OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATES THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THE SUBDIVISION ENTITLED TRACT NO. 4998-4, 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 VARIABLE WIDTH ESMTS OVER LOTS 191 AND 192 FOR STREET PURPOSES

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY FOR PUBLIC USE, THE RIGHT-OF-WAY FOR STREETS AND HIGHWAYS SHOWN ON THIS MAP, AND EASEMENTS FOR PUBLIC SERVICES PURPOSES (P.S.E.), AND EASEMENTS FOR SANITARY SEWER PURPOSES OVER PARCELS R, T, U, AND W AND AS SHOWN ON THIS MAP AND EASEMENTS FOR STORM DRAIN PURPOSES AS SHOWN ON THIS MAP AND THEY DO HEREBY OFFER TO DEDICATE TO ALL GOV'T AGENCIES PROVIDING FOR PUBLIC SAFETY, HEALTH, AND WELFARE AN ACCESS ESMT OVER PARCELS R, S, T, U, V, W AND Y, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO VENTURA COUNTY WATERWORKS DISTRICT NO. 8 ESMTS FOR WATERLINE SYSTEM PURPOSES OVER PARCEL R AND AS SHOWN ON THIS MAP.

RANCHO CORTIJO 250, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: ORA A & D ASSOCIATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, ITS EXECUTIVE MANAGER
BY: ORA CALIFORNIA I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: OLYMPIC REALTY ADVISORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

EXEC. VICE PRESIDENT

BY: MARR RANCH I, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS OPERATING MANAGER

BY: RBF ASSOCIATES, INC., AN ILLINOIS CORPORATION, ITS MANAGER

VICE -PRESIDENT

CONTINENTAL DEVELOPMENT OF CALIFORNIA, INC., A CALIFORNIA CORPORATION, AS SUBSTITUTED TRUSTEE BY SUBSTITUTION OF TRUSTEE RECORDED JUNE 4, 1997 AS DOCUMENT NO. 97-069069, OFFICIAL RECORDS, UNDER A DEED OF TRUST RECORDED OCTOBER 4, 1996, AS DOCUMENT NO. 96-135937, OFFICIAL RECORDS, AND RE-RECORDED DECEMBER 18, 1996, AS DOCUMENT NO. 96-172011, OFFICIAL RECORDS.

PRESIDENT

SECRETARY

CHICAGO TITLE COMPANY, A CALIFORNIA CORPORATION, AS SUBSTITUTED TRUSTEE, UNDER A DEED OF TRUST RECORDED OCTOBER 4, 1996, AS DOCUMENT NO. 96-135938, OFFICIAL RECORDS

ASST SECRETARY

OMISSION OF SIGNATURE STATEMENT:

THE SIGNATURES OF VENTURA COUNTY FLOOD CONTROL DISTRICT, PRESENT OWNER OF AN EASEMENT FOR ROAD AND RELATED PURPOSES AS PER DOCUMENT RECORDED JANUARY 22, 1981 AS DOCUMENT NO. 6918, OFFICIAL RECORDS; DALE POE DEVELOPMENT CORP., PRESENT OWNER OF AN EASEMENT FOR SLOPES, INGRESS AND EGRESS, UTILITIES AND INCIDENTAL RIGHTS AS PER DOCUMENT RECORDED SEPTEMBER 17, 1992 AS DOCUMENT NO. 92-164635, OFFICIAL RECORDS; CITY OF SIMI VALLEY PRESENT OWNER OF EASEMENT FOR EMERGENCY INGRESS, EGRESS, TEMPORARY CUL-DE-SAC AND STORM DRAIN SYSTEM AS PER DOCUMENT RECORDED AUGUST 15, 1997 AS DOCUMENT NO. 97-103805, OFFICIAL RECORDS AND AN EASEMENT FOR STORM DRAIN AS PER DOCUMENT RECORDED AUGUST 15, 1997 AS DOCUMENT NO. 97-103806, OFFICIAL RECORDS; VENTURA COUNTY WATERWORKS DISTRICT NO. 8, PRESENT OWNER OF AN EASEMENT FOR WATERLINE SYSTEM AS PER DOCUMENT RECORDED AUGUST 15, 1997 AS DOCUMENT NO. 97-103807, OFFICIAL RECORDS; AND CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, PRESENT OWNER OF A BLANKET EASEMENT FOR TEMPORARY INGRESS AND EGRESS, GRADING, STOCK PILING OF EXCESS DIRT AND INCIDENTAL RIGHTS AS PER DOCUMENT RECORDED AUGUST 15, 1997 AS DOCUMENT NO. 97-103811, OFFICIAL RECORDS, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT AS THEIR INTERESTS ARE SUCH THAT THEY CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING AGENCY.

ABANDONMENT CERTIFICATE:

THIS IS TO CERTIFY THAT PURSUANT TO SECTION 66499.20 ½ OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THOSE PORTIONS OF THE FOLLOWING EASEMENTS LYING WITHIN THE EXTERIOR BOUNDARY OF THIS SUBDIVISION NOT SHOWN ON THIS MAP.

	EASEMENT	OWNER	RECORD REFERENCE
1.	WATERLINE SYSTEM AND RELATED PURPOSES	VENTURA COUNTY WATER WORKS DISTRICT No. 8	97-103807 O.R. (AUG 15, 1997)

6-16-98
DATED:

DISTRICT MANAGER
VENTURA COUNTY WATERWORKS DISTRICT NO. 8

ENGINEER'S STATEMENT:

I, ELDON C. SCHIERMAN, DO HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN SEPTEMBER, 1996, 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 OF THE RECORDATION OF THIS MAP) AND ARE 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 COUNTY SURVEYOR PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS INTO THE CITY STREET SYSTEM.

DATE: JANUARY 26, 1998

REGISTERED PROFESSIONAL ENGINEER — ELDON CARL SCHIERMAN — No. C26383 — EXP 3/31/00 — CIVIL — STATE OF CALIFORNIA

Eldon C Schierman

R.C.E. NO. C-26383 EXP. 3/31/00

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4998-4, 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: JUNE 8, 1998

REGISTERED PROFESSIONAL ENGINEER — GEORGE T. BERG — No. 16804 — Exp. 6/30/01 — CIVIL — STATE OF CALIFORNIA

CITY ENGINEER
CITY OF SIMI VALLEY

George T. Berg — 16804 — 6/30/01

R.C.E. NO. EXP.

SOILS AND/OR GEOLOGIC REPORT(S):

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGIC REPORT (S) RELATING TO TRACT NO. 4998-4 HAVE BEEN PREPARED:

DATE OF REPORT: AUGUST 15, 1995
TITLE OF REPORT: GEOLOGIC AND GEOTECHNICAL ENGINEERING INVESTIGATION TRACT 4998, MARR RANCH, CITY OF SIMI VALLEY.
FIRM NAME: GEOSOILS, INC.
ENGINEER (OR GEOLOGIST): DELMAR D. YOAKUM
REGISTRATION NO. GE 918
LOCATION WHERE ON FILE FOR PUBLIC INSPECTION: CITY OF SIMI VALLEY CITY HALL

ABANDONMENT CERTIFICATE:

THIS IS TO CERTIFY THAT PURSUANT TO SECTION 66499.20 ½ OF THE SUBDIVISION MAP ACT THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THOSE PORTIONS OF THE FOLLOWING EASEMENTS LYING WITHIN THE EXTERIOR BOUNDARY OF THIS SUBDIVISION NOT SHOWN ON THIS MAP.

	EASEMENT	OWNER	RECORD REFERENCE
1.	EMERGENCY INGRESS & EGRESS, TEMPORARY CUL-DE-SAC, AND FOR STORM DRAIN SYSTEM PURPOSES	CITY OF SIMI VALLEY	97-103805 O.R. (AUG 15, 1997)
2.	STORM DRAIN AND RELATED PURPOSES	CITY OF SIMI VALLEY	97-103806 O.R. (AUG 15, 1997)

6-16-98
DATE:

CITY MANAGER
CITY OF SIMI VALLEY

CITY COUNCIL'S CERTIFICATE:

AND VARIABLE WIDTH EASEMENTS OVER LOTS 191 AND 192

THIS MAP ENTITLED TRACT NO. 4998-4, CONSISTING OF 16 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 8th DAY OF June, 1998, FOR APPROVAL, SAID COUNCIL HEREBY APPROVES SAID MAP, AND HEREBY ACCEPTS FOR PUBLIC USE THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THIS MAP, AND HEREBY ACCEPTS THE EASEMENTS FOR PUBLIC SERVICES PURPOSES (P.S.E.) AND THE EASEMENTS FOR SANITARY SEWER, STORM DRAIN PURPOSES AND ACCESS EASEMENTS AS OFFERED ON THIS MAP ON BEHALF OF ALL GOVERNMENT AGENCIES PROVIDING FOR PUBLIC SAFETY, HEALTH AND WELFARE.

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 18th DAY OF June, 1998.

ATTEST:

Greg Hamilton — MAYOR OF THE CITY OF SIMI VALLEY

Denise K. Redondo, Asst. — CITY CLERK OF THE CITY OF SIMI VALLEY

WATERWORKS DISTRICT ACCEPTANCE CERTIFICATE

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 HEREBY ACCEPTS THE WATERLINE SYSTEM 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.

June 10, 1998
DATED:

DISTRICT ENGINEER
VENTURA COUNTY WATERWORKS DISTRICT NO. 8

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. PITMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: David A. Collada
DEPUTY COUNTY TAX COLLECTOR
DATE: June 16, 1998

98-102716

COUNTY RECORDER'S CERTIFICATE:

RECORDED AT THE REQUEST OF THE OWNER, ON June 24, 1998, AT 8:00 A.M. IN BOOK 134 OF MISCELLANEOUS RECORDS (MAPS) ON PAGES 90 - 105, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: J. M. Lizarraga
DEPUTY COUNTY RECORDER
FEE

JANUARY, 1998

TRACT NO. 4998-4

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

BEING A PORTION OF TRACT "O" OF RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Prepared By:

PACE Engineering, Inc.
Civil Engineering • Land Planning • Surveying
9310 Topanga Canyon Blvd.
Chatsworth, CA 91311
#0 207

State of California)
County of LOS ANGELES)

On MARCH 31, 1998 before me, the undersigned, a notary public in and for said county and state, personally appeared RUDOLF P. GUENZEL AND MICHAEL HOLMES

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.

Signature Suzanne M. Khoury
NAME: SUZANNE M. KHOURY, NOTARY PUBLIC
PRINCIPAL PLACE OF BUSINESS: LOS ANGELES, CA.
COMMISSION EXPIRES: AUGUST 9, 2003

State of California)
County of LOS ANGELES)

On MARCH 31, 1998 before me, the undersigned a notary public in and for the said county and state personally appeared

MELVIN T. ANDREWS AND JONATHAN FRIEDMAN

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.

Signature Diana Hagerott
NAME: DIANA HAGEROTT
PRINCIPAL PLACE OF BUSINESS: LOS ANGELES COUNTY, CALIFORNIA
COMMISION EXPIRES: DECEMBER 14, 1999

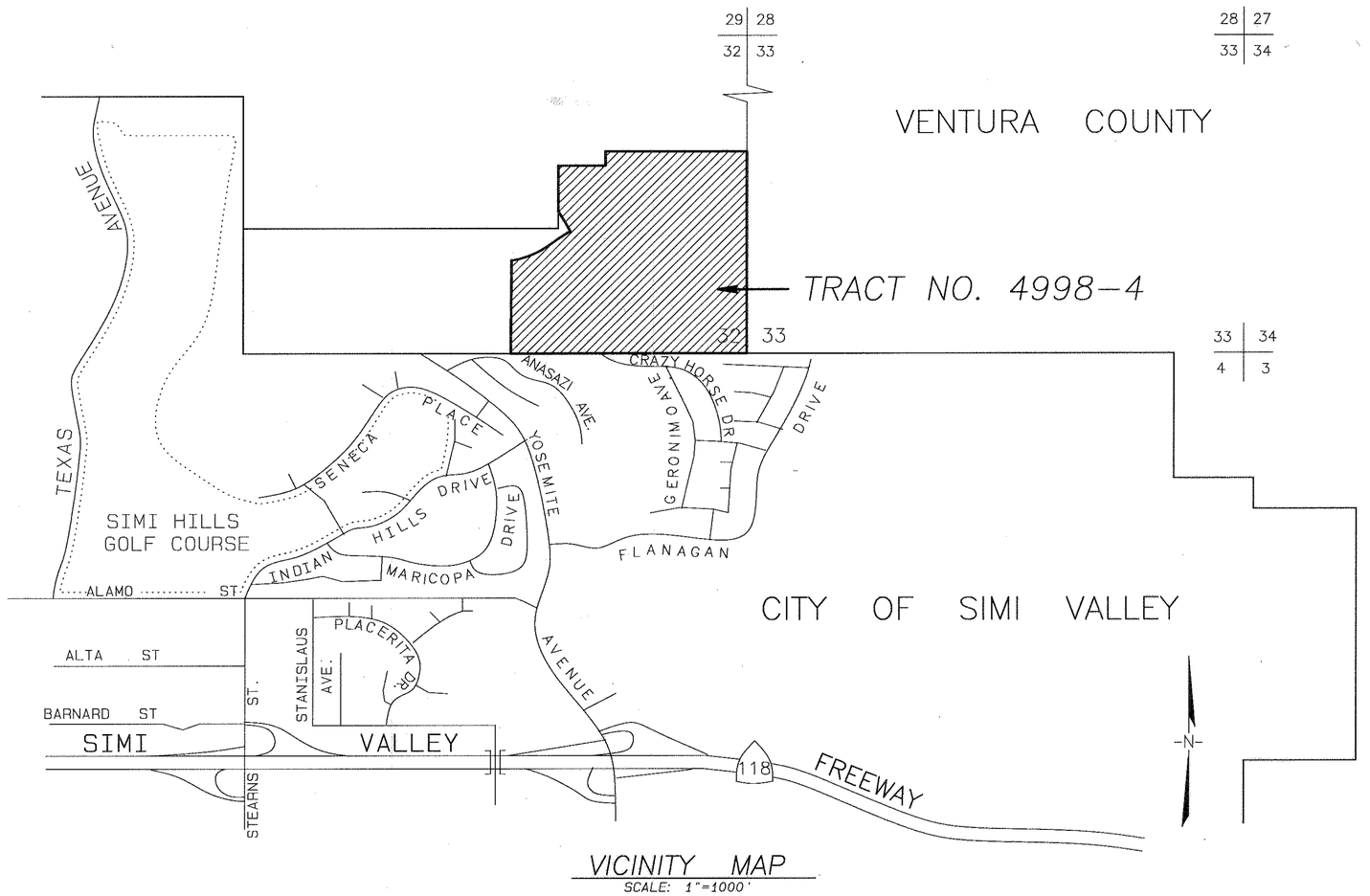
State of California)
County of Ventura)

