NOTE: FOR DOCUMENT CORRECTING MONUMENTS ON LOTS 10, 24, AND 43, SEE BOOK 4011, PAGE 157 OF OFFICIAL RECORDS, RECORDED SEPT. 19, 1972.



THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 2151-1, 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 storm drainage easement shown on the map, and also grant to the City of Simi Valley all rights of ingress and egress over and across the westerly line of Lots 21 through 24 inclusive abutting N. Kuehner Drive, in order that the owners of said Lots shall have no rights of access whatever to said N. Kuehner Drive except the general easement of travel which belongs to the whole public.

LOS ANGELES STREET ASSOCIATES, a general Partnership, as OWNER.
By: Griffin Construction Company, a corporation, partner

Vice-President — Secretary

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }
On this 17th day of NOVEMBER, 1971, before me, the undersigned, personally appeared J. DONALD OLSON, known to me to be the Vice-President, and MR. SOUSA, known to me to be the Secretary of GRIFFIN CONSTRUCTION COMPANY, a corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of LOS ANGELES STREET ASSOCIATES, the partnership that executed the within instrument and acknowledged to me that such corporation executed the same as OWNER

Mary Rosen
Notary Public in and for said County and State
My commission expires SEPT. 2, 1973

OFFICIAL SEAL MARY ROSEN NOTARY PUBLIC-CALIFORNIA LOS ANGELES COUNTY My Commission Expires Sept. 2, 1973

TITLE INSURANCE AND TRUST COMPANY, a California corporation, as TRUSTEE, under deed of trust recorded in book 3851 page 310 of Official Records.

STATE OF CALIFORNIA } S.S.
COUNTY OF VENTURA }
On this 17th day of NOVEMBER, 1971, before me, the undersigned, personally appeared ROY F. ELLISTON, known to me to be the ASST. VICE PRESIDENT 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.

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

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

# 77663

RECORDED AT THE REQUEST OF THE OWNER, DECEMBER 16TH 1971
AT 4:00 P. M. IN BOOK 59 OF MISCELLANEOUS RECORDS (MAPS)
AT PAGES 1 THRU 4, RECORDS OF VENTURA COUNTY

ROBERT L. HAMM
COUNTY RECORDER
COUNTY OF VENTURA

BY William Downbrait
~~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 August, 1971, 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 CITY ENGINEER PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS INTO THE CITY ROAD SYSTEM.

DATE October 14, 1971 R. R. Gabriel

I CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE SUBDIVISION TRACT NO. 2151-1, 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 DEC 1, 1971

ROBERT G. BRANCH
TREASURER - TAX COLLECTOR
COUNTY OF VENTURA

BY Mollie Shaver
DEPUTY TAX COLLECTOR

I CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 2151-1, 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 December 13, 1971

BYRON B. JOHNSON JR.
CITY ENGINEER
CITY OF SIMI VALLEY

BY Byron B. Johnson Jr.
CITY ENGINEER

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. 2151-1, HAVE BEEN COMPLIED WITH.

DATE Dec. 16, 1971

ROBERT L. HAMM
COUNTY CLERK
COUNTY OF VENTURA

BY L. Mark Franek
DEPUTY COUNTY CLERK

THIS MAP ENTITLED TRACT NO. 2151-1, IS PRESENTED TO THE CITY COUNCIL OF THE CITY OF SIMI VALLEY VENTURA COUNTY, CALIFORNIA, AT THE MEETING OF SAID COUNCIL HELD ON THE 13 DAY OF December, 1971 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 all rights of ingress and egress as offered hereon, provided, however, that the offer of storm drainage easement is hereby rejected 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 affixed hereto this 16 day of December, 1971

Susan D. Ward
Clerk and ex-officio Clerk of the City Council of the City of Simi Valley

Lester D. Cleveland
Mayor of the City of Simi Valley

The Ventura County Flood Control District as the owner of that certain easement recorded in Book 3579, Page 54 of Official Records in the Office of the County Recorder of Ventura County does not subordinate its said interest and estate therein to the interest and estate of the City of Simi Valley as said interest of the Ventura County Flood Control District affects the interests of said City.
IN WITNESS WHEREOF, the Ventura County Flood Control District has hereunto caused this instrument to be duly signed this 7th day of DECEMBER, 1971.

Attest:
Robert L. Hamm
County Clerk
County of Ventura

VENTURA COUNTY FLOOD CONTROL DISTRICT

By Shirley Doan
Deputy County Clerk

By Ralph R. Bennett
Chairman of the Board
Ventura County Flood Control District

The signature of Southern California Edison Company, present owner of an easement which cannot ripen into a fee, has been omitted in accordance with Section 11587(a) of the Business and Professions Code.

