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. 5175, 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 COUNTY OF VENTURA FOR PUBLIC USE, THE RIGHT OF WAY FOR ALL PUBLIC STREETS AND HIGHWAYS SHOWN ON THIS MAP, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE COUNTY OF VENTURA, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE SOUTHERLY LINE OF PARCELS OS-1 AND OS-2 ABUTTING SANTA ROSA ROAD, AND THE EASTERLY AND SOUTHERLY LINE OF PARCEL OS-1, ABUTTING MOORPARK ROAD, IN ORDER THAT THE OWNERS OF SAID LOTS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID SANTA ROSA ROAD AND MOORPARK ROAD, 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 PARCELS A, B, C AND STRIP 2, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT, THE FLOWAGE EASEMENTS CONSISTING OF RIGHT OF WAY FOR THE FLOOD CONTROL PURPOSE OF PERIODIC INUNDATION WITH FLOOD AND/OR STORM DRAINAGE WATERS AND THE RIGHT TO PROHIBIT THE CONSTRUCTION OF ANY STRUCTURE OR CHANNEL IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, THE PLACING OF FILL MATERIAL OR ANY OTHER FACILITIES WHICH MAY OBSTRUCT THE PASSAGE OF FLOOD WATERS WITHIN SAID EASEMENT AS SHOWN ON THIS MAP, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE COUNTY OF VENTURA, AN EASEMENT FOR ROADWAY PURPOSES OVER STRIP 6 AND STRIP 8 AS SHOWN ON THIS MAP.

ORION'S FLIGHT LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: PEPPERTREE EQUITY PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER.

BY: Ross Adachi
ROSS ADACHI, MANAGER

BY: SANTA ROSA HIGHLANDS, LLC, A CALIFORNIA LIMITED LIABILTY COMPANY.

BY: Frank Marasco
FRANK MARASCO, MANAGER

BY: Barry Kalar
BARRY KALAR, MANAGER

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) S.S.

ON June 19, 2002 BEFORE ME, Linda Chen A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROSS ADACHI, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/~~SHE/THEY~~ EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(~~IES~~), AND THAT BY HIS/~~HER/THEIR~~ SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S), ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

NOTARY PUBLIC Linda Chen

NOTARY NAME (PRINT) Linda Chen
MY COMMISSION EXPIRES September 24, 2005
COUNTY OF PRINCIPLE Los Angeles
PLACE OF BUSINESS Monterey Park, CA

STATE OF CALIFORNIA)
COUNTY OF Ventura) S.S.

ON July 15, 2002 BEFORE ME, Cynthia Castro A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED FRANK MARASCO AND BARRY KALAR, ~~PERSONALLY KNOWN TO ME~~ (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) ~~IS~~/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE/SHE~~/THEY EXECUTED THE SAME IN ~~HIS/HER~~/THEIR AUTHORIZED CAPACITY(~~IES~~), AND THAT BY ~~HIS/HER~~/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S), ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

NOTARY PUBLIC

NOTARY NAME (PRINT) Cynthia Castro
MY COMMISSION EXPIRES May 21, 2003
COUNTY OF PRINCIPLE Ventura
PLACE OF BUSINESS Oxnard, Ca.

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF FRANK MARASCO ON JANUARY 4, 2002. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

REGISTERED PROFESSIONAL ENGINEER ROBERT E. WARREN No. 19268 Exp. 9-30-05 CIVIL STATE OF CALIFORNIA

R Warren
ROBERT E. WARREN
RCE 19268
EXP. DATE: 9-30-05

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5175, 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: Dec. 2, 2002

PROFESSIONAL LAND SURVEYOR ROBERT L. CHACON No. 5572 Exp. 9.30.05 STATE OF CALIFORNIA

RONALD C. COONS
COUNTY SURVEYOR
COUNTY OF VENTURA
BY: Robert L. Chacon
ROBERT L. CHACON
CHIEF DEPUTY COUNTY SURVEYOR
L.S. NO. 5572
EXPIRES 9.30.05

COUNTY TAX COLLECTOR'S CERTIFICATE

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

DATE: December 5, 2002

LAWRENCE L. MATHENEY
COUNTY TAX COLLECTOR
COUNT OF VENTURA
BY: Ellen Ritsema
DEPUTY COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE

FILED THIS 17th DAY OF December, 2002, AT 8:00 A.M. IN BOOK 147 OF M.R., AT PAGE 1-6, AT THE REQUEST OF FRANK MARASCO.

DOC. #2002-320551

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA
BY: Kristi Hamlet
DEPUTY COUNTY RECORDER

BOARD OF SUPERVISORS' CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 5175, IS PRESENTED TO THE BOARD OF SUPERVISORS OF VENTURA COUNTY, CALIFORNIA, AT THE MEETING OF SAID BOARD HELD ON THE 26th DAY OF November, 2002, FOR APPROVAL; SAID BOARD HEREBY APPROVES SAID MAP AND DOES HEREBY ACCEPT FOR PUBLIC USE THE RIGHT-OF-WAY FOR ALL PUBLIC STREETS AND HIGHWAYS AS SHOWN ON THIS MAP, AND ALSO HEREBY ACCEPTS ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON, AND ALSO HEREBY ACCEPTS THE ACCESS EASEMENTS OVER PARCELS A THROUGH C, INCLUSIVE, AND STRIP 2 ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AND ALSO HEREBY ACCEPTS THE ROADWAY EASEMENTS AS OFFERED HEREON.

IN WITNESS WHEREOF, SAID BOARD HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY ITS CHAIR AND ATTESTED TO BY ITS CLERK AND THE OFFICIAL SEAL OF SAID BOARD TO BE AFFIXED HERETO THIS 26th DAY OF November, 2002.

