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. 4583-16, 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 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 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 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 625, 637, AND 638, ABUTTING LONG CANYON ROAD, IN ORDER THAT THE OWNERS OF SAID LOTS 625, 637, AND 638, SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID LONG CANYON ROAD, EXCEPT THE GENERAL RIGHT-OF-TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC.

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

BY: _____

TITLE: Pres.

STATE OF California)
COUNTY OF Los Angeles)

ON October 19, 1999 BEFORE ME, Cynthia M Jolivette,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
Stephen Gunther,
PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

Cynthia M Jolivette
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 3/25/2001
Commission # 1131303

Cynthia M. Jolivette
PRINT NAME OF NOTARY PUBLIC

PRINCIPAL PLACE OF BUSINESS Santa Monica COUNTY Los Angeles

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.

12/6/99
DATE

DISTRICT ENGINEER
VENTURA COUNTY WATERWORKS DISTRICT NO. 8

REGISTERED PROFESSIONAL ENGINEER
MICHAEL KLEINBROOT
No. 20293
EXP. 9-30-01
CIVIL
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4583-16, 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 JANUARY 10, 2000 George T. Berg
GEORGE T. BERG
CITY ENGINEER
CITY OF SIMI VALLEY
R.C.E. NO. 16804
EXPIRES: JUNE 30, 2001

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 4583-16, CONSISTING OF 12 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 10th DAY OF January, 2000. SAID COUNCIL HEREBY APPROVES SAID MAP, AND DOES HEREBY ACCEPT THE ACCESS EASEMENT OVER ALL THE PRIVATE STREETS AS SHOWN ON THIS MAP ON BEHALF OF ALL GOVERNMENTAL 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 DOES HEREBY ACCEPT FOR PUBLIC USE THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS AS SHOWN ON THIS MAP, 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 11th DAY OF January, 2000.

ATTEST:
Alice K. Redondo
asst. CITY CLERK OF
THE CITY OF SIMI VALLEY

Bill Davis
MAYOR OF
THE CITY OF SIMI VALLEY

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: Robert A Tova
DEPUTY COUNTY TAX COLLECTOR

DATE: April 18, 2000

2000-67359

COUNTY RECORDER'S CERTIFICATE

RECORDED AT THE REQUEST OF THE OWNER, CHARLEMONT PARTNERS, L.P. ON April 24 2000 AT 8:00 A.M. IN BOOK 140 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 75 - 86, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY RECORDER

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 1999, 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: OCT. 12, 1999

G. W. Rose

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

SOILS AND/OR GEOLOGIC REPORTS

THE FOLLOWING SOILS REPORTS AND/OR GEOLOGIC REPORTS RELATING TO TRACT NO. 4583-16 HAVE BEEN PREPARED:

DATE OF REPORT	TITLE OF REPORT	FIRM NAME	ENGR. NAME	REG. NO.
AUGUST 6, 1997	TRACT NO. 4583	GEOSOILS	RUDY RUBERTI	CEG 1708
JULY 21, 1998	TRACT NO. 4583	GEOSOILS	RUDY RUBERTI	CEG 1708
NOV. 20, 1998	TRACT NO. 4583	GEOSOILS	RUDY RUBERTI	CEG 1708
DEC. 7, 1998	TRACT NO. 4583	GEOSOILS	RUDY RUBERTI	CEG 1708

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

SIGNATURE OMISSIONS

THE SIGNATURE OF SIMI VALLEY UNIFIED SCHOOL DISTRICT, OWNER OF A NONEXCLUSIVE EASEMENT FOR CONSTRUCTING, MAINTAINING AND USING AN OUTDOOR EDUCATION CENTER AND SCHOOL CAMP AND VEHICULAR AND PEDESTRIAN ACCESS TO THE SCHOOL CAMP AND INCIDENTAL PURPOSES RECORDED MAY 20, 1998 AS DOCUMENT NO. 98-079292 OF OFFICIAL RECORDS, 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 IS BLANKET IN NATURE.

THE SIGNATURE OF LONG CANYON GARDEN SOCIETY, OWNER OF AN EASEMENT FOR INGRESS, EGRESS, LANDSCAPING AND IRRIGATION SYSTEMS AND INCIDENTIAL PURPOSES RECORDED APRIL 26, 1999 AS DOCUMENT NO. 99-079589 OF OFFICIAL RECORDS, 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.

TOTAL GROSS AREA - 41.49 ACRES

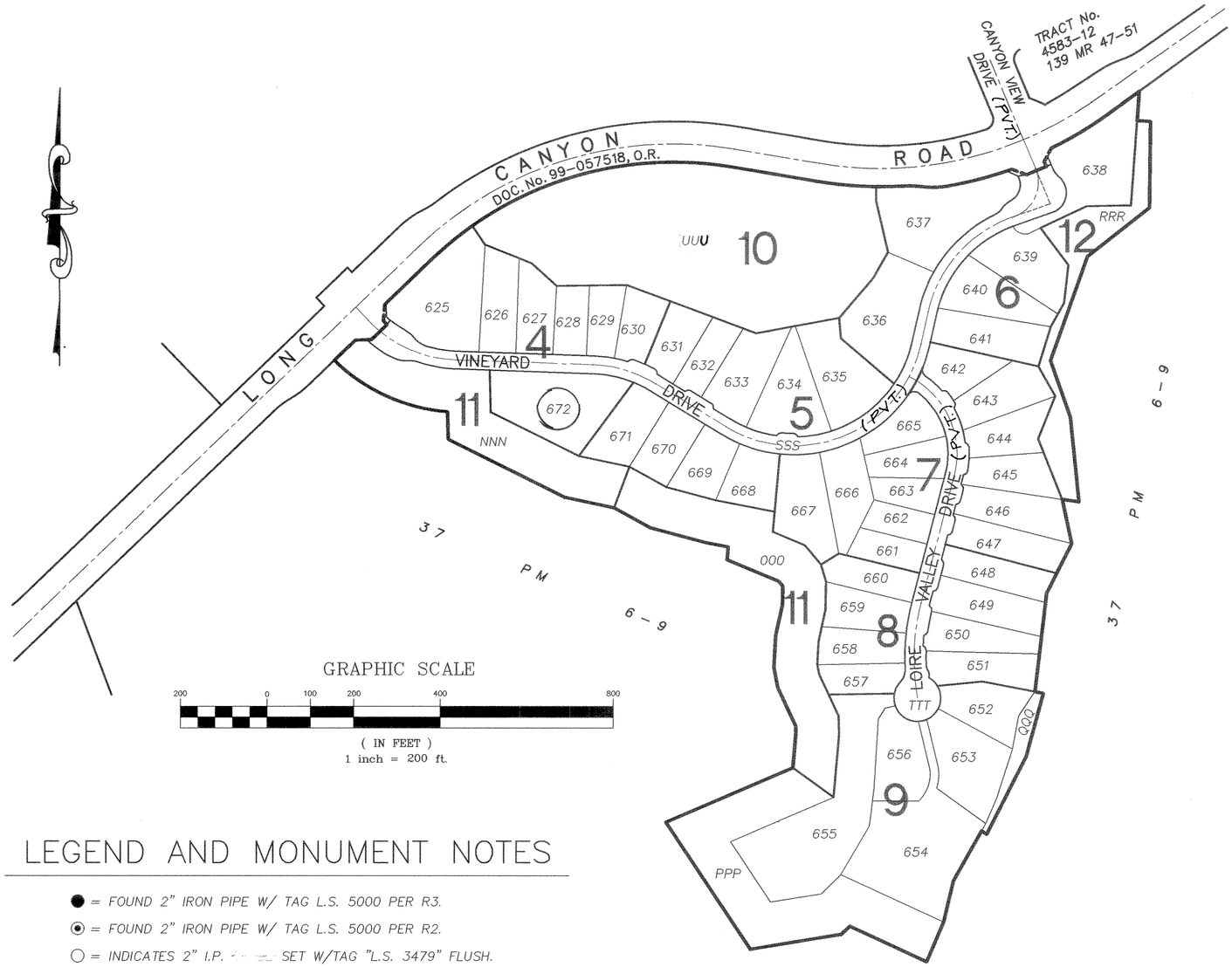
TRACT NO. 4583-16

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.