On April 6, 1998 before me, the undersigned a notary public in and for the said county and state personally appeared

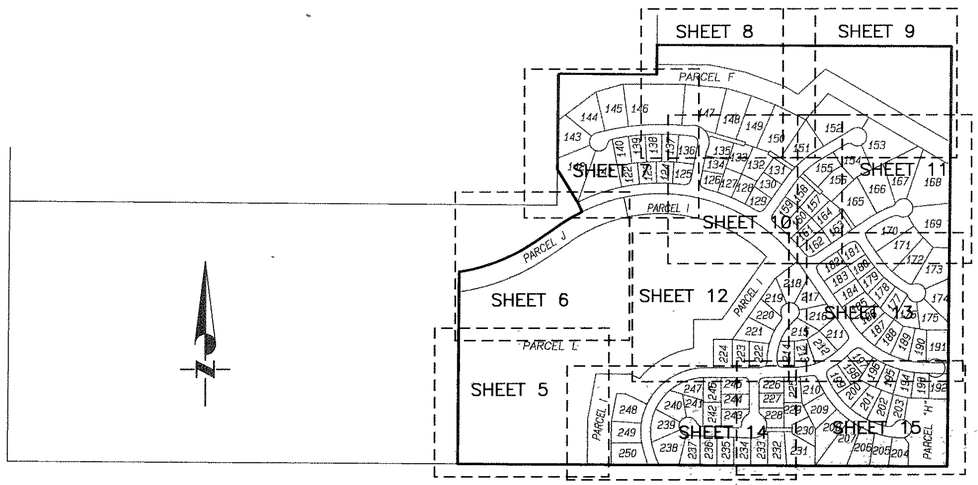
Michael A. Hollins

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.

Signature Christine Tobias
NAME: Christine Tobias
PRINCIPAL PLACE OF BUSINESS: Ventura, Ca
COMMISION EXPIRES March 5, 2002



VICINITY MAP
SCALE: 1"=1000'



KEY MAP
SCALE: 1"=500'

TOTAL GROSS AREA = 105.65 ACRES

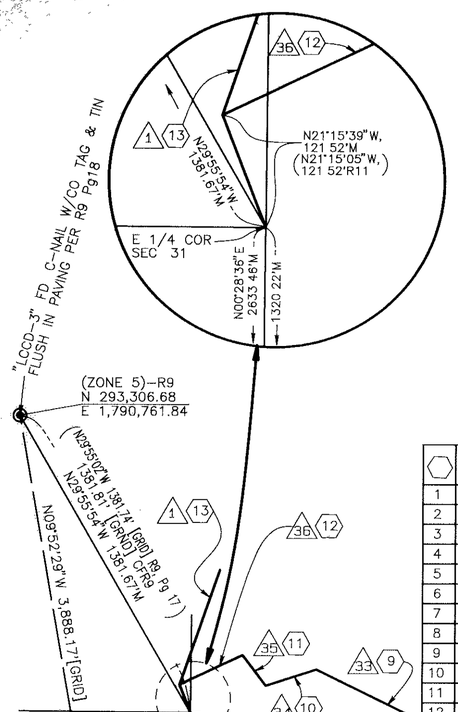
TRACT NO. 4998-4

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

BEING A PORTION OF TRACT "O" OF RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Prepared By:

PACE Engineering, Inc.
Civil Engineering • Land Planning • Surveying
9310 Topanga Canyon Blvd
Chatsworth, CA 91311



⬡	MEAS. BEARING	MEAS. DISTANCE	△	(R11) BEARING	(R11) DISTANCE
1	N57°42'56"E	225.00'	25	N57°43'30"E	225.00'
2	N66°59'26"E	532.00'	26	N67°00'00"E	532.00'
3	N84°38'34"W	631.00'	27	N84°38'00"W	631.00'
4	N75°42'14"W	360.00'	28	N75°41'40"W	360.00'
5	N77°49'46"E	356.00'	29	N77°50'20"E	356.00'
6	N63°29'14"W	609.00'	30	N63°28'40"W	609.00'
7	N26°06'24"W	382.00'	31	N26°05'50"W	382.00'
8	N17°16'16"E	189.00'	32	N17°16'50"E	189.00'
9	N63°45'14"W	416.00'	33	N63°44'40"W	416.00'
10	N71°58'46"E	214.00'	34	N71°59'20"E	214.00'
11	N36°56'14"W	155.00'	35	N36°55'40"W	155.00'
12	N64°33'11"E	278.97'(CFR11)	36	N64°33'45"E	279.00'
13	N19°01'56"E	490.00'	1	N19°02'30"E	490.00'

LEGEND:

L	= CURVE ARC LENGTH	I.P.	= IRON PIPE
R	= RADIUS	M	= MEASURED
T	= TANGENT LENGTH	MON	= MONUMENT
△	= CENTRAL ANGLE	PRO	= PRORATED
RAD.	= RADIAL	(R)	= RECORD
B.	= BRASS	STD.	= STANDARD
BDRY.	= BOUNDARY	TR.	= TRACT
GRND	= GROUND	MOD.	= MODIFICATION
CFR.	= CALCULATED FROM RECORD	CNR.	= CORNER
H.O.A.	= HOMEOWNERS ASSOCIATION	FD.	= FOUND
R.S.R. & P.D.	= RANCHO SIMI RECREATION & PARK DISTRICT	FM.	= FROM
		V.C.W.W.D. #8	= VENTURA COUNTY WATER WORKS DISTRICT #8

RECORD REFERENCE:

R1 – MARRLAND (19 MR 45-57)
R2 – MARRLAND, UNIT NO. 2 (20 MR 72-91)
R3 – TRACT 2622-4 (89 MR 56-63)
R4 – TRACT 2622-5 (89 MR 64-69)
R5 – TRACT 2622-6 (89 MR 70-79)
R6 – TRACT 2622-7 (89 MR 80-87)
R7 – 32 RS 74-81
R8 – 31 RS 37-40
R9 – VEN. COUNTY HORIZONTAL CONTROL STATIONS "LCCD-3" ANS "S.E. CORNER S 31" PER NOTES FILED IN THE VENTURA COUNTY SURVEYORS OFFICE.
R10 – DEED (5590 OR 533)
R11 – DOC. NO. 81-006918, O.R.
R12 – VEN. CO. FLOOD CONTROL DISTRICT DWG. 17,015-17,019
R13 – DOC. NO. 97-069098 O.R.
R14 – TRACT 4998-1 (131 MR 84-97)
R15 – TRACT 4998-2 (132 MR 1-7)

MONUMENT REFERENCE:

⦿ FD MONUMENT AS NOTED
SET 1/2" I.P. W/ BRASS TACK AND TAG RCE 26383 FLUSH AT ALL FRONT AND REAR LOT CORNERS AND AT ALL ANGLE POINTS IN LOT LINES.

○ SET 1 1/2" I.P. W/ BRASS TACK AND TAG RCE 26383 FLUSH AT ALL ANGLE POINTS IN TRACT BOUNDARY, STREET INTERSECTIONS, AND STREET BC'S, EC'S, & PRC'S.

□ SET VENTURA COUNTY STD. SURVEY MONUMENT W/ BRONZE DISC STAMPED RCE 26383 PER VENUTRA COUNTY STD. DESIGN NO. 90-3.

● FOUND 1 1/2" I.P. W/ BRASS TACK AND TAG RCE 26383 FLUSH PER R14

BASIS OF BEARINGS:

THE BEARING OF N9°53'03"W HAS BEEN ASSUMED BETWEEN VENTURA COUNTY HORIZONTAL CONTROL STATIONS "LCCD-3" AND "SE CORNER S 31" (CALIFORNIA COORDINATE SYSTEM ZONE 5) PER NOTES FILED IN THE VENTURA COUNTY SURVEYOR'S OFFICE.

GRAPHIC SCALE 1"= 400'
0 200 400 800 1200 1600

BOUNDARY CONTROL

TRACT NO. 4998-4

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

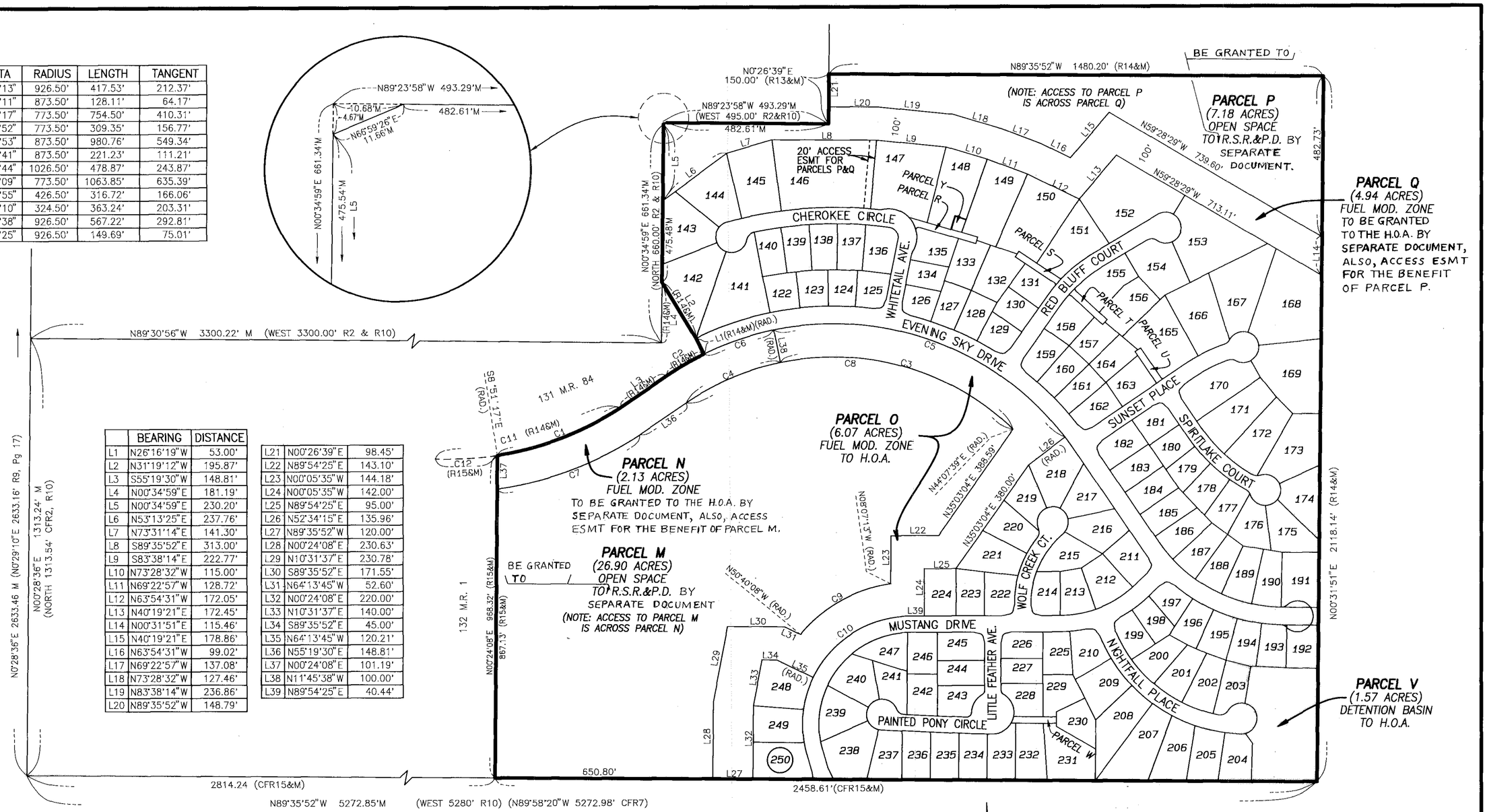
BEING A PORTION OF TRACT "O" OF RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Prepared By:
PACE Engineering, Inc.
Civil Engineering • Land Planning • Surveying
9310 Topanga Canyon Blvd.
Chatsworth, CA 91311

