54 MR 28

The undersigned hereby certifies that they are the owners of, or are interested in, the land included within this subdivision entitled TRACT NO. 2030-1, shown on this map, that they are the only persons whose consent is necessary to pass a clear title to said land, that they consent to the making and recordation of said map and subdivision as shown within the colored borderline, and that they do hereby offer to dedicate, free and clear of any prior easements of right of way, for public use the right of way for all streets and highways shown on said map.

LARWIN-SOUTHERN CALIFORNIA, INC., a California corporation.

Lee A. Golder — Vice-President

Bernard H. Moore — Ass't. Secretary

UNITED CALIFORNIA BANK, a corporation, as Trustee, under deeds of trust recorded in book 3532 page 571 and in book 3569 page 29, both of Official Records.

~~Vice-President~~ TRUST OFFICER

Assistant Vice-President

SIMI VALLEY UNIFIED SCHOOL DISTRICT, of Ventura County, as OWNER

Superintendent

~~FIRST~~ AMERICAN TITLE INSURANCE and TRUST COMPANY, ~~a~~ corporation, as TRUSTEE, ~~under Deed of Trust recorded in Book 6071, Page 53 of Official Records.~~

~~Loren Tilstra~~ ~~Vice President~~

~~Leo A. Hanson~~ ~~Assistant Vice President~~

~~STATE OF CALIFORNIA~~
~~COUNTY OF~~
~~On this 7th day of JULY 1969, before me, the undersigned, personally appeared LOREN TILSTRA, known to me to be the VICE PRESIDENT, and LEO A. HANSON, known to me to be the ASSISTANT VICE PRESIDENT, of FIRST AMERICAN TITLE INSURANCE and TRUST COMPANY, a corporation, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same as TRUSTEE.~~

~~Gus Marquez Ramirez NOTARY PUBLIC - CALIFORNIA COUNTY OF VENTURA~~

~~Notary Public in and for said County and State~~

~~My commission expires NOV. 26 1971~~

#9530

Recorded at the request of the Owner, FEBRUARY 26th 1970 at 10:00 A.M. in Book 54 of Miscellaneous Records (Maps) at Pages 28 thru 32, records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura

By William Dover, asst.
Deputy County Recorder

I, R.R. Gabriel, do hereby certify that I am a Licensed Surveyor, that this map correctly represents a survey made under my direction in March, 1969, 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 approval of this tract map by the City Council), and that they are (or will be) sufficient to enable the survey to be retraced. Tie notes to all centerline monuments shown hereon as set by me will be on file in the office of the County Surveyor prior to acceptance of the improvements into the City Road System.

Date May 7 1969

R. R. Gabriel L.S. 3317

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 2030-1, or any part thereof for unpaid state, county, municipal, or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable.

Date August 12, 1969

ROBERT G. BRANCH
Treasurer — Tax Collector
County of Ventura

By Dora de Lanno
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT NO. 2030-1, that the subdivision is substantially the same as it appeared on the tentative map, and any approved alterations thereof, that all provisions of Chapter 2, Division 4, Part 2, of the Business and Professions Code 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 February 24, 1970

Byron B. Johnson Jr.
City Engineer
City of Simi Valley

Byron B. Johnson Jr.
City Engineer

I certify that all the provisions of Chapter 2, Division 4, Part 2, of the Business and Professions Code of the State of California and of any local ordinance pertaining to deposits, required at the time of the approval by the City Council of the map entitled TRACT NO. 2030-1, have been complied with.