ATTEST:

BOARD OF SUPERVISORS
COUNTY OF VENTURA
STATE OF CALIFORNIA

Karel L. Racenca
Deputy CLERK OF SAID BOARD

John K. Flynn
CHAIR OF SAID BOARD

COUNTY FLOOD CONTROL DISTRICT ACCEPTANCE CERTIFICATE

THE VENTURA COUNTY FLOOD CONTROL DISTRICT HEREBY ACCEPTS THE FLOWAGE EASEMENTS AS OFFERED.

DATED: November 26, 2002

John K. Flynn
CHAIRMAN OF THE BOARD
VENTURA COUNTY FLOOD CONTROL DISTRICT

ATTEST:

Karel L. Racenca
Deputy CLERK OF SAID BOARD

TRACT NO. 5175

IN UNINCORPORATED TERRITORY

BEING A PORTION OF TRACT G, RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COUNTY OF VENTURA STATE OF CALIFORNIA

TOTAL GROSS AREA = 97.75 ACRES

PREPARED BY:
RAMSEYER AND ASSOCIATES, INC.
1881 KNOLL DRIVE
VENTURA, CALIF. 93003
(805) 654-1088

DECEMBER 2000

KAJIMA DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, BENEFICIARY OF DEED OF TRUST RECORDED DECEMBER 12, 2001 AS INSTRUMENT NO. 2001-251491 OF OFFICIAL RECORDS.

TAKASHI ITO ROSS ADACHI

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)S.S.

ON June 24, 2002 BEFORE ME, Linda Chen A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Takashi Ito PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/~~SHE/THEY~~ EXECUTED THE SAME IN HIS/~~HER/THEIR~~ AUTHORIZED CAPACITY(~~IES~~), AND THAT BY HIS/~~HER/THEIR~~ SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S), ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

NOTARY PUBLIC

NOTARY NAME (PRINT) Linda Chen
MY COMMISSION EXPIRES September 24, 2005
COUNTY OF PRINCIPLE Los Angeles
PLACE OF BUSINESS Monterey Park, CA

STATE OF CALIFORNIA)
COUNTY OF Los ANGELES) S.S.

ON OCTOBER 14, 2002 BEFORE ME, Donna Daday A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Ross Adachi PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE/~~SHE/THEY~~ EXECUTED THE SAME IN HIS/~~HER/THEIR~~ AUTHORIZED CAPACITY(~~IES~~), AND THAT BY HIS/~~HER/THEIR~~ SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT

WITNESS MY HAND

NOTARY PUBLIC

NOTARY NAME(PRINT) Donna Daday
MY COMMISSION EXPIRES Aug. 10, 2005
COUNTY OF PRINCIPE Los Angeles
PLACE OF BUSINESS Monterey Park, Ca.

THE SIGNATURES OF THE PARTIES NAMES HEREINAFTER AS OWNERS OF AN EASEMENT SET FORTH HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTIONS 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 CALIFORNIA EDISON COMPANY, OWNER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 28, 1960 IN BOOK 1943, PAGE 362 OF OFFICIAL RECORDS.

CAMROSA COUNTY WATER DISTRICT OWNER OF AN EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES, FOR WATERING METERING STATION AND INCIDENTAL PURPOSES, FOR EMBANKMENT SLOPES AND INCIDENTAL PURPOSES, FOR WATER PIPELINES, ACCESS AND SLOPES AND INCIDENTAL PURPOSES RECORDED OCTOBER 9, 1967 IN BOOK 3206, PAGE 503 OF OFFICIAL RECORDS.

COUNTY OF VENTURA, OWNER AN EASEMENT FOR RIGHT-OF-WAY FOR ALL THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF CONSTRUCTED SLOPES TOGETHER WITH THE APPURTENANT DRAINAGE STRUCTURES, RECORDED AUGUST 29, 2001 AS INSTRUMENT NO. 2001-0171499-00 OF OFFICIAL RECORDS.

THE FOLLOWING SIGNATURES OF PARTIES NAMED HEREINAFTER AS OWNERS OF AN INTEREST SET FORTH HAVE 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.

VENTURA FARMS INC., AS OWNERS OF AN UNDIVIDED 49% INTEREST IN THE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS WITHOUT ANY RIGHT TO ENTER UPON THE SURFACE OR SUBSURFACE WITHIN 550 FEET OF THE SURFACE FOR THE PURPSE OF EXPLORING FOR OR PRODUCING SAID SUBSTANCES, AS RESERVED IN DEED RECORDED MAY 4, 1959 IN BOOK 1729, PAGE 360 OF OFFICIAL RECORDS.

VENTURA GROVES, A PARTNERSHIP, OWNER OF 25 1/2% OF FULL 100% INTEREST IN ALL OF THE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS, WITHOUT ANY RIGHT TO ENTER UPON THE SURFACE OR SUBSURFACE WITHIN 550 FEET OF THE SURFACE FOR THE PURPOSE OF EXPLORING FOR OR PRODUCING SAID SUBSTANCES, AS RESERVED IN DEED RECORDED APRIL 29, 1960 IN BOOK 1862, PAGE 292 OF OFFICIAL RECORDS

SOILS AND/OR GEOLOGIC REPORT

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 5175 HAVE BEEN PREPARED:

DATE OF REPORT	TITLE OF REPORT	FIRM NAME	ENGINEER/ GEOLOGIST	REG. NO.
11-30-00	UPDATE OF GEOTECHNICAL REPORTS	EARTH SYSTEMS	PATRICK V. BOALES	1346

TRACT NO. 5175

IN UNINCORPORATED TERRITORY

BEING A PORTION OF TRACT G, RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COUNTY OF VENTURA STATE OF CALIFORNIA

TOTAL GROSS AREA = 97.75 ACRES

PREPARED BY:
RAMSEYER AND ASSOCIATES, INC.
1881 KNOLL DRIVE
VENTURA, CALIF. 93003
(805) 654-1088

DECEMBER 2000

EASEMENT INFORMATION

ACCESS EASEMENT OVER PARCELS A THROUGH C AND STRIP 2, INCLUSIVE, TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.

