OWNERS STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT No. 4176, SHOWN ON THIS MAP. THAT THEY ARE THE ONLY PERSONS 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 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 THE MAP, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE EASEMENTS FOR LANDSCAPE, PUBLIC SERVICE, STORM DRAINAGE PURPOSES, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE SIMI VALLEY COUNTY SANITATION DISTRICT EASEMENTS FOR SANITARY SEWER PURPOSES, AND ALL USES INCIDENT THERETO SHOWN ON THIS MAP, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY EASEMENTS FOR INGRESS, EGRESS, AND STORM DRAIN MAINTENANCE PURPOSES OVER AND ACROSS ALL OF PARCELS" A," "B", "D", AND "H" SHOWN ON THIS MAP.

KAUFMAN & BROAD - COASTAL VALLEYS, INC., A CALIFORNIA CORPORATION, AS TO AN UNDIVIDED 60% INTEREST

BY: _____ MARK BEISSWANGER PRESIDENT

BY: _____ Asst. SECRETARY TERESA SOUSA

WESTLAND RESERVES, INC., A CALIFORNIA CORPORATION, AS TO AN UNDIVIDED 40% INTEREST

BY: _____ LOU BERKOWITZ PRESIDENT

BY: _____ SANFORD SIGAL SECRETARY

KAUFMAN & BROAD - COASTAL VALLEYS, INC., AS BENEFICIARY UNDER A DEED OF TRUST RECORDED NOVEMBER 29, 1994 AS DOCUMENT NO. 94-189739 OF OFFICIAL RECORDS

BY: _____ MARK BEISSWANGER PRESIDENT

BY: _____ Asst. SECRETARY TERESA SOUSA

SEE SHEET 2 FOR SIGNATURE ACKNOWLEDGEMENTS

SIGNATURE OMISSIONS

THE SIGNATURE OF THE COUNTY OF VENTURA, PRESENT OWNER OF AN EASEMENT FOR PUBLIC ROAD AND/OR HIGHWAY AND INCIDENTAL PURPOSES , AS DISCLOSED BY DEED RECORDED AUGUST 26, 1965 IN BOOK 2851, PAGE 562 OF OFFICIAL RECORDS OF VENTURA COUNTY, HAS 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 SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY. *SAID EASEMENT LIES WHOLLY WITHIN KUEHNER DRIVE BEING DEDICATED WITH THIS MAP.*

THE SIGNATURES OF ALFRED A. KOSKY AND HELEN KOSKY, HUSBAND AND WIFE, OWNERS OF AN UNDIVIDED 1/4 TH INTEREST IN ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES AS DISCLOSED BY DEED RECORDED APRIL 28, 1949 IN BOOK 869, PAGE 599 OF OFFICIAL RECORDS

THE SIGNATURES OF NORMAN V. WAGNER AND LUCILLE H. WAGNER, HIS WIFE, OWNERS OF AN UNDIVIDED 25% INTEREST IN ALL OIL, PETROLEUM, COAL, GAS, MINERALS, AND KINDRED SUBSTANCES AS RESERVED BY DEED RECORDED AUGUST 18, 1950 IN BOOK 950, PAGE 330 OF OFFICIAL RECORDS AND

THE SIGNATURES OF ARTHUR TOWVIM AND FAY TOWVIM, HUSBAND AND WIFE, OWNERS OF INTEREST RESERVED BY DEED RECORDED APRIL 10, 1953 IN BOOK 1127, PAGE 479 OF OFFICIAL RECORDS, ALL OF VENTURA COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, (a) (3) (C) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SUCH SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED "TRACT No. 4176", AND THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISION OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES 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.

3/27/95
DATE

George T. Berg
GEORGE BERG R.C.E. 16804

SIMI VALLEY COUNTY SANITATION DISTRICT ACCEPTANCE CERTIFICATE

THE SIMI VALLEY COUNTY SANITATION DISTRICT HEREBY ACCEPTS THE SANITARY SEWER EASEMENTS AS SHOWN ON THIS MAP AND IN WITNESS THEREOF HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY THE DISTRICT ENGINEER PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION NO. SD-30 OF THE BOARD OF DIRECTORS OF SAID DISTRICT.

3/27/95
DATE

Michael Richard
DISTRICT ENGINEER
SIMI VALLEY COUNTY SANITATION DISTRICT

CITY COUNCIL'S CERTIFICATE

THIS MAP ENTITLED "TRACT NO. 4176" CONSISTING OF 10 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 27 DAY OF MARCH , 1995, 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 DOES ALSO ACCEPT EASEMENTS FOR PUBLIC SERVICE AND STORM DRAINAGE PURPOSES AS SHOWN, AND HEREBY REJECTS THE EASEMENTS FOR LANDSCAPE PURPOSES AND FOR INGRESS, EGRESS, AND STORM DRAIN MAINTENANCE PURPOSES OVER PARCELS "A", "B", "D", & "H". 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 27TH DAY OF MARCH, 1995.

