OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT HE IS THE OWNER OF, OR IS INTERESTED IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 4558, SHOWN ON THIS MAP, THAT HE IS THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID LAND, THAT HE CONSENTS TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINE. AND THAT HE DOES HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY FOR PUBLIC USE, THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THE MAP.

COLMER DEVELOPMENT COMPANY, A CALIFORNIA LIMITED PARTNERSHIP

COLMER HOLDING CORPORATION, A CALIFORNIA CORPORATION
GENERAL PARTNER

Wayne Colmer
WAYNE COLMER, PRESIDENT

STATE OF CALIFORNIA
COUNTY OF VENTURA

ON DEC. 20, 1993, BEFORE ME,(MYRNA B. CRAIG), PERSONALLY APPEARED WAYNE COLMER

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Myrna B. Craig (SEAL)

MYRNA B. CRAIG
COMM. # 999800
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires JUL 15, 1997

SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS ARE OMITTED PURSUANT TO SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

SIMI LAND AND WATER COMPANY, PER DEED RECORDED APRIL 22, 1889 IN BOOK 27, PAGE 606 OF DEEDS, AND IN DEED RECORDED APRIL 23, 1889, IN BOOK 27 PAGE 625 OF DEEDS, FOR THE RIGHTS OF WAY AND RIGHTS OF ENTRY FOR THE USE OF ANY SYSTEM FOR THE COLLECTION, CONDUCTING, AND DISTRIBUTION OF THE WATERS OF RANCHO SIMI, AND INCIDENTAL PURPOSES BLANKET IN NATURE.

CITY OF SIMI VALLEY, PER DEED RECORDED SEPTEMBER 30, 1938 IN BOOK 546, PAGE 454 OF OFFICIAL RECORDS, FOR PUBLIC ROAD PURPOSES.

JOHN C. WILLARD et. ux., PER DEED RECORDED OCTOBER 1, 1953 IN BOOK 1160, PAGE 301 OF OFFICIAL RECORDS, FOR PIPELINE PURPOSES.

SOUTHERN CALIFORNIA EDISON COMPANY, PER DEED RECORDED MARCH 26, 1954 IN BOOK 1191, PAGE 536 OF OFFICIAL RECORDS, FOR POLE LINE PURPOSES.

CITY OF SIMI VALLEY, PER DEED RECORDED JULY 19, 1965 IN BOOK 2828, PAGE 403 OF OFFICIAL RECORDS, FOR PUBLIC ROAD AND/OR HIGHWAY PURPOSES.

CITY OF SIMI VALLEY, PER RANCHO SIMI, IN BOOK 3, PAGE 7, MISCELLANEOUS RECORDS, FOR ROADWAY AND INCIDENTAL PURPOSES.

SIGNATURES OF THE FOLLOWING MINERAL RIGHTS OWNERS ARE OMITTED PERSUANT TO SECTION 66436 (a) (3) (C) OF THE SUBDIVISION MAP ACT.

JOHN C. WILLARD AND LURINE C. WILLARD PER DEED RECORDED OCTOBER 1, 1953 IN BOOK 1160, PAGE 301 OF OFFICIAL RECORDS FOR AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES.

STUART B. EX PER DEED RECORDED FEBRUARY 21, 1990 AS INSTRUMENT NO. 90-26445 OF OFFICIAL RECORDS FOR THE REMAINING INTEREST IN ALL OIL, GAS, HYDROCARBON AND MINERAL RIGHTS.

ARTHUR M. PEARL AND MATA PEARL PER DEED RECORDED FEBRUARY 21, 1990 AS INSTRUMENT NO. 90-026446 OF OFFICIAL RECORDS FOR THE REMAINING INTEREST IN ALL OIL, GAS, HYDROCARBON, AND MINERAL RIGHTS.

