TRACT NO. 5978

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

BEING A SUBDIVISION OF ALL OF PARCEL A AS SHOWN ON LOT LINE ADJUSTMENT LLA 2004-05, AS EVIDENCED BY DOCUMENT RECORDED AUGUST 27, 2004 AS INSTRUMENT NO. 20040827-0236200, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

FOR CONDOMINIUM PURPOSES

HUNSAKER AND ASSOCIATES IRVINE, INC.
ROBERT L. WHEELER IV, LS. 8639 DATE OF SURVEY: SEPTEMBER 2015
GROSS AREA: 16.815 ACRES

20171114-00147758-0 1/6
Ventura County Clerk and Recorder
MARK A. LUNN
11/14/2017 08:00:00 AM
1271485 $16.00 VA

OWNERSHIP STATEMENT:

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR INTEREST IN, THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARY OF THE SUBDIVISION SHOWN ON THIS MAP, THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID REAL PROPERTY, THAT THEY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINE.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY FOR PUBLIC USE THE RIGHT OF WAY FOR LOS ANGELES AVENUE AND MADERA ROAD AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE EASEMENT FOR SANITARY SEWER PURPOSES AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE EASEMENT FOR SIDEWALK PURPOSES AS SHOWN ON THIS MAP.

AND THAT THEY OFFER TO DEDICATE TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH, AND WELFARE, THE ACCESS EASEMENT AS SHOWN ON THIS MAP.

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

LS-LA SIMI LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
PRINT NAME: GENE STROJEK
TITLE: VICE PRESIDENT

BY: _____
PRINT NAME:
TITLE:

EAST WEST BANK, BENEFICIARY UNDER A DEED OF TRUST RECORDED NOVEMBER 13, 2014 AS INSTRUMENT NO. 20141113-0143303, O.R.

BY: _____
PRINT NAME: Flora Ling
TITLE: Senior Vice President

BY: _____
PRINT NAME: May Kwong
TITLE: First Vice President

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 Orange) SS
ON September 28, 2017 BEFORE ME, Shannon Nicole Lang, NOTARY PUBLIC,
PERSONALLY APPEARED Gene Strojek

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: Shannon Nicole Lang
PRINTED NAME: Shannon Nicole Lang

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.
MY COMMISSION EXPIRES: NOV. 5, 2020
MY COMMISSION NO: 2170742

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) SS
ON September 29, 2017 BEFORE ME, Cornelia S. Ho, NOTARY PUBLIC,
PERSONALLY APPEARED Flora Ling and May Kwong

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: _____
PRINTED NAME: Cornelia S. Ho

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.
MY COMMISSION EXPIRES: Jul. 14, 2021
MY COMMISSION NO: 2204895

SOILS AND/OR GEOLOGICAL REPORTS:

THE FOLLOWING SOILS REPORTS AND/OR GEOLOGICAL REPORTS RELATING TO TRACT NO. 5978 HAVE BEEN PREPARED:

DATE OF REPORT: MAY 27, 2015
TITLE OF REPORT: MASS GRADING REPORT FOR THE MADERA VILLAGE RESIDENTIAL DEVELOPMENT, TENTATIVE TRACTS 5601 & 5938, CITY OF SIMI VALLEY, CALIFORNIA
FIRM NAME: LGC VALLEY, INC.
ENGINEER: BASIL HATTER
REG NO.: GE 2734
LOCATION WHERE ON FILE FOR PUBLIC INSPECTION: CITY OF SIMI VALLEY

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LS-LA SIMI LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN SEPTEMBER, 2015. 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 THE 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.

09/28/17
ROBERT L. WHEELER IV, L.S. 8639 DATE

LICENSED LAND SURVEYOR — ROBERT L. WHEELER IV — No. 8639 — STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5978, 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: 10/20/17

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

REGISTERED PROFESSIONAL ENGINEER — RONALD K. FUCHIWAKI — No. 34663 — CIVIL — STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5978, AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

DATED: 9-29-2017

BY: _____
DAVID O. KNELL, PLS 5301
ACTING CITY SURVEYOR

PROFESSIONAL LAND SURVEYOR — DAVID O. KNELL — No. 5301 — STATE OF CALIFORNIA

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 ACCEPTANCE CERTIFICATE:

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 HEREBY ACCEPTS THE EASEMENT FOR WATER PIPELINE PURPOSES AS SHOWN ON THIS MAP AND IN WITNESS THEREOF HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY THE DISTRICT ENGINEER PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION NO. WWD-20 OF THE BOARD OF DIRECTORS OF SAID DISTRICT.

