TRACT NO. 5364-1

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

BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

SIKAND ENGINEERING ASSOCIATES RONALD R. HORN, R.C.E. 16913

GROSS AREA: 54.91 ACRES

12-22-14

162 MR 31

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR HAVE A RECORD TITLE INTEREST IN, THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARY OF THE SUBDIVISION 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 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.

RUNKLE CANYON, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

RON MERTZEL, VICE PRESIDENT OF LAND

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF Los Angeles

ON Dec 11, 2014, BEFORE ME, Karen A Stewart, NOTARY PUBLIC, PERSONALLY APPEARED Ron Mertzel

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/~~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.

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.
SIGNATURE: Karen A. Stewart
NAME: Karen A Stewart

NOTARY COMMISSION NUMBER: 2011601
MY COMMISSION EXPIRES: Mar. 11, 2017
MY PRINCIPAL PLACE OF BUSINESS IS IN: Los Angeles County

SOILS AND/OR GEOLOGICAL REPORTS

THE FOLLOWING SOILS REPORTS AND/OR GEOLOGICAL REPORTS RELATING TO TRACT NO. 5364-1 HAVE BEEN PREPARED:

DATE OF REPORT: FEBRUARY 28, 2006
TITLE OF REPORT: GEOTECHNICAL REVIEW OF PHASE 1 GRADING PLANS
FIRM NAME: AGI GEOTECHNICAL, INC.
ENGINEER: MELVIN B. SMITH
REG. NO.: R.G.E. 2673
LOCATION WHERE ON FILE FOR PUBLIC INSPECTION: CITY ENGINEER'S OFFICE

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 5364-1, CONSISTING OF 10 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 26th DAY OF January, 2015 FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP AND HEREBY ACCEPTS FOR PUBLIC USE THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THE 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 HERETO THIS 3rd DAY OF February, 2015.

ATTEST:

_____
CITY CLERK OF THE CITY OF SIMI VALLEY

_____
MAYOR OF THE CITY OF SIMI VALLEY

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 RUNKLE CANYON LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN JANUARY 2006. 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 THE 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.

DATED: Dec. 11, 2014

REGISTERED PROFESSIONAL ENGINEER RONALD R. HORN NO.16913 CIVIL STATE OF CALIFORNIA

Ronald R. Horn

RONALD R. HORN
R.C.E. 16913, EXPIRES 06/30/2015

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5364-1, 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: 1-27-, 2015

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

_____
RONALD K. FUCHIWAKI
RCE NO. 34663
PUBLIC WORKS DIRECTOR, CITY OF SIMI VALLEY

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ENTITLED TRACT NO. 5364-1, AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

DATED: April 15, 2015

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

WAYNE E. BATTLESON
COUNTY SURVEYOR
COUNTY OF VENTURA

BY: Wayne E. Battleson
WAYNE E. BATTLESON
COUNTY SURVEYOR
PLS NO. 6918

COUNTY RECORDER'S CERTIFICATE

FILED THIS 16th DAY OF APRIL, 2015, AT 8:00 A.M., IN BOOK 162 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 31-40 AT THE REQUEST OF RUNKLE CANYON, LLC. 20150416-00056661-0

MARK A. LUNN
COUNTY RECORDER
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY RECORDER

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: APRIL 14, 2015

STEVEN HINTZ
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY TAX COLLECTOR

20150416-00056661-0 1/10
Ventura County Clerk and Recorder
MARK A. LUNN
04/16/2015 08:00:00 AM
930044 $24.00 CO

12-22-14

162 MR 32

TRACT NO. 5364-1

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

BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

SIKAND ENGINEERING ASSOCIATES RONALD R. HORN, R.C.E. 16913

GROSS AREA: 54.91 ACRES

SIGNATURE OMISSIONS:

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF AN EASEMENT SET FORTH 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 SUCH SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

SIMI LAND AND WATER COMPANY, A CORPORATION, OWNER OF AN EASEMENT FOR RIGHTS OF WAY AS PER DOCUMENT RECORDED OCTOBER 14, 1889, IN BOOK 29, PAGE 185, OF DEEDS. (SAID EASEMENT IS BLANKET IN NATURE)

THE SIGNATURES OF THE INTEREST HOLDERS LISTED BELOW HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3)(C) OF THE SUBDIVISION MAP ACT:

JOHN H. RUNKLE, GENA T. RUNKLE, RALPH W. RUNKLE, JAMES V. RUNKLE, EASTER I. RUNKLE, MARY A. HEFLIN, AS EXECUTRIX OF THE WILL OF COWAN A. HEFLIN, DECEASED, MATTIE B. RUNKLE, DEWEY R. RUNKLE, MARJORIE E. BROWN, BARBARA C. KELLEY, BEVERLY A. SPEIGHT, ROBERT E. LANE, STANLEY P. CARTER AND KEITH D. LANE, OWNERS OF AN UNDIVIDED 50% INTEREST OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, WITHOUT, HOWEVER, ANY RIGHT TO ENTER ON THE SURFACE OR WITHIN 500 FEET BENEATH THE SURFACE THEREOF, AS PER DOCUMENT RECORDED DECEMBER 3, 1979, IN BOOK 5553 PAGES 1 AND 27 AND DECEMBER 6, 1979, IN BOOK 5555 PAGE 211, ALL, OF OFFICIAL RECORDS.

SCALE: 1" = 500'

TRACT NO. 5364-1

162 MR 33
12-22-14

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

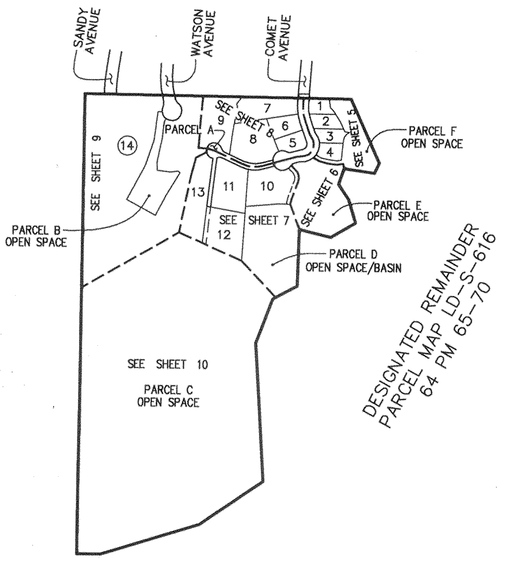
BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