PREPARED BY:
WILLIAM ROSE & ASSOC., INC.
25100 RYE CANYON ROAD, #41
SANTA CLARITA, CALIFORNIA 91355
661-295-3590

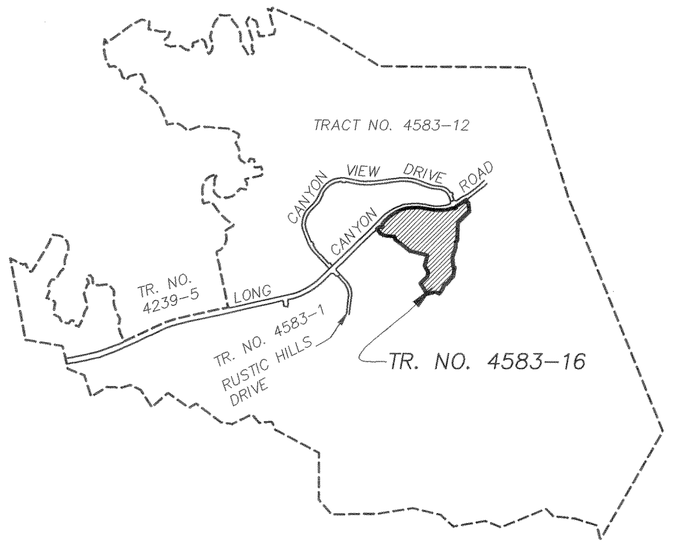
OCTOBER 7, 1999



GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.



VICINITY MAP

GRAPHIC SCALE

2000 0 100 2000 4000 8000

(IN FEET)
1 inch = 2000ft.

LEGEND AND MONUMENT NOTES

● = FOUND 2" IRON PIPE W/ TAG L.S. 5000 PER R3.

⦿ = FOUND 2" IRON PIPE W/ TAG L.S. 5000 PER R2.

○ = INDICATES 2" I.P. SET W/TAG "L.S. 3479" FLUSH.

◇ = VENTURA CO. WELL MON. PER PLATE E-4, REV. D OF ROAD STD'S. SET STAMPED "LS 3479"

1/2" I.P. & TAG "L.S. 3479" SET AT ALL LOT CORNERS, B.C. / E.C. AND ANGLE POINTS, UNLESS ON RIGHT OF WAY LINES AND UNLESS OTHERWISE NOTED.

2" I.P. & TAG "L.S. 3479" SET AT ALL RIGHT OF WAY CENTERLINE, B.C. / E.C. AND ANGLE POINTS, UNLESS OTHERWISE NOTED.

L.T. & TAG "L.S. 3479" ON TOP OF CURB ON LOT LINES PRUDUCED TO 0.25' FROM FACE OF CURB 6.25' O/S.

R1 = DOCUMENT No. 99-057518, O.R., (LONG CANYON ROAD).
R2 = TRACT No. 4583-1, (132 MR 52-69).
R3 = TRACT No. 4583-5, (134 MR 66-71).
R4 = TRACT No. 4583-12, (139 MR 47-51)

CF = CALCULATED FROM
H.O.A. = HOME OWNERS ASSOCIATION
M = MEASURED
PCC = POINT OF COMPOUND CURVE
PRC = POINT OF REVERSE CURVE
P.S.E. = PUBLIC SERVICES EASEMENT, TO THE CITY OF SIMI VALLEY
(RAD) = RADIAL

BASIS OF BEARINGS:

THE BEARING NORTH 46°02'26" EAST OF THE SOUTHEASTERLY BOUNDARY OF TRACT No. 4583-5 IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF SAID TRACT RECORDED IN BOOK 134, PAGES 66 THRU 71, INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS) OF SAID COUNTY WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP. (SEE SHEET NO. 3.)

NOTE: LOT NUMBERS 567 THRU 624, INCLUSIVE, AND PARCELS "DDD" THRU "MMM", INCLUSIVE, HAVE BEEN OMITTED ON THIS TRACT.

TRACT NO. 4583-16

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.

PREPARED BY:
WILLIAM ROSE & ASSOC., INC.
25100 RYE CANYON ROAD, #41
SANTA CLARITA, CALIFORNIA 91355
661-295-3590

OCTOBER 7, 1999

CURVE DATA:

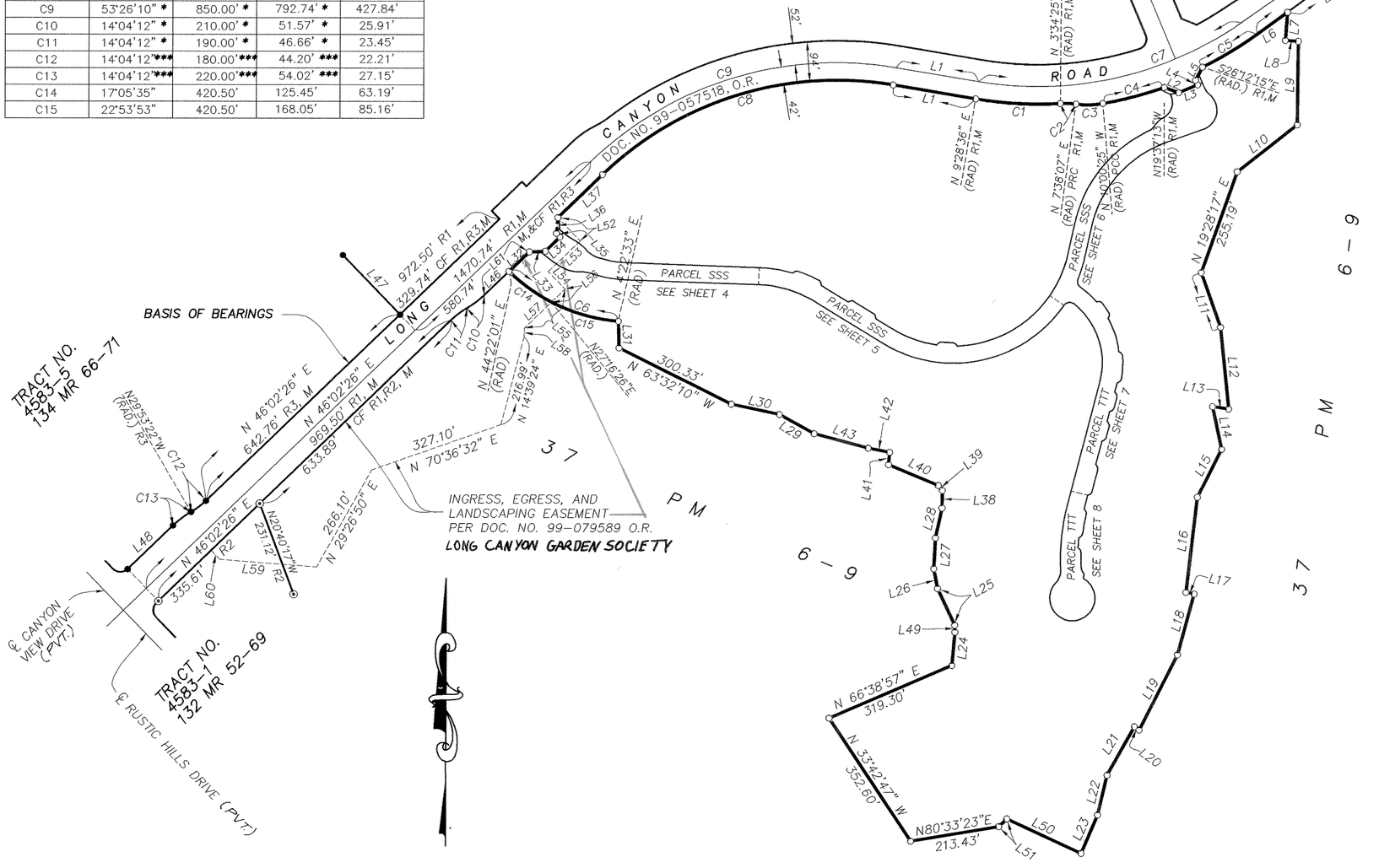
* R1,M
** CF R1
*** R3
(ALL OTHERS MEASURED)

