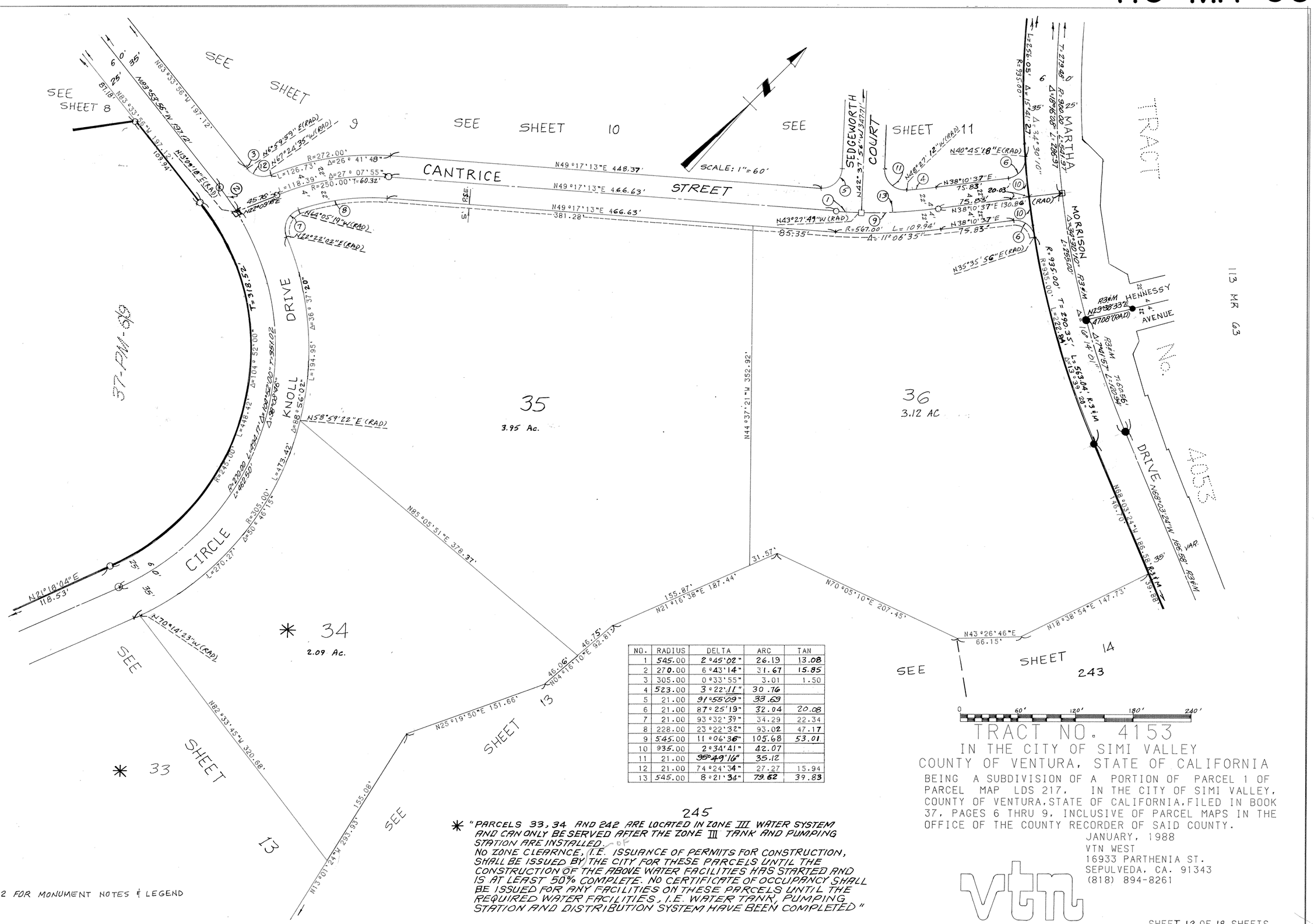
vtn

DIMENSIONS shown as 174.73' along the Westerly Line of Lot 243 labeled N 18° 36' E should be 147.73'. Please see document number 90-65369, recorded on May 2, 1990, in official records. OWNER: ROBERTS GROUP VII, INC.