	DELTA	RADIUS	LENGTH	TANGENT
C1	25°49'13"	926.50'	417.53'	212.37'
C2	08°24'11"	873.50'	128.11'	64.17'
C3	55°53'17"	773.50'	754.50'	410.31'
C4	22°54'52"	773.50'	309.35'	156.77'
C5	64°19'53"	873.50'	980.76'	549.34'
C6	14°30'41"	873.50'	221.23'	111.21'
C7	26°43'44"	1026.50'	478.87'	243.87'
C8	78°48'09"	773.50'	1063.85'	635.39'
C9	42°32'55"	426.50'	316.72'	166.06'
C10	64°08'10"	324.50'	363.24'	203.31'
C11	35°04'38"	926.50'	567.22'	292.81'
C12	09°15'25"	926.50'	149.69'	75.01'

	BEARING	DISTANCE
L1	N26°16'19"W	53.00'
L2	N31°19'12"W	195.87'
L3	S55°19'30"W	148.81'
L4	N00°34'59"E	181.19'
L5	N00°34'59"E	230.20'
L6	N53°13'25"E	237.76'
L7	N73°31'14"E	141.30'
L8	S89°35'52"E	313.00'
L9	S83°38'14"E	222.77'
L10	N73°28'32"W	115.00'
L11	N69°22'57"W	128.72'
L12	N63°54'31"W	172.05'
L13	N40°19'21"E	172.45'
L14	N00°31'51"E	115.46'
L15	N40°19'21"E	178.86'
L16	N63°54'31"W	99.02'
L17	N69°22'57"W	137.08'
L18	N73°28'32"W	127.46'
L19	N83°38'14"W	236.86'
L20	N89°35'52"W	148.79'

	BEARING	DISTANCE
L21	N00°26'39"E	98.45'
L22	N89°54'25"E	143.10'
L23	N00°05'35"W	144.18'
L24	N00°05'35"W	142.00'
L25	N89°54'25"E	95.00'
L26	N52°34'15"E	135.96'
L27	N89°35'52"W	120.00'
L28	N00°24'08"E	230.63'
L29	N10°31'37"E	230.78'
L30	S89°35'52"E	171.55'
L31	N64°13'45"W	52.60'
L32	N00°24'08"E	220.00'
L33	N10°31'37"E	140.00'
L34	S89°35'52"E	45.00'
L35	N64°13'45"W	120.21'
L36	N55°19'30"E	148.81'
L37	N00°24'08"E	101.19'
L38	N11°45'38"W	100.00'
L39	N89°54'25"E	40.44'



LEGEND:

L	= CURVE ARC LENGTH	I.P.	= IRON PIPE
R	= RADIUS	M	= MEASURED
T	= TANGENT LENGTH	MON	= MONUMENT
△	= CENTRAL ANGLE	PRO	= PRORATED
RAD.	= RADIAL	(R)	= RECORD
B.	= BRASS	STD.	= STANDARD
BDRY.	= BOUNDARY	TR.	= TRACT
GRND	= GROUND	MOD.	= MODIFICATION
CFR.	= CALCULATED FROM RECORD	CNR.	= CORNER
H.O.A.	= HOMEOWNERS ASSOCIATION	FD.	= FOUND
R.S.R. & P.D.	= RANCHO SIMI RECREATION & PARK DISTRICT	FM.	= FROM
		V.C.W.W.D. #8	= VENTURA COUNTY WATER WORKS DISTRICT #8

RECORD REFERENCE:

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- R2 – MARRLAND, UNIT NO. 2 (20 MR 72–91)
- R3 – TRACT 2622–4 (89 MR 56–63)
- R4 – TRACT 2622–5 (89 MR 64–69)
- R5 – TRACT 2622–6 (89 MR 70–79)
- R6 – TRACT 2622–7 (89 MR 80–87)
- R7 – 32 RS 74–81
- R8 – 31 RS 37–40
- R9 – VEN. COUNTY HORIZONTAL CONTROL STATIONS "LCCD–3" ANS "S.E. CORNER S 31" PER NOTES FILED IN THE VENTURA COUNTY SURVEYORS OFFICE.
- R10 – DEED (5590 OR 533)
- R11 – DOC. NO. 81–006918, O.R.
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- R13 – DOC. NO. 97–069098 O.R.
- R14 – TRACT 4998–1 (131 MR 84–97)
- R15 – TRACT 4998–2 (132 MR 1–7)

MONUMENT REFERENCE:

- ◉ FD MONUMENT AS NOTED
  SET 1/2" I.P. W/ BRASS TACK AND TAG RCE 26383 FLUSH AT ALL FRONT AND REAR LOT CORNERS AND AT ALL ANGLE POINTS IN LOT LINES.
- ○ SET 1 1/2" I.P. W/ BRASS TACK AND TAG RCE 26383 FLUSH AT ALL ANGLE POINTS IN TRACT BOUNDARY, STREET INTERSECTIONS, AND STREET BC'S, EC'S, & PRC'S.
- □ SET VENTURA COUNTY STD. SURVEY MONUMENT W/ BRONZE DISC STAMPED RCE 26383 PER VENUTRA COUNTY STD. DESIGN NO. 90–3.
- ● FOUND 1 1/2" I.P. W/ BRASS TACK AND TAG RCE 26383 FLUSH PER R14

-N-

GRAPHIC SCALE 1"=200'

0 200 400 600 800

TRACT NO. 4998-4

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

BEING A PORTION OF TRACT "O" OF RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Prepared By:
PACE Engineering, Inc.
Civil Engineering • Land Planning • Surveying
9310 Topanga Canyon Blvd.
Chatsworth, CA 91311

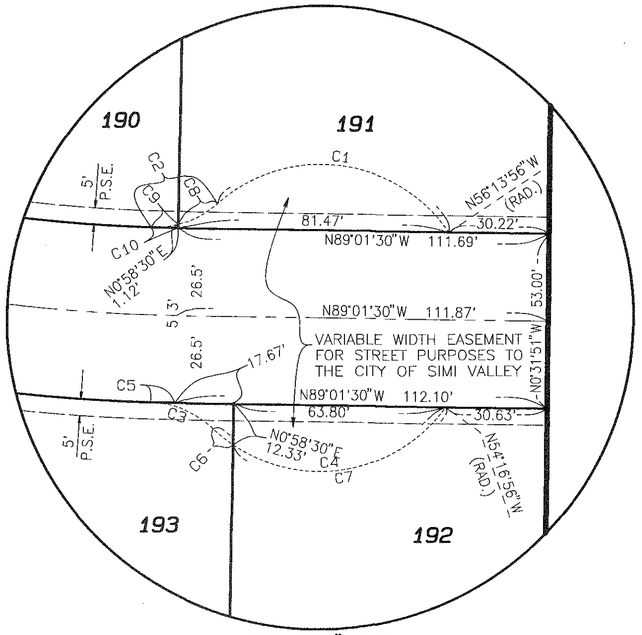
SEE SHEET 6

N00°24'08"E 968.32' (R15&M)

PARCEL K
TRACT 4998-2
(132 MR 1-7)

PARCEL M
(26.90 ACRES)
OPEN SPACE
TO R.S.R.&P.D.

(NOTE: ACCESS TO PARCEL M IS ACROSS PARCEL N)



SCALE: 1"=30'

	DELTA	RADIUS	LENGTH	TANGENT
C1	98°00'47"	46.50'	79.55'	53.50'
C2	43°47'17"	28.50'	21.78'	11.45'
C3	42°03'46"	28.50'	20.92'	10.96'
C4	98°09'16"	46.50'	79.66'	53.64'
C5	00°50'04"	506.50'	7.38'	3.69'
C6	09°30'51"	46.50'	7.72'	3.87'
C7	88°38'25"	46.50'	71.94'	45.41'
C8	27°10'27"	28.50'	13.52'	6.89'
C9	16°36'50"	28.50'	8.26'	4.16'
C10	1°01'56"	453.50'	8.17'	4.08'

DETAIL 1
STREET EASEMENT
SEE SHEETS 13&15

N10°31'37"E 230.78'

PARCEL O
(6.07 ACRES)
FUEL MOD. ZONE
TO H.O.A.

N00°24'08"E 230.63'

FD. 1-1/2" I.P. W/BRASS TACK & TAG R.C.E. 26383 FLUSH PER R15

650.80'
981.52'
N89°35'52"W 5272.85'
120.00'

LEGEND:

L	= CURVE ARC LENGTH	P.S.E.	= PUBLIC SERVICES EASEMENT
R	= RADIUS	I.P.	= IRON PIPE
T	= TANGENT LENGTH	M	= MEASURED
△	= CENTRAL ANGLE	MON	= MONUMENT
RAD.	= RADIAL	PRO	= PRORATED
B.	= BRASS	(R)	= RECORD
BDRY.	= BOUNDARY	STD.	= STANDARD
GRND	= GROUND	TR.	= TRACT
CFR.	= CALCULATED FROM RECORD	MOD.	= MODIFICATION
H.O.A.	= HOMEOWNERS ASSOCIATION	CNR.	= CORNER
R.S.R. & P.D.	= RANCHO SIMI RECREATION & PARK DISTRICT	FD.	= FOUND
		FM.	= FROM
		V.C.W.W.D. #8	= VENTURA COUNTY WATER WORKS DISTRICT #8

RECORD REFERENCE:

R1 – MARRLAND (19 MR 45-57)
R2 – MARRLAND, UNIT NO. 2 (20 MR 72-91)
R3 – TRACT 2622-4 (89 MR 56-63)
R4 – TRACT 2622-5 (89 MR 64-69)
R5 – TRACT 2622-6 (89 MR 70-79)
R6 – TRACT 2622-7 (89 MR 80-87)
R7 – 32 RS 74-81
R8 – 31 RS 37-40
R9 – VEN. COUNTY HORIZONTAL CONTROL STATIONS "LCCD-3" ANS "S.E. CORNER S 31" PER NOTES FILED IN THE VENTURA COUNTY SURVEYORS OFFICE.
R10 – DEED (5590 OR 533)
R11 – DOC. NO. 81-006918, O.R.
R12 – VEN. CO. FLOOD CONTROL DISTRICT DWG. 17,015-17,019
R13 – DOC. NO. 97-069098 O.R.
R14 – TRACT 4998-1 (131 MR 84-97)
R15 – TRACT 4998-2 (132 MR 1-7)

MONUMENT REFERENCE:

⦿ FD MONUMENT AS NOTED

SET 1/2" I.P. W/ BRASS TACK AND TAG RCE 26383 FLUSH AT ALL FRONT AND REAR LOT CORNERS AND AT ALL ANGLE POINTS IN LOT LINES.

○ SET 1 1/2" I.P. W/ BRASS TACK AND TAG RCE 26383 FLUSH AT ALL ANGLE POINTS IN TRACT BOUNDARY, STREET INTERSECTIONS, AND STREET BC'S, EC'S, & PRC'S.

□ SET VENTURA COUNTY STD. SURVEY MONUMENT W/ BRONZE DISC STAMPED RCE 26383 PER VENUTRA COUNTY STD. DESIGN NO. 90-3.

