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. 4313, 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 FOR PUBLIC USE, THE RIGHT-OF WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THE MAP
AND THAT THEY DO HEREBY OFFER TO DEDICATE TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE AN INGRESS AND EGRESS EASEMENT OVER PARCELS "H", "I", "J", "K" AND LOT 36 AS SHOWN ON THIS MAP.
AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE EASEMENTS FOR SANITARY SEWER PURPOSES AND ALL USES INCIDENTAL THERETO OVER PARCELS "A", "C", "D", "H", "I", "J", "K", LOTS 5,26,36 AND 50
AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE EASEMENTS FOR STORM DRAINAGE PURPOSES AND ALL USES INCIDENTAL THERETO OVER PARCELS "A", "B", "C" AND LOTS 5 AND 26

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE VENTURA COUNTY WATERWORKS DISTRICT NO. 8, THE WATER PIPELINE AND INGRESS AND EGRESS EASEMENTS OVER PARCELS "D", "H", "I", "J", "K", AND LOTS 36, 45, 46 AND 50 AND AS SHOWN ON THIS MAP.
AND THEY DO HEREBY OFFER TO DEDICATE IN FEE PARCEL "G" TO VENTURA WATERWORKS DISTRICT NO. 8 FOR PUBLIC WATER FACILITY AND PIPELINE PURPOSES
AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE SOUTHERLY LINE OF PARCELS "A", "B", "C" AND "D", ABUTTING MADERA ROAD IN ORDER THAT THE OWNERS OF SAID PARCELS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID MADERA ROAD EXCEPT THE GENERAL RIGHT OF TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC
AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE EASEMENTS FOR PUBLIC SERVICE PURPOSES AS SHOWN ON THIS MAP.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, OWNER

BY: James J. Kopel Jr ITS: President, Cal/Ventura Division CENTEX HOMES

SIGNATURE OMISSION STATEMENT

THE SIGNATURES OF:

BLAKELEY SWARTZ AND THE RONALD REAGAN PRESIDENTIAL FOUNDATION, PRESENT OWNERS OF AN EASEMENT FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES AS DISCLOSED BY THE DEED RECORDED MARCH 12, 1990 AS DOCUMENT No. 90-036007 OF OFFICIAL RECORDS AND

BLAKELEY SWARTZ AND THE RONALD REAGAN PRESIDENTIAL FOUNDATION, PRESENT OWNERS OF EASEMENTS FOR UNDERGROUND UTILITIES AND INCIDENTAL PURPOSES AS DISCLOSED BY THE DEED RECORDED APRIL 3, 1990 AS DOCUMENT No. 90-049707 OF OFFICIAL RECORDS AND

SOUTHERN CALIFORNIA EDISON COMPANY, PRESENT OWNER OF AN EASEMENT FOR OVERHEAD AND/OR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES AS DISCLOSED BY THE DEED RECORDED OCTOBER 9, 1990 AS DOCUMENT No. 90-148593 OF OFFICIAL RECORDS (WITHIN COUNTRY CLUB DRIVE) AND

COMCAST CABELVISION OF SIMI VALLEY, INC., PRESENT OWNER OF AN EASEMENT FOR UNDERGROUND CATV SYSTEM AND INCIDENTAL PURPOSES AS DISCLOSED BY THE DEED RECORDED MARCH 12,1991 AS DOCUMENT No. 91-030384 OF OFFICIAL RECORDS (WITHIN COUNTRY CLUB DRIVE) AND

PACIFIC BELL, PRESENT OWNER OF AND EASEMENT FOR OVERHEAD AND/OR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS, COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES AS DISCLOSED BY THE DEED RECORDED MARCH 12, 1991 AS DOCUMENT No. 91-030388 OF OFFICIAL RECORDS (WITHIN COUNTRY CLUB DRIVE)
HAVE 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 FEE TITLE AND SUCH SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT No. 4313 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 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.

3-18-99
DATE

George T. Berg
GEORGE T. BERG R.C.E. 16804
CITY ENGINEER EXP. DATE 6-30-01

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

WATERWORKS DISTRICT ACCEPTANCE CERTIFICATE

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 HEREBY ACCEPTS THE EASEMENT FOR INGRESS & EGRESS & WATER PIPELINE OVER PARCELS "D", "H", "I", "J", "K", AND LOTS 36, 45, 46 AND 50 AND AS SHOWN ON THIS MAP
AND DOES ACCEPT IN FEE PARCEL "G" FOR WATER FACILITY AND WATER PIPELINE PURPOSES 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

March 18, 1999
DATE

Michael Allred
DISTRICT ENGINEER
VENTURA COUNTY WATERWORKS DISTRICT NO. 8

CITY COUNCIL'S CERTIFICATE

THIS MAP ENTITLED TRACT NO. 4313 CONSISTING OF 10 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 March, 1999, FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP,
AND DOES HEREBY ACCEPT FOR PUBLIC USE THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS AS SHOWN ON THIS MAP
AND DOES HEREBY ACCEPT THE INGRESS AND EGRESS EASEMENTS OVER ALL THE PARCELS "H", "I", "J", "K", AND LOT 36 AS SHOWN ON THIS MAP ON BEHALF OF ALL GOVERNMENT AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE,
AND DOES HEREBY ACCEPT THE EASEMENTS FOR SANITARY SEWER PURPOSES OVER PARCELS "A", "C", "D", "H", "I", "J", "K" AND LOTS 5,26,36 AND 50 AND AS SHOWN ON THIS MAP,
AND DOES HEREBY ACCEPT THE EASEMENTS FOR STORM DRAINAGE PURPOSES OVER PARCELS "A", "B" AND "C" AND LOTS 5, AND 26 AND AS SHOWN ON THIS MAP
AND DOES HEREBY ACCEPT ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON.
AND DOES HEREBY ACCEPT THE EASEMENTS FOR PUBLIC SERVICE AS SHOWN ON THIS MAP.
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 18th DAY OF March, 1999

ATTEST:

Alice K. Redondo
Asst CITY CLERK OF THE CITY OF SIMI VALLEY

Bill Davis
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.

