## OWNERS STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT No. 4969-1, 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 ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AN ACCESS EASEMENT OVER ALL PRIVATE STREETS

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE EASEMENTS FOR SANITARY SEWER AND STORM DRAINAGE PURPOSES OVER ALL THE PRIVATE STREETS AND AS SHOWN ON THE 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 OVER ALL THE PRIVATE STREETS AND AS SHOWN ON THIS MAP

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE EASEMENTS FOR INGRESS, EGRESS, AND STORM DRAIN MAINTENANCE PURPOSES OVER AND ACROSS ALL OF PARCEL "G" AS SHOW ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE NORTHERLY LINE OF PARCELS "E", "F" AND "G", ABUTTING SIMI VILLAGE DRIVE IN ORDER THAT THE OWNERS OF SAID PARCELS "E", "F" AND "G" SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID SIMI VILLAGE DRIVE EXCEPT THE GENERAL RIGHT-OF-TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC.

**COURTYARD VILLAGE LLC,** A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER
BY ITS MANAGING MEMBER
**THE GRIFFIN COMPANIES HOMEBUILDING PARTNERSHIP, L.P.,**
A CALIFORNIA LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER
**GRIFFIN INDUSTRIES INC,** A CALIFORNIA CORPORATION

BY: _____ BY: _____
PAUL E. GRIFFIN III. PRESIDENT — GREGORY E. GRIFFIN. SECRETARY

**THE GRIFFIN COMPANIES HOMEBUILDING PARTNERSHIP, L.P.,** *OWNER*
A CALIFORNIA LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER
**GRIFFIN INDUSTRIES INC,** A CALIFORNIA CORPORATION

BY: _____ BY: _____
PAUL E. GRIFFIN III. PRESIDENT — GREGORY E. GRIFFIN. SECRETARY

SEE SHEET NO. 2 FOR NOTARY ACKNOWLEGMENT

**GREAT WESTERN BANK,** A FEDERAL SAVINGS BANK . BENEFICIARY
UNDER A DEEDS OF TRUST RECORDED NOV. 7. 1994 AS DOCUMENT NO. 94-179374 O.R AND RECORDED NOV. 7. 1994 AS DOCUMENT NO. 94-179376 O.R.

BY: _____
MARK A. DEMIK VICE-PRESIDENT

STATE OF CALIFORNIA )
COUNTY OF Los Angeles ) SS

ON Feb. 26, 1996 BEFORE ME, Marie Wolfe, Notary Public.
PERSONALLY APPEARED Mark A. DeMik
PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/~~THEY~~ EXECUTED THE SAME IN HIS/HER/~~THEIR~~ AUTHORIZED CAPACITY(IES), AND THAT BY HIS/~~HER/THEIR~~ SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

_____ Sept. 24, 1996 Comm# 974090
SIGNATURE - NOTARY PUBLIC — MY COMMISSION EXPIRES

Marie Wolfe — Chatsworth, CA — Los Angeles
PRINT NAME - NOTARY PUBLIC — PRINT PLACE OF BUSINESS — COUNTY

## CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT No. 4969-1. AND THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF. THAT ALL PROVISION 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.

APRIL 15, 1996 — George T. Berg
DATE — GEORGE T. BERG R.C.E. 16804

REGISTERED PROFESSIONAL ENGINEER GEORGE T. BERG No. 16804 EXP. 6-30-97 CIVIL STATE OF CALIFORNIA

## WATERWORKS DISTRICT ACCEPTANCE CERTIFICATE

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 HEREBY ACCEPTS THE WATER PIPELINE EASEMENTS AS SHOWN ON THIS MAP AND IN WITNESS THEREOF HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY THE DISTRICT ENGINEER PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION NO. WWD-20 OF THE BOARD OF DIRECTORS OF SAID DISTRICT.

April 9, 1996
DATED:

DISTRICT ENGINEER
VENTURA COUNTY WATERWORKS DISTRICT NO.8

REGISTERED ★ MICHAEL KLEINBRODT No. 20293 EXP. 9-30-97 CIVIL STATE OF CALIFORNIA ENGINEER

## CITY COUNCIL'S CERTIFICATE

THIS MAP ENTITLED TRACT NO. 4969-1 CONSISTING OF 5 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 15th DAY OF April, 1996, FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP.

AND HEREBY ACCEPTS THE ACCESS EASEMENT OVER ALL THE PRIVATE STREETS ON BEHALF OF ALL GOVERNMENT AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, *AND HEREBY REJECTS THE EASEMENTS FOR STORM DRAINAGE,* AND ALSO ACCEPTS THE EASEMENTS FOR SANITARY SEWER PURPOSES OVER ALL THE PRIVATE STREETS AND AS SHOWN ON THIS MAP AND HEREBY REJECTS THE EASEMENT FOR INGRESS, EGRESS AND STORM DRAIN MAINTENANCE PURPOSES OVER PARCEL "G"

AND ALSO HEREBY ACCEPTS ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON

IN WITNESS WHEREOF, SAID CITY COUNCIL HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY THE MAYOR AND ATTESTED TO BY THE CITY CLERK OF SAID CITY AND THE CORPORATE SEAL OF SAID CITY OF SIMI VALLEY TO BE AFFIXED HERETO THIS 15th DAY OF APRIL, 1996.

