TRACT NO. 5364-4

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

BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

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

GROSS AREA: 242.41 ACRES

20150623-00096735-0 1/24
Ventura County Clerk and Recorder
MARK A. LUNN
06/23/2015 08:00:00 AM
955555 $52.00 10

51-15-4

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARY OF THE SUBDIVISION SHOWN ON THIS MAP, THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID REAL PROPERTY, THAT THEY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINE AND THAT THEY HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY FOR PUBLIC USE, THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THE MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AN ACCESS EASEMENT OVER ALL OF PARCELS AR AND AX, AND THE 15' WIDE EASEMENT OVER PARCEL AW AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE VENTURA COUNTY WATERSHED PROTECTION DISTRICT PARCEL X IN FEE.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE VENTURA COUNTY WATERSHED PROTECTION DISTRICT EASEMENTS OVER ALL OF PARCEL AR AND THE 20' WIDE EASEMENT OVER PARCEL AO AND PARCEL AM FOR INGRESS AND EGRESS PURPOSES, AND THE 20' WIDE AND VARIABLE WIDTH EASEMENT OVER PARCEL BG FOR INGRESS AND EGRESS PURPOSES, AND THE VARIABLE WIDTH EASEMENT OVER PARCEL AM FOR FLOOD CONTROL, 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: _____ 4-13-15

RON MERTZEL, VICE PRESIDENT OF LAND

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 4-13-2015, BEFORE ME, DAN MAY, NOTARY PUBLIC, PERSONALLY APPEARED RON MERTZEL

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(X) WHOSE NAME(X) 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(X) ON THE INSTRUMENT THE PERSON(X), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(X) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: Dan May
NAME: DAN MAY

NOTARY COMMISSION NUMBER: 1967721
MY COMMISSION EXPIRES: 2-24-2016
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. 5364-4 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. 5364-4, CONSISTING OF 24 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 11th DAY OF May, 2015 FOR APPROVAL, SAID COUNCIL HEREBY APPROVES SAID MAP AND HEREBY ACCEPTS FOR PUBLIC USE THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS AS SHOWN ON THIS MAP; AND ALSO HEREBY ACCEPTS THE ACCESS EASEMENTS OVER ALL OF PARCELS AR AND AX, AND THE 15' WIDE EASEMENT OVER PARCEL AW 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 19th DAY OF May, 2015, 2015.

ATTEST:

_____ _____

CITY CLERK OF THE CITY OF SIMI VALLEY MAYOR OF THE CITY OF SIMI VALLEY

VENTURA COUNTY WATERSHED PROTECTION DISTRICT ACCEPTANCE CERTIFICATE:

THE VENTURA COUNTY WATERSHED PROTECTION DISTRICT HEREBY ACCEPTS PARCEL X IN FEE, AND HEREBY ACCEPTS THE EASEMENTS FOR INGRESS AND EGRESS PURPOSES AND HEREBY ACCEPTS THE EASEMENT FOR FLOOD CONTROL, INGRESS AND EGRESS PURPOSES AS OFFERED AND AS SHOWN ON THIS MAP.

DATE: June 17, 2015

WAYNE E. BATTLESON
COUNTY SURVEYOR
COUNTY OF VENTURA

BY: _____
WAYNE E. BATTLESON
PLS NO. 6918

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: 4-14, 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

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5364-4, 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: 5/12, 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 FINAL MAP ENTITLED TRACT NO. 5364-4, AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

DATE: June 17, 2015

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

WAYNE E. BATTLESON
COUNTY SURVEYOR
COUNTY OF VENTURA

BY: _____
WAYNE E. BATTLESON
COUNTY SURVEYOR
PLS NO. 6918

COUNTY RECORDER'S CERTIFICATE

FILED THIS 23 DAY OF June, 2015, AT 8:00 A.M., IN BOOK 163, OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 6-29 AT THE REQUEST OF RUNKLE CANYON, LLC,

20150623-00096735-0

MARK A. LUNN
COUNTY RECORDER
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY RECORDER

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL CERTIFICATES AND SECURITY REQUIRED UNDER THE PROVISIONS OF SECTION 66492 AND 66493 OF THE SUBDIVISION MAP ACT HAVE BEEN FILED AND DEPOSITED WITH ME.

STEVEN HINTZ
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: _____ 5/20/15
DEPUTY COUNTY TAX COLLECTOR

163MR6

4-15-15

TRACT NO. 5364-4

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

BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

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

GROSS AREA: 242.41 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. 04-323793, 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 BOOK 5555 PAGE 211, ALL, OF OFFICIAL RECORDS. DECEMBER 6, 1979 IN

RANCHO SIMI RECREATION AND PARK DISTRICT ACCEPTANCE CERTIFICATE

THE RANCHO SIMI RECREATION AND PARK DISTRICT HEREBY ACCEPTS THE EASEMENT FOR TRAIL PURPOSES AS OFFERED AND AS SHOWN ON THIS MAP.

DATE: May 28, 2015

ATTEST: _____
CLERK OF THE BOARD

_____
CHAIR OF THE BOARD

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

TRACT NO. 5364-4

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

BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

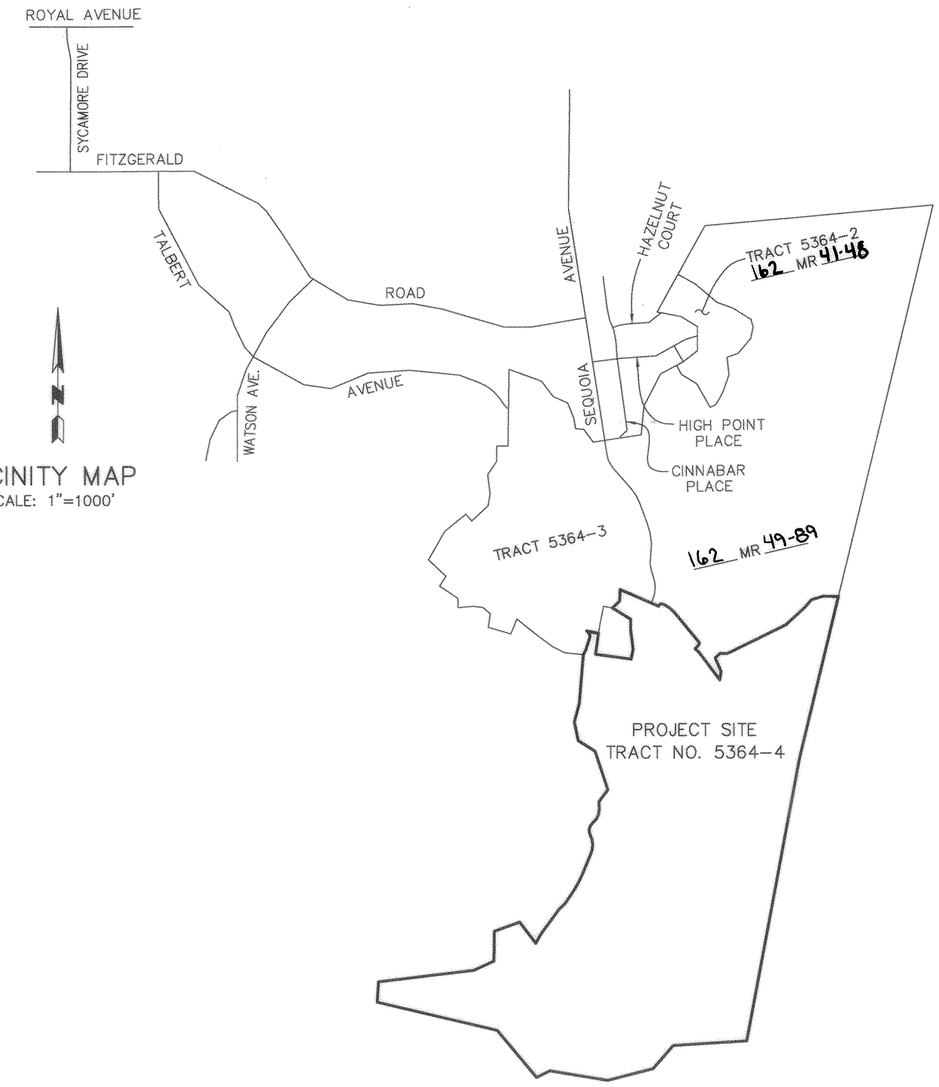
DATE OF SURVEY DECEMBER 2005

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

GROSS AREA: 242.41 ACRES

SHEET INDEX





VICINITY MAP
SCALE: 1"=1000'

LEGEND

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

3-18-15

3-10-15

800' 0' 800' 1600'
SCALE: 1" = 800'
GRAPHIC SCALE

TRACT NO. 5364-4

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

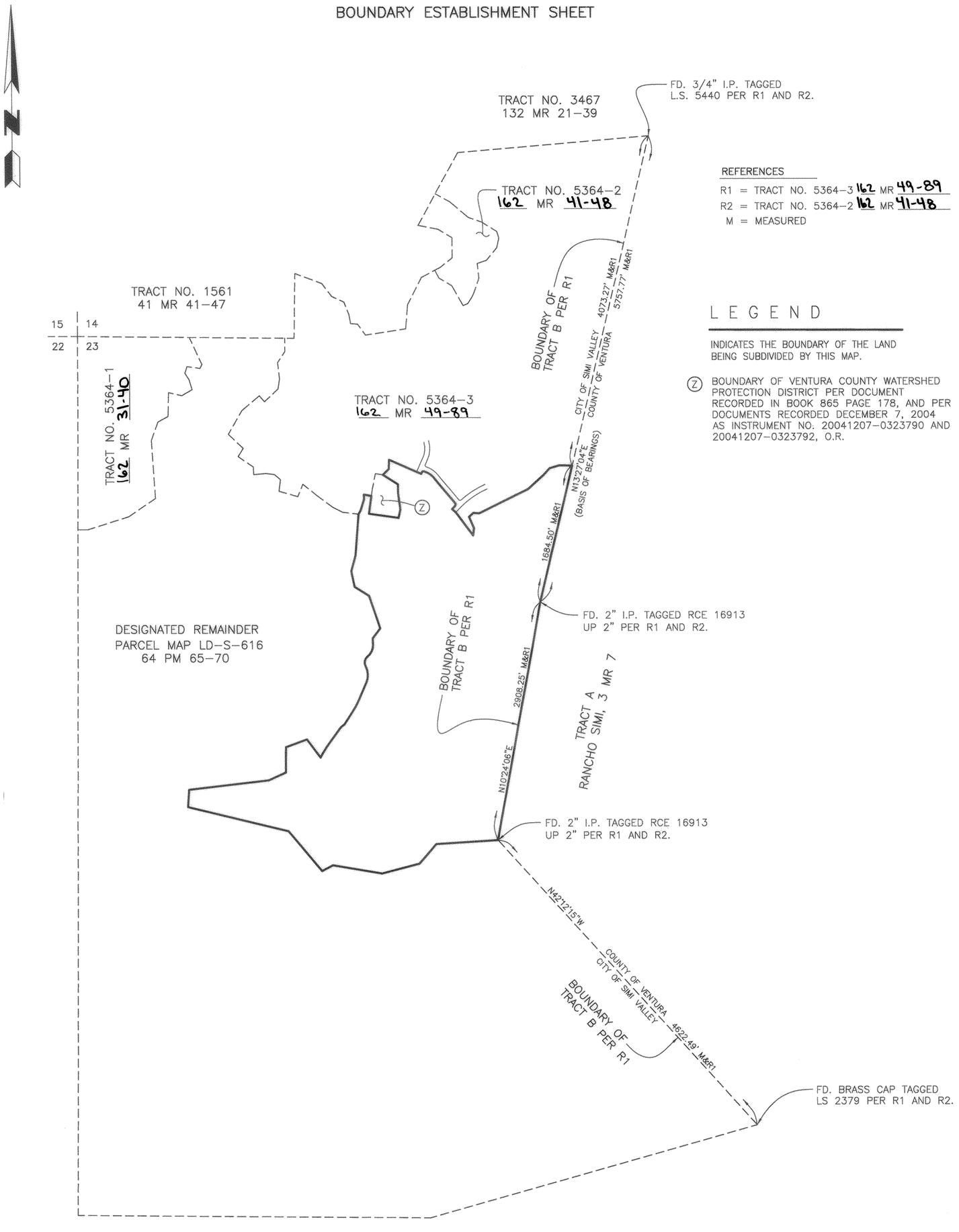
BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

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

GROSS AREA: 242.41 ACRES

BOUNDARY ESTABLISHMENT SHEET



REFERENCES

R1 = TRACT NO. 5364-3 162 MR 49-89
R2 = TRACT NO. 5364-2 162 MR 41-48
M = MEASURED

LEGEND

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

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

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, RECORDS OF VENTURA COUNTY.

163MR9

SCALE: 1" = 40'
GRAPHIC SCALE

TRACT NO. 5364-4

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

BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

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

GROSS AREA: 242.41 ACRES

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

LINE TABLE			
LINE	BEARING	DISTANCE	REF.
L1	N66°23'19"W	75.66'	M&R1
L2	N37°19'51"W	6.59'	
L3	N23°36'41"E	15.06'	M&R1
L4	N66°23'19"W	23.66'	M&R1
L5	N30°05'52"W	4.44'	
L6	N41°58'25"W	4.46'	
L7	S31°00'52"E	5.56'	
L8	N47°56'50"W	6.83'	
L9	N38°12'34"W	4.37'	
L10	N48°13'13"W	4.12'	
L11	N48°13'13"W	4.39'	
L12	N45°41'14"W	5.45'	
L13	N01°26'15"W	9.60'	
L14	N24°37'28"W	6.23'	
L15	N21°45'05"W	5.69'	
L16	N21°12'41"E	3.20'	
L17	N88°40'05"W	17.85'	
L19	N59°31'40"W	48.37'	
L20	N05°21'53"E	58.47'	
L21	N84°48'25"W	42.88'	

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	
C1	26°24'39"	270.00'	124.46'	M&R1
C2	26°24'39"	300.00'	138.29'	M&R1
C3	15°13'02"	270.00'	71.71'	
C4	0°44'24"	330.00'	4.26'	
C5	9°02'53"	330.00'	52.11'	
C6	9°33'39"	330.00'	55.07'	
C7	9°15'56"	330.00'	53.37'	
C8	3°15'51"	670.00'	38.17'	
C9	6°08'43"	670.00'	71.86'	
C10	5°28'51"	670.00'	64.09'	
C11	4°12'19"	730.00'	53.58'	
C12	4°12'20"	730.00'	53.58'	
C13	4°12'20"	730.00'	53.58'	
C14	3°42'28"	730.00'	47.24'	
C15	3°45'33"	270.00'	17.71'	
C16	16°07'38"	270.00'	76.00'	
C17	8°43'41"	270.00'	41.13'	
C18	90°00'00"	22.00'	34.56'	M&R1

REFERENCES

R1 = TRACT NO. 5364-3 162 MR 49-89
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 AT STREET C/L INTERSECTIONS, B.C.'S AND E.C.'S

