169MR91

TRACT NO. 6024

SHEET 1 OF 8 SHEETS
TOTAL ACRES: 11.705

20211004-00181134-0 1/8
Ventura County Clerk and Recorder
MARK A. LUNN
10/04/2021 08:00:00 AM
1907309 $95.00 BA

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

BEING A SUBDIVISION OF PARCELS 1, 3, AND 4 OF PARCEL MAP LD-S-693 FILED IN BOOK 72, PAGES 54 THROUGH 56, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,
DATE OF SURVEY JANUARY, 2019
KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC.

FOR SUBDIVISION AND CONDOMINIUM PURPOSES

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATES THAT THEY ARE THE OWNER OF, OR ARE INTERESTED IN, THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 6024, SHOWN ON THIS MAP, AND ARE HOLDERS OF SECURITY INTERESTS WITHIN THE REAL PROPERTY INCLUDED IN THE CONDOMINIUM PROJECTS WITHIN LOTS 55 AND 56 THEREIN, THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID REAL PROPERTY, THAT THEY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINE, AND SUBDIVISION FOR CONDOMINIUM PURPOSES WITHIN SAID LOTS.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH, AND WELFARE, AN ACCESS EASEMENT OVER LOTS A, D, E, F, G, H, I, J, K, L, P, Q, R, S, T, W, X, AND Y. AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE EASEMENT FOR SEWER AND ALL USES INCIDENT THERETO.

AND WE HEREBY RESERVE UNTO OURSELVES, HEIRS, AND ASSIGNS LOTS B, C, AND V FOR LANDSCAPE PURPOSED TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

AND WE HEREBY RESERVE UNTO OURSELVES, HEIRS, AND ASSIGNS LOTS M, N, O, AND U FOR PRIVATE COMMUNITY PARKS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

AND WE HEREBY RESERVE UNTO OURSELVES, HEIRS, AND ASSIGNS LOTS A, D, E, F, G, H, I, J, K, L, P, Q, R, S, T, W, X, AND Y AS FOR PRIVATE STREETS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION, OWNER

BY: _____

PRINT NAME: Brian K. Bencz

PRINT TITLE: 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)
SS
COUNTY OF Orange)

ON July 1, 2021 BEFORE ME, Peggy R. Yazloff, NOTARY PUBLIC, PERSONALLY APPEARED Brian Bencz
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE 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 THE THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE Peggy R. Yazloff

Peggy R. Yazloff
PRINTED NAME:

MY COMMISSION EXPIRES Mar 12, 2024
COMMISSION NUMBER 2323881

PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY

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 BROADVIEW HOLDINGS SV, LLC, IN JANUARY 2019. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR AFTER THE FILING OF THIS DONE MAP AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

K t R D 7/1/2021
KURT R. TROXELL, L.S. 7854 DATE

PROFESSIONAL LAND SURVEYOR — KURT R. TROXELL — No. 7854 — STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED TRACT MAP NO. 6024, AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

BY: David O. Knell 7-6-2021
DAVID O. KNELL, PLS 5301, DATE
ACTING CITY SURVEYOR
CITY OF SIMI VALLEY

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

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT MAP NO. 6024, 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 ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

BY _____ 8/24/21
RONALD K. FUCHIWAKI, R.C.E. 34663 DATE
CITY ENGINEER
CITY OF SIMI VALLEY

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

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 6024, CONSISTING OF 8 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 23rd DAY OF August, 2021 FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP AND HEREBY ACCEPTS THE ACCESS EASEMENTS OVER PARCELS A, D, E, F, G, H, I, J, K, L, P, Q, R, S, T, W, X, AND Y ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE AS SHOWN ON THIS MAP.
AND ALSO HEREBY ACCEPTS THE EASEMENT FOR SEWER PURPOSES 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 CORPORATE SEAL OF SAID CITY OF SIMI VALLEY TO BE AFFIXED HERETO THIS 26th DAY OF August, 2021

ATTEST:

LUCY BLANCO
CITY CLERK
CITY OF SIMI VALLEY

CITY OF SIMI VALLEY INCORPORATED OCT 10, 1969

KEITH L. MASHBURN
MAYOR
CITY OF SIMI VALLEY

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.

STEVEN HINTZ
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY TAX COLLECTOR

DATE: Sept. 30, 2021.

SEE SHEET 2 FOR SIGNATURE OMISSIONS

SOILS REPORT AND/OR GEOLOGIC REPORT

THE FOLLOWING SOILS REPORT RELATING TO TRACT NO. 6024 HAS BEEN PREPARED:
DATE OF REPORT: 1/16/19
TITLE OF REPORT: PRELIMINARY GEOTECHNICAL ENGINEERING INVESTIGATION
FIRM NAME: GEO CONCEPTS INC.
ENGINEER: REGISTRATION NO: GE 2476
LOCATION WHERE ON FILE FOR PUBLIC INSPECTION: CITY OF SIMI VALLEY

COUNTY RECORDER'S CERTIFICATE

FILED THIS 4th DAY OF October, 2021, AT 8:00 A.M. IN BOOK 169 OF MAPS, AT PAGE 91-98, AT THE REQUEST OF 20211004-00181134-0

MARK A. LUNN, COUNTY RECORDER COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY RECORDER

TRACT NO. 6024

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

BEING A SUBDIVISION OF PARCELS 1, 3, AND 4 OF PARCEL MAP LD-S-693 FILED IN BOOK 72, PAGES 54 THROUGH 56, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,
DATE OF SURVEY JANUARY, 2019
KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC.
FOR SUBDIVISION AND CONDOMINIUM PURPOSES