DATED: 10/18/17, 2017

DISTRICT MANAGER
VENTURA COUNTY WATERWORKS
DISTRICT NO. 8

CITY COUNCIL'S CERTIFCATE:

THIS MAP, ENTITLED TRACT NO. 5978, CONSISTING OF 6 SHEETS, IS PRESENTED TO THE CITY COUNCIL OF THE CITY OF SIMI VALLEY AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 16th DAY OF October, 2017, FOR APPROVAL SAID COUNCIL HEREBY APPROVES THIS MAP.

AND DOES HEREBY ACCEPT FOR PUBLIC USE THE RIGHT OF WAY FOR ALL STREETS AND HIGHWAYS AS SHOWN ON THIS MAP.

AND DOES HEREBY ACCEPT THE EASEMENT FOR SANITARY SEWER PURPOSES AS SHOWN ON THIS MAP.

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

AND DOES HEREBY ACCEPT THE ACCESS EASEMENT AS OFFERED ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR PUBLIC SAFETY, HEALTH, AND WELFARE.

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 25th DAY OF October, 2017.

ATTEST:

CITY CLERK OF THE CITY OF SIMI VALLEY

MAYOR OF THE CITY OF SIMI VALLEY

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: November 7, 2017

STEVEN HINTZ
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE:

FILED THIS 14th DAY OF November, 2017, AT 8:00 A.M., IN BOOK 165, OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 74-79 AT THE REQUEST OF LS-LA SIMI LLC, A CALIFORNIA LIMITED LIABILITY COMPANY. 20171114-00147758-0

MARK A LUNN
COUNTY RECORDER
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY RECORDER

SEE SHEET 2 FOR SIGNATURE OMISSIONS.
SEE SHEET 2 FOR ABANDONMENT CERTIFICATE.

165MR74

TRACT NO. 5978

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

BEING A SUBDIVISION OF ALL OF PARCEL A AS SHOWN ON LOT LINE ADJUSTMENT LLA 2004-05, AS EVIDENCED BY DOCUMENT RECORDED AUGUST 27, 2004 AS INSTRUMENT NO. 20040827-0236200, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

FOR CONDOMINIUM PURPOSES

HUNSAKER AND ASSOCIATES IRVINE, INC.
ROBERT L. WHEELER IV, L.S. 8639 DATE OF SURVEY: SEPTEMBER 2015
GROSS AREA: 16.815 ACRES

SIGNATURE OMISSIONS:

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS HOLDER OF AN EASEMENT SET FORTH HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SUCH SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

WATT-FKB COMPANY-SIMI VILLAGE, HOLDER OF AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED OCTOBER 11, 1985 AS INSTRUMENT NO. 85-116008, OF OFFICIAL RECORDS.

THE CITY OF SIMI VALLEY, A MUNICIPALITY, HOLDER OF AN EASEMENT FOR RIGHT-OF-WAY TO DISPOSE OF STORMWATER PURPOSES PER DOCUMENT RECORDED APRIL 20, 2010 AS INSTRUMENT NO. 20100420-00059040, OF OFFICIAL RECORDS.

THE CITY OF SIMI VALLEY, A MUNICIPALITY, HOLDER OF AN EASEMENT FOR PUBLIC ROAD RIGHT-OF-WAY PURPOSES PER DOCUMENT RECORDED APRIL 20, 2010 AS INSTRUMENT NO. 20100420-00059041, OF OFFICIAL RECORDS.

THE CITY OF SIMI VALLEY, A MUNICIPALITY, HOLDER OF AN EASEMENT FOR ROADWAY STREET IMPROVEMENTS PURPOSES PER DOCUMENT RECORDED NOVEMBER 29, 2013 AS INSTRUMENT NO. 20131129-00193864-0, OF OFFICIAL RECORDS.

THE CITY OF SIMI VALLEY, A MUNICIPALITY, HOLDER OF AN EASEMENT FOR NEW ROADWAY STREET IMPROVEMENT PURPOSES PER DOCUMENT RECORDED JUNE 18, 2014 AS INSTRUMENT NO. 20140618-00075907-0, OF OFFICIAL RECORDS.

ABANDONMENT CERTIFICATE:

THIS IS TO CERTIFY THAT PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THOSE PORTIONS OF THE EASEMENTS LISTED BELOW LYING WITHIN THE EXTERIOR BOUNDARY OF THIS SUBDIVISION NOT SHOWN ON THIS MAP.

1. THE EASEMENT FOR PUBLIC ROAD RIGHT-OF-WAY TO DISPOSE OF STORMWATER PURPOSES GRANTED TO THE CITY OF SIMI VALLEY AS RECORDED APRIL 20, 2010 AS INSTRUMENT NO. 20100420-00059040, OF OFFICIAL RECORDS.

