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. 5100, 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 ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE WESTERLY LINES OF PARCELS "A", "D" AND "F" ABUTTING WOOD RANCH PARKWAY _____ IN ORDER THAT THE OWNERS OF SAID PARCELS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID WOOD RANCH PARKWAY _____ EXCEPT THE GENERAL RIGHT-OF-TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE EASEMENTS FOR PUBLIC SERVICE PURPOSES SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO; AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE EASEMENT FOR STORM DRAIN PURPOSES SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO; AND DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY AN EASEMENT FOR SLOPE AND ROAD MAINTENANCE PURPOSES AS SHOWN ON THIS MAP AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY AN EASEMENT OVER THE PRIVATE STREETS FOR SANITARY SEWER PURPOSES SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE VENTURA COUNTY WATER WORKS DISTRICT NO. 8 WATER PIPELINE EASEMENTS OVER THE PRIVATE STREETS SHOWN ON THIS MAP; THEY ALSO DO HEREBY OFFER TO DEDICATE AN ACCESS EASEMENT OVER ALL PRIVATE STREETS TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AS SHOWN ON THIS MAP.

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

BEAZER HOMES HOLDINGS CORP. A DELAWARE CORPORATION
DBA
BEAZER HOMES SOUTHERN CALIFORNIA, OWNER

THOMAS G. GRABLE
SR. VICE PRESIDENT

JOAVAN TSENG
ASSISTANT SECRETARY

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON THIS 19 DAY OF June, 1998, BEFORE ME Denise L. Steinberger A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED THOMAS G. GRABLE AND JOAVAN TSENG 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 CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

DENISE L. STEINBERGER COMM. # 1177790 NOTARY PUBLIC-CALIFORNIA ORANGE COUNTY COMM. EXP. MARCH 28, 2002

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.

WITNESS MY HAND:

MY COMMISSION EXPIRES 3/28/2002

NOTARY PUBLIC IN AND FOR SAID STATE

Denise L. Steinberger
(PRINT NAME)

SIGNATURE OMISSIONS NOTE

PURSUANT TO SECTION 66436 (a) (3) (A) OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES OF HOLDERS OF EASEMENTS HAVE BEEN OMITTED, THEIR INTEREST IS SUCH THAT IT CAN NOT RIPEN INTO FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

1. SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES RECORDED AUGUST 24, 1989 AS INSTRUMENT NO. 89-134035 OF OFFICIAL RECORDS.
2. WOOD RANCH SYCAMORE CANYON VILLAGE ASSOCIATION, A NONPROFIT MUTUAL BENEFIT CORPORATION, HOLDER OF AN EASEMENT FOR FUEL MODIFICATION ZONE AND SLOPE PURPOSES RECORDED JULY 20, 1989 AS INSTRUMENT NO. 89-113615, OF OFFICIAL RECORDS.

SURVEYOR'S STATEMENT

I, JAMES R. CRAWFORD, DO HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN AUGUST, 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 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.

James R Crawford

JAMES R. CRAWFORD, L.S. 4965
LICENSE EXPIRES 12-31-2001

DATE: June 2, 1998

PROFESSIONAL LAND SURVEYOR JAMES R. CRAWFORD NO. 4965 EXP. 12-31-2001 STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5100 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: AUGUST 18, 1998

George T. Berg
CITY ENGINEER, CITY OF SIMI VALLEY
GEORGE T. BERG
R.C.E. 16804 EXPIRES 6-30-01

98-161095

COUNTY RECORDER'S CERTIFICATE

RECORDED AT THE REQUEST OF THE OWNER, BEAZER HOMES SOUTHERN CALIFORNIA ON September 21st, 1998 AT 8:00 AM. IN BOOK 136 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 22-26, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: E.M. Radica
DEPUTY COUNTY RECORDER

COUNTY TAX COLLECTOR'S CERTIFICATE

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

August 27, 1998.

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

DEPUTY COUNTY TAX COLLECTOR

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 ACCEPTANCE CERTIFICATE

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 HEREBY ACCEPTS THE WATER PIPELINE EASEMENT AS SHOWN ON THIS MAP AND IN WITNESS THEREOF HAS CAUSED THIS CERTIFICATE TO BE SIGNED THE DISTRICT ENGINEER PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION NO. WWD-20 OF THE BOARD OF DIRECTORS OF SAID DISTRICT.

