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. 4923, 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 FOR PUBLIC USE, THE EASEMENT FOR ENRICHED PARKWAY PURPOSES SHOWN ON THIS MAP, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY, THE EASEMENTS FOR STORM DRAINAGE AND PUBLIC SERVICE PURPOSES SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO, AND THAT THEY HEREBY OFFER TO DEDICATE TO THE **CITY OF** SIMI VALLEY ~~COUNTY SANITATION DISTRICT~~ THE SANITARY SEWER EASEMENTS SHOWN ON THIS MAP, AND THAT THEY DO HEREBY OFFER TO DEDICATE PARCEL "X", PARCEL "X-1" AND PARCEL "X-2" IN FEE AND A VARIABLE WIDTH EASEMENT THROUGH A PORTION OF LOTS 15 AND 16. FOR FLOOD CONTROL PURPOSES TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY FOR PUBLIC USE THE EASEMENTS FOR EQUESTRIAN TRAIL PURPOSES SHOWN ON THIS MAP. AND OFFER TO DEDICATE TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT THE EASEMENTS FOR STORM DRAINAGE PURPOSES SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO.

NEWCREST OAKS ~~LLC~~, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

TITLE: Pres.

DOWNET SAVINGS AND LOAN ASSOCIATION, F.A., BENEFICIARY OF A DEED OF TRUST RECORDED JULY 2, 1997 AS DOCUMENT NO. 97-082660 OF OFFICIAL RECORDS.

BY: Ed Luther / M.R. Noice

TITLE: VICE PRESIDENT / VICE PRESIDENT

STATE OF California)
COUNTY OF Orange)

ON April 2, 1998 BEFORE ME, Susan D. Smith,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
Ed Luther and M.R. Noice and Tom O'Donnell,
PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

Susan D. Smith
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 1/31/2002

SUSAN D SMITH
Commission # 1171689
Notary Public - California
Orange County
My Comm. Expires Jan 31, 2002

Susan D. Smith
PRINT NAME OF NOTARY PUBLIC

PRINCIPAL PLACE OF BUSINESS: Newport Beach COUNTY Orange

~~SIMI VALLEY COUNTY SANITATION DISTRICT ACCEPTANCE STATEMENT~~

THE SIMI VALLEY COUNTY SANITATION DISTRICT HEREBY ACCEPTS THE SANITARY SEWER EASEMENTS 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 SAID DISTRICT.

DATE _____

_____
DISTRICT ENGINEER
SIMI VALLEY COUNTY SANITATION DISTRICT

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 4923, CONSISTING OF 8 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 ~~Thursday~~ 14th DAY OF May, 1998. 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 EASEMENTS FOR STORM DRAINAGE, PUBLIC SERVICE PURPOSES AND ENRICHED PARKWAYS SHOWN ON THIS MAP, AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR EQUESTRIAN TRAIL PURPOSES SHOWN ON THIS MAP, **AND ALSO HEREBY ACCEPTS EASEMENTS FOR SANITARY SEWERS 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 14th DAY OF May, 1998.

ATTEST:

Asst Alicia K. Redondo
CITY CLERK OF
THE CITY OF SIMI VALLEY

Greg Stratton
MAYOR OF
THE CITY OF SIMI VALLEY

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4923, 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 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.

REGISTERED PROFESSIONAL ENGINEER
GEORGE T. BERG
No. 16804
Exp. 6/30/01
CIVIL
STATE OF CALIFORNIA

DATE MAY 11, 1998

George T. Berg
GEORGE T. BERG
CITY ENGINEER
CITY OF SIMI VALLEY
R.C.E. NO. 16804
EXPIRES: JUNE 30, 2001

SURVEYOR'S STATEMENT

I, G. WILLIAM ROSE, DO HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN MAY 1997, 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 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.

PROFESSIONAL LAND SURVEYOR
G. William Rose
No. 3479
Expires
06-30-2000
STATE OF CALIFORNIA

DATED: April 7, 1998

G. William Rose
LICENSED LAND SURVEYOR NO. 3479
EXPIRES: JUNE 30, 2000
G. WILLIAM ROSE

VENTURA COUNTY FLOOD CONTROL DISTRICT ACCEPTANCE STATEMENT

THE VENTURA COUNTY FLOOD CONTROL DISTRICT HEREBY ACCEPTS PARCEL "X", PARCEL "X-1" AND PARCEL "X-2" IN FEE, AND A VARIABLE WIDTH EASEMENT THROUGH LOT 3,15 AND 16 FOR FLOOD CONTROL PURPOSES AND EASEMENT FOR STORM DRAINAGE PURPOSES SHOWN ON THIS MAP.

5/26/98
DATE

Robert L. Chacon
ROBERT L. CHACON
CHIEF DEPUTY COUNTY SURVEYOR
PLS 5572 EXP 9.30.01

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.

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: _____
COUNTY TAX COLLECTOR

DATE: 20 May, 1998

COUNTY RECORDER'S CERTIFICATE

98-086029

RECORDED AT THE REQUEST OF THE OWNER, NEWCREST OAKS LLC, ON THE 29th DAY OF MAY, 1998 AT 8:00 A.M. IN BOOK 134 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 25 - 32, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY RECORDER

ABANDONMENT 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 A PORTION OF KATHERINE ROAD PER 358 O.R. 185 LYING WITHIN THE EXTERIOR BOUNDARY, NOT SHOWN ON THIS MAP.
& 617 O.R. 529

5/12/98
DATE

Mike Sedell
MIKE SEDELL, CITY MANAGER
CITY OF SIMI VALLEY

TRACT NO. 4923

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS F AND G IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 17 WEST, RANCHO SIMI, ACCORDING TO SUBDIVISION MAP NO. 3 OF THE LANDS OF THE SIMI LAND AND WATER COMPANY RECORDED IN BOOK 5, PAGE 24 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER, VENTURA COUNTY, CALIFORNIA AND A PORTION OF SECTION 16, T2N, R17W, RANCHO SIMI, PER BOOK 3, PAGE 2 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF SAID COUNTY RECORDER.

PREPARED BY:
WILLIAM ROSE & ASSOC., INC.
28231 AVENUE CROCKER, #110
VALENCIA, CALIFORNIA 91355-1276
805-295-3590

MARCH 20, 1998

SHEET 1 OF 8 SHEETS

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF AN EASEMENT SET FORTH 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 SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY;

~~SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, EASEMENT HOLDER BY DOCUMENT RECORDED IN BOOK 549, PAGE 20 OF OFFICIAL RECORDS, FOR PIPELINES AND INCIDENTAL PURPOSES;~~

ROSA WATER COMPANY, EASEMENT HOLDER BY DOCUMENT RECORDED IN BOOK 1816, PAGE 382 OF OFFICIAL RECORDS, FOR WATER PIPELINE AND INCIDENTAL PURPOSES;

RONNEE F. GIRVIN, EASEMENT HOLDER BY DOCUMENTS RECORDED ~~IN BOOK 2845, PAGE 268,~~ IN BOOK 4018, PAGE 16 AND IN BOOK 4100, PAGE 365, ALL OF OFFICIAL RECORDS, FOR ROAD, WATERLINES AND INCIDENTAL PURPOSES;

PACIFIC TELEPHONE AND TELEGRAPH COMPANY, EASEMENT HOLDER BY DOCUMENTS RECORDED IN BOOK 3734, PAGE 596 OF OFFICIAL RECORDS, FOR ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES;

SIMI VALLEY COUNTY SANITATION DISTRICT, EASEMENT HOLDER BY DOCUMENTS RECORDED IN BOOK 4041, PAGE 227 AND IN BOOK 4163, PAGE 123, BOTH OF OFFICIAL RECORDS, FOR SEWAGE PIPELINE AND INCIDENTAL PURPOSES;

CALLEGUAS MUNICIPAL WATER DISTRICT, EASEMENT HOLDER BY DOCUMENT RECORDED IN BOOK 4203, PAGE 129 OF OFFICIAL RECORDS, FOR WATER CONDUITS AND INCIDENTAL PURPOSES.

