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. 4239, 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, EXCEPT FOR THOSE IDENTIFIED AS PRIVATE STREETS, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE EASEMENTS FOR STORM DRAINAGE PURPOSES.

AS SHOWN ON THE MAP AND ALL USES INCIDENT THERETO, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE SIMI VALLEY COUNTY SANITATION DISTRICT THE EASEMENTS FOR SANITARY SEWER PURPOSES SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE VENTURA COUNTY WATERWORKS DISTRICT NO. 8 THE WATER PIPELINE EASEMENT SHOWN ON THIS MAP, THEY ALSO DO HEREBY OFFER TO DEDICATE AN ACCESS EASEMENT OVER ALL PRIVATE STREETS, TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AS SHOWN ON THIS MAP.

The Roberts Group, VII Inc, a California Corporation, Owner

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.

VICE PRESIDENT

Kathleen C. Bryan — Vice President — ~~SECRETARY~~

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.

ON THIS 8th DAY OF May 1989, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED R. Brooks Potter, 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 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 THE SAME AS BENEFICIARY.

Sue Henwood
SIGNATURE NOTARY PUBLIC
NOTARY PUBLIC (PRINT NAME) Sue Henwood
MY COMMISSION EXPIRES 8/29/89
PRINCIPAL PLACE OF BUSINESS Los Angeles COUNTY

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: 6-14-89

M. Kleinbrodt
DISTRICT ENGINEER
SIMI VALLEY COUNTY
SANITATION DISTRICT

SIGNATURE OMISSIONS

THE SIGNATURE OF THE CITY OF SIMI VALLEY, EASEMENT HOLDER BY DOCUMENT RECORDED JUNE 13, 1988 AS DOCUMENT NO. 88-081599 OF OFFICIAL RECORDS FOR STORM DRAIN PURPOSES 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 SUCH SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED "TRACT NO. 4239" 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 : 6-19, 1989

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

CITY ENGINEER
CITY OF SIMI VALLEY

George T. Berg
GEORGE T. BERG RCE. 16804, EXP. 6-30-89

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 : JULY 5, 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. 4239" CONSISTING OF 21 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 19th DAY OF June, 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 SHOWN ON THIS MAP, EXCEPT FOR THOSE IDENTIFIED AS PRIVATE AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR STORM DRAIN PURPOSES SHOWN ON THIS MAP AND ALSO HEREBY ACCEPTS THE EASEMENT FOR ACCESS PURPOSES OVER ALL PRIVATE STREETS ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE SHOWN ON THIS MAP.

IN WITNESS WHEREOF, SAID 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 20th DAY OF June 1989.

ATTEST

Myrna Katsis — Diego Thalla
CITY CLERK OF THE CITY OF SIMI VALLEY — MAYOR OF THE CITY OF SIMI VALLEY

STATE OF CALIFORNIA }
COUNTY OF ~~LOS ANGELES~~ VENTURA } SS.

ON THIS 20TH DAY OF JUNE, 1988, BEFORE ME, VICKIE J. LABRIER, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT 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, 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 SECRETARY OF THE ROBERTS GROUP VII INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT SUCH CORPORATION EXECUTED THE SAME.

Vickie J. LaBrier
NOTARY PUBLIC
NAME: VICKIE J. LABRIER
PRINCIPAL PLACE OF BUSINESS: 222 Country Club Dr, Simi Valley, CA 93065 VENTURA COUNTY
MY COMMISSION EXPIRES JUNE 15, 1990

REGISTERED PROFESSIONAL ENGINEER — MICHAEL KLEINBRODT — No. 20293 Exp. 9-30-89 — CIVIL — STATE OF CALIFORNIA

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 ACCEPTANCE CERTIFICATE

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 HEREBY ACCEPTS THE WATER PIPELINE 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. WWD 80 OF THE BOARD OF DIRECTORS OF SAID DISTRICT.

DATED: 6-14-89

M. Kleinbrodt
DISTRICT ENGINEER
VENTURA COUNTY WATERWORKS
DISTRICT NO. 8

REGISTERED PROFESSIONAL ENGINEER — MICHAEL KLEINBRODT — No. 20293 Exp. 9-30-89 — CIVIL — STATE OF CALIFORNIA

SURVEYOR'S STATEMENT

I, WILLIAM S. KISH DO HEREBY STATE THAT I AM A LICENSED 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 IMPROVEMENTS INTO THE CITY STREET SYSTEM.

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

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

#89-113613

COUNTY RECORDER'S CERTIFICATE

RECORDED AT THE REQUEST OF THE OWNER, THE ROBERTS GROUP VII INC. ON July 20, 1989, AT 10:01 AM. IN BOOK 117 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 3-23, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

~~DEPUTY~~ Asst COUNTY RECORDER

THE FOLLOWING SOILS REPORTS RELATING TO TRACT NO. 4239 HAVE BEEN PREPARED: BY BUENA ENGINEERS, INC.
DATE OF REPORT : 11-28-88, 9-11-88, 6-20-88, 1-15-88, 6-19-86
TITLE : TR. 4239 BY PAUL E. MOONEY, C.E.G. 1227

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.

ONLY LOTS 43 THROUGH 60, INCLUSIVE, CAN BE SERVED BY ZONE II (1205 ZONE) WATER SYSTEM. ALL OTHER LOTS IN THIS TRACT 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 OR ISSUANCE OF PERMITS FOR CONSTRUCTION SHALL BE ISSUED BY THE CITY FOR THESE LOTS 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 LOTS UNTIL THE REQUIRED WATER FACILITIES, FOR WATER TANK, PUMPING STATION & DISTRIBUTION SYSTEM HAVE BEEN COMPLETED.

GROSS AREA WITHIN TRACT BOUNDARY IS 138.77 ACRES

TRACT NO. 4239

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, 1989

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

MONUMENT NOTES :

○ SET 2" I.P. TAGGED L.S. 5000

SET 1/2" I.P. WITH TAG L.S. 5000 AT ALL REAR LOT CORNERS AND AT ANGLE POINTS IN LOT LINES. SET L & T TAGGED LS. 5000 ON TOP OF CURB ON SIDE LOT LINES PRODUCED 3.75'.

● FD. 2" I.P. TAGGED L.S. 5000, PER R4

□ SET STANDARD VENTURA COUNTY SURVEY MONUMENT PER STANDARD DESIGN No. 90-3.

◪ FD. 1½" I.P. TAGGED R.C.E. 15231 PER R3 OR OTHER MONUMENT PER R3 AS NOTED

M MEASURED

R1 PARCEL MAP LDS 217. 37 PM 6-9

R2 RECORD PER 39 RS 51-52

R3 TRACT NO 4053, 113 MR 63/82

R4 TRACT NO. 4153 115 MR 45/62

P.S.E. PUBLIC SERVICE EASEMENT (PROPOSED)

