The undersigned hereby certifies that they are the owner(s) of, or are interested in, the land included within this subdivision entitled TRACT NO. 2874-1, shown on this map, that they are the only person(s) whose consent is necessary to pass title to said land, that they consent(s) to the making and recordation of said map and subdivision as shown within the exterior boundary line and they do hereby dedicate for public use the right of way for all streets and highways shown on this map.

GRIFFIN DEVELOPMENT CO., A CALIFORNIA CORPORATION, OWNER

Paul E. Griffin Jr. — PAUL E. GRIFFIN JR. PRESIDENT

Mary Rosen — MARY ROSEN SECRETARY

CROCKER CUSTODY CORPORATION, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED AUGUST 19, 1977, BOOK 4926, PAGE 85, OFFICIAL RECORDS.

Harold C. Meyer — HAROLD C. MEYER VICE PRESIDENT

Monika Buck — MONIKA BUCK ASST. SECRETARY

STATE OF CALIFORNIA } ss
COUNTY OF LOS ANGELES }

ON THIS 8TH DAY OF NOVEMBER 1978, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR STATE, PERSONALLY APPEARED PAUL E. GRIFFIN, JR. KNOWN TO ME TO BE THE PRESIDENT AND MARY ROSEN, KNOWN TO ME TO BE THE SECRETARY OF GRIFFIN DEVELOPMENT CO., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN 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.

OFFICIAL SEAL
WILMA M. REED
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires OCT 1, 1982

Wilma M. Reed
NOTARY PUBLIC

STATE OF CALIFORNIA } ss
COUNTY OF Los ANGELES }

ON THIS 15TH DAY OF NOVEMBER, 1978, BEFORE, ADA E. NALL, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED HAROLD C. MEYER, KNOWN TO ME TO BE THE VICE PRESIDENT AND MONIKA BUCK, KNOWN TO ME TO BE THE ASST SECRETARY OF CROCKER CUSTODY CORPORATION, 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.

OFFICIAL SEAL
ADA E. NALL
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires JUN 22, 1982

Ada E. Nall
NOTARY PUBLIC

THE SIGNATURE OF BERYLWOOD - SIMI COMPANY, A CORPORATION, AS THE PRESENT OWNER OF AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, OIL RIGHTS, MINERALS AND MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS AND MINERALS, WITHOUT HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE OR OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF SAID LAND, PER DEED RECORDED JUNE 1, 1966, AS DOCUMENT NO. 28174 IN BOOK 3995, PAGE 186 OF OFFICIAL RECORDS OF VENTURA COUNTY HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (c) (3) OF THE SUBDIVISION MAP ACT.

THE SIGNATURE OF LARWIN COMPANY, A CORPORATION, AS THE PRESENT OWNER OF AN EASEMENT (BLANKET IN NATURE) FOR COMMUNITY CABLE TELEVISION SYSTEM RECORDED 12-8-69 IN BOOK 3589, PAGE 477 OF OFFICIAL RECORDS, HAS BEEN OMITTED IN ACCORDANCE WITH SECTION 66436, SUBSECTION (c) (1) OF THE SUBDIVISION MAP ACT, AS SAID EASEMENT CANNOT RIPEN INTO A FEE.

I, J.C. CHAVEZ, do hereby certify that I am a Licensed Surveyor, that this map correctly represents a survey made under my direction in _____, 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 sheets 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: AUG. 21, 1978

J.C. Chavez
J.C. CHAVEZ L.S. 3428

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 2874-1, 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 due and payable.

Date: February 13 1979

ROBERT G. BRANCH
Treasurer - Tax Collector
County of Ventura
By _____
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT NO. 2874-1, 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: March 12th 1979

Ronald C. Coons
City Engineer
City of Simi Valley

I certify that all 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. 2874-1, have been complied with.