EASEMENTS OVER PARCELS A THROUGH C AND STRIP 2, INCLUSIVE, GRANTED TO CAMROSA COUNTY WATERWORKS DISTRICT FOR ACCESS AND WATER PIPELINE PURPOSES BY SEPARATE DOCUMENT.

RECORD REFERENCES

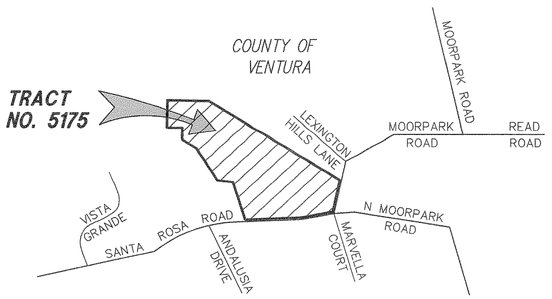
R1 = TRACT NO. 2880-8 (94 MR 22)
R2 = TRACT NO. 2880-2 (91 MR 80)
R3 = TRACT NO. 2880-3 (91 MR 84)
R4 = 3731 OR 371
R5 = VCFB 1462-M PG. 5-7
R6 = 2002-0288678-00, O.R.
R7 = TRACT NO. 2880-1 (87 MR 61)
R8 = 3206 OR. 503

BASIS OF BEARINGS

THE BEARING OF N87°41'50"E ALONG THE CENTERLINE OF SANTA ROSA ROAD AS SHOWN ON TRACT 2880-2 (91 MR 80) WAS USED AS BASIS OF BEARINGS FOR THIS MAP.

VICINITY MAP

N.T.S.



MONUMENT LEGEND

○ SET 1 1/2" I.P. TAGGED "RCE 19268"

● FOUND 1 1/2" I.P. TAGGED "RCE 19268" PER R2, UNLESS NOTED OTHERWISE.

▲ FOUND V.C.S.M. OR AS NOTED, STAMPED AS NOTED

FRONT LOT CORNER – SET LEAD AND TAG "RCE 19268"

REAR LOT CORNER – SET 3/4" I.P. TAGGED "RCE 19268"

SET 1 1/2" I.P. TAGGED "RCE 19268" AT ALL STREET CENTERLINE BC'S, EC'S, AND CUL-DE-SAC RADIUS POINT.

□ SET VENTURA COUNTY STANDARD SURVEY MONUMENT WITH BRASS TOP MONUMENT STAMPED "RCE 19268" PER VENTURA COUNTY STD. PLATE E-4

LEGEND

FD = FOUND
CF = CALCULATED FROM
CONC. = CONCRETE
M = MEASURED
OS = OPEN SPACE
V.C.F.C.D. = VENTURA COUNTY FLOOD CONTROL DISTRICT
PROP. = PROPOSED
H.O.A. = HOMEOWNERS ASSOCIATION

V.C.S.M. = VENTURA COUNTY STANDARD MONUMENT
N.T.S. = NOT TO SCALE
C.M.W.D. = CALLEGUAS MUNICIPAL WATER DISTRICT

(DATA IS M, UNLESS OTHERWISE NOTED)

LINE TABLE

LINE	BEARING	DISTANCE	
L1	N63°18'07"W	81.06'	
L2	N68°35'01"W	55.00'	
L3	N88°29'20"W	68.00'	
L4	N54°26'42"W	58.70'	
L5	N07°41'50"E	50.63'	
L6	N82°18'10"W	32.52'	
L7	N82°18'10"W	122.89' (R4&M)	(N82°17'48"W R4)
L8	N82°18'10"W	7.50'	
L9	N47°18'10"W	40.33'	
L10	N87°41'50"E	147.46'	
L11	N79°35'41"E	254.49' (R4&M)	
L12	N07°35'38"E	48.77'	(R6&M)
L13	N84°04'39"E	105.01'	(CFR4&M)
L14	N/A		
L15	N/A		
L16	N74°20'56"W	38.86'	
L17	N/A		
L18	N87°41'50"E	141.46'	
L19	N47°18'10"W	48.82'	(N47°17'48"W R4)
L20	N07°41'50"E	56.72' (R4&M)	(N07°42'12"E R4)
L21	N02°18'10"W	41.00'	(R4&M)
L22	N71°58'53"W	303.26'	
L23	N79°28'17"E	411.73'	(CFR4, R6&M) (413.37' R6)
L24	N79°28'17"E	106.07'	
L25	N79°28'17"E	318.81'	

(DATA IS M, UNLESS OTHERWISE NOTED)

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	
C1	30°51'19"	274.50'	147.83'	75.75'	
C2	52°40'20"	225.50'	207.30'	111.63'	
C3	62°32'53"	324.50'	354.25'	197.10'	
C4	19°54'14"	275.50'	95.71'	48.34'	
C5	36°22'03"	38.50'	24.44'	12.65'	
C6	10°25'23"	225.50'	41.02'	20.57'	
C7	52°40'20"	274.50'	252.35'	135.88'	
C8	04°59'35"	5653.00'	492.62'	246.47'	
C9	4°03'13"	5659.00' (CFR4)	406.38'	200.27'	(CFR4,6&M)
C10	4°28'53"	2412.00'	188.65'	94.38'	
C11	3°55'44"	192.00'	13.17'	6.59'	(R6&M)
C12	67°56'55"	292.00'	346.29'	196.77'	(R6&M)

(DATA IS M, UNLESS OTHERWISE NOTED)

