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. 3045-2, 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 CITY OF SIMI VALLEY FOR PUBLIC USE, THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS, 5 FEET WIDE PUBLIC SERVICE EASEMENT AS SHOWN ON THE MAP

AND THAT THEY DO HEREBY OFFER TO VENTURA COUNTY WATERWORKS DISTRICT NO. 8 THE WATER PUMP STATION EASEMENT ON LOT GO SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE IN FEE TO VENTURA COUNTY FLOOD CONTROL DISTRICT LOTS 74, 58, AND LOT C AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY, THE ARCHEOLOGICAL EASEMENT, AS SHOWN ON LOT C.

SOUTH HILLS 189, LLC. A DELAWARE LIMITED LIABILITY COMPANY
BY: ORA CALIFORNIA I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS EXECUTIVE MANAGER

BY: OLYMPIC REALTY ADVISORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: Melvin T. Andrews
MELVIN T. ANDREWS
ITS: EXECUTIVE VICE PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF ~~VENTURA~~ LOS ANGELES) SS

ON July 7, 1997 BEFORE ME,
DIANA HAGEROTT
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MELVIN T. ANDREWS
AND ~~—~~
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) 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 AND OFFICIAL SEAL

Diane Hagerott
/NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/14/99
MY PLACE OF BUSINESS IS Los Angeles County, California

BY: RWR DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS OPERATING MANAGER

BY: R. William Rheinschild
R. WILLIAM RHEINSCHILD
ITS: MANAGER

STATE OF CALIFORNIA)
SS
COUNTY OF VENTURA)

ON June 27, 1997 BEFORE ME,
KATHY ANDERSON
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED R. William Rheinschild
AND
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) 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 AND OFFICIAL SEAL

Kathy Anderson
/NOTARY PUBLIC

MY COMMISSION EXPIRES: May 7, 1999
MY PLACE OF BUSINESS IS LOS ANGELES COUNTY

THE SIGNATURE OF JOHN H. RUNKLE ET AL., AS OWNER OF ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES AND MINERALS IN AND UNDER SAID PROPERTY, WITHOUT, HOWEVER, ANY RIGHT TO ENTER THE SURFACE OR WITHIN 500 FEET BENEATH THE SURFACE THEREOF, AS RESERVED BY DEED RECORDED DECEMBER 7, 1979, AS INSTRUMENT NO. 137405, IN BOOK 5556, PAGE 620 OF OFFICIAL RECORDS, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (A) (3) (C) OF SUBDIVISION MAP ACT.

THE SIGNATURE(S) OF THE PARTY(IES) NAMED HEREINAFTER AS OWNER(S) OF AN EASEMENT SET FORTH MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 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, EASEMENT HOLDER BY DOCUMENTS RECORDED IN BOOK 3636, PAGES 326 AND 400 OF OFFICIAL RECORDS, FOR PUBLIC UTILITIES, ROADWAYS, SLOPES, CUTS, FILLS AND DRAINAGE STRUCTURES.

BRIDLE PATH HOMEOWNERS ASSOCIATION, EASEMENT HOLDER BY DOCUMENT RECORDED DECEMBER 14, 1992 AS DOCUMENT NO. 92-226534 OF OFFICIAL RECORDS, FOR NONEXCLUSIVE EQUESTRIAN EASEMENT.

SURVEYOR'S STATEMENT

I ALAN C. MEAD, DO HEREBY STATE THAT I AM A REGISTERED ENGINEER THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN THE CITY OF SIMI VALLEY, 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

DATED: 6/26/, 1997

Alan C. Mead
R.C.E. NO. 25973

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 3045-2, 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: 11/17, 1997

BY George Berg
GEORGE BERG
CITY ENGINEER
CITY OF SIMI VALLEY

TAX COLLECTOR'S CERTIFICATE

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

DATE: April 2, 1998

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY Elsie Childs
DEPUTY COUNTY TAX COLLECTOR

98-057984
COUNTY RECORDER'S CERTIFICATE

RECORDED AT THE REQUEST OF THE OWNER, SOUTH HILLS 189 LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON April 16th, 1998 AT 8:00 A.M IN BOOK 133 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 78-90, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY
DEPUTY COUNTY RECORDER

SOILS AND/OR GEOLOGIC REPORT(S)

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 3045-2 HAVE BEEN PREPARED:

DATE OF REPORT	TITLE OF REPORT	FIRM NAME	ENGINEER	REG. NO.
APRIL 17, 1987	PRELIM. GEOTECH. REPORT	PACIFIC SOILS ENGINEERING, INC.	DANIEL T. MARTINEZ	RGE 564
AUGUST 3, 1987	PRELIM. GEOTECH. REPORT (CUSTOM LOTS 184-206 INCL.)	PACIFIC SOILS ENGINEERING, INC.	DANIEL T. MARTINEZ	RGE 564
APRIL 24, 1987	PRELIM. EARTHWORK VOLUME CHANGE CHARACTERISTICS	PACIFIC SOILS ENGINEERING, INC.	DANIEL T. MARTINEZ	RGE 564
OCTOBER 5, 1989	GEOTECHNICAL INVESTIGATION	PACIFIC SOILS ENGINEERING, INC.	DANIEL T. MARTINEZ	RGE 564
NOVEMBER 6, 1989	SUBSURFACE INVESTIGATION & GEOTECH. DESIGN INPUT	PACIFIC SOILS ENGINEERING, INC.	DANIEL T. MARTINEZ	RGE 564
AUGUST 21,1996	GEOTECHINICAL REVIEW OF 1"=40' SCALE GRADING PLANS	GEOSOILS INC.	KAREN L. MILLER	RGE 2257
JANUARY 30, 1997	RESPONSE TO THE CITY OF SIMI VALLEY D.P.W. ENGINEER GEO. AND SOILS REVIEW LETTER	GEOSOILS INC.	KAREN L. MILLER	RGE 2257