THE SIGNATURES OF THE PARTY NAMED HEREINAFTER AS OWNER OF AN INTEREST SET FORTH HAS 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; BLANKET IN NATURE.

FORREST W. WICKS, OWNER OF ONE-HALF OF ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND, AS RESERVED IN THE DEED RECORDED JANUARY 12, 1955 IN BOOK 1257, PAGE 286 OF OFFICIAL RECORDS; BLANKET IN NATURE.

VENTURA COUNTY FLOOD CONTROL DISTRICT, EASEMENT HOLDER BY DOCUMENT RECORDED IN BOOK 3085 PAGE 161, BOOK 3440 PAGE 587, BOOK 3554 PAGE 19, BOOK 3554 PAGE 433, BOOK 3604 PAGE 434, BOOK 3569 PAGE 315 AND BOOK 3659 PAGE 10 OF OFFICIAL RECORDS FOR FLOOD CONTROL PURPOSES.

REGISTERED GEOLOGIST
WILLIAM F. CAVAN, JR.
No. EG 1161
CERTIFIED ENGINEERING GEOLOGIST
EXP 9/30/99
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
JEROME JON BLUNCK
No. 151
Exp. 12/31/00
GEOTECHNICAL
STATE OF CALIFORNIA

SOILS AND/OR GEOLOGIC REPORTS

THE FOLLOWING SOILS REPORTS AND/OR GEOLOGIC REPORTS RELATING TO TRACT NO. 4923 HAVE BEEN PREPARED:

DATE OF REPORT	TITLE OF REPORT	FIRM NAME	ENGR. NAME	REG. NO.
7/15/97 & ADDENDA	TRACT NO. 4923	GORIAN	WILLIAM F. CAVAN, JR. JEROME J. BLUNCK	EG 1161 GE 151

EG1161 4/2/98

BY:

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

ABANDONMENT 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 THOSE CERTAIN EASEMENTS CONVEYED TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT BY DEEDS LISTED BELOW, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF VENTURA, STATE OF CALIFORNIA, ALL OF OFFICIAL RECORDS, NOT SHOWN ON THIS MAP.

DATE RECORDED	DOCUMENT NO.	BOOK	PAGE
SEPTEMBER 25, 1969	51015	3554	433
JANUARY 6, 1970	785	3604	434
SEPTEMBER 24, 1969	50750	3554	19
OCTOBER 24, 1969	56627	3569	315, PARCELS A & B
DECEMBER 29, 1966	62207	3085	161
FEBRUARY 7, 1969	6758	3440	587
OCTOBER 24, 1969	56627	3569	315

DATED May 22, 1998 BY: Richard Allen
CLERK OF THE BOARD OF SUPERVISORS
VENTURA COUNTY FLOOD CONTROL DISTRICT

ABANDONMENT CERTIFICATE

THIS IS TO CERTIFY THAT PURSUANT TO SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONTITUTES ABANDONMENT OF THOSE CERTAIN EASEMENTS CONVEYED TO THE SIMI VALLEY COUNTY SANITATION DISTRICT PER 4041 O.R. 227 AND 4163 O.R. 123, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF VENTURA, STATE OF CALIFORNIA, ALL OF OFFICIAL RECORDS, NOT SHOWN ON THIS MAP.

DATED 5/12/98 BY: Mike Sedell
MIKE SEDELL, CITY MANAGER
CITY OF SIMI VALLEY

VENTURA COUNTY FLOOD CONTROL DISTRICT ACCEPTANCE STATEMENT

THE VENTURA COUNTY FLOOD CONTROL DISTRICT HEREBY ACCEPTS THE EASEMENTS FOR STORM DRAINAGE PURPOSES SHOWN ON THIS MAP.