3/19/99
DATE

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: Harold S. Pittman
~~DEPUTY~~ COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE:

DOC. NO. 99-057729 .O.R.
RECORDED AT THE REQUEST OF THE OWNER. CENTEX HOMES
ON March 24, 1999. AT 1:50 P.M. IN BOOK 137 OF MISCELLANEOUS RECORDS (MAPS). AT PAGES 32 THROUGH 41, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: J. Campbell
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 1998 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
WILLIAM S. KISH L.S. 5000
MY LICENSE EXPIRES 12/31/01

DATED: 2/18/99

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

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS

ON February 18, 1999 BEFORE ME, Kelly S. Alsbrook,
PERSONALLY APPEARED James J. Kopel Jr,
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.

Kelly S Alsbrook — November 7, 2001
SIGNATURE - NOTARY PUBLIC — MY COMMISSION EXPIRES
Kelly S. Alsbrook — Valencia Los Angeles
PRINT NAME - NOTARY PUBLIC — PRINT PLACE OF BUSINESS COUNTY

THE FOLLOWING SOILS AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 4313 HAVE BEEN
PREPARED BY : NEBLETT & ASSOCIATES
DATE OF REPORT: MAY 29, 1998
TITLE : REVIEW OF 60-SCALE GRADING PLANS PROPOSED TENTATATIVE TRACT NO. 4313

FIRM NAME: NEBLETT & ASSOCIATES
ENGINEER : SID NEBLETT
REGISTRATION NO : CEG 252

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

TOTAL GROSS AREA : 59.78 ACRES

TRACT NO. 4313

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LD-S-446, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 49, PAGES 61 THROUGH 67, INCLUSIVE, OF PARCEL MAPS RECORDS OF SAID COUNTY.

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

AUGUST 5 1998

SHEET 1 OF 10 SHEETS

LEGEND AND MONUMENT NOTES

○ INDICATES SET 2" I.P. SET W/TAG L.S. 5000, FLUSH
□ INDICATES SET VENTURA COUNTY STANDARD SURVEY MONUMENT PER STANDARD DESIGN NO. 90-3 SET, TAGGED L.S. 5000
● FOUND 2" I.P. TAGGED R.C.E. 20475 PER R1 & R2

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

2" I.P. & TAG L.S. 5000 SET AT ALL RIGHT OF WAY CENTERLINE, BC/EC AND ANGLE POINTS, UNLESS OTHERWISE NOTED

SET L.T. & TAG L.S. 5000 ON TOP OF CURB ON LOT LINES PRODUCED TO 0.25 FT. FROM FACE OF CURB (6.25' O/S)

M = MEASURED
FD = FOUND
S.F.F.N. = SEARCHED FOR FOUND NOTHING
RAD = RADIAL
CF = CALCULATED FROM
P.S.E. = PUBLIC SERVICES EASEMENT
H.O.A. = HOME OWNERS ASSOCIATION

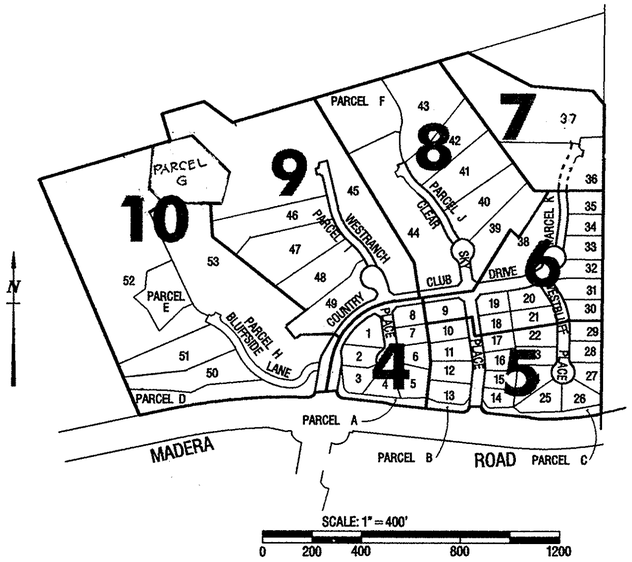
BASIS OF BEARINGS:

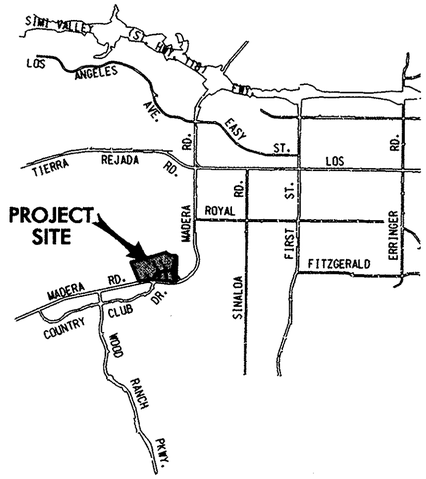
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 5 AND DETERMINED LOCALLY BY THE LINE BETWEEN VENTURA COUNTY SURVEY CONTROL STATIONS WLK-3 RS AND WLK-7 RS AS SHOWN HEREIN AS N 68°40'26"E (SEE SHEET 3)

REFERENCES:

R1 = RECORD OF SURVEY, 46 RS 27
R2 = PARCEL MAP LD-S-446, 49 PM 61
R3 = TRACT No. 3513-1, 97 MR 1
R4 = PARCEL MAP LD-S-581, 57 PM 60
R5 = LLA No.98-10 98-175820 O.R.

