20201221-00224620-0 1/4
Ventura County Clerk and Recorder
12/21/2020 08:00:00 AM
1735351 $87.00 HE

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 5965, 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:

1. AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY FOR PUBLIC USE, THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THIS MAP,

2. AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE EASEMENT FOR STORM DRAIN PURPOSES SHOWN ON THIS MAP AND ALL USES INCIDENTAL THERETO,

AND THAT WE DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE FOLLOWING AS SHOWN HEREON:

A. THE EASEMENT FOR TRAIL PURPOSES SHOWN ON THIS MAP FOR PUBLIC USE.

OWNER: JBR MANAGEMENT COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Mark Rosenberg
NAME: MARK ROSENBERG
TITLE: MANAGER

BY: _____
NAME:
TITLE:

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 Dec. 7, 2020 BEFORE ME, Lorena Romero, Notary Public, PERSONALLY APPEARED Mark Rosenberg,

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 _____ PRINT NAME Lorena Romero

PRINCIPAL PLACE OF BUSINESS Beverly Hills COUNTY Los Angeles

MY COMMISSION EXPIRES Dec 8, 2021 COMMISSION NO. 2221458

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 _____) SS

ON _____ BEFORE ME, _____, PERSONALLY APPEARED

_____,

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 _____ PRINT NAME _____

PRINCIPAL PLACE OF BUSINESS _____ COUNTY _____

MY COMMISSION EXPIRES _____ COMMISSION NO. _____

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 JBR DEVELOPMENT CO., ON MAY 1, 2018. 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 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.

DATE: 12-7-2020

William T. Hurdle
WILLIAM T. HURDLE
PLS 5453

PROFESSIONAL LAND SURVEYOR * WILLIAM T. HURDLE * No. 5453 * STATE OF CALIFORNIA * WTH

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5965, 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.

DATE: 12/15/20

RONALD K. FUCHIWAKI
PUBLIC WORKS DIRECTOR
CITY OF SIMI VALLEY
RCE 34663

REGISTERED PROFESSIONAL ENGINEER * RONALD K. FUCHIWAKI * No. C34663 * CIVIL * STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5965 AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

BY: David O. Knell — 12-14-2020

DAVID O. KNELL, PLS NO. 5301
ACTING CITY SURVEYOR

DATE

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

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 THE PUBLIC STREET DEDICATION FOR RIGHT OF WAY PURPOSES OVER A PORTION OF DENTON AVENUE HELD BY THE CITY OF SIMI VALLEY AS DELINEATED ON THE MAP OF TRACT 1793, RECORDED FEBRUARY 27, 1976, IN BOOK 67, AT PAGE 14, OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY. ALL LYING WITHIN THE EXTERIOR BOUNDARY OF THIS SUBDIVISION NOT SHOWN ON THIS MAP.

DATE: 12/16/20

BRIAN P. GABLER
CITY MANAGER
CITY OF SIMI VALLEY

SOILS AND/OR GEOLOGIC REPORTS

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 5965 HAVE BEEN PREPARED:

DATE OF REPORT: AUGUST 21, 2015

TITLE OF REPORT: GEOTECHNICAL INVESTIGATION TENTATIVE TRACT 5965 DENTON AVENUE AT SUMMIT AVENUE, SIMI VALLEY, CALIFORNIA.

FIRM NAME: RMA GEOSCIENCE
ENGINEER: HIAYAN LIU, PE
REGISTRATION NO: C81463
GEOLOGIST: MARK AL SWIATEK RG/CEG
REGISTRATION NO: CEG 1781
LOCATION WHERE ON FILE FOR PUBLIC INSPECTION: CITY ENGINEER'S OFFICE

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 5965, CONSISTING OF 4 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 14th DAY OF December, 20 20, FOR APPROVAL. SAID COUNCIL HEREBY APPROVES THIS MAP AND DOES HEREBY ACCEPT FOR PUBLIC USE THE FOLLOWING AS SHOWN ON THIS TRACT MAP:

1. THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS AS SHOWN ON THIS MAP,
2. THE EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN ON THIS MAP,

AND DOES HEREBY REJECT THE FOLLOWING:

A. THE EASEMENT FOR TRAIL PURPOSES 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 DAY OF December 16, 20 20.

ATTEST: _____
LUCY BLANCO
CITY CLERK OF THE CITY
OF SIMI VALLEY

CITY OF SIMI VALLEY * INCORPORATED * OCT 10 1969 * CALIFORNIA

Keith L. Mashburn
KEITH L. MASHBURN
MAYOR OF THE CITY
OF SIMI VALLEY

COUNTY TAX COLLECTOR'S CERTIFICATE

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

DATE: 12-18-2020

STEVEN HINTZ
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE 20201221-00224620-0

FILED THIS 21st DAY OF December, 20 20 AT 8:00 A.M. IN BOOK 169 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 41-44, AT THE REQUEST OF JBR DEVELOPMENT CO., A CALIFORNIA CORPORATION.

MARK A. LUNN
COUNTY RECORDER
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY RECORDER

3.95 GROSS ACRES

TRACT NO. 5965

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

BEING A SUBDIVISION OF PORTIONS OF LOTS 282 AND 283 OF KADOTA FIG FARMS SUBDIVISION NUMBER 6, PER 19 MR 39 AND ALL OF LOT 62 AND A PORTION OF DENTON AVENUE OF TRACT NO. 1793 PER 67 MR 14

APRIL, 2018

BENEFICIARY STATEMENT

CITIZENS BUSINESS BANK, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED APRIL 21, 2020 AS INSTRUMENT NO. 20200421-00054170 OF OFFICIAL RECORDS.