THE FOLLOWING SOIL REPORTS HAVE BEEN PREPARED ON TRACT NO. 2151-1 :

| DATE OF REPORT | TITLE OF REPORT | FIRM NAME | ENGINEER | ENGINEERS REGISTRATION NO. |
|---|---|---|---|---|
| 10-13-71 | Prelim. Soils Investigation for Tract No 2151 | Buena Engineers, Inc. | Norman G. Hallin | C.E. 7370 |
| 10-13-71 | Memo re: Prelim. Investigation for Tract No 2151 | Buena Engineers, Inc. | Norman G. Hallin | C.E. 7370 |

# TRACT NO. 2151-1

## IN THE CITY OF SIMI VALLEY

BEING A PORTION OF SECTION 9, T. 2 N., R. 17 W., RANCHO SIMI, AS SHOWN ON MAP OF VALLEY OF SIMI (3 M.R. 2)

**VENTURA COUNTY, CALIFORNIA**
**JENNINGS, BARTLETT & ASSOCIATES**
**374 POLI STREET, VENTURA, CALIF.**
SEPTEMBER, 1971
**SHEET 1 OF 4 SHEETS**

NOTE: FOR DOCUMENT CORRECTING MONUMENTS ON LOTS 10, 24, AND 43, SEE BOOK 4011, PAGE 157 OF OFFICIAL RECORDS, RECORDED SEPT. 19, 1972.

59 MR 2

## CURVE DATA

(1) Δ = 90°00'00"
R = 15.00'
L = 23.56'
T = 15.00'

VENTURA COUNTY FLOOD CONTROL DISTRICT (25 FT WIDE 54)

E. ARDENWOOD AVENUE

LOS ANGELES STREET ASSOCIATES 3851 OR 307

N. SWINDON AVENUE

TRACT NO 1611-2 43 MR 84

SHEET 3

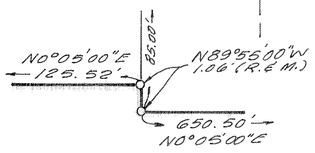
CITY LIMITS-CITY OF SIMI VALLEY

(S 2°59'W 192.60' per 166 Ods. 388) (N88°09'E 159.34' (166 Ods. 388)) (N77°01'E 192.44' (166 Ods. 388)) (N73°17'10"E 163.41') N3°06'52"E 192.57' (m.) N77°22'38"E 192.48' (m.)

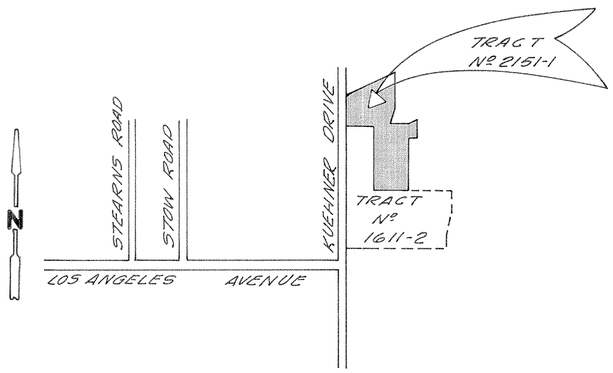
See Detail "A" hereon.

2' EASEMENT SO. CAL. ED. 2745 OR 486

## DETAIL "A"
(NOT TO SCALE)




The Ventura County Flood Control District is owner of an easement for flood control purposes per 3579 O.R. 54 within E. Ardenwood Drive.




## VICINITY MAP
SCALE: 1" = 1000'

## MONUMENT LEGEND

- ● Monument found as noted.
- ○ Found 1/2" I.P. per 43 M.R. 84.
- ◎ Set 1/2" I.P. w/tag "L.S. 3317" in conc.
- ○ Fnd. 1/2" I.P. w/tag "L.S. 1127" - no reference.
- ○ Found Ventura County Standard Survey Monument as noted.
- ◉ Center-line points - Set 1/2" I.P. w/tag "L.S. 3317".

Front lot corners - Chiseled "+" 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.

R = Record
M = Measured
C.F. = Calculated from

## BASIS OF BEARING

The bearing of "N 0°05'00" E" of the center-line of BELHAVEN AVENUE as shown on map of Tract Nº 1611-2 recorded in Book 43, Page 84 of Miscellaneous Records (Maps), Ventura County was used as the basis of bearings for this map.