KEY MAP





VICINITY MAP

TRACT NO. 4313

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

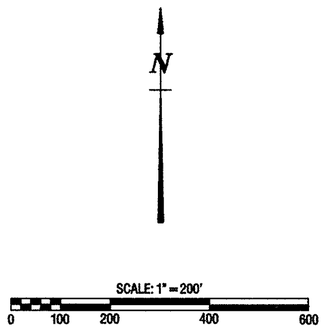
BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LD-S-446, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 49, PAGES 61 THROUGH 67, INCLUSIVE, OF PARCEL MAPS RECORDS OF SAID COUNTY.

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

AUGUST 5 1998

REFERENCES:

R1 = RECORD OF SURVEY, 46 RS 27
R2 = PARCEL MAP LD-S-446, 49 PM 61
R3 = TRACT No. 3513-1, 97 MR 1
R4 = PARCEL MAP LD-S 581, 57 PM 60
R5 = LLA No. 98-10 98-175820 O.R.



PARCEL 4
PARCEL MAP LD-S-446
49 P.M. 61/67

PARCEL 2
PARCEL MAP LD-S-446
49 P.M. 61/67

FD 2" IP TAGGED RCE 23956 PER 39 RS 51 ACCEPTED AS NE COR. PARCEL 4 OF R2

LLA 96-03
96-061027 O.R.

FD 2" IP TAGGED RCE 20475 PER R2 FLUSH N73° 23'24"E 0.14' HELD FOR LINE TO WEST

57 P.M. 60

57 P.M. 60

VISTA LAGO ESTATES
26 M.R. 70

31 P.M. 28

26 P.M. 100

97 M.R. 1

MADERA ROAD

COUNTRY CLUB DRIVE

FD 2" I.P. TAGGED R.C.E. 20475, FLUSH

FD 2" I.P. & NAIL NO TAG IN LIEU OF BRASS CAP IN CONC. VCSM PER R1 ACCEPTED AS 2" IP PER R2

FD 2" I.P. & NAIL NO TAG ACCEPTED AS 2" I.P. TAGGED R.C.E. 20475 PER R1 & R2

FD 2" I.P. & NAIL NO TAG IN LIEU OF BRASS CAP IN CONC. VCSM PER R1 & R2

FD 2" I.P. TAGGED RCE 20475 PER R2 S33°57'28"W 0.14' FLUSH

FD 2" I.P. TAGGED RCE 20475 PER R2 S43°28'37"W 0.10' DN 0.50' DISTURBED.

FD. BRASS CAP IN CONC. V.C.S.M. PER R1 & R2

VENTURA CO. SURVEY CONTROL STATION WKL-3 RS

VENTURA CO. SURVEY CONTROL STATION WKL-7 RS

N34° 07'37"W 9184.45' GRID

N68° 40'26"E 5183.27' GRID

BASIS OF BEARINGS

NOTE: ALL OTHER MAP DISTANCES ARE GROUND

NOTE:
SEE SHEET 2 FOR LEGEND, MONUMENT NOTES AND BASIS OF BEARINGS

TRACT NO. 4313

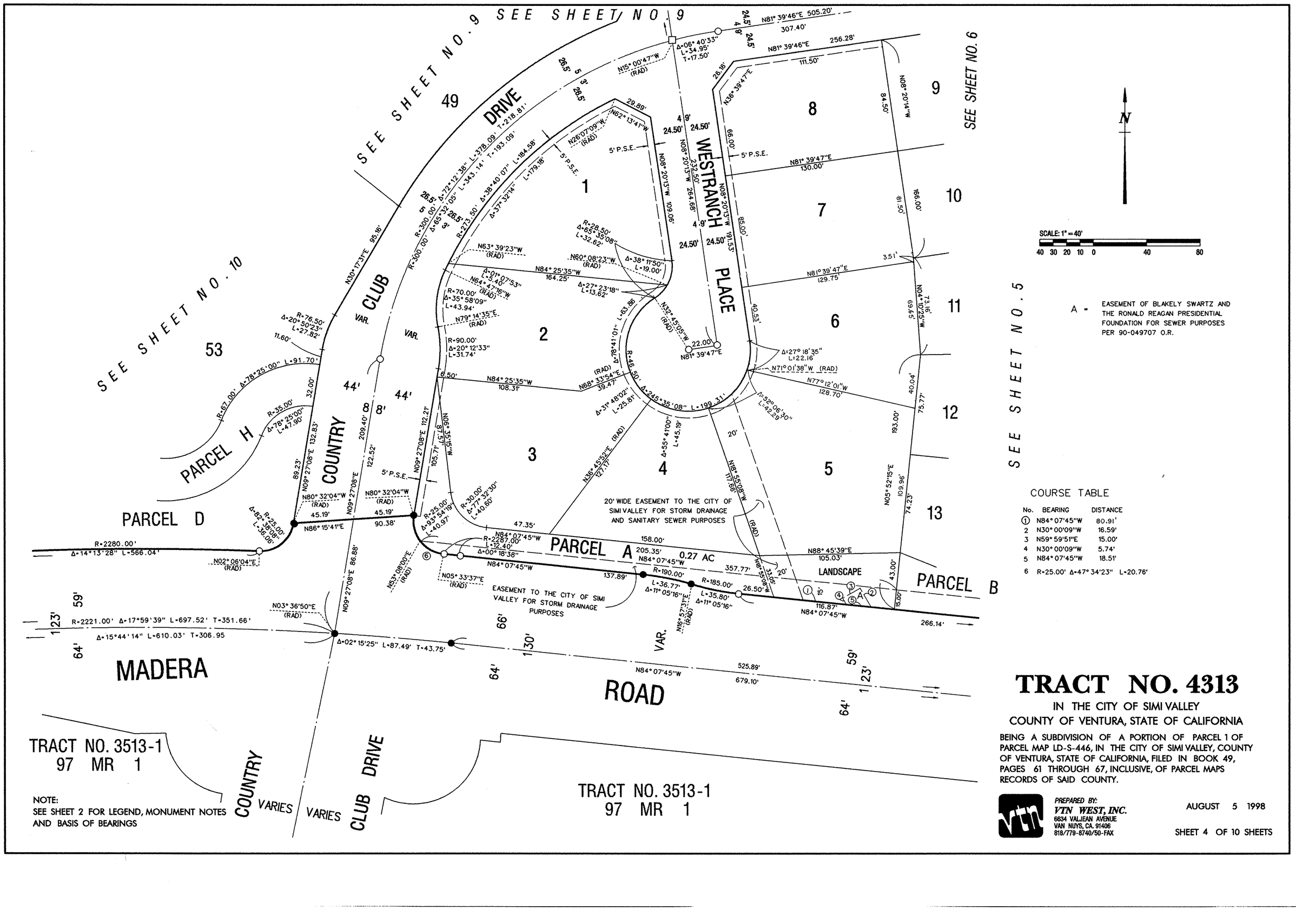
IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LD-S-446, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 49, PAGES 61 THROUGH 67, INCLUSIVE, OF PARCEL MAPS RECORDS OF SAID COUNTY.

