Tract No. 5043

Being a subdivision of a portion of the west half of Section 17, Township 2 North, Range 18 West, Rancho Simi (3 MR 7) in the City of Simi Valley, County of Ventura, State of California.

Gross Area = 20.93 acres

December 1998

OWNER'S STATEMENT

The undersigned hereby state that they are the owners of, or are interested in, the real property included within the boundary of the subdivision entitled Tract No. 5043 shown on this map, that they are the only persons whose consent is necessary to pass title to said real property, 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 the City of Simi Valley, all rights of vehicular ingress and egress over and across the southerly lines of Lots 1, 17, 18, and 29 abutting Highland Road and the westerly lines of Lots 15, 16, and 17 abutting Wildlife Drive in order that the owners of said lots shall have no rights of vehicular access whatsoever to said Highland Road and Wildlife Drive, 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 easement for emergency access, storm drainage, sanitary sewer, and public service purposes shown on the map, and that they do hereby irrevocably offer to dedicate to the City of Simi Valley, the easement for riparian corridor purposes shown on the map.

MORRISON-HIGHLAND ESTATES, LLC, a California limited liability company, as owners.

Michael J. Greynald

Michael J. Greynald
Managing Member

ACKNOWLEDGEMENTS

State of California
County of Ventura } SS

On this 17th day of August, in the year 1999, before me, Eileen M. Ozawa, a notary public in and for said state, personally appeared Michael J. Greynald, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal

Eileen M. Ozawa 1081137

Eileen M. Ozawa, Notary Public Number
Principal place of business: Ventura County
My commission expires December 17, 1999

EILEEN M. OZAWA
Commission # 1081137
Notary Public — California
Ventura County
My Comm. Expires Dec 17, 1999

SIGNATURE OMISSIONS

Signatures of the parties named hereunder as owners of easements set forth are omitted under the provisions of Section 66436 (a)(3)(A) of the Subdivision Map Act, as their interests are such that they cannot ripen into a fee title and such signatures are not required by the governing body:

Ventura County Water Works District No. 8, present owner of an easement for pipelines and incidental rights (banket in nature), per document recorded in Book 638, Page 477, Official Records.

Raul Salazar, et al, present owners of an easement for road and utility purposes, per document recorded in Book 4387, Page 678, Official Records.

Ventura County Flood Control District, easement holder by document recorded in Book 5161, page 655, Official Records, for flood control and water conservation purposes.

City of Simi Valley, easement holder by document recorded in Book 5496, page 38, Official Records, for road and utility purposes.

ENGINEER'S STATEMENT

I, Byron B. Johnson Jr., do hereby state that I am a Civil Engineer, that this map correctly represents a survey made under my direction in November 1997, 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.

Dated: December 18, 1998

Byron B. Johnson Jr.

Byron B. Johnson Jr., R.C.E. 12492 (exp. 3/31/01)

REGISTERED PROFESSIONAL ENGINEER
BYRON B. JOHNSON JR.
12492
Exp. 3/31/01
CIVIL
STATE OF CALIFORNIA

SOILS REPORTS

The following soils reports relating to Tract No. 5043 have been prepared:

Date of Report	Title of Report	Firm Name	Engineer	Registration Number
Oct. 1983	Soils Investigation of Tract 2971	Leighton and Associates	Frederick C. E. Gebhart	RCE 13874
Oct. 1988	Updated Engineering Geologic Investigation, Tentative Tract 2971	Mountain Geology, Inc.	Jeffrey W. Holt	CEG 1200
May 1989, Jun. 1989	Geotechnical Consultants of Record, Tract 2971	Mt. Geology & W. Coast Soils	J.W. Holt L.I. Liston	CEG 1200 RCE 31902
Jun. 1996	Update Geotechnical Engineering Report	West Coast Geotechnical	Leonard Liston	RCE 31902
Mar. 1997	Addendum Geotechnical Engineering Report, Response	West Coast Geotechnical	Leonard Liston	RCE 31902

Location where on file for public inspection: City of Simi Valley City Engineer's office.

CITY ENGINEER'S CERTIFICATE

I hereby state that I have examined the final map entitled Tract No. 5043, that the subdivision as shown is substantially the same as it appeared on the tentative map, and any approved alterations thereof, that all provisions of the Subdivision Map Act of the State of California and of any local ordinances applicable at the time of approval of the tentative map, have been complied with and that I am satisfied that the map is technically correct.

Dated: 8/23/99 George T. Berg

George T. Berg, R.C.E 16804 (exp. 6/30/01)
City Engineer, City of Simi Valley

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

CITY COUNCIL'S CERTIFICATE

This map entitled Tract No. 5043, consisting of 3 sheets, is presented to the City Council of the City of Simi Valley, Ventura County, California, at a regular meeting of said Council held on the 16th day of August, 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 also hereby accepts all rights of ingress and egress as offered hereon, and also hereby accepts the easement for emergency access, storm drainage, sanitary sewer, and public service purposes as shown on this map, however, the offer of riparian corridor easement is hereby rejected.