5/26/98
DATE

Robert L. Chacon
ROBERT L. CHACON
CHIEF DEPUTY COUNTY SURVEYOR
PLS 5572 EXP. 9-30-01

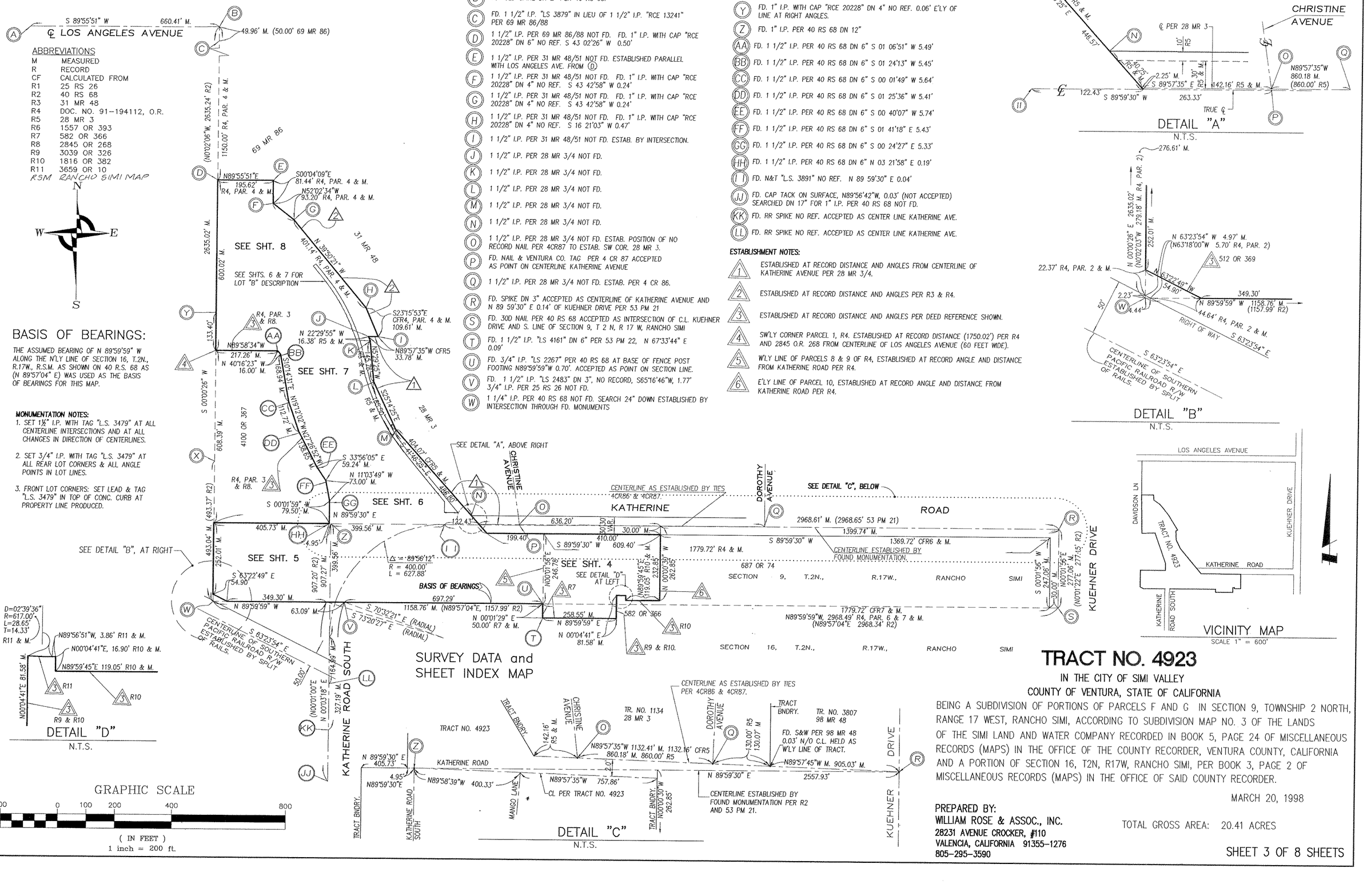
TRACT NO. 4923

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS F AND G IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 17 WEST, RANCHO SIMI, ACCORDING TO SUBDIVISION MAP NO. 3 OF THE LANDS OF THE SIMI LAND AND WATER COMPANY RECORDED IN BOOK 5, PAGE 24 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER, VENTURA COUNTY, CALIFORNIA AND A PORTION OF SECTION 16, T2N, R17W, RANCHO SIMI, PER BOOK 3, PAGE 2 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF SAID COUNTY RECORDER.

PREPARED BY:
WILLIAM ROSE & ASSOC., INC.
28231 AVENUE CROCKER, #110
VALENCIA, CALIFORNIA 91355-1276
805-295-3590

MARCH 20, 1998



MONUMENT NOTES:

- (A) FD. STANDARD SURVEY MONUMENT IN WELL PER 40 RS 68
- (B) FD. OLD SPIKE DN 2" PER 40 RS 68.
- (C) FD. 1 1/2" I.P. "LS 3879" IN LIEU OF 1 1/2" I.P. "RCE 13241" PER 69 MR 86/88
- (D) 1 1/2" I.P. PER 69 MR 86/88 NOT FD. FD. 1" I.P. WITH CAP "RCE 20228" DN 6" NO REF. S 43 02'26" W 0.50'
- (E) 1 1/2" I.P. PER 31 MR 48/51 NOT FD. ESTABLISHED PARALLEL WITH LOS ANGELES AVE. FROM (D)
- (F) 1 1/2" I.P. PER 31 MR 48/51 NOT FD. FD. 1" I.P. WITH CAP "RCE 20228" DN 4" NO REF. S 43 42'58" W 0.24'
- (G) 1 1/2" I.P. PER 31 MR 48/51 NOT FD. FD. 1" I.P. WITH CAP "RCE 20228" DN 4" NO REF. S 43 42'58" W 0.24'
- (H) 1 1/2" I.P. PER 31 MR 48/51 NOT FD. FD. 1" I.P. WITH CAP "RCE 20228" DN 4" NO REF. S 16 21'03" W 0.47'
- (I) 1 1/2" I.P. PER 31 MR 48/51 NOT FD. ESTAB. BY INTERSECTION.
- (J) 1 1/2" I.P. PER 28 MR 3/4 NOT FD.
- (K) 1 1/2" I.P. PER 28 MR 3/4 NOT FD.
- (L) 1 1/2" I.P. PER 28 MR 3/4 NOT FD.
- (M) 1 1/2" I.P. PER 28 MR 3/4 NOT FD.
- (N) 1 1/2" I.P. PER 28 MR 3/4 NOT FD.
- (O) 1 1/2" I.P. PER 28 MR 3/4 NOT FD. ESTAB. POSITION OF NO RECORD NAIL PER 4CR87 TO ESTAB. SW COR. 28 MR 3.
- (P) FD. NAIL & VENTURA CO. TAG PER 4 CR 87 ACCEPTED AS POINT ON CENTERLINE KATHERINE AVENUE
- (Q) 1 1/2" I.P. PER 28 MR 3/4 NOT FD. ESTAB. PER 4 CR 86.
- (R) FD. SPIKE DN 3" ACCEPTED AS CENTERLINE OF KATHERINE AVENUE AND N 89 59'30" E 0.14' OF KUEHNER DRIVE PER 53 PM 21
- (S) FD. 30D NAIL PER 40 RS 68 ACCEPTED AS INTERSECTION OF C.L. KUEHNER DRIVE AND S. LINE OF SECTION 9, T 2 N, R 17 W, RANCHO SIMI
- (T) FD. 1 1/2" I.P. "LS 4161" DN 6" PER 53 PM 22, N 67°33'44" E 0.09'
- (U) FD. 3/4" I.P. "LS 2267" PER 40 RS 68 AT BASE OF FENCE POST FOOTING N89°59'59"W 0.70'. ACCEPTED AS POINT ON SECTION LINE.
- (V) FD. 1 1/2" I.P. "LS 2483" DN 3", NO RECORD, S65°16'46"W, 1.77' 3/4" I.P. PER 25 RS 26 NOT FD.
- (W) 1 1/4" I.P. PER 40 RS 68 NOT FD. SEARCH 24" DOWN ESTABLISHED BY INTERSECTION THROUGH FD. MONUMENTS
- (X) FD. 3/4" I.P. PER 40 RS 68 HELD FOR LINE
- (Y) FD. 1" I.P. WITH CAP "RCE 20228" DN 4" NO REF. 0.06' E'LY OF LINE AT RIGHT ANGLES.
- (Z) FD. 1" I.P. PER 40 RS 68 DN 12"
- (AA) FD. 1 1/2" I.P. PER 40 RS 68 DN 6" S 01 06'51" W 5.49'
- (BB) FD. 1 1/2" I.P. PER 40 RS 68 DN 6" S 01 24'13" W 5.45'
- (CC) FD. 1 1/2" I.P. PER 40 RS 68 DN 6" S 00 01'49" W 5.64'
- (DD) FD. 1 1/2" I.P. PER 40 RS 68 DN 6" S 01 25'36" W 5.41'
- (EE) FD. 1 1/2" I.P. PER 40 RS 68 DN 6" S 00 40'07" W 5.74'
- (FF) FD. 1 1/2" I.P. PER 40 RS 68 DN 6" S 01 41'18" E 5.43'
- (GG) FD. 1 1/2" I.P. PER 40 RS 68 DN 6" S 00 24'27" E 5.33'
- (HH) FD. 1 1/2" I.P. PER 40 RS 68 DN 6" N 03 21'58" E 0.19'
- (II) FD. N&T "L.S. 3891" NO REF. N 89 59'30" E 0.04'
- (JJ) FD. CAP TACK ON SURFACE, N89°56'42"W, 0.03' (NOT ACCEPTED) SEARCHED DN 17" FOR 1" I.P. PER 40 RS 68 NOT FD.
- (KK) FD. RR SPIKE NO REF. ACCEPTED AS CENTER LINE KATHERINE AVE.
- (LL) FD. RR SPIKE NO REF. ACCEPTED AS CENTER LINE KATHERINE AVE.