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	13°03'01" *	892.00' *	203.17' *	102.03'
C2	11°12'33" *	190.00' *	37.17' *	18.64'
C3	17°38'32" *	210.00' *	64.66' *	32.59'
C4	09°36'48"	904.00'	151.68'	76.02'
C5	09°49'05"	894.50'	153.28'	76.83'
C6	39°59'28"	420.50'	293.50'	153.01'
C7	44°30'29" *	850.00' *	660.29' *	347.81'
C8	53°26'10" *	808.00' *	753.57' *	406.70'
C9	53°26'10" *	850.00' *	792.74' *	427.84'
C10	14°04'12" *	210.00' *	51.57' *	25.91'
C11	14°04'12" *	190.00' *	46.66' *	23.45'
C12	14°04'12"***	180.00'***	44.20' ***	22.21'
C13	14°04'12"***	220.00'***	54.02' ***	27.15'
C14	17°05'35"	420.50'	125.45'	63.19'
C15	22°53'53"	420.50'	168.05'	85.16'

LINE DATA:

* R1,M
** CF R1
*** R3
(ALL OTHERS MEASURED)

LINE	BEARING	DISTANCE
L1	N 80°31'24" W *	200.00' *
L2	N 70°13'04" W *	36.82' *
L3	N 67°06'33" E *	49.00' *
L4	N 22°53'28" W *	12.02' *
L5	N 27°33'29" E *	35.28' *
L6	N 53°58'40" E *	88.97'
L7	N 04°01'50" E	67.40'
L8	N 85°58'10" W	30.96'
L9	N 00°33'16" E	199.47'
L10	N 51°52'01" E	182.14'
L11	N 19°31'11" W	138.79'
L12	N 05°52'37" W	196.77'
L13	N 81°33'33" W	39.00'
L14	N 12°08'20" W	104.54'
L15	N 26°44'25" E	128.25'
L16	N 06°41'11" E	228.87'
L17	N 79°15'57" W	19.78'
L18	N 15°04'58" E	151.26'
L19	N 26°47'13" E	201.84'
L20	N 53°54'16" W	14.19'
L21	N 29°14'49" E	133.45'
L22	N 13°14'44" E	97.19'
L23	N 23°01'29" E	100.05'
L24	N 04°59'25" E	80.24'
L25	N 25°10'53" W	97.21'
L26	N 11°01'52" W	47.80'
L27	N 03°01'55" E	73.99'
L28	N 12°17'17" E	72.82'
L29	N 61°07'21" W	95.09'
L30	S 78°01'20" E	117.60'
L31	N 01°30'02" W	63.99'
L32	N 46°02'26" E *	67.32' **
L33	N 87°17'52" E *	37.91' *
L34	N 46°02'26" E *	49.00' *
L35	N 43°57'34" W *	12.00' *
L36	N 04°47'01" E *	37.91' *
L37	N 46°02'26" E *	148.00' *
L38	N 00°49'22" E	42.35'
L39	N 39°45'21" W	15.11'
L40	N 67°28'02" W	128.92'
L41	N 04°57'20" E	29.76'
L42	N 79°07'49" W	52.12'
L43	N 75°09'13" W	133.77'
L44	N 53°58'40" E *	339.24' *
L45	N 53°58'40" E *	250.27' **
L46	N 46°02'26" E**	82.68' **
L47	N 43°57'34" W	197.63' ***
L48	N 46°02'26" E	150.00' ***
L49	N 01°46'45" W	16.63'
L50	N 65°13'15" W	195.81'
L51	N 45°51'21" E	26.72'
L52	N 43°57'34" W	77.00'
L53	N 46°02'26" E	106.00'
L54	N 43°57'34" W	58.00'
L55	N 46°02'26" E	135.01'
L56	N 46°02'26" E	45.14'
L57	N 46°02'26" E	89.87'
L58	N 01°01'26" E	21.21'
L59	N 85°38'02" W	231.60'
L60	N 43°57'34" W	30.00'
L61	N 46°02'26" E	150.00' *



GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

EXTERIOR BOUNDARY

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

TRACT NO. 4583-16

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.

PREPARED BY:
WILLIAM ROSE & ASSOC., INC.
25100 RYE CANYON ROAD, #41
SANTA CLARITA, CALIFORNIA 91355
661-295-3590

OCTOBER 7, 1999

SEE SHEET 10

NOTE: EASEMENTS FOR STORM DRAINAGE, PUBLIC SERVICES, SANITARY SEWER, 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.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

CANYON ROAD — DOC. NO. 99-057518, O.R. — VARIES — 52' — 94' — 42' — 42' — 64' — 106' — 42'

LONG CANYON ROAD — R=808.00' — Δ=53°26'10" — L=124.13' — Δ=08°48'08" — L=753.57' — T=406.70' — R1,M — Δ=07°06'10" — L=100.17' — Δ=44°38'01" — C11 — L=692.44'

N 46°02'26" E — 1470.74' R1,M — 201.00' — 148.00' R1,M — 143.76'

N 68°06'17" W — 103.71' — N 48°00'07" W — 56.18' — N 89°16'12" E — 141.47' — N 69°39'45" W — 310.06'

N 34°10'41" W — 17.66'

100' EASEMENT TO THE H.O.A. FOR FUEL MODIFICATION BUFFER ZONE

100'

UUU

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

N 69°39'45" W — 319.06' — 107.63'

52.66' — N34°10'41"W — N35°09'25"W (RAD)

N 68°06'17" W — 116.49' — 84.73' — 31.76' — N 48°00'07" W — 77.57'

N 89°16'12" E — 161.99' — 86.04' — 75.95'

631

630 — 14,421 sq.ft.

