20071002-0018728-0 1/5
Ventura County Clerk and Recorder
Philip J. Schmit
10/02/2007 08:00:00 AM
133433 $14.00 RR

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, RECORD HOLDERS OF SECURITY INTERESTS THEREIN, OR ARE INTERESTED IN THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION AND CONDOMINIUM PROJECT ENTITLED TRACT NO. 5462, SHOWN ON THIS MAP WITHIN THE EXTERIOR BOUNDARY LINE AND 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 FOR CONDOMINIUM PURPOSES.

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, THE EASEMENT FOR SANITARY SEWER PURPOSES SHOWN ON THIS 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 PURPOSES SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO VENTURA COUNTY WATERWORKS DISTRICT NO. 8 THE WATER PIPELINE EASEMENT SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE AN ACCESS EASEMENT OVER THE PRIVATE STREET AS SHOWN HEREON.

SIMI VALLEY INVESTMENT CO., LLC

BY: G. Herscu

GEORGE HERSCU, OWNER
PRINTED NAME AND TITLE

STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES }

ON MAY 11. 2007 BEFORE ME, ALAN KABAKER A NOTARY PUBLIC, PERSONALLY APPEARED GEORGE HERSCU 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 THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Alan Kabaker — NOTARY PUBLIC
MAY 11, 2007 — DATE

NAME: ALAN KABAKER
COMMISSION NUMBER: 1443092
MY COMMISSION EXPIRES: OCT. 28, 2007
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY.

FAR EAST NATIONAL BANK, BENEFICIARY UNDER DEED OF TRUST RECORDED JUNE 27, 2007 AS INSTRUMENT NO. 20070627-0012761 OF OFFICIAL RECORDS.

BY: Shirley Cheng — SHIRLEY CHENG, VP
PRINTED NAME AND TITLE

BY: J. Crestejo — JOSE A. CRESTEJO, VP
PRINTED NAME AND TITLE

STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES }

ON May 11, 2007 BEFORE ME, Elizabeth Flores A NOTARY PUBLIC, PERSONALLY APPEARED Jose Crestejo and Shirley Cheng 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 CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Elizabeth Flores — NOTARY PUBLIC
May 11, 2007 — DATE

NAME: Elizabeth Flores
COMMISSION NUMBER: 1684512
MY COMMISSION EXPIRES: 7/28/10
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

PREPARED BY:
FRED W. HAMMAR
P.O. BOX 162
SOMIS, CA 93066
(805) 491-0294

SIGNATURE OMISSIONS

THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED IN ACCORDANCE WITH PROVISIONS OF SECTION 66436, (a) (3) (A) (i-viii) OF THE SUBDIVISION MAP ACT, THEIR INTEREST BEING SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SUCH SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

1. SANITATION INC., A CORPORATION, OWNER OF AN EASEMENT FOR THE SANITARY SEWER PIPE LINE AND OTHER PURPOSES, RECORDED MARCH 13, 1964, IN BOOK 2499, PAGE 127 OF OFFICIAL RECORDS.
2. *CITY OF SIMI VALLEY* OWNER OF AN EASEMENT FOR PUBLIC ROAD OR HIGHWAY, RECORDED APRIL 24, 1964, IN BOOK 2528, PAGE 269 OF OFFICIAL RECORDS.

MINERAL RIGHTS OWNERS

THE SIGNATURES OF THE FOLLOWING MINERAL RIGHTS OWNERS HAVE BEEN OMITTED IN ACCORDANCE WITH PROVISIONS OF SECTION 66436, (a) (3) (C) OF THE SUBDIVISION MAP ACT.

1. HARRY A. SCHRILLO AND FLORENCE J. SCHRILLO, OWNERS AS TO A ONE-HALF INTEREST IN AND TO ANY AND ALL OIL, GAS, OR OTHER MINERALS IN AND UNDER SAID LAND AS RESERVED IN THAT DEED RECORDED AUGUST 24, 1950, IN BOOK 951, PAGE 427 OF OFFICIAL RECORDS.

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 SIMI VALLEY INVESTMENT CO., LLC, IN OCTOBER, 2005. I HEREBY STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED (OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR AFTER RECORDATION OF THIS TRACT MAP) AND THAT THE MONUMENTS ARE (OR WILL BE) SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. 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.