2. THE EASEMENT FOR PUBLIC ROAD RIGHT-OF-WAY PURPOSES GRANTED TO THE CITY OF SIMI VALLEY AS RECORDED APRIL 20, 2010 AS INSTRUMENT NO. 20100420-00059041, OF OFFICIAL RECORDS.

3. THE EASEMENT FOR ROADWAY STREET IMPROVEMENTS PURPOSES GRANTED TO THE CITY OF SIMI VALLEY RECORDED NOVEMBER 29, 2013 AS INSTRUMENT NO. 20131129-00193864-0, OF OFFICIAL RECORDS.

4. THE EASEMENT FOR NEW ROADWAY STREET IMPROVEMENT PURPOSES GRANTED TO THE CITY OF SIMI VALLEY RECORDED JUNE 18, 2014 AS INSTRUMENT NO. 20140618-00075907-0, OF OFFICIAL RECORDS.

DATE: Oct. 31, 2017

CITY MANAGER OF THE CITY OF SIMI VALLEY

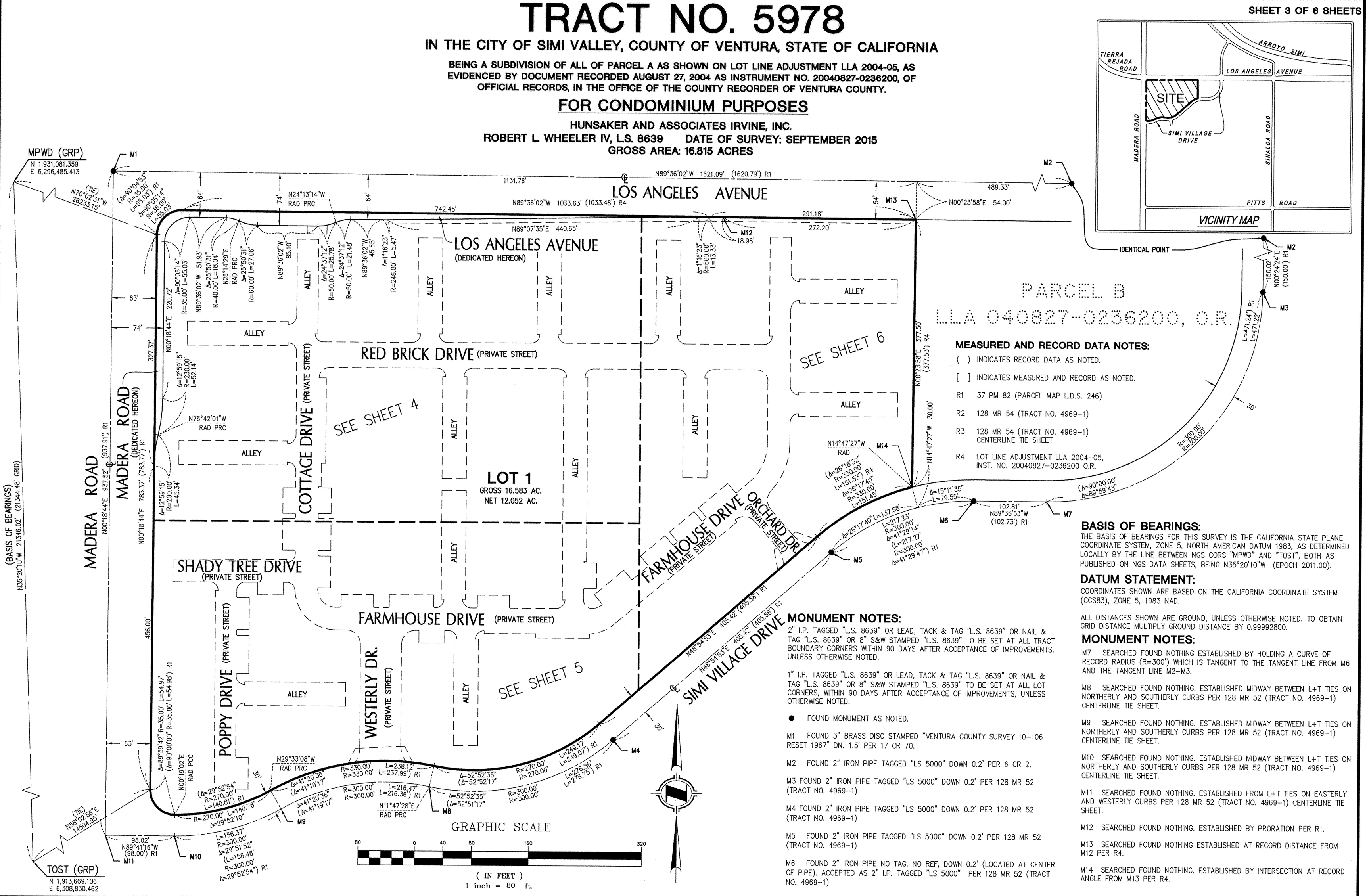
TRACT NO. 5978

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

BEING A SUBDIVISION OF ALL OF PARCEL A AS SHOWN ON LOT LINE ADJUSTMENT LLA 2004-05, AS EVIDENCED BY DOCUMENT RECORDED AUGUST 27, 2004 AS INSTRUMENT NO. 20040827-0236200, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