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	
C13	23°42'52"	274.50'	113.62'	57.63'	
C14	28°57'27"	274.50'	138.73'	70.88'	
C15	5°09'43"	312.00'	28.11'	14.15'	(R6&M)

BOUNDARY MAP AND OPEN SPACE PARCELS OS-1 & OS-2

TRACT NO. 5175

IN UNINCORPORATED TERRITORY

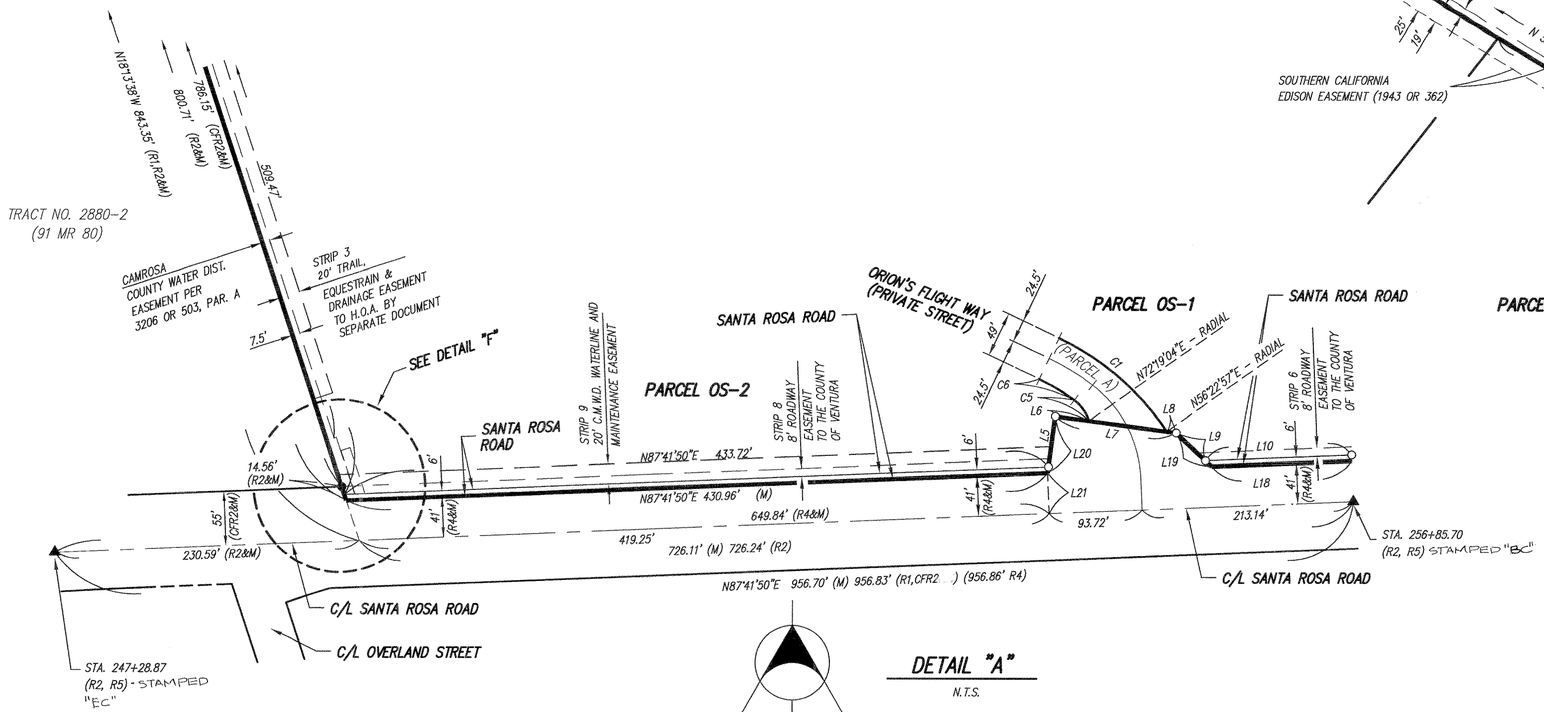
BEING A PORTION OF TRACT G, RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COUNTY OF VENTURA — STATE OF CALIFORNIA

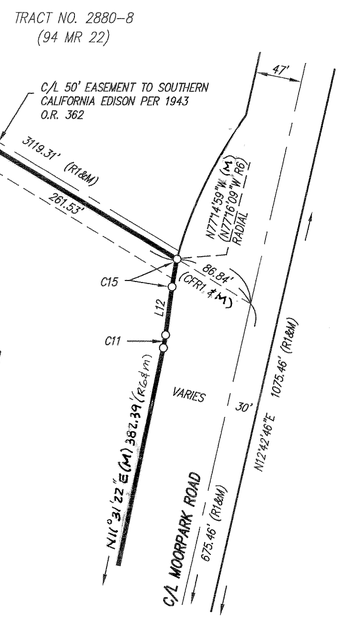
TOTAL GROSS AREA = 97.75 ACRES

PREPARED BY:
RAMSEYER AND ASSOCIATES, INC.
1881 KNOLL DRIVE
VENTURA, CALIF. 93003
(805) 654-1088

DECEMBER 2000



DETAIL "A"
N.T.S.



DETAIL "C"
N.T.S.

RECORD REFERENCES

R1 = TRACT NO. 2880-8 (94 MR 22)
R2 = TRACT NO. 2880-2 (91 MR 80)
R3 = TRACT NO. 2880-3 (91 MR 84)
R4 = 3731 OR 371
R5 = VCFB 1462-M PG. 5-7
R6 = 2002-0288678-00, O.R.
R7 = TRACT NO. 2880-1 (87 MR 61)
R8 = 3206 OR. 503

BASIS OF BEARINGS

THE BEARING OF N87°41'50"E ALONG THE CENTERLINE OF SANTA ROSA ROAD AS SHOWN ON TRACT 2880-2 (91 MR 90) WAS USED AS BASIS OF BEARINGS FOR THIS MAP.