LOCATION WHERE ON FILE FOR PUBLIC INSPECTION: CITY ENGINEER'S OFFICE

REGISTERED PROFESSIONAL ENGINEER GEORGE T. BERG No. 16804 Exp. 6/30/01 CIVIL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER MICHAEL KENBROOT No. 20293 EXP. 9-30-01 CIVIL STATE OF CALIFORNIA

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 3045-2, CONSISTING OF 13 SHEETS, IS PRESENTED TO THE CITY COUNCIL OF THE CITY OF SIMI VALLEY, OF VENTURA COUNTY, CALIFORNIA, AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 17th DAY OF November, 1997 FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP.

AND DOES HEREBY ACCEPT FOR PUBLIC USE THE RIGHT-OF-WAY OF ALL STREETS AND HIGHWAYS 5 FEET WIDE SERVICE EASEMENT, ARCHEOLOGICAL EASEMENT, AS SHOWN ON THIS MAP

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 18th DAY OF November, 1997

ATTEST:

Alicia M. Redondo
CITY CLERK OF THE CITY OF SIMI VALLEY

Greg Stratton
MAYOR OF THE CITY OF SIMI VALLEY

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION TRUSTEE UNDER DEED OF TRUST RECORDED ON NOVEMBER 15, 1996 AS INSTRUMENT NO. 96-154637

OFFICIAL RECORDS.
BY Leonard Somdahl BY Jimmy E. Ellis

STATE OF CALIFORNIA)
SS
COUNTY OF VENTURA)

ON SEPTEMBER 23, 1997 BEFORE ME,
DONNA HOSAKI-GRIFFIN
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LEONARD E. SOMDAHL
AND JIMMY E. ELLIS
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) 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.

Donna Hosaki-Griffin
/NOTARY PUBLIC

MY COMMISSION EXPIRES: 08/07/98
MY PLACE OF BUSINESS IS VENTURA CTY

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 ACCEPTANCE NOTE

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 HEREBY ACCEPTS THE WATER PUMP STATION EASEMENT AS SHOWN ON THIS MAP AND IN WITNESS THEREOF HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY THE DISTRICT ENGINEER PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION NO. WWD. 20 OF THE BOARD OF DIRECTORS OF SAID DISTRICT.

DATE: 11/13/97

DISTRICT ENGINEER
VENTURA COUNTY WATERWORKS
DISTRICT NO. 8

this is to certify that Lots 74, 58 and lot C offered in fee hereon to the Ventura County Flood Control District, a governmental agency, is hereby accepted by the undersigned officer on behalf of said district pursuant to authority conferred by resolution of the Board of Supervisors of Ventura County adopted on May 5 1970.

Arthur E Goulet, Director
Public Works Agency
County of Ventura
State of California

DATE: 11/17/97

Paul W Rund
by Deputy Public Works Director

TRACT NO. 3045-2

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

BEING A SUBDIVISION OF A PORTION OF PARCEL B, AS SHOWN ON PARCEL MAP LDS-241, FILED IN BOOK 36, PAGES 48 TO 50, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY: CROSBY MEAD BENTON AND ASSOCIATES
6345 BALBOA BLVD., SUITE 140
ENCINO, CALIF. 91316

MARCH 1996

SHEET 1 OF 13 SHEETS

SCALE : 1" = 1000'

0 1000' 2000' 3000'

