NOTE: FOR DOCUMENT CORRECTING MONUMENTS ON THIS MAP SEE BOOK NO. 4096 AT PAGE NO. 823 OF OFFICIAL RECORDS RECORDED APRIL 5, 1973
NOTE: FOR DOCUMENT CORRECTING MEASUREMENT ON THIS MAP SEE BOOK 3808 PAGE 74 OF OFFICIAL RECORDS RECORDED APRIL 28, 1971

55 MR 68

The undersigned hereby certifies that they are the owners of, or are interested in, the land included within this subdivision entitled TRACT NO. 2030-2, 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 and storm drainage easements as shown on the map.

THE LARWIN GROUP, INC., a corporation.

J B Brown
Vice - President

Fred J. Winch
Asst. Secretary

UNITED CALIFORNIA BANK, a corporation, as TRUSTEE, under deed of trust recorded in Book 3532 page 571 of Official Records.

Trust Officer

Assistant Vice-President

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }
On this 1st day of JULY 1970, before me, the undersigned, personally appeared J.B. BROWN, known to me to be the Vice-President, and FRED J. WINCH, known to me to be the Assistant Secretary of the LARWIN GROUP, INC., 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 OWNER.

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

Rose Marie Koszegi
Notary Public in and for said County and State
My Commission expires 6/24/73

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }
On this 6 day of JULY 1970, before me, the undersigned, personally appeared H.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.

NANCY WALLACE
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Dec. 2, 1973

Nancy Wallace
Notary Public in and for said County and State
My Commission Expires DEC 2, 1973

The signatures of SIMI VALLEY UNIFIED SCHOOL DISTRICT; Olive P. Erickson, Thomas Gordon Richardson, Lula G. Osborn, also known as Lulu G. Osborn, CHARLES R. HAVENS, DELL HAVENS, CHARLES REUBEN HAVENS, PATRICIA HAVENS HOVLEY, LARWIN COMPANY, and CITY OF SIMI VALLEY (blanket in nature) and SOUTHERN CALIFORNIA WATER COMPANY, present owners of easement rights which cannot ripen into a fee have been omitted in accordance with Section 11587 (b) of the Business and Professions Code.

The signatures of Olive P. Erickson, Thomas Gordon Richardson, Lula G. Osborn, who acquired title as Lulu G. Osborn, Charles R. Havens, and Patricia Havens Hovley, present owners of an interest in the mineral rights, 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.

#37562

Recorded at the request of the Owner, July 31, 1970, at 3:00 P.M. in Book 55 of Miscellaneous Records (Maps) at Pages 68-73 Inc, records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura

By Lucille Sargent
Deputy County Recorder

I, R.R. Gabriel, do hereby certify that I am a Licensed Land 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 July 10, 1969

R. R. Gabriel
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. 2030-2, 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 June 30 1970

Robert G. Branch
Treasurer — Tax Collector
County of Ventura

By Mollie Kirby
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT NO. 2030-2, 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 July 27, 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. 2030-2, have been complied with.

Date 7-28 1970

ROBERT L. HAMM
County Clerk
County of Ventura

By Mark Franek
Deputy County Clerk

This map entitled TRACT NO. 2030-2, is presented to the City Council of the City of Simi Valley, Ventura County, California, at the meeting of said Council held on the 27th day of July, 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 shown on said map, provided, however, that the offer of storm drainage easements are hereby rejected and IN WITNESS WHEREOF said City Council 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 hereto affixed this 28th day of July, 1970.

Bonnie M. Warrington
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

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 2030-2. Except as herein specifically subordinated, the easement rights of THE 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 subdivision map of TRACT No 2030-2. IN WITNESS WHEREOF THE LARWIN COMPANY, has hereunto caused this instrument to be signed this 10th day of July, 1970.

By Louis Weider
VICE-PRESIDENT

By J. J. Brown
ASS'T. SECRETARY

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }
On this 10 day of July 1970, before me, the undersigned, personally appeared LOUIS WEIDER known to me to be the VICE-PRESIDENT and J.J. Rosen 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.

