SHEET 1 OF 41 SHEETS

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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
LOT 208 IS FOR CONDOMINIUM PURPOSES
DATE OF SURVEY DECEMBER 2005

SIKAND ENGINEERING ASSOCIATES RONALD R. HORN, R.C.E. 16913
GROSS AREA: 285.91 ACRES

2-2-15
20150427-00062311-0 1/41
Ventura County Clerk and Recorder
MARK A. LUNN
04/27/2015 08:00:00 AM
933446 $86.00 VR

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 THIS SUBDIVISION ENTITLED TRACT NO. 5364-3, SHOWN ON THIS MAP, AND ARE HOLDERS OF SECURITY INTERESTS WITHIN THE REAL PROPERTY INCLUDED IN THE CONDOMINIUM PROJECT WITHIN LOT 208 THEREIN, 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 SUBDIVISION FOR CONDOMINIUM PURPOSES WITHIN SAID LOT.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AN ACCESS EASEMENT OVER PARCELS K, V, O, Y, AA, AC, AND AI AS SHOWN ON THIS MAP.

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 AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO RANCHO SIMI RECREATION AND PARK DISTRICT PARCEL N IN FEE FOR PRIVATE DRIVEWAY PURPOSES AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO RANCHO SIMI RECREATION AND PARK DISTRICT PARCEL M IN FEE FOR OPEN SPACE PURPOSES AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO RANCHO SIMI RECREATION AND PARK DISTRICT PARCEL O IN FEE FOR NEIGHBORHOOD PARK PURPOSES AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO VENTURA COUNTY WATERSHED PROTECTION DISTRICT AN EASEMENT FOR INGRESS AND EGRESS PURPOSES AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO RANCHO SIMI RECREATION AND PARK DISTRICT AN EASEMENT FOR TRAIL PURPOSES AS SHOWN ON THIS MAP.

RUNKLE CANYON LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

RON MERTZEL, VICE PRESIDENT OF LAND

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: 1-30, 2015

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

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Los Angeles

ON Jan. 30, 2015 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: March 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. 5364-3 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. 5364-3, CONSISTING OF 41 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 2nd DAY OF March, 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; AND ALSO HEREBY ACCEPTS THE ACCESS EASEMENTS OVER PARCELS K, V, O, Y, AA, AC, AND AI 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 HERETO THIS 8th DAY OF April, 2015.

ATTEST:

CITY CLERK OF THE CITY OF SIMI VALLEY

MAYOR OF THE CITY OF SIMI VALLEY

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5364-3, 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: 3/3, 2015

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

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

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ENTITLED TRACT NO. 5364-3, AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

DATED: April 21, 2015

PROFESSIONAL LAND SURVEYOR 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 27 DAY OF April, 2015, AT 8:00 A .M., IN BOOK 162, OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 49-89 AT THE REQUEST OF RUNKLE CANYON, LLC.
20150427-00062311-0

MARK A. LUNN
COUNTY RECORDER
COUNTY OF VENTURA
BY: Gloria Varela
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

162MR49

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

LOT 208 IS FOR CONDOMINIUM PURPOSES

DATE OF SURVEY DECEMBER 2005

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

GROSS AREA: 285.91 ACRES

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY:

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);

SOUTHERN CALIFORNIA EDISON COMPANY, OWNER OF EASEMENTS FOR PUBLIC UTILITIES AND ROADWAYS AS PER DOCUMENT RECORDED MARCH 14, 1958 IN BOOK 1598 PAGE 88 AND PAGE 189, OF OFFICIAL RECORDS;

SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, OWNER OF AN EASEMENT FOR PUBLIC UTILITIES AS PER DOCUMENT RECORDED DECEMBER 20, 1961 IN BOOK 2086 PAGE 154, OF OFFICIAL RECORDS;

VENTURA COUNTY WATERSHED PROTECTION DISTRICT, OWNER OF AN EASEMENT FOR FLOOD CONTROL AS PER DOCUMENT RECORDED DECEMBER 7, 2004 AS INSTRUMENT NO. 2004-323793, OF OFFICIAL RECORDS;

SOUTHERN CALIFORNIA GAS COMPANY, OWNER OF AN EASEMENT FOR GAS PIPELINES AS PER DOCUMENT RECORDED JUNE 20, 2006 AS INSTRUMENT NO. 2006-131198, OF OFFICIAL RECORDS.

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 PAGE 1 AND 27, AND DECEMBER 6, 1979 IN BOOK 5555 PAGE 211, ALL, OF OFFICIAL RECORDS.

VENTURA COUNTY WATERSHED PROTECTION DISTRICT ACCEPTANCE CERTIFICATE:

THE VENTURA COUNTY WATERSHED PROTECTION DISTRICT HEREBY ACCEPTS THE EASEMENT FOR INGRESS AND EGRESS PURPOSES AS OFFERED AND AS SHOWN ON THIS MAP.

DATE: April 23, 2015

WAYNE E. BATTLESON
COUNTY SURVEYOR
COUNTY OF VENTURA

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

RANCHO SIMI RECREATION AND PARK DISTRICT ACCEPTANCE CERTIFICATE

THE RANCHO SIMI RECREATION AND PARK DISTRICT HEREBY ACCEPTS PARCEL M IN FEE FOR OPEN SPACE PURPOSES AND HEREBY ACCEPTS PARCEL N IN FEE FOR PRIVATE DRIVEWAY PURPOSES AND HEREBY ACCEPTS PARCEL O IN FEE FOR NEIGHBORHOOD PARK PURPOSES AND HEREBY ACCEPTS THE EASEMENT FOR TRAIL PURPOSES AS OFFERED AND AS SHOWN ON THIS MAP.

DATE: April 24, 2015

ATTEST:
CLERK OF THE BOARD

CHAIR OF THE BOARD

2-2-15

162MR50

400' 0' 400' 800'
SCALE: 1" = 400'
GRAPHIC SCALE

TRACT NO. 5364-3

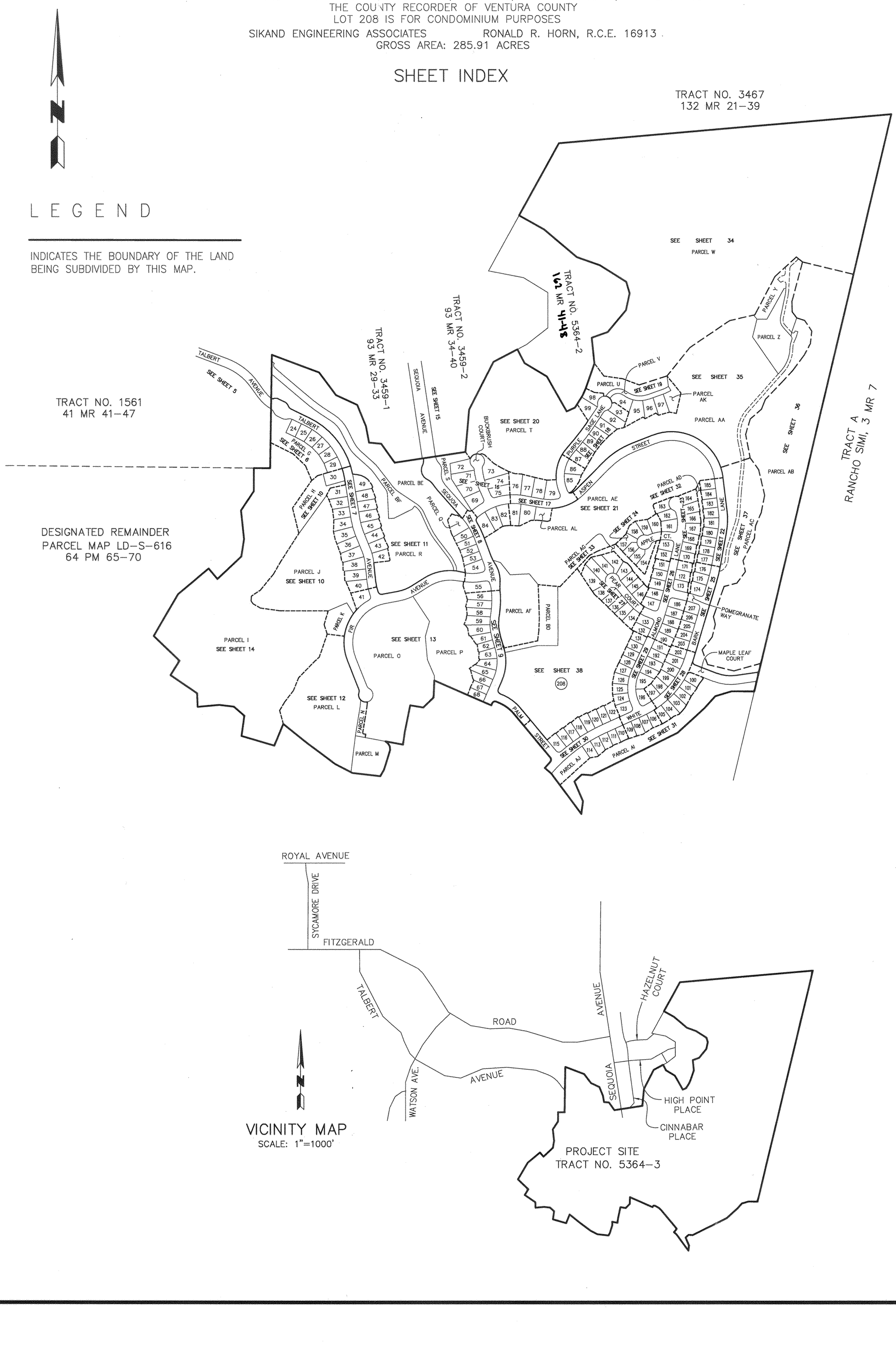
WITHIN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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
LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

SHEET INDEX



1-21-15

162MR51

SCALE: 1" = 800'
GRAPHIC SCALE

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

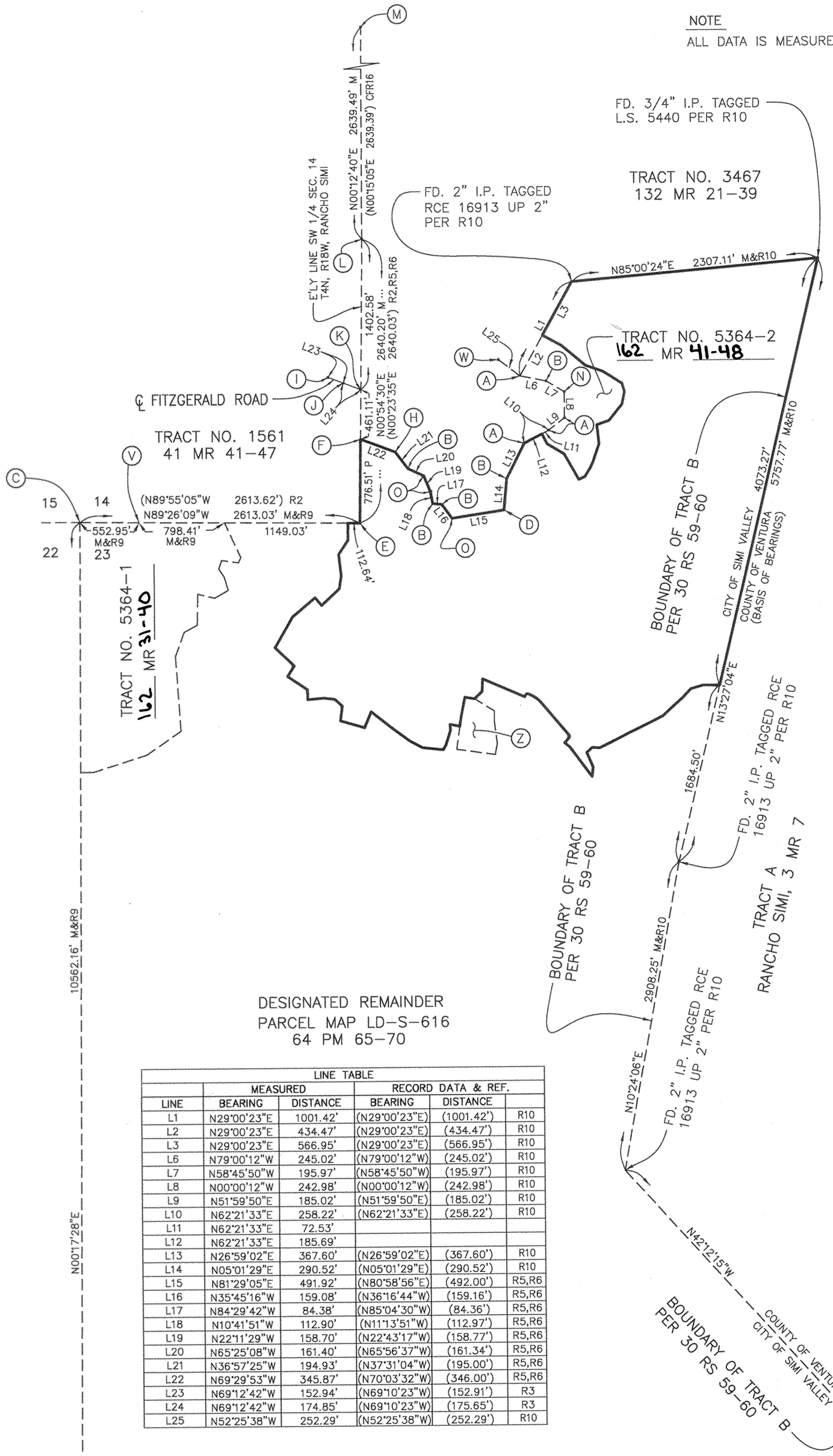
DATE OF SURVEY DECEMBER 2005

LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

BOUNDARY ESTABLISHMENT SHEET



NOTE

ALL DATA IS MEASURED UNLESS OTHERWISE NOTED.

L E G E N D

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

MONUMENT DESCRIPTIONS AND ESTABLISHMENTS

(A) FD. 2" I.P. TAGGED RCE 16913 PER R10.

(B) FD. 2" I.P. TAGGED R.C.E. 16844 IN LIEU OF 1 1/2" I.P. PER TRACT NO. 3459-1 93 MR 29-33 AND R10.

(C) SW COR. SECTION 14, T2N, R18W, RANCHO SIMI FD. 2" I.P. TAGGED RCE 16913 PER R9. S0°17'28"W 1.00' FROM SAID SW COR. ACCEPTED 2" I.P. AS WITNESS COR. FD. 1 1/2" I.P. TAGGED RCE 23777 PER R7. S66°59'56"W 0.67' FROM SAID SW COR. SEC 14. (FD. 1 1/2" I.P. NOT ACCEPTED AS WITNESS CORNER PER R9)

(D) FD. NAIL AND TAG R.C.E. 16844 IN TOP OF FENCE POST PER R10.

(E) S 1/4 COR. SECTION 14, T2N, R18W, RANCHO SIMI. FD. 6"X6" REDWOOD POST BURNED TO GROUND W/ NAIL PER R9. ACCEPTED AS S 1/4 COR. SECTION 14, T2N, R18W, RANCHO SIMI.

(F) SEARCHED FOR 1 1/2" I.P. TAGGED R.C.E. 16844 PER TRACT NO. 3459-1 93 MR 29-33. FOUND NOTHING. ESTABLISHED BY PRORATION. SET 2" I.P. TAGGED RCE 16913.

(H) SEARCHED FOR 1 1/2" I.P. TAGGED R.C.E. 16844 FOUND NOTHING. ESTABLISHED BY GRANT BOUNDARY ADJUSTMENT PER TRACT NO. 3459-1 93 MR 29-33. SET 2" I.P. TAGGED RCE 16913.

(I) FD. PUNCH MARK ON BRASS TOP MONUMENT IN WELL IN LIEU OF VENTURA COUNTY STD. SURVEY MON. ACCEPTED AS CENTERLINE BC OF FITZGERALD ROAD PER TRACT NO. 3467, 132 MR 21-39.

(J) FD. VENTURA COUNTY STD. SURVEY MON. ACCEPTED AS CENTERLINE INTERSECTION OF FITZGERALD ROAD AND FLETCHER STREET PER TRACT NO. 3467, 132 MR 21-39.

(K) ESTABLISHED BY INTERSECTION

(L) CENTER OF SECTION 14, T2N, R18W, RANCHO SIMI. ESTABLISHED BY GRANT LINE ADJUSTMENT PER R2.

(M) FD. 3" BRASS DISK IN WELL PER TRACT NO. 3467, 132 MR 21-39. ACCEPTED AS N 1/4 COR. SEC. 14, T2N, R18W, RANCHO SIMI.

(N) FD. NAIL AND TAG R.C.E. 16844 IN TOP OF CONCRETE "V" IN LIEU OF 1 1/2" I.P. PER R5 AND R10.

(O) SEARCHED FOR 1 1/2" I.P. TAGGED R.C.E. 16844 PER R5. FD. NOTHING. ESTABLISHED BY COMPASS RULE ADJUSTMENT PER R5. SET 2" I.P. TAGGED RCE 16913.

(V) FD. 1 1/2" I.P. TAGGED RCE 12955 PER TRACT NO. 1561 41 M.R. 41-47. SOUTH 0.89' FROM LINE PER R9.

(W) FD. 1 1/2" I.P. TAGGED R.C.E. 16844 PER R10.

(Z) BOUNDARY OF VENTURA COUNTY WATERSHED PROTECTION DISTRICT PER DOCUMENT RECORDED 3-25-1949 IN BOOK 865 PAGE 178, AND PER DOCUMENTS RECORDED DECEMBER 7, 2004 AS INSTRUMENT NO. 20041207-0323790 AND 20041207-0323792, O.R.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N13°27'04"E ON THE BOUNDARY LINE OF TRACT B AS SHOWN ON MAP OF TRACT NO. 5364-2 FILED IN BOOK 162 PAGES 41 THROUGH 48, OF MISCELLANEOUS RECORDS (MAPS), RECORDS OF VENTURA COUNTY.

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

LINE TABLE					
	MEASURED		RECORD DATA & REF.		
LINE	BEARING	DISTANCE	BEARING	DISTANCE	
L1	N29°00'23"E	1001.42'	(N29°00'23"E)	(1001.42')	R10
L2	N29°00'23"E	434.47'	(N29°00'23"E)	(434.47')	R10
L3	N29°00'23"E	566.95'	(N29°00'23"E)	(566.95')	R10
L6	N79°00'12"W	245.02'	(N79°00'12"W)	(245.02')	R10
L7	N58°45'50"W	195.97'	(N58°45'50"W)	(195.97')	R10
L8	N00°00'12"W	242.98'	(N00°00'12"W)	(242.98')	R10
L9	N51°59'50"E	185.02'	(N51°59'50"E)	(185.02')	R10
L10	N62°21'33"E	258.22'	(N62°21'33"E)	(258.22')	R10
L11	N62°21'33"E	72.53'			
L12	N62°21'33"E	185.69'			
L13	N26°59'02"E	367.60'	(N26°59'02"E)	(367.60')	R10
L14	N05°01'29"E	290.52'	(N05°01'29"E)	(290.52')	R10
L15	N81°29'05"E	491.92'	(N80°58'56"E)	(492.00')	R5,R6
L16	N35°45'16"W	159.08'	(N36°16'44"W)	(159.16')	R5,R6
L17	N84°29'42"W	84.38'	(N85°04'30"W)	(84.36')	R5,R6
L18	N10°41'51"W	112.90'	(N11°13'51"W)	(112.97')	R5,R6
L19	N22°11'29"W	158.70'	(N22°43'17"W)	(158.77')	R5,R6
L20	N65°25'08"W	161.40'	(N65°56'37"W)	(161.34')	R5,R6
L21	N36°57'25"W	194.93'	(N37°31'04"W)	(195.00')	R5,R6
L22	N69°29'53"W	345.87'	(N70°03'32"W)	(346.00')	R5,R6
L23	N69°12'42"W	152.94'	(N69°10'23"W)	(152.91')	R3
L24	N69°12'42"W	174.85'	(N69°10'23"W)	(175.65')	R3
L25	N52°25'38"W	252.29'	(N52°25'38"W)	(252.29')	R10

REFERENCES

( ) = RECORD DATA
R2 = 30 RS 59-60
R3 = TRACT NO. 3467, 132 MR 21-39
R5 = TRACT NO. 3459-1, 93 MR 29-33
R6 = TRACT NO. 3459-2, 93 MR 34-40
R7 = 45 RS 46-47
R9 = TRACT NO. 5364-1 162 MR 31-40
R10 = TRACT NO. 5364-2 162 MR 41-48
R16 = 54 RS 65
M = MEASURED
P = PRORATED AND MEASURED
CF = CALCULATED FROM RECORD

1-21-15

162MR52

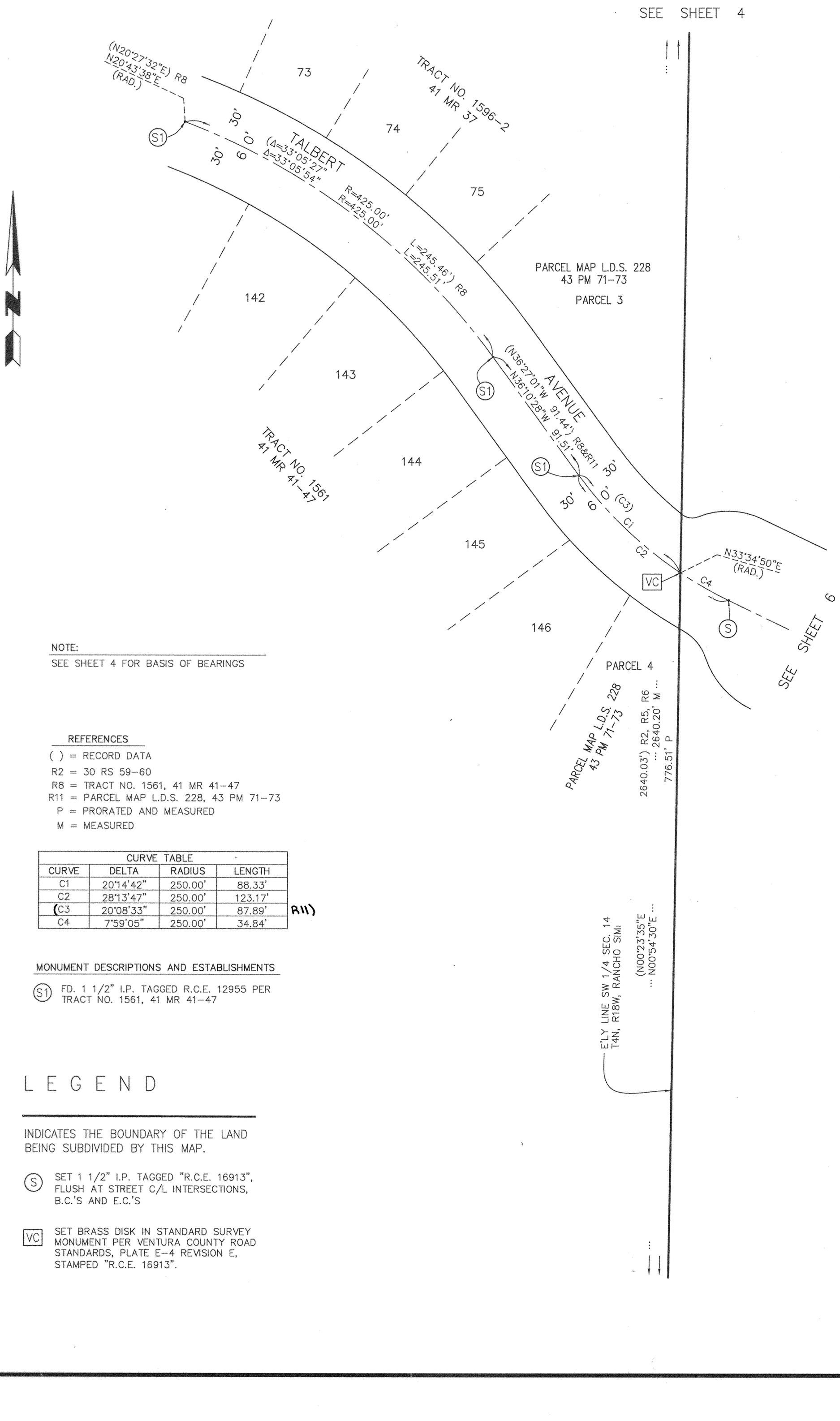
40' 0' 40' 80'
SCALE: 1" = 40'
GRAPHIC SCALE

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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
LOT 208 IS FOR CONDOMINIUM PURPOSES

SIKAND ENGINEERING ASSOCIATES RONALD R. HORN, R.C.E. 16913
GROSS AREA: 285.91 ACRES



NOTE:
SEE SHEET 4 FOR BASIS OF BEARINGS

REFERENCES

( ) = RECORD DATA
R2 = 30 RS 59-60
R8 = TRACT NO. 1561, 41 MR 41-47
R11 = PARCEL MAP L.D.S. 228, 43 PM 71-73
P = PRORATED AND MEASURED
M = MEASURED

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	20°14'42"	250.00'	88.33'
C2	28°13'47"	250.00'	123.17'
(C3	20°08'33"	250.00'	87.89'
C4	7°59'05"	250.00'	34.84'

R11)

MONUMENT DESCRIPTIONS AND ESTABLISHMENTS

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

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".

1-21-15

162MR53

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

40' 0' 40' 80'

SCALE: 1" = 40'
GRAPHIC SCALE

N

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

REFERENCES

( ) = RECORD DATA
R2 = 30 RS 59-60
R5 = TRACT NO. 3459-1, 93 MR 29-33
R6 = TRACT NO. 3459-2, 93 MR 34-40
R9 = TRACT NO. 5364-1, 162 MR 31-40
R11 = PARCEL MAP L.D.S. 228, 43 PM 71-73
P = PRORATED AND MEASURED
M = MEASURED

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	60°41'39"	10.00'	10.59'
C2	47°38'15"	50.00'	41.57'
C3	45°05'57"	55.00'	43.29'
C4	45°05'57"	30.00'	23.61'
C5	7°59'05"	250.00'	34.84'
C6	0°35'54"	280.00'	2.92'
C7	42°07'34"	30.00'	22.06'
C8	45°39'22"	55.00'	43.83'
C9	43°45'42"	50.00'	38.19'
C10	43°45'42"	40.00'	30.55'
C11	6°32'29"	490.00'	55.94'
C12	9°57'42"	490.00'	85.19'
C13	10°03'32"	490.00'	86.03'
C14	10°12'19"	490.00'	87.28'
C15	10°01'28"	490.00'	85.73'
C16	20°14'42"	250.00'	88.33'
C17	28°13'47"	250.00'	123.17'
(C18	20°08'33"	250.00'	87.89' R11)
C19	8°27'57"	490.00'	72.40'
C20	00°05'42"	220.00'	0.36'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N64°24'15"W	44.81'
L2	N64°24'15"W	36.80'

SEE SHEET 11

SEE DETAIL "M" HEREON

DETAIL "M"
NOT TO SCALE

PARCEL R

TALBERT AVENUE

TALBERT

SEE SHEET 5

SEE SHEET PARCEL R 11

SEE PARCEL I SHEET 14

SEE PARCEL H SHEET 30

PARCEL G
1.46 ACRES
OPEN SPACE
TO BE GRANTED TO HOMEOWNER'S ASSOCIATION BY SEPARATE DOCUMENT

24 7,095 S.F.
25 7,652 S.F.
26 7,707 S.F.
27 7,787 S.F.
28 8,005 S.F.
29 8,073 S.F.

TRACT NO. 1561
41 MR 41-47

E'LY LINE SW 1/4 SEC. 14
T4N, R18W, RANCHO SIMI
(N00°23'35"E ... N00°54'30"E ...

S 1/4 COR. SECTION 14, T2N, R18W, RANCHO SIMI. FD. 6"X6" REDWOOD POST BURNED TO GROUND W/ NAIL PER R9. ACCEPTED AS S 1/4 COR. SECTION 14, T2N, R18W, RANCHO SIMI.

SEE SHEET 7

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".

