87 MR 77

The undersigned hereby certifies that they are the owner(s) of, or are interested in, the land included within this subdivision entitled TRACT NO. 2874-2, shown on this map, that they are the only person(s) 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 and they do hereby offer to dedicate for the public use the right of way for all streets and highways shown on this map. WE HEREBY GRANT TO THE SIMI VALLEY COUNTY SANITATION DISTRICT EASEMENTS FOR SANITARY SEWER PURPOSES AS SHOWN ON THIS MAP.

THE GRIFFIN HOMES PARTNERSHIP, A GENERAL PARTNERSHIP

BY: GRIFFIN DEVELOPMENT CO., A CALIFORNIA CORPORATION, PARTNER

Charles J. Dragicevich — CHARLES J. DRAGICEVICH VICE PRESIDENT

Mary Rosen — MARY ROSEN SECRETARY

CROCKER CUSTODY CORPORATION, A CALIFORNIA CORPORATION
AS TRUSTEE UNDER DEED OF TRUST RECORDED 8-19-77 IN BOOK 4926 PAGE 85 OF OFFICIAL RECORDS.

Monika Buck — MONIKA BUCK VICE-PRESIDENT

R. Armbruster — R. ARMBRUSTER ASST. SECRETARY

STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES }

ON THIS 9TH DAY OF APRIL, 1979, BEFORE ME WILMA M. REX, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHARLES J. DRAGICEVICH, KNOWN TO ME TO BE THE VICE PRESIDENT AND MARY ROSEN, KNOWN TO ME TO BE THE SECRETARY OF GRIFFIN DEVELOPMENT CO., THE CALIFORNIA CORPORATION THAT EXECUTED WITHIN INSTRUMENT AS PARTNER OF THE GRIFFIN HOMES PARTNERSHIP, A GENERAL PARTNERSHIP 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 SUCH PARTNER.

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

Wilma M. Rex
NOTARY PUBLIC

STATE OF CALIFORNIA } SS.
COUNTY OF LOS ANGELES }

ON THIS 12th DAY OF APRIL, 1979 BEFORE ME ADA E. NALL A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MONIKA BUCK, KNOWN TO ME TO BE THE VICE PRESIDENT AND R. ARMBRUSTER, 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 LARWIN COMPANY, A CORPORATION, AS THE PRESENT OWNER OF AN EASEMENT (BLANKET IN NATURE) FOR A COMMUNITY CABLE TELEVISION SYSTEM, RECORDED 12-8-59 IN BOOK 3599, PAGE 477 OF OFFICIAL RECORDS, HAS BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (c)(1) OF THE SUBDIVISION MAP ACT, AS SAID EASEMENT CANNOT RIPEN INTO A FEE TITLE.

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 BY WHATSOEVER NAME KNOWN, WHETHER METALLIC OR NON-METALLIC THAT MAY BE WITHIN OR UNDER SAID PROPERTY, WITHOUT, HOWEVER THE RIGHT TO DRILL, MINE, EXPLORE OR OPERATE THROUGH THE SURFACE OF THE UPPER 500 FEET OF THE SUBSURFACE OF SAID REAL PROPERTY, HAS BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (c)(3) OF THE SUBDIVISION MAP ACT.

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 JUNE 1978, 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: Jan. 8, 1979

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. 2874-2, 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: June 13 1979

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

I certify that I have examined the final map entitled TRACT NO. 2874-2, 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: June 16 1980

Ronald C. Coons
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. 2874-2, have been complied with

Date: June 26 1980

ROBERT L. HAMM
County Clerk
County of Ventura
By Jeanne C. Danch
Deputy County Clerk

The following soil reports have been prepared on TRACT NO. 2874-2

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. 2874-2, is presented to the city council of the city of Simi Valley, Ventura County, California, at the meeting of said council held on the 16th day of JUNE, 1980, 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 16th day of JUNE, 1980.