ATTEST:
Alice K. Redondo — Greg Stratton
CITY CLERK OF THE CITY OF SIMI VALLEY — MAYOR OF THE CITY OF SIMI VALLEY

## TAX COLLECTOR'S CERTIFICATE:

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

April 23, 1996
DATE

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA
BY: _____
DEPUTY COUNTY TAX COLLECTOR

## COUNTY RECORDER'S CERTIFICATE: 96-056109

RECORDED AT THE REQUEST OF THE OWNER,
ON April 30, 1996, AT 2:35 P.M. IN BOOK 128 OF MISCELLANEOUS RECORDS (MAPS), AT PAGES 52-56, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA
BY: Yolanda Vizcarra
DEPUTY COUNTY RECORDER

## 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 JULY 1995, 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 ACCEPTANCE OF THE IMPROVEMENTS INTO THE CITY STREET SYSTEM.

William S. Kish — DATED: 2/15/96
WILLIAM S. KISH L.S. 5000
MY LICENSE EXPIRES 12/31/97

LICENSED LAND SURVEYOR WILLIAM S. KISH L.S.5000 STATE OF CALIFORNIA

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) SS

ON 2/21/96 BEFORE ME, Susan M. Pfister.
PERSONALLY APPEARED Paul E. Griffin, III and Gregory E. Griffin.
PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

Susan M. Pfister — Aug. 15, 1997
SIGNATURE - NOTARY PUBLIC — MY COMMISSION EXPIRES

Susan M. Pfister — 24005 Ventura Bl. Calabasas, CA 91302 — L.A.
PRINT NAME - NOTARY PUBLIC — PRINT PLACE OF BUSINESS — COUNTY

THE FOLLOWING SOILS AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 4969-1 HAVE BEEN

PREPARED BY : GEOTECHNICAL ASSOCIATES, INC
DATE OF REPORT: JUNE 21, 1995; October 12, 1995; October 13, 1995
TITLE : SUPPLEMENTAL GEOTECHNICAL INFORMATION: G15-4-12: LOG NO. 239, et.; Liquefaction Evaluation: G15-04-12; Log No. 338; Grading PLAN RVW: G15-04/P1 Log No. 340.
FIRM NAME: GEOTECHNICAL ASSOCIATES, INC
ENGINEER : LAWRENCE K. STARK AND RUDY M. PACAL
REGISTRATION NO : RCE 46240 GE 660

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

L. K. Stark Rudy M. Pacal 2/16/96
NAME — DATE AND TITLE

REGISTERED PROFESSIONAL ENGINEER LAWRENCE K. STARK No. 46240 Exp. 12/31/98 CIVIL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER RUDY M. PACAL No. 660 Exp. 9-30-97 GEOTECHNICAL STATE OF CALIFORNIA

TOTAL GROSS AREA: 6.88 ACRES

# TRACT No. 4969-1

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

BEING A RESUBDIVISION OF PORTIONS OF PARCELS 2 AND 4 OF LOT LINE ADJUSTMENT NO. LLA 95-06, RECORDED APRIL 24, 1995 AS DOCUMENT NO. 95-47298 OF OFFICIAL RECORDS, BEING PORTIONS OF PARCELS 1, 2, 3 AND 4 OF PARCEL MAP No. L.D.S. 299, FILED IN BOOK 43, PAGE 74 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

*PREPARED BY:*
*VTN WEST, INC.*
6634 VALJEAN AVENUE
VAN NUYS, CA 91406
818/779-8740/50-FAX

OCTOBER 10, 1995

## LEGEND AND MONUMENT NOTES

○ INDICATES 2" I.P. SET W/TAG L.S. 5000 FLUSH

● FOUND MONUMENT AS NOTED

1/2" I/D, I.P. & TAG LS 5000 SET FLUSH AT ALL LOT CORNERS, BC/EC AND ANGLE POINTS NOT ON RIGHT OF WAY LINE

1 1/2 " I/D, I.P. & TAG LS 5000 SET FLUSH AT ALL RIGHT OF WAY CENTERLINE, BC/EC AND ANGLE POINTS FOR SIMI VILLAGE DRIVE AND PRIVATE STREETS SHOWN HEREON

AFFIX TAG LS 5000 TO ALL MONUMENTS FOUND WITH NO TAG

| | | | |
|---|---|---|---|
| M | = MEASURED | (RAD) | = RADIAL |
| CF | = CALCULATED FROM | SF,NF | = SEARCHED FOR, NOT FOUND |
| PRO | = DISTANCE OBTAINED BY PRORATION | FTC | = FROM TRUE CORNER |
| FD | = FOUND | O.R. | = OFFICIAL RECORD |
| I.P. | = IRON PIPE | PMW | = PARCEL MAP WAIVER |
| CN | = CONCRETE NAIL | PSE | = PUBLIC SERVICE EASEMENT |
| B.C.M. | = BRASS CAP MONUMENT | ACC | = ACCEPTED |
| VCFB | = VENTURA COUNTY FIELD BOOK | EST | = ESTABLISHED |
| VCE | = VENTURA COUNTY ENGINEER'S | | |

