OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, RECORD HOLDER OF SECURITY INTERESTS THEREIN, OR ARE INTERESTED IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AND CONDOMINIUM PROJECT AS SHOWN ON THIS MAP WITHIN THE EXTERIOR BOUNDARY LINE, AND 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 THIS MAP, AND THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE EASEMENTS FOR SANITARY SEWER PURPOSES AS SHOWN ON THIS MAP, AND THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE EASTERLY LINE OF LOT 1, ABUTTING KUEHNER DRIVE IN ORDER THAT THE OWNER OF SAID LOT 1 SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID KUEHNER DRIVE EXCEPT THE GENERAL RIGHT OF TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC, AND THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY AN ACCESS EASEMENT OVER THE PRIVATE STREETS TO PROVIDE ACCESS FOR ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AND THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE EASEMENT FOR SIDEWALK PURPOSES AS SHOWN ON THIS MAP, AND THEY DO HEREBY OFFER TO DEDICATE TO VENTURA COUNTY WATERWORKS DISTRICT NO. 8 THE EASEMENT FOR WATER PIPELINE PURPOSES SHOWN ON THIS MAP.

WH SIMI VALLEY 66 LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: WILLIAMS HOUSING POOL 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: WILLIAMS COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: Lance Karl Williams
LANCE KARL WILLIAMS, MANAGER

BANK OF THE WEST, A CALIFORNIA BANKING CORPORATION, AS BENEFICIARY
UNDER A DEED OF TRUST RECORDED APRIL 29, 2014 AS INSTRUMENT NO. 20140429-00053457.

BY: Joseph E. Hopper
JOSEPH HOPPER, VP

BY:
RICHARD FLORES, Sr. VP

SOILS AND GEOLOGIC REPORTS

THE FOLLOWING SOILS AND GEOLOGIC REPORTS HAVE BEEN PREPARED FOR TRACT NO. 5411 AND ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER FOR PUBLIC INSPECTION.

GEOTECHNICAL INVESTIGATION, PROPOSED MEMORIAL PARK, CITY OF SIMI VALLEY, CA; MAY 26, 1995, AUGUST 09, 1995, JUNE 14, 1996, JULY 15, 1996, JULY 23, 1996, APRIL 17, 1998, JUNE 13, 2006, JUNE 26, 2006, NOVEMBER 06, 2006, NOVEMBER 28, 2006; GEOLABS-WESTLAKE VILLAGE

PRELIMINARY GEOTECHNICAL INVESTIGATION OF TENTATIVE PARCEL MAP, DOUGLAS RANCH, APN 615-0-270, MOUNT SINAI, SIMI VALLEY, CA; JANUARY 2, 2003; GEOLABS-WESTLAKE VILLAGE

RESPONSE TO ENVIRONMENTAL-LEVEL COMMENTS, TENTATIVE TRACT 5411, DOUGLAS RANCH, MOUNT SINAI, SIMI VALLEY, CALIFORNIA; FEBRUARY 5, 2004; GEOLABS-WESTLAKE VILLAGE

PRELIMINARY GEOTECHNICAL INVESTIGATION; MASS GRADING OF TRACT 5411, SIMI VALLEY, CA; MARCH 17, 2006; GEOLABS-WESTLAKE VILLAGE

FINAL MASS GRADING COMPACTED FILL AND GEOLOGIC REPORT, TRACT 5411/4994, SAVANNAH CITY OF SIMI VALLEY, CALIFORNIA; JUNE 16, 2008; GEOLABS-WESTLAKE VILLAGE.

PREPARED BY:
DENNIS HUNTER, PLS
2226 BOOTH STREET
SIMI VALLEY, CA 93065
(805) 206-0952

SURVEYOR'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 THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF WILLIAMS COMMUNITIES, LLC ON JUNE 13, 2013. I HEREBY STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED (OR 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 TRACT MAP. TIE SHEETS TO ALL CENTER LINE MONUMENTS SHOWN HEREON AS SET BY ME WILL BE ON FILE IN THE OFFICE OF CITY ENGINEER PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS INTO THE CITY STREET SYSTEM.

Dennis Hunter
DENNIS HUNTER, PLS 8539

DATE: 9/4/2014

LICENSED LAND SURVEYOR — DENNIS HUNTER — No. 8539 — Exp. 12-31-14 — STATE OF CALIFORNIA

CITY COUNCIL'S CERTIFICATE

THIS MAP ENTITLED TRACT NO. 5411, CONSISTING OF 5 SHEETS, IS PRESENTED TO THE CITY COUNCIL OF THE CITY OF SIMI VALLEY, COUNTY OF VENTURA AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 12th DAY OF January, 2015 FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP AND DOES HEREBY ACCEPT FOR PUBLIC USE THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THIS MAP AND HEREBY ACCEPTS THE EASEMENTS FOR SANITARY SEWER PURPOSES AS OFFERED HEREON AND ALSO ACCEPTS THE ACCESS EASEMENT AS OFFERED ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR PUBLIC SAFETY, HEALTH AND WELFARE AND ALSO HEREBY ACCEPTS ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON AND HEREBY ACCEPTS THE EASEMENTS FOR SIDEWALK PURPOSES AS OFFERED HEREON.

