TRACT NO. 4677

A PORTION OF THE WEST HALF OF TRACT 'L' IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 17 WEST, RANCHO SIMI, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER SUBDIVISION MAP NO. 3 OF LANDS OF SIMI VALLEY LAND AND AND WATER COMPANY, RECORDED IN BOOK 5, PAGE 24 OF MAPS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. JUNE 2001.

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. 4677, 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 THE SUBDIVISION AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINE; AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY FOR PUBLIC USE, THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THE MAP; AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY, THE EASEMENTS FOR PUBLIC SERVICE, STORM DRAINAGE AND (INGRESS AND EGRESS) AND SANITARY SEWER, PURPOSES SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO; 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 LINE OF LOT 1 ABUTTING YOSEMITE AVENUE IN ORDER THAT THE OWNERS OF SAID LOTS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID YOSEMITE AVENUE, EXCEPT THE GENERAL RIGHT OF TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC; AND THAT THEY DO HEREBY OFFER TO DEDICATE TO ALL GOVERNMENTAL AGENCIES, PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AN ACCESS EASEMENT OVER OAK ROAD FERN COURT AND A PORTION OF LOT 1; AND THEY DO HEREBY OFFER TO DEDICATE TO THE VENTURA COUNTY WATERWORKS DISTRICT NO. 8 THE EASEMENTS FOR WATER PIPELINE, INGRESS AND EGRESS PURPOSES OVER ALL STREETS AND A PORTION OF LOT 1 AS SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO.
(AND OAK) (APPURTENANT STRUCTURES & INCIDENTAL)

FIRST AMERICAN TITLE INSURANCE COMPANY,
A CALIFORNIA CORPORATION, (OWNER)

BY: _____ VICE PRESIDENT

BY: _____ ASSISTANT VICE PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF VENTURA) S.S.

ON 9-20, 2001 BEFORE ME, LAURIE J. KLINGER
PERSONALLY APPEARED Rick Kersenbrock And Jimmy E. Ellis
, 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 THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

MY PRINCIPAL PLACE OF BUSINESS IS IN VENTURA COUNTY.

MY COMMISSION EXPIRES 8-30-04

SIGNATURE

LAURIE J. KLINGER
(NAME PRINTED)

THE FOLLOWING SOILS REPORTS AND/OR GEOLOGIC REPORTS RELATING TO TRACT NO. 4677 HAVE BEEN PREPARED:

DATE OF REPORTS: 6/21/01, 7/24/01, 8/06/01

FIRM NAME: LEIGHTON & ASSOCIATES

ENGINEER & GEOLOGIST: BASIL HATTAR RCE 60270
JOSE G SANCHEZ CEG 2221

LOCATED AT CITY OF SIMI VALLEY, PUBLIC WORKS DEPARTMENT

ENGINEER'S STATEMENT

I, CARL E. CHAPMAN, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN JULY 1992, 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.

REGISTERED PROFESSIONAL ENGINEER
CARL E. CHAPMAN
NO. 23777
Exp. 12/31/01
CIVIL
STATE OF CALIFORNIA

_____ 9/25/01
CARL E. CHAPMAN R.C.E. # 23777 DATE
LICENSE EXPIRES 12/31/01

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4677, 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.