SIGNATURE OMISSIONS

THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, PRESENT OWNER OF AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, AS DISCLOSED BY DEED RECORDED DECEMBER 31, 1980 IN BOOK 5806, PAGE 249 OF OFFICIAL RECORDS OF VENTURA COUNTY, HAS 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 SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURE OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS, PRESENT OWNER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES, AS DISCLOSED BY A DEED RECORDED JANUARY 25, 2021 AS DOCUMENT NO. 20210125-00013824-0, OFFICIAL RECORDS OF VENTURA COUNTY, HAS 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 SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY. (NOT PLOTTABLE FROM RECORD)

THE SIGNATURE OF GOLDEN STATE WATER COMPANY, A CALIFORNIA CORPORATION, PRESENT OWNER OF AN EASEMENT FOR WATERLINE PURPOSES, AS DISCLOSED BY DEEDS RECORDED MARCH 10, 2021 AS DOCUMENT NO. 20210310-00051231-0, AND RECORDED MARCH 15, 2021 AS DOCUMENT NO. 20210315-00054861-0, BOTH OF OFFICIAL RECORDS OF VENTURA COUNTY, HAS 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 SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURES OF LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION AND BROADVIEW HOLDINGS SV. LLC, A DELAWARE LIMITED LIABILITY COMPANY, PRESENT OWNERS OF EASEMENTS FOR WET AND DRY UTILITIES AND COMMERCIAL AND RESIDENTIAL SITE ACCESS PURPOSES, AS DISCLOSED BY DEED RECORDED JULY 2, 2020 AS DOCUMENT NO. 20200702-00095332-0 OF OFFICIAL RECORDS AND AS AMENDED BY DOCUMENT RECORDED MAY 26, 2021 AS DOCUMENT NO. 20210526-00105326-0 OF OFFICIAL RECORDS OF VENTURA COUNTY HAS 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 SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURE OF BERYLWOOD-SIMI COMPANY, A CORPORATION, OWNER OF AN INTEREST IN, OR RIGHTS TO MINERALS, WHICH MAY INCLUDE BUT WHICH MAY NOT BE LIMITED TO OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES, AS DISCLOSED BY DEED RECORDED JUNE 1, 1966 AS DOCUMENT NO. 28174 IN BOOK 2995, PAGE 186, OFFICIAL RECORDS OF VENTURA COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3)(C) OF THE SUBDIVISION MAP ACT.

TRACT NO. 6024

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

BEING A SUBDIVISION OF PARCELS 1, 3, AND 4 OF PARCEL MAP LD-S-693 FILED IN BOOK 72, PAGES 54 THROUGH 56, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,
DATE OF SURVEY JANUARY, 2019
KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC.
FOR SUBDIVISION AND CONDOMINIUM PURPOSES

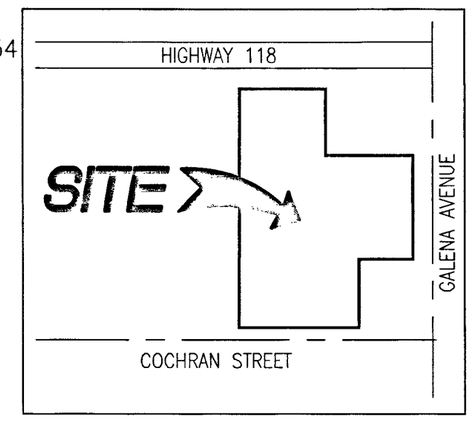
BOUNDARY PROCEDURE AND INDEX SHEET

80' 0' 40' 80' 160'
SCALE: 1" = 80'

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF COCHRAN STREET BEING NORTH 89°58'51" WEST AS SHOWN ON PARCEL MAP LD-S-693, FILED IN BOOK 72, PAGES 54 THROUGH 56 OF PARCEL MAPS, RECORDS OF VENTURA COUNTY.

LINE TABLE			
NO.	BEARING	LENGTH	
L1	N00°01'09"E	36.50'	M & R1
L2	N89°58'51"W	2.12'	M & R1



VICINITY MAP
NOT TO SCALE

SIMI VALLEY FREEWAY (STATE HIGHWAY 118)