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: March 22, 19 94

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA
BY Cynthia M. Simpson
DEPUTY COUNTY
TAX COLLECTOR

94-050244

COUNTY RECORDER'S CERTIFICATE

RECORDED AT THE REQUEST OF THE OWNER, COLMER DEVELOPMENT COMPANY, ON MARCH 24, 19 94, AT 8:00 A M. IN BOOK 125 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 79-84, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA
BY Mary E Bahr
DEPUTY COUNTY RECORDER
COUNTY OF VENTURA

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4558, 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 7, 19 94

REGISTERED PROFESSIONAL ENGINEER
GEORGE T. BERG
No. 16804
EXP. 6-30-97
CIVIL
STATE OF CALIFORNIA

George T. Berg
GEORGE T. BERG, RCE 16804

CITY ENGINEER
CITY OF SIMI VALLEY

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 4558, CONSISTING OF 6 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 9TH DAY OF MARCH, 19 94 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 SAID CITY OF SIMI VALLEY TO BE AFFIXED HERETO THIS 8TH DAY OF MARCH, 19 94

ATTEST:

Alicia K. Robinson
CITY CLERK OF THE CITY
OF SIMI VALLEY

Greg A. Stratton
MAYOR OF THE CITY
OF SIMI VALLEY

ENGINEER'S STATEMENT

I, GARY L. McFARLAND, DO HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN MAY 1993, 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 RETRACTED. 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.

Gary L McFarland
GARY L. McFARLAND

R.C.E. NO. 26590 EXPIRES 3/31/96

DATED: Dec. 15, 1993.

REGISTERED PROFESSIONAL ENGINEER
GARY L. McFARLAND
No. 26590
CIVIL
STATE OF CALIFORNIA

TRACT NO. 4558

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, AS PER MAP RECORDED IN BOOK 3 PAGE 7 OF MISCELLANEOUS RECORDS (MAPS) OF VENTURA COUNTY

MAY 1993
PREPARED BY:
LAWRANCE, FISK & McFARLAND, INC.
928 GARDEN STREET SUITE 1
SANTA BARBARA, CA 93101

SHEET 1 OF 6 SHEETS

SOILS REPORT

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 4558 HAVE BEEN PREPARED:

DATE OF REPORT: DECEMBER 13, 1988 UPDATED: 2/24/89, 3/8/89, 1/4/94, 1/18/94

TITLE OF REPORT: GEOTECHNICAL REPORT FOR TENTATIVE TRACT 4558, SIMI VALLEY, CALIFORNIA

FIRM NAME: GORIAN & ASSOCIATES

ENGINEER (OR GEOLOGIST): RUDY M. PACAL

REGISTRATION NO. GE 660

LOCATION WHERE ON FILE FOR PUBLIC INSPECTION: CITY OF SIMI VALLEY PUBLIC WORKS

NON-RECORD TITLE INFORMATION

FOR ADDITIONAL INFORMATION (REGARDING LOT 12 OF TRACT 4558), PURSUANT TO SECTION 66434.2 OF THE SUBDIVISION MAP ACT, REFERENCE IS MADE TO A DOCUMENT RECORDED ON MARCH 24, 1994, AS INSTRUMENT NO. 94-050243 OF OFFICIAL RECORDS OF VENTURA COUNTY.

TRACT NO. 4558

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, AS PER MAP RECORDED IN BOOK 3 PAGE 7 OF MISCELLANEOUS RECORDS (MAPS) OF VENTURA COUNTY

MAY 1993

PREPARED BY:
LAWRANCE, FISK & McFARLAND, INC.
928 GARDEN STREET SUITE 1
SANTA BARBARA, CA 93101

SCALE 1"=100'

0 50 100 200 300

TALBERT AVENUE

N. ASHFORD STREET

FND. STANDARD VENTURA COUNTY MONUMENT PER R1

FND. STANDARD VENTURA COUNTY MONUMENT PER R3

BASIS OF BEARINGS
N89°55'00"W R1, R5 & m 2312.69'm
(2312.67' R1)

℄ FITZGERALD ROAD

℄ E. DUSAN STREET
S89°55'48"E 644.09' m
(S89°58'00"E 644.35' CFR3)

FND. I.P. AT ℄ N.CROSBY AVENUE PER R3

FND. 1-1/2" I.P. RCE 10276 PER R3 (FLUSH)
0.03' DEEP)
USED FOR LINE ONLY

FND. 1/2" I.P. RCE 10276 PER R3 (FLUSH)
R/W & P/L

FND. ℄ SPIKE & TIN ACCEPTED AS ℄ E.DUSAN ST.