## BASIS OF BEARINGS:

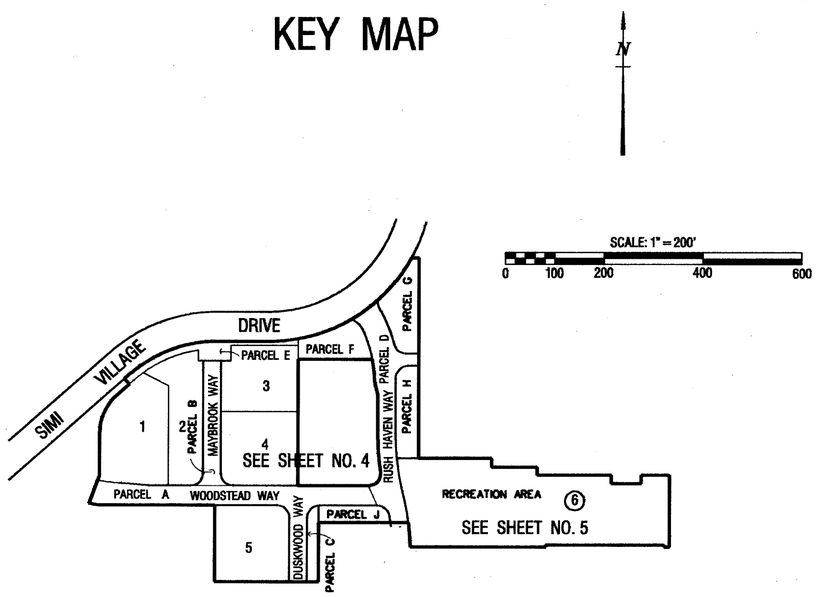
THE BEARING EAST FOR THE CENTERLINE OF LOS ANGELES AVENUE AS SHOWN ON PARCEL MAP L.D.S. 299, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA RECORDED IN BOOK 43, PAGES 74 AND 75 OF PARCEL MAPS OF SAID COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

## REFERENCES:

R1 = PM L.D.S. 299, 43 PM 74
R2 = TR No. 1155, 27 MR 60
R3 = TR No. 1164, 27 MR 98
R4 = TR No. 1414-1, 36 MR 14
R5 = TR No. 1094, 26 MR 99
R6 = PM L.D.S. 246, 37 PM 81
R7 = INST. No. 090786 O.R., 8-21-85
R8 = LLA 95-06, INST. No. 95-047298 O.R. 4-24-95
R9 = 2798 OR 291

NOTE: SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT

## KEY MAP




NOTE:

PARCELS "J" AND "H" TO BE GRANTED TO THE HOME OWNERS ASSOCIATION FOR LANDSCAPE AND PARKING PURPOSES BY SEPARATE INSTRUMENT

PARCELS "C", "E" AND "F" TO BE GRANTED TO THE HOME OWNERS ASSOCIATION FOR LANDSCAPE PURPOSES BY SEPARATE INSTRUMENT

PARCELS "G" - DETENTION BASIN (PRIVATE)

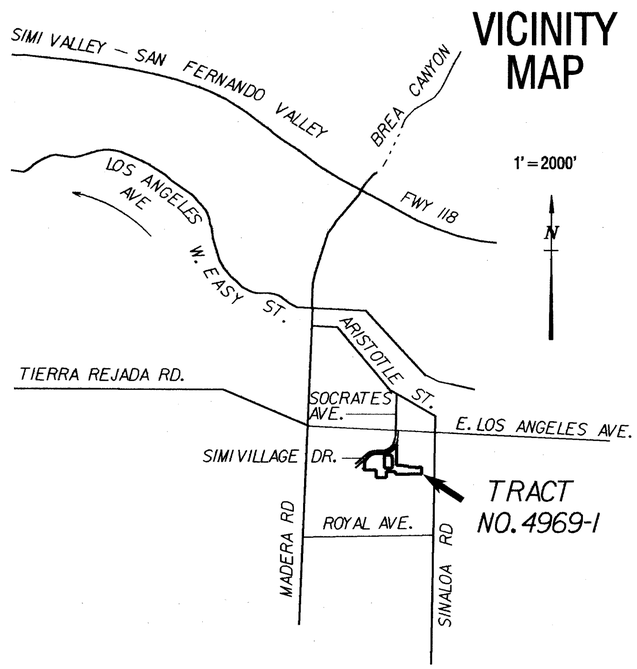
STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) SS

ON 8/21/96 BEFORE ME, Susan M. Pfister,
PERSONALLY APPEARED Paul E. Griffin III and Gregory E. Griffin,
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

Susan M. Pfister — SIGNATURE - NOTARY PUBLIC
Susan M. Pfister — PRINT NAME - NOTARY PUBLIC

Aug. 15, ~~1996~~ 1997 — MY COMMISSION EXPIRES
24005 Ventura Bl. Calabasas, CA 91302 — PRINT PLACE OF BUSINESS
L.A. — COUNTY