SEE SHEET 5

N88°43'01"E 483.13' (M & R1)
247.84' (M & R1)
235.29' (M & R1)
98.34' (M & R1)
N89°48'56"E 545.34' (M & R1)
400.00' (M & R1)
47.00'
11054
11227
LOT M
LOT Y HONOLULU LANE
PARCEL 3
30 PM 92
N89°49'09"E 400.00'
10.36'
300.15' N00°53'49"E
N00°53'49"W 0.02'
11133
187.45' 426.47' N00°03'28"E
LOT B
N00°53'49"W 300.13' (M & R1)
N00°53'49"W 300.15' (M & R1)
PARCEL 4
43 PM 20
LOT 55
LOT 56
LOT L
LITTLE ROCK LANE
N89°49'09"E 400.00' (M & R1)
11133
LOT N
33 32 19 18 5 4
46 45 34 31 20 17 6 3
47 LOT J 44 35 LOT H 30 21 LOT F 16 7 LOT D 2
48 43 36 29 22 15 8 1
LOT B
1043.46' (M & R1)
1001.46'
N00°01'09"E
LOT O
LOT A
HARRISON LANE
LOT X
396.46' (M & R1)
426.46' (M & R1)
683.46' (M & R1)
634.81' (M & R1)
1050.75' (M & R1)
AVENUE
49 54 37 42 23 28 9 14
50 LOT K 53 38 LOT I 41 24 LOT G 27 10 LOT E 13
51 52 39 40 25 26 11 12
LOT C
N00°03'28"E
DARBY
STREET
10206
62 61 60 59 58 57
PARCEL 1
43 PM 20
LOT P
63 64 65 66 67 68
74 73 72 71 70 69
LOT Q
75 76 77 78 79 80
LITTLE ROCK LANE
85 86 95 96
84 87 94 97
83 LOT R 88 93 LOT S 98
82 89 92 99
81 90 91 100
N89°56'32"W 254.69' (M & R1)
30.00'
N89°56'32"W 224.67' (M & R1)
3C
180.17'
N00°01'09"E (M & R1)
LOT V
PARCEL 2
37 PM 15
257.00' (M & R1)
282.13' (M & R1)
312.15'
415.94' (M & R1)
GALENA
LOT W TALLAHASSEE LANE
N89°58'51"W 251.27' (M & R1)
SEE SHEET 4
0.50'
PARCEL 3
48 PM 20
TALLAHASSEE LANE
101 102 103 104
LOT T
LOT U
L1
L2
95.49' (M & R1) N00°01'09"E
PARCEL MAP LD-S-693
PARCEL 2
72 PM 54
3C
N00°01'09"E
Δ=89°57'41"
R=25.00'
L=39.25'
(M & R1)
10009
108 107 106 105
234 25' (M & R1)
279.15' (M & R1)
199.50' (M & R1)
513.40' (M & R1)
N89°58'51"W 712.90' (M & R1)
779.85' (M & R1)
42.00'
1688.36'
N89°58'51"W 2468.22' (M & R1)
BASIS OF BEARINGS
10006
10008
COCHRAN
STREET
SEE SHEET 6

NOTE:

LOTS 55 AND 56 ARE FOR CONDOMINIUM PURPOSES

RECORD DATA NOTE:

M MEASURED
R1 LD-S-693 / 72 PM 54

EASEMENT NOTES:

(1) SOUTHERN CALIFORNIA EDISON, PRESENT OWNER OF AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, AS DISCLOSED BY A DEED RECORDED DECEMBER 31, 1980 IN BOOK 5806, PAGE 249, OF OFFICIAL RECORDS. (SEE SHEET 4 FOR PLOTTED EASEMENT)

(2) GOLDEN STATE WATER COMPANY, A CALIFORNIA CORPORATION, PRESENT OWNER OF AN EASEMENT FOR WATERLINE PURPOSES, AS DISCLOSED BY DEED RECORDED MARCH 10, 2021 AS DOCUMENT NO. 20210310-00051231-0, RECORDED MARCH 15, 2021 AS DOCUMENT NO. 20210315-00054861-0, BOTH OF OFFICIAL RECORDS. (SEE SHEET 7 FOR EASEMENT DETAIL SHEET)

(3A) LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION AND BROADVIEW HOLDINGS SV. LLC, A DELAWARE LIMITED LIABILITY COMPANY, PRESENT OWNERS OF EASEMENTS FOR WET UTILITIES AND COMMERCIAL SITE ACCESS PURPOSES, AS DISCLOSED BY DEED RECORDED JULY 2, 2020 AS DOCUMENT NO. 20200702-00095332-0 OF OFFICIAL RECORDS. (SEE SHEETS 4 AND 6 FOR PLOTTED EASEMENTS.)

(3B) LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION AND BROADVIEW HOLDINGS SV. LLC, A DELAWARE LIMITED LIABILITY COMPANY, PRESENT OWNERS OF AN EASEMENT FOR DRY UTILITIES PURPOSES, AS DISCLOSED BY DEED RECORDED JULY 2, 2020 AS DOCUMENT NO. 20200702-00095332-0 OF OFFICIAL RECORDS AND AS AMENDED BY DOCUMENT RECORDED MAY 26, 2021 AS INSTRUMENT NO. 20210526-00105326-0 OF OFFICIAL RECORDS. (SEE SHEETS 4 AND 6 FOR PLOTTED EASEMENTS.)

(3C) LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION AND BROADVIEW HOLDINGS SV. LLC, A DELAWARE LIMITED LIABILITY COMPANY, PRESENT OWNERS OF AN EASEMENT FOR RESIDENTIAL SITE ACCESS PURPOSES, AS DISCLOSED BY DEED JULY 2, 2020 AS DOCUMENT NO. 20200702-00095332-0 OF OFFICIAL RECORDS. (SEE THIS SHEET AND SHEET 4 FOR PLOTTED EASEMENT)

(4) CITY OF SIMI VALLEY, HOLDER OF AN EASEMENT FOR SEWER PURPOSES AS DEDICATED HEREON. (SEE SHEET 8 FOR EASEMENT DETAIL SHEET)

MONUMENT NOTES:

● FD. MONUMENT AS NOTED

○ 2" I.P. TAGGED "L.S. 7854" OR 8" SPIKE & WASHER STAMPED "L.S. 7854" IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR LEAD, TACK & TAG "L.S. 7854" IN CONCRETE TO BE SET AT ALL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

NOTE: 1" I.P. TAGGED "L.S. 7854" OR 8" SPIKE & WASHER STAMPED "L.S. 7854" IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR LEAD, TACK & TAG "L.S. 7854" IN CONCRETE TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

FOUND MONUMENT NOTES:

10006 FOUND NAIL & TIN TAGGED "LS 3891" PER 8 CR 36, FLUSH

10008 FOUND MAG NAIL & WASHER STAMPED "LS 7998" PER 41 CR 70, FLUSH

10009 FOUND LEAD & TACK TAGGED "LS 4157" AT 1.00' OFFSET PER R1, FLUSH

10206 FOUND TIES, ESTAB. PER ENGINEER'S TIE SHEET 78-1032A, CITY OF SIMI VALLEY. SET NOTHING.

11054 FOUND 2" IRON PIPE TAGGED RCE 21769 PER R1, FLUSH; MON S0°35'12"W 0.23' FROM ANGLE POINT

11133 FOUND LEAD & TACK TAGGED "LS 4157" AT 0.90' OFFSET, PER R1.

11227 FOUND TIES, ESTAB. PER ENGINEER'S TIE SHEET 78-1032A, CITY OF SIMI VALLEY. SET NOTHING.

TRACT NO. 6024

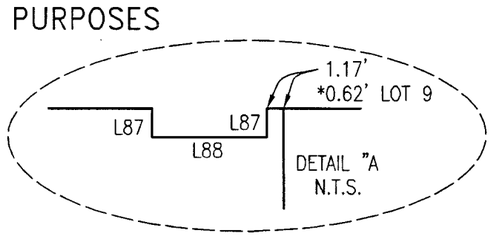
SHEET 4 OF 8 SHEETS
TOTAL ACRES: 11.705

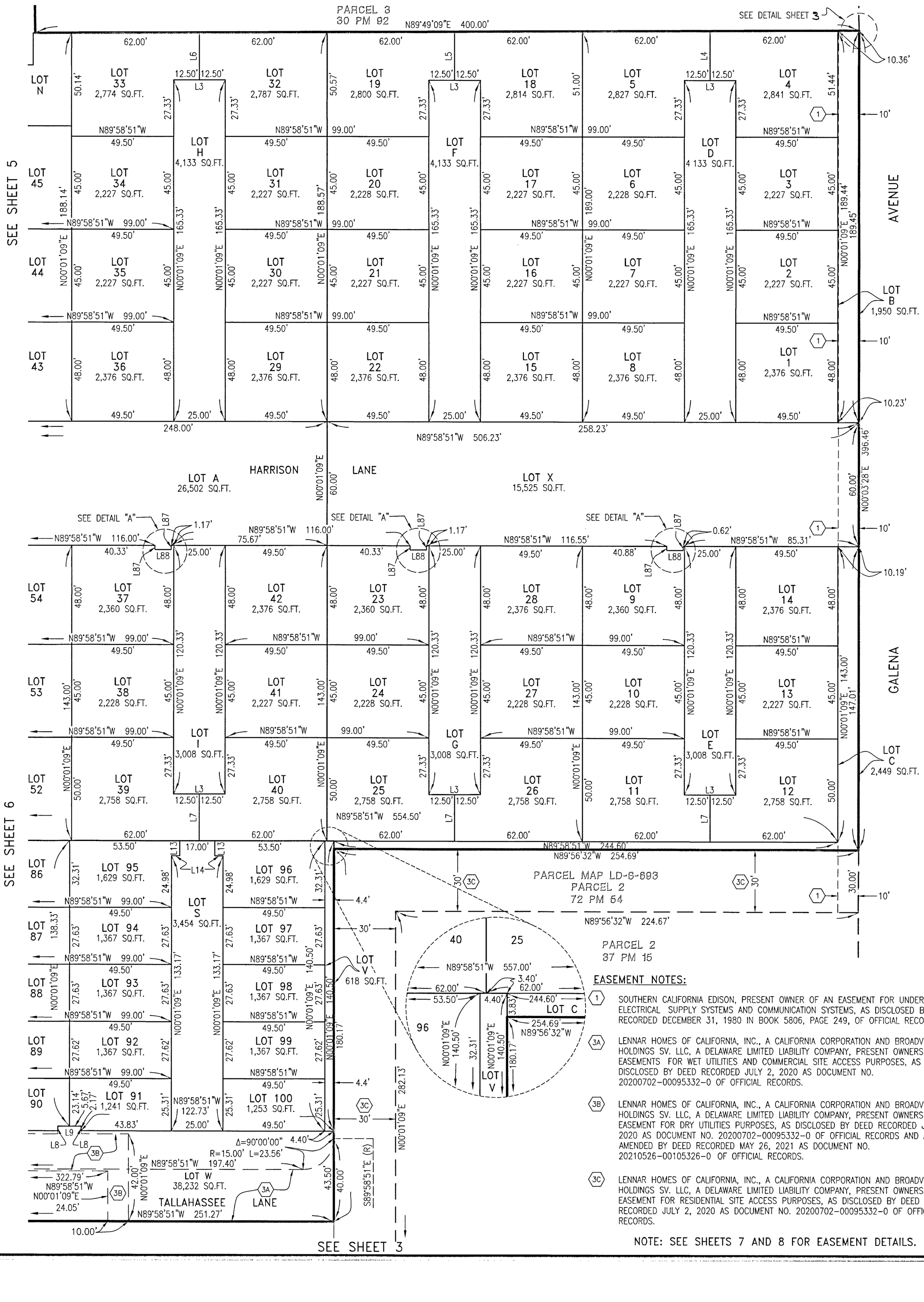
IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCELS 1, 3, AND 4 OF PARCEL MAP LD-S-693 FILED IN BOOK 72, PAGES 54 THROUGH 56, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,
DATE OF SURVEY JANUARY, 2019
KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC.
FOR SUBDIVISION AND CONDOMINIUM PURPOSES

30' 0' 15' 30' 60'
SCALE: 1" = 30'

LINE TABLE		
NO.	BEARING	LENGTH
L3	N89°58'51"W	25.00'
L4	N00°01'09"E	23.89'
L5	N00°01'09"E	23.45'
L6	N00°01'09"E	23.02'
L7	N00°01'09"E	22.67'
L8	N00°01'09"E	3.67'
L9	N89°58'51"W	11.34'
L13	N00°01'09"E	7.33'
L14	N89°58'51"W	4.00'
L87	N00°01'09"E	2.00'
L88	N89°58'51"W	8.00'





EASEMENT NOTES:

(1) SOUTHERN CALIFORNIA EDISON, PRESENT OWNER OF AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, AS DISCLOSED BY DEED RECORDED DECEMBER 31, 1980 IN BOOK 5806, PAGE 249, OF OFFICIAL RECORDS.

