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. 4583-1, 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 AS SHOWN ON THIS MAP EXCEPT FOR THOSE IDENTIFIED AS PRIVATE STREETS.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AN ACCESS EASEMENT OVER ALL PRIVATE STREETS.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE EASEMENTS FOR SANITARY SEWER PURPOSES AND ALL USES INCIDENTAL THERETO OVER ALL THE PRIVATE STREETS AND AS SHOWN ON THE MAP.

AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE EASEMENTS FOR STORM DRAINAGE PURPOSES AND ALL USES INCIDENTAL THERETO OVER ALL THE PRIVATE STREETS AS SHOWN ON THE MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE VENTURA COUNTY WATERWORKS DISTRICT NO. 8 THE WATER PIPELINE EASEMENTS OVER ALL THE PRIVATE STREETS AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE EASEMENTS FOR PUBLIC SERVICE OVER ALL PRIVATE STREETS AND AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE NORTHERLY LINE OF LOTS 1,13,14,15,16,44,45, AND 89,91,92 AND 93, INCLUSIVE ABUTTING LONG CANYON RD. IN ORDER THAT THE OWNERS OF SAID LOTS 1,13,14,15,16,44,45, AND 89, 91, 92, AND 93, INCLUSIVE, SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID LONG CANYON RD., EXCEPT THE GENERAL RIGHT-OF-TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC.

ARDENDALE PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP
BY: NUWI ARDENDALE, L.L.C. ITS GENERAL PARTNER
BY: NEW URBAN WEST INC. ITS MANAGING MEMBER

BY: _____ BY _____

PRESIDENT SECRETARY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

ON MARCH 20, 1997 BEFORE ME, ANTHONY R BACHMURA,
PERSONALLY APPEARED STEPHAN GUNTHER,
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.

Anthony R. Bachmann — APRIL 28, 1999
SIGNATURE - NOTARY PUBLIC — MY COMMISSION EXPIRES

ANTHONY R BACHMURA — V.T.N. WEST, INC. — LOS ANGELES
PRINT NAME - NOTARY PUBLIC — PRINT PLACE OF BUSINESS — COUNTY

SIGNATURE OMISSIONS

THE SIGNATURE OF THE VENTURA COUNTY WATER WORKS DISTRICT NO.8, PRESENT OWNER OF AN EASEMENT FOR WATER SYSTEM AS DISCLOSED BY THE DEED RECORDED SEPTEMBER 12, 1989, AS INSTRUMENT NO. 89-143557 OF OFFICIAL RECORDS OF VENTURA COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT AS THEIR INTEREST CANNOT RIPEN INTO FEE AND SUCH SIGNATURE ARE NOT REQUIRED BY THE LOCAL AGENCY.

THE SIGNATURE OF THE OLYMPIA/ROBERTS COMPANY A CALIFORNIA GENERAL PARTNERSHIP, PRESENT OWNER OF AN EASEMENT FOR FIRE FUEL MODIFICATION ZONE, AS DISLOSED BY THE DEED RECORDED JANUARY 3, 1994, AS INSTRUMENT NO. 94-000089, JANUARY 3, 1994 AS 94-000090 AND RERECORDED APRIL 21, 1994 AS 94-068964 OF OFFICIAL RECORDS, SAID EASEMENTS LIE WHOLLY WITHIN FIRST STREET BEING DEDICATED BY THIS MAP AND MARIPOSA ASSOCIATES, LLC AND WOODRIDGE ASSOCIATES, LLC, PRESENT OWNER OF AN EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED BY THE DEED RECORDED APRIL 21, 1997 AS INSTRUMENT NO. 97-048787 OF OFFICIAL RECORDS OF VENTURA COUNTY, SAID EASEMENT LIES PARTLY WITHIN FIRST STREET BEING DEDICATED BY THIS MAP, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3) A OF THE SUBDIVISION MAP ACT AS THEIR INTEREST CANNOT RIPEN INTO FEE 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. 4583-1 AND THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISION 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.

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

JUNE 2, 1997 — George T. Berg
DATE — GEORGE T. BERG R.C.E. 16804

WATERWORKS DISTRICT ACCEPTANCE CERTIFICATE

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 HEREBY ACCEPTS THE WATER PIPELINE 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. WWD-20 OF THE BOARD OF DIRECTORS OF SAID DISTRICT.

May 13, 1997 — Michael Klienbrodt
DATED: — DISTRICT ENGINEER
VENTURA COUNTY WATERWORKS DISTRICT NO.8

CITY COUNCIL'S CERTIFICATE

THIS MAP ENTITLED TRACT NO. 4583-1 CONSISTING OF 18 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 2nd DAY OF June, 1997, FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP,

AND DOES HEREBY ACCEPT FOR PUBLIC USE THE RIGHT-OF- WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THIS MAP EXCEPT FOR THOSE INDENTIFIED AS PRIVATE.

AND DOES HEREBY ACCEPT THE ACCESS EASEMENT OVER ALL THE PRIVATE STREETS AS SHOWN ON THIS MAP ON BEHALF OF ALL GOVERNMENT AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE,

AND DOES HEREBY ACCEPT THE EASEMENTS FOR SANITARY SEWER PURPOSES OVER ALL THE PRIVATE STREETS AS SHOWN ON THIS MAP, AND DOES HEREBY ACCEPT THE EASEMENTS FOR PUBLIC SERVICE OVER ALL PRIVATE STREETS AND AS SHOWN ON THIS MAP,

AND DOES HEREBY ACCEPT ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON.

AND HEREBY REJECTS THE EASEMENTS FOR STORM DRAINAGE PURPOSES.

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 3rd DAY OF June, 1997.

ATTEST:

Geri K Rolands — Acct.
CITY CLERK OF THE CITY OF SIMI VALLEY

Greg Stratton
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.

11/07/97
DATE

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: Harold S. Pittman
~~DEPUTY~~ COUNTY TAX COLLECTOR

#97-152009

COUNTY RECORDER'S CERTIFICATE:

RECORDED AT THE REQUEST OF THE OWNER, ARDENDALE PARTNERS, L.P. ON November 12th, 1997, AT 8:00 A.M. IN BOOK 132 OF MISCELLANEOUS RECORDS (MAPS), AT PAGES 52-69, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: E.M. Pressley
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 JANUARY 1991, 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 — DATED: 3/13/97
WILLIAM S. KISH L.S. 5000
MY LICENSE EXPIRES 12/31/97

LICENSED LAND SURVEYOR WILLIAM S. KISH L.S. 5000 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER MICHAEL KLEINBRODT No. 20293 EXP. 9-30-97 CIVIL STATE OF CALIFORNIA

SECTION 66499.20 1 /2 CERTIFICATE

THIS IS TO CERTIFY THAT PURSUANT TO SECTION 66499.20 1 /2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THAT PORTION OF THE EASEMENT TO VENTURA COUNTY WATERWORKS DISTRICT NO. 8 RECORDED SEPTEMBER 12, 1989 AS INST. NO. 89-143557 OF OFFICIAL RECORDS LYING WITHIN THE EXTERIOR BOUNDARIES OF THIS SUBDIVISION NOT SHOWN ON THIS MAP.

Michael Kleinbrodt — 7/10/97
DISTRICT ENGINEER, VENTURA COUNTY WATERWORKS DISTRICT NO. 8 — DATED

THE FOLLOWING SOILS AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 4583-1 HAVE BEEN
PREPARED BY : GEOSOILS, INC.
DATE OF REPORT: JUNE 13,1996
TITLE : GEOTECHNICAL REVIEW OF 40-SCALE GRADING PLANS TRACT 4583

FIRM NAME: GEOSOILS, INC.
ENGINEER : DEL YOKUM
REGISTRATION NO : GE 918

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

NAME : — 3/24/97 Exec. V.P.
DATE AND TITLE

TOTAL GROSS AREA: 63.70 ACRES

TRACT NO. 4583-1

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LD-S-217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES, 6 THROUGH 9, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID COUNTY.