FND. 1-1/2" I.P. RCE 10276 PER R3 (FLUSH), 0.3' EASTERLY OF FENCE

S89°55'48"E 153.65' m
(S89°58'00"E 153.59' R3)

FND. 1-1/2" I.P. RCE 10276 PER R3 (FLUSH)
N00°07'38"E
(0.3' DEEP)

30' WIDE EASEMENT FOR ROADWAY PURPOSES AND INCIDENTAL PURPOSES TO CITY OF SIMI VALLEY PER RANCHO SIMI, IN BOOK 3, PAGE 7, OF MISCELLANEOUS RECORDS.

22' WIDE EASEMENT FOR ROADWAY PURPOSES TO CITY OF SIMI VALLEY PER 2828 OR 403

20' WIDE EASEMENT FOR ROADWAY PURPOSES TO CITY OF SIMI VALLEY PER 546 OR 454

N89°55'00"W 322.95'm
(322.90' CFR2)

FITZGERALD ROAD

N89°55'00"W 323.16' m

FND. SPIKE & TAG LS 4905 NO RECORD (FLUSH)

FND. SPIKE & WASHER LS 4905 PER R5 (FLUSH) (R1 CALLS FOR 2" I.P.)

FND. SPIKE & WASHER LS 5052 PER R1 (FLUSH) AT CENTER SECTION 15

100.03'm CFR2

235.10' & m

135.07'm (135.10' R1)

DETAIL A

℄ FITZGERALD

SET SPIKE AND TAG MARKED "RCE 26590" BY INTERSECTION OF EASTERLY BOUNDARY LINE & ℄ OF FITZGERALD ROAD

FND. 1/2" PIPE RCE 10276 PER R3 (0.3' DEEP)
S89°55'22"E 0.08' FROM TRACT LINE

℄ E. DUSAN ST. FND SPIKE & TIN ON ℄
S89°52'22"E 0.09' FROM TRACT LINE

FND. "+" IN SIDEWALK ON 1' OFFSET S89°52'22"E 0.10' FROM TRACT LINE

SET R/W LINE 30' SOUTHERLY OF ℄ ON LINE

N00°07'38"E 7.82' m
(N00°02'00"E 7.89' R3)

FND. 1 1/2" PIPE PER R3 (FLUSH)
0.3' EASTERLY OF FENCE

30.00' R3 & m

DETAIL B

N38°06'53"W 137.29' m
(N38°09'38"W 136.29' R4)

FND. LEAD & TACK ON 1.00' OFFSET IN SIDEWALK (OFFSET NOT CALLED PER R4)

FND. 1-1/2" I.P. PER R4 TAG RCE 15231 (0.5' DEEP) HELD FOR SL'Y. BNDRY.

N81°46'15"E 256.77' m
(N81°42'48"E 256.84' R4)

NO IP FOUND (ACCEPTED FOR LINE PER R1)

FND. 1" IRON ROD PER 30R560 S 08°13'45"E 6.22' m FROM LINE, UP 1.7' LEANING & LOOSE (S08°17'12"E 6.13' FROM LINE PER R4)

N81°46'15"E 405.78' m

S00°05'28"E 4.30' m
(S00°05'36"W 4.30' R1)

FND.1" IRON ROD PER R1 USED FOR 1/4 SECTION LINE (FLUSH)

S00°05'28"W 657.68' m

(NO POINT FND.) SET 1 1/ 2" I.P. & TAG RCE 26590

NORTH LINE TRACT B

N81°46'15"E 799.94' m

(N81°42'48"E R4)
N81°46'15"E 1205.84' CFR1)
1205.72' m

TRACT B
63 MR 59

FND. 1-1/2" I.P. RCE 15231 PER R4 ± PNT.

FND. 1-1/2" I.P. RCE 15231 PER R4 ± PNT.

FND. 1-1/2" I.P. RCE 15231 PER R4 ± PNT.