115 MR 55


113 MR 63
TRACT No. 4053
MORRISON DRIVE
MARTHA
ALLEGRO COURT
KNOLL DRIVE
SHEET
CIRCLE
SEDGEWORTH PLACE
BRADEMAS COURT
CANTRICE STREET
SCALE: 1" = 40'
SEE SHEET 10
SEE SHEET 12
46
45
44
43
42
41
40
39
38
37
47
48
49
50
51
79
80
78
81
77
82
76
83
84
111
110
109
108
N47°43'35"W 117.70'
102.70'
Δ=67°28'31" L=353.30 R=300.00' T=200.26' R3ŧM
Δ=43°31'36" L=254.49'
Δ=43°31'40" L=254.50'
T=133.74' R=335.00' R3
T=133.75' R=335.00' R3
R=900.00' L=222.62' Δ=14°10'21" T=111.88 R3ŧM
Δ=34°30'10" L=286.97
R=900.00 Δ 18°16'09" L=541.97' T=279.48'
R=935.00' R-3 ŧM
Δ=34°30'10" L=563.04'
Δ=15°41'28" L=256.06'
T=290.35'
N35°35'56"E(RAD)
N38°10'37"E 130.98'(RAD)
N38°10'37"E 76.85'
L=109.94' Δ=11°06'36" R=567.00'
N43°27'49"W (RAD) 45.53' 43.83
N42°37'56"W 302.18'
N42°37'56"W 347.71'
N42°37'56"W 154.91'
N42°37'56"W 186.10'
N42°37'56"W 71.81'
N40°13'15"W 115.60'
N37°26'19"W 118.30'
N37°26'19"W 120.81'
N36°42'25"W 113.96'
N37°46'54"W 123.13'
N37°28'59"W 125.44'
N37°27'26"W 127.77'
N36°13'03"W 114.88'
N37°37'13"W 130.10'
N36°24'22"W 155.50'
N20°59'11"W 150.58'
N32°29'38"W 151.04'
N34°47'32"W 151.23'
N34°47'32"W 150.34'
N55°12'28"E 224.62'
N55°12'28"E 106.69'
N27°58'08"W(RAD)
N53°19'52"W(RAD)
N47°44'14"W(RAD)
N33°45'25"W(RAD)
N0°01'12"W(RAD)
N55°57'37"E(RAD)
N67°22'04"E(RAD)
N48°27'12"W(RAD)
N42°16'25"E 1.35'
N53°12'28"E 31.90'
N02°43'54"E 212.83'
N46°17'44"E (RAD)
N52°39'31"E(RAD)
N55°23'35"E(RAD)
N49°50'07"E(RAD)
N47°19'19"E(RAD)
N44°48'31"E(RAD)
N42°13'44"E(RAD)
N42°25'18"E(RAD)
N47°43'35"W(RAD)
N56°26'25"E 35.00'
N47°43'35"W 46.70'
N56°26'25"E 56.00'
N47°22'04"E 152.54'
N47°22'04"E 153.84'
N47°22'04"E 147.79'
N47°22'04"E 143.30'
N47°22'04"E 140.83'
N47°22'04"E 139.76'
N47°22'04"E 140.69'
N47°22'04"E 143.52'
N42°37'56"W 47.09'
N52°33'41"E 41.88'
N52°33'41"E 43.89'
N49°17'13"E 466.63'
N49°17'13"E 440.37'
N56°20'08"E 116.77'
N56°20'08"E 76.39'
R=822.00' Δ=0°05'33" L=1.33'
R=82.00' L=112.26' T=104.69
Δ=120°21'56" R=60.00'
Δ=4°01'19" L=60.72'
Δ=6°21'47" L=96.06'
T=107.53' R=865.00' L=213.96' Δ=14°10'21"
R=300.00' Δ=12°56'03" L=67.72
R=335.00' L=75.62' Δ=12°56'03"
R=275.00' L=62.08 Δ=12°56'03"
R=300.00' T=34.01' L=67.72 Δ=12°56'03"
L=541.97' T=279.48'
L=543.83'
L=479.09'
L=466.63'
L=440.37'
L=232.65'
L=518.35'
L=224.62'
L=69.26'
L=48.13'
L=44.89'
L=151.00'
L=43.57'
L=42.00'
L=45.04'
L=42.43'
L=42.57'
L=41.88'
L=43.96'
L=47.26'
L=59.58'
L=47.26'
L=34.42'
L=32.52'
L=34.67'
L=43.89'
L=44.07'
L=43.96'
L=42.31'
L=45.06'
L=43.00'
L=21.28'
L=12.87'
L=39.27'
L=47.09'
L=42.31'
L=41.28'
L=42.43'
L=42.31'
L=42.00'
L=41.00'
L=42.31'
L=42.00'
L=43.83'
L=45.53