(RAD) RADIAL

CFR CALCULATED FROM RECORD

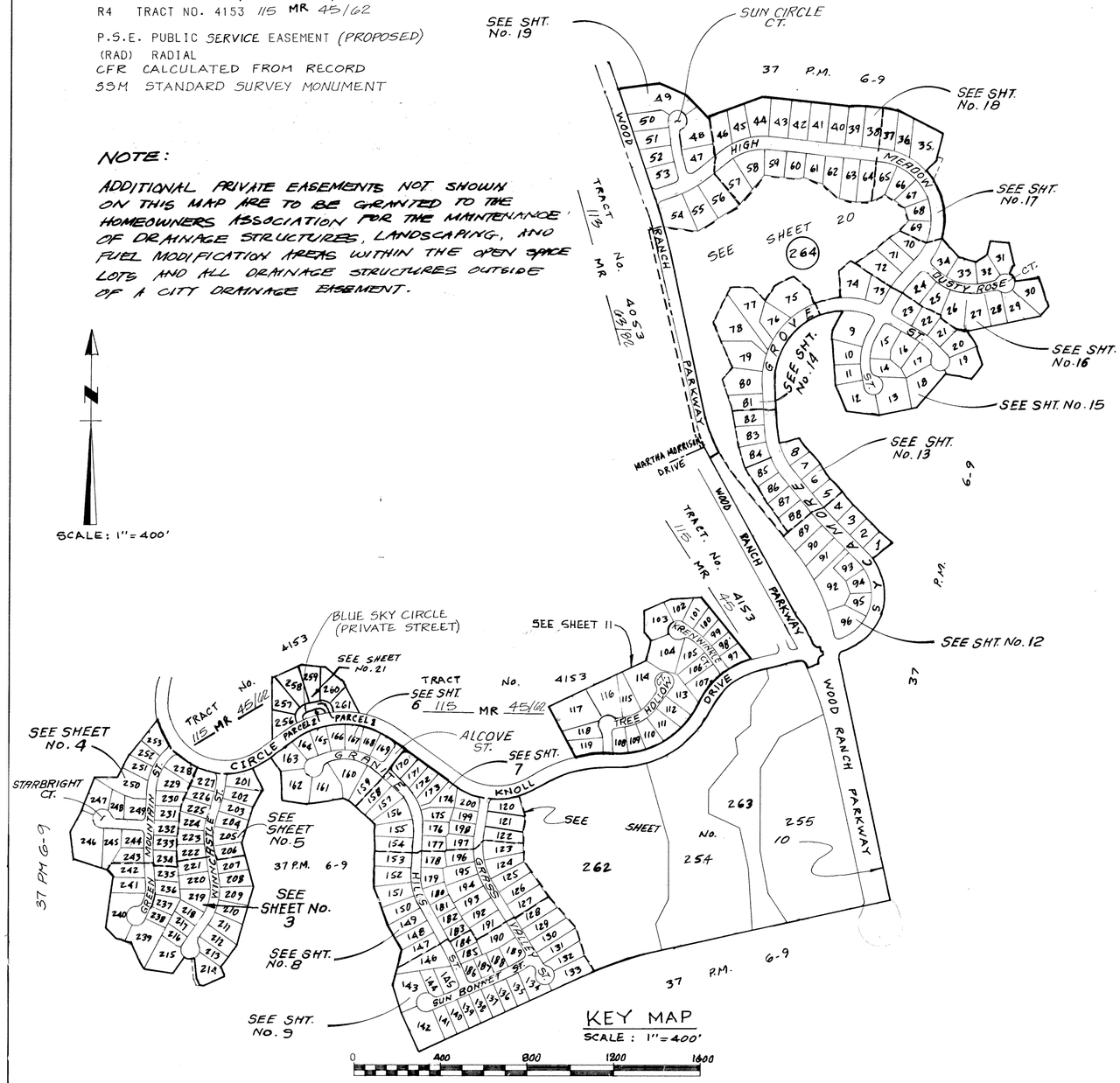
SSM STANDARD SURVEY MONUMENT

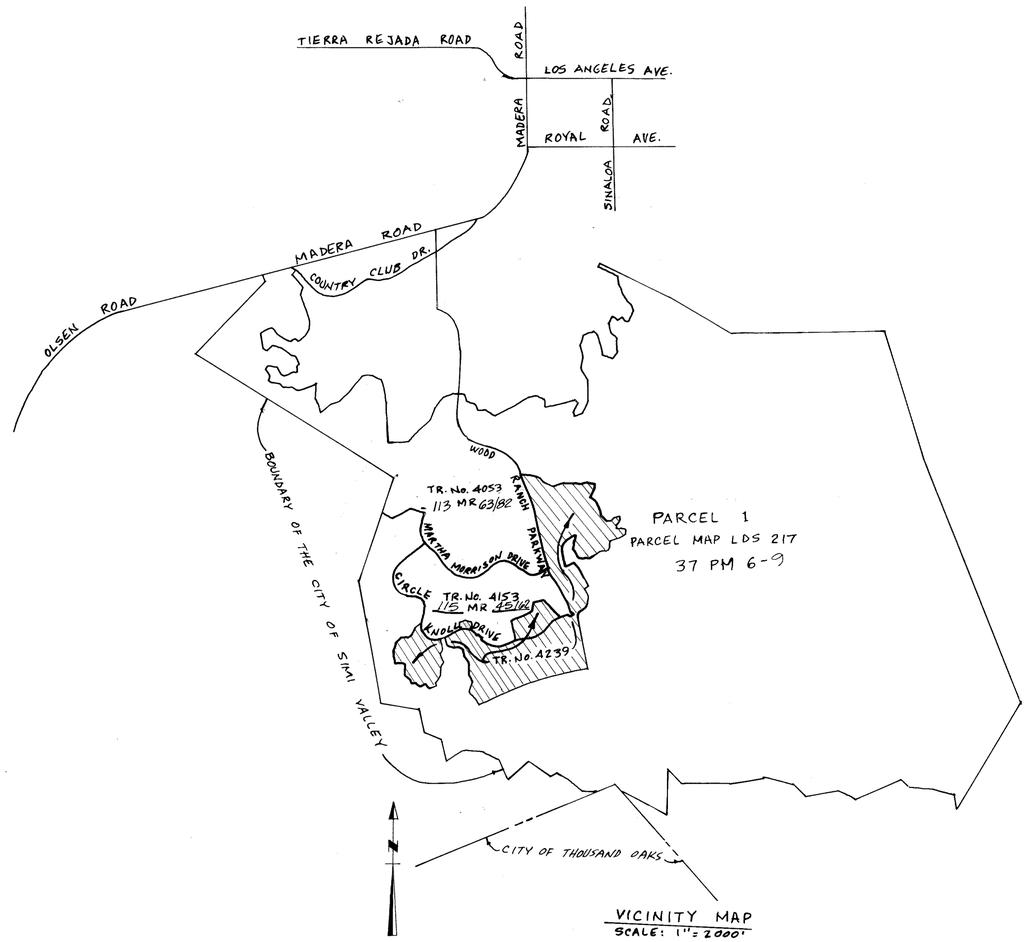
BASIS OF BEARINGS

THE BEARING NORTH 19° 18'19" WEST OF THE CENTERLINE OF WOOD RANCH PARKWAY, AS SHOWN ON THE MAP OF TRACT NO. 4053, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, RECORDED IN BOOK 113, PAGES 63 TO 82, INCLUSIVE, OF MISCELLANEOUS RECORDS (MAPS) OF SAID COUNTY WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

NOTE:

ADDITIONAL PRIVATE EASEMENTS NOT SHOWN ON THIS MAP ARE TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION FOR THE MAINTENANCE OF DRAINAGE STRUCTURES, LANDSCAPING, AND FUEL MODIFICATION AREAS WITHIN THE OPEN SPACE LOTS AND ALL DRAINAGE STRUCTURES OUTSIDE OF A CITY DRAINAGE EASEMENT.





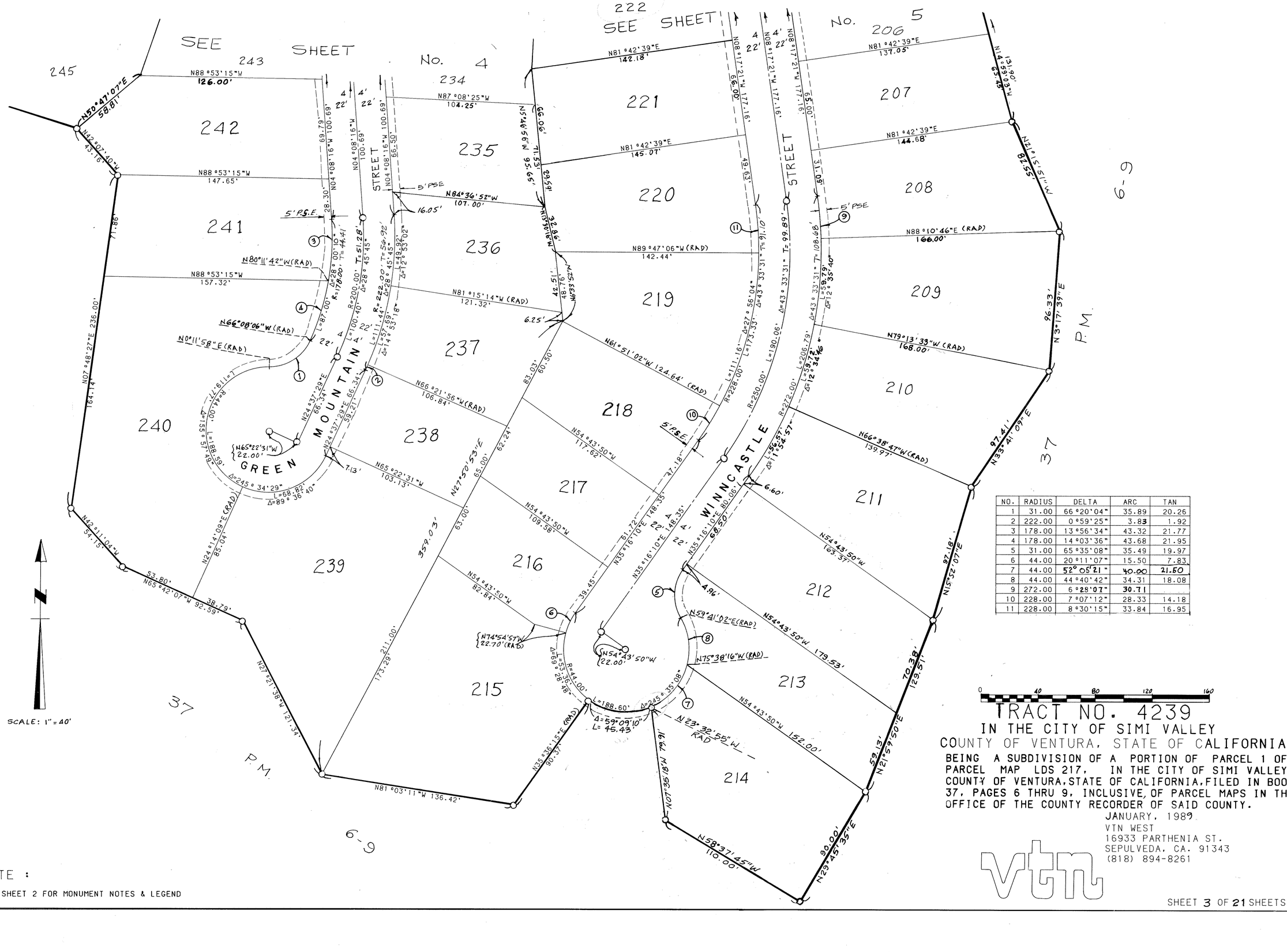
TRACT NO. 4239

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, 1989

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(818) 894-8261



NO.	RADIUS	DELTA	ARC	TAN
1	31.00	66°20'04"	35.89	20.26
2	222.00	0°59'25"	3.83	1.92
3	178.00	13°56'34"	43.32	21.77
4	178.00	14°03'36"	43.68	21.95
5	31.00	65°35'08"	35.49	19.97
6	44.00	20°11'07"	15.50	7.83
7	44.00	52°05'21"	40.00	21.50
8	44.00	44°40'42"	34.31	18.08
9	272.00	6°28'07"	30.71	
10	228.00	7°07'12"	28.33	14.18
11	228.00	8°30'15"	33.84	16.95

TRACT NO. 4239
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, 1989

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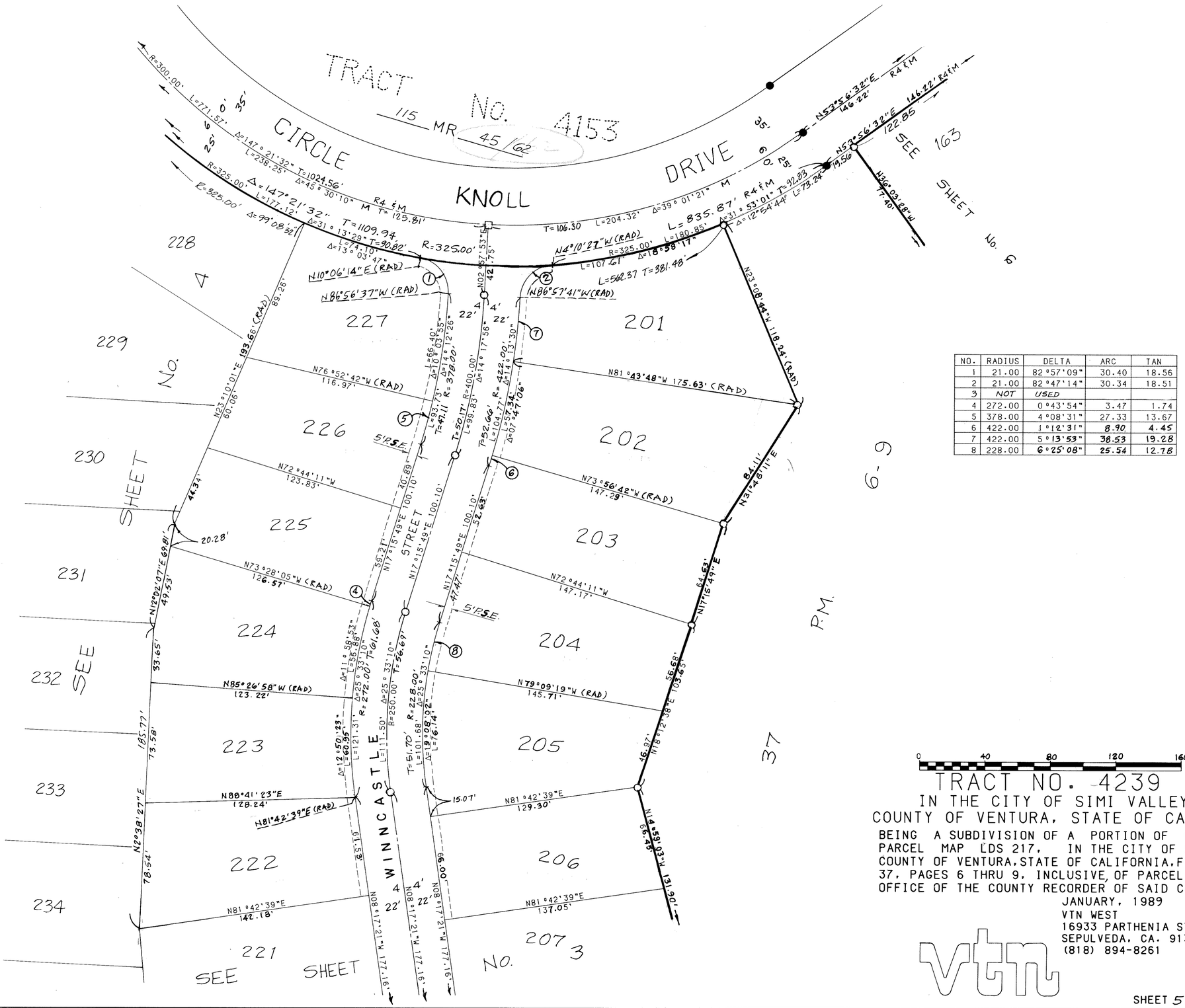
vtn