(3A) LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION AND BROADVIEW HOLDINGS SV. LLC, A DELAWARE LIMITED LIABILITY COMPANY, PRESENT OWNERS OF EASEMENTS FOR WET UTILITIES AND COMMERCIAL SITE ACCESS PURPOSES, AS DISCLOSED BY DEED RECORDED JULY 2, 2020 AS DOCUMENT NO. 20200702-00095332-0 OF OFFICIAL RECORDS.

(3B) LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION AND BROADVIEW HOLDINGS SV. LLC, A DELAWARE LIMITED LIABILITY COMPANY, PRESENT OWNERS OF AN EASEMENT FOR DRY UTILITIES PURPOSES, AS DISCLOSED BY DEED RECORDED JULY 2, 2020 AS DOCUMENT NO. 20200702-00095332-0 OF OFFICIAL RECORDS AND AS AMENDED BY DEED RECORDED MAY 26, 2021 AS DOCUMENT NO. 20210526-00105326-0 OF OFFICIAL RECORDS.

(3C) LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION AND BROADVIEW HOLDINGS SV. LLC, A DELAWARE LIMITED LIABILITY COMPANY, PRESENT OWNERS OF AN EASEMENT FOR RESIDENTIAL SITE ACCESS PURPOSES, AS DISCLOSED BY DEED RECORDED JULY 2, 2020 AS DOCUMENT NO. 20200702-00095332-0 OF OFFICIAL RECORDS.

NOTE: SEE SHEETS 7 AND 8 FOR EASEMENT DETAILS.

TRACT NO. 6024

SHEET 5 OF 8 SHEETS
TOTAL ACRES: 11.705

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

BEING A SUBDIVISION OF PARCELS 1, 3, AND 4 OF PARCEL MAP LD-S-693 FILED IN BOOK 72, PAGES 54 THROUGH 56, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,
DATE OF SURVEY JANUARY, 2019
KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC.
FOR SUBDIVISION AND CONDOMINIUM PURPOSES

30' 0' 15' 30' 60'
SCALE: 1" = 30'

LINE TABLE		
NO.	BEARING	LENGTH
L3	N89°58'51"W	25.00'
L11	N89°58'51"W	1.00'
L12	N89°58'51"W	1.83'
L15	N00°01'09"E	15.56'
L16	N89°58'51"W	4.00'
L17	N00°01'09"E	23.17'

SIMI VALLEY FREEWAY (STATE HIGHWAY 118)

N88°43'01"E 235.29'
170.88'
N89°48'56"E 98.34'
57.52'
6.89'
LOT M
3,172 SQ.FT.
N00°01'09"E 72.51'
54.51'
55.81'
N00°01'09"E 73.81'
N89°58'51"W
57.50'
18.00'
18.00'
N89°58'51"W 159.83'
N89°58'51"W 95.17'
N00°01'09"E
26.00'
LOT Y
9,160 SQ.FT.
HONOLULU LANE
N89°58'51"W 312.50'
161.67'
59.66'
91.17'
PARCEL 3
30 PM 92
N00°01'09"E 68.50'
N00°01'09"E 63.46'
LOT 55
31,001 SQ.FT.
N00°53'49"W 300.13'
PARCEL 4
43 PM 20
L12
L16
N00°01'09"E 1043.46'
1001.46'
LOT 56
76,487 SQ.FT.
85.50'
90.54'
LOT L
21,985 SQ.FT.
N89°58'51"W
0.83'
L16
LOT 55
N00°53'49"W
300.13'
N89°49'09"E
400.00'
L11
17.64'
LOT N
LITTLE ROCK LANE
N00°01'09"E 68.50'
N00°01'09"E 61.33'
L11
N89°49'09"E
400.00'
17.64'
L15
12.83'
105.03'
N89°58'51"W 117.86'
N89°58'51"W
0.83'
N00°01'09"E
29.51'
LOT N
4,319 SQ.FT.
45.14'
50.14'
LOT
33
N89°58'51"W 136.50'
62.00'
62.00'
12.50'
L17
N00°01'09"E 85.50'
LOT
46
2,765 SQ.FT.
12.50'
12.50'
L3
LOT
45
2,765 SQ.FT.
50.00'
50.00'
45.00'
LOT
34
26.83'
26.83'
N89°58'51"W
49.50'
N89°58'51"W
49.50'
188.14'
N89°58'51"W
0.83'
N00°01'09"E 143.00'
129.25'
LOT
47
2,228 SQ.FT.
LOT
44
2,228 SQ.FT.
45.00'
45.00'
45.00'
N00°01'09"E
LOT
35
N89°58'51"W
49.50'
N89°58'51"W
49.50'
N00°01'09"E 66.10'
LOT
48
2,376 SQ.FT.
LOT
J
2,996 SQ.FT.
LOT
43
2,376 SQ.FT.
LOT
36
48.00'
48.00'
48.00'
48.00'
N89°58'51"W 232.00'
171.67'
183.00'
60.33'
49.00'
13.75'
49.50'
25.00'
49.50'
248.00'
N89°58'51"W 506.23'
PARCEL 1
43 PM 20
114.75'
LOT 0
20,999 SQ.FT.
114.75'
N00°01'09"E
HARRISON LANE
LOT A
26,502 SQ.FT.
468.72'

SEE SHEET 4

SEE SHEET 6

NOTE: SEE SHEETS 7 AND 8 FOR EASEMENT DETAILS.