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 29th DAY OF January, 2015.

ATTEST

Ky Spangler
KY SPANGLER
CITY CLERK OF THE CITY OF SIMI VALLEY

ROBERT O. HUBER
MAYOR OF THE CITY OF SIMI VALLEY

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT MAP 5411, 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.

CITY OF SIMI VALLEY

RONALD K. FUCHIWAKI
CITY ENGINEER, RCE 34663

DATE: 1/16/15

REGISTERED PROFESSIONAL ENGINEER — RONALD K. FUCHIWAKI — No. C 34663 — Exp: 9/30/2015 — CIVIL — STATE OF CALIFORNIA

SIGNATURE OMISSIONS

THE SIGNATURES OF THE FOLLOWING PRESENT OWNERS OF EASEMENTS HAVE BEEN OMITTED IN ACCORDANCE WITH SECTION 66436(a)(3)(A)(i) OF THE SUBDIVISION MAP ACT AS THEIR INTERESTS ARE SUCH THAT THEY CANNOT RIPEN INTO A FEE TITLE, AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, EASEMENT HOLDER FOR PUBLIC UTILITIES RECORDED NOVEMBER 2, 1962 IN BOOK 2226, PAGE 441 OF OFFICIAL RECORDS.

CITY OF SIMI VALLEY, EASEMENT HOLDER FOR LANDSCAPE MAINTENANCE, RECORDED OCTOBER 25, 1996 AS INSTRUMENT NO. 96-145586 OF OFFICIAL RECORDS.

CITY OF SIMI VALLEY, EASEMENT HOLDER FOR LANDSCAPE PURPOSES RECORDED OCTOBER 25, 1996 IN BOOK 130, PAGES 9 TO 13 OF MAPS.

CITY OF SIMI VALLEY, EASEMENT HOLDER FOR CONSTRUCTION SLOPES RECORDED OCTOBER 25, 1996 AS INSTRUMENT NO. 96-145587 OF OFFICIAL RECORDS.

COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5411, AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

BY: Wayne E. Battleson
WAYNE E. BATTLESON, PLS 6918
VENTURA COUNTY SURVEYOR

LICENSED LAND SURVEYOR — WAYNE EDWARD BATTLESON — WEB — No. 6918 — STATE OF CALIFORNIA

COUNTY TAX COLLECTORS 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.

STEVEN HINTZ
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

DATE: 2/3/15 BY:
DEPUTY COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE

FILED THIS 10th DAY OF February, 2015 AT 8:00 A.M. IN BOOK 102 OF MISCELLANEOUS RECORDS (MAPS), AT PAGES 11 THROUGH 15, AT THE REQUEST OF WH SIMI VALLEY 66, LLC A DELAWARE LIMITED LIABILITY COMPANY

20150210-00016567-0

MARK A LUNN
COUNTY RECORDER
COUNTY OF VENTURA

BY:
DEPUTY COUNTY RECORDER

VENTURA COUNTY WATERWORKS DISTRICT NO. 8

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 HEREBY ACCEPTS THE EASEMENT FOR WATER PIPELINE 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 BOARD OF DIRECTORS OF SAID DISTRICT.

DATED: 1/16/15

DISTRICT ENGINEER
VENTURA COUNTY WATERWORKS
DISTRICT NO. 8

ABANDONMENT STATEMENT:

THIS IS TO CERTIFY THAT PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THAT CERTAIN EASEMENT FOR LANDSCAPE MAINTENANCE PURPOSES AS DISCLOSED BY DEED RECORDED OCTOBER 25, 1996, AS DOCUMENT NO. 96-145586 O.R. LYING WITHIN THE EXTERIOR BOUNDARY OF THIS SUBDIVISION NOT SHOWN ON THIS MAP.

