NOTE:
For Monument correction see Doc. No. 27680 recorded March 26, 1981 in the Official Records of Ventura County.

FOR CHANGES OF MONUMENTS IN THIS MAP
SEE DOC. NO. 108176 RECORDED ON SEPT. 28, 1983 IN OFFICIAL RECORDS

89 MR 43

The undersigned hereby certifies that they are the owner(s) of, or are interested in, the land included within this subdivision entitled TRACT NO. 2851, 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, 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 hereby irrevocably offer to dedicate to the County of Ventura, the storm drainage easements "A and B" delineated and designated on this map and all uses incident thereto: and also hereby offer to dedicate to the County of Ventura, all rights of ingress and egress over and across the southerly line of Lots 1, and 33 through 49, inclusive, abutting Campus Park Drive in order that the owners of said lots shall have no rights of access whatsoever to said Campus Park Drive except the general right-of-travel which belongs to the whole public; and also hereby irrevocably offer to dedicate to the county of Ventura an easement over lots A and B for future street and highway purposes, and that they also hereby offer to dedicate to the Ventura County Flood Control District the easements for maintenance purposes of Strathearn Canyon Channel delineated and designated on the map; and that they hereby offer to dedicate to Ventura County Waterworks District No. 1 all water and sanitary sewer easements delineated and designated on the map.

Moreland Investment Company, A California Corporation

By J.A. Gordon
J.A. GORDON - PRESIDENT

By J.R. Courtney
J.R. COURTNEY - ASST. SECRETARY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

ON THIS 19th DAY OF September, 1980, BEFORE ME MAUREEN M. CANO, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED J.A. GORDON, KNOWN TO ME TO BE THE PRESIDENT, AND J.R. COURTNEY, KNOWN TO ME TO BE THE ASST. SECRETARY OF MORELAND INVESTMENT COMPANY, 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.
MY COMMISSION EXPIRES 11-14-81 WITNESS MY HAND AND OFFICIAL SEAL.

OFFICIAL SEAL
MAUREEN M. CANO
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires November 14, 1981

Maureen M. Cano
NOTARY PUBLIC IN AND FOR SAID STATE

I, LORENZO A. GAGLIO, do hereby certify that I am a REGISTERED CIVIL ENGINEER, that this map correctly represents a survey made under my direction in FEBRUARY, 1980, 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 Board of Supervisors), 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 County Surveyor prior to acceptance of the improvements into the county road system.

Date: May 19, 1980

Lorenzo A. Gaglio
LORENZO A. GAGLIO R.C.E. 20927

I certify that I have examined the final map entitled TRACT NO. 2851, 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: Oct. 7 1980

ARTHUR E. GOULET
County Surveyor
County of Ventura

BY: E. Art Varon
DEPUTY COUNTY SURVEYOR

I hereby certify that all certificates and security required under the provisions of Sections 66492 and 66493 of the Subdivision Map Act have been filed and deposited with me.

Date: November 6 1980

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

108966

Recorded at the request of the owner, NOVEMBER 7th, 1980, at 2:25 P.M in Book 89 of Miscellaneous Records (Maps) at Pages 43 thru 48, records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura
By William Rover, Asst.
Deputy County Recorder

The following soil reports relating to TRACT NO. 2851 have been prepared:

Date of Report	Title of Report	Firm Name	Engineer	Reg. No.
3/3/79	GEOLOGIC & SOILS ENGINEERING INVESTIGATION	GORIAN AND ASSOCIATES	CHARLES A. SWIFT, EG 948 RUDY M. RACAL, R.C.E. 21278	

(SEE SHEET 2 OF 6 FOR SIGNATURE OMISSIONS)

This map, entitled TRACT NO. 2851, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 4th day of November, 1980, for approval; said Board 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 and does hereby accept all rights of ingress and egress and does hereby accept the storm drainage easement "B" as often hereon. However the offer of the storm drainage easement "A" is hereby rejected because there are no financial mechanisms available at this time for maintenance of the local storm drains; and also the offer of easements for highway purposes, over Lots A and B, is hereby rejected.

In witness whereof said Board has caused this certificate to be signed by its Chairman and attested to by its Clerk and the official seal of said Board to be affixed hereto this 4th day of November, 1980.

Attest:
Robert L. Hamm
Clerk of said Board

Board of Supervisors
County of Ventura
State of California
Thomas E. Laubacher
Chairman of said Board

THE VENTURA COUNTY WATERWORKS DISTRICT NO. 1 HEREBY ACCEPTS ALL WATER AND SANITARY SEWER EASEMENTS DELINEATED AND DESIGNATED ON THE MAP, WHEN SAID MAP IS APPROVED AND RECORDED.

ATTEST:
Robert L. Hamm
CLERK OF SAID BOARD

VENTURA COUNTY WATERWORKS DISTRICT NO. 1
Thomas E. Laubacher
CHAIRMAN OF SAID BOARD

THE VENTURA COUNTY FLOOD CONTROL DISTRICT HEREBY ACCEPTS FOR FLOOD CONTROL PURPOSES THE EASEMENTS DELINEATED AND DESIGNATED ON THE MAP AS EASEMENTS FOR MAINTENANCE PURPOSES OF STRATHEARN CANYON CHANNEL, WHEN SAID MAP IS APPROVED AND RECORDED.

ATTEST:
Robert L. Hamm
CLERK OF SAID BOARD

VENTURA COUNTY FLOOD CONTROL DISTRICT
Thomas E. Laubacher
CHAIRMAN OF SAID BOARD

TRACT NO. 2851

IN THE UNINCORPORATED TERRITORY

BEING A SUBDIVISION OF A PORTION OF TRACT J OF RANCHO SIMI, AS RECORDED IN BOOK 3 PAGE 7 OF MISCELLANEOUS RECORDS (MAPS), AND A PORTION OF LOT 113 OF TRACT NO. 3070-1 AS RECORDED IN BOOK 88 PAGES 70 THROUGH 84 OF MISCELLANEOUS RECORDS.

