NOTE: FOR DOCUMENT AFFECTING MONUMENT ON THIS MAP SEE BOOK 3870 PAGE 992 OF OFFICIAL RECORDS RECORDED ON OCTOBER 5, 1971

54 MR 45

The undersigned hereby certifies that *they are* the *owners* of, or *are* interested in, the land included within this subdivision entitled TRACT NO. 2069, shown on this map, that *they are* the only *persons* whose consent is necessary to pass a clear title to said land, that they consent to the making and recordation of said map and subdivision as shown within the colored borderline, and that *they do* hereby offer to dedicate, free and clear of any prior easements of right of way, for public use the right of way for all streets and highways *and Landscape and Public Service Easements*, shown on the map.

LARWIN - SOUTHERN CALIFORNIA, INC., a California corporation

Lee J. Goldwin
VICE-PRESIDENT

By Bernard H. Moore
ASST. SECRETARY

TITLE INSURANCE AND TRUST COMPANY, a California corporation, as TRUSTEE, under deed of trust recorded in Book 3457, Page 368 of Official Records.

James Core
Assistant Secretary

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

On this 11th day of MARCH 1970 before me, the undersigned, personally appeared LEE J. GOLDWIN, known to me to be the VICE-PRESIDENT, and BERNARD H. MOORE, known to me to be the ASST. SECRETARY of LARWIN - SOUTHERN CALIFORNIA, INC., the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same as OWNER.

OFFICIAL SEAL
ROSEMARIE KOSZEGI
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires June 24, 1973

Rose Marie Koszegi
Notary Public in and for said County and State
My commission expires 6/24/73

STATE OF CALIFORNIA } S.S.
COUNTY OF VENTURA }

On this 16th day of March, 1970, before me, the undersigned, personally appeared James Core, known to me to be the Assistant Secretary of TITLE INSURANCE AND TRUST COMPANY, a corporation, the corporation that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same as TRUSTEE.

OFFICIAL SEAL
IMOGENE McKENZIE
NOTARY PUBLIC, CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY
My Commission Expires Jan. 7, 1973

Imogene McKenzie
Notary Public in and for said County and State
My commission expires Jan 7, 1973

The signatures of: CITY OF SIMI VALLEY and LARWIN COMPANY, present owners of easements over a portion of said land, which cannot ripen into a fee, have been omitted in accordance in Section 11587 (a) of the Business and Professions Code.

15422

Recorded at the request of the Owner, MARCH 30th 1970, at 4:00 P.M. in Book 54 of Miscellaneous Records (Maps) at Pages 45, 46, 47, records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura

By William Dowst
Deputy County Recorder

I, R. R. Gabriel, do hereby certify that I am a *Licensed Land Surveyor*, that this map correctly represents a survey made under my direction in July, 1969, that the survey is true and complete as shown, that the monuments are of the character and occupy the positions indicated, (or will be set in such positions within one year after approval of this tract map by the *City Council*), and that they are (or will be) sufficient to enable the survey to be retraced. Tie notes to all centerline monuments shown hereon as set by me will be on file in the office of the County Surveyor prior to acceptance of the improvements into the *City* Road System.

Date March 16 1970

R. R. Gabriel L.S. 3317
R. R. Gabriel

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 2069, or any part thereof for unpaid state, county, municipal, or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable.

Date 3/18 1970

ROBERT G. BRANCH
Treasurer — Tax Collector
County of Ventura

By Mollie Kirby
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT NO. 2069, that the subdivision is substantially the same as it appeared on the tentative map, and any approved alterations thereof, that all provisions of Chapter 2, Division 4, Part 2, of the Business and Professions Code of the State of California and of any local ordinance applicable at the time of approval of the tentative map have been complied with and that I am satisfied that the map is technically correct.

Date March 23, 1970

Byron B. Johnson, Jr.
City Engineer
City of Simi Valley

Byron B. Johnson, Jr.

I certify that all the provisions of Chapter 2, Division 4, Part 2, of the Business and Professions Code of the State of California and of any local ordinance pertaining to deposits, required at the time of the approval by the *City Council* of the map entitled TRACT NO. 2069, have been complied with.

Date March 30 1970

ROBERT L. HAMM
County Clerk
County of Ventura

By Mark Franck
Deputy County Clerk

This map entitled TRACT NO. 2069, is presented to the City Council of the City of Simi Valley, Ventura County, California, at the meeting of said Council held on the 23rd day of March, 1970 for approval; said Council hereby approves said map and does hereby accept for public use the right of way for all streets and highways, *and Landscape and Public Service Easements shown on said map*, and IN WITNESS WHEREOF said City Council has caused this certificate to be signed by the Mayor and by the Clerk of said City Council, and the corporate seal of the City of Simi Valley to be hereto affixed this 24th day of March, 1970.