REGISTERED PROFESSIONAL ENGINEER
VAN W. LAURN
No. 28524
Exp. 3/31/02
CIVIL
STATE OF CALIFORNIA

_____ DATE 10/3/01
PRINCIPAL ENGINEER / DEVELOPMENT
VAN W. LAURN
R.C.E. 28524, EXP. 3/31/02

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

BY: _____ DATE 11/13/01
DISTRICT ENGINEER
VENTURA COUNTY WATERWORKS
DISTRICT NO. 8

COUNTY TAX COLLECTOR'S CERTIFICATE

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

~~RICHARD D. DEAN~~ HAROLD S PITTMAN
~~CLERK OF THE BOARD OF SUPERVISORS~~

BY: _____ April 25, 2002
DEPUTY ~~COUNTY CLERK~~ DATE
DEPUTY Tax COLLECTOR

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 4677, CONSISTING OF THREE SHEETS IS PRESENTED TO THE CITY COUNCIL OF THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, CALIFORNIA, AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 5th DAY OF November 2001, FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP, AND DOES HEREBY ACCEPT FOR PUBLIC USE THE RIGHT-OF-WAY FOR YOSEMITE AVENUE AS SHOWN ON THIS MAP AND REJECTS AT THIS TIME THE RIGHT OF WAY FOR OAK FERN COURT AND OAK ROAD; AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR STORM DRAINAGE AND INGRESS AND EGRESS, SANITARY SEWER, PUBLIC SERVICE, APPURTENANT INCIDENTAL STRUCTURES AND PURPOSES AS SHOWN ON THIS MAP; AND ALSO HEREBY ACCEPTS ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON; AND ALSO HEREBY ACCEPTS THE ACCESS EASEMENT OVER OAK FERN COURT, OAK ROAD, AND A PORTION OF LOT 1 ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE. 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 13th DAY OF November 2001.

ATTEST: Denise K. Redondo _____ Bill Davis
CITY CLERK, CITY OF SIMI VALLEY MAYOR, CITY OF SIMI VALLEY

COUNTY RECORDER'S CERTIFICATE

Doc #2002-0108096

RECORDED AT THE REQUEST OF THE OWNERS May 3rd,
2002, AT 11:23 A.M. IN BOOK 145 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 91-93, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER, COUNTY OF VENTURA

BY: Lupe D. Perez
DEPUTY COUNTY RECORDER

SIGNATURE OMISSIONS

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

(1) EASEMENT OF LOUIS CARL ABSTON FOR INGRESS AND EGRESS PER DOCUMENT RECORDED ON JANUARY 21, 1946 IN BOOK 735, PAGE 455 OF OFFICIAL RECORDS, RECORDS OF VENTURA COUNTY. EASEMENT LOCATED ENTIRELY WITHIN OAK ROAD.

(2) EASEMENT OF THE CITY OF SIMI VALLEY FOR PUBLIC ROAD AND INCIDENTAL PURPOSES PER DOCUMENTS RECORDED ON JULY 19, 1965 IN BOOK 2828, PAGE 413, OF OFFICIAL RECORDS, RECORDS OF VENTURA COUNTY. EASEMENT LOCATED ENTIRELY WITHIN YOSEMITE AVENUE. AND RECORDED ON JUNE 12, 1964 IN BOOK 2560, PAGE 227 ALL

GROSS AREA= 80,923 SQ. FT. (1.86 AC.)

(3) EASEMENT OF CALLEGUAS MUNICIPAL WATER DISTRICT FOR RIGHT OF WAY FOR WATER CONDUIT AND APPURTENANCES PER DOCUMENT RECORDED IN BOOK 3704, PAGE 126 OF OFFICIAL RECORDS, RECORDS OF VENTURA COUNTY, EASEMENT LOCATED ENTIRELY WITHIN YOSEMITE AVENUE.

TRACT NO. 4677

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JUNE 2001

BASIS OF BEARING

THE BEARING OF NORTH ALONG THE EASTERLY LINE OF THE WEST HALF OF LOT "L" AS PER MAP RECORDED IN BOOK 30 R.S.38 RECORDS OF VENTURA COUNTY WAS TAKEN AS THE BASIS OF BEARING SHOWN ON THIS MAP.

RECORD TABLE

R-1 10 P.M.54
R-2 94 M.R.07
R-3 5 M.R.24
R-4 45 M.R.18
R-5 30 R.S.38
R-6 53 M.R.83
R-7 3 R.S.36
R-8 28 P.M.85
R-9 3 P.M.50
R-10 V.C.F.B.1720-A PG.3
R-11 1100 O.R.49
R-12 3704 O.R.130
R-13 5 R.S.58
R-14 786 O.R. PG.483
R-15 DOC.NO.2001-108093 00 O.R.

