2004 1228-0343022
12/28/2004 08:00 AM
Pages: 4 Fee: 0.00
T2004011814 TH
Ventura County Recorder
Philip J. Schmit

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF RECORD HOLDERS OF SECURITY INTERESTS THEREIN, OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION AND CONDOMINIUM PROJECT SHOWN ON THIS MAP WITHIN THE INTERIOR BOUNDAY LINE AND THAT THEY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION FOR CONDOMINIUM PURPOSES.

WE HEREBY DEDICATE TO THE VENTURA COUNTY WATERWORKS DISTRICT NO. 8 THOSE EASEMENTS FOR WATER PIPELINES AND ACCESS SO DESIGNATED HEREON.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AN EASEMENT FOR ACCESS PURPOSES OVER ALL PRIVATE DRIVEWAYS AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE THE CITY OF SIMI VALLEY THE EASEMENTS FOR SANITARY SEWER PURPOSES AS SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO.

525 COUNTRY CLUB, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER

CHARLES BRUMBAUGH
MANAGING MEMBER

OF LYNX REALTY AND MANAGEMENT, LLC
ITS: MANAGING MEMBER

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS.

ON Dec. 10, 2004 BEFORE ME, Page E. Cochran, A NOTARY PUBLIC, PERSONALLY APPEARED Charles Brumbaugh
PERSONALLY KNOWN TO ME TO BE 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.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Page E Cochran
COUNTY OF Kern
MY COMMISSION EXPIRES: May 27, 2005

PAGE E. COCHRAN
COMM. #1306253
NOTARY PUBLIC-CALIFORNIA
KERN COUNTY
My Commission Expires
MAY 27, 2005

BANK OF AMERICA, NA, A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED DECEMBER 9, 2004 AS INSTRUMENT NO. 20041209-0326307 OF OFFICIAL RECORDS.

NAME Mary Silverstein
TITLE VICE PRESIDENT

NAME
TITLE

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS.

ON Dec. 10, 2004 BEFORE ME, Page E. Cochran, A NOTARY PUBLIC, PERSONALLY APPEARED Mary Silverstein
PERSONALLY KNOWN TO ME TO BE 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.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Page E Cochran
COUNTY OF Kern
MY COMMISSION EXPIRES: May 27, 2005

PAGE E. COCHRAN
COMM. #1306253
NOTARY PUBLIC-CALIFORNIA
KERN COUNTY
My Commission Expires
MAY 27, 2005

ENGINEER'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF 525 COUNTRY CLUB, L.P. IN JANUARY OF 2004. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; 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 FILING OF THIS FINAL MAP AND THAT THEY ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

James T. Emerson
JAMES T. EMERSON R.C.E. 16531
LICENSE EXPIRES 6/30/05

REGISTERED PROFESSIONAL ENGINEER
JAMES T. EMERSON
No. 16531
Exp. 6-30-05
CIVIL
STATE OF CALIFORNIA

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 ACCEPTANCE STATEMENT AND CERTIFICATE:

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 HEREBY ACCEPTS THE WATER PIPELINES AND ACCESS 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.

BY: _____ DATE 12/14/04
DISTRICT ENGINEER
VENTURA COUNTY WATERWORKS DISTRICT NO. 8

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 5432, CONSISING OF 4 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 20th DAY OF December, 2004 FOR APPROVAL. CITY COUNCIL HEREBY APPROVES SAID MAP.

AND DOES HEREBY ACCEPT THE ACCESS EASEMENT OVER ALL PRIVATE DRIVEWAYS ON THIS MAP ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.

AND DOES HEREBY ACCEPT THE EASEMENT FOR SANITARY SEWER PURPOSES AS SHOWN ON THIS MAP.

IN WITNESS WHEREOF, SAID CITY COUNCIL HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY ITS 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 21st DAY OF December, 2004.

ATTEST:

Denise K. Redondo
CITY CLERK OF THE CITY OF SIMI VALLEY

Paul Miller
MAYOR OF THE CITY OF SIMI VALLEY

SIGNATURE OMISSION NOTES:

THE FOLLOWING SIGNATURES 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 A FEE TITLE, AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

SIMI VALLEY SANITATION DISTRICT, OWNER OF AN EASEMENT FOR SANITARY SEWERS AND INCIDENTAL PURPOSES RECORDED MARCH 29, 1990 AS INSTRUMENT NO. 90-46680 AND RERECORDED SEPTEMBER 14, 1990 AS INSTRUMENT NO. 90-137115 OF OFFICIAL RECORDS.