Date February 25th 1970

Robert L. Hamm
ROBERT L. HAMM
County Clerk
County of Ventura

By _____
Deputy County Clerk

This map entitled TRACT NO. 2030-1, is presented to the City Council of the City of Simi Valley, California, at the meeting of said Council held on the 24 day of February, 1970 for approval; said Council hereby approves said map and does hereby accept for public use the right of way for all streets and highways as offered hereon and IN WITNESS WHEREOF has caused this certificate to be signed by the Mayor and by the Clerk of said City Council, and the corporate seal of the City of Simi Valley to be hereby affixed this 24th day of February, 1970

Frances Becker
Clerk and ex-officio Clerk of the City Council of the City of Simi Valley

Lester D. Cleveland
Mayor of the City of Simi Valley

STATE OF CALIFORNIA } S.S.
COUNTY OF VENTURA }

On this 6th day of October, 1969 before me the undersigned, personally appeared Walter T. Ziegler, known to me to be the SUPERINTENDENT of SIMI VALLEY UNIFIED SCHOOL DISTRICT of VENTURA COUNTY, the School District that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of the said School District, and acknowledged to me that such School District executed the same as OWNER.

Pauline A Naylor
Notary Public in and for said County and State

My commission expires Oct 6, 1972

The following soil reports have been prepared on TRACT NO. 2030-1:

| Date of Report | Title of Report | Firm Name | Engineer | Engineers Registration No. |
|---|---|---|---|---|
| 9 Apr. 1969 | Geologic, Soils and Foundation Investigation, Tract 2030 | Pacific Soils Engineering, Inc. | Leonard S. Deutsch | R.C.E. 10432 |

The signatures of LARWIN COMPANY AND SOUTHERN CALIFORNIA WATER COMPANY, present owners of easements which cannot ripen into a fee, have been omitted in accordance with Section 11587(a) of the Business and Professions Code.

# TRACT NO. 2030-1

## IN THE CITY OF SIMI VALLEY

Being Part of the NW 1/4 of the SE 1/4
and the N 1/2 of the SW 1/4
Sec. 3, T.2N., R.18W.
(3 M.R. 2)
RANCHO SIMI

VENTURA COUNTY, CALIFORNIA

JENNINGS-HANSEN ENGINEERING
374 Poli Street Ventura, Calif
MARCH, 1969

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }
On this 15th day of December, 1969, before me, the undersigned, personally appeared LEE J. GOLDIN, known to me to be the Vice-President, and BERNARD H. MOORE, known to me to be the Assistant Secretary of LARWIN-SOUTHERN CALIFORNIA INC., a California corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same as OWNER.

OFFICIAL SEAL
ROSEMARIE KOSZEGI
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires June 24, 1973

Rosemarie Koszegi
Notary Public in and for said County and State
My commission expires June 24, 1973

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }
On this 19th day of December, 1969, before me, the undersigned, personally appeared HAROLD S. BAUER, known to me to be the Trust Officer, and JON H. LESTER, known to me to be the Assistant Vice-President of UNITED CALIFORNIA BANK, a corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same as TRUSTEE.

F. Lyle Smith
Notary Public in and for said County and State
My commission expires August 19 1970

The Larwin Company, a corporation, as the owner of certain easement rights as described in that certain instrument recorded December 8, 1969 in Book 3589, Page 477, Official Records of Ventura County, California, does hereby subordinate said easement rights to the easement rights of the City of Simi Valley for public streets and highways and public utilities as the same may fall within the rights of way of dedicated streets and highways as designated and delineated on the annexed map and subdivision of Tract No. 2030-1. Except as herein specifically subordinated, the easement rights of Larwin Company as reserved and granted in said instrument recorded December 8, 1969, as aforesaid, shall remain in full force and effect subordinate only to the said easement rights of the City of Simi Valley in dedicated streets and highways as delineated on said subdivison map of Tract 2030-1.

In Witness Whereof the Larwin Company has hereunto caused this instrument to be duly signed this day of February, 1970.

The Larwin Company

By Lee J. Goldin
Vice-President

By Bernard H. Moore
Asst. Secretary

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }
On this 10th day of February, 1970 before me the undersigned, personally appeared LEE J. GOLDIN known to me to be the VICE-PRESIDENT and BERNARD H. MOORE known to me to be the ASST. SECRETARY of the Larwin Company the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

Rosemarie Koszegi
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISION EXPIRES June 24, 1973

OFFICIAL SEAL
ROSEMARIE KOSZEGI
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires June 24, 1973

The signatures of Ollie Richardson, Lula G. Osborn, who acquired title as Lulu G. Osborn, Charles R. Havens, and Patricia Havens Hovley, present owners of an undivided one-half interest of the mineral rights in a portion of said land, but without right of surface entry within 500 feet of the surface of said land, have been omitted in accordance with Section 11587(c)(1) of the Business and Professions Code.

