"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON DECEMBER 14, 1994 AS INSTRUMENT NUMBER 94-198480."



## OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 4561, SHOWN ON THIS MAP, THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID LAND, THAT THAY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINE. AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY FOR PUBLIC USE, THE RIGHT OF WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THIS MAP. AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY, THE EASEMENT FOR PUBLIC SERVICE PURPOSES AND ALL USES INCIDENT THERETO.

FITZGERALD INVESTMENT, A GENERAL PARTNERSHIP, AS OWNER.

Norberto Cusinato
NORBERTO CUSINATO, PARTNER

Ron Brendel
RON BRENDEL, PARTNER

Jose Nicosia
JOSE NICOSIA, PARTNER

Luisa Martha Carlito
LUISA MARTHA CARLITO, PARTNER

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS

ON THIS 14 DAY OF MARCH, 1990, BEFORE ME MICHAEL J. BERNARDO, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED NORBERTO CUSINATO, RON BRENDEL, JOSE NICOSIA AND LUISA MARTHA CARLITO, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PARTNERS OF FITZGERALD INVESTMENT, A GENERAL PARTNERSHIP AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL

OFFICIAL SEAL
MICHAEL J. BERNARDO
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Jan. 16, 1993

Michael J. Bernardo
NOTARY PUBLIC IN AND FOR SAID STATE

THE SIGNATURE OF LORINE C. WILLARD, A WIDOW, PRESENT OWNER OF AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS DISCLOSED BY DEED RECORDED OCTOBER 1, 1953 IN BOOK 1160, PAGE 301, OFFICIAL RECORDS, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(C) OF THE SUBDIVISION MAP ACT.

THE SIGNATURE OF THE FOLLOWING EASEMENT OWNERS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SUCH SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY:

THE SIGNATURE OF VENTURA COUNTY, PRESENT OWNER OF EASEMENT FOR A PUBLIC ROAD AND/OR HIGHWAY AS DISCLOSED BY DEEDS RECORDED SEPTEMBER 30, 1938 IN BOOK 546, PAGE 454, OFFICIAL RECORDS AND RECORDED JULY 19, 1965 IN BOOK 2828, PAGE 403, OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, PRESENT OWNER OF EASEMENT FOR POLELINES, AS DISCLOSED BY DEED RECORDED MARCH 26, 1954 IN BOOK 1191, PAGE 536, OFFICIAL RECORDS.

THE SIGNATURE OF GEORGE GAYLORD TRUBEY AND ROSE TRUBEY, HUSBAND AND WIFE AS JOINT TENANTS, ET AL, PRESENT OWNER OF AN EASEMENT FOR PIPELINE PURPOSES, AS DISCLOSED BY DEED RECORDED OCTOBER 1, 1953, IN BOOK 1160, PAGE 301 OF OFFICIAL RECORDS OF VENTURA COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3) (B) OF THE SUBDIVISION MAP ACT, SINCE BY REASON OF CHANGED CONDITIONS, LONG DISUSE, OR LACHES, SAID INTEREST APPEARS TO BE NO LONGER OF PRACTICAL USE OR VALUE AND SAID SIGNATURE IS IMPOSSIBLE OR IMPRACTICAL TO OBTAIN BECAUSE THE SIGNATURES NECESSARY TO OBTAIN A QUITCLAIM OF THESE RIGHTS ARE TOO NUMEROUS TO OBTAIN AND THE PIPELINE NO LONGER EXISTS.

## TAX COLLECTOR'S CERTIFICATE:

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: January 30, 1991

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

DEPUTY COUNTY TAX COLLECTOR

## COUNTY RECORDER'S CERTIFICATE:

#91-156446

RECORDED AT THE REQUEST OF THE OWNER, FITZGERALD INVESTMENT, A GENERAL PARTNERSHIP ON FEBRUARY 6, 1991, AT 10:05 A.M. IN BOOK 121 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 53-55, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

Lupe Garcia
DEPUTY COUNTY RECORDER
COUNTY OF VENTURA

## CITY COUNCIL'S CERTIFICATE:

THIS MAP, ENTITLED TRACT NO. 4561, CONSISTING OF 3 SHEETS, IS PRESENTED TO THE CITY COUNCIL OF THE CITY OF SIMI VALLEY OF VENTURA COUNTY, CALIFORNIA, AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 28th DAY OF January, 1991 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, AND ALSO HEREBY ACCEPTS THE EASEMENT FOR PUBLIC SERVICE PURPOSES 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 SAID CITY OF SIMI VALLEY TO BE AFFIXED HERETO THIS 29th DAY OF January, 1991.