BOUNDARY ESTABLISHMENT

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

AUGUST 5 1998



A - EASEMENT OF BLAKELY SWARTZ AND THE RONALD REAGAN PRESIDENTIAL FOUNDATION FOR SEWER PURPOSES PER 90-049707 O.R.

COURSE TABLE

No.	BEARING	DISTANCE
①	N84° 07'45"W	80.91'
2	N30° 00'09"W	16.59'
3	N59° 59'51"E	15.00'
4	N30° 00'09"W	5.74'
5	N84° 07'45"W	18.51'
6	R=25.00' Δ=47° 34'23"	L=20.76'

NOTE:
SEE SHEET 2 FOR LEGEND, MONUMENT NOTES AND BASIS OF BEARINGS

TRACT NO. 4313

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LD-S-446, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 49, PAGES 61 THROUGH 67, INCLUSIVE, OF PARCEL MAPS RECORDS OF SAID COUNTY.

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

AUGUST 5 1998

SEE SHEET NO. 4

SEE SHEET NO. 6

CLEAR SKY PLACE

WESTBLUFF PLACE

W'LY LINE OF A 10' WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE H.O.A. BY SEPARATE INSTRUMENT

31 P.M. 28

SCALE: 1" = 40'

40 30 20 10 0 40 80

COURSE TABLE

No.	BEARING	DISTANCE
1	N1° 28'55"W	10.00'
2	N88° 31'05"E	15.00'
3	N1° 28'55"W	9.82'
4	N0° 25'59"E	45.00'
5	N89° 34'01"W	15.00'
6	N0° 25'59"E	47.76'
7	N0° 25'59"E	15.27'
8	N39° 07'35"W	11.31'

No.	RADIUS	DELTA	LENGTH
C1	R=1265.93'	Δ=0° 40' 44"	L=15.00'
C2	R=1265.93	Δ=2° 17'18"	L=50.56'
C3	R=1265.93'	Δ=0° 41'25"	L=15.25'
C4	R=25.00'	Δ=66° 25'19"	L=28.98'
C5	R=1265.93'	Δ=0° 27'37"	L=10.17'

A = EASEMENT OF BLAKELY SWARTZ AND THE RONALD REAGAN PRESIDENTIAL FOUNDATION FOR SEWER PURPOSES PER 90-049707 O.R.

B = EASEMENT OF BLAKELY SWARTZ AND THE RONALD REAGAN PRESIDENTIAL FOUNDATION FOR STORM DRAIN PURPOSES PER 90-036007 O.R.

26 P.M. 100

PARCEL B LANDSCAPE 0.13 AC

PARCEL C

PARCEL C 0.32 AC

LANDSCAPE

20' WIDE EASEMENT TO THE CITY OF SIMI VALLEY FOR STORM DRAIN AND SANITARY SEWER PURPOSES

EASEMENT TO THE CITY OF SIMI VALLEY FOR STORM DRAINAGE PURPOSES

MADERA ROAD

15' & VARIABLE WIDTH EASEMENT TO THE CITY OF SIMI VALLEY FOR STORM DRAIN PURPOSES

MADERA ROAD

TRACT NO. 4313

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LD-S-446, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 49, PAGES 61 THROUGH 67, INCLUSIVE, OF PARCEL MAPS RECORDS OF SAID COUNTY.