629 — 12,453 sq.ft.

628 — 12,280 sq.ft.

627 — 16,995 sq.ft.

626 — 19,280 sq.ft.

625 — 42,434 sq.ft. gross — 41,597 sq.ft. net

N 09°26'04" E — 171.15' — N 10°53'32" E (RAD)

N 02°27'40" E — 161.78'

N 03°07'48" E — 158.25'

N 01°57'15" E — 218.96'

N 03°14'16" E — 247.92'

N 16°34'11" E (RAD) — N 18°36'15" E (RAD) PCC — N 22°06'56" E — 156.28' — N 23°26'50" E (RAD)

C9 — C10 — C5 — C4 — C8 — C7 — C2 — C3 — C1 — C6

L1 — 28.5' — 15.30' — 77.68' — 20.5'

6' P.S.E. — 85.99'

(PRIVATE STREET) — 313.86' — PARCEL SSS — 313.86' — DRIVE — 313.86' — 237.46'

N 88°02'45" W — 85.21' — 49.68' — 20.5' — 20.5' — 76.40'

N 22°00'56" E (RAD) — 212.35'

N 36°30'55" E

672 — 42,267 sq.ft.

671

N 01°30'02" W — 97.63'

N 63°32'10" W — 227.49'

SEE SHEET 5

LONG CANYON ROAD — N 46°02'26" E — 82.68' TCF R1,M — N 46°02'26" E — 1470.74' R1,M — 201.00'

N87°17'52"E — 37.91' R1,M — 25.64'

N44°22'01"E (RAD) — 150.00' R1,M — 67.32' — N41°02'32"E (RAD) — Δ=01°23'28" — L=8.13'

N38°39'04"E (RAD.) — Δ=09°56'38" — L=58.14'

Δ=11°20'06" — R=335.00' — L=66.27' — T=33.25'

N29°42'26"E (RAD) — L4 — VARIES

Δ=32°32'57" — R=78.00' — L=44.31' — T=22.77'

N18°21'00"E (RAD) PRC — Δ=21°11'31" — R=62.00' — L=22.93' — T=11.60'

N 2°50'31" W (RAD) PRC — Δ=16°23'45" — R=320.50' — L=91.71' — T=46.17'

N 32°42'10" E (RAD.) — N46°02'26"E — 8.42'

LONG CANYON ROAD — 12.27'

N44°43'57"W — 41.72' — N43°57'34"W — 12.00' R1,M — 35' — 35'

N04°47'01"E — 37.91' R1,M — Δ=02°32'51" — L=11.78'

N02°00'30"W — 31.66' — N05°52'53"E (RAD) — Δ=11°10'26" — R=265.00' — L=51.68' — T=25.92'

Δ=08°37'37" — L=38.80' — N 38°20'02" E (RAD.) — L2 — 4.24'

N29°41'25"E (RAD) PRC — Δ=20°31'33" — R=78.00' — L=27.94' — T=14.12'

N50°13'59"E (RAD) PRC — Δ=33°34'11" — R=62.00' — L=36.33' — T=18.70'

N16°39'48"E (RAD) PRC — Δ=14°42'33" — R=279.50' — L=71.75' — T=36.08'

N38°20'02"E — 13.01'

N 31°48'21" E (RAD.)

N46°02'26"E — 49.00' R1,M

Δ=44°05'11" — R=300.00' — L=230.84' — T=121.47'

L3

LONG CANYON ROAD

VINEYARD

N 46°02'26" E — 82.68' TCF R1,M

(LONG CANYON GARDEN SOCIETY)
INGRESS-EGRESS AND LANDSCAPE EASEMENT PER DOC. 99-079589 O.R.
SEE SHEET Nº. 11 FOR TIE DATA
37

Δ = 39°59'28" — R = 420.50' — L = 293.50' — T = 153.01'

LN 27°16'26" E (RAD.)

L5

P M 6 – 9

N04°22'33"E (RAD) — 100' — N 01°30'02" W — 63.99' — 100'

NNN

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

SEE SHEET 11

N 63°32'10" W — 300.33'

LINE DATA:

LINE	BEARING	DISTANCE
L1	N 52°32'57" E	4.03'
L2	N 43°57'34" W	77.00'
L3	N 46°02'26" E	106.00'
L4	N 43°57'34" W	58.00'
L5	N 46°02'26" E	135.01'

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	29°28'44"	279.50'	143.80'	73.53'
C2	14°36'56"	320.50'	81.76'	41.10'
C3	29°28'44"	300.00'	154.35'	78.92'
C4	56°03'18"	11.00'	10.76'	5.86'
C5	09°10'05"	328.50'	52.56'	26.34'
C6	20°03'41"	279.50'	97.86'	49.44'
C7	08°56'17"	320.50'	50.00'	25.05'
C8	05°40'39"	320.50'	31.76'	15.89'
C9	04°50'36"	328.50'	27.77'	13.89'
C10	04°19'29"	328.50'	24.80'	12.40'
C11	37°31'51"	808.00'	529.27'	274.52'

TRACT NO. 4583-16

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.

PREPARED BY:
WILLIAM ROSE & ASSOC., INC.
25100 RYE CANYON ROAD, #41
SANTA CLARITA, CALIFORNIA 91355
661-295-3590

OCTOBER 7, 1999

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

SEE SHEET 4

SEE SHEET 11

SEE SHEET 10

SEE SHEET 6

SEE SHEET 7

672

630

667

636

NNN

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

000

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

UUU

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

100' EASEMENT TO THE H.O.A. FOR FUEL MODIFICATION BUFFER ZONE

100' EASEMENT TO THE H.O.A FOR FUEL MODIFICATION BUFFER ZONE

PROPOSED 10' WIDE EASEMENT TO THE H.O.A. FOR STORM DRAIN PURPOSES PER SEPARATE DOCUMENT.

PROPOSED 10' WIDE EASEMENT THE H.O.A FOR STORM DRAIN PURPOSES PER SEPARATE DOCUMENT.

VINEYARD DRIVE

PARCEL SSS

(PRIVATE STREET)

671 — 19,937 sq.ft.

670 — 16,897 sq.ft. gross, 15,184 sq.ft. net

669 — 16,045 sq.ft.

668 — 15,818 sq.ft. gross, 14,479 sq.ft. net

631 — 15,369 sq.ft.

632 — 13,241 sq.ft.

633 — 24,031 sq.ft.

634 — 26,388 sq.ft.

635 — 30,142 sq.ft.

N 36°30'55" E 212.35'

N 22°00'56" E (RAD)

N 78°01'20" W 117.60'

N 78°01'20" W 119.74'

100'

N 20°25'40" E 101.10'

N 61°07'21" W 95.09'

N 61°07'21" W 97.64'

87.63'

N 31°25'59" E 175.40'

N 31°25'59" E 171.49'

10.01'

10.00'

N 31°25'59" E 171.04'

N 75°09'13" W 133.77'

N 75°09'13" W 117.99'

N 22°42'34" E 142.50'

N 22°58'26" E (RAD)

N 76°07'49" W 52.12'

N 04°57'20" E 29.76'

N 67°28'02" W 128.92'

N 79°07'49" W 138.83'

128.78'

N 67°28'02"W 80.44'

N 7°30'58" E (RAD)

N 05°01'57" E 133.58'

N 05°01'57" E 134.32'

181.02'

10.05'

46.70'

N 05°01'57" E

Δ=01°47'18" L=10.00'

N 05°43'39" E (RAD)

Δ = 08°27'33" L=47.32'

44.32'

Δ = 15°27'26" L = 86.47'

Δ = 17°14'46" L=96.47'

Δ = 86°56'13" L = 16.30'45" R = 320.50' 92.35'

Δ = 108°57'45" 93°49'02" R = 300.00' L = 570.53' T = 420.29'

Δ = 75°29'34" R = 279.50' L = 368.27' T = 216.38'

Δ = 37°45'54" L = 184.22'

R = 300.00' L = 491.23' T = 320.68'

R = 300.00' L = 486.31' T = 303.81'

6' P.S.E.