ATTEST:

_____
CITY CLERK OF THE CITY OF SIMI VALLEY

_____
MAYOR OF THE CITY OF SIMI VALLEY

TAX COLLECTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL CERTIFICATES AND SECURITY REQUIRED BY THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT HAVE BEEN FILED AND DEPOSITED WITH ME.

March 29, 1995
DATE

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: Cynthia M. Simmons
DEPUTY COUNTY TAX COLLECTOR

95-039106

COUNTY RECORDER'S CERTIFICATE:

RECORDED AT THE REQUEST OF THE OWNER.
ON April 4th , 1995, AT 8:00 a.M. IN BOOK 127 OF MISCELLANEOUS RECORDS (MAPS), AT PAGES 22-31, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY RECORDER

SURVEYOR'S STATEMENT:

I, WILLIAM S. KISH, DO HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN AUGUST , 1994, 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.

William S. Kish
WILLIAM S. KISH L.S. 5000

DATED: 2/28/95

MY REGISTRATION EXPIRES 12/31/97

LICENSED LAND SURVEYOR WILLIAM S. KISH No. 5000 STATE OF CALIFORNIA

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

THE FOLLOWING SOILS AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 4176 HAVE BEEN

PREPARED BY : RUDY M. PACAL EG 660
DATE OF REPORT: 10/12/94, 11/16/94
TITLE : TRACT NO. 4176
FIRM NAME: GEOTECHNICAL ASSOCIATES INC.
ENGINEER : RUDY M. PACAL EG 660
ADDRESS : 766 LAKEFIELD RD SUITE A, WESTLAKE VILLAGE, CA 91361

THE SOILS REPORTS ARE ON FILE AT THE CITY OF SIMI VALLEY, PUBLIC WORKS DEPARTMENT, FOR PUBLIC INSPECTION.

Rudy M. Pacal
NAME : RUDY PACAL

3/1/95 GE 660 President
DATE AND TITLE

TOTAL GROSS AREA: 41.01 ACRES

TRACT No. 4176
IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 17 WEST, RANCHO SIMI, AS PER MAP RECORDED IN BOOK 3 MR 2, RECORDS OF VENTURA COUNTY

PREPARED BY:
VTN WEST, INC.
6634 VALJEAN AVENUE
VAN NUYS, CA. 91406
818/779-8740/50-FAX

JULY 29, 1994

SHEET 1 OF 10 SHEETS

LEGEND AND MONUMENT NOTES

- ○ INDICATES 2" I.P. TO BE SET W/TAG L.S. 5000
- ● FOUND MONUMENT AS NOTED
  1/2" I/D, I.P. & TAG LS 5000 TO BE SET AT ALL LOT CORNERS, BC/EC AND ANGLE POINTS NOT ON RIGHT OF WAY LINE
  2" I/D, I.P. & TAG LS 5000 TO BE SET AT ALL RIGHT OF WAY CENTERLINE, BC/EC AND ANGLE POINTS
  AFFIXED TAG LS 5000 TO ALL MUNUMENTS FOUND WITH NO TAG
- □ INDICATES STANDARD VENTURA COUNTY SURVEY MONUMENT PER STANDARD DESIGN NO. 90-3 TO BE SET
- Ⓐ EASEMENT FOR LANDSCAPE PURPOSES TO THE CITY OF SIMI VALLEY (LANDSCAPE MAINTENANCE DISTRICT NO. 1)

CF = CALCULATED FROM
M = MEASURED
FD = FOUND
(RAD) = RADIAL
CN = CONCRETE NAIL
VCFB = VENTURA COUNTY FIELD BOOK
PSE = PUBLIC SERVICE EASEMENT
I.P. = IRON PIPE
B.C.M. = BRASS CAP MONUMENT
PRO = DISTANCE OBTAINED BY PRORATION
R.S.O.S.C.A. = RANCHO SIMI OPEN SPACE CONSERVATION AGENCY.

BASIS OF BEARINGS:

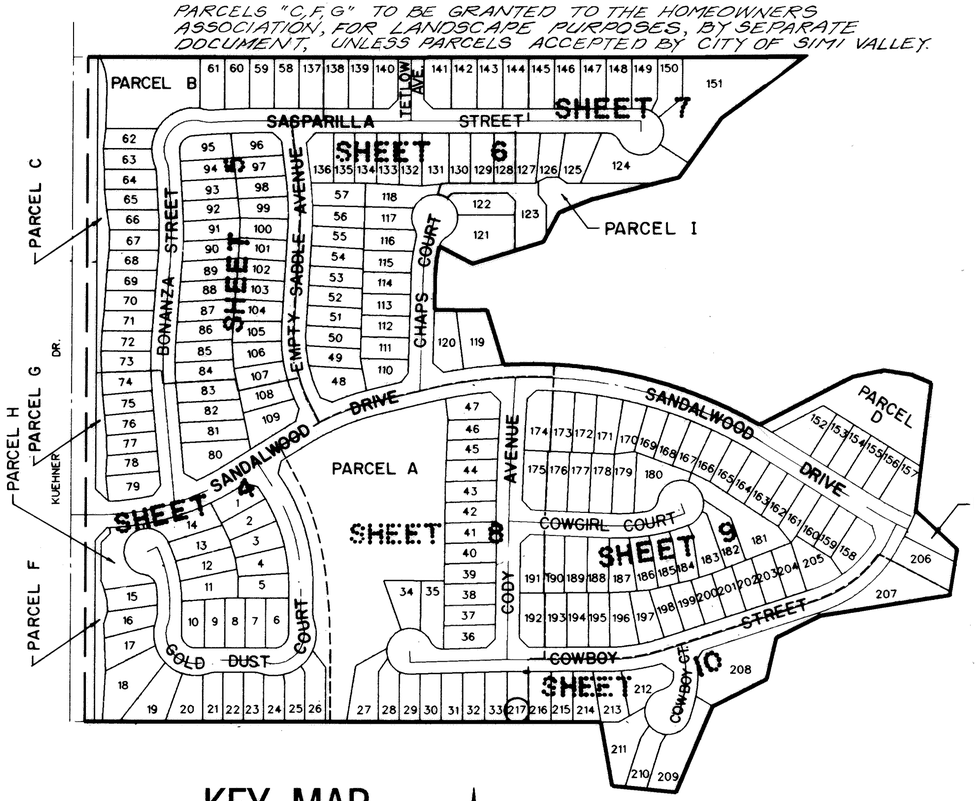
THE BEARING NORTH 00°00'38" EAST OF THE CENTERLINE OF KUEHNER DRIVE AS SHOWN ON THE MAP OF TRACT NO. 3807, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, RECORDED IN BOOK 98, PAGES 97 AND 98, OF MISCELLANEOUS RECORDS (MAPS) OF SAID COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

REFERENCES:

R1 = 40 MR 38-42
R2 = 98 MR 47-48
R3 = 57 MR 37-38
R4 = 180 Dds 351
R5 = 18 OR 250
R6 = 166 Dds 388
R7 = LD-S-429 INST. NO. 93-210197 O.R.
R8 = 165 Dds 220
R9 = 40 RS 37-41
R10 = 168 Dds 273
R11 = 168 Dds 54
R12 = 79 MR 42-43
R13 = LLA 95-01 INST. NO. 95-032201 O.R.

NOTE: *PARCELS "A, B, D, H" TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENTS.*

PARCELS "C, F, G" TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION, FOR LANDSCAPE PURPOSES, BY SEPARATE DOCUMENT, UNLESS PARCELS ACCEPTED BY CITY OF SIMI VALLEY.



KEY MAP

VICINITY MAP

SCALE: 1" = 200'
0 100 200 400

STATE OF CALIFORNIA) SS
COUNTY OF LOS ANGELES)

ON 2/28/95 BEFORE ME, MICHELE B. KARMA
PERSONALLY APPEARED MARK BEISSWANGER & TERESA SOUSA
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.

Michele B Karma — SIGNATURE – NOTARY PUBLIC
MICHELE B KARMA — PRINT NAME – NOTARY PUBLIC
3/28/97 — MY COMMISSION EXPIRES
LOS ANGELES COUNTY — PRINT PLACE OF BUSINESS COUNTY

STATE OF CALIFORNIA) SS
COUNTY OF LOS ANGELES)

ON 3/1/95 BEFORE ME, Jennifer Huberty
PERSONALLY APPEARED Sanford Sigal and Lou Berkowitz
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.

Jennifer Huberty — SIGNATURE # NOTARY PUBLIC
Jennifer Huberty — PRINT NAME – NOTARY PUBLIC
September 27, 1996 — MY COMMISSION EXPIRES
Los Angeles County — PRINT PLACE OF BUSINESS COUNTY