37 PM G-9

37 PM G-9

247 246 248 249 250 251 252 253 245 244 243 242 SEE SHEET 230 231 232 233 234 235 SEE SHEET 3 No. 5 No. 225 226 227 224 223 222 221 228 229

N20°28'58"E 159.19'
N89°59'22"W 108.12'
N27°25'31"E 119.35'
51.35'
68.00'
84.25'
N38°44'25"E 204.69'
120.44'
N75°59'48"E (RAD)
N68°41'56"W (RAD)
CTR # M.H.
N13°04'43"W 104.42'
N24°37'47"E 140.90'
N21°32'32"W 159.55'
117.00'
42.55'
N50°47'07"E 58.81'
N18°21'58"E 71.53'
N67°38'37"W (RAD) 58.39'
Δ=109°29'48" R=44.00' L=84.09'
L=188.60' Δ=245°35'08"
Δ=102°28'12" R=78.00'
N34°49'35"E (RAD)
N11°38'50"E 100.46'
N63°28'32"W 64.24'
N57°35'54"W 99.96'
N63°11'47"W 130.80'
N63°11'47"W (RAD) 121.42'
N50°49'53"W (RAD) 112.92'
N72°19'29"W 43.56'
N87°08'25"W 57.25'
N87°08'25"W 218.84'
N87°08'25"W 175.84'
N87°08'25"W 78.37'
N87°08'25"W 107.55'
N87°08'25"W 83.54'
N87°08'25"W 104.25'
N87°08'25"W 119.43'
N87°08'25"W 108.29'
N87°08'25"W 107.53'
N87°08'25"W 108.29'
N87°08'25"W 119.43'
N87°08'25"W (RAD)
N86°45'47"W (RAD) 144.29'
N57°31'17"W (RAD) 148.25'
N41°19'43"E (RAD)
N48°28'03"E 1.40'
N48°28'03"E (RAD) 25.00'
N48°28'03"E 1.40'
N48°28'03"E (RAD) 19.71'
N55°36'23"E (RAD)
N77°40'26"W (RAD)
N23°10'01"E 193.66' (RAD)
N12°02'07"E 69.81'
N12°38'27"E 68.44'
N5°40'56"W 95.65'
N2°51'35"E 110.82'
N2°51'35"E 101.00'
N2°51'35"E 74.00'
N2°51'35"E 22.00'
N2°51'35"E (RAD) 21.14'
N27°17'27"E 90.32'
N18°03'14"W 12.70'
N88°53'15"W 101.00'
N88°53'15"W 26.00'
N89°48'42"W (RAD)
N02°51'35"E 226.29'
N02°51'35"E 162.15'
N02°51'35"E 119.15'
N02°51'35"E 68.92'
N02°51'35"E 64.14'
N04°08'16"W 100.69'
N04°08'16"W 100.69'
N04°08'16"W 100.69'
N68°39'39"E (RAD) 54.89'
Δ=14°28'39" L=68.73' R=272.00'
Δ=12°21'54" L=58.70'
Δ=09°17'56" L=44.14'
Δ=09°21'59" L=44.94'
Δ=45°36'28" T=114.36'
Δ=45°36'28" T=105.11' R=250.00' L=199.00'
Δ=45°36'28" T=95.86'
Δ=15°59'20" L=63.63'
Δ=29°14'30" R=228.00' L=116.36'
Δ=0°22'38" L=1.50' 66.63'
Δ=4°19'04" L=84.09' R=44.00'
Δ=6°59'51" R=872.00' L=106.50' T=53.31'
Δ=6°59'51" R=850.00' L=103.81' T=51.97'
Δ=6°59'51" R=828.00' L=101.12' T=50.62'
Δ=3°11'56" R=828.00' L=46.23' T=23.12'
Δ=4°47'35" L=54.89' 22.24'
Δ=82°51'40" R=21.00' L=30.37' T=18.53'
Δ=90°00'00" R=21.00' L=32.99' T=21.00'
Δ=65°35'08" R=31.00' L=35.49' T=19.97'
Δ=33°37'08" R=44.00' L=25.82' T=13.29'
Δ=2°40'17" R=872.00' L=40.66' T=20.33'
Δ=4°04'19" L=65.84' 2.60'
Δ=35°18'16" R=325.00' L=200.26' T=103.42'
Δ=55°41'41" R=325.00' L=315.92' T=171.70'
Δ=62°50'01" R=300.00' L=329.00' T=183.24'
Δ=20°23'25" R=325.00' L=115.66' T=58.48'
Δ=147°21'32" R=325.00' L=103.02' T=381.48'
Δ=45°30'10" R=300.00' L=771.57' T=125.81'
Δ=18°03'42" R=238.25' L=177.12'
Δ=1°37'29" R=325.00' L=9.22'
Δ=147°21'32" L=582.37'
Δ=147°21'32" R=325.00' T=1024.56'
Δ=45°30'10" R=300.00' L=238.25'
Δ=1°37'29" R=325.00' L=9.22'
R=325.00' R & M
R=300.00' R & M
R=835.87' L=835.87'
R=329.00' L=329.00'
R=1109.94' T=1109.94'
R=1183.24' T=1183.24'
R=325.00' L=177.12'
R=325.00' L=9.22'
R=238.25' L=238.25'
R=300.00' L=771.57'
R=325.00' L=582.37'
R=325.00' T=1024.56'
R=325.00' L=115.66'
R=325.00' L=103.02'
R=300.00' L=125.81'
R=325.00' L=200.26'
R=325.00' L=315.92



NO.	RADIUS	DELTA	ARC	TAN
1	21.00	82°57'09"	30.40	18.56
2	21.00	82°47'14"	30.34	18.51
3	NOT	USED		
4	272.00	0°43'54"	3.47	1.74
5	378.00	4°08'31"	27.33	13.67
6	422.00	1°12'31"	8.90	4.45
7	422.00	5°13'53"	38.53	19.28
8	228.00	6°25'08"	25.54	12.78

SCALE: 1" = 40'

0 40 80 120 160

TRACT NO. 4239
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, 1989

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

NOTE :

SEE SHEET 2 FOR MONUMENT NOTES & LEGEND

NO.	RADIUS	DELTA	ARC	TAN
1	21.00	90°00'00"	32.99	21.00
2	21.00	90°18'12"	33.10	21.11
3	31.00	65°57'28"	35.69	20.12
4	21.00	83°59'06"	30.78	18.90
5	272.00	7°28'07"	35.46	17.75
6	44.00	20°29'18"	15.73	7.95

SEE SHEET No. 5

SEE SHEET No. 7

SEE SHEET 158

SCALE : 1"=40'

0 40 80 120 160

TRACT NO. 4239
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, 1989

VTN WEST
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(818) 894-8261

NOTE :

SEE SHEET 2 FOR MONUMENT NOTES & LEGEND

NO.	RADIUS	DELTA	ARC	TAN
1	21.00	83°59'06"	30.78	18.90
2	21.00	90°00'00"	32.99	21.00
3	372.00	2°13'17"	14.42	7.21
4	328.00	4°07'26"	23.61	11.81
5	272.00	7°47'15"	36.97	18.51
6	272.00	7°30'24"	35.64	17.84
7	272.00	4°13'00"	20.02	10.01
8	272.00	8°56'49"	42.47	21.28
9	228.00	11°49'00"	47.02	23.60
10	21.00	83°20'39"	30.55	18.69
11	350.00	4°05'16"	24.97	12.49

NOTE :

SEE SHEET 2 FOR MONUMENT NOTES & LEGEND

TRACT NO. 4239

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, 1989

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

SEE SHEET NO. 154

SHEET NO. 7

SEE SHEET NO. 10

SEE SHEET NO. 37 PM 6-9

SHEET NO. 146

SHEET NO. 184

SHEET NO. 190

SHEET NO. 191

SHEET NO. 192

SHEET NO. 193

SHEET NO. 194

SHEET NO. 195

SHEET NO. 196

SHEET NO. 197

SHEET NO. 177

SHEET NO. 178

SHEET NO. 179

SHEET NO. 180

SHEET NO. 181

SHEET NO. 182

SHEET NO. 183

SHEET NO. 147

SHEET NO. 148

SHEET NO. 149

SHEET NO. 150

SHEET NO. 151

SHEET NO. 152

SHEET NO. 153

SHEET NO. 122

SHEET NO. 123

SHEET NO. 124

SHEET NO. 125

SHEET NO. 126

SHEET NO. 127

SHEET NO. 128

SHEET NO. 9

SHEET NO. 262

GRANITE STREET

HILLS STREET

GRASS VALLEY STREET

NO.	RADIUS	DELTA	ARC	TAN
1	372.00	2°34'35"	16.73	8.37
2	328.00	4°40'49"	26.79	13.40

SCALE : 1"=40'