Frances S Becker
Clerk and the ex-officio Clerk of the City Council of the City of Simi Valley

Deputy

Lesley D. Clark
Mayor of the City of Simi Valley

The signatures of Jeannette B. Gordon Bernice B. Crosby, Mildred B. Tiffany and Mabel B. Craddock, present owners of 50% of all oil, gas, hydrocarbon substances, and minerals lying in, on and under said land, without, however, the right to enter upon the surface of said land or the subsurface thereof to a depth of 500 feet measured vertically from the present surface for the purpose of exploring for, producing or extracting said substances, have been omitted in accordance Section 11587 (c)(1) of the Business and Professions Code.

The following soil reports have been prepared on TRACT NO. 2069:

Date of Report	Title of Report	Firm Name	Engineer	Engineers Registration No.
July 3, 1969	Soils Investigation-Tract No. 2069	Robert Stone & Associates, Inc.	Gerald Gorian	14698

The holder of the landscape and Public Service Easements shown hereon, shall have, by virtue of those easements, the right to install and maintain public facilities including, but not limited to street trees, street name signs, traffic control signs, street lighting standards and appurtenances, and fire hydrants.

TRACT NO. 2069
IN THE CITY OF SIMI VALLEY
BEING A PORTION OF SECTION 15,
T. 2 N., R. 18 W., RANCHO SIMI

(3 M.R. 2)

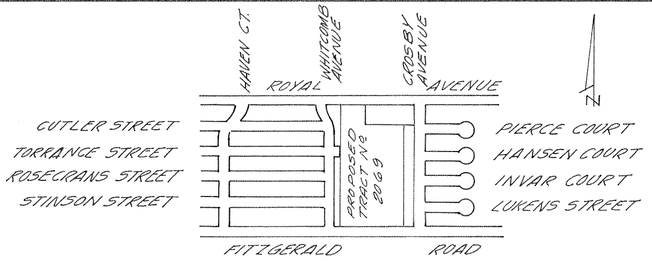
VENTURA COUNTY, CALIFORNIA
JENNINGS-BARTLETT & ASSOCIATES
374 Poli St. Ventura, Calif.

SEPTEMBER, 1969

SHEET 1 OF 3 SHEETS

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Continued on Sheet 3



VICINITY MAP

SCALE: 1" = 1000'

① Δ = 90°03'04" R = 15.00' L = 23.58' T = 15.01'	② Δ = 47°09'23" R = 29.00' L = 23.87' T = 12.66'	③ Δ = 274°18'46" R = 46.00' L = 220.23' B.T. = 42.66	④ Δ = 37°18'00" R = 46.00' L = 29.95' T = 15.52'	⑤ Δ = 50°02'02" R = 46.00' L = 40.17' T = 21.47'
⑥ Δ = 33°46'29" R = 46.00' L = 27.11' T = 13.96'	⑦ Δ = 32°31'48" R = 46.00' L = 26.12' T = 13.42'	⑧ Δ = 37°30'41" R = 46.00' L = 30.11' T = 15.62'	⑨ Δ = 89°56'56" R = 15.00' L = 23.55' T = 14.99'	

MONUMENT LEGEND

- ● Monument found as noted.
- ○ Center-line points - Set 1½" I.P. w/tag "L.S. 3317"
- ◎ Set 1½" I.P. w/tag "L.S. 3317" in conc.
- ■ Set Ventura County Standard Survey Monument per Plate F-2 adopted March 1, 1966, w/tag "L.S. 3317". Front lot corners - Chiseled "t" in conc. walk along lot line produced 6" beyond true corner. Rear lot corners - Set 3/4" I.P. w/tag "L.S. 3317".

Note: "P.U.E." denotes proposed Public Utilities Easement.
"L. & P.S.E." denotes Landscape and Public Service Easement.

BASIS OF BEARINGS

The bearing of "EAST" of the center-line of Royal Avenue as shown on Parcel Map filed in Book 2, Page 81, of Parcel Maps, records of Ventura County, California, was used as the basis of bearings for this map.

GRAPHIC SCALES

0 500 1000 250 750 2000 3000 4000 SCALE: 1" = 1000'

0 20 40 10 30 50 100 150 200 SCALE: 1" = 50'

TRACT Nº 2069

IN THE CITY OF SIMI VALLEY

BEING A PORTION OF SEC. 15, T. 2 N., R. 18 W., RANCHO SIMI (3 M. R. 2)

VENTURA COUNTY, CALIFORNIA

JENNINGS, BARTLETT & ASSOCIATES
374 POLI STREET, VENTURA, CALIF.

SCALE: 1" = 50' SEPTEMBER, 1969

SHEET 2 OF 3 SHEETS

NOTE: FOR DOCUMENT AFFECTING MONUMENT ON THIS MAP SEE BOOK 3870 PAGE 992 OF OFFICIAL RECORDS RECORDED ON OCTOBER 5, 1971

54 MR 47

ROYAL AVENUE

BASIS OF BEARINGS
530.00' (m.)

(984.69' - Calc. fm. V.C.F.B. 1402-A, pg. 36 & 37)
(985.03 per 2 P.M. 81)
984.49' (meas.)