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 23rd day of August, 1999.

Attest:

Asst. 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 under the provisions of Sections 66492 and 66493 of the Subdivision Map Act have been filed and deposited with me.

Dated August 27, 1999

HAROLD S. PITTMAN
County Tax Collector
County of Ventura

By: Deputy County Tax Collector

99-169598

COUNTY RECORDER'S CERTIFICATE

Recorded at the request of the owner, Morrison-Highland LLC, on Sept 3, 1999, at 8:00A.m. in Book 139 of Miscellaneous Records (Maps) at Pages 14 and 16, Records of Ventura County.

RICHARD D. DEAN
County Recorder
County of Ventura

By: Deputy County Recorder

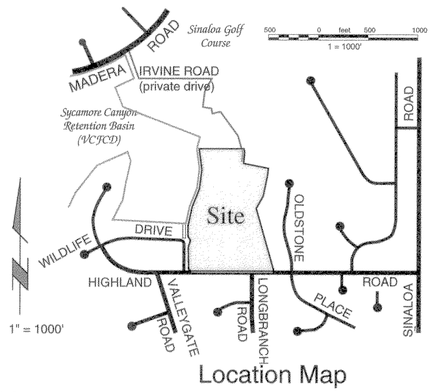
Sheet 2 of 3 sheets

Tract No. 5043

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December 1998



Location Map

BASIS OF BEARINGS

The bearing North 89°36'02" Weston the centerline of Highland Road, as shown on the Record of Survey filed in Book 39, Records of Surveys, page 85, was used as the basis of bearings for this map.

LEGEND

m	measured	ip	iron pipe
cf	calculated from	fd	found

VCSSM Ventura County Standard Survey Monument

r1 39 RS 85, Record of Survey
r2 123 MR 49, Tract 4521
r3 14 RS 88, Record of Survey
r4 89 MR 18, Tract 2595-2
r5 37 RS 54, Record of Survey
r6 85 MR 6, Tract 2950
r7 15 PM 87, Parcel Map
r8 18 PM 65, Parcel Map
r9 5161 OR 655

A B E G See Sheet 3 for easement legend.

○ monument found as noted
◉ set 1 1/2" ip tagged "RCE 12492" (flush unless otherwise noted)
◬ set VCSSM stamped "RCE 12492"

Set 1/2" ip tagged "RCE 12492" at rear lot corners. Set lead and tack tagged "RCE 12492" in top of curb on side lot lines produced, 9.75' from corner.

See Sheet 3

Sheet 3 of 3 sheets

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graphic scale 50 0 50 feet 100 150 200

1" = 50'

Established southwest corner of 2965 O.R. 512 per ties shown on r1. Fd 20d nail S80°58'34E 0.08' per r1. Set 1 1/2" ip affixed tag "RCE 12492" on true corner. 187.45' proportioned (187.62' r8)

N17°52'57"W 221.39' r1 & m (N18°22'32"W 221.59 r7 & r8

N17°52'57"W 33.94 proportioned (N18°22'32"W 33.97 r8)

Fd 1" ip per r1 tagged "LS3875" S89°27'58"E 0.32' from corner. Set 1 1/2" ip tagged "RCE 12492" on true corner.

fd 1" ip per r1 & r3, tagged "LS 1842", flush

N89°34'13"W 473.25' m (West 473.34 r8)

N2°14'29"W 255.36' m (N2°13'46"W 255.49 r9)

N17°29'55"W 60.48'

N9°57'07"W 181.01' r1 & m (N9°57'16"W 180.91 r5)

N21°22'21"W 223.94' radial

N0°25'47"E 156.08'

N1°52'42"E 119.52' r1 & m (N1°22'00"E 119.60' r8)

N88°07'18"W 30.00'

Unincorporated County of Ventura

N79°32'16"W 241.80' r1 & m (N79°58'41" 241.98' r8)

City of Simi Valley

fd 1" ip per r1 on line 0.27' northerly, tagged "LS 3875"

fd 1" ip per r1 & r3, tagged "LS 1842", up 6"

N62°38'56"W 160.12' radial

N62°38'56"W 117.99'

N8°50'25"E 148.99' r1 & m (N8°50'25"E 149.12' r5)

N1°52'03"E 32.92'

N74°45'21"W 142.44"

NOBLE ROAD

N74°45'21"W 211.00'

N1°55'35"E 99.18' r1 & m

fd 1" ip per r1 & r3, no tag, affixed tag "RCE 12492"

N78°55'41"E 173.12' radial

fd 1" ip per r1 & r3, tagged "LS 1842", up 12"

N74°45'21"W 145.55'