MONUMENT LEGEND

○ SET 1 1/2" I.P. TAGGED "RCE 19268"
● FOUND 1 1/2" I.P. TAGGED "RCE 19268" PER R2, UNLESS NOTED OTHERWISE.
▲ FOUND V.C.S.M. OR AS NOTED; STAMPED AS NOTED.

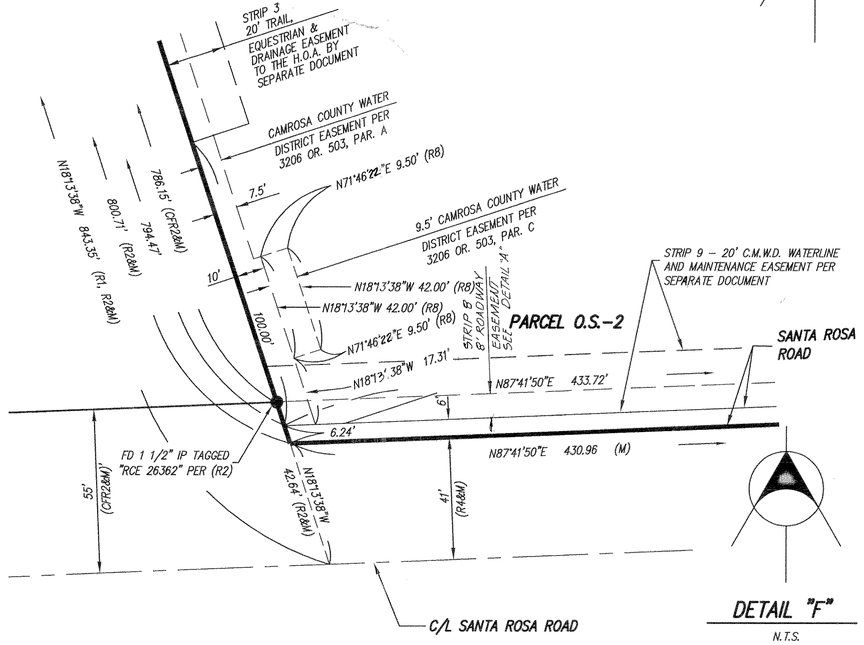
FRONT LOT CORNER - SET LEAD AND TAG "RCE 19268"

REAR LOT CORNER - SET 3/4" I.P. TAGGED "RCE 19268"

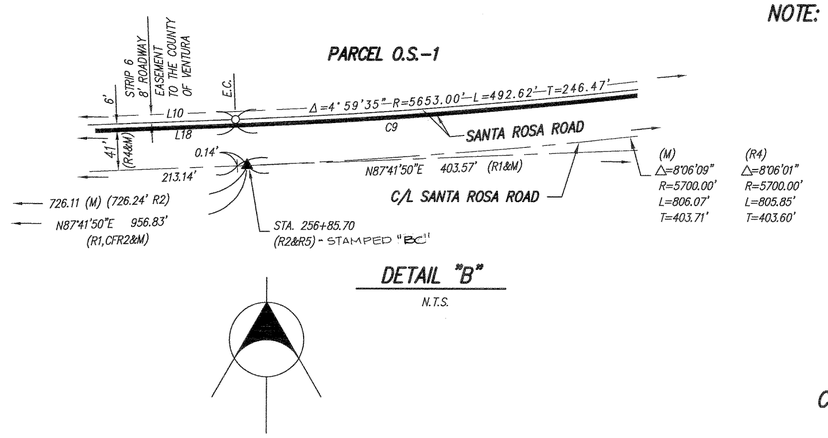
SET 1 1/2" I.P. TAGGED "RCE 19268" AT ALL STREET CENTERLINE BC'S, EC'S, AND CUL-DE-SAC RADIUS POINT.

LEGEND

FD = FOUND
CF = CALCULATED FROM
CONC. = CONCRETE
M = MEASURED
OS = OPEN SPACE
V.C.F.C.D. = VENTURA COUNTY FLOOD CONTROL DISTRICT
PROP. = PROPOSED
H.O.A. = HOMEOWNERS ASSOCIATION
P.S.E. = PUBLIC SERVICE EASEMENT
V.C.S.M. = VENTURA COUNTY STANDARD MONUMENT
N.T.S. = NOT TO SCALE
C.M.W.D. = CALLEGUAS MUNICIPAL WATER DISTRICT



DETAIL "F"
N.T.S.



DETAIL "B"
N.T.S.

NOTE: SEE SHEET 3 FOR TABULATED COURSE DATA
(DATA IS M, UNLESS OTHERWISE NOTED)

