144 MR 42

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. 5250, 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 AS SHOWN ON THIS MAP

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.

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 LOTS 1 AND 24, ABUTTING VALLEY GATE ROAD IN ORDER THAT THE OWNERS OF SAID LOTS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID VALLEY GATE 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, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE NORTHERLY AND EASTERLY LINES OF PARCEL A, ABUTTING BLUEGRASS STREET AND LONG CANYON ROAD IN ORDER THAT THE OWNERS OF SAID PARCEL SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID BLUEGRASS STREET AND LONG CANYON ROAD , EXCEPT THE GENERAL RIGHT- OF- TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC.

CHARLEMONT LLC, A LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS CHARLEMONT PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP, OWNER

BY: NUWI CHARLEMONT, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: NEW URBAN WEST, INC., A CALIFORNIA CORPORATION, ITS MANAGING MEMBER

BY: _____ STEPHEN D. GUNTHER PRESIDENT

BY: _____ GLENN W. CARDOSO EXECUTIVE VICE PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS

ON May 2, 2001 BEFORE ME, Patricia Tartadian A NOTARY PUBLIC, PERSONALLY APPEARED Stephen D. Gunther and Glenn W. Cardoso, 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 - NOTARY PUBLIC

Commission # 1253063 February 10, 2004 MY COMMISSION EXPIRES

Patricia Tartadian PRINT NAME - NOTARY PUBLIC

Los Angeles PRINT PLACE OF BUSINESS (COUNTY)

SIGNATURE OMMISSIONS:

THE SIGNATURE OF THE VENTURA COUNTY FLOOD CONTROL DISTRICT, PRESENT OWNER OF AN EASEMENT FOR FLOOD CONTROL , WATER CONSERVATION AND INCIDENTAL PURPOSES, AS DISCLOSED BY DEED RECORDED FEBRUARY 11, 1981 AS INSTRUMENT NO.81-013725 OF OFFICIAL RECORDS HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3) (A) OF THE SUBDIVISION MAP ACT, THER INTEREST IS SUCH THAT CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY GOVERNING BODY

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT No. 5250, 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.

MARK E. LAWLER
CITY ENGINEER, CITY OF SIMI VALLEY

BY: _____ DATE: 6/21/01
PRINCIPAL ENGINEER / DEVELOPMENT
VAN W. LAURN
RCE 28524

REGISTERED PROFESSIONAL ENGINEER — VAN W. LAURN — No. 28524 Exp. 3/31/02 — CIVIL — STATE OF CALIFORNIA

CITY COUNCIL'S CERTIFICATE

THIS MAP ENTITLED TRACT NO. 5250 CONSISTING OF 11 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 25 DAY OF June , 2001, 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 EASEMENTS FOR PUBLIC SERVICE PURPOSES AS SHOWN ON THIS MAP.

AND DOES HEREBY ACCEPT 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 26 DAY OF June , 2001

ATTEST:

Myrna Cutpe Jr. Deputy City Clerk

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.

October 4, 2001
DATE

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY TAX COLLECTOR

Doc #2001-210222

COUNTY RECORDER'S CERTIFICATE:

RECORDED AT THE REQUEST OF THE OWNER, CHARLEMONT LLC ON October 22, 2001, AT 2:18 P.M. IN BOOK 144 OF MISCELLANEOUS RECORDS (MAPS), AT PAGES 42-52, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: Lupe S. Perez
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 JANUARY 1991, AND JULY 2000, 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: 4/27/01

WILLIAM S. KISH L.S. 5000

MY LICENSE EXPIRES 12/31/2001

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

THE FOLLOWING SOILS AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 5250 HAVE BEEN

PREPARED BY : GEOSOILS, INC.
DATE OF REPORT: 12/14/99; 1/25/00; 4/20/00; 10/05/00
TITLE : GEOTECHNICAL ENGINEERING REVIEW FOR TRACT NO. 5250; PU 28 OF WOOD RANCH; SIMI VALLEY, CA
FIRM NAME: GEOSOILS, INC.
ENGINEER : DEL YOAKUM
REGISTRATION NO : GE 918

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

TOTAL GROSS AREA: 29.04 ACRES

TRACT NO. 5250

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-217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES 6 THROUGH 9, INCLUSIVE, OF PARCEL MAPS RECORDS OF SAID COUNTY.

AUGUST, 2000

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

LEGEND AND MONUMENT NOTES

- ○ INDICATES SET 2" I.P. W/TAG L.S. 5000, FLUSH
- □ INDICATES SET VENTURA COUNTY STANDARD SURVEY MONUMENT PER VENTURA COUNTY STD. PLATE E-4, REV. D, TAGGED L.S. 5000
- ● FOUND MON AS NOTED
- △ FD. OR SET CONTROL LOOP OR TIE MON AS NOTED
- ⊙ FOUND 2" I.P. TAGGED L.S. 5000 PER R17
- ◘ FOUND 2" I.P. TAGGED L.S. 5000 PER R14
- ⊗ FOUND 2" I.P. TAGGED L.S. 3479 PER R19
- ⊡ FOUND 2" I.P. TAGGED L.S. 5000 PER R13
- ◎ FOUND 2" I.P. TAGGED L.S. 5000 PER R15

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

SET 2" I.P. & TAG L.S. 5000 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 0.25FT. FROM FACE OF CURB (9.75' O/S OR 6.25' O/S FROM LOT CORNER)

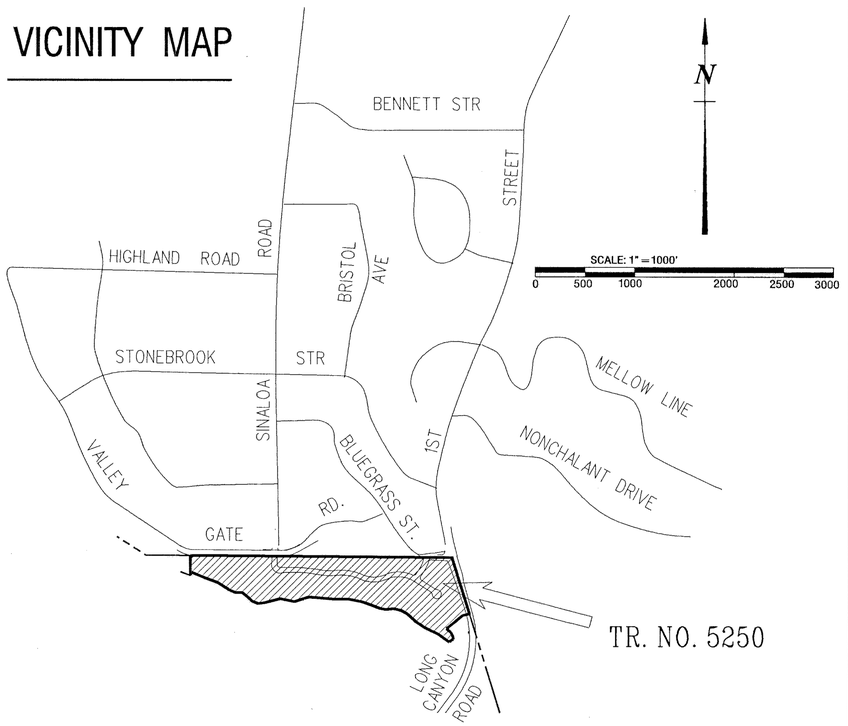
ON 55'WIDE STREETS — ON ALL OTHER STREETS