GRAPHIC SCALES

0 500 1000 Scale: 1" = 1000'
250 150 2000 3000 4000
0 20 40 Scale: 1" = 50'
10 30 50 100 150 200

# TRACT Nº 2151-1

## IN THE CITY OF SIMI VALLEY

BEING A PORTION OF SECTION 9, T. 2 N., R. 17 W., RANCHO SIMI, AS SHOWN ON MAP OF VALLEY OF SIMI (3 M.R. 2)

## VENTURA COUNTY, CALIFORNIA

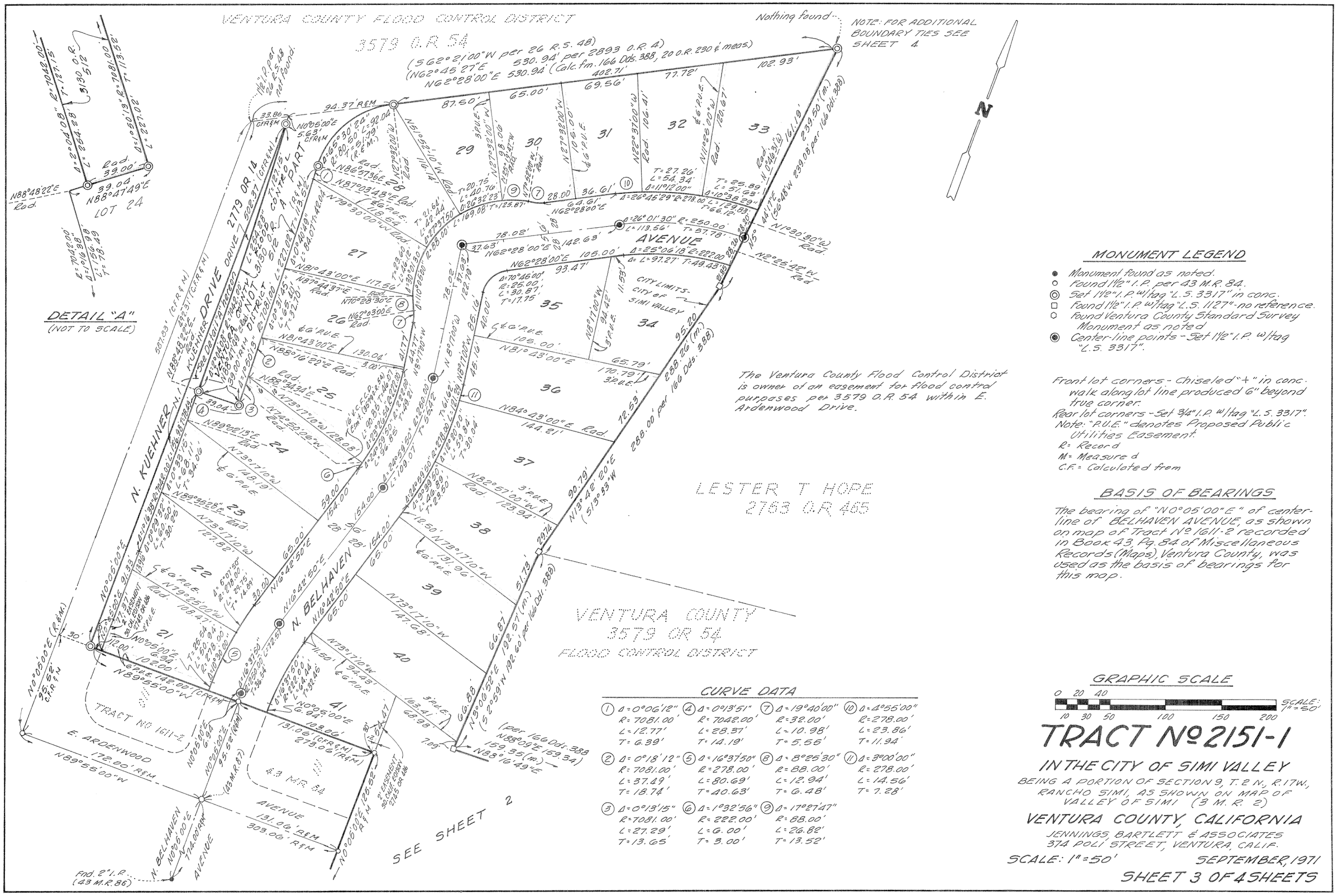
JENNINGS, BARTLETT & ASSOCIATES
374 POLI STREET, VENTURA, CALIF.

SCALE: 1" = 50' SEPTEMBER, 1971

SHEET 2 OF 4 SHEETS

NOTE: FOR DOCUMENT CORRECTING MONUMENTS ON LOTS 10, 24, AND 43, SEE BOOK 4011, PAGE 157 OF OFFICIAL RECORDS, RECORDED ON SEPT. 19, 1972.