TRACT NO. 3045-2

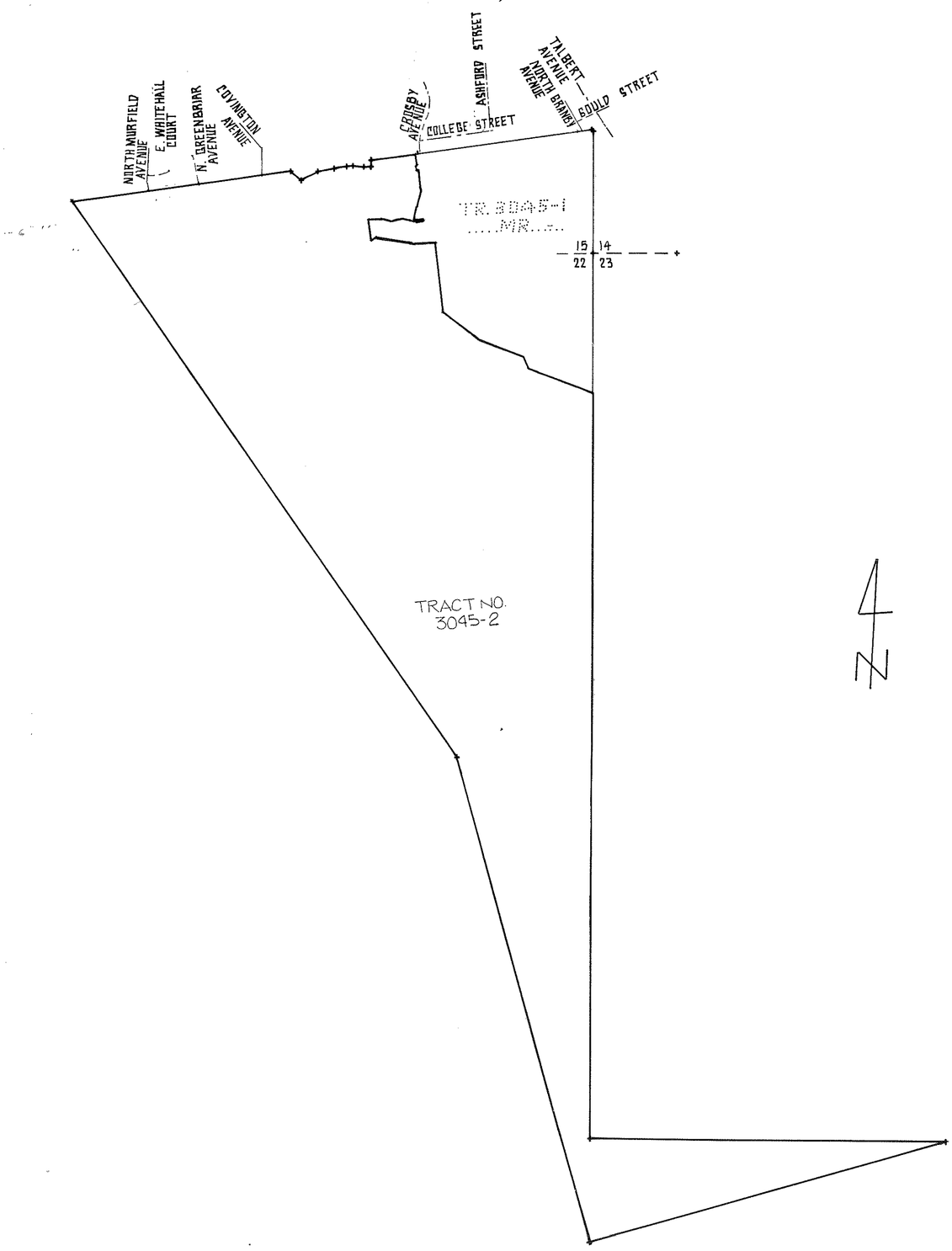
SHEET 2 OF 13 SHEETS

CITY OF SIMI VALLEY COUNTY OF VENTURA

STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL B, AS SHOWN ON PARCEL MAP LDS-241, FILED IN BOOK 36, PAGES 48 TO 50, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

MARCH 1996



NOTE: FOR BASIS OF BEARINGS, LEGEND, INDEX MAP AND MONUMENT NOTE, SEE SHEET NO. 3

VICINITY MAP

133 MR 79

CROSBY MEAD BENTON & ASSOCIATES
6345 BALBOA BLVD. SUITE 140
ENCINO CA. 91316

SCALE: 1" = 200'

0' 100' 200' 400' 600'

TRACT NO. 3045-2

SHEET 3 OF 13 SHEETS

CITY OF SIMI VALLEY COUNTY OF VENTURA

STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL B, AS SHOWN ON PARCEL MAP LDS-241, FILED IN BOOK 36, PAGES 48 TO 50, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

MARCH 1996

TOTAL GROSS AREA = 706.08 ACRES

BASIS OF BEARINGS:

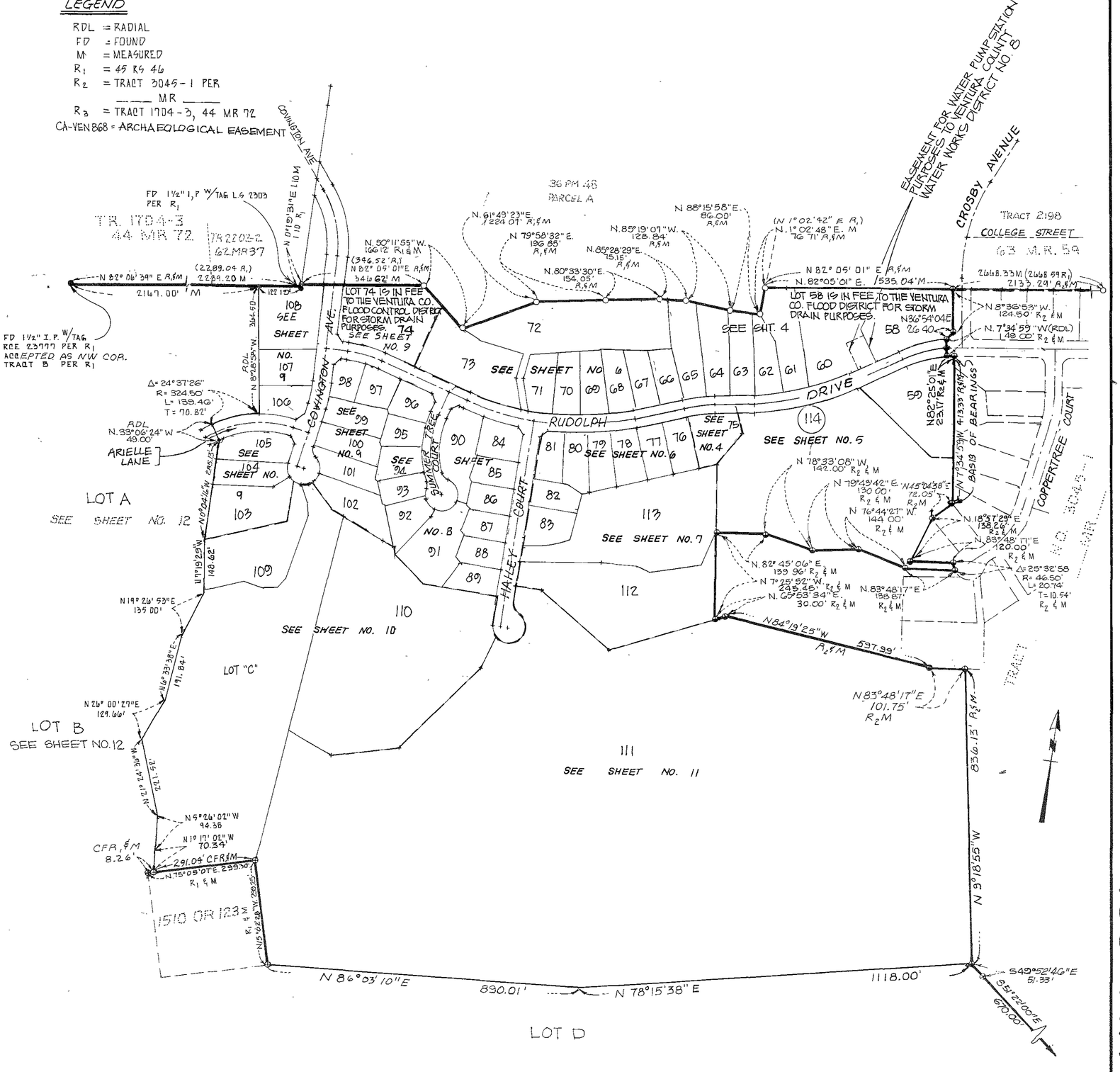
THE BEARING N07°34'59"W FOR THE WESTERLY LINE OF TRACT NO. 3045-1 PER ____MR____ WAS USED AS BASIS OF BEARINGS FOR THIS SURVEY

MONUMENT NOTES

- ● FOUND 1½" IRON PIPE AS NOTED PER 45 RS 46 OR AS NOTED
- ⊕ SET 1½" IRON PIPE TAGGED RCE 25973 (FLUSH)
- ○ FD, 1" IRON PIPE TAGGED RCE 23777 (FLUSH) PER 45 RS 46
- □ SET VENTURA COUNTY STANDARD SURVEY MONUMENT
  SET 3/4" IRON PIPE TAGGED RCE 25973 AT ALL REAR LOT CORNERS
  SET LEAD AND TAG RCE 25973 IN CONCRETE CURB ALONG LOT LINE PRODUCED 5.25' OR 18.75' FROM TRUE CORNER AND RADIALLY 5.25' OR 18.75' FROM E.C.'S AND B.C.'S ALONG STREET SIDE LINES.
- ◒ FD, 1½" IRON PIPE TAGGED RCE 25973 (FLUSH) PER TRACT NO 3045-1 ____MR____

LEGEND

RDL = RADIAL
FD = FOUND
M = MEASURED
R_1 = 45 RS 46
R_2 = TRACT 3045-1 PER ____MR____
R_3 = TRACT 1704-3, 44 MR 72
CA-VEN 868 = ARCHAEOLOGICAL EASEMENT



CROSBY MEAD BENTON & ASSOCIATES
6345 BALBOA BLVD. SUITE 140 ENCINO, CA 91316

133 MR 80

SCALE: 1" = 40'

TRACT NO. 3045-2

SHEET 4 OF 13 SHEETS

CITY OF SIMI VALLEY COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL B, AS SHOWN ON PARCEL MAP LDS-241, FILED IN BOOK 36, PAGES 48 TO 50, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MARCH 1996

0 20' 40' 80' 120'

COLLEGE ST.

TR 2148

CROSBY AVENUE

RUDOLPH DRIVE

TRACT NO. 3045-1 46 MR 0

TRACT BOUNDARY

FD 1"IP TAGGED RCE 15231 PER 63 MR 59 (FLUSH)

FD. 1½" I.P. RCE 15321 PER 63 MR 59 (FLUSH)

BASIS OF BEARINGS

N7°34'59"W 413.33' R2 & M
284.42'

N82°25'01"E 65.00'

N82°05'01"E 2668.33 M. (2668.59 R.)