DATED SEPTEMBER 15, 1998

DISTRICT ENGINEER,
VENTURA COUNTY WATERWORKS DISTRICT NO. 8

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 5100 CONSISTING OF FIVE 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 24th DAY OF August 1998, FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP AND DOES HEREBY ACCEPT ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON, AND DOES ALSO HEREBY ACCEPT THE EASEMENTS FOR PUBLIC SERVICE PURPOSES SHOWN ON THIS MAP, AND ALSO HEREBY ACCEPTS THE EASEMENT FOR SLOPE AND ROAD MAINTENANCE PURPOSES SHOWN ON THIS MAP, ~~AND ALSO HEREBY ACCEPTS THE EASEMENT FOR ACCESS PURPOSES AS SHOWN ON THIS MAP,~~ AND ALSO HEREBY ACCEPTS THE EASEMENT FOR SANITARY SEWER PURPOSES AS SHOWN ON THIS MAP, AND ALSO HEREBY ACCEPTS THE EASEMENT FOR ACCESS PURPOSES OVER ALL PRIVATE STREETS ON BEHALF OF ALL GOVERMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE SHOWN ON THIS MAP, HOWEVER, THE OFFER OF THE EASEMENT FOR STORM DRAIN PURPOSES SHOWN ON THIS MAP IS HEREBY REJECTED.

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 24th DAY OF August, 1998.

ATTEST:

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

Greg Stratton
MAYOR OF THE CITY
OF SIMI VALLEY

SOILS AND/OR GEOLOGIC REPORTS

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 5100 HAS(HAVE) BEEN PREPARED:

DATE OF REPORT: MARCH 18, 1996

TITLE OF REPORT: PRELIMINARY GEOTECHNICAL REPORT
SIMI VALLEY, CALIFORNIA

FIRM NAME: - GEOSOILS, INC.

ENGINEER OR GEOLOGIST: WILLIAM A. CIRIDON

REGISTRATION NO. GE217 EXPIRES: 03-31-00

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

GROSS AREA = 8.07 ACRES.

TRACT NO. 5100

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP L.D.-S-217 AS SHOWN ON A MAP THEREOF FILED IN BOOK 37, PAGES 6 THROUGH 9 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APRIL, 1998

Robert Bein, William Frost & Associates
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
P.O. BOX 57057•14725 ALTON PARKWAY, IRVINE CALIFORNIA 92619-7057.
(714) 472-3505 FAX (714) 472-8373

JN. 33819

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE BEARING N76°54'05"E ALONG THE CENTERLINE OF CIRCLE KNOLL DRIVE AS SHOWN ON THE MAP OF TRACT NO. 4239 AS RECORDED IN BOOK 117 AT PAGES 3 THROUGH 23 OF MISCELLANEOUS RECORDS (MAPS).

LEGEND & RECORD DATA REFERENCES

M	DENOTES MEASURED DISTANCES.
CFR	DENOTES CALCULATED FROM RECORD.
RAD	DENOTES RADIAL BEARING
D	DENOTES RECORD PER DOCUMENT NO. 94-000087, O.R.
R1	DENOTES RECORD PER TRACT NO. 4239, 117 M.R. 3-23.
R2	DENOTES RECORD PER TRACT NO. 4583-1, 132 M.R. 52-69.

MONUMENT LEGEND (CONTINUED)

○ SET 1-1/2" I.P. W/TAG STAMPED "L.S. 4965" (FLUSH) AT THE CENTERLINE INTERSECTIONS, BC'S AND EC'S. AND ALL TRACT CORNERS UNLESS OTHERWISE NOTED.

SET LEAD & TACK W/TAG STAMPED "L.S. 4965" IN TOP OF CURB ON A PROLONGATION OF THE SIDE LOT LINES AND RADIALLY FROM BC'S AND EC'S 0.25' INTO STREET R/W FROM FRONT LOT CORNERS UNLESS OTHERWISE NOTED.

SET 1" I.P. W/TAG STAMPED "L.S. 4965" (FLUSH) AT REAR LOT CORNERS AND ANGLE POINTS IN SIDE LINES UNLESS OTHERWISE NOTED.

△ SET STANDARD VENTURA COUNTY WELL MONUMENT WITH 2" BRASS CAP STAMPED "L.S. 4965" PER STANDARD 90-3.

SET L&T TAGGED "L.S. 4965" IN TOP OF CURB FOR CENTERLINE MONUMENT TIES AS SHOWN ON THE TIE SHEETS ON FILE IN THE OFFICE OF THE CITY ENGINEER.