ATTEST:

Alice K. Rideout
CITY CLERK
CITY OF SIMI VALLEY

Greg A. Stratton
MAYOR
CITY OF SIMI VALLEY

## CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4561, 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 I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: JANUARY 28TH, 1991

George T. Berg
GEORGE T. BERG, RCE 16804
CITY ENGINEER
CITY OF SIMI VALLEY

REGISTERED PROFESSIONAL ENGINEER
GEORGE T. BERG
No. 16804
EXP. 6-30-93
CIVIL
STATE OF CALIFORNIA

## SURVEYOR'S STATEMENT:

I, RICHARD J. BROOKS, DO HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN JUNE 1989, 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 RECORDATION OF THIS TRACT MAP) 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 STREET SYSTEM.

Richard J. Brooks
L.S. 5052 EXPIRES 6-30-94

DATED: JUNE 13, 1990

LICENSED LAND SURVEYOR
RICHARD J. BROOKS
Exp. 6-30-94
No. 5052
STATE OF CALIFORNIA

## SOILS AND/OR GEOLOGIC REPORT:

THE FOLLOWING SOILS REPORT AND GEOLOGIC REPORT RELATING TO TRACT NO. 4561 HAVE BEEN PREPARED.

DATE OF REPORT: NOVEMBER 11 1988
TITLE OF REPORT: SOILS EXPLORATION
FIRM NAME: TIERRA TECH TESTING LAB, INC.
ENGINEER (OR GEOLOGIST): LEONARD C. HAYES
REGISTRATION NO. R.C.E. 26561
LOCATION WHERE ON FILE FOR PUBLIC INSPECTION: CITY OF SIMI VALLEY PUBLIC WORKS

*BANK OF A. LEVY, A CALIFORNIA CORPORATION, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED JANUARY 15, 1991 AS INSTRUMENT NO. 91-005298 OFFICIAL RECORDS.*

Rebecca J. Bredehoft
REBECCA J. BREDEHOFT, VICE PRESIDENT

Jeffrey D. Gery
JEFFREY D. GERY, ASST. VICE PRESIDENT

STATE OF CALIFORNIA
COUNTY OF VENTURA } SS

*ON THIS 23 DAY OF JANUARY, IN THE YEAR 1991, BEFORE ME ELAINE MORENO, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED REBECCA J. BREDEHOFT, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT, AND JEFFREY D. GERY, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS ASST. VICE PRESIDENT ON BEHALF OF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT AS BENEFICIARY.*

Elaine Moreno
NOTARY PUBLIC
PRINT NAME: Elaine Moreno
MY PRINCIPAL PLACE OF BUSINESS: Ventura COUNTY
EXPIRATION DATE: September 23, 1994