N82°05'01"E 535.04' M
TRACT BOUNDARY PER 45 RS 46

N82°05'01"E 250.82'

200.00'

N36°54'04"E 26.40

24.50' N7°34'59"W 24.50'

N82°25'01"E 49.78'

N82°25'01"E 22.17' R2 & M

R = 324.50'

Δ = 26°20'34" L = 149.15'

R = 300.00' Δ = 25°20'34" T = 67.45' L = 132.65' N7°34'59"W

R = 275.50' Δ = 25°20'34" T = 61.94' L = 121.86'

5'

58

LOT 58 IN FEE TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT FOR STORM DRAIN PURPOSES

59

1.12 ACRES GROSS & NET
SINGLE FAMILY RESIDENTIAL

N21°38'03"E 127.43'

N32°55'33"W 102.00' 81.83'

20.17'

N57°04'21"E 51.61'

N32°55'33"W 81.83'

EASEMENT TO VENTURA COUNTY WATERWORKS DISTRICT NO. 8 FOR WATER PUMP STATION PURPOSES

24.5' 24.5' 10.14' 152.38' 152.38' 162.38' 145.43'

N 57°04'21"E

285.22' N 54°16'10" W

60.95'

60

1.12 ACRES GROSS
1.02 ACRES NET

Δ = 9°59'15" R = 695.50' L = 121.24' L = 283.39' T = 148.72'

114

N 16°37'14" W 282.76'

N 22°56'18" W (RDL)

61

Δ = 6°19'04" R = 695.50' L = 76.68'

R = 720.00' L = 293.31'

R = 744.50' L = 303.20'

SEE SHEET NO. 5

84.22'

N 16°37'14" W (RDL.) 146.48'

N37°08'12"W 85.59'

N1°02'48"E M TG.71' R, R & M (N1°02'42"E TG.71' R,)

62

Δ = 6°27'46" R = 695.50' L = 78.45'

Δ = 23°20'27"

23.22'

N10°09'28"W (RDL.) 229.64'

Δ = 0°34'22" R = 695.50' L = 6.95'

63

63.81' 113.00' 113.00' 44.62'

5'

NOTE: FOR BASIS OF BEARINGS, LEGEND AND MONUMENT NOTES SEE SHEET NO. 3

Ⓐ 5' FEET WIDE PUBLIC SERVICE EASEMENT

N89°15'58"E 86.00' R, & M

62.78'

648

N09°35'06" W 239.84'

N 80°24'54"E 113.00'

N 20°40'15" W 62.60'

N30°49'43"E 112.45'

64

49.19' N 80°24'54"E 68.38'

Δ = 2°11'52" R = 464.50' L = 17.82'

S85°19'07"E 128.84 R, & M 94.91'

N15°00'00" W 264.75'

75

N11°46'58"W (RDL.)

27.45'

65

Δ = 11°05'09" R = 440.00' L = 85.13' T = 42.70'

Δ = 11°05'09" R = 415.50' L = 80.39'

Δ = 10°07'14"

N19°42'20"W (RDL.)

R = 415.50' L = 73.39'

52.00'

N69°19'46"E 391.00'

SEE SHEET NO. 7

R, & M N 85°29'29"E 75.15'

50.00'

N20°03'16"W (RDL.)

Δ = 8°16'18" R = 464.50' L = 67.06'

Δ = 11°05'09" R = 464.50' L = 89.87'

N20°40'15"W 153.44'

Δ = 0°57'55" L = 7.00' R = 415.50'

SEE SHEET NO. 6

N12°12'53"W 136.64'

N20°40'15"W 148.41'

Δ = 0°36'59" R = 464.50' L = 5.00

SEE SHEET NO. 6

SB PM 49 PARCEL A

S85°19'07"E 128.84 R, & M 94.91'

CROSBY MEAD BENTON & ASSOCIATES
6345 BALBOA BLVD. SUITE 140 ENCINO, CA 91316

133 MR 81

SCALE: 1"= 40'

0 20' 40' 80' 120'