TRACT NO. 3513-1
97 M.R. 1

NOTE:
SEE SHEET 2 FOR LEGEND, MONUMENT NOTES AND BASIS OF BEARINGS

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

AUGUST 5 1998

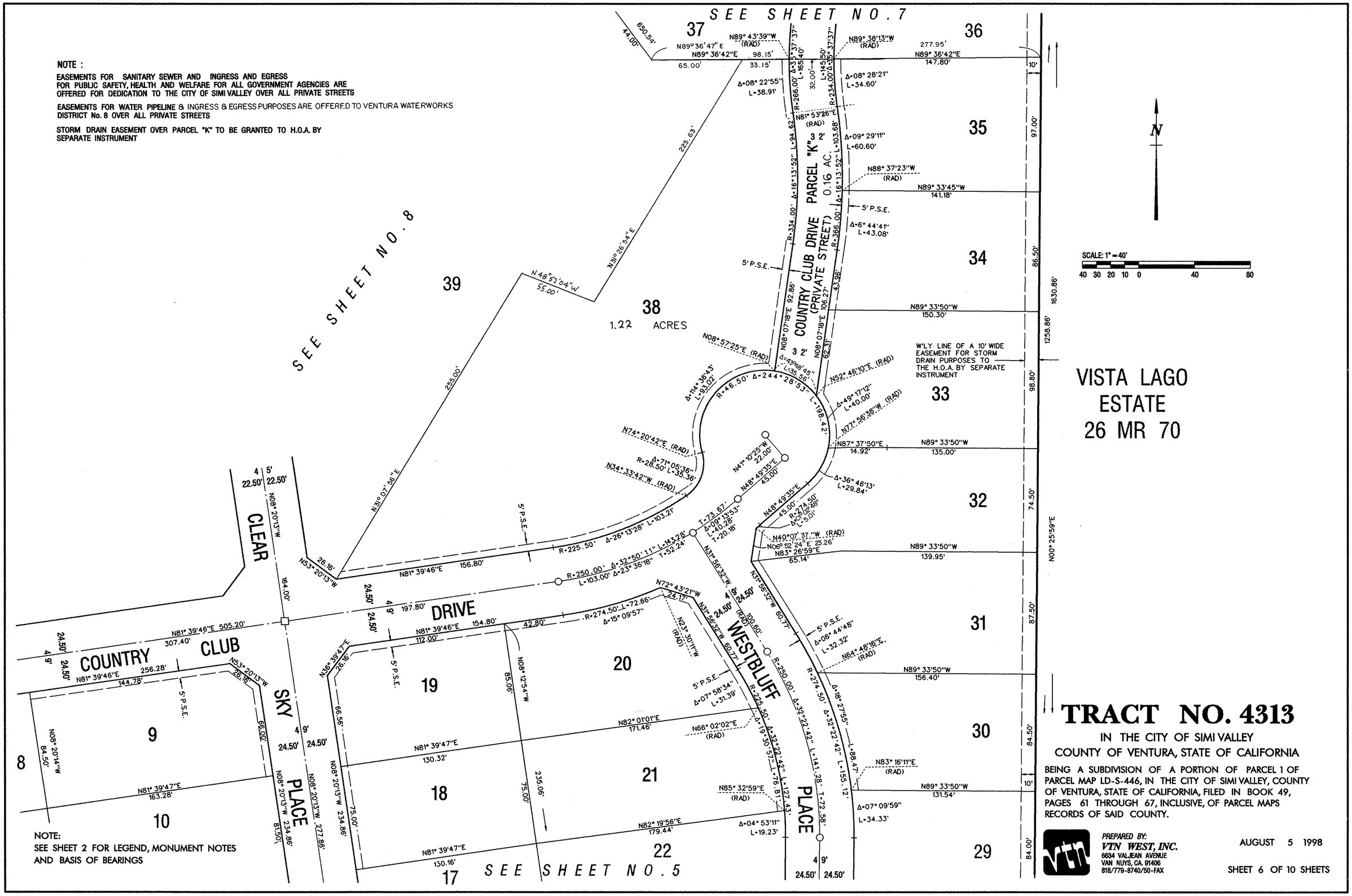
SHEET 5 OF 10 SHEETS

NOTE :

EASEMENTS FOR SANITARY SEWER AND INGRESS AND EGRESS FOR PUBLIC SAFETY, HEALTH AND WELFARE FOR ALL GOVERNMENT AGENCIES ARE OFFERED FOR DEDICATION TO THE CITY OF SIMI VALLEY OVER ALL PRIVATE STREETS

EASEMENTS FOR WATER PIPELINE & INGRESS & EGRESS PURPOSES ARE OFFERED TO VENTURA WATERWORKS DISTRICT No. 8 OVER ALL PRIVATE STREETS

STORM DRAIN EASEMENT OVER PARCEL "K" TO BE GRANTED TO H.O.A. BY SEPARATE INSTRUMENT



TRACT NO. 4313

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LD-S-446, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 49, PAGES 61 THROUGH 67, INCLUSIVE, OF PARCEL MAPS RECORDS OF SAID COUNTY.

NOTE:
SEE SHEET 2 FOR LEGEND, MONUMENT NOTES AND BASIS OF BEARINGS

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

AUGUST 5 1998

SHEET 6 OF 10 SHEETS

NOTE :
EASEMENTS FOR SANITARY SEWER AND INGRESS AND EGRESS FOR PUBLIC SAFETY, HEALTH AND WELFARE FOR ALL GOVERNMENT AGENCIES ARE OFFERED FOR DEDICATION TO THE CITY OF SIMI VALLEY OVER ALL PRIVATE STREETS