BY: Sen Sze Xu

NAME: Sen Sze Xu

TITLE: Construction Loan Officer, AVP

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) SS
COUNTY OF San Bernardino

ON Dec 9, 2020 BEFORE ME, Cynthia S Burns, Notary Public, PERSONALLY APPEARED Sen Sze Xu,

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 Cynthia S Burns PRINT NAME Cynthia S Burns

PRINCIPAL PLACE OF BUSINESS 701 N Haven, Ontario CA COUNTY San Bernardino

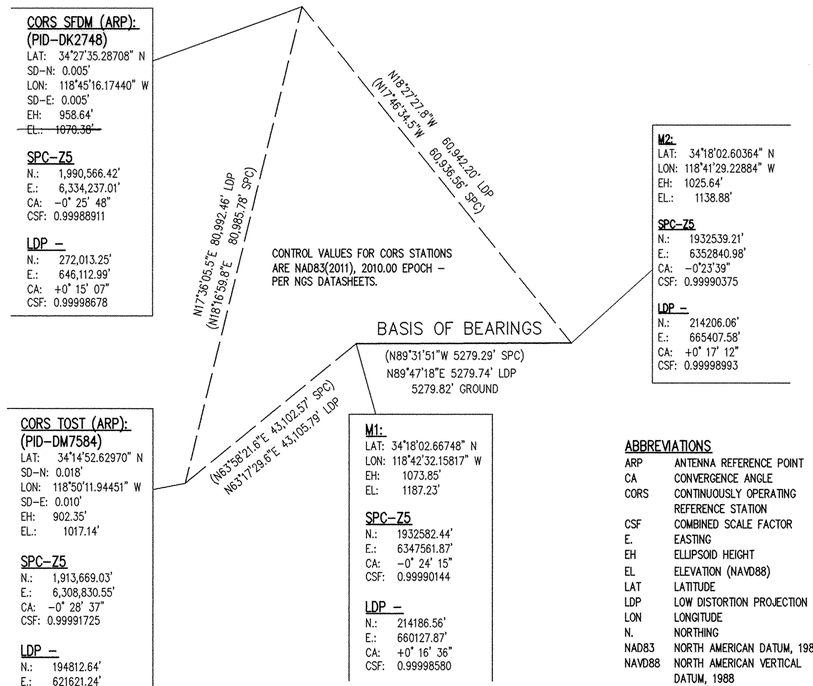
MY COMMISSION EXPIRES 10-24-22 COMMISSION NO. 2259879

SIGNATURE OMISSIONS

THE SIGNATURES OF THE FOLLOWING PRESENT OWNERS OF EASEMENTS HAVE BEEN OMITTED PURSUANT TO SECTION 66436 (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION,
EASEMENT HOLDER FOR PUBLIC UTILITIES,
RECORDED MARCH 5, 2020 AS INSTRUMENT NO. 20200305-00033090 OF OFFICIAL RECORDS

VENTURA COUNTY WATERSHED PROTECTION DISTRICT,
EASEMENT HOLDER FOR ACCESS FOR FLOOD CONTROL, WATER CONSERVATION AND RELATED PURPOSES,
RECORDED MAY 11, 2020 AS INSTRUMENT NO. 20200511-00064417 OF OFFICIAL RECORDS AND
RECORDED SEPTEMBER 09, 2020 AS INSTRUMENT NO. 20200909-00141522 OF OFFICIAL RECORDS



COORDINATE VALUES FOR ALL FOUND MONUMENTS (INCLUDING M1 & M2) COMPUTED BY LEAST-SQUARES ADJUSTMENT (STAR*NET VERSION 8.2) OF RTK GPS AND CONVENTIONAL MEASUREMENTS, USING NGS GEOID12A MODEL. LOCAL RTK BASE STATION COORDINATES TAKEN FROM AVERAGE OF OPUS SOLUTIONS (FROM NGS).

CONTROL SCHEME

NO SCALE

ABBREVIATIONS

ARP	ANTENNA REFERENCE POINT
CA	CONVERGENCE ANGLE
CORS	CONTINUOUSLY OPERATING REFERENCE STATION
CSF	COMBINED SCALE FACTOR
E.	EASTING
EH	ELLIPSOID HEIGHT
EL	ELEVATION (NAVD88)
LAT	LATITUDE
LDP	LOW DISTORTION PROJECTION
LON	LONGITUDE
N.	NORTHING
NAD83	NORTH AMERICAN DATUM, 1983
NAVD88	NORTH AMERICAN VERTICAL DATUM, 1988
NGS	NATIONAL GEODETIC SURVEY
OPUS	ONLINE POSITIONING USER SERVICE
PID	PERMANENT IDENTIFIER (NGS)
SD	STANDARD DEVIATION
SPC	STATE PLANE COORDINATES
Z5	ZONE 5 (CALIFORNIA)

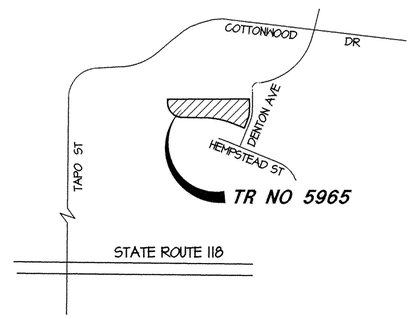
LOW DISTORTION PROJECTION (LDP) DEFINITION

PROJECTION NAME:	VEN-1 (JDS)
GEODETIC DATUM:	NAD83 (GRS80 ELLIPSOID)
PROJECTION TYPE:	TRANSVERSE MERCATOR
LATITUDE OF ORIGIN:	34°12'00" (34.20') NORTH
LONGITUDE OF CENTRAL MERIDIAN:	119°12'00" (119.20') WEST
SCALE FACTOR:	1.000012 (EXACTLY) - COMPUTED AT APPROXIMATE ELLIPSOID HEIGHT OF 76.5 METERS (251 FEET)
NORTHING AT GRID ORIGIN:	54,000 METERS (177,165 FEET)
EASTING AT GRID ORIGIN:	156,000 METERS (511,810 FEET)

THIS MAP, AND THE SURVEY IT IS BASED ON, WERE ADJUSTED AND REDUCED TO GRID VALUES (BEARINGS, DISTANCES, COORDINATES) - USING THE PRECEDING LDP DEFINITION. THIS PROJECTION WAS DEVELOPED SO THAT PROJECTED (GRID) DISTANCES WOULD CLOSELY MATCH "GROUND" DISTANCES (MINIMAL LINEAR DISTORTION) AND GRID BEARINGS WOULD CLOSELY MATCH GEODETIC BEARINGS (MINIMAL CONVERGENCE ANGLES) - FOR A MAJOR PORTION OF SOUTHERN VENTURA COUNTY, CALIFORNIA.

MAXIMUM DISTORTION (DIFFERENCE BETWEEN GRID AND GROUND DISTANCE) WITHIN MAP AREA IS 15 PPM (0.015' PER 1000 FEET). ALL DISTANCES SHOWN ARE GROUND (UNLESS OTHERWISE NOTED) - BEING CALCULATED BY DIVIDING THE ADJUSTED GRID DISTANCE BY THE AVERAGE COMBINED SCALE FACTOR (CSF) OF 0.99998545, COMPUTED AT AN AVERAGE ELEVATION OF 1200 FEET (950 FEET ABOVE THE PROJECTION SURFACE).

