75MR92

OWNER'S CERTIFICATE

The undersigned hereby certifies that they are the owners of, or are interested in, the land included within this subdivision entitled TRACT NO. 2725 shown on this map, that they are the only persons whose consent is necessary to pass title to said land, that they consent to the making and recordation of said Map and subdivision as shown within the exterior boundary line. That they do hereby offer to dedicate for public use the right-of-way for all streets and highways shown on this map. And also dedicate to the City of Simi Valley, the easements for landscape, purposes shown on this map and all uses incident thereto. Also, hereby offer to dedicate to the City of Simi Valley, all rights of ingress and egress over and across the Northerly lines of Lots 1 and 13 abutting Royal Avenue in order that the owners of said Lots shall have no rights of access whatsoever to said Royal Avenue, except the general right-of-travel which belongs to the whole public.

ROYAL AVENUE PROPERTIES, A Partnership

By Lesny Development Co., A California Corporation, a Partner

By _____ VICE PRESIDENT

By _____ ASST. SECRETARY

Citizens Savings and Loan Association, a California Corporation, Beneficiary under deed of Trust, recorded October 28, 1977 in Book 4979 Page 399 of Official Records.

By _____ Regional Vice President

By _____ ~~Asst.~~ Vice President and Branch Manager

State of California)
SS
County of Los Angeles)

On this 25th Day of October 1977, before me M. LEONE AISENMAN, a Notary Public in and for said State, personally appeared Rudolph J. Lowy, known to me to be the (Vice) President and Allan N. Lowy, known to me to be the (Assistant) Secretary of Lesny Development Co., the corporation that executed the within instrument as partner of Royal Avenue Properties, a partnership, 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 such partner.*

OFFICIAL SEAL
M. LEONE AISENMAN
NOTARY PUBLIC - CALIFORNIA
L. A. COUNTY
My comm. expires JUN 25, 1978

M. Leone Aisenman
NOTARY PUBLIC

State of California)
SS
County of Ventura)

On this 17TH day of NOVEMBER 1977, before me YOLANDA LARA, a Notary Public in and for said State, personally appeared Frank J. Moreno, known to me to be the (Vice) President and Joey Hernandez, known to me to be the ~~(Assistant)~~ Vice President and Branch Manager *of Citizens Savings and Loan Association, 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 herein named and acknowledged to me that such corporation executed the same as beneficiary.*

OFFICIAL SEAL
YOLANDA LARA
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
My Commission Expires Jan. 30, 1978

Yolanda Lara
NOTARY PUBLIC

The signature of Southern California Edison Company, owner of an easement for electric lines and incidental purposes per Deed recorded in Book 1031, Page 89 of Official Records of Ventura County, has been omitted under the provisions of Section 66436, Subsection (c) (1) 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 Ventura County Water Works District No 8 and the Sinaloa Lake Owners Association, holders of easements blanket in nature as per deeds recorded in Book 638, Page 477; Book 641, Page 108; Book 639, Page 570; Book 710, Page 85; and Book 805 Page 221 of Official Records of Ventura County, have been omitted under the provisions of Section 66436, Subsection (c)(1) 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.

ENGINEER'S CERTIFICATE

I, WILLIAM L. JENSEN, do hereby certify that I am a Registered Civil Engineer, that this map correctly represents a survey made under my direction in June 1977, 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 JULY 25, 1977

William L. Jensen
WILLIAM L. JENSEN R.C.E. NO. 10276

REGISTERED PROFESSIONAL ENGINEER WILLIAM L. JENSEN No. 10276 CIVIL STATE OF CALIFORNIA

COUNTY TREASURER-TAX COLLECTOR CERTIFICATE

I certify that according to the records of my office there are no leins against the subdivision TRACT NO. 2725 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 due and payable.

DATE January 6, 1978

Robert G. Branch
Treasurer-Tax Collector
County of Ventura

By _____
Deputy Tax Collector

CITY ENGINEER

I certify that I have examined the final map entitled TRACT NO. 2725, 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 and that I am satisfied that the map is technically correct.

DATE January 23, 1978

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

This map entitled TRACT NO. 2725 consisting of 2 sheets, is presented to the City Council of the City of Simi Valley at a regular meeting of said Council held on the 23rd day of January, 1978. Said Council hereby approves said map. And does hereby accept for public use the right of way for all streets and highways and also accept on behalf of the City of Simi Valley, the easements for landscape purposes as shown on this map. And does hereby accept all rights of ingress and egress as offered hereon.

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 24th day of January, 1978.