ESTABLISHMENT NOTES:

1. ESTABLISHED AT RECORD DISTANCE AND ANGLES FROM CENTERLINE OF KATHERINE AVENUE PER 28 MR 3/4.
2. ESTABLISHED AT RECORD DISTANCE AND ANGLES PER R3 & R4.
3. ESTABLISHED AT RECORD DISTANCE AND ANGLES PER DEED REFERENCE SHOWN.
4. SW'LY CORNER PARCEL 1, R4. ESTABLISHED AT RECORD DISTANCE (1750.02') PER R4 AND 2845 O.R. 268 FROM CENTERLINE OF LOS ANGELES AVENUE (60 FEET WIDE).
5. W'LY LINE OF PARCELS 8 & 9 OF R4, ESTABLISHED AT RECORD ANGLE AND DISTANCE FROM KATHERINE ROAD PER R4.
6. E'LY LINE OF PARCEL 10, ESTABLISHED AT RECORD ANGLE AND DISTANCE FROM KATHERINE ROAD PER R4.

TRACT NO. 4923

IN THE CITY OF SIMI VALLEY

COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF PARCELS F AND G IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 17 WEST, RANCHO SIMI, ACCORDING TO SUBDIVISION MAP NO. 3 OF THE LANDS OF THE SIMI LAND AND WATER COMPANY RECORDED IN BOOK 5, PAGE 24 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER, VENTURA COUNTY, CALIFORNIA AND A PORTION OF SECTION 16, T2N, R17W, RANCHO SIMI, PER BOOK 3, PAGE 2 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF SAID COUNTY RECORDER.

MARCH 20, 1998

PREPARED BY:
WILLIAM ROSE & ASSOC., INC.
28231 AVENUE CROCKER, #110
VALENCIA, CALIFORNIA 91355-1276
805-295-3590

TOTAL GROSS AREA: 20.41 ACRES

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

TRACT NO. 1134, 28 MR 3/4

SEE SHEET 6

KATHERINE ROAD

CHRISTINE AVE.

1-1/2" I.P. PER 28 MR 3/4 NOT FD. ESTAB. POSITION OF NO RECORD NAIL PER 4CR87 TO ESTAB. SW COR. 28 MR 3.

DOROTHY AVE.

1-1/2" I.P. PER 28 MR 3/4 NOT FD. EST. PER 4CR86.

CENTERLINE AS ESTABLISHED BY TIES SEE 4CR86 & 4CR87.

KATHERINE ROAD

MANGO LANE

TANGELO PLACE

JOSHUA TREE COURT

PARCEL "X-1" 18,607 sq.ft.

PARCEL "X-2" 2,005 sq.ft.

10' & 5' WIDE EASEMENT TO THE CITY OF SIMI VALLEY FOR ENRICHED PARKWAY PURPOSES "F"

NE COR. OF 1557 O.R. 393

N89°59'59"W (N89°57'04"E 1157.99' R1)

1158.76' M. FD. 3/4" I.P. "L.S. 2267" PER 40 RS 68 AT BASE OF FENCE POST FOOTING, N89°59'59"W 0.70'. ACCEPTED AS POINT ON SECTION LINE.

N'LY LINE OF SECTION 16, T.2N., R.17W., RANCHO SIMI

SEE DETAIL "B" ON SHEET 8

FD. 1-1/2" I.P. "L.S. 4161" DN. 6" PER 53 PM 22, N67°33'44"E 0.09'

ESTAB. AT RECORD DIST. AND ANGLES PER R7.

ESTAB. AT RECORD DIST. AND ANGLES PER R9 & R10.

ESTAB. AT RECORD DIST. AND ANGLES PER R10.

EX. 5' WIDE WATER PIPELINE ESMT. PER R10.

E'LY LINE OF R4, PARCEL 10, ESTABLISHED AT RECORD ANGLE AND DISTANCE FROM KATHERINE ROAD PER R4.

SEE SHEET 29

SEE SHEET 17

SEE SHEET 3 FOR MONUMENTATION NOTES.

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.68'	N00°02'25"E
L2	14.68'	N00°02'25"E
L3	20.00'	N45°18'36"E
L4	15.01'	N89°57'35"W
L5	79.38'	N00°01'21"E
L6	48.24'	N42°21'07"W
L7	20.00'	N43°09'45"W
L8	35.76'	N50°21'17"W
L9	29.20'	N00°43'02"E
L10	20.00'	N09°57'40"W
L11	30.90'	S69°57'12"W
L12	31.88'	S69°57'13"W
L13	12.01'	N02°28'36"E
L14	17.38'	N23°44'02W
L15	3.12'	N59°15'48"E
L16	51.64'	N39°37'04"W
L17	27.33'	N45°01'21"W

NOTE: LETTERED LOTS "G" AND "F" ARE TO BE DEDICATED TO THE H.O.A. (HOMEOWNERS ASSOCIATION) FOR FLOOD CONTROL PURPOSES. LOT "D" TO BE DEDICATED TO THE HOA FOR EQUESTRIAN TRIAL PURPOSES. LOT "X-1" *AND "X-2"* DEDICATED TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL PURPOSES.

(A) 20' WIDE AND VARIABLE WIDTH EASEMENT TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT FOR *FLOOD CONTROL PURPOSES. PROPOSED*

(B) 15' WIDE EASEMENT TO THE CITY OF SIMI VALLEY FOR SANITARY SEWER PURPOSES.

(C) 12' WIDE EASEMENT TO THE HOMEOWNERS ASSOCIATION PER SEPARATE DOC. FOR EQUESTRIAN TRAIL PURPOSES.