TRACT NO. 5175

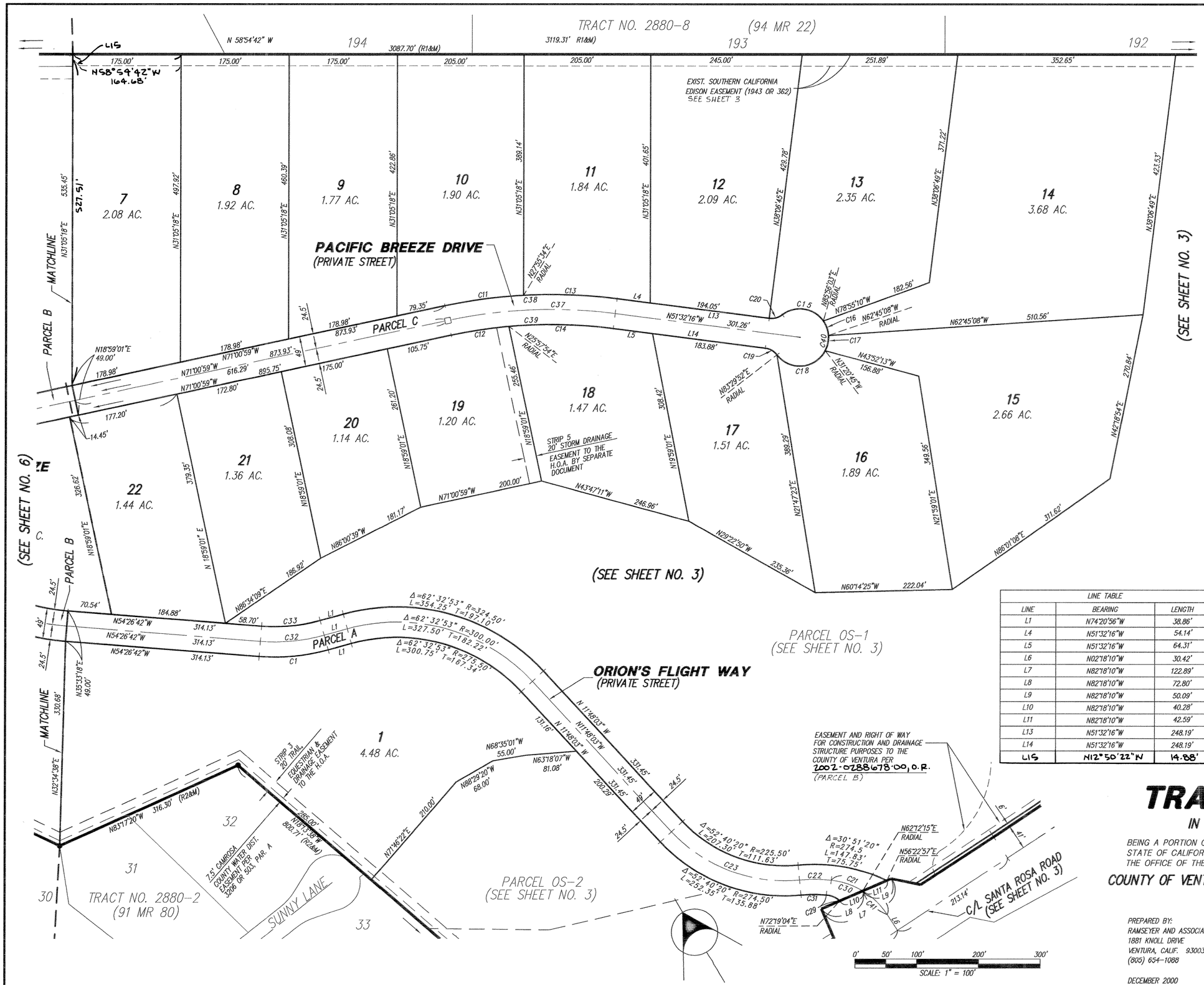
IN UNINCORPORATED TERRITORY

BEING A PORTION OF TRACT G, RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COUNTY OF VENTURA — STATE OF CALIFORNIA

PREPARED BY:
RAMSEYER AND ASSOCIATES, INC.
1881 KNOLL DRIVE
VENTURA, CALIF. 93003
(805) 654-1088

DECEMBER 2000



RECORD REFERENCES

R1 = TRACT NO. 2880-8 (94 MR 22)
R2 = TRACT NO. 2880-2 (91 MR 80)
R3 = TRACT NO. 2880-3 (91 MR 84)

MONUMENT LEGEND

○ SET 1 1/2" I.P. TAGGED "RCE 19268"
● FOUND 1 1/2" I.P. TAGGED "RCE 19268" PER R2, UNLESS NOTED OTHERWISE.
▲ FOUND V.C.S.M. PER R-5

FRONT LOT CORNER – SET LEAD AND TAG "RCE 19268"

REAR LOT CORNER – SET 3/4" I.P. TAGGED "RCE 19268"

SET 1 1/2" I.P. TAGGED "RCE 19268" AT ALL STREET CENTERLINE BC'S, EC'S, AND CUL-DE-SAC RADIUS POINT.

□ SET VENTURA COUNTY STANDARD SURVEY MONUMENT WITH BRASS TOP MONUMENT STAMPED "RCE 19268" PER VENTURA COUNTY STD. PLATE E-4.

LEGEND

FD = FOUND
CF = CALCULATED FROM
CONC. = CONCRETE
M = MEASURED
OS = OPEN SPACE
V.C.F.C.D. = VENTURA COUNTY FLOOD CONTROL DISTRICT
PROP. = PROPOSED
H.O.A. = HOME OWNERS ASSOCIATION
V.C.S.M. = VENTURA COUNTY STANDARD MONUMENT
N.T.S. = NOT TO SCALE