0 40' 80' 120 160

TRACT NO. 4239

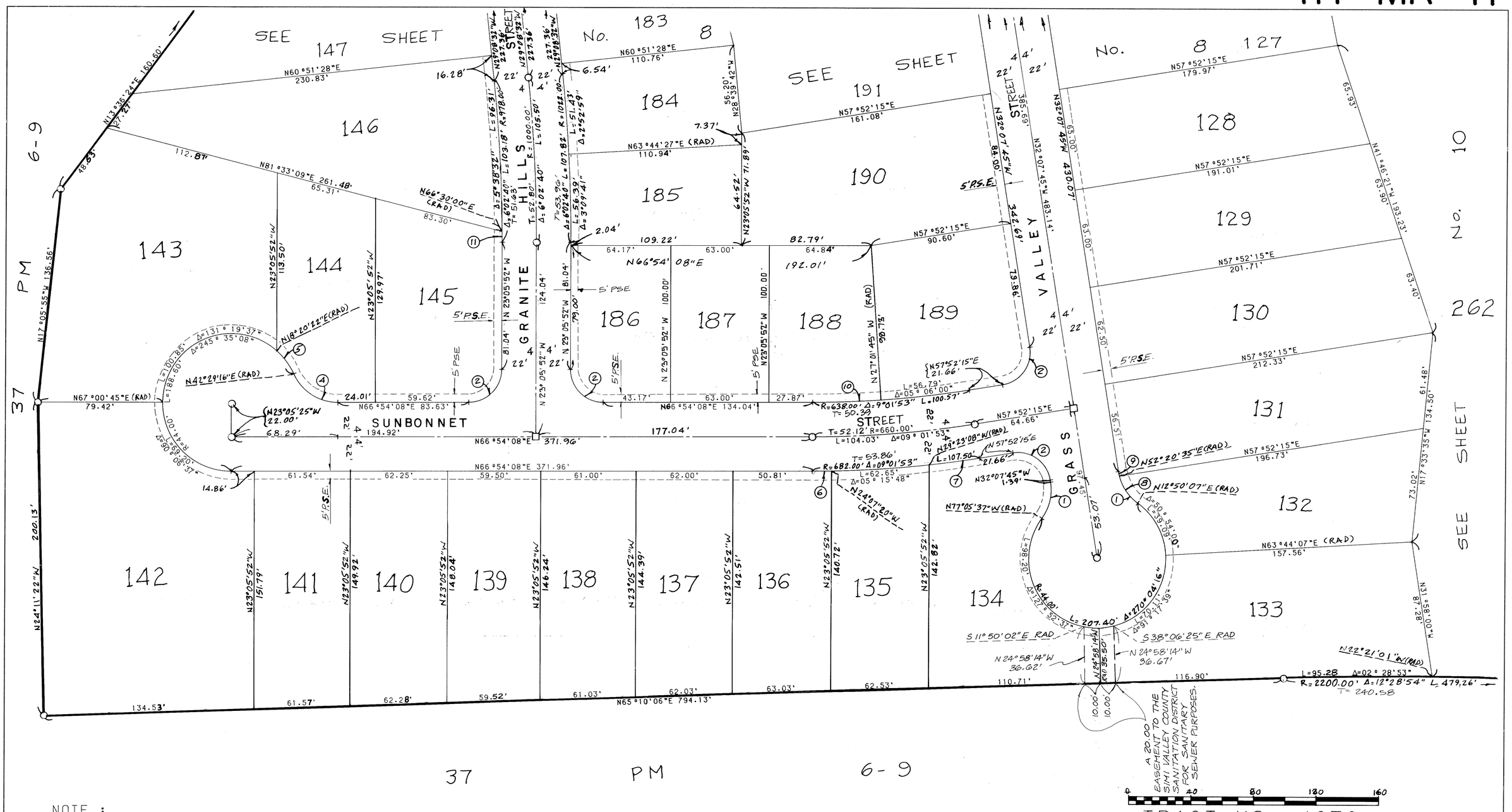
IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

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, 1989

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NOTE :

SEE SHEET 2 FOR MONUMENT NOTES & LEGEND



NOTE :

SEE SHEET 2 FOR MONUMENT NOTES & LEGEND

NO.	RADIUS	DELTA	ARC	TAN
1	31.00	45°02'08"	24.37	12.85
2	21.00	90°00'00"	32.99	21.00
3	31.00	45°02'08"	24.37	12.85
4	31.00	65°35'08"	35.49	19.97
5	44.00	24°08'54"	18.54	9.41
6	682.00	1°01'28"	12.19'	6.10
7	682.00	2°44'37"	32.66	16.33
8	31.00	39°30'28"	21.38	11.13
9	31.00	5°31'40"	2.99	1.50
10	638.00	3°55'53"	43.78	21.90
11	978.00	0°24'08"	6.87	3.43

SCALE: 1"=40'

TRACT NO. 4239

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 45/62
TRACT No. 4153

115 MR 45/62
TRACT No. 4153

SEE SHEET No. 11

SEE SHEET No. 12

SEE DETAIL ON SHEET 12

CIRCLE

KNOLL

DRIVE

RANCH PARKWAY

WOOD RANCH PARKWAY

263
4.13 AC.

262
11.02 Ac.

254
9.17 Ac.

255
7.53 Ac.

SEE SHEET No. 7

SEE SHEET No. 8

SEE SHEET No. 9

SEE SHEET No. 10

SCALE : 1" = 100'

DETAIL 1" = 50'

NO.	RADIUS	DELTA	ARC	TAN	
1	350.00	16°06'00"	98.35	49.50	
2	325.00	51°06'17"	289.88	155.38	R4&M
3	21.00	78°13'11"	28.67	17.07	R4&M
4	1630.00	0°43'00"	20.39	10.19	R4&M
5	1630.00	3°49'49"	108.97	54.50	
6	21.00	89°57'24"	32.97	20.98	
7	2200.00	1°27'53"	56.24	28.12	
8	21.00	85°38'51"	31.39	19.46	

NOTE :

SEE SHEET 2 FOR MONUMENT NOTES & LEGEND

TEMPORARY TURN-AROUND AND ACCESS EASEMENT TO THE CITY OF SIMI VALLEY FOR ALL GOVERNMENT AGENCIES PROVIDING FOR THE PUBLIC SAFETY HEALTH AND WELFARE SEE DETAIL.

TRACT NO. 4239
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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NO.	RADIUS	DELTA	ARC	TAN
1	600.00	2°15'06"	23.58	11.79
2	21.00	86°14'30"	31.61	19.61
3	31.00	65°35'08"	35.48	19.97
4	NOT	USED		
5	NOT	USED		
6	21.00	90°15'14"	33.08	21.09
7	21.00	83°55'13"	30.76	18.88
8	NOT	USED		
9	NOT	USED		
10	44.00	133°09'23"	102.26	101.57
11	44.00	112°25'45"	86.34	65.76
12	222.00	0°33'06"	2.14	1.07
13	328.00	2°55'36"	16.75	8.38
14	31.00	18°52'44"	10.21	5.15
15	31.00	46°42'24"	25.27	13.38
16	44.00	10°08'12"	7.78	3.90
17	372.00	5°41'28"	36.95	18.49
18	372.00	3°31'52"	22.93	11.47
19	17.50	59°10'14"	18.07	9.94
20	60.00	26°43'53"	27.99	14.26
21	60.00	19°40'00"	20.59	10.40
22	38.00	19°40'00"	13.04	6.59
23	82.00	7°30'29"	10.75	5.38

NO.	RADIUS	DELTA	ARC	TAN
24	82.00	5°14'47"	7.51	3.76
25	38.00	26°43'53"	17.73	9.03
26	222.00	6°17'19"	24.37	12.19
27	415.00	1°32'07"	11.12'	5.56

TRACT NO. 4153
115 M R 45/62

244

SCALE: 1"=40'

NOTE :
SEE SHEET 2 FOR MONUMENT NOTES & LEGEND

15' WIDE EASEMENT TO THE CITY OF SIMI VALLEY FOR STORM DRAIN PURPOSES.

KRENWINKLE COURT

HOLLOW TREE CIRCLE

KNOLL DRIVE

VARIABLE WIDTH EASEMENT TO THE CITY OF SIMI VALLEY FOR STORM DRAIN PURPOSES AND TO THE SIMI VALLEY COUNTY SANITATION DISTRICT FOR SANITARY SEWER PURPOSES.

TRACT NO. 4239
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, 1989

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NOTE :

SEE SHEET 2 FOR MONUMENT NOTES & LEGEND

NO. 4153 — 115 M.R. 45/62

RANCH PARKWAY — N 29°15'27" W 903.77' — R4 ℄M — 83.59' — N 29°15'27" W 410.72' — 70' — VARIES — 50' — VARIES — VARIES

RANCH PARKWAY — VARIES — 50' — VARIES — 50' — VARIES

SEE SHEET NO. 11

CIRCLE KNOLL DRIVE — 35' — 25' — 70' — MORGAN HILL STREET

N76°54'05"E 197.74' R4 ℄M — 280.87' — 307.72 R4 ℄M — N76°54'05"E 379.97' — N14°10'31"E 153.25' R4 ℄M

TOTAL Δ=16°57'08" R=150.00' L=50.94' T=25.65' R4 ℄M — 4.00' — Δ=03°25'58" R=1700.00' R4 ℄M — 26.83' — 28.23'

N65°07'15"E (RAD) R4 ℄M — (RAD) N65°50'15"E 62.00' R4 ℄M — Δ=13°33'05" L=401.09' R=1700.00' T=201.49' R4 ℄M — 398.03' — 44.45' — 50.00' — 410.04' — 52.00'

N40°33'54"W 5.10' R4 ℄M — N49°19'17"E (RAD) — N29°15'27"W R4 ℄M — 72.18' R4 ℄M — 37.16' R4 ℄M — N62°51'36"E (RAD) R4 ℄M — N13°05'55"W (RAD) R4 ℄M — 7.75' R4 ℄M — N12°18'24"W 72.01' — N12°18'24"W 1145.62' — N16°39'33"W (RAD)

SCALE : 1" = 40'

SEE SHEET 88

N50°06'40"E 169.90' (RAD) — 410.72' N39°29'57"W 78.63' — 89 — Δ=03°38'01" L=75.15' Δ=05°25'53" R=1185.00' — 35' — 6 — 0' — R=1125.00' — 25' — Δ=05°25'53"

10 — N46°28'39"E (RAD) 173.24' — 12 — N50°58'31"E (RAD) — 90 — L=84.95' Δ=05°24'29" — L=112.33' — 50.28' — STREET

N56°23'00"E (RAD) — N45°03'24"E 185.56' — 91 — T=217.67 — L=423.62' Δ=24°41'12" — 71.51' — GROVE

N61°04'12"E (RAD) — N45°03'24"E 202.95' — 24.50' — N44°56'36"W 207.63' — N44°56'36"W 207.63'

N45°03'24"E 100.78' — 61.34' — 93 — N44°03'52"W 83.23'

R=850.00' L=403.41' Δ=27°11'33" T=205.58' — R=300.00' L=427.14' Δ=81°58'59" — L=156.81' — 92 — 11 — N56°01'05"E (RAD) 99.96'

N19°49'03"W 62.10' — 94 — N71°03'11"E (RAD) 83.31' — N26°26'45"E 58.86' — N87°06'36"E (RAD) 98.40' — L=116.67' Δ=31°05'31" T=343.99'

L=104.30' Δ=06°38'25" — N12°18'24"W 14.01' — 8 — N18°57'22"W (RAD) — 96 — 95 — N62°34'33"W (RAD) 113.34'