5-10-07
DATE

REGISTERED PROFESSIONAL ENGINEER — FRED WILLIAM HAMMAR — No. 13765 — CIVIL — STATE OF CALIFORNIA

Fred W Hammar
FRED W. HAMMAR
R.C.E. 13765 EXPIRATION DATE: 03-31-2009

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5462, 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: 8/9/07, 2007 BY:

RONALD K. FUCHIWAKI
ASSISTANT DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
R.C.E. 34663, EXP. 09/30/07

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED TRACT NO. 5462, AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATED: SEPT. 28, 2007

RONALD C. COONS
COUNTY SURVEYOR
COUNTY OF VENTURA

BY: Michael K. Sullivan
MICHAEL K. SULLIVAN
L.S. NO. 6254
EXPIRATION DATE: 06/30/08

LICENSED LAND SURVEYOR — MICHAEL K. SULLIVAN — Exp. 6/30/08 — NO. 6254 — 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.

DATE: 9-26-, 2007

LAWRENCE L. MATHENEY
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY
DEPUTY COUNTY TAX COLLECTOR

CITY COUNCIL'S CERTIFICATE

THIS MAP ENTITLED TRACT NO. 5462, CONSISTING OF 5 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 13th DAY OF August, 2007, 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 EASEMENT FOR SANITARY SEWER PURPOSES AS SHOWN ON THIS MAP.

AND DOES HEREBY ACCEPT THE EASEMENT FOR PUBLIC SERVICE PURPOSES AS SHOWN ON THIS MAP.

AND ALSO HEREBY ACCEPTS THE ACCESS EASEMENT OVER THE PRIVATE STREET ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE AS SHOWN ON THIS MAP.

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 THERETO THIS 13th DAY OF August, 2007.

ATTEST: Lindy K. Brennan for — CITY CLERK OF THE CITY OF SIMI VALLEY

Paul Miller — MAYOR OF THE CITY OF SIMI VALLEY

Doc# 20071002-0018728-0

COUNTY RECORDER'S CERTIFICATE

FILED THIS 2nd DAY OF October, 2007, AT 8:00 A.M. IN BOOK 158 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 52-56 AT THE REQUEST OF SIMI VALLEY INVESTMENT CO., LLC.

PHILIP J. SCHMIT
COUNTY RECORDER
COUNTY OF VENTURA

BY: Elizabeth Grant
DEPUTY COUNTY RECORDER

ABANDONMENT CERTIFICATE

THIS IS TO CERTIFY THAT PURSUANT TO SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THOSE PORTIONS OF A 20' WIDE EASEMENT TO THE COUNTY OF VENTURA FOR ROADWAY PURPOSES RECORDED APRIL 24, 1964 IN BOOK 2528, PAGE 269 OF OFFICIAL RECORDS LYING WITHIN THE EXTERIOR BOUNDARY OF THIS SUBDIVISION NOT SHOWN ON THIS MAP. *THE CITY OF SIMI VALLEY IS NOW THE PRESENT OWNER OF THIS EASEMENT.*

MIKE SEDELL
CITY MANAGER
CITY OF SIMI VALLEY

BY:
CITY MANAGER

TRACT NO. 5462

GROSS AREA = 2.64 ACRES
FOR CONDOMINIUM PURPOSES

PARCEL B OF LOT LINE ADJUSTMENT LLA 01-03, RECORDED JULY 17, 2006 AS INSTRUMENT NO. 20060717-0149979 OF OFFICIAL RECORDS. BEING A PORTION OF LOT 15 OF LA PLACENTIA TRACT, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CITY OF SIMI VALLEY COUNTY OF VENTURA STATE OF CALIFORNIA

MARCH, 2006

SHEET 1 OF 5 SHEETS

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 ACCEPTANCE CERTIFICATE

VENTURA COUNTY WATERWORKS *DISTRICT NO.8* HEREBY ACCEPTS THE WATER PIPELINE EASEMENT 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.

DATED: SEP 13 2007

BY _____
DISTRICT ENGINEER
VENTURA COUNTY WATERWORKS
DISTRICT NO. 8

SOILS AND GEOLOGIC REPORTS

THE FOLLOWING SOILS REPORT AND GEOLOGIC REPORT RELATING TO TRACT MAP 5462 HAVE BEEN PREPARED BY:

DATE OF REPORT: JUNE 14, 2004

TITLE OF REPORT: GEOTECHNICAL ENGINEERING REPORT

FIRM NAME: EARTH SYSTEMS SOUTHERN CALIFORNIA

ENGINEER: RICHARD M. BEARD

REGISTRATION NO. GE 128

LOCATION WHERE ON FILE FOR PUBLIC INSPECTION: CITY OF SIMI VALLEY
DEPARTMENT OF PUBLIC WORKS

PREPARED BY:
FRED W. HAMMAR
P.O. BOX 162
SOMIS, CA 93066
(805) 491-0294

TRACT NO. 5462

GROSS AREA = 2.64 ACRES
FOR CONDOMINIUM PURPOSES

PARCEL B OF LOT LINE ADJUSTMENT LLA 01-03, RECORDED JULY 17, 2006 AS INSTRUMENT NO. 20060717-0149979 OF OFFICIAL RECORDS. BEING A PORTION OF LOT 15 OF LA PLACENTIA TRACT, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CITY OF SIMI VALLEY COUNTY OF VENTURA STATE OF CALIFORNIA

