20060328-0065584
Recorded at request of Ventura County Recorder
Philip J. Schmit
03/28/2006 08:00:00 AM
T2006026809 Fees: $0.00

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 5483, 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 ~~IRREVOCABLY~~ OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY FOR PUBLIC USE, THE RIGHT-OF-WAY FOR STREETS AND HIGHWAYS 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 SOUTHERLY LINE OF PARCEL C, ABUTTING COCHRAN STREET, IN ORDER THAT THE OWNERS OF SAID PARCEL SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID COCHRAN STREET, EXCEPT THE GENERAL RIGHT-OF-TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC,

THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY, THE EASEMENTS FOR PUBLIC SERVICES (P.S.E.) , AND SANITARY SEWER PURPOSES OVER ALL PRIVATE STREETS AND AS SHOWN ON THIS MAP, AND ALL USES INCIDENTAL THERETO, AND ALSO HEREBY DEDICATE TO ALL GOVERNMENT AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE AN ACCESS EASEMENT OVER ALL PRIVATE STREETS AS SHOWN ON THIS MAP,

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO VENTURA COUNTY WATERWORKS DISTRICT NO.8 AN EASEMENT FOR WATER PIPELINE PURPOSES OVER ALL PRIVATE STREETS AS SHOWN ON THIS MAP.

SIENNA SIMI VALLEY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: David J. McKinzie

BY: _____

HAYEDEH EFTEKHARI
Commission # 1435692
Notary Public - California
Los Angeles County
My Comm. Expires Aug 22, 2007

STATE OF CALIFORNIA }
COUNTY OF L.A } SS

ON 11/8/, 2005 BEFORE ME, Hayedeh Eftekhari - Notary Public

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED David J. McKinzie AND _____ ~~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 ~~THEY~~ HE EXECUTED THE SAME IN ~~THEIR~~ HIS AUTHORIZED CAPACITIES~~Y~~, AND THAT BY ~~THEIR~~ HIS 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: Hayedeh Eftekhari
NOTARY PUBLIC IN AND FOR SAID STATE

NUMBER: 1435692

MY PRINCIPAL PLACE OF BUSINESS IS IN L.A COUNTY

MY COMMISSION EXPIRES: Aug. 22, 2007

Hayedeh Eftekhari - Notary Public
PRINT NAME

ALLIANCE BANK, BENEFICIARY IN DEED OF TRUST RECORDED SEPTEMBER 16, 2005 AS INSTRUMENT NO. 20050916-0231500 OF OFFICIAL RECORDS OF VENTURA COUNTY.

BY: Mark E. Cohen, Vice President

Colleen Drive
Vice President

STATE OF CALIFORNIA }
COUNTY OF Orange } SS

ON 11-1-, 2005 BEFORE ME, Anita J. Tippens

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Mark E. Cohen AND Colleen Park 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 THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: Anita J. Tippens
NOTARY PUBLIC IN AND FOR SAID STATE

NUMBER: 1475810

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY

MY COMMISSION EXPIRES: 3-9-08

Anita J. Tippens
PRINT NAME

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 COASTAL VISION, INC. IN JULY 2003. 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 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 COUNTY SURVEYOR PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS INTO THE COUNTY ROAD (OR CITY STREET) SYSTEM.

REGISTERED PROFESSIONAL ENGINEER
RANDALL A GREENWOOD
No. 29220
Exp. 3/31/07
CIVIL
STATE OF CALIFORNIA

DATED: October 25, 2005.

Randall A. Greenwood
RANDALL A. GREENWOOD
R.C.E. NO. 29220
EXP. DATE 3-31-07

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5483, 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.

DATED: Nov 29, 2005.

Ronald K. Fuchiwaki
RONALD K. FUCHIWAKI
RCE 34663, EXP. 09/30/07
ASSISTANT DIRECTOR/CITY ENGINEER, CITY OF SIMI VALLEY

SOILS AND/OR GEOLOGIC REPORT(S):

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 5483 HAVE BEEN PREPARED.

DATE OF REPORT: MARCH 11, 2004

TITLE OF REPORT: TRACT 5483

FIRM NAME: EARTH SYSTEMS SOUTHERN CALIFORNIA

ENGINEER (OR GEOLOGIST): RICHARD M. BEARD

REGISTRATION NO.: GE 128

LOCATION WHERE ON FILE FOR PUBLIC INSPECTION: CITY OF SIMI VALLEY CITY ENGINEER'S OFFICE

SIGNATURE OMISSIONS

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, MAY BE 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.