PARCEL 4
PARCEL MAP LD - S - 446
49 PM 61 / 67

57 P.M. 60
PARCEL 2

57 P.M. 60

N

SCALE: 1" = 50'
50 40 30 20 10 0 50 100

1568.79'
574.86'
N73° 23'24"E
122.97'
243.49'
N62° 12'27"W
287.93'
372.00'
1630.86'
203.04'
411.30'
30.84'
N85° 19'01"W
85.86'
250.00'
133.30'
N39° 49'01"W
69.00'
N00° 05'48"E
53.70'
N56° 57'07"W
14.98'
N33° 41'24"W
52.77'
N00° 24'02"W
116.49'
132.77'
N36° 19' 11"W
139.00'
650.54'
N90° 00'00"E
292.25'
277.73'
N84° 39'33"W
61.29'
N63° 34'20"W
103.00'
N38° 04'22"W
42.00'
N80° 22'49"W
33.00'
N49° 43'41"E
52.15'
N00° 52'04"E
36.50'
N82° 22'14"W
32.00' (RAD)
N08° 47'38"E
27.00'
N87° 44'13"E
93.26'
N74° 01'46"W
57.69'
14.52'
N23° 53'56"E
29.28'
R=246.00'
Δ=02° 19'45"
L=10.00'
N80° 02'29"W (RAD)
N32° 40'28"W
14.87'
N74° 47'59"W
10.00'
10.00'
R=214.00'
Δ=13°38'16"
L=50.93'
N62° 28'57"W (RAD)
N76° 07'03"W (RAD)
25.00'
N15° 12'01"E
N74° 47'59"W
10.00'
N69° 33'29"W (RAD)
N63° 04'31"E
14.87'
R=246.00'
Δ=07° 04'32"
L=30.38'
5' P.S.E.
R=266.00'
Δ=27° 14'42"
L=126.49'
Δ=35° 37'37"
L=165.40'
R=234.00'
Δ=35° 37'37"
L=145.59'
Δ=27° 09'16"
L=110.90'
5' P.S.E.
1258.86'
N00° 25'59"E
217.00'
239.64'
N71° 30'00"E
44.00'
N89° 43'39"W
98.15'
N89° 36'42"E (RAD)
65'
33.15'
32.00'
N89° 38'13"W (RAD)
227.95'
147.80'
10'
10'
97.00'
10' x 10' EASEMENT FOR STORM DRAIN PURPOSES TO H.O.A. BY SEPARATE INSTRUMENT

37
3.17 ACRES
2.48 ACRES
NET

EASEMENT FOR STORM DRAIN PURPOSES TO THE H.O.A. BY SEPARATE DOCUMENT

43
42
41
40
39
38
36
35

1.59 ACRES
1.43 ACRES
NET

SEE SHEET NO. 8

SEE SHEET NO. 6

✳ – VARIABLE WIDTH INGRESS & EGRESS EASEMENT FOR THE BENEFIT OF LOT 37 TO BE GRANTED BY SEPARATE INSTRUMENT.
✳ – VARIABLE WIDTH EASEMENT FOR STORM DRAIN PURPOSES TO BE GRANTED TO H.O.A. BY SEPARATE INSTRUMENT.
✳ – VARIABLE WIDTH EASEMENT TO ALL GOVERNMENT AGENCIES PROVIDING FOR THE PUBLIC SAFETY; HEALTH & WELFARE.
✳ – VARIABLE WIDTH EASEMENT TO VENTURA WATER DISTRICT NO. 8 FOR WATER PIPELINE PURPOSES
✳ – VARIABLE WIDTH EASEMENT TO THE CITY OF SIMI VALLEY FOR SANITARY SEWER PURPOSES

VISTA LAGO
ESTATES
26 MR 70

TRACT NO. 4313

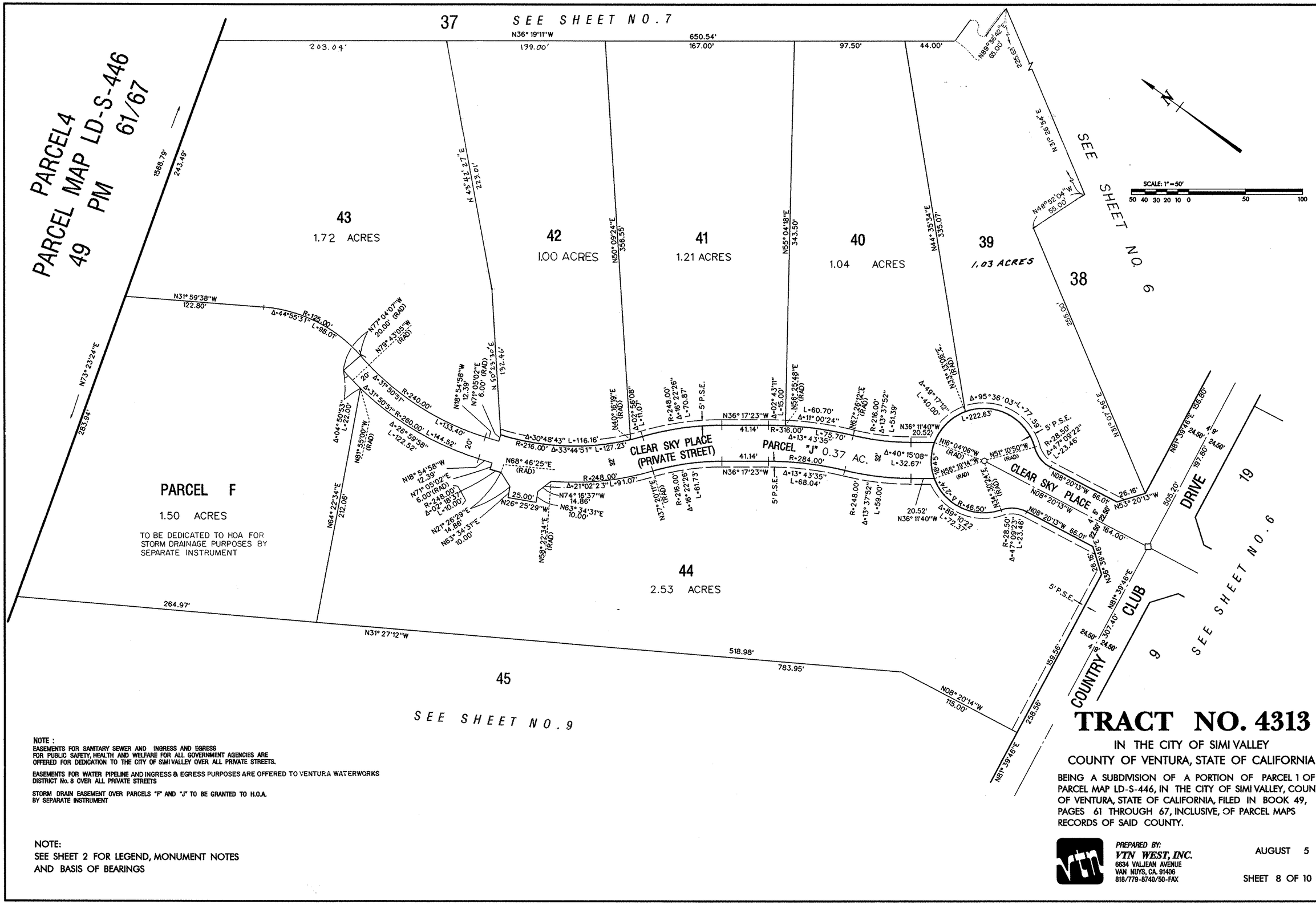
IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LD-S-446, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 49, PAGES 61 THROUGH 67, INCLUSIVE, OF PARCEL MAPS RECORDS OF SAID COUNTY.