MARCH, 2006

6/15/07

COCHRAN STREET

RALSTON AVENUE

FD VCSM STAMPED LS 5955 PER 139 MR 86-97 USED FOR LINE ONLY

ESTABLISHED @ RECORD DISTANCE FROM CL RALSTON AVE PER R-3, R-5, R-6 AND R-7.

FD 1 1/2" IP TAGGED LS 5239 PER R-12, FLUSH

FD 1 1/2" IP TAGGED LS 5239 PER R-12, S89°55'07"W 0.08' FROM TRUE CORNER, FLUSH

BASIS OF BEARINGS

THE BEARING OF N89°56'18"E ON THE CENTERLINE OF LOS ANGELES AVENUE AS RECORDED IN BOOK 34 PAGE 27 OF RECORDS OF SURVEY, VENTURA COUNTY WAS ASSUMED AS THE BASIS OF BEARINGS SHOWN FOR THIS MAP

FD 1 1/2" IP TAGGED LS 3875 PER 156 MR 56 & 43 RS 59, 4" SUB

FD NAIL PER R-8, FITS CL TIES ACCEPTED AS CL INTERSECTION PER R-8

LEEDS STREET

BIRCHCHROFT STREET

RAINWOOD STREET

STEARNS STREET

N89°55'07"E 2665.56' M & R-13 (N89°55'07"E 2665.71' R-2) (S89°54'30"W 2665.57' CFR-1) (N89°54'22"E R-3) (N89°39'17"W 2665.51' R-5)

644.50' M, R-13 & CFR-1 (644.49' R-5) (644.42' CFR-12) (479.42' CFR-12)

N89°55'07"E 2021.06' M & R-13 (S89°54'30"W 2021.07' CFR-1) (N89°55'04"E 2020.83' R-12)

25' 5'0' 25'

FD 1 1/2" I.P. TAGGED RCE 8805 PER R-5 & R-12, 0.3' SUB

TRACT NO. 1237-4 33 MR 7

LOT 158 LOT 157 LOT 156 LOT 155

(646.90' R-1)(646.525' R-2)(646.56' R-5) (1106.16' CFR-1) (1106.80' CFR-1)

N00°01'13"W M & R-13 (N00°01'10"W R-1)

N00°01'13"W 1344.37' M, R-13 & CFR-2 (N00°01'10"W 1345.24' CFR-1) (N00°01'14"W 1345.19' CFR-3) 1105.92' M & R-13

344.00' M, R-1 & R-13 (343.96' R-12)

300.50' M, R-1 & R-13 (300.46' R-12)

LOT 18 16 MR 8

PARCEL A LLA 01-03 2006717 - 0149979 OR

TRACT NO. 5413 158 MR 1

FD 1 1/2" IP TAGGED RCE 13765 PER R-13

LOT 17 16 MR 8

(647.16' R-1) 775.00' M & R-13 (N00°01'10"W 1133.49' CFR-1)

775.00' M & R-13 (647.39' R-1)

1266.64' CFR-1) LOT 19 16 MR 8

647.15' M & R-13 (N00°01'10"W

FD 2 1/2" O.D. I.P. TAGGED LS 3076 PER R-2

N89°58'25"E 2020.54' M & R-13 (N89°57'E 2020.68' CFR-1) (N89°58'25"E 2020.65' CFR-2)

(N89°57'E 2665.18' CFR-1) (N89°58'25"E 2665.14' R-2)

LOT 16 16 MR 8

LOT 15 16 MR 8

LOT 14 16 MR 8

1266.91' M & R-13 (619.25' R-1) (619.785' R-2) N00°00'58"W

N89°55'07"E 300.47'M

PARCEL B LLA 01-03 2006717 - 0149979 OR

FD NAIL @ INTERSECTION PER R-13

327.32' (486.33') 358.09' M & R-13

N85°01'30"W 115.87' M (N85°03'W 115.87' R-1)

N00°01'05"W 1133.09' M &

457.52' M

(459.90' R-1)(459.635' R-2)

SEE SHEET NO 4 FOR LOT 1 DETAIL INFORMATION

(N28°26'50"E R-2) (RAD) N28°27'02"E M & R-13 (RAD)