WOOD RANCH CENTER LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER OF AN EASEMENT FOR STORM DRAIN AND RELATED APPURTENANT STRUCTURES AND FIXTURES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 11, 2004 AS INSTRUMENT NO. 20041110-0302046 OF OFFICIAL RECORDS.

COUNTY RECORDER'S CERTIFICATE

FILED THIS 28 DAY OF DECEMBER, 2004, AT 8:00 AM
IN BOOK 152 OF MISCELLANEOUS RECORDS (MAPS), AT PAGES 13-16
AT THE REQUEST OF 525 COUNTRY CLUB, LLC.
DOC # 04-0343022

PHILIP J. SCHMIT
COUNTY RECORDER, COUNTY OF VENTURA
BY Lynn Hernandez
DEPUTY COUNTY RECORDER

COUNTY TAX COLLECTOR 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

12-22-04
DATE

Jan R. Harden
DEPUTY COUNTY TAX COLLECTOR

CITY ENGINEER'S STATEMENT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP ENTITLED TRACT NO. 5432; THAT THE SUBDIVISION IS SUBSTANTILLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY 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 COMPLIES WITH.

12/21/04
DATE

Mark Lawler
MARK E. LAWLER, R.C.E. ~~54032~~ ~~EXP.~~
CITY ENGINEER OF THE CITY OF SIMI VALLEY

COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5432; AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

RONALD C. COONS
COUNTY SURVEYOR, COUNTY OF VENTURA

DEC. 22, 2004
DATE

BY Michael K. Sullivan
MICHAEL K. SULLIVAN
CHIEF DEPUTY COUNTY SURVEYOR
L.S. 6254, EXP. 6/30/06

LICENSED LAND SURVEYOR
MICHAEL K. SULLIVAN
Exp. 06/30/06
NO. 6254
STATE OF CALIFORNIA

GROSS AREA: 2.96 ACRES
NET AREA: 2.28 ACRES

FOR CONDOMINIUM PURPOSES

TRACT NO. 5432

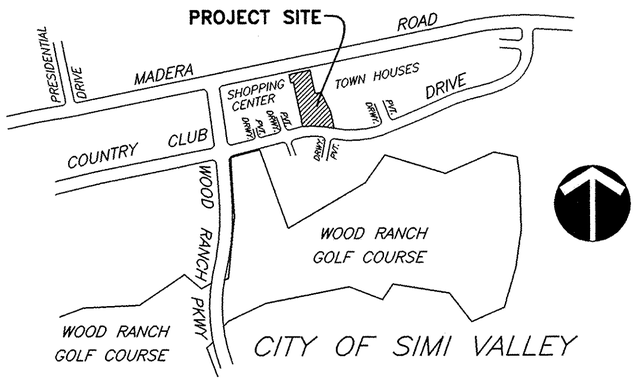
IN THE CITY OF SIMI VALLEY,
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF PARCEL MAP L.D.-S-458 AS PER MAP RECORDED IN BOOK 50 PAGES 72 AND 73 OF PARCEL MAPS, IN THE THE OFFICE OF THE RECORDER OF VENTURA COUNTY.

JANUARY 30, 2004

PREPARED BY:

B & E ENGINEERS
24 W. ST. JOSEPH STREET
ARCADIA, CA 91007



LOCATION MAP

SCALE: 1" = 1000'

SOILS AND/OR GEOLOGY REPORTS:

THE FOLLOWING SOILS REPORTS RELATING TO TRACT NO. 5432 HAVE BEEN PREPARED.

DATE OF REPORT:	MARCH 19, 2004
FIRM NAME:	KRAZAN & ASSOCIATES 2205 COY AVENUE BAKERSFIELD CA 93307
REGISTERED GEOLOGIST: REGISTRATION NO.;	DAVID R. JAROSZ, II RCE 60185
LOCATION WHERE ON FILE FOR PUBLIC INSPECTION:	CITY ENGINEERS OFFICE OF THE CITY OF SIMI VALEY

GROSS AREA: 2.96 ACRES
NET AREA: 2.28 ACRES

FOR CONDOMINIUM PURPOSES

TRACT NO. 5432

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF PARCEL MAP L.D.-S-458 AS PER MAP RECORDED IN BOOK 50 PAGES 72 AND 73 OF PARCEL MAPS, IN THE THE OFFICE OF THE RECORDER OF VENTURA COUNTY.