FND. 1-1/2" I.P. RCE 15231 (FLUSH) S10°07'58"E 0.36'm

FND. 1-1/2" I.P. ACCEPTED AS BNDRY. (FLUSH)

FND. 1-1/2" I.P. ACCEPTED AS BNDRY. (0.5' DEEP)

FND. 1-1/2" I.P. ACCEPTED AS BNDRY. (0.5' DEEP)

TRACT 1957
49 MR 43

200.06' m
(200.00'CFR3)

60.00'± m & R3

N00°07'38"E 309.88' m
(N00°02'00"E 309.89'R3)

N12°16'23"E 450.67' m
(N12°14'40"E 450.70' R3)
(N12°17'40"E 450.70' R2)

TRACT 2198
63 MR 59

N18°55'10"W 194.90' m
(N18°58'00"W) (194.97' R4)

N25°25'59"E 378.15' m
(N25°22'30"E 378.21' R4)

N10°07'58"W 209.20' m
(N10°09'30"W) (209.70' R4)

10' WIDE EASEMENT FOR PIPELINE PURPOSES TO JOHN C. WILLARD ET.UX. PER 1160 OR 301

FND. 3/4" I.P. LS 4905 PER R5 (0.3' DEEP)

N67°51'50"W 29.31' R2, R5 & m

S84°30'48"W R5 & m 62.14' m
(S84°30'48"W 62.13'CFR2)

176.77'm

S00°25'22"W 218.77' R2, R5 & m

FND 3/4" I.P. LS 4905 PER R5 (0.3' DEEP)

(S00°40'08"W 320.89' R1)
S00°40'03"W 320.89'm

FND. 2" I.P. PER R1 (FLUSH) LS 5052

NO MONUMENT FND. 1 1/2" I.P. TO BE SET WITH TAG MARKED "RCE 26590"

S63°52'26"W 157.83' m
(S63°52'57"W 157.85' R1)

FND. 1" IRON ROD PER R1 (FLUSH)

6' WIDE EASEMENT FOR POLE LINE PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY PER 1191 OR 536

S00°05'28"W 936.58' m
(S00°05'36"W 936.52' R1)

BRANDON AVENUE

TRACT 4561
121 MR 53

604.37' R1 & m

FND. 2" I.P. PER R1 LS 5202 (FLUSH)

278.90' m
(278.97' CFR1)

657.68' m

(657.55' CFR1)

DETAIL B

FND.1" IRON ROD PER R1 USED FOR 1/4 SECTION LINE (FLUSH)

NO PT. FND. SET 1 1/2" I.P. & TAG RCE 26590

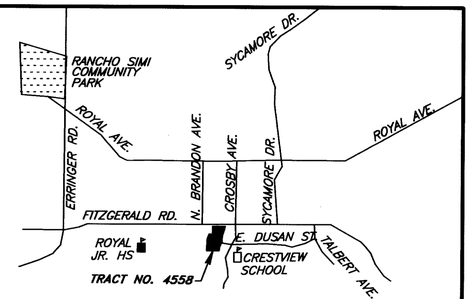
N00°05'28"E 1540.95' m

(N00°05'36"E 1540.89' R1)

PARCEL 'A'
36 PM 48

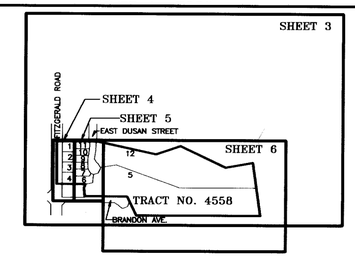
TRACT 4558

SEE SHEETS 4, 5 & 6 FOR INTERIOR LOTS, DIMENSIONS AND MONUMENTATIONS



16|15 / 21|22 **VICINITY MAP** 15|14 / 22|23

SCALE 1"=2000'



KEY MAP
SCALE 1"=750'

LEGEND

- m ..... MEASURED DATA
- I.P. ..... IRON PIPE
- FND. ..... FOUND
- CF ..... CALCULATED FROM
- VCFB..... VENTURA CO. FIELD BOOK
- R1 ..... 121 MR 53
- R2 ..... 3583 OR 501
- R3 ..... 49 MR 43
- R4 ..... 63 MR 59
- R5 ..... 48 RS 34
- ● ..... SET 1-1/2" I.P. WITH TAG MARKED "RCE 26590"
- ◒ ..... INDICATES MONUMENT FOUND AS NOTED
- ○ ..... NO MONUMENT SET OR FOUND UNLESS OTHERWISE NOTED
- ⑥ ..... NUMBERS CORRESPONDING TO CURVE DATA TABLE

NOTE: EXISTING EXTERIOR BOUNDARY MONUMENTS THAT WERE FOUND AND ARE DESTROYED DURING CONTRUCTION WILL BE REPLACED WITH SUITABLE MONUMENT AND TAG.

