

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 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.

LINDA LAMBOURNE AS SOLE TRUSTEE UNDER DECLARATION OF TRUST RECORDED JANUARY 20, 2007, KNOWN AS THE BRUCE O. CRAMER AND RUTH E. CRAMER DECLARATION OF TRUST

BY: Linda Lambourne
LINDA LAMBOURNE SOLE TRUSTEE

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 VENTURA } ss.

ON 10-13-2014 BEFORE ME, JAMES T. PILARSKI NOTARY PUBLIC
PERSONALLY APPEARED LINDA LAMBOURNE

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 AND OFFICIAL SEAL

SIGNATURE J. T. Pilarski

COMMISSION # 2027073 EXPIRES 6/29/2017

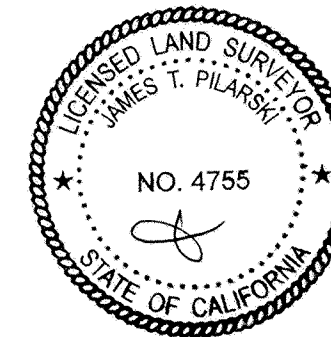
PRINCIPAL PLACE OF BUSINESS - VENTURA COUNTY

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 GRADY CRAMER AND LINDA LAMBOURNE ON 4/14/2014. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED (OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR AFTER FILING OF THIS PARCEL MAP) AND ARE (OR WILL BE) SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: 10-13 2016

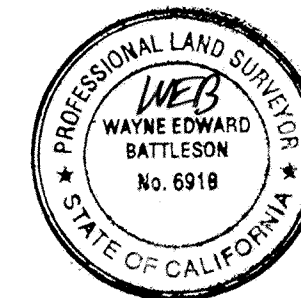
J. T. Pilarski
JAMES T. PILARSKI LS 4755

**COUNTY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED PARCEL MAP NO. LD-S-666 AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

Wayne E. Battleson
WAYNE E. BATTLESON, PLS 6918
COUNTY SURVEYOR, COUNTY OF VENTURA

11/15/17
DATE

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED PARCEL MAP NO. LD-S-666, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH

DATE: 3/23 2017

Ronald K. Fuchiwaki
RONALD K. FUCHIWAKI, RCE 34663
DIRECTOR OF PUBLIC WORKS
CITY ENGINEER
CITY OF SIMI VALLEY

**OMISSION OF SIGNATURE**

THE FOLLOWING SIGNATURE HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3) (A) (I) OF THE SUBDIVISION MAP ACT AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

VENTURA COUNTY WATERWORKS DISTRICT NO. 8, PRESENT OWNER OF AN EASEMENT FOR IRRIGATING AND WATER SYSTEM AS DISCLOSED BY DEED RECORDED JANUARY 8, 1945 IN BOOK 710 PAGE 229 OF OFFICIAL RECORDS. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORD.

COUNTY RECORDER'S STATEMENT

FILED THIS 17th DAY OF NOV., 2017, AT 8:00 A.M.
IN BOOK 71 OF PARCEL MAPS, AT PAGES 59-61,
AT THE REQUEST OF Linda Lambourne

MARK A. LUNN
COUNTY RECORDER
COUNTY OF VENTURA

BY: Mark A. Lunn
DEPUTY COUNTY RECORDER

CITY COUNCIL'S CERTIFICATE

THIS PARCEL MAP IS PRESENTED TO THE CITY COUNCIL OF THE CITY OF SIMI VALLEY AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 20th DAY OF March, 2017. SAID COUNCIL HEREBY APPROVES THIS MAP.

AND DOES HEREBY ACCEPT FOR THE PUBLIC USE THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS 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, AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED HERETO THIS 14th DAY OF April, 2017.