NOTE:
SEE SHEET 2 FOR LEGEND, MONUMENT NOTES AND BASIS OF BEARINGS

PREPARED BY:
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818/779-8740/50-FAX

AUGUST 5 1998



NOTE :
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EASEMENTS FOR WATER PIPELINE AND INGRESS & EGRESS PURPOSES ARE OFFERED TO VENTURA WATERWORKS DISTRICT No. 8 OVER ALL PRIVATE STREETS

STORM DRAIN EASEMENT OVER PARCELS "F" AND "J" TO BE GRANTED TO H.O.A. BY SEPARATE INSTRUMENT

NOTE:
SEE SHEET 2 FOR LEGEND, MONUMENT NOTES AND BASIS OF BEARINGS

TRACT NO. 4313

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

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STORM DRAIN EASEMENT OVER PARCEL "I" TO BE GRANTED TO H.O.A. BY SEPARATE INSTRUMENT

PARCEL 4
PARCEL MAP LD-S-446
49 PM 61/67

PARCEL F

44

SEE SHEET NO. 8

264.97'
272.71'
N31° 27'12"W
783.95'
518.98'
N08° 20'14"W 115.00'
159.56'
258.56'
N81° 39'46"E 505.20'
307.40'
DRIVE
8

1568.79'
218.00'
343.53'
N73° 23'24"E
125.53'
142.21'
N53° 18'55"W
N73° 23'54"E
175.08'
N16° 31'40"W
113.70'
N73° 21'20" E
84.50'
159.64'
549.85'
75.14'
N73° 21'20"E
N01° 17' 09 "E
178.25'
N43° 36' 44" W
70.00'
N89° 42'42" E
190.34'
N47° 49' 45" W
208.88'
41.50'
N12° 07' 25" E
16.23'
N79° 39'42"E
198.97'
205.17'
N79° 39'42"E
59.08'
58.08'
N79° 39'42"E
N12° 56'18"W
236.86'