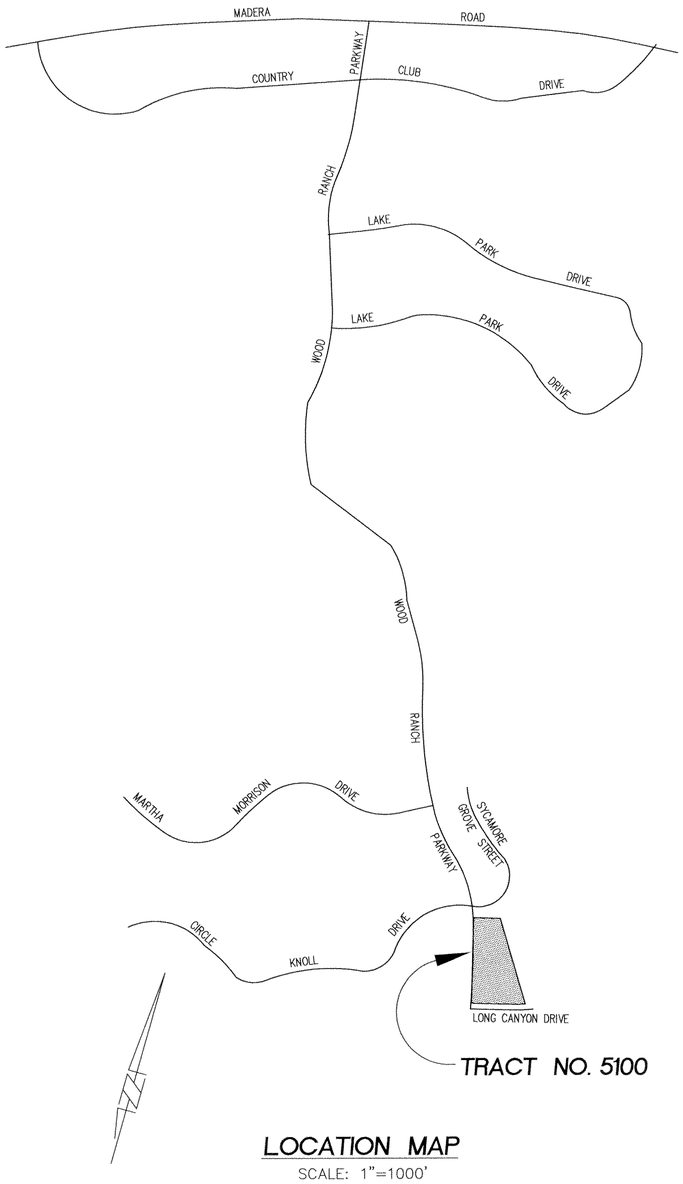
MONUMENT LEGEND

● DENOTES FOUND MONUMENTS AS NOTED BELOW:

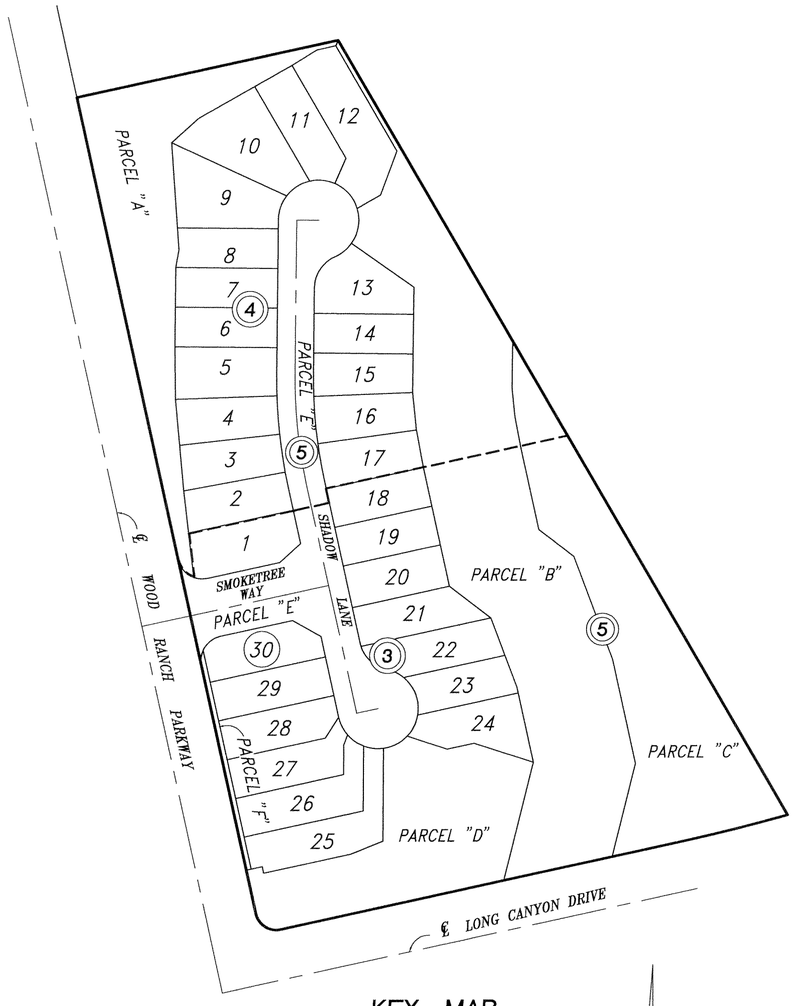
1. CONC. NAIL, NO REFERENCE, NO TAG, ACCEPTED IN LIEU OF 2" IRON PIPE TAGGED "L.S. 5000" PER TRACT NO. 4239, 117 MR 3-23 AS POINT ON CENTERLINE CIRCLE KNOLL DRIVE PER TRACT NO. 4239, 117 MR 3-23.
2. 2" IRON PIPE W/ TAG "L.S. 5000" PER TRACT NO. 4239, 117 MR 3-23.
3. CONC. NAIL, NO REFERENCE, NO TAG, ACCEPTED IN LIEU OF 2" IRON PIPE TAGGED "L.S. 5000" PER TRACT NO. 4239, 117 MR 3-23 AS POINT ON CENTERLINE GROVE STREET PER TRACT NO. 4239, 117 MR 3-23.
4. 2" IRON PIPE W/ TAG "L.S. 5000" PER TRACT NO. 4239, 117 MR 3-2; SEARCHED, FOUND NOTHING; ESTABLISHED AT RECORD ANGLE AND DISTANCE PER TRACT NO. 4239, 117 MR 3-23.
5. 2" IRON PIPE W/ TAG "L.S. 5000" PER TRACT NO. 4239, 117 MR 3-2; SEARCHED, FOUND NOTHING, ESTABLISHED AT RECORD ANGLE AND DISTANCE PER TRACT NO. 4239, 117 MR 3-23. SET 1½" IRON PIPE W/ TAG "L.S. 4965".
6. STANDARD VENTURA COUNTY SURVEY MONUMENT STAMPED "L.S. 5000" PER TRACT NO. 4583-1, 132 M.R. 52-69.
7. STANDARD VENTURA COUNTY SURVEY MONUMENT STAMPED "L.S. 5000" PER TRACT NO. 4583-1, 132 M.R. 52-69, SEARCHED, FOUND NOTHING, ESTABLISHED AT RECORD ANGLE AND DISTANCE PER TRACT NO. 4583-1, 132 M.R. 52-69.
8. 2" IRON PIPE W/ TAG "L.S. 5000" PER TRACT NO. 4583-1, 132 M.R. 52-69.
9. CONC. NAIL, NO REFERENCE, NO TAG, ACCEPTED IN LIEU OF 2" IRON PIPE TAGGED "L.S. 5000" PER TRACT NO. 4239, MR 3-23 AS POINT ON CENTERLINE WOOD RANCH PARKWAY PER TRACT NO. 4239, MR 3-23.
10. CONCRETE NAIL, NO REFERENCE, NO TAG, ESTABLISHED AT RECORD ANGLE AND DISTANCE PER TRACT NO. 4583-1, 132 MR 52-69. SET STANDARD SURVEY WELL MONUMENT WITH 2" BRASS CAP STAMPED LS 4965 PER STANDARD DESIGN 90A-1.