SEE EASEMENT INFORMATION NOTE ON SHEET 3

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	19°54'14"	324.50'	112.73'	56.94'
C11	8°56'33"	824.50'	128.68'	64.47'
C12	6°58'53"	775.50'	94.49'	47.30'
C13	10°32'10"	824.50'	151.62'	76.02'
C14	12°29'50"	775.50'	169.15'	84.91'
C15	92°30'28"	46.50'	75.08'	48.58'
C16	31°18'49"	46.50'	25.41'	13.03'
C17	31°24'23"	46.50'	25.49'	13.07'
C18	114°50'37"	46.50'	93.20'	72.77'
C19	45°02'08"	28.50'	22.40'	11.82'
C20	45°02'08"	28.50'	22.40'	11.82'
C21	50°21'51"	125.00'	109.88'	58.77'
C22	11°48'21"	250.00'	51.51'	25.85'
C23	52°40'20"	250.00'	229.82'	123.75
C29	36°22'03"	38.50'	24.44'	12.65'
C30	24°52'16"	125.00'	54.26'	27.56'
C31	10°25'23"	225.50'	41.02'	20.57'
C32	19°54'14"	300.00'	104.22'	52.64'
C33	19°54'14"	275.50'	95.71'	48.34'
C37	19°28'43"	800.00'	271.97'	137.31'
C38	19°28'43"	824.50'	280.30'	141.52'
C39	19°28'43"	775.50'	263.64'	133.11'
C40	270°04'17"	46.50'	219.18'	
C41	25°29'35"	125.00'	55.62'	28.28'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N74°20'56"W	38.86'
L4	N51°32'16"W	54.14'
L5	N51°32'16"W	64.31'
L6	N02°18'10"W	30.42'
L7	N82°18'10"W	122.89'
L8	N82°18'10"W	72.80'
L9	N82°18'10"W	50.09'
L10	N82°18'10"W	40.28'
L11	N82°18'10"W	42.59'
L13	N51°32'16"W	248.19'
L14	N51°32'16"W	248.19'
LIS	N12°50'22"N	19.88'

TRACT NO. 5175

IN UNINCORPORATED TERRITORY

BEING A PORTION OF TRACT G, RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COUNTY OF VENTURA STATE OF CALIFORNIA

PREPARED BY:
RAMSEYER AND ASSOCIATES, INC.
1881 KNOLL DRIVE
VENTURA, CALIF. 93003
(805) 654-1088

DECEMBER 2000

EASEMENT INFORMATION

ACCESS EASEMENT OVER PARCELS A THROUGH C AND STRIP 2, INCLUSIVE, TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.

EASEMENTS OVER PARCELS A THROUGH C AND STRIP 2, INCLUSIVE, GRANTED TO CAMROSA COUNTY WATERWORKS DISTRICT FOR ACCESS AND WATER PIPELINE PURPOSES BY SEPERATE DOCUMENT.

TRACT NO. 2880-8
(94 MR 22)

214

213

F.D. 1 1/2" I.P. TAGGED "RCE 26362" PER (R1)

N58°54'42"W 3087.70' (R1&M) 3119.31' (R1&M)

370.00' 545.19' 175.19' 441.21' 175.00'

N58°54'42"W 402.57' 20.00'

STRIP 4 TRAIL & EQUESTRIAN EASEMENT TO THE H.O.A. BY SEPARATE DOCUMENT

840.00' (R1&M)

N89°00'38"W

NOTHING FOUND, PER (R1&R2)
NOTHING SET

220.00'

N33°11'15"W 245.00'

N59°21'00"W 260.00'

N85°05'11"E 300.00'

N84°12'35"E 140.47' 99.44'

N55°38'10"E 170.00'

307.01'

41.03'

N14°38'25"W 160.73'

N84°14'31"E 237.57' 178.00'

N49°14'29"E 215.09'

N45°17'09"E 230.00'

N01°18'08"W 488.55' 410.23'

N89°51'52"E 133.85'

59.57'

878.57'

N88°53'11"E 420.00'

N54°39'59"W 590.00'

STRIP 1 V.C.F.C.D. FLOWAGE EASEMENT AND HOA FLOWAGE EASEMENT BY SEPARATE DOCUMENT

STRIP 4 TRAIL & EQUESTRIAN EASEMENT TO THE H.O.A. BY SEPARATE DOCUMENT

22.14'

N81°22'50"E 204.92'

291.44'

N18°10'59"E 176.58'

N18°59'01"E 49.00' 178.98'

PARCEL C

N36°50'47"E RADIAL

N17°24'39"W RAD. (R=84.50') N41°32'15"E RAD. (R=470')

C9 C28 100.97' N71°00'59"W

N71°00'59"W 257.64' 24.5' 156.67' 873.93' 873.93' 895.75' 177.20'

N71°00'59"W 265.00' 24.5' 14.45'

140.00'
200.00' (R2,R3&M)

N00°59'22"E

540.00' (R2,R3&M)

67

N89°00'38"W 310.00' (R2,R3&M)

N00°59'22"E (R2,R3&M) 240.00'

66

7.5' CAMROSA COUNTY WATER DIST. PER 3206 OR 503, PARCEL B

STRIP 3 15' TRAIL EQUESTRIAN & DRAINAGE EASEMENT TO THE H.O.A. BY SEPARATE DOCUMENT

N84°21'46"W RAD. (R=50') N12°54'40"W RAD. (R=45')

N37°34'23"W RADIAL

N30°30'59"E 147.82'

L15 C48 C41 C43 C42 L17 C5 C45 C46 C47 L16 L18

181.53' N57°00'08"W 350.00' (R2,R3&M)

N03°10'41"W RAD. (R=20')

N28°26'49"W RADIAL

N00°41'38"W 120.19'

SEE DETAIL "A" HEREON

STRIP 2 ACCESS TRAIL, EQUESTRIAN & UTILITY EASEMENT TO THE H.O.A. BY SEPARATE DOCUMENT

N40°25'12"E RAD. (R=450') N32°18'53"W RAD. (R=84.50') N46°08'40"W RAD. (R=84.50') N39°55'55"E RAD. (R=430')

Δ=63°32'27" R=470.00' L=521.23' T=291.08'
Δ=68°12'30" R=450.00' L=535.71' T=304.72'
Δ=66°22'48" R=430.00' L=498.18' T=281.28'

N16°55'27"E 190.70'

15' 30' 15'

SOUTHERN CROSS COURT
(PRIVATE STREET)

PACIFIC BREEZE DRIVE
(PRIVATE STREET)

PARCEL B

N86°35'57"E RADIAL 229.17'

Δ=61°28'21" R=325.50' L=348.22' T=193.35'

Δ=51°02'39" R=374.50' L=333.64' T=178.80'

N75°09'24"E

N55°38'22"E 108.92'

N33°23'38"W 760.00' (R2,R3&M)

509.29'

PARCEL A

70.54'

24.5' 49' 24.5'

ORION'S FLIGHT WAY
(PRIVATE STREET)

N18°10'59"E 326.62'

N18°59'01"E 535.45'

N31°05'18"E

MATCHLINE

(SEE SHEET NO. 5)

4
16.36 AC. GROSS
15.69 AC. NET

5
5.65 AC.