M	=	MEASURED
FD	=	FOUND
(RAD)	=	RADIAL
CF	=	CALCULATED FROM
PRC	=	POINT OF REVERSE CURVE
PCC	=	POINT OF COMPOUND CURVE
P.S.E.	=	PUBLIC SERVICE EASEMENT
I.P.	=	IRON PIPE
MON.	=	MONUMENT
℄	=	CENTER LINE
REF.	=	REFERENCE
STD.	=	STANDARD
O/S	=	OFFSET
INST.	=	INSTRUMENT
VCFB	=	VENTURA COUNTY FIELD BOOK
VAR.	=	VARIES
O.R.	=	OFFICIAL RECORDS

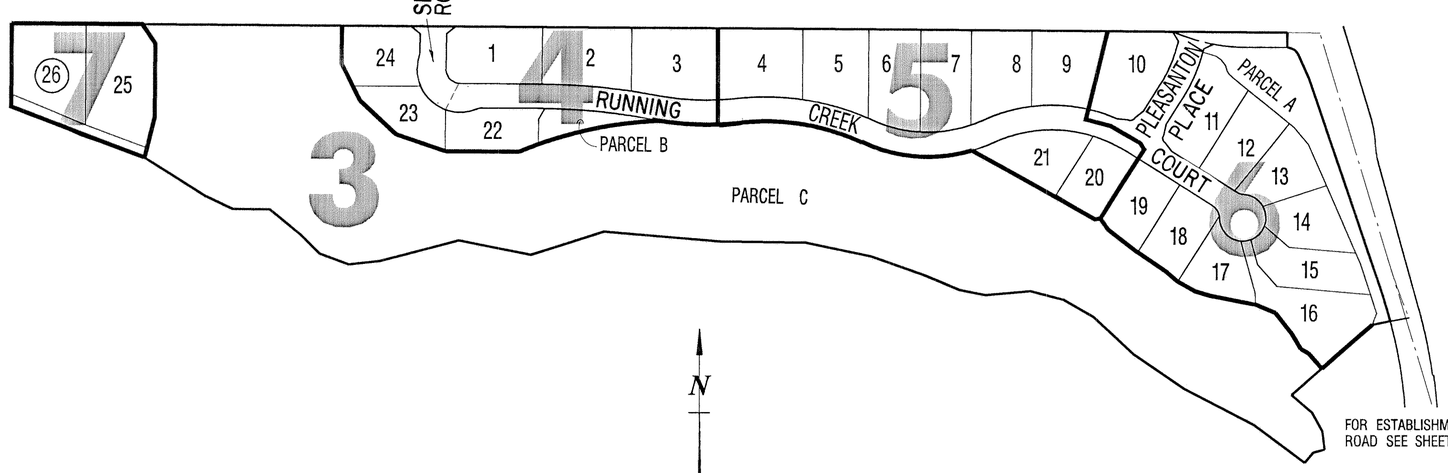
REFERENCES:

R1	=	39 RS 51/52
R2	=	PM LD-S 217 37 PM 6/9
R3	=	TRACT NO. 2576-1 70 MR 91/97
R4	=	TRACT NO. 2595-1 80 MR 67/71
R5	=	TRACT NO. 2595-2 89 MR 18/26
R6	=	TRACT NO. 2942 74 MR 7/10
R7	=	TRACT NO. 2943 79 MR 25/27
R8	=	TRACT NO. 2949 110 MR 15/22
R9	=	INST. NO. 2001-0086789-00, O.R.
R10	=	INST. NO. 92-077869, O.R.
R11	=	INST. NO. 94-000087, O.R.
R12	=	INST. NO. 1999-0220962-00, O.R.
R13	=	TRACT NO. 4583-12 139 MR 47/51
R14	=	TRACT NO. 4583-15 140 MR 42/45
R15	=	TRACT NO. 4583-11 139 MR 42/46
R16	=	TRACT NO. 4239 117 MR 3/23
R17	=	TRACT NO. 4583-5 134 MR 66/71
R18	=	TRACT NO. 4583-1 132 MR 52/69
R19	=	TRACT NO. 4583-16 140 MR 75/86
R20	=	INST. NO. 99-057521, O.R.

VICINITY MAP



KEY MAP



FOR ESTABLISHMENT OF LONG CANYON ROAD SEE SHEETS 9, 10 AND 11

BASIS OF BEARINGS:

THE BEARING NORTH 18°13'37" EAST OF THE CENTERLINE OF FIRST STREET SHOWN AS NORTH 18°13'35" EAST ON THE MAP OF TRACT NO. 2576-1 , AS RECORDED IN BOOK 70, PAGES 91 TO 97, INCLUSIVE, OF MISCELLANEOUS RECORDS (MAPS) OF VENTURA COUNTY WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP. (SEE SHEET NO.3)

TRACT NO. 5250

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-217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES 6 THROUGH 9, INCLUSIVE, OF PARCEL MAPS RECORDS OF SAID COUNTY.