FOR CONDOMINIUM PURPOSES

HUNSAKER AND ASSOCIATES IRVINE, INC.
ROBERT L. WHEELER IV, L.S. 8639 DATE OF SURVEY: SEPTEMBER 2015
GROSS AREA: 16.815 ACRES



MEASURED AND RECORD DATA NOTES:

( ) INDICATES RECORD DATA AS NOTED.

[ ] INDICATES MEASURED AND RECORD AS NOTED.

R1 37 PM 82 (PARCEL MAP L.D.S. 246)

R2 128 MR 54 (TRACT NO. 4969-1)

R3 128 MR 54 (TRACT NO. 4969-1) CENTERLINE TIE SHEET

R4 LOT LINE ADJUSTMENT LLA 2004-05, INST. NO. 20040827-0236200 O.R.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY THE LINE BETWEEN NGS CORS "MPWD" AND "TOST", BOTH AS PUBLISHED ON NGS DATA SHEETS, BEING N35°20'10"W (EPOCH 2011.00).

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 5, 1983 NAD.

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.99992800.

MONUMENT NOTES:

2" I.P. TAGGED "L.S. 8639" OR LEAD, TACK & TAG "L.S. 8639" OR NAIL & TAG "L.S. 8639" OR 8" S&W STAMPED "L.S. 8639" TO BE SET AT ALL TRACT BOUNDARY CORNERS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

1" I.P. TAGGED "L.S. 8639" OR LEAD, TACK & TAG "L.S. 8639" OR NAIL & TAG "L.S. 8639" OR 8" S&W STAMPED "L.S. 8639" TO BE SET AT ALL LOT CORNERS, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

● FOUND MONUMENT AS NOTED.

M1 FOUND 3" BRASS DISC STAMPED "VENTURA COUNTY SURVEY 10-106 RESET 1967" DN. 1.5' PER 17 CR 70.

M2 FOUND 2" IRON PIPE TAGGED "LS 5000" DOWN 0.2' PER 6 CR 2.

M3 FOUND 2" IRON PIPE TAGGED "LS 5000" DOWN 0.2' PER 128 MR 52 (TRACT NO. 4969-1)

M4 FOUND 2" IRON PIPE TAGGED "LS 5000" DOWN 0.2' PER 128 MR 52 (TRACT NO. 4969-1)

M5 FOUND 2" IRON PIPE TAGGED "LS 5000" DOWN 0.2' PER 128 MR 52 (TRACT NO. 4969-1)

M6 FOUND 2" IRON PIPE NO TAG, NO REF, DOWN 0.2' (LOCATED AT CENTER OF PIPE). ACCEPTED AS 2" I.P. TAGGED "LS 5000" PER 128 MR 52 (TRACT NO. 4969-1)

MONUMENT NOTES:

M7 SEARCHED FOUND NOTHING ESTABLISHED BY HOLDING A CURVE OF RECORD RADIUS (R=300') WHICH IS TANGENT TO THE TANGENT LINE FROM M6 AND THE TANGENT LINE M2-M3.

M8 SEARCHED FOUND NOTHING. ESTABLISHED MIDWAY BETWEEN L+T TIES ON NORTHERLY AND SOUTHERLY CURBS PER 128 MR 52 (TRACT NO. 4969-1) CENTERLINE TIE SHEET.

M9 SEARCHED FOUND NOTHING. ESTABLISHED MIDWAY BETWEEN L+T TIES ON NORTHERLY AND SOUTHERLY CURBS PER 128 MR 52 (TRACT NO. 4969-1) CENTERLINE TIE SHEET.

M10 SEARCHED FOUND NOTHING. ESTABLISHED MIDWAY BETWEEN L+T TIES ON NORTHERLY AND SOUTHERLY CURBS PER 128 MR 52 (TRACT NO. 4969-1) CENTERLINE TIE SHEET.

M11 SEARCHED FOUND NOTHING. ESTABLISHED FROM L+T TIES ON EASTERLY AND WESTERLY CURBS PER 128 MR 52 (TRACT NO. 4969-1) CENTERLINE TIE SHEET.

M12 SEARCHED FOUND NOTHING. ESTABLISHED BY PRORATION PER R1.

M13 SEARCHED FOUND NOTHING ESTABLISHED AT RECORD DISTANCE FROM M12 PER R4.