## VICINITY MAP




# TRACT No. 4969-1

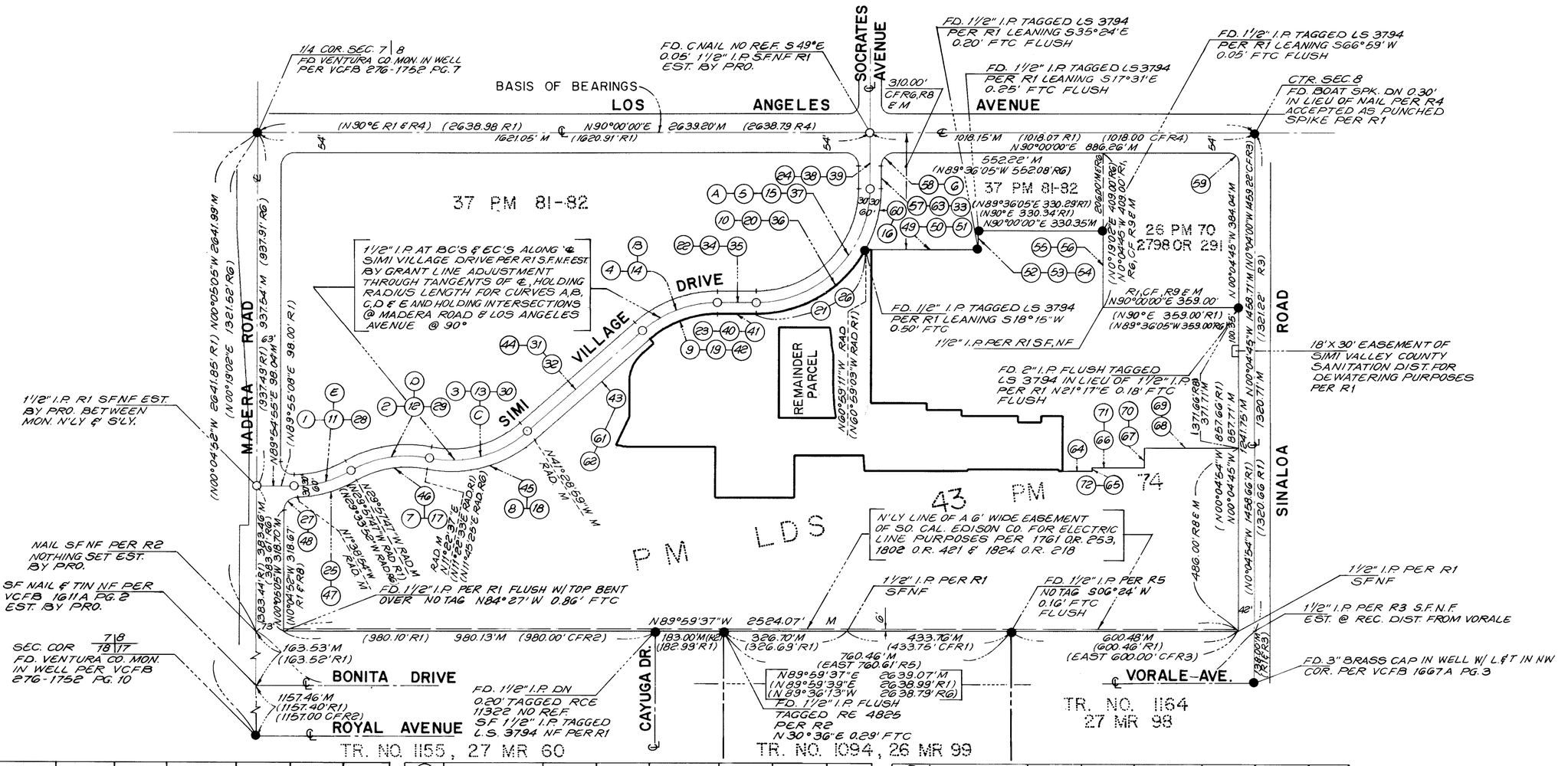
FOR CONDOMINIUM PURPOSES, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A RESUBDIVISION OF PORTIONS OF PARCELS 2 AND 4 OF LOT LINE ADJUSTMENT NO. LLA 95-06, RECORDED APRIL 24, 1995 AS DOCUMENT NO. 95-47298 OF OFFICIAL RECORDS, BEING PORTIONS OF PARCELS 1, 2, 3 AND 4 OF PARCEL MAP No. L.D.S. 299, FILED IN BOOK 43, PAGE 74 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

PREPARED BY:
VTN WEST, INC.
6634 VALJEAN AVENUE
VAN NUYS, CA. 91406
818/779-8740/50-FAX

OCTOBER 10, 1995

# BOUNDARY ESTABLISHMENT




| | BEARING | DISTANCE | R | Δ | L | T | |
|---|---|---|---|---|---|---|---|
| 1 | | | 300.00' | 29°52'55" | 156.46' | 80.05 | R1 |
| 2 | | | 300.00' | 41°20'20" | 216.45 | 113.18 | R1 |
| 3 | | | 300.00' | 52°51'31" | 276.77' | 149.11' | R1 |
| 4 | | | 300.00' | 41°29'51" | 217.28' | 113.65' | R1 & M |
| 5 | | | 300.00' | 90°00'53" | 471.32' | 300.08' | R1 |
| 6 | | | 35.00' | 90°00'00" | 54.98' | 35.00' | RG |
| 7 | | | 270.00' | 41°20'20" | 194.81' | 101.86' | R1 |
| 8 | | | 330.00' | 52°51'31" | 304.44' | 164.02' | R1 |
| 9 | | | 270.00' | 41°29'51" | 195.55' | 102.29' | R1 |
| 10 | | | 330.00' | 90°00'53" | 518.45' | 330.08' | R1 |
| 11 | | | 300.00' | 29°52'54" | 156.46' | 80.05' | RG |
| 12 | | | 300.00' | 41°19'17" | 216.36' | 113.13' | RG |
| 13 | | | 300.00' | 52°51'17" | 276.75' | 149.10' | RG |
| 14 | | | 300.00' | 41°29'47" | 217.27' | 113.65' | RG |
| 15 | | | 300.00' | 90°00'00" | 471.24' | 300.00' | RG |
| 16 | | | 330.00' | 29°00'57" | 167.12' | 85.39' | R1 |
| 17 | | | 270.00' | 41°19'17" | 194.72' | 101.81' | RG |
| 18 | | | 330.00' | 52°51'17" | 304.42 | 164.01' | RG |
| 19 | | | 270.00' | 41°29'47" | 195.55' | 102.28' | RG |
| 20 | | | 330.00' | 90°00'00" | 518.36' | 330.00' | RG |
| 21 | | | 330.00' | 61°00'04" | 351.34' | 194.39 | M |
| 22 | N 89°36'05" W | 102.73' | | | | | RG |
| 23 | N 89°36'05" W | 102.73' | | | | | RG |
| 24 | N 0°23'55" W | 150.00' | | | | | RG |