L=163.68' Δ=43°37'11" — R=215.00' — L=113.75' Δ=30°18'51" T=58.39' — L=435.24' Δ=115°59'14" T=343.99' — SYCAMORE

R=250.00' L=531.65' Δ=121°50'41" T=449.57' — 35' — 6 — 0' — 25' — R=275.00' L=567.72' Δ=118°17'03" T=460.26' — Δ=105°28'03" R=275.00' T=361.10' — 37

NO. 13 — 5 — N49°11'02"E 180.00' (RAD) — N32°29'35"W 103.04' — 4 — L=106.65' Δ=04°07'38" L=81.04' — 74.16' — 107.53' — 6.14' — N45°03'24"E 181.96'

3 — 86.50' — 93.57' — N 44° 34' 02" W — N45°03'24"E 50.00' — N 45° 03' 24" E 123.00' — N 84° 29' 38" E 10.81'

2 — 85.00' — 97.63' — 220.84' — N44°56'36"W 207.63' — N89° 09' 59" W 24.65 — N45°03'24"E 50.00' — N 45° 03' 24" E 133.00' — 29.99'

1 — 9 — 113.12' — N 50° 40' 05" W — N 56° 38' 36" E 235.67' — N57°55'24"E (RAD)

6-9

NO.	RADIUS	DELTA "	ARC	TAN.	
3	25.00	75°57'31"	33.14	19.52	R4 ℄M
4	25.00	101°03'50"	44.10	30.36	R4 ℄M
5	1630.00	0°43'00"	20.39	10.19	R4 ℄M
6	21.00	78°13'10"	28.67	17.07	R4 ℄M
7	21.00	85°38'51"	31.39	19.46	
8	21.00	96°38'58"	35.42	23.59	
9	275.00	12°52'00"	61.75	31.01	
10	900.00	0°28'28"	7.45	3.73	
11	215.00	10°57'41"	41.13	20.63	
12	1185.00	1°25'15"	29.39	14.69	
13	151.50	11°25'16"	30.20	15.15	R4 ℄M
14	1704.00	2°07'03"	62.98	31.49	R4 ℄M

NOTE: CURVES NO. 1 & 2 NOT USED

0 — 40 — 80 — 120 — 160

TRACT NO. 4239

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, 1989

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TRACT No. 4153
115 MR 45/62

WOOD RANCH PARKWAY — N 29°15'27"W 903.77 (R4 & M)

WOOD RANCH PARKWAY — N29°15'27"W 831.59' R-4 & M

VARIES 50' WOOD RANCH PARKWAY

70'

VARIES 50'

DOOM

TRACT No. 4153 MR 45/62

VARIES

MARTHA MORRISON DRIVE

FD SSM PER R3 & N63°51'37"E RAD R3, R4 & M

Δ=14°06'20" T=105.16' R3 & M
R=850.00' L=209.26'

Δ=17°31'27" T=131.01' L=259.97' M
(Δ=17°31'27" T=131.01' L=259.98' R=850.00') R3

Δ=17°31'27" T=131.01' L=259.97' M
(Δ=17°31'27" T=131.01' L=259.98' R=850.00') R3

Δ=27°27'54" T=195.50' R3 & M
R=800.00' L=244.68'

Δ=17°31'27" T=131.01' L=259.97' M
(Δ=17°31'27" T=131.01' L=259.98' R=850.00') R3

Δ=17°31'27" T=131.01' L=259.97' M
(Δ=17°31'27" T=131.01' L=259.98' R=850.00') R3

T=123.30' R=800.00' Δ=27°27'54" L=383.48'

(120.01 RAD R3 (R4))
120.00' (RAD) M
50.00'
R3, R4 & M

N60°26'30"E
70.00'
(70.01 R3 & R4)

N59°31'18"E 70.38'

N60°39'46"E (RAD)

N59°18'40"E

94.87'

Δ=01°40'41"
L=23.48'
R=800.00'

(Δ=05°01'17" L=16.87' R=192.50')

SEE SHEET 20

L=138.80' Δ=09°56'22"

Δ=09°56'27" L=147.48' R=850.00'

264

No. 20

VARIABLE WIDTH EASEMENT TO THE CITY OF SIMI VALLEY FOR STORM DRAIN PURPOSES AND TO THE SIMI VALLEY COUNTY SANITATION DISTRICT FOR SANITARY SEWER PURPOSES.

N11°19'37"W 108.39'

88.39'

SEE SHEET 81

N86°34'58"E 144.23'

N09°12'14"W 71.87'

82

N86°34'58"E 136.99'

83

N60°01'33"E RAD

25.59'

Δ=9°32'01" L=64.06' R=385.00'

T=125.45'

N78°32'15"E 128.65'

Δ=02°58'36" L=20.00'

128.61'

N78°32'15"E 81.41'

R=192.60' Δ=19°00'57" L=63.89'

R=192.50' Δ=13°59'40" L=47.02'

97.56'

N18°23'40"W

84

N77°02'57"E RAD

Δ=10°32'01" L=70.78'

Δ=36°05'41" T=114.04'

L=242.54'

N66°30'56"E (RAD) 128.00'

N14°52'08"W 102.54'

85

Δ=10°51'44" L=72.99' R=385.00'

N55°39'12"E (RAD) 153.00'

9

86

44.66'

N39°30'43"W 199.48'

N50°29'17"E 157.00'

87

N39°30'43"W 83.00'

N50°29'17"E 153.00'

88

7.83'

N34°31'24"W 80.39'

160.00'

N50°06'40"E 169.90' (RAD)

8

89

SEE SHEET

N39°29'57"W 332.09'

N14°42'36"W 101.18'

410.72'

N39°29'57"W 410.72'

SYCAMORE GROVE

R=350.00' L=220.49'

R=325.00' L=204.74'

L=127.47' Δ=22°28'19"

T=105.90'

6

7

57.77'

N50°29'17"E 192.00'

6

N39°30'43"W 199.48'

81.68'

N50°29'17"E 186.10'

5

59.85'

N49°11'02"E (RAD) 180.00'

5

12

4

No. 4

N77°35'41"E (RAD)

7

N75°18'08"E 168.31'

N41°00'26"W 66.59'

135.27'

88.72'

N35°23'33"W 163.64'

81.51'

N48°36'26"E 107.75'

1

3

35'

6'0"

25'

4

SEE SHEET 37

P.M. 6-9

NO.	RADIUS	DELTA	ARC	TAN
1	1150.00	5°25'53"	109.01	54.55
2	850.00	3°25'07"	50.71	25.37
3	1125.00	5°25'53"	106.65	53.36
4	1185.00	5°25'53"	112.33	56.21
5	1125.00	1°18'15"	25.61	12.80
6	325.00	4°38'05"	26.29	13.15
7	325.00	8°59'17"	50.98	25.54
8	1185.00	0°22'37"	7.80	3.90
9	385.00	5°09'55"	34.71	17.37

R3, R4 & H (T=25.32 R4)(T=25.36 R3)

NOTE :

SEE SHEET 2 FOR MONUMENT NOTES & LEGEND

SCALE: 1"=40'

0 40 80 120 160

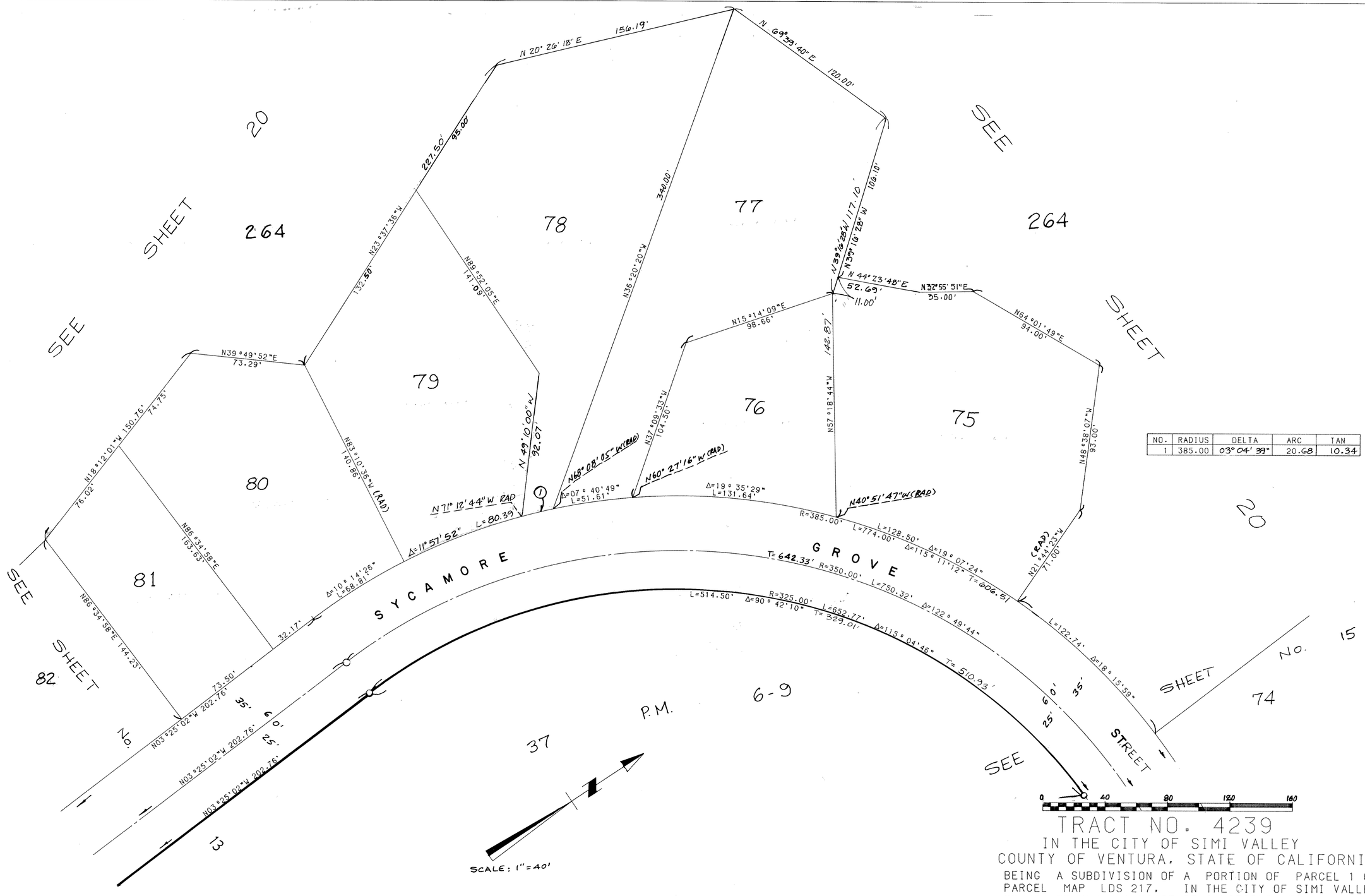
TRACT NO. 4239

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, 1989

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NO.	RADIUS	DELTA	ARC	TAN
1	385.00	03° 04' 39"	20.68	10.34