Date: March 29th 1979

Robert L. Hamm
ROBERT L. HAMM
County Clerk
County of Ventura
By _____
Deputy County Clerk

The following soil reports have been prepared on TRACT NO. 2874-1:

Date of Report	Title of Report	Firm Name	Engineer	Reg. No.
AUG. 1, 1977	SOIL ENGINEERING INVESTIGATION, TENTATIVE TRACT NO. 2874	GORIAN & ASSOCIATES	GERALD GORIAN	R.C.E. 14698

This map entitled TRACT NO. 2874-1, is presented to the CITY COUNCIL OF THE CITY OF SIMI VALLEY, Ventura County, California, at the meeting of said COUNCIL held on the 12th day of March, 1979, for approval; said council hereby approves said map and does hereby accept for 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 of said city, and the corporate seal of the city of Simi Valley, to be affixed hereto this 12th day of March, 1979.

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

Ginger Gherardi — Mayor of the City of Simi Valley

#31518

Recorded at the request of the owner, MARCH 29th, 1979, at 4:15 P.M. in Book 81 of Miscellaneous Records (Maps) at Pages 28 thru 32, records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura
By William Power, Dep.
Deputy County Recorder

TRACT NO. 2874-1

IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 18 WEST, RANCHO SIMI, IN THE CITY OF SIMI VALLEY, AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS, MISCELLANEOUS RECORDS OF VENTURA COUNTY.

VENTURA COUNTY, CALIFORNIA

PSOMAS & ASSOCIATES
13400 RIVERSIDE DRIVE · SHERMAN OAKS · CALIFORNIA · 91423
AUGUST · 1978

SIMI VALLEY - SAN FERNANDO VALLEY FREEWAY

3814 O.R. 167

SEE SHEETS 3, 4 & 5

3.999 ACRES

99

AVENUE

GALENA

SEQUOIA

N. SWEETWOOD STREET

COCHRAN STREET

E. DELILAH STREET

NOT A PART OF THIS SUBDIVISION

4926 O.R. 81 PCL. 2

PART OF THIS SUBDIVISION

4926 O.R. 81 PCL. 1

TRACT NO. 2628 60 M.R. 63/71

TRACT NO. 2628-1 59 M.R. 79

TRACT NO. 2874 78 M.R. 22/25

3317 O.R. 336

3308 O.R. 551

3814 O.R. 167

4926 O.R. 81

271.15' (R3)

774.33' (CALC.)

714.15' (R3)

730.10'

752.50'

872.47'

453.94'

934.62'

3081 O.R. 100

1546.04'

1411.98' (M)

4044.21' (M)

4044.16' (R3)

206.42'

1320.60' (M) & (R2) (SEE SHEET NO. 5) (S. LINE NW1/4 SE 1/4 SEC 2)

FD. 1 3/4" I.P. (SEE SHEET NO. 5)

FD. 1 1/2" I.P. TAGGED L.S. 3317, PER (R2) S 21°33'07"E 0.13'

FD. 1 1/2" I.P. TAGGED L.S. 3317, PER (R3)

FD. 1 1/2" I.P. IN CONC. TAGGED L.S. 3317 PER (R1)

FD. 1 1/2" I.P. TAGGED L.S. 3317, PER R1 & R3

FD. 3/4" I.P. NOT FD.

FD. VENTURA CO. STD. MON. PER R3

FD. 30d NAIL PER R3

FD. 3PK. & TIN S.W. COR. SEC. 2 PER R2

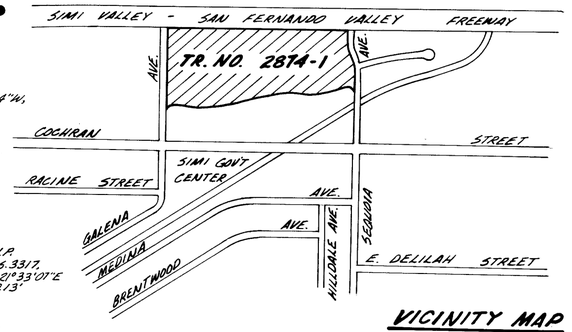
1 1/2" I.P. PER (R2)