The signature of Della Cornelis, present owner of all minerals and all oil, gas, asphaltum and other hydrocarbon substances lying below a depth of 500 feet from the surface of a portion of said land, but without the right to enter upon said land or use the surface for any purpose, has been omitted in accordance with Section 11587(c)(1) of the Business and Professions Code.

The signature of Larwin-Southern California, Inc., a California corporation, present owner of all minerals and all oil, gas, asphaltum and other hydrocarbon substances lying below a depth of 500 feet from the surface of a portion of said land, but without the right to enter upon said land or use the surface for any purpose, has been omitted in accordance with Section 11587(c)(1) of the Business and Professions Code

The signature of Larwin-Southern California, Inc., a California corporation, present owner of an interest in and to all minerals and all oil, gas, asphaltum and other hydrocarbon substances lying below a depth of 500 feet from the surface of a portion of said land, but without the right to enter upon said land or use the surface for any purpose, has been omitted in accordance with Section 11587(c)(1) of the Business and Professions Code.

# TRACT Nº 2030-1

## IN THE CITY OF SIMI VALLEY

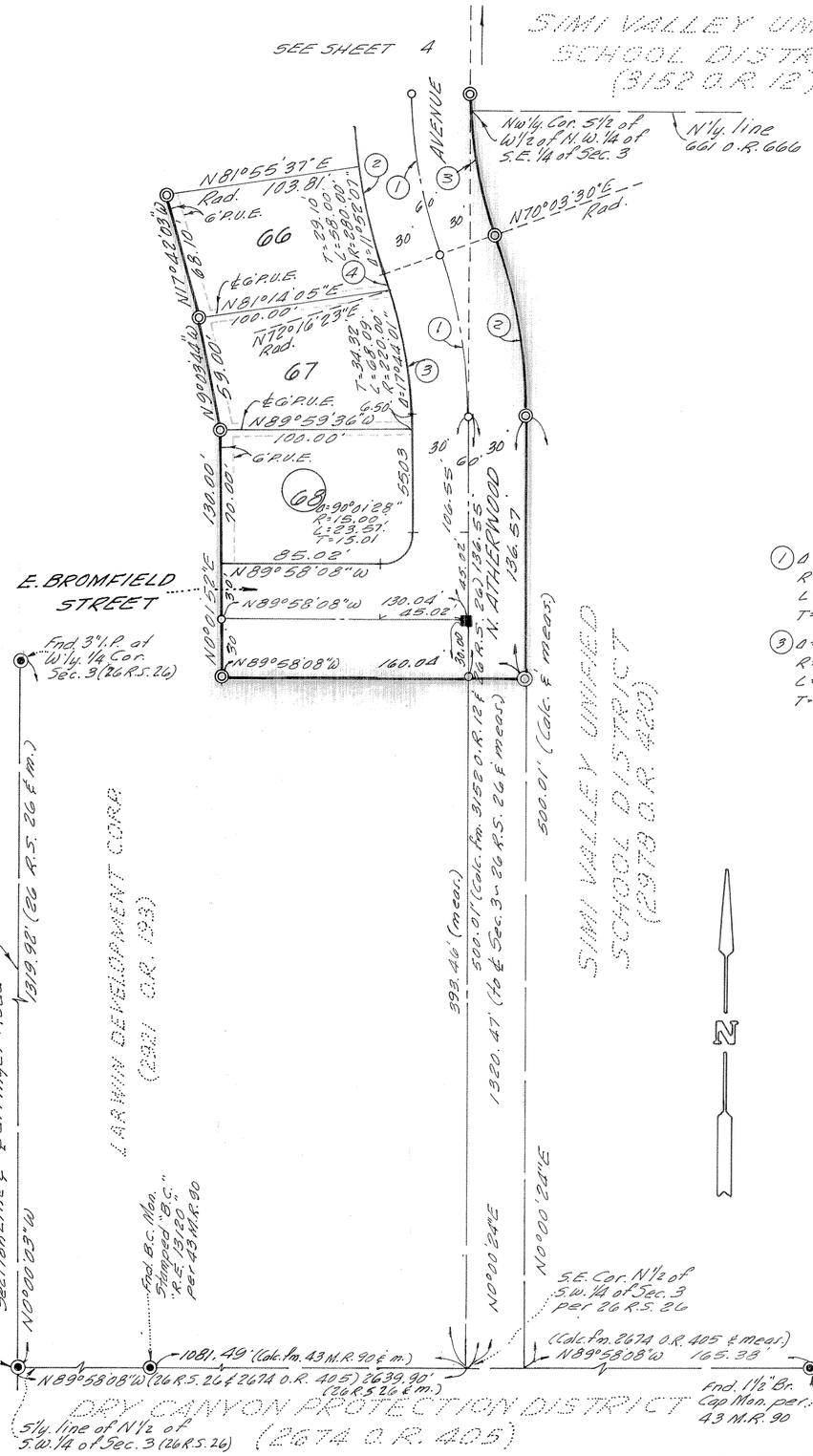
BEING A PART OF N.W. 1/4 OF THE S.E. 1/4 AND THE N. 1/2 OF S.W. 1/4 OF SEC. 3, T. 2N., R. 18 W. (3 M.R. 2) RANCHO SIMI