| | BEARING | DISTANCE | R | Δ | L | T | |
|---|---|---|---|---|---|---|---|
| 25 | | | 330.00' | 28°18'41" | 163.06 | 83.23' | R1 |
| 26 | | | 330.00' | 60°59'56" | 351.33' | | CFR1 |
| 27 | | | 35.00' | 88°25'46" | 54.02' | 34.05' | R1 & R8 |
| 28 | | | 300.00' | 29°52'42" | 156.44' | 80.04' | M |
| 29 | | | 300.00' | 41°20'24" | 216.46' | 113.18' | M |
| 30 | | | 300.00' | 52°51'36' | 276.77' | 149.12' | M |
| 31 | N 48°31'01" E | 405.44' | | | | | M |
| 32 | N 48°31'02" E | 405.41' | | | | | R1 |
| 33 | N 00°23'55" E | 61.00' | | | | | RG |
| 34 | N 89°59'08" W | 102.72' | | | | | M |
| 35 | N 89°59'07" W | 102.69' | | | | | R1 |
| 36 | | | 330.00' | 90°00'52" | 518.45' | 330.08' | M |
| 37 | | | 300.00' | 90°00'52" | 471.32' | 300.08' | M |
| 38 | N 00°00'00" E | 149.94' | | | | | M |
| 39 | NORTH | 149.92' | | | | | R1 |
| 40 | N 89°59'08" W | 102.72' | | | | | M |
| 41 | N 89°59'07" W | 102.69' | | | | | R1 |
| 42 | | | 270.00' | 41°29'51" | 195.55 | 102.29' | M |
| 43 | N 48°31'01" E | 405.45' | | | | | M |
| 44 | N 48°54'08" E | 405.58' | | | | | RG |
| 45 | | | 330.00' | 52°51'36" | 304.45' | 164.03' | M |
| 46 | | | 270.00' | 41°20'24" | 194.81' | 101.86' | M |
| 47 | | | 330.00' | 28°18'53" | 163.08' | 83.24' | M |
| 48 | | | 35.00' | 88°26'11" | 54.02' | 34.06' | M |

| | BEARING | DISTANCE | R | Δ | L | T | |
|---|---|---|---|---|---|---|---|
| 49 | N 90°00'00" E | 298.64' | | | | | M |
| 50 | N 90°E | 298.59' | | | | | R1 |
| 51 | N 89°36'05" W | 298.54' | | | | | R7 |
| 52 | N 00°04'42" W | 49.99' | | | | | M |
| 53 | N 00°04'54" W | 49.99' | | | | | R1 |
| 54 | N 00°19'02" W | 50.00' | | | | | R7 |
| 55 | N 00°04'45" W | 203.00' | | | | | M |
| 56 | N 00°04'54" W | 203.00' | | | | | R1 |
| 57 | N 00°00'00" E | 60.94' | | | | | M |
| 58 | | | 35.00' | 90°00'00" | 54.98' | 35.00' | M |
| 59 | | | 25.00' | 89°55'15" | 39.24' | | M |
| 60 | | | 330.00' | 29°00'48" | 167.10' | 85.38' | M |
| 61 | N 48°31'02" E | 405.41' | R1 | | | | |
| 62 | N 48°54'08" E | 405.58' | RG | | | | |
| 63 | N 00°00'00" E | 60.92' | R1 | | | | |
| 64 | N 89°59'37" E | 77.45' | M | | | | |
| 65 | N 00°00'23" W | 9.50' | M | | | | |
| 66 | N 89°59'37" E | 139.00' | M | | | | |
| 67 | N 00°00'23" W | 52.50' | M | | | | |
| 68 | N 89°59'48" E | 249.22' | M | | | | |
| 69 | N 89°59'39" E | 249.22' | R8 | | | | |
| 70 | N 00°00'21" W | 52.50' | R8 | | | | |
| 71 | N 89°59'39" E | 139.00' | R8 | | | | |
| 72 | N 00°00'21" W | 9.50' | R8 | | | | |

# TRACT No. 4969-1

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

BEING A RESUBDIVISION OF PORTIONS OF PARCELS 2 AND 4 OF LOT LINE ADJUSTMENT NO. LLA 95-06, RECORDED APRIL 24, 1995 AS DOCUMENT NO. 95-47298 OF OFFICIAL RECORDS, BEING PORTIONS OF PARCELS 1, 2, 3 AND 4 OF PARCEL MAP No. L.D.S. 299, FILED IN BOOK 43, PAGE 74 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