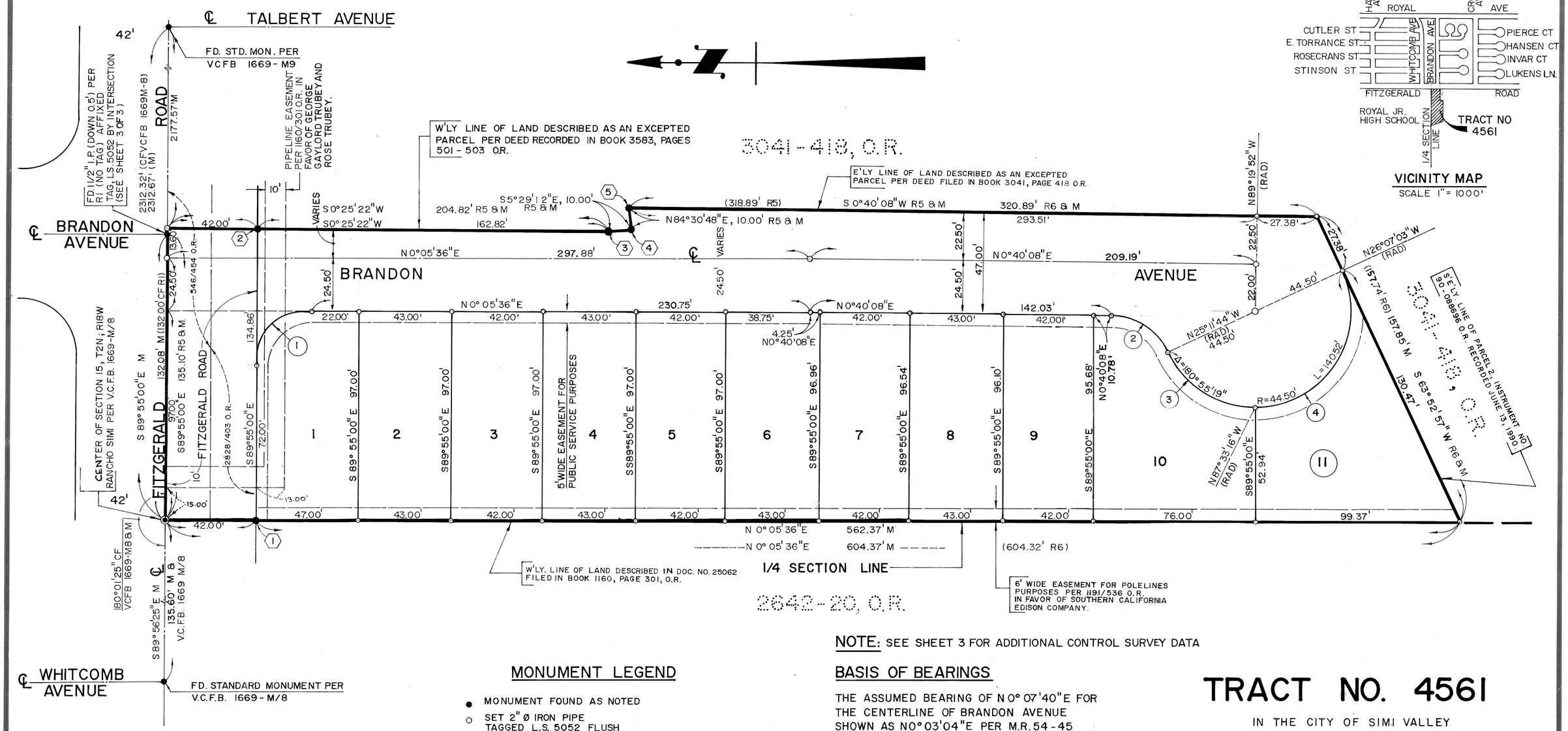
# TRACT NO. 4561

IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15 TOWNSHIP 2 NORTH, RANGE 18 WEST, RANCHO SIMI PER 3 MR7 (MAPS)
JULY, 1989

PREPARED BY:
RICHARD J. BROOKS, SURVEYOR - L.S. 5052
3304 LEWIS AVE.
SIGNAL HILL, CA. 90807

"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON DECEMBER 14, 1994 AS INSTRUMENT NUMBER 94-198480."









VICINITY MAP
SCALE 1" = 1000'

## CURVE DATA

| NO. | DELTA | RADIUS | LENGTH | TANGENT |
|---|---|---|---|---|
| (1) | 90°00'36" | 25.00' | 39.27' | 25.00' |
| (2) | 64°08'08" | 30.00' | 33.58' | 18.80' |
| (3) | 62°21'32" | 44.50' | 48.43' | 26.93' |
| (4) | 118°33'47" | 44.50' | 92.08' | 74.89' |
| | | | | |
| | | | | |

## MONUMENT LEGEND

- ● MONUMENT FOUND AS NOTED
- ○ SET 2" Ø IRON PIPE TAGGED L.S. 5052 FLUSH
- ◉ SET S & W TAGGED LS5052 (FLUSH) STANDARD MONUMENT PER V.C.F.B. 1669 M-8 SEARCHED FOR, NOT FOUND
- (1) FD. 1" I.P. DEFORMED NO REF. (FLUSH) N77°55'34"W 0.27 FT. FROM PROPERTY CORNER, RESET 2" I.P L.S. 5052 (FLUSH)
- (2) FD. 1 1/4" I.P. NO REF. (FLUSH) S59°23'05"E, 0.06 FT. FROM PROPERTY CORNER
- (3) FD. 1" I.P. NO REF. (FLUSH) S38°26'47"E, 0.15 FT. FROM PROPERTY CORNER
- (4) FD. 1" I.P. TAGGED LS. 3875, NO REF. (FLUSH) S10°44'10"W, 0.13 FT. FROM PROPERTY CORNER
- (5) FD. 1" I.P. TAGGED L.S. 3875, NO REF. (FLUSH) S 35°46'30"W, 0.07 FT. FROM PROPERTY CORNER

"STD. MON." = STANDARD VENTURA COUNTY CENTERLINE SURVEY MONUMENT.