Dina Long
Clerk and Ex officio Clerk of the City Council of the City of Simi Valley

G. A. Stratton
Mayor Pro Tem of the City of Simi Valley

THE SANITARY SEWER EASEMENTS TO THE SIMI VALLEY COUNTY SANITATION DISTRICT SHOWN ON THIS MAP ARE HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER ON BEHALF OF THE BOARD OF DIRECTORS OF SAID DISTRICT PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION NO. SD-30 OF SAID BOARD.

DATED: 6/17/80

Felix R. Martinez
DISTRICT ENGINEER

#057749

Recorded at the request of the owner, JUNE 26, 1980, at 10:00 AM in Book 87 of Miscellaneous Records (Maps) at Pages 77 & 78, records of Ventura County

ROBERT L HAMM
County Recorder
County of Ventura
By William Powers, asst.
Deputy County Recorder

TRACT NO. 2874-2

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

JOEL SILVERMAN & ASSOCIATES
13400 RIVERSIDE DRIVE · SHERMAN OAKS · CALIFORNIA · 91423
JANUARY · 1979

P.M. 74/75

TRACT NO. 2874-1

81 M.R. 28/32

AVENUE · DARBY · ABBEYWOOD COURT · ARIANHURST COURT · ELLINGTON COURT · GLENHURST COURT · STREET

FD. 1½" I.P. W/TAG "L.S. 3428" PER (R1)

FD. 1½" I.P. W/TAG "L.S. 3428", PER (R1)

EAST 13.20' (R1)(M)

N 89°56'32"W 132.38' (R)(M) 90.38' (R1)(M) 42.00' (R)(M) 65.38' (R1)(M)

Δ= 2°20'59" L= 41.01' Δ= 5°24'18" R=1000.00' L= 94.34' Δ= 7°45'17" R=1000.00' L= 135.35' T= 67.78'

FD. 1½" I.P. W/TAG "L.S. 3428" PER (R1)

Δ= 7°45'17" (R)(M) R=970.00' L=131.29' T=65.74'

Δ= 9°36'18" L= 167.64' (R1)(M) Δ= 18°18'45" R=1000.00' L= 319.61' T= 161.18' (R1)(M)

FD. 1½" I.P. W/TAG "L.S. 3428" PER (R1)

Δ= 8°42'27" L= 151.97' (R)(M) 110.11' (R1)(M) N 79°30'00"E 165.98' (R1)(M)

Δ= 10°30'00" R=1000.00' L= 183.28' T= 91.89' (R1)(M)

FD. 1½" I.P. W/TAG "L.S. 3428" PER (R1) Δ= 10°30'00" R= 970.00' L= 177.76' (R1)(M) T=89.13'

55.87' (R1)(M) N 79°30'00"E 165.98' (R1)(M) L=44.04' Δ=2°36'04" N 7°53'56"W (RAD)

N 87°14'55"W 65.69' N 3°39'31"W (RAD) N 1°59'42"W (RAD) N 2°44'30"W (RAD.) L=329.20' (R1)(M) N 10°30'00"W 11.59' 115.11' 50.87'

Δ=18°18'45" T=166.02' R=1030' L=189.73' Δ=10°33'15" N 7°48'45"E (RAD) FAC. Δ=7°45'30" L=139.47' 16.00' 11.29' N 56°53'10" W 93.00' N 0°01'09"E 1.98'

Δ=90°00'00" R=25' L=39.27' N 0°03'28"E 2.95' T=25.00' (R1)(M) 293.61' 295.61' (M)(R1) 415.85' (R1)(M) 42.00' 42' 84'

FD. 1½" I.P. W/TAG "L.S. 3428" PER (R1) 3308 O.R. 51

GALENA AVENUE N 0°03'28"E (R1)(M)

N 85°00'00"W 208.38' 12' 6' 6' 12' 242.07' 73.31' 182.67' 72.08' 189.72' N 0°03'28"E

℄ 12' EASEMENTS TO THE SIMI VALLEY COUNTY SANITATION DISTRICT FOR SANITARY SEWER PURPOSES.