M14 SEARCHED FOUND NOTHING. ESTABLISHED BY INTERSECTION AT RECORD ANGLE FROM M13 PER R4.

TRACT NO. 5978

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

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FOR CONDOMINIUM PURPOSES

HUNSAKER AND ASSOCIATES IRVINE, INC.
ROBERT L. WHEELER IV, L.S. 8639 DATE OF SURVEY: SEPTEMBER 2015
GROSS AREA: 16.815 ACRES

GRAPHIC SCALE
40 0 20 40 80 240
(IN FEET)
1 inch = 40 ft.

EASEMENT NOTES:

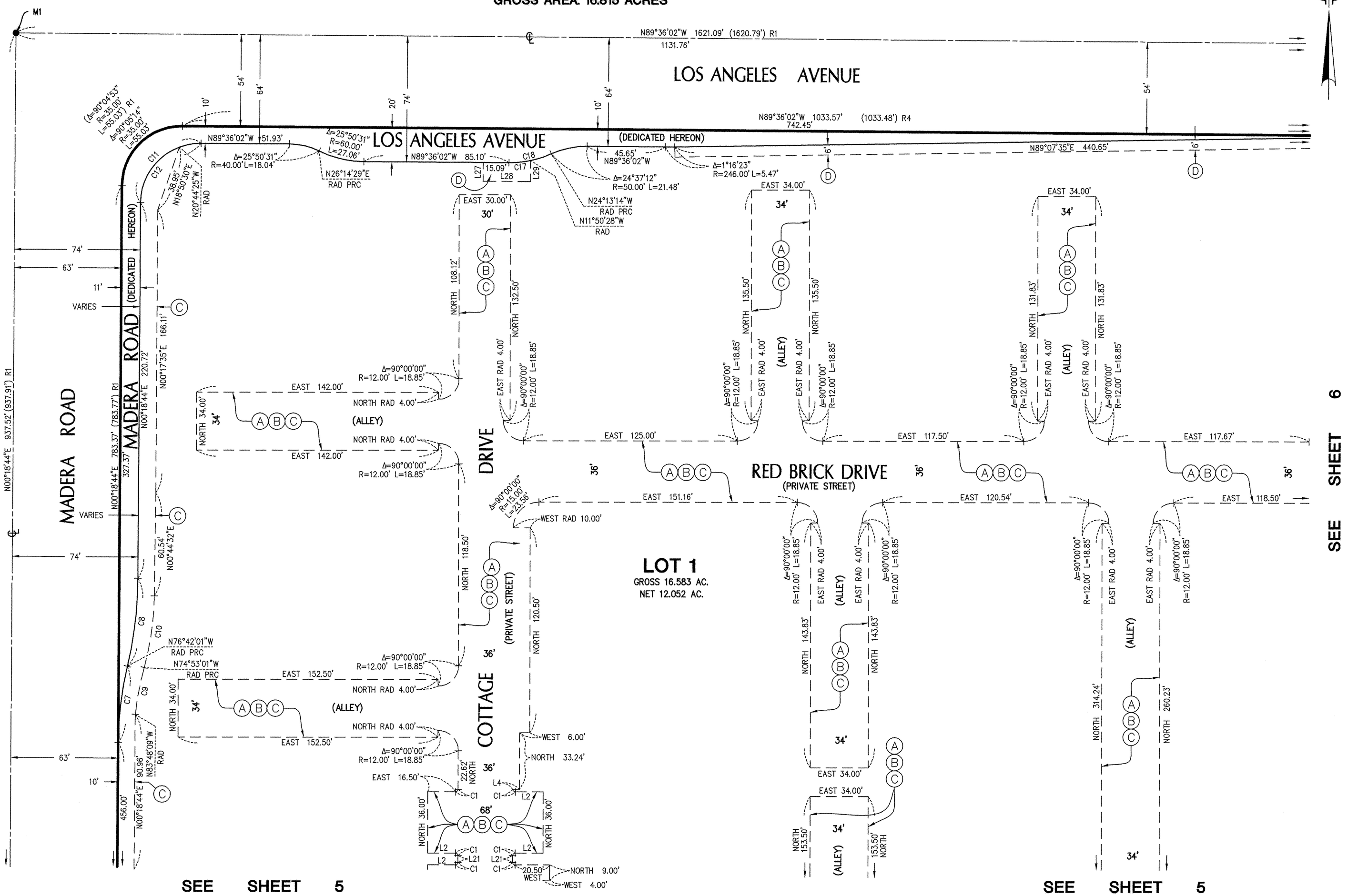
(A) INDICATES AN EASEMENT FOR WATER PURPOSES DEDICATED HEREON TO VENTURA COUNTY WATERWORKS DISTRICT NO. 8.