NOTE: SEE SHEET 3 FOR ADDITIONAL CONTROL SURVEY DATA

## BASIS OF BEARINGS

THE ASSUMED BEARING OF N 0° 07'40"E FOR THE CENTERLINE OF BRANDON AVENUE SHOWN AS N0°03'04"E PER M.R. 54-45 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP, AS SHOWN ON SHEET 3

## NOTES:

CF = CALCULATED FROM

M ..... MEASURED
I.P. ..... IRON PIPE
F.D. ..... FOUND
VCFB ..... VENTURA COUNTY FIELD BOOK
RI ..... 54 MR 45
R2 ..... 43 MR 16
R3 ..... 30 RS 60
R4 ..... 36 PM 48
R5 ..... 3583 OR 501
R6 ..... PARCEL 2 90-088696 O.R.

TOTAL GROSS AREA = 1.83 ACRES

# TRACT NO. 4561

IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15 TOWNSHIP 2 NORTH, RANGE 18 WEST, RANCHO SIMI PER 3 MR 7 (MAPS)
JULY, 1989

PREPARED BY:
RICHARD J. BROOKS, SURVEYOR - L.S. 5052
3304 LEWIS AVE.
SIGNAL HILL, CA. 90807

30' 0' 30' 60' 90'

SCALE: 1" = 30'

"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON DECEMBER 14, 1994 AS INSTRUMENT NUMBER 94-198480."



SCALE 1"=100'

100' 50' 0' 100' 200'

GRAPHIC SCALE

℄ TALBERT AVENUE

FD. STD. MON. PER VCFB 1669 - M9

℄ E. LANSING PLACE

STREET

FD. STD. MON PER (R1)

℄ BRANDON AVENUE

N0°07'40"E(M) 522.00'(M) & (CFR1)
(N0°03'04"E R1)
BASIS OF BEARINGS

(N0°03'04"E R1) 269.81'(M)
N0°07'40"E M 269.86' CF(R1)

S 89°55'00" E M
(2312.32' CF VCFB 1669-M8/9) 23|2.67'M ROAD

3.02'M

SET 2" I.P. L.S. 5052
(FLUSH)

BRANDON AVENUE

1 2 3 4 5 6 7 8 9 10 (11)

135.10 R5 & M

132.08'M

FD. STD. MON. PER (R1)

FD. 1 1/2" I.P. PER (R1)
DN 0.5 FT. AFFIXED TAG
L.S. 5052

180° 01'25" CF VCFB
1669-M8 & M

CENTER OF SECTION 15

135.60'M

S89°56'25"E M

SET 5 & W TAGGED LS 5052, FLUSH. STANDARD MONUMENT PER VCFB 1669 M-8 SEARCHED FOR, NOT FOUND.

℄ WHITCOMB AVENUE

℄ E. TORRANCE

℄ FITZGERALD

FD. VEN. CO. STD. PER
VCFB 1669-M8

S0°05'36"W 883.34' (M)
(883.60' VCFB 1140-47)

S0°05'36"W 1540.89' (M)
(N0°35'38"E 1545.69' R2)
S0°05'36"W 1545.19' M

1/4 SECTION LINE
ESTABLISHED PER VCFB
1140-47 R2 & R3

SET 2" I.P W/TAG L.S. 5052
(FLUSH)

936.52' CF R6

(N0°34'25"E 1541.28' R4)

FD. 1" IRON PIN PER
VCFB 1669-M8 (FLUSH)
S4°44'11"W 5.52' M FROM
PROPERTY CORNER

FD. 1" IRON ROD
PER VCFB 1140-47 (ON LINE)
(UP 0.1')

FD. 1-1/2" IRON PIPE (NO RECORD)
(UP 1.2') ACCEPTED AS
BEING ON LINE

(S0°03'14"E R3)
S 0°09'54"W
6.19' R3 & M

FD. 1" IRON ROD
PER V.C.F.B 1140-47
(UP 1.7')

(N81°36'44"E 1205.85' R3)
N81°47'14"E 1206.72' (M)

NORTH LINE TRACT B
(3 MR7) PER R3

FD. 1" IRON ROD
PER R3, R2 & V.C.F.B. 1140-47
(FLUSH)

(S0°04'14"E R3)
S 0°05'36"W M
4.30' R3 & M

# TRACT NO. 4561

IN THE CITY OF SIMI VALLEY
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