VENTURA COUNTY, CALIFORNIA

PREPARED BY:
R.G.B. ENGINEERING, INC.
3183 'G' AIRWAY AVENUE
COSTA MESA, CALIFORNIA 92626

APRIL, 1980
SHEET 1 OF 6 SHEETS

NOTE:
For Monument correction see Doc. No. 27680 recorded March 26, 1981 in the Official Records of Ventura County.

FOR CHANGES OF MONUMENTS IN THIS MAP
SEE DOC. NO. 108176 RECORDED ON SEPT. 28, 1983

89 MR 44

SIGNATURE OMISSIONS

IN ACCORDANCE WITH SECTION 66436 (c)(1) OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1.) BOYS CLUB OF HOLLYWOOD AND BOYS CLUB OF HOLLYWOOD CAMP, OWNER OF EASEMENT FOR ROAD PURPOSES AS PREVIOUSLY VESTED IN SIMI LAND AND WATER COMPANY PER DOCUMENT RECORDED NOVEMBER 16, 1889, IN BOOK 29, PAGE 314, OF DEEDS. LOCATION OF SUBJECT EASEMENT IS INDETERMINATE IN NATURE.

2.) UNION OIL COMPANY OF CALIFORNIA, OWNER OF EASEMENTS FOR ROAD, PIPELINES AND POLE LINES PER DOCUMENTS RECORDED NOVEMBER 23, 1956, IN BOOK 1462, PAGE 172 OFFICIAL RECORDS; SEPTEMBER 19, 1973, IN BOOK 4168, PAGE 563, OFFICIAL RECORDS; NOVEMBER 26, 1965, IN BOOK 2902, PAGE 450, OFFICIAL RECORDS; SEPTEMBER 2, 1966, IN BOOK 3038, PAGE 282, OFFICIAL RECORDS; SEPTEMBER 2, 1966, IN BOOK 3038, PAGE 298, OFFICIAL RECORDS; AND SEPTEMBER 19, 1973, IN BOOK 4168, PAGE 560, OFFICIAL RECORDS.

3.) VENTURA COUNTY WATERWORKS DISTRICT NO. 1, OWNER OF EASEMENT FOR WATER PIPELINES PER DOCUMENTS RECORDED DECEMBER 6, 1978, IN BOOK 5277, PAGE 286, OFFICIAL RECORDS AND BOOK 5277, PAGE 290, OFFICIAL RECORDS. SUBJECT EASEMENT LIES ENTIRELY WITHIN STREET WHICH IS BEING DEDICATED TO THE COUNTY OF VENTURA HEREON.

4.) SOUTHERN CALIFORNIA EDISON COMPANY, OWNER OF EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS CONSISTING OF POLES, GUYS AND ANCHORS, CROSSARMS, WIRES, UNDERGROUND CONDUITS, CABLES, VAULTS, MANHOLES, HANDHOLES, AND INCLUDING ABOVE GROUND ENCLOSURES, MARKERS AND CONCRETE PADS AND OTHER APPURTENANT FIXTURES PER DOCUMENTS RECORDED MAY 10, 1979, IN BOOK 5387, PAGE 632, OFFICIAL RECORDS AND MAY 30, 1979, IN BOOK 5402, PAGE 442, OFFICIAL RECORDS.

5.) STRATHEARN CATTLE COMPANY, OWNER OF EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED NOVEMBER 23,1956 IN BOOK 1462 PAGE 176 OFFICIAL RECORDS.

IN ACCORDANCE WITH SECTION 66436 (c)(3) OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURE HAS BEEN OMITTED:

1.) UNION OIL COMPANY OF CALIFORNIA, A CORPORATION, OWNER OF ALL THE COAL, LIGNIATE, COAL OIL, PETROLEUM, NAPTHA, ASPHALT, MALTHA, BREA, NATURAL GAS, AND ALL KINDRED OR SIMILAR MINERALS OR MINERAL SUBSTANCES, WHICH NOW EXIST, OR AT ANY TIME HEREAFTER MAY EXIST, UPON, IN OR UNDER SAID LANDS WITH THE FULL, FREE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE, DIG, MINE, AND BORE FOR AND OTHERWISE TO EXTRACT SAID SUBSTANCES FROM THE SAID LANDS AND TO SEVER AND REMOVE THE SAME THEREFROM. ALSO ALL NECESSARY RIGHTS OF LOCATION IN AND ON SAID LANDS FOR MINES, TUNNELS, AND ALL OTHER NECESSARY MACHINERY. ALSO ALL HOUSES, BUILDINGS AND STRUCTURES OF EVERY KIND NECESSARY OR PROPER FOR THE SUCCESSFUL EXERCISE OF THE RIGHTS HEREBY RESERVED. ALSO RESERVING THE RIGHT TO TAKE AND USE AND DEVELOP FOR USE ANY AND ALL WATERS NOW FLOWING OR THAT MAY HEREAFTER FLOW OR THAT NOW EXIST OR MAY HEREAFTER EXIST IN, ON OR UPON SAID LANDS SO FAR AS SAID WATERS MAY BE NECESSARY FOR THE CARRYING ON OF ANY OR ALL OF THE ABOVE MENTIONED WORKS AND THE FULL ENJOYMENT OF THE RIGHTS THEREIN SET FORTH IN DEED RECORDED NOVEMBER 16, 1889, IN BOOK 29 PAGE 314 OF DEEDS MODIFIED BY INSTRUMENTS RECORDED IN BOOK 2902, PAGE 450, OFFICIAL RECORDS AND BOOK 3038, PAGE 282, OFFICIAL RECORDS, AND BOOK 5425, PAGE 343, OFFICIAL RECORDS, AND BOOK 5683, PAGE 168, OFFICIAL RECORDS.