TOTAL GROSS AREA = 14.48 ACRES

BASIS OF BEARINGS

THE BEARING OF N 89°55'00" W FOR THE CENTERLINE OF FITZGERALD ROAD SHOWN AS N 89°55'00" W PER 121 MR 53 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP, AS SHOWN ON THIS SHEET.

TRACT NO. 4558

IN THE CITY OF SIMI VALLEY
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BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 18 WEST, RANCHO SIMI, AS PER MAP RECORDED IN BOOK 3 PAGE 7 OF MISCELLANEOUS RECORDS (MAPS) OF VENTURA COUNTY

MAY 1993

PREPARED BY:
LAWRANCE, FISK & McFARLAND, INC.
928 GARDEN STREET SUITE 1
SANTA BARBARA, CA 93101

30' WIDE EASEMENT FOR ROADWAY PURPOSES AND
AND INCIDENTAL PURPOSES TO THE CITY OF SIMI VALLEY
PER RANCHO SIMI, IN BOOK 3, PAGE 7, MISCELLANEOUS RECORDS.

22' WIDE EASEMENT FOR ROADWAY PURPOSES
TO CITY OF SIMI VALLEY PER 2828 OR 403

20' WIDE EASEMENT FOR ROADWAY PURPOSES
TO CITY OF SIMI VALLEY PER 546 OR 454

FND. SPIKE & WASHER
LS 4905 PER R5 (FLUSH)
(R1 CALLS FOR 2" I.P.)

FND. SPIKE & TAG
LS 4905 NO RECORD (FLUSH)

42.00'

100.03' m

℄ FITZGERALD ROAD

FITZGERALD ROAD

N89°55'00"W 322.95' m

84.00'

SET SPIKE & TAG BY INTERSECTION
OF EASTERLY BOUNDARY LINE
AND CENTERLINE OF FITZGERALD ROAD

FITZGERALD ROAD

FND. 1 1/2" I.P. RCE 10276 PER R3
N00°07'38"E 0.03'm FROM TRUE
CORNER (0.3' DEEP)

N89°55'00"W 323.16' m

3' 87.16' 3' 78.00' 3' 78.00' 3' 80.00'

LOCATION OF TRACT BOUNDARY CORNER
IS DETERMINED BY HOLDING 42.00'
FROM CENTERLINE OF FITZGERALD ROAD
ALONG THE EASTERLY BOUNDARY

BRANDON AVENUE

OR 92-016279

PROPOSED 5' WIDE PRIVATE
DRAINAGE EASEMENT TO BE
CREATED BY SEPARATE DOCUMENT
FOR BENEFIT OF LOT 6.

10' WIDE EASEMENT FOR PIPELINE PURPOSES
TO JOHN C. WILLARD ET.UX. PER 1160 OR 301

S00°25'22"W 218.77' R2 & m

103.00'

S00°06'14"W 103.00'

S00°06'14"W 103.00'

S00°06'14"W 103.00'

S00°07'38"W 103.00'

4 3 2 1

N89°55'00"W 323.70'

60.64' 87.74' 27.10' 24.90' 78.00' 52.00' 50.90' 78.00' 27.10' 24.90' 79.96' 55.06'

6 7 8 9 10 11

SEE DETAIL D
THIS SHEET

TRACT 1557 M.R. 43

S89°55'00"E 1.10'

S00°06'14"W

S00°06'14"W

DETAIL D

SCALE 1"=20'

0 10 20 40 60

SEE SHEET 5 OF 6

SEE SHEET 3 FOR BOUNDARY SURVEY,
LEGEND, AND BASIS OF BEARINGS

TRACT NO. 4558

**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, AS PER MAP RECORDED IN BOOK 3 PAGE 7 OF MISCELLANEOUS RECORDS (MAPS) OF VENTURA COUNTY

MAY 1993

**PREPARED BY:
LAWRANCE, FISK & McFARLAND, INC.
928 GARDEN STREET SUITE 1
SANTA BARBARA, CA 93101**

OR 92-0062793

PROPOSED 5' WIDE PRIVATE DRAINAGE EASEMENT TO BE CREATED BY SEPARATE DOCUMENT FOR BENEFIT OF LOT 6.