AUGUST, 2000

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

BOUNDARY ESTABLISHMENT

SEE DETAIL ON SHEET 8 FOR SURVEY TIES

NOTE: CENTERLINE OF FIRST STREET ESTABLISHED BY HOLDING TANGENTS THROUGH FOUND MONUMENTS AND FITTING RECORD RADIUS OF 2089.73'

TRACT NO. 2595-1, 80 MR 67

TRACT NO. 2595-3, 89 MR 27

TRACT NO. 2949 110 M R 15

FD 1½" I.P. 0.3. Sub. W/TAG LS 3063 PER R1 & R4 (FD 1991) SET 2" I.P. TAGGED LS 5000. FLUSH FROM SURVEY TIES LINES (2000)

N89°38'59W 3089.38' M

(N89°38'59"W 3089.60' R1&R2)

℄ SINALOA ROAD

℄ VALLEY GATE ROAD

N89°38'59"W 2569.57' M

454.16' M & R10

401.46'

SEE SHEET 4

FOR SURVEY TIES SEE SHEET 8

RANCHO SIMI RECREATION AND PARK DISTRICT PER INST. NO. 92-077869

N00°21'01"E 163.34' M

E'LY LINE INSTRUMENT NO. 92-077869 ESTABLISHED AT RECORD ANGLE AND DISTANCE PER SAID INSTRUMENT

PARCEL C
13.72 ACRES

PARCEL C IS FOR OPEN SPACE TO BE DEDICATED TO RANCHO SIMI RECREATION AND PARK DISTRICT BY SEPARATE DOCUMENT

PARCEL B

SEE SHEET 8

N'LY LINE OF PARCEL 1
INST. NO. 94-000087 O.R. ESTABLISHED
AT RECORD ANGLES AND DISTANCES PER SAID INST.

INST. NO. 94-000087, O.R.

FD. STD. VENTURA COUNTY MON PER R3 STAMPED RCE 14476

BASIS OF BEARINGS

℄ MELLOW LANE

(N18°13'35"E 683.47' R3) N18°13'37"E 683.50' M

FD. STD. VENTURA COUNTY MON PER R3 STAMPED RCE 14476

℄ NONCHALANT DRIVE

FD 2" I.P. W/TAG RCE 14476 PER R3 N18°13'35"E 0.44'

(N18°13'35"E 50.00' R3) N18°13'37"E 50.00' M

T=661.62'

℄ FIRST STREET.

L=1281.51'

(Δ=15°25'45" L=562.74' CFR7) Δ=15°24'53"M L=562.22' M

℄ STONEBROOK STREET

N87°11'16"W M (RAD) (N87°40'00"W (RAD) R8)

FD. STD. VENTURA COUNTY MON PER R8 STAMPED RCE 14075 IN LIEU OF STD. VENTURA COUNTY MON STAMPED LS 2304 PER R8

M, R3 & R7 Δ=35°08'10"

R=2089.73'

(Δ=19°42'25" L=718.77' R7&718.76'R8) Δ=19°42'28"M L=718.79' M

FD 2" I.P. TAGGED RCE 14075 PER R8

N39°46'57"W M (N40°14'57"W R8) 241.54' R8

℄ BLUEGRASS STREET

FD 2" I.P. TAGGED RCE 14075 PER R8

FD 2" I.P. W/TAG RCE 14075 NO. REF ACCEPTED AS PERPETUATION OF 11/2" I.P. W/TAG LS 3063 PER R1, R3 & R8

DETAIL "A" HEREON

℄ LONG CANYON ROAD

N19°55'19"W 446.01' M&R9

(N16°54'35"W 2770.28' R3) N16°54'13"W 2770.22' R1) N16°54'53"W 2770.34' M

SEE SHEET 6

N49°31'48"W 53.91' M

N28°55'55"W 43.42' M

N06°31'31"W 35.23' M

N48°42'04"E 25.00' M

FD 1½ I.P. W/TAG LS 3063 PER R1 & R3. FLUSH (FD 1991 AND 2000)

SCALE: 1" = 200'

0 100 200 400 600

DETAIL "A"

NOT TO SCALE

℄ PLEASANTON PLACE

Δ=15°36'11" L=94.65' M

℄ BLUEGRASS STREET

(N72°37'35"E R8) N73°06'16"E M (RAD)

M, R3 & R7 R=2089.73' T=661.62' L=1281.51' Δ=35°08'10"

FD 2" I.P. W/TAG RCE 14075 NO. REF ACCEPTED AS PERPETUATION OF 11/2" I.P. W/TAG LS 3063 PER R1, R3 & R8

N89°38'59"W 154.19' M

5.08' M

149.11' M

Δ=00°50'16" L=5.08' M

N89°39'49"W 149.11' M (N89°52'47"E 149.16' R8)

N00°20'11"E (RAD) 0.04' M

N01°10'27"E (RAD)

FD 2" I.P. TAGGED RCE 14075 PER R8

℄ LONG CANYON ROAD

Δ=00°00'49" L=0.50 M & R9

N16°54'53"W

S96°38' R9

LINE TABLE

	BEARING	DISTANCE		BEARING	DISTANCE	
1	N67°35'26"W	161.57'	21	N55°56'34"W	72.94'	
2	N69°48'28"W	128.02'	22	N48°26'29"W	27.46'	
3	N18°19'46"E	62.53'	23	N61°23'39"W	39.29'	
4	N00°21'40"E	147.50'	24	N73°32'56"W	32.62'	
5	N34°07'26"W	46.67'	25	N79°20'11"W	93.21'	
6	N00°21'01"E	75.19'	26	N67°09'06"W	43.99'	
7	N26°51'00"W	84.32'	27	N37°40'04"W	53.25'	
8	N47°12'19"W	98.31'	28	N30°34'15"W	35.58'	
9	N71°10'29"W	103.72'	29	N60°42'38"W	17.54'	
10	N89°39'19"W	148.64'	30	N41°17'56"W	40.61'	
15	N61°47'28"W	187.25'	31	N48°42'04"E	80.70'	
16	N81°50'47"W	5.48'	33	N24°38'03"W	50.23'	M & R9
17	N58°25'25"W	91.00'	35	N79°08'37"E	37.53' M	
18	N84°12'59"E	11.43'	36	N00°20'11"E	30.02'	M & R9
19	N34°55'18"W	26.37'	37	N00°21'01"E	22.02'	
20	N52°15'41"W	76.05'				

CURVE TABLE

	RADIUS	DELTA	LENGTH	TANGENT	REF
3	347.50'	16°26'27"	99.71'		
11	805.00'	20°52'29"	293.29'		
12	600.50'	15°17'58"	160.35'		
13	475.50'	30°20'56"	251.87'		
14	324.50'	40°05'44"	227.08'		
32	25.00'	70°44'26"	30.87'		M & R9
34	969.00'	03°55'43"	66.44'		M & R9