Rose Marie Koszegi
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY Commission Expires 6/24/73

The following soil reports have been prepared on TRACT NO. 2030-2:

| 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. | Leonards. Deutsch | R.C.E. 10432 |

# TRACT NO. 2030-2

## IN THE CITY OF SIMI VALLEY

BEING A PART OF THE N. 1/2 OF SW 1/4
OF
SECTION 3, T. 2N., R. 18 W.
(3 M.R. 2) RANCHO SIMI
VENTURA COUNTY, CALIFORNIA

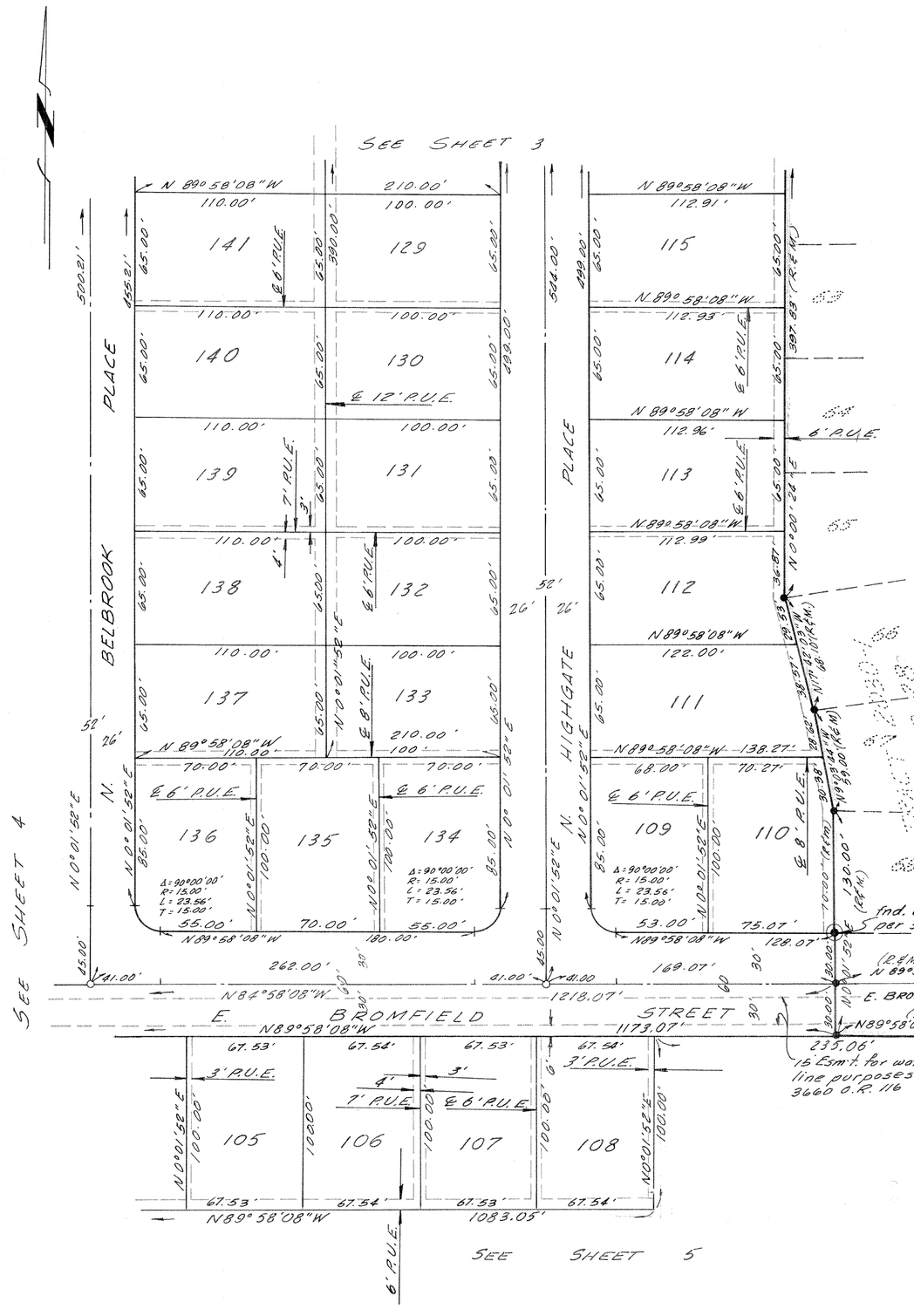
JENNINGS, BARTLETT & ASSOCIATES
374 Poli Street Ventura, Ca.
MAY 1969