● FOUND 1 1/2" I.P. W/ BRASS TACK AND TAG RCE 26383 FLUSH PER R14

SEE SHEET 14

-N-

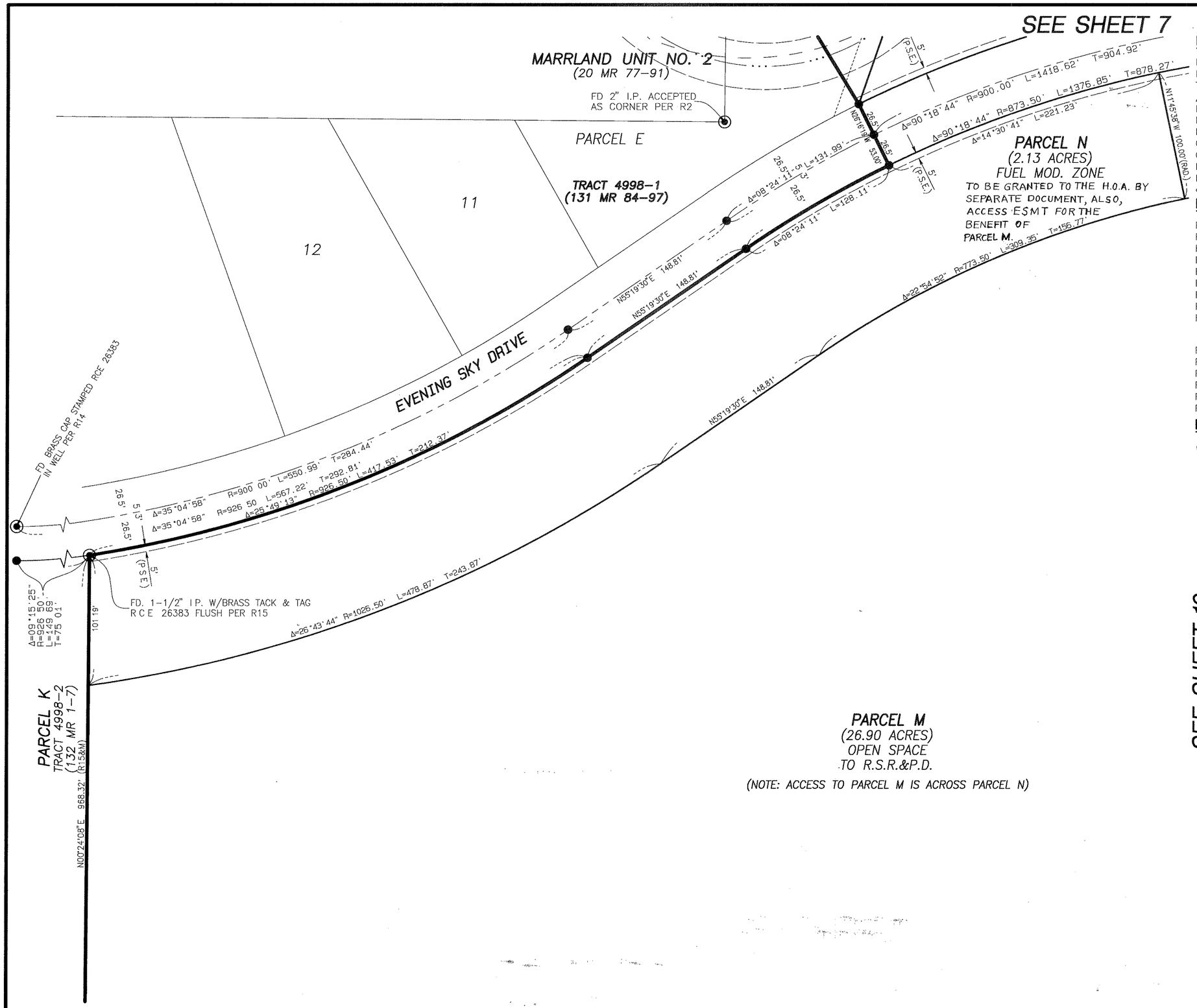
GRAPHIC SCALE 1"= 50'
0 50 100 150 200

TRACT NO. 4998-4

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

BEING A PORTION OF TRACT "O" OF RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Prepared By:
PACE Engineering, Inc.
Civil Engineering • Land Planning • Surveying
9310 Topanga Canyon Blvd.
Chatsworth, CA 91311



PARCEL M
(26.90 ACRES)
OPEN SPACE
TO R.S.R.&P.D.

(NOTE: ACCESS TO PARCEL M IS ACROSS PARCEL N)

SEE SHEET 5

LEGEND:

L	=	CURVE ARC LENGTH
R	=	RADIUS
T	=	TANGENT LENGTH
△	=	CENTRAL ANGLE
RAD.	=	RADIAL
B.	=	BRASS
BDRY.	=	BOUNDARY
GRND	=	GROUND
CFR.	=	CALCULATED FROM RECORD
H.O.A.	=	HOMEOWNERS ASSOCIATION
R.S.R. & P.D.	=	RANCHO SIMI RECREATION & PARK DISTRICT
P.S.E.	=	PUBLIC SERVICES EASEMENT
I.P.	=	IRON PIPE
M	=	MEASURED
MON	=	MONUMENT
PRO	=	PRORATED
(R)	=	RECORD
STD.	=	STANDARD
TR.	=	TRACT
MOD.	=	MODIFICATION
CNR.	=	CORNER
FD.	=	FOUND
FM.	=	FROM
V.C.W.W.D. #8	=	VENTURA COUNTY WATER WORKS DISTRICT #8

RECORD REFERENCE:

R1 – MARRLAND (19 MR 45-57)
R2 – MARRLAND, UNIT NO. 2 (20 MR 72-91)
R3 – TRACT 2622-4 (89 MR 56-63)
R4 – TRACT 2622-5 (89 MR 64-69)
R5 – TRACT 2622-6 (89 MR 70-79)
R6 – TRACT 2622-7 (89 MR 80-87)
R7 – 32 RS 74-81
R8 – 31 RS 37-40
R9 – VEN. COUNTY HORIZONTAL CONTROL STATIONS "LCCD-3" ANS "S.E. CORNER S 31" PER NOTES FILED IN THE VENTURA COUNTY SURVEYORS OFFICE.
R10 – DEED (5590 OR 533)
R11 – DOC. NO. 81-006918, O.R.
R12 – VEN. CO. FLOOD CONTROL DISTRICT DWG. 17,015-17,019
R13 – DOC. NO. 97-069098 O.R.
R14 – TRACT 4998-1 (131 MR 84-97)
R15 – TRACT 4998-2 (132 MR 1-7)

MONUMENT REFERENCE:

⦿ FD MONUMENT AS NOTED

SET 1/2" I.P. W/ BRASS TACK AND TAG RCE 26383 FLUSH AT ALL FRONT AND REAR LOT CORNERS AND AT ALL ANGLE POINTS IN LOT LINES.

○ SET 1 1/2" I.P. W/ BRASS TACK AND TAG RCE 26383 FLUSH AT ALL ANGLE POINTS IN TRACT BOUNDARY, STREET INTERSECTIONS, AND STREET BC'S, EC'S, & PRC'S.

□ SET VENTURA COUNTY STD. SURVEY MONUMENT W/ BRONZE DISC STAMPED RCE 26383 PER VENUTRA COUNTY STD. DESIGN NO. 90-3.

● FOUND 1 1/2" I.P. W/ BRASS TACK AND TAG RCE 26383 FLUSH PER R14

SEE SHEET 12

-N-

GRAPHIC SCALE 1"= 50'

0 50 100 150 200

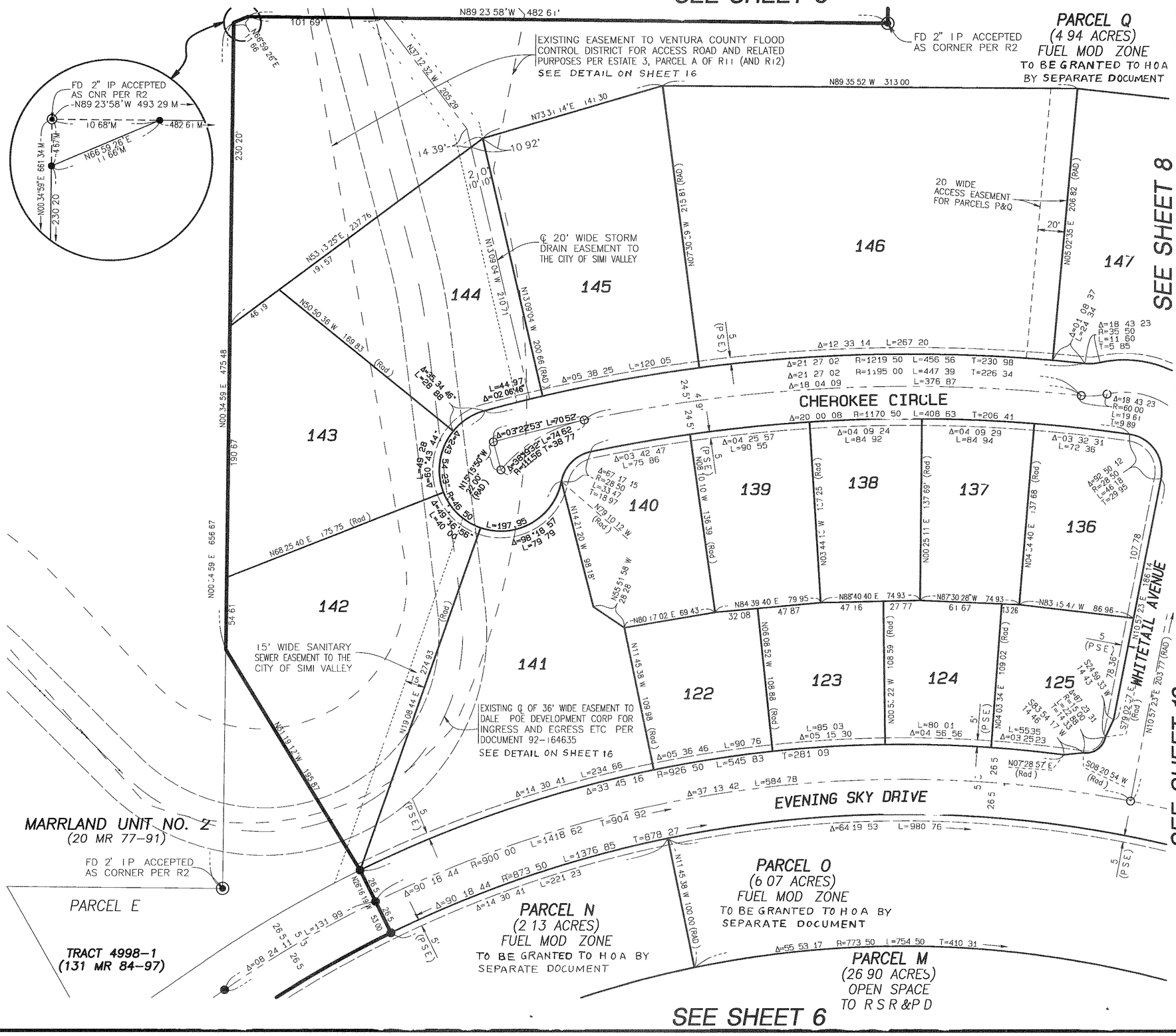
TRACT NO. 4998-4

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

BEING A PORTION OF TRACT "O" OF RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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PACE Engineering, Inc.
Civil Engineering • Land Planning • Surveying
9310 Topanga Canyon Blvd.
Chatsworth, CA 91311

SEE SHEET 8



LEGEND:

L	= CURVE ARC LENGTH	P S E	= PUBLIC SERVICES EASEMENT
R	= RADIUS	I P	= IRON PIPE
T	= TANCENT LENGTH	M	= MEASURED
△	= CENTRAL ANCLE	MON	= MONUMENT
RAD	= RADIAL	PRO	= PRORATED
B	= BRASS	(R)	= RECORD
BDRY	= BOUNDARY	STD	= STANDARD
GRND	= GROUND	TR	= TRACT
CFR	= CALCULATED FROM RECORD	MOD	= MODIFICATION
H O A	= HOMEOWNERS ASSOCIATION	CNR	= CORNER
R S R & P D	= RANCHO SIMI RECREATION & PARK DISTRICT	FD	= FOUND
		FM	= FROM
		V C W W D #8	= VENTURA COUNTY WATER WORKS DISTRICT #8

RECORD REFERENCE:

- R1 – MARRLAND (19 MR 45-57)
- R2 – MARRLAND UNIT NO 2 (20 MR 72-91)
- R3 – TRACT 2622-4 (89 MR 56-63)
- R4 – TRACT 2622 5 (89 MR 64-69)
- R5 – TRACT 2622-6 (89 MR 70-79)
- R6 – TRACT 2622-7 (89 MR 80-87)
- R7 – 32 RS 74-81
- R8 – 31 RS 37-40
- R9 – VEN COUNTY HORIZONTAL CONTROL STATIONS "LCCD-3" ANS "S E CORNER S 31" PER NOTES FILED IN THE VENTURA COUNTY SURVEYORS OFFICE
- R10 – DEED (5590 OR 553)
- R11 – DOC NO 81-006918, O R
- R12 – VEN CO FLOOD CONTROL DISTRICT DWC 17015-17019
- R13 – DOC NO 97-069098 O R
- R14 – TRACT 4998-1 (131 MR 84-97)
- R15 – TRACT 4998-2 (132 MR 1-7)

MONUMENT REFERENCE:

- ◉ FD MONUMENT AS NOTED
  SET 1/2" IP W/ BRASS TACK AND TAC RCE 26383 FLUSH AT ALL FRONT AND REAR LOT CORNERS AND AT ALL ANCLE POINTS IN LOT LINES
- ○ SET 1 1/2" IP W/ BRASS TACK AND TAC RCE 26383 FLUSH AT ALL ANGLE POINTS IN TRACT BOUNDARY, STREET INTERSECTIONS, AND STREET BC S, EC S, & PRC S
- □ SET VENTURA COUNTY STD SURVEY MONUMENT W/ BRONZE DISC STAMPED RCE 26383 PER VENUTRA COUNTY STD DESICN NO 90-3
- ● FOUND 1 1/2 IP W/ BRASS TACK AND TAG RCE 26383 FLUSH PER R14

-N-

GRAPHIC SCALE 1 = 50

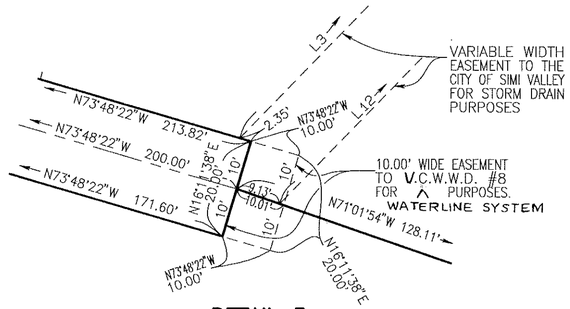
0 50 100 150 200

TRACT NO. 4998-4

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

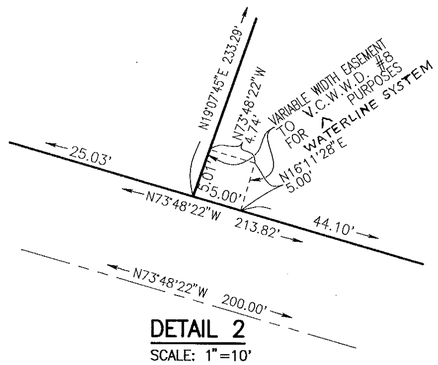
BEING A PORTION OF TRACT "O" OF RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Prepared By
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9310 Topanga Canyon Blvd
Chatsworth, CA 91311



DETAIL 3
SCALE: 1"=20'

(97-069098 O.R.)