NOT FD NOTHING SET, ESTABLISHED PER R-2

649.09' M, R-13 & R-2 (649.01' R-5) (648.90' R-1)

(1344.90' CFR-1) (N00°27'40"E 1345.12' R-5) (N00°01'50"E 2639.75' R-8)

696.00' R-1)

(1345.33' R-2 & R-8)

696.20' M, R-13 & R-2 (1345.29' M, R-13 & R-2 (N00°01'48"E 2639.66' M & R-13 (N00°01'E 2638.90' CFR-1)

NOT FD NAIL PER R-8, ESTABLISHED BY INTERSECTION

NOT FD, ESTABLISHED PER R-8 CL TIES, NOTHING SET

FD VCSM BRASS DISK W/ PUNCH PER R-11, 1.1' SUB

SEE DETAIL "B" HEREON

FD SPIKE AND WASHER PER 6 CR 72 TAGGED LS 3891, FLUSH

FD LARGE NAIL NO TAG, ACCEPTED AS PER R-2, FLUSH

LOS ANGELES AVENUE

BASIS OF BEARINGS

N89°56'18"E 1713.94' M & R-13 (N89°53'E 1713.25' CFR-1) (N89°56'18"E 1714.08' R-2) (N89°59'50"E 1713.99' CFR-9)

N89°56'18"E 1616.06' M (N89°59'50"E 1616.06' R-9)

30' 6'0' 30'

897.78' M & R-13 (N89°53'55"E 897.78' CFR-10)

FD VCSM BRASS DISK W/PUNCH TAGGED RCE 21649 PER R-10 1.1' SUB

FD 11/2" I.P. TAGGED RCE 21649 PER R-10, FLUSH

2664.53' R-2)

28.55' M & R-13 (N89°53'55"E 28.55' R-10)

(N89°53'55"E 2639.55' R-10)

N89°56'18"E 2664.38' M & R-13 (N89°53'E 2664.28' CFR-1) (N89°56'18"E

FD VCSM PER R-9 FLUSH

HIDDEN RANCH DRIVE

NOT FD, NOTHING SET, ESTABLISHED BY INTERSECTION

FD VCSM STAMPED RCE 21649 PER R-10

N06°09'36"W (RAD)

S12°37'48"W M (RAD) S13°06'45"W M (RAD)

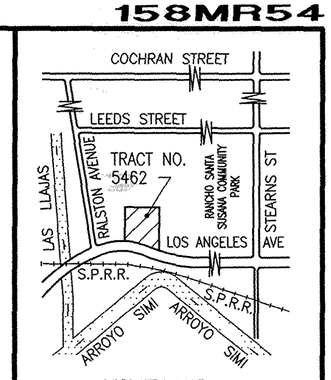
FD NAIL @ INTERSECTION PER R-13

SEE DETAIL "A" HEREON

SCALE 1" = 200'

200' 100' 0 100' 200' 400'

GRAPHIC SCALE



VICINITY MAP
SCALE: 1" = 1000'

CURVE DATA

○	Δ	RADIUS	LENGTH	TANGENT	PER
1	11°08'06"	600.00'	116.61'	58.49'	M & R-13
	11°08'40"	600.00'	116.70'	58.53'	R-1
2	25°01'	800.00'	349.30'	177.47'	M, R-13 & R-1
3	15°57'58"	600.00'	167.20'	84.14'	M, R-13 & R-2
	15°58'	600.00'	167.20'	84.14'	R-1
4	14°05'14"	600.00'	147.52'	74.13'	M, R-13 & R-2
	14°07'	600.00'	147.40'	74.29'	R-1
5	01°32'28"	600.00'	16.14'	8.07'	M & R-13
	01°26'42"	600.00'	15.13'	7.56'	R-1
	01°32'40"	600.00'	16.17'	8.09'	CFR-2
6	14°25'30"	600.00'	151.06'	75.93'	M & R-13
	14°31'18"	600.00'	152.07'	76.45'	R-1
	14°25'18"	600.00'	151.02'	75.91'	CFR-2
7	16°52'45"	800.00'	235.69'	118.70'	M & R-13
	16°53'16"	800.00'	235.80'	118.77'	R-1
8	08°08'15"	800.00'	113.62'	56.91'	M & R-13
29	17°21'42"	830.00'	251.51'	126.72'	M