SIKAND ENGINEERING ASSOCIATES RONALD R. HORN, R.C.E. 16913

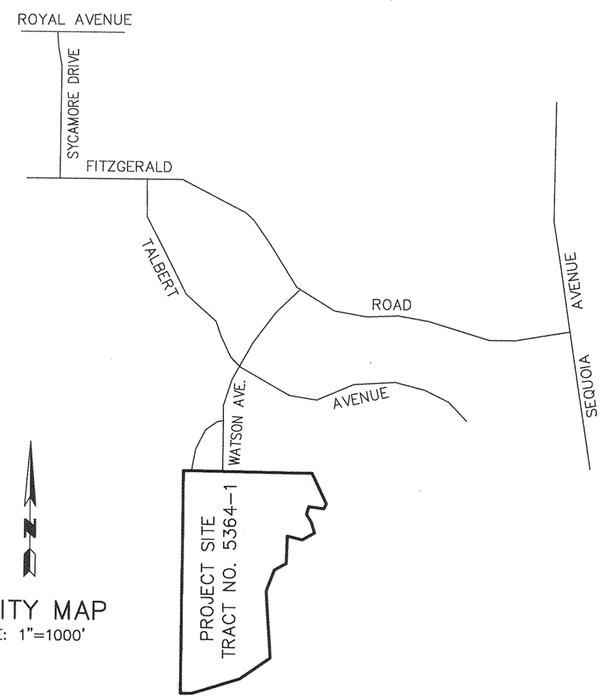
GROSS AREA: 54.91 ACRES

SHEET INDEX



LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.



VICINITY MAP
SCALE: 1"=1000'

12-22-14

162 MR 34

800' 0' 800' 1600'

SCALE: 1" = 800'
GRAPHIC SCALE

TRACT NO. 5364-1

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

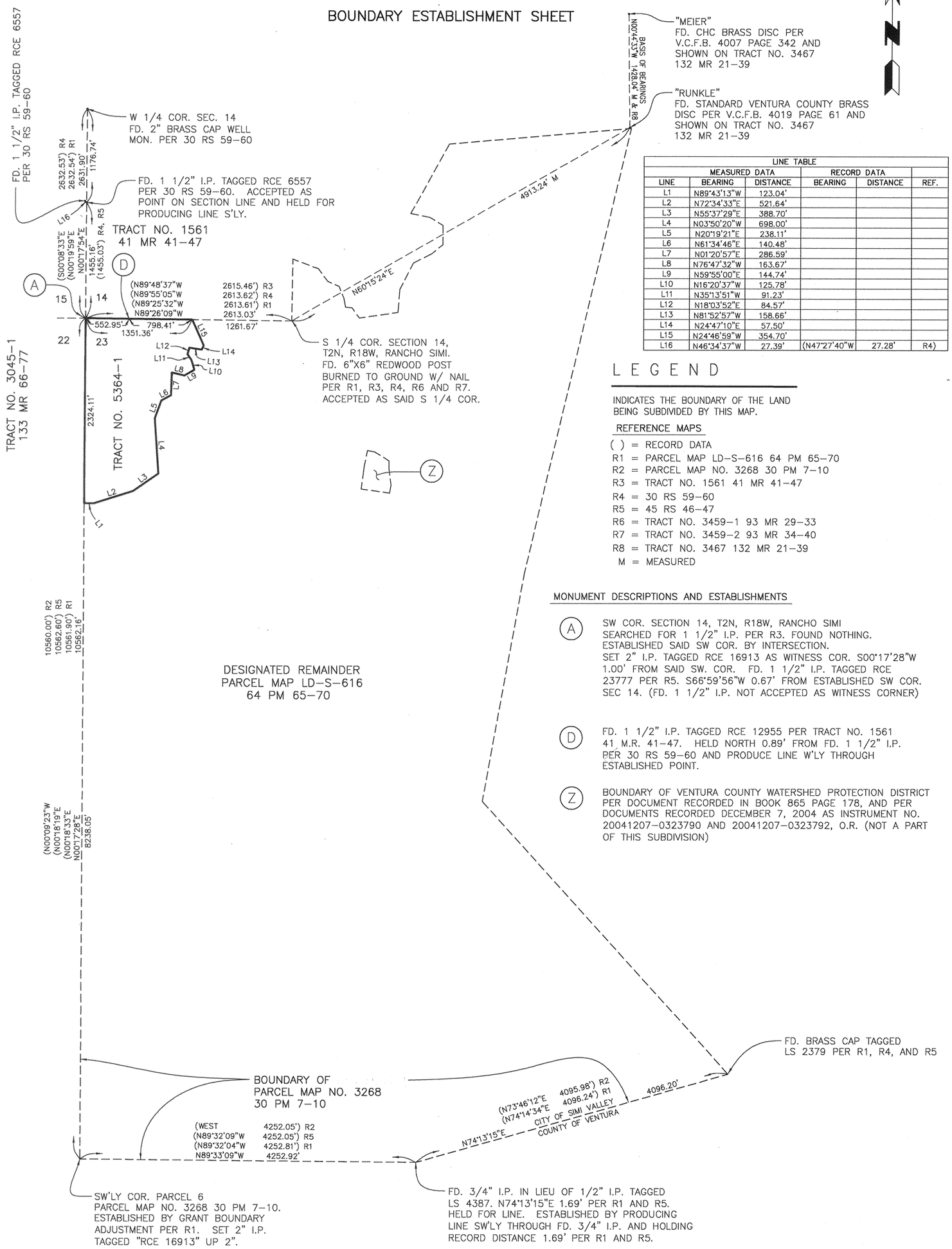
BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

SIKAND ENGINEERING ASSOCIATES RONALD R. HORN, R.C.E. 16913

GROSS AREA: 54.91 ACRES

BOUNDARY ESTABLISHMENT SHEET



LINE TABLE

LINE	MEASURED DATA BEARING	MEASURED DATA DISTANCE	RECORD DATA BEARING	RECORD DATA DISTANCE	REF.
L1	N89°43'13"W	123.04'			
L2	N72°34'33"E	521.64'			
L3	N55°37'29"E	388.70'			
L4	N03°50'20"W	698.00'			
L5	N20°19'21"E	238.11'			
L6	N61°34'46"E	140.48'			
L7	N01°20'57"E	286.59'			
L8	N76°47'32"W	163.67'			
L9	N59°55'00"E	144.74'			
L10	N16°20'37"W	125.78'			
L11	N35°13'51"W	91.23'			
L12	N18°03'52"E	84.57'			
L13	N81°52'57"W	158.66'			
L14	N24°47'10"E	57.50'			
L15	N24°46'59"W	354.70'			
L16	N46°34'37"W	27.39'	(N47°27'40"W	27.28'	R4)

LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

REFERENCE MAPS

( ) = RECORD DATA
R1 = PARCEL MAP LD-S-616 64 PM 65-70
R2 = PARCEL MAP NO. 3268 30 PM 7-10
R3 = TRACT NO. 1561 41 MR 41-47
R4 = 30 RS 59-60
R5 = 45 RS 46-47
R6 = TRACT NO. 3459-1 93 MR 29-33
R7 = TRACT NO. 3459-2 93 MR 34-40
R8 = TRACT NO. 3467 132 MR 21-39
M = MEASURED

MONUMENT DESCRIPTIONS AND ESTABLISHMENTS

(A) SW COR. SECTION 14, T2N, R18W, RANCHO SIMI SEARCHED FOR 1 1/2" I.P. PER R3. FOUND NOTHING. ESTABLISHED SAID SW COR. BY INTERSECTION. SET 2" I.P. TAGGED RCE 16913 AS WITNESS COR. S00°17'28"W 1.00' FROM SAID SW. COR. FD. 1 1/2" I.P. TAGGED RCE 23777 PER R5. S66°59'56"W 0.67' FROM ESTABLISHED SW COR. SEC 14. (FD. 1 1/2" I.P. NOT ACCEPTED AS WITNESS CORNER)

(D) FD. 1 1/2" I.P. TAGGED RCE 12955 PER TRACT NO. 1561 41 M.R. 41-47. HELD NORTH 0.89' FROM FD. 1 1/2" I.P. PER 30 RS 59-60 AND PRODUCE LINE W'LY THROUGH ESTABLISHED POINT.

(Z) BOUNDARY OF VENTURA COUNTY WATERSHED PROTECTION DISTRICT PER DOCUMENT RECORDED IN BOOK 865 PAGE 178, AND PER DOCUMENTS RECORDED DECEMBER 7, 2004 AS INSTRUMENT NO. 20041207-0323790 AND 20041207-0323792, O.R. (NOT A PART OF THIS SUBDIVISION)

NOTES

ALL DATA IS MEASURED UNLESS OTHERWISE NOTED.

ALL 2" I.P.'S TO BE SET PER PARCEL MAP LD-S-616, 64 PM 65-70 NOT FOUND.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N00°44'33"W ON THE LINE BETWEEN CONTROL POINTS "RUNKLE" AND "MEIER" AS FILED IN VENTURA COUNTY FIELD BOOK 4019 PAGE 61 AND FIELD BOOK 4007 PAGE 342, RESPECTIVELY, AND AS SHOWN ON MAP OF TRACT NO. 3467 FILED IN BOOK 132 PAGES 21 THROUGH 39, OF MISCELLANEOUS RECORDS (MAPS), RECORDS OF VENTURA COUNTY.