S.F. SQUARE FEET

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

1-21-15

162MR54

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

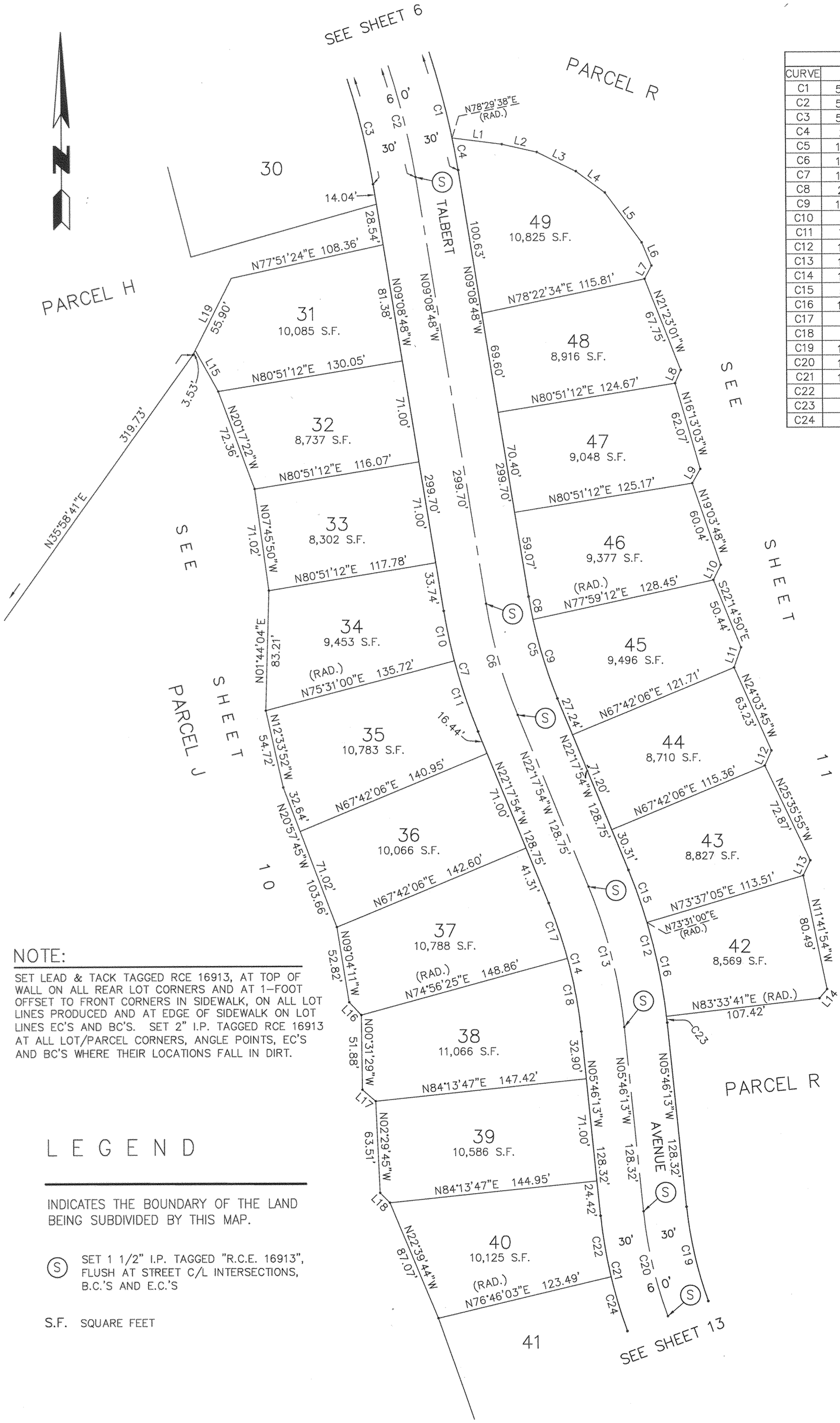
LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

50' 0' 50' 100'

SCALE: 1" = 50'
GRAPHIC SCALE


SEE SHEET 6
PARCEL R
PARCEL H
PARCEL J
TALBERT
AVENUE
SEE SHEET 10
SEE SHEET 11
SEE SHEET 13
30
31
10,085 S.F.
32
8,737 S.F.
33
8,302 S.F.
34
9,453 S.F.
35
10,783 S.F.
36
10,066 S.F.
37
10,788 S.F.
38
11,066 S.F.
39
10,586 S.F.
40
10,125 S.F.
41
42
8,569 S.F.
43
8,827 S.F.
44
8,710 S.F.
45
9,496 S.F.
46
9,377 S.F.
47
9,048 S.F.
48
8,916 S.F.
49
10,825 S.F.
N78°29'38"E (RAD.)
N77°51'24"E 108.36'
N80°51'12"E 130.05'
N80°51'12"E 116.07'
N80°51'12"E 117.78'
(RAD.) N75°31'00"E 135.72'
N67°42'06"E 140.95'
N67°42'06"E 142.60'
(RAD.) N74°56'25"E 148.86'
N84°13'47"E 147.42'
N84°13'47"E 144.95'
(RAD.) N76°46'03"E 123.49'
N78°22'34"E 115.81'
N80°51'12"E 124.67'
N80°51'12"E 125.17'
(RAD.) N77°59'12"E 128.45'
N67°42'06"E 121.71'
N67°42'06"E 115.36'
N73°37'05"E 113.51'
N73°31'00"E (RAD.)
N83°33'41"E (RAD.)
107.42'
N35°58'41"E
319.73'
N01°44'04"E
83.21'
N12°33'52"W
54.72'
N20°57'45"W
103.66'
N09°04'11"W
52.82'
N00°31'29"W
51.88'
N02°29'45"W
63.51'
N09°08'48"W
81.38'
N20°17'22"W
72.36'
N07°45'50"W
71.02'
N22°17'54"W 128.75'
N05°46'13"W
128.32'
N22°39'44"W
87.07'
N21°23'01"W
67.75'
N16°13'03"W
62.07'
N19°03'48"W
60.04'
S22°14'50"E
50.44'
N24°03'45"W
63.23'
N25°35'55"W
72.87'
N11°41'54"W
80.49'
N22°17'54"W 128.75'
N05°46'13"W
128.32'
N09°08'48"W
100.63'
N09°08'48"W
69.60'
N22°17'54"W
71.20'
N09°08'48"W
299.70'
N22°17'54"W
299.70'
N05°46'13"W
128.32'
N05°46'13"W
71.00'
N05°46'13"W
71.00'
N05°46'13"W
71.00

40' 0' 40' 80'

SCALE: 1" = 40'
GRAPHIC SCALE

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

1-21-15

LINE TABLE		
LINE	BEARING	LENGTH
L1	N52°33'10"E	81.84'
L2	N70°57'01"W	25.51'
L3	N88°24'31"W	13.88'
L4	N57°55'39"W	42.02'
L5	N75°59'20"E	66.46'
L6	N65°43'08"E	3.01'
L7	N09°12'03"W	13.70'
L8	N86°19'26"E	12.94'
L9	N20°59'44"W	12.84'
L10	N07°23'50"E	29.66'
L11	N82°36'10"W	7.97'
L12	N82°36'10"W	76.99'
L13	N82°36'10"W	76.99'
L14	N69°33'13"E	50.23'
L15	N82°36'10"W	76.99'
L16	N51°10'06"W	5.56'
L17	N40°10'03"E	48.79'
L18	N12°30'12"W	62.61'
L19	N00°12'14"W	13.10'
L20	N51°10'06"W	5.56'
L21	N40°10'03"E	48.79'
L22	N12°30'12"W	62.61'
L23	N00°12'14"W	15.29'
L24	N41°33'22"W	10.20'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	4°06'32"	500.00'	35.86'
C2	17°00'03"	500.00'	148.36'
C3	5°15'14"	670.00'	61.44'
C4	22°44'39"	670.00'	265.96'
C5	9°25'59"	466.00'	76.72'
C6	8°14'42"	466.00'	67.06'
C7	2°30'10"	466.00'	20.36'
C8	14°34'42"	190.00'	48.34'
C9	11°14'44"	86.00'	16.88'
C10	14°08'43"	90.00'	22.22'
C11	17°31'59"	270.00'	82.62'
C12	9°56'11"	200.00'	34.68'
C13	9°56'11"	200.00'	34.68'
C14	1°39'22"	200.00'	5.78'
C15	21°24'30"	300.00'	112.09'
C16	19°14'03"	330.00'	110.78'
C18	8°09'39"	90.00'	12.82'
C19	13°29'25"	90.00'	21.19'
C20	15°03'25"	640.00'	168.19'
C21	2°01'12"	640.00'	22.56'
C22	13°27'36"	700.00'	164.44'
C23	11°45'07"	190.00'	38.97'
C24	85°53'28"	22.00'	32.98'
C25	84°35'40"	22.00'	32.48'
C26	74°55'11"	22.00'	28.77'
C27	72°40'50"	22.00'	27.91'
C28	27°50'37"	285.00'	138.50'
C29	64°03'05"	10.00'	11.18'
C30	88°39'51"	30.00'	46.42'
C31	52°53'07"	30.00'	27.69'
C32	11°19'54"	150.00'	29.67'
C33	11°32'46"	140.00'	28.21'
C34	12°17'58"	60.00'	12.88'
C35	72°18'11"	20.00'	25.24'
C36	88°39'51"	20.00'	30.95'
C37	52°53'07"	20.00'	18.46'
C38	11°19'54"	140.00'	27.69'
C39	11°32'46"	150.00'	30.23'
C40	12°17'58"	70.00'	15.03'
C41	3°41'55"	200.00'	12.91'
C42	2°56'00"	200.00'	10.24'
C43	3°18'16"	200.00'	11.54'

REFERENCES

R13 = 20060620-0131198 OR
M = MEASURED

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

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

(SCG 1) CENTERLINE OF A 10' WIDE EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY FOR GAS PIPELINE PURPOSES RECORDED 6-20-06 AS INSTRUMENT NO. 20060620-0131198, O.R.

[TR2] EASEMENT FOR TRAIL PURPOSES TO RANCHO SIMI RECREATION AND PARK DISTRICT DEDICATED HEREON.

S.F. SQUARE FEET

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

162MR56

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

TRACT NO. 5364-3

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

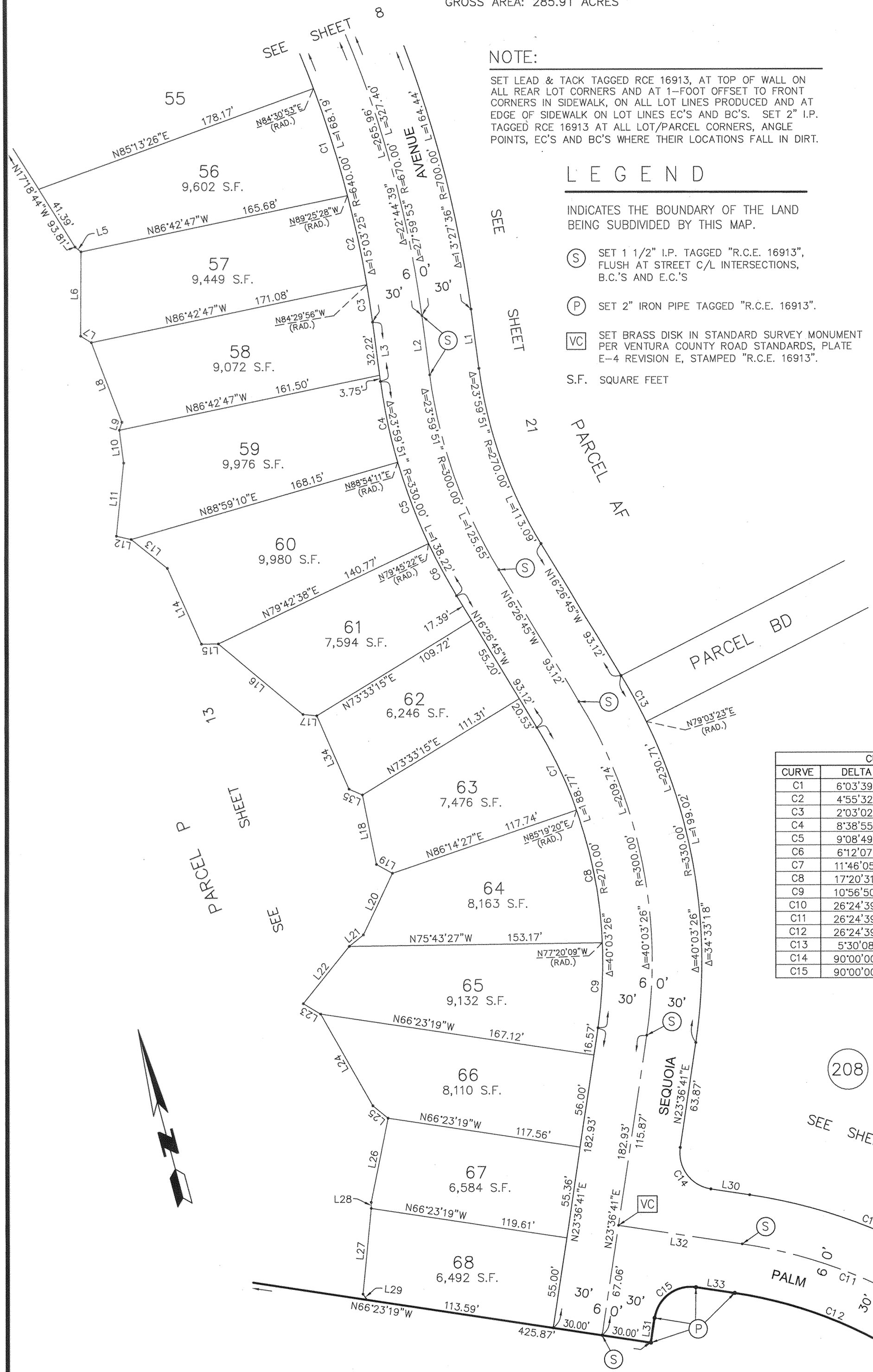
BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

1-21-15



NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

L E G E N D

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".

S.F. SQUARE FEET

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°33'06"E	35.97'
L2	N07°33'06"E	35.97'
L3	N07°33'06"E	35.97'
L5	N35°52'40"W	4.64'
L6	N15°26'26"E	50.94'
L7	N43°40'32"W	7.62'
L8	N06°08'15"W	51.29'
L9	N32°57'20"E	5.06'
L10	N07°39'06"E	20.05'
L11	N20°51'57"E	44.43'
L12	N62°53'13"W	9.33'
L13	N36°29'46"W	28.09'
L14	N09°17'10"W	50.04'
L15	N75°38'32"W	10.36'
L16	N35°18'51"W	66.72'
L17	N69°50'55"W	8.39'
L18	N03°45'03"E	42.72'
L19	N46°11'47"W	11.11'
L20	N40°25'05"E	41.05'
L21	N65°55'39"E	10.96'
L22	N53°47'44"E	44.42'
L23	N44°10'54"W	12.17'
L24	N14°33'14"W	63.59'
L25	N36°04'24"W	11.89'
L26	N26°31'29"E	51.82'
L27	N20°29'45"E	52.08'
L28	N14°23'32"E	3.65'
L29	N23°11'35"W	4.38'
L30	N66°23'19"W	23.66'
L31	N23°36'41"E	15.06'
L32	N66°23'19"W	75.66'
L33	N66°23'19"W	23.66'
L34	N08°32'36"W	48.46'
L35	N51°36'30"W	8.81'
L36	N39°58'40"W	384.67'
L37	N39°58'40"W	439.33'
L38	N39°58'40"W	392.08'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	6°03'39"	640.00'	67.70'
C2	4°55'32"	640.00'	55.02'
C3	2°03'02"	640.00'	22.91'
C4	8°38'55"	330.00'	49.81'
C5	9°08'49"	330.00'	52.68'
C6	6°12'07"	330.00'	35.72'
C7	11°46'05"	270.00'	55.46'
C8	17°20'31"	270.00'	81.72'
C9	10°56'50"	270.00'	51.59'
C10	26°24'39"	330.00'	152.12'
C11	26°24'39"	300.00'	138.29'
C12	26°24'39"	270.00'	124.46'
C13	5°30'08"	330.00'	31.69'
C14	90°00'00"	22.00'	34.56'
C15	90°00'00"	22.00'	34.56'

NOTE:
SEE SHEET 4 FOR BASIS OF BEARINGS

162MR57

60' 0' 60' 120'
SCALE: 1" = 60'
GRAPHIC SCALE

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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
LOT 208 IS FOR CONDOMINIUM PURPOSES

SIKAND ENGINEERING ASSOCIATES RONALD R. HORN, R.C.E. 16913
GROSS AREA: 285.91 ACRES

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

(R7) PROPOSED EASEMENT FOR ACCESS AND UTILITY PURPOSES FOR THE BENEFIT OF PARCEL I

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

(SCG 1) CENTERLINE OF A 10' WIDE EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY FOR GAS PIPELINE PURPOSES RECORDED 6-20-06 AS INSTRUMENT NO. 20060620-0131198, O.R.

(SCG 2) CENTERLINE OF A 10' WIDE EASEMENT OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA FOR PUBLIC UTILITY PURPOSES RECORDED 12-20-61 IN BOOK 2086 PAGE 154, O.R. THAT PORTION OF SCG 2 LYING NORTHERLY OF SCG 1 AS SHOWN ON SHEETS 10, 12 AND 41 OF THIS FINAL MAP TO BE QUITCLAIMED BY SEPARATE DOCUMENT.

S.F. SQUARE FEET

REFERENCES

( ) = RECORD DATA
R12 = 2086 OR 154
R13 = 20060620-0131198 OR
M = MEASURED
CF = CALCULATED FROM RECORD

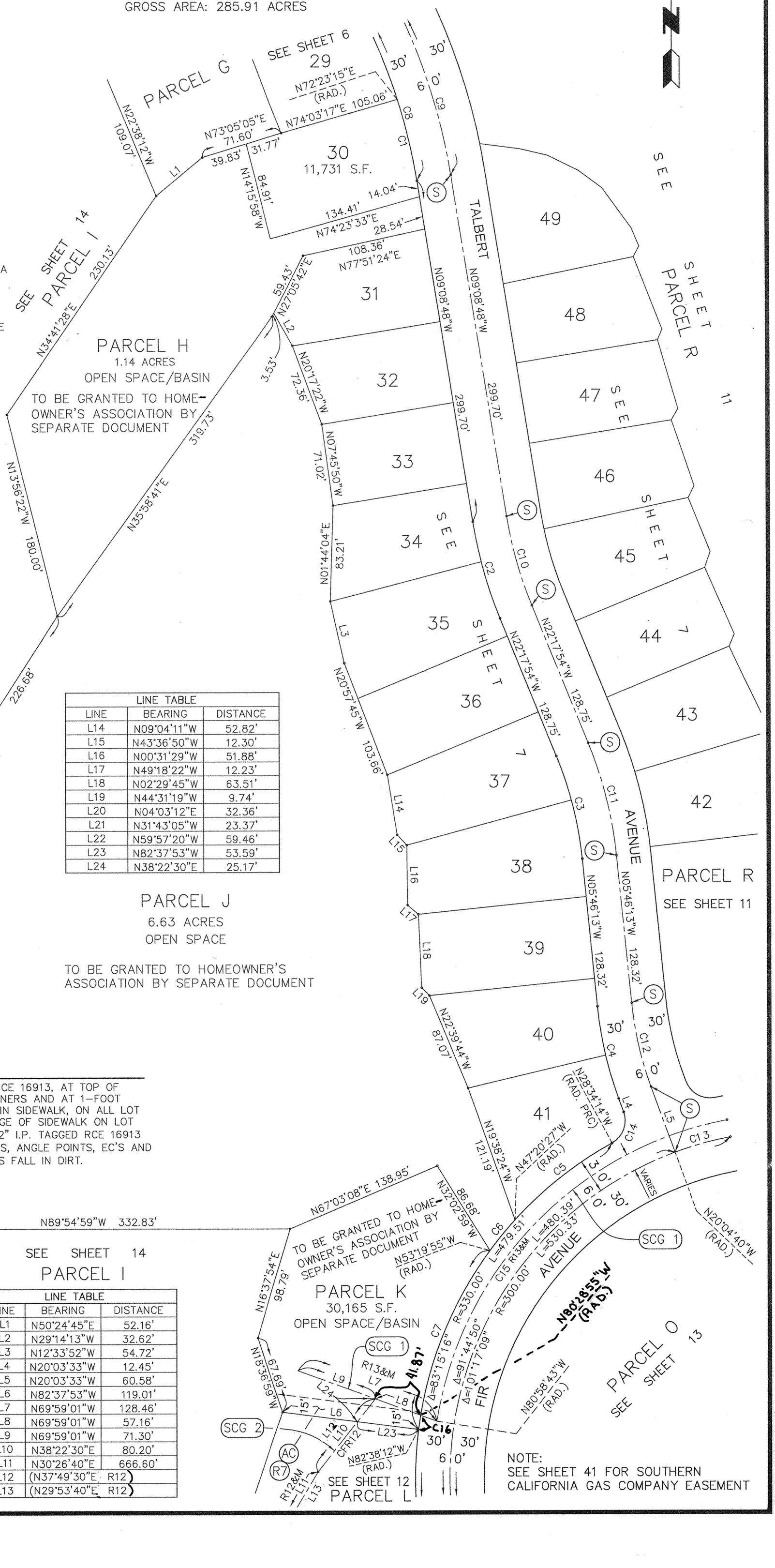
NOTE:
SEE SHEET 4 FOR BASIS OF BEARINGS

NOTE:
SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

LINE TABLE		
LINE	BEARING	DISTANCE
L14	N09°04'11"W	52.82'
L15	N43°36'50"W	12.30'
L16	N00°31'29"W	51.88'
L17	N49°18'22"W	12.23'
L18	N02°29'45"W	63.51'
L19	N44°31'19"W	9.74'
L20	N04°03'12"E	32.36'
L21	N31°43'05"W	23.37'
L22	N59°57'20"W	59.46'
L23	N82°37'53"W	53.59'
L24	N38°22'30"E	25.17'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	8°27'57"	490.00'	72.40'
C2	13°09'06"	380.00'	87.23'
C3	16°31'41"	320.00'	92.31'
C4	14°17'20"	330.00'	82.30'
C5	18°46'13"	330.00'	108.11'
C6	5°59'28"	330.00'	34.51'
C7	29°18'17"	330.00'	168.78'
C8	55°15'27"	490.00'	472.57'
C9	55°15'27"	520.00'	501.50'
C10	13°09'06"	350.00'	80.34'
C11	16°31'41"	350.00'	100.96'
C12	14°17'20"	300.00'	74.82'
C13	9°32'19"	300.00'	49.94'
C14	81°29'19"	22.00'	31.29'
C15	70°26'22"	315.00'	387.26'
C16	2°09'17"	330.00'	12.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N50°24'45"E	52.16'
L2	N29°14'13"W	32.62'
L3	N12°33'52"W	54.72'
L4	N20°03'33"W	12.45'
L5	N20°03'33"W	60.58'
L6	N82°37'53"W	119.01'
L7	N69°59'01"W	128.46'
L8	N69°59'01"W	57.16'
L9	N69°59'01"W	71.30'
L10	N38°22'30"E	80.20'
L11	N30°26'40"E	666.60'
L12	(N37°49'30"E R12)	
L13	(N29°53'40"E R12)	



162MR58

1-21-15

TRACT NO. 5364-3

SHEET 11 OF 41 SHEETS

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

100' 0' 100' 200'

SCALE: 1" = 100'
GRAPHIC SCALE

REFERENCES

( ) = RECORD DATA
R2 = 30 RS 59-60
R5 = TRACT NO. 3459-1, 93 MR 29-33
R6 = TRACT NO. 3459-2, 93 MR 34-40
P = PRORATED AND MEASURED
M = MEASURED

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

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

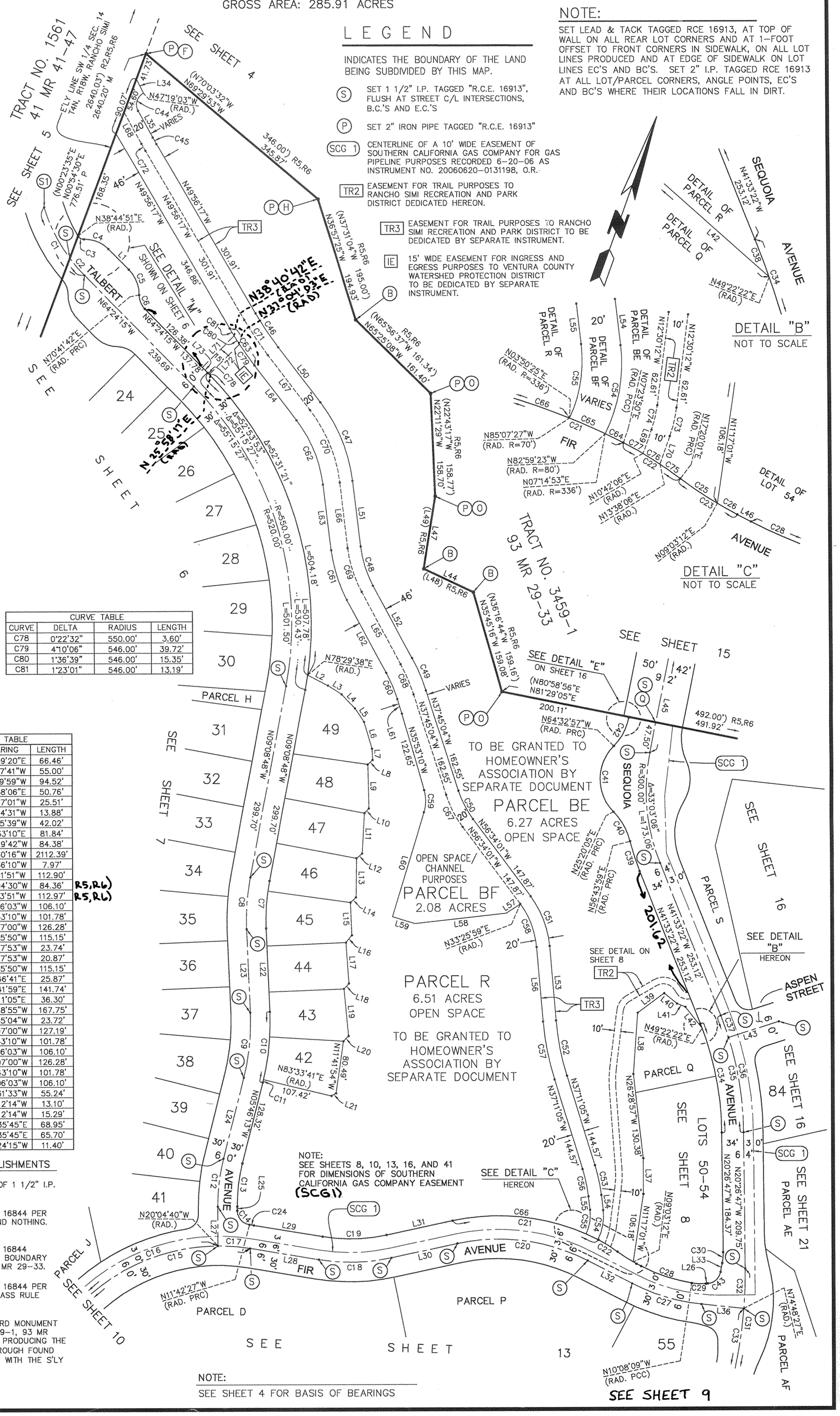
(P) SET 2" IRON PIPE TAGGED "R.C.E. 16913"

(SCG 1) CENTERLINE OF A 10' WIDE EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY FOR GAS PIPELINE PURPOSES RECORDED 6-20-06 AS INSTRUMENT NO. 20060620-0131198, O.R.

TR2 EASEMENT FOR TRAIL PURPOSES TO RANCHO SIMI RECREATION AND PARK DISTRICT DEDICATED HEREON.

TR3 EASEMENT FOR TRAIL PURPOSES TO RANCHO SIMI RECREATION AND PARK DISTRICT TO BE DEDICATED BY SEPARATE INSTRUMENT.

IE 15' WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES TO VENTURA COUNTY WATERSHED PROTECTION DISTRICT TO BE DEDICATED BY SEPARATE INSTRUMENT.