1 1/2" I.P. W/TAG "L.S. 3428"

SET BY INTERSECTION

VICINITY MAP

NO SCALE



MONUMENT NOTES:

- ● FOUND MONUMENT AS NOTED
- ⊗ SET 1 1/4" I.P. W/TAG "L.S. 3428"
- ○ CENTERLINE POINTS - SET 1 1/4" I.P. W/TAG "L.S. 3428"
  REAR LOT CORNERS - SET 3/4" I.P. W/TAG "L.S. 3428"
  FRONT LOT CORNERS - CHISELED X IN CONC. WALK ALONG LOT LINE PRODUCED 8" BEYOND TRUE CORNER AND 6" RADIALLY INTO STREET R/W FROM E.C.'S AND B.C.'S ALONG STREET SIDELINES UNLESS OTHERWISE NOTED.

(1) Δ = 9°22'35" R = 608.00' L = 99.50' T = 49.86'

RAD. = RADIAL
M. = MEASURED
FD. = FOUND
I.P. = IRON PIPE
R. = RECORD
O.R. = OFFICIAL RECORDS
M.R. = MISCELLANEOUS RECORDS
P.C.C. = POINT OF COMPOUND CURVE
P.R.C. = POINT OF REVERSED CURVE
C.F. = CALCULATED FROM

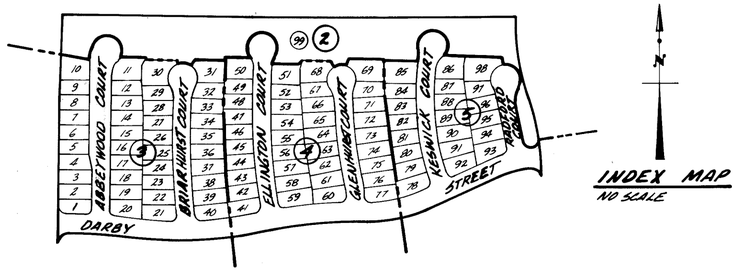
(R1) = 59 M.R. 79
(R2) = 60 M.R. 63/71
(R3) = 70 M.R. 22/25
(R4) = 3308 O.R. 551
(R5) = 3814 O.R. 167

NOTE:
SEE SHEET NO. 5 FOR S. 1/2 SEC. 2, T.2N., R.18W.

BOUNDARY MAP

SCALE: 1" = 100'

GRAPHIC SCALE: 0 20 40 60 80 100 150 200 300



INDEX MAP

NO SCALE

BASIS OF BEARINGS:

THE BEARING N.89°58'51"W. OF THE CENTERLINE OF COCHRAN STREET AND THE SOUTHERLY LINE OF SECTION 2, T.2N., R.18W., RANCHO SIMI, AS SHOWN ON MAP RECORDED IN BOOK 60, PAGE 71 OF MISCELLANEOUS RECORDS, (MAPS), VENTURA COUNTY, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