TRACT NO. 5364-1

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

BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

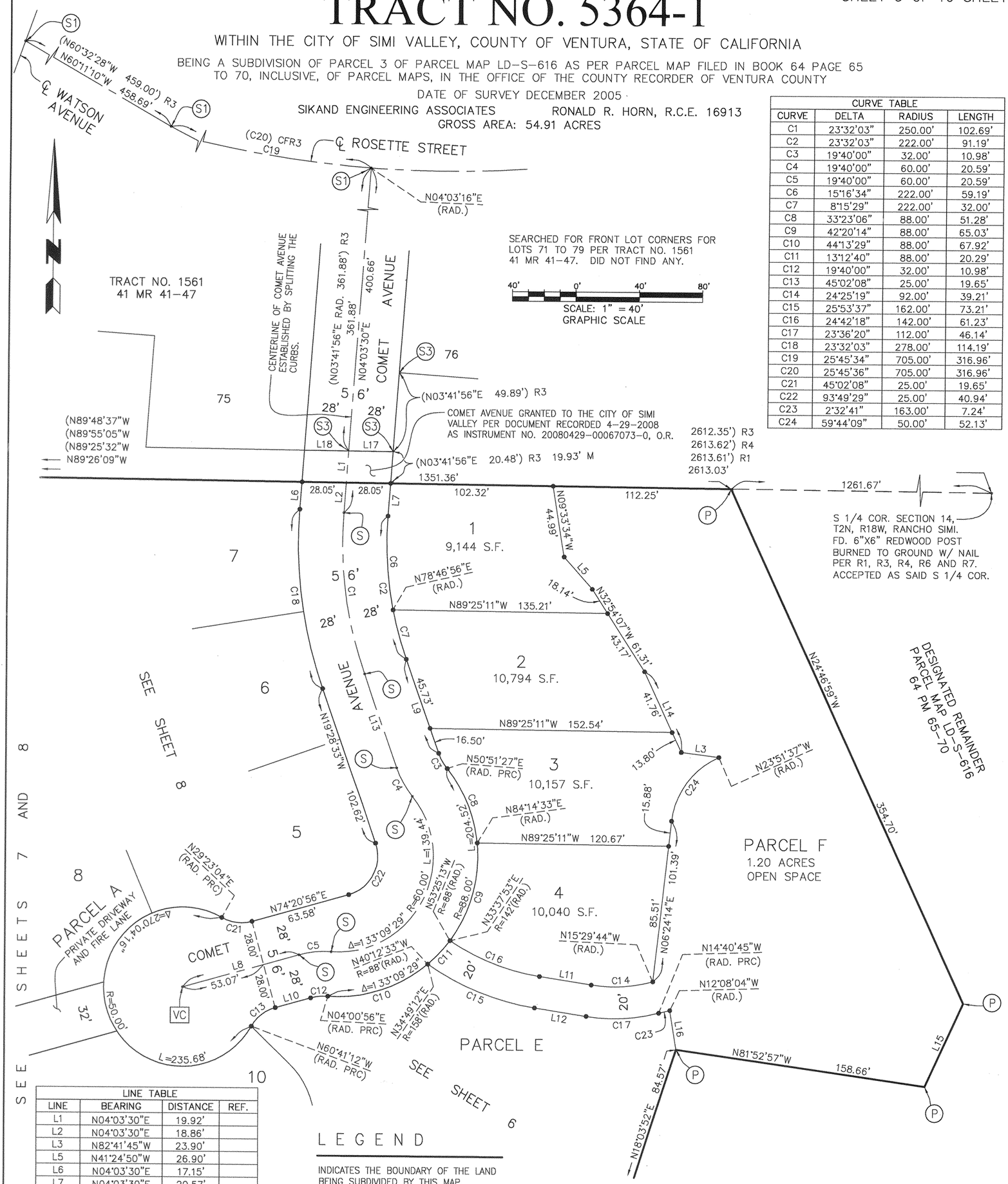
DATE OF SURVEY DECEMBER 2005

SIKAND ENGINEERING ASSOCIATES RONALD R. HORN, R.C.E. 16913

GROSS AREA: 54.91 ACRES

12-22-14

162 MR 35



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	23°32'03"	250.00'	102.69'
C2	23°32'03"	222.00'	91.19'
C3	19°40'00"	32.00'	10.98'
C4	19°40'00"	60.00'	20.59'
C5	19°40'00"	60.00'	20.59'
C6	15°16'34"	222.00'	59.19'
C7	8°15'29"	222.00'	32.00'
C8	33°23'06"	88.00'	51.28'
C9	42°20'14"	88.00'	65.03'
C10	44°13'29"	88.00'	67.92'
C11	13°12'40"	88.00'	20.29'
C12	19°40'00"	32.00'	10.98'
C13	45°02'08"	25.00'	19.65'
C14	24°25'19"	92.00'	39.21'
C15	25°53'37"	162.00'	73.21'
C16	24°42'18"	142.00'	61.23'
C17	23°36'20"	112.00'	46.14'
C18	23°32'03"	278.00'	114.19'
C19	25°45'34"	705.00'	316.96'
C20	25°45'36"	705.00'	316.96'
C21	45°02'08"	25.00'	19.65'
C22	93°49'29"	25.00'	40.94'
C23	2°32'41"	163.00'	7.24'
C24	59°44'09"	50.00'	52.13'

LINE TABLE			
LINE	BEARING	DISTANCE	REF.
L1	N04°03'30"E	19.92'	
L2	N04°03'30"E	18.86'	
L3	N82°41'45"W	23.90'	
L5	N41°24'50"W	26.90'	
L6	N04°03'30"E	17.15'	
L7	N04°03'30"E	20.57'	
L8	S74°20'56"W	76.26'	
L9	N19°28'33"W	62.23'	
L10	S74°20'56"W	23.19'	
L11	N81°04'25"W	32.94'	
L12	N81°04'25"W	32.94'	
L13	N19°28'33"W	62.23'	
L14	N24°54'19"W	55.56'	
L15	N24°47'10"E	57.50'	
L16	N09°16'10"W	24.89'	
L17	N89°27'03"W	28.05'	CFR3, M
L18	N89°27'03"W	28.05'	CFR3, M

LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(S) SET 1 1/2" I.P. TAGGED R.C.E. 16913, FLUSH AT STREET C/L INTERSECTIONS, B.C.'S AND E.C.'S

(P) SET 2" IRON PIPE TAGGED R.C.E. 16913

VC SET BRASS DISK IN STANDARD SURVEY MONUMENT PER VENTURA COUNTY ROAD STANDARDS, PLATE E-4 REVISION E, STAMPED R.C.E. 16913.

• SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON LOT LINES PRODUCED AND AT EC'S AND BC'S ON EDGE OF SIDEWALK. SET 2" I.P. TAGGED RCE 16913 AT ALL LOT/PARCEL CORNERS, ANGLE POINTS, EC'S AND BC'S WHERE THEIR LOCATIONS FALL IN DIRT.

S.F. SQUARE FEET

DESIGNATED REMAINDER
PARCEL MAP LD-S-616
64 PM 65-70

MONUMENT DESCRIPTIONS AND ESTABLISHMENTS

(S1) FD. 1 1/2" I.P. TAGGED RCE 12955 PER TRACT NO. 1561 41 MR 41-47.

(S3) SEARCHED FOR 1 1/2" I.P. PER TRACT NO. 1561 41 MR 41-47. FOUND NOTHING.

REFERENCE MAPS

( ) = RECORD DATA
R1 = PARCEL MAP LD-S-616 64 PM 65-70
R2 = PARCEL MAP NO. 3268 30 PM 7-10
R3 = TRACT NO. 1561 41 MR 41-47
R4 = 30 RS 59-60
R5 = 45 RS 46-47
R6 = TRACT NO. 3459-1 93 MR 29-33
R7 = TRACT NO. 3459-2 93 MR 34-40
CF = CALCULATED FROM RECORD

NOTES

ALL DATA IS MEASURED UNLESS OTHERWISE NOTED.

ALL 2" I.P.'S TO BE SET PER PARCEL MAP LD-S-616, 64 PM 65-70 NOT FOUND.

PARCELS A AND F TO BE GRANTED TO HOMEOWNER'S ASSOCIATION BY SEPARATE DOCUMENT.

SHEET 6 OF 10 SHEETS

12-22-14

162 MR 36

40' 0' 40' 80'

SCALE: 1" = 40'
GRAPHIC SCALE

TRACT NO. 5364-1

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

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DATE OF SURVEY DECEMBER 2005

SIKAND ENGINEERING ASSOCIATES RONALD R. HORN, R.C.E. 16913

GROSS AREA: 54.91 ACRES

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	19°40'00"	32.00'	10.98'
C2	45°02'08"	25.00'	19.65'
C3	19°40'00"	32.00'	10.98'
C4	19°40'00"	60.00'	20.59'
C5	19°40'00"	60.00'	20.59'
C6	66°01'19"	55.00'	63.38'
C7	18°59'03"	70.00'	23.19'
C8	2°32'41"	163.00'	7.24'
C9	23°36'20"	112.00'	46.14'
C10	25°53'37"	162.00'	73.21'
C11	44°13'29"	88.00'	67.92'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N46°02'11"W	33.05'
L2	N81°04'25"W	32.94'
L3	N74°20'56"E	76.26'
L4	N74°20'56"E	23.19'
L5	N09°16'10"W	24.89'

LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(S) SET 1 1/2" I.P. TAGGED R.C.E. 16913, FLUSH AT STREET C/L INTERSECTIONS, B.C.'S AND E.C.'S