ALL BEARINGS SHOWN HEREON ARE GRID (LDP) - EXCEPT THOSE SHOWN AS SPC.
ALL UNITS ARE U.S. SURVEY FEET.

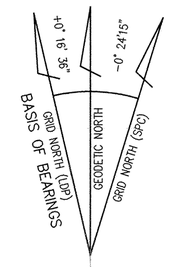


VICINITY MAP

1" = 1000'

BASIS OF BEARINGS

THE BEARINGS ON THIS MAP ARE GRID, BASED ON THE CUSTOM LOW DISTORTION PROJECTION (LDP) DESCRIBED HEREON - RESULTING IN A MEASURED BEARING OF NORTH 89°47'18" EAST FOR THE NORTHERLY LINE OF KADOTA FIG FARMS SUBDIVISION NO. 6, 19 MR 39 (R1), SHOWN AS N 89°32'28" W ON 149 MR 79 (R8)



CONVERGENCE (MAPPING) ANGLES

AT MONUMENT M1

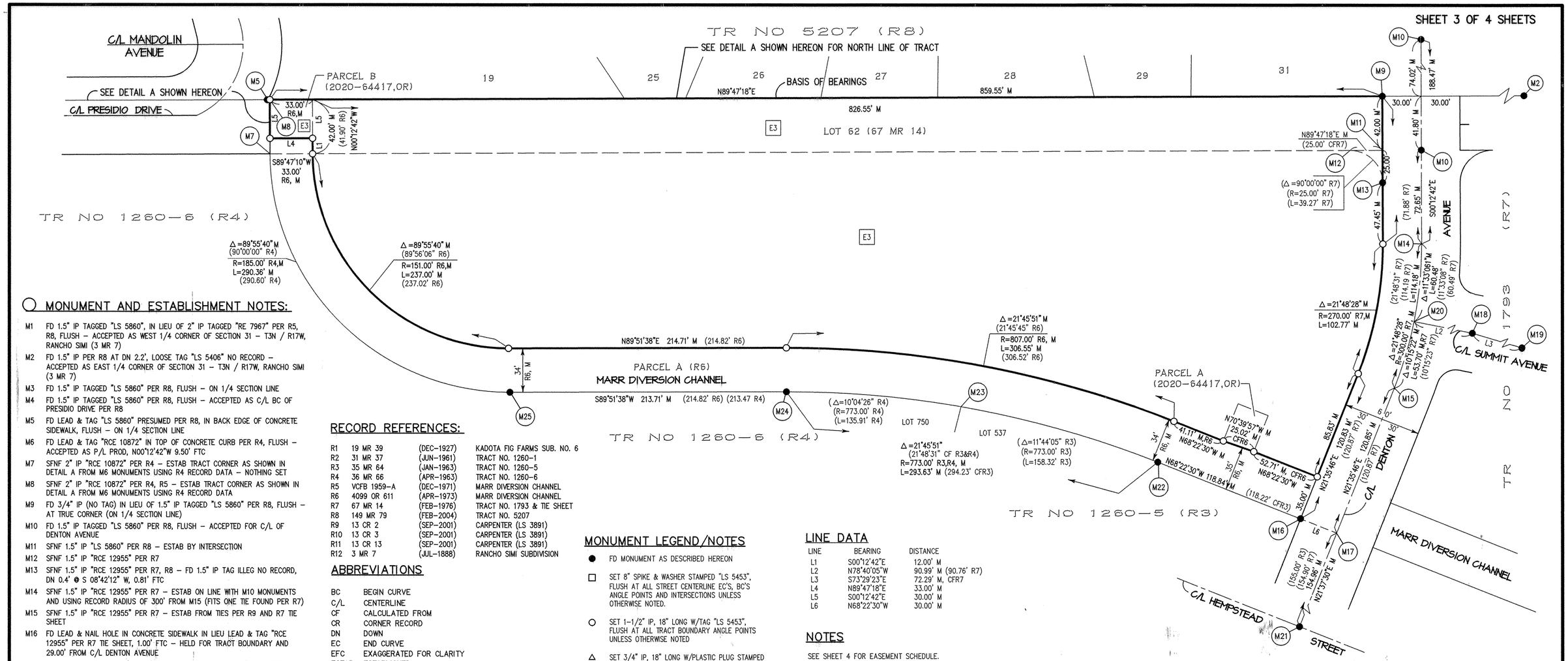
TRACT NO. 5965

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

BEING A SUBDIVISION OF PORTIONS OF LOTS 282 AND 283 OF KADOTA FIG FARMS SUBDIVISION NUMBER 6, PER 19 MR 39 AND ALL OF LOT 62 AND A PORTION OF DENTON AVENUE OF TRACT NO. 1793 PER 67 MR 14

APRIL, 2018

JENSEN DESIGN AND SURVEY, INC ♦ 1672 DONLON STREET ♦ VENTURA, CALIFORNIA 93003 ♦ (805) 654-6977



MONUMENT AND ESTABLISHMENT NOTES:

- M1 FD 1.5" IP TAGGED "LS 5860", IN LIEU OF 2" IP TAGGED "RE 7967" PER R5, R8, FLUSH – ACCEPTED AS WEST 1/4 CORNER OF SECTION 31 – T3N / R17W, RANCHO SIMI (3 MR 7)
- M2 FD 1.5" IP PER R8 AT DN 2.2', LOOSE TAG "LS 5406" NO RECORD – ACCEPTED AS EAST 1/4 CORNER OF SECTION 31 – T3N / R17W, RANCHO SIMI (3 MR 7)
- M3 FD 1.5" IP TAGGED "LS 5860" PER R8, FLUSH – ON 1/4 SECTION LINE
- M4 FD 1.5" IP TAGGED "LS 5860" PER R8, FLUSH – ACCEPTED AS C/L BC OF PRESIDIO DRIVE PER R8
- M5 FD LEAD & TAG "LS 5860" PRESUMED PER R8, IN BACK EDGE OF CONCRETE SIDEWALK, FLUSH – ON 1/4 SECTION LINE
- M6 FD LEAD & TAG "RCE 10872" IN TOP OF CONCRETE CURB PER R4, FLUSH – ACCEPTED AS P/L PROD, N00°12'42"W 9.50' FTC
- M7 SFNF 2" IP "RCE 10872" PER R4 – ESTAB TRACT CORNER AS SHOWN IN DETAIL A FROM M6 MONUMENTS USING R4 RECORD DATA – NOTHING SET
- M8 SFNF 2" IP "RCE 10872" PER R4, R5 – ESTAB TRACT CORNER AS SHOWN IN DETAIL A FROM M6 MONUMENTS USING R4 RECORD DATA
- M9 FD 3/4" IP (NO TAG) IN LIEU OF 1.5" IP TAGGED "LS 5860" PER R8, FLUSH – AT TRUE CORNER (ON 1/4 SECTION LINE)
- M10 FD 1.5" IP TAGGED "LS 5860" PER R8, FLUSH – ACCEPTED FOR C/L OF DENTON AVENUE
- M11 SFNF 1.5" IP "LS 5860" PER R8 – ESTAB BY INTERSECTION
- M12 SFNF 1.5" IP "RCE 12955" PER R7
- M13 SFNF 1.5" IP "RCE 12955" PER R7, R8 – FD 1.5" IP TAG ILLEG NO RECORD, DN 0.4' @ S 08°42'12" W, 0.81' FTC
- M14 SFNF 1.5" IP "RCE 12955" PER R7 – ESTAB ON LINE WITH M10 MONUMENTS AND USING RECORD RADIUS OF 300' FROM M15 (FITS ONE TIE FOUND PER R7)
- M15 SFNF 1.5" IP "RCE 12955" PER R7 – ESTAB FROM TIES PER R9 AND R7 TIE SHEET
- M16 FD LEAD & NAIL HOLE IN CONCRETE SIDEWALK IN LIEU LEAD & TAG "RCE 12955" PER R7 TIE SHEET, 1.00' FTC – HELD FOR TRACT BOUNDARY AND 29.00' FROM C/L DENTON AVENUE
- M17 SFNF – ESTAB AT 29.00' FROM M16 PER R7 TIE SHEET – NOTHING SET
- M18 FD 1.5" IP (TAG ILLEG) PER R7, DN 0.2' – ACCEPTED AS C/L BC (FITS TIES PER R10) – NAIL & TAG "LS 3891" PER R10 NOT FOUND
- M19 FD NAIL & TAG "LS 3891" PER R11, FLUSH – ACCEPTED AS C/L EC (FITS TIES PER R11)
- M20 SFNF 1.5" IP PER R7 – ESTAB BY PROPORTION, ON C/L CURVE BETWEEN M14 AND M15
- M21 FD 1.5" IP (TAG ILLEG) PER R3, DN 0.5' – ACCEPTED AS C/L INTERSECTION
- M22 FD 1.5" IP (TAG ILLEG) PER R3, R5, DN 0.8' – ACCEPTED FOR NORTHERLY LINE OF R3 AND SOUTHERLY LINE OF R6
- M23 2" IP PER R3, R4 – NOT ACCESSIBLE (HEAVY TREES/BUSHES), NO SEARCH
- M24 FD 1.5" IP (TAG ILLEG) PER R4, DN 1.3' – ACCEPTED FOR NORTHERLY LINE OF R4 AND SOUTHERLY LINE OF R6
- M25 FD 1.5" IP (TAG ILLEG) PER R4, R5, DN 1.2' – ACCEPTED FOR NORTHERLY LINE OF R4 AND SOUTHERLY LINE OF R6 – N89°51'38"E 0.29' FROM BC
- M26 FD 1.5" IP TAGGED "LS 5860" PER R8, FLUSH – ACCEPTED AS C/L OF PRESIDIO DRIVE PER R8

RECORD REFERENCES:

R1	19 MR 39	(DEC-1927)	KADOTA FIG FARMS SUB. NO. 6
R2	31 MR 37	(JUN-1961)	TRACT NO. 1260-1
R3	35 MR 64	(JAN-1963)	TRACT NO. 1260-5
R4	36 MR 66	(APR-1963)	TRACT NO. 1260-6
R5	VCFB 1959-A	(DEC-1971)	MARR DIVERSION CHANNEL
R6	4099 OR 611	(APR-1973)	MARR DIVERSION CHANNEL
R7	67 MR 14	(FEB-1976)	TRACT NO. 1793 & TIE SHEET
R8	149 MR 79	(FEB-2004)	TRACT NO. 5207
R9	13 CR 2	(SEP-2001)	CARPENTER (LS 3891)
R10	13 CR 3	(SEP-2001)	CARPENTER (LS 3891)
R11	13 CR 13	(SEP-2001)	CARPENTER (LS 3891)
R12	3 MR 7	(JUL-1888)	RANCHO SIMI SUBDIVISION

ABBREVIATIONS

BC	BEGIN CURVE
C/L	CENTERLINE
CF	CALCULATED FROM
CR	CORNER RECORD
DN	DOWN
EC	END CURVE
EFC	EXAGGERATED FOR CLARITY
ESTAB	ESTABLISHED
FB	FIELD BOOK
FD	FOUND
FTC	FROM TRUE CORNER
ILLEG	ILLEGIBLE
M	MEASURED
MR	MISCELLANEOUS RECORDS
OR	OFFICIAL RECORDS
P/L	PROPERTY LINE
PM	PARCEL MAP
PRC	POINT OF REVERSE CURVE
RS	RECORD OF SURVEY
SFNF	SEARCHED FOR, NOT FOUND
TR	TRACT
VC	VENTURA COUNTY
WM	WELL MONUMENT

MONUMENT LEGEND/NOTES

- ● FD MONUMENT AS DESCRIBED HEREON
- □ SET 8" SPIKE & WASHER STAMPED "LS 5453", FLUSH AT ALL STREET CENTERLINE EC'S, BC'S ANGLE POINTS AND INTERSECTIONS UNLESS OTHERWISE NOTED.
- ○ SET 1-1/2" IP, 18" LONG W/TAG "LS 5453", FLUSH AT ALL TRACT BOUNDARY ANGLE POINTS UNLESS OTHERWISE NOTED
- △ SET 3/4" IP, 18" LONG W/PLASTIC PLUG STAMPED "LS 5453", FLUSH

  SET 3/4" IP, 18" LONG W/PLASTIC PLUG STAMPED "LS 5453", FLUSH AT ALL REAR LOT CORNERS AND AT ALL LOT SIDE LINE ANGLE POINTS UNLESS OTHERWISE NOTED.

  SET NAIL & TAG STAMPED "LS 5453", FLUSH IN CONCRETE CURB ALONG LOT LINE PRODUCED 9.75' AT ALL FRONT LOT CORNERS OF LOTS 2 THROUGH 13, INCLUSIVE, UNLESS NOTED OTHERWISE.