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	28°13'47"	250.00'	123.17'
C2	7°59'05"	250.00'	34.84'
C3	60°41'39"	10.00'	10.59'
C4	47°38'15"	50.00'	41.57'
C5	45°05'57"	55.00'	43.29'
C6	45°05'57"	30.00'	23.61'
C7	13°09'06"	320.00'	73.45'
C8	13°09'06"	350.00'	80.34'
C9	16°31'41"	350.00'	100.96'
C10	16°31'41"	380.00'	109.62'
C11	0°40'06"	380.00'	4.43'
C12	14°17'20"	300.00'	74.82'
C13	14°17'20"	270.00'	67.33'
C14	81°38'54"	22.00'	31.35'
C15	101°17'09"	300.00'	530.33'
C16	91°44'50"	300.00'	480.39'
C17	9°32'19"	300.00'	49.94'
C18	21°31'10"	300.00'	112.68'
C19	21°31'10"	264.00'	99.15'
C20	39°27'21"	300.00'	206.59'
C21	39°27'21"	336.00'	231.38'
C22	9°56'11"	200.00'	34.68'
C23	9°56'11"	200.00'	34.68'
C24	1°10'06"	336.00'	6.85'
C25	8°16'49"	200.00'	28.90'
C26	1°39'22"	200.00'	5.78'
C27	21°24'30"	300.00'	112.09'
C28	17°31'59"	270.00'	82.62'
C29	14°08'43"	90.00'	22.22'
C30	11°14'44"	86.00'	16.88'
C31	27°59'53"	670.00'	327.40'
C32	5°15'14"	670.00'	61.44'
C33	22°44'39"	670.00'	265.96'
C34	21°06'35"	466.00'	171.69'
C35	21°06'35"	500.00'	184.22'
C36	17°00'03"	500.00'	148.36'
C37	4°06'32"	500.00'	35.86'
C38	0°55'44"	466.00'	7.55'
C39	8°17'21"	334.00'	48.32'
C40	31°23'54"	96.00'	52.61'
C41	90°06'58"	71.50'	112.46'
C42	33°57'19"	85.00'	50.37'
C43	74°55'11"	22.00'	28.77'
C44	91°12'30"	20.00'	31.84'
C45	1°24'44"	472.00'	11.63'
C46	7°09'46"	500.00'	62.51'
C47	30°22'53"	250.00'	132.56'
C48	21°23'50"	170.00'	63.49'
C49	10°21'56"	300.00'	54.27'
C50	18°48'57"	150.00'	49.26'
C51	31°48'11"	150.00'	83.26'
C52	12°25'15"	400.00'	86.71'
C53	10°43'12"	250.00'	46.77'
C54	33°28'30"	80.00'	46.74'
C55	31°20'26"	70.00'	38.29'
C56	10°43'12"	230.00'	43.03'
C57	12°25'15"	420.00'	91.05'
C58	31°48'11"	130.00'	72.16'
C59	33°04'15"	60.00'	34.63'
C60	10°21'56"	244.00'	44.14'
C61	21°23'50"	216.00'	80.67'
C62	30°22'53"	204.00'	108.17'
C63	7°09'46"	546.00'	68.26'
C64	0°08'57"	336.00'	0.88'
C65	3°24'28"	336.00'	19.98'
C66	35°53'56"	336.00'	210.52'
C67	18°48'57"	170.00'	55.83'
C68	10°21'56"	280.00'	50.66'
C69	21°23'50"	190.00'	70.96'
C70	30°22'53"	230.00'	121.96'
C71	7°09'46"	520.00'	65.01'
C72	1°24'44"	492.00'	12.13'
C73	12°17'58"	70.00'	15.03'
C74	12°17'58"	60.00'	12.88'
C75	3°41'55"	200.00'	12.91'
C76	2°56'00"	200.00'	10.24'
C77	3°18'16"	200.00'	11.54'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C78	0°22'32"	550.00'	3.60'
C79	4°10'06"	546.00'	39.72'
C80	1°36'39"	546.00'	15.35'
C81	1°23'01"	546.00'	13.19'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N64°24'15"W	44.81'
L2	N82°35'26"W	34.98'
L3	N77°01'51"W	24.84'
L4	N63°44'55"W	30.23'
L5	N53°30'51"W	25.04'
L6	N36°12'21"W	43.07'
L7	N22°45'33"W	17.40'
L8	N27°42'35"E	10.34'
L9	N21°23'01"W	67.75'
L10	N23°33'47"E	9.98'
L11	N16°13'03"W	62.07'
L12	N29°54'03"E	11.33'
L13	N19°03'48"W	60.04'
L14	N26°30'50"E	11.70'
L15	N22°14'50"W	50.44'
L16	N19°19'24"E	14.71'
L17	N24°03'45"W	63.23'
L18	N23°44'40"E	11.53'
L19	N25°35'55"W	72.87'
L20	N25°38'22"E	11.59'
L21	N39°35'34"E	8.25'
L22	N22°17'54"W	128.75'
L23	N22°17'54"W	128.75'
L24	N05°46'13"W	128.32'
L25	N20°03'33"W	6.36'
L26	N65°43'08"E	3.01'
L27	N20°03'33"W	60.58'
L28	N79°27'39"E	106.93'
L29	N79°27'39"E	107.03'
L30	N57°56'29"E	104.31'
L31	N57°56'29"E	104.31'
L32	N82°36'10"W	76.99'
L33	N09°12'03"W	13.70'
L34	N46°01'17"W	24.11'
L35	N48°31'33"W	46.67'

LINE TABLE		
LINE	BEARING	LENGTH
L36	N75°59'20"E	66.46'
L37	N19°57'41"W	55.00'
L38	N15°39'59"W	94.52'
L39	N33°48'06"E	50.76'
L40	N70°57'01"W	25.51'
L41	N88°24'31"W	13.88'
L42	N57°55'39"W	42.02'
L43	N52°33'10"E	81.84'
L44	N84°29'42"W	84.38'
L45	N08°30'16"W	2112.39'
L46	N82°36'10"W	7.97'
L47	N10°41'51"W	112.90'
(L48)	N85°04'30"W	84.36' (R5,R6)
(L49)	N11°13'51"W	112.97' (R5,R6)
L50	N57°06'03"W	106.10'
L51	N26°43'10"W	101.78'
L52	N48°07'00"W	126.28'
L53	N24°45'50"W	115.15'
L54	N26°27'53"W	23.74'
L55	N26°27'53"W	20.87'
L56	N24°45'50"W	115.15'
L57	N36°46'41"E	25.87'
L58	N63°41'59"E	141.74'
L59	N87°11'05"E	36.30'
L60	N02°48'55"W	167.75'
L61	N37°45'04"W	23.72'
L62	N48°07'00"W	127.19'
L63	N26°43'10"W	101.78'
L64	N57°06'03"W	106.10'
L65	N48°07'00"W	126.28'
L66	N26°43'10"W	101.78'
L67	N57°06'03"W	106.10'
L68	N48°31'33"W	55.24'
L69	N00°12'14"W	13.10'
L70	N00°12'14"W	15.29'
L71	N25°35'45"E	68.95'
L72	N25°35'45"E	65.70'
L73	N64°24'15"W	11.40'

MONUMENT DESCRIPTIONS AND ESTABLISHMENTS

(B) FD. 2" I.P. TAGGED R.C.E. 16844 IN LIEU OF 1 1/2" I.P. PER TRACT NO. 3459-1, 93 MR 29-33.

(F) SEARCHED FOR 1 1/2" I.P. TAGGED R.C.E. 16844 PER TRACT NO. 3459-1 93, MR 29-33. FOUND NOTHING. ESTABLISHED BY PRORATION.

(H) SEARCHED FOR 1 1/2" I.P. TAGGED R.C.E. 16844 FOUND NOTHING. ESTABLISHED BY GRANT BOUNDARY ADJUSTMENT PER TRACT NO. 3459-1, 93 MR 29-33.

(O) SEARCHED FOR 1 1/2" I.P. TAGGED R.C.E. 16844 PER R5. FD. NOTHING. ESTABLISHED BY COMPASS RULE ADJUSTMENT PER R5.

(Q) SEARCHED FOR VENTURA COUNTY STANDARD MONUMENT TAGGED R.C.E. 16844 PER TRACT NO. 3459-1, 93 MR 29-33. FOUND NOTHING. ESTABLISHED BY PRODUCING THE CENTERLINE OF SEQUOIA AVENUE S'LY THROUGH FOUND MONUMENTS TO A POINT OF INTERSECTION WITH THE S'LY BOUNDARY OF SAID TRACT.

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

NOTE:
SEE SHEET 4 FOR BASIS OF BEARINGS

2-2-15

162MR59

60' 0' 60' 120'
SCALE: 1" = 60'
GRAPHIC SCALE

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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
LOT 208 IS FOR CONDOMINIUM PURPOSES

SIKAND ENGINEERING ASSOCIATES RONALD R. HORN, R.C.E. 16913
GROSS AREA: 285.91 ACRES

2-2-15

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

L E G E N D

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".

REFERENCES

R11 = 865. OR 178
R12 = 2086 OR 154
R13 = 20060620-0131198 OR
R14 = 20041207-0323793 OR
CF = CALCULATED FROM RECORD
( ) = RECORD DATA
M = MEASURED
RSRPD = RANCHO SIMI RECREATION AND PARK DISTRICT

SEE SHEET 10
PARCEL K

SEE SHEET 13

PARCEL M

PARCEL I

SEE SHEET 14

PARCEL L
7.05 ACRES
OPEN SPACE

TO BE GRANTED TO HOMEOWNER'S ASSOCIATION BY SEPARATE DOCUMENT

SEE DETAIL "L"
SHOWN ON SHEET 15

SEE SHEET 14

PARCEL N
11,822 S.F.

PRIVATE DRIVEWAY DEDICATED TO RSRPD HEREON.

DEDICATED TO RSRPD HEREON

PARCEL M
1.33 ACRES GROSS
OPEN SPACE

SEE SHEET 13

SEE DETAIL "K"
SHOWN HEREON

FIR AVENUE

VARIES

865 OR 178 VCWPD

DETAIL "K"
NOT TO SCALE

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	42°50'00"	25.00'	18.69'
C2	67°21'35"	50.00'	58.78'
C3	6°57'33"	326.50'	39.66'
C4	57°24'08"	50.00'	50.09'
C5	5°20'26"	373.50'	34.81'
C6	42°50'00"	25.00'	18.69'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N48°05'36"E	41.91'
L2	N22°25'49"E	95.68'
L3	N37°40'41"E	99.76'
L4	N30°56'05"E	66.07'
L5	N15°08'55"W	95.99'
L6	N62°36'02"W	12.06'
L7	N29°18'47"E	51.60'
L8	N51°00'11"W	23.76'
L9	N09°12'59"E	23.25'
L10	N82°08'51"W	17.50'
L11	N36°27'56"W	6.99'
L12	N31°35'15"W	24.56'
L13	N04°33'03"W	24.33'
L14	N14°11'57"E	0.54'
L15	N69°59'01"W	128.46'
L16	N38°22'30"E	80.20'
L17	N18°36'59"W	67.69'
L18	N82°37'53"W	119.01'
L19	N69°59'01"W	71.30'
L20	N69°59'01"W	57.16'
L21	N82°37'53"W	53.59'
L22	(N14°13'17"E) R14	
L23	(S37°49'30"W)R12	(141.40')R12
L24	N38°22'30"E	25.17'

L E G E N D

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

(Z) BOUNDARY OF VENTURA COUNTY WATERSHED PROTECTION DISTRICT PER DOCUMENT RECORDED 3-25-1949 IN BOOK 865 PAGE 178, AND PER DOCUMENTS RECORDED DECEMBER 7, 2004 AS INSTRUMENT NO. 20041207-0323790 AND 20041207-0323792, O.R.

SCG 1 CENTERLINE OF A 10' WIDE EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY FOR GAS PIPELINE PURPOSES RECORDED 6-20-06 AS INSTRUMENT NO. 20060620-0131198, O.R.

SCG 2 CENTERLINE OF A 10' WIDE EASEMENT OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA FOR PUBLIC UTILITY PURPOSES RECORDED 12-20-61 IN BOOK 2086 PAGE 154, O.R. THAT PORTION OF SCG 2 LYING NORTHERLY OF SCG 1 AS SHOWN ON SHEETS 10, 12 AND 41 OF THIS FINAL MAP TO BE QUITCLAIMED BY SEPARATE DOCUMENT.

VCWPD EASEMENT OF VENTURA COUNTY WATERSHED PROTECTION DISTRICT FOR FLOOD CONTROL PURPOSES PER DOCUMENT RECORDED 12-7-04 AS INSTRUMENT NO. 20041207-0323793, O.R.

S.F. SQUARE FEET

NOTE:
SEE SHEET 4 FOR BASIS OF BEARINGS

162MR60

2-2-15

80' 0' 80' 160'

SCALE: 1" = 80'
GRAPHIC SCALE

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

REFERENCES

R11 = 865 OR 178
R13 = 20060620-0131198 OR
R15 = 20041207-0323792 OR
CF = CALCULATED FROM RECORD
( ) = RECORD DATA
M = MEASURED
RSRPD = RANCHO SIMI RECREATION AND PARK DISTRICT

LEGEND

(ZZ) 2" I.P. PER 64 PM 65 NOT FOUND

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

(SCG 1) CENTERLINE OF A 10' WIDE EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY FOR GAS PIPELINE PURPOSES RECORDED 6-20-06 AS INSTRUMENT NO. 20060620-0131198, O.R.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	23°34'42"	50.00'	20.57'
C2	21°24'30"	300.00'	112.09'
C3	19°14'03"	330.00'	110.78'
C4	9°56'11"	200.00'	34.68'
C5	9°56'11"	200.00'	34.68'
C7	39°27'21"	336.00'	231.38'
C8	39°27'21"	300.00'	206.59'
C9	39°27'21"	270.00'	185.93'
C10	21°31'10"	264.00'	99.15'
C11	21°31'10"	300.00'	112.68'
C12	21°31'10"	330.00'	123.94'
C13	5°00'13"	330.00'	28.82'
C14	18°46'13"	330.00'	108.11'
C15	14°17'20"	270.00'	67.33'
C16	14°17'20"	300.00'	74.82'
C17	14°17'20"	330.00'	82.30'
C18	9°32'19"	300.00'	49.94'
C19	6°49'36"	330.00'	39.32'
C20	81°29'19"	22.00'	31.29'
C21	91°44'50"	300.00'	480.39'
C22	42°50'00"	25.00'	18.69'
C23	42°50'00"	25.00'	18.69'
C24	5°20'26"	373.50'	34.81'
C25	140°54'17"	50.00'	122.96'
C26	17°31'59"	270.00'	82.62'
C27	27°28'57"	100.00'	47.97'
C28	27°28'57"	80.00'	38.37'
C29	63°24'06"	50.00'	55.33'
C30	53°55'29"	50.00'	47.06'
C31	41°35'21"	70.00'	50.81'
C32	41°35'21"	50.00'	36.29'
C33	14°04'32"	280.00'	68.79'
C34	14°04'32"	260.00'	63.87'
C35	81°38'54"	22.00'	31.35'
C36	1°10'06"	336.00'	6.85'
C37	27°50'37"	285.00'	138.50'
C38	39°27'21"	315.00'	216.92'
C39	21°31'10"	285.00'	107.04'
C40	70°26'22"	315.00'	387.26'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N82°36'10"W	7.97'
L2	N82°36'10"W	76.99'
L3	N82°36'10"W	76.99'
L4	N57°56'29"E	104.31'
L5	N57°56'29"E	104.31'
L6	N57°56'29"E	104.31'
L7	N79°27'39"E	107.03'
L8	N79°27'39"E	106.93'
L9	N79°27'39"E	106.93'
L10	N20°03'33"W	6.36'
L11	N20°03'33"W	12.45'
L12	N20°03'33"W	60.58'
L13	N31°35'15"W	24.56'
L14	N04°33'03"W	24.33'
L15	N09°12'59"E	180.73'
L16	N36°27'56"W	6.99'
L17	N82°08'51"W	17.50'
L18	N09°12'59"E	23.25'
L19	N51°00'11"W	23.76'
L20	N02°04'00"E	31.39'
L21	N23°11'35"W	4.38'
L22	N20°29'45"E	52.08'
L23	N14°23'32"E	3.65'
L24	N26°31'29"E	51.82'
L25	N36°04'24"W	11.89'
L26	N14°33'14"W	63.59'
L27	N44°10'54"W	12.17'
L28	N53°47'44"E	44.42'
L29	N65°55'39"E	10.96'
L30	N40°25'05"E	41.05'
L31	N51°36'30"W	8.81'
L32	N46°11'47"W	11.11'
L33	N03°45'03"E	42.72'
L34	N69°50'55"W	8.39'
L35	N35°18'51"W	66.72'
L36	N08°32'36"W	48.46'
L37	N75°38'32"W	10.36'
L38	N09°17'10"W	50.04'
L39	N36°29'46"W	28.09'
L40	N62°53'13"W	9.33'
L41	N20°51'57"E	44.43'
L42	N07°39'06"E	20.05'
L43	N32°57'20"E	5.06'
L44	N06°08'15"W	51.29'
L45	N43°40'32"W	7.62'
L46	N15°26'26"E	50.94'
L47	N35°52'40"W	4.64'
L48	N07°23'50"E	29.66'
L51	N77°09'19"W	9.25'
L52	N77°09'19"W	5.07'
L53	N82°36'10"W	76.99'
L54	N57°56'29"E	104.31'
L55	N79°27'39"E	107.03'
L56	N69°59'01"W	128.46'

SEE SHEET 11
SEE SHEET 8
SEE SHEET 7
SEE SHEET 10
SEE SHEET 12
SEE SHEET 9

PARCEL R
PARCEL J
PARCEL K
PARCEL L
PARCEL N
PARCEL BF
PARCEL BE
PARCEL O
PARCEL P
PARCEL M

TALBERT AVENUE
FIR AVENUE

40
41
11,065 S.F.
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68

PARCEL O
9.14 ACRES
NEIGHBORHOOD PARK PURPOSES

DEDICATED TO RSRPD
HEREON

PARCEL P
5.02 ACRES
OPEN SPACE/BASIN

TO BE GRANTED TO HOMEOWNER'S ASSOCIATION BY SEPARATE DOCUMENT

SCG 1

SEE DETAIL "D" SHOWN HEREON

SEE DETAIL "J" SHOWN ON SHEET 36

NOT A PART

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

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".

(Z) BOUNDARY OF VENTURA COUNTY WATERSHED PROTECTION DISTRICT PER DOCUMENT RECORDED 3-25-1949 IN BOOK 865 PAGE 178, AND PER DOCUMENTS RECORDED DECEMBER 7, 2004 AS INSTRUMENT NO. 20041207-0323790 AND 20041207-0323792, O.R.

(R6) EASEMENT FOR INGRESS AND EGRESS PURPOSES DEDICATED TO VENTURA COUNTY WATERSHED PROTECTION DISTRICT BY THIS MAP.

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

DETAIL "D"

NOT TO SCALE

162MR61

TRACT NO. 5364-3

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

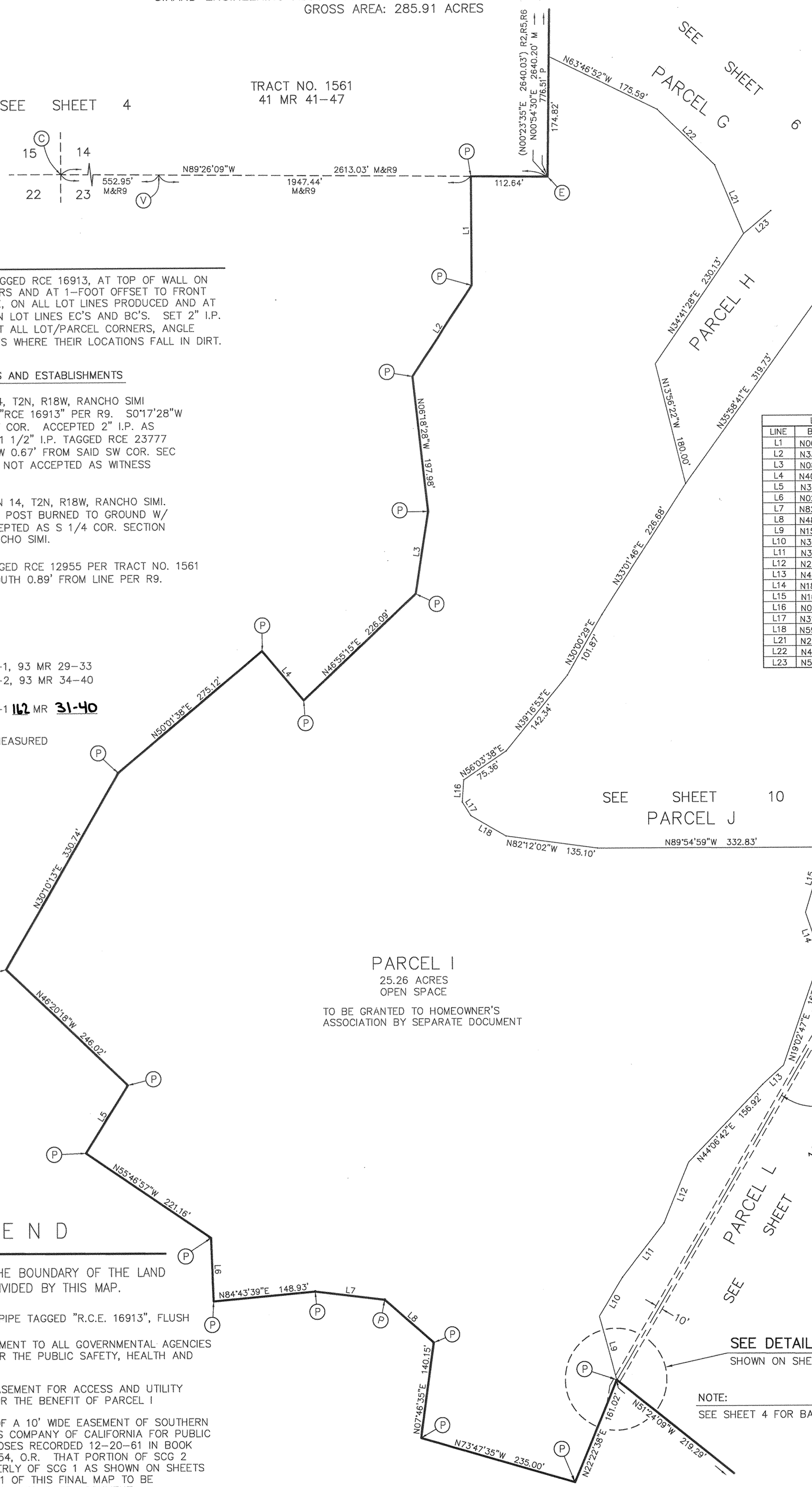
BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY
LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

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





NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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

(C) SW COR. SECTION 14, T2N, R18W, RANCHO SIMI FD. 2" I.P. TAGGED "RCE 16913" PER R9. S0°17'28"W 1.00' FROM SAID SW COR. ACCEPTED 2" I.P. AS WITNESS COR. FD. 1 1/2" I.P. TAGGED RCE 23777 PER R7. S66°59'56"W 0.67' FROM SAID SW COR. SEC 14. (FD. 1 1/2" I.P. NOT ACCEPTED AS WITNESS CORNER PER R9)

(E) S 1/4 COR. SECTION 14, T2N, R18W, RANCHO SIMI. FD. 6"X6" REDWOOD POST BURNED TO GROUND W/ NAIL PER R9. ACCEPTED AS S 1/4 COR. SECTION 14, T2N, R18W, RANCHO SIMI.

(V) FD. 1 1/2" I.P. TAGGED RCE 12955 PER TRACT NO. 1561 41 M.R. 41-47. SOUTH 0.89' FROM LINE PER R9.

REFERENCES

( ) = RECORD DATA
R2 = 30 RS 59-60
R5 = TRACT NO. 3459-1, 93 MR 29-33
R6 = TRACT NO. 3459-2, 93 MR 34-40
R7 = 45 RS 46-47
R9 = TRACT NO. 5364-1 162 MR 31-40
M = MEASURED
P = PRORATED AND MEASURED

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°02'04"E	159.41'
L2	N33°36'48"E	158.88'
L3	N08°54'02"E	121.26'
L4	N40°00'07"W	94.22'
L5	N32°16'43"E	116.66'
L6	N02°05'01"W	92.93'
L7	N82°57'20"W	102.59'
L8	N48°54'40"W	95.08'
L9	N15°08'55"W	95.99'
L10	N30°56'05"E	66.07'
L11	N37°40'41"E	99.76'
L12	N22°25'49"E	95.68'
L13	N48°05'36"E	41.91'
L14	N18°36'59"W	67.69'
L15	N16°37'54"E	98.79'
L16	N04°03'12"E	32.36'
L17	N31°43'05"W	23.37'
L18	N59°57'20"W	59.46'
L21	N22°38'12"W	109.07'
L22	N45°51'17"W	116.78'
L23	N50°24'45"E	52.16'

PARCEL I
25.26 ACRES
OPEN SPACE

TO BE GRANTED TO HOMEOWNER'S ASSOCIATION BY SEPARATE DOCUMENT

LEGEND

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

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

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

(R7) PROPOSED EASEMENT FOR ACCESS AND UTILITY PURPOSES FOR THE BENEFIT OF PARCEL I

(SCG 2) CENTERLINE OF A 10' WIDE EASEMENT OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA FOR PUBLIC UTILITY PURPOSES RECORDED 12-20-61 IN BOOK 2086 PAGE 154, O.R. THAT PORTION OF SCG 2 LYING NORTHERLY OF SCG 1 AS SHOWN ON SHEETS 10, 12 AND 41 OF THIS FINAL MAP TO BE QUITCLAIMED BY SEPARATE DOCUMENT.

SEE DETAIL "L"
SHOWN ON SHEET 15

NOTE:
SEE SHEET 4 FOR BASIS OF BEARINGS

162MR62

1-21-15

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

50' 0' 50' 100'

SCALE: 1" = 50'
GRAPHIC SCALE



NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

L E G E N D

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", FLUSH

(SCG 2) CENTERLINE OF A 10' WIDE EASEMENT OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA FOR PUBLIC UTILITY PURPOSES RECORDED 12-20-61 IN BOOK 2086 PAGE 154, O.R. THAT PORTION OF SCG 2 LYING NORTHERLY OF SCG 1 AS SHOWN ON SHEETS 10, 12 AND 41 OF THIS FINAL MAP TO BE QUITCLAIMED BY SEPARATE DOCUMENT.

REFERENCES

( ) = RECORD DATA
R3 = TRACT NO. 3467, 132 MR 21-39
R5 = TRACT NO. 3459-1, 93 MR 29-33
R6 = TRACT NO. 3459-2, 93 MR 34-40
R10 = TRACT NO. 5364-2 162 MR 41-48
R12 = 2086 OR 154
CF = CALCULATED FROM RECORD
M = MEASURED

MONUMENT DESCRIPTIONS AND ESTABLISHMENTS

(B) FD. 2" I.P. TAGGED R.C.E. 16844 IN LIEU OF 1 1/2" I.P. PER TRACT NO. 3459-1, 93 MR 29-33.

(D) FD. NAIL AND TAG R.C.E. 16844 IN TOP OF FENCE POST PER R10.

(O) SEARCHED FOR 1 1/2" I.P. TAGGED R.C.E. 16844 PER R5. FD. NOTHING. ESTABLISHED BY COMPASS RULE ADJUSTMENT PER R5.

(R) FD. 1 1/2" I.P. TAGGED R.C.E. 16844 PER TRACT NO. 3459-1, 93 MR 29-33.

(T) FD. VENTURA COUNTY STANDARD MON. STAMPED R.C.E. 16844 PER R5 AND R6.

(U) FD. 1 1/2" I.P. TAGGED R.C.E. 16844 PER TRACT NO. 3459-2, 93 MR 34-40.

(X) FD. VENTURA COUNTY STANDARD MON. STAMPED R.C.E. 9284 PER TRACT NO. 3467, 132 MR 21-39.

(Q) SEARCHED FOR VENTURA COUNTY STANDARD MONUMENT TAGGED R.C.E. 16844 PER TRACT NO. 3459-1 93 MR 29-33. FOUND NOTHING. ESTABLISHED BY PRODUCING THE CENTERLINE OF SEQUOIA AVENUE S'LY THROUGH FD. MONUMENTS TO A POINT OF INTERSECTION WITH THE S'LY BOUNDARY OF SAID TRACT.