ATTEST:

Eva Marie Rinke Deputy
City Clerk of the City of Simi Valley

William L. Carpenter
Mayor of the City of Simi Valley

COUNTY CLERK'S CERTIFICATE

I certify that all the provisions of the Subdivision Map Act, 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. 2725, have been complied with.

DATE January 31st, 1978

Robert L. Hamm
ROBERT L. HAMM
County Clerk
County of Ventura

By _____
Deputy County Clerk

COUNTY RECORDER'S CERTIFICATE

#10663

Recorded at the request of the Owner, February 1st, 1978, at 10:30 A .m. in Book 75 of Miscellaneous Records (Maps) at Pages 92 & 93, records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura

By William Douglass
Deputy County Recorder

SOILS REPORT

The following soil reports have been prepared on TRACT NO. 2725:

Date of report - August 16, 1977

Title of report - Soils and Foundation Investigations

Firm name - Buena Engineers Inc.

Engineer - Norman G. Hallin

Engineer's Registration No. - 7370

TRACT Nº 2725

IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF A PORTION OF SECTION 17 T2N - R18W OF RANCHO SIMI (3 M.R. 7)

VENTURA COUNTY CALIFORNIA

JENSEN ENGINEERING
1147 E. MAIN ST. VENTURA, CA

JUNE 1977

SHEET 1 OF 2 SHEETS

J.N. 76-45

① Δ=90°00'00" R=15.00' L=23.56'
② Δ=09°43'30" R=222.00' L=37.68'
③ Δ=12°54'23" R=222.00' L=50.01'
④ Δ=04°50'58" R=278.00' L=23.53'
⑤ Δ=14°42'35" R=278.00' L=71.37'
⑥ Δ=10°30'12" R=278.00' L=50.96'
⑦ Δ=39°46'10" R=25.00' L=17.35'
⑧ Δ=03°22'55" R=50.00' L=2.95'
⑨ Δ=63°01'31" R=50.00' L=55.00'
⑩ Δ=51°33'58" R=50.00' L=45.00'
⑪ Δ=84°25'54" R=50.00' L=73.68'
⑫ Δ=67°00'26" R=50.00' L=58.47'
⑬ Δ=52°18'44" R=25.00' L=22.83'
⑭ 93.00' R1 & (M) S00°01'23"E CFR1 & (M)
⑮ Δ=19°23'00" R=50.00' L=16.91'
⑯ S.13°28'42"E (Rad)
⑰ S.04°23'17"E L=30.00'
⑱ Δ=18°16'50" R=278.00' L=88.70
⑲ Δ=4°21'03" R=278.00 L=21.11'
⑳ Δ=59°38'11" R=30.33' L=31.57'

Found County monument in well per V.C.E.B. 1402A-28 corner of the S.W. quarter of Section 8.

CONGREGATIONAL CONFERENCE OF SO. CALIFORNIA AND THE SOUTHWEST 2132/390

Nail per 24 R.S. 18

Set spike and tin Stamped R.C.E. 10276

920.70 R1 & (M)

24 R.S. 18 (North R1)
N 00°01'23"W CFR1 & (M) 839.98' R1 & M
N00°01'23"W 687.98' CFR 1, R2 & M

4106 O.R. 600

Fd. 3/4" I.P. tagged R.E. 11322 per 24 R.S. 18

BASIS OF BEARINGS

Fd. 3/4" I.P. tagged R.E. 11322 per 24 R.S. 18

BEN J. SANDERS 2269/458

ROBERT D. WILSON 2172/188

100.00' 133.37' 100.00' 57.61'

75.00' 70.00' 70.00' 70.00' 70.00' 70.00' 70.00' 70.00'

685.98'

2.00'

1780.19' (M) (1780.08' V.C.F.B. 1402A)

187.00'

North line of N.W. 1/4 of Section 17

ROYAL AVENUE

38.30 R2 & M

144.00

Dedicated to City of Simi Valley 4363 O.R. 87

Dedicated for Royal Ave.

(West R1) 399.30 R1 & M

N89°58'37"E 757.30'

N89°58'37"E 144.00

N89°58'37"E R4 & (M)

1 2 3 4 5 6 7 8

159.00' 159.00' 159.00' 155.81' 133.78' 120.90' 117.66'

N89°58'37"E N89°58'37"E N89°58'37"E N89°58'37"E N89°58'37"E N89°58'37"E N89°58'37"E N89°58'37"E

N53°39'34"W (Rad)

Landscape easm't to the City of Simi Valley

N80°19'07"E (R)

N17°20'44"E (R)

N17°11'42"E (R)

N89°54'17"E (R)

N82°35'31"W (R)

144.87' S55°57'15"E (R)

L=295.11' R=300.00'

Δ=30°03'45" R=278.00' L=145.86'

COURT

Δ=41°07'37" R=250.00' L=179.45' T=93.79

Δ=22°37'53" R=222.00' L=87.69

N0°01'23"W 232.50'

60.00' 70.00' 70.00' 32.50'

2.00'

28'

56'

59.00'

NAPLES

N0°01'23"W 291.50'

Δ=22°37'53" R=250.00' L=98.75' T=50.03'

L=106.14'

N71°41'47"E Rad.