LA PLACENTIA MUTUAL WATER COMPANY, OWNER OF AN EASEMENT FOR AN IRRIGATION AND WATER SYSTEM RECORDED FEBRUARY 7, 1923, IN BOOK 1, PAGE 350 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

SANTA SUSANA DEVELOPMENT COMPANY, OWNER OF AN EASEMENT FOR AN IRRIGATION AND WATER SYSTEM RECORDED OCTOBER 8, 1926, IN BOOK 125, PAGE 169 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

CITY OF SIMI VALLEY, OWNER OF AN EASEMENT FOR PUBLIC ROAD RECORDED APRIL 22, 1988 AS INSTRUMENT NO. 88-54448 OF OFFICIAL RECORDS.

VENTURA COUNTY WATERWORKS DISTRICT NO.8 CERTIFICATE:

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 HEREBY ACCEPTS THE EASEMENT FOR WATER PIPELINE PURPOSES AS SHOWN ON THIS MAP AND, IN WITNESS THEREOF, HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY THE DISTRICT ENGINEER PURSUANT TO THE AUTHORITY CONFERRED BY RESOLUTION NO. WWD-20 OF THE BOARD OF THE DIRECTORS OF SAID DISTRICT.

DATED: 12-2-05

DISTRICT ENGINEER
VENTURA COUNTY WATERWORKS
DISTRICT NO.8

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ENTITLED TRACT NO. 5483, AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

DATED: MARCH 23, 2006.

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

RONALD C. COONS
COUNTY SURVEYOR
COUNTY OF VENTURA

BY: Michael K. Sullivan
MICHAEL K. SULLIVAN
CHIEF DEPUTY COUNTY SURVEYOR
LS # 6254 EXP. 06/30/06

CITY COUNCIL'S CERTIFICATE:

THIS MAP ENTITLED TRACT 5483, CONSISTING OF 2 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 27th DAY OF February, 2006, FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP,

AND HEREBY ACCEPTS FOR PUBLIC USE THE RIGHT-OF-WAY FOR COCHRAN STREET SHOWN ON THIS MAP,

AND ALSO HEREBY ACCEPTS ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON.

AND HEREBY ACCEPTS ~~/ REJECTS~~ EASEMENTS FOR PUBLIC SERVICES (P.S.E.) AND SANITARY SEWER PURPOSES OVER ALL PRIVATE STREETS AND AS SHOWN ON THE MAP, AND ALL USES INCIDENTAL THERETO, AND ALSO HEREBY ACCEPTS, ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR PUBLIC SAFETY, HEALTH AND WELFARE, AN ACCESS EASEMENT OVER ALL PRIVATE STREETS AS SHOWN ON THIS MAP.

IN WITNESS THEREOF, 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 28th DAY OF February, 2006

ATTEST:

Alicia K. Redondo
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 SECTION 66492 AND 66493 OF THE SUBDIVISION MAP ACT HAVE BEEN FILED AND DEPOSITED WITH ME.

DATED: 3-15, 2006.

LAWRENCE L. MATHENEY
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE

FILED THIS 28 DAY OF March 2006, AT 8:00 A.m, IN BOOK 155 OF MISCELLANEOUS RECORDS (MAPS) AT PAGE 89-90, AT THE REQUEST OF Owners.

Inst. #20060328-0065584

PHILIP J. SCHMIT
COUNTY RECORDER
COUNTY OF VENTURA

BY: Jennifer Lujan
DEPUTY COUNTY RECORDER

GROSS AREA: 1.72 ACRES

TRACT MAP NO. 5483

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

BEING A SUBDIVISION OF A PORTION OF LOT 76, LA PLACENTIA TRACT, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 7 AND 8 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DECEMBER 14, 2004

PREPARED BY:

PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
PH: (818) 865-4168
FAX: (818) 865-4198