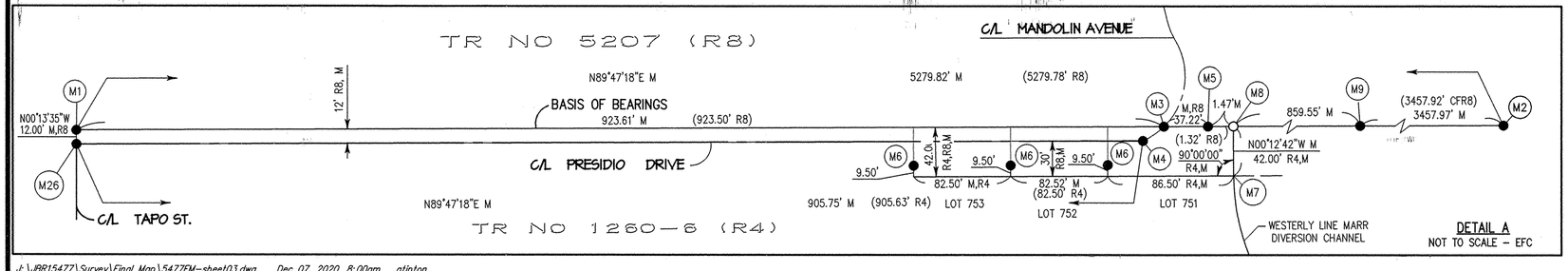
  SET NAIL & TAG STAMPED "LS 5453", FLUSH IN CONCRETE SIDEWALK RADIAL AT A 1' OFFSET INTO RIGHT OF WAY FOR ALL FRONT LOT CORNERS OF LOT 1, UNLESS NOTED OTHERWISE.

LINE DATA

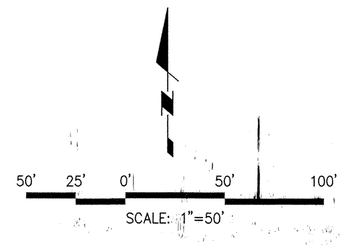
LINE	BEARING	DISTANCE
L1	S00°12'42"E	12.00' M
L2	N78°40'05"W	90.99' M (90.76' R7)
L3	S73°29'23"E	72.29' M, CFR7
L4	N89°47'18"E	33.00' M
L5	S00°12'42"E	30.00' M
L6	N68°22'30"W	30.00' M

NOTES

SEE SHEET 4 FOR EASEMENT SCHEDULE.



DETAIL A
NOT TO SCALE – EFC



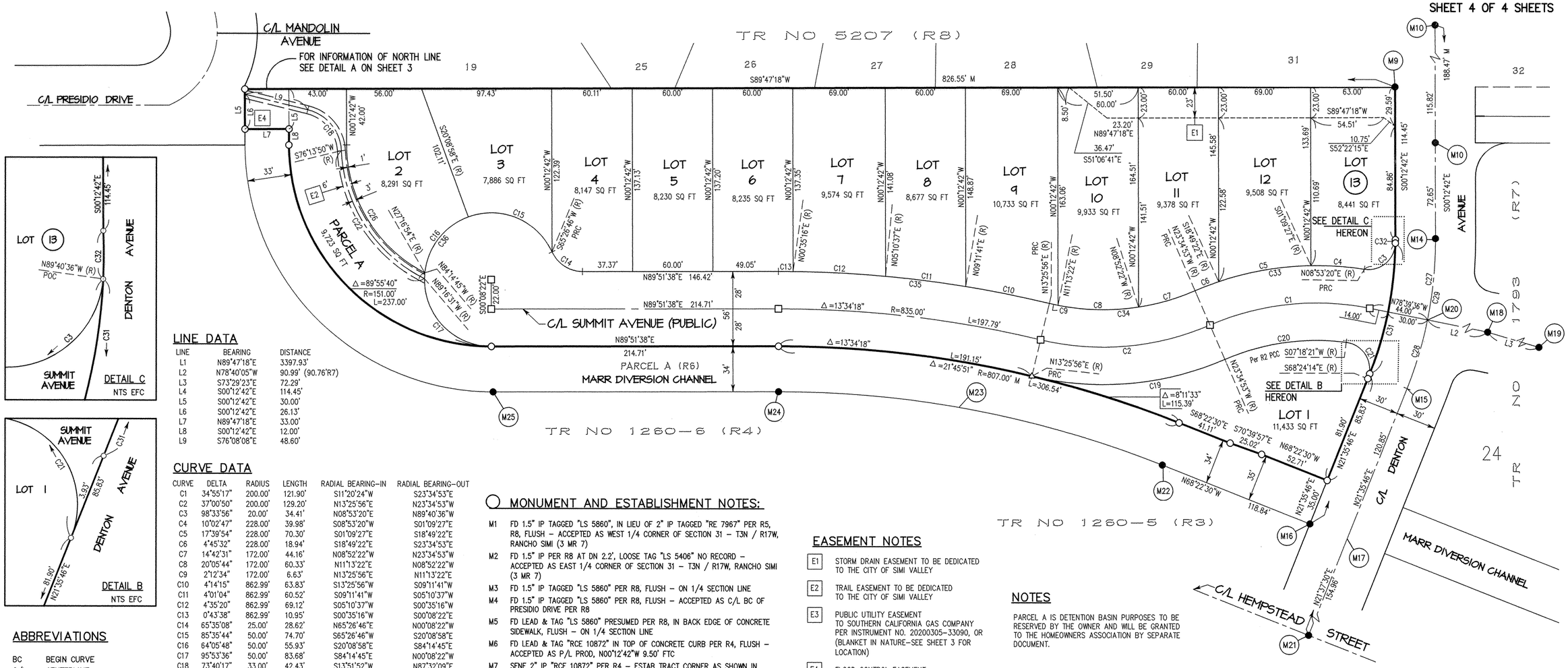
TRACT NO. 5965

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

BEING A SUBDIVISION OF PORTIONS OF LOTS 282 AND 283 OF KADOTA FIG FARMS SUBDIVISION NUMBER 6, PER 19 MR 39 AND ALL OF LOT 62 AND A PORTION OF DENTON AVENUE OF TRACT NO. 1793 PER 67 MR 14

APRIL, 2018

JENSEN DESIGN AND SURVEY, INC ♦ 1672 DONLON STREET ♦ VENTURA, CALIFORNIA 93003 ♦ (805) 654-6977



LINE DATA

LINE	BEARING	DISTANCE
L1	N89°47'18"E	3397.93'
L2	N78°40'05"W	90.99' (90.76'R7)
L3	S73°29'23"E	72.29'
L4	S00°12'42"E	114.45'
L5	S00°12'42"E	30.00'
L6	S00°12'42"E	26.13'
L7	N89°47'18"E	33.00'
L8	S00°12'42"E	12.00'
L9	S76°08'08"E	48.60'