Found Ven. Co. Survey Mon. (39 M.R. 97 & 2 P.M. 81) (Used Punch Marks)
East 195.03 (m)
1194.95' V.C. Drwg. Z-17)

Fnd. 1 1/2" I.P. (39 M.R. 97) (0.17' Stg.)

Set 1 1/2" I.P. w/tag "L.S. 3317"

Fnd. Nail per V.C. Drwg. Z-17 & 2 P.M. 81

Fnd. 1 1/2" I.P. (Open) 0.32' Wly. Br. Cap per 37 M.R. 99 not found

Found Ven. Co. Survey Mon. (37 M.R. 99 & 2 P.M. 81)

(30.28' per V.C. Drwg. Z-17) 30.27' (m)

130.04' (m) (130.00' rec.)

(10.10' Rec.)

Fnd. 2" I.P. (2 P.M. 81)

E. Grasslay Avenue

E. Hovendomb Ave. (Nothing Fnd.)

At B.C. Fnd. V.C. Std. Mon. (39 M.R. 97)

E. ROYAL AVENUE

129.48' (m.) 54.99' East 129.45'

74.47' East

SHELL OIL COMPANY (2661 O.R. 332) (2 P.M. 81)

CHASE ACCEPTANCE COMPANY (3450 O.R. 175)

N89°59'18"E Rad.

2" I.P. per 2 P.M. 81 not found

530.00'

N89°56'56"W 99.52'

N89°56'56"W 99.59'

N89°56'56"W 99.75'

N89°56'56"W 102.08'

N89°56'56"W 102.07'

N89°56'56"W 102.06'

N89°56'56"W 102.05'

N89°35'15"E Rad.

N00°00'12"W 498.17' (Calc.)

N00°03'04"E 498.30' (m.)

N00°03'04"E 244.46'

N00°03'04"E 771.85'

N00°03'04"E 679.86'

N00°03'04"E 199.51'

N00°03'04"E 205.43'

N00°03'04"E 105.28'

N00°03'04"E 244.96'

N00°03'04"E 771.82' (m.)

N00°02'38"E 771.82' (m.)

(S89°59'35"W Rec.) 1050.00' (Rec.) East

(S89°59'35"W Rec.) 1186.52' Rec. 1186.51' (m.) East

Set by Interp.

Fnd. 1 1/2" I.P. (40 M.R. 1)

Fnd. 1 1/2" I.P. (39 M.R. 97)

Nothing Fnd.

E. Hovendomb Avenue

E. TORRANCE STREET

N. BRANDON AVENUE

N. TORRANCE STREET

TRACT NO. 1320-4 (40 M.R. 32)

TRACT NO. 1320-5 (40 M.R. 64)

TRACT NO. 1505 (37 M.R. 99)

TRACT NO. 2069

(1) Δ = 5°06'53" R = 300.00' L = 26.78' T = 13.40'	(2) Δ = 5°10'39" R = 300.00' L = 27.11' T = 13.56'	(3) Δ = 5°06'53" R = 330.00' L = 29.46' T = 14.74'	
(4) Δ = 1°24'03" R = 330.00' L = 8.08' T = 4.04'	(5) Δ = 3°42'50" R = 330.00' L = 21.38' T = 10.70'	(6) Δ = 5°10'39" R = 270.00' L = 24.40' T = 12.21'	
(7) Δ = 89°56'56" R = 15.00' L = 23.55' T = 14.99'	(8) Δ = 90°03'04" R = 15.00' L = 23.58' T = 15.01'	(9) Δ = 90°00'00" R = 19.00' L = 29.85' T = 19.00'	
(10) Δ = 40°32'09" R = 29.00' L = 20.52' T = 10.71'	(11) Δ = 53°07'48" R = 29.00' L = 26.89' T = 14.50'	(12) Δ = 273°39'57" R = 46.00' L = 219.71' B.T. = 43.15'	(13) Δ = 47°09'23" R = 29.00' L = 23.87' T = 12.66'
(14) Δ = 22°19'54" R = 38.00' L = 14.81' T = 7.50'	(15) Δ = 1°00'07" R = 82.00' L = 1.43' T = 0.72'	(16) Δ = 2°07'39" R = 82.00' L = 3.05' T = 1.52'	(17) Δ = 5°06'53" R = 270.00' L = 24.10' T = 12.06'
(18) Δ = 5°10'39" R = 330.00' L = 29.82' T = 14.92'			

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GRAPHIC SCALE

0 20 40 10 30 50 100 150 200

TRACT Nº 2069

IN THE CITY OF SIMI VALLEY

BEING A PORTION OF SEC. 15, T. 2 N., R. 18 W., RANCHO SIMI (3 M. R. 2)

VENTURA COUNTY, CALIFORNIA

JENNINGS, BARTLETT & ASSOCIATES
374 POLI STREET, VENTURA, CALIF.

SCALE: 1" = 50' SEPTEMBER, 1969

SHEET 3 OF 3 SHEETS

Continued on Sheet 2