SEPTEMBER , 1996

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

SHEET 1 OF 18 SHEETS

LEGEND AND MONUMENT NOTES

○ INDICATES 2" I.P. SET W/TAG L.S. 5000, FLUSH

□ INDICATES STANDARD VENTURA COUNTY SURVEY MONUMENT PER STANDARD DESIGN NO. 90-3 SET TAGGED L.S.5000

● FOUND 2" I. P. TAGGED L.S. 5000 PER R1

1/ 2 I.P. & TAG LS 5000 SET AT ALL LOT CORNERS, BC/EC AND ANGLE POINTS NOT ON RIGHT OF WAY LINE

2" I.P. & TAG LS 5000 SET AT ALL RIGHT OF WAY CENTERLINE, BC/EC AND ANGLE POINTS, UNLESS OTHERWISE NOTED

L.T. & TAG L.S. 5000 ON TOP OF CURB ON LOT LINES PRODUCED TO 0.25FT. FROM FACE OF CURB 9.75' O/S ON 60 FT. WIDE STREETS OR 6.25' O/S ON 49 FT. STREETS, AS APPLICABLE.

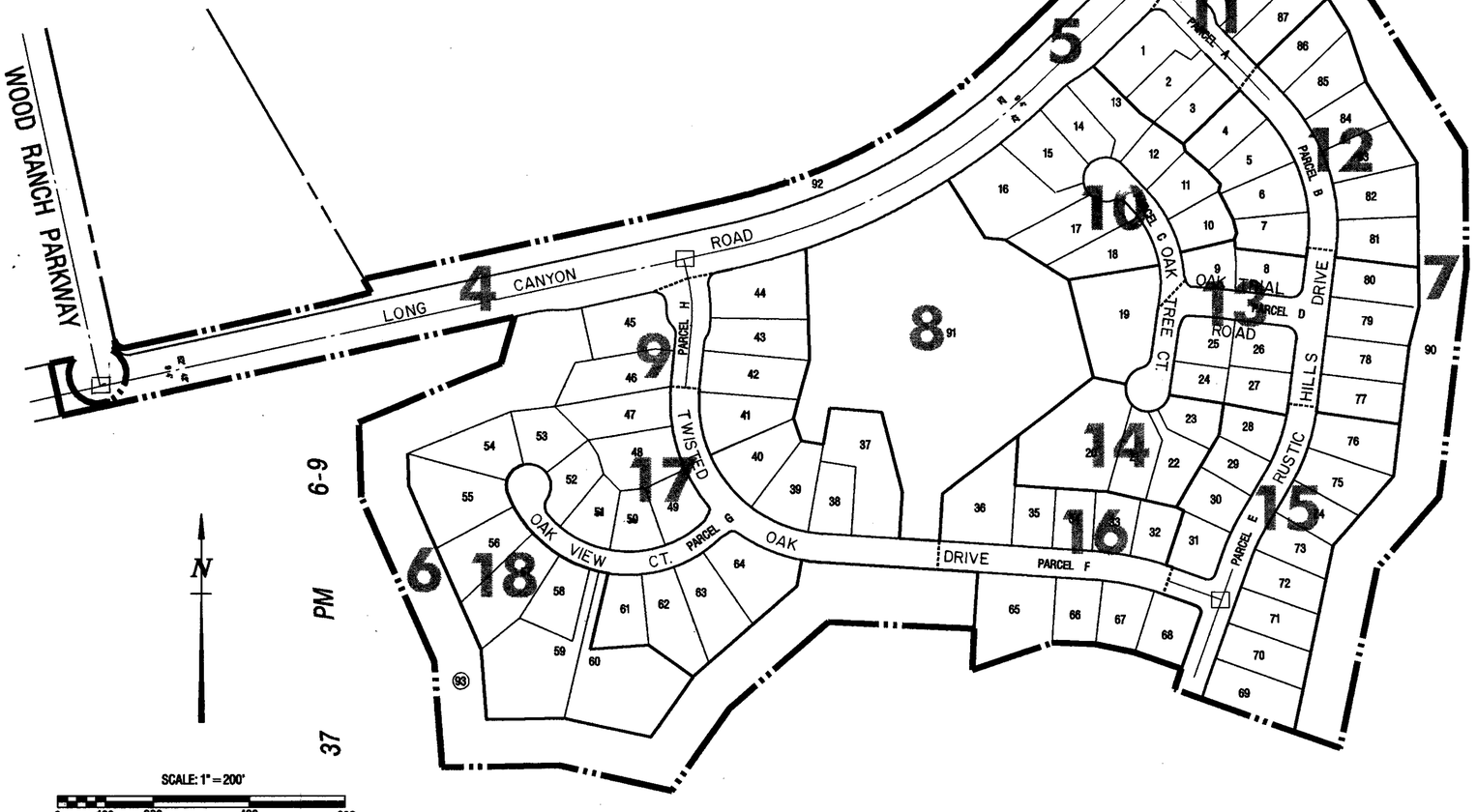
M = MEASURED
FD = FOUND
(RAD) = RADIAL
P.S.E. = PUBLIC SERVICES EASEMENT
H.O.A. = HOME OWNERS ASSOCIATION

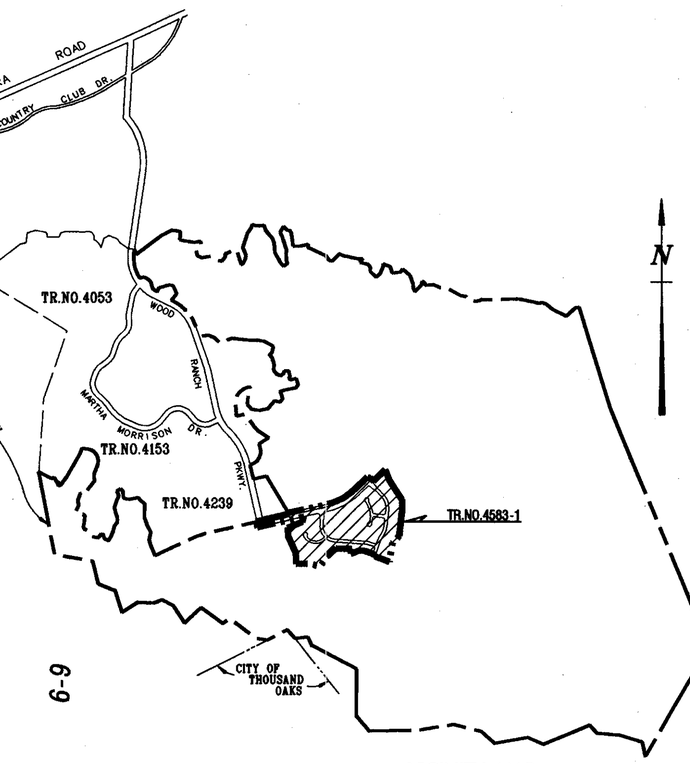
BASIS OF BEARINGS:

THE BEARING NORTH 12°18'24" WEST OF THE CENTER LINE OF WOOD RANCH PARKWAY AS SHOWN ON THE MAP OF TRACT NO. 4239, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, RECORDED IN BOOK 117, PAGES 3 TO 23, INCLUSIVE, OF MISCELLANEOUS RECORDS (MAPS) OF SAID COUNTY WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP. (SEE SHEET NO. 3)

REFERENCES:

R1 = TRACT NO. 4239, 117 MR 3-23





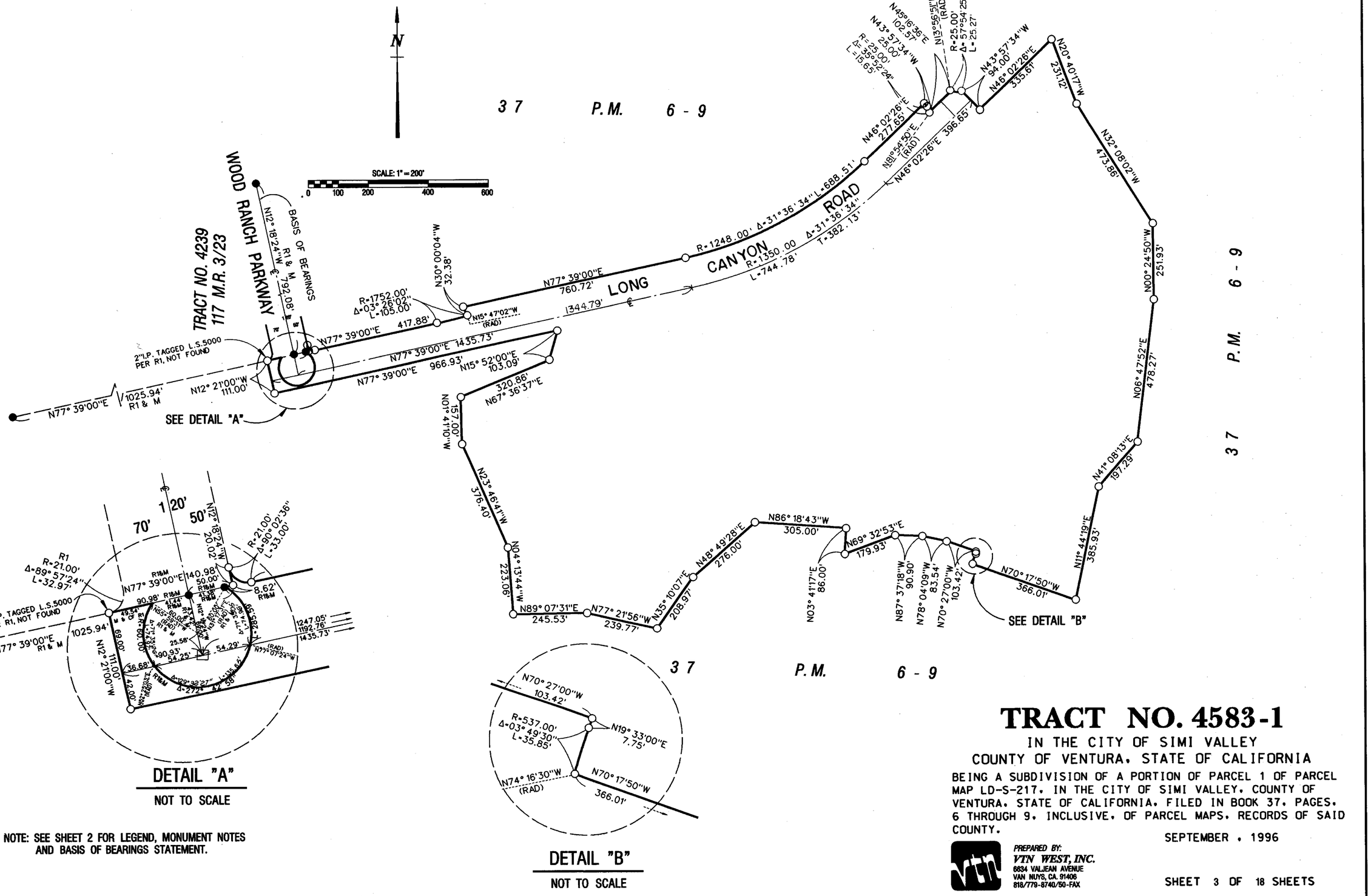
TRACT NO. 4583-1

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SEPTEMBER , 1996

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



NOTE: SEE SHEET 2 FOR LEGEND, MONUMENT NOTES AND BASIS OF BEARINGS STATEMENT.

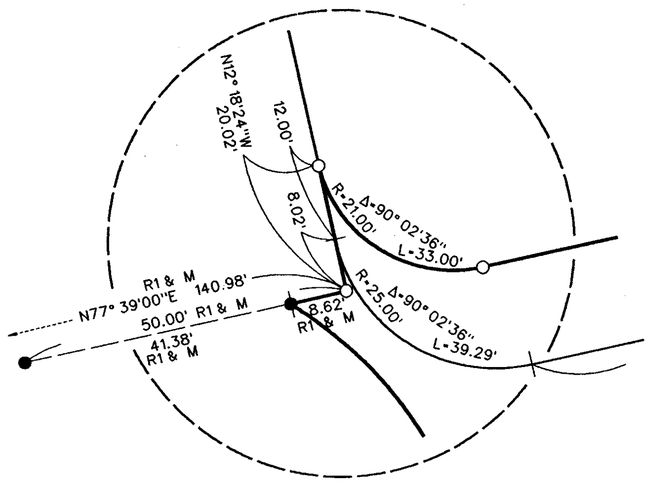
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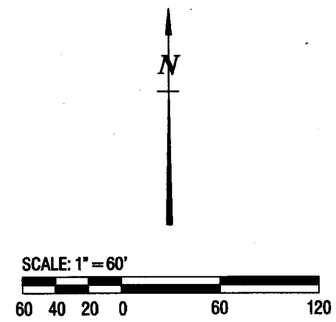
SEPTEMBER , 1996

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



DETAIL "A"

NOT TO SCALE



37 P.M. 6 - 9

37 P.M. 6 - 9

NOTE: SEE SHEET 2 FOR LEGEND, MONUMENT NOTES AND BASIS OF BEARINGS STATEMENT.

TRACT NO. 4583-1

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

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37 P.M. 6 - 9

N

SCALE: 1" = 60'

60 40 20 0 60 120

SEE SHEET NO. 4

SEE SHEET NO. 7

SEE SHEET NO. 11

SEE SHEET NO. 10

SEE SHEET NO. 8

SEE SHEET NO. 9

92 (SEE SHEET NO. 7)

ROAD

CANYON

LONG

RUSTIC HILLS DRIVE

TWISTED OAK DRIVE

ALL OF LOT 92 IS ACCESS FOR CONTIGUOUS FUEL MODIFICATION ZONES.

N77° 39'00"E 760.72'

N77° 39'00"E 1269.74'

N77° 39'00"E 97.75'

N77° 39'00"E 34.18'

1247.05'

1435.73'

N12° 21'00"W 49.36'

R=25.00' Δ=87°10'35" L=38.04'

R=1248.00' Δ=31°36'34" L=688.51'

R=1298.00' Δ=31°36'34" L=716.09'

R=1350.00' Δ=31°36'34" L=744.78' T=382.13'

R=1392.00' Δ=31°36'34" L=767.95'

N46° 02'26"E 277.65'

N46° 02'26"E 252.65'

N46° 02'26"E 321.65'

N46° 02'26"E 150.00'

N43° 57'34"E 25.00'

Δ=35°52'24" L=15.65'

Δ=54°07'36" L=23.62'

R=25.00' Δ=90°00'00" L=39.27'

N45° 06'36"E 102.57'

N13° 56' 51"E (RAD)

R=25.00' Δ=57°54'25" L=25.27'

53.83'

N43° 57'34"W 63.00'

48.74'

N81° 54' 50"E (RAD)

431.71'

N43° 57'34"W 94.00'

52.00'

42.00'

75.00'

6.00'

R=25.00' Δ=90°00'00" L=39.27'

N46° 02'26"E 256.69'

335.61'

84.92'

N20° 40'17"W 231.12'

R=25.00' Δ=90°00'00" L=39.27'

N29° 53'22"W (RAD)

R=210.00' Δ=14°04'12" L=51.57'

R=190.00' Δ=14°04'12" L=46.66'

N46° 02'26"E 19.40'

1 2 13 14 15 16 44 91 89 90

NOTE: SEE SHEET 2 FOR LEGEND, MONUMENT NOTES AND BASIS OF BEARINGS STATEMENT.