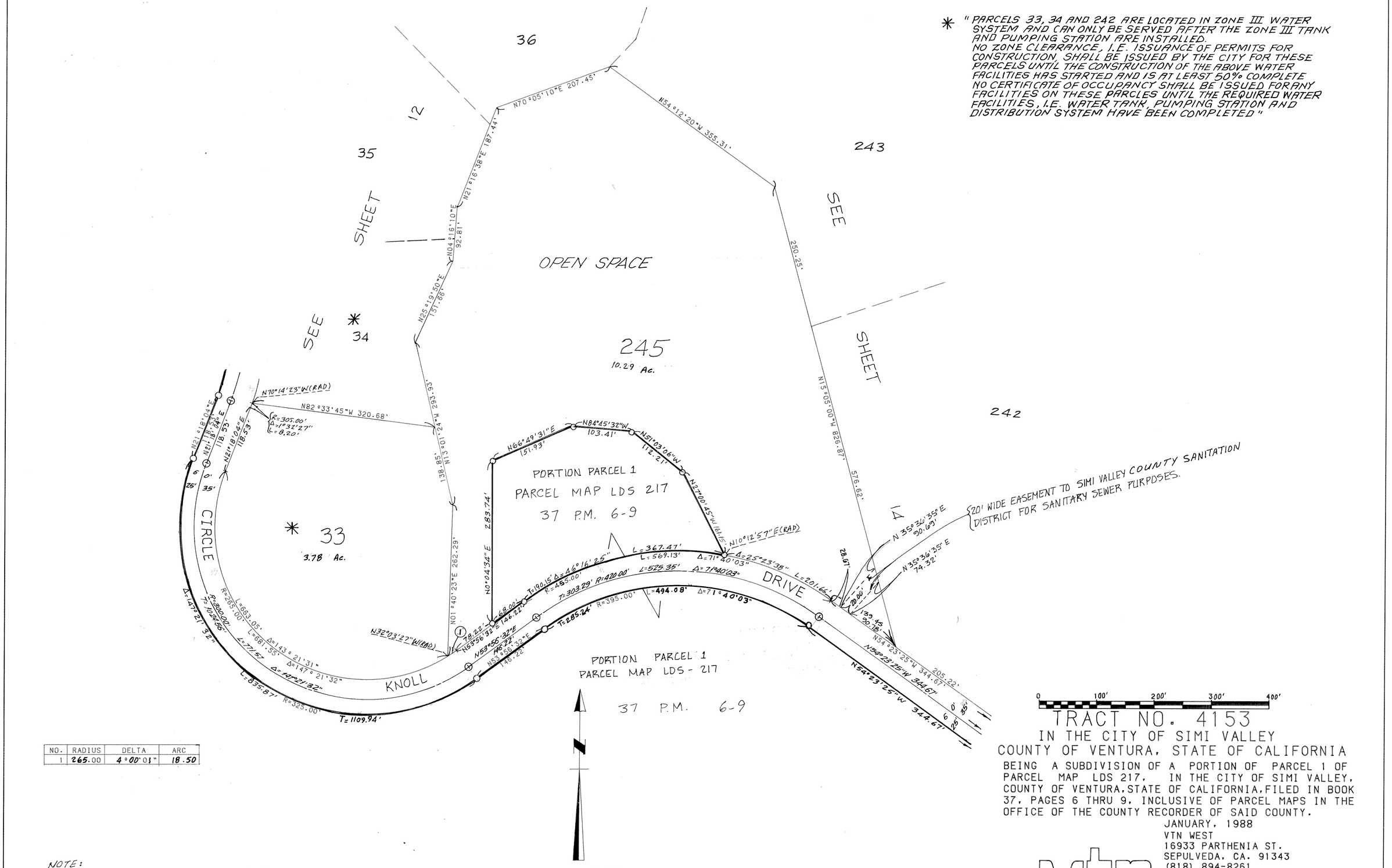
DIMENSIONS shown as 174.73' along the Westerly Line of Lot 243 labeled N 18° 36' E should be 147.73'. Please see document number 90-65369, recorded on May 2, 1990, in official records. OWNER: ROBERTS GROUP VII, INC.