(S3) FOUND 1 1/2" IRON PIPE TAGGED R.C.E. 16913 TRACT NO. 5364-3 162 MR 49-89

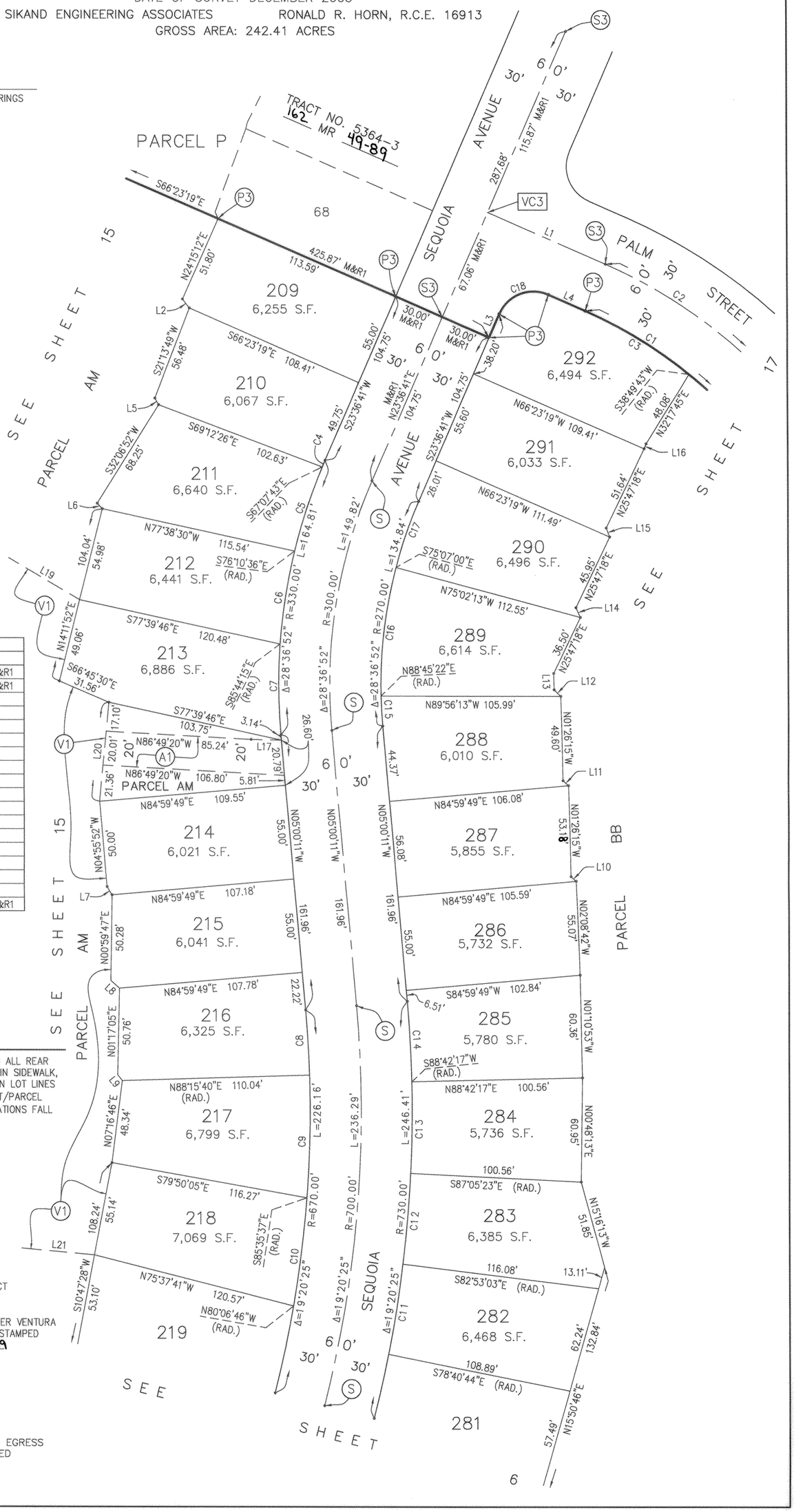
(P3) FOUND 2" IRON PIPE TAGGED R.C.E. 16913 PER TRACT NO. 5364-3 162 MR 49-89

VC3 SET BRASS DISK IN STANDARD SURVEY MONUMENT PER VENTURA COUNTY ROAD STANDARDS, PLATE E-4 REVISION E, STAMPED R.C.E. 16913 PER TRACT NO. 5364-3 162 MR 49-89

(A1) EASEMENT FOR INGRESS AND EGRESS PURPOSES TO VENTURA COUNTY WATERSHED PROTECTION DISTRICT DEDICATED HEREON.

(V1) EASEMENT FOR FLOOD CONTROL, INGRESS AND EGRESS PURPOSES TO THE VENTURA COUNTY WATERSHED PROTECTION DISTRICT DEDICATED HEREON.

S.F. SQUARE FEET



163MR10

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

TRACT NO. 5364-4

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

BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616
AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

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

GROSS AREA: 242.41 ACRES

3-16-15

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	19°20'25"	730.00'	246.41'
C2	19°20'25"	700.00'	236.29'
C3	19°20'25"	670.00'	226.16'
C4	4°27'00"	670.00'	52.04'
C5	3°28'29"	830.00'	50.33'
C6	3°49'16"	830.00'	55.35'
C7	3°48'27"	830.00'	55.16'
C8	3°47'02"	830.00'	54.81'
C9	3°46'06"	830.00'	54.59'
C10	4°34'19"	770.00'	61.44'
C11	4°34'06"	770.00'	61.39'
C12	4°38'09"	770.00'	62.30'
C13	4°32'23"	770.00'	61.01'
C14	2°33'49"	770.00'	34.45'
C15	3°00'58"	730.00'	38.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N50°52'03"W	7.64'
L2	N21°23'15"W	4.93'
L3	N17°48'55"W	3.31'
L4	N03°58'05"E	3.20'
L5	N36°16'25"W	3.70'
L6	N31°05'44"E	3.68'
L7	N47°47'22"W	4.79'
L8	N47°59'45"W	5.18'
L9	N34°02'26"W	4.74'
L10	N43°18'40"W	5.41'
L11	N25°58'32"W	4.83'
L12	N25°51'37"W	4.71'
L13	N22°58'16"W	4.02'
L14	N30°42'13"W	4.25'
L15	N31°36'21"W	3.16'
L16	N18°21'07"E	2.00'



LEGEND

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

(S) SET 1 1/2" I.P. TAGGED R.C.E. 16913 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

163MR11

3-18-15

TRACT NO. 5364-4

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

BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

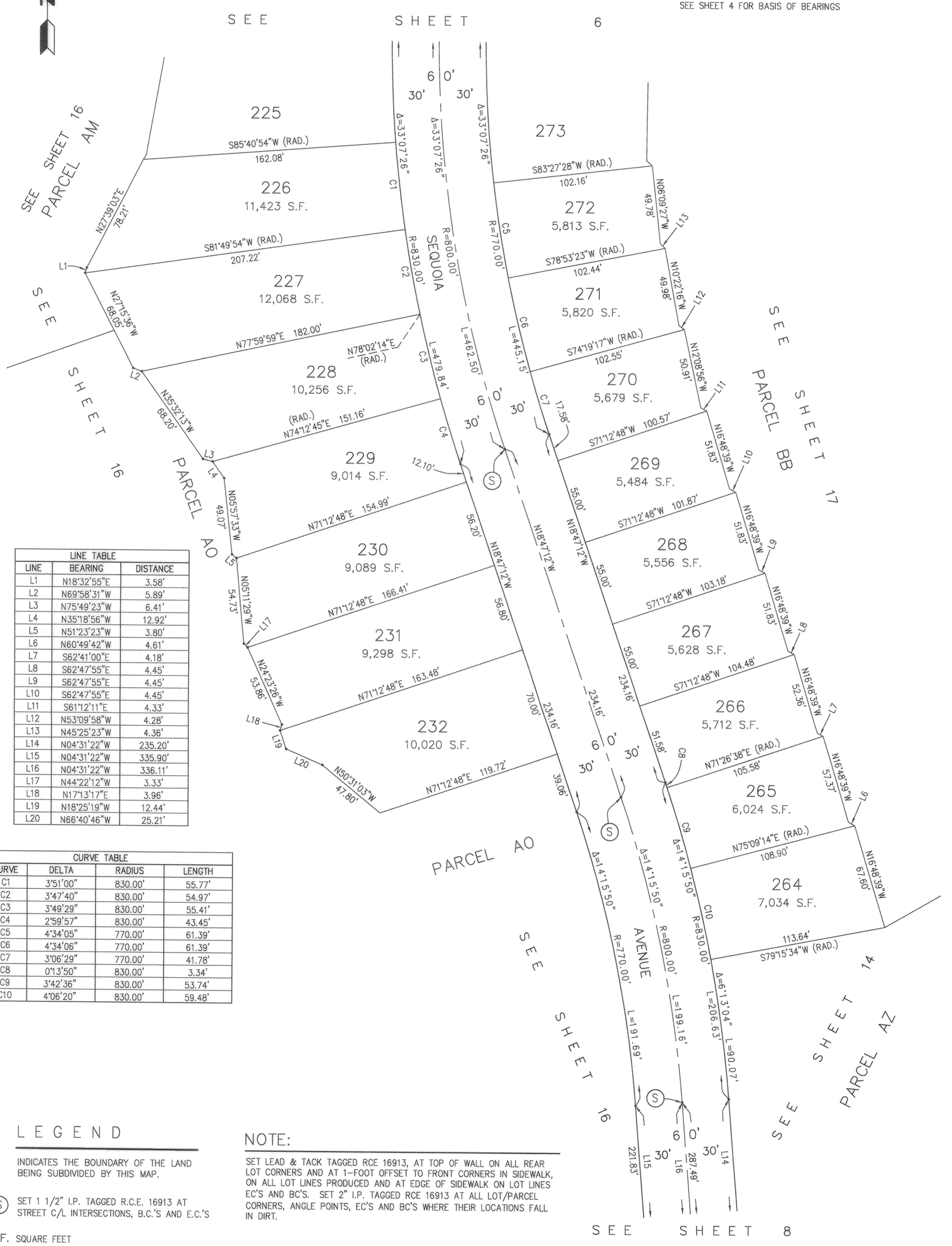
SIKAND ENGINEERING ASSOCIATES RONALD R. HORN, R.C.E. 16913

GROSS AREA: 242.41 ACRES

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

N

NOTE:
SEE SHEET 4 FOR BASIS OF BEARINGS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N18°32'55"E	3.58'
L2	N69°58'31"W	5.89'
L3	N75°49'23"W	6.41'
L4	N35°18'56"W	12.92'
L5	N51°23'23"W	3.80'
L6	N60°49'42"W	4.61'
L7	S62°41'00"E	4.18'
L8	S62°47'55"E	4.45'
L9	S62°47'55"E	4.45'
L10	S62°47'55"E	4.45'
L11	S61°12'11"E	4.33'
L12	N53°09'58"W	4.28'
L13	N45°25'23"W	4.36'
L14	N04°31'22"W	235.20'
L15	N04°31'22"W	335.90'
L16	N04°31'22"W	336.11'
L17	N44°22'12"W	3.33'
L18	N17°13'17"E	3.96'
L19	N18°25'19"W	12.44'
L20	N66°40'46"W	25.21'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	3°51'00"	830.00'	55.77'
C2	3°47'40"	830.00'	54.97'
C3	3°49'29"	830.00'	55.41'
C4	2°59'57"	830.00'	43.45'
C5	4°34'05"	770.00'	61.39'
C6	4°34'06"	770.00'	61.39'
C7	3°06'29"	770.00'	41.78'
C8	0°13'50"	830.00'	3.34'
C9	3°42'36"	830.00'	53.74'
C10	4°06'20"	830.00'	59.48'

LEGEND

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

(S) SET 1 1/2" I.P. TAGGED R.C.E. 16913 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.

163MR12

3-19-15

SCALE: 1" = 40'
GRAPHIC SCALE

TRACT NO. 5364-4

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

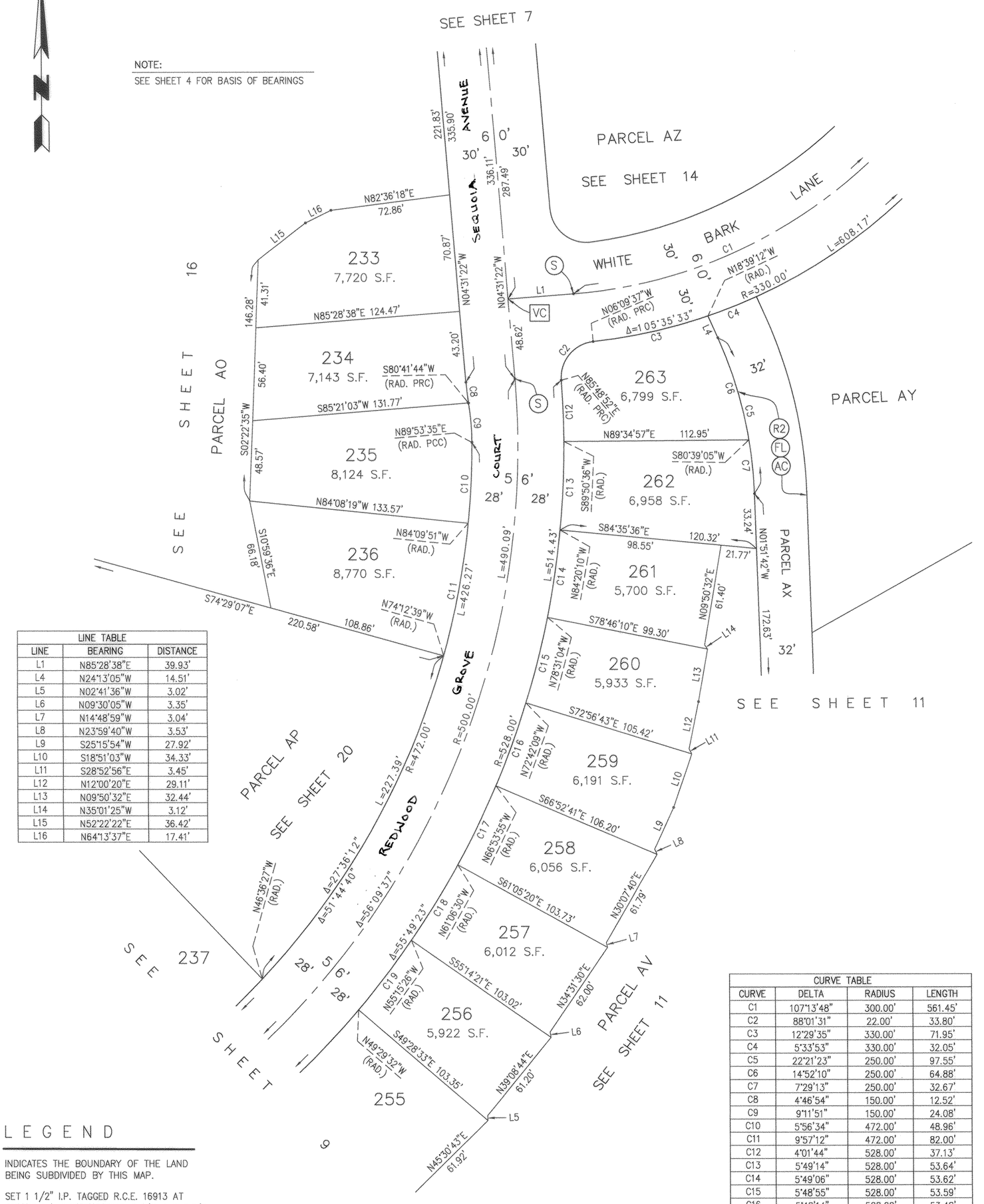
BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

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

GROSS AREA: 242.41 ACRES

NOTE:
SEE SHEET 4 FOR BASIS OF BEARINGS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N85°28'38"E	39.93'
L4	N24°13'05"W	14.51'
L5	N02°41'36"W	3.02'
L6	N09°30'05"W	3.35'
L7	N14°48'59"W	3.04'
L8	N23°59'40"W	3.53'
L9	S25°15'54"W	27.92'
L10	S18°51'03"W	34.33'
L11	S28°52'56"E	3.45'
L12	N12°00'20"E	29.11'
L13	N09°50'32"E	32.44'
L14	N35°01'25"W	3.12'
L15	N52°22'22"E	36.42'
L16	N64°13'37"E	17.41'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	107°13'48"	300.00'	561.45'
C2	88°01'31"	22.00'	33.80'
C3	12°29'35"	330.00'	71.95'
C4	5°33'53"	330.00'	32.05'
C5	22°21'23"	250.00'	97.55'
C6	14°52'10"	250.00'	64.88'
C7	7°29'13"	250.00'	32.67'
C8	4°46'54"	150.00'	12.52'
C9	9°11'51"	150.00'	24.08'
C10	5°56'34"	472.00'	48.96'
C11	9°57'12"	472.00'	82.00'
C12	4°01'44"	528.00'	37.13'
C13	5°49'14"	528.00'	53.64'
C14	5°49'06"	528.00'	53.62'
C15	5°48'55"	528.00'	53.59'
C16	5°48'14"	528.00'	53.48'
C17	5°47'25"	528.00'	53.36'
C18	5°51'04"	528.00'	53.92'
C19	5°45'54"	528.00'	53.13'

LEGEND

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

(S) SET 1 1/2" I.P. TAGGED R.C.E. 16913 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.