N 44°30'00"W 27.92 A0.2' 100 3.209 ACRES N 89°58'51"W 116.00' 189.50' 73.50' N 0°01'09"E 90.59' N 89°58'51"W 81.00' N 0°01'09"E 3.62' N 89°58'51"W 47.41'

Δ=90°02'19" R=25' L=39.29' T=25.02' 42.00' 42'

N 0°01'09"E 98.59' 31.59' N 89°58'51"W N 0°01'09"E 76.00' 350.29' 140.91' N 89°58'51"W 67.41' N 0°01'09"E 67.59'

N 79°30'00"E 118.09' 12' 6' 6' 12' 232.01' 120.50' 142.62' N 89°58'51"W 54.61' 88.01' 83.39' 78.56' N 0°01'09"E 217.70' 421.76' 162.06' N 0°01'09"E

Δ=10°01'09" R=200' T=17.56' L=34.96' T=19.41'

4926 O.R. 81

101 2.717 ACRES

COCHRAN STREET

417.35' N 89°58'51"W 730.84' M 313.49' 730.84'

308' O.R. 100

℄ V.C.F.C.D. 2716 O.R. 138

SEQUOIA AVENUE

FD. VENTURA CO. STD. MON. PER (R1)

136.74' 206.42' (R1)(M) 405.00' (R1)(M) 1546.04' (R)(M)

FD. 1½" I.P. W/TAG "L.S. 3428" PER (R1)

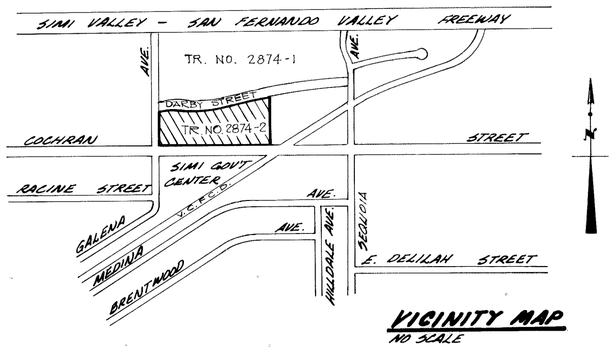
FD. 30d NAIL PER (R1)

FD. 3PK. & TIN S.W. COR. SEC. 2, PER (R1) (R)(M) 2498.17' N 89°58'51"W (R1)(M)

FD. 1½" I.P. W/TAG "L.S. 3428" PER (R1) N 89°58'51"W (R1)(M) 67.04' 40.00' 42' 65.04' 42.00' 84'

LEGEND

R1 = TRACT NO. 2874-1, 81 M.R. 28-32.



VICINITY 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. 18 W., RANCHO SIMI, AS SHOWN ON MAP OF TRACT NO. 2874-1, RECORDED IN BOOK 81 PAGES 28 TO 32 INCLUSIVE OF MISCELLANEOUS RECORDS, VENTURA COUNTY, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

MONUMENT NOTES

- ● FOUND MONUMENT AS NOTED.
- O SET 1½" I.P. W/TAG "L.S. 3428".

REAR LOT CORNERS - SET ¾" I.P. W/TAG "L.S. 3428".

FRONT LOT CORNERS - CHISELED "X" IN CONC. WALK ALONG LOT LINE PROD. 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.

GRAPHIC SCALE 0 20 40 60 80 100

TRACT NO. 2874-2

IN THE CITY OF SIMI VALLEY

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VENTURA COUNTY, CALIFORNIA

JOEL SILVERMAN & ASSOCIATES
13400 RIVERSIDE DRIVE · SHERMAN OAKS · CALIFORNIA · 91423

JANUARY · 1979

SCALE: 1" = 50'

SHEET 2 OF 2 SHEETS