TRACT NO. 4239

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

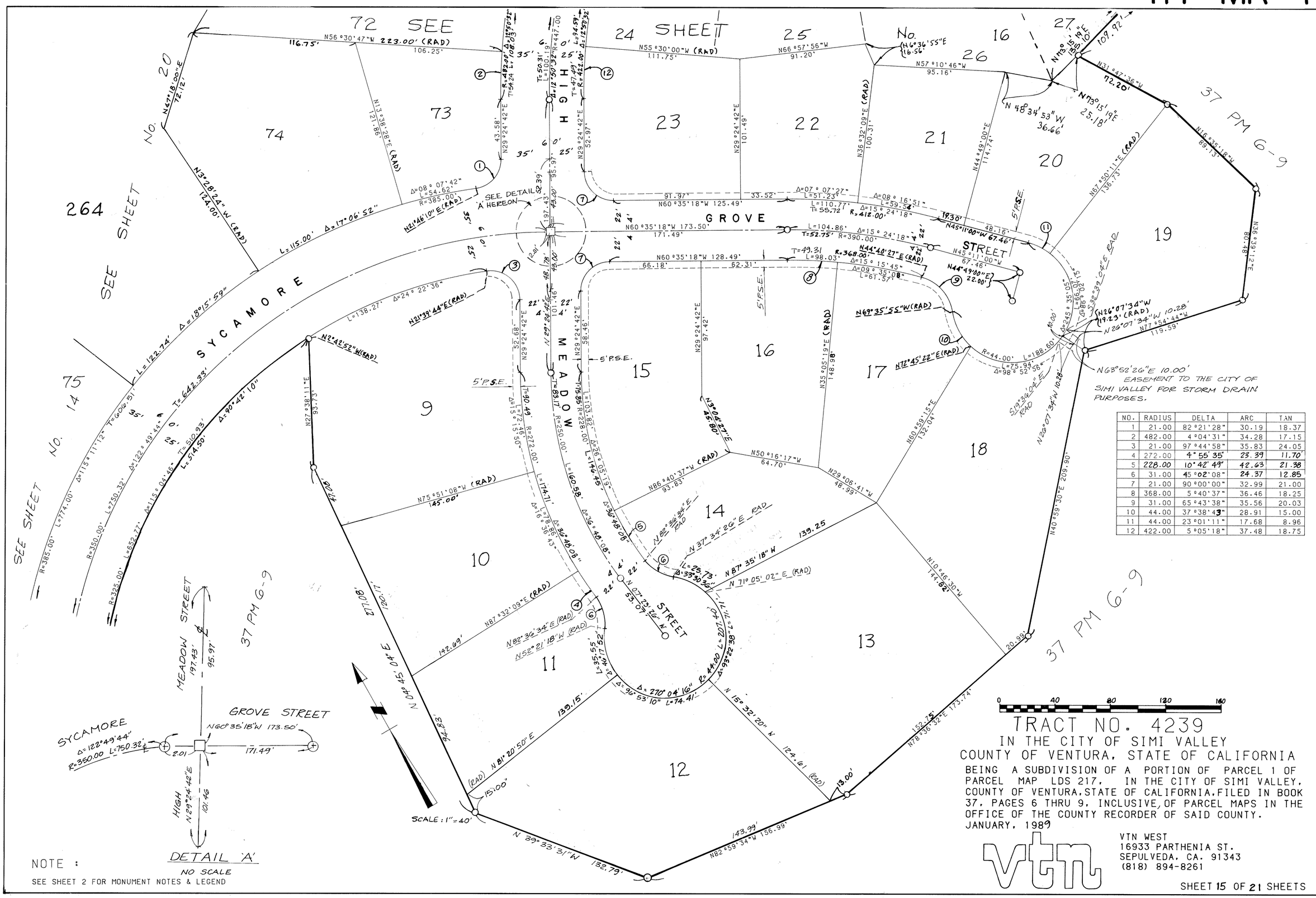
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JANUARY, 1989

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NOTE :

SEE SHEET 2 FOR MONUMENT NOTES & LEGEND


72
SEE SHEET
24
25
26
27
No.
16
N56°30'47"W 223.00' (RAD)
116.75'
106.25'
N55°30'00"W (RAD)
111.75'
N66°57'56"W
91.20'
N6°36'55"E
16.56'
N57°10'46"W
95.16'
N13°15'19"E
109.92'
N31°47'36"W
72.20'
N73°15'19"E
35.10'
N 48°34'53" W
36.66'
N73°15'19"E
25.18'
20
74
73
23
22
21
20
19
264
SEE SHEET
NO.
N67°18'00"E
22.12'
N13°38'28"E (RAD)
121.86'
N29°24'42"E
43.58'
N3°28'24" W (RAD)
124.00'
Δ=08°07'42"
L=54.62'
R=385.00'
N21°46'10" E (RAD)
L=115.00' Δ=17°06'52"
SEE DETAIL 'A' HEREON
SYCAMORE
GROVE
STREET
HIGH MEADOW
N29°24'42"E
52.97'
N29°24'42"E
101.49'
N36°32'09"E (RAD)
100.31'
N44°49'00"E
114.74'
N57°50'11"E (RAD)
136.73'
N16°35'18"W
89.13'
N36°39'12"E
80.48'
N60°35'18"W 125.49'
91.97'
33.52'
Δ=07°07'27"
L=51.23'
Δ=08°16'51"
L=59.54'
T=55.72'
R=412.00'
Δ=15°24'18"
N60°35'18"W 173.50'
171.49'
L=104.86'
T=52.75'
R=390.00'
Δ=15°24'18"
N45°11'00"W 67.46'
48.16'
19.30'
5'P.S.E.
N60°35'18"W 128.49'
66.18'
62.31'
T=49.31'
L=98.03'
R=368.00'
Δ=15°15'45"
N44°40'27"E (RAD)
Δ=09°35'08"
L=61.57'
N45°11'00"W
67.46'
N44°49'00"E
22.00'
N69°35'55"W (RAD)
N72°45'22"E (RAD)
R=44.00'
L=188.60'
L=75.94'
Δ=98°52'56"
Δ=245°35'50"
L=86.02'
Δ=86°02'45"
S32°39'04"E RAD
(N26°07'34"W
19.23' (RAD)
N26°07'34"W 10.28'
N7°54'44"W
119.59'
N63°52'26"E 10.00'
EASEMENT TO THE CITY OF SIMI VALLEY FOR STORM DRAIN PURPOSES.
S19°36'04"E RAD
N26°07'34"W 10.28'
N40°59'30"E 209.90'
N60°59'15"E
132.04'
N35°05'19"E (RAD)
148.98'
N29°24'42"E
97.42'
N29°24'42"E
98.46'
N29°24'42"E
52.68'
N2°42'52"W(RAD)
N21°39'44"E(RAD)
L=138.27' Δ=24°22'36"
L=122.74' Δ=18°15'59"
T=642.33'
Δ=122°49'44"
R=350.00'
L=750.32'
Δ=90°42'10"
L=514.50'
R=385.00' L=774.00' Δ=115°11'12" T=606.51'
R=350.00' L=750.32' Δ=122°49'44" T=510.93'
R=325.00' L=652.27' Δ=115°04'46" T=500.50'
N27°38'11"E
93.73'
5'P.S.E.
T=90.49'
L=174.71'
R=272.00'
Δ=36°48'08"
T=58.17'
L=116.19'
R=250.00'
Δ=26°05'19"
L=160.58'
Δ=36°48'08"
L=146.45'
Δ=36°48'08"
N75°51'08"W (RAD)
145.00'
N86°40'37"W (RAD)
93.83'
N50°16'17"W
64.70'
N29°06'41"W
48.99'
N10°46'30"W
144.62'
N15°32'20"W
124.61' (RAD)
15.00'
N78°36'32"E 173.74'
152.75'
20.99'
N 89°33'31"W
132.79'
143.99'
N82°59'34"W 156.99'
N 0°45'40" E
94.83'
271.06'
139.15'
142.09'
N87°32'09"E (RAD)
N82°36'34"E (RAD)
N52°21'18"W (RAD)
N 07°23'26" W
25.07'
N 71°05'02" E (RAD)
N 37°34'26" E RAD
N 87°35'18" W
139.25
N 82°36'34" E RAD
N 15°04'27" E
45.80'
N 50°16'17" W
64.70'
R=44.00'
Δ=93°22'38"
L=207.04'
Δ=270°04'16"
L=74.41'
Δ=96°53'10"
L=74.41'
R=44.00'
Δ=90°00'00"
L=69.12'
R=44.00'
Δ=82°21'28"
L=63.27'
R=44.00'
Δ=82°21'28"
L=63.27'
R=44.00'
Δ=82°21'28"
L=63.27

SEE SHEET No. 17

SEE SHEET No. 20

SEE SHEET NO. 15

NO.	RADIUS	DELTA	ARC	TAN
1	21.00	90°00'00"	32.99	21.00
2	31.00	45°02'08"	24.37	12.85
3	21.00	82°51'39"	30.37	18.53
4	272.00	4°51'11"	23.04	11.53
5	44.00	8°06'39"	6.23	3.12
6	44.00	53°43'04"	41.25	22.28
7	44.00	26°14'31"	20.15	10.26
8	228.00	5°38'59"	22.48	11.25
9	228.00	9°56'15"	39.55	19.82

264 69 70 71 72 74 73 24 25 23 22 21 20 26 27 28 29 30 31 32 33 34 35 6 2 5

37 PM 6-9

37 PM 6-9

STREET 35' 60' 25'

MEADOW

HIGH

DUSTY

ROSE COURT

N61°26'30"E 125.80'

N42°15'14"E 80.00'

N52°16'04"E 112.41' 49.65'

N65°06'37"W (RAD) 160.00'

N47°44'46"W 173.42'

N42°15'14"E 108.91'

80.00'

11.35'

223.00'

N56°30'47"W (RAD)

Δ=08°46'01" L=108.03' R=706.00' Δ=12°50'32" R=482.00' T=54.24'

Δ=12°50'32" R=447.00' T=50.31' L=100.19'

R=412.00' Δ=12°50'32" Δ=07°45'14" L=57.11' T=28.61' L=94.59' T=47.49'

N42°15'14"E 65.91'

N47°44'46"W 30.20'

P.S.E.