(D) EASEMENT TO THE CITY OF SIMI VALLEY FOR *DRAINAGE.*

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	45°02'08"	28.50'	22.40'	11.82'
C2	30°55'43"	28.50'	15.38'	7.88'
C3	14°06'25"	28.50'	7.02'	3.53'
C4	39°38'53"	46.50'	32.18'	16.76'
C5	25°28'28"	46.50'	20.67'	10.51'
C6	04°17'48"	707.00'	53.02'	26.52'
C7	33°12'05"	46.50'	26.95'	13.86'
C8	45°02'08"	28.50'	22.40'	11.82'
C9	45°02'08"	28.50'	22.40'	11.82'
C10	16°26'46"	28.50'	8.18'	4.12'
C11	28°35'22"	28.50'	14.22'	7.26'
C12	45°02'08"	28.50'	22.40'	11.82'
C13	00°39'53"	617.00'	7.16'	3.58'
C14	55°16'16"	46.50'	44.86'	24.35'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C15	51°55'04"	46.50'	42.13'	22.64'
C16	02°39'36"	617.00'	28.65'	14.33'
C17	26°34'29"	46.50'	21.57'	10.98'
C18	35°20'39"	46.50'	28.68'	14.82'
C19	41°20'07"	46.50'	33.55'	17.54'
C20	62°56'28"	46.50'	51.08'	28.46'
C21	39°54'54"	46.50'	32.39'	16.89'
C22	24°38'36"	46.50'	20.00'	10.16'
C23	49°23'44"	46.50'	40.08'	22.38'
C24	54°28'49"	46.50'	44.22'	23.94'

LEGEND
M. = MEASURED
FD. = FOUND
I.P. = IRON PIPE
P.S.E. = PUBLIC SERVICE EASEMENT
□ = MONUMENT SEARCHED FOR NOT FOUND
○ = MONUMENT FOUND

R1 = 25 RS 26
R4 = DOC. NO. 91-194114, O.R.
R7 = 582 OR 366
R9 = 3039 OR 326
R10 = 1816 OR 382
R11 = 3659 OR 10

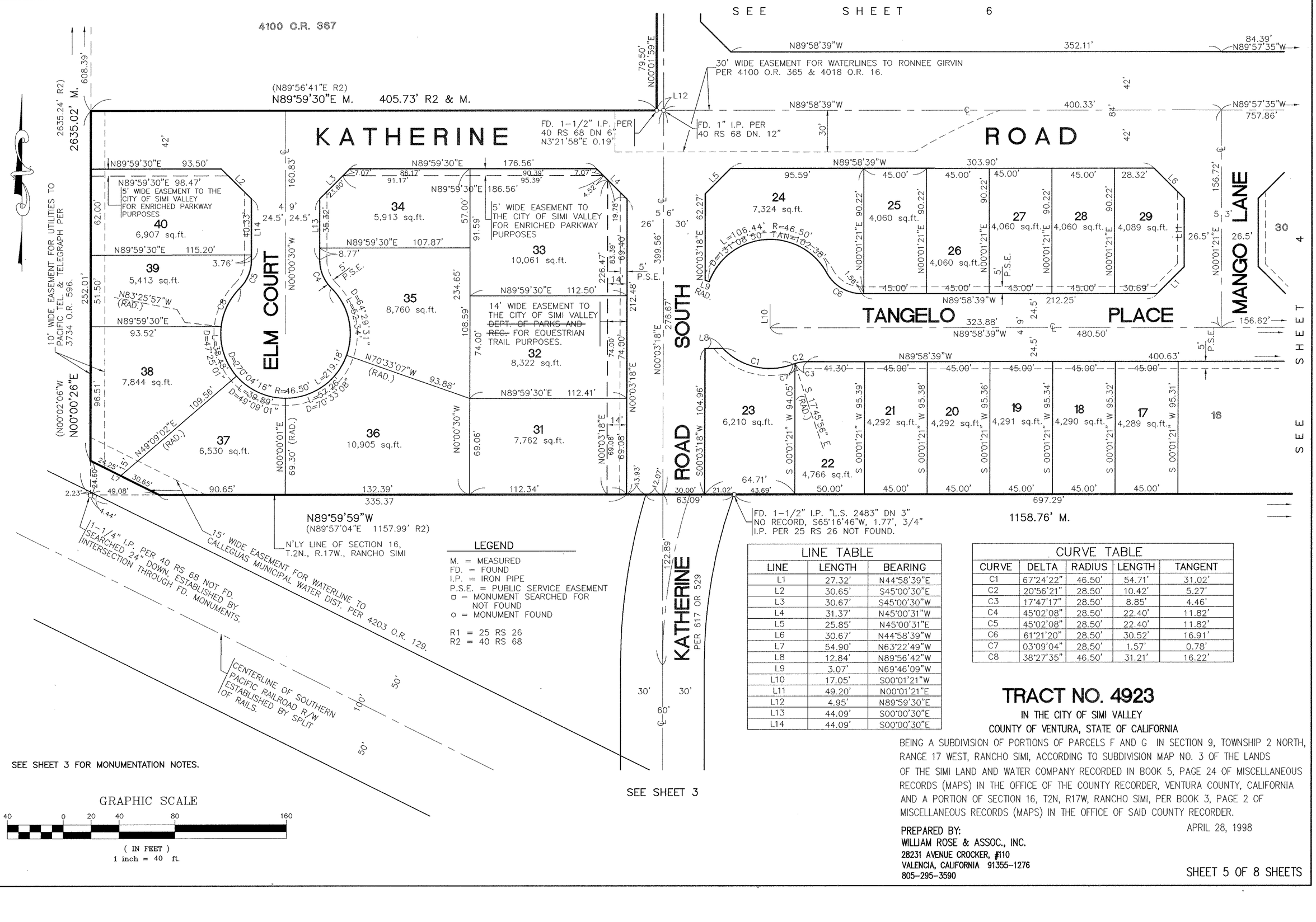
TRACT NO. 4923

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS F AND G IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 17 WEST, RANCHO SIMI, ACCORDING TO SUBDIVISION MAP NO. 3 OF THE LANDS OF THE SIMI LAND AND WATER COMPANY RECORDED IN BOOK 5, PAGE 24 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER, VENTURA COUNTY, CALIFORNIA AND A PORTION OF SECTION 16, T2N, R17W, RANCHO SIMI, PER BOOK 3, PAGE 2 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF SAID COUNTY RECORDER.

APRIL 28, 1998

PREPARED BY:
WILLIAM ROSE & ASSOC., INC.
28231 AVENUE CROCKER, #110
VALENCIA, CALIFORNIA 91355-1276
805-295-3590



LEGEND

M. = MEASURED
FD. = FOUND
I.P. = IRON PIPE
P.S.E. = PUBLIC SERVICE EASEMENT
□ = MONUMENT SEARCHED FOR NOT FOUND
○ = MONUMENT FOUND

R1 = 25 RS 26
R2 = 40 RS 68

LINE TABLE

LINE	LENGTH	BEARING
L1	27.32'	N44°58'39"E
L2	30.65'	S45°00'30"E
L3	30.67'	S45°00'30"W
L4	31.37'	N45°00'31"W
L5	25.85'	N45°00'31"E
L6	30.67'	N44°58'39"W
L7	54.90'	N63°22'49"W
L8	12.84'	N89°56'42"W
L9	3.07'	N69°46'09"W
L10	17.05'	S00°01'21"W
L11	49.20'	N00°01'21"E
L12	4.95'	N89°59'30"E
L13	44.09'	S00°00'30"E
L14	44.09'	S00°00'30"E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	67°24'22"	46.50'	54.71'	31.02'
C2	20°56'21"	28.50'	10.42'	5.27'
C3	17°47'17"	28.50'	8.85'	4.46'
C4	45°02'08"	28.50'	22.40'	11.82'
C5	45°02'08"	28.50'	22.40'	11.82'
C6	61°21'20"	28.50'	30.52'	16.91'
C7	03°09'04"	28.50'	1.57'	0.78'
C8	38°27'35"	46.50'	31.21'	16.22'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