TRACT NO. 3045-2

SHEET 5 OF 13 SHEETS

CITY OF SIMI VALLEY COUNTY OF VENTURA

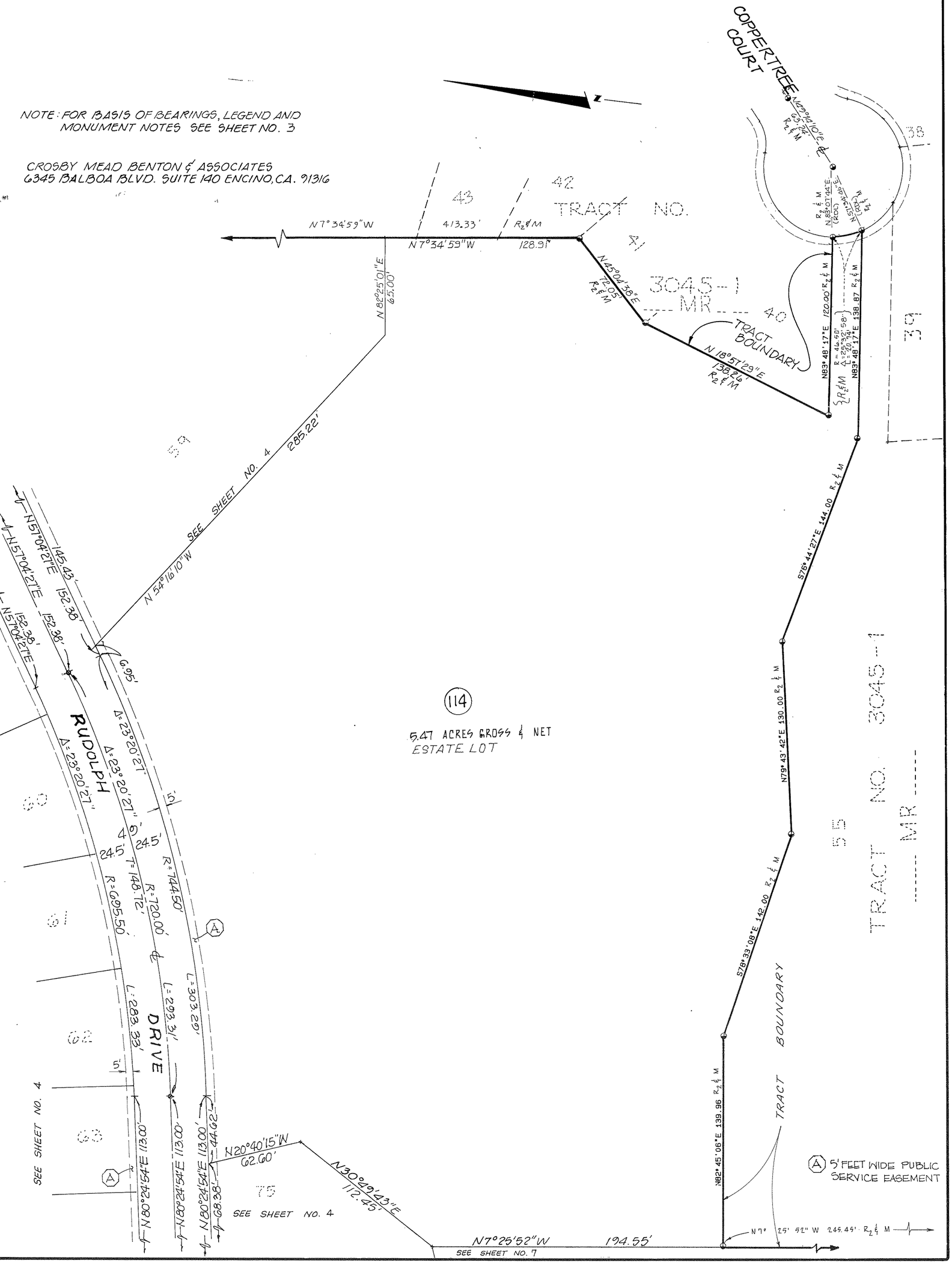
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL B, AS SHOWN ON PARCEL MAP LDS-241, FILED IN BOOK 36, PAGES 48 TO 50, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

MARCH 1996

NOTE: FOR BASIS OF BEARINGS, LEGEND AND MONUMENT NOTES SEE SHEET NO. 3

CROSBY MEAD BENTON & ASSOCIATES
6345 BALBOA BLVD. SUITE 140 ENCINO, CA. 91316



133 MR 82

SCALE: 1" = 40'

0' 20' 40' 80' 120'