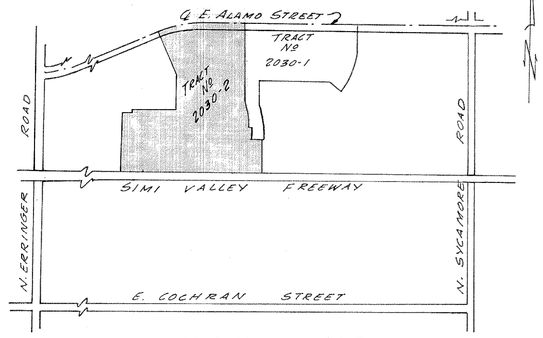
SHEET 1 OF 6 SHEETS

438

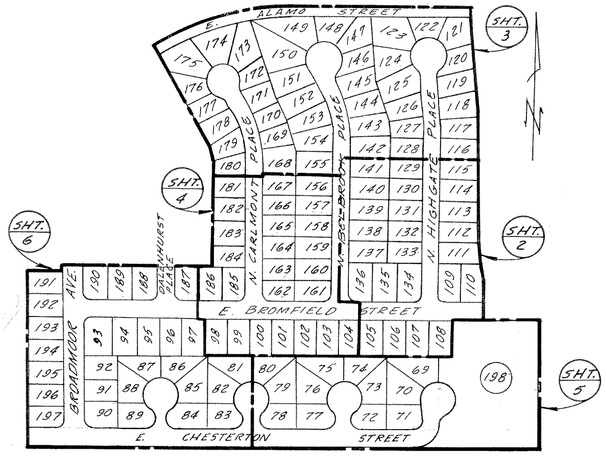
NOTE: FOR DOCUMENT CORRECTING MONUMENTS ON THIS MAP SEE BOOK NO. 4096 AT PAGE NO. 823 OF OFFICIAL RECORDS RECORDED APRIL 5, 1973.
NOTE: FOR DOCUMENT CORRECTING MEASUREMENT ON THIS MAP SEE BOOK 3808 PAGE 74
OF OFFICIAL RECORDS RECORDED APRIL 28, 1971

55 MR 69




VICINITY MAP
Scale: 1" = 1000'




INDEX MAP
Scale: 1" = 300'

## MONUMENT LEGEND

- ◉ Monument found as noted
- ◎ Set 1½" I.P. w/ tag "L.S. 3317" in conc.
- • Found 1½" I.P. per 54 M.R. 28
- ○ Center-line points - Set 1½" I.P. w/ tag "L.S. 3317"
- ■ Set Ventura County Standard Survey Monument per Plate E-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 Utility Easement.
(R&M) - denotes record data per 54 M.R. 28
(C.P.R.) denotes calculated from record.

## BASIS OF BEARINGS

The bearing "N 89°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

1000 500 0 1000 2000 3000 Scale: 1" = 1000'
750 250
300 100 300 600 900 Scale: 1" = 300'
200 0
50 30 10 50 100 150 Scale: 1" = 50'
40 20 0

# TRACT Nº 2030-2

IN THE CITY OF SIMI VALLEY
BEING PART OF THE N. 1/2 OF THE SW 1/4
OF
SECTION 3, T.2N., R.18W.
(3 M.R. 2) RANCHO SIMI
VENTURA COUNTY, CALIFORNIA