LEGEND OF EASEMENTS

- (A) DENOTES AN EASEMENT FOR PUBLIC SERVICE PURPOSES HEREBY **DEDICATED TO THE CITY OF SIMI VALLEY.**
- (B) DENOTES AN EASEMENT FOR PUBLIC STORM DRAIN PURPOSES HEREBY **IRREVOCABLY OFFERED TO BE DEDICATED TO THE CITY OF SIMI VALLEY.**
- (C) DENOTES THE CENTERLINE OF AN EXISTING 40.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT NO. 89-134035 OF OFFICIAL RECORDS.
- (D) DENOTES AN EASEMENT HEREBY DEDICATED TO THE VENTURA COUNTY WATERWORKS DISTRICT NO. 8, _____ FOR WATER LINE PURPOSES.
- (E) DENOTES AN EASEMENT HEREBY DEDICATED TO THE CITY OF SIMI VALLEY FOR SANITARY SEWER LINE PURPOSES.
- (F) DENOTES A PROPOSED EASEMENT OVER PARCEL 25 FOR ACCESS PURPOSES TO THE HOMEOWNERS ASSOCIATION. BY SEPARATE DOCUMENT
- ~~(G) DENOTES A PROPOSED EASEMENT FOR DETENTION BASIN PURPOSES TO BE GRANTED BY SEPARATE DOCUMENT TO THE HOME OWNERS ASSOCIATION.~~
- ~~(H) DENOTES A PROPOSED EASEMENT FOR FUEL MODIFICATION AND PERPETUAL MAINTENANCE PURPOSES TO THE HOMEOWNERS ASSOCIATION.~~
- ~~(I) DENOTES AN _____ ACCESS EASEMENT FOR INGRESS AND EGRESS PURPOSES HEREBY DEDICATED TO THE CITY OF SIMI VALLEY.~~
- (J) DENOTES AN EASEMENT FOR SLOPE AND ROAD MAINTENANCE PURPOSES HEREBY DEDICATED TO THE CITY OF SIMI VALLEY.
- (K) DENOTES A PROPOSED EASEMENT FOR STORM DRAIN PURPOSES TO THE HOMEOWNERS ASSOCIATION. BY SEPARATE DOCUMENT.
- (L) DENOTES AN EASEMENT FOR _____ SLOPE PURPOSES IN FAVOR OF WOOD RANCH SYCAMORE CANYON VILLAGE ASSOCIATION PER DOCUMENT RECORDED JULY 20, 1989, AS INSTRUMENT NO. 89-113615, OF OFFICIAL RECORDS.
- (M) DENOTES AN ACCESS EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF PARCEL "C".



LOCATION MAP
SCALE: 1"=1000'



KEY MAP
(3) INDICATES SHEET NUMBER

0 50 100 200 300
(SCALE IN FEET)
SCALE: 1" = 100'