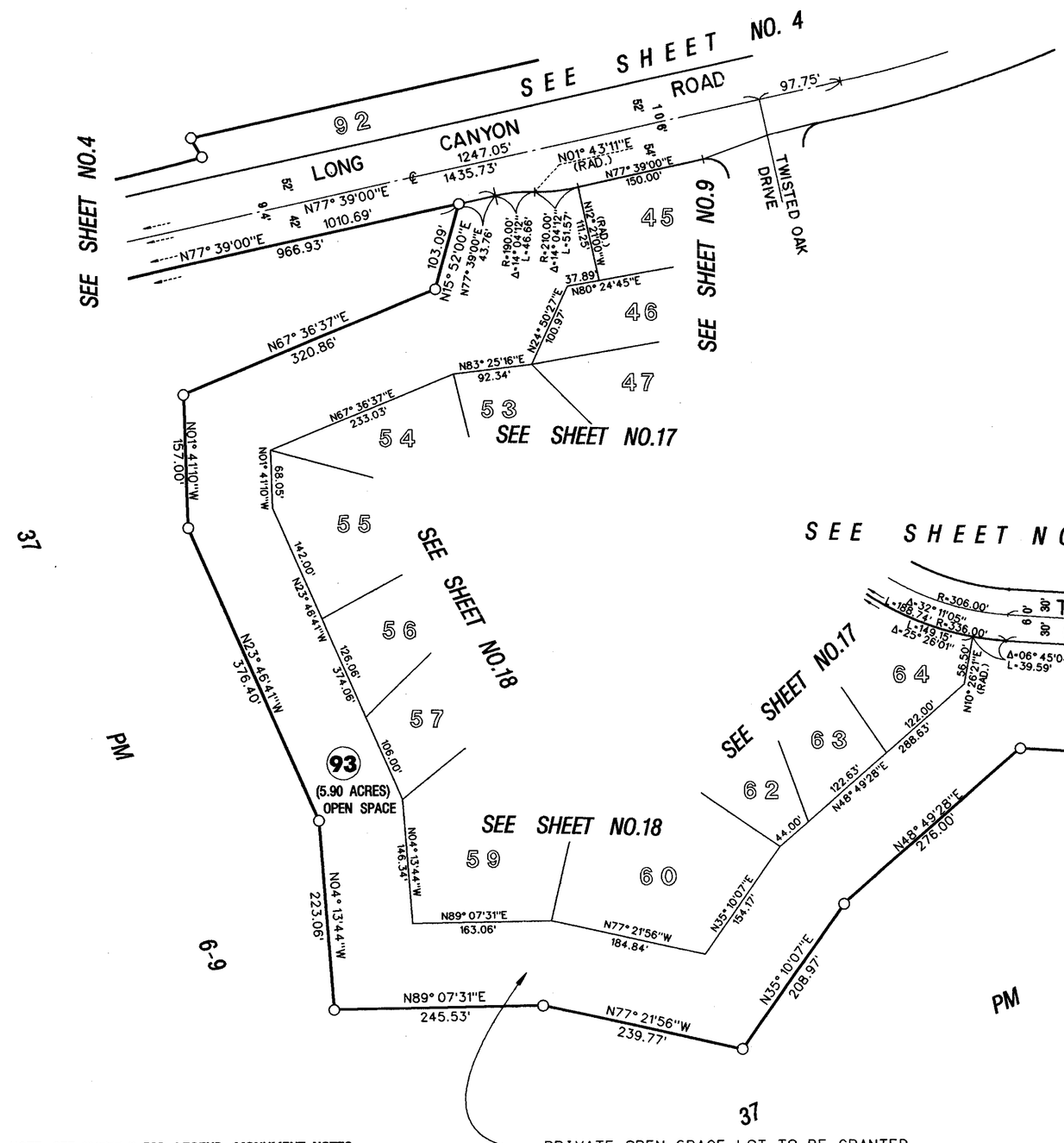
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IN THE CITY OF SIMI VALLEY
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SEPTEMBER , 1996

PREPARED BY:
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VAN NUYS, CA. 91406
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PRIVATE OPEN SPACE LOT TO BE GRANTED TO THE H.O.A. BY SEPARATE DOCUMENT.

NOTE: SEE SHEET 2 FOR LEGEND, MONUMENT NOTES AND BASIS OF BEARINGS STATEMENT.

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IN THE CITY OF SIMI VALLEY
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NOTE: SEE SHEET 2 FOR LEGEND, MONUMENT NOTES AND BASIS OF BEARINGS STATEMENT.

PRIVATE OPEN SPACE LOT TO BE GRANTED TO THE H.O.A. BY SEPARATE DOCUMENT.

90 (4.26 ACRES) OPEN SPACE

SEE SHEET NO.11 · SEE SHEET NO. 12 · SEE SHEET NO.13 · SEE SHEET NO. 15

SCALE: 1" = 100'

DETAIL "A"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE

SEE DETAIL "A"
SEE DETAIL "B"

SEE SHEET NO.6

ALL OF LOT 92 IS ACCESS FOR THE BENEFIT OF CONTIGUOUS FUEL MODIFICATION ZONES

PROPOSED LANDSCAPE AREA (2.19 ACRES) TO H.O.A. BY SEPARATE DOCUMENT

LONG CANYON ROAD · TWISTED HILLS DRIVE · RUSTIC HILLS DRIVE · WOOD RANCH PARKWAY

TRACT NO 4239
117 M.R. 3/23

IDENTICAL

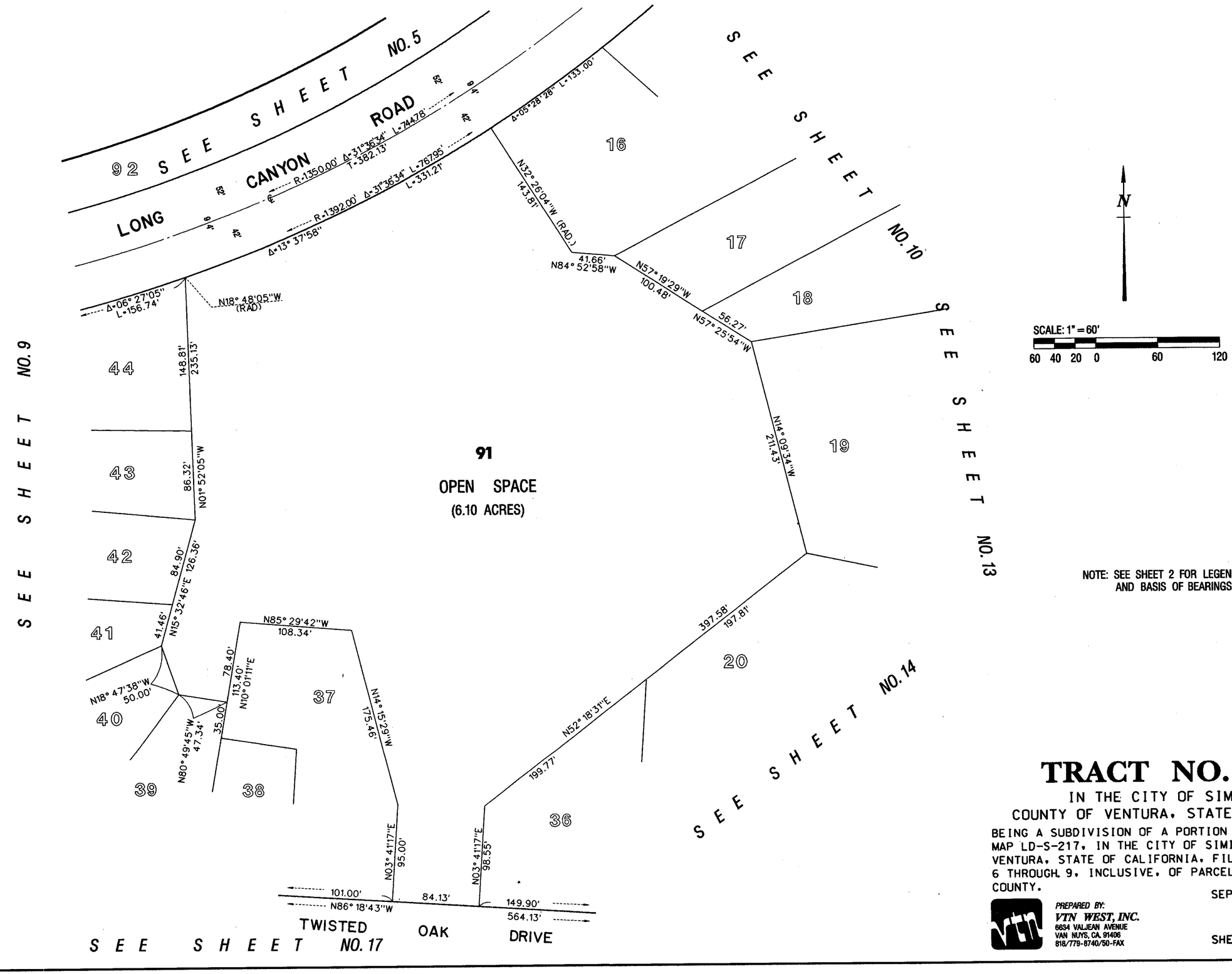
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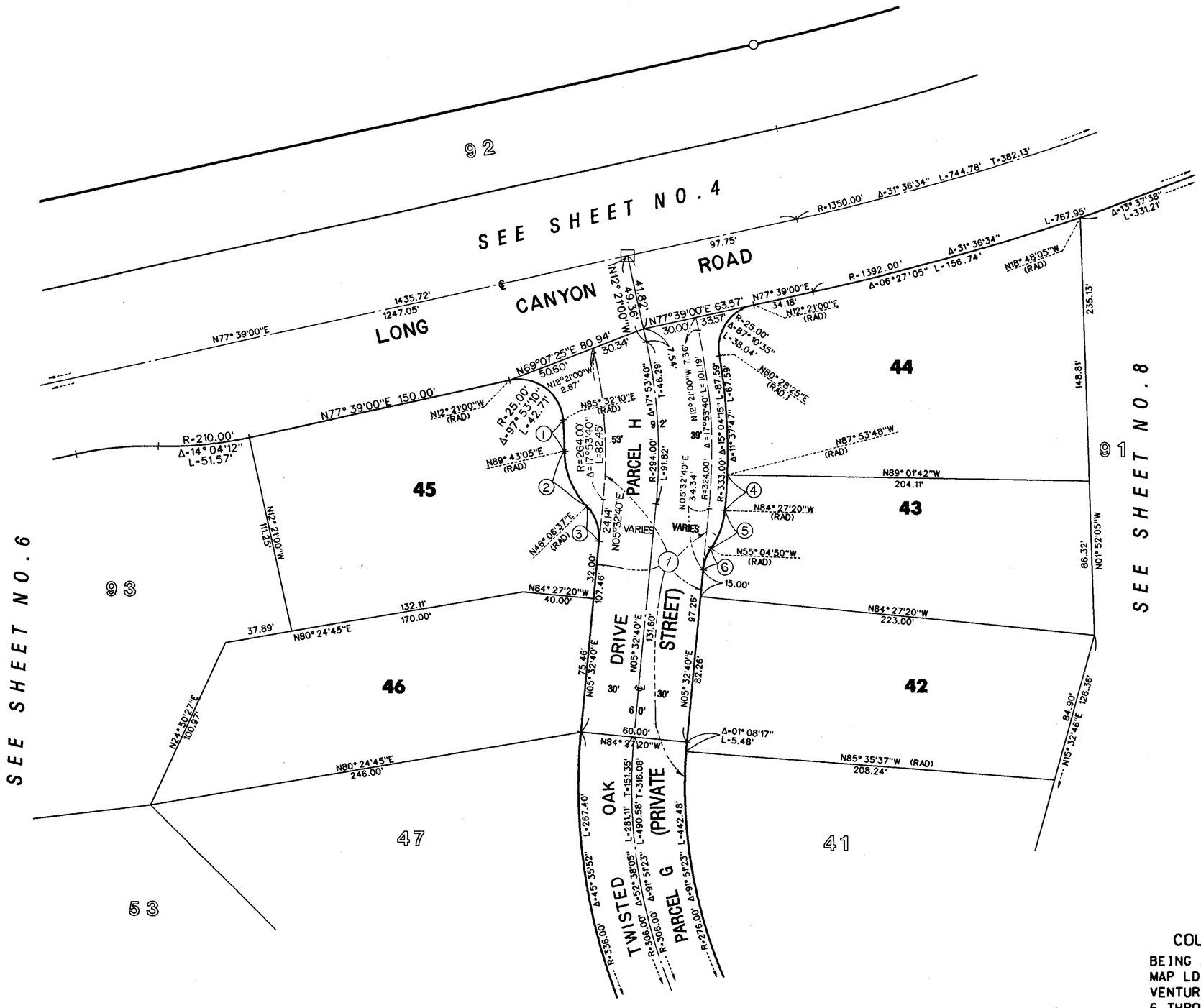
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N