SEE SHEET 4 OF 6

S89°55'00"E 323.70'

SEE DETAIL D SHEET 4 OF 6

S00°25'22"W 218.77' R2 & m

73.77'

60.64' | 27.10' | 24.90' | 52.00' | 52.00' | 50.90' | 52.00' | 27.10' | 24.90' | 52.00' | 55.06'

4 | 3 | 2 | 1

6 | 7 | 8 | 9 | 10 | 11

S00°06'14"W 103.56' | S00°06'14"W 93.83' | N00°04'25"E RAD | S00°06'14"W 89.62' | N09°17'40"E RAD | S00°06'14"W 93.81' | S12°00'24"W RAD | N04°15'03"E RAD | S00°06'14"W 101.84' | S00°07'38"W 97.06'

N67°51'50"W 29.31 m&R2

S84°30'48"W R5&m 62.14' m (S84°30'48"W 62.13' CFR2)

FND. 3/4" I.P. LS 4905 PER R5 (0.3' DEEP)

NO MONUMENT FND., SET 1 1/2" I.P. & TAG RCE 26590

S10°14'30"E 54.07'

℄

VARIES

BRANDON AVE.

22.50

5

Δ=09°10'15" R=324.50' L=51.94'

Δ=09°13'15" R=324.50' L=52.22'

Δ=07°45'21" R=275.50' L=37.29'

Δ=04°10'51" R=275.50' L=20.10'

SEE DETAIL C THIS SHEET

Δ=49°17'12" R=46.50' L=40.00'

S58°44'18"E 125.29' RAD

S83°22'54"E 65.28' RAD

Δ=24°38'36" R=46.50' L=20.00'

S09°05'50"E RAD

24.50'

22.00'

Δ=02°42'44" R=324.50' L=15.36'

S12°00'24"W RAD

24.50'

49.00'

N00°04'12"E RAD

E. DUSAN STREET

N89°55'48"W 9.92'

N89°55'48"W 25.01'

S00°06'14"W 5.50'

SEE DETAIL A, SHEET 3 OF 6 SHEETS

N89°55'48"W 34.91

N00°07'38"E 30.00'

153.65m TO INTERSECTION

S89°55'48"E

FND. ℄ TIN & NAIL ACCEPTED ℄

S00°06'14"W 5.50'

N89°55'48"W 24.99'

N89°55'48"W 9.90'

SEE DETAIL E SHEET 6 OF 6 SHEETS

Δ=73°17'41" R=28.50' L=36.46'

Δ=06°07'44" R=275.50' L=29.47'

Δ=11°56'12" R=324.50' L=67.60'

S67°25'01"E RAD

S05°52'40"W RAD

N12°00'24"E RAD

Δ=105°42'56" R=46.50' L=85.80'

Δ=58°19'11" R=46.50' L=47.33'

S09°05'50"E RAD

12

TRACT 1557 M.B. 49 PGS. 5 & 6

DETAIL C

S00°06'14"W

Δ=00°21'16" R=46.50' L=0.29'

N09°05'50"W RAD

N09°27'06"W RAD

24.50'

SCALE 1"=20'

0 10 20 40 60

SEE SHEET 6 OF 6

NO.	DELTA	RADIUS	LENGTH
1	11°56'12"	300.00'	62.50'
2	21°06'14"	300.00'	110.50'
3	11°56'12"	275.50'	57.40'
4	21°06'14"	324.50'	119.52'
5	238°19'11"	46.50'	193.42'