6' P.S.E.

20.8'

28.5'

20.5'

20.5'

190.23'

190.23'

97.55'

87.55'

48.36'

N 22°06'56" E 156.28'

N 23°26'50" E (RAD)

N 27°46'19" E (RAD)

105.51'

319.06'

N 30°55'46" E 179.34'

34.17'

32.75'

N 31°30'14" E 185.73'

27.55'

26.58'

74.78'

N 69°39'45" W

31.13'

N 23°12'09" E (RAD)

N 24°27'50" E 255.13'

84.38'

N 79°28'52" E

7.50'

195.32'

103.44'

256.50'

N 16°12'14" W (RAD)

N 19°12'44" W

N 04°57'29" W 47.48'

N 40°22'39" E 120.98'

161.47'

N 49°34'28" W

N 55°58'05" W (RAD)

310.06'

N 69°39'45" W

N 79°28'52" E 128.80'

100'

L = 78.82'

Δ = 16°10'02"

N 8°11'51"E (RAD)

N 5°45'57" E (RAD) PRC

N 0°18'51" E (RAD) PRC

N 2°02'12" W (RAD)

C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14 C15 C16

L1 L2 L3 L4 L5 L6 L7 L8

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	29°28'44"	300.00'	154.35'	78.92'
C2	29°28'44"	279.50'	143.80'	73.53'
C3	09°10'05"	328.50'	52.56'	26.34'
C4	55°32'17"	11.00'	10.66'	5.79'
C5	01°37'07"	320.50'	9.05'	4.53'
C6	04°19'29"	328.50'	24.80'	12.40'
C7	55°38'39"	11.00'	10.68'	5.81'
C8	52°56'16"	11.00'	10.16'	5.48'
C9	23°14'08"	279.50'	113.35'	57.46'
C10	48°06'48"	11.00'	9.24'	4.91'
C11	05°27'06"	271.50'	25.83'	12.93'
C12	51°40'37"	11.00'	9.92'	5.33'
C13	08°13'50"	279.50'	40.15'	20.11'
C14	04°50'36"	328.50'	27.77'	13.89'
C15	20°03'41"	279.50'	97.86'	49.44'
C16	09°25'03"	279.50'	45.94'	23.02'

LINE DATA:

LINE	BEARING	DISTANCE
L1	N 06°41'24" W	4.16'
L2	N 58°34'01" W	66.92'
L3	N 65°47'21" E	3.89'
L4	N 58°34'01" W	54.13'
L5	N 05°37'45" W	4.55'
L6	N 58°34'01" W	46.39'
L7	N 47°39'09" E	5.50'
L8	N 38°00'32" W	4.57'

NOTE: EASEMENTS FOR STORM DRAINAGE, PUBLIC SERVICES, SANITARY SEWER, 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.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

TRACT NO. 4583-16

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

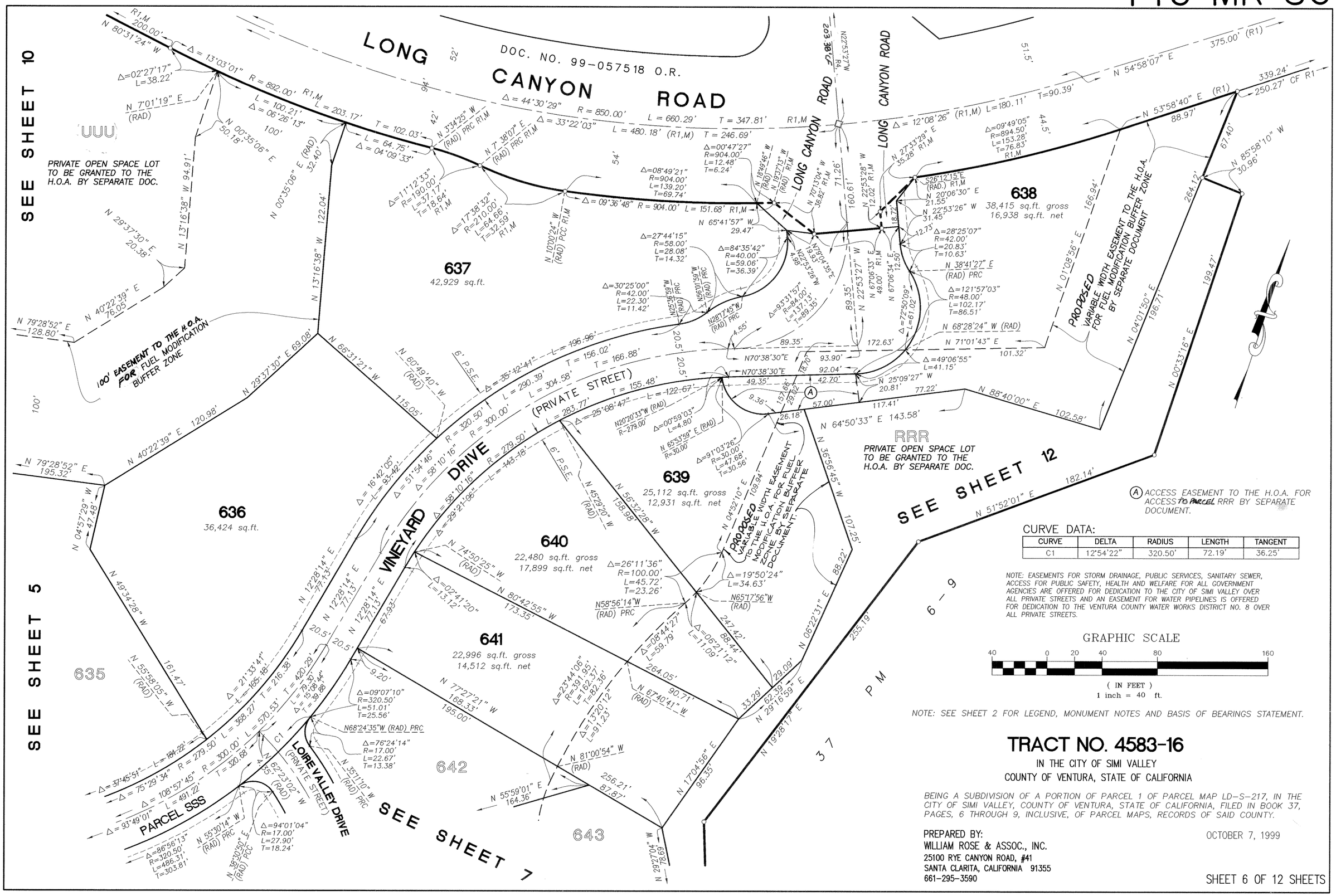
BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LD-S-217, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 37, PAGES, 6 THROUGH 9, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID COUNTY.

