75 MR 11

OWNER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 2332-1 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.

THAT THEY DO HEREBY OFFER TO DEDICATE FOR PUBLIC USE THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THIS MAP AND THAT THEY ALSO HEREBY GRANT TO THE CITY OF SIMI VALLEY ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE SOUTHERLY LINE OF LOTS 26 THROUGH 31, INCLUSIVE ABUTTING ALAMO STREET AND OVER AND ACROSS THE EASTERLY LINE OF LOTS 12, 13, 14, 24, 25 AND 26 ABUTTING SYCAMORE DRIVE IN ORDER THAT THE OWNERS OF SAID LOTS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID ALAMO STREET AND SYCAMORE DRIVE EXCEPT THE GENERAL RIGHT OF TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC AND THAT THEY ALSO HEREBY GRANT TO THE SIMI VALLEY COUNTY SANITATION DISTRICT THE SANITARY SEWER EASEMENT SHOWN ON THE MAP.

LARWIN-SOUTHERN CALIFORNIA, INC., A CALIFORNIA CORPORATION.

BY: Al Debbas AND Bernard H. Moore

SR. VICE-PRESIDENT — ASST. SECRETARY

TRANSAMERICA TITLE INSURANCE COMPANY
TRUSTEE UNDER DEEDS OF TRUST RECORDED:
OCTOBER 30, 1974, BOOK 4331, PAGE 1, OFFICIAL RECORDS
OCTOBER 30, 1974, BOOK 4331 PAGE 61, OFFICIAL RECORDS
SEPTEMBER 22, 1975, BOOK 4465 PAGE 93, OFFICIAL RECORDS
SEPTEMBER 22, 1975, BOOK 4465 PAGE 101, OFFICIAL RECORDS
MARCH 24, 1976, BOOK 4561 PAGE 434, OFFICIAL RECORDS

BY: Douglas K. Minor AND Edward A. Eggian

ASSISTANT SECRETARY — ASST. SECRETARY

STATE OF CALIFORNIA } SS.
COUNTY OF LOS ANGELES }

ON THIS 9th DAY OF November, 1977, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED AL DEBBAS KNOWN TO ME TO BE THE SR. VICE-PRESIDENT AND BERNARD H. MOORE KNOWN TO ME TO BE THE ASST. SECRETARY OF LARWIN-SOUTHERN CALIFORNIA, INC., 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 HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

Rosemarie Koszegi

OFFICIAL SEAL
ROSEMARIE KOSZEGI
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires June 24, 1981

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

ON THIS 14th DAY OF November, 1977, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED Douglas K. Minor KNOWN TO ME TO BE THE ASST. SECRETARY AND Edward A. Eggian KNOWN TO ME TO BE THE ASST. SECRETARY OF TRANSAMERICA TITLE INSURANCE 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 HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

Helaine R. Swensson

OFFICIAL SEAL
HELAINE R. SWENSSON
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires May 11, 1980

ENGINEER'S CERTIFICATE:

I, DAVID T. BARTLETT, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN JUNE, 1977, 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 OF THE CITY OF SIMI VALLEY), 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 CITY ENGINEER PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS INTO THE CITY ROAD SYSTEM.

DATE July 6, 1977 — David T. Bartlett

DAVID T. BARTLETT RCE-12460

COUNTY TREASURER-TAX COLLECTOR CERTIFICATE:

I CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE SUBDIVISION TRACT NO. 2332-1, 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: NOV. 29, 1977

ROBERT G. BRANCH
TREASURER-TAX COLLECTOR
COUNTY OF VENTURA

BY: Agnes Stuart
DEPUTY TAX COLLECTOR

CITY ENGINEER'S CERTIFICATE:

I CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 2332-1, 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 12, 1977 — Byron B. Johnson Jr.

BYRON B. JOHNSON, JR. - CITY ENGINEER
CITY OF SIMI VALLEY

COUNTY CLERK'S CERTIFICATE:

I CERTIFY THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCE PERTAINING TO DEPOSITS, REQUIRED AT THE TIME OF APPROVAL BY THE CITY COUNCIL OF THE MAP ENTITLED TRACT NO. 2332-1, HAVE BEEN COMPLIED WITH.