ATTEST: Beau Butler
MAYOR OF THE CITY OF SIMI VALLEY

V. Sommer
CITY CLERK OF THE 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: Steven Hintz
DEPUTY COUNTY TAX COLLECTOR

DATE: 11/3, 2017

CONSTRUCTION REQUIREMENTS STATEMENT

IN COMPLIANCE WITH THE CONDITIONS OF APPROVAL FOR THIS PARCEL MAP, AS APPROVED BY THE CITY COUNCIL BY RESOLUTION NO. 2012-08 ON FEBRUARY 13, 2012, THE CONSTRUCTION OF ALL STREET, ACCESS ROAD, GRADING, DRAINAGE, AND UTILITY IMPROVEMENTS SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR PARCELS 2 OR 3 BY THE CITY.

SOILS AND GEOLOGIC REPORTS

THE FOLLOWING SOILS AND GEOLOGIC REPORTS HAVE BEEN PREPARED FOR PARCEL MAP LD-S-666 AND ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER FOR PUBLIC INSPECTION.

DATE OF REPORT: SEPTEMBER 7, 2011
TITLE OF REPORT: GEOTECHNICAL ENGINEERING STUDY, PROPOSED LOT SPLIT
FIRM NAME: ADVANCED GEOTECHNICAL SERVICES, INC.
ENGINEER: BRETT WANNER, CEG
REG NO. CEG NO. 2450

GROSS AREA = 1.77 ACRES

PARCEL MAP NO. LD-S-666

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

BEING A SUBDIVISION OF A PORTION OF LOT 17, LA PLACENTIA TRACT,
RECORDED IN BOOK 16, PAGE 8 OF MISCELLANEOUS RECORDS (MAPS).
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
MAY 2014

SHEET 1 OF 3 SHEETS

PREPARED BY:
HOVELL & PILARSKI ENG. INC.
4525 INDUSTRIAL STREET SUITE 4L
SIMI VALLEY, CA 93063
(805) 522-1900 FAX (805) 526-1199
W.O. 2145-08.2