TRACT NO. 2851

IN THE UNINCORPORATED TERRITORY

BEING A SUBDIVISION OF A PORTION OF TRACT J OF RANCHO SIMI, AS RECORDED IN BOOK 3, PAGE 7, OF MISCELLANEOUS RECORDS (MAPS), AND A PORTION OF LOT 113 OF TRACT NO. 3070-1 AS RECORDED IN BOOK 83, PAGES 70 THROUGH 84, OF MISCELLANEOUS RECORDS.

VENTURA COUNTY CALIFORNIA

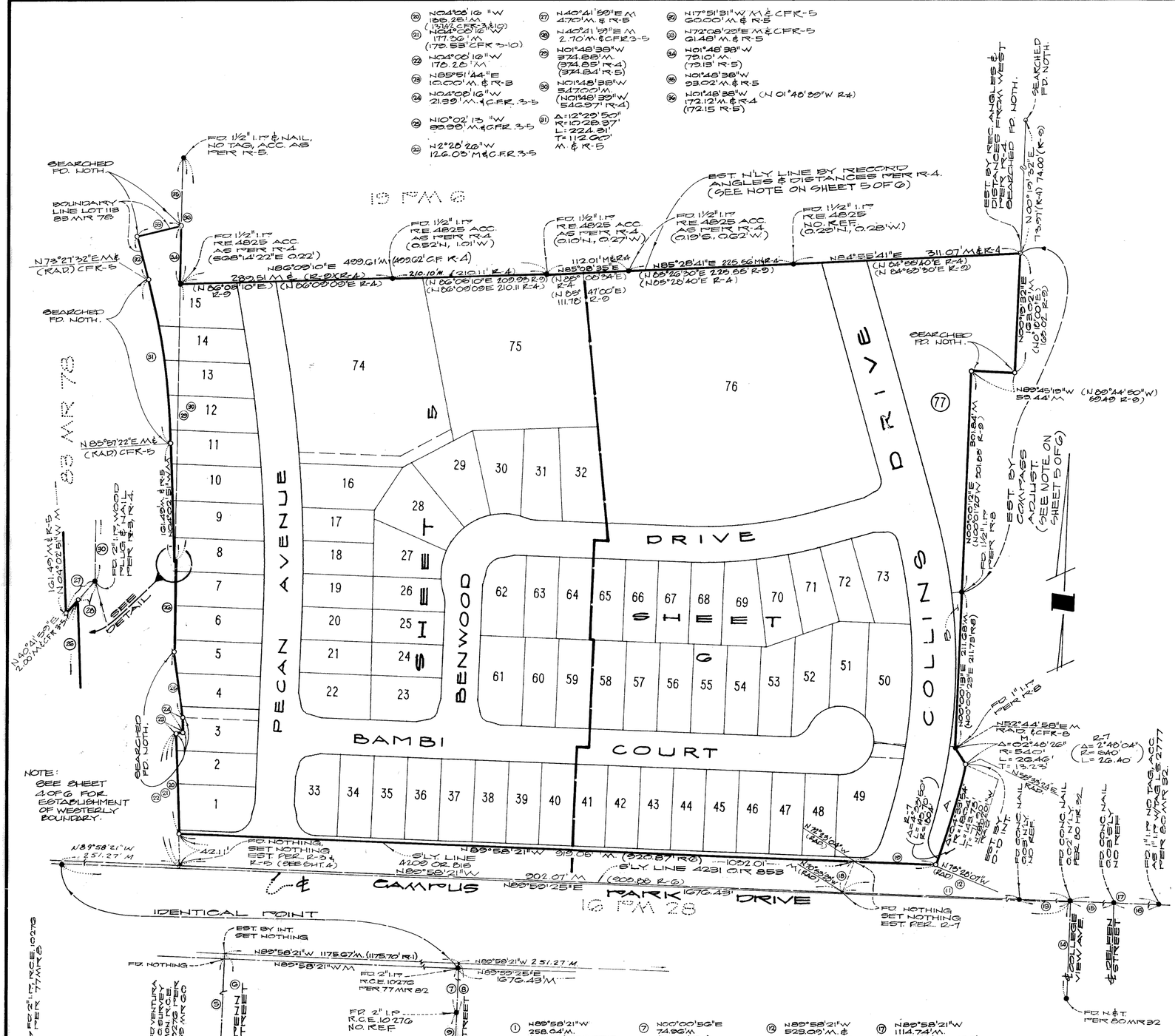
PREPARED BY:
R.G.B. ENGINEERING INC.
3188 "G" AIRWAY AVE.
COSTA MESA, CALIFORNIA
92626

APRIL 1980

NOTE:
For Monument correction see Doc. No. 27680 recorded March 26, 1981 in the Official Records of Ventura County.

FOR CHANGES OF MONUMENTS IN THIS MAP
SEE DOC. NO. 108176 RECORDED ON SEPT. 28, 1983 IN OFFICIAL RECORDS

89 MR 45



LEGEND:

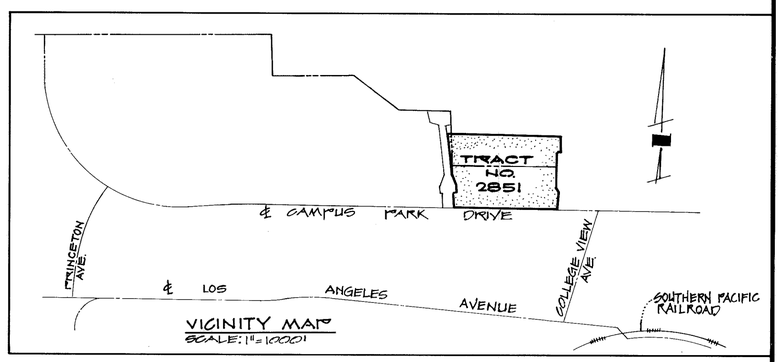
- • INDICATES FOUND MONUMENT AS NOTED.
- ■ INDICATES SET VENTURA COUNTY STANDARD SURVEY MONUMENT PER STANDARD DESIGN 90-3, UNLESS OTHERWISE NOTED.
- ○ INDICATES SET 2" I.T. W/TAG R.C.E. 20927
  SET 2" I.T. W/TAG R.C.E. 20927 AT ALL CENTERLINE INTERSECTIONS, AT ALL CHANGES OF DIRECTION OF CENTERLINE AND AT ALL TRACT BOUNDARY ANGLE POINTS.
  SET ½" I.T. W/TAG R.C.E. 20927 AT ALL LOT CORNERS.
  ENGINEER'S CENTERLINE TIES AND MONUMENTS SET WITHIN TRACT WILL BE ON FILE AT THE OFFICE OF THE COUNTY SURVEYOR OF VENTURA COUNTY.