SCALE: 1" = 40'
40 30 20 10 0 40 80

CURVE DATA

NO.	RADIUS	DELTA	LENGTH
①	241.00'	04° 10'55"	17.59'
②	45.00'	43° 36'28"	34.25'
③	25.00'	49° 26'03"	21.57'
④	333.00'	03° 26'28"	20.00'
⑤	45.00'	29° 22'29"	23.07'
⑥	25.00'	29° 22'30"	12.82'

(1) 60' WIDE EASEMENT OF THE MARIPOSA ASSOCIATES, LLC AND WOODRIDGE ASSOCIATES, LLC FOR INGRESS AND EGRESS PER 97-048787 O.R.

NOTE :
EASEMENTS FOR STORM DRAINAGE, PUBLIC SERVICES, SANITARY SEWER PIPELINES, ACCESS FOR PUBLIC SAFETY, HEALTH AND WELFARE FOR ALL GOVERNMENT AGENCIES ARE OFFERED FOR DEDICATION TO THE CITY OF SIMI VALLEY OVER ALL PRIVATE STREETS AND AN EASEMENT FOR WATER PIPELINES IS OFFERED FOR DEDICATION TO THE VENTURA COUNTY WATER WORKS DISTRICT NO.8 OVER ALL PRIVATE STREETS

NOTE: SEE SHEET 2 FOR LEGEND, MONUMENT NOTES AND BASIS OF BEARINGS STATEMENT.

SEE SHEET NO. 17

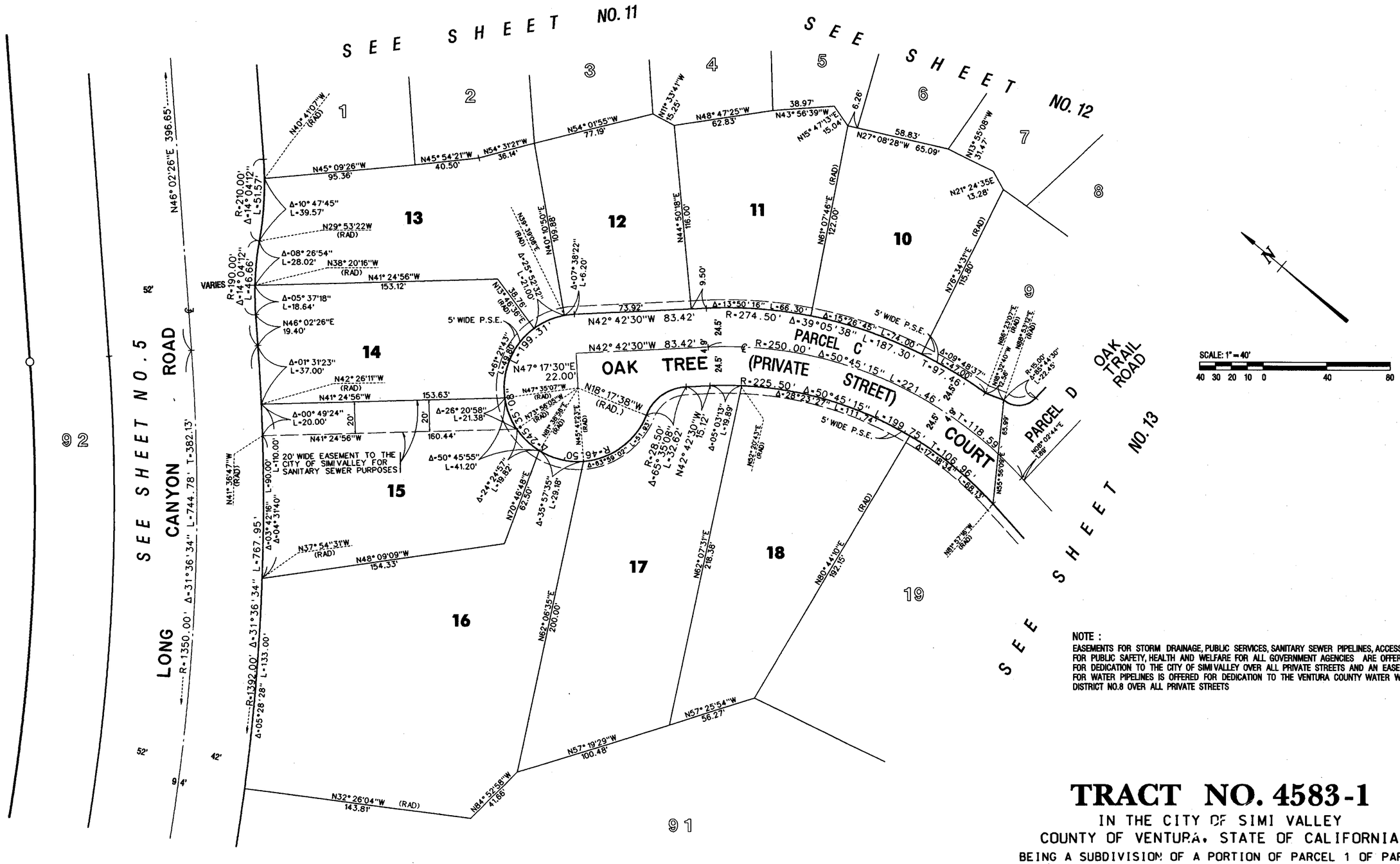
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SEPTEMBER , 1996

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



NOTE: SEE SHEET 2 FOR LEGEND, MONUMENT NOTES AND BASIS OF BEARINGS STATEMENT.