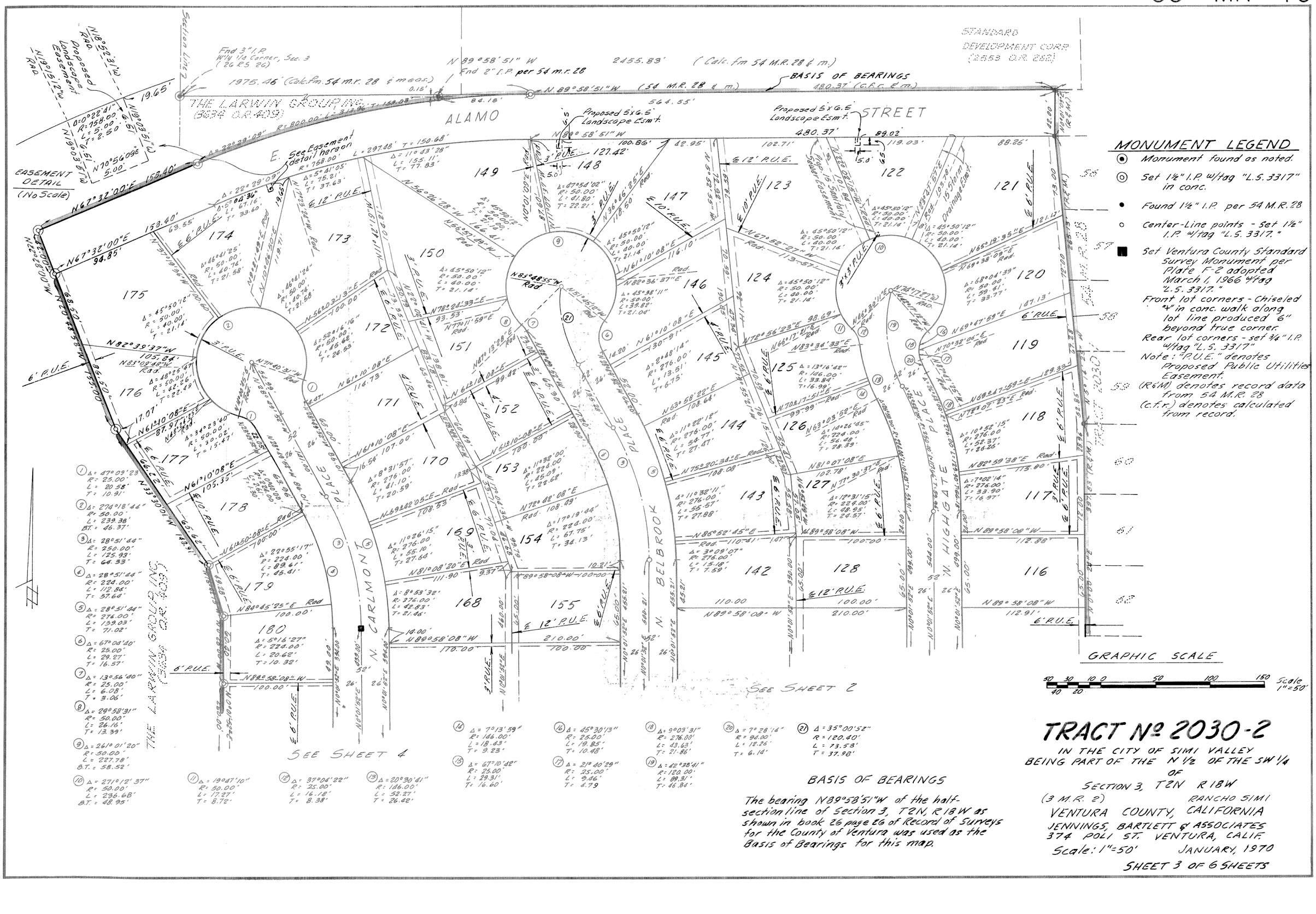
JENNINGS, BARTLETT & ASSOCIATES
374 POLI ST. VENTURA, CALIF.
Scale: 1" = 50' JANUARY, 1970