(FL) PRIVATE DRIVEWAY

(R2) PROPOSED EASEMENT FOR ACCESS AND UTILITY PURPOSES FOR THE BENEFIT OF LOTS 321, 322, 323, AND PARCELS AV AND AW.

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

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.

163MR13

TRACT NO. 5364-4

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

BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

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

GROSS AREA: 242.41 ACRES

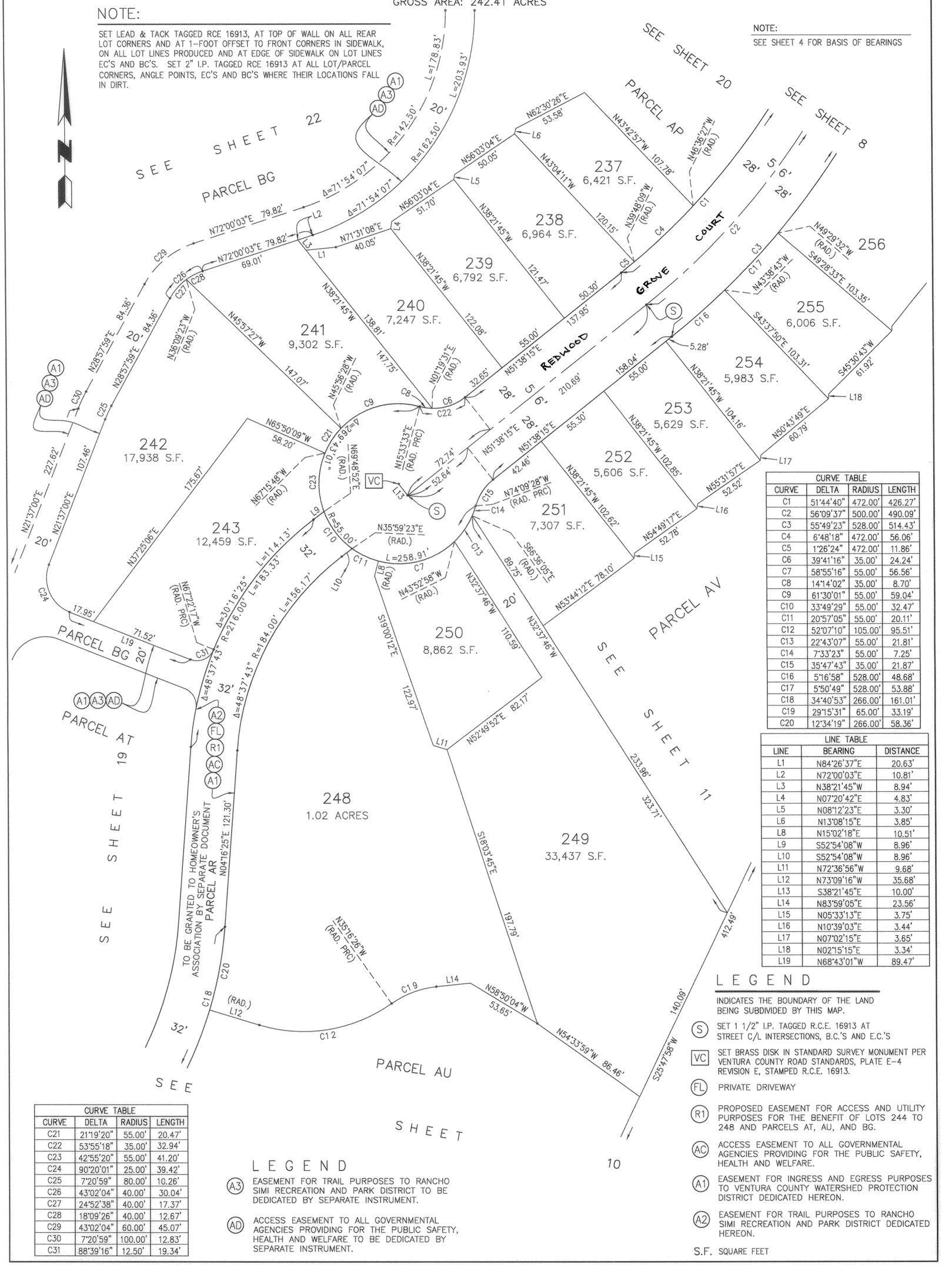
SCALE: 1" = 40'
GRAPHIC SCALE

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.

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	51°44'40"	472.00'	426.27'
C2	56°09'37"	500.00'	490.09'
C3	55°49'23"	528.00'	514.43'
C4	6°48'18"	472.00'	56.06'
C5	1°26'24"	472.00'	11.86'
C6	39°41'16"	35.00'	24.24'
C7	58°55'16"	55.00'	56.56'
C8	14°14'02"	35.00'	8.70'
C9	61°30'01"	55.00'	59.04'
C10	33°49'29"	55.00'	32.47'
C11	20°57'05"	55.00'	20.11'
C12	52°07'10"	105.00'	95.51'
C13	22°43'07"	55.00'	21.81'
C14	7°33'23"	55.00'	7.25'
C15	35°47'43"	35.00'	21.87'
C16	5°16'58"	528.00'	48.68'
C17	5°50'49"	528.00'	53.88'
C18	34°40'53"	266.00'	161.01'
C19	29°15'31"	65.00'	33.19'
C20	12°34'19"	266.00'	58.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N84°26'37"E	20.63'
L2	N72°00'03"E	10.81'
L3	N38°21'45"W	8.94'
L4	N07°20'42"E	4.83'
L5	N08°12'23"E	3.30'
L6	N13°08'15"E	3.85'
L8	N15°02'18"E	10.51'
L9	S52°54'08"W	8.96'
L10	S52°54'08"W	8.96'
L11	N72°36'56"W	9.68'
L12	N73°09'16"W	35.68'
L13	S38°21'45"E	10.00'
L14	N83°59'05"E	23.56'
L15	N05°33'13"E	3.75'
L16	N10°39'03"E	3.44'
L17	N07°02'15"E	3.65'
L18	N02°15'15"E	3.34'
L19	N68°43'01"W	89.47'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C21	21°19'20"	55.00'	20.47'
C22	53°55'18"	35.00'	32.94'
C23	42°55'20"	55.00'	41.20'
C24	90°20'01"	25.00'	39.42'
C25	7°20'59"	80.00'	10.26'
C26	43°02'04"	40.00'	30.04'
C27	24°52'38"	40.00'	17.37'
C28	18°09'26"	40.00'	12.67'
C29	43°02'04"	60.00'	45.07'
C30	7°20'59"	100.00'	12.83'
C31	88°39'16"	12.50'	19.34'

LEGEND

(A3) EASEMENT FOR TRAIL PURPOSES TO RANCHO SIMI RECREATION AND PARK DISTRICT TO BE DEDICATED BY SEPARATE INSTRUMENT.

(AD) ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE TO BE DEDICATED BY SEPARATE INSTRUMENT.

LEGEND

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

(S) SET 1 1/2" I.P. TAGGED R.C.E. 16913 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.

(FL) PRIVATE DRIVEWAY

(R1) PROPOSED EASEMENT FOR ACCESS AND UTILITY PURPOSES FOR THE BENEFIT OF LOTS 244 TO 248 AND PARCELS AT, AU, AND BG.

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

(A1) EASEMENT FOR INGRESS AND EGRESS PURPOSES TO VENTURA COUNTY WATERSHED PROTECTION DISTRICT DEDICATED HEREON.

(A2) EASEMENT FOR TRAIL PURPOSES TO RANCHO SIMI RECREATION AND PARK DISTRICT DEDICATED HEREON.

S.F. SQUARE FEET

3-18-15

163MR14

4-15-15

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

TRACT NO. 5364-4

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

BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

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

GROSS AREA: 242.41 ACRES

N

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	N51°38'15"E	210.69'
L2	S38°21'45"E	10.00'
L3	S52°54'08"W	8.96'
L4	S52°54'08"W	8.96'
L5	N73°09'16"W	35.68'
L6	S66°04'15"E	21.99'
L7	N83°59'05"E	23.56'
L8	S80°15'17"E	32.10'
L9	S89°39'56"E	23.65'
L10	N79°22'42"E	27.29'
L11	S07°01'59"E	63.86'
L12	S28°48'14"E	28.31'
L13	S30°51'14"E	15.72'
L14	N59°13'20"E	92.53'
L15	N59°13'20"E	64.00'
L16	N58°50'04"W	53.65'
L17	N03°21'40"W	32.40'
L18	N54°02'51"E	30.65'
L19	N33°19'36"W	32.64'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	269°43'01"	55.00'	258.91'
C2	33°49'29"	55.00'	32.47'
C3	48°37'43"	184.00'	156.17'
C4	48°37'43"	216.00'	183.33'
C5	34°40'53"	234.00'	141.64'
C6	34°40'53"	266.00'	161.01'
C7	14°56'07"	266.00'	69.34'
C8	7°10'27"	266.00'	33.31'
C9	12°34'19"	266.00'	58.36'
C10	52°07'10"	105.00'	95.51'
C11	29°15'31"	65.00'	33.19'
C12	20°16'02"	254.00'	89.85'
C13	20°16'02"	286.00'	101.17'
C14	28°54'48"	25.00'	12.62'
C15	276°11'45"	40.00'	192.82'
C16	35°28'36"	40.00'	24.77'
C17	162°27'34"	40.00'	113.42'
C18	78°15'35"	40.00'	54.63'
C19	67°16'57"	25.00'	29.36'
C20	0°36'27"	286.00'	3.03'
C21	19°39'35"	286.00'	98.14'
C22	15°40'47"	300.00'	82.10'
C23	9°05'55"	300.00'	47.64'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C24	6°34'52"	300.00'	34.46'
C25	41°44'21"	60.00'	43.71'
C26	67°53'48"	6.00'	7.11'
C27	24°03'01"	60.00'	25.19'
C28	19°08'50"	140.00'	46.79'
C29	9°14'05"	140.00'	22.57'
C30	9°54'45"	140.00'	24.22'
C31	11°25'37"	380.00'	75.79'
C32	21°47'11"	100.00'	38.02'
C33	53°55'19"	120.00'	112.93'

SEE SHEET 9

SEE SHEET 4 FOR BASIS OF BEARINGS

242

243

247
29,620 S.F.

246
34,449 S.F.

245
38,675 S.F.

244
1.88 ACRES

248

249

PARCEL AR
29,441 S.F.
PRIVATE DRIVEWAY
TO BE GRANTED TO HOMEOWNER'S ASSOCIATION BY SEPARATE DOCUMENT

PARCEL AU
1.12 ACRES
OPEN SPACE/BASIN
TO BE GRANTED TO HOMEOWNER'S ASSOCIATION BY SEPARATE DOCUMENT

REDWOOD GROVE COURT

PARCEL BG SEE SHEET 22

PARCEL AT SEE SHEET 19

LEGEND

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

(S) SET 1 1/2" I.P. TAGGED R.C.E. 16913 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.

(FL) PRIVATE DRIVEWAY

(R1) PROPOSED EASEMENT FOR ACCESS AND UTILITY PURPOSES FOR THE BENEFIT OF LOTS 244 TO 248 AND PARCELS AT, AU, AND BG.

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

(A1) EASEMENT FOR INGRESS AND EGRESS PURPOSES TO VENTURA COUNTY WATERSHED PROTECTION DISTRICT DEDICATED HEREON.

(A2) EASEMENT FOR TRAIL PURPOSES TO RANCHO SIMI RECREATION AND PARK DISTRICT DEDICATED HEREON.

(A3) EASEMENT FOR TRAIL PURPOSES TO RANCHO SIMI RECREATION AND PARK DISTRICT TO BE DEDICATED BY SEPARATE INSTRUMENT.

S.F. SQUARE FEET

LEGEND

(AD) ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE TO BE DEDICATED BY SEPARATE INSTRUMENT.

163MR15

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

TRACT NO. 5364-4

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

BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

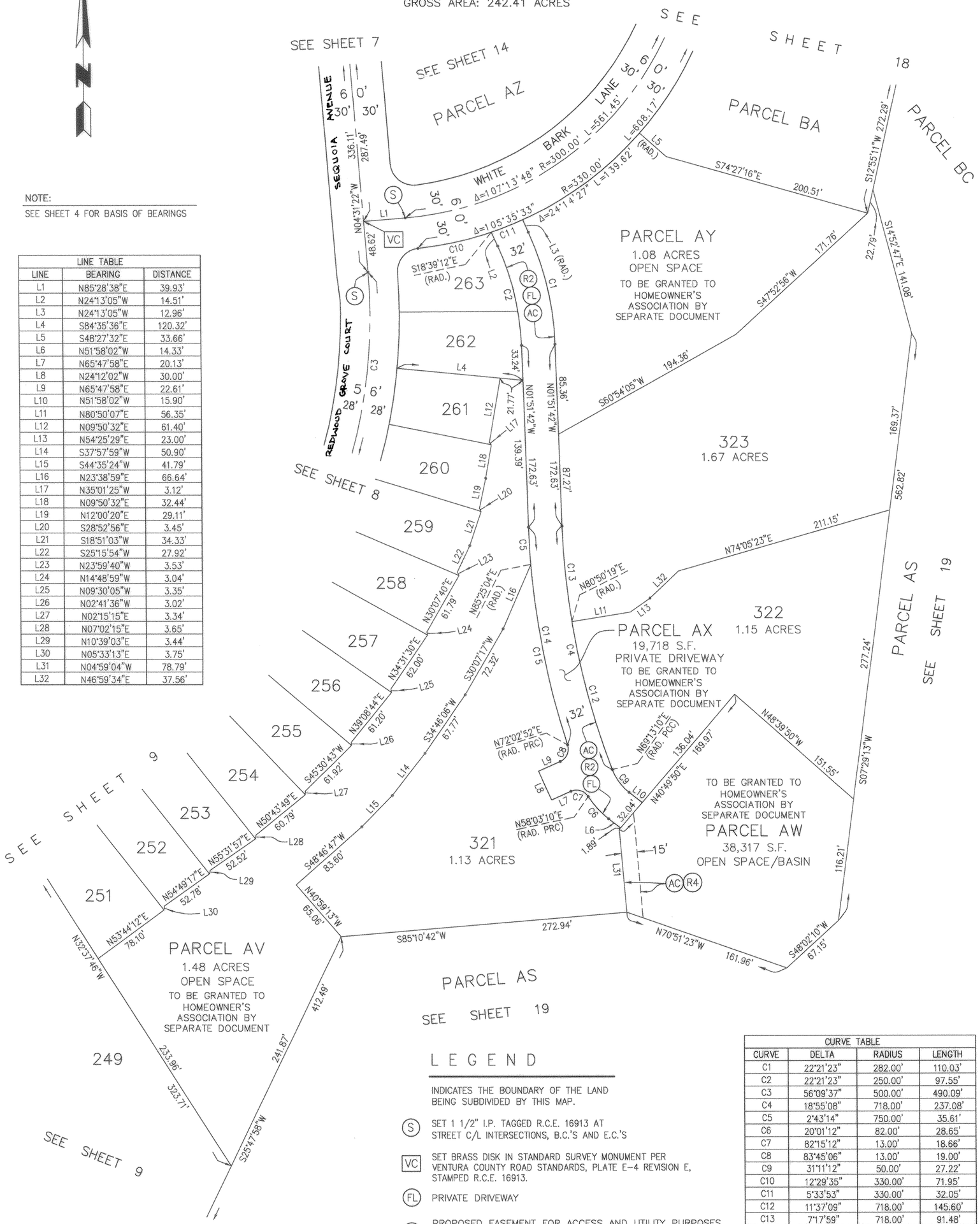
SIKAND ENGINEERING ASSOCIATES RONALD R. HORN, R.C.E. 16913

GROSS AREA: 242.41 ACRES

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N85°28'38"E	39.93'
L2	N24°13'05"W	14.51'
L3	N24°13'05"W	12.96'
L4	S84°35'36"E	120.32'
L5	S48°27'32"E	33.66'
L6	N51°58'02"W	14.33'
L7	N65°47'58"E	20.13'
L8	N24°12'02"W	30.00'
L9	N65°47'58"E	22.61'
L10	N51°58'02"W	15.90'
L11	N80°50'07"E	56.35'
L12	N09°50'32"E	61.40'
L13	N54°25'29"E	23.00'
L14	S37°57'59"W	50.90'
L15	S44°35'24"W	41.79'
L16	N23°38'59"E	66.64'
L17	N35°01'25"W	3.12'
L18	N09°50'32"E	32.44'
L19	N12°00'20"E	29.11'
L20	S28°52'56"E	3.45'
L21	S18°51'03"W	34.33'
L22	S25°15'54"W	27.92'
L23	N23°59'40"W	3.53'
L24	N14°48'59"W	3.04'
L25	N09°30'05"W	3.35'
L26	N02°41'36"W	3.02'
L27	N02°15'15"E	3.34'
L28	N07°02'15"E	3.65'
L29	N10°39'03"E	3.44'
L30	N05°33'13"E	3.75'
L31	N04°59'04"W	78.79'
L32	N46°59'34"E	37.56'



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.