NOTE:
SEE SHEET 4 FOR BASIS OF BEARINGS

PINE VIEW DRIVE

FITZGERALD ROAD

SEQUOIA AVENUE

HIGH POINT PLACE

TRACT NO. 3459-1
93 MR 29-33

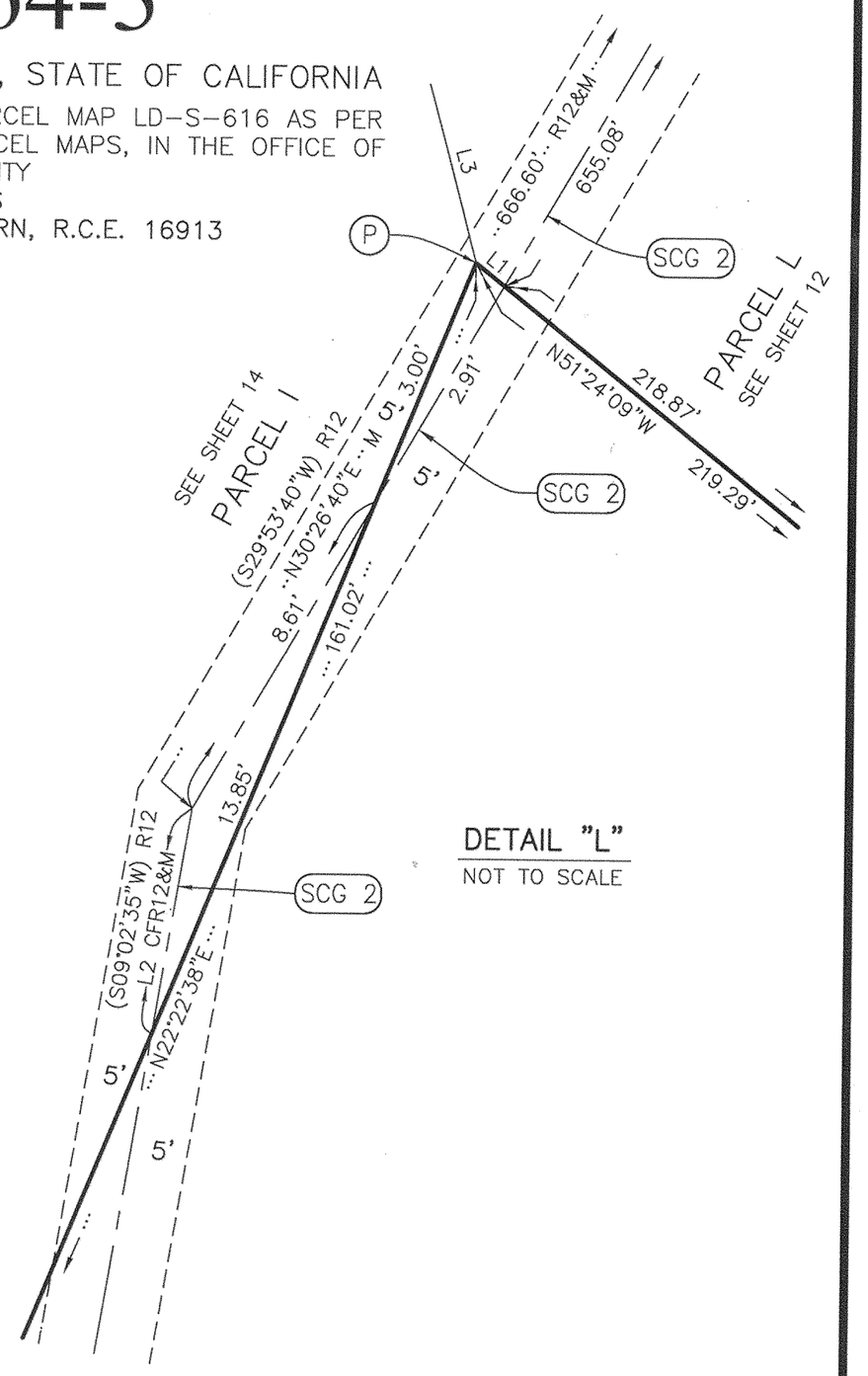
TRACT NO. 3459-2
93 MR 34-40

PARCEL R
SEE SHEET 11

PARCEL S
SEE SHEET 16

PARCEL I
SEE SHEET 14

PARCEL L
SEE SHEET 12



DETAIL "L"
NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N51°24'09"W	0.42'
L2	N09°35'35"E	5.46'
L3	N15°08'55"W	95.99'

1-21-15

162MR63

1-21-15

50' 0' 50' 100'

SCALE: 1" = 50'
GRAPHIC SCALE

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	35°28'27"	85.00'	52.63'
C2	55°08'27"	67.50'	64.96'
C3	52°43'06"	100.00'	92.01'
C4	33°57'19"	85.00'	50.37'
C5	90°06'58"	71.50'	112.46'
C6	31°23'54"	96.00'	52.61'
C7	8°17'21"	334.00'	48.32'
C8	105°06'05"	50.00'	91.72'
C9	45°02'08"	25.00'	19.65'
C10	45°02'08"	25.00'	19.65'
C11	72°38'52"	50.00'	63.40'
C12	10°26'09"	222.00'	40.44'
C13	5°37'35"	222.00'	21.80'
C14	16°03'44"	222.00'	62.24'
C15	16°03'44"	250.00'	70.08'
C16	16°03'44"	278.00'	77.93'
C17	7°31'11"	278.00'	36.48'
C18	8°32'33"	278.00'	41.45'
C19	83°38'57"	22.00'	32.12'
C20	7°20'12"	430.00'	55.06'
C21	4°06'32"	500.00'	35.86'
C22	13°41'16"	400.00'	95.56'
C23	11°35'43"	530.00'	107.26'
C24	5°02'06"	370.00'	32.51'
C25	12°56'26"	370.00'	83.56'
C26	13°43'54"	370.00'	88.68'
C27	92°19'19"	50.00'	80.56'
C28	21°06'35"	515.00'	189.74'
C29	17°00'03"	500.00'	148.36'

SEE SHEET 15

50' 42' 9 2' (N09°01'04"W 2064.93') CFR3, R5,& R6 2112.39' ... 2064.89' N08°30'16"W 813.06' (813.00') R5

SEE DETAIL "E" SHOWN HEREON

DETAIL "E"
NOT TO SCALE

DETAIL PARCEL R

(N80°58'56"E N81°29'05"E 200.11' 492.00') R5, R6 491.92' 42.00' L2 C4 SEQUOIA AVENUE

290.52' M&R10 N05°01'29"E

TRACT NO. 3459-2
93 MR 34-40

SEE SHEET 11

PARCEL S
30,460 S.F.
OPEN SPACE

PARCEL T

SEE SHEET 20

D Q S 15.00' (N80°58'56"E N81°29'05"E 207.81' 492.00') R5, R6 491.92' N81°29'44"E (RAD.) 200.11' 42.00' 42.00' L1 C1 C4 C5 C6 C7 N46°01'17"E (RAD. PRC) N64°32'57"W (RAD. PRC) N25°20'05"E (RAD. PRC) N56°43'59"E (RAD. PRC) R13 & M N13°04'18"W 108.09' N21°19'57"W 88.33' Δ=33°03'06" R=300.00' L=173.06' SCG 1 C2 C3 N78°50'16"W (RAD. PRC) TO BE GRANTED TO HOME OWNER'S ASSOCIATION BY SEPARATE DOCUMENT

N70°05'06"W (RAD.) L3 C27 N22°14'13"E (RAD.) L4 L5 N47°00'00"W 85.67' Δ=270°04'16" R=50.00' L=235.68' C8 VC

72
11,376 S.F.

N37°16'02"E (RAD. PRC) C11 C10 C9 L6 53.07' N52°39'42"W (RAD. PRC) N76°27'18"E 142.90' 73.46' N80°02'21"E 161.71' 5.32' N05°15'41"W 106.17' 32.71' 28' 5 28' 6' L8 L7 37.78'

73
15,513 S.F.

N59°46'26"W 57.03' N63°21'46"W 58.68' 10.12' L23

71
12,662 S.F.

C17 C16 C15 C14 C12 N71°52'01"E (RAD.) N73°16'59"E 174.08' 59.14' (RAD.) N74°46'59"E 141.63'

74
11,252 S.F.

76.01' N03°25'36"W (RAD.)

70
10,806 S.F.

C18 31.57' 42.97' N76°57'02"E 150.04' N32°39'20"W 95.05' N66°14'26"E 122.27'

BUCKBRUSH COURT

75
9,466 S.F.

74.87' 161.00' 52.07' N17°24'31"W (RAD. PRC) N03°25'36"W (RAD.)

C34 R=430.00' L=207.53' Δ=27°39'08"

69
10,452 S.F.

63.47' C19 N23°45'34"W (RAD.) 258.21' 104.02' N34°14'40"W (RAD.) N30°06'38"W (RAD. PRC) C33 C20 235.10' 253.12' 253.12' R13 & M N41°33'22"W 263.94' N41°33'22"W N41°33'22"W 6 4' 3' 0' 34' SEQUOIA AVENUE N41°33'22"W

STREET

30' 6 0' L=237.38' L=332.94' Δ=34°00'11" R=400.00' L=307.97' R=370.00' C26 C22 Δ=47°41'27" C25 C24 C31 C30 C32 L9 ASPEN 30' 6 0' 30' Δ=47°41'27" L16 (RAD.) 49.69' 49.54' C21 Δ=21°06'35" R=466.00' L=171.69' Δ=21°06'35" R=500.00' L=184.22' C35 C29 C28 R13 & M C23 N32°24'44"W (RAD.) N29°04'14"W 150.46' N19°28'18"W (RAD.) 144.35' N06°13'06"W 149.99' N05°44'24"W (RAD.)

82
10,519 S.F.

81

83
10,514 S.F.

84
12,422 S.F.

N57°57'30"E (RAD. PRC) 18.03' 91.18' 99.95' N57°38'08"E 8.77' 9.85' 8.48' 11.02' L21 54.50' L22 L19 L20

SEE SHEET 17

PARCEL R

PARCEL Q

50

51

52

SEE SHEET 8

SEE SHEET 21
PARCEL AE

N20°26'47"W 209.75' N20°26'47"W 184.37' N20°26'47"W 155.31' N20°26'47"W 250.54' R13 & M 15' SCG 1 S

SEE SHEETS 8, 21, & 41

LINE TABLE		
LINE	BEARING	LENGTH
L1	N08°30'16"W	47.50'
L2	N08°30'16"W	1.06'
L3	N35°44'59"W	56.42'
L4	N70°08'12"E	14.66'
L5	N65°25'14"W	20.54'
L6	N07°41'50"W	96.16'
L7	N07°41'50"W	43.10'
L8	N07°41'50"W	43.10'
L9	N52°33'10"E	32.15'
L10	N23°45'34"W	144.26'
L11	N23°45'34"W	95.04'
L12	N23°45'34"W	95.04'
L13	N52°33'10"E	32.29'
L16	N52°33'10"E	81.84'
L19	N54°35'09"E	40.94'
L20	N69°24'20"E	18.33'
L21	N83°44'44"E	35.73'
L22	N86°59'06"W	65.52'
L23	N70°18'10"W	42.48'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C30	85°53'28"	22.00'	32.98'
C31	82°41'18"	22.00'	31.75'
C32	3°12'10"	22.00'	1.23'
C33	83°38'56"	22.00'	32.12'
C34	13°58'55"	430.00'	104.94'
C35	84°35'40"	22.00'	32.48'

REFERENCES

( ) = RECORD DATA
R3 = TRACT NO. 3467, 132 MR 21-39
R5 = TRACT NO. 3459-1, 93 MR 29-33
R6 = TRACT NO. 3459-2, 93 MR 34-40
R10 = TRACT NO. 5364-2 162 MR 41-48
R13 = 20060620-0131198 OR
M = MEASURED

MONUMENT DESCRIPTIONS AND ESTABLISHMENTS

(D) FD. NAIL AND TAG R.C.E. 16844 IN TOP OF FENCE POST PER R10.

(Q) SEARCHED FOR VENTURA COUNTY STANDARD MONUMENT TAGGED R.C.E. 16844 PER TRACT NO. 3459-1, 93 MR 29-33. FOUND NOTHING. ESTABLISHED BY PRODUCING THE CENTERLINE OF SEQUOIA AVENUE S'LY THROUGH FD. MONUMENTS TO A POINT OF INTERSECTION WITH THE S'LY BOUNDARY OF SAID TRACT.

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

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".

(SCG 1) CENTERLINE OF A 10' WIDE EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY FOR GAS PIPELINE PURPOSES RECORDED 6-20-06 AS INSTRUMENT NO. 20060620-0131198, O.R.

S.F. SQUARE FEET

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

162MR64

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

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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
LOT 208 IS FOR CONDOMINIUM PURPOSES

SIKAND ENGINEERING ASSOCIATES RONALD R. HORN, R.C.E. 16913
GROSS AREA: 285.91 ACRES

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	19°04'23"	288.00'	95.87'
C2	20°45'47"	270.00'	97.85'
C3	1°03'18"	270.00'	4.97'
C4	4°01'37"	430.00'	30.22'
C5	9°38'36"	430.00'	72.37'
C6	13°36'03"	370.00'	87.83'
C7	2°22'58"	370.00'	15.39'
C8	12°48'42"	330.00'	73.79'
C9	26°43'24"	232.00'	108.21'
C10	28°30'51"	232.00'	115.46'
C11	21°49'05"	270.00'	102.82'
C12	102°06'12"	22.00'	39.20'
C13	101°09'36"	22.00'	38.84'
C14	21°55'59"	300.00'	114.84'
C15	40°09'31"	22.00'	15.42'
C16	61°00'05"	22.00'	23.42'
C17	10°23'28"	270.00'	48.97'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N23°40'40"W	9.61'
L2	N23°40'40"W	10.43'
L3	N75°42'53"W	8.88'
L4	N79°14'40"E	12.29'
L5	N88°47'12"E	20.89'
L6	N88°47'12"E	23.14'
L7	N71°34'24"E	19.42'
L8	N64°10'04"E	20.32'
L9	N42°07'05"E	30.00'
L10	N23°40'40"W	67.12'
L11	N33°45'00"E	55.66'
L12	N19°36'41"E	48.56'

SEE SHEET 20

SEE SHEET 18

SEE SHEET 21

SEE SHEET 16

PARCEL T

PARCEL AA

PARCEL AE

PARCEL AL

LANE

SAGE

PURPLE

ASPEN

STREET

73 74 75 76 77 78 79 80 81 82 85 86 87

76 12,563 S.F.
77 11,240 S.F.
78 11,432 S.F.
79 11,986 S.F.
80 12,347 S.F.
81 10,786 S.F.
82
85 10,453 S.F.
86 9,991 S.F.
87
PARCEL AL 9,821 S.F.

N63°21'46"W 58.68'
N73°16'59"E 174.08'
N70°18'10"W 42.48'
N85°59'18"W 48.93'
N75°42'53"W 95.03'
86.15'
N77°33'05"W 83.99'
N87°30'26"E 64.73'
N85°23'43"E (RAD.)
N76°57'02"E 150.04'
N03°25'36"W 161.00'
N06°13'00"E 143.38'
N10°14'37"E 135.90'
N09°11'19"E (RAD.) 132.64'
N11°34'28"W (RAD. PCC)
N03°25'36"W (RAD.)
N06°13'00"E (RAD.)
N58°26'25"W (RAD.) 130.83'
N30°17'01"E 59.96'
N85°09'49"W (RAD.) 119.40'
N30°53'20"E 50.64'
N26°09'49"E (RAD.)
N34°50'16"W (RAD. PCC)
N44°46'16"E 247.28'
N23°17'45"W (RAD.)
N05°44'24"W (RAD.)
N07°51'39"E (RAD.)
N02°34'05"W (RAD.)
N09°03'02"E 94.43'
N09°40'28"E 84.19'
N06°13'06"W 149.99'
N06°25'45"E 151.31'
N63°39'50"E 81.10'
N88°47'12"E 44.03'
N83°28'28"W 69.76'
N86°59'06"W 65.52'
54.50' 11.02'

L=323.89' L=292.40' L=260.91'
R=288.00' R=260.00' R=232.00'
Δ=64°26'10" Δ=64°26'10" Δ=64°26'10"
5'6' 28' 28' 28' 28' 5'6'
Δ=27°39'08" R=430.00' L=207.53'
Δ=34°00'11" L=237.38'
Δ=47°41'27" R=400.00' L=332.94'
Δ=47°41'27" R=370.00' L=307.97'
Δ=33°32'22" Δ=55°28'21" L=175.61' R=300.00'
Δ=55°28'21" R=330.00' L=319.50'
L=290.45'
45.67' 81.40' 127.07' 127.07' 37.28'
56.68' 57.51'
30' 6.0' 30'

NOTE:
SEE SHEET 4 FOR BASIS OF BEARINGS

NOTE:
SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

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

S.F. SQUARE FEET

1-21-15

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

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

LOT 208 IS FOR CONDOMINIUM PURPOSES

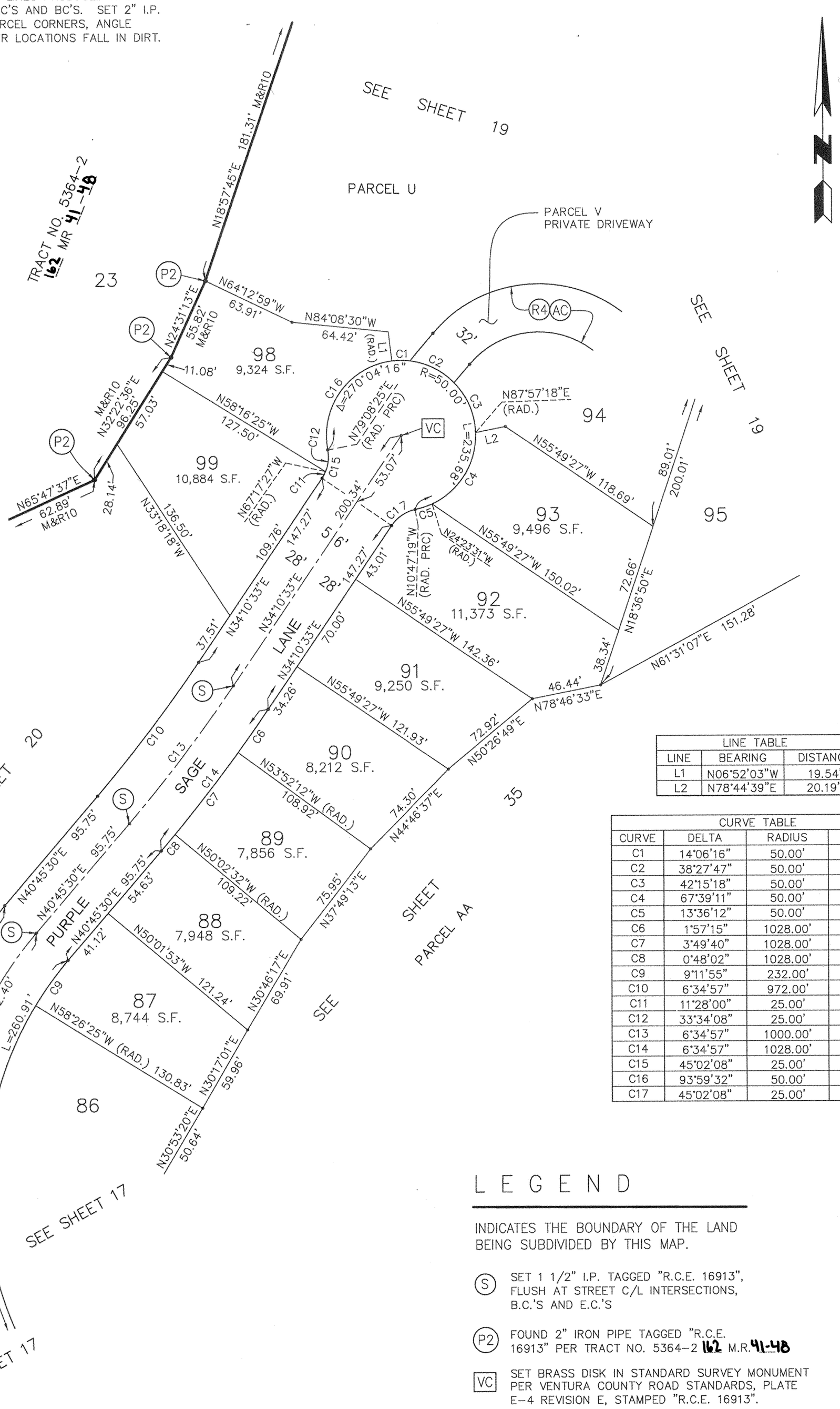
SIKAND ENGINEERING ASSOCIATES RONALD R. HORN, R.C.E. 16913

GROSS AREA: 285.91 ACRES

1-21-15

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N06°52'03"W	19.54'
L2	N78°44'39"E	20.19'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	14°06'16"	50.00'	12.31'
C2	38°27'47"	50.00'	33.57'
C3	42°15'18"	50.00'	36.87'
C4	67°39'11"	50.00'	59.04'
C5	13°36'12"	50.00'	11.87'
C6	1°57'15"	1028.00'	35.06'
C7	3°49'40"	1028.00'	68.68'
C8	0°48'02"	1028.00'	14.36'
C9	9°11'55"	232.00'	37.25'
C10	6°34'57"	972.00'	111.67'
C11	11°28'00"	25.00'	5.00'
C12	33°34'08"	25.00'	14.65'
C13	6°34'57"	1000.00'	114.89'
C14	6°34'57"	1028.00'	118.10'
C15	45°02'08"	25.00'	19.65'
C16	93°59'32"	50.00'	82.02'
C17	45°02'08"	25.00'	19.65'

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

(P2) FOUND 2" IRON PIPE TAGGED "R.C.E. 16913" PER TRACT NO. 5364-2 162 M.R. 41-48

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

(R4) PROPOSED EASEMENT FOR ACCESS AND UTILITY PURPOSES FOR THE BENEFIT OF LOTS 94 TO 97 AND PARCELS U AND AK BY SEPARATE DOCUMENT.

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

S.F. SQUARE FEET

REFERENCES

R10 = TRACT NO. 5364-2 162 MR 41-48
M = MEASURED

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

162MR66

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

SCALE: 1" = 40'
GRAPHIC SCALE

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

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".

(P2) FOUND 2" IRON PIPE TAGGED R.C.E. 16913 PER TRACT NO. 5364-2 162 M.R. 41-48

(R4) PROPOSED EASEMENT FOR ACCESS AND UTILITY PURPOSES FOR THE BENEFIT OF LOTS 94 TO 97 AND PARCELS U AND AK BY SEPARATE DOCUMENT.

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

S.F. SQUARE FEET

REFERENCES

R10 = TRACT NO. 5364-2 162 MR 41-48

M = MEASURED

SEE SHEET 34

N06°04'28"W 176.97' M&R10

N36°59'55"W 109.49'

N81°55'36"W 129.31'

N69°57'22"W 123.60'

N72°25'48"E 202.07'

N39°05'15"E 251.14'

N39°18'07"W 151.35'

SEE SHEET 35

SEE SHEET 34

TRACT NO. 5364-2 162 MR 41-48

23

181.31' M&R10

N18°57'45"E

PARCEL W

PARCEL AA

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

PARCEL U
1.25 ACRES
OPEN SPACE

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

PRIVATE DRIVEWAY

32'

Δ=87°10'00" R=92.00' L=139.96'

Δ=56°45'45" R=156.00' L=154.55'

N70°35'00"E 125.11'

63.91' N64°12'59"W

64.42' N84°08'30"W

M&R10 N24°31'13"E 55.82'

M&R10 N32°22'36"E 96.25'

98

N06°52'03"W (RAD.)

Δ=270°04'16"

R=50.00'

N45°42'00"E (RAD.)

N37°20'45"E (RAD. PRC)

Δ=56°45'45"

R=188.00' L=186.25'

N14°11'27"E (RAD.)

N06°24'57"W (RAD.)

N07°14'13"E (RAD.)

N87°57'18"E (RAD.)

L=235.68'

N55°49'27"W 118.69'

89.01'

200.01'

72.66'

N18°36'50"E

38.34'

N61°31'07"E 151.28'

94
10,962 S.F.

93

95
14,712 S.F.

96
9,656 S.F.

97
9,830 S.F.

PARCEL V
14,917 S.F.

PARCEL AK
16,043 S.F.
OPEN SPACE/BASIN

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

N70°35'00"E 75.25'

31.29'

N17°59'19"W 126.23'

N07°17'03"W 124.86'

N19°03'57"W 130.96'

N12°49'35"E 142.80'

48.34' N79°56'45"W

N74°05'52"E 77.74'

N63°03'20"E 83.90'

N51°26'08"W 17.65'

L10

L11

PURPLE SAGE LANE 28' 28' 28'

N34°10'33"E 200.34'

SEE SHEET 18

SEE SHEET 18

92

SEE SHEET 18

SEE SHEET 35

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	14°06'16"	50.00'	12.31'
C2	38°27'47"	50.00'	33.57'
C3	42°15'18"	50.00'	36.87'
C4	87°10'00"	60.00'	91.28'
C5	23°09'18"	188.00'	75.98'
C6	20°36'24"	188.00'	67.61'
C7	13°00'03"	188.00'	42.66'
C8	11°15'45"	106.00'	20.84'
C9	11°15'45"	74.00'	14.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N40°10'45"E	16.11'
L2	N70°35'00"E	18.57'
L3	N59°19'15"E	19.23'
L4	N30°40'45"W	32.00'
L5	N59°19'15"E	19.23'
L6	N08°12'30"W	72.56'
L7	N40°10'45"E	23.91'
L8	N78°44'39"E	20.19'
L9	N06°52'03"W	19.54'
L10	N51°26'08"W	17.65'
L11	N53°32'57"W	24.07'

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

1-21-15

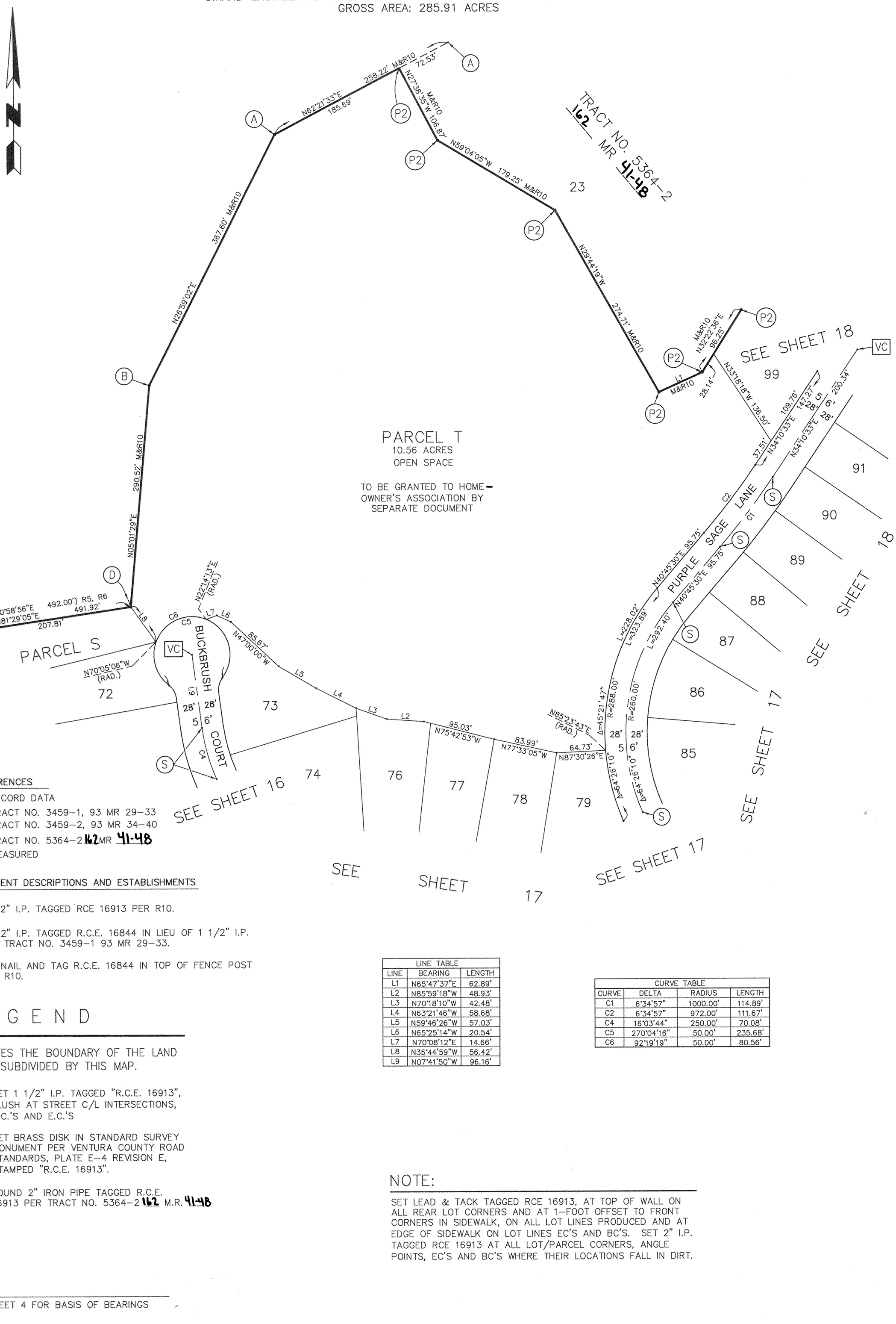
80' 0' 80' 160'
SCALE: 1" = 80'
GRAPHIC SCALE

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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
LOT 208 IS FOR CONDOMINIUM PURPOSES

SIKAND ENGINEERING ASSOCIATES RONALD R. HORN, R.C.E. 16913
GROSS AREA: 285.91 ACRES



REFERENCES

( ) = RECORD DATA
R5 = TRACT NO. 3459-1, 93 MR 29-33
R6 = TRACT NO. 3459-2, 93 MR 34-40
R10 = TRACT NO. 5364-2 162 MR 41-48
M = MEASURED

MONUMENT DESCRIPTIONS AND ESTABLISHMENTS

(A) FD. 2" I.P. TAGGED RCE 16913 PER R10.

(B) FD. 2" I.P. TAGGED R.C.E. 16844 IN LIEU OF 1 1/2" I.P. PER TRACT NO. 3459-1 93 MR 29-33.

(D) FD. NAIL AND TAG R.C.E. 16844 IN TOP OF FENCE POST PER R10.

L E G E N D

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".