(P) SET 2" IRON PIPE TAGGED R.C.E. 16913

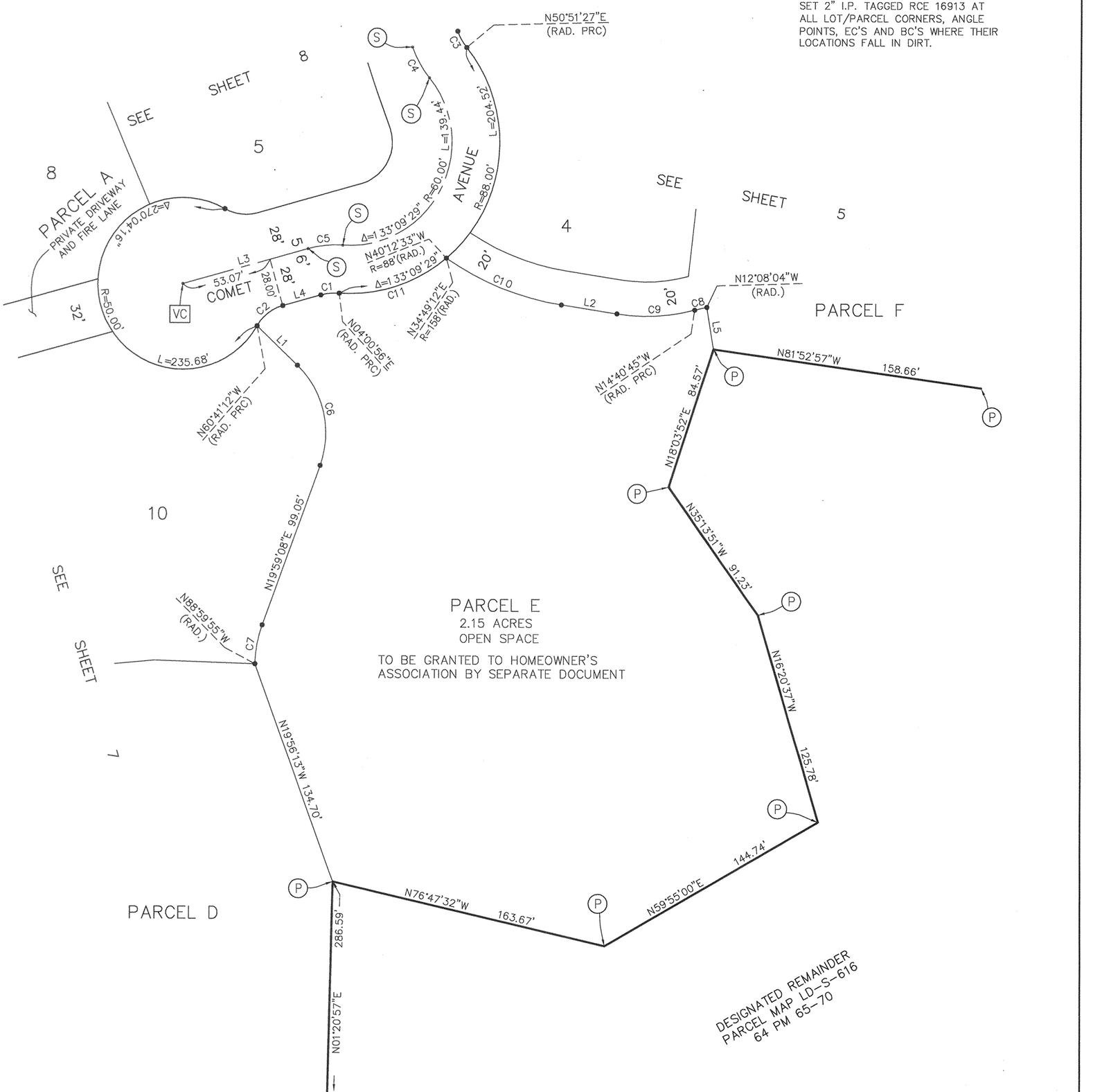
[VC] SET BRASS DISK IN STANDARD SURVEY MONUMENT PER VENTURA COUNTY ROAD STANDARDS, PLATE E-4 REVISION E, STAMPED R.C.E. 16913.

• SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON LOT LINES PRODUCED AND AT EC'S AND BC'S ON EDGE OF SIDEWALK. SET 2" I.P. TAGGED RCE 16913 AT ALL LOT/PARCEL CORNERS, ANGLE POINTS, EC'S AND BC'S WHERE THEIR LOCATIONS FALL IN DIRT.

NOTES

ALL DATA IS MEASURED UNLESS OTHERWISE NOTED.

ALL 2" I.P.'S TO BE SET PER PARCEL MAP LD-S-616, 64 PM 65-70 NOT FOUND.



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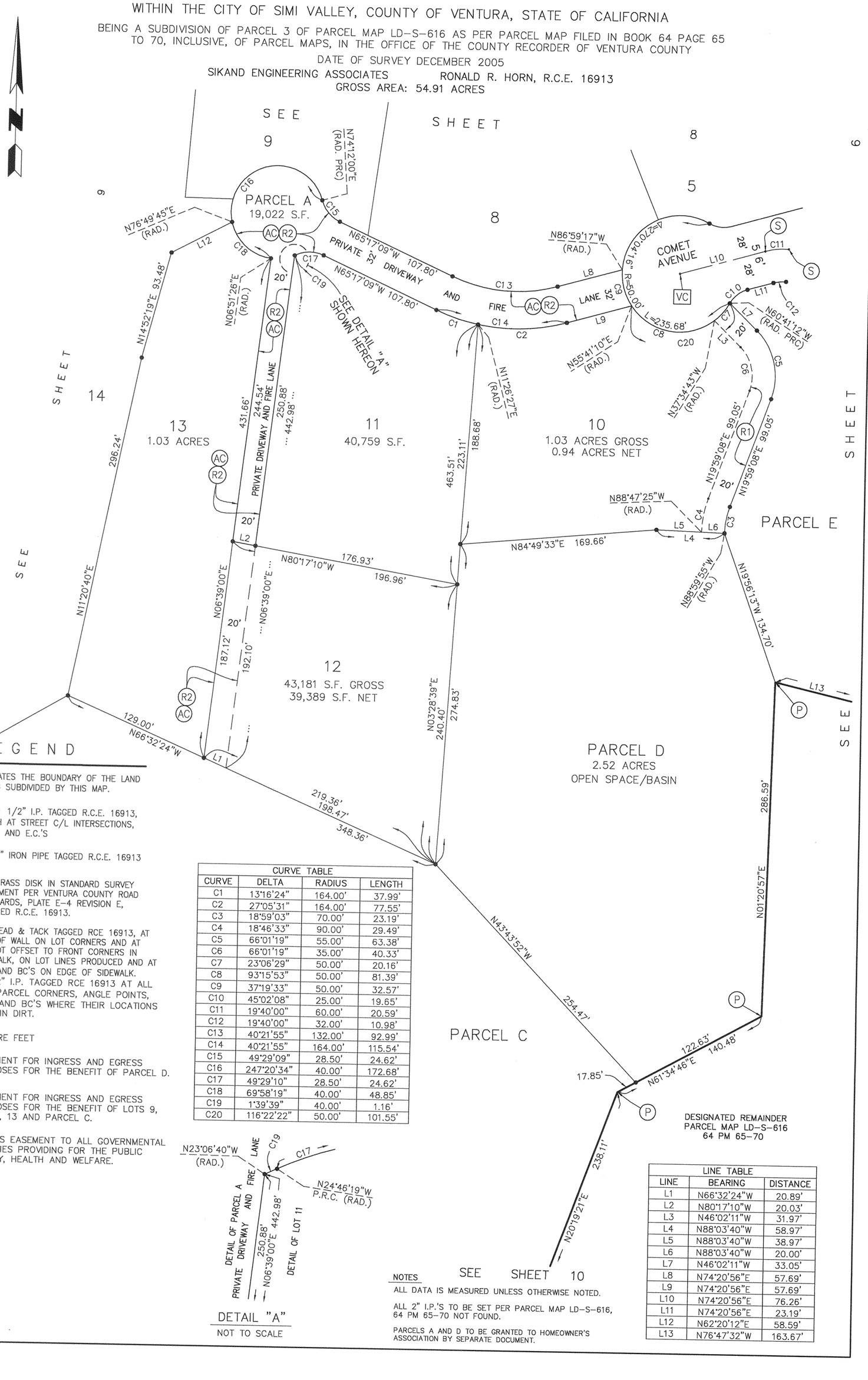
SIKAND ENGINEERING ASSOCIATES RONALD R. HORN, R.C.E. 16913