TRACT NO. 2874-1

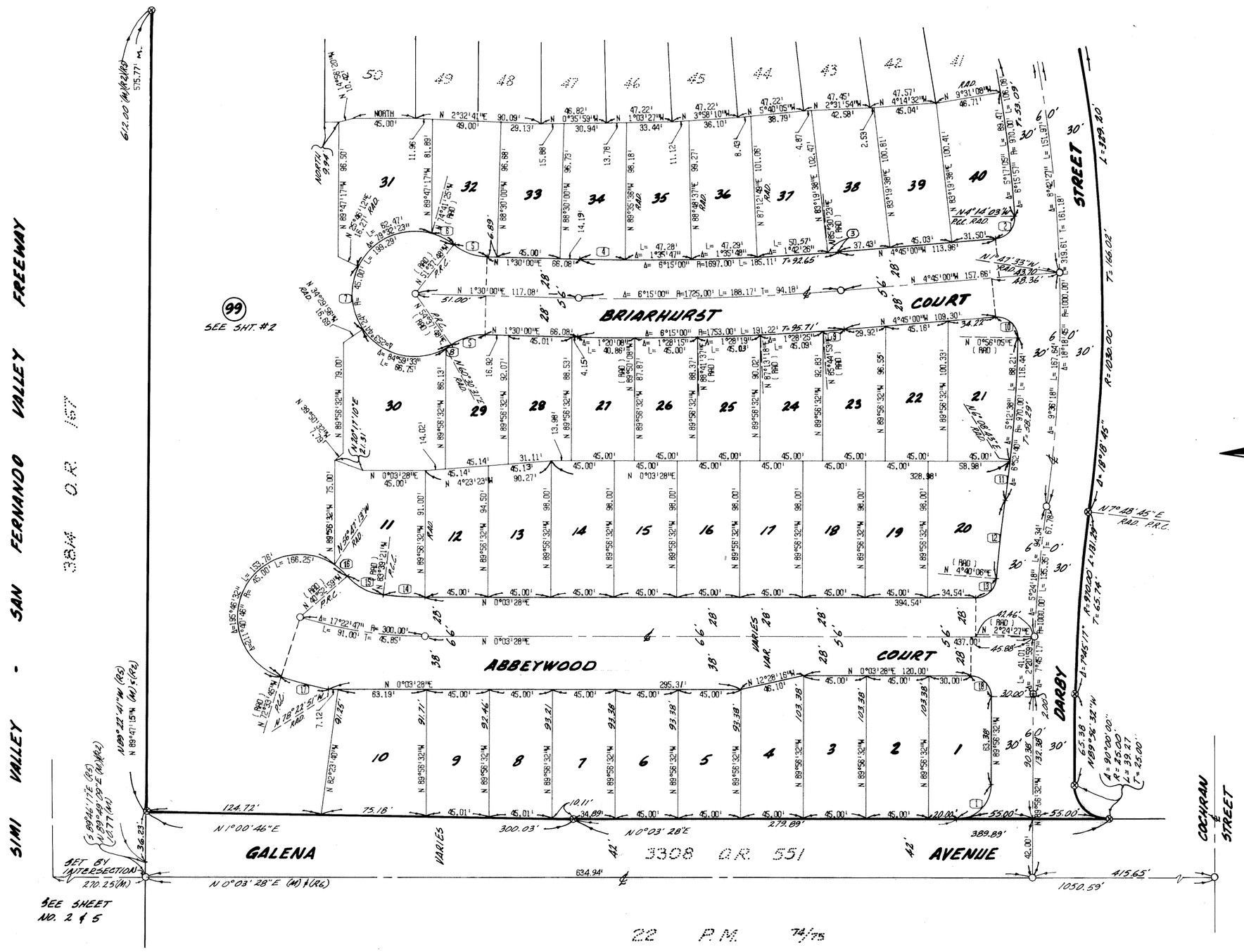
IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 18 WEST, RANCHO SIMI, IN THE CITY OF SIMI VALLEY, AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS, MISCELLANEOUS RECORDS OF VENTURA COUNTY.

VENTURA COUNTY, CALIFORNIA

PSOMAS & ASSOCIATES
13400 RIVERSIDE DRIVE · SHERMAN OAKS · CALIFORNIA · 91423
AUGUST · 1978

SCALE: 1" = 100'



CURVE TABLE

NO	DELTA	RADIUS	ARC LGT	TAN
1	90°00'00"	25.00'	39.27'	25.00'
2	89°29'03"	15.00'	23.43'	14.87'
3	0°15'23"	1697.00'	7.59'	3.80'
4	1°05'36"	1697.00'	32.38'	16.19'
5	36°52'12"	40.00'	25.74'	13.33'
6	23°03'37"	45.00'	18.11'	9.18'
7	60°16'08"	45.00'	47.34'	26.12'
8	5°52'43"	45.00'	4.62'	2.31'
9	0°29'53"	1753.00'	15.24'	7.62'
10	95°41'05"	15.00'	25.05'	16.57'
11	1°40'02"	970.00'	28.23'	14.11'
12	3°08'39"	1030.00'	56.52'	28.27'
13	85°23'22"	15.00'	22.35'	13.84'
14	6°17'11"	272.00'	29.84'	14.94'
15	42°46'22"	40.00'	29.86'	15.66'
16	15°54'14"	45.00'	12.49'	6.29'
17	5°49'06"	345.00'	35.03'	17.53'
18	90°00'00"	15.00'	23.56'	15.00'