SEE SHEET 8
SEE SHEET 9
SEE SHEET 10
SEE SHEET 11
SEE SHEET 14
SEE SHEET 13
SEE SHEET 13
SCALE: 1"=60'
CANTRICE STREET
SEDGEWORTH COURT
MARTHA DRIVE
MORRISON CIRCLE
HENNESSY AVENUE
KNOLL DRIVE
CIRCLE
DRIVE
TRACT No. 4053
N83°33'56"W 197.12'
N49°17'13"E 448.37'
N49°17'13"E 466.63'
N49°17'13"E 466.63'
381.28'
N43°27'49"W (RAD)
N42°37'56"W 347.71'
N40°45'48"E (RAD)
N38°10'37"E 75.83'
N38°10'37"E 130.86'
N38°10'37"E 75.83'
N35°35'56"E (RAD)
N48°27'12"W (RAD)
N44°05'19"W (RAD)
N22°22'02"E (RAD)
N58°59'22"E (RAD)
N6°59'59"E (RAD)
N67°24'35"W (RAD)
N39°19'19"E (RAD)
N70°14'23"W (RAD)
N82°33'45"W 320.68'
N85°05'51"E 378.37'
N13°01'24"W 293.93'
N21°18'04"E 118.53'
N68°03'24"W 186.58'
N18°38'54"E 147.73'
N43°26'46"E 66.15'
N44°37'21"W 352.92'
N25°19'50"E 151.66'
N21°16'38"E 187.44'
N70°05'10"E 207.45'
155.87'
155.08'
31.57'
46.75'
46.06'
85.35'
109.94'
145.10'
59.88'
35
3.95 Ac.
36
3.12 AC
* 34
2.09 Ac.
* 33
R=272.00' Δ=26°41'48" L=126.73'
R=250.00' T=60.32' Δ=27°07'55" L=118.39'
R=567.00' L=109.94' Δ=11°06'35"
R=335.00' L=222.94' Δ=38°08'08" T=115.27'
R=935.00' T=290.35' Δ=19°14'01" L=313.93'
R=935.00' T=219.48' Δ=13°26'30" L=219.37'
R=935.00' L=255.00' Δ=15°37'10"
R=245.00' L=448.42' Δ=104°52'00"
R=270.00' L=402.50' T=351.02'
R=305.00' L=173.42' Δ=32°35'56"
L=270.27' Δ=50°46'15"
R=228.00' L=194.95' Δ=36°37'20"
Δ=79°11'57" L=120.56'
R=335.00' L=322.94'
R=935.00' T=219.48' Δ=13°26'30" L=219.37'
R=935.00' T=290.35' Δ=19°14'01" L=313.93'
R=935.00' L=255.00' Δ=15°37'10"

DIMENSIONS shown as 174.73' along the Westerly Line of Lot 243 labeled N 18° 36' E should be 147.73'. Please see document number 90-65369, recorded on May 2, 1990, in official records. OWNER: ROBERTS GROUP VII, INC.