DETAIL 2
SCALE: 1"=10'

NOTE: PARCELS R AND Y TO BE GRANTED TO H.O.A. BY SEPARATE DOCUMENT. ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE OVER PARCELS R AND Y.

LEGEND:

L	= CURVE ARC LENGTH	P.S.E.	= PUBLIC SERVICES EASEMENT
R	= RADIUS	I.P.	= IRON PIPE
T	= TANGENT LENGTH	M	= MEASURED
△	= CENTRAL ANGLE	MON	= MONUMENT
RAD.	= RADIAL	PRO	= PRORATED
B.	= BRASS	(R)	= RECORD
BDRY.	= BOUNDARY	STD.	= STANDARD
GRND	= GROUND	TR.	= TRACT
CFR.	= CALCULATED FROM RECORD	MOD.	= MODIFICATION
H.O.A.	= HOMEOWNERS ASSOCIATION	CNR.	= CORNER
R.S.R. & P.D.	= RANCHO SIMI RECREATION & PARK DISTRICT	FD.	= FOUND
		FM.	= FROM
		V.C.W.W.D. #8	= VENTURA COUNTY WATER WORKS DISTRICT #8

RECORD REFERENCE:

R1 – MARRLAND (19 MR 45–57)
R2 – MARRLAND, UNIT NO. 2 (20 MR 72–91)
R3 – TRACT 2622–4 (89 MR 56–63)
R4 – TRACT 2622–5 (89 MR 64–69)
R5 – TRACT 2622–6 (89 MR 70–79)
R6 – TRACT 2622–7 (89 MR 80–87)
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R13 – DOC. NO. 97–069098 O.R.
R14 – TRACT 4998–1 (131 MR 84–97)
R15 – TRACT 4998–2 (132 MR 1–7)

MONUMENT REFERENCE:

⦿ FD MONUMENT AS NOTED

SET 1/2" I.P. W/ BRASS TACK AND TAG RCE 26383 FLUSH AT ALL FRONT AND REAR LOT CORNERS AND AT ALL ANGLE POINTS IN LOT LINES.

○ SET 1 1/2" I.P. W/ BRASS TACK AND TAG RCE 26383 FLUSH AT ALL ANGLE POINTS IN TRACT BOUNDARY, STREET INTERSECTIONS, AND STREET BC'S, EC'S, & PRC'S.

□ SET VENTURA COUNTY STD. SURVEY MONUMENT W/ BRONZE DISC STAMPED RCE 26383 PER VENUTRA COUNTY STD. DESIGN NO. 90–3.

● FOUND 1 1/2" I.P. W/ BRASS TACK AND TAG RCE 26383 FLUSH PER R14

N89°35'52"W 1480.20'

N00°26'39"E 661.24'

98.45'

51.55'

BE GRANTED TO

PARCEL P
(7.18 ACRES)
OPEN SPACE
TO R.S.R.&P.D. BY SEPARATE DOCUMENT.
(NOTE: ACCESS TO PARCEL P IS ACROSS PARCEL Q)

	BEARING	DISTANCE
L1	N73°53'07"W	25.00'
L2	N19°12'31"E	25.00'
L3	N43°46'24"E	55.23'
L4	N87°02'29"E	20.27'
L5	N23°32'24"E	57.25'
L6	N66°27'36"W	27.00'
L7	N66°27'36"W	19.74'
L8	N25°41'12"W	102.98'
L9	N25°41'12"W	72.16'
L10	N66°27'36"W	14.16'
L11	N87°02'29"E	37.01'
L12	N43°46'24"E	53.23'
L13	N56°24'24"W	29.36'

N89°35'52"W 148.79'

N83°38'14"W 236.86'

N73°28'32"W 127.46'

N69°22'57"W 137.08'

N63°54'31"W 99.02'

N40°19'21"E 178.86'

PARCEL Q
(4.94 ACRES)
FUEL MOD. ZONE
TO BE GRANTED TO H.O.A. BY SEPARATE DOCUMENT, AND, ACCESS ESMT TO THE BENEFIT OF PARCEL P.

FD 2" I.P. ACCEPTED AS CORNER PER R2

	DELTA	RADIUS	LENGTH	TANGENT
C7	27°46'11"	84.50'	40.95'	20.89'
C8	11°34'57"	84.50'	17.08'	8.57'
C9	16°11'14"	84.50'	23.87'	12.02'
C10	64°07'00"	14.50'	16.23'	9.08'

N89°35'52"W 313.00'

N83°38'14"W 222.77'

N73°28'32"W 115.00'

N69°22'57"W 128.72'

N63°54'31"W 172.05'

N33°35'36"E 229.78'

N56°24'24"W 63.94'

145.74'

SEE SHEET 9

SEE SHEET 7

SEE SHEET 7

SEE SHEET 10

PROPOSED 20' WIDE ACCESS EASEMENT FOR PARCELS P&Q

20'

N05°02'35"E 206.82' (Rad.)

146

147

148

149

150

151

135

133

136

137

138

PARCEL Y

PARCEL R

PROPOSED PRIVATE VARIABLE WIDTH EASEMENT TO H.O.A. BY SEPARATE INSTRUMENT FOR STORM DRAIN PURPOSES

PROPOSED PRIVATE 15.00' WIDE EASEMENT TO H.O.A. BY SEPARATE INSTRUMENT FOR STORM DRAIN PURPOSES

CHEROKEE CIRCLE

WHITETAIL AVENUE

PRIVATE ALLEY

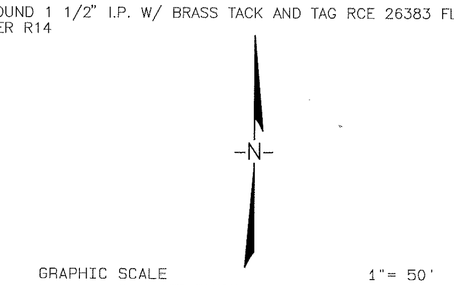
EASEMENT FOR SEWER PURPOSES TO THE CITY OF SIMI VALLEY AND FOR WATERLINE SYSTEM PURPOSES TO V.C.W.W.D. #8

SEE DETAIL 2 HEREON

SEE DETAIL 3 HEREON

Δ=12°33'14" L=267.20'
Δ=21°27'02" R=1219.50' L=456.56' T=230.98'
Δ=21°27'02" R=1195.00' L=447.39' T=226.34'
Δ=18°04'09" L=376.87'
Δ=20°00'08" R=1170.50' L=408.63' T=206.41'
Δ=04°09'24" L=84.92'
Δ=04°09'29" L=84.94'
Δ=03°32'31" L=72.36'
Δ=01°08'37" L=24.34'
Δ=18°43'23" R=35.50' L=11.60' T=5.85'
Δ=58°50'31" L=86.78'
Δ=133°09'33" R=84.50' L=196.36' T=495.80'
Δ=133°09'33" R=60.00' L=139.44' T=138.52'
Δ=18°43'23" R=60.00' L=19.61' T=9.89'
Δ=92°55'12" R=28.50' L=46.18' T=29.95'
Δ=19°40'00" R=60.00' L=20.59' T=10.40'
Δ=46°32'52" R=60.00' L=98.65' T=52.09'
Δ=19°40'00" R=35.50' L=12.18' T=6.15'

N46°18'20"E (Rad.)
N73°35'22"W (Rad.)
N03°44'13"W 137.25' (Rad.)
N00°25'11"E 137.69' (Rad.)
N04°34'40"E 137.88' (Rad.)
N16°40'18"E 233.68'
N19°07'45"E 233.29'
208.26'
N23°32'24"E 237.96'
N73°48'22"W 79.97'
N73°48'22"W 213.82'
N73°48'22"W 200.00'
N73°48'22"W 117.77'
N73°48'22"W 171.60'
N71°01'54"W 80.83'
N16°11'38"E 20.00'
N33°35'36"E 20.00'
25.03'
49.10'
53.83'
44.06'
62.34'
128.11'
67.28'
84.05'
59.72'
107.78'
14.40'
(P.S.E.)
5'
10'
10'



TRACT NO. 4998-4

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

BEING A PORTION OF TRACT "O" OF RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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Chatsworth, CA 91311

29 28
32 33

(97-069098 O.R.)

N89°35'52"W 1480.20'

N00°31'51"E 3148.04'

SEE SHEET 8

N40°19'21"E 178.86'

N63°54'31"W 99.02'

PARCEL P
(7.18 ACRES)
OPEN SPACE
TO R.S.R.&P.D. BY SEPARATE DOCUMENT.
BE GRANTED TO
(NOTE: ACCESS TO PARCEL P IS ACROSS PARCEL Q)

S40°19'21"W 172.45'

N63°54'31"W 172.05'

237.73'

N59°28'28"W 739.60'

N59°28'28"W 287.17'

713.11'

N33°45'06"W 160.80'

N53°35'56"E 229.78'

152

151

153

L=49.88'
Δ=61°28'04"
R=46.50'
N30°31'31"E 66.58'
N30°37'35"E (Rad.)
N59°28'28"W 88.14'
L=108°27'20"
R=46.50'
Δ=245°35'08"
N40°55'11"W 139.04' (Rad.)
Δ=75°39'50"
L=61.41'
N59°09'31"E 218.89'
169.68'
68.29'
Δ=35°42'42"
R=117.00'
L=72.92'
T=37.69'
N50°50'29"W (Rad.)
49.21'
5' (P.S.E.)
RED BLUFF COURT
24.5'
4.19'
24.5'
N59°09'31"E 150.60'
83.02'
67.58'
Δ=65°35'08"
R=28.50'
L=32.62'
T=18.36'
5' (P.S.E.)

PARCEL Q
(4.94 ACRES)
FUEL MOD. ZONE
TO BE GRANTED TO H.O.A. BY SEPARATE DOCUMENT, ALSO, ACCESS EASEMENT FOR THE BENEFIT OF PARCEL P.

S63°25'29"W 343.54'
30.00'
158.21'

482.73'
115.46'

N00°31'51"E 2118.14' (R1&2&M)
N00°31'51"E 5266.16M (NORTH 5273.54 CFR2)

SEE SHEET 10

SEE SHEET 11

LEGEND:

P S E = PUBLIC SERVICES EASEMENT

L	= CURVE ARC LENGTH	I P	= IRON PIPE
R	= RADIUS	M	= MEASURED
T	= TANGENT LENGTH	MON	= MONUMENT
△	= CENTRAL ANGLE	PRO	= PRORATED
RAD	= RADIAL	(R)	= RECORD
B	= BRASS	STD	= STANDARD
BDRY	= BOUNDARY	TR	= TRACT
GRND	= GROUND	MOD	= MODIFICATION
CFR	= CALCULATED FROM RECORD	CNR	= CORNER
H.O.A.	= HOMEOWNERS ASSOCIATION	FD.	= FOUND
R.S.R. & P.D.	= RANCHO SIMI RECREATION & PARK DISTRICT	FM.	= FROM
		V.C.W.W.D. #8	= VENTURA COUNTY WATER WORKS DISTRICT #8

RECORD REFERENCE:

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R8 – 31 RS 37–40
R9 – VEN. COUNTY HORIZONTAL CONTROL STATIONS "LCCD–3" ANS "S.E. CORNER S 31" PER NOTES FILED IN THE VENTURA COUNTY SURVEYORS OFFICE.
R10 – DEED (5590 OR 533)
R11 – DOC. NO. 81–006918, O.R.
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R14 – TRACT 4998–1 (131 MR 84–97)
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MONUMENT REFERENCE:

◉ FD MONUMENT AS NOTED

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□ SET VENTURA COUNTY STD. SURVEY MONUMENT W/ BRONZE DISC STAMPED RCE 26383 PER VENUTRA COUNTY STD. DESIGN NO. 90–3.