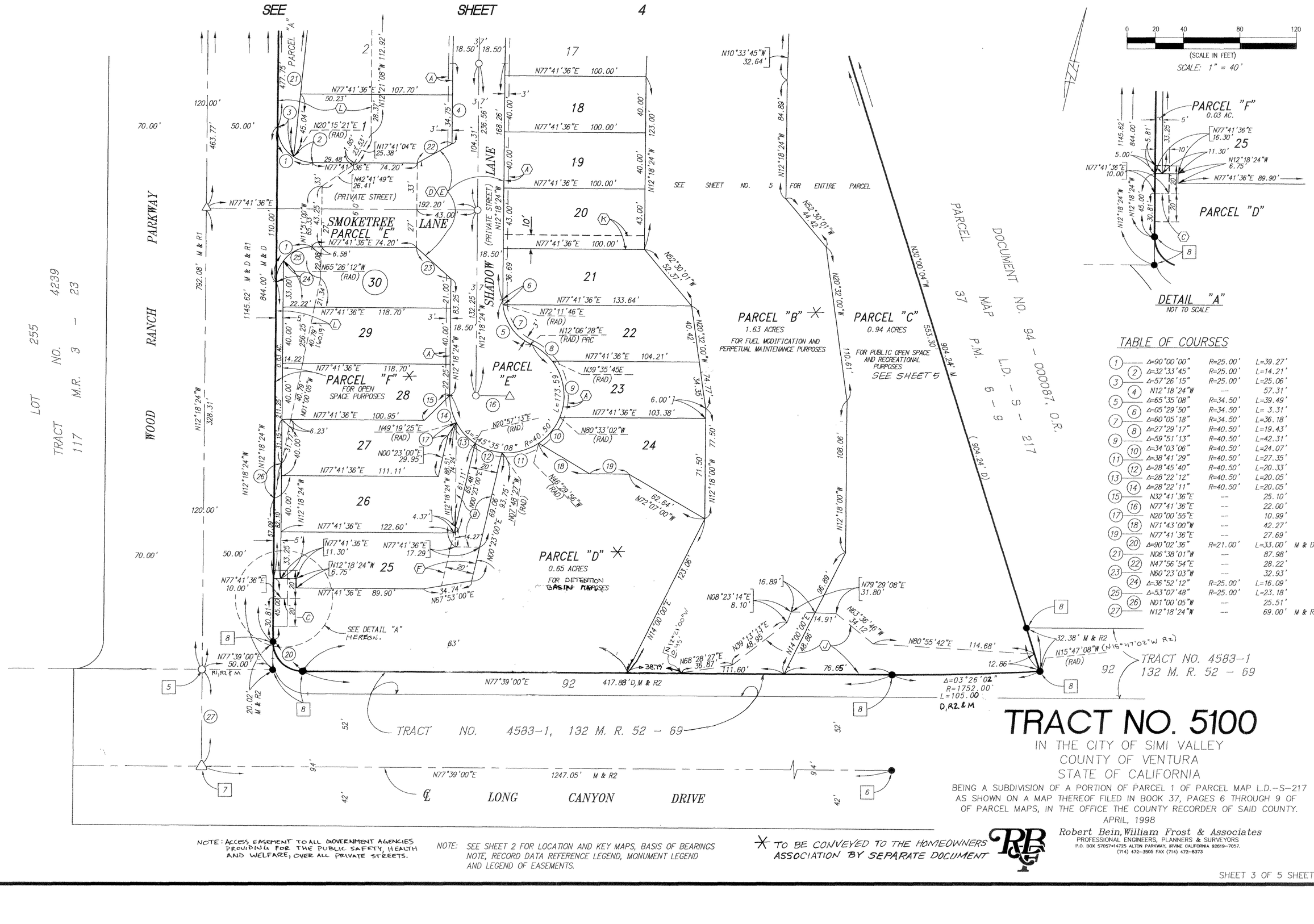
TRACT NO. 5100

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP L.D.-S-217 AS SHOWN ON A MAP THEREOF FILED IN BOOK 37, PAGES 6 THROUGH 9 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APRIL, 1998

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0 20 40 80 120
(SCALE IN FEET)
SCALE: 1" = 40'

DETAIL "A"
NOT TO SCALE

TABLE OF COURSES

1	Δ=90°00'00"	R=25.00'	L=39.27'
2	Δ=32°33'45"	R=25.00'	L=14.21'
3	Δ=57°26'15"	R=25.00'	L=25.06'
4	N12°18'24"W	---	57.31'
5	Δ=65°35'08"	R=34.50'	L=39.49'
6	Δ=05°29'50"	R=34.50'	L= 3.31'
7	Δ=60°05'18"	R=34.50'	L=36.18'
8	Δ=27°29'17"	R=40.50'	L=19.43'
9	Δ=59°51'13"	R=40.50'	L=42.31'
10	Δ=34°03'06"	R=40.50'	L=24.07'
11	Δ=38°41'29"	R=40.50'	L=27.35'
12	Δ=28°45'40"	R=40.50'	L=20.33'
13	Δ=28°22'12"	R=40.50'	L=20.05'
14	Δ=28°22'11"	R=40.50'	L=20.05'
15	N32°41'36"E	---	25.10'
16	N77°41'36"E	---	22.00'
17	N20°00'55"E	---	10.99'
18	N71°43'00"W	---	42.27'
19	N77°41'36"E	---	27.69'
20	Δ=90°02'36"	R=21.00'	L=33.00' M & D
21	N06°38'01"W	---	87.98'
22	N47°56'54"E	---	28.22'
23	N60°23'03"W	---	32.93'
24	Δ=36°52'12"	R=25.00'	L=16.09'
25	Δ=53°07'48"	R=25.00'	L=23.18'
26	N01°00'05"W	---	25.51'
27	N12°18'24"W	---	69.00' M & R2

TRACT NO. 5100

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP L.D.-S-217 AS SHOWN ON A MAP THEREOF FILED IN BOOK 37, PAGES 6 THROUGH 9 OF OF PARCEL MAPS, IN THE OFFICE THE COUNTY RECORDER OF SAID COUNTY.

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℄ MORGAN HILL STREET

TRACT NO. 4153
113 MR 63/62

N76°54'05"E 280.87'
379.97' M & R1
146.72' M & R1
134.15' M & R1
52.00' M & R1
47.10' M & R1
BASIS OF BEARINGS

℄ CIRCLE KNOLL DRIVE

SEE DETAIL "A" AT RIGHT

DOCUMENT NO. 94 - 000087, O.R.