(B) INDICATES AN EASEMENT FOR SANITARY SEWER PURPOSES DEDICATED HEREON TO THE CITY OF SIMI VALLEY.

(C) INDICATES AN EASEMENT FOR ALL GOVERNMENTAL AGENCIES PROVIDING FOR PUBLIC SAFETY, HEALTH, AND WELFARE DEDICATED HEREON TO THE CITY OF SIMI VALLEY.

(D) INDICATES AN EASEMENT FOR SIDEWALK PURPOSES DEDICATED HEREON TO THE CITY OF SIMI VALLEY.

SEE SHEET 3 FOR MONUMENT NOTES, MEASURED AND RECORD DATA NOTES, BASIS OF BEARINGS AND DATUM STATEMENT.



LINE TABLE		
LINE	BEARING	LENGTH
L2	EAST	16.50'
L4	EAST RAD	4.00'
L21	NORTH	4.00'
L27	N00°23'58"E	11.00'
L28	N89°36'02"W	27.81'
L29	N00°23'58"E	12.36'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	1.50'	2.36'
C7	12°59'15"	200.00'	45.34'
C8	12°59'15"	230.00'	52.14'
C9	8°55'08"	180.00'	28.02'
C10	14°22'27"	170.00'	42.65'
C11	90°05'14"	35.00'	55.03'
C12	69°09'16"	34.89'	42.11'
C17	12°14'26"	60.00'	12.82'
C18	24°37'12"	60.00'	25.78'

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FOR CONDOMINIUM PURPOSES

HUNSAKER AND ASSOCIATES IRVINE, INC.

ROBERT L. WHEELER IV, LS. 8639 DATE OF SURVEY: SEPTEMBER 2015

GROSS AREA: 16.815 ACRES

GRAPHIC SCALE

40 0 20 40 80 240

(IN FEET)
1 inch = 40 ft.

EASEMENT NOTES:

(A) INDICATES AN EASEMENT FOR WATER PURPOSES DEDICATED HEREON TO VENTURA COUNTY WATERWORKS DISTRICT NO. 8.

(B) INDICATES AN EASEMENT FOR SANITARY SEWER PURPOSES DEDICATED HEREON TO THE CITY OF SIMI VALLEY.

(C) INDICATES AN EASEMENT FOR ALL GOVERNMENTAL AGENCIES PROVIDING FOR PUBLIC SAFETY, HEALTH, AND WELFARE DEDICATED HEREON TO THE CITY OF SIMI VALLEY.

(D) INDICATES AN EASEMENT FOR SIDEWALK PURPOSES DEDICATED HEREON TO THE CITY OF SIMI VALLEY.