DATE: December 13, 1977 ROBERT L. HAMM
COUNTY CLERK - COUNTY OF VENTURA

Robert L. Hamm
COUNTY CLERK

SIGNATURE OMISSIONS:

THE SIGNATURES OF:
SANITATION INC., OWNER OF A SEWER PIPELINE EASEMENT PER 2827 O.R. 305; SOUTHERN CALIFORNIA EDISON COMPANY, OWNER OF AN EASEMENT FOR AERIAL ELECTRIC LINES PER 3023 O.R. 22

, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (c)(1) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

SOILS REPORT:

DATE OF REPORT: JULY 5, 1977
TITLE OF REPORT: UP-DATE OF SOILS ENGINEERING INVESTIGATION
FIRM NAME: GORIAN AND ASSOCIATES
ENGINEER: GERALD GORIAN
REGISTRATION NO.: RCE 14698

CITY COUNCIL'S CERTIFICATE

THIS MAP ENTITLED TRACT NO. 2332-1, CONSISTING OF 3 SHEETS, IS PRESENTED TO THE CITY COUNCIL, CITY OF SIMI VALLE, CALIFORNIA, AT THE REGULAR MEETING OF SAID COUNCIL HELD ON THE 12th DAY OF December, 1977, FOR APPROVAL; SAID COUNCIL HEREBY APPROVES SAID MAP AND DOES HEREBY ACCEPT FOR PUBLIC USE THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THE MAP, AND ALSO DOES HEREBY ACCEPT ALL ACCESS RIGHTS AS GRANTED.

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 12th DAY OF December, 1977.

ATTEST:

Suzanne Harris — William V. Carpenter

CITY CLERK-CITY OF SIMI VALLEY (DEPUTY) — MAYOR-CITY OF SIMI VALLEY

THE CITY OF SIMI VALLEY IS OWNER OF AN EASEMENT FOR PUBLIC ROAD AND/OR HIGHWAY PURPOSES PER 2723 O.R. 381 & PER 8 M.R. 36.

COUNTY RECORDER'S CERTIFICATE: # 146520

RECORDED AT THE REQUEST OF THE OWNER, DECEMBER 14th, 1977, AT 2:00 P.M. IN BOOK 75 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 11-12-13 RECORDS OF VENTURA COUNTY.

ROBERT L. HAMM
COUNTY RECORDER-COUNTY OF VENTURA

BY: William Dover
DEPUTY COUNTY RECORDER

SANITATION DISTRICT CERTIFICATE:

THE SANITARY SEWER EASEMENT TO THE SIMI VALLEY COUNTY SANITATION DISTRICT IS HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER ON BEHALF OF THE BOARD OF DIRECTORS OF SAID DISTRICT PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION NO. SD-30 OF SAID BOARD.

DATED: Dec 12, 1977 — Byron B. Johnson

DISTRICT ENGINEER

SIGNATURE OMMISSIONS (MINERAL RIGHTS)

THE SIGNATURES OF JOSEPH A. MORRISON AND WILHELMINA A. MORRISON AS TO LOTS 109 AND 110 OF SUBDIVISION NO. 4 OF THE RANCHO TAPO, PRESENT OWNERS OF ONE-HALF OF ALL OIL, GAS AND MINERAL RIGHTS, BUT WITHOUT THE RIGHT OF ENTRY BY GRANTOR UPON THE SURFACE OF SAID LAND OR THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET BELOW THE SURFACE FOR THE PURPOSES OF EXPLORING FOR, DRILLING, BORING, MARKETING OR REMOVING SUCH SUBSTANCES AS EXCEPTED IN DEED RECORDED DECEMBER 29, 1961 IN BOOK 2089 PAGE 379 OF OFFICIAL RECORDS OF VENTURA COUNTY HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 SUBSECTION (c)(3) OF THE SUBDIVISION MAP ACT.