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

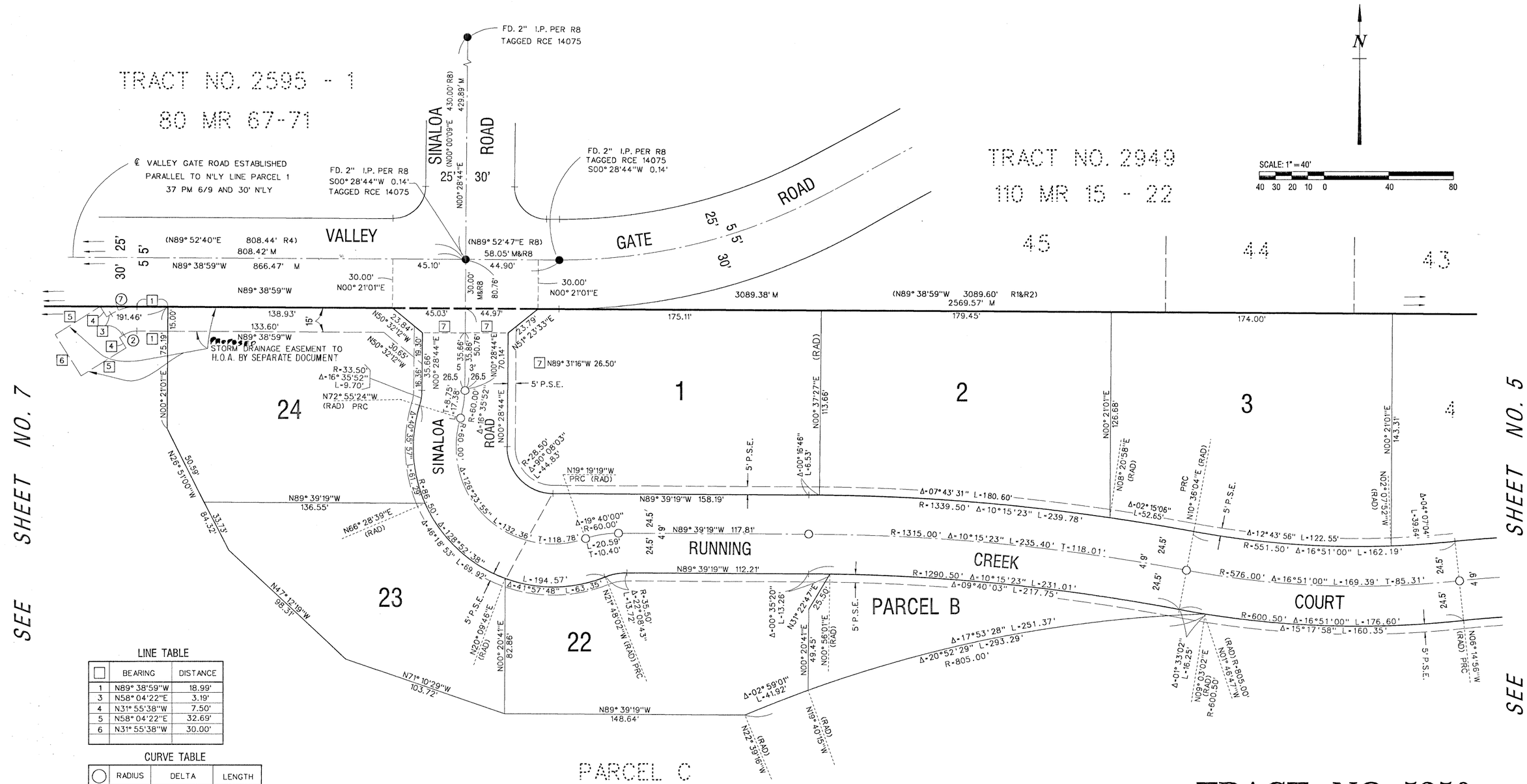
TRACT NO. 5250

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-217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES 6 THROUGH 9, INCLUSIVE, OF PARCEL MAPS RECORDS OF SAID COUNTY.

AUGUST, 2000

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



LINE TABLE

	BEARING	DISTANCE
1	N89° 38'59"W	18.99'
3	N58° 04'22"E	3.19'
4	N31° 55'38"W	7.50'
5	N58° 04'22"E	32.69'
6	N31° 55'38"W	30.00'

CURVE TABLE

	RADIUS	DELTA	LENGTH
2	15.00'	32° 16'39"	8.45'
7	30.00'	32° 16'39"	16.90'

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

NOTE:
PARCEL B WILL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION FOR LANDSCAPE AND OPEN SPACE PURPOSES BY SEPARATE DOCUMENT

TRACT NO. 5250

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

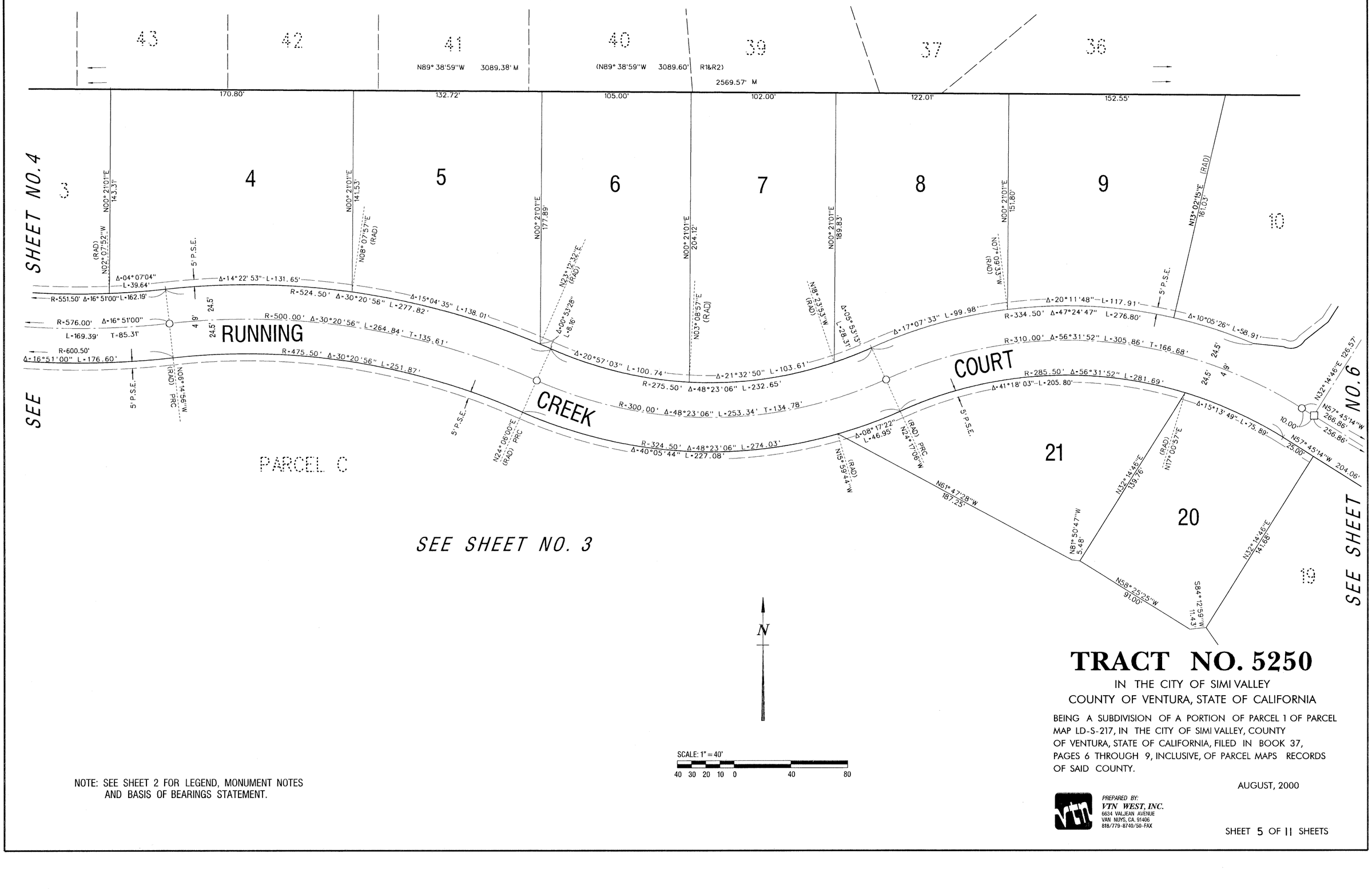
BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LD-S-217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES 6 THROUGH 9, INCLUSIVE, OF PARCEL MAPS RECORDS OF SAID COUNTY.