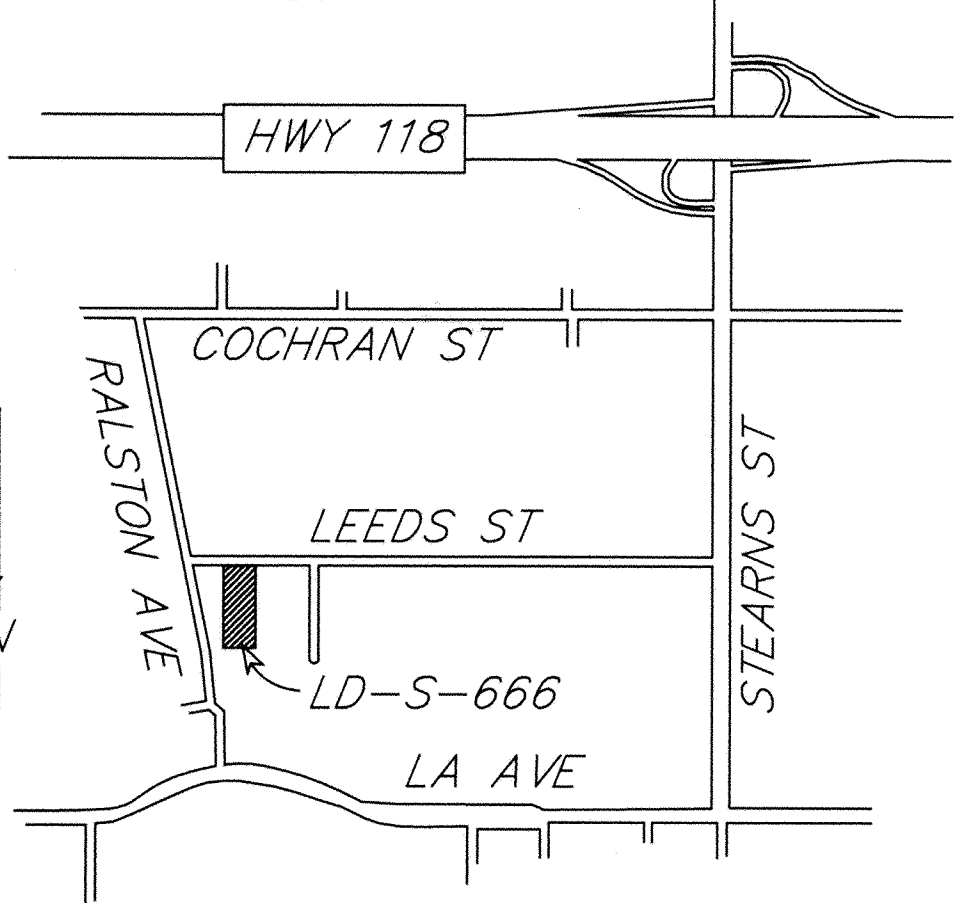


20171117-0014963-0 1/3
VENTURA COUNTY CLERK and Recorder
11/17/2017 08:00:00 AM
1273191 \$10.00 CO

PARCEL MAP NO. LD-S-666

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

BEING A SUBDIVISION OF A PORTION OF LOT 17, LA PLACENTIA TRACT, RECORDED IN BOOK 16, PAGE 8 OF MISCELLANEOUS RECORDS (MAPS). IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
MAY 2014



VICINITY MAP
1" = 1000'

BASIS OF BEARINGS

THE BEARING OF N11°43'34"W ALONG THE CENTER-LINE OF RALSTON AVE AS SHOWN ON 33 MR 100 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGEND:

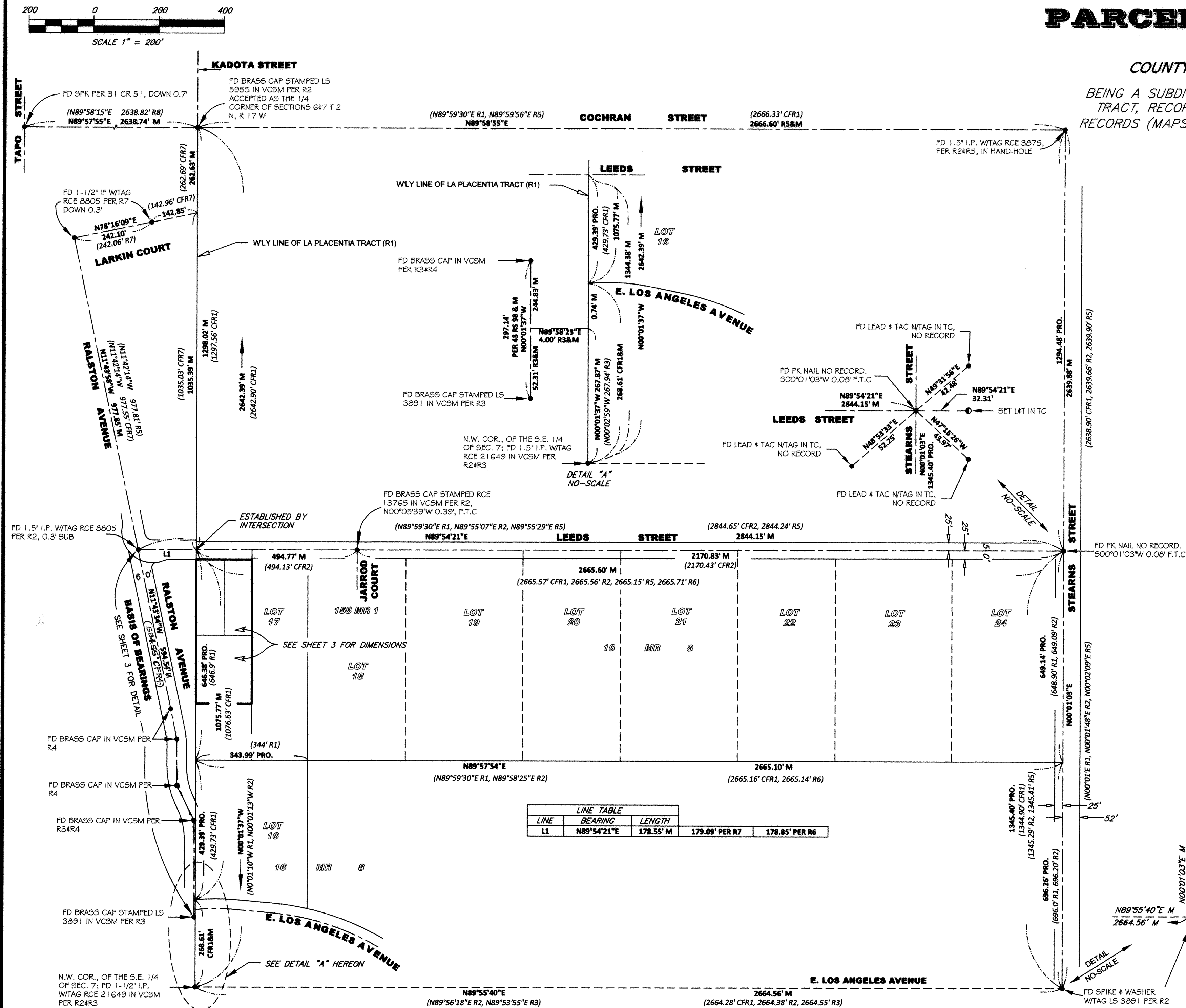
- = FOUND MONUMENT AS NOTED
- = SET 1-1/2" I.P. WITH TAG, LS 4755, FLUSH
- ⊙ = SET 1" I.P. WITH TAG LS 4755, FLUSH
- ⦿ = SET LEAD AND TAG LS 4755 IN TC