115 MR 57

* "PARCELS 33, 34 AND 242 ARE LOCATED IN ZONE III WATER SYSTEM AND CAN ONLY BE SERVED AFTER THE ZONE III TANK AND PUMPING STATION ARE INSTALLED. NO ZONE CLEARANCE, I.E. ISSUANCE OF PERMITS FOR CONSTRUCTION, SHALL BE ISSUED BY THE CITY FOR THESE PARCELS UNTIL THE CONSTRUCTION OF THE ABOVE WATER FACILITIES HAS STARTED AND IS AT LEAST 50% COMPLETE. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY FACILITIES ON THESE PARCLES UNTIL THE REQUIRED WATER FACILITIES, I.E. WATER TANK, PUMPING STATION AND DISTRIBUTION SYSTEM HAVE BEEN COMPLETED"



NO.	RADIUS	DELTA	ARC
1	265.00	4°00'01"	18.50

NOTE:
SEE SHEET 2 FOR MONUMENT NOTES & LEGEND

PORTION PARCEL 1
PARCEL MAP LDS-217
37 P.M. 6-9

SCALE: 1"=100'

0 100' 200' 300' 400'

TRACT NO. 4153

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LDS 217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES 6 THRU 9, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JANUARY, 1988

VTN WEST
16933 PARTHENIA ST.
SEPULVEDA, CA. 91343
(818) 894-8261

vtn

DIMENSIONS shown as 174.73' along the Westerly Line of Lot 243 labeled N 18° 36' E should be 147.73'. Please see document number 90-65369, recorded on May 2, 1990, in official records. OWNER: ROBERTS GROUP VII, INC.

115 MR 58

NOTE: SEE SHEET 2 FOR MONUMENT NOTES & LEGEND.

* "PARCELS 33, 34 AND 242 ARE LOCATED IN ZONE III WATER SYSTEM AND CAN ONLY BE SERVED AFTER THE ZONE III TANK AND PUMPING STATION ARE INSTALLED. NO ZONE CLEARANCE, I.E. ISSUANCE OF PERMITS FOR CONSTRUCTION, SHALL BE ISSUED BY THE CITY FOR THESE PARCELS UNTIL THE CONSTRUCTION OF THE ABOVE WATER FACILITIES HAS STARTED AND IS AT LEAST 50% COMPLETE. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY FACILITIES ON THESE PARCELS UNTIL THE REQUIRED WATER FACILITIES, I.E. WATER TANK, PUMPING STATION AND DISTRIBUTION SYSTEM HAVE BEEN COMPLETED."

SEE SHEET 15

244

N28°15'07"W 60.68'

N17°58'35"W (RAD)

241.95'

N09°12'51"W 893.21'
651.26'

35' 25' 60'

Δ=35°51'11" R=600.00' L=375.50'

Δ=35°51'11" R=600.00' L=375.50'

DRIVE

N32°48'05"W (RAD)

Δ=35°51'11" R=600.00' L=375.50'

Δ=68°24'40" R=388.05' T=272.92' L=464.80'

KNOLL

Δ=68°24'40" R=388.05' T=272.92' L=464.80'

Δ=68°24'40" R=388.05' T=272.92' L=464.80'

CIRCLE

Δ=68°24'40" R=388.05' T=272.92' L=464.80'

3.44 AC. GROSS

* 242

ELEMENTARY SCHOOL SITE

N44°59'43"E 78.15' R:3*M

N52°46'28"E 79.66' R:3*M

N69°03'59"E 49.75' R:3*M

N36°31'46"W (RAD)

8.16 AC. GROSS

243

OPEN SPACE

N 71° 40' 01" E

N 71° 40' 01" E

492.31'
472.78'