BY: DATE: 11/28/15
ERIC J. LEVITT
CITY MANAGER
CITY OF SIMI VALLEY

TOTAL GROSS AREA = 10.19 ACRES

TRACT NO. 5411

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

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF TRACTS "C" AND "D", SECTION 4, TOWNSHIP 2 NORTH, RANGE 17 WEST, RANCHO SIMI, IN THE CITY OF SIMI VALLEY , COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 5 PAGE 24 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JULY 2014

20150210-00016567-0 1/5
Ventura County Clerk and Recorder
02/10/2015 08:00:00 AM
965563 $14.00 CE

10-30-14

STATE OF CALIFORNIA) SS
COUNTY OF LOS ANGELES)

ON THIS 3 DAY OF SEPTEMBER, IN THE YEAR 2014, BEFORE ME Kelly L. Brown,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED LANCE KARL WILLIAMS, MANAGER,
WHO 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. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE
STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: _____ COMMISSION NO. 2072364
PRINT NAME: Kelly L. Brown
PRINCIPAL PLACE OF BUSINESS IS IN: SANTA CLARITA COUNTY LOS ANGELES
MY COMMISSION EXPIRES: July 20, 2018

STATE OF CALIFORNIA) SS
COUNTY OF)

ON THIS __ DAY OF _____, IN THE YEAR 20__, BEFORE ME _____,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, _____,
WHO 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. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE
STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: _____ COMMISSION NO. _____
PRINT NAME: _____
PRINCIPAL PLACE OF BUSINESS IS IN: _____ COUNTY _____
MY COMMISSION EXPIRES: _____

STATE OF CALIFORNIA) SS
COUNTY OF Los Angeles)

ON THIS 04 DAY OF September, IN THE YEAR 2014, BEFORE ME Adriana Fernandez,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Joseph Hopper and Richard Flores
WHO 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~~ THEY
EXECUTED THE SAME IN ~~HIS~~ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY ~~HIS~~ THEIR SIGNATURE ON THE
INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED,
EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE
STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: _____ COMMISSION NO. 2067295
PRINT NAME: Adriana Fernandez
PRINCIPAL PLACE OF BUSINESS IS IN: Los Angeles COUNTY Los Angeles
MY COMMISSION EXPIRES: May 5, 2018

PREPARED BY:
DENNIS HUNTER, PLS
2226 BOOTH STREET
SIMI VALLEY, CA 93065
(805) 206-0952

TOTAL GROSS AREA = 10.19 ACRES

TRACT NO. 5411

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

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF TRACTS "C" AND "D", SECTION 4, TOWNSHIP 2 NORTH, RANGE 17 WEST, RANCHO SIMI, IN THE CITY OF SIMI VALLEY , COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 5 PAGE 24 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JULY 2014

10-30-14

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	0°47'57"	1435.23'	20.02'
C2	9°11'07"	416.86'	66.83'
C3	9°11'07"	442.86'	71.00'
C4	18°39'33"	100.30'	32.66'
C5	18°39'33"	126.30'	41.13'
C6	5°35'53"	450.00'	43.97'
C7	14°45'27"	476.00'	122.60'
C8	95°17'00"	10.00'	16.63'
C9	90°51'29"	10.00'	15.86'
C10	13°38'20"	350.00'	83.32'
C11	13°09'50"	375.00'	86.16'
C12	10°00'33"	430.36'	75.18'
C13	101°31'32"	10.00'	17.72'
C14	83°36'45"	10.00'	14.59'
C15	4°07'17"	405.36'	29.16'
C16	20°18'01"	219.84'	77.89'
C17	20°18'01"	244.84'	86.75'
C18	15°15'45"	313.95'	83.63'
C19	15°16'43"	288.95'	77.05'
C20	87°23'53"	25.00'	38.13'
C21	103°06'02"	25.00'	44.99'
C22	46°20'07"	54.00'	43.67'
C23	55°36'49"	100.00'	97.06'
~~C24~~	~~81°25'00"~~	~~99.00'~~	~~99.23'~~
~~C25~~	~~100°16'24"~~	~~15.00'~~	~~27.02'~~
~~C26~~	~~78°12'20"~~	~~25.00'~~	~~34.12'~~
C27	1°32'06"	1410.23'	37.78'
C28	89°36'13"	10.00'	15.64'

60' 30' 0' 60' 120'

SCALE 1" = 60'

1. ALL DISTANCES ARE MEASRURED UNLESS OTHERWISE NOTED.

○ = SET 1 1/2" I.P. WITH TAG L.S. 8539

◉ = FD 1-1/2" I.P. WITH TAG L.S. 5490, FLUSH, PER 2000-0135308 O.R, IN LIEU OF 1-1/2" I.P W/TAG RCE 15231, PER TR 4994-1, 130 MR 9-13

● = FD MONUMENT AS DESCRIBED

□ = SET VENTURA COUNTY STANDARD SURVEY MONUMENT WITH BRASS DISK STAMPED L.S. 8539

SEE SHEET 5

1-1/2" I.P. PER R1 S.F.N.F.