TRACT NO. 4923

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

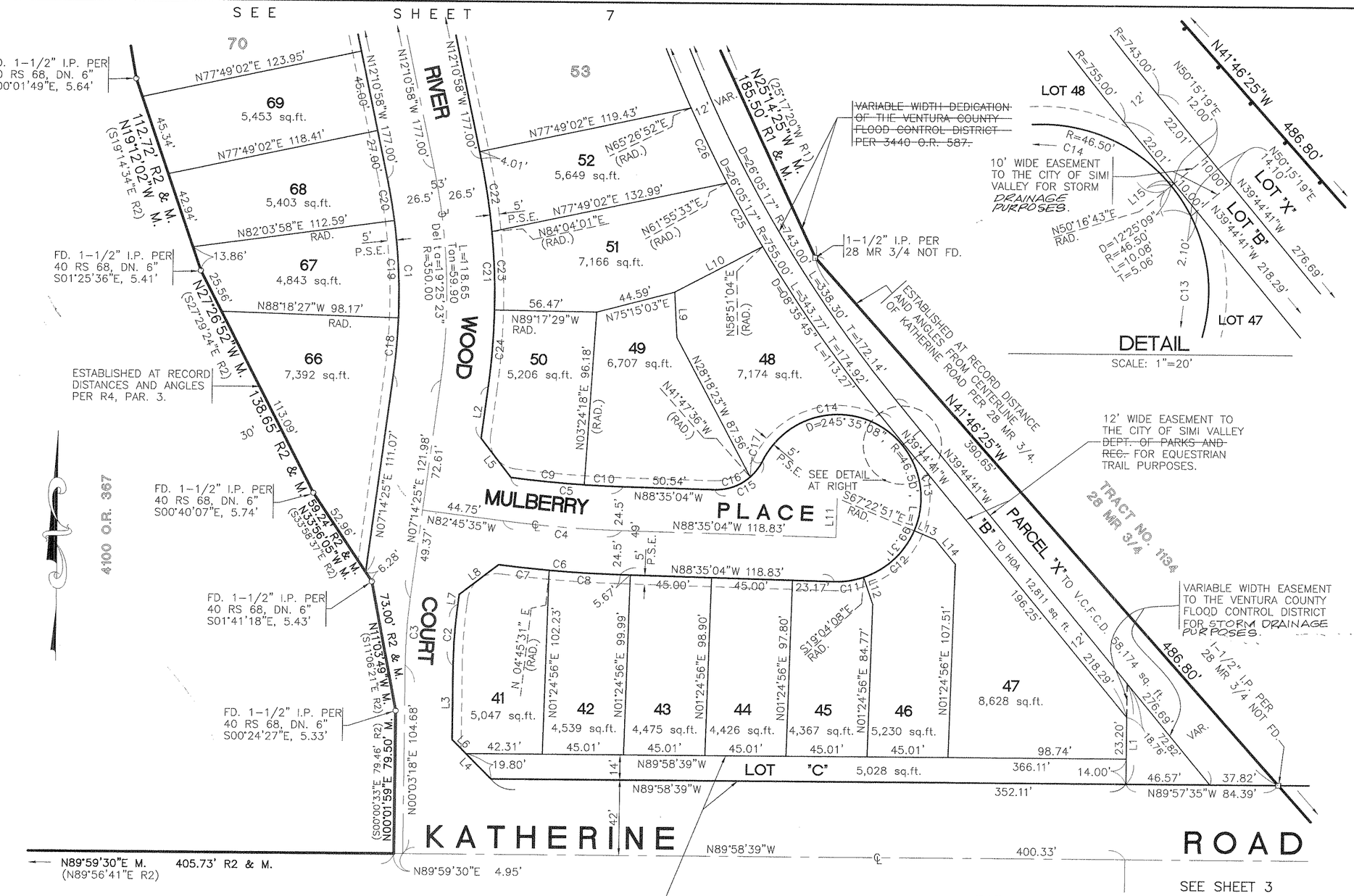
BEING A SUBDIVISION OF PORTIONS OF PARCELS F AND G IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 17 WEST, RANCHO SIMI, ACCORDING TO SUBDIVISION MAP NO. 3 OF THE LANDS OF THE SIMI LAND AND WATER COMPANY RECORDED IN BOOK 5, PAGE 24 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER, VENTURA COUNTY, CALIFORNIA AND A PORTION OF SECTION 16, T2N, R17W, RANCHO SIMI, PER BOOK 3, PAGE 2 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF SAID COUNTY RECORDER.

APRIL 28, 1998

PREPARED BY:
WILLIAM ROSE & ASSOC., INC.
28231 AVENUE CROCKER, #110
VALENCIA, CALIFORNIA 91355-1276
805-295-3590

LINE TABLE		
LINE	LENGTH	BEARING
L1	55.96'	N00°00'00"E
L2	28.79'	N07°14'25"E
L3	40.99'	S00°03'18"W
L4	30.66'	S44°59'29"E
L5	27.32'	S37°45'35"E
L6	10.86'	N44°59'29"W
L7	5.54'	N07°14'25"E
L8	27.33'	N52°14'25"E
L9	25.23'	N03°33'10"W
L10	54.87'	N61°59'39"E
L11	22.00'	S01°24'56"W
L12	15.88'	S19°04'49"E
L13	12.87'	N67°24'37"W
L14	17.45'	N39°44'41"W
L15	1.01'	N50°15'19"E

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	19°25'23"	109.67'	323.50'	55.36'
C2	07°11'07"	34.30'	273.50'	17.17'
C3	07°11'07"	37.62'	300.00'	18.84'
C4	05°49'29"	66.08'	650.00'	33.07'
C5	05°43'36"	62.52'	625.50'	31.28'
C6	05°44'01"	67.50'	674.50'	33.78'
C7	02°23'26"	28.14'	674.50'	14.07'
C8	03°20'35"	39.36'	674.50'	19.68'
C9	03°44'14"	40.80'	625.50'	20.41'
C10	01°59'22"	21.72'	625.50'	10.86'
C11	20°29'04"	16.63'	46.50'	8.40'
C12	48°18'43"	39.21'	46.50'	20.86'
C13	62°20'25"	50.59'	46.50'	28.13'
C14	114°26'56"	92.88'	46.50'	
C15	65°35'08"	32.62'	28.50'	18.36'
C16	43°12'32"	21.49'	28.50'	11.29'
C17	22°22'36"	11.13'	28.50'	5.64'
C18	05°32'52"	31.33'	323.50'	15.67'
C19	09°37'35"	54.35'	323.50'	27.24'
C20	04°14'56"	23.99'	323.50'	12.00'
C21	19°25'23"	127.63'	376.50'	64.43'
C22	06°14'59"	41.07'	376.50'	20.55'
C23	06°38'30"	43.64'	376.50'	21.85'
C24	06°31'54"	42.92'	376.50'	21.48'
C25	03°04'29"	40.52'	755.00'	20.26'
C26	03°31'19"	46.41'	755.00'	23.21'



DETAIL
SCALE: 1"=20'

LEGEND

M. = MEASURED
FD. = FOUND
I.P. = IRON PIPE
P.S.E. = PUBLIC SERVICE EASEMENT
□ = MONUMENT SEARCHED FOR NOT FOUND
○ = MONUMENT FOUND

R5 = 28 MR 3
R2 = 40 RS 68

NOTE: LOTS "B" AND "C" TO BE DEDICATED TO THE HOA (HOMEOWNERS ASSOCIATION) FOR EQUESTRIAN TRAIL PURPOSES. PARCEL "X" TO BE DEDICATED TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL PURPOSES.

