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. 4563, 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, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY, THE EASEMENTS FOR PUBLIC SERVICE PURPOSES SHOWN ON THE MAP AND ALL USES INCIDENT THERETO AND THAT THEY DO HEREBY OFFER TO DEDICATE TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AN ACCESS EASEMENT OVER THE PRIVATE STREET AS SHOWN ON THE MAP, AND THAT THEY HEREBY OFFER TO DEDICATE TO THE SIMI VALLEY COUNTY SANITATION DISTRICT SANITARY SEWER EASEMENTS SHOWN ON THE MAP; AND THAT THEY HEREBY OFFER TO DEDICATE TO THE VENTURA COUNTY WATERWORKS DISTRICT NO. 8 THE WATER PIPE LINE EASEMENT SHOWN ON THIS MAP.
THE ROBERTS GROUP VII, INC., A CALIFORNIA CORPORATION.

BY: _____
ROBERT LEVENSTEIN

STATE OF CALIFORNIA) SS.
COUNTY OF VENTURA)

ON THIS 11th DAY OF June, IN THE YEAR 1990, BEFORE ME CeLinda GLickman, 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 ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT.

CeLinda V. GLickman
NOTARY PUBLIC

CeLinda V. GLickman
PRINT NAME

COUNTY OF VENTURA
EXPIRES 3/22/93

SECURITY PACIFIC NATIONAL BANK

A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED JULY 29 1988, AS DOCUMENT NO. 88-107323 AND APRIL 12, 1989, AS DOCUMENT NO. 89-055978, ALL OF OFFICIAL RECORDS.

BY: Kathleen C. Bryan (Vice President) BY: N\A

STATE OF CALIFORNIA) SS.
COUNTY OF Los Angeles)

ON THIS 12th DAY OF June, 1990, IN THE YEAR 1990, BEFORE ME Diana M. Parriott, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Kathleen C. Bryan ~~AND~~ _____ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SECURITY PACIFIC NATIONAL BANK AND ACKNOWLEDGED TO ME THAT SECURITY PACIFIC NATIONAL BANK EXECUTED IT "AS BENEFICIARY".

Diana M. Parriott
NOTARY PUBLIC

Diana M. Parriott
PRINT NAME

COUNTY OF Los Angeles
EXPIRES August 18, 1990

SIGNATURE OMISSIONS

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF EASEMENTS SET FORTH MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) (3) (A) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SUCH SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

CITY OF SIMI VALLEY, EASEMENT HOLDER FOR STORM DRAIN AND SEWERS BY DOCUMENT RECORDED JANUARY 9, 1985, AS DOCUMENT NO. 1958 OF OFFICIAL RECORDS AND FOR PUBLIC SERVICES PER TRACT 4053 PER MAP RECORDED IN BOOK 113, PAGE 63 THROUGH 82 OF MISCELLANEOUS RECORDS.

VENTURA COUNTY WATERWORKS DISTRICT NO. 8, EASEMENT HOLDER FOR WATER SYSTEMS BY DOCUMENT RECORDED JUNE 13, 1988 AS DOCUMENT NO. 88-081600 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, EASEMENT HOLDER FOR ELECTRICAL SUPPLY SYSTEMS BY DOCUMENTS RECORDED MARCH 3, 1989, AS DOCUMENT NO. 89-033759, MAY 24, 1989 AS DOCUMENT NO. 89-082136, ALL OF OFFICIAL RECORDS.

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4563, 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 AUGUST 1, 1990

George T. Berg
GEORGE T. BERG, R.C.E. 16804
CITY ENGINEER
CITY OF SIMI VALLEY

SURVEYOR'S STATEMENT

I, G. WILLIAM ROSE, DO HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN SEPTEMBER 11 1989, 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.

DATE OCTOBER 19, 1989

G. William Rose
LICENSED LAND SURVEYOR NO. 3479
EXPIRES JUNE 30, 1992

LICENSED LAND SURVEYOR G. WILLIAM ROSE EXP. 6-30-92 LS 3479 STATE OF CALIFORNIA

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 4563, CONSISTING OF 3 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 29th DAY OF October, 1990, FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP, AND DOES HEREBY ACCEPT THE EASEMENT FOR PUBLIC SERVICE PURPOSES AS SHOWN ON THIS MAP, AND ALSO HEREBY ACCEPTS THE ACCESS EASEMENT OVER ALL PRIVATE STREETS ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.

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 29th DAY OF October, 1990.