N63°39'22"W 166.58' R:3*M

N40°30'17"E R:3*M

DRIVE

L=230.69' Δ=7°11'19" R=1840.00'

MORRISON

L=502.23' Δ=15°38'28" R=1840.00'

L=449.94' Δ=47°03'38" R=550.00'

TRACT No. 4053
113 MR 63

MARTHA

N63°39'22"W 166.58' R:3*M

N63°23'29"W 66.58' R:3*M

N10°31'52"E (RAD)

Δ=02°57'34" L=21.47'

N15°05'00"W 374.29'

N13°29'26"E (RAD)

R=435.00'

Δ=08°27'01" L=64.17'

39.88'

174.73'

N 18°38'54"E

SEE SHEET 12

N43°26'46"E 66.15'

36

20' WIDE EASEMENT TO THE SIMI VALLEY COUNTY SANITATION DISTRICT FOR SANITARY SEWER PURPOSES

N15°05'00"W 602.18'

N15°05'00"W 576.62'

N15°05'00"W 826.87'

20.03'

1215.35'
613.17'

260.25'

31.57'

225.22' N15°23'25"W

344.67' N54°23'25"W

344.67'

344.67'

344.67'

N54°23'25"W

N54°12'20"W 355.31'

SEE SHEET 13

245

SCALE: 1" = 100'

0 100' 200' 300' 400'

TRACT NO. 4153

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LOS 217. IN THE CITY OF SIMI VALLEY. COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37. PAGES 6 THRU 9, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JANUARY, 1988

VTN WEST
16933 PARTHENIA ST.
SEPULVEDA, CA. 91343
(818) 894-8261

vtn

DIMENSIONS shown as 174.73' along the Westerly Line of Lot 243 labeled N 18° 36' E should be 147.73'. Please see document number 90-65369, recorded on May 2, 1990, in official records. OWNER: ROBERTS GROUP VII, INC.

115 MR 59

SCALE: 1"=100'

SEE SHEET 16

SEE SHEET 17

SEE SHEET 14

SEE SHEET 243

SHEET 14

242

244
13.56 AC.
OPEN SPACE

PORTION PARCEL 1
PARCEL MAP L.D.S. 217
37 P.M. 6-9

PORTION PARCEL 1
PARCEL MAP L.D.S. 217
37 PM 6-9

N16°00'37"W(RAD)
N39°16'43"W 37.54'
N85°37'10"E 141.84'
N69°04'09"E 129.79'
N36°23'25"W 49.65'
N0°02'08"E 99.81'
N13°30'06"E 91.30'
N69°46'24"W 99.02'
N37°25'25"W 66.14'
N84°43'12"E 138.20'
N45°52'31"W 107.90'
N04°04'48"W 341.06'
N20°31'33"E 197.88'
N64°39'18"E 497.00'
N28°27'50"W 265.95'
Δ=5°16'47"
L=58.51'
N17°58'35"W (RAD)
N3°03'06"E(RAD)
N12°41'48"W(RAD)
N64°12'12"E(RAD)
N28°15'07"W 601.68'
N09°12'51"W 893.21'
N40°03'32"W 140.34'
N27°37'40"W 67.24' R-3 ¢M
N41°31'59"W 87.50' R-3 ¢M
N78°41'30"W 24.16' R-3 ¢M
N 87°30'05"E 44.80' R-3 ¢M
N 72° 46' 05" E 94.13 R-3 ¢M
N33°55'58"E 197.88' R-3 ¢M
N40°41'19"E 57.84' R-3 ¢M
N40°00'17"E 186.03'
R-3 ¢M
104.08' R-3 ¢M
N41°48'49"W 91.75'

R=385.00'
Δ=48°11'35"
T=172.19'
L=323.83'

R=325.00'
T=153.38'
L=289.88'
Δ=51°06'17"

R=350.00'
T=163.48'
L=311.99'
Δ=51°06'17"

CIRCLE
T=159.29'
R=450.00'
Δ=20°28'22"