N37°24'03"E (RAD) 132.82'

92.44' N55°30'00"W 111.75' (RAD)

19.31'

N66°57'56"W 91.20'

N6°36'55"E 16.56'

N57°10'46"W 95.16'

N48°34'55"W 36.66'

N73°15'19"E 25.18'

N21°38'03"E (RAD) 124.12'

N05°01'28"E 190.28' (RAD)

N11°54'20"W (RAD) 158.85'

N11°54'20"W 145.29'

N48°05'18"W 178.62' (RAD)

N40°59'02"E 60.37'

157.86'

N 79°15'19"E 135.10' 109.92'

N77°48'35"E 76.50'

234.36'

N 11°42'49"W 140.06'

N74°16'22"W (RAD)

N45°31'59"W 117.30'

N73°18'51"W 82.19'

N54°42'35"E 86.93'

N85°33'58"W 86.55'

N13°35'21"E 60.25'

N13°07'14"W 103.77'

N32°02'50"W 175.65'

N32°18'59"E (RAD) 106.60'

N06°15'21"W (RAD) 101.05'

N30°41'57"W (RAD)

N24°42'03"E (RAD) 51.53'

N54°53'07"W (RAD)

N47°44'46"W 42.89'

N47°44'46"W (RAD) 86.20'

T=551.42' R=325.00' L=109.97' Δ=19°23'15"

Δ=118°58'13" Δ=126°06'34" T=590.18' L=662.31' R=300.00'

Δ=17°51'51" L=80.31' R=265.00' L=583.27' T=321.32' Δ=126°06'34"

17.54'

T=116.57 R=228.00' L=153.49' Δ=38°34'20"

R=250.00' L=236.32' Δ=54°09'34" T=127.82'

L=215.52' Δ=54°09'34"

N56°56'28"W (RAD)

N78°05'40"E 49.87'

N78°05'40"E 102.93'

N33°07'48"E (RAD)

N78°05'40"E 49.87'

R=272.00' L=257.11' Δ=54°09'34" T=139.07'

L=78.85' Δ=16°36'35"

L=80.37' Δ=16°55'48"

N25°01'09"E (RAD)

R=44.00' L=56.14' Δ=73°06'27"

Δ=55°34'06" L=42.67'

N78°11'38"E (RAD) 126.18'

L=207.40'

Δ=53°19'29" R=220.00' 91.60'

T=334.06' R=674.84' Δ=28°53'32" L=681.47'

N42°15'14"E 108.91'

N47°44'46"W 173.42'

SCALE: 1"=40'

0 40 80 120 160

TRACT NO. 4239

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, 1989

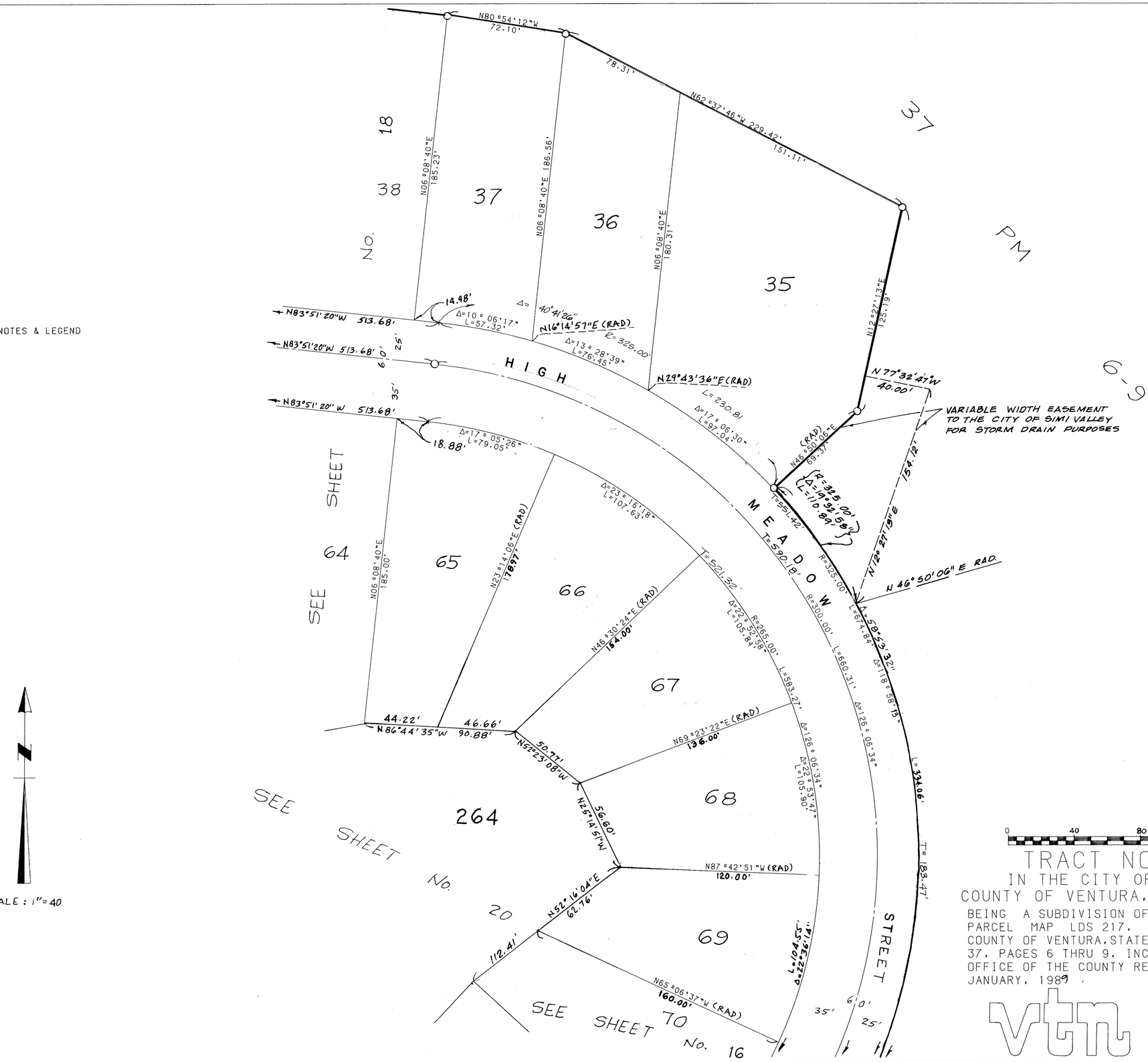
NOTE :

SEE SHEET 2 FOR MONUMENT NOTES & LEGEND

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

NOTE :

SEE SHEET 2 FOR MONUMENT NOTES & LEGEND



SCALE : 1"=40

0 40 80 120 160

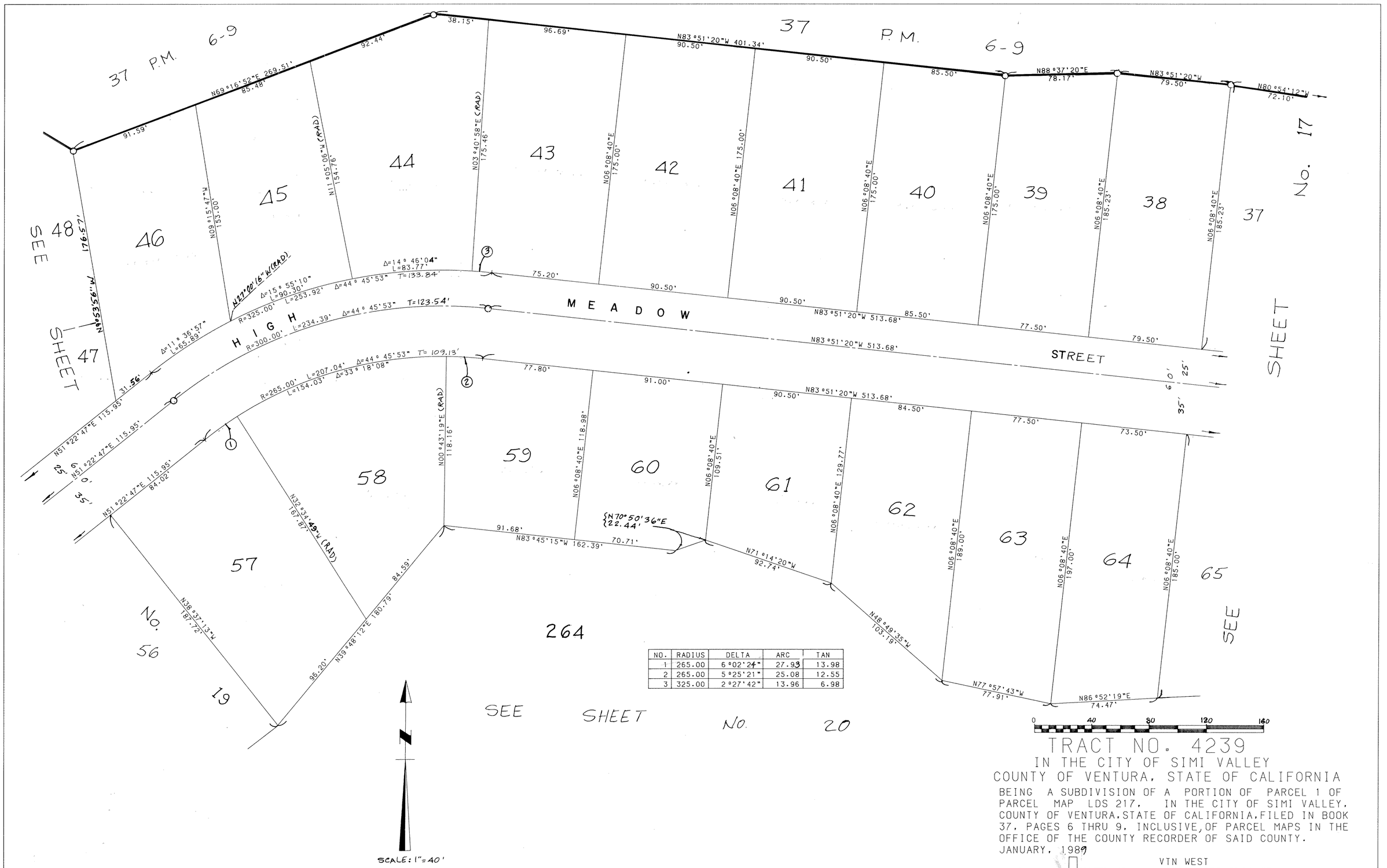
TRACT NO. 4239

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, 1989

VTN WEST
16933 PARTHENIA ST.
SEPULVEDA, CA. 91343
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NO.	RADIUS	DELTA	ARC	TAN
1	265.00	6°02'24"	27.93	13.98
2	265.00	5°25'21"	25.08	12.55
3	325.00	2°27'42"	13.96	6.98

SCALE: 1"=40'

0 40 80 120 160

TRACT NO. 4239

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, 1989

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NO.	RADIUS	DELTA	ARC	TAN
1	500.00	7°17'10"	63.58	31.84
2	21.00	88°46'55"	32.54	20.56
3	475.00	5°09'41"	42.79	21.41
4	21.00	108°43'59"	39.85	29.30
5	678.00	7°56'13"	93.92	47.04
6	31.00	65°35'08"	35.49	19.97
7	21.00	82°25'49"	30.21	18.39
8	475.00	2°59'25"	24.79	12.40
9	21.00	90°00'00"	32.99	21.00
10	535.00	3°22'10"	31.46	15.74
11	678.00	3°38'04"	43.01	21.51
12	44.00	38°49'01"	29.81	15.50
13	722.00	0°32'38"	6.85	3.43
14	722.00	1°18'39"	16.52	8.26
15	2050.00	0°28'49"	17.18	8.59

SCALE: 1"=40'

NOTE:
SEE SHEET 2 FOR MONUMENT NOTES AND LEGEND.