PREPARED BY:
WILLIAM ROSE & ASSOC., INC.
25100 RYE CANYON ROAD, #41
SANTA CLARITA, CALIFORNIA 91355
661-295-3590

OCTOBER 7, 1999

6 — 9

37 PM



CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	12°54'22"	320.50'	72.19'	36.25'

NOTE: EASEMENTS FOR STORM DRAINAGE, PUBLIC SERVICES, SANITARY SEWER, 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.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

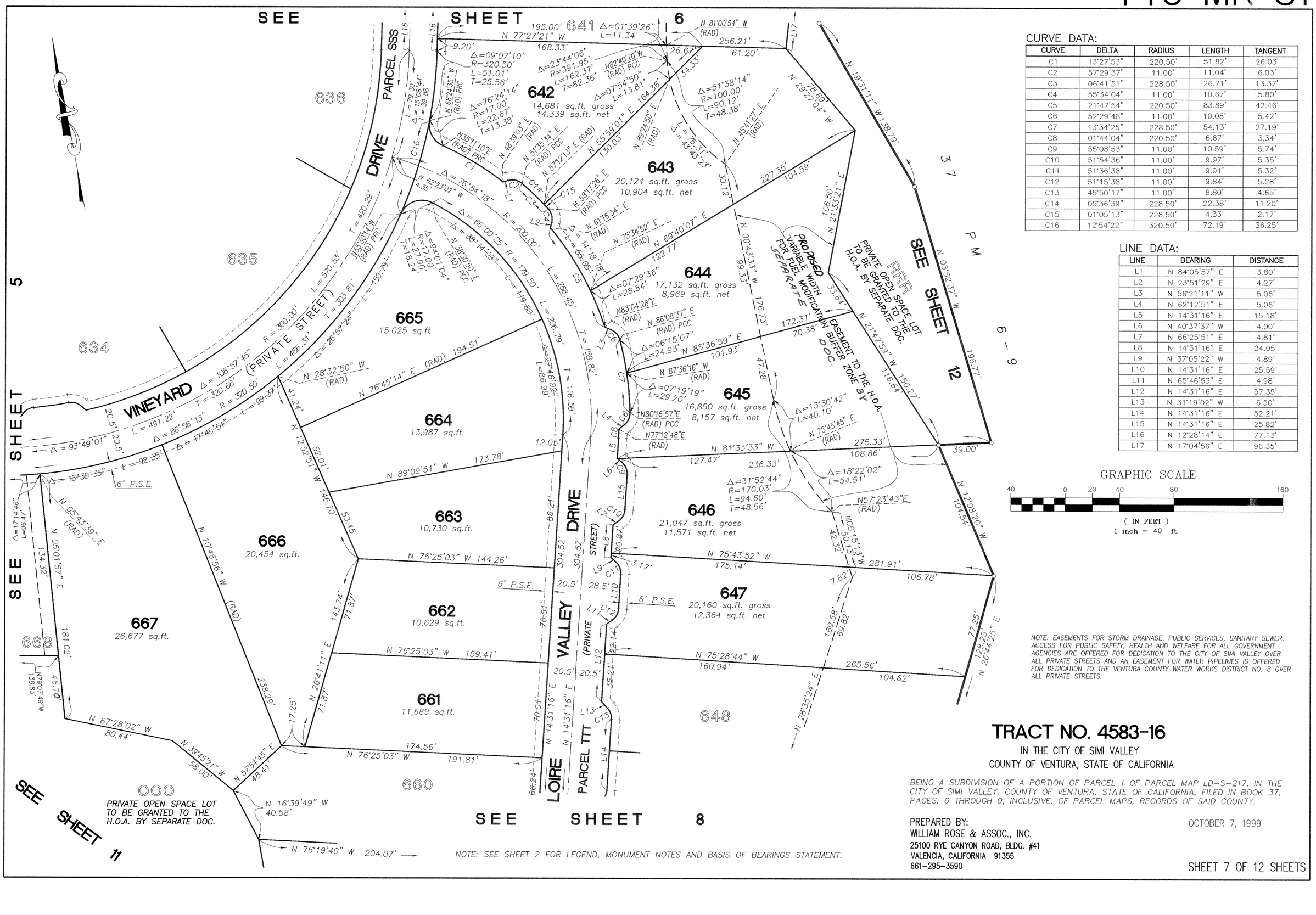
TRACT NO. 4583-16

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.

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25100 RYE CANYON ROAD, #41
SANTA CLARITA, CALIFORNIA 91355
661-295-3590

OCTOBER 7, 1999



CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	13°27'53"	220.50'	51.82'	26.03'
C2	57°29'37"	11.00'	11.04'	6.03'
C3	06°41'51"	228.50'	26.71'	13.37'
C4	55°34'04"	11.00'	10.67'	5.80'
C5	21°47'54"	220.50'	83.89'	42.46'
C6	52°29'48"	11.00'	10.08'	5.42'
C7	13°34'25"	228.50'	54.13'	27.19'
C8	01°44'04"	220.50'	6.67'	3.34'
C9	55°08'53"	11.00'	10.59'	5.74'
C10	51°54'36"	11.00'	9.97'	5.35'
C11	51°36'38"	11.00'	9.91'	5.32'
C12	51°15'38"	11.00'	9.84'	5.28'
C13	45°50'17"	11.00'	8.80'	4.65'
C14	05°36'39"	228.50'	22.38'	11.20'
C15	01°05'13"	228.50'	4.33'	2.17'
C16	12°54'22"	320.50'	72.19'	36.25'

LINE DATA:

LINE	BEARING	DISTANCE
L1	N 84°05'57" E	3.80'
L2	N 23°51'29" E	4.27'
L3	N 56°21'11" W	5.06'
L4	N 62°12'51" E	5.06'
L5	N 14°31'16" E	15.18'
L6	N 40°37'37" W	4.00'
L7	N 66°25'51" E	4.81'
L8	N 14°31'16" E	24.05'
L9	N 37°05'22" W	4.89'
L10	N 14°31'16" E	25.59'
L11	N 65°46'53" E	4.98'
L12	N 14°31'16" E	57.35'
L13	N 31°19'02" W	6.50'
L14	N 14°31'16" E	52.21'
L15	N 14°31'16" E	25.82'
L16	N 12°28'14" E	77.13'
L17	N 17°04'56" E	96.35'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOTE: EASEMENTS FOR STORM DRAINAGE, PUBLIC SERVICES, SANITARY SEWER, 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.

TRACT NO. 4583-16

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.

PREPARED BY:
WILLIAM ROSE & ASSOC., INC.
25100 RYE CANYON ROAD, BLDG. #41
VALENCIA, CALIFORNIA 91355
661-295-3590

OCTOBER 7, 1999

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

SEE SHEET 7

SEE SHEET 11

SEE SHEET 9

667 666 661 647 648 649 650 651 652 653 654 655 656 657 658 659 660

660 14,772 sq.ft.

659 17,108 sq.ft.

658 15,770 sq.ft. gross 12,741 sq.ft. net

657 12,794 sq.ft.