KNOLL
R=475.00'
L=537.57'
Δ=64°51'18"
T=315.92'

R=415.00'
L=487.14'
Δ=67°15'18"
T=276.01'

DRIVE
R=600.00'
Δ=15°44'22"
T=184.82'

R=635.00'
L=174.54'

R=575.00'
L=559.81'
T=300.01'
Δ=55°51'11"

DRIVE
L=397.35'
Δ=35°51'11"
T=206.97'

T=186.01'
Δ=35°51'11"
T=206.97'

113 MR 63

TRACT No. 4153

MARTHA MORRISON DRIVE

R=330.00'
L=323.27'
Δ=99°56'11"
T=357.12'

VARIES

25' VAR.

0 100' 200' 300' 400'

TRACT NO. 4153

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LDS 217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES 6 THRU 9, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JANUARY, 1988

VTN WEST
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vtn

NOTE:
SEE SHEET 2 FOR MONUMENT NOTES & LEGEND

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115 MR 60

TRACT No. 4053
113 MR 63

O'MARTHA
CLEVENGER PLACE
WOOD RANCH PARKWAY
DRIVE
KITETAIL
MORRISON
MORGAN
HILL STREET
SUNROCK COURT
STREET
WOOD RANCH PARKWAY
PCR. PARCEL 1, PARCEL MAP LDS 217, 37 PM 6-9

NO.	RADIUS	DELTA	ARC	TAN.
1	21.00	81°06'49"	29.73	17.19
2	302.00	8°54'01"	46.91	
3	21.00	84°08'22"	30.84	18.95
4	278.00	9°48'15"	47.57	
5	31.00	73°17'41"	39.66	
6	21.00	81°00'14"	29.69	
7	21.00	86°52'56"	31.84	19.09
8	21.00	85°42'22"	31.41	19.40
9	31.00	65°35'08"	35.49	
10	44.00	43°42'12"	33.56	
11	322.00	5°36'18"	31.50	
13	44.00	5°30'04"	4.22	

SCALE: 1"=40'

NOTE:
SEE SHEET 2 FOR MONUMENT NOTES & LEGEND

0 40' 80' 120' 160'

TRACT NO. 4153
IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LDS 217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES 6 THRU 9, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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115 MR 61

37 PM 6-9

70' WOOD RANCH PARCEL A

70' PARKWAY VARIES

MORGAN HILL STREET

KITETAIL

KNOLL CIRCLE DRIVE

SEE SHEET 16

SEE SHEET 15

37 PM 6-9

NO.	RADIUS	DELTA	ARC	TAN
1	650.00	8°54'15"	101.01	50.61
2	21.00	99°20'54"	36.41	24.74
3	328.00	15°18'29"	87.63	44.08
4	672.00	8°54'15"	104.43	52.32
5	628.00	8°54'15"	97.60	48.90
6	21.00	81°52'39"	30.01	18.22
7	328.00	2°44'43"	15.71	7.86
8	385.00	2°54'42"	19.57	9.79
9	328.00	12°33'46"	71.92	36.10
10	672.00	4°00'59"	47.11	23.56
11	21.00	90°00'00"	32.99	21.00
12	1630.00	1°36'32"	45.77	22.89
13	21.00	78°13'10"	28.67	17.07
14	1630.00	0°43'00"	20.39	10.19
15	25.00	101°03'50"	44.10	30.36
16	25.00	75°57'31"	33.14	19.52
17	1704.00	2°07'03"	62.98	31.49
18	151.50	11°25'16"	30.20	15.15
19	1700.00	1°02'51"	31.09	15.54
20	25.00	54°12'51"	23.66'	12.80'
21	25.00	46°50'59"	20.44'	16.46

NOTE:
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SCALE: 1"=40'

0 40' 80' 120' 160'