JANUARY 30, 2004

PREPARED BY:

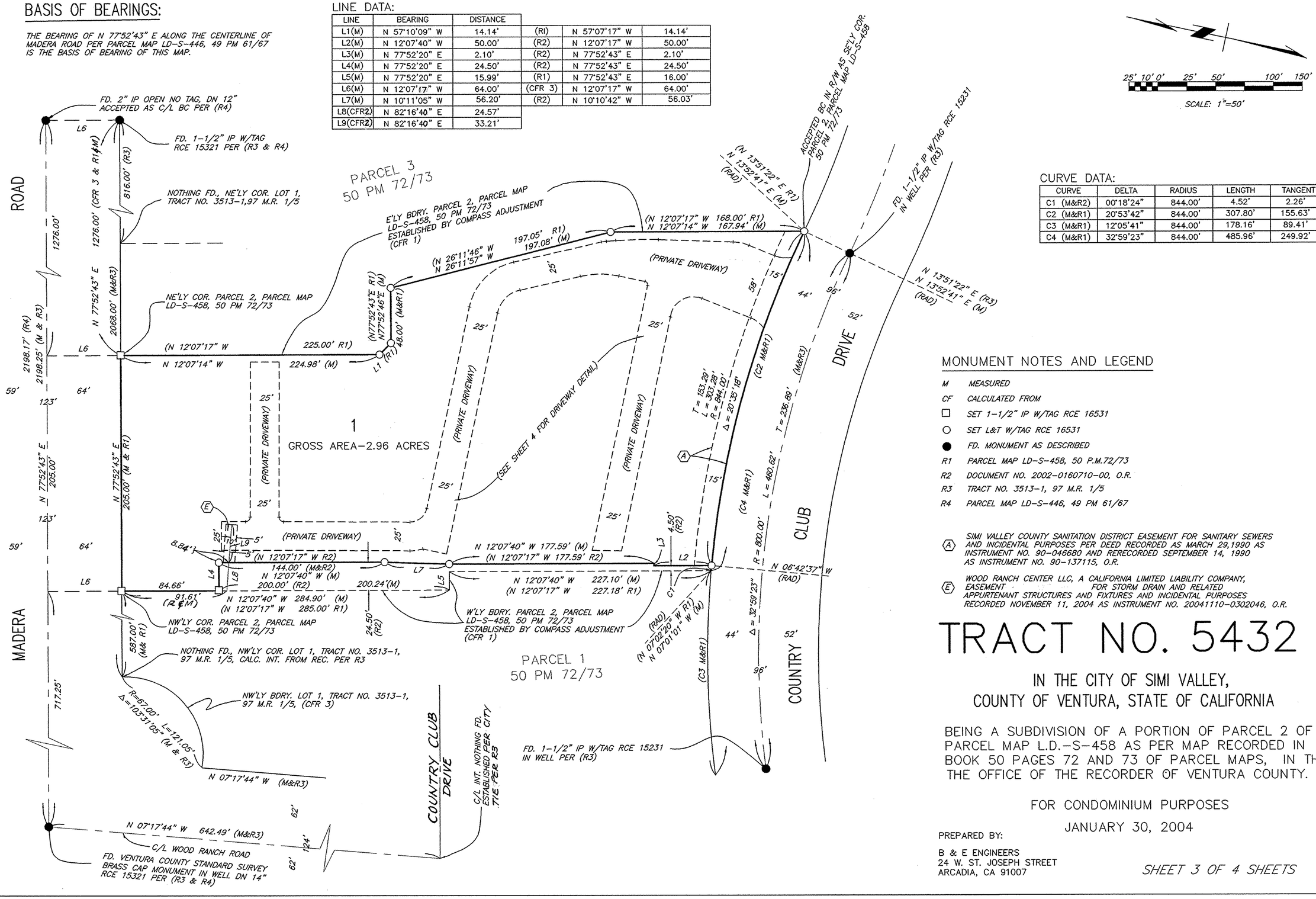
B & E ENGINEERS
24 W. ST. JOSEPH STREET
ARCADIA, CA 91007

BASIS OF BEARINGS:

THE BEARING OF N 77°52'43" E ALONG THE CENTERLINE OF MADERA ROAD PER PARCEL MAP LD-S-446, 49 PM 61/67 IS THE BASIS OF BEARING OF THIS MAP.