AUGUST, 2000

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

TRACT NO. 2949

110 MR 15 - 22



N

SCALE: 1" = 40'

40 30 20 10 0 40 80

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

TRACT NO. 5250

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-217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES 6 THROUGH 9, INCLUSIVE, OF PARCEL MAPS RECORDS OF SAID COUNTY.

AUGUST, 2000

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

17 P.M. 96

SEE SHEET NO. 3

SEE SHEET NO. 9

TRACT NO. 2949
110 M R 15

LONG CANYON ROAD

FIRST STREET

DETAIL "A"
SEE SHEET NO.3

N16° 54'33"W VARIES 596.98' M&R9
471.48' M & R11

VARIES

INST. NO. 2001 - 0086789-00, O.R.
ESTABLISHED AT RECORD ANGLES AND DISTANCES PER SAID INSTRUMENT

LONG CANYON ROAD M&R9

N24° 38'03"W 50.23'

N18° 55'19"W 446.01' M&R9

Δ=06°03'40" L=126.94'
R=1200.00' M&R11

6.75' M

N67° 01'47"E (RAD)

S79° 08'37"W 31.72' M&R9

R=969.00'
Δ=03°55'43" L=66.44'
M&R9

76.00' M
N79° 08'37"E

37.53' M

N75° 00'24"E (RAD) M&R9

N18° 16'04"W 65.32'

103.36'
38.04'

23.85'

261.30'
147.24'

N23° 42'43"W 90.21'

N40° 34'30"W 44.79'

12.56'

158.52'

N51° 10'16"W 106.38'

N00° 20'11"E (RAD)

N00° 20'11"E 30.02' (RAD) M&R9

N71° 04'37"E (RAD) M&R9

N54° 17'36"W 28.94'

N89° 39'49"W (N89° 52'47"E) 83.47'

N89° 39'49"W 83.47'

(N89° 38'59"W 65.63' M, R9)

149.11' M
149.16' (RB)

FD. 2" I.P. TAGGED RCE 14075 PER R4

STREET

BLUEGRASS

PARCEL A

13

14

15

16

12

11

10

17

18

19

20

9

N71° 57'08"E 134.93'

N60° 47'28"E (RAD)

N69° 55'20"W (RAD)

N49° 20'14"W 65.78'

N85° 07'02"W 135.01'

N85° 07'02"W 185.18'

N20° 54'27"E 25.59'

N48° 42'04"E 134.30'

N'LY LINE PARCEL 1, INST. NO. 94-000087
O.R. ESTABLISHED AT RECORD ANGLES
AND DISTANCES PER SAID INSTRUMENT

N41° 17'56"W 40.61'

215.00' M
80.70'

N49° 31'48"W M 53.91'

N30° 34'15"W 35.58'

N37° 40'04"W 53.25'

N67° 09'06"W 43.99'

N02° 31'37"W 23.08'

N79° 20'11"W 93.21'

N73° 32'56"W 32.62'

N61° 23'39"W 39.29'

N48° 26'29"W 27.46'

N55° 56'34"W 72.94'

N52° 15'41"W 76.05'

N34° 55'18"W 26.37'

N32° 14'46"E 141.68'

N32° 14'46"E 159.19'

N32° 14'46"E 156.77'

N32° 14'46"E 185.31'

N39° 03'02"E 174.55'

Δ=58° 28'17" L=41.45'

Δ=49° 17'12" L=40.00'

Δ=266° 47'16" L=216.52'

R=28.50' Δ=29° 55'35" L=14.89'

(RAD) PRC N02° 19'11"E

N32° 14'46"E 12.00'

N20° 38'08"W (RAD)

N15° 41'13"W 53.00'

Δ=25° 03'36" L=20.34'

N15° 41'13"W 108.50'

N04° 25'28"E (RAD)

R=46.50'

(RAD) PRC N89° 06'27"E

R=28.50' Δ=56° 51'41" L=28.28'

Δ=84° 40' 59" L=68.73'

L=23.52' Δ=47° 16'51" (RAD)

N79° 31'37"E (RAD)

Δ=09° 34'50" L=4.76'

N57° 45'14"W 154.44'

N57° 45'14"W 266.86'

N57° 45'14"W 256.86'

N57° 45'14"W 204.06'

N57° 45'14"W 100.00'

N57° 45'14"W 33.50' (RAD)

S57° 45'14"E 33.50' (RAD)

N32° 14'46"E 63.57'

N32° 14'46"E 65.31'

N32° 14'46"E 26.5'

N12° 57'22"E 21.19'

N38° 27'50"W 21.19'

R=115.50' Δ=90° 00'00" L=18.06'

R=300.00' Δ=15° 28'08" L=81.00' T=40.75'

R=273.50' Δ=15° 28'08" L=73.84'

R=326.50' L=88.15' Δ=15° 28'08"

R=11.50' Δ=84° 18'35" L=16.92'

N51° 32'10"E 21.19'

S84° 14'49"E 21.39'

N23° 07'41"E (RAD)

N26° 33'21"E (RAD)

Δ=10° 05'26" L=58.91'

Δ=47° 24' 47" L=276.80'

T=166.68' L=305.86'

Δ=31° 52' 52"

Δ=56° 31' 52" L=281.69' L=175.89'

Δ=15° 13' 49"

Δ=05° 41'25" L=30.79' 10.00'

R=334.50'

R=310.00'

R=285.50'

24.5'

5' P.S.E.