LEGEND

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

(S) SET 1 1/2" I.P. TAGGED R.C.E. 16913 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.

(FL) PRIVATE DRIVEWAY

(R2) PROPOSED EASEMENT FOR ACCESS AND UTILITY PURPOSES FOR THE BENEFIT OF LOTS 321, 322, 323, AND PARCELS AV, AW AND AS.

(R4) PROPOSED EASEMENT FOR ACCESS AND UTILITY PURPOSES FOR THE BENEFIT OF PARCEL AS.

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

S.F. SQUARE FEET

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	22°21'23"	282.00'	110.03'
C2	22°21'23"	250.00'	97.55'
C3	56°09'37"	500.00'	490.09'
C4	18°55'08"	718.00'	237.08'
C5	2°43'14"	750.00'	35.61'
C6	20°01'12"	82.00'	28.65'
C7	82°15'12"	13.00'	18.66'
C8	83°45'06"	13.00'	19.00'
C9	31°11'12"	50.00'	27.22'
C10	12°29'35"	330.00'	71.95'
C11	5°33'53"	330.00'	32.05'
C12	11°37'09"	718.00'	145.60'
C13	7°17'59"	718.00'	91.48'
C14	16°05'26"	750.00'	210.62'
C15	13°22'12"	750.00'	175.01'

163MR16

3-18-15

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

TRACT NO. 5364-4

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

BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

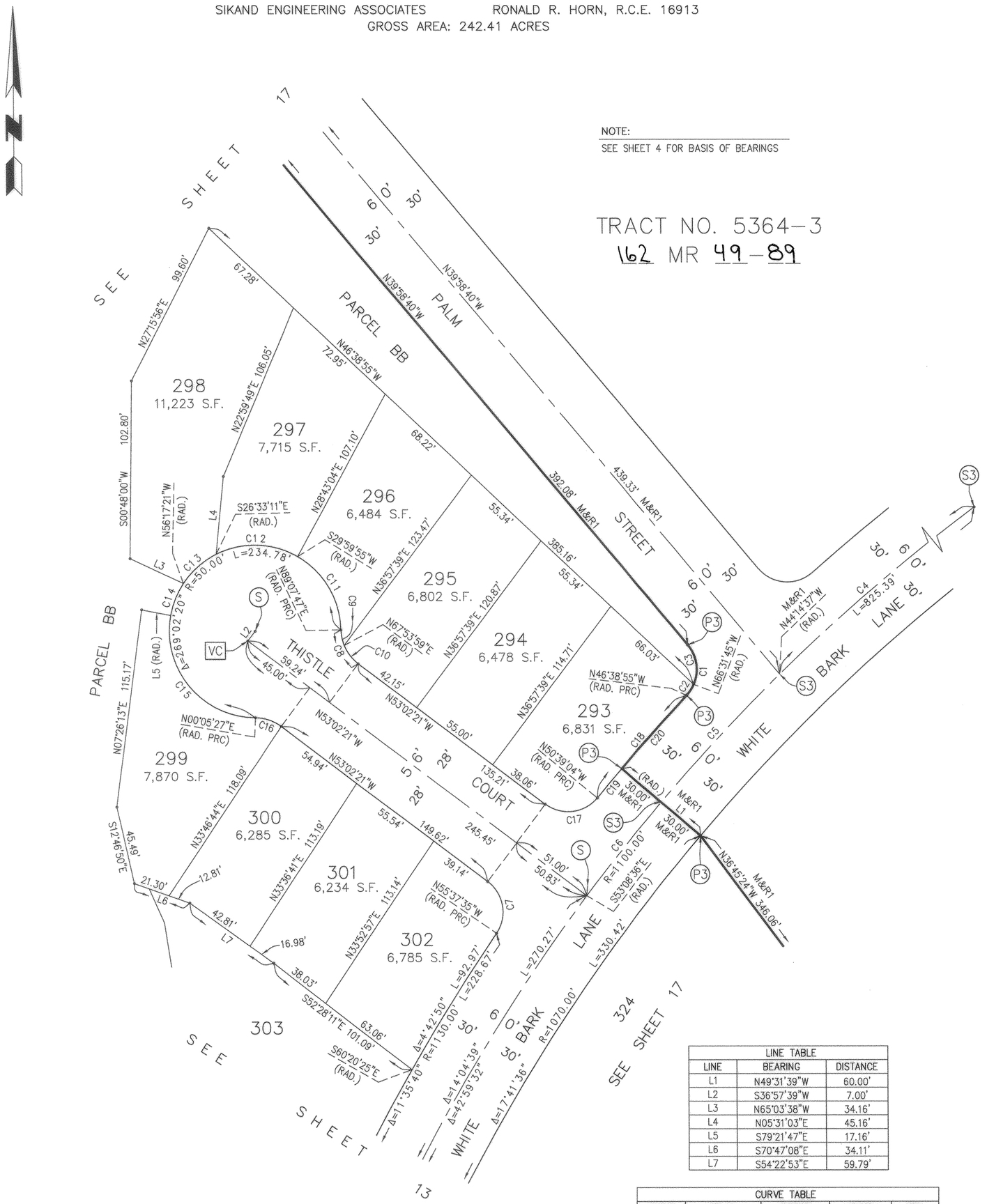
DATE OF SURVEY DECEMBER 2005

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

GROSS AREA: 242.41 ACRES

NOTE:
SEE SHEET 4 FOR BASIS OF BEARINGS

TRACT NO. 5364-3
162 MR 49-89



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N49°31'39"W	60.00'
L2	S36°57'39"W	7.00'
L3	N65°03'38"W	34.16'
L4	N05°31'03"E	45.16'
L5	S79°21'47"E	17.16'
L6	S70°47'08"E	34.11'
L7	S54°22'53"E	59.79'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	REF.
C1	83°19'45"	22.00'	32.00'	M&R1
C2	19°52'50"	22.00'	7.64'	
C3	63°26'55"	22.00'	24.36'	
C4	20°00'54"	1100.00'	384.26'	M&R1
C5	5°17'02"	1100.00'	101.44'	M&R1
C6	3°36'57"	1100.00'	69.42'	
C7	87°24'46"	22.00'	33.56'	
C8	52°10'08"	25.00'	22.76'	
C9	21°13'48"	25.00'	9.26'	
C10	30°56'20"	25.00'	13.50'	
C11	59°07'52"	50.00'	51.60'	
C12	56°33'06"	50.00'	49.35'	
C13	29°44'10"	50.00'	25.95'	
C14	23°04'26"	50.00'	20.14'	
C15	100°32'46"	50.00'	87.74'	
C16	36°52'12"	25.00'	16.09'	
C17	87°36'43"	22.00'	33.64'	
C18	4°00'09"	1130.00'	78.94'	
C19	1°07'25"	1130.00'	22.16'	
C20	2°52'44"	1130.00'	56.78'	M&R1

LEGEND

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

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

(S3) FOUND 1 1/2" IRON PIPE TAGGED R.C.E. 16913 PER TRACT NO. 5364-3 162 MR 49-89

(P3) FOUND 2" IRON PIPE TAGGED R.C.E. 16913 PER TRACT NO. 5364-3 162 MR 49-89

[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

REFERENCES

R1 = TRACT NO. 5364-3 162 MR 49-89
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.

163MR17

3-18-15

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

TRACT NO. 5364-4

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

BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616
AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

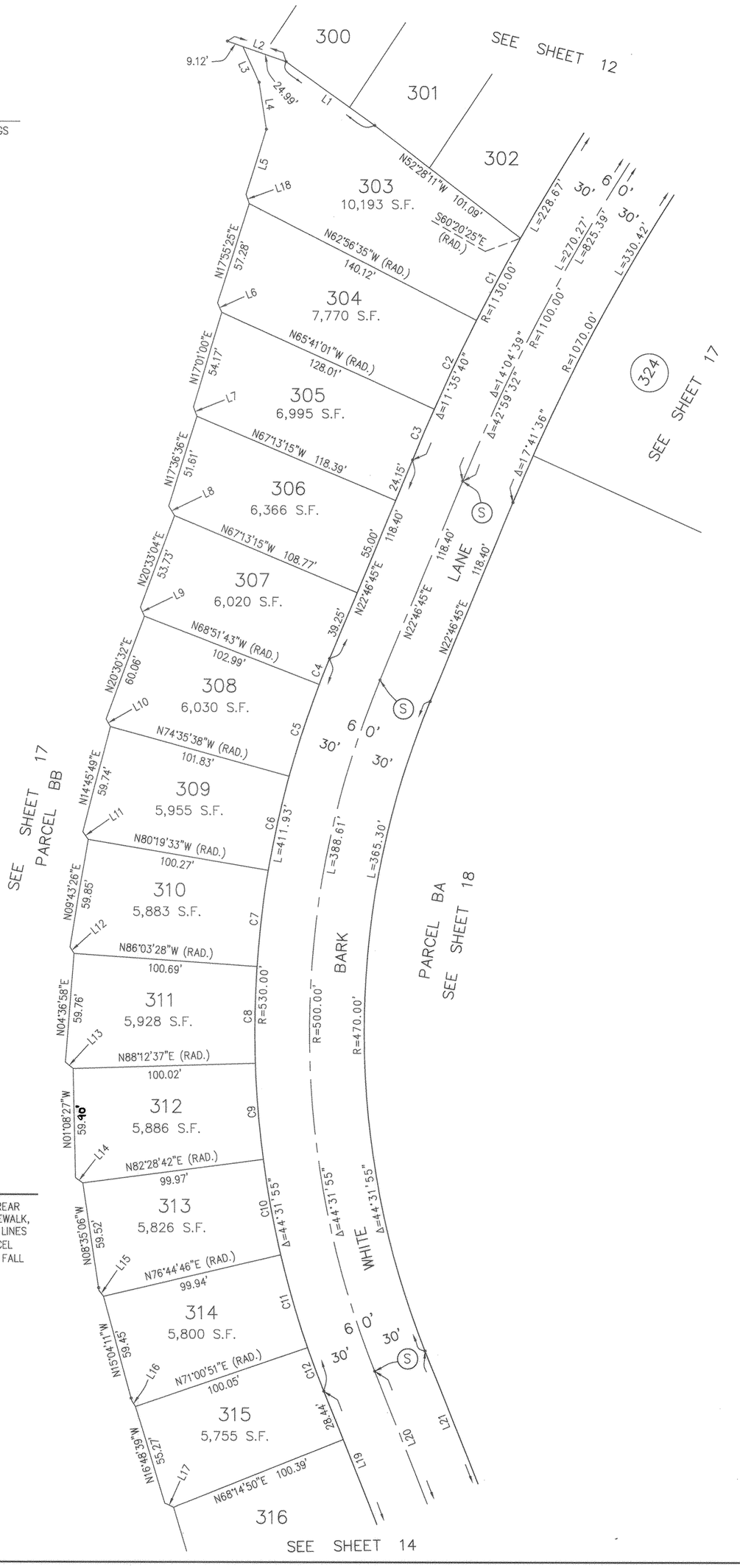
SIKAND ENGINEERING ASSOCIATES RONALD R. HORN, R.C.E. 16913

GROSS AREA: 242.41 ACRES

NOTE:
SEE SHEET 4 FOR BASIS OF BEARINGS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S54°22'53"E	59.79'
L2	S70°47'08"E	34.11'
L3	N23°58'23"W	21.47'
L4	N08°56'06"W	25.93'
L5	N17°31'34"E	37.41'
L6	N24°04'47"W	5.72'
L7	N20°16'31"W	5.47'
L8	N31°16'22"W	6.13'
L9	N24°11'28"W	5.41'
L10	N29°02'57"W	4.76'
L11	N36°06'28"W	5.16'
L12	N31°56'08"W	4.20'
L13	N51°07'49"W	5.53'
L14	N53°48'04"W	4.92'
L15	N38°46'28"W	3.99'
L16	N31°35'00"W	3.69'
L17	N65°52'59"W	5.29'
L18	N18°23'29"W	5.42'
L19	N21°45'10"W	369.57'
L20	N21°45'10"W	369.57'
L21	N21°45'10"W	369.57'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	2°36'10"	1130.00'	51.33'
C2	2°44'26"	1130.00'	54.05'
C3	1°32'14"	1130.00'	30.32'
C4	1°38'28"	530.00'	15.18'
C5	5°43'55"	530.00'	53.02'
C6	5°43'55"	530.00'	53.02'
C7	5°43'55"	530.00'	53.02'
C8	5°43'55"	530.00'	53.02'
C9	5°43'55"	530.00'	53.02'
C10	5°43'56"	530.00'	53.03'
C11	5°43'55"	530.00'	53.02'
C12	2°46'01"	530.00'	25.60'



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 AT STREET C/L INTERSECTIONS, B.C.'S AND E.C.'S

S.F. SQUARE FEET

163MR18

SCALE: 1" = 40'
GRAPHIC SCALE

TRACT NO. 5364-4

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

BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

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

GROSS AREA: 242.41 ACRES

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 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.

(FL) PRIVATE DRIVEWAY

(R2) PROPOSED EASEMENT FOR ACCESS AND UTILITY PURPOSES FOR THE BENEFIT OF LOTS 321, 322, 323, AND PARCELS AV AND AW.

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

S.F. SQUARE FEET

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N62°40'50"W	5.29'
L2	N64°16'55"W	5.16'
L3	N65°52'59"W	5.29'
L4	N61°48'53"W	5.75'
L5	N85°28'38"E	39.93'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	92°47'21"	22.00'	35.63'

SEE SHEET 13

315

316
5,645 S.F.

317
5,697 S.F.

318
5,748 S.F.

319
5,788 S.F.

320
6,256 S.F.