LINE DATA

□	BEARING	DISTANCE	PER
1	N00°01'48"E	183.91'	M & R-13
	(N00°01'50"E	183.91'	R-8)
2	N00°01'48"E	1294.37'	M & R-13
	(N00°01'E	1294.00'	CFR-1)
	(N00°01'E	1294.365'	R-7)
	(N00°01'50"E	1294.42'	R-8)
3	N00°01'13"W	238.45'	M & R-13
	(N00°01'13"W	238.21'	R-2)
	(N00°01'10"W	238.44'	R-1)
4	N89°55'07"E	179.09'	M & R-13
	(N89°55'07"E	178.85'	R-2)
	(N89°54'22"E	179.09'	R-3)
	(N89°39'17"E	179.09'	R-5)
	(N89°54'22"E	179.09'	R-6)
	(N89°55'07"E	179.09'	R-7)
5	N75°58'28"W	20.175'	M, R-13 & R-2
	(N76°02'E	20.17'	R-1)
7	N60°00'30"W	78.52'	M, R-13 & R-2
	(N60°02'W	78.52'	R-1)
8	N89°56'18"E	25.00'	M & R-13
	(S89°53'W	25.00'	CFR-1)
	(N89°56'00"E	25.04'	R-4)
	(S89°36'13"E	25.00'	R-5)
	(N89°59'50"E	25.00'	R-9)
	(N89°55'00"E	25.01'	R-10)
		(24.97'	R-11)
9	N00°01'48"E	498.09'	M & R-13
	(N00°01'50"E	498.09'	R-8)
10	N89°56'18"E	950.44'	M & R-13
	(N89°56'18"E	950.45'	R-2)
	(N89°53'E	951.03'	R-1)
11	N89°55'04"E	165.00'	M, R-13 & R-12
17	N60°00'30"W	77.46'	M

N00°00'58"W 1266.91' M & R-13 (N00°01'10"W 1266.64' CFR-1)

N28°27'02"E M & R-13 (N28°26'50"E R-2) (RAD)

N60°00'30"W 78.52' M, R-13 & R-2 (N60°02'W 78.52' R-1)

FD NAIL @ INTERSECTION PER R-13

DETAIL "A"
SCALE: 1" = 40'

SEE SHEET NO. 4 FOR ℄ DETAIL

FD VCSM BRASS DISK W/ PUNCH PER R-11, 1.1' SUB

STEARNS STREET

N89°56'18"E 0.03' M & R-13

N89°56'18"E 25.00' M & R-13 (N89°53'E 25.00' CFR-1) (N89°59'50"E 25.00' R-9)

0.24' M & R-13

LOS ANGELES AVENUE

FD SPIKE AND WASHER PER 6 CR 72 TAGGED LS 3891, FLUSH

DETAIL "B"
SCALE: 1" = 40'

LEGEND

○	SET AS NOTED
●	FOUND MONUMENT AS NOTED.
M	MEASURED
FD	FOUND
(RAD)	RADIAL
℄	ROAD OR EASEMENT CENTERLINE
CFR	CALCULATED FROM RECORD
R/W	RIGHT-OF-WAY
O.D.	OUTSIDE DIAMETER
VCSM	VENTURA COUNTY STANDARD MONUMENT
VCFB	VENTURA COUNTY FIELD BOOK
R-1	16 MR 8 (1925)
R-2	34 RS 27
R-3	32 MR 24
R-4	50 PM 25
R-5	51 PM 71
R-6	20 PM 66
R-7	30 RS 87
R-8	99 MR 21
R-9	43 RS 98
R-10	146 MR 79
R-11	VCFB 1714M PG 8
R-12	64 PM 101
R-13	158 MR 1