CF = CALCULATED FROM
F.T.C. = FROM TRUE CORNER
FD = FOUND
I.P. = IRON PIPE
L&T = LEAD & TAG, LS 4755
M = MEASURED
NSF = NOT SEARCHED FOR
NTS = NOT TO SCALE
PRO. = PROPORTION
SPK = SPIKE
SNF = SEARCHED FOR NOT FOUND
SUB = SUBSURFACE
TC = TOP OF CURB
VCSM = VENTURA COUNTY STANDARD MONUMENT

- R1 = 16 MR 8
- R2 = 158 MR 1
- R3 = 146 MR 79
- R4 = 33 PM 100
- R5 = 57 RS 72
- R6 = 34 RS 27
- R7 = 32 MR 22
- R8 = 17 MR 52
- R9 = DOC #1990-00027138 O.R.

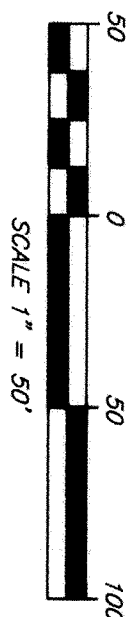
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W.O. 2145-08.2

SHEET 2 OF 3 SHEETS





CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1-M	11°42.07"	250.00'	51.06'	23.62'
C1-M4	11°42.55"	250.00'	51.12'	23.65'
C2-M	26°52.40"	250.00'	117.28'	58.74'
C2-M4	26°52.30"	250.00'	117.26'	58.73'
C3-M	26°52.39"	250.00'	117.26'	58.73'
C3-M4	26°52.28"	250.00'	117.26'	58.73'



MONUMENTS ALONG THE WESTERLY LINE OF LA PLACENTA TRACT (16 MR 8) BEING THE REAR CORNERS OF LOTS 155 THROUGH 158 PER 33 MR 6, WERE NOT SEARCHED FOR. THEY DO NOT CONTROL THE LOCATION OF SAID WESTERLY LINE.

LEGEND:

- = FOUND MONUMENT AS NOTED
- = SET - 1/2" I.P. WITH TAG, LS 4755, FLUSH
- ◎ = SET 1" I.P. WITH TAG, LS 4755, FLUSH
- CF = CALCULATED FROM
- F.T.C. = FROM TRIPLE CORNER
- FD = FOUND
- IP = IRON PIPE
- L&T = LEAD & TAG, LS 4755
- M = MEASURED
- NSE = NOT SEARCHED FOR
- NS = NOT TO SCALE
- POL = POLLINATION
- SPK = SPUR
- STUF = STAKED FOR NOT FOUND
- STU = SURFACE
- TC = TOP OF CURB
- USM = VENTURA COUNTY STANDARD MONUMENT