NOTE:

SEE SHEET NO. 2 FOR BASIS OF BEARINGS, MONUMENT NOTES AND BOUNDARY MAP. SEE SHEET NO. 5 FOR S. ½ SEC. 2, T. 2 N., R. 18 W.

(R1) = 59 M.R. 79
(R2) = 60 M.R. 63/4
(R3) = 70 M.R. 24/25
(R4) = 3308 O.R. 551
(R5) = 3814 O.R. 167

GRAPHIC SCALE
0 20 40 60 80 100

TRACT NO. 2874-1

IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 18 WEST, RANCHO SIMI, IN THE CITY OF SIMI VALLEY, AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS, MISCELLANEOUS RECORDS OF VENTURA COUNTY.

VENTURA COUNTY, CALIFORNIA

PSOMAS & ASSOCIATES
13400 RIVERSIDE DRIVE · SHERMAN OAKS · CALIFORNIA · 91423
AUGUST · 1978

SCALE: 1" = 50'

SEE SHEET NO. 5

SEE SHT. #2

SEE SHEET NO. 3

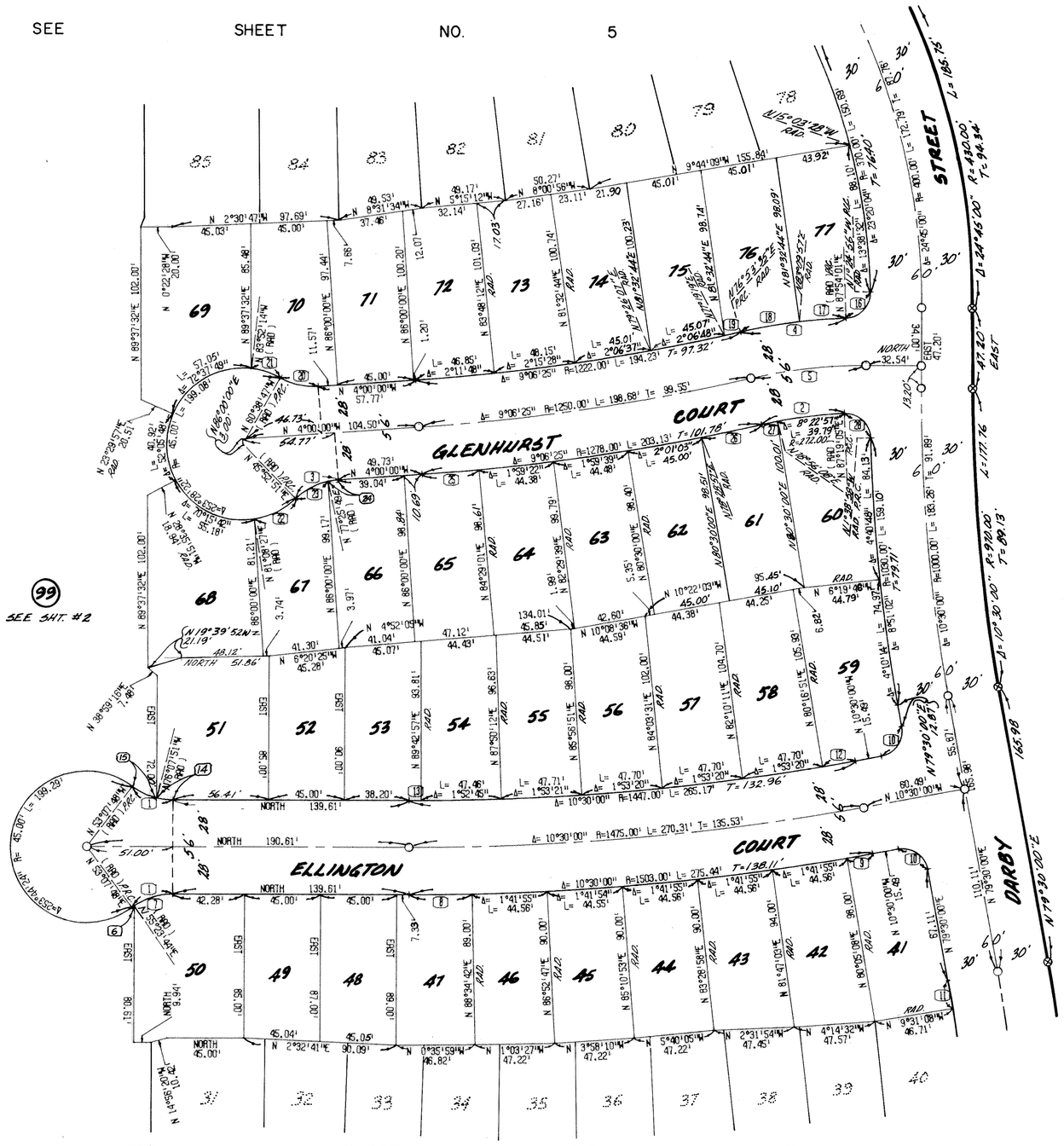
SIMI VALLEY - SAN FERNANDO VALLEY FREEWAY