RAD N54°05'41"E 10.02'

N54°00'45"E RAD

N49°01'01"E 118.49' (E)

N49°01'01"E 82.77' RAD

DETAIL NO-SCALE

N28°05'25"W 348.28' R1&M

Δ=7°48'54" L=51.83'

Δ=7°32'25" L=46.06' R1&M

RAD N64°41'44"E

CRF1&M 60.11' N50°53'40"E

30.05' R1&M

30.06' R1&M

1-1/2" I.P. PER R1 S.F.N.F.

N53°32'42"E RAD

Δ=59°42'34" R=320.00' L=333.48' T=183.67 R1,R5&M

Δ=66°55'25" R1&M R=350.00' L=408.81'

Δ=59°23'00" L=362.75'

Δ=59°06'31" R1,R5&M R=580.00' L=392.02'

Δ=54°01'51" L=358.36'

LOT 2 TR 4994-1 130 MR 9

485.54' R1,R4&M

23.78'

135.79'

N49°01'01"E 118.49' (E)

N49°01'01"E 82.77' RAD

45.74' L23

22.39' L22

Δ=90°00'00" R=10.00' L=15.71'

Δ=90°00'00" R=3.00' L=4.71'

(PRIVATE STREET) 26'

L17 L20 L21 L22 L23 L24 L25 L26 L27 L28

C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14 C15 C16 C17 C18 C19 C20 C21 C22 C23 C24 C25 C26 C27 C28

RAD N80°48'53"E

RAD N80°31'34"W

BLOSSOM RIDGE COURT

RAD N86°07'29"W

RAD N01°24'29"W

SUMMIT VILLAGE LANE

(PRIVATE STREET)

RAD N88°00'31"E

26.00' N84°42'59"E RAD

PRIVATE STREET

RAD (N01°08'00"W)

RAD N14°17'50"W

RAD N09°09'33"W

AQUA COURT

74.20' N02°46'18"W

N02°46'18"W 81.82'

N87°13'42"E 25.00'

PRIVATE STREET

RAD N15°15'45"E

RAD N87°24'51"W

N00°00'58"W RAD

RAD N78°08'09"W

N02°46'17"W RAD

N01°14'11"W RAD

SAVANNAH OAKS WAY

(PRIVATE STREET)

Δ=57°47'25" R=66.00' L=66.57'

SEE DETAIL "B" SHT 5

DETAIL

LOT 1

10.19 ACRES GROSS

LOT 4 TR 4994-1 130 MR 10

MOUNT SINAI DRIVE

84.27'

55.96'

55.90'

188.94'

273.21' R1,R5&M

273.21' R1&M

161.35'

N84°59'10"E

1-1/2" I.P. PER R1 S.F.N.F.

Δ=7°34'37" R=1280.00' L=169.27' T=84.76' R1,R5&M

Δ=7°34'37" R=1250.00' L=165.30' R1&M

Δ=7°34'37" R=1220.00' L=161.33' R1,R5&M

Δ=3°43'00" L=79.14'

Δ=2°55'10" L=62.16'

C42 C43 C44 C45

R=1210.00' Δ=7°34'37"

L=160.01

N87°26'13"W 79.12' R1&M

N87°26'13"W 45.00'

N87°26'13"W 9.11' R1,R5&M

N87°26'13"W 55.00'

(1745.31' R2) 1745.10' R1&M

N63°34'17"W RAD

FD 2" I.P. WITH TAG RCE 4825, FLUSH, PER R1, R2 S0°22'34"W 0.58' FROM THE NORTHEAST CORNER OF LOT D, 5 MR 24

1-1/2" I.P. PER R1 S.F.N.F.

ACCEPTED AS BEING THE WESTERLY LINE OF TR 2908, 124 MR 20

1 1/2" I.P. W/TAG RCE 9553, PER R2 S.F.N.F

VARIES

R1,R5&M Δ=23°51'57" R=555.00' L=47.87'

N02°33'47"E 34.41' R1,R5&M

N02°33'47"E 383.81' R1&M

555.22' R1&M

112.32' R1&M

49'

45'

KUEHNER DRIVE

150.49' R1&M

95.49'

110.02' R1&M

342.42' R4,R5&M

337.42'

295.53' R1&M

182.39' R2&M

132.01' R5&M

(N24°42'29"E)

(N24°42'32"E 176.22' R3)

(3558.75' R2) 3558.56' M 5271.43' M

TR 2908 124 MR 20

CANYON OAKS DRIVE

STD MON PER R2 S.F.N.F

ASCENDING OAKS LANE

SEE DETAIL "A" HEREON FOR INGRESS OR EGRESS PER 96-161821 O.R.