59 MR 3




## MONUMENT LEGEND

- ● Monument found as noted.
- ○ Found 1½" I.P. per 43 M.R. 84.
- ◎ Set 1½" I.P. w/tag "L.S. 3317" in conc.
- □ Found 1½" I.P. w/tag "L.S. 1127" - no reference.
- ⬡ Found Ventura County Standard Survey Monument as noted
- ◉ Center-line points - Set 1½" I.P. w/tag "L.S. 3317".

Front lot corners - Chiseled "+" in conc. walk along lot line produced 6" beyond true corner.
Rear lot corners - Set ¾" I.P. w/tag "L.S. 3317".
Note: "P.U.E." denotes Proposed Public Utilities Easement.
R = Record
M = Measured
C.F. = Calculated from

## BASIS OF BEARINGS

The bearing of "N 0° 05' 00" E" of center-line of BELHAVEN AVENUE, as shown on map of Tract № 1611-2 recorded in Book 43, Pg. 84 of Miscellaneous Records (Maps), Ventura County, was used as the basis of bearings for this map.

## CURVE DATA

| | | | |
|---|---|---|---|
| (1) Δ = 0°06'12" | (4) Δ = 0°13'51" | (7) Δ = 19°40'00" | (10) Δ = 4°55'00" |
| R = 7081.00' | R = 7042.00' | R = 32.00' | R = 278.00' |
| L = 12.77' | L = 28.37' | L = 10.98' | L = 23.86' |
| T = 6.39' | T = 14.19' | T = 5.55' | T = 11.94' |
| (2) Δ = 0°18'12" | (5) Δ = 16°37'50" | (8) Δ = 8°25'30" | (11) Δ = 3°00'00" |
| R = 7081.00' | R = 278.00' | R = 88.00' | R = 278.00' |
| L = 37.49' | L = 80.69' | L = 12.94' | L = 14.56' |
| T = 18.74' | T = 40.63' | T = 6.48' | T = 7.28' |
| (3) Δ = 0°13'15" | (6) Δ = 1°32'56" | (9) Δ = 17°27'47" | |
| R = 7081.00' | R = 222.00' | R = 88.00' | |
| L = 27.29' | L = 6.00' | L = 26.82' | |
| T = 13.65' | T = 3.00' | T = 13.52' | |

## GRAPHIC SCALE

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

# TRACT № 2151-1

## IN THE CITY OF SIMI VALLEY

BEING A PORTION OF SECTION 9, T. 2 N., R. 17 W., RANCHO SIMI, AS SHOWN ON MAP OF VALLEY OF SIMI (3 M. R. 2)

## VENTURA COUNTY, CALIFORNIA

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

SCALE: 1" = 50' SEPTEMBER, 1971

SHEET 3 OF 4 SHEETS

NOTE: FOR DOCUMENT CORRECTING MONUMENTS ON LOTS 10, 24, AND 43, SEE BOOK 4011, PAGE 157 OF OFFICIAL RECORDS, RECORDED SEPT. 19, 1972.

59 MR 4

N

SIMI VALLEY FREEWAY

NOT A PART OF THIS SUBDIVISION
12.62 ACRES

N. ARDENWOOD AVENUE

N. TREMONT AVE

N. SWINDON AVE.

E. BERNAL AVENUE

N. KUEHNER DRIVE

CITY LIMITS-CITY OF SIMI VALLEY

NOT A PART OF THIS SUBDIVISION

TRACT NO. 10.15 ACRES

A PART OF TRACT NO. 1611-2

TRACT NO. 2151-1

## MONUMENT LEGEND

- Monument found as noted.
- Found 1½" I.P. per 43 M.R. 84.
- Set 1½" I.P. w/tag "L.S. 3317" in conc.
- Fnd. 1½" I.P. w/tag "L.S. 1127" – no reference.
- Fnd. Vta. Co. Std. Mon. as noted.

Rec'd = Record
Mea. meas. = Measured
C.F. or Calc. fm. = Calculated from

## BASIS OF BEARINGS

The bearing of "N0°05'00"E" of the center-line of BELHAVEN AVENUE as shown on map of Tract No. 1611-2 recorded in Book 43, Page 84 of Miscellaneous Records (Maps), Ventura County, was used as the basis of bearings for this map.

## GRAPHIC SCALE

0 50 100 Scale: 1"=100'
25 75 200 300 400

BOUNDARY SURVEY MAP

# TRACT NO. 2151-1

## IN THE CITY OF SIMI VALLEY

BEING A PORTION OF SECTION 9, T. 2 N., R. 17 W., RANCHO SIMI, AS SHOWN ON MAP OF VALLEY OF SIMI (3 M. R. 2)

VENTURA COUNTY, CALIFORNIA

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

SCALE: 1" = 100' SEPTEMBER, 1971

SHEET 4 OF 4 SHEETS