## VENTURA COUNTY, CALIFORNIA

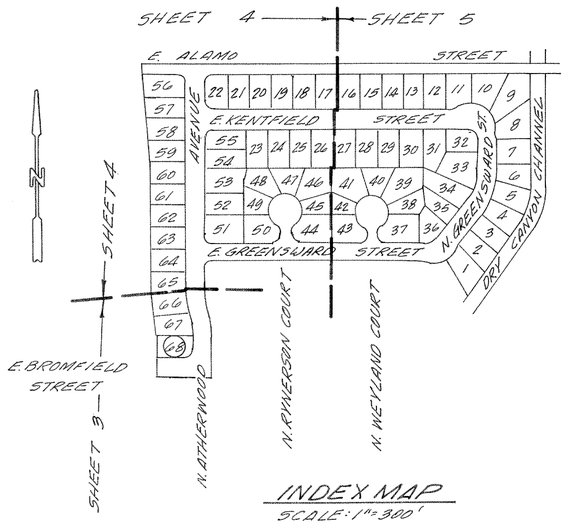
JENNINGS-HANSEN ENGINEERING
374 POLI STREET, VENTURA, CALIF.

MARCH, 1969

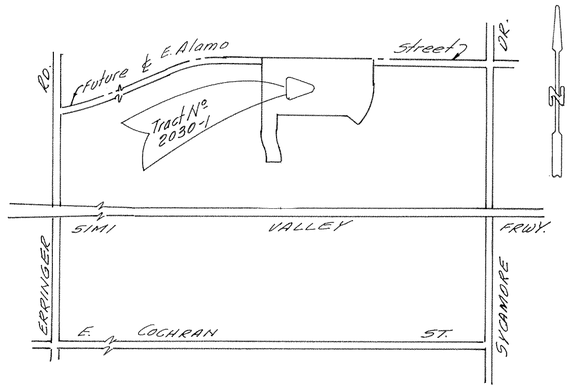
SHEET 2 OF 5 SHEETS




| | |
|---|---|
| (1) Δ = 19°56'54" | (2) Δ = 19°56'54" |
| R = 250.00' | R = 280.00' |
| L = 87.04' | L = 97.49' |
| T = 43.97' | T = 49.24' |
| (3) Δ = 19°56'54" | (4) Δ = 2°18'53" |
| R = 220.00' | R = 220.00' |
| L = 76.60' | L = 8.50' |
| T = 38.69' | T = 4.25' |




## INDEX MAP
SCALE: 1" = 300'




## VICINITY MAP
SCALE: 1" = 1000'

## MONUMENT LEGEND

- ◉ Monument found as noted
- ◎ Set 1½" I.P. w/tag "L.S. 3317" in conc.
- ○ Center-line points - Set 1½" I.P. w/tag "L.S. 3317".
- ■ Set Ventura County Standard Survey Monument per Plate F-2 adopted March 1, 1966, w/tag "L.S. 3317".