264

265

233

234

263

PARCEL AO

PARCEL AP

PARCEL AQ

PARCEL AR

PARCEL AS

PARCEL AT

PARCEL AU

PARCEL AV

PARCEL AW

PARCEL AX

PARCEL AY

PARCEL AZ
2.02 ACRES
OPEN SPACE

TO BE GRANTED TO HOMEOWNER'S ASSOCIATION BY SEPARATE DOCUMENT

PARCEL BA

SEE SHEET 18

SEE SHEET 16

SEE SHEET 7

SEE SHEET 8

N68°14'50"E 100.39'
28.44'
55.00'
N16°48'39"W 51.19' L1
N68°14'50"E 101.33'
N16°48'39"W 51.39' L2
N68°14'50"E 102.27'
N16°48'39"W 51.39' L3
N68°14'50"E 103.01'
N16°48'39"W 50.79' L4
N68°14'50"E 103.69'
N16°50'37"W 59.12'
N68°14'50"E 108.75'
N60°24'59"E 41.32'
N79°15'34"E (RAD.) 113.64'
58.90'
62.23'
369.57'
N21°45'10"W
WHITE
BARK
LANE
AVENUE
SEQUOIA
Δ=1°41'5.50"
R=830.00'
L=199.16'
Δ=6°13'04"
L=206.63'
L=90.07'
N04°31'22"W
287.49'
235.20'
N07°18'43"W (RAD. PCC)
C1
336.11'
48.62'
L=492.17'
L=561.45'
L=608.17'
R=270.00'
R=300.00'
R=330.00'
Δ=104°26'27"
Δ=107°13'48"
Δ=105°35'33"
30'
6 0'

3-18-15

163MR19

TRACT NO. 5364-4

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

BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

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

GROSS AREA: 242.41 ACRES

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

REFERENCES
( ) = RECORD DATA
R1 = TRACT NO. 5364-3 162 MR 49-89
R3 = 20041207-0323790 OR
R4 = 20041207-0323792 OR
R5 = 865 OR 178
R7 = 20041207-0323793 OR
M = MEASURED
CF = CALCULATED FROM

NOTE:
SEE SHEET 4 FOR BASIS OF BEARINGS

TRACT NO. 5364-3 162 MR 49-89

TO BE GRANTED TO HOMEOWNER'S ASSOCIATION BY SEPARATE DOCUMENT
PARCEL AM
2.33 ACRES
OPEN SPACE

PARCEL O

NOT A PART

BOUNDARY OF VENTURA COUNTY WATERSHED PROTECTION DISTRICT PER DOCUMENT RECORDED IN BOOK 865 PAGE 178, AND PER DOCUMENTS RECORDED DECEMBER 7, 2004 AS INSTRUMENT NO. 20041207-0323790 AND 20041207-0323792, O.R. AS ESTABLISHED PER R1.

SEE SHEET 21
PARCEL X

SEE DETAIL "C"
SHOWN HEREON

SEE SHEET 17

SEE SHEET 16

SEQUOIA AVENUE

PALM STREET

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	26°24'39"	300.00'	138.29'
C2	28°36'52"	300.00'	149.82'
C3	26°24'39"	270.00'	124.46'
C4	3°28'29"	830.00'	50.33'
C5	28°36'52"	330.00'	164.81'
C6	90°00'00"	22.00'	34.56'

LINE TABLE			
LINE	BEARING	DISTANCE	REF.
L1	N66°23'19"W	75.66'	
L2	N37°19'51"W	6.59'	
L3	N30°05'52"W	4.44'	
L4	N41°58'25"W	4.46'	
L5	N66°45'30"W	31.56'	
L6	N04°55'52"W	50.00'	
L7	N31°00'52"W	5.56'	
L8	N00°59'47"E	50.28'	
L9	N47°56'50"W	6.83'	
L10	N01°17'05"E	50.76'	
L11	N38°12'34"W	4.37'	
L12	N07°16'46"E	48.34'	
L13	N18°21'07"E	2.00'	
L14	N50°52'03"W	7.64'	
L15	N21°23'15"W	4.93'	
L16	N29°31'10"E	63.69'	
L17	N17°48'55"W	3.31'	
L18	N07°22'34"E	61.51'	
L19	N03°58'05"E	3.20'	
L20	N04°57'45"E	61.59'	
L21	N36°16'25"W	3.70'	
L22	N10°22'55"E	63.22'	
L23	N31°05'44"E	3.68'	
L24	N23°36'41"E	15.06'	M&R1
L25	N66°23'19"W	23.66'	M&R1
L26	N79°28'16"W	334.23'	M&R1
L27	N23°36'41"E	104.75'	
L28	N79°28'16"W	123.84'	M&R1
L30	N86°49'20"W	106.80'	
L31	N05°21'53"E	21.36'	
L32	N88°40'05"W	17.85'	
L33	N86°49'20"W	85.24'	
L34	N05°21'53"E	20.01'	
L35	N05°21'53"E	17.10'	
L36	N05°00'11"W	20.79'	
L37	N59°31'40"W	48.37'	
L38	N05°21'53"E	58.47'	
L39	N84°48'25"W	42.88'	

DETAIL "C"
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 AT STREET C/L INTERSECTIONS, B.C.'S AND E.C.'S

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

(S3) FOUND 1 1/2" IRON PIPE TAGGED R.C.E. 16913 PER TRACT NO. 5364-3 162 MR 49-89

(P3) FOUND 2" IRON PIPE TAGGED R.C.E. 16913 PER TRACT NO. 5364-3 162 MR 49-89

VC3 SET BRASS DISK IN STANDARD SURVEY MONUMENT PER VENTURA COUNTY ROAD STANDARDS, PLATE E-4 REVISION E, STAMPED R.C.E. 16913 PER TRACT NO. 5364-3 162 MR 49-89

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

(AD) ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE TO BE DEDICATED BY SEPARATE INSTRUMENT.

(A1) EASEMENT FOR INGRESS AND EGRESS PURPOSES TO VENTURA COUNTY WATERSHED PROTECTION DISTRICT DEDICATED HEREON.

(A3) EASEMENT FOR TRAIL PURPOSES TO RANCHO SIMI RECREATION AND PARK DISTRICT TO BE DEDICATED BY SEPARATE INSTRUMENT.

(V1) EASEMENT FOR FLOOD CONTROL, INGRESS AND EGRESS PURPOSES TO THE VENTURA COUNTY WATERSHED PROTECTION DISTRICT DEDICATED HEREON.

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.

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

163MR20

SCALE: 1" = 60'
GRAPHIC SCALE

TRACT NO. 5364-4

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

BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

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

GROSS AREA: 242.41 ACRES

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	14°15'50"	770.00'	191.69'
C2	107°13'48"	300.00'	561.46'
C3	56°09'37"	500.00'	490.09'
C4	11°23'01"	207.50'	41.23'
C5	11°23'01"	187.50'	37.25'
C6	63°10'59"	60.00'	66.17'
C7	63°10'59"	40.00'	44.11'
C8	56°07'36"	80.00'	78.37'
C9	56°07'36"	100.00'	97.96'
C10	66°48'27"	80.00'	93.28'
C11	50°17'33"	80.00'	70.22'
C12	16°30'54"	80.00'	23.06'
C13	66°48'27"	100.00'	116.60'
C14	39°28'32"	100.00'	68.90'
C15	27°19'55"	100.00'	47.70'

LINE TABLE				
LINE	BEARING	DISTANCE	REF.	RECORD DATA
L1	N15°13'42"E	261.60'	R7&M	(S15°15'02"W) R7
L2	N85°28'38"E	39.93'		
L3	N52°22'22"E	36.42'		
L4	N10°59'36"W	66.18'		
L5	N31°05'44"E	3.68'		
L6	N18°32'55"E	3.58'		
L7	N64°13'37"E	17.41'		
L8	N69°58'31"W	5.89'		
L9	N75°49'23"W	6.41'		
L10	N35°18'56"W	12.92'		
L11	N03°24'39"W	95.13'	R7&M	(S03°23'19"E) R7
L12	N00°57'00"E	20.00'		
L13	N70°21'50"E	23.03'		
L14	N70°21'50"E	26.16'		
L15	N11°28'57"E	27.66'		
L16	N78°31'03"W	30.00'		
L17	N01°25'48"E	56.68'	R7&M	(S01°27'08"W) R7
L18	N08°31'51"W	43.41'	R7&M	(S08°30'31"E) R7
L19	N11°03'57"E	72.23'	R7&M	(S11°05'17"W) R7
L20	N73°44'30"E	32.83'	R7&M	(S73°45'50"W) R7
L21	N63°48'03"W	85.23'	R7&M	(N63°46'43"W) R7
L22	N83°17'00"W	51.53'	M	(N83°15'40"W) R7

SEE SHEET 15

SEE SHEET 6

SEE SHEET 21

SEE SHEET 7

SEE SHEET 14

SEE SHEET 22

SEE SHEET 20

SEE SHEET 8

PARCEL X

PARCEL AO
7.59 ACRES
OPEN SPACE
TO BE GRANTED TO HOME OWNER'S ASSOCIATION BY SEPARATE DOCUMENT

PARCEL BG

PARCEL AP

SEE DETAIL "F" ON SHEET 22

SEQUOIA AVENUE

REDWOOD GROVE COURT

WHITE BARK LANE

225 226 227 228 229 230 231 232 233 234 235 236 263

VCWPD

REFERENCES
( ) = RECORD DATA
R7 = 20041207-0323793 OR

LEGEND

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

(S) SET 1 1/2" I.P. TAGGED R.C.E. 16913 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.

(AD) ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE TO BE DEDICATED BY SEPARATE INSTRUMENT.

(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.

(A1) EASEMENT FOR INGRESS AND EGRESS PURPOSES TO VENTURA COUNTY WATERSHED PROTECTION DISTRICT DEDICATED HEREON.

(A3) EASEMENT FOR TRAIL PURPOSES TO RANCHO SIMI RECREATION AND PARK DISTRICT TO BE DEDICATED BY SEPARATE INSTRUMENT.

LINE TABLE		
LINE	BEARING	DISTANCE
L23	N51°23'23"W	3.80'
L24	N44°22'12"W	3.33'
L25	N17°13'17"E	3.96'
L26	N18°25'19"W	12.44'
L27	N66°40'46"W	25.21'
L28	N63°48'03"W	29.07'
L29	N63°48'03"W	32.53'
L30	N63°48'03"W	23.63'

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.

163MR21

3-18-15

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

TRACT NO. 5364-4

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

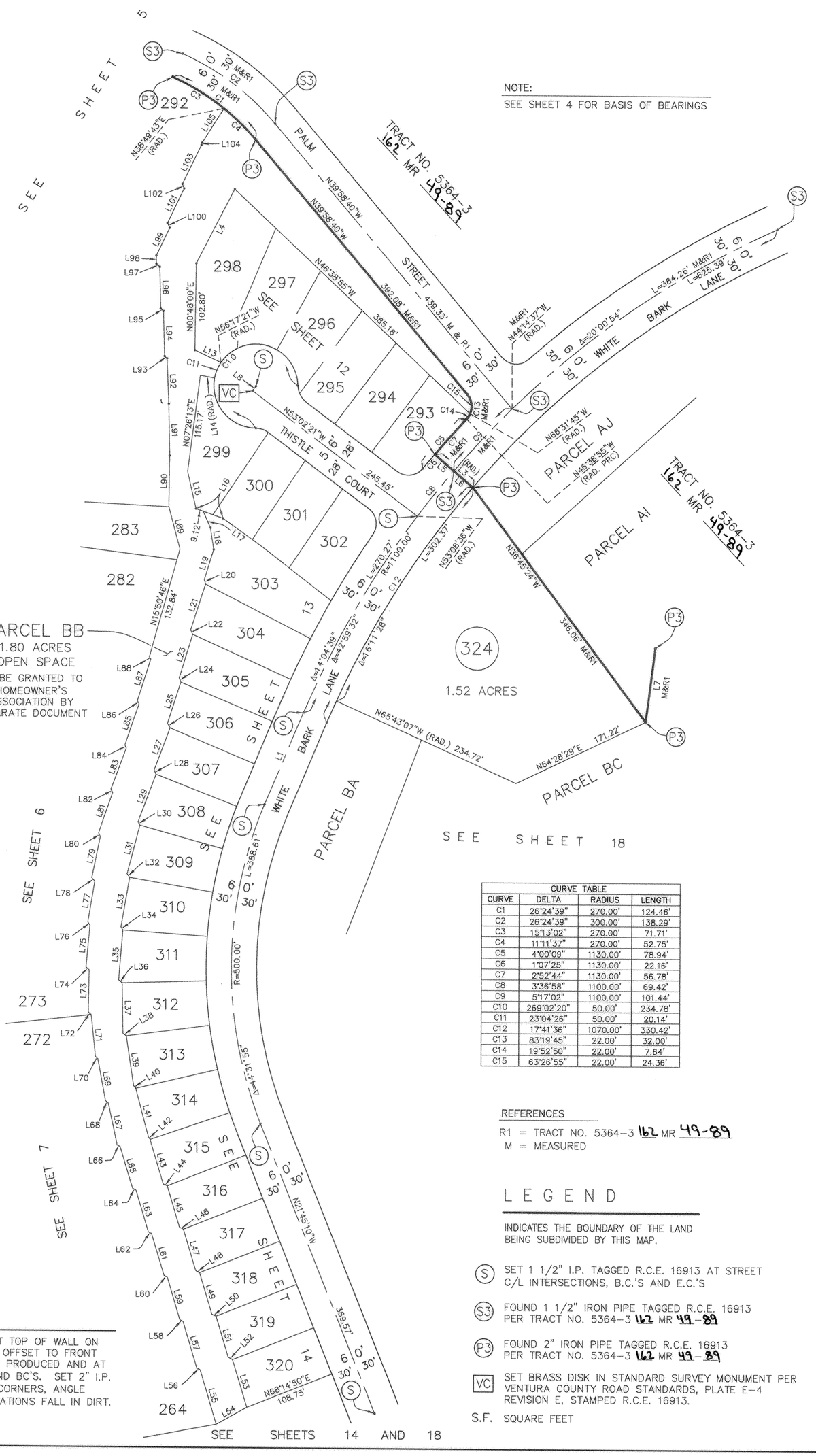
BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616
AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

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

GROSS AREA: 242.41 ACRES

NOTE:
SEE SHEET 4 FOR BASIS OF BEARINGS



LINE TABLE			
LINE	BEARING	DISTANCE	REF.
L1	N22°46'45"E	118.40'	
L3	N49°31'39"W	60.00'	M&R1
L4	N27°15'56"E	99.60'	
L5	N49°31'39"W	30.00'	M&R1
L6	N49°31'39"W	30.00'	M&R1
L7	N07°15'17"E	88.51'	
L8	N36°57'39"E	7.00'	
L13	N65°03'38"W	34.16'	
L14	N79°21'47"W	17.16'	
L15	N12°46'50"W	45.49'	
L16	N70°47'08"W	34.11'	
L17	N23°58'23"W	21.47'	
L18	N08°56'06"W	25.93'	
L19	N17°31'34"E	37.41'	
L20	N18°23'29"W	5.42'	
L21	N17°55'25"E	57.28'	
L22	N24°04'47"W	5.72'	
L23	N17°01'00"E	54.17'	
L24	N20°16'31"W	5.47'	
L25	N17°36'36"E	51.61'	
L26	N31°16'22"W	6.13'	
L27	N20°33'04"E	53.73'	
L28	N24°11'28"W	5.41'	
L29	N20°30'32"E	60.06'	
L30	N29°02'57"W	4.76'	
L31	N14°45'49"E	59.74'	
L32	N36°06'28"W	5.16'	
L33	N09°43'26"E	59.85'	
L34	N31°56'08"W	4.20'	
L35	N04°36'58"E	59.76'	
L36	N51°07'49"W	5.53'	
L37	N01°08'27"W	59.90'	
L38	N53°48'04"W	4.92'	
L39	N08°35'06"W	59.52'	
L40	N38°46'28"W	3.99'	
L41	N15°04'11"W	59.45'	
L42	N31°35'00"W	3.69'	
L43	N16°48'39"W	55.27'	
L44	N65°52'59"W	5.29'	
L45	N16°48'39"W	51.19'	
L46	N62°40'50"W	5.29'	
L47	N16°48'39"W	51.39'	
L48	N64°16'55"W	5.16'	
L49	N16°48'39"W	51.39'	
L50	N65°52'59"W	5.29'	
L51	N16°48'39"W	50.79'	
L52	N61°48'53"W	5.75'	
L53	N16°50'37"W	59.12'	
L54	N60°24'59"E	41.32'	
L55	N16°48'39"W	67.60'	
L56	N60°49'42"W	4.61'	
L57	N16°48'39"W	57.37'	
L58	N62°41'00"W	4.18'	
L59	N16°48'39"W	52.36'	
L60	N62°47'55"W	4.45'	
L61	N16°48'39"W	51.83'	
L62	N62°47'55"W	4.45'	
L63	N16°48'39"W	51.83'	
L64	N62°47'55"W	4.45'	
L65	N16°48'39"W	51.83'	
L66	N61°12'11"W	4.33'	
L67	N12°08'56"W	50.91'	
L68	N53°09'58"W	4.28'	
L69	N10°22'16"W	49.98'	
L70	N45°25'23"W	4.36'	
L71	N06°09'27"W	49.78'	
L72	N47°47'22"W	4.79'	
L73	N00°49'45"E	49.96'	
L74	N47°59'45"W	5.18'	
L75	N05°20'36"E	49.87'	
L76	N34°02'26"W	4.74'	
L77	N09°43'26"E	49.32'	
L78	N43°18'40"W	5.41'	
L79	N12°02'22"E	50.00'	
L80	N25°58'32"W	4.83'	
L81	N18°48'43"E	50.57'	
L82	N25°51'37"W	4.71'	
L83	N20°33'04"E	51.70'	
L84	N22°58'16"W	4.02'	
L85	N18°34'27"E	51.94'	
L86	N30°42'13"W	4.25'	
L87	N17°43'30"E	52.09'	
L88	N31°36'21"W	3.16'	
L89	N15°16'13"W	51.85'	
L90	N00°48'13"E	60.95'	
L91	N01°10'53"W	60.36'	
L92	N02°08'42"W	55.07'	
L93	N48°13'13"W	4.12'	
L94	N01°26'15"W	53.18'	
L95	N48°13'13"W	4.39'	
L96	N01°26'15"W	49.60'	
L97	N45°41'14"W	5.45'	
L98	N01°26'15"W	9.60'	
L99	N25°47'18"E	36.50'	
L100	N24°37'28"W	6.23'	
L101	N25°47'18"E	45.95'	
L102	N21°45'05"W	5.69'	
L103	N25°47'18"E	51.64'	
L104	N21°12'41"E	3.20'	
L105	N32°17'45"E	48.08'	