GROSS AREA: 54.91 ACRES

12-22-14

162 MR 37

50' 0' 50' 100'
SCALE: 1" = 50'
GRAPHIC SCALE



LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(S) SET 1 1/2" I.P. TAGGED R.C.E. 16913, FLUSH AT STREET C/L INTERSECTIONS, B.C.'S AND E.C.'S

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• SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON LOT LINES PRODUCED AND AT EC'S AND BC'S ON EDGE OF SIDEWALK. SET 2" I.P. TAGGED RCE 16913 AT ALL LOT/PARCEL CORNERS, ANGLE POINTS, EC'S AND BC'S WHERE THEIR LOCATIONS FALL IN DIRT.

S.F. SQUARE FEET

(R1) EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF PARCEL D.

(R2) EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF LOTS 9, 11, 12, 13 AND PARCEL C.

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

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	13°16'24"	164.00'	37.99'
C2	27°05'31"	164.00'	77.55'
C3	18°59'03"	70.00'	23.19'
C4	18°46'33"	90.00'	29.49'
C5	66°01'19"	55.00'	63.38'
C6	66°01'19"	35.00'	40.33'
C7	23°06'29"	50.00'	20.16'
C8	93°15'53"	50.00'	81.39'
C9	37°19'33"	50.00'	32.57'
C10	45°02'08"	25.00'	19.65'
C11	19°40'00"	60.00'	20.59'
C12	19°40'00"	32.00'	10.98'
C13	40°21'55"	132.00'	92.99'
C14	40°21'55"	164.00'	115.54'
C15	49°29'09"	28.50'	24.62'
C16	247°20'34"	40.00'	172.68'
C17	49°29'10"	28.50'	24.62'
C18	69°58'19"	40.00'	48.85'
C19	1°39'39"	40.00'	1.16'
C20	116°22'22"	50.00'	101.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N66°32'24"W	20.89'
L2	N80°17'10"W	20.03'
L3	N46°02'11"W	31.97'
L4	N88°03'40"W	58.97'
L5	N88°03'40"W	38.97'
L6	N88°03'40"W	20.00'
L7	N46°02'11"W	33.05'
L8	N74°20'56"E	57.69'
L9	N74°20'56"E	57.69'
L10	N74°20'56"E	76.26'
L11	N74°20'56"E	23.19'
L12	N62°20'12"E	58.59'
L13	N76°47'32"W	163.67'

DETAIL "A"
NOT TO SCALE

NOTES

ALL DATA IS MEASURED UNLESS OTHERWISE NOTED.

ALL 2" I.P.'S TO BE SET PER PARCEL MAP LD-S-616, 64 PM 65-70 NOT FOUND.

PARCELS A AND D TO BE GRANTED TO HOMEOWNER'S ASSOCIATION BY SEPARATE DOCUMENT.

TRACT NO. 5364-1

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

BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

SIKAND ENGINEERING ASSOCIATES RONALD R. HORN, R.C.E. 16913

GROSS AREA: 54.91 ACRES

40' 0' 40' 80'
SCALE: 1" = 40'
GRAPHIC SCALE

N

REFERENCE MAPS
( ) = RECORD DATA
R1 = PARCEL MAP LD-S-616 64 PM 65-70
R2 = PARCEL MAP NO. 3268 30 PM 7-10
R3 = TRACT NO. 1561 41 MR 41-47
R4 = 30 RS 59-60
R5 = 45 RS 46-47
R6 = TRACT NO. 3459-1 93 MR 29-33
R7 = TRACT NO. 3459-2 93 MR 34-40
CF = CALCULATED FROM RECORD

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	23°32'03"	250.00'	102.69'
C2	23°32'03"	278.00'	114.19'
C3	10°13'59"	278.00'	49.65'
C4	13°18'04"	278.00'	64.54'
C5	19°40'00"	60.00'	20.59'
C6	93°49'29"	25.00'	40.94'
C7	19°40'00"	60.00'	20.59'
C8	45°02'08"	25.00'	19.65'
C9	52°29'35"	50.00'	45.81'
C10	63°52'46"	50.00'	55.75'
C11	40°21'55"	164.00'	115.54'
C12	49°29'10"	28.50'	24.62'
C13	49°29'09"	28.50'	24.62'
C14	40°21'55"	132.00'	92.99'
C15	247°20'34"	40.00'	172.68'
C16	37°19'33"	50.00'	32.57'

LINE TABLE			
LINE	BEARING	DISTANCE	REF.
L1	N04°03'30"E	19.92'	
L2	N04°03'30"E	18.86'	
L3	N04°03'30"E	17.15'	
L4	S74°20'56"W	76.26'	
L5	S74°20'56"W	63.58'	
L6	N74°20'56"E	57.69'	
L7	S74°20'56"W	57.69'	
L8	S65°17'09"E	107.80'	
L9	N89°02'57"W	41.52'	
L10	N65°17'09"W	107.80'	
L11	N19°28'33"W	62.23'	
L12	N89°27'03"W	28.05'	CFR3, M
L13	N89°27'03"W	28.05'	CFR3, M
L14	N16°59'44"W	14.16'	
L15	N39°04'45"E	46.50'	

NOTES

ALL DATA IS MEASURED UNLESS OTHERWISE NOTED.

ALL 2" I.P.'S TO BE SET PER PARCEL MAP LD-S-616, 64 PM 65-70 NOT FOUND.

PARCEL A TO BE GRANTED TO HOMEOWNER'S ASSOCIATION BY SEPARATE DOCUMENT.