PREPARED BY:
VTN WEST, INC.
6634 VALJEAN AVENUE
VAN NUYS, CA. 91406
818/779-8740/50-FAX

OCTOBER 10, 1995

SEE SHEET NO. 3

N

SCALE: 1" = 40'
40 30 20 10 0 40 80

DETAIL "B" SEE SHEET NO. 5

DETAIL "A" SEE SHEET NO. 5

DRIVE

N89° 59'08"W 102.72'M

R=300.00' Δ=90°00'52" L=471.36' T=300.08'M
Δ=36°41'32" L=192.12'

R=300.00' Δ=41°29'51" L=217.28' T=113.65'M

VARIES

SIMI VALLEY

405.45' M

N48° 31'01"E 405.45' M

N48° 31'01"E

N41°29'51"W 15.02'

30' 60' 30'

R=270.00' Δ=41°29'51" L=195.55'M
Δ=32°39'57" R=255.00' L=145.38'
Δ=27°26'43" L=122.15'

N8°48'54"W (RAD)

N37°19'48"W (RAD)

N62°43'42"W 58.07'

N36°15'37"W (RAD)

Δ=5°13'14" L=23.23'

N48°31'09"E 76.70'

N00°00'21"W 63.51'

N00°00'21"W 146.50'

N00°00'21"W 86.96'

N00°00'21"W 202.00'

N00°27'58"E (RAD)

R=101.59' Δ=48°31'30" L=86.04'

N89°59'39"E 15.00'

VARIABLE WIDTH EASEMENT TO THE CITY OF SIMI VALLEY FOR SANITARY SEWER PURPOSES.

PARCEL E

N89°59'39"E 66.00'

N89°59'39"E 20.00'

N00°00'21"W 31.50'

N89°59'39"E 136.00'

N00°00'21"W 41.49'

N10°28'51"W (RAD)

LANDSCAPE

PARCEL F

N89°59'39"E 149.76'

LANDSCAPE

N89°59'39"E 108.00'

N89°59'39"E 156.00'

N89°59'39"E 108.00'

N89°59'39"E 103.00'

1 2 3 4 5

MAYBROOK WAY (PRIVATE STREET)

PARCEL B

PARCEL C

N00°00'21"W 228.50'

N00°00'21"W 273.50'

N00°00'21"W 124.00'

N00°00'21"W 149.00'

N00°00'23"W 154.92'

N00°00'23"W 129.91'

N00°00'23"W 120.05'

DUSKWOOD WAY (PRIVATE STREET)

R=25.00' Δ=90°00'00" L=39.27'

R=25.00' Δ=89°59'58" L=39.27'

R=25.00' Δ=30°00'02" L=39.27'

R=25.00' Δ=89°46'45" L=39.13'

R=25.00' Δ=90°00'00" L=39.27'

5700'

67.00' 104.50'

228.50' 228.50'

136.00' 25700'

239.49'

REMAINDER PARCEL

N07°41'14"W 56.49'

VAR. 18'

PARCEL D

N00°00'21"W 102.20'

PARCEL L

N00°00'21"W 102.20'

PARCEL H LANDSCAPE & PARKING

188.02'

N89°59'39"E (RAD)

N79°04'59"E (RAD)

Δ=07°08'39" L=31.79'

N86°13'38"E (RAD)

N80°11'12"E (RAD)

N90°00'00"E 68.88'

N90° 00'00"E 21.88'

R=25.00' Δ=91°48'49" L=40.06'

N88°11'11"E (RAD)

R=298.00' Δ=01°48'28" L=9.40'

PARCEL G DETENTION BASIN (PRIVATE)

SILENTBROOK WAY (PRIVATE STREET)

N00° 00'00"E 407.01'

N00°00'00"E 193.99'

N75°02'01"E (RAD)

N30°00'00"E 25.91'

R=25.00' Δ=75°02'01" L=32.74'

R=330.00' Δ=22°21'29" L=128.76'

R=330.00' Δ=14°39'48" L=84.47'

R=305.00' Δ=14°39'48" L=78.04'

R=330.00' Δ=36°40'18" L=211.19'

R=25.00' Δ=90°00'00" L=39.27'

R=330.00' Δ=19°55'46" L=114.79'

R=330.00' Δ=90°00'52" L=516.45' M
Δ=61°00'04" L=351.34' M

N30°24'37"W (RAD) R=330.00'

N16°06'35"E (RAD) R=35'

N64°01'01"E (RAD)

R=35.00' Δ=37°06'51" L=19.03

N89°22'38"W (RAD) R=35.00'

N41°56'26"W (RAD) R=390.00'

N00°28'31"E (RAD) 193.99'

N36°40'39"W (RAD) R=330.00'

N36°29'38"W (RAD) R=330.00'

N31°49'43"E (RADIAL) L=180.00'

L=22.02'

N36°40'39"W (RAD) 9.00'

R=35.00' Δ=90°00'52" L=54.99'

N89°59'08"W 102.72'M

2.52'

N89°59'39"E 1.00'

N89°59'39"E 66.00'

N89°59'39"E 20.00'

N89°59'39"E 108.00'

N89°59'39"E 156.00'

N89°59'39"E 108.00'

N89°59'39"E 103.00'

N89°59'39"E 131.00'

N89°59'39"E 86.00'

N89°59'39"E 84.63'

N89°59'39"E 43.00'

N89°59'39"E 45.13'

N89°59'39"E 39.50'