LEGEND

N.A.P.- NOT A PART OF THIS SUBDIVISION
C.F.R. CALCULATED FROM RECORD
F.D. - FOUND
(R) - RADIAL BEARING
I.P. - IRON PIPE
NTS - NOT TO SCALE
● INDICATES MONUMENT FD. OF CHARACTER INDICATED
○ INDICATES SET 1 1/2" I.P. WITH TAG R.C.E.23777
◇ INDICATES 1 1/2" I.P.SET PER TR. NO. 4622 M.R. W/ TAG R.C.E.23777

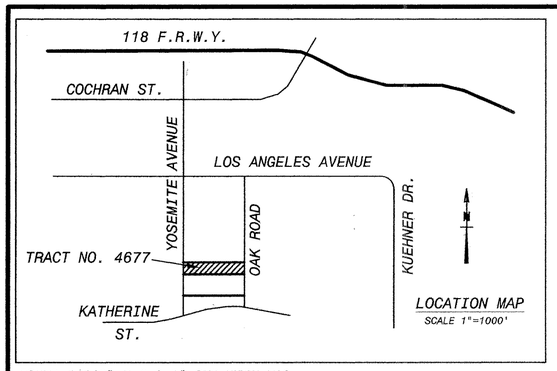
SET 1/2" I.P.W/TAG R.C.E.23777 AT ALL REAR LOT CORNERS UNLESS OTHERWISE SHOWN HEREON. FOR STREET FRONTAGE LOT CORNERS SET L.T.&TAG R.C.E.23777 IN TOP OF CONCRETE CURB 6.25' INSIDE R/W ON P/L OR RADIAL TO R/W UNLESS OTHERWISE SHOWN.