R-1 = RECORD PER 77 MR 82 (TR. NO. 2726-1)
R-2 = RECORD PER 80 MR 32 (TR. NO. 2668)
R-3 = RECORD PER 3037 O.R. 247
R-4 = RECORD PER 10 RM 5
R-5 = RECORD PER 83 MR 78 (TR. NO. 3070-1)

BASIS OF BEARINGS:

THE BEARING OF N89°58'21"W AS SHOWN FOR THE CENTERLINE OF COLLEGE PARK DRIVE EASTERLY OF COLLEGE VIEW AVENUE PER TRACT NO. 2668 RECORDED ON 80 MR 32, RECORDED IN THE RECORDERS OFFICE OF VENTURA COUNTY WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

R-6 = RECORD PER 4231 O.R. 853
R-7 = RECORD PER 4209 O.R. 815
R-8 = RECORD PER 34 R.S. 18
R-9 = RECORD PER 4132 O.R. 44 & 1462 O.R. 202
R-10 = RECORD PER 16 P.M. 28
R-11 = RECORD PER 33352 O.R. 581
D-D = DISTANCE-DISTANCE INTERSECTION
AREA = 19.714 ACRES



VICINITY MAP
SCALE: 1" = 1000'

TRACT NO. 2851

IN THE UNINCORPORATED TERRITORY

BEING A SUBDIVISION OF A PORTION OF TRACT J OF RANCHO SIMI, AS RECORDED IN BOOK 3 PAGE 7 OF MISCELLANEOUS RECORDS (MAPS), AND A PORTION OF LOT 113 OF TRACT NO. 3070-1 AS RECORDED IN BOOK 83 PAGES 78 THROUGH 84 OF MISCELLANEOUS RECORDS.

0 100 200 300
GRAPHIC SCALE

VENTURA COUNTY, CALIFORNIA

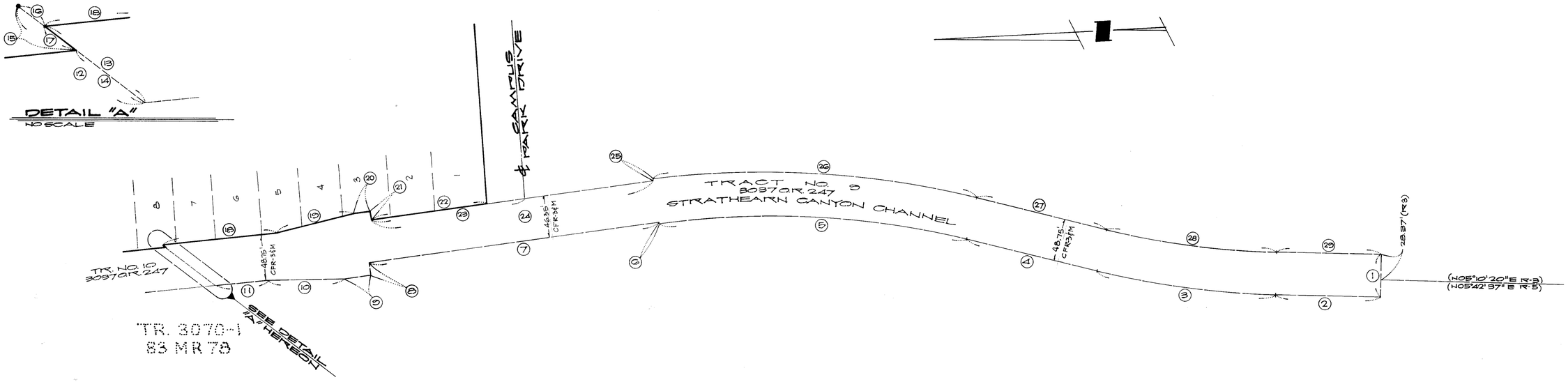
PREPARED BY:
R.G.B. ENGINEERING, INC.
3183 "G" AIRWAY AVENUE
COSTA MESA, CALIFORNIA 92626

SCALE: 1" = 100'
APRIL, 1980
SHEET 3 OF 6 SHEETS

NOTE:
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FOR CHANGES OF MONUMENTS IN THIS MAP
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89 MR 46



① N85°11'39"W 48.75' (R-3 & R-5) (N85°07'00"W R-3 & R-5) (N84°34'43"W R-3 & R-5)

② N05°05'44"E 121.64' (R-3 & R-5) (N05°10'20"E R-3 & R-5) (N05°42'37"E R-5)

③ Δ=11°40'00" R=1020.38' L=209.55' T=105.15' (R-3 & R-5)

④ N16°51'44"E 154.07' (R-3 & R-5) (N16°56'20"E R-3 & R-5) (N17°28'37"E R-3 & R-5)

⑤ Δ=21°00'00" R=879.22' L=359.05' T=181.50' (R-3 & R-5)

⑥ N85°51'44"E 1.20' (R-3 & R-5) (N85°56'20"E R-3 & R-5) (N86°28'37"E R-3 & R-5)