SEE SHEET 9

SEE SHEET 5

TRACT NO. 1561
41 MR 41-47

COMET AVENUE (N03°41'56"E RAD. 361.88') R3

(N03°41'56"E 49.89') R3

COMET AVENUE GRANTED TO THE CITY OF SIMI VALLEY PER DOCUMENT RECORDED 4-29-2008 AS INSTRUMENT NO. 20080429-00067073-0, O.R.

(N03°41'56"E 20.48') R3
19.93' M

(N89°48'37"W
(N89°55'05"W
(N89°25'32"W
N89°26'09"W
2612.35') R3
2613.62') R4
2613.61') R1
2613.03'

1351.36'
200.51'
280.89'

264.67'
N04°23'42"E

7
33,207 S.F.

9
1.03 ACRES

6
15,046 S.F.

8
42,504 S.F.

5
12,628 S.F.

14

13

11

10

PARCEL A

PRIVATE DRIVEWAY AND FIRE LANE 32'

PRIVATE DRIVEWAY AND FIRE LANE 20'

COMET AVENUE

PARCEL F

SEE SHEET 6

SEE SHEET 7

SEE DETAIL "A" SHOWN ON SHEET 7

S74°34'23"E (RAD.)

N06°51'26"E (RAD.)

N74°12'00"E (RAD. PRC)

S23°06'31"E (RAD.)

N29°23'04"E (RAD. PRC)

N86°59'17"W (RAD.)

N80°45'26"E (RAD.)

N55°41'10"E (RAD.)

N50°51'27"E (RAD. PRC)

N04°00'56"E (RAD. PRC)

LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(S) SET 1 1/2" I.P. TAGGED R.C.E. 16913, FLUSH AT STREET C/L INTERSECTIONS, B.C.'S AND E.C.'S

[VC] SET BRASS DISK IN STANDARD SURVEY MONUMENT PER VENTURA COUNTY ROAD STANDARDS, PLATE E-4 REVISION E, STAMPED R.C.E. 16913.

• SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON LOT LINES PRODUCED AND AT EC'S AND BC'S ON EDGE OF SIDEWALK. SET 2" I.P. TAGGED RCE 16913 AT ALL LOT/PARCEL CORNERS, ANGLE POINTS, EC'S AND BC'S WHERE THEIR LOCATIONS FALL IN DIRT.

S.F. SQUARE FEET

(R2) EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF LOTS 9, 11, 12, 13 AND PARCEL C.

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

MONUMENT DESCRIPTIONS AND ESTABLISHMENTS

(S1) FD. 1 1/2" I.P. TAGGED RCE 12955 PER TRACT NO. 1561 41 MR 41-47.

(S3) SEARCHED FOR 1 1/2" I.P. PER TRACT NO. 1561 41 MR 41-47. FOUND NOTHING.

(C) CENTERLINE OF COMET AVENUE ESTABLISHED BY SPLITTING THE CURBS.

12-22-14

TRACT NO. 5364-1

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

BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

SIKAND ENGINEERING ASSOCIATES RONALD R. HORN, R.C.E. 16913

GROSS AREA: 54.91 ACRES

SCALE: 1" = 60'
GRAPHIC SCALE

162 MR 39

12-22-14

REFERENCE MAPS

( ) = RECORD DATA
R1 = PARCEL MAP LD-S-616 64 PM 65-70
R2 = PARCEL MAP NO. 3268 30 PM 7-10
R3 = TRACT NO. 1561 41 MR 41-47
R4 = 30 RS 59-60
R5 = 45 RS 46-47
R6 = TRACT NO. 3459-1 93 MR 29-33
R7 = TRACT NO. 3459-2 93 MR 34-40
CF = CALCULATED FROM RECORD

W 1/4 COR. SEC. 14 FD. 2" BRASS CAP WELL MON. PER 30 RS 59-60

2632.53') R4
2632.54') R1
2631.90'
1176.74'

FD. 1 1/2" I.P. TAGGED RCE 6557 PER 30 RS 59-60. ACCEPTED AS POINT ON SECTION LINE AND HELD FOR PRODUCING LINE S'LY.

L12 (L13) R4

FD. 1 1/2" I.P. TAGGED RCE 6557 PER 30 RS 59-60

(S00°08'33"E (N00°19'59"E N00°17'54"E 1455.16' (1455.03') R4, R5

TRACT NO. 1561 41 MR 41-47

SANDY AVENUE 60' 30' 30'

WATSON AVENUE 60' 30' 30'

41 42 50 51

(N89°48'37"W (N89°55'05"W (N89°25'32"W N89°26'09"W

N79°10'05"E (RAD.)

N78°28'27"E (RAD.)

N77°41'23"E (RAD.)

2612.35') R3
2613.62') R4
2613.61') R1
2613.03'

N83°29'44"W (RAD. PRC)

(C15) R3 C14

C9 (C16) R3 C13

S1 S2 S3 A D S

1351.36'

(130.00' CFR3)

392.42'

552.95'

145.50'

N75°02'51"E (RAD. PRC)

N62°07'08"W (RAD. PRC)

N84°43'00"E (RAD.)

N32°12'51"E (RAD. PRC)

N75°02'51"E (RAD. PRC)

L8 C10 L7 C12 C7 C11 C8 L6 C4 L4 C5 C3 C6 L5 L9

VC

264.67'

144.34'

N37°54'20"E (RAD.)

S07°32'43"W 137.77'

S05°29'03"W 64.15'

S11°36'04"W 123.26'

S18°27'50"W 193.23'

N82°19'58"W 64.75'

L10 L11

S27°54'28"W 133.32'

S30°50'02"W 113.68'

S27°12'58"W 296.24'

S62°02'37"E 166.49'

S11°20'40"W

N04°23'42"E

S74°34'23"E (RAD.)

N76°49'45"E (RAD.)