● FOUND 1 1/2" I.P. W/ BRASS TACK AND TAG RCE 26383 FLUSH PER R14

-N-

GRAPHIC SCALE 1"= 50'

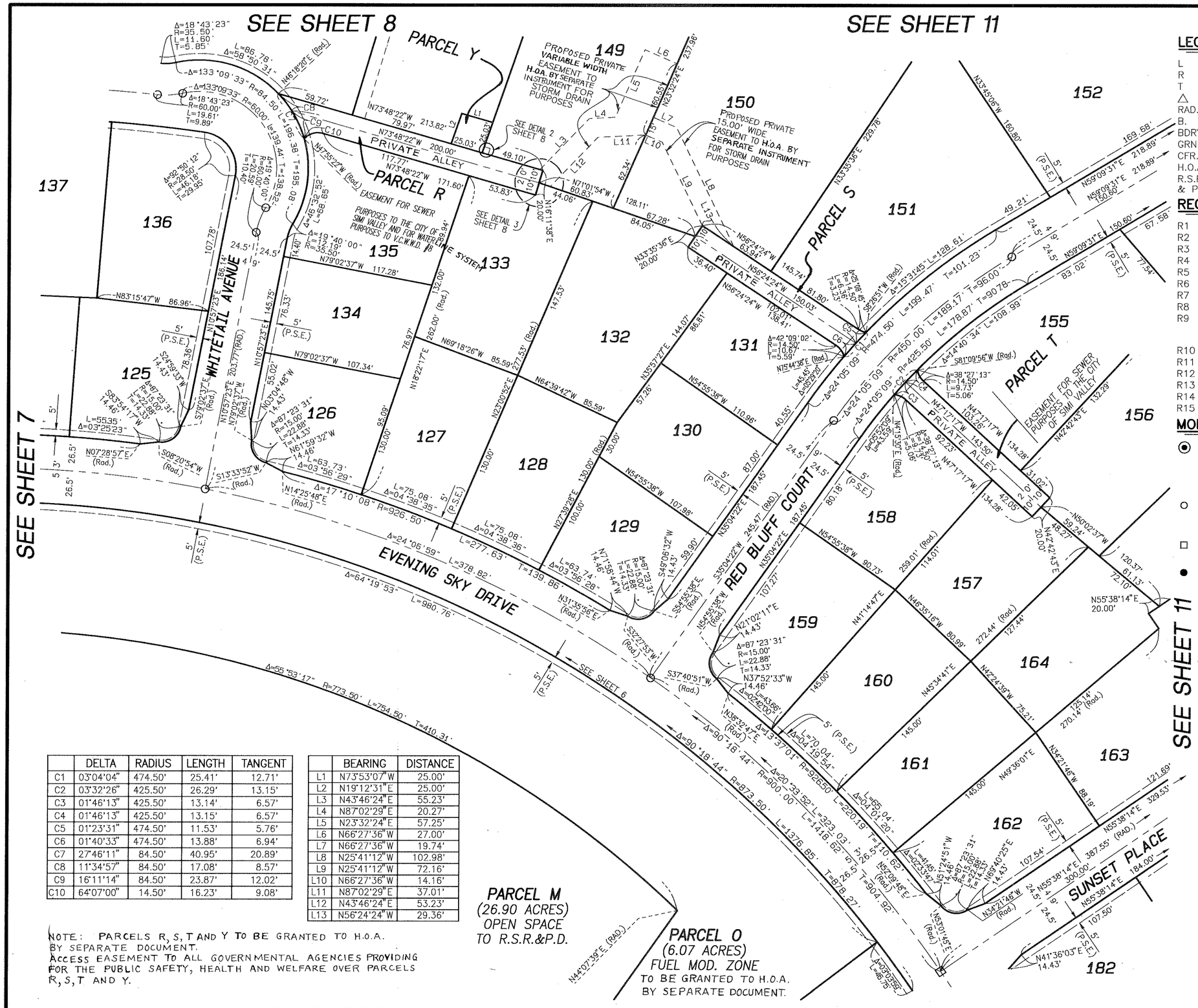
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TRACT NO. 4998-4

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

BEING A PORTION OF TRACT "O" OF RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Prepared By:
PACE Engineering, Inc.
Civil Engineering • Land Planning • Surveying
9310 Topanga Canyon Blvd.
Chatsworth, CA 91311



	DELTA	RADIUS	LENGTH	TANGENT
C1	03°04'04"	474.50'	25.41'	12.71'
C2	03°32'26"	425.50'	26.29'	13.15'
C3	01°46'13"	425.50'	13.14'	6.57'
C4	01°46'13"	425.50'	13.15'	6.57'
C5	01°23'31"	474.50'	11.53'	5.76'
C6	01°40'33"	474.50'	13.88'	6.94'
C7	27°46'11"	84.50'	40.95'	20.89'
C8	11°34'57"	84.50'	17.08'	8.57'
C9	16°11'14"	84.50'	23.87'	12.02'
C10	64°07'00"	14.50'	16.23'	9.08'

	BEARING	DISTANCE
L1	N73°53'07"W	25.00'
L2	N19°12'31"E	25.00'
L3	N43°46'24"E	55.23'
L4	N87°02'29"E	20.27'
L5	N23°32'24"E	57.25'
L6	N66°27'36"W	27.00'
L7	N66°27'36"W	19.74'
L8	N25°41'12"W	102.98'
L9	N25°41'12"W	72.16'
L10	N66°27'36"W	14.16'
L11	N87°02'29"E	37.01'
L12	N43°46'24"E	53.23'
L13	N56°24'24"W	29.36'

NOTE: PARCELS R, S, T AND Y TO BE GRANTED TO H.O.A. BY SEPARATE DOCUMENT.
ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE OVER PARCELS R, S, T AND Y.

LEGEND:

P.S.E. = PUBLIC SERVICES EASEMENT

L	= CURVE ARC LENGTH	I.P.	= IRON PIPE
R	= RADIUS	M	= MEASURED
T	= TANGENT LENGTH	MON	= MONUMENT
△	= CENTRAL ANGLE	PRO	= PRORATED
RAD.	= RADIAL	(R)	= RECORD
B.	= BRASS	STD.	= STANDARD
BDRY.	= BOUNDARY	TR.	= TRACT
GRND	= GROUND	MOD.	= MODIFICATION
CFR.	= CALCULATED FROM RECORD	CNR.	= CORNER
H.O.A.	= HOMEOWNERS ASSOCIATION	FD.	= FOUND
R.S.R. & P.D.	= RANCHO SIMI RECREATION & PARK DISTRICT	FM.	= FROM
		V.C.W.W.D. #8	= VENTURA COUNTY WATER WORKS DISTRICT #8

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R15 – TRACT 4998–2 (132 MR 1–7)

MONUMENT REFERENCE:

⦿ FD MONUMENT AS NOTED
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● FOUND 1 1/2" I.P. W/ BRASS TACK AND TAG RCE 26383 FLUSH PER R14

GRAPHIC SCALE 1"= 50'
0 50 100 150 200

TRACT NO. 4998-4

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

BEING A PORTION OF TRACT "O" OF RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Prepared By:
PACE Engineering, Inc.
Civil Engineering • Land Planning • Surveying
9310 Topanga Canyon Blvd.
Chatsworth, CA 91311

SEE SHEET 9

	DELTA	RADIUS	LENGTH	TANGENT
C1	03°04'04"	474.50'	25.41'	12.71'
C2	03°32'26"	425.50'	26.29'	13.15'
C3	01°46'13"	425.50'	13.14'	6.57'
C4	01°46'13"	425.50'	13.15'	6.57'
C5	01°23'31"	474.50'	11.53'	5.76'
C6	01°40'33"	474.50'	13.88'	6.94'

SEE SHEET 10

SEE SHEET 13

LEGEND:

P.S.E. = PUBLIC SERVICES EASEMENT

L	= CURVE ARC LENGTH	I.P.	= IRON PIPE
R	= RADIUS	M	= MEASURED
T	= TANGENT LENGTH	MON	= MONUMENT
△	= CENTRAL ANGLE	PRO	= PRORATED
RAD.	= RADIAL	(R)	= RECORD
B.	= BRASS	STD.	= STANDARD
BDRY.	= BOUNDARY	TR.	= TRACT
GRND	= GROUND	MOD.	= MODIFICATION
CFR.	= CALCULATED FROM RECORD	CNR.	= CORNER
H.O.A.	= HOMEOWNERS ASSOCIATION	FD.	= FOUND
R.S.R. & P.D.	= RANCHO SIMI RECREATION & PARK DISTRICT	FM.	= FROM
		V.C.W.W.D. #8	= VENTURA COUNTY WATER WORKS DISTRICT #8

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● FOUND 1 1/2" I.P. W/ BRASS TACK AND TAG RCE 26383 FLUSH PER R14

NOTE: PARCELS T AND U TO BE GRANTED TO H.O.A. BY SEPARATE DOCUMENT.
ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE OVER PARCELS T AND U.

GRAPHIC SCALE 1"= 50'
0 50 100 150 200

TRACT NO. 4998-4

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BEING A PORTION OF TRACT "O" OF RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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SEE SHEET 10

SEE SHEET 6

SEE SHEET 13

SEE SHEET 14

EVENING SKY DRIVE

WOLF CREEK COURT

MUSTANG DRIVE

PARCEL M
(26.90 ACRES)
OPEN SPACE
TO R.S.R.&P.D.
BY SEPARATE
DOCUMENT.

BE GRANTED TO

PARCEL O
(6.07 ACRES)
FUEL MOD. ZONE
TO BE GRANTED
TO H.O.A. BY
SEPARATE DOCUMENT.

Δ=90°16'44" R=90.00' L=141.81'
Δ=90°18'44" R=873.50' L=1376.85'
Δ=20°33'52" L=323.03'
L=1418.62'
T=904.92'
T=818.27'
5' (P.S.E.)
26.5'

N44°07'39"E (RAD.)
N35°03'04"E 388.59'
N89°54'25"E 143.10'
N00°05'35"W 144.18'
N00°07'13"W (RAD.)
Δ=42°32'55" R=426.50' L=316.72' T=166.06'
N50°40'05"W (RAD.)
N64°13'45"W 52.60'

N52°34'15"E 135.96'
Δ=90°00'59" L=46.75'
42.39'
N27°37'17"E 115.86'
N27°37'17"E (Rad.)
130.00'
N27°37'44"W 140.20' (Rad.)
N17°34'12"E 40.09'
Δ=50°15'21" L=40.79'
Δ=50°15'21" L=40.79'
Δ=251°31'56" R=46.50' L=204.14'
Δ=89°30'54" R=72.50' L=113.26'
Δ=17°32'36" L=8.73'
N35°03'04"E 380.00'
110.00'
N45°55'37"W
N85°21'01"E (Rad.)
139.86'
Δ=42°21'43" L=21.07'
N40°38'42"W 22.50'
Δ=59°50'00" R=29.50' L=30.80' T=16.92'
R=144.47' T=34.27' L=67.33'
Δ=10°02'36" L=50.88'
N62°16'52"W 149.12' (Rad.)
140.00'
Δ=12°49'05" L=71.84'
R=324.50' L=214.40' T=111.28'
T=102.67' L=259.08'
R=300.00' L=198.21'
Δ=37°51'19"
Δ=45°06'38" L=85.88'
Δ=45°28'53" R=300.00'
Δ=37°51'19" R=300.00'
Δ=49°28'53" R=275.50' L=237.93' T=126.05'
Δ=10°09'22" L=8.24'
Δ=20°30'14" L=98.59'
Δ=6°58'39" L=188.34'
N59°38'32"W (Rad.)
108.75'
N50°46'04"W (Rad.)
N35°53'39"E 69.36'
N80°24'09"E 63.90'
N89°54'25"E 70.95'
N69°35'21"W (Rad.)
N74°58'57"W (Rad.)
N83°23'00"W 187.50'
85.58'
101.92'
N89°54'25"E 95.00'
N00°05'35"W 142.00'
N00°05'35"W 142.00'
N00°05'35"W 132.00'
N00°05'35"W 131.99'
N00°28'04"W (Rad.)
N00°05'35"W 3.00'
N13°56'45"E 14.43'
R=90.00'
L=15.00'
T=9.32'
Δ=9°33'00"
S75°52'14"W 14.43'
N00°05'35"W 60.00'
N89°54'25"E (Rad.)
N89°54'25"E 53.78'
N76°03'16"W 14.43'
Δ=0°22'29" L=2.11'
N89°54'25"E 277.94'
40.44'
95.00'
85.00'
57.50'
24.5'
4'
9'
5' (P.S.E.)
N89°54'25"E 244.94'
N89°54'25"E 90.00'
N89°54'25"E 447.84'
112.90'
N89°54'25"E 187.94'
79.09'
108.85'
N89°54'25"E 145.90'
92.95'
52.95'

218
219
220
221
224
223
222
214
213
217
216
215

LEGEND:

L	=	CURVE ARC LENGTH	I.P.	=	IRON PIPE
R	=	RADIUS	M	=	MEASURED
T	=	TANGENT LENGTH	MON	=	MONUMENT
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B.	=	BRASS	STD.	=	STANDARD
BDRY.	=	BOUNDARY	TR.	=	TRACT
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H.O.A.	=	HOMEOWNERS ASSOCIATION	FD.	=	FOUND
R.S.R. & P.D.	=	RANCHO SIMI RECREATION & PARK DISTRICT	FM.	=	FROM
			V.C.W.W.D. #8	=	VENTURA COUNTY WATER WORKS DISTRICT #8