NO RIGHTS OF VEHICULAR INGRESS TO KUEHNER DRIVE PER R3

(PRIVATE STREET) 26'

183.50'

323.56'

305.05'

90.50' N02°31'21"E

N02°31'21"E

N02°31'21"E 24.70'

N02°31'21"E 34.72'

N00°21'23"W RAD

N 00°22'49" W (RAD)

N 01°19'44" W (RAD)

N01°17'50"W RAD

N89°38'40"E 26.40'

N 82°35'05" E

DETAIL NO-SCALE

SUMMIT VILLAGE LANE

(PRIVATE STREET) 25'

N90°00'00"W 66.67'

N00°47'57"W RAD

N25°31'13"E RAD

N02°35'00"W RAD

BIRCHKNOLL COURT

67.30' N01°11'44"W

N01°11'44"W 67.69'

N88°48'16"E 25.00'

(PRIVATE STREET)

C1 C27 C28 C29 C30 C31 C32 C33 C34 C35 C36

L13 L14

N87°28'39"W 26.00'

N 87°52'12" W 85.51'

N 87°52'12" W 85.50'

15.00' 15.90'

3.51'

S.F.N.F

N24°42'29"E 44.86' R4,CFR3 & M

45.47'

SPK PER R2 S.F.N.F

(N00°22'23"E) N00°22'34"E

374.12' R2&M N72°54'43"W

(N73°19'40"W R2)

FD 1" I.P. NO TAG, FLUSH, PER R1,R2

N72°54'43"W 11.65' R1,R2&M

1134.12' R1&M (1134.08' R2)

1712.87' M&R6 (N0°22'18"E R6)

SPK PER R1,R2 & CTFB 81-009 PG 11, NW 1/4 CORNER OF 166 DDS 388 S.F.N.F.

FD STD MON PER R6.

C.L. LOS ANGELES AVE.

RONALD REAGAN FREEWAY HIGHWAY 118

COOPMAN ST.

TR 4994-1 130 MR 9

MOUNT SINAI DR.

TR NO. 5411

KUEHNER DR.

VICINITY MAP SCALE 1" = 1000'

ACCEPTED AS THE 10TH COURSE OF R3 AND CONTROL FOR THE NORTHERLY LINE OF THE RONALD REAGAN FREEWAY HWY 118.

FLUSH

330.42' R1&M N67°15'02"E

FLUSH

BASIS OF BEARINGS (N67°15'05"E R3)

NO RIGHTS OF INGRESS OR EGRESS TO THE RONALD REAGAN FREEWAY PER 3049 O.R. 355 AND 3049 O.R. 347

N41°09'05"W (N41°09'02"W R3) 3049 OR 355

220.59' R4,CFR3 & M

S.F.N.F

R1,R5&M

(N53°38'15"W R3) N53°38'18"W 107.07' R4,CFR3 & M

S.F.N.F

N89°31'48"E (N89°31'51"E R3)

611.51' R4,CFR3 & M

NO RIGHTS OF INGRESS OR EGRESS TO THE RONALD REAGAN FREEWAY PER 3049 O.R. 347 AND 3049 O.R. 355

S.F.N.F

(N88°42'58"W R3) N88°43'01"W 307.23' R4,CFR3 & M

S.F.N.F

3049 OR 355

RONALD REAGAN FREEWAY HWY 118

MOUNT SINAI DRIVE

R1,R5&M Δ=7°34'37" R=1220.00' L=161.34'

30.00' L1 5.00'

79.12'

Δ=90°00'00" R=30.00' L=47.12'

Δ=90°00'00" R=25.00' L=39.27' R1,R5&M

Δ=2°55'10" L=62.16'

4.11'

Δ=48°17'23" L=25.29'

10'

Δ=7°34'37" R=1210.00' L=160.01

S87°26'13"E 26.47'

LOT 1

N50°45'10"E (RAD)

Δ=41°48'37" L=21.89'

5.00'

55.00'

KUEHNER DRIVE

45.00' N87°26'13"W

337.42' N02°33'47"E 342.42'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°26'13"E	9.11'
L7	N58°11'58"E	41.27'
L8	N58°11'58"E	41.27'
L13	N87°28'39"W	9.34'
L14	N87°28'39"W	9.34'
L19	N00°00'00"E	31.19'
L20	S00°00'00"E	36.19'
L21	N90°00'00"W	20.52'
L22	N00°00'00"E	27.00'
L23	N90°00'00"W	75.00'
L24	N00°00'00"E	5.00'
L25	N90°00'00"E	11.21'
L26	N90°00'00"E	29.67'
L27	N00°00'00"E	5.00'
L28	S90°00'00"W	15.48'
L29	N90°00'00"W	6.87'

EASEMENTS (CONT.)