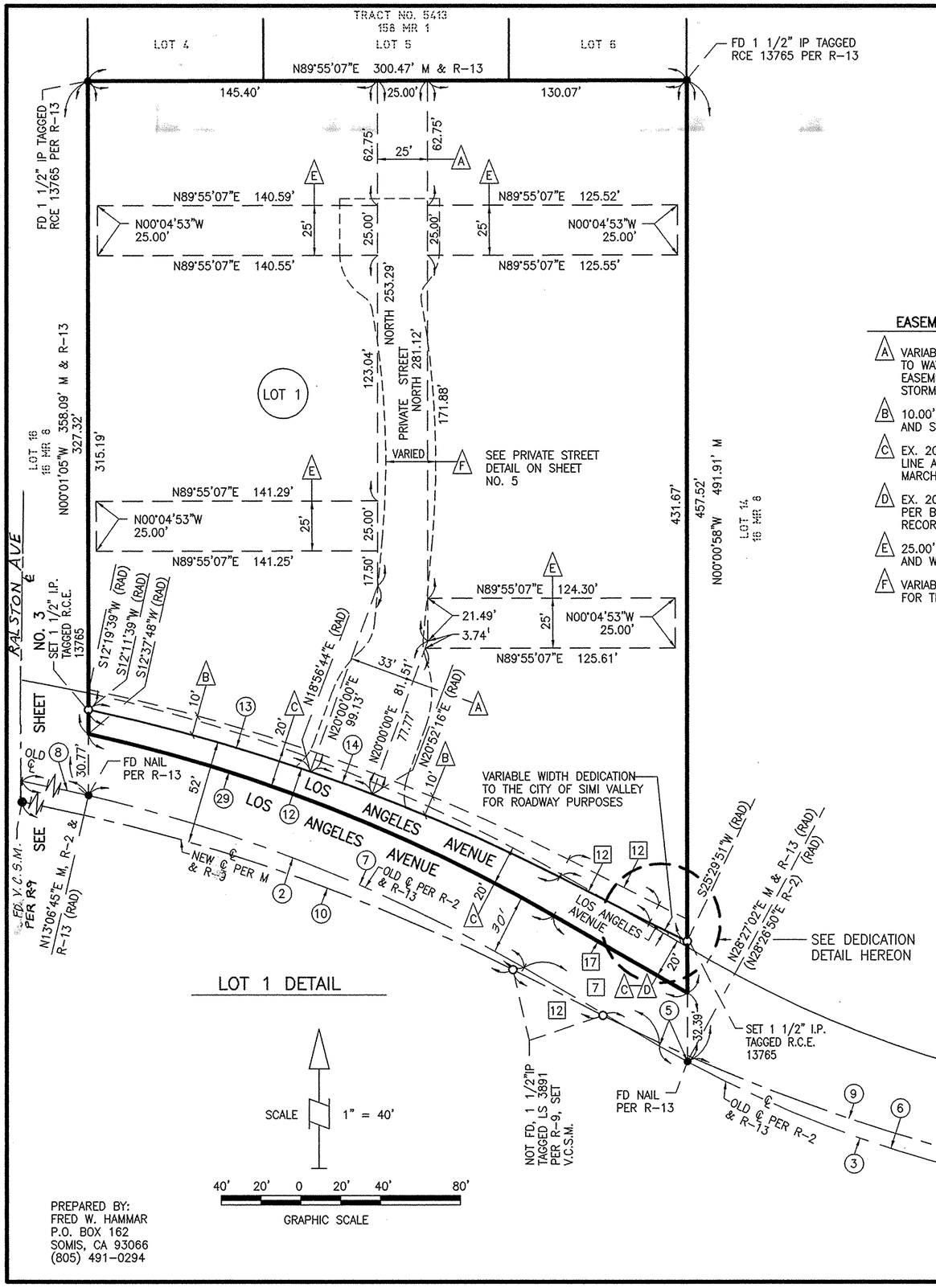
TRACT NO. 5462

GROSS AREA = 2.64 ACRES
FOR CONDOMINIUM PURPOSES

PARCEL B OF LOT LINE ADJUSTMENT LLA 01-03, RECORDED JULY 17, 2006 AS INSTRUMENT NO. 20060717-0149979 OF OFFICIAL RECORDS. BEING A PORTION OF LOT 15 OF LA PLACENTIA TRACT, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CITY OF SIMI VALLEY COUNTY OF VENTURA STATE OF CALIFORNIA
MARCH, 2006

PREPARED BY:
FRED W. HAMMAR
P.O. BOX 162
SOMIS, CA 93066
(805) 491-0294



LINE DATA

□	BEARING	DISTANCE	PER
5	N75°58'28"W	20.175'	M, R-13 & R-2
	(N76°02'E	20.17'	R-1)
7	N60°00'30"W	78.52'	M, R-2 & R-13
	(N60°02'W	78.52'	R-1)
12	N63°07'55"W	50.75'	M
	(S63°04'23"E	50.75'	R-9)
13	N89°56'18"E	72.93'	M
	(N89°59'50"E	72.93'	CFR-9)
14	N89°56'18"E	1616.06'	M
	(N89°59'50"E	1616.06'	R-9)
17	N60°00'30"W	77.46'	M