(P2) FOUND 2" IRON PIPE TAGGED R.C.E. 16913 PER TRACT NO. 5364-2 162 M.R. 41-48

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N65°47'37"E	62.89'
L2	N85°59'18"W	48.93'
L3	N70°18'10"W	42.48'
L4	N63°21'46"W	58.68'
L5	N59°46'26"W	57.03'
L6	N65°25'14"W	20.54'
L7	N70°08'12"E	14.66'
L8	N35°44'59"W	56.42'
L9	N07°41'50"W	96.16'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	6°34'57"	1000.00'	114.89'
C2	6°34'57"	972.00'	111.67'
C4	16°03'44"	250.00'	70.08'
C5	270°04'16"	50.00'	235.68'
C6	92°19'19"	50.00'	80.56'

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

1-21-15

162MR68

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

TRACT NO. 5364-3

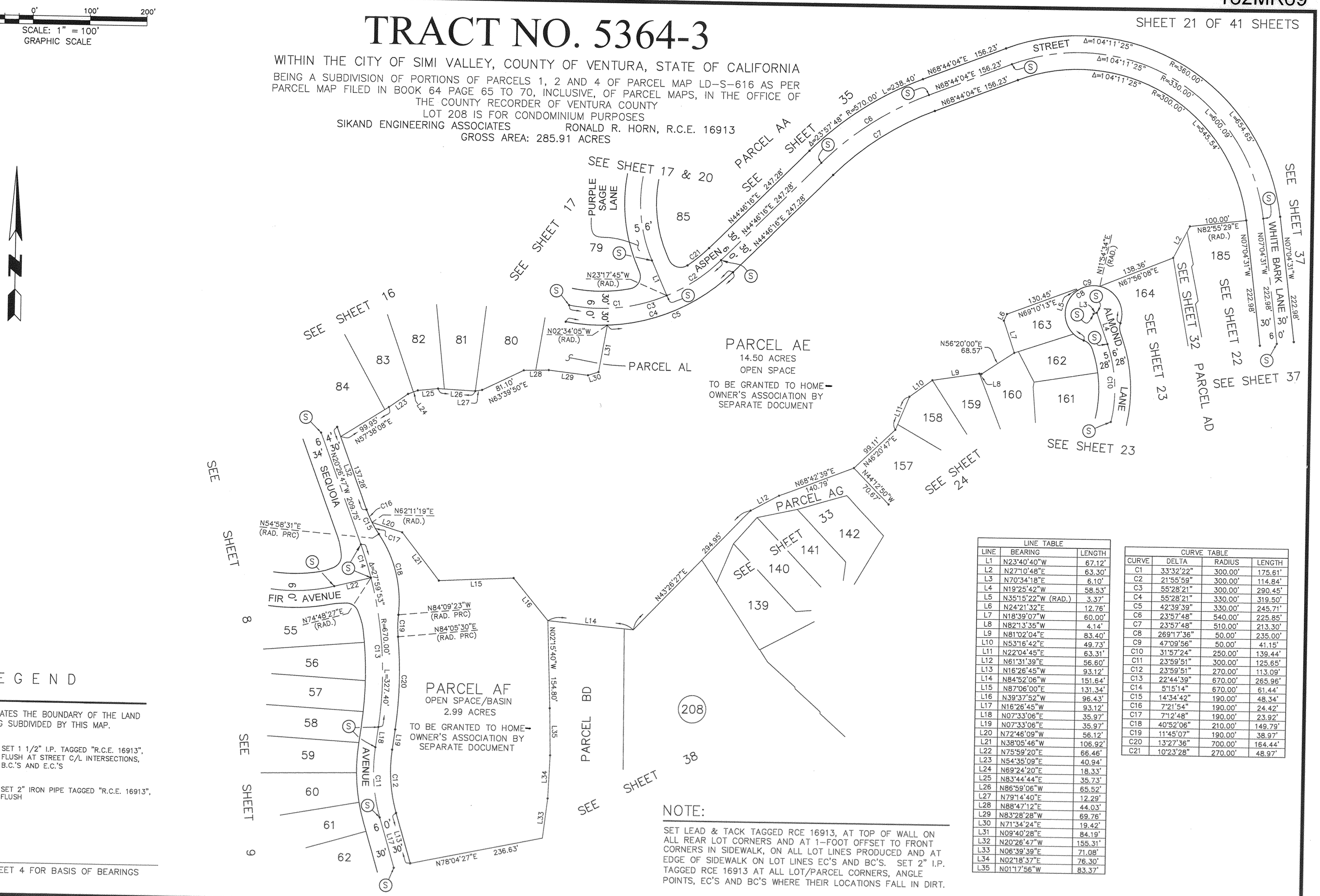
WITHIN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES



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", FLUSH

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N23°40'40"W	67.12'
L2	N27°10'48"E	63.30'
L3	N70°34'18"E	6.10'
L4	N19°25'42"W	58.53'
L5	N35°15'22"W (RAD.)	3.37'
L6	N24°21'32"E	12.76'
L7	N18°39'07"W	60.00'
L8	N82°13'35"W	4.14'
L9	N81°02'04"E	83.40'
L10	N53°16'42"E	49.73'
L11	N22°04'45"E	63.31'
L12	N61°31'39"E	56.60'
L13	N16°26'45"W	93.12'
L14	N84°52'06"W	151.64'
L15	N87°06'00"E	131.34'
L16	N39°37'52"W	96.43'
L17	N16°26'45"W	93.12'
L18	N07°33'06"E	35.97'
L19	N07°33'06"E	35.97'
L20	N72°46'09"W	56.12'
L21	N38°05'46"W	106.92'
L22	N75°59'20"E	66.46'
L23	N54°35'09"E	40.94'
L24	N69°24'20"E	18.33'
L25	N83°44'44"E	35.73'
L26	N86°59'06"W	65.52'
L27	N79°14'40"E	12.29'
L28	N88°47'12"E	44.03'
L29	N83°28'28"W	69.76'
L30	N71°34'24"E	19.42'
L31	N09°40'28"E	84.19'
L32	N20°26'47"W	155.31'
L33	N06°39'39"E	71.08'
L34	N02°18'37"E	76.30'
L35	N01°17'56"W	83.37'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	33°32'22"	300.00'	175.61'
C2	21°55'59"	300.00'	114.84'
C3	55°28'21"	300.00'	290.45'
C4	55°28'21"	330.00'	319.50'
C5	42°39'39"	330.00'	245.71'
C6	23°57'48"	540.00'	225.85'
C7	23°57'48"	510.00'	213.30'
C8	269°17'36"	50.00'	235.00'
C9	47°09'56"	50.00'	41.15'
C10	31°57'24"	250.00'	139.44'
C11	23°59'51"	300.00'	125.65'
C12	23°59'51"	270.00'	113.09'
C13	22°44'39"	670.00'	265.96'
C14	5°15'14"	670.00'	61.44'
C15	14°34'42"	190.00'	48.34'
C16	7°21'54"	190.00'	24.42'
C17	7°12'48"	190.00'	23.92'
C18	40°52'06"	210.00'	149.79'
C19	11°45'07"	190.00'	38.97'
C20	13°27'36"	700.00'	164.44'
C21	10°23'28"	270.00'	48.97'

40' 0' 40' 80'

SCALE: 1" = 40'
GRAPHIC SCALE

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	104°11'25"	360.00'	654.65'
C2	104°11'25"	330.00'	600.09'
C3	104°11'25"	300.00'	545.54'
C4	5°36'00"	470.00'	45.94'
C5	9°23'11"	470.00'	76.99'
C6	2°24'18"	470.00'	19.73'
C7	6°34'02"	1130.00'	129.52'
C8	6°34'02"	1070.00'	122.64'
C9	6°34'02"	1100.00'	126.08'
C10	0°43'49"	1070.00'	13.64'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N35°37'54"E	5.17'
L2	N39°00'49"E	7.50'
L3	N30°28'23"E	8.58'
L4	N29°58'23"E	10.08'
L5	N42°15'29"E	11.14'
L6	N52°08'19"E	9.66'
L7	N52°19'12"E	9.69'
L8	N53°22'41"E	9.31'
L9	N51°51'55"E	8.99'

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

L E G E N D

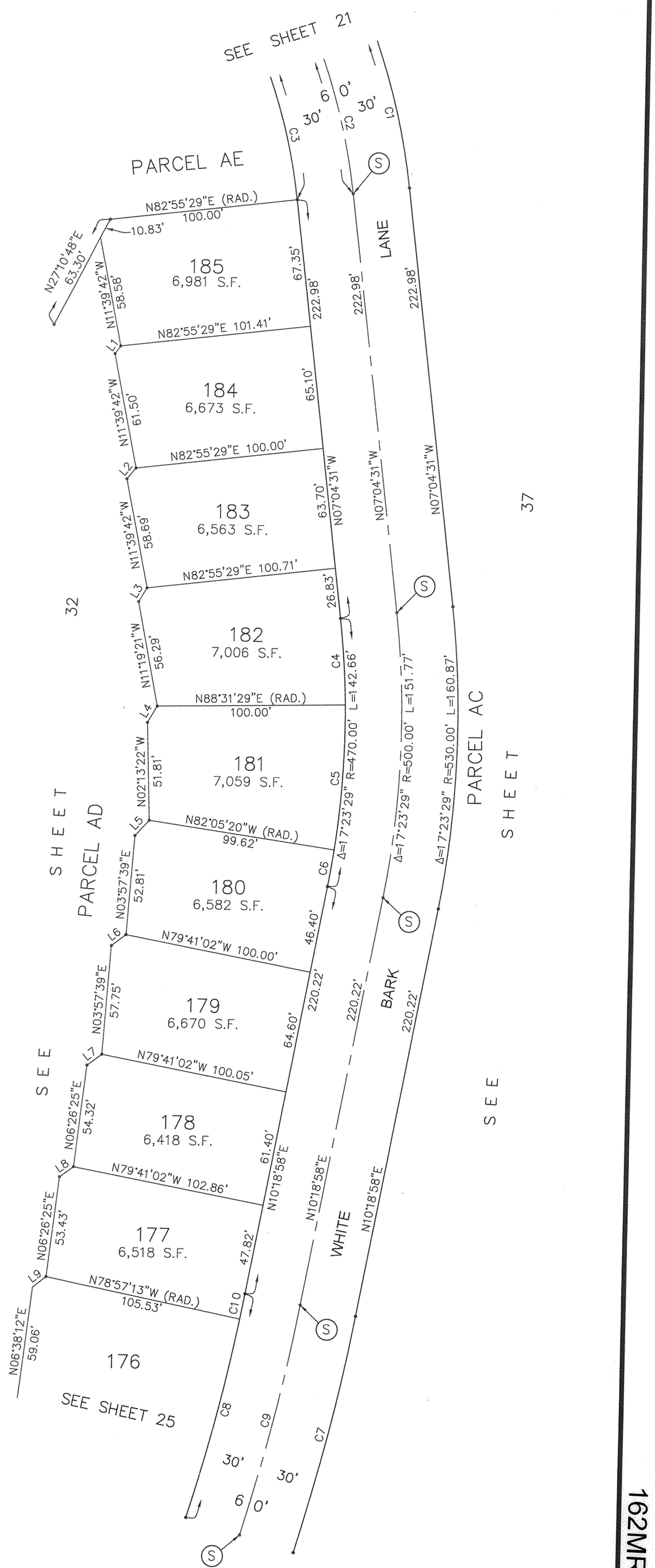
INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(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

S.F. SQUARE FEET

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS



162MR70

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

TRACT NO. 5364-3

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

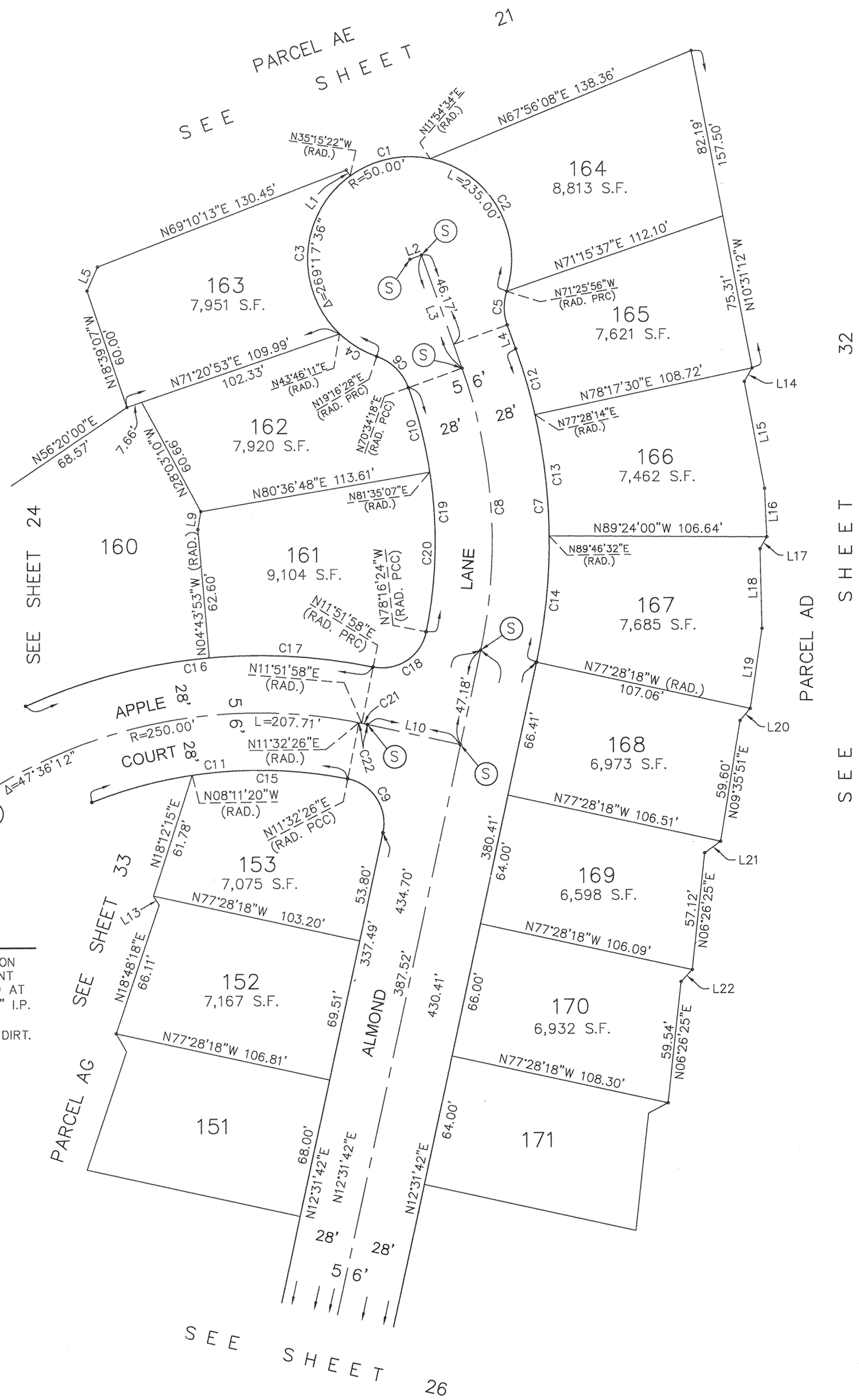
BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY
LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	47°09'56"	50.00'	41.15'
C2	96°39'30"	50.00'	84.35'
C3	100°58'27"	50.00'	88.12'
C4	24°29'43"	50.00'	21.38'
C5	37°59'46"	25.00'	16.58'
C6	51°17'50"	25.00'	22.38'
C7	31°57'24"	278.00'	155.05'
C8	31°57'24"	250.00'	139.44'
C9	90°59'16"	22.00'	34.94'
C10	11°00'49"	222.00'	42.67'
C11	32°52'56"	222.00'	127.41'
C12	6°53'56"	278.00'	33.47'
C13	12°18'18"	278.00'	59.70'
C14	12°45'10"	278.00'	61.88'
C15	19°43'46"	222.00'	76.45'
C16	35°52'37"	278.00'	174.08'
C17	16°35'51"	278.00'	80.53'
C18	90°08'22"	22.00'	34.61'
C19	31°09'18"	222.00'	120.71'
C20	20°08'29"	222.00'	78.04'
C21	0°39'44"	250.00'	2.89'
C22	0°59'17"	250.00'	4.31'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N35°15'22"W	3.37'
L2	N70°34'18"E	6.10'
L3	N19°25'42"W	58.53'
L4	N19°25'42"W	12.36'
L5	N24°21'32"E	12.76'
L9	N09°33'15"E	8.88'
L10	N77°28'18"W	46.55'
L13	N31°01'47"W	5.24'
L14	N30°26'04"E	7.56'
L15	N10°30'57"W	53.16'
L16	N02°13'22"W	23.63'
L17	N30°36'48"E	6.70'
L18	N01°04'11"W	38.76'
L19	N08°49'35"E	39.45'
L20	N40°07'08"E	7.77'
L21	N54°29'03"E	9.68'
L22	N43°37'40"E	7.94'



NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

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

S.F. SQUARE FEET

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

1-21-15

162MR71

1-21-15

40' 0' 40' 80'

SCALE: 1" = 40'
GRAPHIC SCALE

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

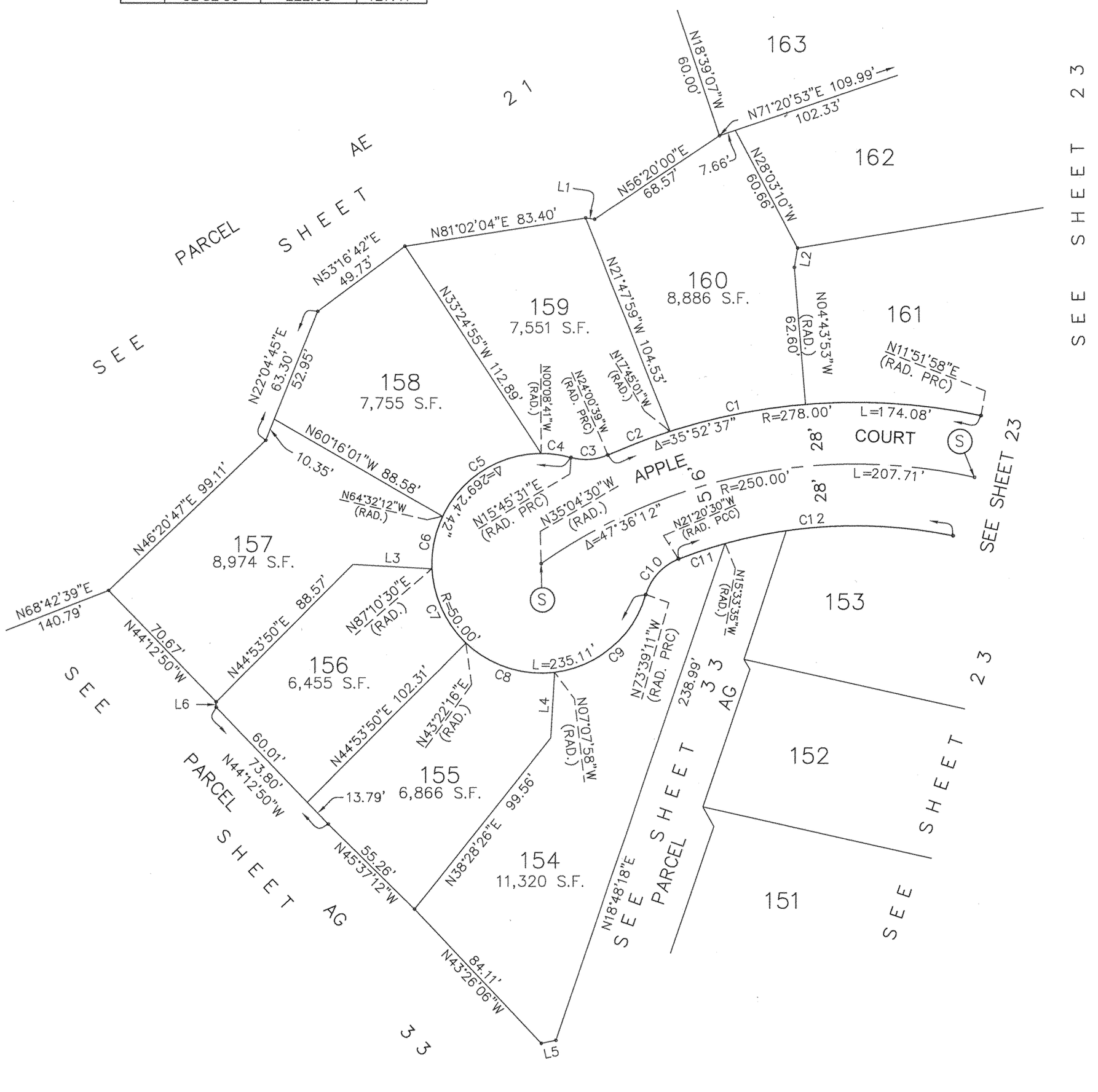
LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	13°01'08"	278.00'	63.17'
C2	6°15'38"	278.00'	30.38'
C3	39°46'10"	25.00'	17.35'
C4	15°54'12"	50.00'	13.88'
C5	64°23'31"	50.00'	56.19'
C6	28°17'18"	50.00'	24.69'
C7	43°48'14"	50.00'	38.23'
C8	50°30'14"	50.00'	44.07'
C9	66°31'13"	50.00'	58.05'
C10	52°18'41"	25.00'	22.83'
C11	5°46'55"	222.00'	22.40'
C12	32°52'56"	222.00'	127.41'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N82°13'35"W	4.14'
L2	N09°33'15"E	8.88'
L3	N86°52'41"W	35.98'
L4	N03°16'56"E	29.84'
L5	N77°41'06"E	6.85'
L6	N00°20'30"E	2.57'



LEGEND

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

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

S.F. SQUARE FEET

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

162MR72

1-21-15

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

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

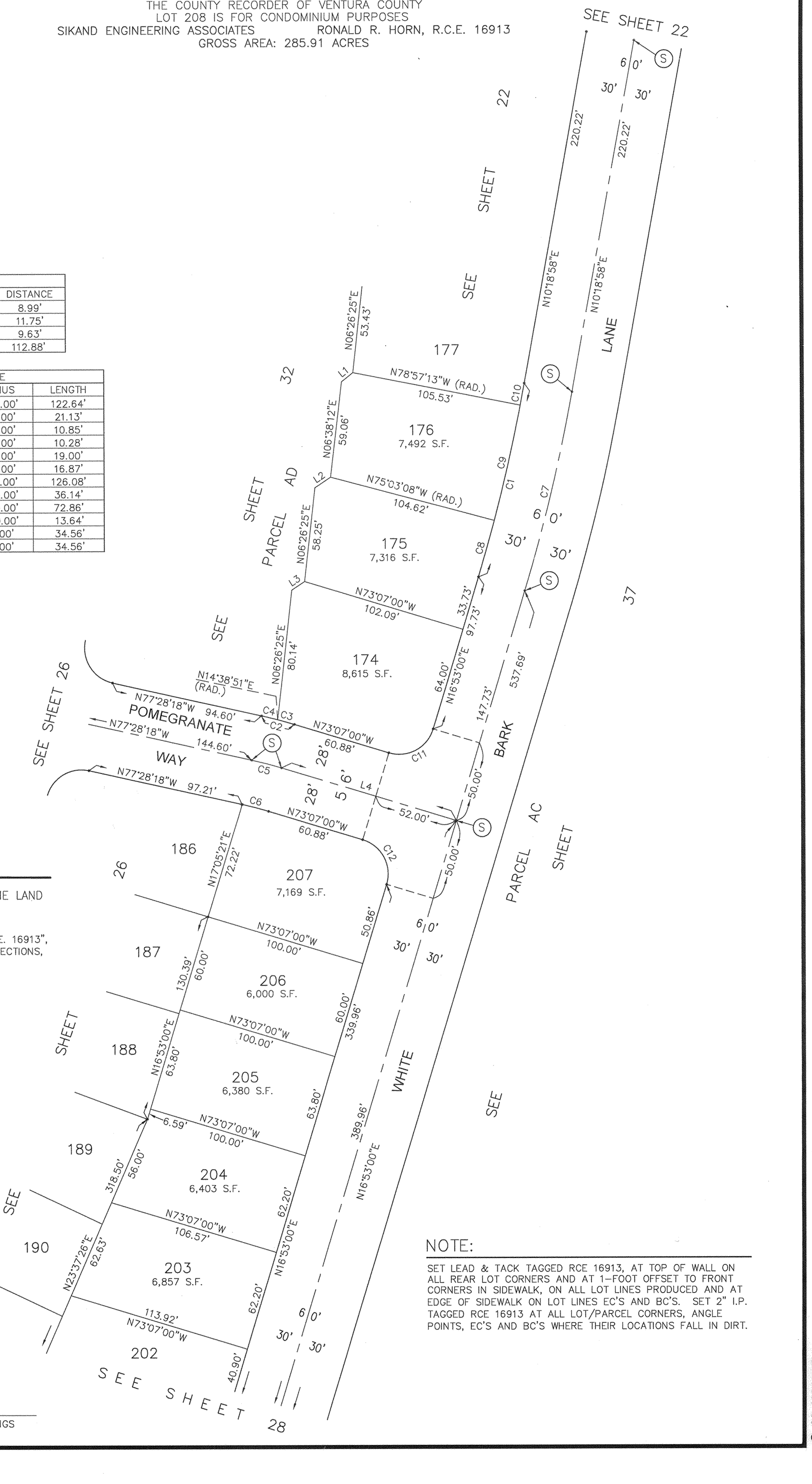
LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N51°51'55"E	8.99'
L2	N56°25'46"E	11.75'
L3	N56°39'42"E	9.63'
L4	N73°07'00"W	112.88'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	6°34'02"	1070.00'	122.64'
C2	4°21'18"	278.00'	21.13'
C3	2°14'09"	278.00'	10.85'
C4	2°07'09"	278.00'	10.28'
C5	4°21'18"	250.00'	19.00'
C6	4°21'18"	222.00'	16.87'
C7	6°34'02"	1100.00'	126.08'
C8	1°56'08"	1070.00'	36.14'
C9	3°54'05"	1070.00'	72.86'
C10	0°43'49"	1070.00'	13.64'
C11	90°00'00"	22.00'	34.56'
C12	90°00'00"	22.00'	34.56'



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

S.F. SQUARE FEET

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

162MR73

1-21-15

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

TRACT NO. 5364-3

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

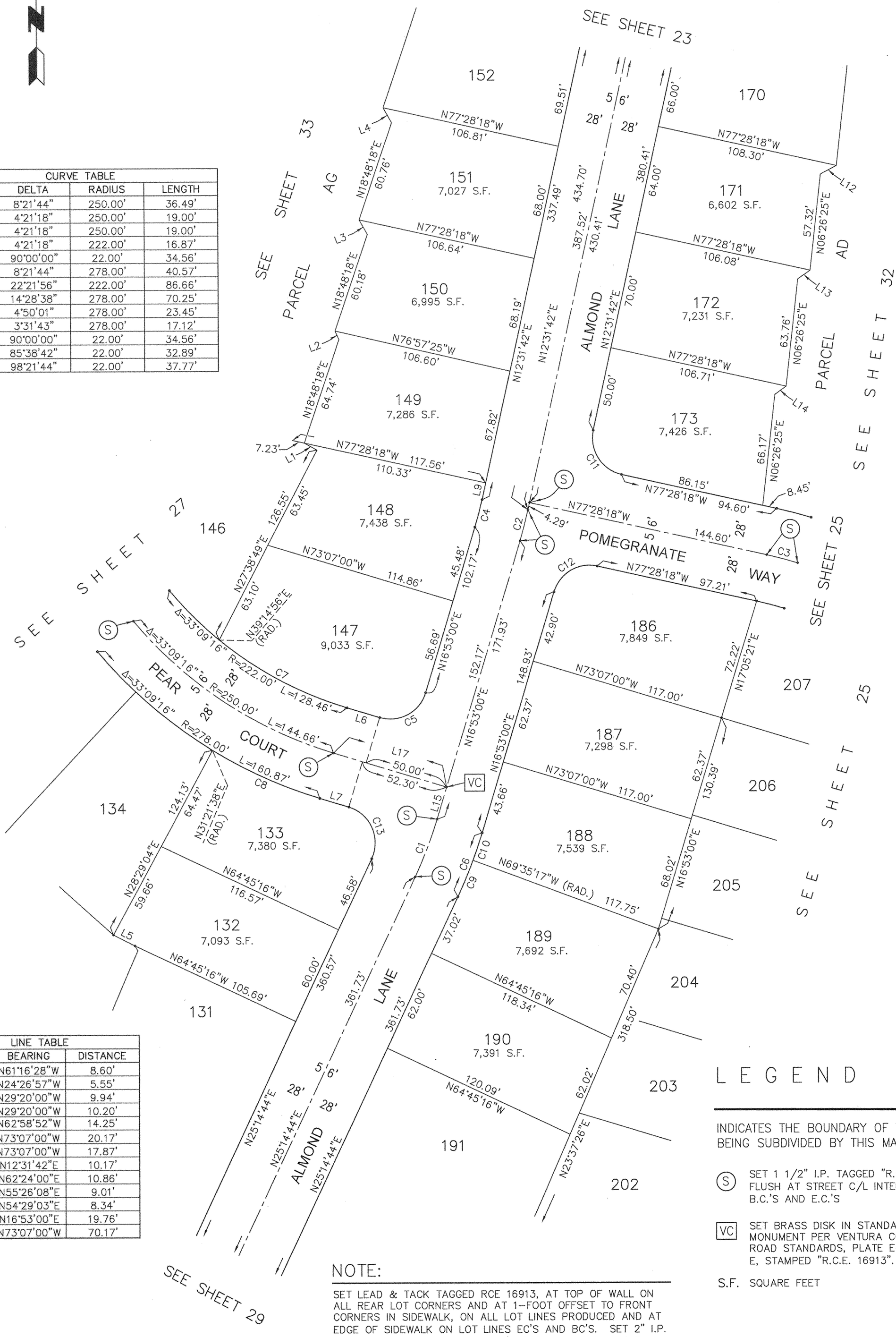
BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	8°21'44"	250.00'	36.49'
C2	4°21'18"	250.00'	19.00'
C3	4°21'18"	250.00'	19.00'
C4	4°21'18"	222.00'	16.87'
C5	90°00'00"	22.00'	34.56'
C6	8°21'44"	278.00'	40.57'
C7	22°21'56"	222.00'	86.66'
C8	14°28'38"	278.00'	70.25'
C9	4°50'01"	278.00'	23.45'
C10	3°31'43"	278.00'	17.12'
C11	90°00'00"	22.00'	34.56'
C12	85°38'42"	22.00'	32.89'
C13	98°21'44"	22.00'	37.77'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N61°16'28"W	8.60'
L2	N24°26'57"W	5.55'
L3	N29°20'00"W	9.94'
L4	N29°20'00"W	10.20'
L5	N62°58'52"W	14.25'
L6	N73°07'00"W	20.17'
L7	N73°07'00"W	17.87'
L9	N12°31'42"E	10.17'
L12	N62°24'00"E	10.86'
L13	N55°26'08"E	9.01'
L14	N54°29'03"E	8.34'
L15	N16°53'00"E	19.76'
L17	N73°07'00"W	70.17'

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

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".

