150MR1

20040324-0074615
Pages: 2 Fees: $8.00
03/24/2004 08:00:00 AM
T20040025781 KH
Ventura County Recorder
Philip J. Schmit

Tract No. 4921

Being a subdivision of a portion of Lot 102, La Placentia Tract (16 M.R. 7)
in the City of Simi Valley, County of Ventura, State of California.

November 1997

Gross Area = 2.37 acres

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. 4921 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 ingress and egress over and across the northerly lines of Lots 1 and 12 abutting Alamo Street in order that the owners of said lots shall have no rights of access whatsoever to said Alamo Street, 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 storm drain purposes shown on the map and all uses incident thereto, and that they do hereby offer to dedicate to the City of Simi Valley, the easement for public service shown on the map, and that they do hereby irrevocably offer to dedicate to the City of Simi Valley the easements for enriched parkway shown on the map, and that they do hereby offer to dedicate Parcel "X" in fee to the Ventura County Watershed Protection District.

PARVIZ NAZAR, SORAYA NAZAR, MANSOUR J. KASHANIAN, ORLY KASHANIAN, IRAJ MORSHEDIZADEH, and LALEH KAYVAN, owners.

Parviz Nazar — Soraya Nazar

Mansour J. Kashanian — Orly Kashanian

Iraj Morshedizadeh — Laleh Kayvan

ACKNOWLEDGEMENTS

State of California
County of Los Angeles } SS

On this 17th day of December, in the year 2003, before me, Fatima Sahill, a notary public in and for said state, personally appeared Parviz Nazar, Soraya Nazar, Mansour J. Kashanian, Orly Kashanian, Iraj Morshedizadeh, and Laleh Kayvan ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or entity upon behalf of which the persons acted, executed the instrument.

Witness my hand and official seal

Fatima Sahill

Fatima Sahill, Notary Public #~~1181765~~ 1361444
Principal place of business: Los Angeles County
My commission expires June 17, 2006

THE VENTURA COUNTY WATERSHED PROTECTION DISTRICT SHALL, AS REQUIRED BY CALIFORNIA GOVERNMENT CODE SECTION 66477.5 IN ITS PRESENT FORM OR AS IT MAY FROM TIME TO TIME BE AMENDED, RECONVEY PARCEL "X" AS DEDICATED, TO THE SUBDIVIDER NAMED BELOW IF THE VENTURA COUNTY WATERSHED PROTECTION DISTRICT BOARD OF SUPERVISORS SHOULD DETERMINE THAT THE SAME PUBLIC PURPOSES FOR WHICH SAID PARCEL "X" DEDICATED NO LONGER EXISTS OR THAT PARCEL "X" OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES, EXCEPT FOR ALL OR ANY PORTION OF THE PROPERTY THAT IS STILL REQUIRED FOR THAT SAME PUBLIC PURPOSE OR FOR PUBLIC UTILITIES.

SUBDIVIDER: IRAJ MORSHEDIZADEH
11390 AMIGO AVENUE
NORTHRIDGE, CA 91326-2153

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:

La Placentia Mutual Water Company acting for and on behalf of Ventura County Waterworks District No. 9, present owner of an easement for the right to drill wells, build, maintain canals, pipelines and incidental purposes, per 1 O.R. 350, 132 O.R. 227, and 710 O.R. 229 (blanket in nature).

County of Ventura, present owner of an easement for maintenance and reconstruction of a public road and/or highway, per 3236 O.R. 142.

Adish K Jain and Manjul R. Jain, et al., present owners of an easement for storm drain, per 83-062888 O.R.

SOILS REPORTS

The following soils reports relating to Tract No. 4921 have been prepared:

Date of Report	Title of Report	Firm Name	Engineer	Registration Number
Apr. 1993	Geotechnical Investigation	Abrahamian Engineering	Zaven Abrahamian	RCE 41672
Jan. 1998	Supplement No. 1	A.G.E. Engineering	Zaven Abrahamian	RCE 41672
Sep. 1998	Supplemental Geotechnical Investigation	Applied Earth Sciences	Caro J. Minas	GE 601

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

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: November 24, 1998

Byron B. Johnson Jr., R.C.E. 12492 (exp. 3/31/05)

REGISTERED PROFESSIONAL ENGINEER — BYRON B. JOHNSON JR. — 12492 — Exp. 3/31/05 — CIVIL — STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I hereby certify that I have examined the final map entitled Tract No. 4921, 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.

Dated: 3/1/04

Mark E. Lawler, R.C.E. 54302 (exp. 12/31/03)
City Engineer, City of Simi Valley

COUNTY SURVEYOR'S STATEMENT

I hereby state that I have examined the map entitled Tract No. 4921, and that I am satisfied that the map is technically correct.