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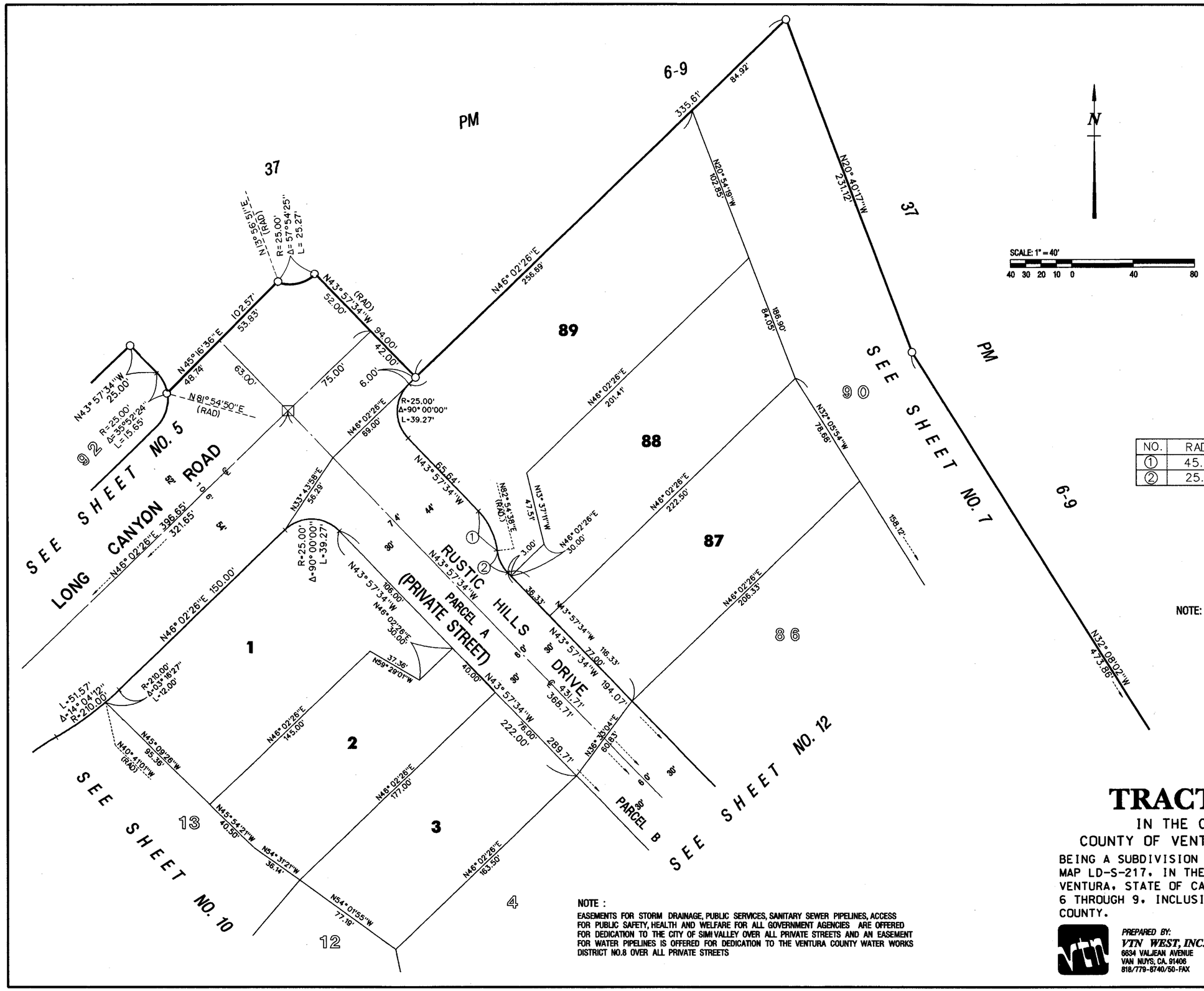
TRACT NO. 4583-1

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

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CURVE DATA

NO.	RADIUS	DELTA	LENGTH
①	45.00'	36° 52'12"	28.96'
②	25.00'	36° 52'12"	16.09'

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37 PM 6-9

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N32° 08'02"W 473.86'

90

N00° 24'50"W 251.93'

SEE SHEET NO.7

203.06'
106.51'

N32° 08'02"W 96.55'

N00° 24'50"W 109.76'

N32° 05'54"W 158.12'
79.44'

N18° 41'01"W 113.16'

107.46'

300.92'

N66° 00'25"E 157.47'

N76° 50'25"E (RAD.) 183.00'

N87° 35'31"E (RAD.) 168.86'

N83° 01'26"W 175.00'

N46° 02'26"E 206.33'

N46° 02'26"E 190.00' (RAD)

N57° 51'58"E 151.23'

N58° 11'08"E (RAD.)

86 85 84 83 82 81

87 80

N66° 43'30"E (RAD.)

Δ=10° 32'22" L=74.50'
R=405.00' Δ=50°56'08" L=360.04'
Δ=10° 06'55" L=71.50'
Δ=10° 45'06" L=76.00'
Δ=09° 23'03" L=66.33'

Δ=10° 08'42" L=71.71'

HILLS PARCEL B DRIVE
R=375.00' Δ=50°56'08" L=333.37' T=178.61'
(PRIVATE STREET)
R=345.00' Δ=50°56'08" L=306.70'

77.74'
194.07'
445.71'
289.71'
67.71'

Δ=18°15'40" L=109.96'
Δ=17°43'39" L=106.74'
Δ=12°27'21" L=75.00'
Δ=02°29'26" L=15.00'

30' 60' 30'

13.00'
30.00'
60.00'
30.00'

N06° 58'34"E 329.88'

N83° 01'26"W

PARCEL D
N06° 58'34"E 329.68'
138.72'

N06° 58'34"E 93.72'

19.51'

SEE SHEET NO.13

SEE SHEET NO.11

116.33'
77.00'
N43° 57'34"W

N36° 33'04"E 60.83'

PARCEL A
N43° 57'34"W 368.71'

N43° 57'34"W 76.00'
222.00'

N66° 15'34"E (RAD.) 170.51'

N84° 31'13"E RAD.) 157.59

N48° 31'54"E 165.21' (RAD)

N46° 02'26"E 165.50'

N15° 47'13"E 15.04'

6.26'

N13° 55'08"W 31.47'

N21° 24'35"E 13.28'

N83° 01'26"W 150.65'

5 6 7 8

4 3

38.97'
N43° 56'39"W

58.83'
N27° 08'28"W 65.09'

18.00'
N04° 01'14"W

N11° 33'41"W 15.25'

62.83'
N48° 47'25"W

11 10 9

12

SEE SHEET NO.10

N

SCALE: 1" = 40'
40 30 20 10 0 40 80

NOTE: SEE SHEET 2 FOR LEGEND, MONUMENT NOTES AND BASIS OF BEARINGS STATEMENT.