648 18,136 sq.ft. gross 10,542 sq.ft. net

649 21,326 sq.ft. gross 11,981 sq.ft. net

650 17,647 sq.ft. gross 12,901 sq.ft. net

651 19,125 sq.ft. gross 11,464 sq.ft. net

LOIRE VALLEY DRIVE (PRIVATE STREET)

PARCEL TTT

PROPOSED 15' EASEMENT TO THE H.O.A. FOR ACCESS TO PARCEL 000 AND STORM DRAIN PURPOSES PER SEPARATE DOCUMENT.

PROPOSED VARIABLE WIDTH EASEMENT TO THE H.O.A. FOR FUEL MODIFICATION BUFFER ZONE PER SEPARATE DOCUMENT

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

QQQ

6' P.S.E.

100'

37 PM 6 – 9

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	45°50'17"	11.00'	8.80'	4.65'
C2	49°30'37"	11.00'	9.51'	5.07'
C3	47°14'28"	11.00'	9.07'	4.81'
C4	05°36'51"	471.50'	46.20'	23.12'
C5	48°29'02"	11.00'	9.31'	4.95'
C6	02°47'03"	479.50'	23.30'	11.65'
C7	48°20'25"	11.00'	9.28'	4.94'
C8	03°43'24"	471.50'	30.64'	15.33'
C9	30°09'27"	34.00'	17.90'	9.16'
C10	35°53'28"	11.00'	6.89'	3.56'
C11	06°42'18"	42.00'	4.91'	2.46'
C12	45°50'52"	42.00'	33.61'	17.76'
C13	17°19'44"	520.50'	157.42'	79.32'

LINE DATA:

LINE	BEARING	DISTANCE
L1	N 14°31'16" E	57.35'
L2	N 31°19'02" W	6.50'
L3	N 14°31'16" E	52.21'
L4	N 64°01'53" E	5.45'
L5	N 14°31'16" E	33.18'
L6	N 34°06'05" W	5.88'
L7	N 56°00'33" E	5.53'
L8	N 46°26'47" W	5.57'
L9	N 03°54'15" E	7.02'
L10	N 08°26'59" W	19.82'
L11	N 88°59'09" E	201.01'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOTE: EASEMENTS FOR STORM DRAINAGE, PUBLIC SERVICES, SANITARY SEWER, 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.

TRACT NO. 4583-16

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.

PREPARED BY:
WILLIAM ROSE & ASSOC., INC.
25100 RYE CANYON ROAD #41
SANTA CLARITA, CALIFORNIA 91355
661-295-3590

OCTOBER 7, 1999

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	69°13'23"	85.00'	102.69'	58.66'
C2	30°44'08"	105.00'	56.33'	28.86'
C3	19°23'21"	97.50'	32.99'	16.66'
C4	19°23'21"	82.50'	27.92'	14.09'
C5	34°17'21"	52.50'	31.42'	16.20'
C6	61°46'48"	37.50'	40.43'	22.43'
C7	05°14'15"	52.50'	4.80'	2.40'
C8	69°52'51"	37.50'	45.74'	26.20'
C9	69°52'51"	52.50'	64.03'	36.68'
C10	28°02'49"	105.00'	51.40'	26.23'
C11	30°42'45"	222.46'	119.25'	61.09'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SEE SHEET 11

SEE SHEET 8

PARCEL TTT

PRIVATE OPEN SPACE PARCEL TO BE GRANTED TO THE H.O.A. BY SEPARATE DOC.

PRIVATE OPEN SPACE PARCEL TO BE GRANTED TO THE H.O.A. BY SEPARATE DOC.

PPP
2.27 ACRES

PRIVATE OPEN SPACE PARCEL TO BE GRANTED TO THE H.O.A. BY SEPARATE DOC.

652
20,128 sq.ft. gross
9,624 sq.ft. net

653
29,910 sq.ft. gross
13,430 sq.ft. net

656
22,608 sq.ft.

655
1.65 Acres gross
1.53 Acres net

654
1.44 Acres gross
28,106 sq.ft. net

QQQ
9,476 sq.ft.

PROPOSED 20' WIDE EASEMENT TO THE H.O.A. FOR ACCESS TO LOTS PPP AND QQQ. AND STORM DRAIN PURPOSES PER SEPARATE DOCUMENT.

PROPOSED 15' WIDE EASEMENT TO THE H.O.A. FOR ACCESS TO PARCEL QQQ PER SEPARATE DOCUMENT.

PROPOSED VARIABLE WIDTH EASEMENT TO THE H.O.A. FOR FUEL MODIFICATION BUFFER ZONE PER SEPARATE DOCUMENT

PROPOSED 15' AND VARIABLE WIDTH EASEMENT TO THE H.O.A. FOR ACCESS TO LOT PPP AND FOR STORM DRAIN PURPOSES PER SEPARATE DOCUMENT

PROPOSED 15' WIDE EASEMENT TO THE H.O.A. FOR ACCESS TO LOT PPP AND STORM DRAIN PURPOSES PER SEPARATE DOCUMENT.

(PRIVATE STREET)

SEE 657

SEE 651

P M 6 - 9

LINE DATA:

LINE	BEARING	DISTANCE
L1	N 53°54'16" W	17.31'
L2	N 53°54'16" W	22.29'
L3	N 40°07'37" E	46.56'
L4	N 40°07'37" E	15.04'
L5	N 53°54'16" W	137.99'
L6	N 23°31'05" W	24.20'
L7	N 59°19'25" E	59.98'
L8	N 33°42'47" W	15.02'
L9	N 66°38'57" E	15.00'

NOTE: EASEMENTS FOR STORM DRAINAGE, PUBLIC SERVICES, SANITARY SEWER OVER ALL PRIVATE STREETS.

NOTE: EASEMENTS FOR 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 20'&15' ACCESS EASEMENT TO H.O.A. AND AN EASEMENT FOR WATER PIPELINES IS OFFERED FOR DEDICATION TO THE VENTURA COUNTY WATER WORKS DISTRICT NO. 8 OVER ALL PRIVATE STREETS.

TRACT NO. 4583-16

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.

PREPARED BY:
WILLIAM ROSE & ASSOC., INC.
25100 RYE CANYON ROAD #41
SANTA CLARITA, CA 91355
661-295-3590

OCTOBER 7, 1999

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

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LONG CANYON ROAD

DOC. NO. 99-057518, O.R.

52'

42'

94'

N 80°31'24" W 200.00' R1,M

N 80°31'24" W 200.00' R1

Δ = 13°03'01" R = 892.00' L = 203.17' T = 102.03' R1,M

L = 100.21'
Δ = 06°26'13"
100'

N 00°35'06" E (RAD)
32.40'

Δ=02°27'17"
L=38.22'

N 70°11'19" E
(RAD)

N 00°35'06" E
50.18'

N 13°16'38" W
94.97'

N 13°16'38" W
122.04'

637

N 29°37'30" E
20.38'

N 29°37'30" E
69.08'

N 40°22'39" E
76.05'

N 40°22'39" E 120.98'

636

SEE SHEET 6

N 79°28'52" E 132.21'

N 79°28'52" E 310.06'

N 69°39'45" W 310.06'

N 89°16'12" E
141.47'

N 34°10'41" W
17.66'

N 68°06'17" W
103.71'

N 48°00'07" W
56.18'

N 79°28'52" E
84.58'

195.32'
103.44'

7.50'

635

634

633

100' WIDE EASEMENT TO H.O.A.
FOR FUEL MODIFICATION
BUFFER ZONE

100'

100'

Δ = 07°06'10" L = 100.17'

N9°28'36"E
(RAD.)