TRACT No. 4176
IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

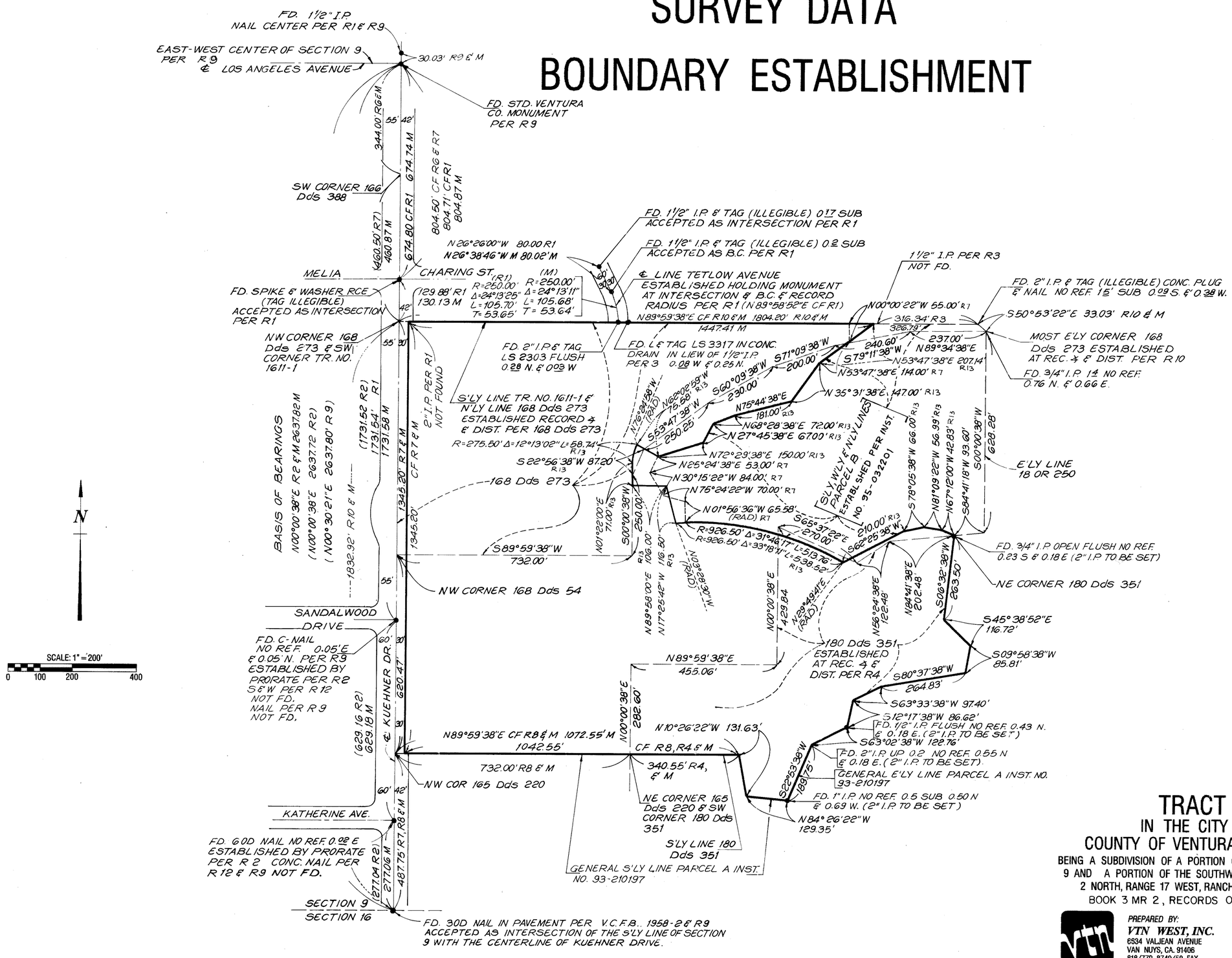
BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 17 WEST, RANCHO SIMI AS PER MAP RECORDED IN BOOK 3 MR 2, RECORDS OF VENTURA COUNTY.

JULY 29, 1994

PREPARED BY:
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8634 VALJEAN AVENUE
VAN NUYS, CA. 91406
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SURVEY DATA