TRACT NO. 2332-1

IN THE CITY OF SIMI VALLEY

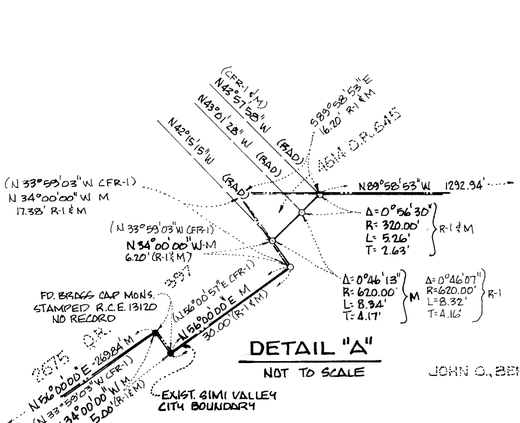
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF LOTS 109 AND 110 OF SUBDIVISION NO. 4, RANCHO TAPO, AS PER MAP THEREOF RECORDED IN BOOK 8 OF MISCELLANEOUS RECORDS (MAPS) AT PAGE 36 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

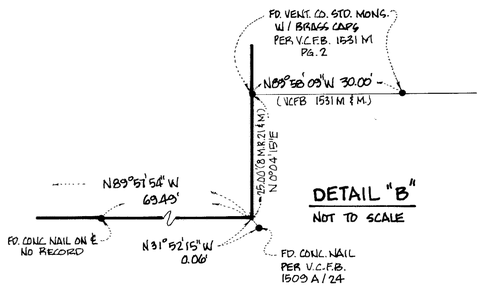
JBA - A DIVISION OF TAIT AND ASSOCIATES
5755 VALENTINE RD - VENTURA, CALIFORNIA

JULY, 1977

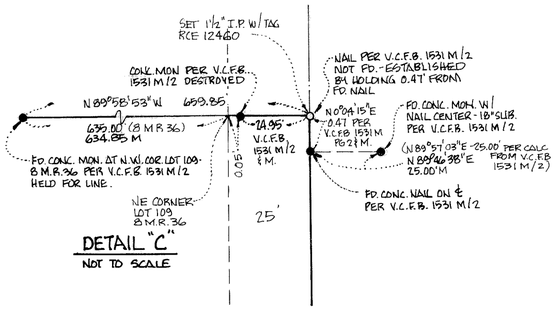
SHEET 1 OF 3 SHEETS



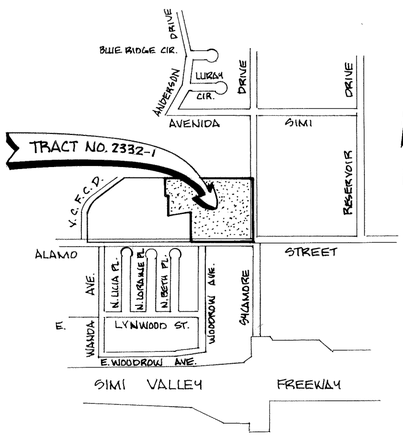
DETAIL "A"
NOT TO SCALE



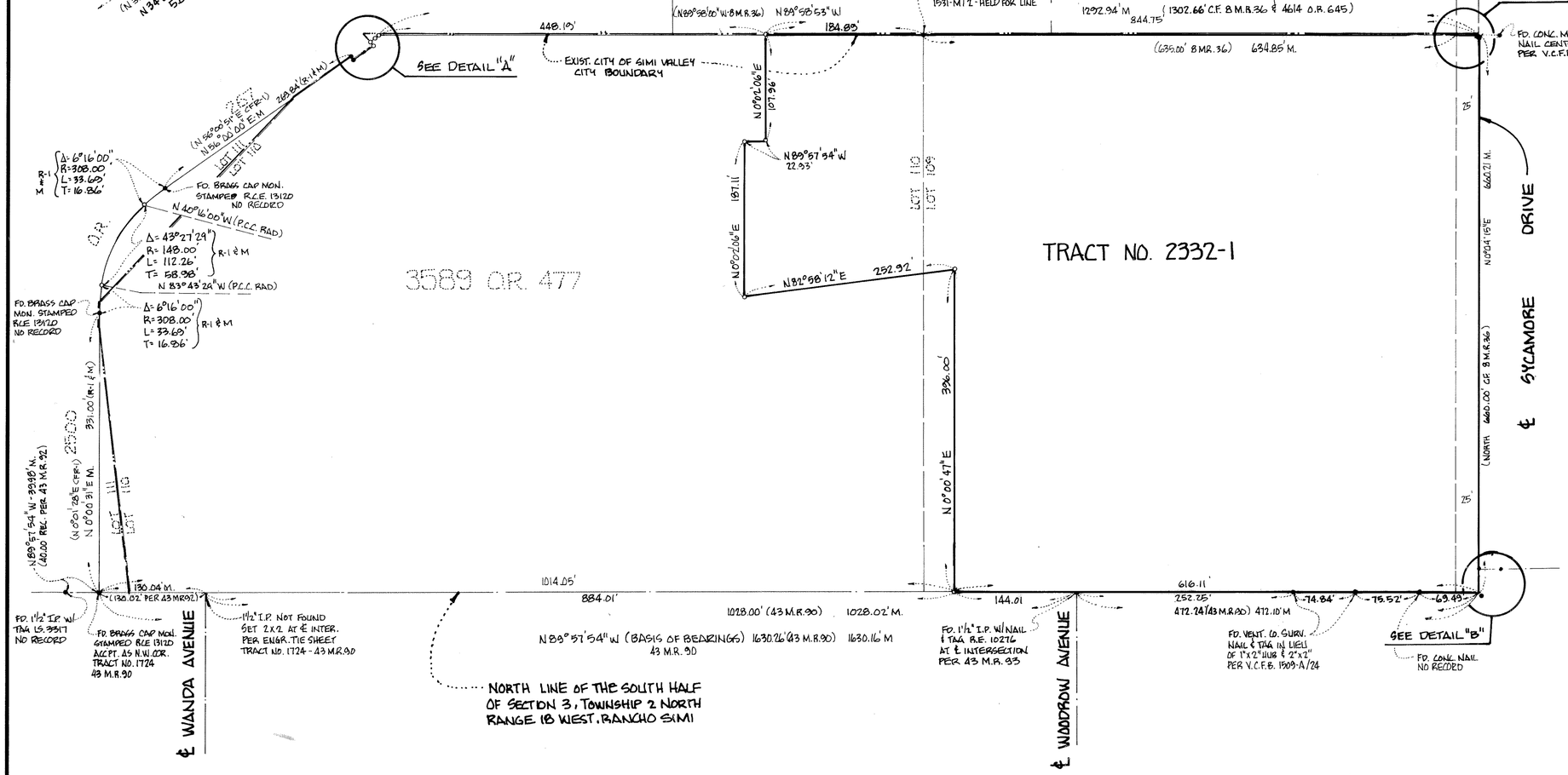
DETAIL "B"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE



LOCATION MAP
SCALE: 1"= 1000'



BOUNDARY CONTROL SURVEY
SCALE: 1"= 100'

MONUMENT LEGEND:

- • FOUND MONUMENT AS NOTED
- o SET 1½" I.P. W/ TAG B.C.E. 12460

V.C.F.B. = VENTURA COUNTY FIELD BOOK
M. = MEASURED
R-1 = DISTANCES OR SUMS OF DISTANCES PER 7900 O.R. 267, 2675 O.R. 397 AND 4614 O.R. 645

BASIS OF BEARINGS:
THE BEARING NORTH 89°57'54" WEST AS SHOWN ON THE NORTH LINE OF TRACT NO. 1724 (43 M.R. 90) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

GRAPHIC SCALE
0 20 40 60 80 100 150 200 300 SCALE: 1"= 100'

TRACT NO. 2332-1

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

BEING A SUBDIVISION OF PORTIONS OF LOTS 109 AND 110 OF SUBDIVISION NO. 4, RANCHO TAPO, AS PER MAP THEREOF RECORDED IN BOOK 8 OF MISCELLANEOUS RECORDS (MAPS) AT PAGE 36 IN THE OFFICE OF THE COUNTY RECORDER, OF SAID COUNTY.