TRACT NO. 4583-1

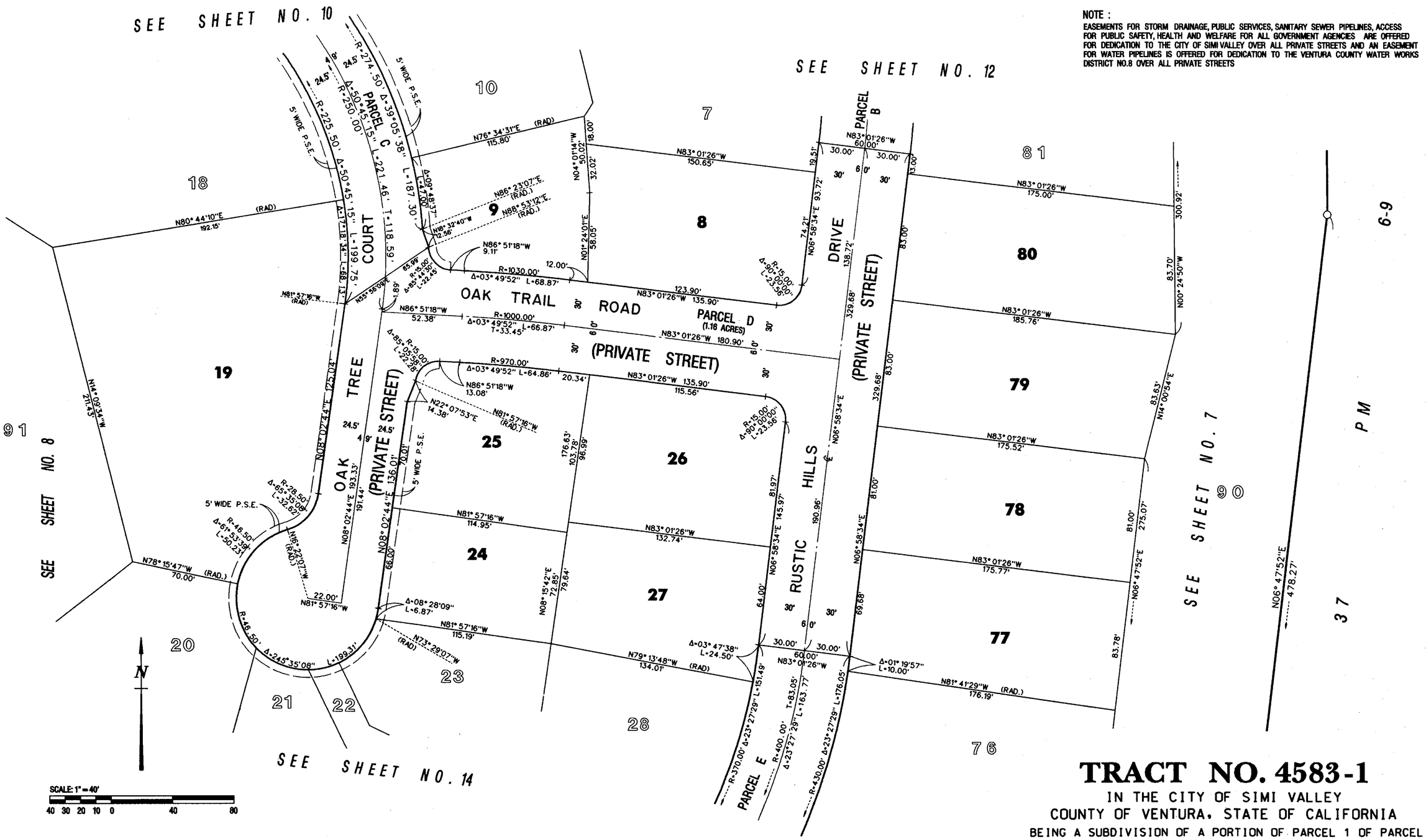
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COUNTY OF VENTURA, STATE OF CALIFORNIA

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TRACT NO. 4583-1

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

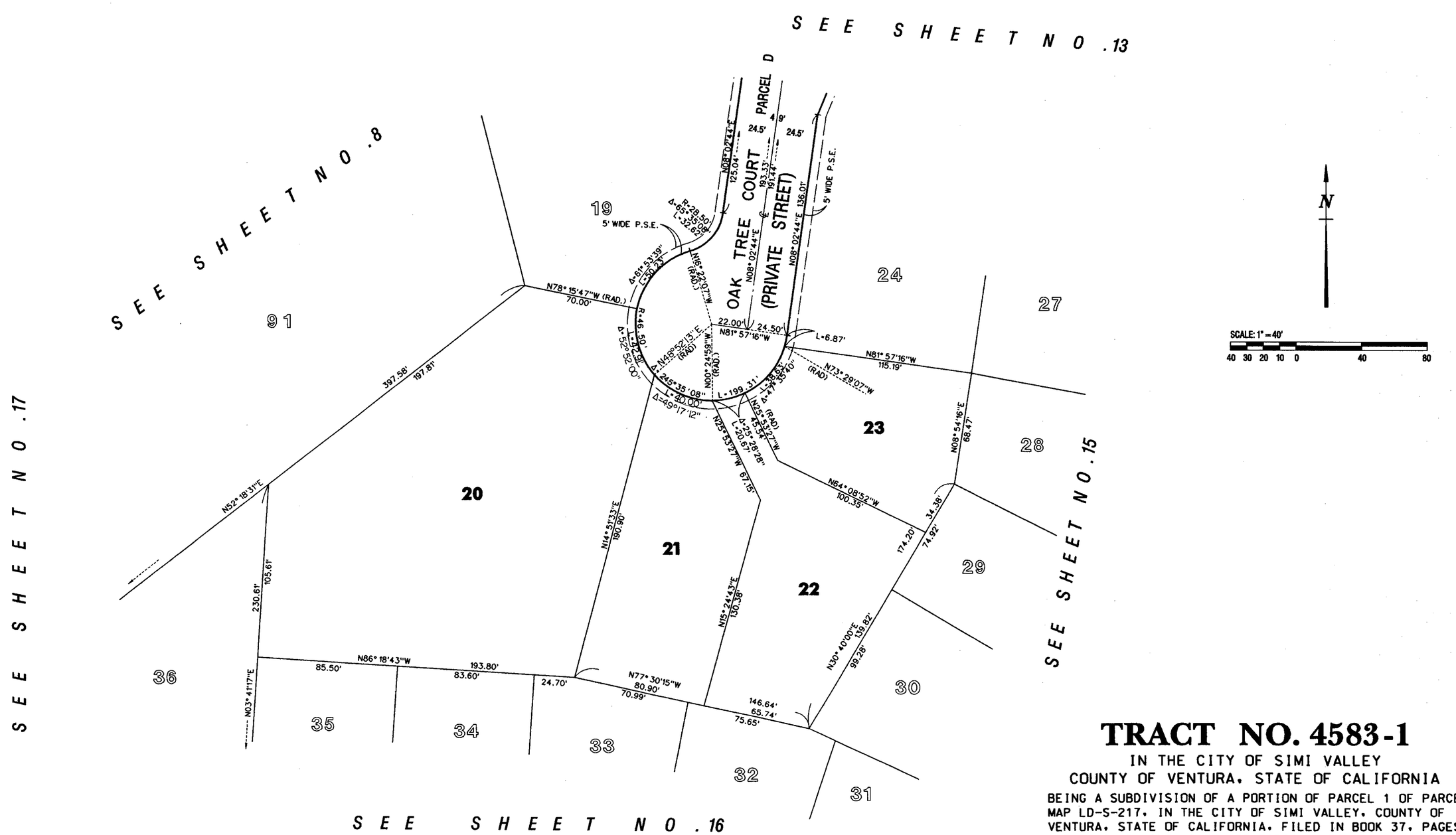
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SEE SHEET NO. 13

SEE SHEET NO. 7

SEE SHEET NO. 14

SEE SHEET NO. 16

37 PM 6-9

RUSTIC HILLS DRIVE

PARCEL D

PARCEL E (1.02 ACRES)

PARCEL F

TWISTED OAK (PRIVATE STREET)

(PRIVATE STREET)