PARCEL MAP L.D. - S - 217
37 P.M. 6 - 9

N64°10'31"E (RAD)
72.01'
44.45' M & R1
326.05'
281.60' M & D
Δ=13°31'05"
R=1700.00'
L=401.09'
T=201.48'
R1.5
Δ=11°05'29"
L=329.09'
1.52
N75°16'00"E (RAD)
Δ=02°25'36"
L=72.00'
71.98'
398.03' M & R1
50.00' M & R1
N77°41'36"E 51.52'
N77°41'36"E 269.00' M & D
256.63'
12.37'
N11°42'05"W 20.79'
N44°50'16"W 41.94'
SET PRIOR TO RECORDATION
30.06
N58°27'00"E
N47°38'40"E 36.48'
N60°22'40"E 65.13'
108.13'
43.00'
N30°00'00"W 110.45'
N30°00'00"W 108.36'
N30°00'04"W 123.18'
N65°04'00"W 127.50'
N12°47'41"W (RAD)
N52°33'50"W (RAD)
N03°54'15"W 85.95'
108.28'
140.88'
N10°00'00"E 17.98'
N10°36'23"W
VARIES
VARIES
70'
PARKWAY
120'
50'
1145.62' M, D & R1
844.00' M & D
792.08' M & R1
463.77'
N12°18'24"W
N12°18'24"W
℄ WOOD RANCH
LOT 255
NO. 4239
M.R. 3 - 23
TRACT 17

PARCEL "A" *
0.66 ACRES
FOR OPEN SPACE PURPOSES

N89°22'30"W 101.33'
8.93'
22.33'
N89°22'30"W 102.50'
40.00'
80.00'
N89°22'30"W 102.50'
N89°22'30"W 102.50'
N00°37'30"E
40.00'
154.86'
18.50'
3'
(PRIVATE STREET)
SEE SHEET 5 FOR PARCEL "E" DATA.
Δ=245°35'08" R=40.50'
Δ=71°73.59'
N20°36'48"E 47.28'
27.00'
N60°00'00"E 68.54'
10'
N73°11'16"E (RAD)
N54°41'45"W (RAD)
N23°47'22"W (RAD) PRC
16.85'
25.72'
N89°22'30"W 100.00'
27.25'
N89°22'30"W 100.00'
106.34'
N87°53'25"E 99.56' (RAD)
N82°10'50"E 100.00' (RAD)
N77°41'36"E 100.00'
3'
350.93'
N30°00'04"W
N00°37'30"E 39.09'
N00°37'30"E 47.68'
N05°37'10"W 38.08'
N05°37'10"W 28.31'
N10°33'45"W 32.64'
N10°33'45"W 38.47'
123.00'
N12°18'24"W
N12°18'24"W 84.89'
904.24' M
(904.24') D
553.30'
PARCEL "E"
(PRIVATE STREET)
SHADOW LANE
PARCEL "B" *
1.63 ACRES
FOR FUEL MODIFICATION AND PERPETUAL MAINTENANCE PURPOSES
PARCEL "C"
0.94 ACRES
FOR PUBLIC OPEN SPACE AND RECREATIONAL PURPOSES
SEE SHEET 5
DOCUMENT NO. 94 - 000087, O.R.
PARCEL MAP L.D. - S - 217
37 P.M. 6 - 9

N53°59'42"W 36.62'
0.14'
N83°48'59"E 40.34'
101.20'
43.17'
112.92'
N12°21'08"W
DETAIL "B"
NOT TO SCALE

N79°32'57"E (RAD) 103.79'
45.97'
87.98'
42.94'
41.24'
22.56'
N77°41'36"E 107.70'
50.23'
N06°38'01"W
N20°15'21"E (RAD)
164.55'
46.35'
92.94'
46.59'
8.62'
N88°07'06"E (RAD) 134.49'
102.08'
21.54'
32.41'
15'
31.14'
N00°28'04"W 30.83'
10'
477.75'
89.60'
142.93'
N16°11'01"W
SEE DETAIL "B"
N83°48'59"E (RAD) 101.20'
40.34'
N05°07'08"W
Δ=12°55'54" R=519.00' L=117.14'
Δ=12°55'54" R=500.50' L=112.96'
Δ=12°55'54" R=482.00' L=108.79'
Δ=12°55'54" R=482.00' L=112.96'
18.50'
8.57'
N77°41'36"E 100.00'
3'
123.00'
N12°18'24"W
104.31'

DETAIL "A"
NOT TO SCALE

℄ SYCAMORE GROVE STREET
N44°56'36"W
207.63' M & R1
25'
TRACT 4239 NO. 14 M R 1
N56°04'08"W 220.84' M & R1
℄ CIRCLE KNOLL DRIVE
N76°54'05"E
379.97' M & R1
52.00' M & R1
72.01' M & R1
44.45' M & R1
47.10' M & R1
N57°55'24"E (RAD)
N56°38'36"E 235.67' M & R1
M & R1
Δ=105°25'03"
R=275.00'
L=505.97'
T=361.10'
N77°41'36"E 50.00 M & R1
N16°39'33"W (RAD) PRC