Δ=27°23'35" R=222.00'

L=109.81

Δ=22°37'53" R=278.00'

PARCEL A

N0°01'23"W 232.51'

58.00' 73.00' 101.51' 85.59'

N0°01'23"W 187.10 R3 & (M)

S.83°28'33"E 14.12'

Landscape easm't to the city of Simi Valley

ROYAL AVENUE

2' dedicated for Royal Ave.

N89°58'37"E 157.30'

(13) 172.30' 12

N89°58'37"E

GEORGE L. HASTINGS 2361/458 PARCEL A

N89°58'37"E 172.30 CFR3 & (M)

10.00' 52.00' 44.00' 42.00'

2' wide landscape easement to the city of Simi Valley

146.00'

73.00' 73.00'

N00°01'23"W 148.00 R2 & (M)

Parcel B 2321 O.R. 458

71.55' R3 & (M)

N00°01'23"W CFR1 & (M) 271.55 R1 & (M) (South R1)

50.00'

Set Spike & Tin stamped R.C.E. 10276

Found Co. monument well & brass cap per V.C.F.B. 1402A-26 & 29 @ ℄ Vaquero Drive

124.88' R3 & (M)

S.83°28'33"E R3 & (M)

114.39'

N30°45'23"W

236.25 R1 & (M)

117.86 R3 & (M)

N30°45'23"W CFR1 & (M) (S 30°44'00"E R1)

PROTESTANT EPISCOPAL CHURCH 2945 O.R. 444

Found 2" I.P. tagged (No Record) L.S. 2718

11

N85°54'41"W (R)

N17°31'39"W (R)

Δ=269°24'44"

10

49.81' S80°02'37"W (R)

151.83'

121.06'

272.89' CFR1, R2 & (M) 280.00 R1 & (M)

N09°57'23"W CFR1 & (M) (S 09°56'00"E R1)

Existing Southern Calif. Edison Easem't Per 1031 O.R. 80

Found 2" I.P. tagged L.S. 2718 No Record

Found 2" I.P. tagged L.S. 2718 No Record

9

144.87' S55°57'15"E (R)

S26°43'39"E 100.60' Proposed Flowage easm't to V.C.F.C.D.

117.26'

1.90' 8.93' S04°23'17"E (R) 117.38' S04°23'17"E

S5°54'18"W (Rad)

89.6'

49.50'

148.70'

84.85'

N89°58'37"E 293.55' R2 & M

4370 O.R. 325

Fd. 3/4" I.P. per 17 P.M. 99

N89°58'37"E CFR2 232.32' R1 & (M) (232.52' R1 & (M))

HACIENDA ESTATES 24 MR 83

SINALOA RD.

CADIZ DR.

ROYAL AVE.

CAPRI DR.

TRACT 2725

VICINITY MAP
1" = 500'

SCALE 1" = 50'
50 25 0 50 100

LEGEND

R1 = Record per Book 1932, Page 91 Official Records
R2 = Record per 17 P.M. 99
R3 = Record per Book 2321, Page 458 of Official Records
R4 = Record per Hacienda Estates (24 M.R. 84)
◉ Set 2" I.P. tagged R.C.E. 10276
○ Monuments found as noted.
(R) = Radial

Set 2" I.P. w/tag R.C.E. 10276 at all centerline B.C.'s, E.C.'s, intersections and radii.

Cut chiseled "+" on curb on prolongation of side lot lines 9.75' from true corner.

Set 1/2" I.P. w/tag R.C.E. 10276 at all rear lot corners.

BASIS OF BEARINGS

The Bearing N 0°01'23"W of the westerly line of Parcels 2 & 3 as shown on map recorded in 24 R.S. 18 Records of Ventura County was used as the Basis of Bearings for this map.

TRACT Nº 2725

IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF A PORTION OF SECTION 17 T2N - R18W OF RANCHO SIMI (3 M.R. 7)

VENTURA COUNTY, CALIFORNIA

JENSEN ENGINEERING
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JUNE 1977

SHEET 2 OF 2 SHEETS

J.N. 76-45