ATTEST:

Myrna Katsch
CITY CLERK OF
THE CITY OF SIMI VALLEY

Greg Stratton
MAYOR OF
THE CITY OF SIMI VALLEY

COUNTY RECORDER'S CERTIFICATE #90-169282

RECORDED AT THE REQUEST OF THE OWNER THE ROBERTS GROUP VII, INC., ON NOVEMBER 12, 1990, AT 8:57 A.M. IN BOOK 121 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 33 -35, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA
BY: Francisca O'Campo
DEPUTY COUNTY RECORDER

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.

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA
BY: _____
DEPUTY COUNTY TAX COLLECTOR
DATE: 11-5-90

SOILS AND/OR GEOLOGIC REPORTS

THE FOLLOWING SOILS REPORTS AND/OR GEOLOGIC REPORTS RELATING TO TRACT NO. 4563 HAVE BEEN PREPARED:

DATE OF REPORT	TITLE OF REPORT	FIRM NAME	ENGINEER	REG. NO.
OCT. 17, 1989	GEO. ENG. REPORT	BUENA ENG., INC.	PAUL MOONEY	CEG 1227
NOV. 30, 1989	RESPONSE TO GEO. ENG.	BUENA ENG., INC.	PAUL MOONEY	CEG 1227

LOCATION WHERE ON FILE FOR PUBLIC INSPECTION: PUBLIC WORKS DEPARTMENT, CITY OF SIMI VALLEY.

VENTURA COUNTY WATER WORKS DISTRICT NO. 8 ACCEPTANCE CERTIFICATE

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 HEREBY ACCEPTS THE WATER PIPE LINE 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.

DATE: August 1, 1990

Michael Kluthardt
DISTRICT ENGINEER
VENTURA COUNTY WATERWORKS
DISTRICT NO. 8

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.

DATE: August 1, 1990

Michael Kluthardt
DISTRICT ENGINEER
SIMI VALLEY COUNTY SANITATION
DISTRICT

VACATION STATEMENT

THIS IS TO CERTIFY THAT PURSUANT TO SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF; A PORTION OF LARCHMONT STREET PER TRACT NO. 4053 RECORDED IN BOOK 113, PAGE 63 OF MISCELLANEOUS RECORDS NOT SHOWN ON THIS MAP, AND A PORTION OF THE 5' PUBLIC SERVICE EASEMENT PER TRACT NO. 4053 RECORDED IN BOOK 113, PAGE 63 OF MISCELLANEOUS RECORDS NOT SHOWN ON THIS MAP.

George T. Berg
BY: GEORGE T. BERG RCE 16804 EXP. 6-30-93
CITY ENGINEER
CITY OF SIMI VALLEY

DATED: AUGUST 1, 1990

REGISTERED PROFESSIONAL ENGINEER GEORGE T. BERG No. 16804 EXP. 6-30-93 CIVIL STATE OF CALIFORNIA

TRACT NO. 4563

BEING A SUBDIVISION OF LOT 383
AND A PORTION OF LARCHMONT STREET OF TRACT NO. 4053
IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK
113, PAGES 63 THROUGH 82 INCLUSIVE OF
MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY.

OCTOBER 1989

PREPARED BY:
WILLIAM ROSE & ASSOC., INC.
19400 BUSINESS CENTER DR., #106
NORTHRIDGE, CALIFORNIA 91324

FD. 1 1/2" I.P. W/TAG R.C.E. 15231 PER TRACT NO. 3513-3, 102 M.R. 16/127 (FLUSH)

BASIS OF BEARINGS

N 8°16'43"E. 474.26' C/FR1&M

FD. 1 1/2" I.P. W/TAG R.C.E. 15231 PER TRACT NO. 3513-3, 102 M.R. 16/127 (FLUSH)

0 1/2 1 2 3 inches

0 30 60 120 180 feet

GRAPHIC SCALE: 1"=60'

PARCEL 1
P.M. LD.-S 217
37 P.M. 6/9

WOOD RANCH PARKWAY

MARTHA MORRISON DRIVE

TRACT 3513-2 (97 MR. 6/8) GOLF COURSE (R3)

OPEN SPACE LOT 10
3.14 = ACRES GROSS
2.89 = ACRES NET

PUMP STATION EASEMENT TO V.C.W.W.D. NO. 8 FOR WATER PURPOSES PER DOC. # 88-081600, O.R.

6' WIDE EASEMENT FOR OVERHEAD AND/OR UNDERGROUND ELECTRICAL AND COMMUNICATION SYSTEMS TO SOUTHERN CALIFORNIA EDISON COMPANY PER 89-033159, OR

15' WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE CITY OF SIMI VALLEY PER 001958-1985, O.R.

15' WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE CITY OF SIMI VALLEY PER 001958-1985, O.R.

5' PSE IN FAVOR OF THE CITY OF SIMI VALLEY PER R1 AND AN EASEMENT FOR OVERHEAD AND/OR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND FORTH IN AN INSTRUMENT RECORDED MAY 24, 1989 AS DOCUMENT NO. 89-082130 IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY.

OPEN SPACE LOT 9

TRACT 4053 (113 M.R. 63/82) (R1)

LARCHMONT STREET

HEATH MEADOW (PRIVATE) COURT

HEATH MEADOW PLACE (PRIVATE)

LARCHMONT (PRIVATE) STREET

SEE SHEET NO. 3

SEE DETAIL HEREON

5' PSE

FD. L&T TAGGED L.S. 3479 0.25' BEHIND CURB FACE ALONG LOT LINE PRODUCED PER R1.

NOTE:
SEE SHEET 3 FOR MONUMENT NOTES & LEGEND AND BASIS OF BEARINGS.

(A) VARIBLE WIDTH EASEMENT FOR SANITARY SEWER TO SIMI VALLEY COUNTY SANITATION DISTRICT AND FOR WATER SYSTEMS TO VENTURA COUNTY WATER WORKS DISTRICT NO. 8.

OLSEN ROAD

COUNTRY CLUB DR.

ROYAL HIGHLANDS DR.

LAKE PARK DR.

GOOM

SCALE 1"=1000'

TRACT NO. 4563

VICINITY MAP

CURVE DATA					
○	DELTA	RADIUS	LENGTH	TAN.	REF.
1	7°10'44"	226.00'	28.32'	14.18'	-
2	27°43'14"	26.00'	12.58'	6.42'	R1&M
3	43°41'38"	29.00'	22.12'	11.63'	R1&M
4	27°43'14"	26.00'	12.58'	6.42'	R1&M
5	3°35'20"	226.00'	14.16'	7.08'	CFR1&M