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	RADIAL BEARING-IN	RADIAL BEARING-OUT
C1	34°55'17"	200.00'	121.90'	S11°20'24"W	S23°34'53"E
C2	37°00'50"	200.00'	129.20'	N13°25'56"E	N23°34'53"W
C3	98°33'56"	20.00'	34.41'	N08°53'20"E	N89°40'36"W
C4	10°02'47"	228.00'	39.98'	S08°53'20"W	S01°09'27"E
C5	17°39'54"	228.00'	70.30'	S01°09'27"E	S18°49'22"E
C6	4°45'32"	228.00'	18.94'	S18°49'22"E	S23°34'53"E
C7	14°42'31"	172.00'	44.16'	N08°52'22"W	N23°34'53"W
C8	20°05'44"	172.00'	60.33'	N11°13'22"E	N08°52'22"W
C9	2°12'34"	172.00'	6.63'	N13°25'56"E	N11°13'22"E
C10	4°14'15"	862.99'	63.83'	S13°25'56"W	S09°11'41"W
C11	4°01'04"	862.99'	60.52'	S09°11'41"W	S05°10'37"W
C12	4°35'20"	862.99'	69.12'	S05°10'37"W	S00°35'16"W
C13	0°43'38"	862.99'	10.95'	S00°35'16"W	S00°08'22"E
C14	65°35'08"	25.00'	28.62'	N65°26'46"E	N00°08'22"W
C15	85°35'44"	50.00'	74.70'	S65°26'46"W	S20°08'58"E
C16	64°05'48"	50.00'	55.93'	S20°08'58"E	S84°14'45"E
C17	95°53'36"	50.00'	83.68'	S84°14'45"E	N00°08'22"W
C18	73°40'17"	33.00'	42.43'	S13°51'52"W	N87°32'09"E
C19	37°00'50"	228.00'	147.29'	N13°25'56"E	N23°34'53"W
C20	30°53'14"	172.00'	92.72'	S07°18'21"W	S23°34'53"E
C21	104°17'25"	20.00'	36.40'	N68°24'14"W	S07°18'21"W
C22	61°09'48"	112.00'	119.56'	N87°32'09"E	S26°22'21"W
C26	62°30'24"	108.00'	117.82'	N89°47'18"E	N27°16'54"E
C27	11°33'06"	300.00'	60.48'	N78°39'36"W	S89°47'18"W
C28	10°15'22"	300.00'	53.70'	N68°24'14"W	N78°39'36"W
C29	21°48'28"	300.00'	114.18'	N68°24'14"W	S89°47'18"W
C31	21°16'22"	270.00'	100.25'	N68°24'14"W	N89°40'36"W
C32	0°32'06"	270.00'	2.52'	N89°40'36"W	S89°47'18"W
C33	32°28'13"	228.00'	129.21'	S08°53'20"W	S23°34'53"E
C34	37°00'50"	172.00'	111.12'	N13°25'56"E	N23°34'53"W
C35	13°34'18"	863.00'	204.42'	S13°25'56"W	S00°08'22"E
C36	245°35'08"	50.00'	214.32'	S65°26'46"W	N00°08'22"W

ABBREVIATIONS

BC	BEGIN CURVE
C/L	CENTERLINE
CF	CALCULATED FROM
CR	CORNER RECORD
DN	DOWN
EC	END CURVE
EFC	EXAGGERATED FOR CLARITY
ESTAB	ESTABLISHED
FB	FIELD BOOK
FD	FOUND
FTC	FROM TRUE CORNER
ILLEG	ILLEGIBLE
M	MEASURED
MR	MISCELLANEOUS RECORDS
OR	OFFICIAL RECORDS
P/L	PROPERTY LINE
PM	PARCEL MAP
PRC	POINT OF REVERSE CURVE
RS	RECORD OF SURVEY
SFNF	SEARCHED FOR, NOT FOUND
TR	TRACT
VC	VENTURA COUNTY
WM	WELL MONUMENT

RECORD REFERENCES:

R1	19 MR 39	(DEC-1927)	KADOTA FIG FARMS SUB. NO. 6
R2	31 MR 37	(JUN-1961)	TRACT NO. 1260-1
R3	35 MR 64	(JAN-1963)	TRACT NO. 1260-5
R4	36 MR 66	(APR-1963)	TRACT NO. 1260-6
R5	VCFB 1959-A	(DEC-1971)	MARR DIVERSION CHANNEL
R6	4099 OR 611	(APR-1973)	MARR DIVERSION CHANNEL
R7	67 MR 14	(FEB-1976)	TRACT NO. 1793 & TIE SHEET
R8	149 MR 79	(FEB-2004)	TRACT NO. 5207
R9	13 CR 2	(SEP-2001)	CARPENTER (LS 3891)
R10	13 CR 3	(SEP-2001)	CARPENTER (LS 3891)
R11	13 CR 13	(SEP-2001)	CARPENTER (LS 3891)
R12	3 MR 7	(JUL-1888)	RANCHO SIMI SUBDIVISION

○ MONUMENT AND ESTABLISHMENT NOTES:

M1 FD 1.5" IP TAGGED "LS 5860", IN LIEU OF 2" IP TAGGED "RE 7967" PER R5, R8, FLUSH – ACCEPTED AS WEST 1/4 CORNER OF SECTION 31 – T3N / R17W, RANCHO SIMI (3 MR 7)

M2 FD 1.5" IP PER R8 AT DN 2.2', LOOSE TAG "LS 5406" NO RECORD – ACCEPTED AS EAST 1/4 CORNER OF SECTION 31 – T3N / R17W, RANCHO SIMI (3 MR 7)

M3 FD 1.5" IP TAGGED "LS 5860" PER R8, FLUSH – ON 1/4 SECTION LINE

M4 FD 1.5" IP TAGGED "LS 5860" PER R8, FLUSH – ACCEPTED AS C/L BC OF PRESIDIO DRIVE PER R8

M5 FD LEAD & TAG "LS 5860" PRESUMED PER R8, IN BACK EDGE OF CONCRETE SIDEWALK, FLUSH – ON 1/4 SECTION LINE

M6 FD LEAD & TAG "RCE 10872" IN TOP OF CONCRETE CURB PER R4, FLUSH – ACCEPTED AS P/L PROD, N00°12'42"W 9.50' FTC

M7 SFNF 2" IP "RCE 10872" PER R4 – ESTAB TRACT CORNER AS SHOWN IN DETAIL A FROM M6 MONUMENTS USING R4 RECORD DATA – NOTHING SET