N15°14'39"E 20.00'

N19°17'25"E 549.95' m (N19°18'08"E 550.23' r9)

Unincorporated County of Ventura

N19°59'35"E 250.75' r1 & m (N19°40'21"E 250.63' r5)

City of Simi Valley

N25°06'22"E 147.17'

N74°45'21"W 159.26'

fd 1" ip per r1 & r3, tagged "LS 1842", up 12"

N19°58'20"E 63.00'

N10°10'48"E 216.74' r1 & m (N9°51'31"E 216.74' r5)

N0°27'45"E 85.61'

N85°49'09"W 163.90' radial

18.86'

N74°45'21"W 130.00'

N74°45'21"W 131.00'

N74°45'21"W 130.00'

N85°06'02"W 138.62' radial

N74°45'21"W 155.28'

N13°54'52"E 191.01' r1 & m

fd 1" ip per r1 & r3, no tag, affixed tag "RCE 12492"

N27°13'57"E 131.33' r1 & m

N89°36'02"W 130.97'

N80°35'54"W radial

fd 1" ip per r1 & r3, flush, no tag, affixed tag "RCE 12492"

N58°08'29"W radial

R = 30.00' Δ = 16°35'52" L = 8.69'

S3°04'58"W radial

N88°38'47"E radial

N1°21'13"W radial

N15°14'39"E 104.48'

N15°14'39"E 107.33'

N15°14'39"E 60.60'

S31°50'31"W radial

N15°14'39"E 208.85'

N15°14'39"E 174.57'

N15°14'39"E 352.06'

N15°14'39"E 317.78'

N15°14'39"E 318.00'

N15°14'39"E 134.54'

N15°14'39"E 141.16'

18 PM 65 3

15 PM 87 B

18 PM 65 2

37 RS 54 (5776 O.R. 386)

23 PM 47

46 PM 10

9 27,975 sf

10 35,280 sf

8 38,686 sf

7 31,969 sf

C

11 24,016 sf

23 20,666 sf

24 20,040 sf

6 23,424 sf

D

12 25,147 sf

22 20,540 sf

25 20,026 sf

5 20,354 sf

13 22,555 sf

21

26

4

14

Δ = 3°11'05" L = 5.00'

N62°38'56"W 20.00'

N62°38'56"W 20.14'

N27°21'04"E 5.00'

Δ = 41°16'35" L = 64.84'

Δ = 53°12'52" L = 83.59'

Δ = 123°11'44" T = 110.96'

Δ = 123°11'44" L = 193.52'

R = 30.00' Δ = 16°35'52" L = 8.69'

Δ = 12°09'41" L = 6.37'

Δ = 4°26'11" L = 2.32'

R = 30.00' Δ = 16°35'52" L = 8.69'

Δ = 80°16'55" L = 126.11'

Δ = 123°11'44" L = 193.52'

Δ = 42°54'50" L = 67.41'

R = 90.00'

R = 60.00' L = 129.01'

R = 30.00' Δ = 16°35'52" L = 8.69'

L = 45.09' Δ = 28°42'17"

R = 25.00' Δ = 90°00'00" L = 39.270

R = 60.00' Δ = 16°35'52" L = 17.38' T = 8.75'

R = 60.00' Δ = 16°35'52" L = 17.38' T = 8.75'

R = 25.00' Δ = 90°00'00" L = 39.27'

R = 60.00' Δ = 16°35'52" L = 17.38' T = 8.75'

R = 330.00' Δ = 22°05'16" L = 127.22'

R = 300.00' Δ = 22°05'16" T = 58.55' L = 115.65'

R = 270.00' Δ = 22°05'16" L = 104.09'

Δ = 11°03'48" L = 63.72'

Δ = 10°20'41" L = 59.58' L = 172.53'

Δ = 5°50'33" L = 27.53'

R = 300.00' Δ = 29°57'19" L = 156.85' T = 80.26'

Δ = 29°57'19" L = 141.16'

R = 270.00' Δ = 29°57'19"

R = 330.00' Δ = 29°57'19"

See Sheet 2

EASEMENT LEGEND

- A existing 30' wide easement to City of Simi Valley for public street purposes (Highland Road) per 5496 O.R. 38.
- B existing variable width easement to Ventura County Flood Control District for flood control and water conservation purposes per r9 (5161 O.R. 655).
- C existing 30' wide easement for road and utility purposes to Raul Salazar, et al, per 4387 O.R. 678.
- D 30' wide easement to City of Simi Valley for emergency access, storm drainage, sanitary sewer, and public service purposes.
- E variable width easement to City of Simi Valley for riparian corridor purposes.
- F proposed variable width easement for storm drainage purposes TO THE H.O.A. 99-169597
- G easement, widths as shown, for multipurpose recreation trail purposes to Rancho Simi Recreation and Park District per 99-169600 O.R.