TRACT NO. 4153

IN THE CITY OF SIMI VALLEY
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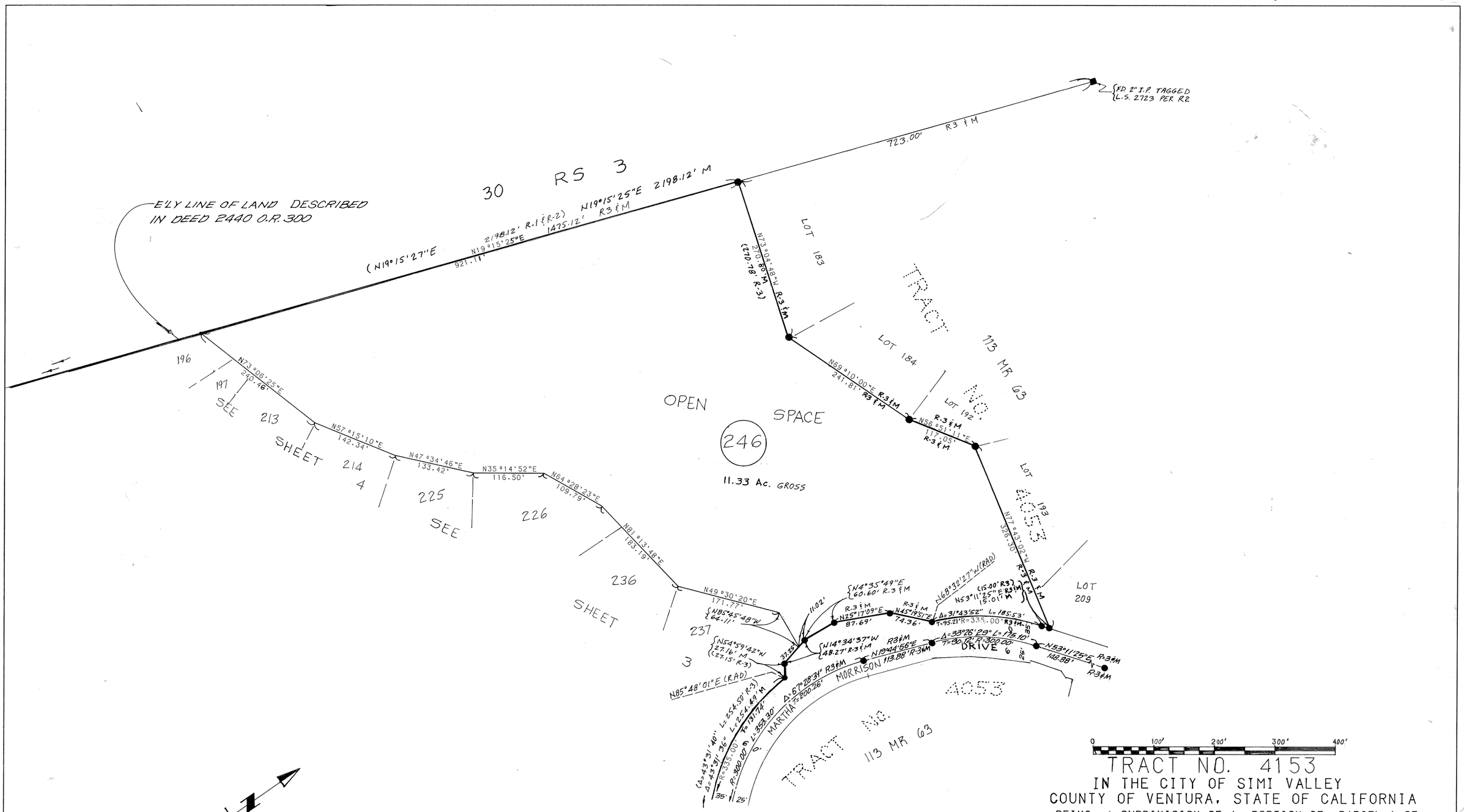
JANUARY, 1988

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115 MR 62



SCALE: 1" = 100'

NOTE:

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0 100' 200' 300' 400'

TRACT NO. 4153

IN THE CITY OF SIMI VALLEY
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