CURVE DATA

◯	Δ	RADIUS	LENGTH	TANGENT	PER
2	25°01'	800.00'	349.30'	177.47'	M, R-1 & R-13
3	15°57'58"	600.00'	167.20'	84.14'	M, R-2 & R-13
	15°58'	600.00'	167.20'	84.14'	R-1
4	14°05'14"	600.00'	147.52'	74.13'	M, R-2 & R-13
	14°07'	600.00'	147.40'	74.29'	R-1
5	01°32'28"	600.00'	16.14'	8.07'	M & R-13
	01°26'42"	600.00'	15.13'	7.56'	R-1
	01°32'40"	600.00'	16.17'	8.09'	CFR-2
6	14°25'30"	600.00'	151.06'	75.93'	M & R-13
	14°31'18"	600.00'	152.07'	76.45'	R-1
	14°25'18"	600.00'	151.02'	75.91'	CFR-2
7	16°52'45"	800.00'	235.69'	118.70'	M & R-13
	16°53'16"	800.00'	235.80'	118.77'	R-1
8	08°08'15"	800.00'	113.62'	56.91'	M & R-13
9	26°55'47"	930.00'	437.11'	222.67'	M & R-9
10	35°35'49"	930.00'	577.80'	298.56'	M & R-9
11	01°22'14"	878.00'	21.00'	10.50'	M
12	14°40'26"	982.00'	251.50'	126.44'	M
13	06°45'05"	982.00'	115.71'	57.92'	M
14	01°55'32"	982.00'	33.00'	16.50'	M
29	17°21'42"	830.00'	251.51'	126.72'	M

EASEMENT DATA

Ⓐ VARIABLE WIDTH EASEMENT TO THE CITY OF SIMI VALLEY FOR SEWER LINE, TO WATERWORKS DISTRICT #8 FOR WATER LINE PURPOSES AND A PROPOSED EASEMENT TO THE HOME OWNERS ASSOCIATION FOR TRACT NO. 5413 FOR STORM DRAIN PURPOSES

Ⓑ 10.00' WIDE EASEMENT TO THE CITY OF SIMI VALLEY FOR PUBLIC UTILITY AND SIDEWALK PURPOSES.

Ⓒ EX. 20' WIDE EASEMENT TO SANITATION INC. FOR SANITARY SEWER PIPE LINE AND OTHER PURPOSES PER BOOK 2499 PAGE 127, RECORDED MARCH 13, 1964, IN OFFICIAL RECORDS.

Ⓓ EX. 20' EASEMENT TO THE COUNTY OF VENTURA FOR ROADWAY PURPOSES PER BOOK 2528 PAGE 269, RECORDED APRIL 24, 1964 IN OFFICIAL RECORDS.

Ⓔ 25.00' WIDE EASEMENT TO THE CITY OF SIMI VALLEY FOR SEWER LINE, AND WATERWORKS DISTRICT#8 FOR WATER LINE PURPOSES.

Ⓕ VARIABLE WIDTH ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.

LEGEND

O	SET AS NOTED
●	FOUND MONUMENT AS NOTED.
M	MEASURED
FD	FOUND
(RAD)	RADIAL
℄	ROAD OR EASEMENT CENTERLINE
CFR	CALCULATED FROM RECORD
R/W	RIGHT-OF-WAY
O.D.	OUTSIDE DIAMETER
VCSM	VENTURA COUNTY STANDARD MONUMENT
VCFB	VENTURA COUNTY FIELD BOOK
EX	EXISTING
R-1	16 MR 8 (1925)
R-2	34 RS 27
R-3	32 MR 24
R-4	50 PM 25
R-5	51 PM 71
R-6	20 PM 66
R-7	30 RS 87
R-8	99 MR 21
R-9	43 RS 98
R-10	146 MR 79
R-11	VCFB 1714M PG 8
R-12	64 PM 101
R-13	158 MR 1