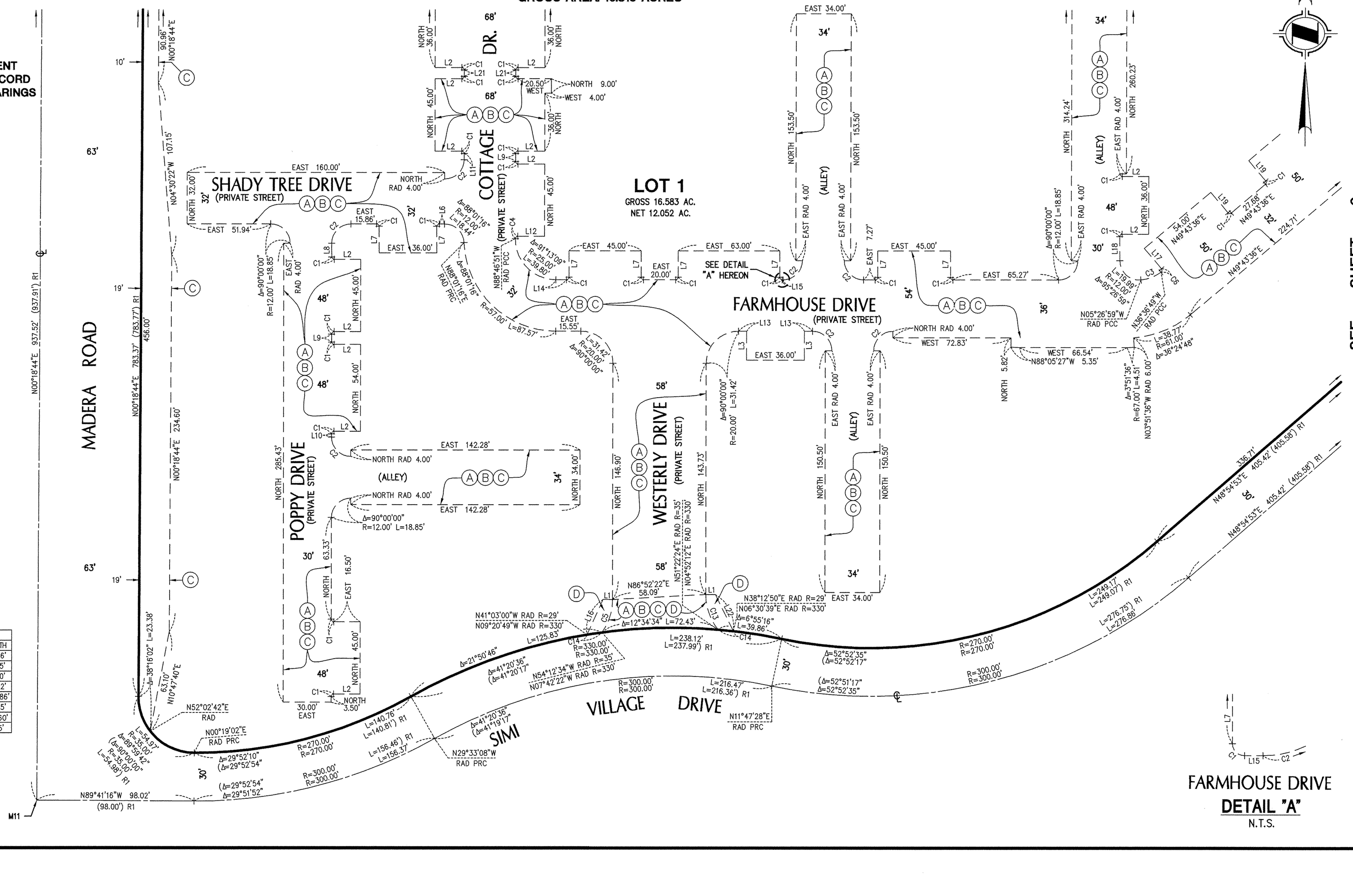
SEE SHEET 4

SEE SHEET 4

SEE SHEET 3 FOR MONUMENT NOTES, MEASURED AND RECORD DATA NOTES, BASIS OF BEARINGS AND DATUM STATEMENT.

LINE TABLE		
LINE	BEARING	LENGTH
L1	EAST RAD	6.00'
L2	EAST	16.50'
L3	NORTH	18.00'
L6	EAST	3.25'
L7	NORTH	16.50'
L8	NORTH	8.50'
L9	NORTH	5.00'
L10	NORTH	2.10'
L11	NORTH	3.88'
L12	EAST	16.49'
L13	EAST	5.00'
L14	EAST	6.55'
L15	EAST	0.61'
L16	N24°28'30"E	24.03'
L17	N40°16'24"W	16.45'
L18	NORTH	14.95'
L19	N40°16'24"W	16.50'
L21	NORTH	4.00'
L22	N25°53'35"W	25.33'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	1.50'	2.36'
C2	90°00'00"	12.00'	18.85'
C3	31°09'50"	25.00'	13.60'
C4	88°46'51"	1.50'	2.32'
C5	35°47'26"	35.00'	21.86'
C6	93°39'35"	1.50'	2.45'
C13	38°37'36"	35.00'	23.60'
C14	1°38'27"	330.00'	9.45'