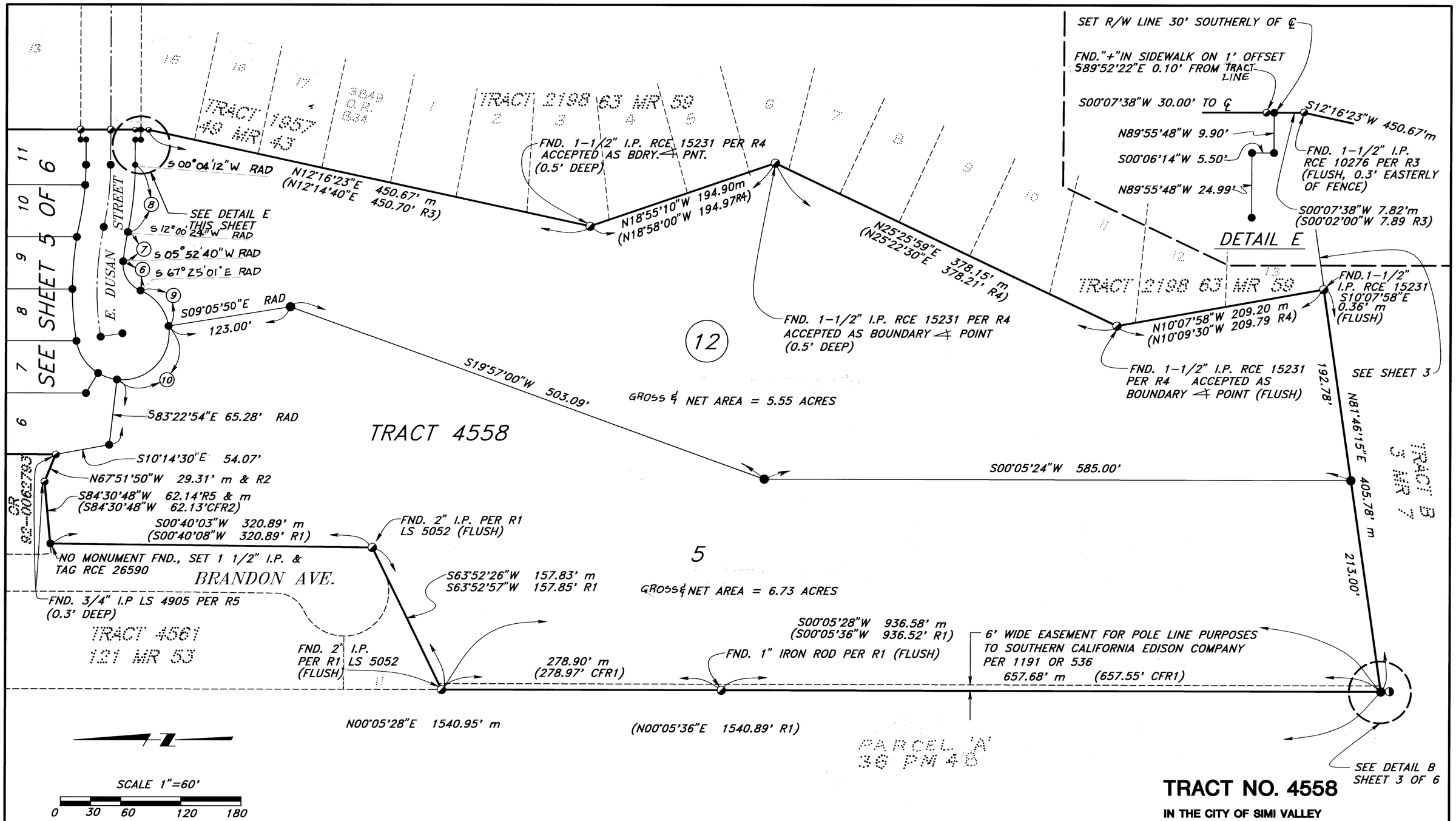
SEE SHEET 3 FOR BOUNDARY SURVEY, LEGEND AND BASIS OF BEARINGS

TRACT NO. 4558

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, AS PER MAP RECORDED IN BOOK 3 PAGE 7 OF MISCELLANEOUS RECORDS (MAPS) OF VENTURA COUNTY
MAY 1993

PREPARED BY:
LAWRANCE, FISK & McFARLAND, INC.
928 GARDEN STREET SUITE 1
SANTA BARBARA, CA 93101



NO.	DELTA	RADIUS	LENGTH
6	73°17'41"	28.50'	36.46'
7	06°07'44"	275.50'	29.47'
8	11°56'12"	324.50'	67.60'
9	58°19'11"	46.50'	47.33'
10	105°42'56"	46.50'	85.80'

SEE SHEET 3 FOR BOUNDARY SURVEY, LEGEND AND BASIS OF BEARINGS.

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