45.00'

25.00'

79.06'

85.00'

131.35'

2569.57' M

N89° 38'59"W 152.55'

N13° 02'15"E 161.03' (RAD)

N16° 46'38"E 18.61'

N25° 21'38"E (RAD)

N16° 46'38"E (RAD) 46.27'

N16° 46'38"E 61.02'

N73° 14'30"W 27.95' 12.24'

N55° 42'26"W 12.33'

N17° 27'10"W 12.04'

N33° 46'11"W 6.19'

N37° 14'03"W 14.90'

N45° 14'55"W 11.07'

39.58'

N65° 10'18"E 22.44'

6.37'

L=328.69'

(RAD)

N00° 20'11"E (RAD)

N16° 46'38"E 18.61'

R=377.50' Δ=49° 53'13" L=176.99' Δ=26° 51'46" (L=177.08' Δ=26° 52'35"(RB))

R=347.50' Δ=49° 52' 22" L=302.48' T=161.57'(RB) L=302.55' T=161.62' M

Δ=49° 53'13" L=302.55' T=161.62' (RAD) 14.75'

FD. 2" I.P. TAGGED RCE 14075 PER RB

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

SEE SHEET NO. 5

NOTE:
PARCEL A WILL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION FOR LANDSCAPE AND OPEN SPACE PURPOSES BY SEPARATE DOCUMENT

SEE SHEET NO. 3

N

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

LINE DATA

□	BEARING	DISTANCE
1	N31° 37'02"W	22.44'
2	N23° 21'38"E	30.00'
3	N10° 11'37"E	30.00'
4	N73° 13'22"W	26.50'

CURVE DATA

○	R	Δ	L	T
1	377.50'	13° 10'01"	86.75'	
2	377.50'	09° 51'26"	64.95'	
3	347.50'	16° 26'27"	99.71'	
4	347.50'	33° 26'46"	202.85'	
5	347.50'	6° 35'00"	39.93'	
6	25.00'	70° 44'26"	30.87'	
7	347.50'	6° 35'01"	39.93'	

M&R9

TRACT NO. 5250

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-217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES 6 THROUGH 9, INCLUSIVE, OF PARCEL MAPS RECORDS OF SAID COUNTY.

AUGUST, 2000

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

TRACT NO. 2595 - 1
80 MR 67-71

SEE SHEET NO. 3

℄ VALLEY GATE ROAD ESTABLISHED
PARALLEL TO N'LY LINE PARCEL 1
37 PM 6/9 AND 30' N'LY

VALLEY GATE ROAD

5' 30' 25'

FD. 1/2" I.P. PER R4
TAGGED RCE 11758

N89° 38'59"W

(N89° 52'40"E 808.44' R4)
808.42' M
N89° 38'59"W 866.47' M
3089.38' M
2569.57' M

454.16' M & INST.NO. 92-077869 O.R.

40.15'

149.74'

113.33'

210.00'

401.46'

191.46'

N34° 07'26"W 46.67'

N46° 38'48"W 50.00'

EASEMENT OF VENTURA COUNTY FLOOD CONTROL DISTRICT PER INST. NO. 81-013725, RECORDED FEBRUARY 11, 1981 O.R. FOR FLOOD CONTROL, WATER CONSERVATION AND INCIDENTAL PURPOSES

RANCHO SIMI
RECREATION AND PARK DISTRICT
PER INST. NO. 92 - 077869 O.R.

N00° 21'01"E 163.34' M
141.32'

26

N00° 21'01"E 202.00'

25

N00° 21'40"E 147.50'
N00° 21'01"E 125.00'

S00° 21'01"W 159.10'

E'LY LINE INSTRUMENT NO. 92-077869 O.R.
ESTABLISHED AT RECORD ANGLES
AND DISTANCES PER SAID INSTRUMENT

22.02'

N67° 35'26"W 161.57'

N66° 27'23"W 154.19' M

N69° 48'28"W 128.02'

N18° 19'46"E 62.53'

N89° 38'59"W 53.14'

N25° 10'19"W 85.00'

S26° 10'19"E 65.04'

N89° 38'59"W 75.59'

S63° 49'41"W 40.00'

N71° 09'44"W 133.14' M

N'LY LINE PARCEL 1
INSTRUMENT NO. 94-000087, O.R.
ESTABLISHED AT RECORD ANGLES
AND DISTANCES PER SAID INSTRUMENT

N57° 37'30"W 145.65' M

PARCEL C

INST.NO. 94-000087, O.R.

SEE SHEET NO. 4

N

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

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

TRACT NO. 5250

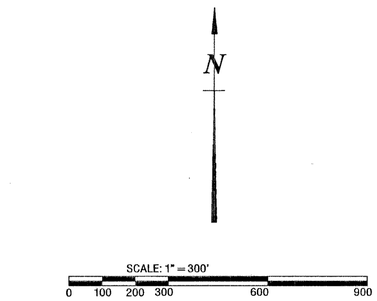
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DETAIL OF BOUNDARY ESTABLISHMENT



NOTE

THE SURVEY CONTROL LOOP AND TIE LINE SHOWN HEREON WAS ORIGINIALY SURVEYED IN 1991 AS PART OF A LARGER BOUNDARY AND CONSTRUCTION CONTROL NET FOR TR. NO. 4583. IN THE YEAR 2000, THIS PORTION OF THE LOOP WAS RETRACED IN ORDER TO RE-ESTABLISH THE LOST MONUMENT AT THE WESTERLY TERMINUS OF THE NORTHERLY LINE OF THE LAND SURVEYED BY 39 RS 51/52, (WOOD RANCH) SHOWN ON THIS MAP AS N 89° 38' 59" W 3089.38 FEET. THE TIES SET IN 1991, AND RECOVERED IN 2000, WERE USED TO RESET THE LOST MONUMENT. (THE TWO POINTS CLOSEST TO THE LOST MONUMENT) THE TWO POINTS IN THIS LOOP SHOWN INSIDE THE BOUNDARY OF TR. NO. 5250 WILL BE DESTROYED DURING CONSTRUCTION OF TR. NO. 5250; HOWEVER THE TIES USED TO RE-ESTABLISH THE LOST MONUMENT SHOULD REMAIN. THE LOST CORNER HAS BEEN RE-SET WITH A 2" I.P. TAGGED LS 5000.