3814 O.R. 167

430.01' (M), (R2) & (R5)

N89°57'54"E (R5)
N 89°37'32"E (M) & (R2)

N89°22'41"W (R5)
N89°41'15"W (M) & (R2)
515.82'



CURVE TABLE

NO	DELTA	RADIUS	ARC LGT	TAN
1	36°52'12"	40.00'	25.74'	13.33'
2	10°25'30"	272.00'	49.49'	24.81'
3	40°07'09"	40.00'	28.01'	14.61'
4	11°00'26"	328.00'	63.01'	31.60'
5	13°06'25"	300.00'	68.63'	34.46'
6	2°15'56"	40.00'	1.58'	0.79'
7	34°36'18"	40.00'	24.16'	12.46'
8	1°25'18"	1503.00'	37.29'	18.65'
9	0°35'08"	1503.00'	15.36'	7.68'
10	90°00'00"	15.00'	23.56'	15.00'
11	0°58'52"	970.00'	16.61'	8.30'
12	0°46'51"	1447.00'	19.72'	9.86'
13	0°17'03"	1447.00'	7.18'	3.59'
14	13°52'09"	40.00'	9.68'	4.87'
15	23°00'03"	40.00'	16.06'	8.14'
16	89°18'57"	15.00'	23.38'	14.82'
17	4°44'04"	328.00'	27.10'	13.56'
18	6°16'22"	328.00'	35.91'	17.97'
19	0°25'44"	1222.00'	9.15'	4.57'
20	33°21'13"	40.00'	23.29'	11.98'
21	23°13'27"	45.00'	18.24'	9.25'
22	35°15'36"	45.00'	27.69'	14.30'
23	31°32'58"	40.00'	22.03'	11.30'
24	8°34'11"	40.00'	5.98'	3.00'
25	1°30'59"	1278.00'	33.82'	16.91'
26	1°35'22"	1278.00'	35.45'	17.73'
27	2°02'33"	272.00'	9.70'	4.85
28	91°01'57"	15.00'	23.83'	15.27'

NOTE:

SEE SHEET NO. 2 FOR BASIS OF BEARINGS. MONUMENT NOTES AND BOUNDARY MAP.
SEE SHEET NO. 5 FOR S. 1/2 SEC. 2, T.2 N., R.18 W.