STORM DRAIN EASEMENT TO H.O.A. BY SEPARATE INSTRUMENT

15' WIDE EASEMENT TO VENTURA COUNTY WATERWORKS DISTRICT NO. 8 FOR WATER PIPLINE PURPOSES

15' WIDE EASEMENT TO VENTURA COUNTY WATERWORKS DISTRICT NO. 8 FOR WATER PIPLINE, INGRESS AND EGRESS PURPOSES

15' WIDE EASEMENT TO VENTURA COUNTY WATERWORKS DISTRICT NO. 8 FOR WATER PIPLINE INGRESS AND EGRESS PURPOSES

N78° 57'26"E 91.04'
N76° 57'26"E 32.00'
N58° 02'34"W 14.14'
N13° 31'20"E 22.36'
N76° 57'26"E 10.00'
N12° 20'54"E (RAD)
Δ=22° 41'12" R=267.50' L=105.92'
16.72'
N76° 57'26"E 10.00'
N13° 02'34"W 25.00'
N13° 58'31"E (RAD)
R=252.50' Δ=24° 18'49" L=107.15'
R=97.50' L=95.72'
Δ=56° 15'04" L=81.00'
R=82.50'
N23° 24'38"E
N23° 24'38"E 15' 112.28'
Δ=29°53'16" L=58.67'
N69° 28'38"W (RAD)
Δ=7° 15'16" L=16.14'
N13° 30'38"W (RAD)
Δ=31° 14' 33" R=112.50' L=61.34'
Δ=28° 21'07" L=55.67'
17.56'
Δ=29° 59'00" L=58.38'
N82° 10'14"E (RAD)
Δ=39° 39'08" R=97.50' L=67.85'
N87° 17'57"E 45.00' (RAD)
15.00'
10.21'
19.73'
77.86'
N03° 44'38"W
Δ=39° 39'08" R=892.50' L=56.89'
16.23'
15.46'
15.59'
14.49'
N00° 57'05"E 49.51'
35.02'
31.28'
138.91'
61.05'
N00° 57'05"E 49.51'
105.51'
Δ=30° 14'23" R=125.50' L=66.52'
N82° 10'14"E (RAD)
R=50.00' Δ=188° 46'50" L=164.74'
R=65.00' Δ=188° 46'50" L=214.16'
N38° 57'46"E 88.87'
120.69'
201.81'
N51° 18'40"W
482.50'
160.00'
N01° 34'10"E
101.87'
N45° 25'50" 60.13'
N89° 38'02"E
138.26'
N30° 17'37"E 95.16'
N59° 42'29"W (RAD)
R=300.00' Δ=4° 27'12" L=23.31'
R=300.00' Δ=4° 27'12" L=345.14' T=193.09'
R=326.50' Δ=38° 18'39" L=218.31' T=218.81'
N89° 39'46"E 505.20'
99.00'
24.5'
24.5'
N26° 14'04"E (RAD)
Δ=35° 11'38" L=28.58'
N61° 28'43"E 52.00'
Δ=47° 23'32" L=38.46'
N26° 14'04"E (RAD)
N61° 28'43"E 34.50'
32.69'
N21° 06'28"W (RAD)
N61° 28'43"E 22.00'
N04° 49'31"E (RAD)
N28° 31'17"W 224.00'
Δ=21° 44'13" L=84.98'
N28° 31'17"W 256.00'
Δ=21° 44'13" L=97.12'
N13° 02'34"W 193.00'
N13° 02'34"W 80.00'
N13° 02'34"W 138.00'
58.00'
5' P.S.E.
R=224.00' Δ=37° 12'56" L=145.50'
R=256.00' Δ=37° 12'56" L=166.28'
Δ=21° 16'56" L=95.09'
Δ=09° 26'34" L=42.19'
N67° 30'52"E (RAD)
N46° 13'56"E (RAD)
Δ=26° 22'06" L=29.00'
N27° 47'18"E 57.68'
Δ=54° 04'01" R=46.50' L=125.04'
N29° 18'45"E
R=28.50' Δ=75° 11'44" L=37.40'
N69° 01'15"E (RAD)
N71° 23'50"W (RAD)
N15° 00'47"W (RAD)
N08° 20'13"W 264.68'
R=46.50'
32.18'
Δ=06° 40'33" L=34.95' T=17.50'
R=250.00' L=88.07'
Δ=20° 11'05" T=44.50'
N54° 35'39"W
L=192.06'
R=274.50' Δ=17° 40'14" L=84.66'
N08° 08'36"E (RAD)
N26° 14'04"E (RAD)
N61° 28'43"E
5' P.S.E.
WESTRANCH PLACE
(PRIVATE STREET)
WESTRANCH PLACE
PARCEL "I" 0.37 AC.
COUNRY CLUB

45
6.56 ACRES
4.83 ACRES NET

46
1.16 ACRES
1.06 ACRES NET

47
1.42 ACRES

48
1.06 ACRES

49
1.00 ACRES

PARCEL G
PUBLIC WATER RESERVOIR SITE
1.55 ACRES

53

SEE SHEET NO. 10

SEE SHEET NO. 4

SCALE: 1" = 50'
50 40 30 20 10 0 50 100

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TRACT NO. 4313

IN THE CITY OF SIMI VALLEY
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AUGUST 5 1998

SHEET 9 OF 10 SHEETS

NOTE :

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STORM DRAIN EASEMENT OVER PARCEL "H" TO BE GRANTED TO H.O.A. BY SEPARATE INSTRUMENT

SEE SHEET NO. 9

SEE SHEET NO. 4

BLUFFSIDE LANE

BLUFFSIDE

COUNTRY CLUB DRIVE VAR.

COUNTRY CLUB DRIVE

MADERA ROAD

LOT 50

DETAIL "C"

NOT TO SCALE

PARCEL D

PARCEL G
1.55 ACRES

PARCEL E
0.81 ACRES
TO BE DEDICATED TO H.O.A. FOR STORM DRAINAGE PURPOSES BY SEPARATE INSTRUMENT

℄ OF A 10' WIDE EASEMENT FOR STORM DRAIN PURPOSES TO H.O.A. BY SEPARATE INSTRUMENT

PARCEL "H" (PRIVATE STREET)

PARCEL D
1.15 ACRES

45 — 6.25 ACRES

46 — 4.71 ACRES

47 — 0.49 AC.

48 — 1.09 ACRES

49 — 1.04 ACRES

50 — 1.09 ACRES

51 — 1.04 ACRES

52 — 6.25 ACRES

53 — 4.71 ACRES

59' VAR.

64'

123'

A - EASEMENT OF BLAKELY SWARTZ AND THE RONALD REAGAN PRESIDENTIAL FOUNDATION FOR SEWER PURPOSES PER 90-049707 O.R.

B - VARIABLE WITH EASEMENT TO THE CITY OF SIMI VALLEY FOR SANITARY SEWER PURPOSES.

C - VARIABLE WITH EASEMENT TO VENTURA COUNTY WATERWORKS DISTRICT NO.8 FOR WATER PIPELINE PURPOSES

D - VARIABLE WIDTH EASEMENT FOR STORM DRAIN PURPOSES TO BE GRANTED TO THE H.O.A. BY SEPARATE INSTRUMENT

① N43° 30'09"W 5.00'
② N46° 29'51"E 15.00'
③ N43° 30'09"W 1800'
④ R=2280.00' Δ=00° 30'27" L=20.19'
⑤ R=2280.00' Δ=02° 25'13" L=96.31'
⑥ R=256.00' Δ=24° 26'18" L=109.19'

SCALE: 1" = 80'
80 60 40 20 0 80 120

PARCEL4
PARCEL MAP LD-S-446
49 PM 61/67

PARCEL 2
PARCEL MAP LD-S-446
49 PM 61/67

TRACT NO. 3513-1
97 MR 1

FD. BRASS CAP IN CONC. V.C.S.M. PER R1 & R2

TRACT NO. 4313

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