77 76 75 74 73 72 71 70 69 68 31 30 29 28 27 24 23 22 32

N06° 47'52"E 275.07' 110.29'
N41° 08'13"E 197.29'
N41° 08'13"E 108.73'
N11° 44'19"E 385.93'
192.63' 83.90'
72.08'
75.21'
N11° 44'19"E 80.75' 398.17' 79.74' 90.39'
100.97'
N81° 41'29"W 176.19' (RAD.)
N71° 25'53"W 189.00' (RAD.)
N61° 33'52"W 155.94' (RAD.)
N59° 33'57"W 140.00'
N66° 44'01"W 161.48' (RAD.)
N70° 27'00"W 172.14'
N70° 27'00"W 183.11'
N70° 27'00"W 193.85'
N70° 17'50"W 366.01'
204.88'
Δ=01° 19'57" L=10.00'
N06° 58'34"E 329.68'
Δ=10° 15'36" R=430.00' L=77.00'
Δ=23° 27'29"
Δ=09° 52'01" L=74.05' L=176.05'
Δ=01° 59'55" L=15.00'
N06° 58'34"E 190.96'
N83° 01'26"W (RAD) 60.00'
30.00' 30' 6' 30'
R=400.00' Δ=23° 27'29" T=83.04' L=163.77'
62.00'
N30° 26'03"E 42.26' 104.26'
N06° 58'34"E 145.97'
R=370.00' Δ=23° 27'29" Δ=16° 01'38" L=103.50' L=151.49'
Δ=03° 47'38" L=24.50' (RAD)
Δ=07° 10'04" L=46.29'
Δ=03° 42'59" L=24.00'
Δ=10° 53' 03" R=370.00' L=70.29'
61.00' 70.00'
N19° 33'00"E 80.00'
273.02' 203.02' 79.00' 273.02' 53.02'
R=477.00' Δ=04° 19'35" L=36.02'
N74° 46'35"W (RAD)
R=507.00' Δ=04° 05'39" L=36.19' T=17.97'
N74° 30'39"W (RAD)
30.09' 60' 30.07'
N19° 33'00"E 7.75'
N19° 33'00"E 120.27' 128.02'
R=15.00' Δ=90° 00'00" L=23.56'
N70° 27'00"W 103.42'
R=537.00' Δ=03° 49'30" L=35.85'
N74° 16'30"W (RAD.)
N79° 13'48"W 134.01' (RAD)
Δ=03° 38'12" L=23.49'
N63° 12'09"W 122.14'
N30° 26'03"E 59.20'
104.26' 45.06'
Δ=10° 53' 03" R=430.00' L=81.69'
Δ=05° 35'47" L=42.00'
Δ=05° 17'16" L=39.68'
N19° 33'00"E 55.00'
N59° 33'57"W 122.95'
68.47' N08° 54'16"E
34.38' 74.92'
N30° 40'00"E 139.82' 99.28' 174.20'
126.00' 108.38'
N65° 09'44"W (RAD.) 17.62'
Δ=90° 00'00" R=15.00' L=23.56'
N70° 27'00"W 73.21'
119.83' N18° 10'22"E (RAD)
Δ=01° 22'38" L=15.00'
N70° 27'00"W 118.21'
30.00' 30.00'
N19° 33'00"E 60.00'
R=624.00' Δ=15° 51'43" L=172.75'
R=594.00' Δ=15° 51'43" T=82.75' L=164.44'
R=564.00' Δ=15° 51'43" L=156.14'
N70° 27'00"W 73.21'
N70° 27'00"W 103.42'

NOTE: SEE SHEET 2 FOR LEGEND, MONUMENT NOTES AND BASIS OF BEARINGS STATEMENT.

SCALE: 1" = 40'
40 30 20 10 0 40 80

(1) 60' WIDE EASEMENT OF THE MARIPOSA ASSOCIATES, LLC AND WOODRIDGE ASSOCIATES, LLC, FOR INGRESS AND EGRESS PER 97-048787 O.R.

TRACT NO. 4583-1

IN THE CITY OF SIMI VALLEY
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SEE SHEET NO. 8

SEE SHEET NO. 14

SEE SHEET NO. 17

SEE SHEET NO. 6

SEE SHEET NO. 15

N

SCALE: 1" = 40'
40 30 20 10 0 40 80

91 20 21 22 30 36 35 34 33 32 31 93 65 66 67 68 37

PARCEL G

PARCEL F

PARCEL E

TWISTED OAK (PRIVATE STREET)

DRIVE

RUSTIC HILLS (PRIVATE STREET) DRIVE

397.58'
N52° 18' 31"E 199.77'
230.61'
105.61'
158.55'
98.55'
N86° 18'43"W 193.80'
85.50'
83.60'
24.70'
N77° 30'15"W 80.90'
70.99'
146.64'
65.74'
75.65'
17.62'
N65° 09'44"W 126.00'
N03° 41'17"E 125.00'
(RAD)
N11° 00'39"E 120.20'
N18° 10'22"E 119.83'
245.13'
149.90'
564.13'
319.00'
30.00'
60.00'
Δ=07° 19'22" R=624.00' L=79.75'
Δ=07° 09'43" L=78.00'
Δ=15° 51'43" L=172.75'
Δ=01° 22'38" L=15.00'
R=594.00' Δ=15° 51'43" L=164.44' T=82.75'
83.81'
164.19'
71.00'
R=564.00'
Δ=11° 10'29" L=110.00'
Δ=15° 51'43" L=156.14'
Δ=02° 39'20" L=26.14'
(RAD)
N06° 20'37"E 135.00'
Δ=02° 01'54" L=20.00'
N70° 27'00"W 73.21'
118.21'
75.00'
30.00'
N19° 33'00"E
100.00'
273.02'
N03° 41'17"E 137.54'
125.12'
211.12'
86.00'
N87° 37'18"W 90.90'
N78° 04'09"W 83.54'
N69° 32'53"E 179.93'
N17° 31'06"E (RAD.) 135.00'
R=15.00' 4=90°00'00" L=23.56'
128.02'
120.27'
173.02'
203.02'
R=537.00' Δ=03° 49'30" L=35.85'
N74° 16'30"W (RAD)
R=507.00' Δ=04° 03'39" L=35.93' T=17.97'
N74° 30'39"W (RAD)
N74° 46'35"W (RAD)
60.16'
N70° 17'50"W 366.01'

(1) 60' WIDE EASEMENT OF THE MARIPOSA ASSOCIATES, LLC AND WOODRIDGE ASSOCIATES, LLC, FOR INGRESS AND EGRESS PER 97-048787 O.R.

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P M 6-9

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SEE SHEET NO.9

SEE SHEET NO.8

(1) 60' WIDE EASEMENT OF THE MARIPOSA ASSOCIATES, LLC AND WOODRIDGE ASSOCIATES, LLC, FOR INGRESS AND EGRESS PER 97-048787 O.R.

PARCEL H

TWISTED OAK COURT

OAK VIEW (PRIVATE STREET)

PARCEL G (1.71 ACRES)

OAK TREE DRIVE (PRIVATE STREET)

PARCEL F

5' WIDE P.S.E.

93 46 47 53 54 55 56 57 58 59 60 52 51 50 49 48 42 41 40 39 38 37 91 64 63 62 61

SEE SHEET NO.18

SEE SHEET NO.6

SEE SHEET NO.16

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SCALE: 1" = 40'
40 30 20 10 0 40 80

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SEE SHEET NO. 17

SEE SHEET NO. 17

SEE SHEET NO.6

SEE SHEET NO.6

SEE SHEET NO.6

SEE SHEET NO.6

SEE SHEET NO.6

37 PM 6-9

37 PM 6-9

53 50 52 51 54 63 62 61 55 56 57 58 60 59

OAK VIEW COURT (PRIVATE STREET) PARCEL G

5' WIDE P.S.E.

5' WIDE P.S.E.

24.5' 4' 24.5'

24.5' 4' 24.5'

N13° 12'51"W 115.00' (RAD)

R=46.50' L=192.08'

Δ=236°39'11"

Δ=61°36'30" L=30.00'

N56° 26'37"W (RAD)

N66° 34'12"E (RAD) 22.00'

24.50'

Δ=38°18'27" L=31.08'

R=250.00' Δ=113°59'37" L=497.39' T=384.92'

R=534.50' Δ=25°41'54" L=239.70'

R=274.50' Δ=111°33'57" L=534.50'

N09° 05'09"E (RAD)

Δ=04°10'28" L=20.00'

L=04°10'28" L=20.00'

N17° 26'05"E (RAD)

Δ=14°24'08" L=69.00'

Δ=57°49'03"

Δ=15°01'42" L=72.00'

Δ=14°36'40" L=70.00'

L=277.00'

Δ=05°25'37" L=26.00'

N74° 49'21"W (RAD) 215.00'

N01° 41'10"W 68.05'

142.00'

N23° 46'41"W 374.06'

126.06'

N61° 28'35"E (RAD) 184.00'

N47° 04'27"E (RAD)

N45° 42'14"E 211.00'

106.00'

N32° 02'45"E (RAD) 157.00'

N66° 36'34"W 120.86'

N50° 46'57"E 103.68'

N13° 15'37"E 156.00'

N13° 15'37"E 160.50'

N13° 15'37"E 316.00' (RAD)

N89° 10'03"E 121.54'

N55° 29'10"W 112.33'

N35° 10'07"E 154.17'

N35° 10'07"E 208.97'

N48° 49'28"E 276.00'

184.84'

N77° 21'56"W

N77° 21'56"W 239.77'

N23° 46'41"W 376.40'

146.34'

N04° 13'44"W

163.06'

N89° 07'31"E

N04° 13'44"W 223.06'

SCALE: 1" = 40'

40 30 20 10 0 40 80

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