N89°59'39"E 443.96' — (PRIVATE STREET)

N89°59'39"E 355.68'

N89°59'39"E 180.90'

N89°59'39"E 225.09'

N89°59'39"E 351.09'

N89°59'39"E 126.00'

N89°59'37"E 210.16'

N89°59'37"E 181.71' M
(N89°59'39"E R8)

N89°59'39"E 116.70'

N89°59'39"E 142.33'

N89°59'39"E 273.33'

N89°59'39"E 368.90'

N89°59'39"E 194.12'

N89°59'39"E 549.80'

N89°59'39"E 151.00'

PARCEL A

PARCEL J LANDSCAPE & PARKING 145.39'

WOODSTEAD WAY

RUSH HAVEN WAY (PRIVATE STREET)

R=517.50' Δ=12°39'31" L=114.33'

R=535.50' Δ=8°21'49" L=78.17'

T=57.40'

R=499.50' Δ=12°39'31" L=110.36'

R=25.00' Δ=90°00'00" L=39.27'

R=25.00' Δ=90°00'00" L=39.27'

R=25.00' Δ=98°21'49" L=42.92'

R=25.00' Δ=80°04'26" L=34.94'

R=414.00' Δ=01°59'07" L=14.34'

R=450.00' Δ=5°03'02" L=38.08'

R=450.00' Δ=6°31'37" L=51.27'

R=25.00' Δ=5°21'24" L=4.07'

R=25.00' Δ=4°13'17" L=1.84'

R=25.00' Δ=90°00'00" L=39.27'

R=125.00' Δ=13°47'48" L=30.10'

R=250.00' Δ=13°40'01" L=59.63'

R=225.00' Δ=12°20'32" L=48.47'

Δ=4°13'17" L=18.49'

Δ=90°00'00" L=39.27'

Δ=89°46'45" L=3743'

N81°37'50"E (RAD)

N82°41'32"E (RAD) M

N82°23'10"E (RAD)

N82°03'12"E (RAD)

N84°10'37"E (RAD)

N90° 00'00"W M & R8 191.64'

N13°48'30"E (RAD)

N13°39'40"E (RAD)

N13°47'27"E (RAD)

N21°17'40"E 60.55'

N84°48'54"W 55.35'

N4°13'38"W (RAD)

N89°59'39"E 84.63'

N89°59'39"E 39.50'

N89°59'39"E 45.13'

N89°59'39"E 43.00'

N89°59'39"E 86.00'

N89°59'39"E 131.00'

N89°59'39"E 142.33'

N89°59'39"E 273.33'

N89°59'39"E 368.90'

N89°59'39"E 194.12'

N89°59'39"E 549.80'

N89°59'39"E 151.00'

N89°59'37"E 210.16'

N89°59'39"E 116.70'

N89°59'37"E 181.71' M

N89°59'39"E 443.96'

N89°59'39"E 355.68'

N89°59'39"E 180.90'

N89°59'39"E 225.09'

N89°59'39"E 351.09'

N89°59'39"E 126.00'

N89°59'39"E 108.00'

N89°59'39"E 103.00'

N89°59'39"E 156.00'

N89°59'39"E 108.00'

N89°59'39"E 66.00'

N89°59'39"E 20.00'

N89°59'39"E 1.00'

N89°59'39"E 2.52'

N89°59'39"E 15.00'

N89°59'39"E (RAD)

N89°59'39"E 136.00'

N89°59'39"E 149.76'

N89°59'39"E 108.00'

N89°59'39"E 156.00'

N89°59'39"E 108.00'

N89°59'39"E 103.00'

N89°59'39"E 131.00'

N89°59'39"E 86.00'

N89°59'39"E 84.63'

N89°59'39"E 43.00'

N89°59'39"E 45.13'

N89°59'39"E 39.50'

N89°59'39"E 443.96'

N89°59'39"E 355.68'

N89°59'39"E 180.90'

N89°59'39"E 225.09'

N89°59'39"E 351.09'

N89°59'39"E 126.00'

N89°59'37"E 210.16'

N89°59'39"E 116.70'

N89°59'37"E 181.71' M

N89°59'39"E 142.33'

N89°59'39"E 273.33'

N89°59'39"E 368.90'

N89°59'39"E 194.12'

N89°59'39"E 549.80'

N89°59'39"E 151.00'

INST. NO. 95-047298 O.R.

INST. NO. 95-047298 O.R.

INST. NO. 95-047298 O.R.

℄ OF A 25' WIDE EASEMENT TO THE CITY OF SIMI VALLEY FOR STORM DRAIN AND SANITARY SEWER PURPOSES AND TO THE VENTURA COUNTY WATER WORKS DISTRICT NO. 8 FOR WATER PIPELINE PURPOSES.