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	26°24'39"	270.00'	124.46'
C2	26°24'39"	300.00'	138.29'
C3	15°13'02"	270.00'	71.71'
C4	11°11'37"	270.00'	52.75'
C5	4°00'09"	1130.00'	78.94'
C6	1°07'25"	1130.00'	22.16'
C7	2°52'44"	1130.00'	56.78'
C8	3°36'58"	1100.00'	69.42'
C9	5°17'02"	1100.00'	101.44'
C10	269°02'20"	50.00'	234.78'
C11	23°04'26"	50.00'	20.14'
C12	17°41'36"	1070.00'	330.42'
C13	83°19'45"	22.00'	32.00'
C14	19°52'50"	22.00'	7.64'
C15	63°26'55"	22.00'	24.36'

REFERENCES

R1 = TRACT NO. 5364-3 162 MR 49-89
M = MEASURED

LEGEND

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

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

(S3) FOUND 1 1/2" IRON PIPE TAGGED R.C.E. 16913 PER TRACT NO. 5364-3 162 MR 49-89

(P3) FOUND 2" IRON PIPE TAGGED R.C.E. 16913 PER TRACT NO. 5364-3 162 MR 49-89

[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.

163MR22

SCALE: 1" = 120'
GRAPHIC SCALE

TRACT NO. 5364-4

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

BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

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

GROSS AREA: 242.41 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 AT STREET C/L INTERSECTIONS, B.C.'S AND E.C.'S

(P3) FOUND 2" IRON PIPE TAGGED R.C.E. 16913 PER TRACT NO. 5364-3 162 MR 49-89

(R5) EASEMENT FOR ACCESS AND UTILITY PURPOSES FOR THE BENEFIT OF FUTURE PARCELS PER R1.

(AC) ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE PER R1.

(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.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	17°41'36"	1070.00'	330.42'
C2	42°59'32"	1100.00'	825.39'
C3	14°04'39"	1100.00'	270.27'
C4	44°31'55"	470.00'	365.30'
C5	44°31'55"	500.00'	388.61'
C6	1°30'08"	1070.00'	28.05'

REFERENCES

( ) = RECORD DATA
R1 = TRACT NO. 5364-3 162 MR 49-89
R2 = TRACT NO. 5364-2 162 MR 41-48
R9 = 1598 OR 88
M = MEASURED
CF = CALCULATED FROM

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.

FD. 3/4" I.P. TAGGED L.S. 5440 PER R1 AND R2.

MAPLE LEAF COURT 60'

4073.27' M&R1

15'

AC R5

L6 M&R1 130.70'

L5 M&R1

L4 M&R1

25.63'

25'

TRACT NO. 5364-3 162 MR 49-89

PARCEL AI

N47°55'05"E 252.38' M&R1

660.01' M&R1

N63°43'27"E

M&R1 L3

M&R1 L2

N23°44'00"W 148.04' M&R1

L1 M&R1

L10 M&R1

N64°28'29"E 171.22'

(RAD.) 123.77'

L11 110.95'

C6

C3 C2 C1

6' 0' 30' 30'

WHITE

BARK

LANE

L13 L12

N20°56'36"E 247.08'

N60°19'47"W 232.88'

N17°29'06"W 167.42'

N12°23'08"E 276.53'

L8 L7

N12°55'11"E 272.29' 249.50'

N74°27'16"W 200.51'

N81°54'11"W 844.39'

22.79'

31.42'

N10°24'06"E

SEE SHEET 17

324

SEE SHEET 13

PARCEL BA
5.48 ACRES
OPEN SPACE
TO BE GRANTED TO HOMEOWNER'S ASSOCIATION BY SEPARATE DOCUMENT

PARCEL BC
42.77 ACRES
OPEN SPACE
TO BE GRANTED TO HOMEOWNER'S ASSOCIATION BY SEPARATE DOCUMENT

PARCEL AZ
SEE SHEET 14

PARCEL AY
SEE SHEET 11

PARCEL AS
SEE SHEET 19

N21°45'10"W 369.57'

L=364.55'

L=608.17'

L=561.45'

R=300.00'

R=350.00'

Δ=63°17'38"

Δ=107°13'48"

Δ=105°35'33"

SCE2

SCE

P3

S

BOUNDARY OF TRACT B PER 30 RS 59-60

CITY OF SIMI VALLEY
COUNTY OF VENTURA

1679.90' M

5757.77' M&R1

1684.50' M&R1

(N13°18'21"E) R9
N13°27'04"E CFR9 & M

N13°27'04"E (BASIS OF BEARINGS)

TRACT A
RANCHO SIMI, 3 MR 7

FD. 2" I.P. TAGGED RCE 16913 UP 2" PER R1 AND R2.

(N10°57'26"E 2903.07') R9
CFR9 & M 2894.88'

538.81'

537.24'

2908.25' M&R1

CFR9 & M N11°04'47"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N36°45'24"W	346.06'
L2	N47°11'52"E	69.38'
L3	N86°13'21"W	70.22'
L4	N42°22'05"E	110.00'
L5	N73°13'34"E	119.60'
L6	N89°18'33"W	156.33'
L7	N18°22'21"W	90.99'
L8	N38°12'18"W	99.66'
L9	N48°27'32"W	33.66'
L10	N07°15'17"E	88.51'
L11	N65°43'07"W	234.72'
L12	N22°46'45"E	118.40'
L13	N22°46'45"E	118.40'

163MR23

200' 0' 200' 400'
SCALE: 1" = 200'
GRAPHIC SCALE

TRACT NO. 5364-4

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

BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005
SIKAND ENGINEERING ASSOCIATES RONALD R. HORN, R.C.E. 16913
GROSS AREA: 242.41 ACRES

NOTE:
SEE SHEET 4 FOR BASIS OF BEARINGS

LEGEND

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

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

(FL) PRIVATE DRIVEWAY

(R1) PROPOSED EASEMENT FOR ACCESS AND UTILITY PURPOSES FOR THE BENEFIT OF LOTS 244 TO 248 AND PARCELS AT, AU, AND BG.

(R4) PROPOSED EASEMENT FOR ACCESS AND UTILITY PURPOSES FOR THE BENEFIT OF PARCEL AS.

(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.

(SCG) 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.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N78°31'40"E	38.32'
L2	N78°31'40"E	114.14'
L3	N62°23'30"E	148.51'
L4	N14°52'47"W	141.08'
L5	N48°02'10"E	67.15'
L6	N70°51'23"W	161.96'
L7	N51°11'41"W	130.08'
L8	N24°02'29"E	60.31'
L9	N78°31'40"E	152.46'
L10	N61°24'23"E	111.00'
L11	N40°37'24"E	240.01'
L12	N07°46'57"E	177.43'
L13	N75°31'54"E	108.43'
L14	N50°46'48"W	164.27'
L15	N03°21'40"W	32.40'
L16	N59°13'20"E	92.53'
L17	N38°57'18"E	126.77'
L18	N04°16'25"E	121.30'
L19	N37°52'01"E	114.62'
L20	N42°51'17"E	77.03'
L21	N38°40'00"E	101.35'
L22	N73°11'41"E	70.15'
L23	N54°02'51"E	30.65'
L24	N42°27'09"E	81.39'
L25	N61°42'52"E	106.29'
L26	N33°19'36"W	32.64'
L27	N20°35'43"E	235.72'
L28	N27°03'26"E	126.99'
L29	N70°51'13"E	58.54'
L30	N68°43'01"W	93.28'
L31	N21°37'00"E	50.16'
L32	N29°57'06"E	219.80'
L33	N66°27'13"W CFR9&M	60.87' R9&M
L34	N21°37'00"E	227.62'
L35	N29°57'06"E	219.80'
L36	N65°58'41"E CFR9&M	26.31' CFR9&M
L37	N26°15'15"E	61.43'
L38	N03°58'35"W CFR8&M	228.05' R8&M
L39	N06°03'35"W CFR8&M	222.15' R8&M
L40	N07°50'55"W CFR8&M	218.91' R8&M
L41	N03°14'35"E CFR8&M	222.33' R8&M
L42	N10°42'25"E CFR8&M	190.42' R8&M
L43	N25°33'55"W CFR8&M	74.00' CFR8&M

RECORD
(S04°31'35"E) R8
(S06°36'35"E) R8
(S08°23'55"E) R8
(S02°41'35"W) R8
(S10°09'25"W) R8
(S26°06'55"E) R8

LINE TABLE		
LINE	BEARING	DISTANCE
L44	N89°15'07"E	251.92'
L45	N53°10'35"E	36.94'
L46	N80°38'20"W	20.00'
L48	N25°18'40"E	254.31'
L49	N18°21'46"E	252.93'
L51	N18°10'57"W	27.05'
L52	N19°35'32"E	19.37'
L53	N01°45'33"E	33.11'
L54	N28°45'58"E	138.65'
L55	N28°45'58"E	65.13'
L56	N28°45'58"E	73.52'
L57	N35°45'08"E	287.25'
L58	N33°09'59"E	163.72'
L59	N22°48'14"E	219.02'
L60	N17°21'14"E	203.58'
L61	N18°21'46"E	252.93'

L E G E N D

(A1) EASEMENT FOR INGRESS AND EGRESS PURPOSES TO VENTURA COUNTY WATERSHED PROTECTION DISTRICT DEDICATED HEREON.

(A2) EASEMENT FOR TRAIL PURPOSES TO RANCHO SIMI RECREATION AND PARK DISTRICT DEDICATED HEREON.

(A3) EASEMENT FOR TRAIL PURPOSES TO RANCHO SIMI RECREATION AND PARK DISTRICT TO BE DEDICATED BY SEPARATE INSTRUMENT.

(AD) ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE TO BE DEDICATED BY SEPARATE INSTRUMENT.

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

PARCEL AT
33.94 ACRES
OPEN SPACE
TO BE GRANTED TO HOMEOWNER'S ASSOCIATION BY SEPARATE DOCUMENT

PARCEL AS
85.01 ACRES
OPEN SPACE
TO BE GRANTED TO HOMEOWNER'S ASSOCIATION BY SEPARATE DOCUMENT

SEE SHEET 23
SEE SHEET 22
SEE SHEET 9
SEE SHEET 11
SEE SHEET 18
SEE DETAIL "J" SHOWN ON SHEET 20

PARCEL BA
PARCEL BC
PARCEL AY
PARCEL AW
PARCEL AV
PARCEL AR
PARCEL AU
PARCEL BG
PARCEL AT

REFERENCES
( ) = RECORD DATA
R1 = TRACT NO. 5364-3 162 MR 49-89
R2 = TRACT NO. 5364-2 162 MR 41-48
R8 = 2086 OR 154
R9 = 1598 OR 88
R10 = 16 RS 62
M = MEASURED
CF = CALCULATED FROM

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	276°11'45"	40.00'	192.82'
C2	15°40'47"	300.00'	82.10'
C3	28°54'48"	25.00'	12.62'
C4	20°16'02"	254.00'	89.85'
C5	34°40'53"	234.00'	141.64'
C6	48°37'43"	216.00'	183.33'
C7	80°00'41"	12.50'	17.46'
C8	41°44'21"	60.00'	43.71'
C9	67°53'48"	6.00'	7.11'
C10	24°03'01"	60.00'	25.19'
C11	19°08'50"	140.00'	46.79'
C12	11°25'37"	380.00'	75.79'
C13	21°47'11"	100.00'	38.02'
C14	53°55'19"	120.00'	112.93'
C15	7°01'15"	216.00'	26.47'
C16	35°28'36"	40.00'	24.77'
C18	89°39'59"	25.00'	39.12'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C19	8°20'06"	1620.00'	235.67'
C20	3°41'51"	2130.00'	137.46'
C21	8°20'06"	1600.00'	232.76'
C22	3°41'51"	2150.00'	138.75'
C23	8°54'01"	400.00'	62.14'
C24	46°11'05"	150.00'	120.91'
C25	57°39'49"	80.00'	80.51'
C26	57°39'49"	100.00'	100.64'
C27	37°46'29"	70.00'	46.15'
C28	17°49'59"	250.00'	77.81'
C29	27°00'25"	150.00'	70.70'
C30	6°59'10"	520.00'	63.40'
C31	2°44'34"	520.00'	24.89'
C32	4°14'36"	520.00'	38.51'
C33	22°47'13"	115.00'	45.74'
C34	25°22'22"	85.00'	37.64'
C35	10°21'45"	960.00'	173.63'

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.