S.F. SQUARE FEET

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

162MR74

1-21-15

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

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

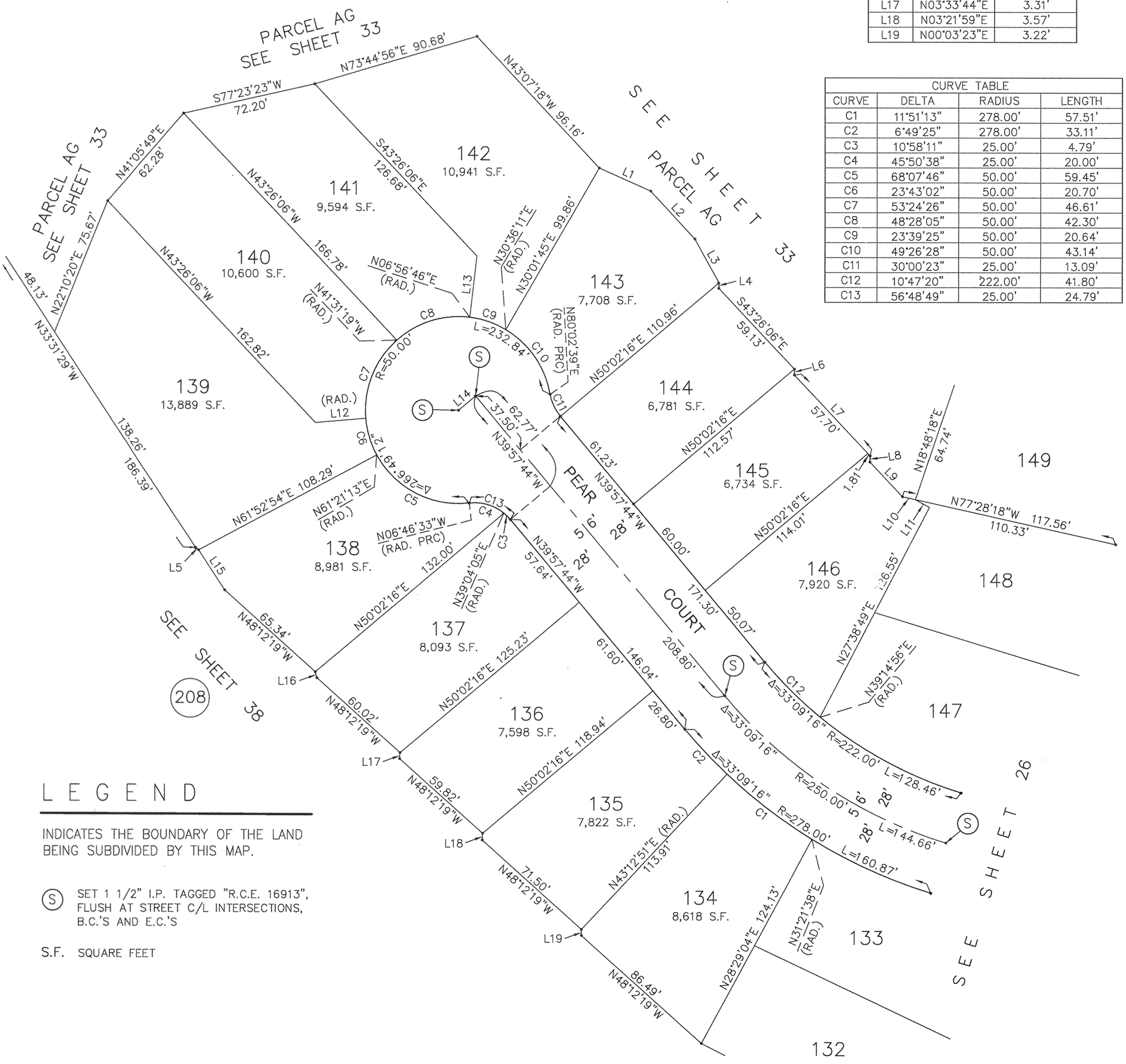
LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N65°51'35"W	30.16'
L2	N42°54'17"W	34.93'
L3	N29°06'09"W	26.78'
L4	N01°53'25"E	2.95'
L5	N50°48'39"W	2.02'
L6	N00°31'49"E	3.17'
L7	S43°26'06"E	59.51'
L8	S03°18'05"W	3.30'
L9	S43°26'06"E	25.51'
L10	S77°28'18"E	7.23'
L11	S61°16'28"E	8.60'
L12	N85°04'15"E	27.10'
L13	N06°27'03"E	32.89'
L14	N50°02'16"E	11.95'
L15	N33°31'29"W	25.55'
L16	N15°11'38"W	3.30'
L17	N03°33'44"E	3.31'
L18	N03°21'59"E	3.57'
L19	N00°03'23"E	3.22'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	11°51'13"	278.00'	57.51'
C2	6°49'25"	278.00'	33.11'
C3	10°58'11"	25.00'	4.79'
C4	45°50'38"	25.00'	20.00'
C5	68°07'46"	50.00'	59.45'
C6	23°43'02"	50.00'	20.70'
C7	53°24'26"	50.00'	46.61'
C8	48°28'05"	50.00'	42.30'
C9	23°39'25"	50.00'	20.64'
C10	49°26'28"	50.00'	43.14'
C11	30°00'23"	25.00'	13.09'
C12	10°47'20"	222.00'	41.80'
C13	56°48'49"	25.00'	24.79'



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

S.F. SQUARE FEET

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

162MR75

1-21-15

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

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

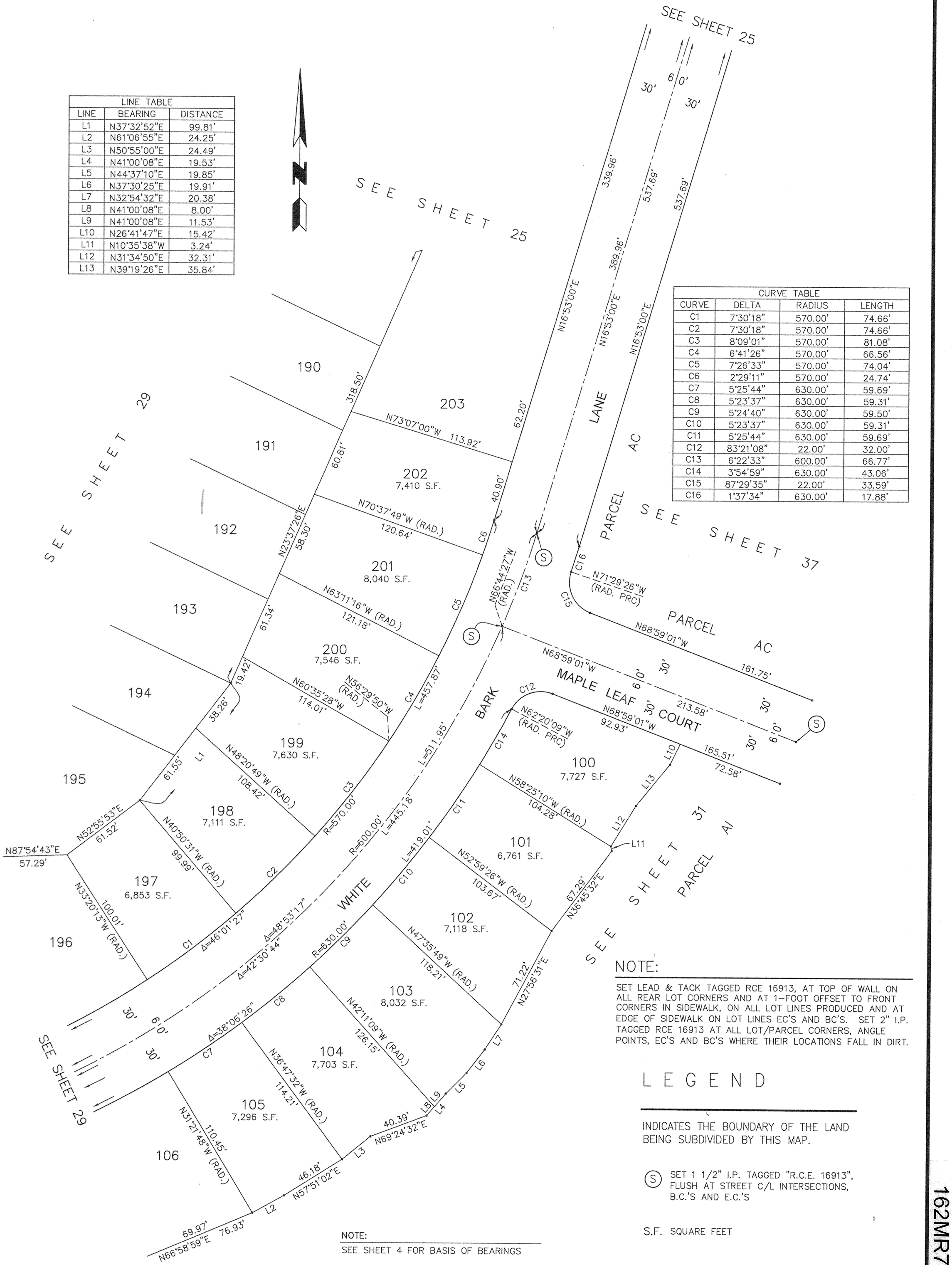
LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N37°32'52"E	99.81'
L2	N61°06'55"E	24.25'
L3	N50°55'00"E	24.49'
L4	N41°00'08"E	19.53'
L5	N44°37'10"E	19.85'
L6	N37°30'25"E	19.91'
L7	N32°54'32"E	20.38'
L8	N41°00'08"E	8.00'
L9	N41°00'08"E	11.53'
L10	N26°41'47"E	15.42'
L11	N10°35'38"W	3.24'
L12	N31°34'50"E	32.31'
L13	N39°19'26"E	35.84'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	7°30'18"	570.00'	74.66'
C2	7°30'18"	570.00'	74.66'
C3	8°09'01"	570.00'	81.08'
C4	6°41'26"	570.00'	66.56'
C5	7°26'33"	570.00'	74.04'
C6	2°29'11"	570.00'	24.74'
C7	5°25'44"	630.00'	59.69'
C8	5°23'37"	630.00'	59.31'
C9	5°24'40"	630.00'	59.50'
C10	5°23'37"	630.00'	59.31'
C11	5°25'44"	630.00'	59.69'
C12	83°21'08"	22.00'	32.00'
C13	6°22'33"	600.00'	66.77'
C14	3°54'59"	630.00'	43.06'
C15	87°29'35"	22.00'	33.59'
C16	1°37'34"	630.00'	17.88'



NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

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

S.F. SQUARE FEET

162MR76

1-21-15

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

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N69°29'15"E	2.79'
L2	N69°18'05"E	2.78'
L3	N69°18'05"E	2.78'
L4	N69°18'05"E	2.78'
L5	N48°12'19"W	86.49'
L6	N62°58'52"W	14.25'
L7	N29°30'23"W	3.43'
L8	N26°02'49"W	11.99'
L9	N26°02'49"W	14.48'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	8°51'38"	278.00'	42.99'
C2	11°33'20"	278.00'	56.07'
C3	11°33'21"	278.00'	56.07'
C4	11°33'20"	278.00'	56.07'
C5	7°45'54"	278.00'	37.67'
C6	6°14'40"	570.00'	62.13'
C7	24°03'27"	222.00'	93.21'
C8	27°14'06"	222.00'	105.53'
C9	1°46'51"	630.00'	19.58'
C10	5°21'14"	630.00'	58.87'
C11	91°02'44"	22.00'	34.96'
C12	91°49'06"	22.00'	35.26'

DETAIL "F"
NOT TO 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

S.F. SQUARE FEET

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

NOTE:
SEE SHEET 4 FOR BASIS OF BEARINGS

162MR77

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

TRACT NO. 5364-3

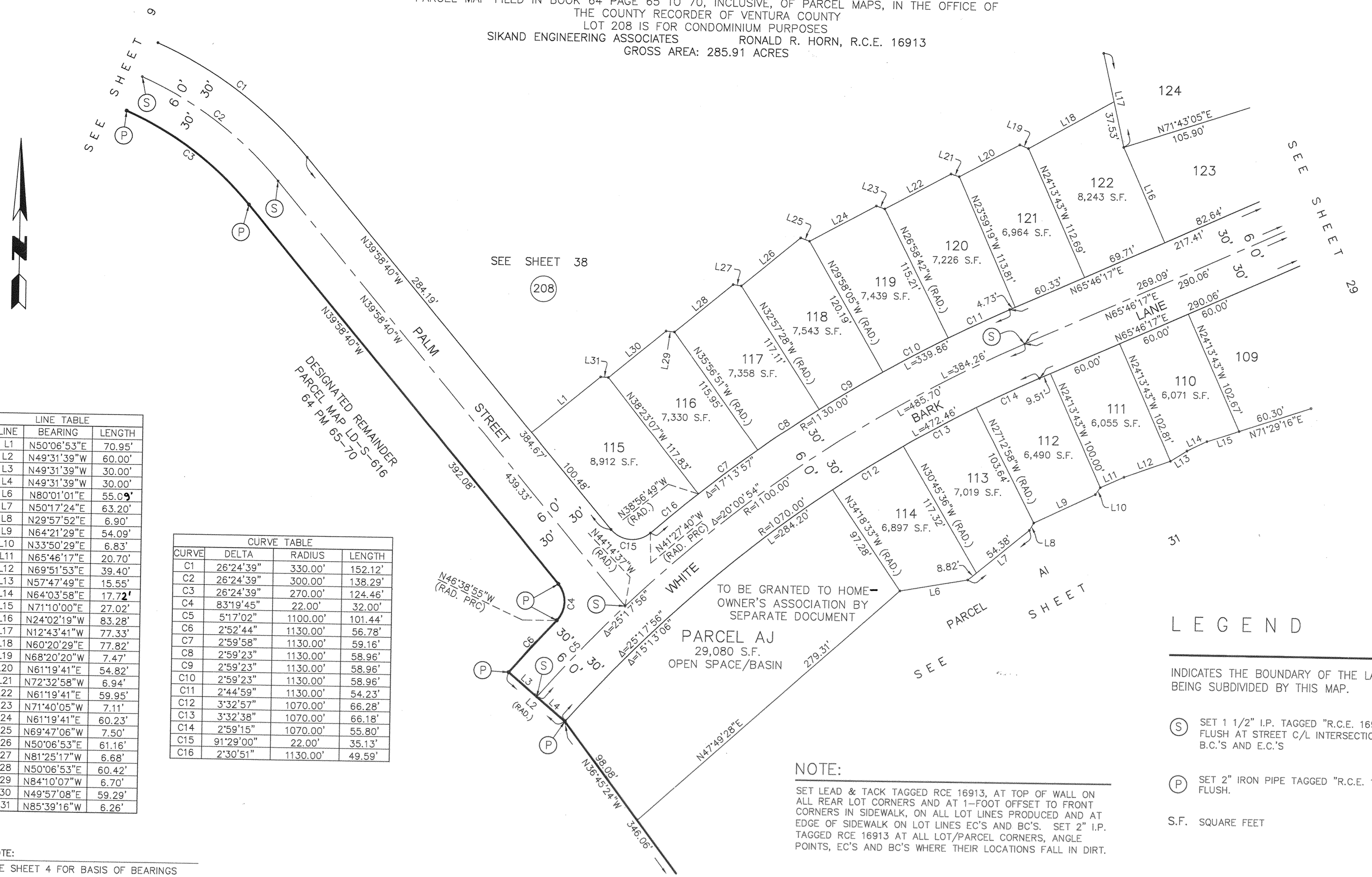
WITHIN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES



LINE TABLE		
LINE	BEARING	LENGTH
L1	N50°06'53"E	70.95'
L2	N49°31'39"W	60.00'
L3	N49°31'39"W	30.00'
L4	N49°31'39"W	30.00'
L6	N80°01'01"E	55.09'
L7	N50°17'24"E	63.20'
L8	N29°57'52"E	6.90'
L9	N64°21'29"E	54.09'
L10	N33°50'29"E	6.83'
L11	N65°46'17"E	20.70'
L12	N69°51'53"E	39.40'
L13	N57°47'49"E	15.55'
L14	N64°03'58"E	17.72'
L15	N71°10'00"E	27.02'
L16	N24°02'19"W	83.28'
L17	N12°43'41"W	77.33'
L18	N60°20'29"E	77.82'
L19	N68°20'20"W	7.47'
L20	N61°19'41"E	54.82'
L21	N72°32'58"W	6.94'
L22	N61°19'41"E	59.95'
L23	N71°40'05"W	7.11'
L24	N61°19'41"E	60.23'
L25	N69°47'06"W	7.50'
L26	N50°06'53"E	61.16'
L27	N81°25'17"W	6.68'
L28	N50°06'53"E	60.42'
L29	N84°10'07"W	6.70'
L30	N49°57'08"E	59.29'
L31	N85°39'16"W	6.26'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	26°24'39"	330.00'	152.12'
C2	26°24'39"	300.00'	138.29'
C3	26°24'39"	270.00'	124.46'
C4	83°19'45"	22.00'	32.00'
C5	5°17'02"	1100.00'	101.44'
C6	2°52'44"	1130.00'	56.78'
C7	2°59'58"	1130.00'	59.16'
C8	2°59'23"	1130.00'	58.96'
C9	2°59'23"	1130.00'	58.96'
C10	2°59'23"	1130.00'	58.96'
C11	2°44'59"	1130.00'	54.23'
C12	3°32'57"	1070.00'	66.28'
C13	3°32'38"	1070.00'	66.18'
C14	2°59'15"	1070.00'	55.80'
C15	91°29'00"	22.00'	35.13'
C16	2°30'51"	1130.00'	49.59'

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

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", FLUSH.

S.F. SQUARE FEET

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

2-2-15

80' 0' 80' 160'
SCALE: 1" = 80'
GRAPHIC SCALE

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

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", FLUSH.

(A1) PROPOSED EASEMENT FOR ACCESS AND UTILITY PURPOSES FOR THE BENEFIT OF FUTURE PARCELS

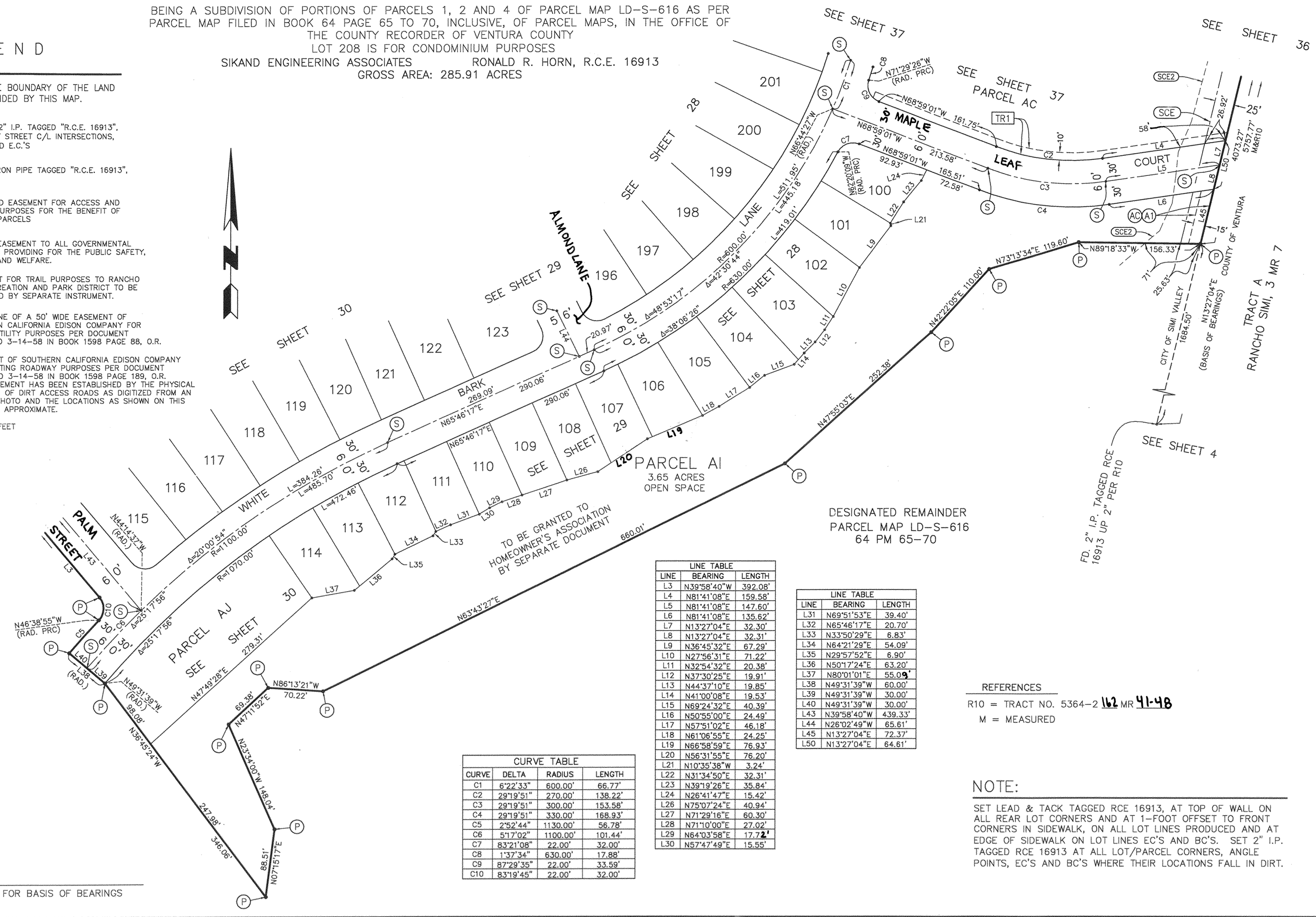
(AC) ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.

TR1 EASEMENT FOR TRAIL PURPOSES TO RANCHO SIMI RECREATION AND PARK DISTRICT TO BE DEDICATED BY SEPARATE INSTRUMENT.

SCE CENTERLINE OF A 50' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED 3-14-58 IN BOOK 1598 PAGE 88, O.R.

SCE2 EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR EXISTING ROADWAY PURPOSES PER DOCUMENT RECORDED 3-14-58 IN BOOK 1598 PAGE 189, O.R. SAID EASEMENT HAS BEEN ESTABLISHED BY THE PHYSICAL LOCATION OF DIRT ACCESS ROADS AS DIGITIZED FROM AN ORTHO-PHOTO AND THE LOCATIONS AS SHOWN ON THIS MAP ARE APPROXIMATE.

S.F. SQUARE FEET



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	6°22'33"	600.00'	66.77'
C2	29°19'51"	270.00'	138.22'
C3	29°19'51"	300.00'	153.58'
C4	29°19'51"	330.00'	168.93'
C5	2°52'44"	1130.00'	56.78'
C6	5°17'02"	1100.00'	101.44'
C7	83°21'08"	22.00'	32.00'
C8	1°37'34"	630.00'	17.88'
C9	87°29'35"	22.00'	33.59'
C10	83°19'45"	22.00'	32.00'

LINE TABLE		
LINE	BEARING	LENGTH
L3	N39°58'40"W	392.08'
L4	N81°41'08"E	159.58'
L5	N81°41'08"E	147.60'
L6	N81°41'08"E	135.62'
L7	N13°27'04"E	32.30'
L8	N13°27'04"E	32.31'
L9	N36°45'32"E	67.29'
L10	N27°56'31"E	71.22'
L11	N32°54'32"E	20.38'
L12	N37°30'25"E	19.91'
L13	N44°37'10"E	19.85'
L14	N41°00'08"E	19.53'
L15	N69°24'32"E	40.39'
L16	N50°55'00"E	24.49'
L17	N57°51'02"E	46.18'
L18	N61°06'55"E	24.25'
L19	N66°58'59"E	76.93'
L20	N56°31'55"E	76.20'
L21	N10°35'38"W	3.24'
L22	N31°34'50"E	32.31'
L23	N39°19'26"E	35.84'
L24	N26°41'47"E	15.42'
L26	N75°07'24"E	40.94'
L27	N71°29'16"E	60.30'
L28	N71°10'00"E	27.02'
L29	N64°03'58"E	17.72'
L30	N57°47'49"E	15.55'

LINE TABLE		
LINE	BEARING	LENGTH
L31	N69°51'53"E	39.40'
L32	N65°46'17"E	20.70'
L33	N33°50'29"E	6.83'
L34	N64°21'29"E	54.09'
L35	N29°57'52"E	6.90'
L36	N50°17'24"E	63.20'
L37	N80°01'01"E	55.09'
L38	N49°31'39"W	60.00'
L39	N49°31'39"W	30.00'
L40	N49°31'39"W	30.00'
L43	N39°58'40"W	439.33'
L44	N26°02'49"W	65.61'
L45	N13°27'04"E	72.37'
L50	N13°27'04"E	64.61'

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

REFERENCES

R10 = TRACT NO. 5364-2 162 MR 41-48

M = MEASURED

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

1-21-15

60' 0' 60' 120'
SCALE: 1" = 60'
GRAPHIC SCALE

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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
LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

LEGEND

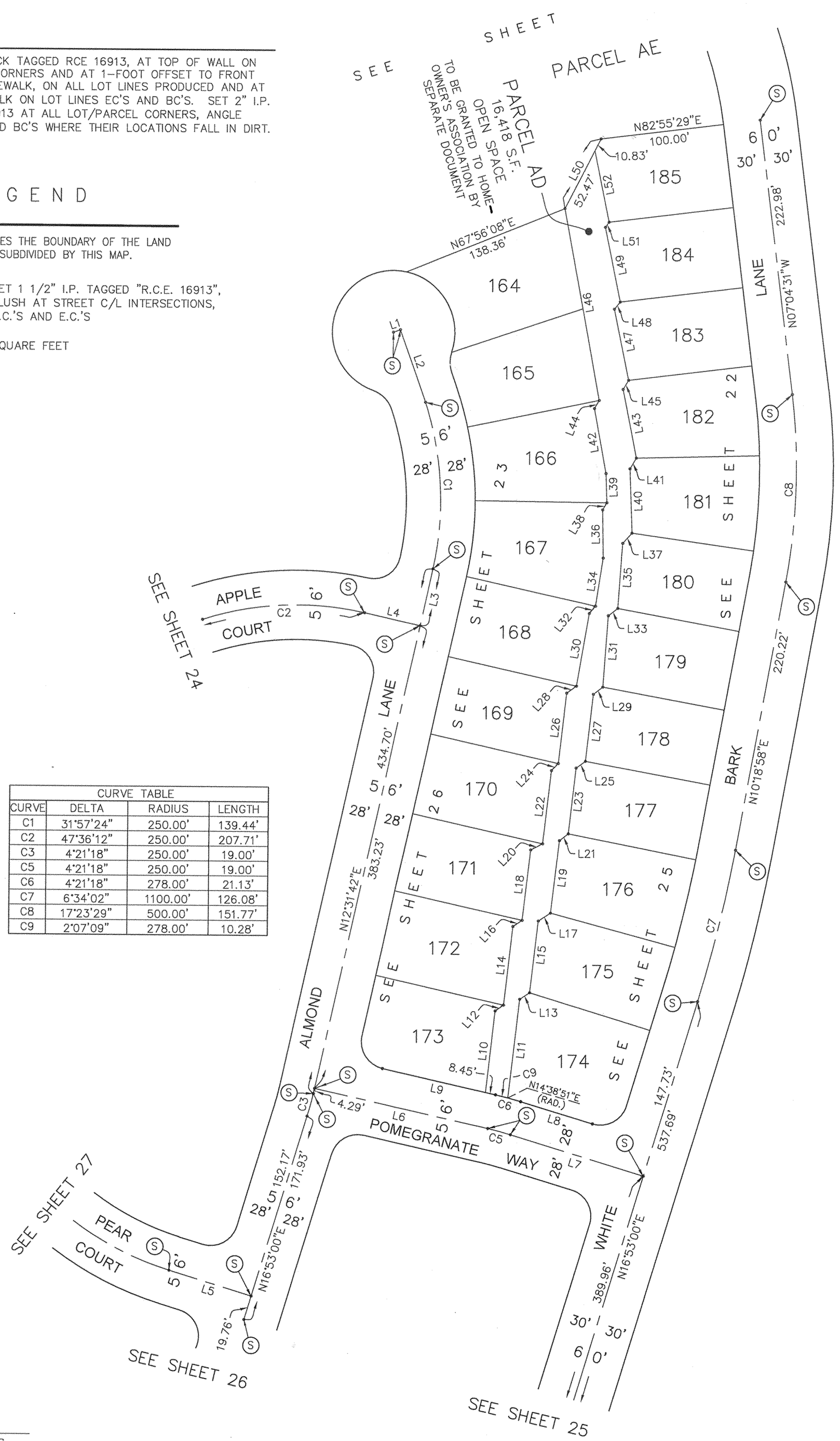
INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(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