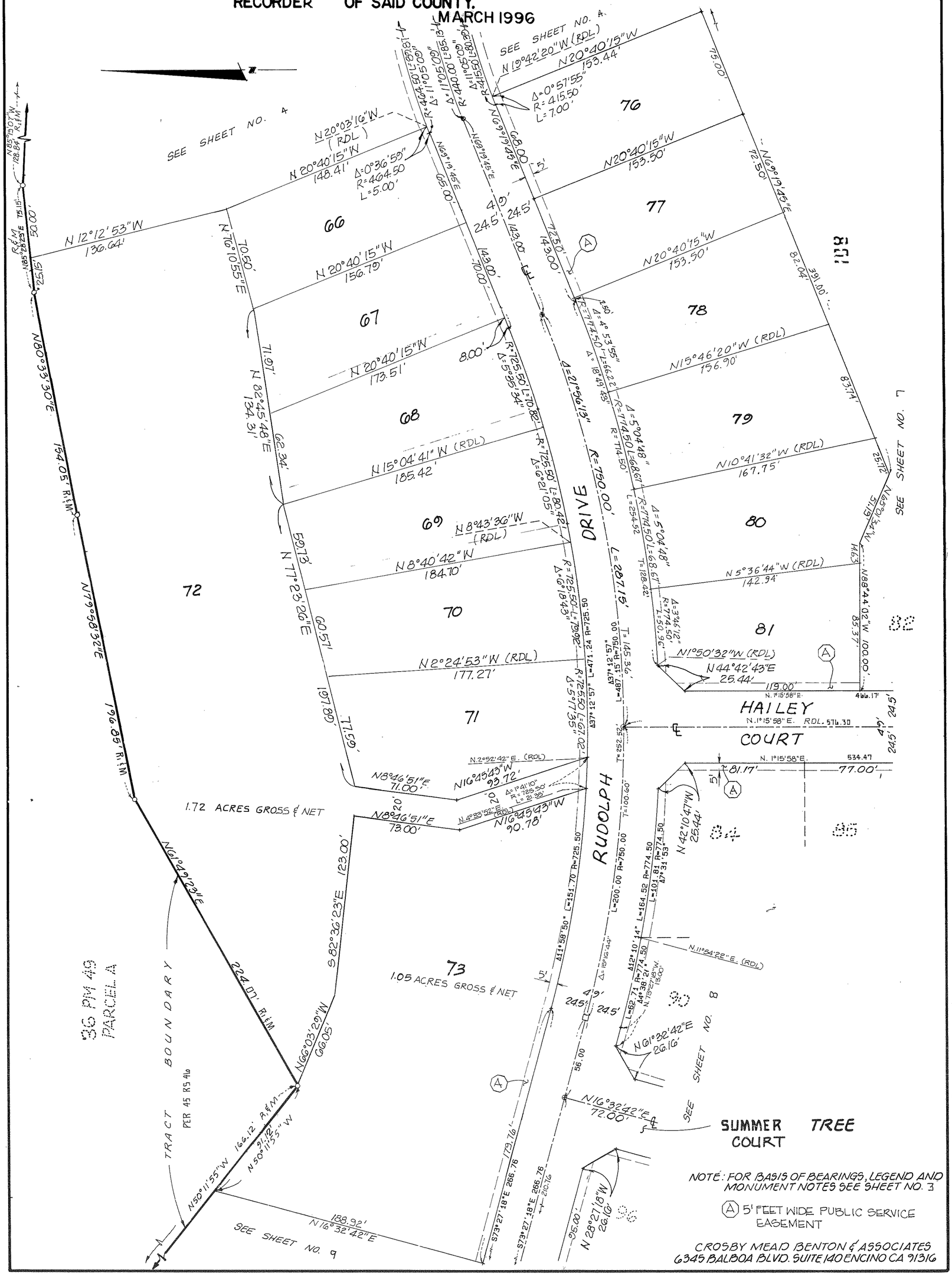
TRACT NO. 3045-2

SHEET 6 OF 13 SHEETS

CITY OF SIMI VALLEY COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL B, AS SHOWN ON PARCEL MAP LDS-241, FILED IN BOOK 36, PAGES 48 TO 50, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MARCH 1996



NOTE: FOR BASIS OF BEARINGS, LEGEND AND MONUMENT NOTES SEE SHEET NO. 3

(A) 5' FEET WIDE PUBLIC SERVICE EASEMENT

CROSBY MEAD BENTON & ASSOCIATES
6345 BALBOA BLVD. SUITE 140 ENCINO CA 91316

133 MR 83

SCALE: 1" = 40'

0' 20' 40' 80' 120'

TRACT NO. 3045-2

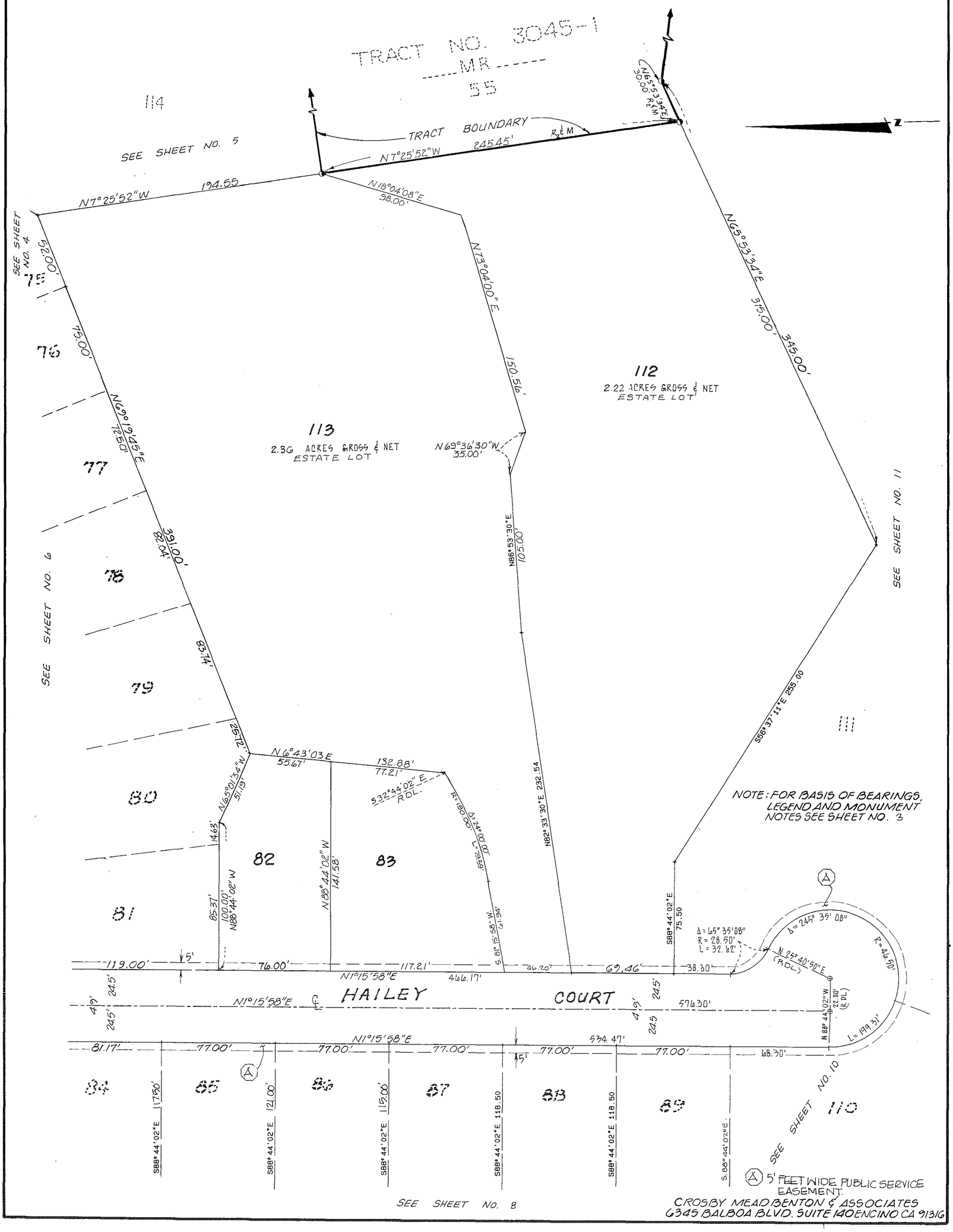
SHEET 7 OF 13 SHEETS

CITY OF SIMI VALLEY COUNTY OF VENTURA

STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL B, AS SHOWN ON PARCEL MAP LDS-241, FILED IN BOOK 36, PAGES 48 TO 50, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