SEE SHEET 3 FOR MONUMENTATION NOTES.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

TRACT NO. 4923

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS F AND G IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 17 WEST, RANCHO SIMI, ACCORDING TO SUBDIVISION MAP NO. 3 OF THE LANDS OF THE SIMI LAND AND WATER COMPANY RECORDED IN BOOK 5, PAGE 24 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER, VENTURA COUNTY, CALIFORNIA AND A PORTION OF SECTION 16, T2N, R17W, RANCHO SIMI, PER BOOK 3, PAGE 2 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF SAID COUNTY RECORDER.

PREPARED BY:
WILLIAM ROSE & ASSOC., INC.
28231 AVENUE CROCKER, #110
VALENCIA, CALIFORNIA 91355-1276
805-295-3590

APRIL 28, 1998

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LEGEND

M. = MEASURED
FD. = FOUND
I.P. = IRON PIPE
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□ = MONUMENT SEARCHED FOR NOT FOUND
○ = MONUMENT FOUND

R2 = 40 RS 68
R3 = 31 MR 48
R4 = DOC. NO. 91-194114, O.R.
R5 = 28 MR 3

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.28'	N06°55'44"E
L2	27.33'	N81°19'56"W
L3	26.60'	N00°09'10"E
L4	17.72'	S89°59'41"E
L5	33.78'	N89°57'35"W
L6	30.43'	S89°58'57"W
L7	16.00'	S40°16'23"E
L8	30.43'	S89°58'57"W
L9	22.00'	N00°01'03"W
L10	28.24'	N49°55'29"E
L11	9.44'	N40°04'31"W
L12	16.38'	S22°29'55"E

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	03°28'31"	755.00'	45.80'	22.90'
C2	03°26'33"	755.00'	45.36'	22.69'
C3	03°01'04"	250.00'	13.17'	6.59'
C4	01°44'00"	46.50'	1.41'	0.70'
C5	00°41'11"	585.00'	7.01'	3.50'
C6	03°25'22"	755.00'	45.10'	22.56'
C7	06°05'35"	250.00'	26.59'	13.31'
C8	74°24'10"	28.50'	37.01'	21.63'
C9	00°31'47"	585.00'	5.41'	2.70'
C10	00°33'18"	755.00'	7.31'	3.66'
C11	03°47'59"	685.00'	45.43'	22.72'
C12	04°25'05"	585.00'	45.11'	22.57'
C13	04°24'49"	685.00'	52.76'	26.40'
C14	04°24'27"	585.00'	45.00'	22.51'
C15	04°24'45"	685.00'	52.75'	26.39'
C16	04°24'27"	585.00'	45.00'	22.51'
C17	04°24'41"	685.00'	52.74'	26.38'
C18	04°24'27"	585.00'	45.00'	22.51'
C19	04°24'34"	685.00'	52.72'	26.37'
C20	04°24'24"	585.00'	45.00'	22.51'
C21	04°42'29"	685.00'	56.29'	28.16'
C22	04°37'44"	585.00'	47.26'	23.64'
C23	00°15'51"	685.00'	3.16'	1.58'
C24	03°13'53"	532.00'	30.00'	15.01'
C25	06°16'51"	532.00'	58.32'	29.19'
C26	04°51'08"	532.00'	45.05'	22.54'
C27	09°40'12"	250.00'	42.19'	21.15'
C28	09°08'57"	250.00'	39.92'	20.00'
C29	08°07'47"	250.00'	35.47'	17.77'
C30	23°57'24"	201.00'	84.04'	42.64'
C31	67°29'18"	40.00'	47.12'	26.72'
C32	32°46'53"	50.00'	28.61'	14.71'
C33	34°51'56"	50.00'	30.43'	15.70'

Ⓐ PROPOSED PRIVATE SANITARY SEWER EASEMENT TO THE OWNER(S) OF THE PARCEL OF LAND DESCRIBED IN THE DEED PER 4100 O.R. 367, THEIR HEIRS, SUCCESSORS, AND ASSIGNS.

Ⓑ PROPOSED PRIVATE STORM DRAIN EASEMENT TO THE OWNER(S) OF THE PARCEL OF LAND DESCRIBED IN THE DEED PER 4100 O.R. 367, THEIR HEIRS, SUCCESSORS, AND ASSIGNS.

~~VARIABLE WIDTH EASEMENT OF THE VENTURA COUNTY FLOOD CONTROL DISTRICT PER 3440 O.R. 587.~~

TRACT NO. 1294, 31 MR 48/51.

TRACT NO. 1134, 28 MR 3/4

ESTABLISHED AT RECORD DISTANCE AND ANGLES PER R4.

1-1/2" I.P. PER 31 MR 48/51 NOT FD. FD. 1" I.P. WITH CAP "RCE 20228" DN. 4" NO REF. S16°21'03"W, 0.47'

1-1/2" I.P. PER 31 MR 48/51 NOT FD.

1-1/2" I.P. PER 28 MR 3/4 NOT FD.

ESTABLISHED AT RECORD DISTANCE AND ANGLES FROM CENTERLINE OF KATHERINE ROAD PER 28 MR 3/4.

12' WIDE EASEMENT TO THE CITY OF SIMI VALLEY ~~DEPT. OF PARKS AND REC.~~ FOR EQUESTRIAN TRAIL PURPOSES.

1-1/2" I.P. PER 28 MR 3/4 NOT FD.

1-1/2" I.P. PER 40 RS 68 DN. 6", S01°06'51"W, 5.49' (S40°18'55"E 16.00' R2)

FD. 1-1/2" I.P. PER 40 RS 68 DN. 6", S01°24'13"W, 5.45'

ESTABLISHED AT RECORD DISTANCE AND ANGLES PER R4, PAR. 4.

FD. 1-1/2" I.P. PER 40 RS 68 DN. 6" S00°01'49"W, 5.64'

4100 O.R. 367

NOTE: LOT "B" TO BE DEDICATED TO THE H.O.A. (HOMEOWNERS ASSOCIATION) FOR EQUESTRIAN TRAIL PURPOSES. PARCEL "X" TO DEDICATED TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL PURPOSES.