BOUNDARY OF TRACT B PER 30 RS 59-60

TRACT A RANCHO SIMI, 3 MR 7

CITY OF SIMI VALLEY
COUNTY OF VENTURA

BRASS CAP IN CONC. MON. NOT FOUND PER R10

FD. BRASS CAP TAGGED LS 2379 PER R1

FD. 2" I.P. TAGGED RCE 16913 UP 2" PER R2

3-18-15

3-18-15

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

TRACT NO. 5364-4

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

BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

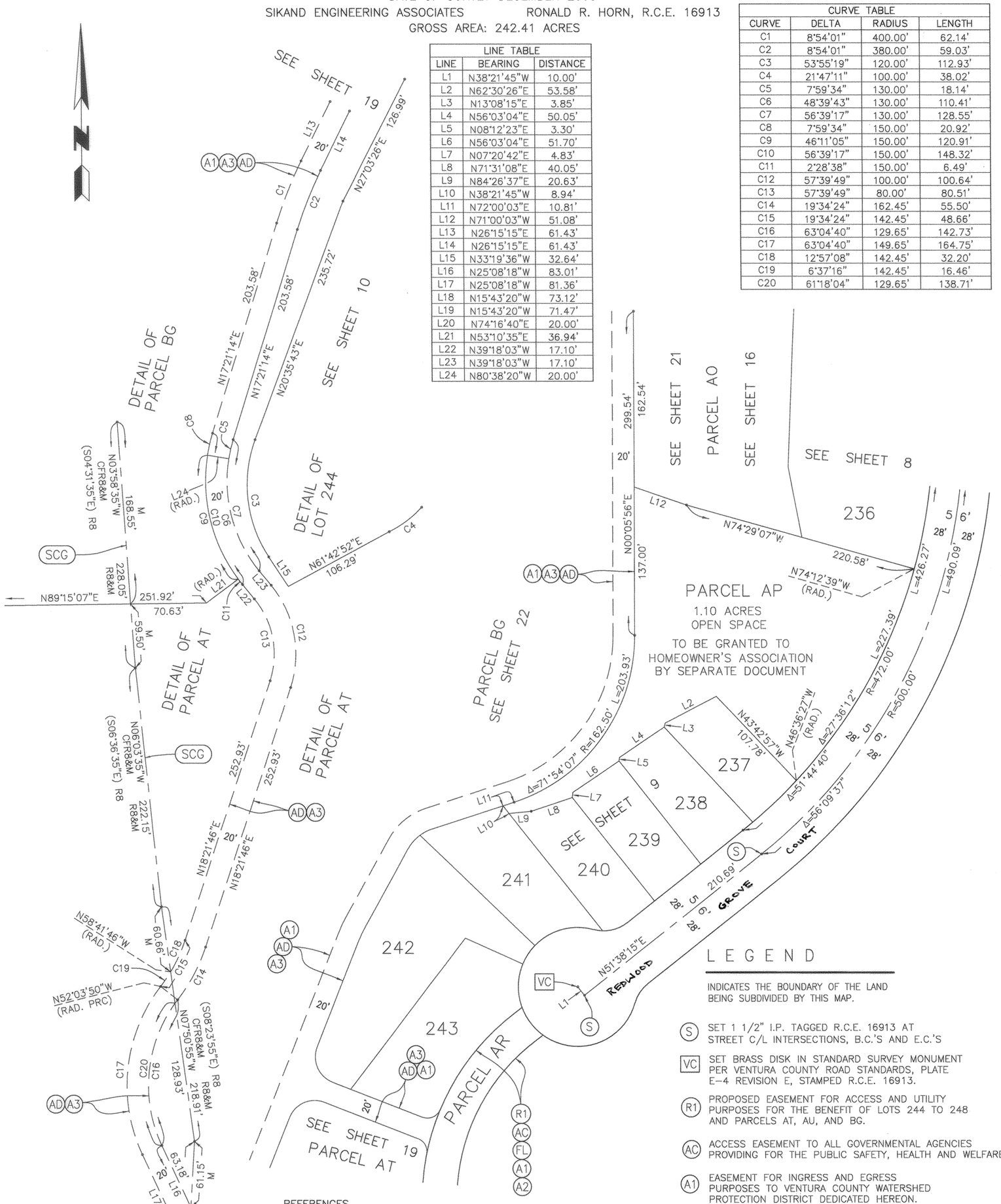
DATE OF SURVEY DECEMBER 2005

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

GROSS AREA: 242.41 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N38°21'45"W	10.00'
L2	N62°30'26"E	53.58'
L3	N13°08'15"E	3.85'
L4	N56°03'04"E	50.05'
L5	N08°12'23"E	3.30'
L6	N56°03'04"E	51.70'
L7	N07°20'42"E	4.83'
L8	N71°31'08"E	40.05'
L9	N84°26'37"E	20.63'
L10	N38°21'45"W	8.94'
L11	N72°00'03"E	10.81'
L12	N71°00'03"W	51.08'
L13	N26°15'15"E	61.43'
L14	N26°15'15"E	61.43'
L15	N33°19'36"W	32.64'
L16	N25°08'18"W	83.01'
L17	N25°08'18"W	81.36'
L18	N15°43'20"W	73.12'
L19	N15°43'20"W	71.47'
L20	N74°16'40"E	20.00'
L21	N53°10'35"E	36.94'
L22	N39°18'03"W	17.10'
L23	N39°18'03"W	17.10'
L24	N80°38'20"W	20.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	8°54'01"	400.00'	62.14'
C2	8°54'01"	380.00'	59.03'
C3	53°55'19"	120.00'	112.93'
C4	21°47'11"	100.00'	38.02'
C5	7°59'34"	130.00'	18.14'
C6	48°39'43"	130.00'	110.41'
C7	56°39'17"	130.00'	128.55'
C8	7°59'34"	150.00'	20.92'
C9	46°11'05"	150.00'	120.91'
C10	56°39'17"	150.00'	148.32'
C11	2°28'38"	150.00'	6.49'
C12	57°39'49"	100.00'	100.64'
C13	57°39'49"	80.00'	80.51'
C14	19°34'24"	162.45'	55.50'
C15	19°34'24"	142.45'	48.66'
C16	63°04'40"	129.65'	142.73'
C17	63°04'40"	149.65'	164.75'
C18	12°57'08"	142.45'	32.20'
C19	6°37'16"	142.45'	16.46'
C20	61°18'04"	129.65'	138.71'



DETAIL "J"

NOT TO SCALE
SEE SHEET 19

REFERENCES

( ) = RECORD DATA
R8 = 2086 OR 154
M = MEASURED
CF = CALCULATED FROM

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 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.

(R1) PROPOSED EASEMENT FOR ACCESS AND UTILITY PURPOSES FOR THE BENEFIT OF LOTS 244 TO 248 AND PARCELS AT, AU, AND BG.

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

(A1) EASEMENT FOR INGRESS AND EGRESS PURPOSES TO VENTURA COUNTY WATERSHED PROTECTION DISTRICT DEDICATED HEREON.

(A2) EASEMENT FOR TRAIL PURPOSES TO RANCHO SIMI RECREATION AND PARK DISTRICT DEDICATED HEREON.

(A3) EASEMENT FOR TRAIL PURPOSES TO RANCHO SIMI RECREATION AND PARK DISTRICT TO BE DEDICATED BY SEPARATE INSTRUMENT.

(AD) ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE TO BE DEDICATED BY SEPARATE INSTRUMENT.

(FL) PRIVATE DRIVEWAY

(SCG) 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.

163MR25

TRACT NO. 5364-4

SHEET 21 OF 24 SHEETS

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

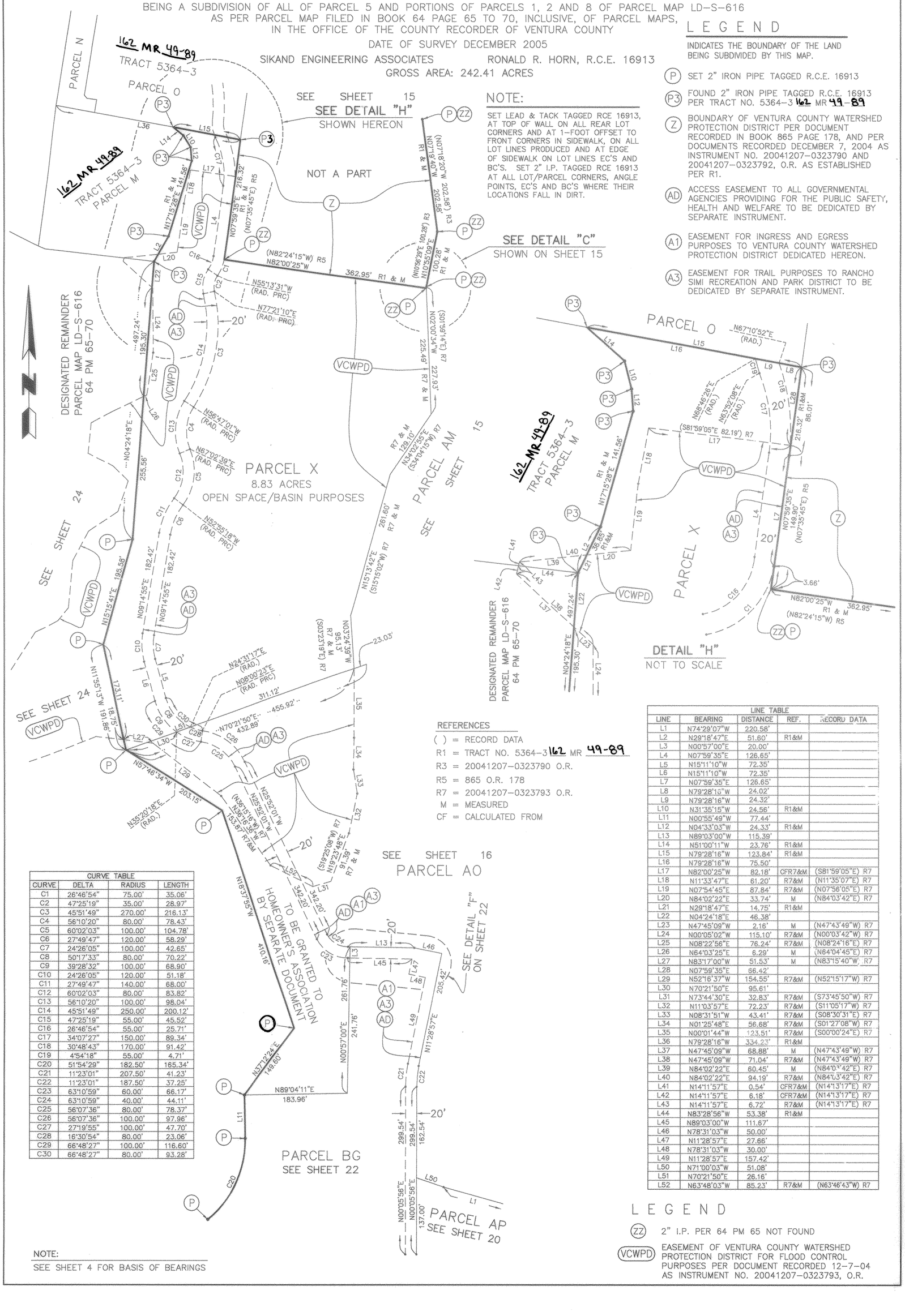
BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

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

GROSS AREA: 242.41 ACRES

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



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.

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

(P3) FOUND 2" IRON PIPE TAGGED R.C.E. 16913 PER TRACT NO. 5364-3 162 MR 49-89

(Z) BOUNDARY OF VENTURA COUNTY WATERSHED PROTECTION DISTRICT PER DOCUMENT RECORDED IN BOOK 865 PAGE 178, AND PER DOCUMENTS RECORDED DECEMBER 7, 2004 AS INSTRUMENT NO. 20041207-0323790 AND 20041207-0323792, O.R. AS ESTABLISHED PER R1.

(AD) ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE TO BE DEDICATED BY SEPARATE INSTRUMENT.

(A1) EASEMENT FOR INGRESS AND EGRESS PURPOSES TO VENTURA COUNTY WATERSHED PROTECTION DISTRICT DEDICATED HEREON.

(A3) EASEMENT FOR TRAIL PURPOSES TO RANCHO SIMI RECREATION AND PARK DISTRICT TO BE DEDICATED BY SEPARATE INSTRUMENT.

REFERENCES

( ) = RECORD DATA
R1 = TRACT NO. 5364-3 162 MR 49-89
R3 = 20041207-0323790 O.R.
R5 = 865 O.R. 178
R7 = 20041207-0323793 O.R.
M = MEASURED
CF = CALCULATED FROM

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	26°46'54"	75.00'	35.06'
C2	47°25'19"	35.00'	28.97'
C3	45°51'49"	270.00'	216.13'
C4	56°10'20"	80.00'	78.43'
C5	60°02'03"	100.00'	104.78'
C6	27°49'47"	120.00'	58.29'
C7	24°26'05"	100.00'	42.65'
C8	50°17'33"	80.00'	70.22'
C9	39°28'32"	100.00'	68.90'
C10	24°26'05"	120.00'	51.18'
C11	27°49'47"	140.00'	68.00'
C12	60°02'03"	80.00'	83.82'
C13	56°10'20"	100.00'	98.04'
C14	45°51'49"	250.00'	200.12'
C15	47°25'19"	55.00'	45.52'
C16	26°46'54"	55.00'	25.71'
C17	34°07'27"	150.00'	89.34'
C18	30°48'43"	170.00'	91.42'
C19	4°54'18"	55.00'	4.71'
C20	51°54'29"	182.50'	165.34'
C21	11°23'01"	207.50'	41.23'
C22	11°23'01"	187.50'	37.25'
C23	63°10'59"	60.00'	66.17'
C24	63°10'59"	40.00'	44.11'
C25	56°07'36"	80.00'	78.37'
C26	56°07'36"	100.00'	97.96'
C27	27°19'55"	100.00'	47.70'
C28	16°30'54"	80.00'	23.06'
C29	66°48'27"	100.00'	116.60'
C30	66°48'27"	80.00'	93.28'

LINE TABLE				
LINE	BEARING	DISTANCE	REF.	RECORD DATA
L1	N74°29'07"W	220.58'		
L2	N29°18'47"E	51.60'	R1&M	
L3	N00°57'00"E	20.00'		
L4	N07°59'35"E	126.65'		
L5	N15°11'10"W	72.35'		
L6	N15°11'10"W	72.35'		
L7	N07°59'35"E	126.65'		
L8	N79°28'16"W	24.02'		
L9	N79°28'16"W	24.32'		
L10	N31°35'15"W	24.56'	R1&M	
L11	N00°55'49"W	77.44'		
L12	N04°33'03"W	24.33'	R1&M	
L13	N89°03'00"W	115.39'		
L14	N51°00'11"W	23.76'	R1&M	
L15	N79°28'16"W	123.84'	R1&M	
L16	N79°28'16"W	75.50'		
L17	N82°00'25"W	82.18'	CFR7&M	(S81°59'05"E) R7
L18	N11°33'47"E	61.20'	R7&M	(N11°35'07"E) R7
L19	N07°54'45"E	87.84'	R7&M	(N07°56'05"E) R7
L20	N84°02'22"E	33.74'	M	(N84°03'42"E) R7
L21	N29°18'47"E	14.75'	R1&M	
L22	N04°24'18"E	46.38'		
L23	N47°45'09"W	2.16'	M	(N47°43'49"W) R7
L24	N00°05'02"W	115.10'	R7&M	(N00°03'42"W) R7
L25	N08°22'56"E	76.24'	R7&M	(N08°24'16"E) R7
L26	N64°03'25"E	6.29'	M	(N64°04'45"E) R7
L27	N83°17'00"W	51.53'	M	(N83°15'40"W) R7
L28	N07°59'35"E	56.42'		
L29	N52°16'37"W	154.55'	R7&M	(N52°15'17"W) R7
L30	N70°21'50"E	95.61'		
L31	N73°44'30"E	32.83'	R7&M	(S73°45'50"W) R7
L32	N11°03'57"E	72.23'	R7&M	(S11°05'17"W) R7
L33	N08°31'51"W	43.41'	R7&M	(S08°30'31"E) R7
L34	N01°25'48"E	56.68'	R7&M	(S01°27'08"W) R7
L35	N00°01'44"W	123.51'	R7&M	(S00°00'24"E) R7
L36	N79°28'16"W	334.23'	R1&M	
L37	N47°45'09"W	68.88'	M	(N47°43'49"W) R7
L38	N47°45'09"W	71.04'	R7&M	(N47°43'49"W) R7
L39	N84°02'22"E	60.45'	M	(N84°04'42"E) R7
L40	N84°02'22"E	94.19'	R7&M	(N84°03'42"E) R7
L41	N14°11'57"E	0.54'	CFR7&M	(N14°13'17"E) R7
L42	N14°11'57"E	6.18'	CFR7&M	(N14°13'17"E) R7
L43	N14°11'57"E	6.72'	R7&M	(N14°13'17"E) R7
L44	N83°28'56"W	53.38'	R1&M	
L45	N89°03'00"W	111.67'		
L46	N78°31'03"W	50.00'		
L47	N11°28'57"E	27.66'		
L48	N78°31'03"W	30.00'		
L49	N11°28'57"E	157.42'		
L50	N71°00'03"W	51.08'		
L51	N70°21'50"E	26.16'		
L52	N63°48'03"W	85.23'	R7&M	(N63°46'43"W) R7

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS

LEGEND

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

(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.