Dated: 3/16/04

RONALD C. COONS
County Surveyor, County of Ventura

By:

Robert L. Chacon, L.S. 5572 (exp. 9/30/05)
Chief Deputy County Surveyor

PROFESSIONAL LAND SURVEYOR — ROBERT L. CHACON — No. 5572 — Exp. 9-30-05 — STATE OF CALIFORNIA

CITY COUNCIL'S CERTIFICATE

This map entitled Tract No. 4921, consisting of 2 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 1st day of March, 2004, 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 storm drain purposes as shown on this map, and also hereby accepts the easement for public service as shown on this map, however, the offer of enriched parkway easements 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 2nd day of December, 2003.

Attest:

City Clerk of the City of Simi Valley — Mayor of the City of Simi Valley

VENTURA COUNTY WATERSHED PROTECTION DISTRICT ACCEPTANCE CERTIFICATE

This is to certify that Parcel "X" offered hereon to the Ventura County Watershed Protection District, a governmental agency, is hereby accepted by the undersigned officer on behalf of said district pursuant to authority conferred by resolution of the Board of Supervisors of Ventura County adopted on April 7, 1998.

Dated: 3/23/04

RONALD C. COONS
Director, Public Works Agency
County of Ventura
State of California

By:

Chief Deputy County Surveyor

PROFESSIONAL LAND SURVEYOR — ROBERT L. CHACON — No. 5572 — Exp. — STATE OF CALIFORNIA

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.

LAWRENCE L. MATHENEY
County Tax Collector
County of Ventura

By: Deputy County Tax Collector

Date: March 11, 2004

COUNTY RECORDER'S CERTIFICATE

~~Filed this~~ 24 day of March, 2004, at 8:00 A. m. in Book 150 of Miscellaneous Records (Maps) at Pages 1 and 2, at the request of Parviz Nazar et al.

Doc.# 20040324-0074615

PHILIP J. SCHMIT
County Recorder

By: Kristi Hamlet
~~Assistant~~ Deputy County Recorder

150MR2

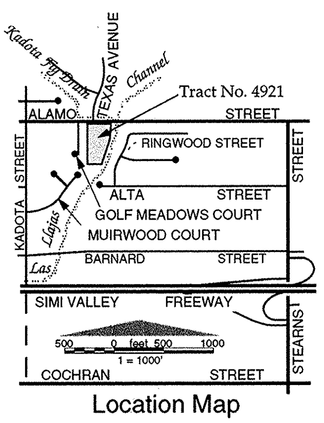
Sheet 2 of 2 sheets

Tract No. 4921

Being a subdivision of a portion of Lot 102,
La Placentia Tract (16 M.R. 7)
in the City of Simi Valley,
County of Ventura, State of California.

November 1997

Gross Area = 2.37 acres



Location Map

LEGEND

m	measured	℄	centerline
cf	calculated from	fd	found
sub	below surface	ip	iron pipe
p	proportioned measurement		

VCSSM Ventura County Standard Survey Monument

r1 16 MR 7, La Placentia Tract
r2 53 MR 89, Tract No. 2054
r3 107 MR 62, Tract No. 3654
r4 107 MR 59, Tract No. 4030
r5 49 RS 56, Record of Survey
r6 91-168882 O.R.
r7 55 PM 62, LD-S-480