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-N-

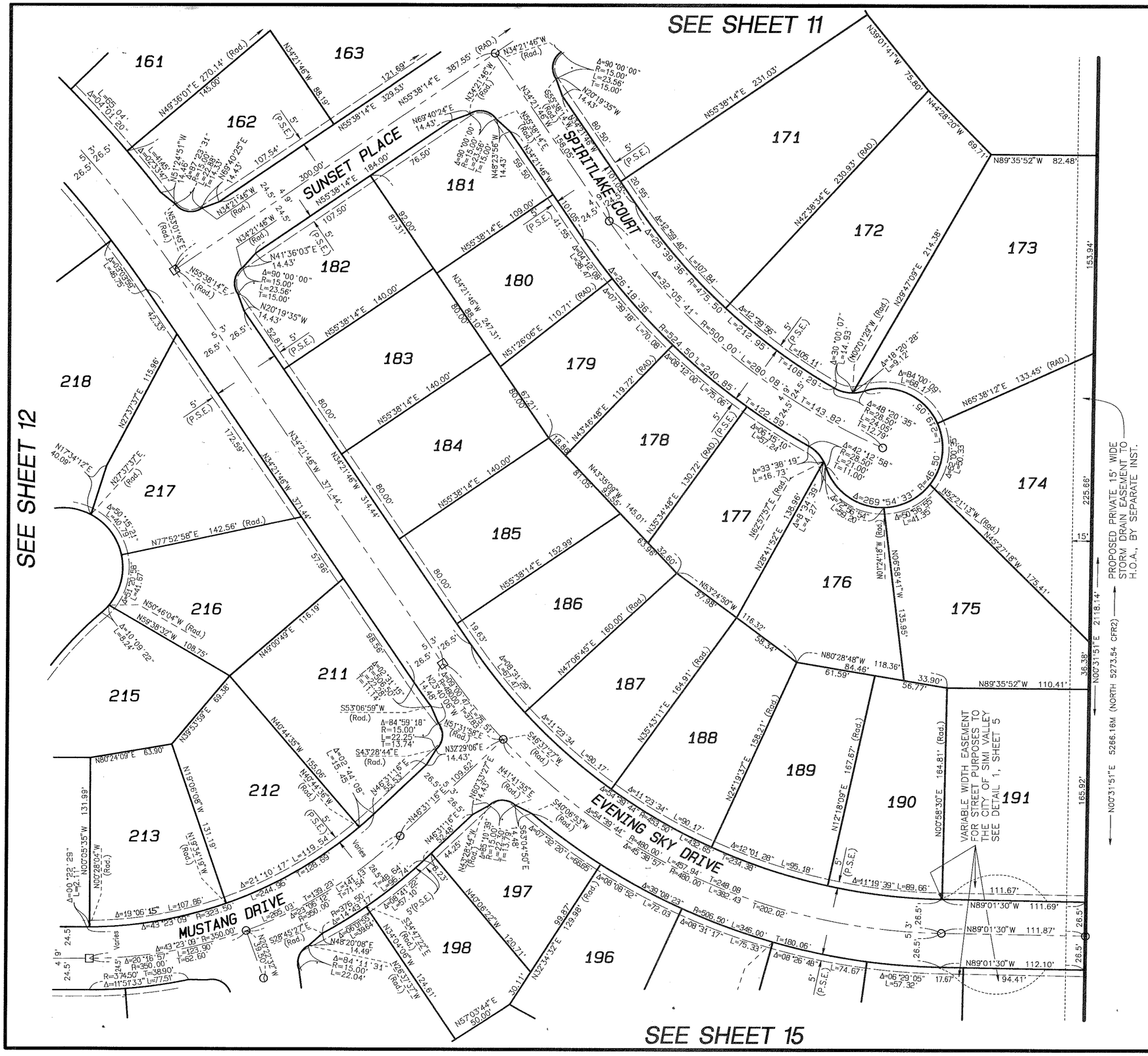
GRAPHIC SCALE 1"= 50'
0 50 100 150 200

TRACT NO. 4998-4

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

BEING A PORTION OF TRACT "O" OF RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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LEGEND:

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T	= TANGENT LENGTH	MON	= MONUMENT
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● FOUND 1 1/2" I.P. W/ BRASS TACK AND TAG RCE 26383 FLUSH PER R14

-N-

GRAPHIC SCALE 1"= 50'