(R1) = 59 M.R. 79
(R2) = 60 M.R. 63/71
(R3) = 70 M.R. 24/25
(R4) = 3308 O.R. 551
(R5) = 3814 O.R. 167

GRAPHIC SCALE
0 20 40 60 80 100

TRACT NO. 2874-1

IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 18 WEST, RANCHO SIMI, IN THE CITY OF SIMI VALLEY, AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS, MISCELLANEOUS RECORDS OF VENTURA COUNTY.

VENTURA COUNTY, CALIFORNIA

PSOMAS & ASSOCIATES
13400 RIVERSIDE DRIVE · SHERMAN OAKS · CALIFORNIA · 91423
AUGUST · 1978

SCALE: 1" = 50'

TRACT NO. 2200-2
60 M.R. 63/71

SEE SHEET NO. 2

SEE SHT. #2

SEE SHEET NO. 4

SIMI VALLEY - SAN FERNANDO VALLEY FREEWAY

3814 O.R. 167

SEQUOIA AVENUE

RADFORD COURT

KESWICK COURT

DARBY STREET

LEMON DRIVE

ALAMO STREET

3317 O.R. 354

S½ SEC. 2, T.2 N., R.18 W.

SCALE: 1"=500'

NOTE:

SEE SHEET NO. 2 FOR BASIS OF BEARINGS, MONUMENT NOTES AND BOUNDARY MAP.

CURVE TABLE

NO	DELTA	RADIUS	ARC LGT	TAN
3	8°51'10"	228.00'	35.23'	17.65'
4	5°24'35"	608.00'	57.41'	28.72'
5	3°58'00"	608.00'	42.09'	21.05'
6	94°35'14"	25.00'	41.27'	27.09'
7	0°17'35"	330.00'	1.69'	0.84'
8	82°52'48"	25.00'	36.16'	22.07'
9	0°24'53"	281.00'	2.03'	1.02'
10	52°56'02"	40.00'	36.95'	19.91'
11	32°35'09"	45.00'	25.59'	13.15'
12	22°57'36"	40.00'	16.03'	8.12'
13	82°30'19"	15.00'	21.60'	13.16'
14	5°03'13"	330.00'	29.11	14.56'
15	93°57'07"	15.00'	24.60'	16.07'
16	3°13'09"	547.00'	30.73'	15.37'
17	1°13'15"	972.00'	20.71'	10.36'
18	1°37'12"	972.00'	27.48'	13.74'
19	3°26'28"	172.00'	10.33'	5.17'
20	46°50'09"	40.00'	32.70'	17.32'
21	31°00'31"	40.00'	21.65'	11.10'
22	2°46'05"	228.00'	11.02'	5.51'
23	6°05'05"	228.00'	24.21'	12.12'
24	1°14'12"	1028.00'	22.19'	11.09'
25	2°09'43"	603.00'	22.75'	11.38'
26	2°56'47"	603.00'	31.01'	15.51'
27	86°35'55"	15.00'	22.67'	14.13'
28	8°14'08"	300.00'	43.12'	21.60'
29	12°32'54"	300.00'	65.70'	32.98'

(R1) = 59 M.R. 79
(R2) = 60 M.R. 63/71
(R3) = 70 M.R. 24/25
(R4) = 3309 O.R. 351
(R5) = 3814 O.R. 167

GRAPHIC SCALE
0 20 40 60 80 100

TRACT NO. 2874-1

IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 18 WEST, RANCHO SIMI, IN THE CITY OF SIMI VALLEY, AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS, MISCELLANEOUS RECORDS OF VENTURA COUNTY.

VENTURA COUNTY, CALIFORNIA

PSOMAS & ASSOCIATES
13400 RIVERSIDE DRIVE · SHERMAN OAKS · CALIFORNIA · 91423
AUGUST · 1978

SCALE: 1" = 50'

SHEET 5 OF 5 SHEETS