SHEET 2 OF 6 SHEETS

438

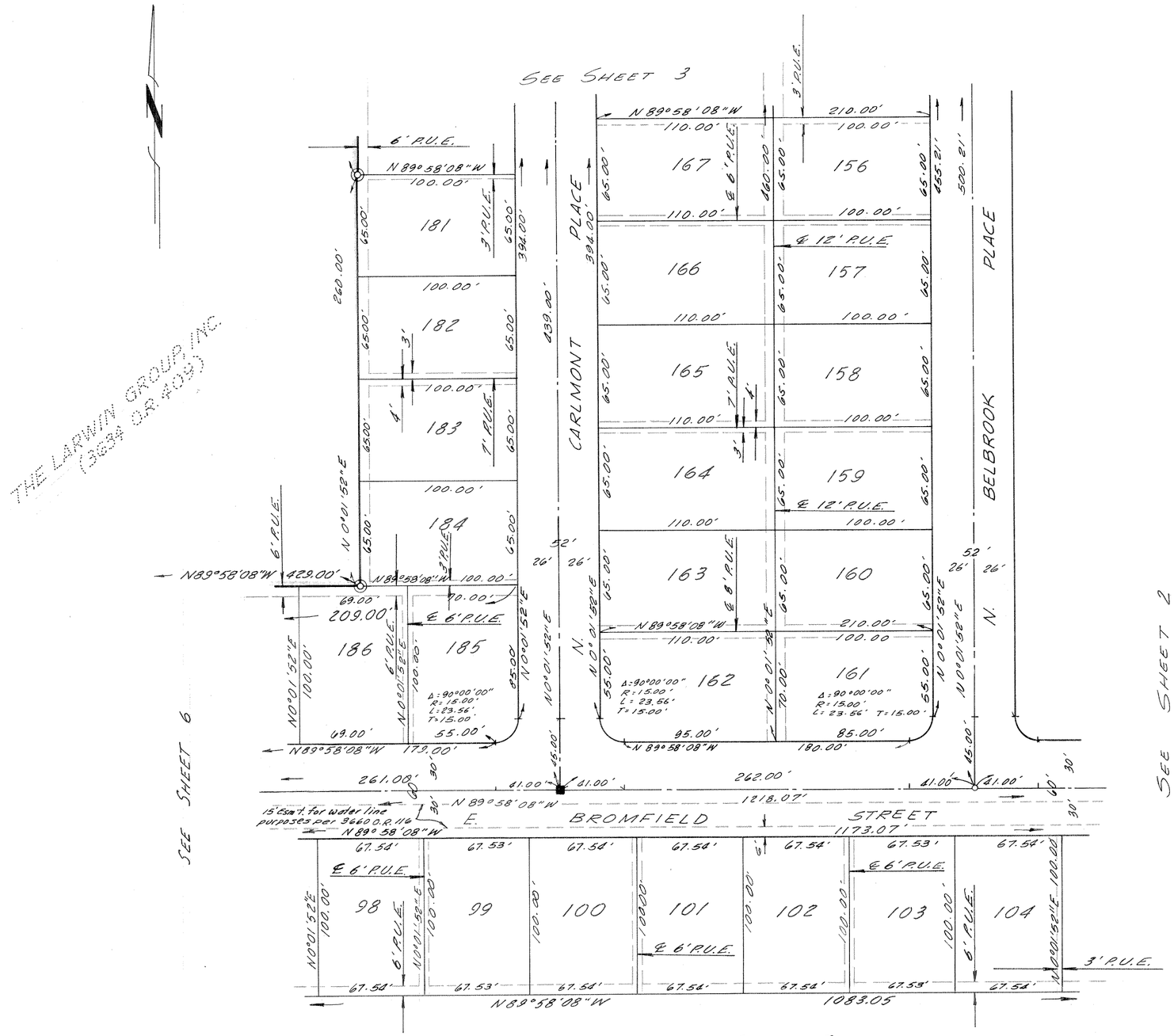
NOTE: FOR DOCUMENT CORRECTING MONUMENTS ON THIS MAP SEE BOOK NO. 4096 AT PAGE NO. 823 OF OFFICIAL RECORDS RECORDED APRIL 5, 1973.
NOTE: FOR DOCUMENT CORRECTING MEASUREMENT ON THIS MAP SEE BOOK 3808 PAGE 74
OF OFFICIAL RECORDS RECORDED APRIL 28, 1971




Section Line
Found 3" I.P. W'ly 1/4 Corner, Sec. 3 (26 RS 26)
1975.46' (Calc. fm 54 m.r. 28 & m&os.)
N 89°58'51" W
Found 2" I.P. per 54 m.r. 28
2455.83' (Calc. fm 54 M.R. 28 & m.)
BASIS OF BEARINGS
480.37' (C.F.R. & m.)
564.55'
STANDARD DEVELOPMENT CORP (2553 O.R. 288)
THE LARWIN GROUP INC. (634 O.R. 409)
ALAMO
STREET
Proposed Landscape Easement
Proposed 5'x6.5' Landscape Esm't.
EASEMENT DETAIL (No Scale)
See Easement detail hereon
N67°32'00"E 158.40'
N67°32'00"E 94.85'
N22°28'00"W 195.00'
N10°56'50"E 119.71'
N37°19'36"W 100.00'
N82°39'37"W 105.84'
N61°10'08"E 87.97'
N61°10'08"E 114.73'
N61°10'08"E 107.00'
N61°10'08"E 100.00'
N61°10'08"E 116.10'
N61°10'08"E 130.91'
N63°58'22"E 108.64'
N75°20'34"E 108.08'
N81°07'08"E 102.78'
N89°58'08"W 112.88'
N89°58'08"W 112.91'
N89°58'08"W 100.00'
N89°58'08"W 170.00'
N89°58'08"W 210.00'
N89°58'08"W 100.00'
N89°58'08"W 100.00'
N89°58'08"W 100

NOTE: FOR DOCUMENT CORRECTING MONUMENTS ON THIS MAP SEE BOOK NO. 4096 AT PAGE NO. 823 OF OFFICIAL RECORDS RECORDED APRIL 5, 1973






THE LARWIN GROUP, INC. (3634 O.R. 405)

## MONUMENT LEGEND

- ◉ Monument found as noted
- ◎ Set 1½" I.P. w/ tag "L.S. 3317" in conc.
- • Found 1½" I.P. per 52 M.R. 28
- ○ 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 Utility Easement.