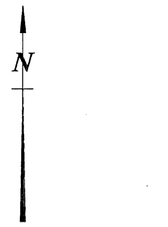
TRACT NO. 5250

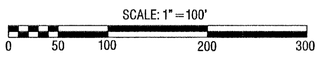
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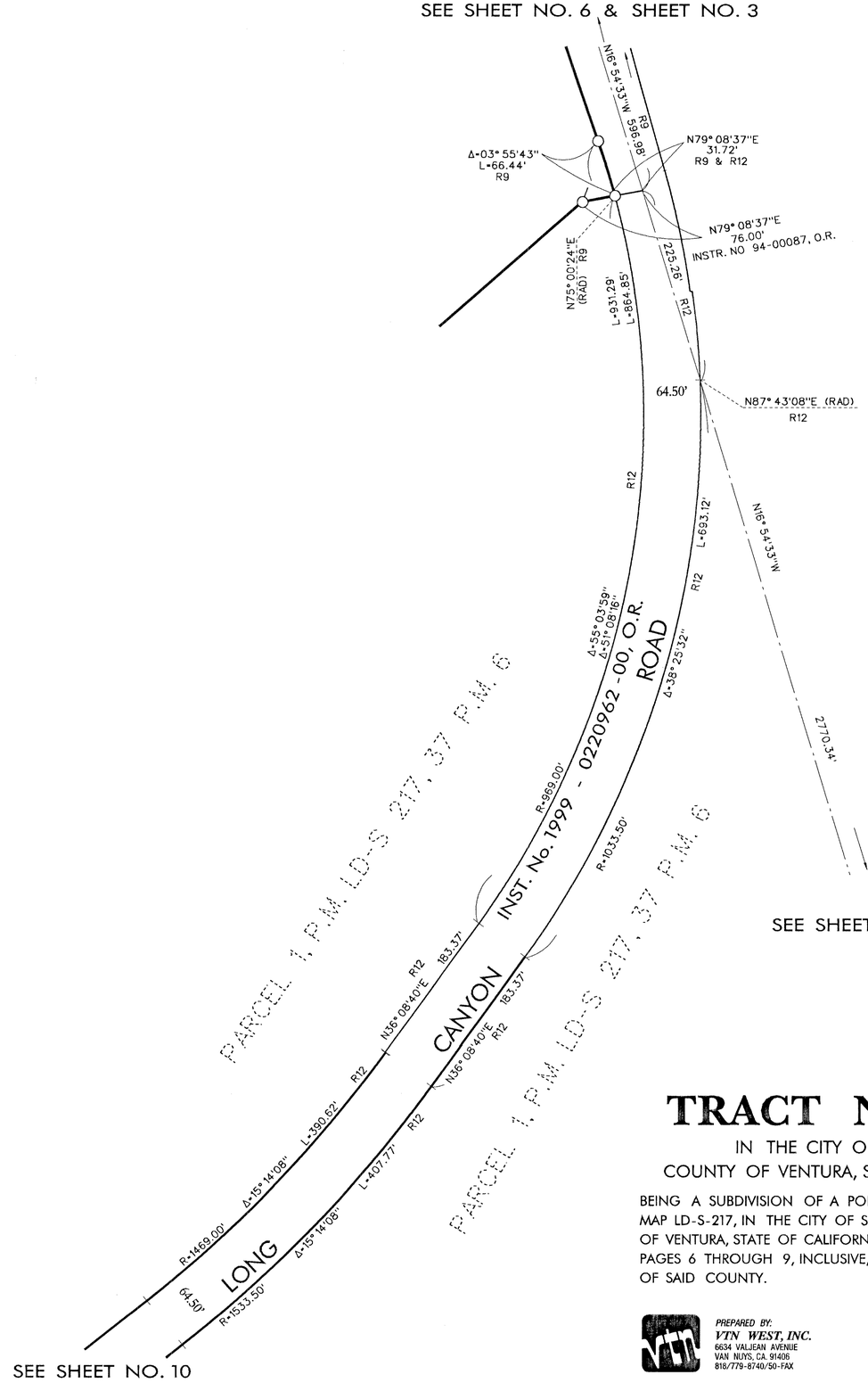




NOTE: SEE SHEET 2 FOR LEGEND, MONUMENT NOTES AND BASIS OF BEARINGS STATEMENT

NOTE: ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND AS NOTED

SEE SHEET NO. 6 & SHEET NO. 3



SEE SHEET NO. 8

SEE SHEET NO. 10

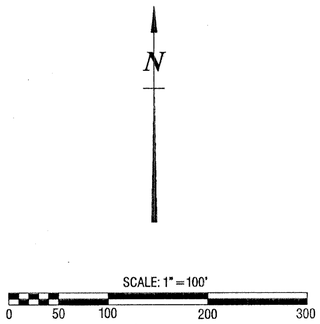
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SEE SHEET NO. 9

SEE SHEET NO. 11

PARCEL 217, P.M. LD-S 217, 37 P.M. 6

PARCEL 1, P.M. LD-S 217, 37 P.M. 6

TRACT No. 4583-12
139 M.R. 47/51

TRACT No. 4583-11
139 M.R. 42/46

TRACT No. 4583-15
140 M.R. 42/45

TRACT NO. 4583-16
140 M.R. 75/86

CANYON VIEW DRIVE

LONG CANYON ROAD

VAR

INST. No. 1999 - 0220962-00, O.R.

N38° 14' 40"W 60.24' R13

Δ-01° 01'09" L-15.90' R13

N52° 46'29"E 91.84'

N51° 22'48"E 217.50' R12

64.50'

S51° 22'48"W 217.50' R12

R-1456.50' Δ-10° 03'52" L-257.60' R12

R12, R13 Δ-11° 27'33" L-178.73' R-893.66'

R12, R13, R20 Δ-10° 26'24" L-162.83' R13, R20

R12, R13, R20 N41° 18'56"E 140.00'

R12, R13, R20 R-1456.50' Δ-03° 05'37" L-78.64'

R12, R13, R20 N44° 24'33"E 108.21'

R12, R13, R20 Δ-10° 33'34" L-161.44' R-876.00'

S41° 18'56"W 140.00' R12

R-1533.50' Δ-00° 55'45" L-24.87' R12

N47° 45'19"W (RAD) S01° 46'56"E 38.22' R12 S45° 48'35"E 12.01' R12

56.00' S44° 11'26"W R12

R-22.50' Δ-88° 04'09" L-34.58' R12

N43° 52'43"W (RAD) (PRC) R12

R-1550.50' Δ-05° 35'16" L-151.21' R12

N18° 50'35"W (RAD) (PRC) R12, R13, R20

R12, R13, R20 N54° 58'07"E 212.13'