6
3.49 AC.

7
2.08 AC.

22
1.44 AC.

23
1.68 AC.

3
2.63 AC.

2
2.97 AC.

68 RIDGE DRIVE 65 64 69

L.L.A. 303
PER 87-064306, OR

PARCEL A

PARCEL B

RANCHO VISTA CT. 53

TRACT NO. 2880-3
(91 MR 84)

30

N17°31'44"E RADIAL (R=50') N16°13'22"E RADIAL (R=45')

N12°54'40"W RADIAL (R=45') N84°21'46"W RADIAL (R=50') N65°05'33"E RADIAL (R=45') N32°59'52"E RADIAL (R=45')

N64°56'02"W RADIAL

181.53' N57°00'08"W 350.00' (R2, R3 & M)

N75°09'40"W RADIAL (R=20') N03°10'41"W RADIAL (R=20')

N26°26'49"W RADIAL N00°41'38"W 120.19'

STRIP 10 ACCESS AND UTILITIES EASEMENT TO CAMROSA WATER DISTRICT PER SEPARATE DOCUMENT

7.5' CAMROSA COUNTY WATER DIST. PER 3206 OR 503, PARCEL A

STRIP 3 20' TRAIL EQUESTRIAN & DRAINAGE EASEMENT TO THE H.O.A. BY SEPARATE DOCUMENT

330.68' N32°54'38"E

MATCHLINE N35°33'18"E 49.00'

DETAIL "A"
N.T.S.

0' 50' 100' 200' 300'
SCALE: 1" = 100'

LINE TABLE		
LINE	BEARING	LENGTH
L3	N07°01'37"E	21.99'
L15	N30°30'59"E	5.15'
L16	N57°00'43"W	25.55'
L17	N62°12'42"E	46.44'

LINE TABLE		
LINE	BEARING	LENGTH
L18	N32°59'52"E	15.50'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C2	10°27'08"	374.50'	68.32'	34.25'
C3	10°29'59"	35.50'	6.51'	3.26'
C4	47°18'14"	84.50'	69.76'	37.01
C5	49°25'07"	30.00'	25.88'	13.80'
C6	28°44'02"	84.50'	42.38'	21.64'
C7	4°41'28"	470.00'	38.48'	19.25'
C8	46°52'10"	84.50'	69.12'	36.53'
C9	10°28'31"	35.50'	6.49'	3.25'
C10	101°57'24"	33.50'	59.61'	41.34'
C24	10°29'59"	60.00'	11.00'	5.51'
C25	122°54'26"	60.00'	128.71'	110.29'
C26	61°08'01"	60.00'	64.02'	35.44'
C27	61°46'25"	60.00'	64.69'	35.89'
C28	10°28'31"	60.00'	10.97'	5.50'
C34	61°29'47"	350.00'	375.66'	208.21'
C35	61°29'47"	374.50'	401.96'	222.79'
C36	122°54'26"	84.50'	181.26'	155.33'
C41	47°11'22"	30.00'	24.71'	13.10'
C42	4°26'19"	45.00'	3.49'	1.74'
C43	101°53'29"	50.00'	88.92'	61.63'
C44	52°01'22"	45.00'	40.86'	21.96'
C45	71°58'12"	20.00'	25.12'	14.52'
C46	140°57'28"	45.00'	110.71'	126.93'
C47	108°51'48"	45.00'	85.50'	62.93'
C48	23°07'18"	30.00'	12.11'	6.14'

RECORD REFERENCES

R1 = TRACT NO. 2880-8 (94 MR 22)
R2 = TRACT NO. 2880-2 (91 MR 80)
R3 = TRACT NO. 2880-3 (91 MR 84)

MONUMENT LEGEND

○ SET 1 1/2" I.P. TAGGED "RCE 19268"
● FOUND 1 1/2" I.P. TAGGED "RCE 19268" PER R2, UNLESS NOTED OTHERWISE.
▲ FOUND V.C.S.M. PER R-5
FRONT LOT CORNER - SET LEAD AND TAG "RCE 19268"
REAR LOT CORNER - SET 3/4" I.P. TAGGED "RCE 19268"
SET 1 1/2" I.P. TAGGED "RCE 19268" AT ALL STREET CENTER LINE BC'S, EC'S AND CUL-DE-SAC RADIUS POINTS.
□ SET VENTURA COUNTY STANDARD SURVEY MONUMENT WITH BRASS TOP MONUMENT STAMPED "RCE 19268" PER VENTURA COUNTY STD. PLATE E-4.

LEGEND

FD = FOUND
CF = CALCULATED FROM
CONC. = CONCRETE
M = MEASURED
OS = OPEN SPACE
V.C.F.C.D. = VENTURA COUNTY FLOOD CONTROL DISTRICT
PROP. = PROPOSED
H.O.A. = HOMEOWNERS ASSOCIATION
V.C.S.M. = VENTURA COUNTY STANDARD MONUMENT
N.T.S. = NOT TO SCALE

TRACT NO. 5175

IN UNINCORPORATED TERRITORY

BEING A PORTION OF TRACT G, RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COUNTY OF VENTURA STATE OF CALIFORNIA

PREPARED BY:
RAMSEYER AND ASSOCIATES, INC.
1881 KNOLL DRIVE
VENTURA, CALIF. 93003
(805) 654-1088

DECEMBER 2000