JBA - A DIVISION OF TAIT AND ASSOCIATES
5155 VALENTINE RD. - VENTURA, CALIFORNIA

SCALE: 1"= 100' JULY, 1977

SHEET 2 OF 3 SHEETS

4451 O.R. 262

FD. CONC. MON AT N.W. COR. LOT 109 PER 8 M.R. 36 HELD FOR LINE

N 89° 58' 53" W

15' SEWER PIPELINE EASEMENT SANITATION INC. PER 2827 O.R. 305

JOHN O. - BERNICE S. JONES

4' SOUTHERN CALIFORNIA EDISON AERIAL ELECTRIC LINE EASEMENT PER 3023 O.R. 22

FD. CONC. MON. W/ NAIL CENTER 18" SUB. - PER V.C.F.B. 1531 M/2

SEE DETAIL "C" - SHEET 2

FD. CONC. NAIL ON ℄ PER V.C.F.B. 1531 M/2

COUNTY OF VENTURA

CITY OF SIMI VALLEY

15' SANITARY SEWER EASEMENT

NICHOLAS STREET

NICHOLAS AVENUE

VELMA COURT

WOODROW AVENUE

SYCAMORE DRIVE

ALAMO STREET

3589 O.R. 477

TRACT NO. 1724 (43 M.R. 90)

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
1	89°58'41"	15.00'	23.56	14.99'
2	90°01'19"	15.00'	23.57'	15.01
3	36°52'40"	30.00'	19.31'	10.00'
4	14°46'57"	30.00'	7.74'	3.89'
5	22°05'43"	30.00'	11.57'	5.86'
6	10°01'41"	50.00'	8.84'	4.43'
7	90°00'00"	15.00'	23.56'	15.00'
8	59°33'29"	25.00'	25.99'	14.31'
9	24°57'05"	25.00'	10.89'	5.53'
10	4°52'56"	985.00'	83.93'	41.99'
15	180°00'00"	2.64'	8.29'	
16	31°25'22"	20.37'	11.53'	5.92'
17	32°22'24"	20.37'	11.51'	5.91'

DETAIL "A"

DETAIL "B"

NOT TO SCALE

(SEE SHEET 2 FOR BOUNDARY CONTROL)

MONUMENT LEGEND

□ SET VENTURA COUNTY STANDARD MONUMENT STAMPED R.C.E. 12460 PER STD. DESIGN NO. 90-3

● FOUND MONUMENT AS NOTED

○ SET 1½" I.P. W/ TAG R.C.E. 12460
FRONT LOT CORNERS - CHISELED "+" IN CONC. WALK ALONG LOT LINE PRODUCED 6' BEYOND TRUE CORNER.
REAR LOT CORNERS - SET 3/4" I.P. W/ TAG R.C.E. 12460

P.C. = POINT OF COMPOUND CURVE
P.R.C. = POINT OF REVERSE CURVE
B.T. = BACK TANGENT
V.C.F.B. = VENTURA COUNTY FIELD BOOK
M. = MEASURED
R. = RECORD
C.F.R. = CALCULATED FROM RECORD

BASIS OF BEARINGS:

THE BEARING NORTH 89°57'54" WEST AS SHOWN ON THE NORTH LINE OF TRACT NO. 1724 (43 M.R. 90) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

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

TRACT NO. 2332-1

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

BEING A SUBDIVISION OF PORTIONS OF LOTS 109 AND 110 OF SUBDIVISION NO. 4. RANCHO TAPO, AS PER MAP THEREOF RECORDED IN BOOK 8 OF MISCELLANEOUS RECORDS (MAPS) AT PAGE 36 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JBA - A DIVISION OF TAIT AND ASSOCIATES
5755 VALENTINE RD. - VENTURA, CALIFORNIA

SCALE: 1" = 50' JULY, 1977

SHEET 3 OF 3 SHEETS