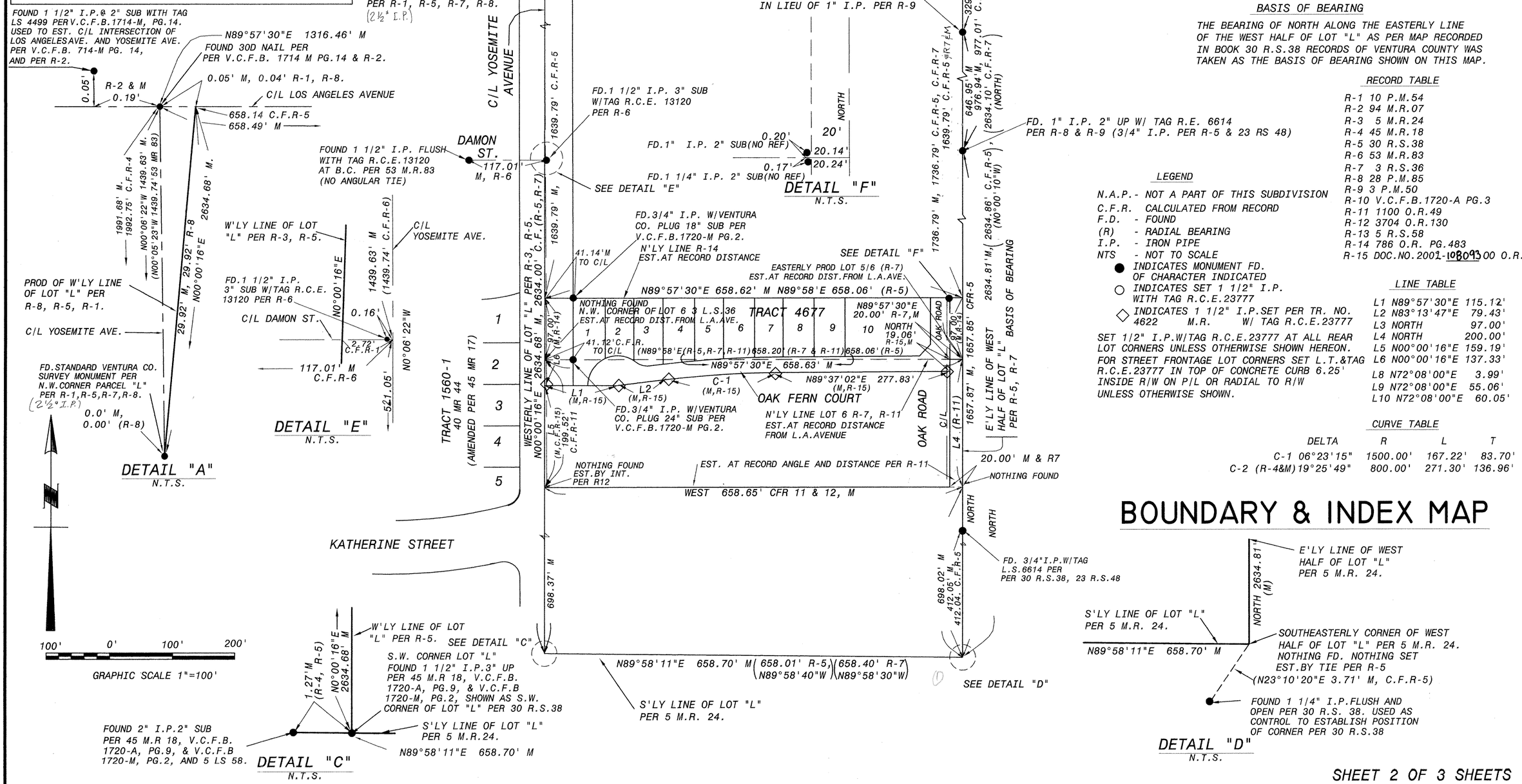
LINE TABLE

L1	N89°57'30"E	115.12'
L2	N83°13'47"E	79.43'
L3	NORTH	97.00'
L4	NORTH	200.00'
L5	N00°00'16"E	159.19'
L6	N00°00'16"E	137.33'
L8	N72°08'00"E	3.99'
L9	N72°08'00"E	55.06'
L10	N72°08'00"E	60.05'

CURVE TABLE

	DELTA	R	L	T
C-1	06°23'15"	1500.00'	167.22'	83.70'
C-2 (R-4&M)	19°25'49"	800.00'	271.30'	136.96'





BOUNDARY & INDEX MAP

TRACT NO. 4677

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JUNE 2001

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°57'30"E	20.00'
L2	NORTH	19.06'
L3	N89°57'30"E	23.23'
L4	N89°57'30"E	42.00'
L5	N89°57'30"E	3.39'
L6	N89°57'30"E	3.12'
L7	N83°13'47"E	26.36'
L8	N89°57'30"E	25.72'
L9	N00°06'22"E	15.00'

CURVE TABLE

CURVE	DELTA	R	L	T
C-1	01°10'51"	1524.50'	31.42'	15.71'
C-2	01°51'00"	1524.50'	49.22'	24.61'
C-3	01°41'45"	1524.50'	45.12'	22.56'
C-4	01°39'40"	1524.50'	44.20'	22.10'
C-5	04°46'00"	46.50'	3.87'	1.94'
C-6	58°04'53"	46.50'	47.14'	25.82'
C-7	65°27'32"	46.50'	53.12'	29.89'
C-8	128°18'25"	46.50'	104.13'	95.99'
C-9	45°02'08"	28.50'	22.40'	11.82'
C-10	06°23'15"	1524.50'	169.96'	85.07'
C-11	18°49'09"	46.50'	15.27'	7.71'

RADIAL BEARING TABLE

RB	BEARING
RB1	N01°33'49"W
RB2	N03°24'49"W
RB3	N05°06'33"W
RB4	N38°15'55"E
RB5	N33°29'55"E
RB6	N24°34'58"W

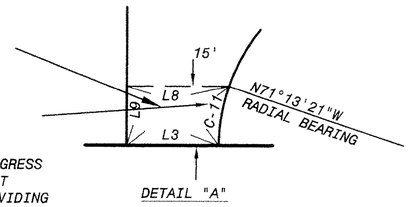
RECORD TABLE

R-5 30 R.S.38

R-15 DOC.NO.2002-108095 00 O.R.

EASEMENT OFFERED TO VENTURA COUNTY WATER DISTRICT NO.8 FOR WATER LINE PURPOSES AND INGRESS & EGRESS.