BOUNDARY ESTABLISHMENT



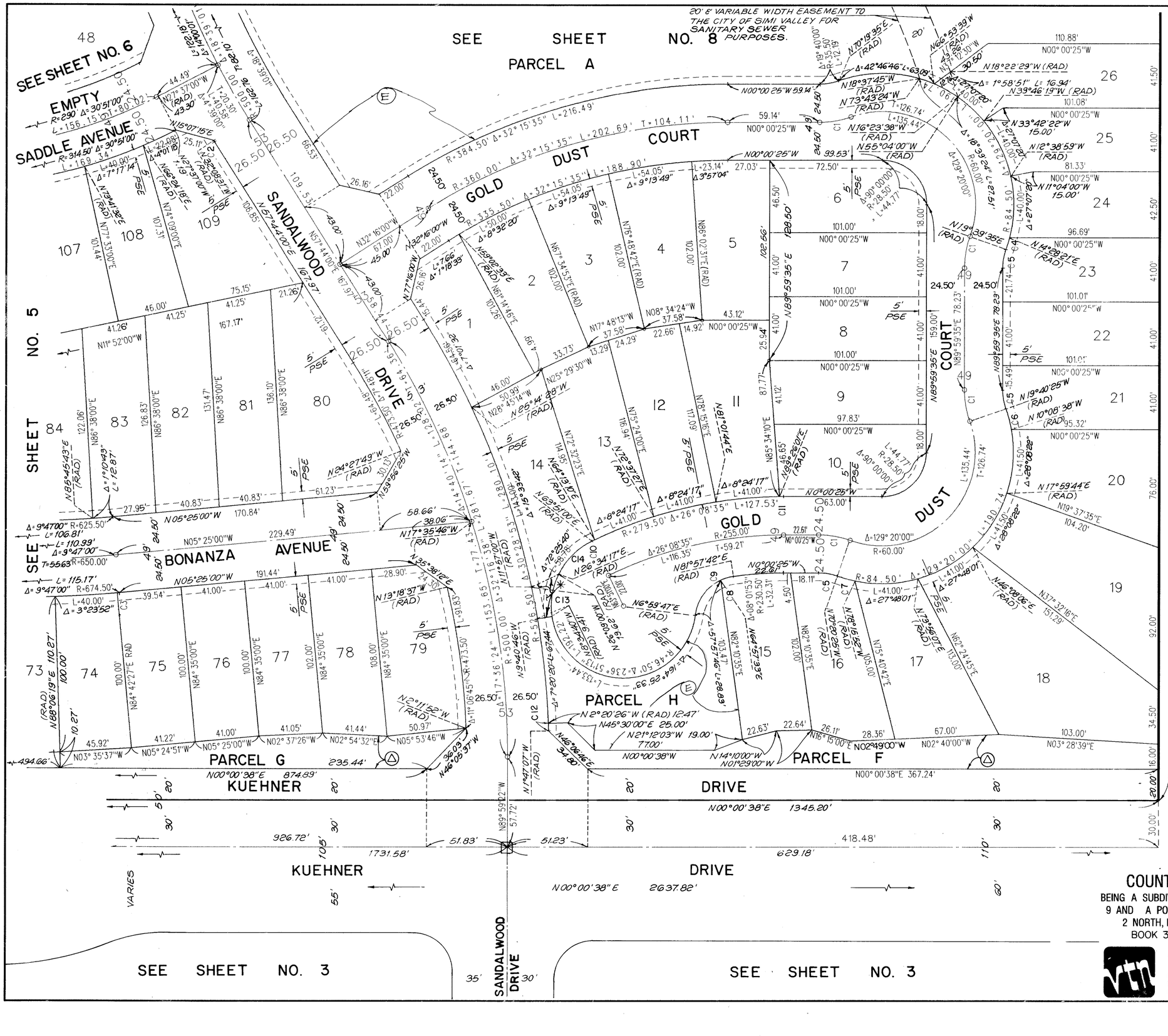
TRACT No. 4176

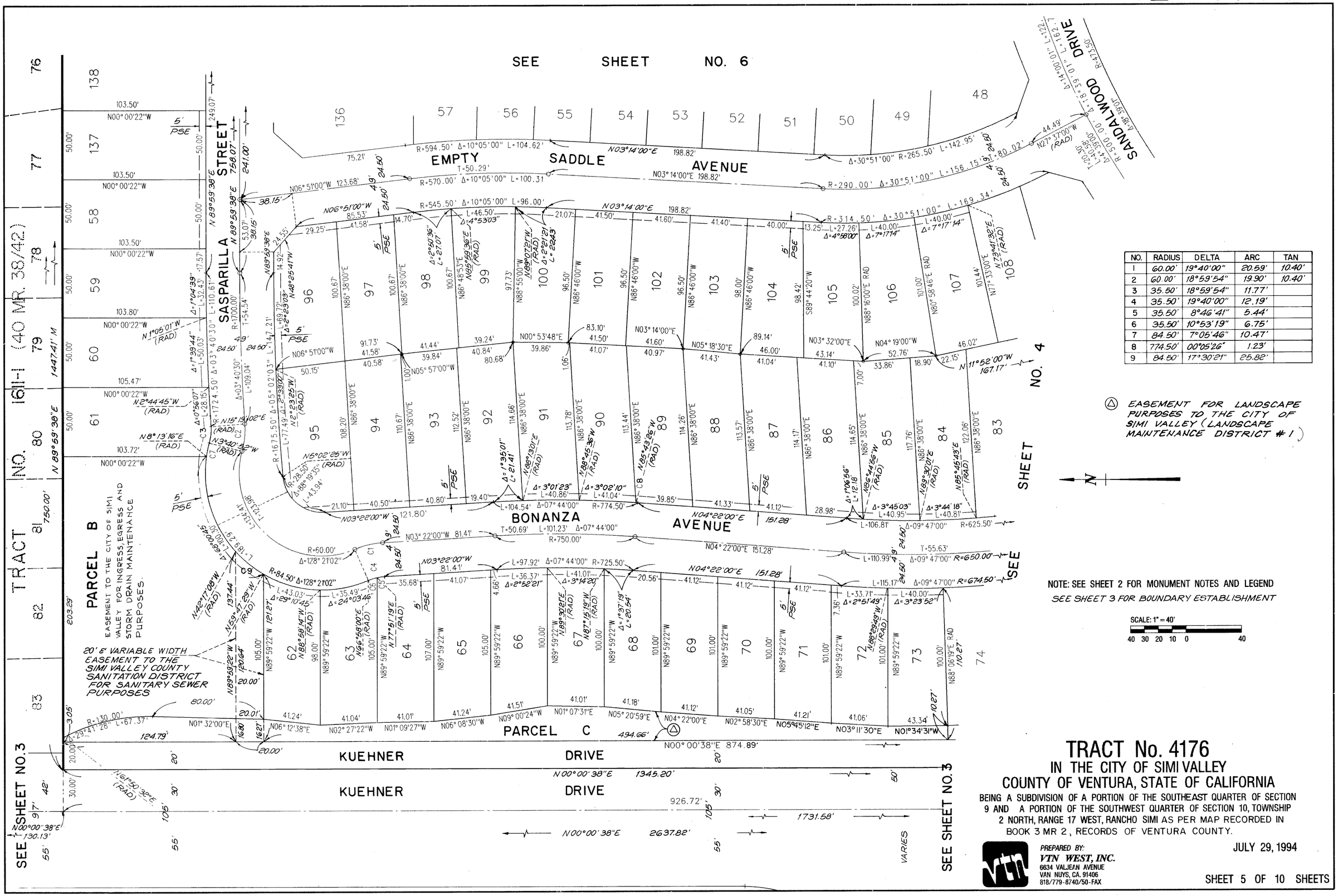
IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 17 WEST, RANCHO SIMI AS PER MAP RECORDED IN BOOK 3 MR 2, RECORDS OF VENTURA COUNTY.