Front lot corners - Chiseled "+" in conc. walk along lot line produced 6" beyond true corner.

Rear lot corners - Set ¾" I.P. w/tag "L.S. 3317".

Note: "P.U.E." denotes proposed Public Utilities Easement.

## BASIS OF BEARINGS

The bearing of "N89°58'51"W" of the half-section line of Section 3, T. 2N., R. 18W., as shown in book 26, page 26 of Record of Surveys for the County of Ventura, was used as the basis of bearings for this map

## GRAPHIC SCALES

0 500 1000 — Scale: 1" = 1000'
250 750 2000 3000 4000

0 200 — Scale: 1" = 300'
100 300 600 900 1200

0 20 40 — Scale: 1" = 50'
10 30 50 100 150 200

# TRACT Nº 2030-1

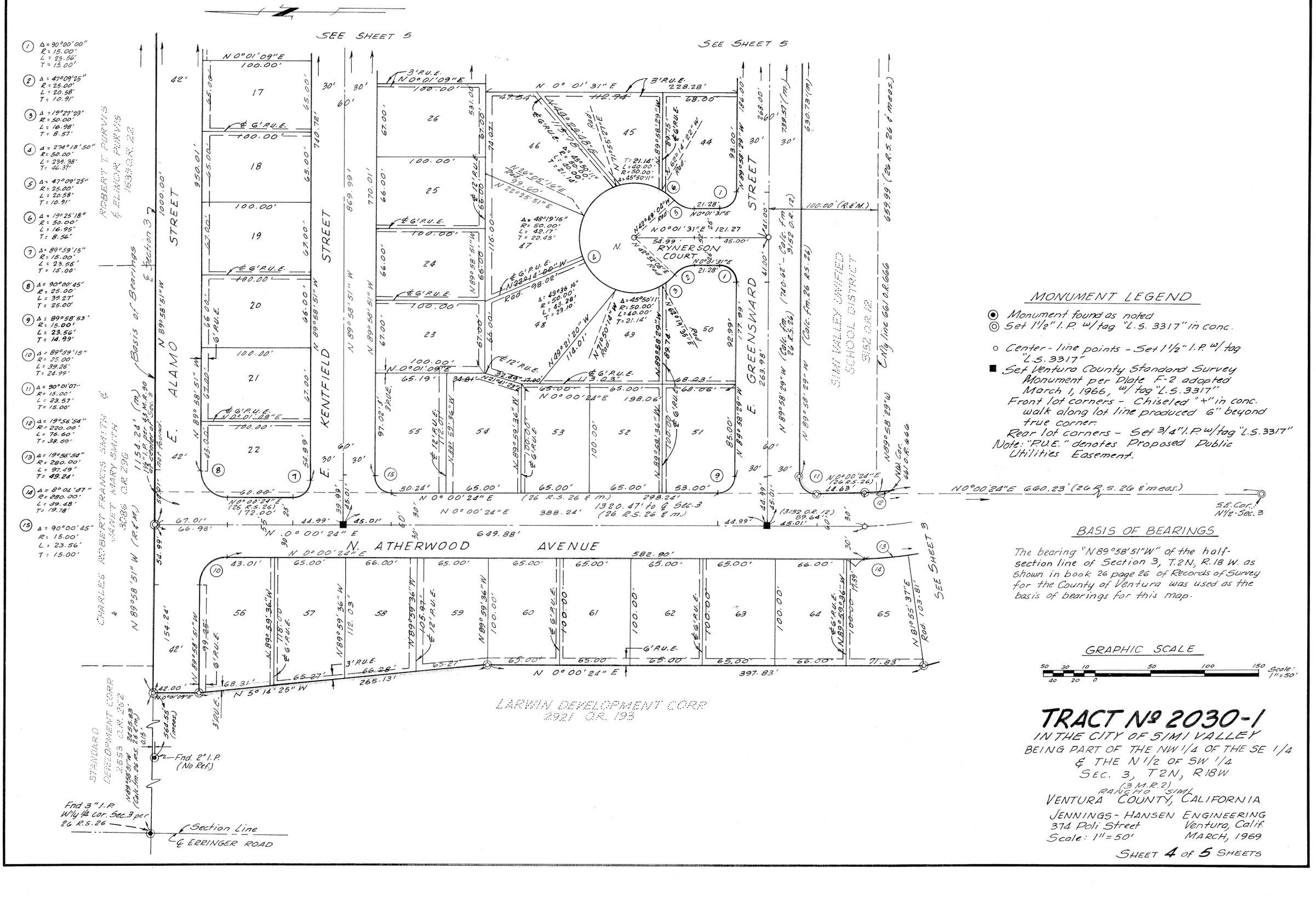
## IN THE CITY OF SIMI VALLEY

BEING PART OF THE N.W. ¼ OF THE S.E. ¼ AND THE N. ½ OF S.W. ¼ OF SEC. 3, T. 2 N., R. 18 W. (3 M.R. 2)
RANCHO SIMI
VENTURA COUNTY, CALIFORNIA

JENNINGS-HANSEN ENGINEERING.
374 POLI STREET, VENTURA, CALIF.

SCALE: 1" = 50' MARCH, 1969

SHEET 3 OF 5 SHEETS


SEE SHEET 5
SEE SHEET 5
E. ALAMO STREET
KENTFIELD STREET
E. GREENSWARD STREET
RYNERSON COURT
N. ATHERWOOD AVENUE
SEE SHEET 8
Basis of Bearings
N 89°58'51" W
CHARLES ROBERT FRANKS & ELANOR FRANKS 1980 OR 22
SIMI VALLEY UNIFIED SCHOOL DISTRICT 3152 OR 12
LARWIN DEVELOPMENT CORP 2921 OR 193
STANDARD DEVELOPMENT CORP 2553 OR 362