TRACT NO. 5462

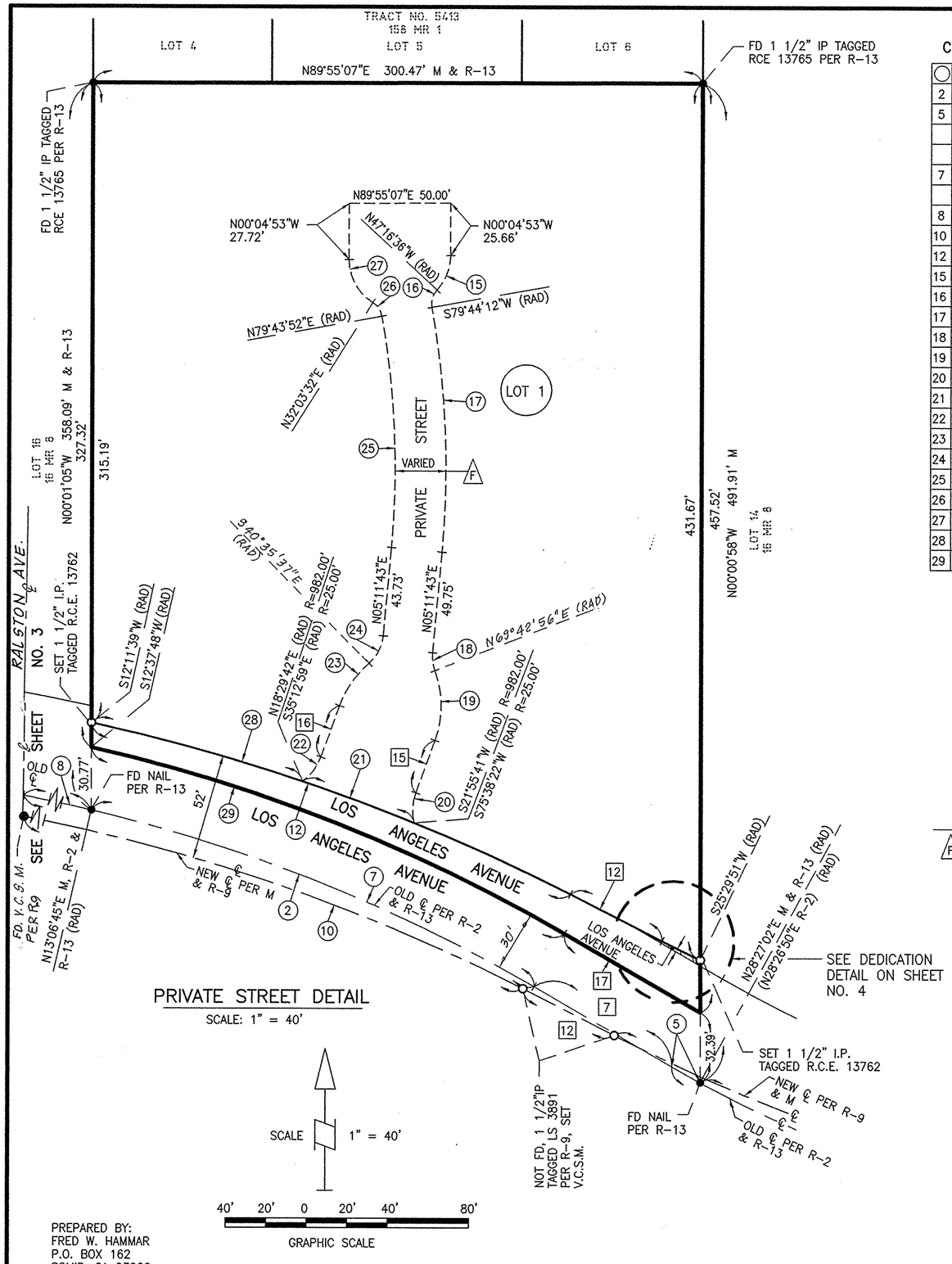
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MARCH, 2006

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PRIVATE STREET DETAIL

SCALE: 1" = 40'

SCALE 1" = 40'

40' 20' 0 20' 40' 80'

GRAPHIC SCALE

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CURVE DATA

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10	35°35'49"	930.00'	577.80'	298.56'	M & R-9
12	14°40'26"	982.00'	251.50'	126.44'	M
15	42°48'17"	25.00'	18.68'	9.80'	M
16	52°59'12"	10.00'	9.25'	4.98'	M
17	15°27'31"	448.50'	121.01'	60.87'	M
18	25°28'47"	20.00'	8.89'	4.52'	M
19	40°10'07"	50.00'	35.05'	18.28'	M
20	34°14'41"	25.00'	14.94'	7.70'	M
21	03°29'59"	982.00'	58.84'	29.43'	M
22	34°53'58"	25.00'	15.23'	7.86'	M
23	29°31'20"	50.00'	25.76'	13.17'	M
24	44°12'40"	20.00'	15.43'	8.12'	M
25	15°27'51"	423.50'	114.30'	57.50'	M
26	47°40'20"	10.00'	8.32'	4.42'	M
27	57°51'35"	25.00'	25.25'	13.82'	M
28	06°13'13"	982.00'	106.61'	53.36'	M
29	17°21'42"	830.00'	251.51'	126.72'	M

LINE DATA

□	BEARING	DISTANCE	PER
7	N60°00'30"W	78.52'	M, R-2 & R-13
	(N60°02'W	78.52'	R-1)
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	(S63°04'23"E	50.75'	R-9)
15	N19°53'03"E	27.52'	M
16	N19°53'03"E	26.95'	M
17	N60°00'30"W	77.46'	M

EASEMENT DATA

(F) VARIABLE WIDTH ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.

LEGEND

O	SET AS NOTED
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R-9	43 RS 98
R-10	146 MR 79
R-11	VCFB 1714M PG 8
R-12	64 PM 101
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TRACT NO. 5462

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