⑦ N04°08'16"W 330.57' (R-3 & R-5) (N04°03'40"W R-3 & R-5) (N03°31'23"W R-3 & R-5)

⑧ N85°51'44"E 1.20' (R-3 & R-5) (N85°56'20"E R-3 & R-5) (N86°28'37"E R-3 & R-5)

⑨ N04°08'16"W 31.82' (R-3 & R-5) (N04°03'40"W R-3 & R-5) (N03°31'23"W R-3 & R-5)

⑩ N03°44'14"E 80.05' (R-3 & R-5) (N03°48'50"E R-3 & R-5) (N04°21'07"E R-5)

⑪ N02°28'26"W 52.32' (R-5) (N04°03'40"W 97.48' R-3) (N01°51'33"W R-5)

⑫ N40°41'59"E (C.F. R-5) 78.55' (M. & R-3 & R-5) (N40°46'57"E R-3) (N41°14'36"E R-5)

⑬ N40°41'59"E M 71.25' M & C.F.R. 3-5

⑭ N40°41'59"E M 89.25' (M. & R-3 & R-5)

⑮ N40°41'59"E M 4.70' (M. & R-3 & R-5)

⑯ N40°41'59"E M 2.70' M & C.F.R. 3-5

⑰ N40°41'59"E M 2.00' M & C.F.R. 3-5

⑱ N02°28'26"W 126.03' (M. & C.F. R-3 & R-5) (N04°03'40"W 122.78' R-3)

⑲ N10°02'15"W 89.95' (M. & C.F. R-3 & R-5) (N09°40'22"W R-3)

⑳ N04°08'16"W 21.39' (M. & C.F. R-3 & R-5) (N04°03'40"W R-3)

㉑ N85°51'44"E 10.00' (M. & C.F. R-3 & R-5) (N85°56'20"E R-3)

㉒ N04°08'16"W 135.25'

㉓ N04°08'16"W 178.28'

㉔ N04°08'16"W 329.57' (M. & C.F. R-3 & R-5) (N04°03'40"W R-3)

㉕ N85°51'44"E 1.20' (M. & C.F. R-3 & R-5) (N85°56'20"E R-5)

㉖ Δ=21°00'00" R=1028.37' L=376.92' T=190.00' (R-3)

㉗ N16°51'44"E 154.07' (R-3) (N16°56'20"E R-3)

㉘ Δ=11°40'00" R=971.93' L=199.54' T=100.12' (R-3)

㉙ N05°05'44"E 121.39' (C.F. R-3) (N05°10'20"E 121.40' R-3)

LEGEND:

R-3 = RECORD PER 3037 O.R. 247
R-5 = RECORD PER 83 MR 78 (TR. NO. 3070-1)

NOTE:

THE WESTERLY BOUNDARY OF THIS TRACT ADJACENT TO THE EASTERLY LINE OF STRATHEARN CANYON CHANNEL R/W PER TRACT NO. 9, 3037 O.R. 247 WAS ESTABLISHED BY HOLDING THE INTENT OF SAID DEED AS TO WIDTHS AND PARALLELISM FROM ONE SIDE TO THE OTHER AND CALCULATING THE EASTERLY LINE OF SAID R/W FROM THE WESTERLY LINE ESTABLISHED PER TRACT NO. 3070-1, 83 M.R. 78.

MONUMENT LEGEND

- • INDICATES MONUMENTS AS NOTED
- ○ INDICATES SET 1½" I.P. W/TAG L.S. 4490 UNLESS OTHERWISE NOTED.

NOTES:

FOR BASIS OF BEARINGS SEE SHEET 2 OF 6 SHEETS.
FOR BOUNDARY CONTROL SURVEY AND FOR ADDITIONAL BOUNDARY INFORMATION SEE SHEET 3 OF 6 AND SHEET 5 OF 6

GRAPHIC SCALE
0 80 160 240
1" = 80'

TRACT NO. 2851

IN THE UNINCORPORATED TERRITORY

BEING A SUBDIVISION OF A PORTION OF TRACT J OF RANCHO SIMI, AS RECORDED IN BOOK 3 PAGE 7 OF MISCELLANEOUS RECORDS (MAPS), AND A PORTION OF LOT 113 OF TRACT NO. 3070-1 AS RECORDED IN BOOK 83 PAGES 78 THROUGH 84 OF MISCELLANEOUS RECORDS.

VENTURA COUNTY, CALIFORNIA

PREPARED BY:

R.G.R. ENGINEERING, INC.
3183 "G" AIRWAY AVENUE
COSTA MESA, CALIFORNIA 92626

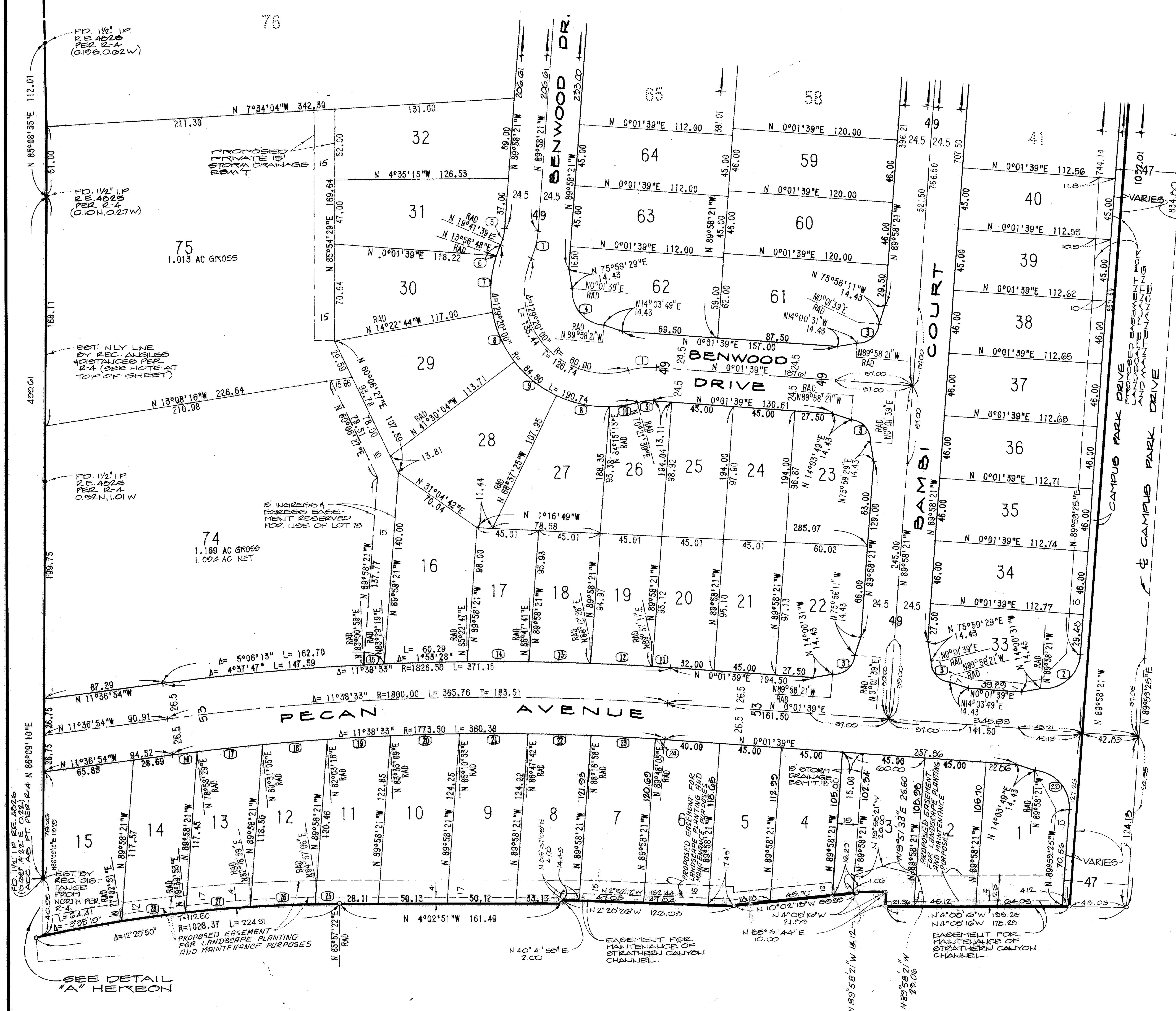
SCALE: 1" = 80'
APRIL, 1980
SHEET 4 OF 6 SHEETS

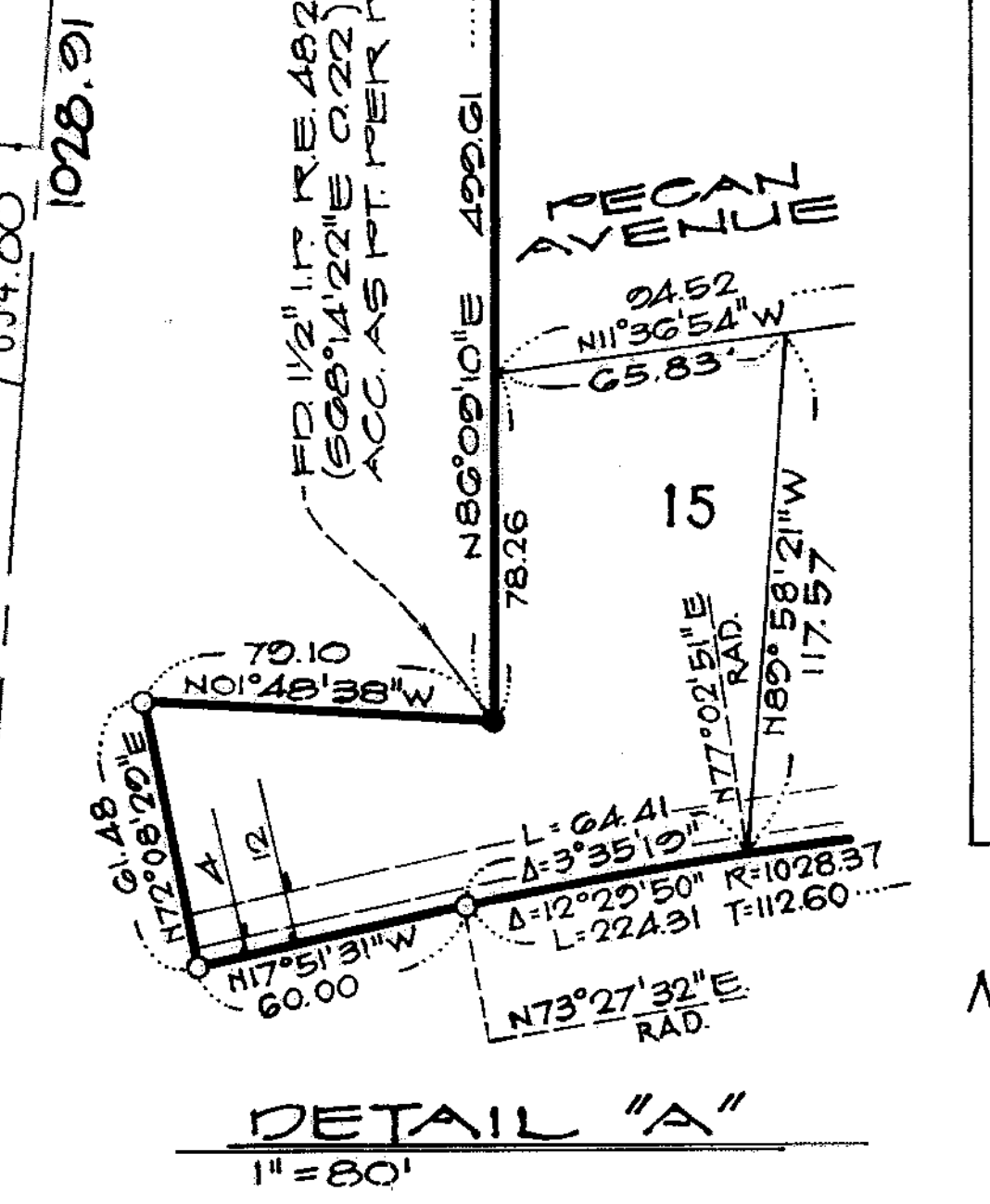
NOTE:
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FOR CHANGES OF MONUMENTS IN THIS MAP SEE DOC. NO. 108176 RECORDED ON SEPT. 28, 1983 IN OFFICIAL RECORDS