N14°52'19"E 93.48'

PARCEL A
PRIVATE DRIVEWAY AND FIRE LANE

32'

20'

L1 L2 L3

SEE SHEET 8

9

13

SEE SHEET 7

14

9.14 ACRES

PARCEL B
1.11 ACRES
OPEN SPACE

TO BE GRANTED TO HOME OWNER'S ASSOCIATION BY SEPARATE DOCUMENT

PARCEL C

10

566.76'

N60°01'16"E

SHEET

SEE

TRACT NO. 3045-1 133 MR 66-77

10562.60') R5
10560.00') R2
10561.90') R1
10562.16'

981.45'

2324.11'

(N00°18'19"E (N00°09'23"W (N00°18'33"E N00°17'28"E

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	247°20'34"	40.00'	172.68'
C2	28°35'52"	40.00'	19.97'
C3	265°40'00"	50.00'	231.84'
C4	33°09'51"	50.00'	28.94'
C5	46°48'40"	50.00'	40.85'
C6	185°41'29"	50.00'	162.05'
C7	42°50'00"	25.00'	18.69'
C8	42°50'00"	25.00'	18.69'
C9	18°01'49"	500.00'	157.35'
C10	3°25'36"	500.00'	29.90'
C11	4°07'14"	530.00'	38.12'
C12	2°38'32"	470.00'	21.67'
C13	21°27'25"	500.00'	187.25'
C14	20°14'02"	500.00'	176.57'
(C15	20°14'02"	500.00'	176.58' R3)
(C16	18°08'27"	500.00'	158.31' R3)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N38°51'08"W	11.89'
L2	N89°02'57"W	41.52'
L3	S62°20'12"W	58.59'
L4	N83°48'05"E	20.66'
L5	N19°04'16"E	18.61'
L6	N14°57'09"W	50.99'
L7	N89°26'09"W	30.73'
L8	N89°26'09"W	30.64'
L9	S12°08'38"W	17.30'
L10	S01°51'59"E	43.40'
L11	S81°57'36"W	42.76'
L12	N46°34'37"W	27.39'
(L13	N47°27'40"W	27.28' R4)

LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(S) SET 1 1/2" I.P. TAGGED R.C.E. 16913, FLUSH AT STREET C/L INTERSECTIONS, B.C.'S AND E.C.'S

(P) SET 2" IRON PIPE TAGGED R.C.E. 16913

[VC] SET BRASS DISK IN STANDARD SURVEY MONUMENT PER VENTURA COUNTY ROAD STANDARDS, PLATE E-4 REVISION E, STAMPED R.C.E. 16913.

• SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON LOT LINES PRODUCED AND AT EC'S AND BC'S ON EDGE OF SIDEWALK. SET 2" I.P. TAGGED RCE 16913 AT ALL LOT/PARCEL CORNERS, ANGLE POINTS, EC'S AND BC'S WHERE THEIR LOCATIONS FALL IN DIRT.

MONUMENT DESCRIPTIONS AND ESTABLISHMENTS

(A) SW COR. SECTION 14, T2N, R18W, RANCHO SIMI SEARCHED FOR 1 1/2" I.P. PER R3. FOUND NOTHING. ESTABLISHED SAID SW COR. BY INTERSECTION. SET 2" I.P. TAGGED RCE 16913 AS WITNESS COR. S00°17'28"W 1.00' FROM SAID SW. COR. FD. 1 1/2" I.P. TAGGED RCE 23777 PER R5. S66°59'56"W 0.67' FROM ESTABLISHED SW COR. SEC 14. (FD. 1 1/2" I.P. NOT ACCEPTED AS WITNESS CORNER)

(S1) FD. 1 1/2" I.P. TAGGED RCE 12955 PER TRACT NO. 1561 41 MR 41-47.

(S2) SEARCHED FOR 1 1/2" I.P. PER TRACT NO. 1561 41 MR 41-47. FOUND NOTHING. ESTABLISHED BY HOLDING RECORD RADIUS (R=500') FROM FOUND MONUMENTS N'LY AND INTERSECTING CENTERLINE OF WATSON AVENUE WITH THE SOUTH LINE OF SECTION 14, T2N, R18W, RANCHO SIMI PER R3.

(S3) SEARCHED FOR 1 1/2" I.P. PER TRACT NO. 1561 41 MR 41-47. FOUND NOTHING.

(D) FD. 1 1/2" I.P. TAGGED RCE 12955 PER TRACT NO. 1561 41 M.R. 41-47. HELD NORTH 0.89' FROM FD. 1 1/2" I.P. PER 30 RS 59-60 AND PRODUCED LINE W'LY THROUGH ESTABLISHED POINT.

NOTE

ALL DATA IS MEASURED UNLESS OTHERWISE NOTED.

ALL 2" I.P.'S TO BE SET PER PARCEL MAP LD-S-616 64 PM 65-70 NOT FOUND.

TRACT NO. 5364-1

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

BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

SIKAND ENGINEERING ASSOCIATES RONALD R. HORN, R.C.E. 16913

GROSS AREA: 54.91 ACRES

100' 0' 100' 200'
SCALE: 1" = 100'
GRAPHIC SCALE

N

REFERENCE MAPS

( ) = RECORD DATA
R1 = PARCEL MAP LD-S-616 64 PM 65-70
R2 = PARCEL MAP NO. 3268 30 PM 7-10
R3 = TRACT NO. 1561 41 MR 41-47
R4 = 30 RS 59-60
R5 = 45 RS 46-47
R6 = TRACT NO. 3459-1 93 MR 29-33
R7 = TRACT NO. 3459-2 93 MR 34-40

SEE SHEET 14

9

13

12

SEE SHEET 7

20'

R2 AC

N66°32'24"W 348.36'

N60°01'16"E 566.76'

N43°43'52"W 254.47'

PARCEL D

122.63' L1

17.85'

N20°19'21"E 238.11'

N03°50'20"W 980.00'

388.70'

N55°37'29"E

521.64'

N72°34'33"E

L2

8238.05'

10562.60') R5
10560.00') R2
10561.90') R1
10562.16'

2324.11'

1342.66'

(N00°18'19"E
(N00°09'23"W
(N00°18'33"E
N00°17'28"E

PARCEL C
29.11 ACRES
OPEN SPACE

TO BE GRANTED TO HOME OWNER'S ASSOCIATION BY SEPARATE DOCUMENT

DESIGNATED REMAINDER
PARCEL MAP LD-S-616
64 PM 65-70

SW'LY COR. PARCEL 6
PARCEL MAP NO. 3268 30 PM 7-10.
ESTABLISHED BY GRANT BOUNDARY
ADJUSTMENT PER R5.

SEE SHEET 3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N61°34'46"E	140.48'
L2	N89°43'13"W	123.04'

LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(P) SET 2" IRON PIPE TAGGED R.C.E. 16913

(R2) EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF LOTS 9, 11, 12, 13 AND PARCEL C.

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

• SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON LOT CORNERS. SET 2" I.P. TAGGED RCE 16913 AT ALL LOT/PARCEL CORNERS, ANGLE POINTS, EC'S AND BC'S WHERE THEIR LOCATIONS FALL IN DIRT.

NOTES

ALL DATA IS MEASURED UNLESS OTHERWISE NOTED.

ALL 2" I.P.'S TO BE SET PER PARCEL MAP LD-S-616 64 PM 65-70 NOT FOUND.

162 MR 40

11-22-21