(R.&M.) - denotes record data per 52 M.R. 28

(C.f.r.) denotes calculated from record.

## BASIS OF BEARINGS

The bearing "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 SCALE

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

# TRACT Nº 2030-2

IN THE CITY OF SIMI VALLEY
BEING PART OF THE N 1/2 OF THE SW 1/4
OF
SECTION 3, T.2N., R.18W.
(3 M.R. 2) RANCHO SIMI
VENTURA COUNTY, CALIFORNIA

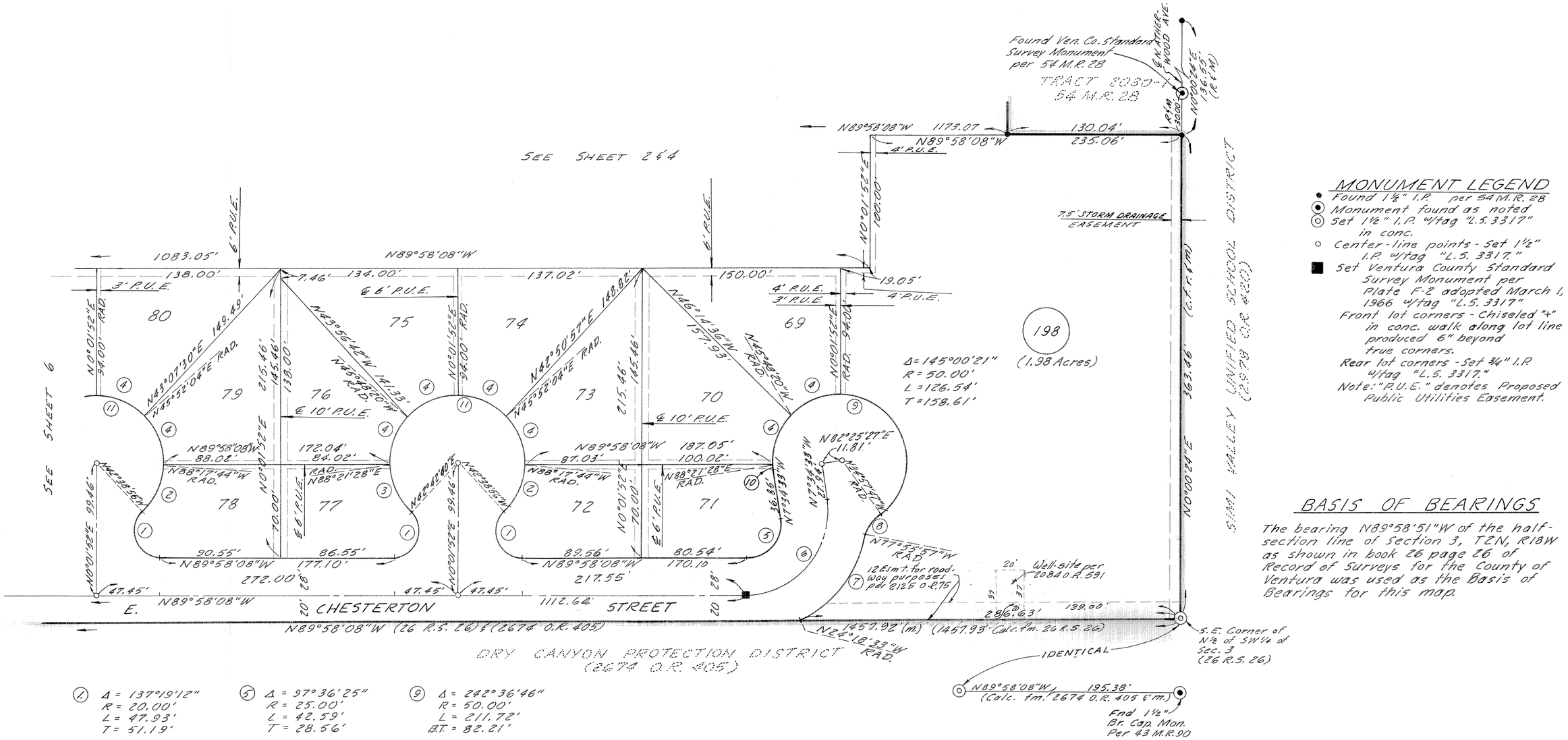
JENNINGS, BARTLETT & ASSOCIATES
374 Poli Street Ventura, Calif.
Scale: 1" = 50' JANUARY, 1970