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JULY 29, 1994


SEE SHEET NO. 6
SEE SHEET NO. 8
PARCEL A
EMPTY
SADDLE AVENUE
SANDALWOOD DRIVE
GOLD DUST COURT
GOLD DUST COURT
SHEET NO. 5
SEE SHEET NO. 4
BONANZA AVENUE
KUEHNER DRIVE
KUEHNER DRIVE
PARCEL G
PARCEL H
PARCEL F
SEE SHEET NO. 3
SEE SHEET NO. 3
SANDALWOOD DRIVE
20' E VARIABLE WIDTH EASEMENT TO THE CITY OF SIMI VALLEY FOR SANITARY SEWER PURPOSES.
R=384.50' Δ=32°15'35" L=216.49'
R=360.00' Δ=32°15'35" L=188.90'
R=335.50' Δ=32°15'35" L=188.90'
R=279.50' Δ=26°08'35" L=127.53'
R=255.00' Δ=26°08'35" L=116.35' T=59.21'
R=674.50' Δ=9°47'00" L=115.17'
R=650.00' Δ=9°47'00" L=110.99' T=55.63'
R=625.50' Δ=9°47'00" L=106.81'
R=290' Δ=30°51'00" L=156.15' T=80.02'
R=314.50' Δ=30°51'00" L=169.34'
Δ=42°46'46" L=63.09'
Δ=129°20'00" R=60.00'
Δ=129°20'00" R=60.00'
Δ=90°00'00" R=28.50' L=44.77'
Δ=90°00'00" R=28.50' L=44.77'
Δ=8°24'17" L=41.00'
Δ=8°24'17" L=41.00'
Δ=8°24'17" L=41.00'
Δ=9°13'49" L=54.05'
Δ=9°13'49" L=54.05'
Δ=8°32'20" L=50.00'
Δ=3°57'04" L=23.14'
Δ=27°48'01" L=41.00'
Δ=27°48'01" L=41.00'
Δ=28°08'22" L=41.50'
Δ=27°07'29" L=40.00'
Δ=18°39'24" L=129.00'
Δ=19°40'00" R=35.50' L=12.19'
Δ=18°39'01" L=20.30'
Δ=4°01'18" L=22.08'
Δ=7°11'14" L=49.90'
Δ=3°23'52" L=40.00'
Δ=9°47'00" R=650.00'
Δ=3°57'04" L=23.14'
Δ=1°18'39" L=7.66'
Δ=17°36'24" L=153.65'
Δ=11°06'45" R=473.50'
Δ=0°33'32" L=2.80'
Δ=19°40'00" R=35.50' L=12.19'
Δ=1°58'51" L=16.94'
Δ=4°39'00" L=20.30'
Δ=4°39'00" L=20.30'
Δ=4°18'39" L=10.13'
Δ=4°18'39" L=10.13'
Δ=4°18'39" L=10.13



NO.	RADIUS	DELTA	ARC	TAN
1	60.00'	19°40'00"	20.59'	10.40'
2	60.00'	18°59'54"	19.90'	10.40'
3	35.50'	18°59'54"	11.77'	
4	35.50'	19°40'00"	12.19'	
5	35.50'	8°46'41"	5.44'	
6	35.50'	10°53'19"	6.75'	
7	84.50'	7°05'46"	10.47'	
8	774.50'	00°05'26"	1.23'	
9	84.50'	17°30'27"	25.82'	

△ EASEMENT FOR LANDSCAPE PURPOSES TO THE CITY OF SIMI VALLEY (LANDSCAPE MAINTENANCE DISTRICT #1)

NOTE: SEE SHEET 2 FOR MONUMENT NOTES AND LEGEND
SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT

SCALE: 1" = 40'
40 30 20 10 0 40

TRACT No. 4176
IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 17 WEST, RANCHO SIMI AS PER MAP RECORDED IN BOOK 3 MR 2, RECORDS OF VENTURA COUNTY.