(J) EXISTING EASEMENT OF THE CITY OF SIMI VALLEY FOR LANDSCAPE PURPOSES RECORDED OCTOBER 25, 1996 IN BOOK 130, PAGES 9 TO 13 OF MISCELLANEOUS RECORDS (MAPS)

EASEMENTS

(A) = EASEMENT FOR WATER PIPELINE PURPOSES TO VENTURA COUNTY WATERWORKS DISTRICT NO. 8 AND AN EASEMENT FOR SANITARY SEWER PURPOSES TO THE CITY OF SIMI VALLEY AND AN EASEMENT FOR ACCESS TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.

(B) = EASEMENT FOR SIDEWALK PURPOSES TO THE CITY OF SIMI VALLEY.

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

(E) = EASEMENT FOR WATER PIPELINE PURPOSES TO VENTURA COUNTY WATERWORKS DISTRICT NO. 8.

(H) = EXISTING EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITY PURPOSES AS DISCLOSED BY DEED RECORDED NOVEMBER 2, 1962, IN BOOK 2226, PAGE 441 O.R. SEE SHEET 3 FOR DETAIL & DIMENSIONS.

(I) EXISTING EASEMENT OF THE CITY OF SIMI VALLEY FOR CONSTRUCTION SLOPES RECORDED OCTOBER 25, 1996 AS INSTRUMENT NO. 96-145587 OF OFFICIAL RECORDS.

BASIS OF BEARINGS

THE BEARING OF N67°15'02"E ALONG THE SOUTHERLY LINE OF LOT 2 PER R1 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

PREPARED BY:
DENNIS HUNTER, PLS
2226 BOOTH STREET
SIMI VALLEY, CA 93065
(805) 206-0952

LEGEND

R1 = TR 4994-1, 130 MR 9
R2 = TR 2908, 124 MR 20
R3 = 3049 OR 355
R4 = 96-161515 O.R.
R5 = 96-145586 O.R.
R6 = 40 RS 37

C.L. = CENTER LINE
CTFB= CALTRANS FIELD BOOK
DDS = BOOK OF DEEDS
FD. = FOUND
I.P. = IRON PIPE
M = MEASURED
O.R. = OFFICIAL RECORDS

CFR = CALCULATED FROM RECORD
FTC = FROM TRUE CORNER
PRC = POINT OF REVERSE CURVE
PRO = PROPORTIONAL
RAD = RADIAL BEARING
R = RECORD
S.F.N.F = SEARCHED FOR NOTHING FOUND

DETAIL "A" NO-SCALE

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C29	88°36'44"	10.00'	15.47'
C30	28°17'30"	320.87'	158.44'
C31	28°17'30"	295.87'	146.10'
C32	22°59'52"	240.00'	96.33'
C33	22°59'52"	265.00'	106.37'
C34	90°00'00"	10.00'	15.71'
C35	90°00'00"	10.00'	15.71'
C36	0°11'17"	1435.23'	4.71'
C41	3°17'32"	450.00'	25.86'
C42	0°56'27"	1220.00'	20.03'
C43	0°56'55"	1210.00'	20.04'
C44	02°56'36"	1210.00'	62.16'
C45	03°41'06"	1210.00'	77.82'
C50	4°31'41"	380.00'	30.03'
C51	0°32'59"	380.00'	3.65'

TRACT NO. 5411

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

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF TRACTS "C" AND "D", SECTION 4, T 2 N, R17 W, RANCHO SIMI, IN THE CITY OF SIMI VALLEY , COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 5 PAGE 24 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JULY 2014

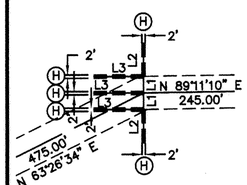
10-30-14

SOUTHERN CALIFORNIA EDISON COMPANY AND SLOPE EASEMENT DETAIL SHEET

LINE DATA:

LINE	BEARING	DISTANCE	
L1	N 00°00'00" E	10.00'	R7
L2	N 00°00'00" E	20.00'	R7
L3	N 90°00'00" W	30.00'	R7

DETAIL "A"
NO SCALE



MOUNT SINAI DRIVE

(PRIVATE STREET)

N50°53'40"E 309.38'

N40°00'00"W 81.42'

N50°53'40"E 176.16'

150.00' N90°00'00"E 475.00'R7

135.00' N35°00'00"E

145.00' N65°00'00"W

N 89°11'10" E CFR7 245.00'R7

200.00' N85°00'00"W

SEE DETAIL "A" HEREON

N 89°17'04" E CFR7 535.00'R7

N90°00'00"E 127.95'

493.28' N80°00'00"W 71.00'

N80°19'28"E 200.49'

SEE DETAIL "B" HEREON

FD 2" I.P. WITH TAG RCE 4825, FLUSH, PER R1, R2 S0°22'34"W 0.58' FROM THE NORTHEAST CORNER OF LOT D, 5 MR 24

2041.26' M

N02°33'47"E 10.29'