Fnd. 2" I.P. (No Ref.)
Fnd 3" I.P. W'ly ¼ Cor. Sec. 3 per 26 R.S. 26
Section Line
℄ ERRINGER ROAD
N.W. Cor. 681 O.R. 666
S.E. Cor.: N½ Sec. 3
N 0° 00' 24" E 660.23' (26 R.S. 26 & meas.)
N 0° 00' 24" E 1320.47' to ℄ Sec. 3 (26 R.S. 26 & m.)
N 0° 00' 24" E 649.88'
N 0° 00' 24" E 397.83'
659.99' (26 R.S. 26 & meas.)
100.00' (R.E.M.)
(740.62' - Calc. fm 9/52 O.R. 12)
N 89° 58' 29" W (Calc. fm 26 R.S. 26)
N 89° 58' 29" W 930.73' (m)
N 89° 58' 29" W 263.98'
N 89° 58' 29" W 177.93'
N 89° 58' 29" W 228.28'
N 89° 58' 29" W 89.75'
N 89° 58' 29" W 93.00'
N 89° 58' 29" W 268.00'
N 89° 58' 29" W 186.00'
N 89° 58' 29" W 739.57' (m)
N 89° 58' 29" W 564.55' (meas.)
N 89° 58' 29" W 2255.83' (Calc. fm 26 R.S. 26)
N 89° 58' 51" W 869.99'
N 89° 58' 51" W 770.01'
N 89° 58' 51" W 950.01'
N 89° 58' 51" W 740.72'
N 89° 58' 51" W 154.24' (m) Basis of Bearings
N 89° 58' 51" W (R & M)
E. Section 37
N 5° 16' 25" W 265.13'
N 0° 01' 09" E 100.00'
N 0° 01' 31" E 442.94'
N 0° 01' 31" E 121.27'
N 0° 01' 31" E 21.28'
N 0° 00' 21" E 198.06'
N 0° 01' 09" E 172.00'
N 0° 00' 24" E 388.24'
N 0° 00' 24" E 298.24'
N 0° 00' 24" E 582.90'
N 0° 00' 24" E 660.23' (26 R.S. 26 & meas.)
N 0° 01' 09" E 100.00'
N 0° 01' 09" E 172.00'
N 0° 01' 09" E 100.00'
N 0° 01' 09" E 100.00'
N 0° 01' 09" E 100