Δ = 53°26'10" R = 850.00' L = 792.74' T = 427.84' R1,M

Δ = 53°26'10" R = 808.00' L = 753.57' T = 406.70' R1,M

Δ = 44°38'01" L = 629.44' Δ = 37°31'51" L = 529.27'

UUU

5.90 Acres gross
3.29 Acres net

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

630

631

632

SEE SHEET 5

N 89°16'12" E
75.95'

161.99'
86.04'

107.63'

105.51'

319.06'
74.78'

31.13'

N 35°09'25" W
(RAD)
52.66'

N 34°10'41" W

N 68°06'17" W
116.49'
84.73'

N 48°00'07" W
77.57'
31.76'

L = 124.13'
Δ = 08°48'08"

625

626

627

628

629

SEE SHEET 4

TRACT NO. 4583-16

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.

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

PREPARED BY:
WILLIAM ROSE & ASSOC., INC.
25100 RYE CANYON ROAD, #41
SANTA CLARITA, CALIFORNIA 91355
661-295-3590

OCTOBER 7,1999

SEE SHEET 4

SEE SHEET 5

SEE SHEET 9

SEE SHEET 8

SEE SHEET 7

SEE SHEET 5

LONG CANYON RD.

LONG CANYON ROAD

VINEYARD DRIVE (PRIVATE STREET)

PARCEL SSS

626 625 672 671 670 655 657 658 659 660 667 668 669 670 671

PPP

NNN

OOO

6' PSE

INGRESS, EGRESS, AND LANDSCAPING EASEMENT PER DOC. NO. 99-079589, O.R. (LONG CANYON GARDEN SOCIETY)

37 PM 6-9

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	11°10'28"	265.00'	51.68'	25.92'
C2	02°32'51"	265.00'	11.78'	5.89'
C3	08°37'37"	265.00'	39.90'	19.99'
C4	02°05'56"	78.00'	2.86'	1.43'
C5	11°20'06"	335.00'	66.27'	33.25'
C6	01°23'28"	335.00'	8.13'	4.07'
C7	06°56'54"	335.00'	40.63'	20.34'
C8	02°59'45"	335.00'	17.52'	8.76'
C9	09°56'38"	335.00'	58.14'	20.34'

LINE DATA:

* R1,M
** CF R1,M

LINE	BEARING	DISTANCE
L1	N 46°02'26" E **	4.24' **
L2	N 43°57'34" W *	12.00' *
L3	N 38°20'02" E	13.01'
L4	N 46°02'26" E	106.00'
L5	N 43°57'34" W	58.00'
L6	N 46°02'26" E	8.42'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NNN
1.71 Acres gross
1.52 Acres net
PRIVATE OPEN SPACE LOT TO BE GRANTED TO THE H.O.A. BY SEPARATE DOC.

OOO
2.27 Acres
PRIVATE OPEN SPACE LOT TO BE GRANTED TO THE H.O.A. BY SEPARATE DOC.

IDENTICAL POINTS

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

NOTE: EASEMENTS FOR STORM DRAINAGE, PUBLIC SERVICES, SANITARY SEWER, 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.

PROPOSED 15' EASEMENT TO THE H.O.A. FOR ACCESS TO PARCEL OOO AND STORM DRAIN PURPOSES. SEE SHEET 8.

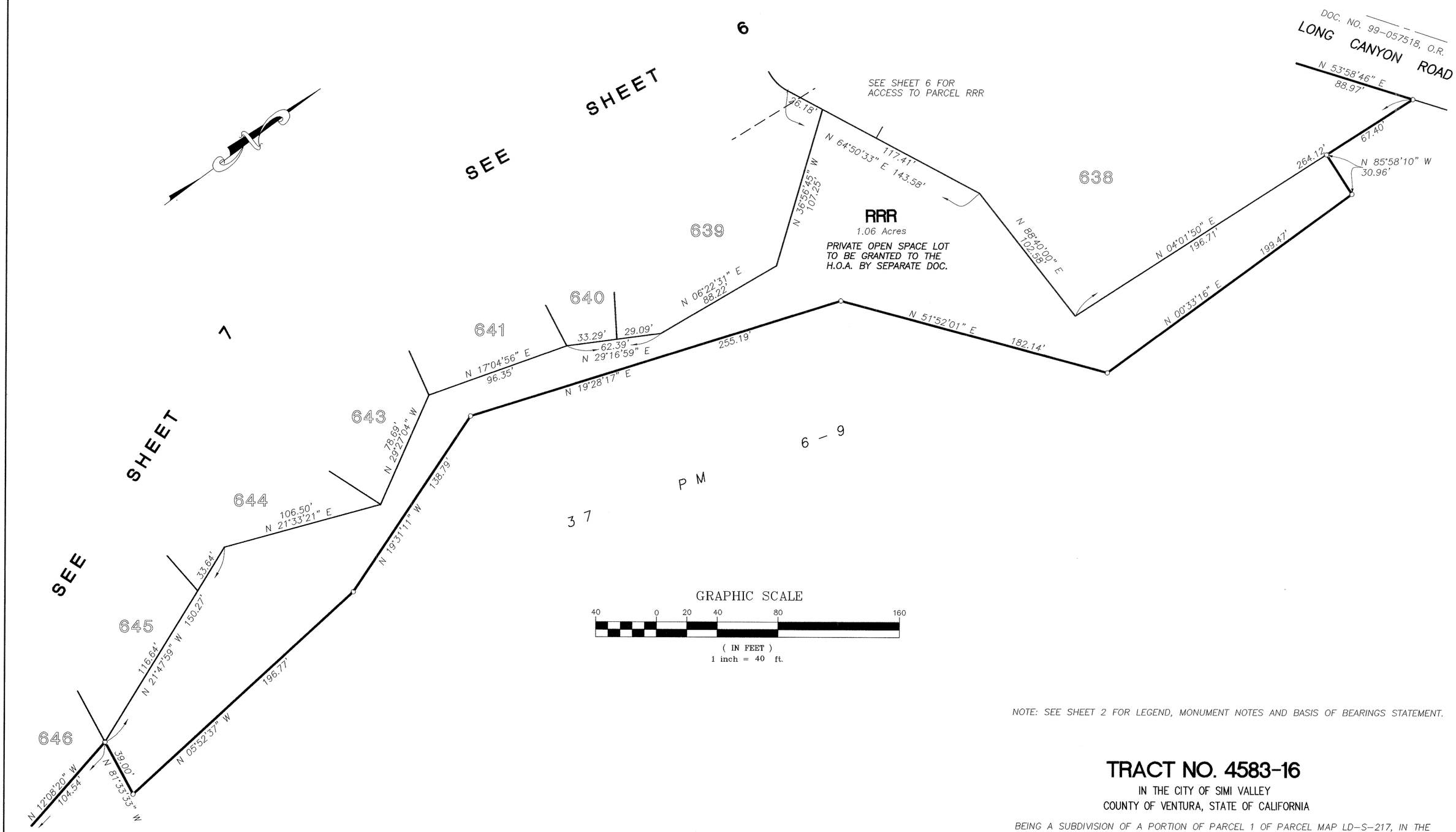
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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

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