TRACT NO. 6024

SHEET 6 OF 8 SHEETS
TOTAL ACRES: 11.705

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

BEING A SUBDIVISION OF PARCELS 1, 3, AND 4 OF PARCEL MAP LD-S-693 FILED IN BOOK 72, PAGES 54 THROUGH 56, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,
DATE OF SURVEY JANUARY, 2019
KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC.
FOR SUBDIVISION AND CONDOMINIUM PURPOSES

30' 0' 15' 30' 60'
SCALE: 1" = 30'

LINE TABLE		
NO.	BEARING	LENGTH
L84	N89°58'51"W	122.73'
L85	N89°58'51"W	0.67'
L87	N00°01'09"E	2.00'
L88	N89°58'51"W	8.00'

LINE TABLE		
NO.	BEARING	LENGTH
L3	N89°58'51"W	25.00'
L7	N00°01'09"E	22.67'
L8	N00°01'09"E	3.67'
L9	N89°58'51"W	11.34'
L10	N00°01'09"E	4.00'
L13	N00°01'09"E	7.33'
L14	N89°58'51"W	4.00'
L18	N89°58'51"W	4.17'
L19	N89°58'51"W	9.33'
L20	N00°01'09"E	11.33'
L21	N89°58'51"W	1.00'

SEE SHEET 5

LOT 48 | LOT J | LOT 43 | LOT 36

183.00' N89°58'51"W 232.00' | 49.00' N00°01'09"E 13.75' | 248.00' N89°58'51"W 506.23'

HARRISON LANE

LOT O
20,999 SQ.FT.

LOT A
26,502 SQ.FT.

LOT P
4,263 SQ.FT.

LOT Q
4,263 SQ.FT.

LOT W
38,232 SQ.FT.

LOT U
7,807 SQ.FT.

LOT T
2,700 SQ.FT.

LOT R
3,454 SQ.FT.

LOT K
3,008 SQ.FT.

LOT S

LOT I

LITTLE ROCK LANE

TALLAHASSEE LANE

TALLAHASSEE LANE

COCHRAN STREET

SEE SHEET 4

PARCEL MAP LD-S-693
PARCEL 2
72 PM 54

EASEMENT NOTES:

3A LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION AND BROADVIEW HOLDINGS SV. LLC, A DELAWARE LIMITED LIABILITY COMPANY, PRESENT OWNERS OF EASEMENTS FOR WET UTILITIES AND COMMERCIAL SITE ACCESS PURPOSES, AS DISCLOSED BY DEED RECORDED JULY 2, 2020 AS DOCUMENT NO. 20200702-00095332-0 OF OFFICIAL RECORDS.

3B LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION AND BROADVIEW HOLDINGS SV. LLC, A DELAWARE LIMITED LIABILITY COMPANY, PRESENT OWNERS OF AN EASEMENT FOR DRY UTILITIES PURPOSES, AS DISCLOSED BY DEED RECORDED JULY 2, 2020 AS DOCUMENT NO. 20200702-00095332-0 OF OFFICIAL RECORDS AND AS AMENDED BY DEED RECORDED MAY 26, 2021 AS DOCUMENT NO. 20210526-00105326-0 OF OFFICIAL RECORDS.

3C LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION AND BROADVIEW HOLDINGS SV. LLC, A DELAWARE LIMITED LIABILITY COMPANY, PRESENT OWNERS OF AN EASEMENT FOR RESIDENTIAL SITE ACCESS PURPOSES, AS DISCLOSED BY DEED RECORDED JULY 2, 2020 AS DOCUMENT NO. 20200702-00095332-0 OF OFFICIAL RECORDS.

NOTE: SEE SHEETS 7 AND 8 FOR EASEMENT DETAILS.

TRACT NO. 6024

SHEET 7 OF 8 SHEETS
TOTAL ACRES: 11.705

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

BEING A SUBDIVISION OF PARCELS 1, 3, AND 4 OF PARCEL MAP LD-S-693 FILED IN BOOK 72, PAGES 54 THROUGH 56, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,
DATE OF SURVEY JANUARY, 2019
KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC.
FOR SUBDIVISION AND CONDOMINIUM PURPOSES

WATERLINE EASEMENT DETAIL SHEET

60' 0' 30' 60' 120'
SCALE: 1" = 60'