54 MR 32

Fnd 1½" I.P. R.E. 10276 per 43 M.R. 90

℄ WOODROW AVENUE

Fnd Brass Cap Monument Set in conc. w/Tag "RE 13120" per 43 M.R. 90

N89°58'51"W 1318.32' (Calc. fm. R&M)

TRACT 1724 43 MR 90

DRY CANYON

Fnd Br. Cap Mon. per 43 M.R. 90

Fnd Br. Cap Mon. per 43 M.R. 90

Δ = 33°28'20" R = 242.83' L = 141.86' T = 73.02' } Calc from 43 M.R. 90 & meas.

Nothing fnd — N0°00'35"W (REM) 331.11'(m)(331.16' Calc. fm. 43 M.R. 90) — ℄ R.U.E.

42.00' (43 M.R. 90 & R&M)

OLLIE F. MORSE, et al 28-9 O.R. 513

CARL W. BONA & BETTY H. BONA 3581 O.R. 508

THEODORE FRANCHINO & LOIS LEANNE FRANCHINO 4820 O.R. 598

PROTECTION DISTRICT

N 33°27'47"E (Calc fm 43 M.R. 90 & m) — 3' R.U.E.

531.32'(m)/531.28'(calc.fm.) 2621 O.R. 335

100.59' (R&M)

Ely line of 661 O.R. 666

Fnd. Br. Cap Mon. per 43 M.R. 90

N28°29'29"W (Calc fm R&M) (3152 O.R. 12)

N28°48'25"W Rad.

N0°00'28"E (26 R.S. 26 & M) 213.20 (Mear.)

N 16°37'12"E Rad.

100.00' (R.&M.)

739.57'(m.) 630.73'(m.)

N'ly line of 661 O.R. 666 659.99' (26 R.S. 26 & mean)

— N89°58'29"W

SIMI VALLEY UNIFIED SCHOOL DISTRICT 3182 O.R. 12

E. GREENSWARD STREET

N 89°58'29"W (Calc fm 26 R.S. 26)

Basis of Bearings

N 89°58'51"W (R.&M.) 1154.24' (m.)

ALAMO STREET

E. KENTFIELD STREET

N 89°58'51"W 869.99'

950.01'

1000.00'

42'

42.00'

62.97' | 105.58' | 21.87' | 48.69'

N 56°36'44"E Rad. 191.04

N 22°07'43"E Rad. 121.73'

℄ 6' R.U.E.

3' R.U.E.

N 89°59'25"E Rad. 95.80'

N 88°43'51"W Rad. 100.20'

N 89°59'25"E Rad. 105.82'

N 73°13'36"W Rad. 11.71'

N 73°39'41"W Rad. 121.12'

N 69°01'14"W Rad. 108.22'

N 66°08'05"W Rad.

N 55°29'13"W Rad.

N 58°56'53"W Rad. 121.73'

N 73°05'19"W Rad. 101.22'

N 57°19'50"W Rad. 96.29'

N 33°30'31"E 82.28'

N 33°30'31"E 145.97'

N 33°30'31"E 65.00'

N 0°00'31"E 100.99'

53.97'

Δ = 33°30'00" L = 175.41' R = 300.00' T = 90.29'

N. GREENSWARD STREET

N 0°00'31"E 46.02'

45.00'

N 0°38'26"E Rad.

N 0°01'09"E 95.01'

N 0°01'09"E 100.00'

N 0°01'09"E 70.01'

N 0°01'09"E 100.00'

N 0°01'09"E 100.00'

N 0°01'09"E 100.00