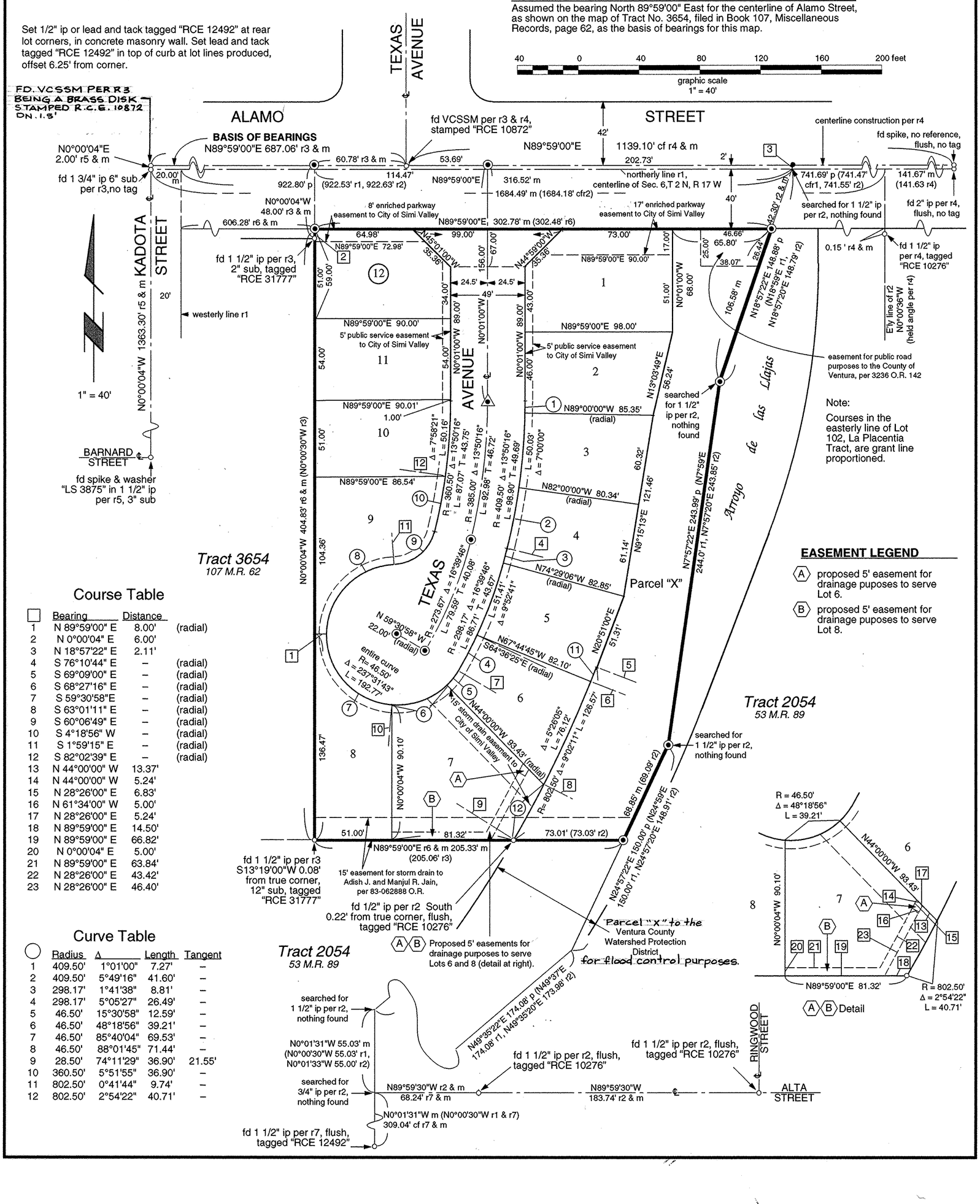
○ monument found as noted
◉ set 1 1/2" ip tagged "RCE 12492" (flush unless otherwise noted)
● set lead and tack tagged "RCE 12492"
◬ set VCSSM stamped "RCE 12492"

Set 1/2" ip or lead and tack tagged "RCE 12492" at rear lot corners, in concrete masonry wall. Set lead and tack tagged "RCE 12492" in top of curb at lot lines produced, offset 6.25' from corner.

BASIS OF BEARINGS

Assumed the bearing North 89°59'00" East for the centerline of Alamo Street, as shown on the map of Tract No. 3654, filed in Book 107, Miscellaneous Records, page 62, as the basis of bearings for this map.

graphic scale
40 0 40 80 120 160 200 feet
1" = 40'



Course Table

	Bearing	Distance	
1	N 89°59'00" E	8.00'	(radial)
2	N 0°00'04" E	6.00'	
3	N 18°57'22" E	2.11'	
4	S 76°10'44" E	–	(radial)
5	S 69°09'00" E	–	(radial)
6	S 68°27'16" E	–	(radial)
7	S 59°30'58"E	–	(radial)
8	S 63°01'11" E	–	(radial)
9	S 60°06'49" E	–	(radial)
10	S 4°18'56" W	–	(radial)
11	S 1°59'15" E	–	(radial)
12	S 82°02'39" E	–	(radial)
13	N 44°00'00" W	13.37'	
14	N 44°00'00" W	5.24'	
15	N 28°26'00" E	6.83'	
16	N 61°34'00" W	5.00'	
17	N 28°26'00" E	5.24'	
18	N 89°59'00" E	14.50'	
19	N 89°59'00" E	66.82'	
20	N 0°00'04" E	5.00'	
21	N 89°59'00" E	63.84'	
22	N 28°26'00" E	43.42'	
23	N 28°26'00" E	46.40'	

Curve Table

	Radius	Δ	Length	Tangent
1	409.50'	1°01'00"	7.27'	–
2	409.50'	5°49'16"	41.60'	–
3	298.17'	1°41'38"	8.81'	–
4	298.17'	5°05'27"	26.49'	–
5	46.50'	15°30'58"	12.59'	–
6	46.50'	48°18'56"	39.21'	–
7	46.50'	85°40'04"	69.53'	–
8	46.50'	88°01'45"	71.44'	–
9	28.50'	74°11'29"	36.90'	21.55'
10	360.50'	5°51'55"	36.90'	–
11	802.50'	0°41'44"	9.74'	–
12	802.50'	2°54'22"	40.71'	–

EASEMENT LEGEND

Ⓐ proposed 5' easement for drainage puposes to serve Lot 6.

Ⓑ proposed 5' easement for drainage puposes to serve Lot 8.

Note:

Courses in the easterly line of Lot 102, La Placentia Tract, are grant line proportioned.