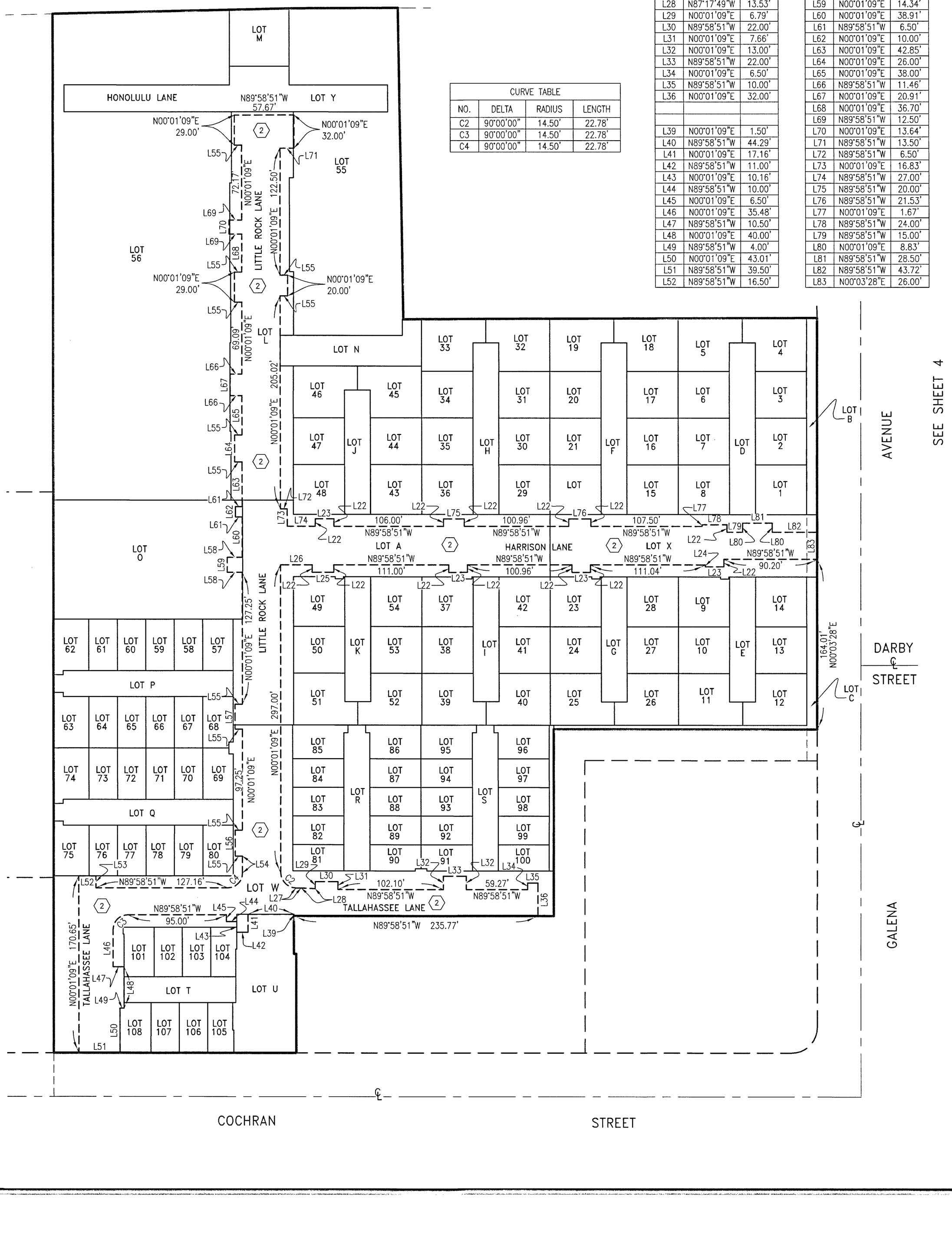
EASEMENT NOTE:

(2) GOLDEN STATE WATER COMPANY, A CALIFORNIA CORPORATION, PRESENT OWNER OF AN EASEMENT FOR WATERLINE PURPOSES, AS DISCLOSED BY DEED RECORDED MARCH 10, 2021 AS DOCUMENT NO. 20210310-00051231-0 AND RECORDED MARCH 15, 2021 AS DOCUMENT NO. 20210315-00054861-0, BOTH OF OFFICIAL RECORDS.

LINE TABLE		
NO.	BEARING	LENGTH
L22	N00°01'09"E	7.17'
L23	N89°58'51"W	18.00'
L24	N00°01'09"E	1.67'
L25	N89°58'51"W	21.00'
L26	N89°58'51"W	30.50'
L27	N89°58'51"W	5.01'
L28	N87°17'49"W	13.53'
L29	N00°01'09"E	6.79'
L30	N89°58'51"W	22.00'
L31	N00°01'09"E	7.66'
L32	N00°01'09"E	13.00'
L33	N89°58'51"W	22.00'
L34	N00°01'09"E	6.50'
L35	N89°58'51"W	10.00'
L36	N00°01'09"E	32.00'
L39	N00°01'09"E	1.50'
L40	N89°58'51"W	44.29'
L41	N00°01'09"E	17.16'
L42	N89°58'51"W	11.00'
L43	N00°01'09"E	10.16'
L44	N89°58'51"W	10.00'
L45	N00°01'09"E	6.50'
L46	N00°01'09"E	35.48'
L47	N89°58'51"W	10.50'
L48	N00°01'09"E	40.00'
L49	N89°58'51"W	4.00'
L50	N00°01'09"E	43.01'
L51	N89°58'51"W	39.50'
L52	N89°58'51"W	16.50'

LINE TABLE		
NO.	BEARING	LENGTH
L53	N00°01'09"E	11.67'
L54	N00°01'09"E	16.25'
L55	N89°58'51"W	7.17'
L56	N00°01'09"E	25.00'
L57	N00°01'09"E	24.00'
L58	N89°58'51"W	14.52'
L59	N00°01'09"E	14.34'
L60	N00°01'09"E	38.91'
L61	N89°58'51"W	6.50'
L62	N00°01'09"E	10.00'
L63	N00°01'09"E	42.85'
L64	N00°01'09"E	26.00'
L65	N00°01'09"E	38.00'
L66	N89°58'51"W	11.46'
L67	N00°01'09"E	20.91'
L68	N00°01'09"E	36.70'
L69	N89°58'51"W	12.50'
L70	N00°01'09"E	13.64'
L71	N89°58'51"W	13.50'
L72	N89°58'51"W	6.50'
L73	N00°01'09"E	16.83'
L74	N89°58'51"W	27.00'
L75	N89°58'51"W	20.00'
L76	N89°58'51"W	21.53'
L77	N00°01'09"E	1.67'
L78	N89°58'51"W	24.00'
L79	N89°58'51"W	15.00'
L80	N00°01'09"E	8.83'
L81	N89°58'51"W	28.50'
L82	N89°58'51"W	43.72'
L83	N00°03'28"E	26.00'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C2	90°00'00"	14.50'	22.78'
C3	90°00'00"	14.50'	22.78'
C4	90°00'00"	14.50'	22.78'