SEE SHEET 3 FOR MONUMENTATION NOTES.

SEE SHEET 6

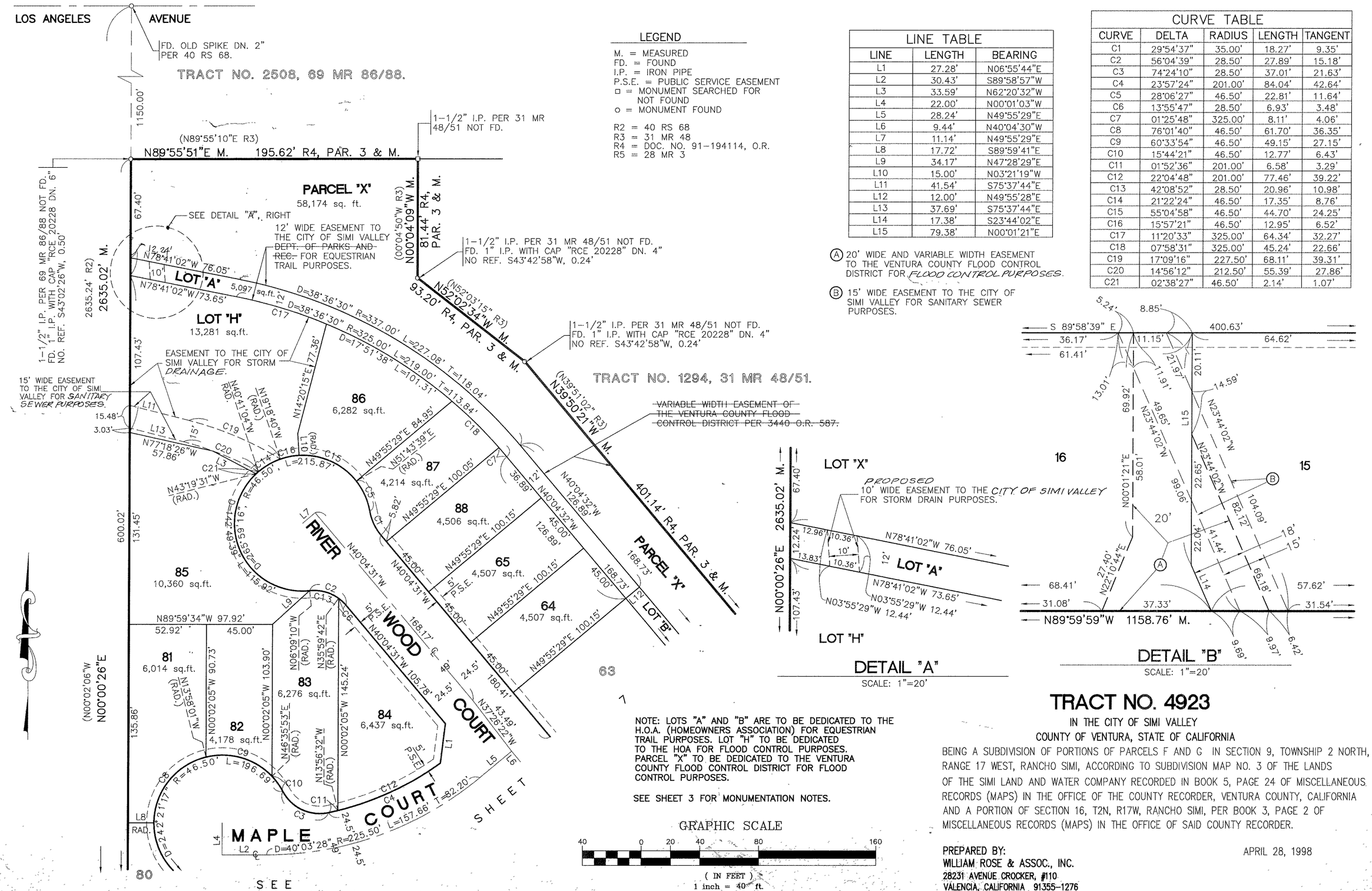
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□ = MONUMENT SEARCHED FOR NOT FOUND
○ = MONUMENT FOUND

R2 = 40 RS 68
R3 = 31 MR 48
R4 = DOC. NO. 91-194114, O.R.
R5 = 28 MR 3

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.28'	N06°55'44"E
L2	30.43'	S89°58'57"W
L3	33.59'	N62°20'32"W
L4	22.00'	N00°01'03"W
L5	28.24'	N49°55'29"E
L6	9.44'	N40°04'30"W
L7	11.14'	N49°55'29"E
L8	17.72'	S89°59'41"E
L9	34.17'	N47°28'29"E
L10	15.00'	N03°21'19"W
L11	41.54'	S75°37'44"E
L12	12.00'	N49°55'28"E
L13	37.69'	S75°37'44"E
L14	17.38'	S23°44'02"E
L15	79.38'	N00°01'21"E

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	29°54'37"	35.00'	18.27'	9.35'
C2	56°04'39"	28.50'	27.89'	15.18'
C3	74°24'10"	28.50'	37.01'	21.63'
C4	23°57'24"	201.00'	84.04'	42.64'
C5	28°06'27"	46.50'	22.81'	11.64'
C6	13°55'47"	28.50'	6.93'	3.48'
C7	01°25'48"	325.00'	8.11'	4.06'
C8	76°01'40"	46.50'	61.70'	36.35'
C9	60°33'54"	46.50'	49.15'	27.15'
C10	15°44'21"	46.50'	12.77'	6.43'
C11	01°52'36"	201.00'	6.58'	3.29'
C12	22°04'48"	201.00'	77.46'	39.22'
C13	42°08'52"	28.50'	20.96'	10.98'
C14	21°22'24"	46.50'	17.35'	8.76'
C15	55°04'58"	46.50'	44.70'	24.25'
C16	15°57'21"	46.50'	12.95'	6.52'
C17	11°20'33"	325.00'	64.34'	32.27'
C18	07°58'31"	325.00'	45.24'	22.66'
C19	17°09'16"	227.50'	68.11'	39.31'
C20	14°56'12"	212.50'	55.39'	27.86'
C21	02°38'27"	46.50'	2.14'	1.07'

Ⓐ 20' WIDE AND VARIABLE WIDTH EASEMENT TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT FOR *FLOOD CONTROL PURPOSES.*

Ⓑ 15' WIDE EASEMENT TO THE CITY OF SIMI VALLEY FOR SANITARY SEWER PURPOSES.

DETAIL "A"
SCALE: 1"=20'

DETAIL "B"
SCALE: 1"=20'

NOTE: LOTS "A" AND "B" ARE TO BE DEDICATED TO THE H.O.A. (HOMEOWNERS ASSOCIATION) FOR EQUESTRIAN TRAIL PURPOSES. LOT "H" TO BE DEDICATED TO THE HOA FOR FLOOD CONTROL PURPOSES. PARCEL "X" TO BE DEDICATED TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL PURPOSES.

SEE SHEET 3 FOR MONUMENTATION NOTES.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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IN THE CITY OF SIMI VALLEY
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