MONUMENT NOTES & LEGEND

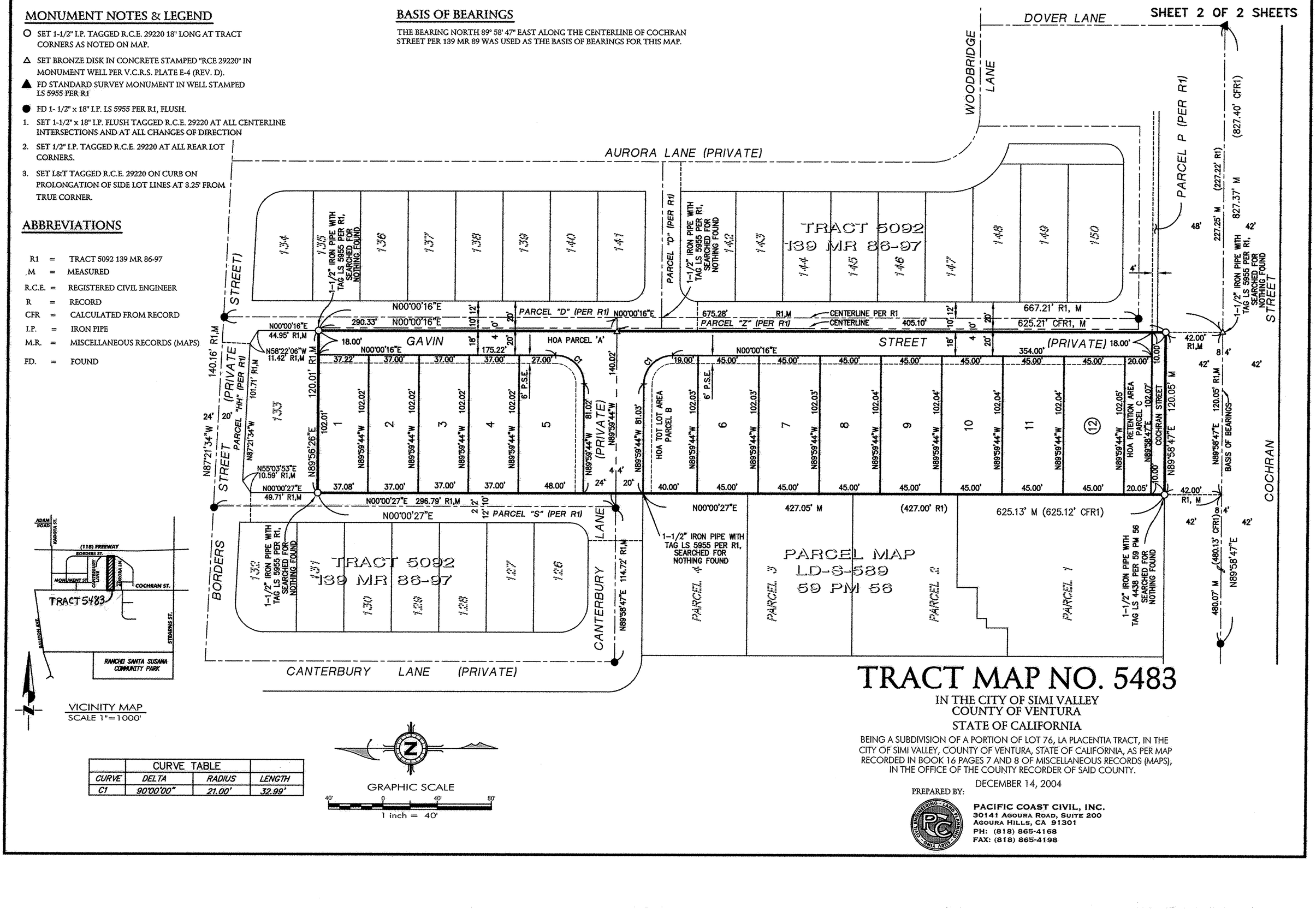
- ○ SET 1-1/2" I.P. TAGGED R.C.E. 29220 18" LONG AT TRACT CORNERS AS NOTED ON MAP.
- △ SET BRONZE DISK IN CONCRETE STAMPED "RCE 29220" IN MONUMENT WELL PER V.C.R.S. PLATE E-4 (REV. D).
- ▲ FD STANDARD SURVEY MONUMENT IN WELL STAMPED LS 5955 PER R1
- ● FD 1- 1/2" x 18" I.P. LS 5955 PER R1, FLUSH.
1. SET 1-1/2" x 18" I.P. FLUSH TAGGED R.C.E. 29220 AT ALL CENTERLINE INTERSECTIONS AND AT ALL CHANGES OF DIRECTION
2. SET 1/2" I.P. TAGGED R.C.E. 29220 AT ALL REAR LOT CORNERS.
3. SET L&T TAGGED R.C.E. 29220 ON CURB ON PROLONGATION OF SIDE LOT LINES AT 3.25' FROM TRUE CORNER.

ABBREVIATIONS

R1	=	TRACT 5092 139 MR 86-97
.M	=	MEASURED
R.C.E.	=	REGISTERED CIVIL ENGINEER
R	=	RECORD
CFR	=	CALCULATED FROM RECORD
I.P.	=	IRON PIPE
M.R.	=	MISCELLANEOUS RECORDS (MAPS)
FD.	=	FOUND

BASIS OF BEARINGS

THE BEARING NORTH 89° 58' 47" EAST ALONG THE CENTERLINE OF COCHRAN STREET PER 139 MR 89 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.



VICINITY MAP
SCALE 1"=1000'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	21.00'	32.99'

GRAPHIC SCALE
40' 0 40' 80'
1 inch = 40'

TRACT MAP NO. 5483

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

BEING A SUBDIVISION OF A PORTION OF LOT 76, LA PLACENTIA TRACT, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 7 AND 8 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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