NOTE: SEE SHEET 2 FOR MONUMENT NOTES AND LEGEND
SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT

# TRACT No. 4969- 1

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

BEING A RESUBDIVISION OF PORTIONS OF PARCELS 2 AND 4 OF LOT LINE ADJUSTMENT NO. LLA 95-06, RECORDED APRIL 24, 1995 AS DOCUMENT NO. 95-47298 OF OFFICIAL RECORDS, BEING PORTIONS OF PARCELS 1, 2, 3 AND 4 OF PARCEL MAP No. L.D.S. 299, FILED IN BOOK 43, PAGE 74 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

PREPARED BY:
VTN WEST, INC.
6634 VALJEAN AVENUE
VAN NUYS, CA. 91406
818/779-8740/50-FAX

OCTOBER 10, 1995

SEE SHEET NO. 3

SIMI VILLAGE DRIVE 30' 30'

FD 1/2" I.P. TAGGED L.S. 3794 PER R1 LEANING S 18° 15' W 0.50' FTC

EAST 15.54'

R=300.00' Δ=90°00'52" L=471.32' (R1) 300.08' M

N36°40'39"W (RAD) 8.00'

Δ=90°00'52" L=351.34'

R=330.00' Δ=61°00'04"

L=518.45' M

Δ=19°06'46" L=110.08' N60°59'11"W (RAD)

R=35.00' Δ=31°08'51" L=19.03'

N88°22'38"W (RAD) R=55.00'

N41°52'20"W (RAD) R=330.00'

N60°28'31"E (RAD)

DETENTION BASIN (PRIVATE)

EASEMENT OVER ALL OF PARCEL G TO THE CITY OF SIMI VALLEY FOR INGRESS, EGRESS AND STORM DRAIN MAINTENANCE PURPOSES

PARCEL G

Δ=14°39'30" R=305.00' L=77.50'

N75°02'01"E (RAD)

R=25.00' Δ=89°52'01"E L=39.74'

N90°00'00"E 25.91'

193.99'

407.01'

R=280.00' Δ=36°40'18" L=179.21'

25' 25'

N80°11'12"E (RAD)

N90°00'00"E 68.82'

12.50'

N90°00'00"E 21.88'

SILENTBROOK WAY (PRIVATE STREET)

R=25.00' Δ=91°48'49" L=40.06'

N88°11'11"E (RAD)

R=298.00' Δ=01°48'28" L=9.40'

NO. 4 SHEET

PARCEL D (PRIVATE STREET)

T=92.80'

N00°00'21"W 102.20'

WAY

N00°00'21"W 102.20'

18'

PARCEL H PARKING & LANDSCAPE

188.02'

N00°00'00"E

T=57.40' Δ=12°39'31" L=114.33'

R=517.50' Δ=12°39'31" L=110.36'

HAVEN RUSH

Δ=5°49'22" L=50.72'

R=499.50'

18'

44.13'

N90°00'00"W M&RB

147.51' 191.64'

N84°10'37"E (RAD)

Δ=6°50'29" L=59.64'

N00°00'00"E 17.50' M&RB

N90°00'00"W 92.50' M&RB

N00°00'00"E 16.01' M&RB

N90°00'00"W 149.50' M&RB

N00°00'00"E 17.50' M&RB

N90°00'00"W 61.00' M&RB

N90°00'00"W 57.00' M&RB

146.23'

N00°00'00"E

SEE SHEET NO. 3

WOODSTEAD WAY

R=25.00' N02°39'52"W 31.27'

N02°39'52"W 31.27'

N82°33'10"E (RAD)

R=450.00' Δ=05°21'24" L=42.07'

LANDSCAPE PARCEL J

18.17' 18.15'

N89°59'37"E 181.71' M (N89°59'39"E RB)

N82°41'32"E (RAD) M

Δ=06°15'50" L=49.20' M

R=450.00' Δ=11°37'14" L=91.27'

N88°57'22"E (RAD) M

(N89°59'39"E RB)

N89°59'37"E M 273.79' M

N00°00'23"W 4.00' M&RB (N00°00'21"W RB)

(N89°59'39"E RB)

N89°59'37"E M

240.00' M&RB

(N00°00'21"W RB) N00°00'23"W 4.00' M&RB

(N89°59'39"E RB) N89°59'37"E M 10.55'

N89°59'37"E 88.00' M (N89°59'39"E 88.00' RB)

77.45' M

INST. NO. 95-047298 O.R.

RECREATION AREA

1.92 AC.

(6)

NOTE: SEE SHEET 2 FOR MONUMENT NOTES AND LEGEND
SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT

N

SCALE: 1" = 40'

40 30 20 10 0 40 80

N02°41'30"W (RAD) R=270.00' Δ=02°42'22" L=12.75' N89°59'08"W 102.72' M

2.52'

PARCEL E

N29°38'42"E 39.80'

N29°38'42"E 40.10'

15'

19.75' 15.21' 31.04'

N89°59'39"E 66.00'

VARIABLE WIDTH EASEMENT TO THE CITY OF SIMI VALLEY FOR SANITARY SEWER PURPOSES.

DETAIL "B"
NOT TO SCALE

N37°19'48" (RAD)

N41°26'57"W (RAD)

Δ=04°07'09" L=19.41'

Δ=0°02'02" L=0.15'

19.23' 88.74'

13.12'

N48°31'01"E 405.45' M

76.43' 20.05'

N00°00'21"W 56.38'

09.51'

15'

DETAIL "A"
NOT TO SCALE

# TRACT No. 4969- 1

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

BEING A RESUBDIVISION OF PORTIONS OF PARCELS 2 AND 4 OF LOT LINE ADJUSTMENT NO. LLA 95-06, RECORDED APRIL 24, 1995 AS DOCUMENT NO. 95-47298 OF OFFICIAL RECORDS, BEING PORTIONS OF PARCELS 1, 2, 3 AND 4 OF PARCEL MAP No. L.D.S. 299, FILED IN BOOK 43, PAGE 74 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

PREPARED BY:
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OCTOBER 10, 1995