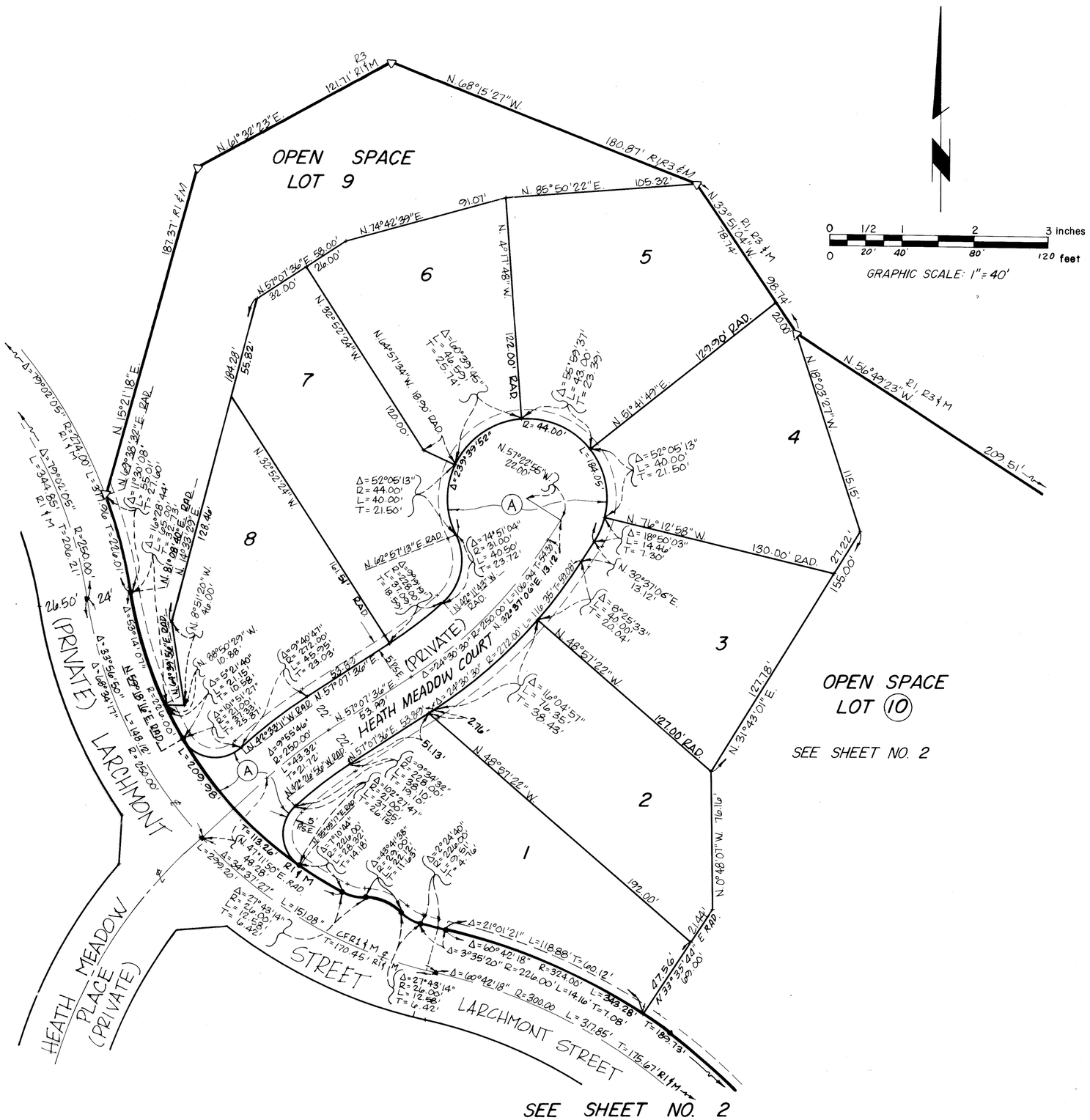
TOTAL GROSS AREA: 6.42 ACRES

TRACT NO. 4563

BEING A SUBDIVISION OF LOT 383 AND A PORTION OF LARCHMONT STREET OF TRACT NO. 4053 IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 113, PAGES 63 THROUGH 82 INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OCTOBER 1989

PREPARED BY:
WILLIAM ROSE & ASSOC., INC.
19400 BUSINESS CENTER DR., #106
NORTHRIDGE, CALIFORNIA 91324



BASIS OF BEARINGS

THE BEARING OF N 8 16'43" E. ALONG THE CENTERLINE OF WOOD RANCH PARKWAY PER TRACT NO. 3513-3, 102 M.R. 16/27 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP AS SHOWN ON SHEET 2.

MONUMENT NOTES & LEGEND

RAD. = RADIAL
FD. = FOUND
P.S.E. = PUBLIC SERVICE EASEMENT
M = MEASURED
CF = CALCULATED FROM
R1 = 113 M.R. 63
R2 = 102 M.R. 16
R3 = 97 M.R. 6

- ● SET 1 1/2" I.P. WITH TAG L.S. 3479 FLUSH
- ▲ FOUND NOTHING - SET 1 1/2" I.P. WITH TAG L.S. 3479
- △ FOUND 1 1/2" I.P. WITH TAG R.C.E. 15231 PER TRACT 3513-2, 97 M.R. 6/8, FLUSH EXCEPT AS NOTED.
- □ FOUND VENTURA COUNTY STANDARD SURVEY MONUMENT IN WELL PER STANDARD DESIGN 90-3 PER TRACT 4053, 113 M.R. 63/82.

1. ALL BEARINGS AND DISTANCES ON THE BOUNDARY OF THIS TRACT MAP ARE RECORD PER TRACT NO. 4053, 113 M.R. 63/82.

2. SET 1 1/2" I.P. W/TAG L.S. 3479 FLUSH AT ALL CENTERLINE INTERSECTIONS AND CHANGES OF DIRECTIONS.

3. SET 1/2" I.P. W/TAG L.S. 3479 FLUSH AT ALL REAR LOT CORNERS.

4. SET LEAD & TACK W/TAG L.S. 3479 IN CONC. CURB, 3.75" FROM LOT CORNER, ALONG LOT LINES PRODUCED.

5. ENGINEERS CENTERLINE TIES FOR MONUMEMTS SET WITHIN THIS TRACT WILL BE ON FILE AT THE OFFICE OF THE CITY ENGINEER.

(A) VARIABLE WIDTH EASEMENT FOR SANITARY SEWER TO SIMI VALLEY COUNTY SANITATION DISTRICT AND FOR WATER SYSTEMS TO VENTURA COUNTY WATER WORKS DISTRICT NO. 8

TRACT NO. 4563

BEING A SUBDIVISION OF LOT 383 AND A PORTION OF LARCHMONT STREET OF TRACT NO. 4053
IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 113, PAGES 63 THROUGH 82 INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OCTOBER 1989

PREPARED BY:
WILLIAM ROSE & ASSOC., INC.
19400 BUSINESS CENTER DR., #106
NORTHRIDGE, CALIFORNIA 91324