SHEET 4 of 6 SHEETS

638

NOTE: FOR DOCUMENT CORRECTING MONUMENTS ON THIS MAP SEE BOOK NO. 4096 AT PAGE NO. 823 OF OFFICIAL RECORDS RECORDED APRIL 5, 1973

55 MR 72




## MONUMENT LEGEND

- ● Found 1½" I.P. per 54 M.R. 28
- ◉ 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 corners.

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 N89°58'51"W of the half-section line of Section 3, T2N, R18W 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.

① Δ = 137°19'12" R = 20.00' L = 47.93' T = 51.19'

② Δ = 45°38'48" R = 50.00' L = 39.83' T = 21.04'

③ Δ = 45°38'48" R = 50.00' L = 39.84' T = 21.04'

④ Δ = 45°50'12" R = 50.00' L = 40.00' T = 21.14'

⑤ Δ = 97°36'25" R = 25.00' L = 42.59' T = 28.56'

⑥ Δ = 97°36'25" R = 62.00' L = 105.62' T = 70.83'

⑦ Δ = 53°37'24" R = 90.00' L = 84.23' T = 45.48'

⑧ Δ = 42°58'10" R = 25.00' L = 18.75' T = 9.84'

⑨ Δ = 242°36'46" R = 50.00' L = 211.72' B.T. = 82.21'

⑩ Δ = 5°56'01" R = 50.00' L = 5.18' T = 2.59'

⑪ Δ = 274°38'24" R = 50.00' L = 239.67' B.T. = 46.11'

## GRAPHIC SCALE

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

# TRACT Nº 2030-2

IN THE CITY OF SIMI VALLEY
BEING PART OF THE N½ OF THE SW¼
OF
SECTION 3, T2N, R18W
(3 M.R. 2) RANCHO SIMI

VENTURA COUNTY, CALIFORNIA

JENNINGS, BARTLETT & ASSOCIATES
374 POLI ST.
VENTURA, CALIFORNIA
SCALE 1" = 50' JANUARY, 1970

SHEET 5 OF 6 SHEETS

NOTE: FOR DOCUMENT CORRECTING MONUMENTS ON THIS MAP SEE BOOK NO. 4096 AT PAGE NO. 823 OF OFFICIAL RECORDS RECORDED APRIL 5, 1973

55 MR 73

① Δ = 5°33'12" R = 400.00' L = 38.77' T = 19.40'

② Δ = 5°33'12" R = 372.00' L = 36.06' T = 18.04'

③ Δ = 90°00'00" R = 15.00' L = 23.56' T = 15.00'