SEE SHEET 6 OF 6 SHEETS

NOTE: N'LY TRACT BNDRY. ESTABLISHED BY RECORD ANGLES & DISTS. PER R-4. PIPES FOUND ALONG SAID LINE WERE NOT ACCEPTED AS PER R-9 DUE TO THE SIZE DIFFERENCE BETWEEN FOUND AND CALL IN 1462 O.R. 202. ALSO CALLED SIZE IN 4132 O.R. 44 INDICATES A POSSIBLE CHANGE IN PIPE LOCATION AND CHARACTER AFTER 1462 O.R. 202 AS DOES R-4. THE LOCATION OF SAID LINE AS EST. HEREON ALSO GENERALLY CONFORMS TO THE APPARENT INTENT OF R-7 AND R-9 IN THAT THE BEARINGS OF THEIR E'LY LINES SHOULD BE CONTINUOUS THROUGH THEIR COMMON E'LY CORNER.





CURVE TABLE

NO	DELTA	RADIUS	ARC LGT	TAN
1	19°40'00"	60.00	20.59	10.40
2	90°02'14"	27.00	42.43	27.02
3	90°00'00"	15.00	23.56	15.00
4	90°00'00"	25.00	39.27	25.00
5	19°40'00"	35.50	12.19	6.15
6	5°44'51"	84.50	8.48	4.24
7	28°19'32"	84.50	41.77	21.32
8	27°07'20"	84.50	40.00	20.38
9	27°07'21"	84.50	40.00	20.38
10	13°53'36"	84.50	20.49	10.30
11	0°24'28"	1826.50	13.00	6.50
12	1°24'43"	1826.50	45.01	22.51
13	1°24'47"	1826.50	45.04	22.52
14	1°24'54"	1826.50	45.11	22.56
15	0°28'26"	1826.50	15.11	7.55
16	0°35'23"	1773.50	18.25	9.13
17	1°32'36"	1773.50	47.77	23.89
18	1°32'11"	1773.50	47.56	23.78
19	1°29'53"	1773.50	46.37	23.19
20	1°37'24"	1773.50	50.25	25.13
21	1°37'09"	1773.50	50.12	25.06
22	1°29'16"	1773.50	46.05	23.03
23	1°31'07"	1773.50	47.01	23.50
24	0°13'34"	1773.50	7.00	3.50
25	1°00'16"	1028.37	18.03	9.01
26	2°38'07"	1028.37	47.30	23.65
27	2°39'06"	1028.37	47.59	23.80
28	2°37'02"	1028.37	46.98	23.49
29	89°58'56"	27.00	42.40	26.99

NOTE: THE PROPOSED 7'10'15'12'17'23' AND VARIABLE WIDTH EASEMENTS FOR LANDSCAPE PLANTING AND MAINTENANCE PURPOSES IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF TRACT NO. 2851

MONUMENT LEGEND

- ● INDICATES MONUMENTS AS NOTED
- ○ INDICATES - SET 1½" I.P. W/TAG L.S. 4499 UNLESS OTHERWISE NOTED.

NOTE:

1. FOR BASIS OF BEARING SEE SHEET 2 OF 6 SHEETS
2. FOR BOUNDARY CONTROL SURVEY SEE SHEETS 3 OF 6 AND 4 OF 6 SHEETS.
3. FOR REFERENCES SEE SHEET 3 OF 6 SHEETS.
4. FOR LOT AND STREET CENTERLINE MONUMENTS SEE SHEET 3 OF 6 SHEETS.

GRAPHIC SCALE
0 50 100 150
SCALE 1"=50'

TRACT NO. 2851

IN UNINCORPORATED TERRITORY

BEING A SUBDIVISION OF A PORTION OF TRACT J OF RANCHO SIMI, AS RECORDED IN BOOK 3, PAGE 7, OF MISCELLANEOUS RECORDS (MAPS), AND A PORTION OF LOT 113 OF TRACT NO. 3070-1 AS RECORDED IN BOOK 83 PAGES 78 THROUGH 84 OF MISCELLANEOUS RECORDS.