EASEMENT TO THE CITY OF SIMI VALLEY FOR STORM DRAINAGE, SANITARY SEWER PURPOSES AND INGRESS AND EGRESS, AND ACCESS EASEMENT TO ALL GOVERNMENT AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH & WELFARE.



DETAIL "A"

1101 O.R. 599

SEE SHEET 2

N89°57'30"E 658.62' (M)
N89°58'00"E 658.06' (R-5)

YOSEMITE AVENUE (W'LY LINE OF LOT "L" SEE SHEET 2 (M,R-15))

YOSEMITE AVENUE

42' 8 4' 42'

N0°00'16"E 137.33' (M,R-15)
N0°06'22"W 137.33' (M,R-15)
N00°06'22"W 137.33'

42.00' 50.41' 45.00' 45.00' 49.28' 45.00' 49.18' 45.00' 49.17' 49.27' 135.19' 26.5' 24.5'

1 2 3 4 5 6 7 8 9 10

N00°08'19"W 95.03' 98.57' 104.32' 99.15' 95.83' 93.73' 93.13' 92.84' 92.55'

13.59' N00°08'19"W

N44°04'55"E 25.06'

NORTH 73.86'

OAK ROAD 116.09'

NORTH 97.00' (M,R-14)

RB-6 RB-3 RB-2 RB-1

5' B

C-6 C-5 C-4 C-3 C-2 C-1 C-10 C-7 C-8 C-11 C-9

21.01' 5.35'

L7

SEE DETAIL "A"

A

RB-5 RB-4

L4 L3 46.50'

N83°13'47"E 79.43' (M,R-15)

△=6°23'15" L=167.22' R=1500.00' T=83.70' (M,R-15)

OAK FERN COURT

24.5'

N89°37'02"E 229.56'

N89°37'02"E 273.33'

N89°37'02"E 277.83' (M,R-15)

117.53'

49.17' 49.27'

L5 N89°57'30"E 115.12' (RADIAL) (M,R-15)

TRACT 4622 02-108095 MR

8 4' 42' 42'

N0°06'22"W 213.57'

KATHERINE STREET

OAK ROAD NORTH 168.45' M

4032 O.R. 827

SEE SHEET 2

20'

26.5' 24.5'

51'

NORTH 42.21' 4.50

L1 L2 (M,R-15)

43.77'

NOTES AND LEGEND

N.A.P.- NOT A PART OF THIS SUBDIVISION

(R) - RADIAL BEARING

○ INDICATES SET 1 1/2" I.P. WITH TAG R.C.E.23777

● INDICATES 1 1/2" I.P. SET FOR TR. NO. 4622 M.R. W/TAG R.C.E.23777

Ⓐ 24.5', 51', AND VARIALBE WIDTH EASEMENT TO VENTURA COUNTY WATER WORKS DISTRICT NO. 8 FOR WATERLINE AND INGRESS & EGRESS PURPOSES, TO THE CITY OF SIMI VALLEY FOR STORM DRAINAGE AND SEWER AND INGRESS & EGRESS PURPOSES, AND TO THE CITY OF SIMI VALLEY THE ACCESS EASEMENT TO PUBLIC SERVICE VEHICLES PROVIDING PUBLIC SAFETY, HEALTH AND WELFARE.

Ⓑ 5' WIDE EASEMENT TO THE CITY OF SIMI VALLEY FOR PUBLIC SERVICE, APPURTENANT STRUCTURES AND INCIDENTAL PURPOSES.

MONUMENT STATEMENT

SET 1/2" I.P.W/TAG R.C.E.23777 AT ALL REAR LOT CORNERS UNLESS OTHERWISE SHOWN HEREON. FOR STREET FRONTAGE LOT CORNERS SET L.T.&TAG R.C.E.23777 IN TOP OF CONCRETE CURB 6.25' INSIDE R/W ON P/L OR RADIAL TO R/W UNLESS OTHERWISE SHOWN.

50' 0' 50' 100'

GRAPHIC SCALE 1"=50'

SHEET 3 OF 3 SHEETS

10/2/01