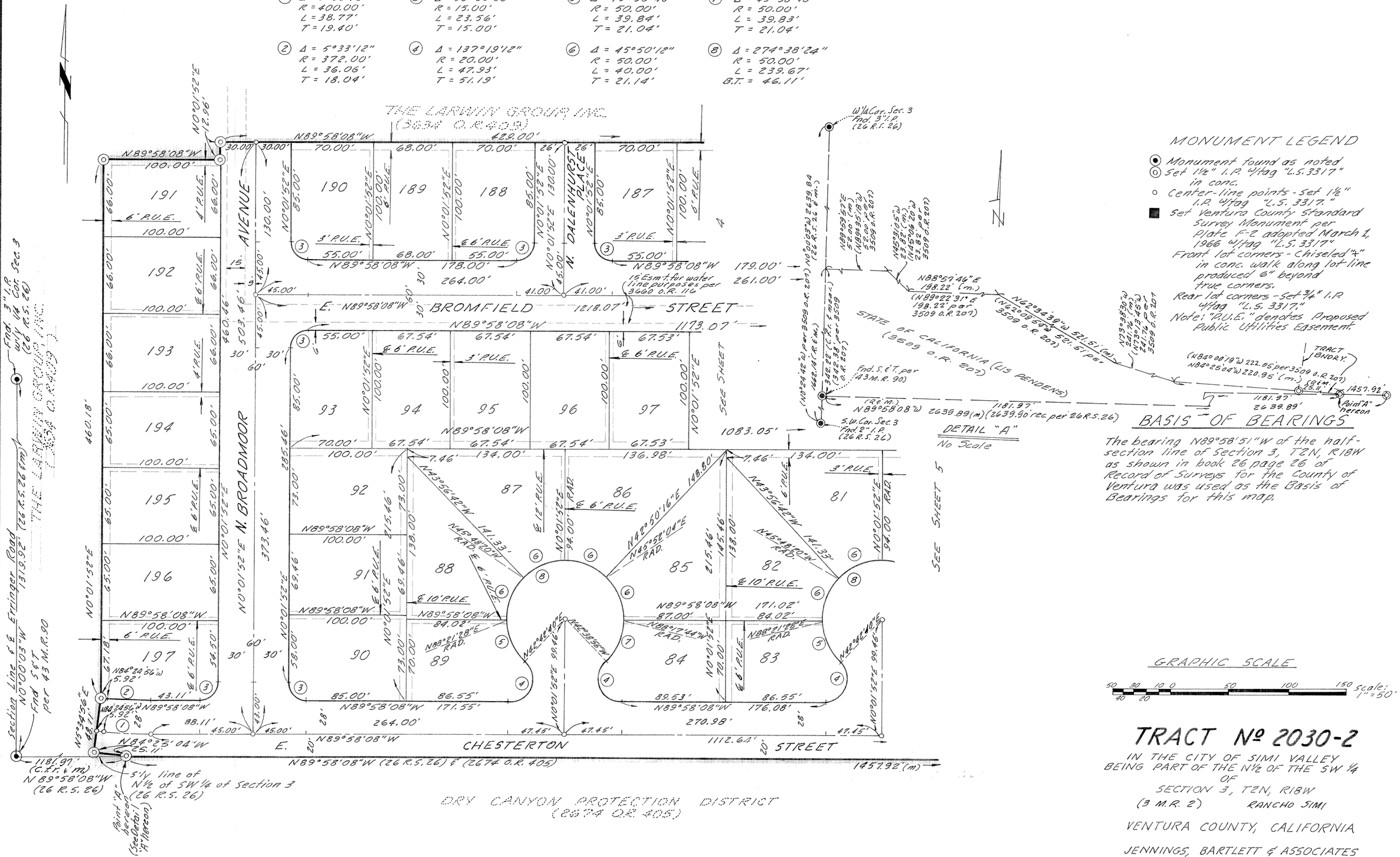
④ Δ = 137°19'12" R = 20.00' L = 47.93' T = 51.19'

⑤ Δ = 45°38'48" R = 50.00' L = 39.84' T = 21.04'

⑥ Δ = 45°50'12" R = 50.00' L = 40.00' T = 21.14'

⑦ Δ = 45°38'48" R = 50.00' L = 39.83' T = 21.04'

⑧ Δ = 274°38'24" R = 50.00' L = 239.67' B.T. = 46.11'


THE CARWIN GROUP INC. (3634 O.R. 409)
N89°58'08"W 429.00'
N0°01'52"E 12.98'
AVENUE
N. DALENHURST PLACE
190
189
188
187
191
192
193
194
195
196
197
93
94
95
96
97
92
87
86
81
91
88
85
82
90
89
84
83
E. BROMFIELD STREET
N89°58'08"W 1173.07'
N89°58'08"W 1218.07'
N89°58'08"W 1083.05'
N89°58'08"W 264.00'
N89°58'08"W 178.00'
N89°58'08"W 179.00'
N89°58'08"W 261.00'
15' Esm't for water line purposes per 3660 O.R. 116
3' R.U.E.
4' R.U.E.
5' R.U.E.
6' R.U.E.
10' R.U.E.
12' R.U.E.
SEE SHEET 4
SEE SHEET 5
N. BROADMOOR AVENUE
E. CHESTERTON STREET
N89°58'08"W 1112.64'
N89°58'08"W 1181.97' (C.T. & m)
N89°58'08"W (26 R.S. 26)
N89°58'08"W (26 R.S. 26) & (2674 O.R. 405)
1457.92'(m)
Section Line of E. Etringer Road
N0°00'03"W 1319.92' (26 R.S. 26)
Found 3/4" I.P. (No ID) 0.22' above grade
Found 3/4" I.P. (No ID) 0.28' above grade
Found 3/4" I.P. (No ID) 0.28' above grade