TABLE OF COURSES

1	N12°18'24"W	--	57.31'		
2	Δ=01°51'21"	R=519.00'	L=16.81'		
3	Δ=04°16'02"	R=519.00'	L=38.65'		
4	Δ=04°18'07"	R=519.00'	L=38.97'		
5	Δ=02°30'24"	R=519.00'	L=22.71'		
6	Δ=36°48'40"	R= 40.50'	L=26.02'		
7	Δ=39°46'09"	R= 40.50'	L=28.11'		
8	Δ=36°25'21"	R= 40.50'	L=25.74'		
9	N23°37'40"E	(RAD)	27.78'		
10	Δ=49°33'36"	R= 40.50'	L=35.03'		
11	Δ=52°06'59"	R= 40.50'	L=36.84'		
12	Δ=30°54'23"	R= 40.50'	L=21.85'		
13	Δ=65°35'08"	R= 34.50'	L=39.49'		
14	Δ=02°44'05"	R=482.00'	L=23.01'		
15	Δ=05°42'35"	R=482.00'	L=48.03'		
16	Δ=04°29'14"	R= 482.00'	L=37.75'		
17	N12°18'24"W	--	168.26'		
18	N12°18'24"W	--	236.56'		
19	N89°22'30"W	--	22.00'		
20	N23°50'46"E	--	6.19'		
21	N77°41'36"E	--	18.84'		
22	Δ=57°26'15"	R= 25.00'	L=25.06'		
23	Δ=90°00'00"	R= 25.00'	L=39.27'		
24	Δ=121°50'41"	R=250.00'	L=531.65'	T=449.57'	M & R1
25	Δ=85°38'51"	R=21.00'	L=31.39'	T=19.46'	M & R1

TRACT NO. 5100

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP L.D.-S-217 AS SHOWN ON A MAP THEREOF FILED IN BOOK 37, PAGES 6 THROUGH 9 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APRIL, 1998

Robert Bein, William Frost & Associates
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
P.O. BOX 57057-1+1725 ALTON PARKWAY, IRVINE CALIFORNIA 92619-7057.
(714) 472-3505 FAX (714) 472-8373

0 20 40 80 120
(SCALE IN FEET)
SCALE: 1" = 40'

NOTE: ACCESS EASEMENT TO ALL GOVERNMENT AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE OVER ALL PRIVATE STREETS.

NOTE: SEE SHEET 2 FOR LOCATION AND KEY MAPS, BASIS OF BEARINGS NOTE, RECORD DATA REFERENCE, LEGEND, MONUMENT LEGEND AND LEGEND OF EASEMENTS.

* TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT

SEE SHEET 3

DOCUMENT NO. 94 – 000087, O.R.

PARCEL MAP L.D. – S – 217

37 P.M. 6 – 9

SCALE: 1" = 40'

0 20 40 80 120

(SCALE IN FEET)

SET PRIOR TO RECORDATION

PARCEL "A"

PARCEL "B"
1.63 ACRES
FOR FUEL MODIFICATION AND PERPETUAL MAINTENANCE PURPOSES
PARCEL "B" TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY SPARATE DOCUMENT

PARCEL "C"
0.94 ACRES
FOR PUBLIC OPEN SPACE AND RECREATIONAL PURPOSES
PARCEL "C" TO BE DEDICATED TO RANCHO SIMI RECREATION AND PARK DISTRICT BY SEPARATE DOCUMENT

PARCEL "D"

PARCEL "E"

PARCEL "F"

SHADOW LANE

SMOKETREE LANE (PRIVATE STREET)

LONG CANYON DRIVE

SEE SHEET 3 FOR EASEMENT TIES

SEE SHEET 4

SEE SHEET 5

SEE SHEET 3

TABLE OF COURSES

1	N23°50'46"E	---	6.19'
2	N77°41'36"E	---	18.84'
3	Δ=52°06'59"	R= 40.50'	L= 36.84'
4	Δ=30°54'23"	R= 40.50'	L= 21.85'
5	Δ=245°35'08"	R= 40.50'	L=173.59'
6	Δ=65°35'08"	R= 34.50'	L= 39.49'
7	N60°23'03"W	---	32.93'
8	Δ=90°00'00"	R= 25.00'	L= 39.27'
9	N47°56'54"E	---	28.22'
10	N12°18'24"W	---	57.31'
11	N77°41'36"E	---	22.00'
12	N89°22'30"W	---	22.00'

NOTE: SEE SHEET 2 FOR LOCATION AND KEY MAPS, BASIS OF BEARINGS NOTE, RECORD DATA REFERENCE LEGEND, MONUMENT LEGEND AND LEGEND OF EASEMENTS.

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