PREPARED BY:
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6634 VALJEAN AVENUE
VAN NUYS, CA. 91406
818/779-8740/50-FAX

JULY 29, 1994

NO.	RADIUS	DELTA	ARC	TAN
1	594.50'	0°32'45"	5.66'	
2	526.50'	1°35'24"	14.61'	
3	28.50'	43°40'25"	21.72'	
4	28.50'	39°29'40"	19.64'	
5	28.50'	4°10'45"	2.08'	
6	46.50'	27°10'51"	22.06'	
7	250.00'	02°21'23"	10.28'	5.14'
8	223.50'	02°38'09"	10.28'	
9	276.50'	02°07'49"	10.28'	

SCALE: 1" = 40'

40 30 20 10 0 40

TRACT No. 4176

IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 17 WEST, RANCHO SIMI AS PER MAP RECORDED IN BOOK 3 MR 2, RECORDS OF VENTURA COUNTY.

NOTE: SEE SHEET 2 FOR MONUMENT NOTES AND LEGEND
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JULY 29, 1994

TRACT NO. 1901
(57 M.R. 37/38)

SEE SHEET NO. 3

SEE SHEET NO. 6

SEE SHEET NO. 9

SEE SHEET NO. 95-01 LLA

SEE PARCEL B 95-032201 OR

SASPARILLA STREET

CHAPS COURT

PARCEL I

DETAIL 'A'

TO BE OFFERED FOR PARK PURPOSES BY SEPARATE DOCUMENT : TO R.S.O.S.C.A.

VARIABLE WIDTH EASEMENT TO THE CITY OF SIMI VALLEY FOR STORM DRAINAGE PURPOSES

NO.	RADIUS	DELTA	ARC	TAN
1	46.50'	27°10'51"	22.06'	

NO.	BEARING	DIST.
(71)	N64°35'49"E	25.65'
(72)	N64°35'49"E	4.00'
(73)	N64°35'49"E	21.65'
(74)	N89°59'38"E	22.41'
(75)	N54°30'18"W	18.94'

NOTE: SEE SHEET 2 FOR MONUMENT NOTES AND LEGEND

SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT

SCALE: 1" = 40'

40 30 20 10 0 40

TRACT No. 4176

IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 17 WEST, RANCHO SIMI AS PER MAP RECORDED IN BOOK 3 MR 2, RECORDS OF VENTURA COUNTY.

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JULY 29, 1994

SEE SHEET NO. 9

SEE SHEET NO. 10

SEE SHEET NO. 6

SEE SHEET NO. 4

SEE M.R. 24 SHEET NO. 3

EASEMENT TO THE CITY OF SIMI VALLEY FOR INGRESS, EGRESS AND STORM DRAIN MAINTENANCE PURPOSES

PARCEL A

GROSS = 2.95 AC.
NET = 2.89 AC.

VARIABLE WIDTH EASEMENT TO THE SIM VALLEY COUNTY SANITATION DISTRICT FOR SANITARY SEWER PURPOSES

NOTE: SEE SHEET 2 FOR MONUMENT NOTES AND LEGEND
SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT

	RADIUS	DELTA	ARC	TAN
C1	60.00'	19°40'00"	20.59'	10.40

SCALE: 1" = 40'
40 30 20 10 0 40

TRACT No. 4176
IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 17 WEST, RANCHO SIMI AS PER MAP RECORDED IN BOOK 3 MR 2, RECORDS OF VENTURA COUNTY.

JULY 29, 1994

PREPARED BY:
VTN WEST, INC.
6634 VALJEAN AVENUE
VAN NUYS, CA. 91406
818/779-8740/50-FAX

PARCEL B PER LLA 95-01

SEE SHEET NO. 3

95-032201 OR

NO.	RADIUS	DELTA	ARC	TAN
1	926.50'	00°13'01"	3.51'	
2	573.50'	00°41'44"	6.96'	
3	335.50'	00°26'22"	2.57'	
4	374.50'	00°26'42"	2.91'	
5	600.00'	2°44'18"	28.68'	14.34'

PARCEL D
EASEMENT TO THE CITY OF SIMI VALLEY FOR INGRESS, EGRESS AND STORM DRAIN MAINTENANCE PURPOSES

SEE SHEET NO. 6

SEE SHEET NO. 8

SEE SHEET NO. 3

SEE SHEET NO. 10

SANDALWOOD DRIVE

COWGIRL COURT

COWBOY STREET

COWBOY COURT

PARCEL E

PARCEL E TO BE OFFERED FOR PARK PURPOSES BY SEPARATE DOCUMENT: TO R.S.D.S.C.A.