41.72'

DRIVE

KUEHNER

5271.43' M

N00°22'34"E

N 00°22'34" E

337.42' N02°33'47"E 342.42' R4,R5&M 590.00'R7

N24°42'29"E 45.85' R4,CFR3 & M

SAVANNAH OAKS WAY

(PRIVATE STREET) N40°00'00"E 64.49'

ASCENDING OAKS LANE (PRIVATE STREET)

SUMMIT VILLAGE LANE

(PRIVATE STREET)

SUMMIT VILLAGE LANE

BLOSSOM RIDGE COURT (PRIVATE STREET)

AQUA COURT

PRIVATE STREET

BIRCHKNOLL COURT

PRIVATE STREET

LOT (1)

20'

10' 10'

N 63°26'34" E CFR7 435.95'

N41°09'05"W 220.59'

136.32'CFR7

R4,CFR3 & M

N53°38'16"W 107.07' R4,CFR3 & M

360.00'R7

575.00'R7

580.00'R7

N89°31'48"E 611.51' R4,CFR3 & M

N88°43'01"W 307.23' R4,CFR3 & M

C.L. SAINT CLAIR AVENUE

(258.62') 65 MR 51

90°R7

N 89°38'40" W

RONALD REAGAN FREEWAY HWY 118

3049 OR 355

90°R7

90°R7

SOUTHERLY LINE SECTION 4

3629.31' (3628.08' CF 1 LS 64)

KUEHNER DRIVE

T. 2 N., R. 17 W., RANCHO SIMI

1-1/2" I.P. PER 1 RS 64. POINT ON S'LY LINE OF SECTION 4, T.2N, R17W RANCHO SIMI S.F.N.F.

927.30' CF R8 (N0°02'00"W R8)

1712.87' R6 (N0°22'18"E R6)

2640.17'M

SPK PER R1,R2 & CTFB 81-009 PG 11, NW 1/4 CORNER OF 166 DDS 388 S.F.N.F.

FD STD MON PER R6.

C.L. LOS ANGELES AVE.

FD. 1/2" I.P. NO TAG PER R1 @ SW COR. SECTION 4, T.2N, R17W RANCHO SIMI.

C.L. COCHRAN STREET

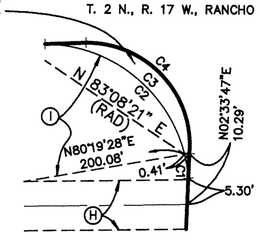
EASEMENTS

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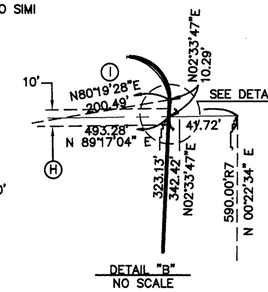
(I) = EXISTING EASEMENT OF THE CITY OF SIMI VALLEY FOR CONSTRUCTION SLOPES RECORDED OCTOBER 25, 1996 AS INSTRUMENT NO. 96-145587 OF OFFICIAL RECORDS.

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	09°25'26"	30.00'	4.93'	2.47'
C2	80°34'34"	30.00'	42.19'	25.43'
C3	90°00'00"	30.00'	47.12'	30.00'
C4	90°00'00"	25.00'	39.27'	25.00'



DETAIL "C"
NO SCALE



DETAIL "B"
NO SCALE

60' 30' 0' 60' 120'

SCALE 1" = 60'

1. ALL DISTANCES ARE MEASRURED UNLESS OTHERWISE NOTED.

○ = SET 1 1/2" I.P. WITH TAG L.S. 8539

◉ = FD 1-1/2" I.P. WITH TAG L.S. 5490, FLUSH, PER 2000-0135308 O.R, IN LIEU OF 1-1/2" I.P W/TAG RCE 15231, PER TR 4994-1, 130 MR 9-13

● = FD MONUMENT AS DESCRIBED

□ = SET VENTURA COUNTY STANDARD SURVEY MONUMENT WITH BRASS DISK STAMPED L.S. 8539

LEGEND

R1 = TR 4994-1, 130 MR 9
R2 = TR 2905, 124 MR 20
R3 = 3049 OR 355
R4 = 96-161515 O.R.
R5 = 96-145586 O.R.
R6 = 40 RS 37
R7 = 2226 O.R. 441
R8 = 26 RS 48

C.L. = CENTER LINE
FD. = FOUND
I.P. = IRON PIPE
M = MEASURED
O.R. = OFFICIAL RECORDS

PRO = PROPORTIONAL
R = RECORD
CFR = CALCULATED FROM RECORD
FTC = FROM TRUE CORNER
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PREPARED BY:
DENNIS HUNTER, PLS
2226 BOOTH STREET
SIMI VALLEY, CA 93065
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JULY 2014