SEE SHT. NO. 18

SEE SHT NO. 20

SEE SHT. NO. 20

37 PM 6-9

46 47 48 49 50 51 52 53 54 55 56 57 264

35' HIGH

MEADOW

SUN CIRCLE COURT

STREET

PARKWAY

RANCH

WOODRANCH

15' WIDE EASEMENT TO THE CITY OF SIMI VALLEY FOR STORM DRAIN PURPOSES PER INST. NO. 88-081599, O.R.

15.00' EASEMENT TO THE CITY OF SIMI VALLEY FOR STORM DRAIN PURPOSES PER INST. NO. 88-081599, O.R.

BASIS OF BEARINGS

FD SSM STAMPED RCE 15231 PER R3

113 MR 63/82

TRACT NO. 4053

LOT 385

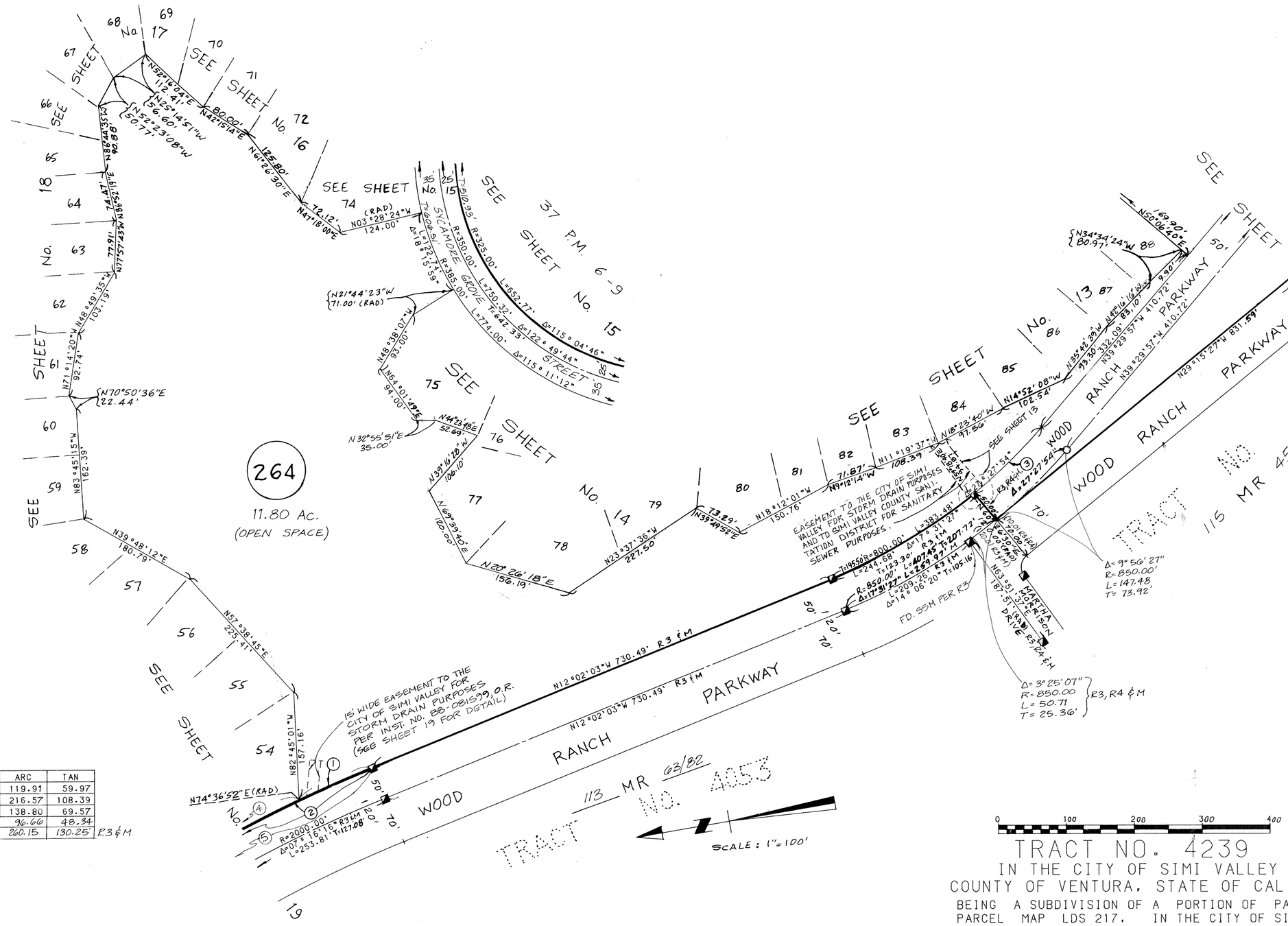
0' 40' 80' 120' 160'

TRACT NO. 4239

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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CURVE TABLE :

NO.	RADIUS	DELTA	ARC	TAN	
1	2050.00	3°21'05"	119.91	59.97	
2	2050.00	6°03'11"	216.57	108.39	
3	800.00	9°56'27"	138.80	69.57	
4	2050.00	2°42'06"	96.66	48.34	
5	2050.00	7°16'16"	260.15	130.25	R3&M

NOTE :

SEE SHEET 2 FOR MONUMENT NOTES & LEGEND

0 100 200 300 400

TRACT NO. 4239

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, 1989

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NOTE:

PARCEL 1 IS A PRIVATE STREET TO BE DEEDED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

PARCEL 2 TO BE DEEDED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS A LANDSCAPE AREA.

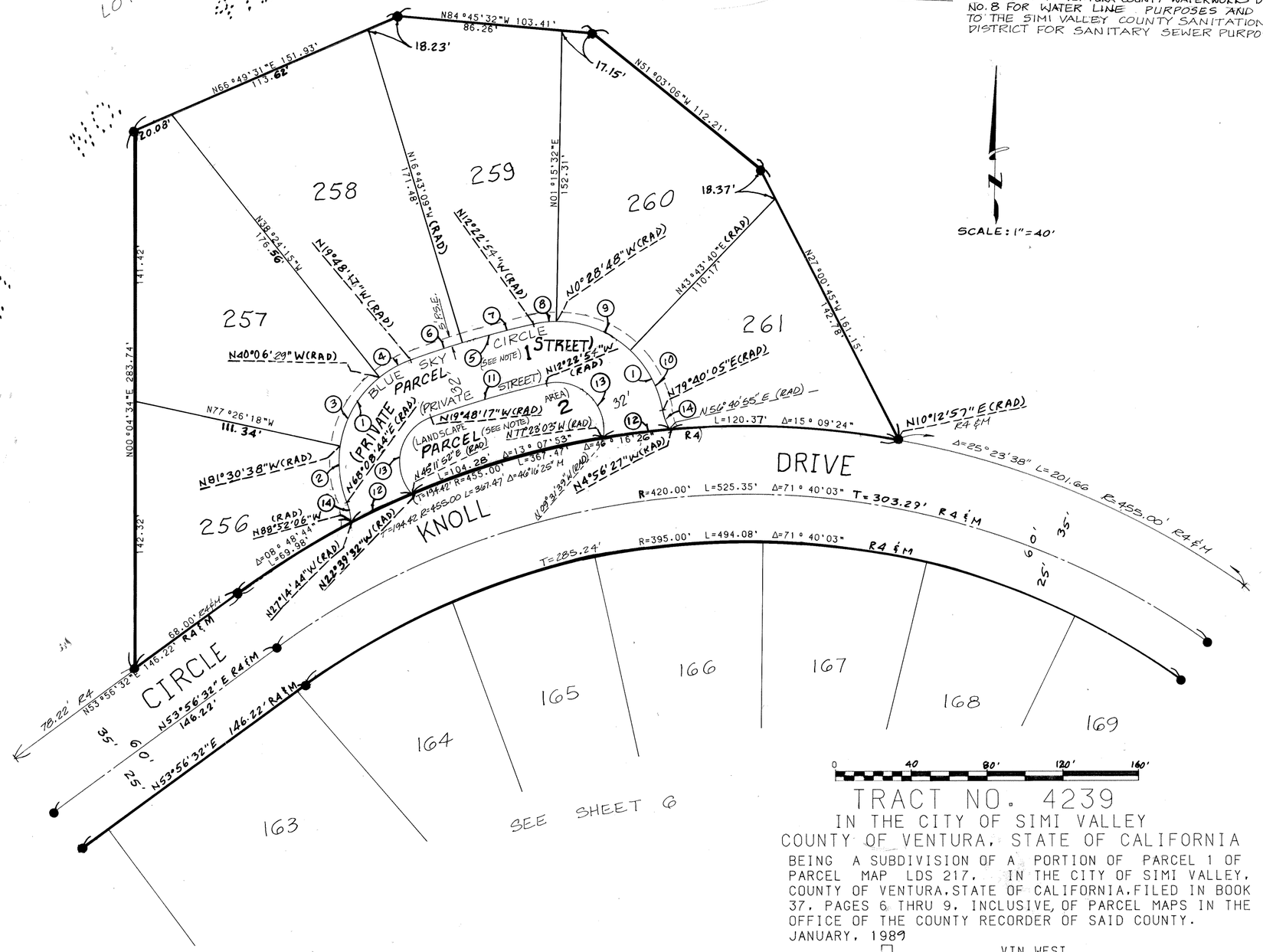
PARCEL 1 - ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY HEALTH AND WELFARE.

PARCEL 1 - EASEMENT TO VENTURA COUNTY WATERWORKS DIST. NO. 8 FOR WATER LINE PURPOSES AND TO THE SIMI VALLEY COUNTY SANITATION DISTRICT FOR SANITARY SEWER PURPOSES.

LOT 245

115 MR 45/62

NO.	RADIUS	DELTA	ARC	TAN
1	57.00	92°02'59"	91.58	59.08
2	57.00	30°20'38"	30.19	15.46
3	57.00	41°24'09"	41.19	21.54
4	57.00	20°18'12"	20.20	10.21
5	522.00	7°25'23"	67.63	33.86
6	522.00	3°05'08"	28.11	14.06
7	522.00	4°20'15"	39.52	19.77
8	57.00	11°54'06"	11.84	5.94
9	57.00	44°12'28"	43.98	23.15
10	57.00	35°56'25"	35.76	18.49
11	490.00	7°25'23"	63.48	31.78
12	455.00	4°35'12"	36.42	18.22
13	25.00	114°59'51"	50.18	39.24
14	30.00	22°59'10"	12.04	6.10



SCALE: 1"=40'

0 40 80' 120' 160'

TRACT NO. 4239

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

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