R-192.50' Δ-16° 11'18" L-54.39' R12, R13, R20

R12, R13, R20 R-214.50' Δ-14° 22'04" L-52.03'

N38° 17'27"W (RAD) (PCC) R12

R-212.50' Δ-39° 39'30" L-29.37' R12

R-218.50' Δ-01° 43'56" L-6.67' R12

N22° 17'57"W (RAD) (PRC) R12

(RAD) N28° 27'18"W R12, R13, R20

10.46' S67° 55'23"E R12, R13, R20

R-798.50' Δ-04° 45'21" L-66.28' R12, R13, R20

N56° 47'21"E 83.34' R12, R13, R20

N68° 41'17"W R13 (RAD) R12, R14, R15, R20

R12, R13, R15 N67° 06'33"E 121.10'

R12, R14, R20 Δ-50° 15'00" L-125.08' R-143.25'

R12, R14, R20 N17° 46'11"W (RAD) (PCC)

R12, R14, R20 Δ-27° 14'47" L-379.48'

R12, R14, R20 N80° 31'24"W 200.00'

R-798.00'

R12, R14, R20 N80° 31'24"W R12, R19 200.00'

R-892.00' Δ-13° 03'01" L-203.17' R12, R19

N03° 34'25"W (RAD) (PRC) R12, R19

R12, R19 R-190.00' Δ-11° 12'33" L-37.17'

R-210.00' Δ-17° 38'32" L-64.66' R12, R19

N07° 38'08"E (RAD) (PRC) R12

S19° 37'13"E (RAD) R12, R19

Δ-09° 36'49" R12 R-904.00' L-151.68'

N10° 00'24"W (RAD) (PCC) R12, R19

N70° 13'04"W R12, R19 36.82'

S67° 06'33"W R12, R19 49.00'

N26° 12'15"W (RAD) R12, R19 R-894.50' L-153.28' Δ-09° 49'05"

S27° 33'29"W 35.28' R12, R19

S22° 53'27"E 12.02' R12,

S53° 58'40"W 339.24' R12

S54° 58'07"W 8.26' R12

250.27' R19

88.97' R19

N04° 57'40"E 67.50' R19

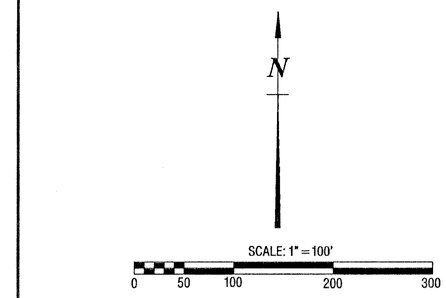
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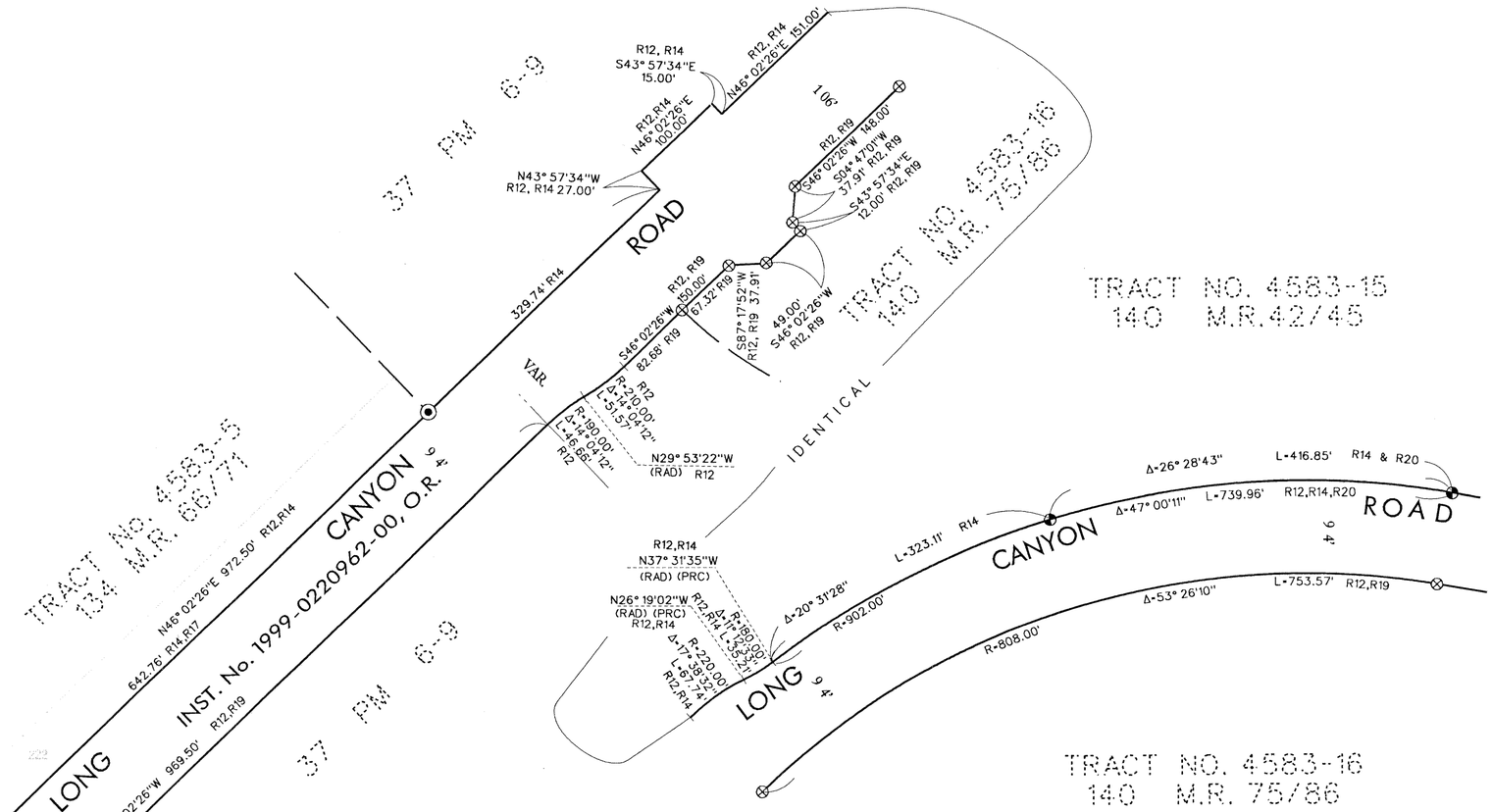
AUGUST, 2000

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SEE SHEET NO. 10

TRACT NO. 5250

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