0 50 100 150 200

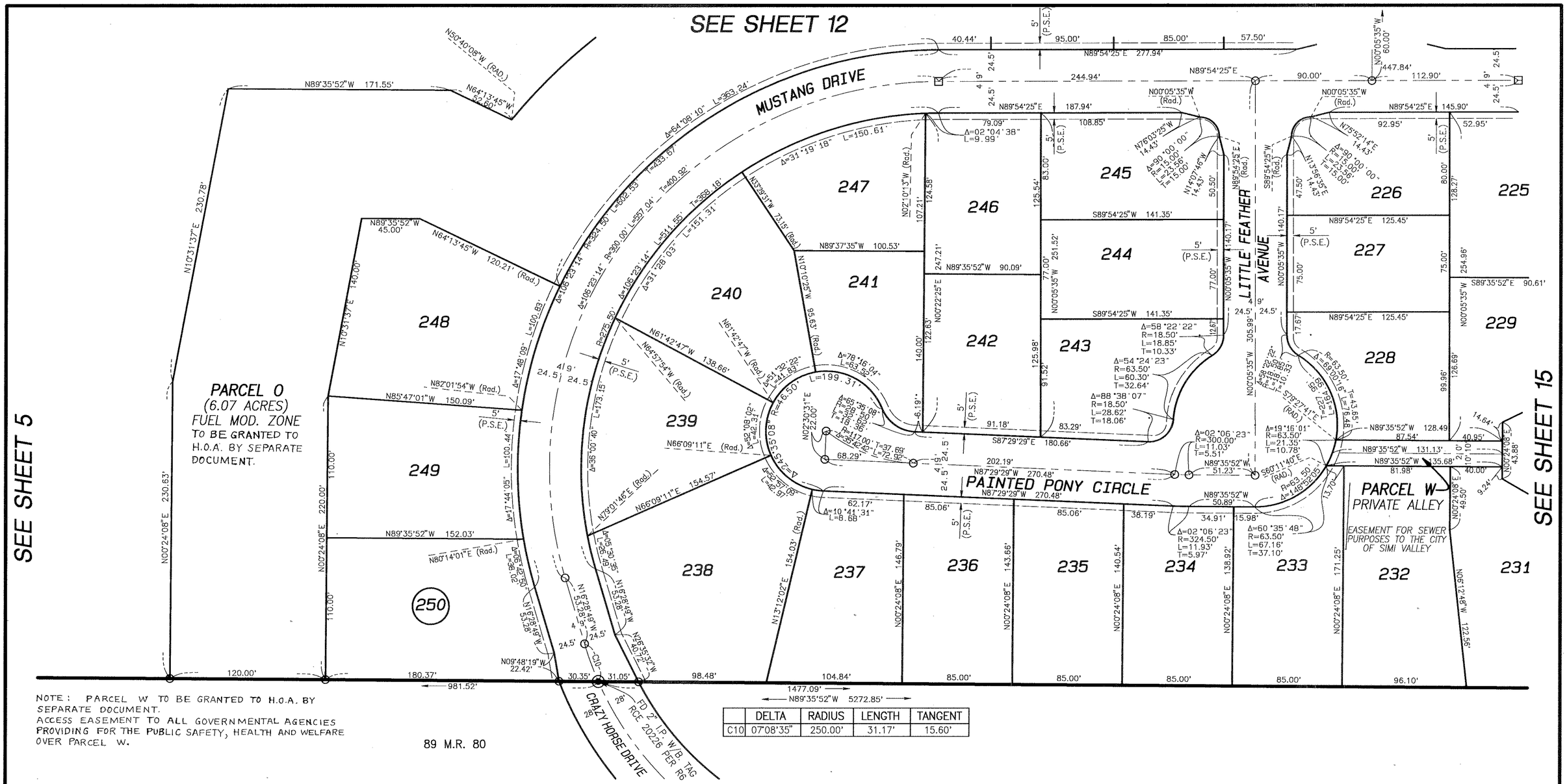
TRACT NO. 4998-4

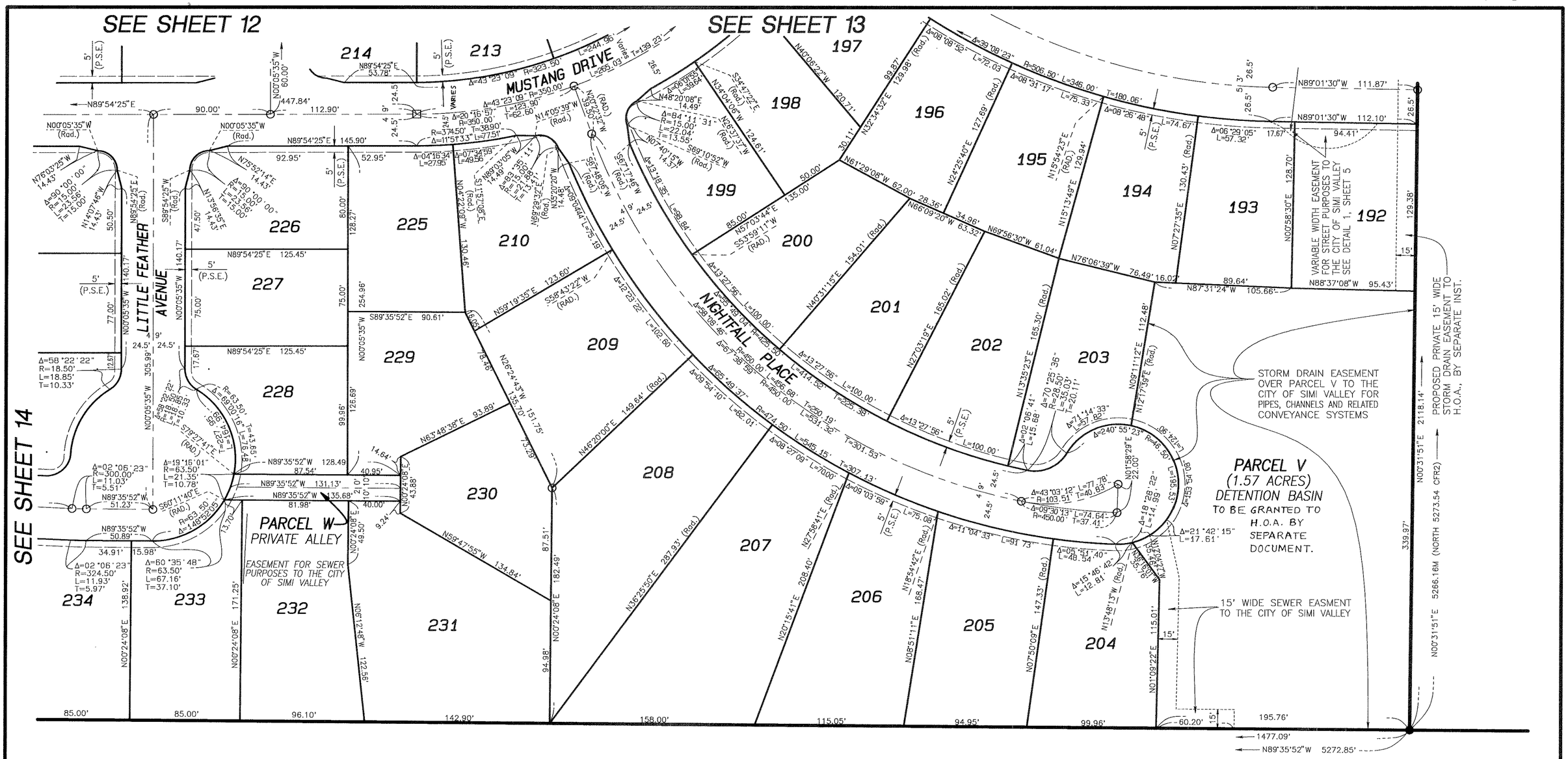
IN THE CITY OF SIMI VALLEY COUNTY OF VENTURA STATE OF CALIFORNIA

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SEE SHEET 12
SEE SHEET 5
SEE SHEET 15
MUSTANG DRIVE
PAINTED PONY CIRCLE
LITTLE FEATHER AVENUE
CRAZY HORSE DRIVE
PARCEL 0
(6.07 ACRES)
FUEL MOD. ZONE
TO BE GRANTED TO
H.O.A. BY SEPARATE
DOCUMENT.
PARCEL W
PRIVATE ALLEY
EASEMENT FOR SEWER PURPOSES TO THE CITY OF SIMI VALLEY
245
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232
231
226
227
228
229
225
N89°35'52"W 171.55'
N64°13'45"W 52.60'
N50°40'08"W (RAD.)
N10°31'37"E 230.78'
N89°35'52"W 45.00'
N64°13'45"W 120.21' (Rad.)
N10°31'37"E 140.00'
N82°01'54"W (Rad.)
N85°47'01"W 150.09'
N00°24'08"E 230.63'
N00°24'08"E 220.00'
N89°35'52"W 152.03'
N80°14'01"E (Rad.)
N00°24'08"E 110.00'
120.00'
180.37'
981.52'
N89°54'25"E 277.94'
N89°54'25"E 244.94'
N89°54'25"E 187.94'
N89°54'25"E 145.90'
N89°54'25"E 90.00'
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N89°54'25"E 108.85'
N89°54'25"E 92.95'
N89°54'25"E 125.45'
N89°54'25"E 125.45'
N89°54'25"E 112.90'
S89°54'25"W 141.35'
S89°54'25"W 141.35'
N89°35'52"W 90.09'
N89°37'35"W 100.53'
N89°37'31"W 73.15' (Rad.)
N00°05'35"W 140.17'
N00°05'35"W 305.99'
N00°05'35"W 251.52'
N00°05'35"W 247.21'
N00°05'35"W 122.63'
N00°05'35"W 91.52'
N00°05'35"W 126.69'
N00°05'35"W 99.96'
N00°05'35"W 75.00'
N00°05'35"W 128.27'
N00°05'35"W 254.96'
S89°35'52"E 90.61'
N00°05'35"W 140.00'
N00°22'25"E 140.00'
N00°05'35"W 77.00'
N00°05'35"W 77.00'
N00°05'35"W (Rad.)
S89°54'25"W (Rad.)
N89°54'25"E (Rad.)
N76°03'25"W 14.43'
N14°07'46"W 14.43'
N75°52'14"E 14.43'
S79°27'41"E (RAD.)
S60°11'40"E (RAD.)
N02°10'13"W (Rad.)
N13°12'02"E 154.03' (Rad.)
N02°30'13"E 22.00'
N87°29'29"W 270.48'
N87°29'29"W 270.48'
N89°35'52"W 50.89'
N89°35'52"W 51.23'
N89°35'52"W 128.49'
N89°35'52"W 131.13'
N89°35'52"W 135.68'
N00°24'08"E 43.88'
N00°24'08"E 49.50'
N06°12'48"W 122.56'
N00°24'08"E 146.79'
N00°24'08"E 143.66'
N00°24'08"E 140.54'
N00°24'08"E 138.92'
N00°24'08"E 171.25'
N09°48'19"W 22.42'
N16°28'49"W 53.28'
N19°53'48"W 53.28'
N26°55'32"W 40.12'
N61°42'47"W 138.66'
N61°42'47"W (Rad.)
N64°57'54"W (Rad.)
N66°09'11"E (Rad.)
N66°09'11"E 154.57'
N79°01'46"E (Rad.)
S87°29'29"E 180.66'
S87°29'29"E 83.29'
S87°29'29"E 91.18'
S87°29'29"E 68.29'
S87°29'29"E 202.19'
S87°29'29"E 6.19'
S87°29'29"E 24.5'
1477.09'
N89°35'52"W 5272.85'
104.84'
98.48'
85.00'
85.00'
85.00'
85.00'
85.00'
85.06'
85.06'
38.19'
34.91'
15.98'
13.70'
9.24'
14.64'
40.95'
40.00'
96.10'
Δ=64°08'10" L=363.24'
Δ=106°23'14" R=324.50' L=602.53' T=433.67'
Δ=106°23'14" R=90.00' L=557.04' T=400.92'
Δ=106°23'14" L=511.55' T=368.18'
Δ=31°26'03" L=151.31'
Δ=31°19'18" L=150.61'
Δ=17°48'09" L=100.83'
Δ=17°44'05" L=100.44'
Δ=55°00'40" L=173.15'
Δ=52°08'02" R=46.50' L=199.31'
Δ=52°08'02" R=42.34'
Δ=52°08'02" R=42.34'
Δ=78°16'04" L=63.32'
Δ=55°32'22" L=41.99'
Δ=02°04'38" L=9.99'
Δ=90°00'00" R=15.00' L=23.56' T=15.00'
Δ=58°22'22" R=18.50' L=18.85' T=10.33'
Δ=54°24'23" R=63.50' L=60.30' T=32.64'
Δ=88°38'07" R=18.50' L=28.62' T=18.06'
Δ=02°06'23" R=300.00' L=11.03' T=5.51'
Δ=02°06'23" R=324.50' L=11.93' T=5.97'
Δ=60°35'48" R=63.50' L=67.16' T=37.10'
Δ=19°16'01" R=63.50' L=21.35' T=10.78'
Δ=10°41'31" L=8.68'
Δ=35°08'02" R=117.00' L=72.92' T=37.69'
Δ=35°42'42" R=117.00'
Δ=65°35'08" R=18.50' L=21.18' T=12.00'
Δ=65°35'08" R=63.50' L=72.70' T=41.19'
Δ=90°00'00" R=63.50' L=99.75' T=63.50'
Δ=148°55'05" R=53.50'
Δ=13°56'35" R=15.00' L=3.65'
Δ=90°00'00" R=15.00' L=23.56' T=15.00'
Δ=90°00'00" R=15.00' L=23.56' T=15.00'
Δ=13°56'35" R=15.00' L=3.65'
Δ=90°00'00" R=15.00' L=23.56' T=15.00'
Δ=90°00'00" R=15.00' L=23.56' T=15.00'
Δ=90°00'00" R=15.00' L=23.56' T=15.00



LEGEND:

L	= CURVE ARC LENGTH	I.P.	= IRON PIPE
R	= RADIUS	M	= MEASURED
T	= TANGENT LENGTH	MON	= MONUMENT
△	= CENTRAL ANGLE	PRO	= PRORATED
RAD.	= RADIAL	(R)	= RECORD
B.	= BRASS	STD.	= STANDARD
BDRY.	= BOUNDARY	TR.	= TRACT
GRND	= GROUND	MOD.	= MODIFICATION
CFR.	= CALCULATED FROM RECORD	CNR.	= CORNER
H.O.A.	= HOMEOWNERS ASSOCIATION	FD.	= FOUND
R.S.R. & P.D.	= RANCHO SIMI RECREATION & PARK DISTRICT	FM.	= FROM
		V.C.W.W.D. #8	= VENTURA COUNTY WATER WORKS DISTRICT #8

P.S.E = PUBLIC SERVICES EASEMENT

NOTE: PARCEL W TO BE GRANTED TO H.O.A BY SEPARATE DOCUMENT.
ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE OVER PARCEL W.

RECORD REFERENCE:

R1 – MARRLAND (19 MR 45–57)
R2 – MARRLAND, UNIT NO. 2 (20 MR 72–91)
R3 – TRACT 2622–4 (89 MR 56–63)
R4 – TRACT 2622–5 (89 MR 64–69)
R5 – TRACT 2622–6 (89 MR 70–79)
R6 – TRACT 2622–7 (89 MR 80–87)
R7 – 32 RS 74–81
R8 – 31 RS 37–40
R9 – VEN. COUNTY HORIZONTAL CONTROL STATIONS "LCCD–3" ANS "S.E. CORNER S 31" PER NOTES FILED IN THE VENTURA COUNTY SURVEYORS OFFICE.
R10 – DEED (5590 OR 533)
R11 – DOC. NO. 81–006918, O.R.
R12 – VEN. CO. FLOOD CONTROL DISTRICT DWG. 17,015–17,019
R13 – DOC. NO. 97–069098 O.R.
R14 – TRACT 4998–1 (131 MR 84–97)
R15 – TRACT 4998–2 (132 MR 1–7)

MONUMENT REFERENCE:

◉ FD MONUMENT AS NOTED

SET 1/2" I.P. W/ BRASS TACK AND TAG RCE 26383 FLUSH AT ALL FRONT AND REAR LOT CORNERS AND AT ALL ANGLE POINTS IN LOT LINES.

○ SET 1 1/2" I.P. W/ BRASS TACK AND TAG RCE 26383 FLUSH AT ALL ANGLE POINTS IN TRACT BOUNDARY, STREET INTERSECTIONS, AND STREET BC'S, EC'S, & PRC'S.

□ SET VENTURA COUNTY STD. SURVEY MONUMENT W/ BRONZE DISC STAMPED RCE 26383 PER VENUTRA COUNTY STD. DESIGN NO. 90–3.

● FOUND 1 1/2" I.P. W/ BRASS TACK AND TAG RCE 26383 FLUSH PER R14

-N-

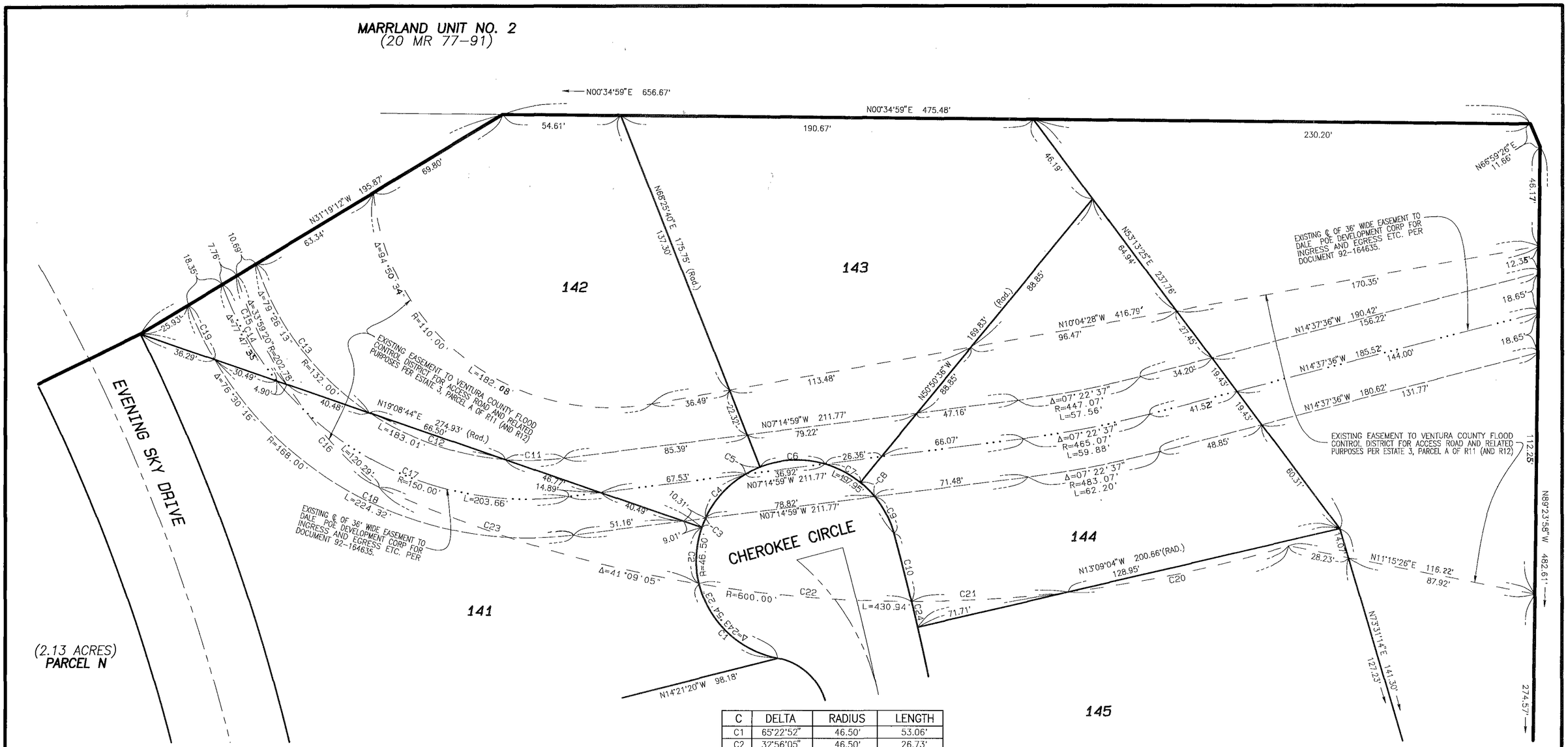
GRAPHIC SCALE 1"= 50'
0 50 100 150 200

TRACT NO. 4998-4

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

BEING A PORTION OF TRACT "O" OF RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Prepared By:
PACE Engineering, Inc.
Civil Engineering • Land Planning • Surveying
9310 Topanga Canyon Blvd.
Chatsworth, CA 91311



LEGEND:

L	= CURVE ARC LENGTH	I.P.	= IRON PIPE
R	= RADIUS	M	= MEASURED
T	= TANGENT LENGTH	MON	= MONUMENT
△	= CENTRAL ANGLE	PRO	= PRORATED
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H.O.A.	= HOMEOWNERS ASSOCIATION	FD.	= FOUND
R.S.R. & P.D.	= RANCHO SIMI RECREATION & PARK DISTRICT	FM.	= FROM
		V.C.W.W.D. #8	= VENTURA COUNTY WATER WORKS DISTRICT #8

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R10 – DEED (5590 OR 533)
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R13 – DOC. NO. 97–069098 O.R.
R14 – TRACT 4998–1 (131 MR 84–97)
R15 – TRACT 4998–2 (132 MR 1–7)

C	DELTA	RADIUS	LENGTH
C1	65°22'52"	46.50'	53.06'
C2	32°56'05"	46.50'	26.73'
C3	05°39'27"	46.50'	4.59'
C4	34°33'13"	46.50'	28.04'
C5	09°04'16"	46.50'	7.36'
C6	37°42'57"	46.50'	30.61'
C7	23°00'47"	46.50'	18.68'
C8	11°32'27"	46.50'	9.37'
C9	24°02'20"	46.50'	19.51'
C10	01°31'57"	1219.50'	32.62'
C11	11°48'20"	132.00'	27.20'
C12	29°10'47"	132.00'	67.23'
C13	38°27'06"	132.00'	88.59'
C14	19°47'03"	150.00'	51.79'
C15	15°46'31"	202.78'	55.83'
C16	18°12'49"	202.78'	64.46'
C17	58°00'24"	150.00'	151.86'
C18	66°53'52"	168.00'	196.15'
C19	09°36'24"	168.00'	28.17'
C20	09°57'06"	600.00'	104.21'
C21	06°57'30"	600.00'	72.87'
C22	09°25'11"	600.00'	98.64'
C23	14°49'18"	600.00'	155.21'
C24	00°34'50"	1219.50'	12.35'

GRAPHIC SCALE 1"= 30'
0 30 60 90 120

TRACT NO. 4998-4

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

BEING A PORTION OF TRACT "O" OF RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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