LOT 1
GROSS 16.583 AC.
NET 12.052 AC.
SHADY TREE DRIVE
(PRIVATE STREET)
COTTAGE
(PRIVATE STREET)
FARMHOUSE DRIVE
(PRIVATE STREET)
WESTERLY DRIVE
(PRIVATE STREET)
POPPY DRIVE
(PRIVATE STREET)
VILLAGE DRIVE
SIMI
MADERA ROAD
(ALLEY)
SEE DETAIL "A" HEREON
SEE SHEET 6
N00°18'44"E 937.52' (937.91') R1
N00°18'44"E 783.37' (783.77') R1
456.00'
N00°18'44"E 90.96'
N04°30'22"W 107.15'
N00°18'44"E 234.60'
N10°47'40"E 63.10'
N52°02'42"E RAD
N00°19'02"E RAD PRC
N89°41'16"W 98.02'
(98.00') R1
M11
EAST 160.00'
EAST 51.94'
EAST 36.00'
EAST 15.86'
EAST 45.00'
EAST 63.00'
EAST 20.00'
EAST 15.55'
EAST 34.00'
EAST 7.27'
EAST 65.27'
EAST 142.28'
EAST 30.00'
NORTH 285.43'
NORTH 146.90'
NORTH 143.73'
NORTH 153.50'
NORTH 314.24'
NORTH 260.23'
NORTH 150.50'
NORTH 63.33'
NORTH 3.50'
WEST 72.83'
WEST 66.54'
N88°05'27"W 5.35'
N86°52'22"E 58.09'
N41°03'00"W RAD R=29'
N09°20'49"W RAD R=330'
N51°22'24"E RAD R=35'
N04°52'12"E RAD R=330'
N38°12'50"E RAD R=29'
N06°30'39"E RAD R=330'
N54°12'34"W RAD R=35'
N07°42'22"W RAD R=330'
N29°33'08"W RAD PRC
N11°47'28"E RAD PRC
N85°36'49"W RAD PCC
N05°26'59"W RAD PCC
N03°51'36"W RAD 6.00'
Δ=90°00'00" R=12.00' L=18.85'
Δ=88°01'16" R=12.00' L=18.44'
Δ=88°01'16" R=57.00' L=87.57'
Δ=91°13'09" R=25.00' L=39.80'
Δ=90°00'00" R=20.00' L=31.42'
Δ=89°59'42" R=35.00' (Δ=90°00'00" R=35.00') L=54.98' R1
Δ=29°52'10" (Δ=29°52'54" Δ=29°51'52")
Δ=21°50'46" Δ=41°20'36" (Δ=41°20'17") Δ=41°19'17"
L=54.97'
L=140.76' L=140.81') R1
L=156.46') R1 L=156.37'
L=125.83'
L=238.12' L=237.99') R1
L=216.47' L=216.36') R1
Δ=12°34'34" L=72.43'
Δ=6°55'16" L=39.86'
Δ=52°52'35" (Δ=52°52'17")
Δ=52°51'17" Δ=52°52'35"
R=270.00' R=270.00'
R=300.00' R=300.00'
L=249.17' L=249.07') R1
L=276.75') R1 L=276.86'
336.71'
N48°54'53"E 405.42' (405.58') R1
Δ=90°00'00" R=20.00' L=31.42'
Δ=90°00'00" R=12.00' L=18.85'
Δ=38°16'02" L=23.38'
Δ=36°24'48"
Δ=3°51'36" R=67.00' L=4.51'
L=38.77' R=61.00'
L=27.66' N49°43'36"E
L=54.00' N49°43'36"E
L=224.71'
L=19.89' R=12.00' Δ=95°26'59"
L=65.27'
L=72.83'
L=66.54'
L=5.35'
L=4.51'
L=38.77'
L=27.66'
L=54.00'
L=224.71'
L=19.89'

TRACT NO. 5978

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

BEING A SUBDIVISION OF ALL OF PARCEL A AS SHOWN ON LOT LINE ADJUSTMENT LLA 2004-05, AS EVIDENCED BY DOCUMENT RECORDED AUGUST 27, 2004 AS INSTRUMENT NO. 20040827-0236200, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

FOR CONDOMINIUM PURPOSES

HUNSAKER AND ASSOCIATES IRVINE, INC.
ROBERT L. WHEELER IV, L.S. 8639 DATE OF SURVEY: SEPTEMBER 2015
GROSS AREA: 16.815 ACRES

EASEMENT NOTES:

(A) INDICATES AN EASEMENT FOR WATER PURPOSES DEDICATED HEREON TO VENTURA COUNTY WATERWORKS DISTRICT NO. 8.

(B) INDICATES AN EASEMENT FOR SANITARY SEWER PURPOSES DEDICATED HEREON TO THE CITY OF SIMI VALLEY.

(C) INDICATES AN EASEMENT FOR ALL GOVERNMENTAL AGENCIES PROVIDING FOR PUBLIC SAFETY, HEALTH, AND WELFARE DEDICATED HEREON TO THE CITY OF SIMI VALLEY.

(D) INDICATES AN EASEMENT FOR SIDEWALK PURPOSES DEDICATED HEREON TO THE CITY OF SIMI VALLEY.

LINE TABLE		
LINE	BEARING	LENGTH
L5	N40°16'24"W	4.00'
L17	N40°16'24"W	16.45'
L19	N40°16'24"W	16.50'
L20	N49°43'36"E	5.00'
L23	N11°05'32"W	29.01'
L24	N48°53'32"E	6.00'
L25	N49°33'34"E	28.00'
L26	N70°32'29"W	28.50'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	1.50'	2.36'
C3	31°09'50"	25.00'	13.60'
C6	93°39'35"	1.50'	2.45'
C15	45°52'52"	35.00'	28.03'
C16	45°09'50"	35.00'	27.59'
C17	12°14'26"	60.00'	12.82'
C18	24°37'12"	60.00'	25.78'

GRAPHIC SCALE

40 0 20 40 80 240

(IN FEET)
1 inch = 40 ft.

SEE SHEET 3 FOR MONUMENT NOTES, MEASURED AND RECORD DATA NOTES, BASIS OF BEARINGS AND DATUM STATEMENT.

165MR79