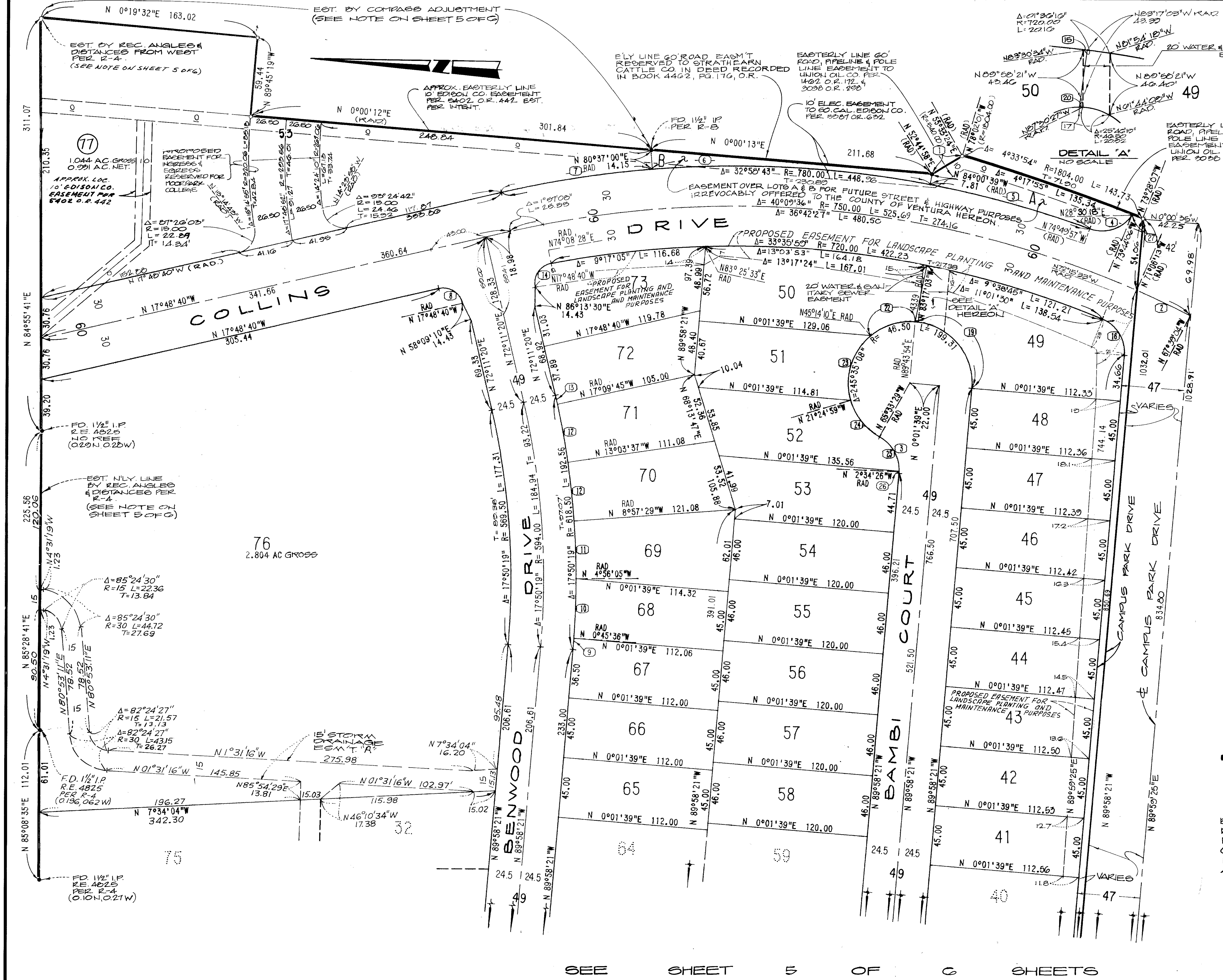
VENTURA COUNTY, CALIFORNIA

PREPARED BY:
R.G.B. ENGINEERING INC.
3183 "G" AIRWAY AVENUE
COSTA MESA, CALIFORNIA 92626

SCALE 1" = 50'
APRIL 1980

NOTE:
For Monument correction see Doc. No. 27680_ recorded March 26, 1981 in the Official Records of Ventura County.

FOR CHANGES OF MONUMENTS IN THIS MAP SEE DOC. NO. 108176 RECORDED ON SEPT. 28, 1983 IN OFFICIAL RECORDS



CURVE TABLE

NO	DELTA	RADIUS	ARC LGT	TAN
1	2°48'26"	540.00	26.46'	13.23
2	3°27'04"	750.00	45.18'	22.59
3	65°35'08"	28.50	32.62	18.36
4	76°39'45"	27.00	36.13'	21.35
5	9°10'42"	780.00	124.95'	62.61
6	15°22'21"	780.00	209.28	105.27
7	8°25'40"	780.00	114.73	57.47
8	90°00'00"	15.00	23.56	15.00
9	0°47'15"	618.50	8.50	4.25
10	4°10'29"	618.50	45.07	22.54
11	4°01'24"	618.50	43.43	21.72
12	4°06'08"	618.50	44.28	22.15
13	0°38'55"	618.50	7.00	3.50
14	91°57'08"	15.00	24.07	15.52
15	0°13'31"	720.00	2.83	1.42
16	72°14'58"	27.00	34.05	19.71
17	28°31'58"	46.50	23.16	11.82
19	90°17'45"	46.50	73.28	46.74
20	2°45'39"	46.50	2.24	1.12
22	44°29'44"	46.50	36.11	19.02
23	66°39'09"	46.50	54.09	30.58
24	44°08'30"	46.50	35.83	18.85
25	62°59'03"	28.50	31.33	17.46
26	2°36'05"	28.50	1.29	0.65
27	0°15'59"	1804.00	8.39	4.19'

NOTE:
THE PROPOSED VARIABLE WIDTH EASEMENTS FOR LANDSCAPE PLANTING AND MAINTENANCE PURPOSES IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF TRACT NO. 2851

MONUMENT LEGEND.
- ● INDICATES MONUMENTS AS NOTED.
- o INDICATES - SET 1½" I.P. W/TAG L.S.4499 UNLESS OTHERWISE NOTED.

NOTES:
1. FOR BASIS OF BEARING SEE SHEET 2 OF 6 SHEETS.
2. FOR BOUNDARY CONTROL SURVEY SEE SHEETS 3 OF 6 AND 4 OF 6 SHEETS.
3. FOR REFERENCES SEE SHEET 3 OF 6 SHEETS.
4. FOR LOT AND STREET CENTERLINE MONUMENTATION SEE SHEET 3 OF 6 SHEETS.

GRAPHIC SCALE
0 50 100 150
SCALE 1"=50'

TRACT NO. 2851

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