TRACT NO. 6024

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

BEING A SUBDIVISION OF PARCELS 1, 3, AND 4 OF PARCEL MAP LD-S-693 FILED IN BOOK 72, PAGES 54 THROUGH 56, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,
DATE OF SURVEY JANUARY, 2019
KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC.
FOR SUBDIVISION AND CONDOMINIUM PURPOSES

SEWER EASEMENT DETAIL SHEET

60' 0' 30' 60' 120'
SCALE: 1" = 60'

EASEMENT NOTE:

(4) CITY OF SIMI VALLEY, HOLDER OF AN EASEMENT FOR SEWER PURPOSES AS DEDICATED HEREON

LINE TABLE		
NO.	BEARING	LENGTH
L86	N89°58'51"W	5.00'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C5	90°00'00"	9.50'	14.92'
C6	90°00'00"	14.50'	22.78'
C7	92°41'02"	9.50'	15.37'

LOT M
N89°58'51"W 312.50'
N00°01'09"E 26.00' HONOLULU LANE (4) LOT Y N00°01'09"E 26.00'
N89°58'51"W 162.00' N89°58'51"W 94.50'
LOT 56 LOT 55
LITTLE ROCK LANE
N00°01'09"E 110.00'
N89°58'51"W 162.00' N89°58'51"W 94.50'
N00°01'09"E 25.00'
N89°58'51"W 162.00' N89°58'51"W 94.50'
N00°01'09"E 110.00'
LOT L
LOT N
N89°58'51"W 162.00'
N00°01'09"E 25.00'
N89°58'51"W 162.00'
N00°01'09"E 235.85'
LOT O
N00°01'09"E 211.35'
LOT 46 LOT 45 LOT 33 LOT 32 LOT 19 LOT 18 LOT 5 LOT 4
LOT 47 LOT 44 LOT 34 LOT 31 LOT 20 LOT 17 LOT 6 LOT 3
LOT 48 LOT J LOT 43 LOT 35 LOT H LOT 30 LOT 21 LOT F LOT 16 LOT 7 LOT D LOT 2
LOT 36 LOT 29 LOT 22 LOT 15 LOT 8 LOT 1
N00°01'09"E 121.33' N89°58'51"W 25.00' N00°01'09"E 166.83' N89°58'51"W 25.00' N00°01'09"E 176.33' 344.67'
LOT B
52.50' N89°58'51"W 80.00' N89°58'51"W 80.00' N89°58'51"W 89.50'
N89°58'51"W
LOT A HARRISON LANE (4) LOT X
N89°58'51"W
52.50' N89°58'51"W 80.00' N89°58'51"W 80.00' N89°58'51"W 89.50'
LOT 49 LOT 54 LOT 37 LOT 42 LOT 23 LOT 28 LOT 9 LOT 14
LOT 50 LOT 53 LOT 38 LOT 41 LOT 24 LOT 27 LOT 10 LOT 13
LOT 51 LOT K LOT 52 LOT 39 LOT G LOT 40 LOT 25 LOT E LOT 26 LOT 11 LOT 12
N00°01'09"E 121.83' N89°58'51"W 25.00' N00°01'09"E 121.83' N89°58'51"W 25.00' N00°01'09"E 131.33'
LOT C
LOT 62 LOT 61 LOT 60 LOT 59 LOT 58 LOT 57
N89°58'51"W 163.17'
N00°01'09"E 25.00' (4) LOT P
N89°58'51"W 163.17'
LOT 63 LOT 64 LOT 65 LOT 66 LOT 67 LOT 68
LOT 74 LOT 73 LOT 72 LOT 71 LOT 70 LOT 69
N89°58'51"W 163.17'
N00°01'09"E 25.00' (4) LOT Q
N89°58'51"W 163.17'
LOT 75 LOT 76 LOT 77 LOT 78 LOT 79 LOT 80
N89°58'51"W 143.66'
LITTLE ROCK LANE
N00°01'09"E 297.00'
N00°01'09"E 80.00'
N00°01'09"E 36.50'
LOT 85 LOT 86 LOT 95 LOT 96
LOT 84 LOT 87 LOT 94 LOT 97
LOT 83 LOT R LOT 88 LOT 93 LOT S LOT 98
LOT 82 LOT 89 LOT 92 LOT 99
LOT 81 LOT 90 LOT 91 LOT 100
N00°01'09"E 141.16' N89°58'51"W 25.00' N00°01'09"E 141.17' N89°58'51"W 25.00' N00°01'09"E 141.17'
L86 31.59' N87°17'49"W
N89°58'51"W 80.00' N89°58'51"W 34.40'
LOT V
N00°01'09"E 25.50'
(4) LOT W N00°01'09"E 1.00' TALLAHASSEE LANE (4)
N89°58'51"W 160.29' N89°58'51"W 241.27'
TALLAHASSEE LANE
N00°01'09"E 158.98'
N00°01'09"E 35.48'
LOT 101 LOT 102 LOT 103 LOT 104
N89°58'51"W 108.17'
(4) LOT T N00°01'09"E 25.00' LOT U
N89°58'51"W 108.17'
N00°01'09"E 39.00'
LOT 108 LOT 107 LOT 106 LOT 105
N89°58'51"W 33.00'
℄
COCHRAN STREET
DARBY ℄ STREET
GALENA
AVENUE
SEE SHEET 4