LINE DATA:

LINE	BEARING	DISTANCE			
L1(M)	N 57°10'09" W	14.14'	(R1)	N 57°07'17" W	14.14'
L2(M)	N 12°07'40" W	50.00'	(R2)	N 12°07'17" W	50.00'
L3(M)	N 77°52'20" E	2.10'	(R2)	N 77°52'43" E	2.10'
L4(M)	N 77°52'20" E	24.50'	(R2)	N 77°52'43" E	24.50'
L5(M)	N 77°52'20" E	15.99'	(R1)	N 77°52'43" E	16.00'
L6(M)	N 12°07'17" W	64.00'	(CFR 3)	N 12°07'17" W	64.00'
L7(M)	N 10°11'05" W	56.20'	(R2)	N 10°10'42" W	56.03'
L8(CFR2)	N 82°16'40" E	24.57'			
L9(CFR2)	N 82°16'40" E	33.21'			



CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1 (M&R2)	00°18'24"	844.00'	4.52'	2.26'
C2 (M&R1)	20°53'42"	844.00'	307.80'	155.63'
C3 (M&R1)	12°05'41"	844.00'	178.16'	89.41'
C4 (M&R1)	32°59'23"	844.00'	485.96'	249.92'

MONUMENT NOTES AND LEGEND

- M MEASURED
- CF CALCULATED FROM
- □ SET 1-1/2" IP W/TAG RCE 16531
- ○ SET L&T W/TAG RCE 16531
- ● FD. MONUMENT AS DESCRIBED
- R1 PARCEL MAP LD-S-458, 50 P.M.72/73
- R2 DOCUMENT NO. 2002-0160710-00, O.R.
- R3 TRACT NO. 3513-1, 97 M.R. 1/5
- R4 PARCEL MAP LD-S-446, 49 PM 61/67

(A) SIMI VALLEY COUNTY SANITATION DISTRICT EASEMENT FOR SANITARY SEWERS AND INCIDENTAL PURPOSES PER DEED RECORDED AS MARCH 29,1990 AS INSTRUMENT NO. 90-046680 AND RERECORDED SEPTEMBER 14, 1990 AS INSTRUMENT NO. 90-137115, O.R.

(E) WOOD RANCH CENTER LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, EASEMENT FOR STORM DRAIN AND RELATED APPURTENANT STRUCTURES AND FIXTURES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 11, 2004 AS INSTRUMENT NO. 20041110-0302046, O.R.

TRACT NO. 5432

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF PARCEL MAP L.D.-S-458 AS PER MAP RECORDED IN BOOK 50 PAGES 72 AND 73 OF PARCEL MAPS, IN THE THE OFFICE OF THE RECORDER OF VENTURA COUNTY.

FOR CONDOMINIUM PURPOSES

JANUARY 30, 2004

PREPARED BY:

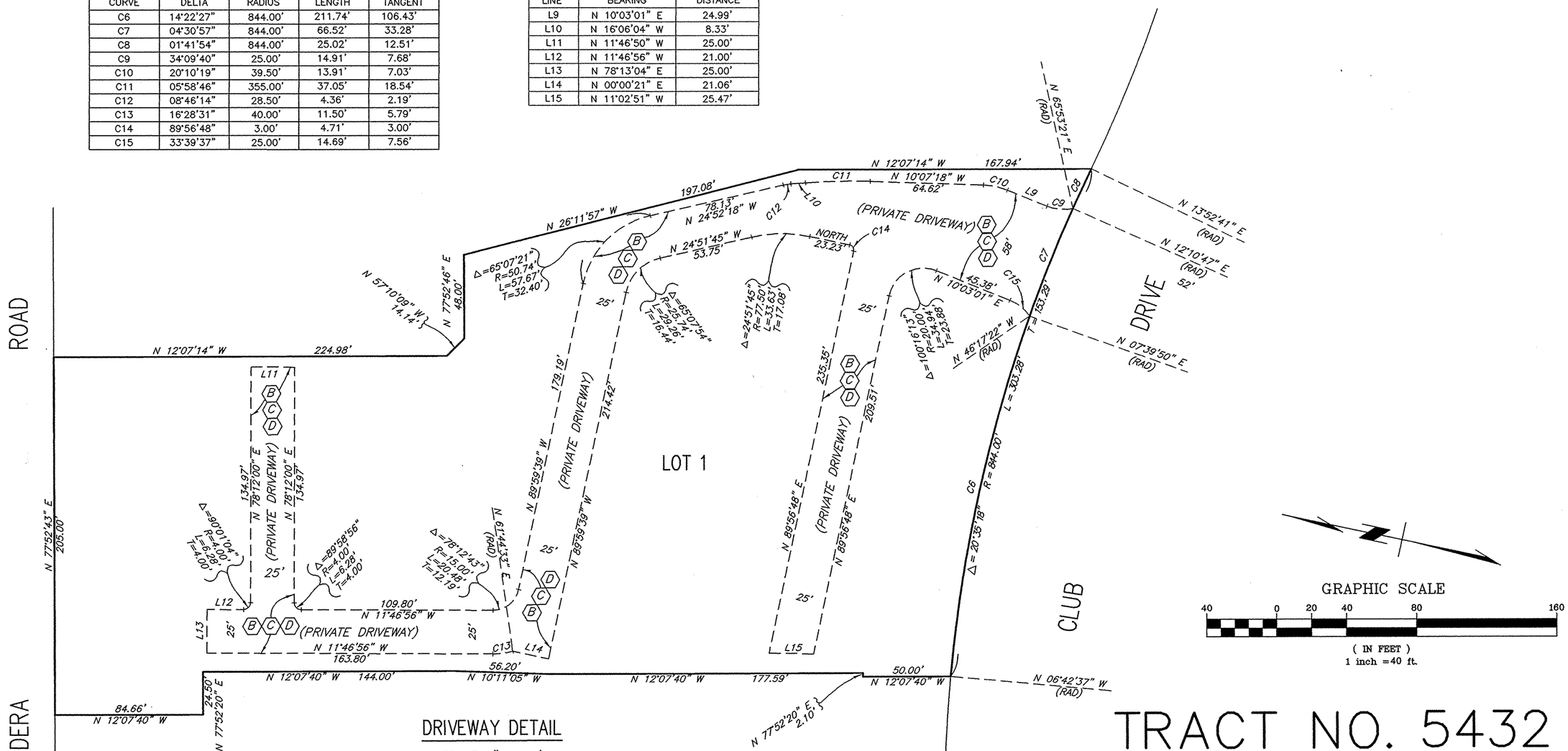
B & E ENGINEERS
24 W. ST. JOSEPH STREET
ARCADIA, CA 91007

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C6	14°22'27"	844.00'	211.74'	106.43'
C7	04°30'57"	844.00'	66.52'	33.28'
C8	01°41'54"	844.00'	25.02'	12.51'
C9	34°09'40"	25.00'	14.91'	7.68'
C10	20°10'19"	39.50'	13.91'	7.03'
C11	05°58'46"	355.00'	37.05'	18.54'
C12	08°46'14"	28.50'	4.36'	2.19'
C13	16°28'31"	40.00'	11.50'	5.79'
C14	89°56'48"	3.00'	4.71'	3.00'
C15	33°39'37"	25.00'	14.69'	7.56'

LINE DATA:

LINE	BEARING	DISTANCE
L9	N 10°03'01" E	24.99'
L10	N 16°06'04" W	8.33'
L11	N 11°46'50" W	25.00'
L12	N 11°46'56" W	21.00'
L13	N 78°13'04" E	25.00'
L14	N 00°00'21" E	21.06'
L15	N 11°02'51" W	25.47'



DRIVEWAY DETAIL

SCALE 1" = 40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch =40 ft.

(B) EASEMENT FOR WATER PIPELINES AND ACCESS PURPOSES TO VENTURA COUNTY WATERWORKS DISTRICT NO. 8

(C) EASEMENT FOR SANITARY SEWER PURPOSES TO THE CITY OF SIMI VALLEY

(D) EASEMENT FOR ACCESS PURPOSES TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE

TRACT NO. 5432

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF PARCEL MAP L.D.-S-458 AS PER MAP RECORDED IN BOOK 50 PAGES 72 AND 73 OF PARCEL MAPS, IN THE THE OFFICE OF THE RECORDER OF VENTURA COUNTY.

FOR CONDOMINIUM PURPOSES

JANUARY 30, 2004

PREPARED BY:

B & E ENGINEERS
24 W. ST. JOSEPH STREET
ARCADIA, CA 91007