SCALE: 1" = 40'

40 30 20 10 0 40

NOTE: SEE SHEET 2 FOR MONUMENT NOTES AND LEGEND
SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT

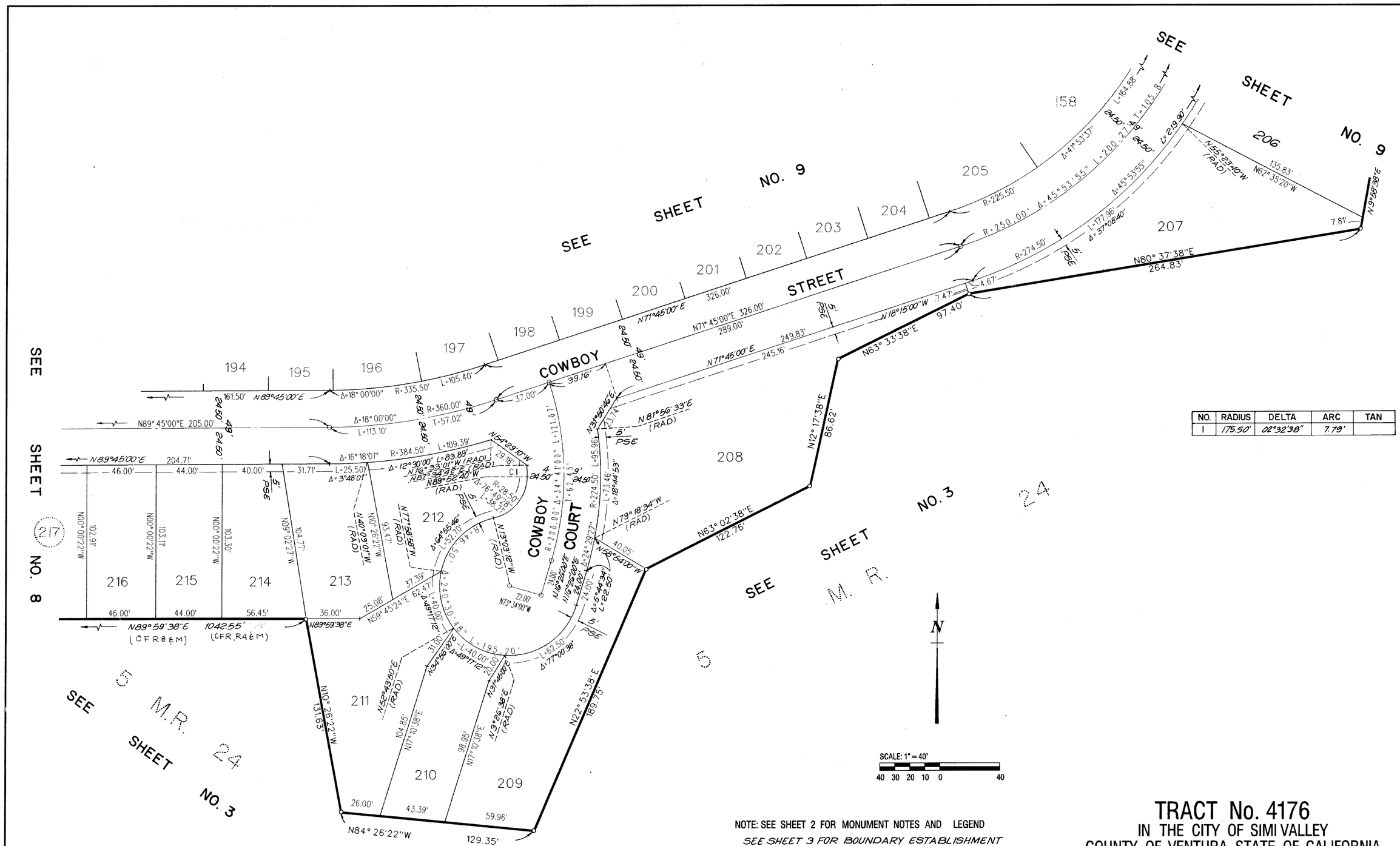
TRACT No. 4176
IN THE CITY OF SIMI VALLEY
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 17 WEST, RANCHO SIMI AS PER MAP RECORDED IN BOOK 3 MR 2, RECORDS OF VENTURA COUNTY.

PREPARED BY:
VTN WEST, INC.
6634 VALJEAN AVENUE
VAN NUYS, CA. 91406
818/779-8740/50-FAX

JULY 29, 1994

SHEET 9 OF 10 SHEETS



NO.	RADIUS	DELTA	ARC	TAN
1	175.50'	02°32'38"	7.79'	

NOTE: SEE SHEET 2 FOR MONUMENT NOTES AND LEGEND
SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT

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SHEET 10 OF 10 SHEETS