S.F. SQUARE FEET

LINE TABLE		
LINE	BEARING	LENGTH
L1	N70°34'18"E	6.10'
L2	N19°25'42"W	58.53'
L3	N12°31'42"E	47.18'
L4	N77°28'18"W	46.55'
L5	N73°07'00"W	70.17'
L6	N77°28'18"W	144.60'
L7	N73°07'00"W	112.88'
L8	N73°07'00"W	60.88'
L9	N77°28'18"W	94.60'
L10	N06°26'25"E	66.17'
L11	N06°26'25"E	80.14'
L12	N54°29'03"E	8.34'
L13	N56°39'42"E	9.63'
L14	N06°26'25"E	63.76'
L15	N06°26'25"E	58.25'
L16	N55°26'08"E	9.01'
L17	N56°25'46"E	11.75'
L18	N06°26'25"E	57.32'
L19	N06°38'12"E	59.06'
L20	N62°24'00"E	10.86'
L21	N51°51'55"E	8.99'
L22	N06°26'25"E	59.54'
L23	N06°26'25"E	53.43'
L24	N43°37'40"E	7.94'
L25	N53°22'41"E	9.31'
L26	N06°26'25"E	57.12'
L27	N06°26'25"E	54.32'
L28	N54°29'03"E	9.68'
L29	N52°19'12"E	9.69'
L30	N09°35'51"E	59.60'
L31	N03°57'39"E	57.75'
L32	N40°07'08"E	7.77'
L33	N52°08'19"E	9.66'
L34	N08°49'35"E	39.45'
L35	N03°57'39"E	52.81'
L36	N01°04'11"W	38.76'
L37	N42°15'29"E	11.14'
L38	N30°36'48"E	6.70'
L39	N02°13'22"W	23.63'
L40	N02°13'22"W	51.81'
L41	N29°58'23"E	10.08'
L42	N10°30'57"W	53.16'
L43	N11°19'21"W	56.29'
L44	N30°26'04"E	7.56'
L45	N30°28'23"E	8.58'
L46	N10°31'12"W	157.50'
L47	N11°39'42"W	58.69'
L48	N39°00'49"E	7.50'
L49	N11°39'42"W	61.50'
L50	N27°10'48"E	63.30'
L51	N35°37'54"E	5.17'
L52	N11°39'42"W	58.58'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	31°57'24"	250.00'	139.44'
C2	47°36'12"	250.00'	207.71'
C3	4°21'18"	250.00'	19.00'
C5	4°21'18"	250.00'	19.00'
C6	4°21'18"	278.00'	21.13'
C7	6°34'02"	1100.00'	126.08'
C8	17°23'29"	500.00'	151.77'
C9	2°07'09"	278.00'	10.28'



NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

162MR80

80' 0' 80' 160'

SCALE: 1" = 80'
GRAPHIC SCALE

TRACT NO. 5364-3

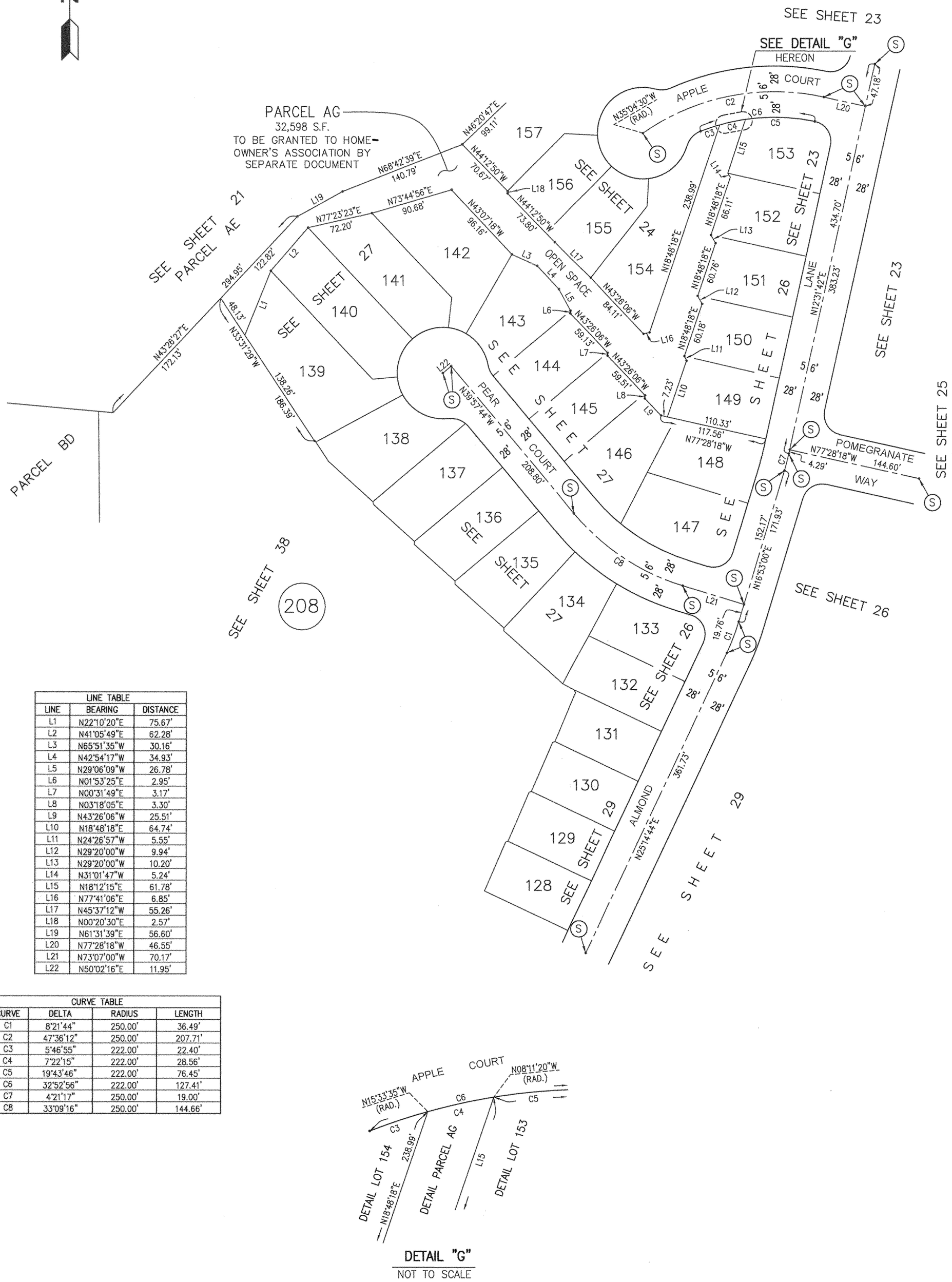
1-21-15

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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
LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N22°10'20"E	75.67'
L2	N41°05'49"E	62.28'
L3	N65°51'35"W	30.16'
L4	N42°54'17"W	34.93'
L5	N29°06'09"W	26.78'
L6	N01°53'25"E	2.95'
L7	N00°31'49"E	3.17'
L8	N03°18'05"E	3.30'
L9	N43°26'06"W	25.51'
L10	N18°48'18"E	64.74'
L11	N24°26'57"W	5.55'
L12	N29°20'00"W	9.94'
L13	N29°20'00"W	10.20'
L14	N31°01'47"W	5.24'
L15	N18°12'15"E	61.78'
L16	N77°41'06"E	6.85'
L17	N45°37'12"W	55.26'
L18	N00°20'30"E	2.57'
L19	N61°31'39"E	56.60'
L20	N77°28'18"W	46.55'
L21	N73°07'00"W	70.17'
L22	N50°02'16"E	11.95'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	8°21'44"	250.00'	36.49'
C2	47°36'12"	250.00'	207.71'
C3	5°46'55"	222.00'	22.40'
C4	7°22'15"	222.00'	28.56'
C5	19°43'46"	222.00'	76.45'
C6	32°52'56"	222.00'	127.41'
C7	4°21'17"	250.00'	19.00'
C8	33°09'16"	250.00'	144.66'

DETAIL "G"
NOT TO SCALE

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

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", FLUSH.

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

162MR81

150' 0' 150' 300'
SCALE: 1" = 150'
GRAPHIC SCALE

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

TRACT NO. 3467
132 MR 21-39

N85°00'24"E 2307.11' M&R10

FD. 3/4" I.P. TAGGED L.S. 5440 PER R10

336'

SCE2

25'

SCE2

SCE2

SCE

1130.98'

5757.77' M&R10

BOUNDARY OF TRACT B PER 30 RS 59-60

TRACT A RANCHO SIMI, 3 MR 7

4073.27'

SCE2

FD. 1 1/2" I.P. TAGGED R.C.E. 16844 PER R10.

FD. 2" I.P. TAGGED RCE 16913 PER R10.

N52°25'38"W M&R10 252.29'

N29°00'23"E 434.47' M&R10

1001.42' M&R10
566.95' M&R10

M&R10 N60°52'53"W 198.57'

N49°58'20"W M&R10 292.63'

M&R10 N70°33'43"W 169.16'

M&R10 N57°59'53"W 214.53'

M&R10 L1

M&R10 N12°22'36"E 119.04'

M&R10 N39°51'32"E 195.72'

L2 M&R10

N06°04'28"W 176.97' M&R10

L3

N18°57'45"E 181.31' M&R10

N81°55'36"W 129.31'

N69°57'22"W 123.60'

N72°25'48"E 202.07'

N39°05'15"E 251.14'

N56°09'33"E 332.59'

N77°02'41"E 179.10'

N27°49'09"E 297.06'

L4

N47°37'49"E 199.33'

N76°28'14"W 362.16'

N15°06'56"E 281.66'

N79°00'12"W 245.02'

FD. 2" I.P. TAGGED R.C.E. 16844 IN LIEU OF 1 1/2" I.P. PER TRACT NO. 3459-1 93 MR 29-33 AND R10.

TRACT NO. 5364-2
162 MR 41-48

PARCEL W
62.94 ACRES
OPEN SPACE

TO BE GRANTED TO HOMEOWNER'S ASSOCIATION BY SEPARATE DOCUMENT

PARCEL Y

R3

AC

35

PARCEL AB
SEE SHEET 36

PARCEL AA

SEE SHEET

PARCEL AK

SEE SHEET 36

SCE

25'

CITY OF SIMI VALLEY
COUNTY OF VENTURA
N13°27'04"E
(BASIS OF BEARINGS)

PARCEL U
SEE SHEET 19

LEGEND

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

(P2) FOUND 2" IRON PIPE TAGGED "R.C.E. 16913" PER TRACT NO. 5364-2 162 M.R. 41-48

(R3) PROPOSED EASEMENT FOR ACCESS AND UTILITY PURPOSES FOR THE BENEFIT OF PARCELS Y, Z, AND W.

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

(SCE) CENTERLINE OF A 50' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED 3-14-58 IN BOOK 1598 PAGE 88, O.R.

(SCE2) EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR EXISTING ROADWAY PURPOSES PER DOCUMENT RECORDED 3-14-58 IN BOOK 1598 PAGE 189, O.R. SAID EASEMENT HAS BEEN ESTABLISHED BY THE PHYSICAL LOCATION OF DIRT ACCESS ROADS AS DIGITIZED FROM AN ORTHO-PHOTO AND THE LOCATIONS AS SHOWN ON THIS MAP ARE APPROXIMATE.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N16°26'18"W	81.48'
L2	N70°35'04"E	118.60'
L3	N36°59'55"W	109.49'
L4	N51°11'46"W	54.41'

REFERENCES

R10 = TRACT NO. 5364-2 162 MR 41-48

M = MEASURED

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

1-21-15

120' 0' 120' 240'
SCALE: 1" = 120'
GRAPHIC SCALE

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

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

(R3) PROPOSED EASEMENT FOR ACCESS AND UTILITY PURPOSES FOR THE BENEFIT OF PARCELS Y, Z AND W.

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

(SCE2) EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR EXISTING ROADWAY PURPOSES PER DOCUMENT RECORDED 3-14-58 IN BOOK 1598 PAGE 189, O.R. SAID EASEMENT HAS BEEN ESTABLISHED BY THE PHYSICAL LOCATION OF DIRT ACCESS ROADS AS DIGITIZED FROM AN ORTHO-PHOTO AND THE LOCATIONS AS SHOWN ON THIS MAP ARE APPROXIMATE.

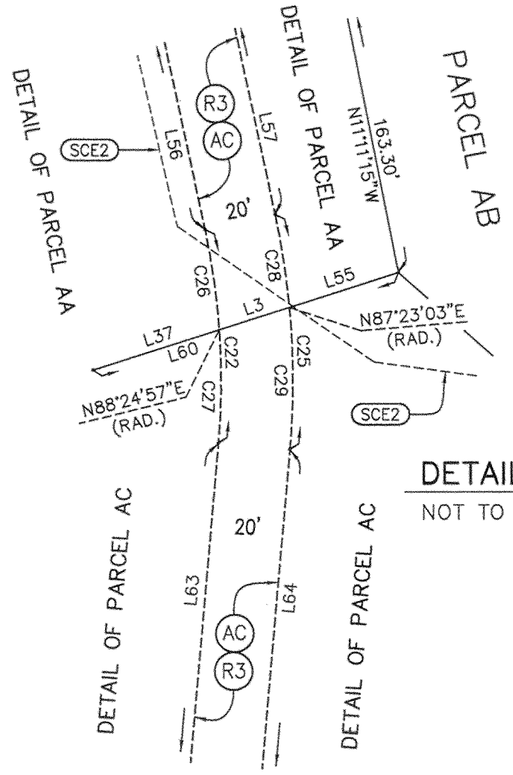
S.F. SQUARE FEET

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N51°11'46"W	20.24'
L2	N51°11'46"W	34.17'
L3	N72°18'15"E	20.76'
L4	N74°52'31"W	20.01'
L5	N49°34'37"W (RAD.)	30.00'
L6	N02°59'25"E	47.07'
L7	N40°10'10"W	35.58'
L8	N77°02'41"E	8.97'
L9	N02°59'25"E	17.59'
L10	N89°07'40"E	12.50'
L11	N40°25'23"E	10.98'
L12	N16°42'35"E	5.51'
L13	N19°19'53"E	106.11'
L14	N16°42'35"E	34.92'
L15	N02°59'25"E	28.98'
L16	N47°37'49"E	71.19'
L17	N51°11'46"W	54.41'
L18	N02°59'25"E	157.59'
L19	N01°39'14"W	70.95'
L20	N37°12'26"W	51.21'
L21	N71°32'20"W	57.59'
L22	N34°02'07"W	88.25'
L23	N06°14'16"E	85.14'
L24	N28°11'56"E	89.55'
L25	N42°37'28"E	105.07'
L26	N44°05'56"E	166.83'
L27	N22°12'58"E	73.26'
L28	N49°04'20"E	102.65'
L29	N16°50'32"E	110.37'
L30	N89°18'06"W	68.71'
L31	N13°59'18"E	126.57'
L32	N41°47'50"E	28.84'
L33	N11°59'21"E	160.55'
L34	N42°03'14"W	84.70'
L35	N11°59'21"E	160.55'
L36	N42°03'14"W	68.17'
L37	N72°18'15"E	149.63'
L38	N02°59'25"E	46.56'
L39	N30°53'20"E	50.64'
L40	N19°36'41"E	48.56'
L41	N33°45'00"E	55.66'
L42	N30°17'01"E	59.96'
L43	N30°46'17"E	69.91'
L44	N37°49'13"E	75.95'
L45	N44°46'37"E	74.30'
L46	N50°26'49"E	72.92'
L47	N78°46'33"E	46.44'
L48	N61°31'07"E	151.28'
L49	N51°26'08"W	17.65'
L50	N63°03'20"E	83.90'
L51	N53°32'57"W	24.07'
L52	N74°05'52"E	77.74'
L53	N79°56'45"W	48.34'
L54	N68°44'04"E	156.23'
L55	N72°18'15"E	44.19'
L56	N12°06'56"W	71.39'
L57	N12°06'56"W	71.39'
L58	N68°44'04"E	156.23'
L59	N47°37'49"E	98.54'
L60	N72°18'15"E	214.58'
L61	N47°37'49"E	100.79'
L62	N08°22'00"E	25.95'
L63	N05°56'35"E	154.47'
L64	N05°56'35"E	154.47'
L65	N42°07'05"E	30.00'
L66	N64°10'04"E	20.32'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	44°38'24"	25.00'	19.48'
C2	78°25'29"	13.00'	17.79'
C3	142°34'02"	20.00'	49.77'
C4	121°14'11"	13.00'	27.51'
C5	65°12'52"	25.00'	28.46'
C6	8°59'56"	180.00'	28.27'
C7	8°59'56"	200.00'	31.41'
C8	40°59'31"	55.00'	39.35'
C9	11°46'22"	110.00'	22.60'
C10	54°02'35"	70.00'	66.03'
C11	54°02'35"	50.00'	47.16'
C12	23°57'48"	540.00'	225.85'
C13	53°54'46"	240.00'	225.83'
C14	53°54'46"	260.00'	244.65'
C15	40°44'08"	240.00'	170.63'
C16	22°05'56"	150.00'	57.85'
C17	27°25'15"	130.00'	62.22'
C18	40°44'08"	260.00'	184.85'
C19	21°55'59"	300.00'	114.84'
C20	33°32'22"	300.00'	175.61'
C21	23°57'48"	570.00'	238.40'
C22	18°03'31"	300.00'	94.55'
C23	61°00'05"	22.00'	23.42'
C24	10°23'28"	270.00'	48.97'
C25	18°03'31"	320.00'	100.86'
C26	10°31'53"	300.00'	55.14'
C27	7°31'38"	300.00'	39.41'
C28	9°29'59"	320.00'	53.06'
C29	8°33'32"	320.00'	47.80'

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.



DETAIL "H"
NOT TO SCALE

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

1-21-15

150' 0' 150' 300'
SCALE: 1" = 150'
GRAPHIC SCALE

TRACT NO. 5364-3

SHEET 36 OF 41 SHEETS

2-2-15

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	27°13'04"	55.00'	26.13'
C2	32°07'22"	35.00'	19.62'
C3	3°18'44"	170.00'	9.83'
C4	14°04'32"	260.00'	63.87'
C5	14°04'32"	280.00'	68.79'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°39'14"W	70.95'
L2	N37°12'26"W	51.21'
L3	N71°32'20"W	57.59'
L4	N34°02'07"W	88.25'
L5	N06°14'16"E	85.14'
L6	N28°11'56"E	89.55'
L7	N42°37'28"E	105.07'
L8	N22°12'58"E	73.26'
L9	N49°04'20"E	102.65'
L10	N16°50'32"E	110.37'
L11	N35°59'09"W	98.52'
L12	N23°23'52"E	98.06'
L13	N05°13'25"E	87.01'
L14	N11°55'22"W	77.24'
L15	N37°06'13"E	98.46'
L16	N75°31'33"E	91.28'
L17	N14°01'29"W	53.90'
L18	N14°01'28"E	89.84'
L19	N38°07'58"E	111.78'
L20	N21°14'12"W	107.59'
L21	N73°13'34"E	119.60'
L22	N42°22'05"E	110.00'
L23	N51°11'46"W	54.41'
L24	N19°19'53"E	106.11'
L25	N51°00'11"W	23.76'
L26	N31°35'15"W	24.56'
L27	N04°33'03"W	24.33'

LEGEND

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

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

(R5) PROPOSED EASEMENT FOR ACCESS AND UTILITY PURPOSES FOR THE BENEFIT OF PARCEL AB.

(R6) EASEMENT FOR INGRESS AND EGRESS PURPOSES DEDICATED TO VENTURA COUNTY WATERSHED PROTECTION DISTRICT BY THIS MAP.

(A1) PROPOSED EASEMENT FOR ACCESS AND UTILITY PURPOSES FOR THE BENEFIT OF FUTURE PARCELS.

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

[TR1] EASEMENT FOR TRAIL PURPOSES TO RANCHO SIMI RECREATION AND PARK DISTRICT TO BE DEDICATED BY SEPARATE INSTRUMENT.

(SCE) CENTERLINE OF A 50' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED 3-14-58 IN BOOK 1598 PAGE 88, O.R.

(SCE2) EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR EXISTING ROADWAY PURPOSES PER DOCUMENT RECORDED 3-14-58 IN BOOK 1598 PAGE 189, O.R. SAID EASEMENT HAS BEEN ESTABLISHED BY THE PHYSICAL LOCATION OF DIRT ACCESS ROADS AS DIGITIZED FROM AN ORTHO-PHOTO AND THE LOCATIONS AS SHOWN ON THIS MAP ARE APPROXIMATE.

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

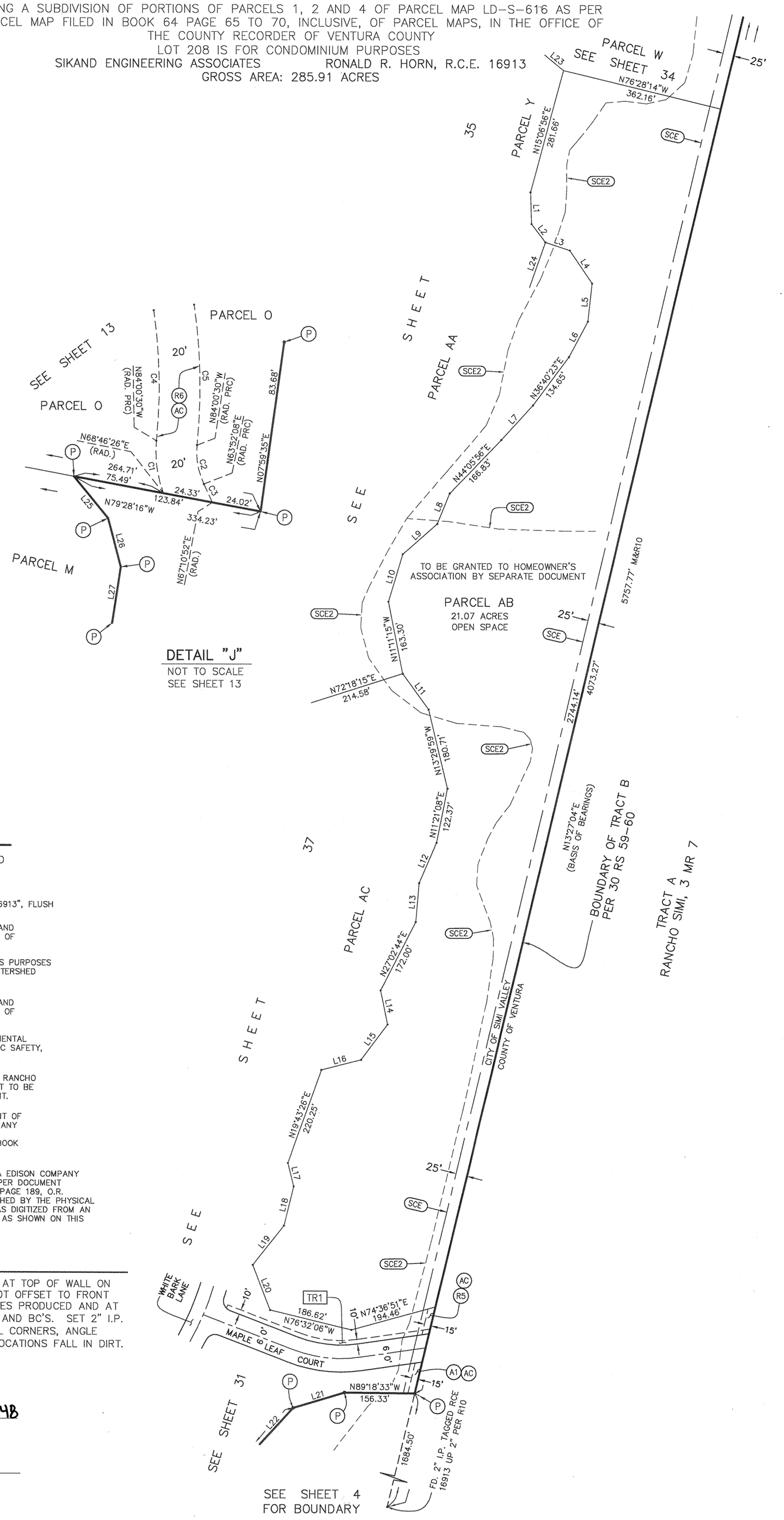
REFERENCES

R10 = TRACT NO. 5364-2 162 MR 41-48

M = MEASURED

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS



DETAIL "J"
NOT TO SCALE
SEE SHEET 13

162MR84

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

TRACT NO. 5364-3

2-2-15

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

REFERENCES

R10 = TRACT NO. 5364-2 162 MR 41-48

M = MEASURED

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N72°18'15"E	214.58'
L2	N13°27'04"E	64.61'
L3	N11°55'22"W	77.24'
L4	N72°18'15"E	20.76'
L5	N13°27'04"E	61.17'
L6	N13°27'04"E	32.30'
L7	N13°27'04"E	32.31'
L8	N81°41'08"E	159.58'
L9	N81°41'08"E	147.60'
L10	N14°01'29"W	53.90'
L11	N72°18'15"E	44.19'
L13	N04°10'29"E	134.33'
L14	N04°10'29"E	134.33'
L15	N73°07'00"W	112.88'
L23	N81°41'08"E	135.62'
L24	N68°59'01"W	213.58'
L27	N07°00'39"E	66.51'
L28	N07°00'39"E	61.17'
L29	N79°10'36"W	0.57'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	17°23'29"	530.00'	160.87'
C2	17°23'29"	500.00'	151.77'
C3	18°03'31"	300.00'	94.55'
C4	18°03'31"	320.00'	100.86'
C5	1°46'06"	1020.00'	31.48'
C6	1°46'06"	1000.00'	30.86'
C7	13°55'15"	250.00'	60.74'
C8	13°55'15"	270.00'	65.60'
C9	11°05'05"	220.00'	42.56'
C10	29°19'51"	270.00'	138.22'
C11	29°19'51"	300.00'	153.58'
C12	29°19'51"	330.00'	168.93'
C13	11°05'05"	200.00'	38.69'
C14	93°48'45"	25.00'	40.93'
C15	11°28'43"	360.00'	72.12'
C16	87°29'35"	22.00'	33.59'
C17	6°34'02"	1100.00'	126.08'
C18	6°34'02"	1130.00'	129.52'
C19	6°22'33"	600.00'	66.77'
C20	49°00'34"	95.00'	81.26'
C21	38°12'18"	30.00'	20.00'
C22	4°20'25"	1130.00'	85.60'
C23	1°37'34"	630.00'	17.88'
C24	83°21'08"	22.00'	32.00'
C25	2°13'37"	1130.00'	43.92'

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

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", FLUSH.

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

(R3) PROPOSED EASEMENT FOR ACCESS AND UTILITY PURPOSES FOR THE BENEFIT OF PARCELS Y, Z, AND W.

(R5) PROPOSED EASEMENT FOR ACCESS AND UTILITY PURPOSES FOR THE BENEFIT OF PARCEL AB.

(A1) PROPOSED 15' WIDE EASEMENT FOR ACCESS AND UTILITY PURPOSES FOR THE BENEFIT OF FUTURE PARCELS.

[TR1] EASEMENT FOR TRAIL PURPOSES TO RANCHO SIMI RECREATION AND PARK DISTRICT TO BE DEDICATED BY SEPARATE INSTRUMENT.

(SCE) CENTERLINE OF A 50' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED 3-14-58 IN BOOK 1598 PAGE 88, O.R.

(SCE2) EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR EXISTING ROADWAY PURPOSES PER DOCUMENT RECORDED 3-14-58 IN BOOK 1598 PAGE 189, O.R. SAID EASEMENT HAS BEEN ESTABLISHED BY THE PHYSICAL LOCATION OF DIRT ACCESS ROADS AS DIGITIZED FROM AN ORTHO-PHOTO AND THE LOCATIONS AS SHOWN ON THIS MAP ARE APPROXIMATE.