10-30-14

LOT 3
TR 4994–1
130 MR 9

LOT 1
TR 4994–1
130 MR 9

FD. VENTURA COUNTY STANDARD SURVEY MONUMENT WITH BRASS DISK STAMPED LS 5490 PER 2000–0135308 O.R, IN LIEU OF VENTURA COUNTY STANDARD SURVEY MONUMENT WITH BRASS DISK STAMPED RCE 15231, PER TR 4994–1, 130 MR 9–13

MOUNT SINAI DRIVE

FD. C NAIL NO TAG IN LIEU OF 1–1/2" I.P. PER R1

N 86°08'24" W
299.53' R1&M
244.14' R1&M

Δ = 25°49'40"
R = 500.00'
L = 225.39' R1&M

30' 30' 60'

N 68°01'56" E
377.41' R1&M

Δ = 107°27'41"
R = 500.00'
L = 937.78' R1&M

1–1/2" I.P. PER R1 S.F.N.F.

55.39' M&CF R1

COCHRAN STREET

LOT 2
TR 4994–1
130 MR 9

LOT 1
TR 4994–1
130 MR 9

1–1/2" I.P. PER R1 S.F.N.F.

Δ=06°22'25"
R=1250.00'
L=139.05'
R1&M

1–1/2" I.P. PER R1 S.F.N.F.

N 10°52'49" W
97.00'
R1&M

1–1/2" I.P. PER R1 S.F.N.F.

Δ = 17°12'37"
R = 1250.00'
L = 375.47' R1&M

1–1/2" I.P. PER R1 S.F.N.F.

N 25°05'25" W
348.28' R1&M

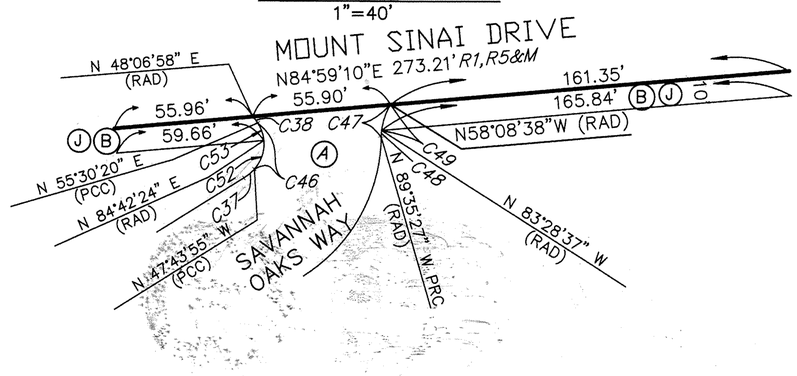
60' 30' 30'

1–1/2" I.P. PER R1 S.F.N.F.

SEE SHEET 3

LOT 4
TR 4994–1
130 MR 9

DETAIL "B" FROM SHT 3
1"=40'



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C37	15°55'53"	20.00'	5.56'
C38	07°23'22"	25.00'	3.22'
C46	76°45'45"	15.00'	20.10'
C47	31°26'49"	25.00'	13.72'
C48	6°06'50"	25.00'	2.67'
C49	25°19'59"	25.00'	11.05'
C52	47°33'41"	15.00'	12.45'
C53	29°12'04"	15.00'	7.64'

EASEMENTS

(A)= EASEMENT FOR WATER PIPELINE PURPOSES TO VENTURA COUNTY WATERWORKS DISTRICT NO. 8 AND AN EASEMENT FOR SANITARY SEWER PURPOSES TO THE CITY OF SIMI VALLEY AND AN EASEMENT FOR ACCESS TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.

(B)= EASEMENT FOR SIDEWALK PURPOSES TO THE CITY OF SIMI VALLEY.

(J)= EXISTING EASEMENT OF THE CITY OF SIMI VALLEY FOR LANDSCAPE PURPOSES RECORDED OCTOBER 25, 1996 IN BOOK 130, PAGES 9 TO 13 OF MISCELLANEOUS RECORDS (MAPS)

100' 50' 0' 100' 200
SCALE 1" = 100'

TRACT NO. 5411

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JULY 2014

LEGEND

C.L. = CENTER LINE
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I.P. = IRON PIPE
M = MEASURED
O.R. = OFFICIAL RECORDS

PCC = POINT OF COMPOUND CURVE
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PRO = PROPORTIONAL
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1. ALL DISTANCES ARE MEASRURED UNLESS OTHERWISE NOTED.

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● = FD MONUMENT AS DESCRIBED
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PREPARED BY:
DENNIS HUNTER, PLS
2226 BOOTH STREET
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