163MR26

51-514

TRACT NO. 5364-4

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

BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

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

GROSS AREA: 242.41 ACRES

100' 0' 100' 200'

SCALE: 1" = 100'
GRAPHIC SCALE

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.

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

(S) SET 1 1/2" I.P. TAGGED R.C.E. 16913 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.

(AD) ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE TO BE DEDICATED BY SEPARATE INSTRUMENT.

(A1) EASEMENT FOR INGRESS AND EGRESS PURPOSES TO VENTURA COUNTY WATERSHED PROTECTION DISTRICT DEDICATED HEREON.

(A3) EASEMENT FOR TRAIL PURPOSES TO RANCHO SIMI RECREATION AND PARK DISTRICT TO BE DEDICATED BY SEPARATE INSTRUMENT.

(SCG) 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.

REFERENCES
( ) = RECORD DATA
R8 = 2086 OR 154
M = MEASURED
CF = CALCULATED FROM

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	6°59'10"	520.00'	63.40'
C2	22°47'13"	115.00'	45.74'
C3	25°22'22"	85.00'	37.64'
C4	77°58'28"	92.50'	125.88'
C5	51°54'29"	182.50'	165.34'
C6	63°10'59"	60.00'	66.17'
C7	63°10'59"	40.00'	44.11'
C8	11°23'01"	187.50'	37.25'
C9	11°23'01"	207.50'	41.23'
C10	71°54'07"	162.50'	203.93'
C11	71°54'07"	142.50'	178.83'
C12	43°02'04"	60.00'	45.07'
C13	43°02'04"	40.00'	30.04'
C14	7°20'59"	100.00'	12.83'
C15	7°20'59"	80.00'	10.26'
C16	90°20'01"	25.00'	39.42'
C17	89°39'59"	25.00'	39.12'
C18	3°41'51"	2150.00'	138.75'
C19	3°41'51"	2130.00'	137.46'
C20	8°54'01"	400.00'	62.14'
C21	8°54'01"	380.00'	59.03'
C22	7°59'34"	150.00'	20.92'
C23	46°11'05"	150.00'	120.91'
C25	7°59'34"	130.00'	18.14'
C26	48°39'43"	130.00'	110.41'
C27	56°39'17"	130.00'	128.55'
C28	37°46'29"	70.00'	46.15'
C29	17°49'59"	250.00'	77.81'
C30	27°00'25"	150.00'	70.70'
C31	2°44'34"	520.00'	24.89'
C32	4°14'36"	520.00'	38.51'
C33	48°37'43"	216.00'	183.33'
C34	7°01'15"	216.00'	26.47'
C35	11°20'03"	216.00'	42.73'
C36	30°16'25"	216.00'	114.13'
C37	80°00'41"	12.50'	17.46'
C38	88°39'16"	12.50'	19.34'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°55'49"W	77.44'
L2	N89°03'00"W	115.39'
L3	N89°03'00"W	111.67'
L4	N00°57'00"E	20.00'
L5	N78°31'03"W	50.00'
L6	N11°28'57"E	27.66'
L7	N78°31'03"W	30.00'
L8	N11°28'57"E	157.42'
L9	N72°00'03"E	79.82'
L10	N72°00'03"E	79.82'
L11	N28°57'59"E	84.36'
L12	N28°57'59"E	84.36'
L13	N21°37'00"E	107.46'
L14	N68°43'01"W	89.47'
L15	N68°43'01"W	93.28'
L16	N21°37'00"E	50.16'
L17	N26°15'15"E	61.43'
L18	N26°15'15"E	61.43'
L19	N89°15'07"E	251.92'
L20	N53°10'35"E	36.94'
L24	N18°10'57"W	27.05'
L25	N19°35'32"E	19.37'
L26	N01°45'33"E	33.11'
L27	N38°21'45"W	10.00'
L28	N03°58'35"W CFR8&M	228.05' R8&M

RECORD
(S04°31'35"E) R8

PARCEL AO
SEE SHEET 21

SEE DETAIL "F" SHOWN HEREON

SEE SHEET 16

PARCEL BG
10.62 ACRES
OPEN SPACE/CHANNEL PURPOSES

PARCEL AP
SEE SHEET 20

PARCEL AR

PARCEL AT
SEE SHEET 19

PARCEL AU

SEE SHEET 23

SEE SHEET 10

SEE SHEET 9

SEE DETAIL "J" ON SHEET 20

REDWOOD GROVE COURT

DETAIL OF PARCEL AO

DETAIL OF PARCEL BG

DETAIL "F"
NOT TO SCALE
SEE SHEET 21

163MR27

3-18-15

200' 0' 200' 400'
SCALE: 1" = 200'

TRACT NO. 5364-4

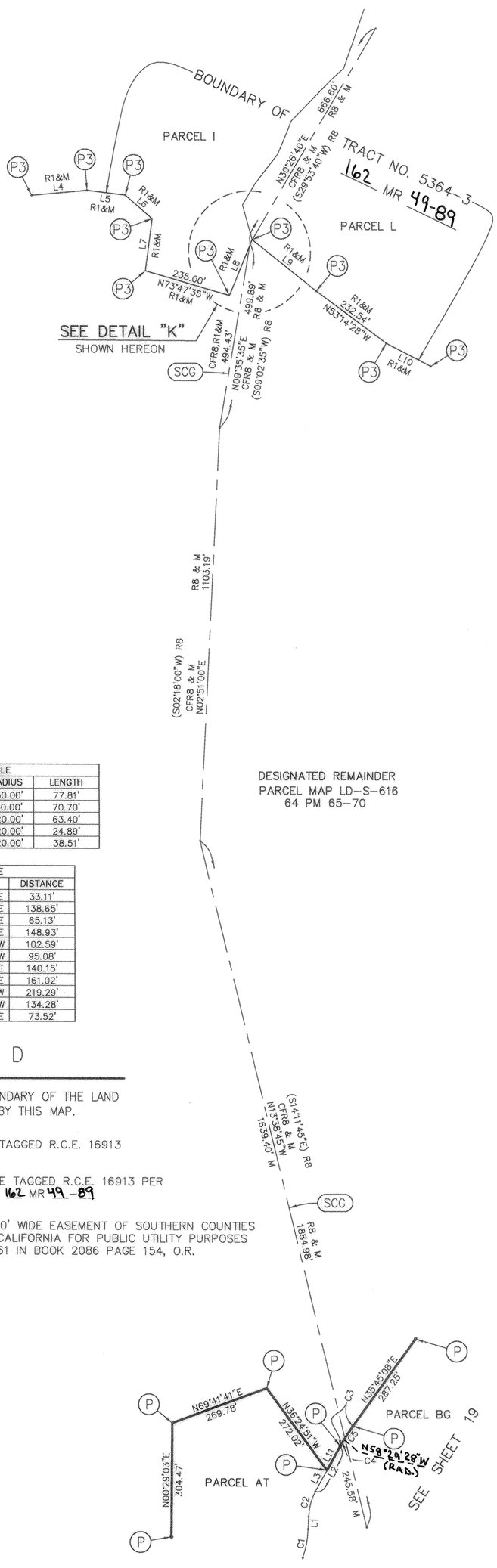
WITHIN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA

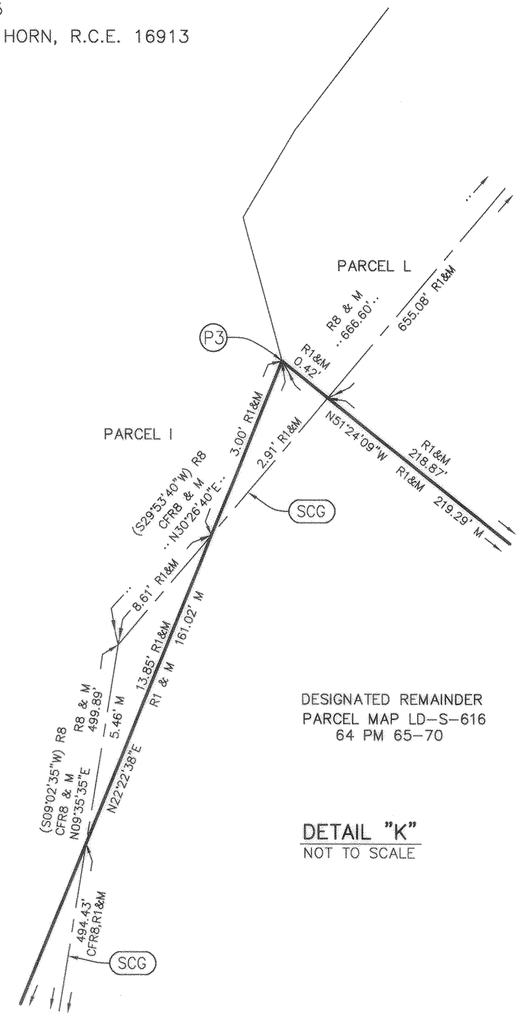
BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

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

GROSS AREA: 242.41 ACRES





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

DETAIL "K"
NOT TO SCALE

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	17°49'59"	250.00'	77.81'
C2	27°00'25"	150.00'	70.70'
C3	6°59'10"	520.00'	63.40'
C4	2°44'34"	520.00'	24.89'
C5	4°14'36"	520.00'	38.51'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°45'33"E	33.11'
L2	N28°45'58"E	138.65'
L3	N28°45'58"E	65.13'
L4	N84°43'39"E	148.93'
L5	N82°57'20"W	102.59'
L6	N48°54'40"W	95.08'
L7	N07°46'35"E	140.15'
L8	N22°22'38"E	161.02'
L9	N51°24'09"W	219.29'
L10	N62°36'02"W	134.28'
L11	N28°45'58"E	73.52'

LEGEND

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

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

(P3) FOUND 2" IRON PIPE TAGGED R.C.E. 16913 PER TRACT NO. 5364-3 162 MR 49-89

(SCG) 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.

REFERENCES
( ) = RECORD DATA
R1 = TRACT NO. 5364-3 162 MR 49-89
R8 = 2086 OR 154
M = MEASURED
CF = CALCULATED FROM

NOTE:
SEE SHEET 4 FOR BASIS OF BEARINGS

163MR28

TRACT NO. 5364-4

SHEET 24 OF 24 SHEETS

SCALE: 1" = 50'
GRAPHIC SCALE

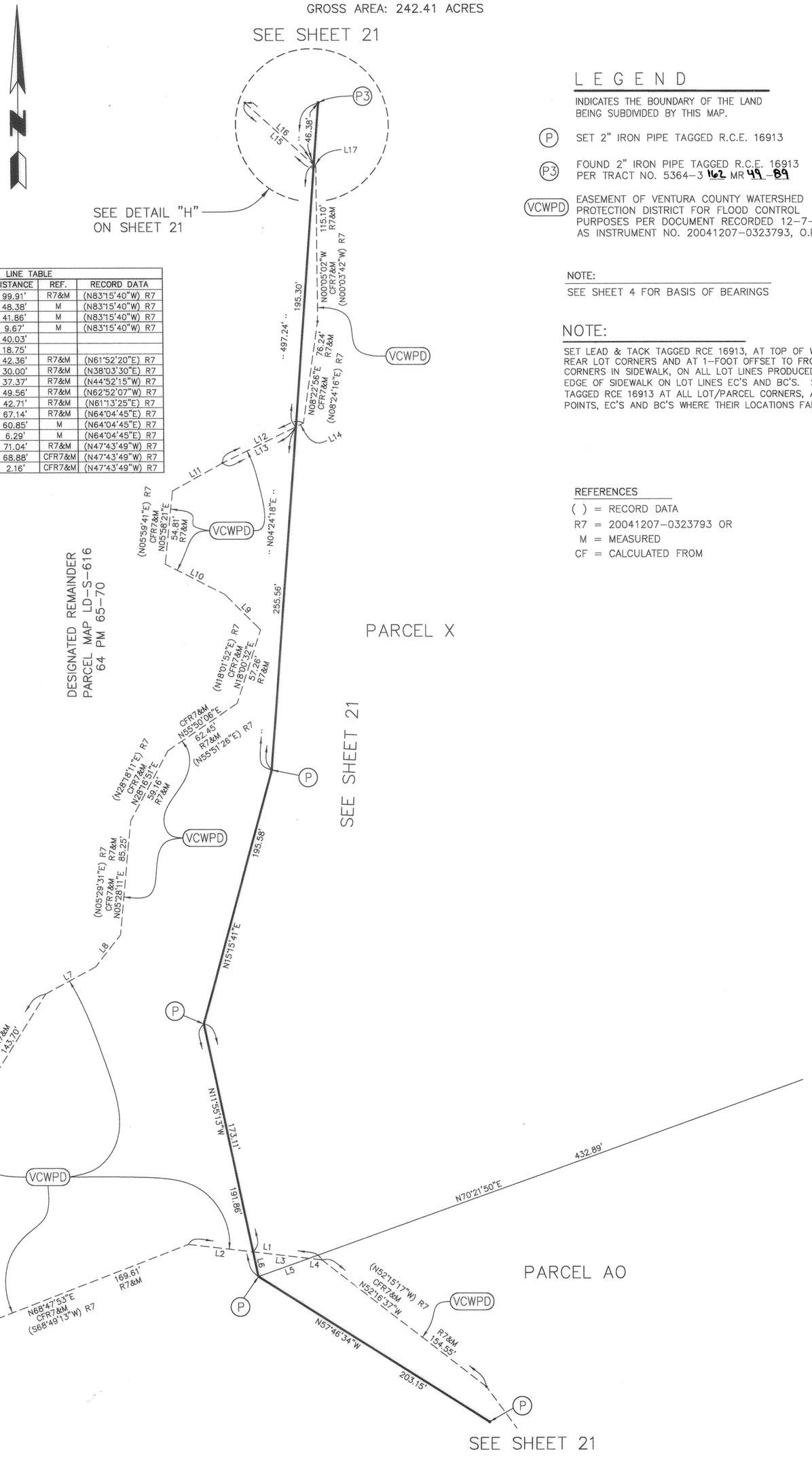
WITHIN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616
AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

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

GROSS AREA: 242.41 ACRES



LINE TABLE				
LINE	BEARING	DISTANCE	REF.	RECORD DATA
L1	N83°17'00"W	99.91'	R7&M	(N83°15'40"W) R7
L2	N83°17'00"W	48.38'	M	(N83°15'40"W) R7
L3	N83°17'00"W	41.86'	M	(N83°15'40"W) R7
L4	N83°17'00"W	9.67'	M	(N83°15'40"W) R7
L5	N70°21'50"E	40.03'		
L6	N11°55'13"W	18.75'		
L7	N61°51'00"E	42.36'	R7&M	(N61°52'20"E) R7
L8	N38°02'10"E	30.00'	R7&M	(N38°03'30"E) R7
L9	N44°53'35"W	37.37'	R7&M	(N44°52'15"W) R7
L10	N62°53'27"W	49.56'	R7&M	(N62°52'07"W) R7
L11	N61°12'05"E	42.71'	R7&M	(N61°13'25"E) R7
L12	N64°03'25"E	67.14'	R7&M	(N64°04'45"E) R7
L13	N64°03'25"E	60.85'	M	(N64°04'45"E) R7
L14	N64°03'25"E	6.29'	M	(N64°04'45"E) R7
L15	N47°45'09"W	71.04'	R7&M	(N47°43'49"W) R7
L16	N47°45'09"W	68.88'	CFR7&M	(N47°43'49"W) R7
L17	N47°45'09"W	2.16'	CFR7&M	(N47°43'49"W) R7

LEGEND

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

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

(P3) FOUND 2" IRON PIPE TAGGED R.C.E. 16913 PER TRACT NO. 5364-3 162 MR 49-89

(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.

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.

REFERENCES

( ) = RECORD DATA
R7 = 20041207-0323793 OR
M = MEASURED
CF = CALCULATED FROM

163MR29