S.F. SQUARE FEET

DETAIL "I"
NOT TO SCALE

DETAIL OF PARCEL AC

SEE SHEET 21

SEE SHEET 35

SEE DETAIL "H"
SHOWN ON SHEET 35

SEE DETAIL "I"
SHOWN HEREON

SEE SHEET 25

SEE SHEET 22

SEE SHEET 28

SEE SHEET 29

SEE SHEET 31

SEE SHEET 4
FOR BOUNDARY

PARCEL AA

PARCEL AC
5.33 ACRES

OPEN SPACE

PARCEL AB

PARCEL AI

WHITE BARK LANE

POMEGRANATE WAY

MAPLE LEAF COURT

TO BE GRANTED TO HOMEOWNER'S ASSOCIATION BY SEPARATE DOCUMENT

BOUNDARY OF TRACT B PER 30 RS 59-60

TRACT A RANCHO SIMI, 3 MR 7

CITY OF SIMI VALLEY
COUNTY OF VENTURA

N13°27'04"E (BASIS OF BEARINGS)

5757.77' M&R10

FD. 2" I.P. TAGGED RCE 16913 UP 2" PER R10

162MR85

1-21-15

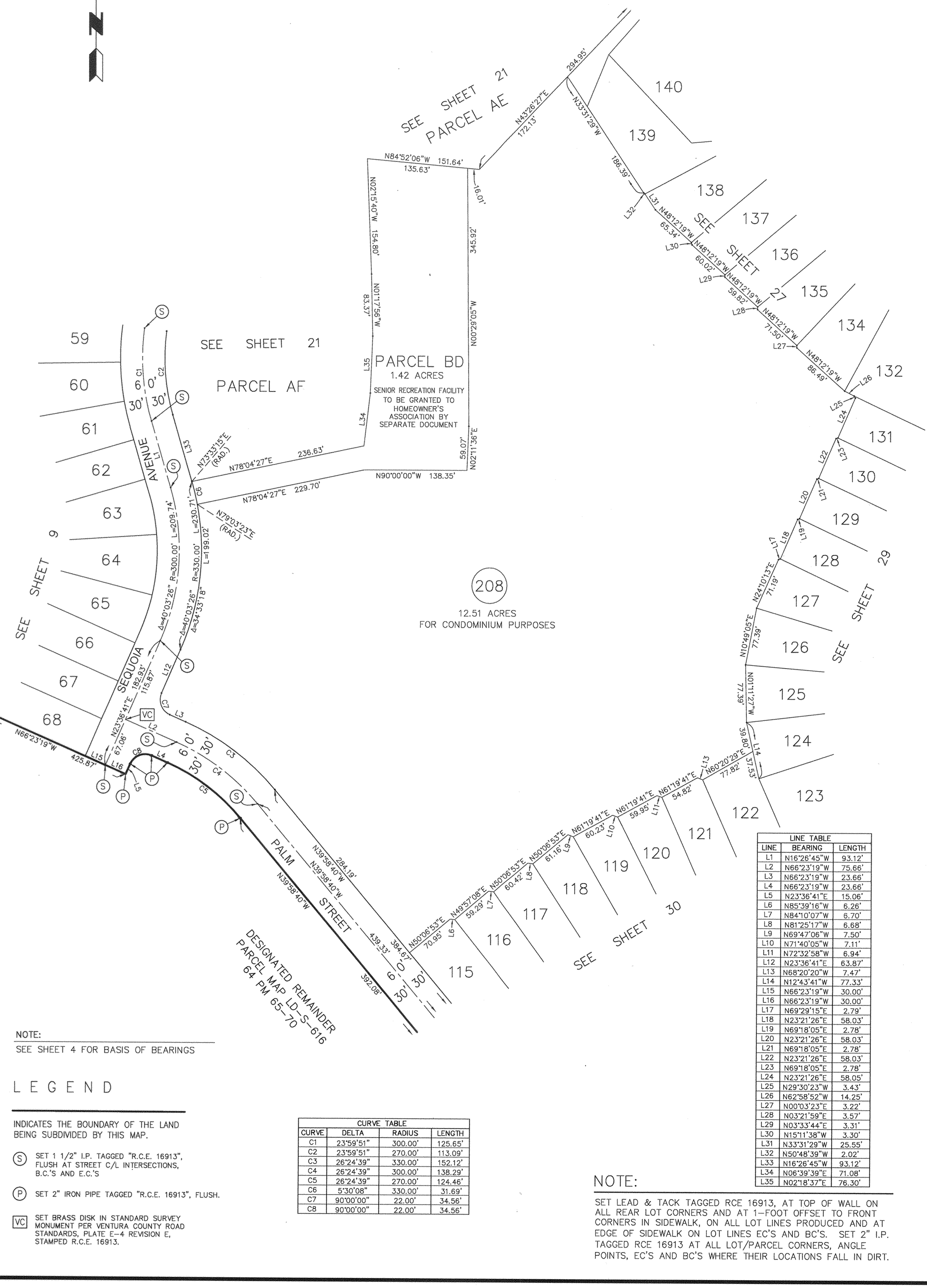
80' 0' 80' 160'
SCALE: 1" = 80'
GRAPHIC SCALE

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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
LOT 208 IS FOR CONDOMINIUM PURPOSES

SIKAND ENGINEERING ASSOCIATES RONALD R. HORN, R.C.E. 16913
GROSS AREA: 285.91 ACRES



LINE TABLE		
LINE	BEARING	LENGTH
L1	N16°26'45"W	93.12'
L2	N66°23'19"W	75.66'
L3	N66°23'19"W	23.66'
L4	N66°23'19"W	23.66'
L5	N23°36'41"E	15.06'
L6	N85°39'16"W	6.26'
L7	N84°10'07"W	6.70'
L8	N81°25'17"W	6.68'
L9	N69°47'06"W	7.50'
L10	N71°40'05"W	7.11'
L11	N72°32'58"W	6.94'
L12	N23°36'41"E	63.87'
L13	N68°20'20"W	7.47'
L14	N12°43'41"W	77.33'
L15	N66°23'19"W	30.00'
L16	N66°23'19"W	30.00'
L17	N69°29'15"E	2.79'
L18	N23°21'26"E	58.03'
L19	N69°18'05"E	2.78'
L20	N23°21'26"E	58.03'
L21	N69°18'05"E	2.78'
L22	N23°21'26"E	58.03'
L23	N69°18'05"E	2.78'
L24	N23°21'26"E	58.05'
L25	N29°30'23"W	3.43'
L26	N62°58'52"W	14.25'
L27	N00°03'23"E	3.22'
L28	N03°21'59"E	3.57'
L29	N03°33'44"E	3.31'
L30	N15°11'38"W	3.30'
L31	N33°31'29"W	25.55'
L32	N50°48'39"W	2.02'
L33	N16°26'45"W	93.12'
L34	N06°39'39"E	71.08'
L35	N02°18'37"E	76.30'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	23°59'51"	300.00'	125.65'
C2	23°59'51"	270.00'	113.09'
C3	26°24'39"	330.00'	152.12'
C4	26°24'39"	300.00'	138.29'
C5	26°24'39"	270.00'	124.46'
C6	5°30'08"	330.00'	31.69'
C7	90°00'00"	22.00'	34.56'
C8	90°00'00"	22.00'	34.56'

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

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", FLUSH.

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

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

162MR86

2-2-15

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

LOT 208 IS FOR CONDOMINIUM PURPOSES

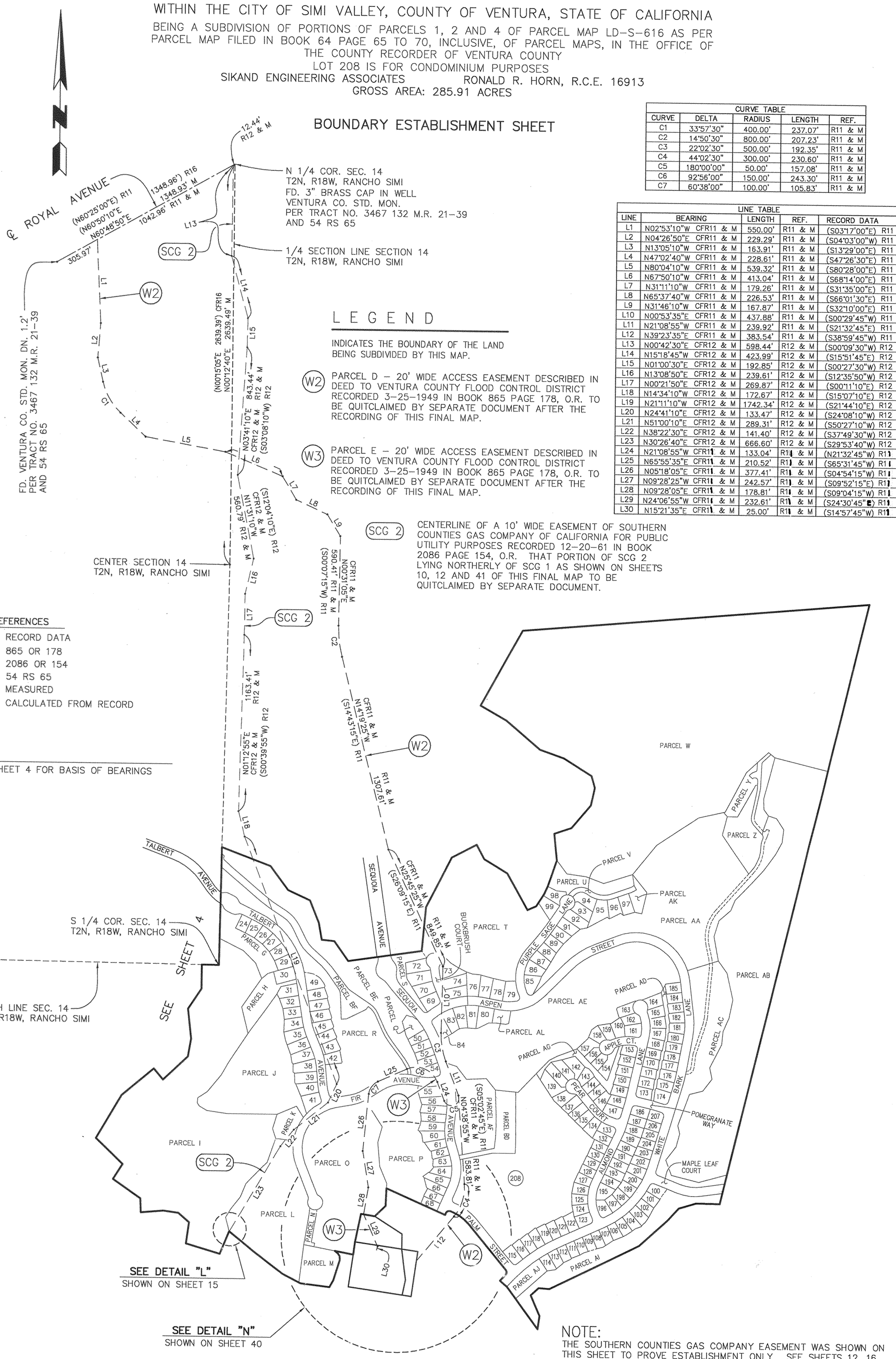
SIKAND ENGINEERING ASSOCIATES RONALD R. HORN, R.C.E. 16913

GROSS AREA: 285.91 ACRES

400' 0' 400' 800'

SCALE: 1" = 400'
GRAPHIC SCALE

BOUNDARY ESTABLISHMENT SHEET



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	REF.
C1	33°57'30"	400.00'	237.07'	R11 & M
C2	14°50'30"	800.00'	207.23'	R11 & M
C3	22°02'30"	500.00'	192.35'	R11 & M
C4	44°02'30"	300.00'	230.60'	R11 & M
C5	180°00'00"	50.00'	157.08'	R11 & M
C6	92°56'00"	150.00'	243.30'	R11 & M
C7	60°38'00"	100.00'	105.83'	R11 & M

LINE TABLE				
LINE	BEARING	LENGTH	REF.	RECORD DATA
L1	N02°53'10"W CFR11 & M	550.00'	R11 & M	(S03°17'00"E) R11
L2	N04°26'50"E CFR11 & M	229.29'	R11 & M	(S04°03'00"W) R11
L3	N13°05'10"W CFR11 & M	163.91'	R11 & M	(S13°29'00"E) R11
L4	N47°02'40"W CFR11 & M	228.61'	R11 & M	(S47°26'30"E) R11
L5	N80°04'10"W CFR11 & M	539.32'	R11 & M	(S80°28'00"E) R11
L6	N67°50'10"W CFR11 & M	413.04'	R11 & M	(S68°14'00"E) R11
L7	N31°11'10"W CFR11 & M	179.26'	R11 & M	(S31°35'00"E) R11
L8	N65°37'40"W CFR11 & M	226.53'	R11 & M	(S66°01'30"E) R11
L9	N31°46'10"W CFR11 & M	167.87'	R11 & M	(S32°10'00"E) R11
L10	N00°53'35"E CFR11 & M	437.88'	R11 & M	(S00°29'45"W) R11
L11	N21°08'55"W CFR11 & M	239.92'	R11 & M	(S21°32'45"E) R11
L12	N39°23'35"E CFR11 & M	383.54'	R11 & M	(S38°59'45"W) R11
L13	N00°42'30"E CFR12 & M	598.44'	R12 & M	(S00°09'30"W) R12
L14	N15°18'45"W CFR12 & M	423.99'	R12 & M	(S15°51'45"E) R12
L15	N01°00'30"E CFR12 & M	192.85'	R12 & M	(S00°27'30"W) R12
L16	N13°08'50"E CFR12 & M	239.61'	R12 & M	(S12°35'50"W) R12
L17	N00°21'50"E CFR12 & M	269.87'	R12 & M	(S00°11'10"E) R12
L18	N14°34'10"W CFR12 & M	172.67'	R12 & M	(S15°07'10"E) R12
L19	N21°11'10"W CFR12 & M	1742.34'	R12 & M	(S21°44'10"E) R12
L20	N24°41'10"E CFR12 & M	133.47'	R12 & M	(S24°08'10"W) R12
L21	N51°00'10"E CFR12 & M	289.31'	R12 & M	(S50°27'10"W) R12
L22	N38°22'30"E CFR12 & M	141.40'	R12 & M	(S37°49'30"W) R12
L23	N30°26'40"E CFR12 & M	666.60'	R12 & M	(S29°53'40"W) R12
L24	N21°08'55"W CFR11 & M	133.04'	R11 & M	(N21°32'45"W) R11
L25	N65°55'35"E CFR11 & M	210.52'	R11 & M	(S65°31'45"W) R11
L26	N05°18'05"E CFR11 & M	377.41'	R11 & M	(S04°54'15"W) R11
L27	N09°28'25"W CFR11 & M	242.57'	R11 & M	(S09°52'15"E) R11
L28	N09°28'05"E CFR11 & M	178.81'	R11 & M	(S09°04'15"W) R11
L29	N24°06'55"W CFR11 & M	232.61'	R11 & M	(S24°30'45"E) R11
L30	N15°21'35"E CFR11 & M	25.00'	R11 & M	(S14°57'45"W) R11

LEGEND

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

(W2) PARCEL D – 20' WIDE ACCESS EASEMENT DESCRIBED IN DEED TO VENTURA COUNTY FLOOD CONTROL DISTRICT RECORDED 3-25-1949 IN BOOK 865 PAGE 178, O.R. TO BE QUITCLAIMED BY SEPARATE DOCUMENT AFTER THE RECORDING OF THIS FINAL MAP.

(W3) PARCEL E – 20' WIDE ACCESS EASEMENT DESCRIBED IN DEED TO VENTURA COUNTY FLOOD CONTROL DISTRICT RECORDED 3-25-1949 IN BOOK 865 PAGE 178, O.R. TO BE QUITCLAIMED BY SEPARATE DOCUMENT AFTER THE RECORDING OF THIS FINAL MAP.

(SCG 2) CENTERLINE OF A 10' WIDE EASEMENT OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA FOR PUBLIC UTILITY PURPOSES RECORDED 12-20-61 IN BOOK 2086 PAGE 154, O.R. THAT PORTION OF SCG 2 LYING NORTHERLY OF SCG 1 AS SHOWN ON SHEETS 10, 12 AND 41 OF THIS FINAL MAP TO BE QUITCLAIMED BY SEPARATE DOCUMENT.

REFERENCES

( ) = RECORD DATA
R11 = 865 OR 178
R12 = 2086 OR 154
R16 = 54 RS 65
M = MEASURED
CF = CALCULATED FROM RECORD

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

SEE DETAIL "L"
SHOWN ON SHEET 15

SEE DETAIL "N"
SHOWN ON SHEET 40

NOTE:

THE SOUTHERN COUNTIES GAS COMPANY EASEMENT WAS SHOWN ON THIS SHEET TO PROVE ESTABLISHMENT ONLY. SEE SHEETS 12, 16 AND 41 FOR THE RELOCATED PORTIONS OF THIS EASEMENT WITHIN FIR AVENUE AND SEQUOIA AVENUE.

162MR87

TRACT NO. 5364-3

1-21-15

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

LOT 208 IS FOR CONDOMINIUM PURPOSES

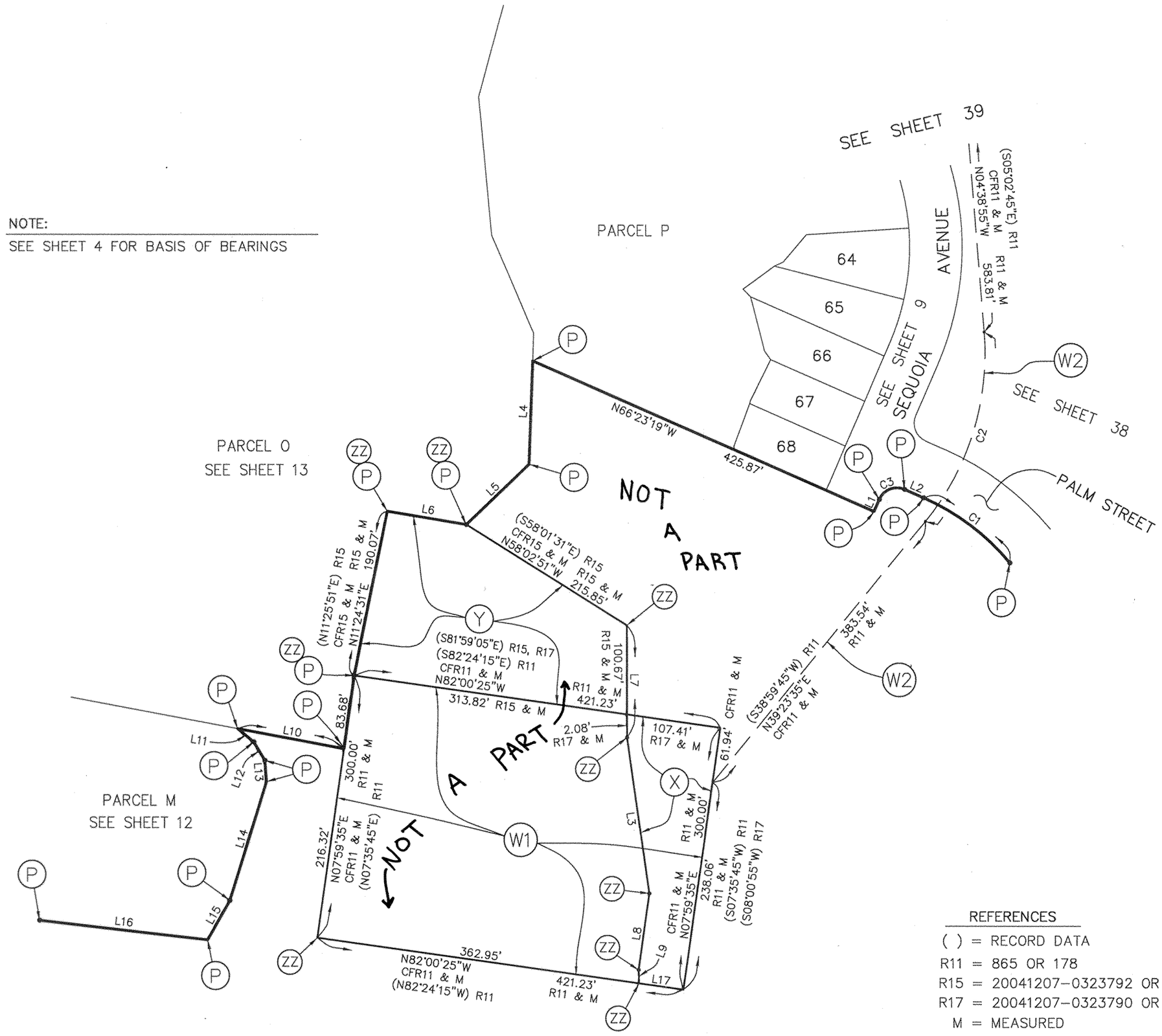
SIKAND ENGINEERING ASSOCIATES RONALD R. HORN, R.C.E. 16913

GROSS AREA: 285.91 ACRES

BOUNDARY ESTABLISHMENT SHEET

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS



DETAIL "N"

NOT TO SCALE

SEE SHEET 39

REFERENCES

( ) = RECORD DATA
R11 = 865 OR 178
R15 = 20041207-0323792 OR
R17 = 20041207-0323790 OR
M = MEASURED
CF = CALCULATED FROM RECORD

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	REF.
C1	26°24'39"	270.00'	124.46'	
C2	44°02'30"	300.00'	230.60'	R11 & M
C3	90°00'00"	22.00'	34.56'	

LINE TABLE				
LINE	BEARING	LENGTH	REF.	RECORD DATA
L1	N23°36'41"E	15.06'		
L2	N66°23'19"W	23.66'		
L3	N07°19'40"W CFR17 & M	202.58'	R17 & M	(N07°18'20"W) R17
L4	N02°04'00"E	117.06'		
L5	N46°15'22"E	99.33'		
L6	N80°30'31"W CFR15 & M	91.24'	R15 & M	(S80°29'11"E) R15
L7	N00°01'20"W CFR15 & M	102.75'	CFR15, CFR17 & M	(S00°00'00"E) R15, R17
L8	N10°55'09"E CFR17 & M	100.28'	R17 & M	(N10°56'29"E) R17
L9	N02°00'34"W CFR17 & M	2.44'	R17 & M	(N01°59'14"W) R17
L10	N79°28'16"W	123.84'		
L11	N51°00'11"W	23.76'		
L12	N31°35'15"W	24.56'		
L13	N04°33'03"W	24.33'		
L14	N17°15'28"E	141.56'		
L15	N29°18'47"E	51.60'		
L16	N83°28'56"W	193.29'		
L17	N82°00'25"W CFR17 & M	58.28'	R17 & M	(N81°59'05"W) R17

LEGEND

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

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

(W1) LAND DESCRIBED IN DEED TO VENTURA COUNTY FLOOD CONTROL DISTRICT RECORDED 3-25-1949 IN BOOK 865 PAGE 178, O.R.

(W2) PARCEL D - 20' WIDE ACCESS EASEMENT DESCRIBED IN DEED TO VENTURA COUNTY FLOOD CONTROL DISTRICT RECORDED 3-25-1949 IN BOOK 865 PAGE 178, O.R. TO BE QUITCLAIMED BY SEPARATE DOCUMENT AFTER THE RECORDING OF THIS FINAL MAP.

(X) QUITCLAIM DEED RECORDED 12-07-2004 AS INSTRUMENT NO. 20041207-0323790, O.R.

(Y) LAND DESCRIBED IN DEED TO VENTURA COUNTY WATERSHED PROTECTION DISTRICT RECORDED 12-7-2004 AS INSTRUMENT NO. 20041207-0323792, O.R.

(ZZ) 2" I.P. PER 64 PM 65 NOT FOUND

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

162MR88

60' 0' 60' 120'
SCALE: 1" = 60'
GRAPHIC SCALE

TRACT NO. 5364-3

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 2 AND 4 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

LOT 208 IS FOR CONDOMINIUM PURPOSES

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

GROSS AREA: 285.91 ACRES

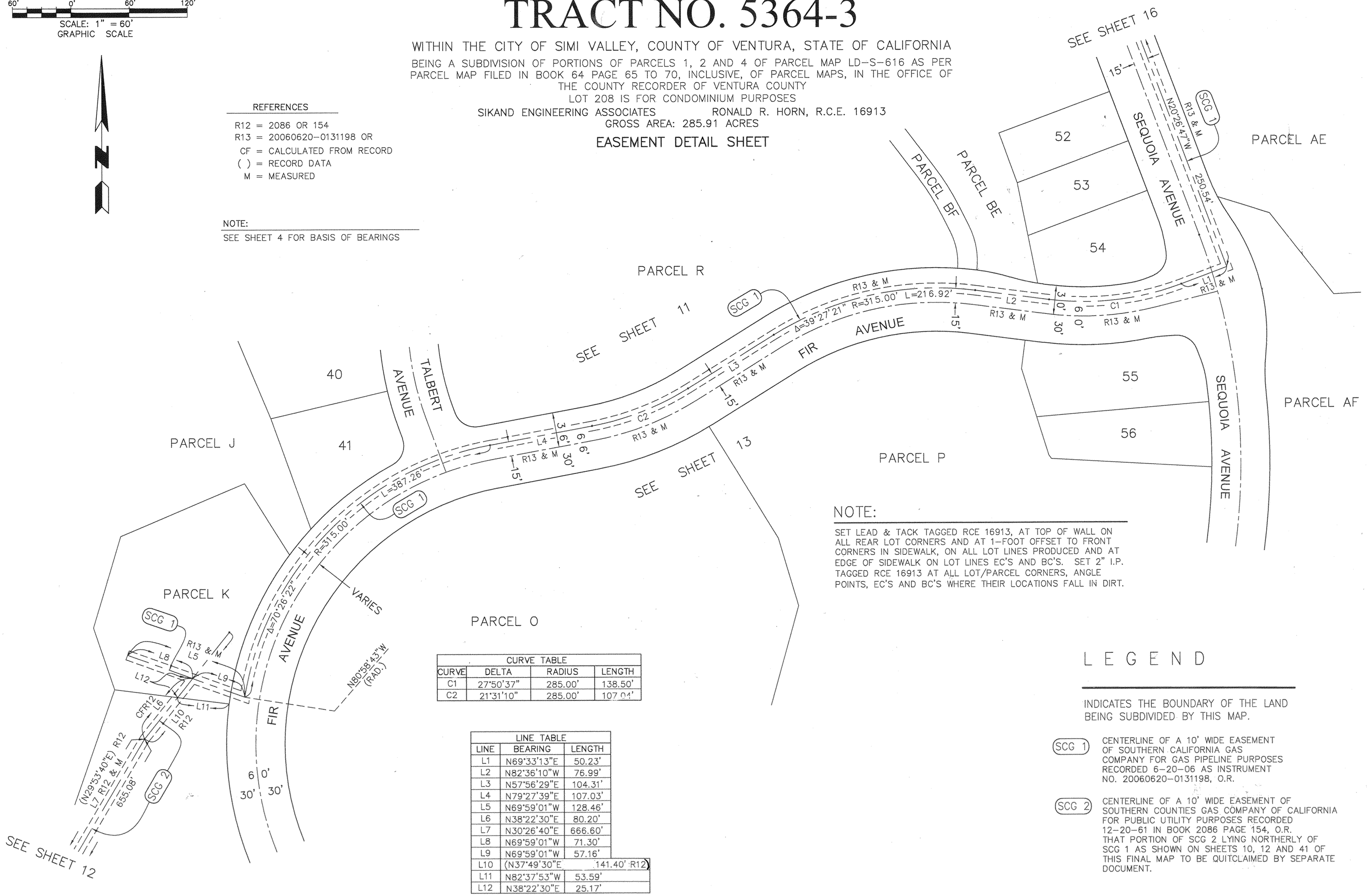
EASEMENT DETAIL SHEET

REFERENCES

R12 = 2086 OR 154
R13 = 20060620-0131198 OR
CF = CALCULATED FROM RECORD
( ) = RECORD DATA
M = MEASURED

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	27°50'37"	285.00'	138.50'
C2	21°31'10"	285.00'	107.01'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N69°33'13"E	50.23'
L2	N82°36'10"W	76.99'
L3	N57°56'29"E	104.31'
L4	N79°27'39"E	107.03'
L5	N69°59'01"W	128.46'
L6	N38°22'30"E	80.20'
L7	N30°26'40"E	666.60'
L8	N69°59'01"W	71.30'
L9	N69°59'01"W	57.16'
L10	(N37°49'30"E	141.40' R12)
L11	N82°37'53"W	53.59'
L12	N38°22'30"E	25.17'

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. 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.

LEGEND

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

(SCG 1) CENTERLINE OF A 10' WIDE EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY FOR GAS PIPELINE PURPOSES RECORDED 6-20-06 AS INSTRUMENT NO. 20060620-0131198, O.R.

(SCG 2) CENTERLINE OF A 10' WIDE EASEMENT OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA FOR PUBLIC UTILITY PURPOSES RECORDED 12-20-61 IN BOOK 2086 PAGE 154, O.R. THAT PORTION OF SCG 2 LYING NORTHERLY OF SCG 1 AS SHOWN ON SHEETS 10, 12 AND 41 OF THIS FINAL MAP TO BE QUITCLAIMED BY SEPARATE DOCUMENT.

1-21-15