M8 SFNF 2" IP "RCE 10872" PER R4, R5 – ESTAB TRACT CORNER AS SHOWN IN DETAIL A FROM M6 MONUMENTS USING R4 RECORD DATA

M9 FD 3/4" IP (NO TAG) IN LIEU OF 1.5" IP TAGGED "LS 5860" PER R8, FLUSH – AT TRUE CORNER (ON 1/4 SECTION LINE)

M10 FD 1.5" IP TAGGED "LS 5860" PER R8, FLUSH – ACCEPTED FOR C/L OF DENTON AVENUE

M11 SFNF 1.5" IP "LS 5860" PER R8 – ESTAB BY INTERSECTION

M12 SFNF 1.5" IP "RCE 12955" PER R7

M13 SFNF 1.5" IP "RCE 12955" PER R7, R8 – FD 1.5" IP TAG ILLEG NO RECORD, DN 0.4' @ S 08°42'12" W, 0.81' FTC

M14 SFNF 1.5" IP "RCE 12955" PER R7 – ESTAB ON LINE WITH M10 MONUMENTS AND USING RECORD RADIUS OF 300' FROM M15 (FITS ONE TIE FOUND PER R7)

M15 SFNF 1.5" IP "RCE 12955" PER R7 – ESTAB FROM TIES PER R9 AND R7 TIE SHEET

M16 FD LEAD & NAIL HOLE IN CONCRETE SIDEWALK IN LIEU LEAD & TAG "RCE 12955" PER R7 TIE SHEET, 1.00' FTC – HELD FOR TRACT BOUNDARY AND 29.00' FROM C/L DENTON AVENUE

M17 SFNF – ESTAB AT 29.00' FROM M16 PER R7 TIE SHEET – NOTHING SET

M18 FD 1.5" IP (TAG ILLEG) PER R7, DN 0.2' – ACCEPTED AS C/L BC (FITS TIES PER R10) – NAIL & TAG "LS 3891" PER R10 NOT FOUND

M19 FD NAIL & TAG "LS 3891" PER R11, FLUSH – ACCEPTED AS C/L EC (FITS TIES PER R11)

M20 SFNF 1.5" IP PER R7 – ESTAB BY PROPORTION, ON C/L CURVE BETWEEN M14 AND M15

M21 FD 1.5" IP (TAG ILLEG) PER R3, DN 0.5' – ACCEPTED AS C/L INTERSECTION

M22 FD 1.5" IP (TAG ILLEG) PER R3, R5, DN 0.8' – ACCEPTED FOR NORTHERLY LINE OF R3 AND SOUTHERLY LINE OF R6

M23 2" IP PER R3, R4 – NOT ACCESSIBLE (HEAVY TREES/BUSHES), NO SEARCH

M24 FD 1.5" IP (TAG ILLEG) PER R4, DN 1.3' – ACCEPTED FOR NORTHERLY LINE OF R4 AND SOUTHERLY LINE OF R6

M25 FD 1.5" IP (TAG ILLEG) PER R4, R5, DN 1.2' – ACCEPTED FOR NORTHERLY LINE OF R4 AND SOUTHERLY LINE OF R6 – N89°51'38"E 0.29' FROM BC

M26 FD 1.5" IP TAGGED "LS 5860" PER R8, FLUSH – ACCEPTED AS C/L OF PRESIDIO DRIVE PER R8

EASEMENT NOTES

E1 STORM DRAIN EASEMENT TO BE DEDICATED TO THE CITY OF SIMI VALLEY

E2 TRAIL EASEMENT TO BE DEDICATED TO THE CITY OF SIMI VALLEY

E3 PUBLIC UTILITY EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY PER INSTRUMENT NO. 20200305-33090, OR (BLANKET IN NATURE-SEE SHEET 3 FOR LOCATION)

E4 FLOOD CONTROL EASEMENT TO WATER SHED PROTECTION DISTRICT PER INSTRUMENT NO. 20200511-64417, OR

MONUMENT LEGEND/NOTES

● FD MONUMENT AS DESCRIBED HEREON

□ SET 8" SPIKE & WASHER STAMPED "LS 5453", FLUSH AT ALL STREET CENTERLINE EC'S, BC'S ANGLE POINTS AND INTERSECTIONS UNLESS OTHERWISE NOTED.

○ SET 1-1/2" IP, 18" LONG W/TAG "LS 5453", FLUSH AT ALL TRACT BOUNDARY ANGLE POINTS UNLESS OTHERWISE NOTED

△ SET 3/4" IP, 18" LONG W/PLASTIC PLUG STAMPED "LS 5453", FLUSH

SET 3/4" IP, 18" LONG W/PLASTIC PLUG STAMPED "LS 5453", FLUSH AT ALL REAR LOT CORNERS AND AT ALL LOT SIDE LINE ANGLE POINTS UNLESS OTHERWISE NOTED.

SET NAIL & TAG STAMPED "LS 5453", FLUSH IN CONCRETE CURB ALONG LOT LINE PRODUCED 9.75' AT ALL FRONT LOT CORNERS OF LOTS 2 THROUGH 13, INCLUSIVE, UNLESS NOTED OTHERWISE.

SET NAIL & TAG STAMPED "LS 5453", FLUSH IN CONCRETE SIDEWALK RADIAL AT A 1' OFFSET INTO RIGHT OF WAY FOR ALL FRONT LOT CORNERS OF LOT 1, UNLESS NOTED OTHERWISE.

NOTES

PARCEL A IS DETENTION BASIN PURPOSES TO BE RESERVED BY THE OWNER AND WILL BE GRANTED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT.

50' 25' 0' 50' 100'

SCALE: 1"=50'

TRACT NO. 5965

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

BEING A SUBDIVISION OF PORTIONS OF LOTS 282 AND 283 OF KADOTA FIG FARMS SUBDIVISION NUMBER 6, PER 19 MR 39 AND ALL OF LOT 62 AND A PORTION OF DENTON AVENUE OF TRACT NO. 1793 PER 67 MR 14

APRIL, 2018

RECORDED AT REQUEST OF:

Latitude Surveying
701 E. Santa Clara St. #11-A
Ventura, CA 93001

WHEN RECORDED MAIL TO:

COUNTY SURVEYOR'S OFFICE
County of Ventura
800 South Victoria Avenue
Ventura, CA 93009

2024000019629

Recorded in Official Records
Ventura County Clerk-Recorder
Michelle Ascencion

03/29/2024 09:43 AM
VEN
VARELG

Titles: 1 Pages: 3
Fees: $20.00

(FOR RECORDER'S USE ONLY)

CERTIFICATE OF CORRECTION

I HEREBY STATE THAT THE FOLLOWING CHANGES TO TRACT MAP NO. 5965 IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 169 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 41-44, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY WERE MADE BY ME OR UNDER MY DIRECTION AND CHANGES SHOWN HERE ARE IN ACCORDANCE WITH SECTIONS 66469(d) and SECTION 66469(e) OF THE SUBDIVISION MAP OF THE STATE OF CALIFORNIA.

SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF FOR A COMPLETE DESCRIPTION OF CORRECTION.

THE FEE OWNER(S) OF THE REAL PROPERTY AS REFLECTED ON THE ORIGINAL RECORDED MAP IS:

JBR MANAGEMENT COMPANY, LLC, A CALIFORNIA LIMTED LIABILITY CORPORATION



Seth M. Doherty, PLS 9183
Latitude Surveying

03/11-2024
Date

I hereby certify that the changes hereon are authorized by Sections 66469(d) and Section 66469(e) of the Subdivision Map of the State of California.



Joseph V. DeChellis, PLS 8613
Deputy County Surveyor
County of Ventura

3/28/2024
Date

EXHIBIT "A"

Monument Legend / Notes, as shown on Sheets 3 and 4:

1) All 1-1/2" iron pipes are set with tag marked "PLS 9183"
2) All 3/4" iron pipes are set with tag marked "PLS 9183".
3) All 8" spike & washers are set marked "PLS 9193".
4) All tags are set with epoxy and marked "PLS 9183".

Tract Boundary monumentation, along Denton Avenue, as shown on Sheet 3:

5) A tag marked "PLS 9183" was set with epoxy in the concrete sidewalk at the southeast corner of Tract No. 5965, in-lieu of a 1-1/2" pipe.
6) A tag marked "PLS 9183" was set with epoxy in the concrete sidewalk at the northerly terminus of the line labeled "N 21°35'46" E 120.83' M", in-lieu of a 1-1/2" pipe.
7) A tag marked "PLS 9183" was set with epoxy in the concrete sidewalk at the northerly terminus of the curve labeled "Δ=21°48'28" M R=270.00' R7,M L=102.77' M", in-lieu of a 1-1/2" pipe.
8) The monument labeled "M9" was searched for and not found; a 1-1/2" pipe was set with tag marked "PLS 9183" at the northeast corner of Tract No. 5965 at the location of Monument "M9".

Tract Boundary monumentation, shown on Sheet 3:

9) A tag marked "PLS 9183" was set with epoxy in the concrete walk on a 6.00-foot offset, radially and northerly, to the westerly terminus of the line labeled "N89°51'38"E 214.71' M", in-lieu of a 1-1/2" pipe at the true point of curvature.
10) A tag marked "PLS 9183" was set with epoxy in the concrete of the drainage channel at the westerly terminus of the line labeled "41.11' M,R6 N68°22'30"W M", in-lieu of a 1-1/2" pipe at the corner.
11) A tag marked "PLS 9183" was set with epoxy in the concrete of the drainage channel at the easterly terminus of the line labeled "41.11' M,R6 N68°22'30"W M", in-lieu of a 1-1/2" pipe at the corner.
12) A tag marked "PLS 9183" was set with epoxy in the concrete of the drainage channel at the westerly terminus of the line labeled "52.71 M,CFR6 N68°22'30"W M", in-lieu of a 1-1/2" pipe at the corner.
13) A 1-1/2" iron pipe with tag illegible was found at the southerly terminus of the line labelled "42.00' M N00°12'42"W", at the location of "M11".

Lot monumentation, shown on Sheet 4:

14) A tag marked "PLS 9183" was set with epoxy in the concrete sidewalk at the southerly terminus of the line labeled "N00°12'42"W 42.00'", on a 1.75-foot offset - perpendicular and westerly from the true corner common to Parcel A and Lot 2, in lieu of a 3/4" iron pipe.

15) A tag marked "PLS 9183" was set with epoxy in the concrete sidewalk at the southerly terminus of the curve labeled "C26", at the true corner to Parcel A and Lot 2.
16) A tag marked "PLS 9183" was set with epoxy in the concrete curb along the common Lot line between Lot 2 and Lot 3 produced 10.00-feet southeasterly into the right-of-way of Summit Avenue.
17) A tag marked "PLS 9183" was set with epoxy in the concrete curb along the common Lot line between Lot 3 and Lot 4 produced 16.00-feet southerly into the right-of-way of Summit Avenue.
18) A tag marked "PLS 9183" was set with epoxy in the concrete curb along the common Lot line between Lot 8 and Lot 9 produced 10.00-feet southerly into the right-of-way of Summit Avenue.
19) A tag marked "PLS 9183" was set with epoxy in the concrete curb along the common Lot line between Lot 10 and Lot 11 produced 9.50-feet southerly into the right-of-way of Summit Avenue.
20) A tag marked "PLS 9183" was set with epoxy in the concrete curb along the common Lot line between Lot 11 and Lot 12 produced 10.70-feet southerly into the right-of-way of Summit Avenue.
21) A tag marked "PLS 9183" was set with epoxy in the concrete curb along the common Lot line between Lot 12 and Lot 13 produced 10.00-feet southerly into the right-of-way of Summit Avenue.
22) A tag marked "PLS 9183" was set with epoxy in the concrete curb along the radial bearing produced at the point of reverse curve of Lot 13 10.00-feet southerly into the right-of-way of Summit Avenue.
23) A tag marked "PLS 9183" was set with epoxy in the northerly concrete wall of the concrete channel at the westerly terminus of the curve labelled "C19" also being a point on the tract boundary, in-lieu of a ¾" iron pipe.
24) A tag marked "PLS 9183" was set with epoxy in the concrete curb along the radial bearing produced at the point of compound curve of Lot 1 10.00-feet northerly into the right-of-way of Summit Avenue.
25) A tag marked "PLS 9183" was set with epoxy in the back of the concrete sidewalk at the southerly terminus of the line labelled "3.93' " as shown in Detail B, in-lieu of a 1-1/2" iron pipe.
26) A tag marked "PLS 9183" was set with epoxy in the back of the concrete sidewalk at the northerly terminus of the line labelled "3.93' " as shown in Detail B, in-lieu of a 1-1/2" iron pipe.