MARCH 1996



CROSBY MEAD BENTON & ASSOCIATES
6345 BALBOA BLVD. SUITE 140 ENCINO CA 91316

133 MR 84

SCALE: 1" = 40'

0' 20' 40' 80' 120'

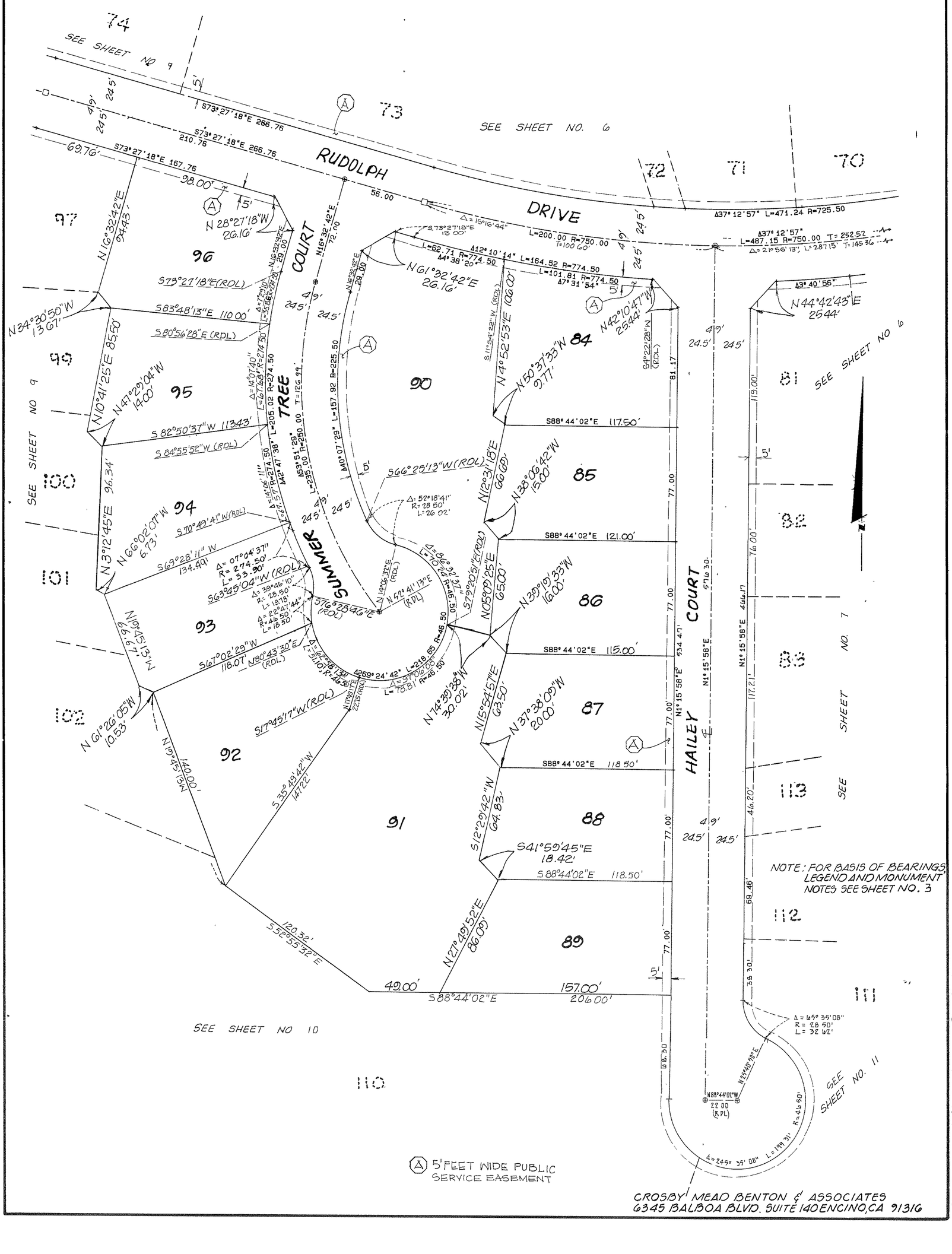
TRACT NO. 3045-2

CITY OF SIMI VALLEY COUNTY OF VENTURA

STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL B, AS SHOWN ON PARCEL MAP LDS-241, FILED IN BOOK 36, PAGES 48 TO 50, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

MARCH 1996



NOTE: FOR BASIS OF BEARINGS, LEGEND AND MONUMENT NOTES SEE SHEET NO. 3

CROSBY/ MEAD BENTON & ASSOCIATES
6345 BALBOA BLVD. SUITE 140 ENCINO, CA 91316

133 MR 85

SCALE: 1" = 40'

0 20' 40' 80' 120'

TRACT NO. 3045-2

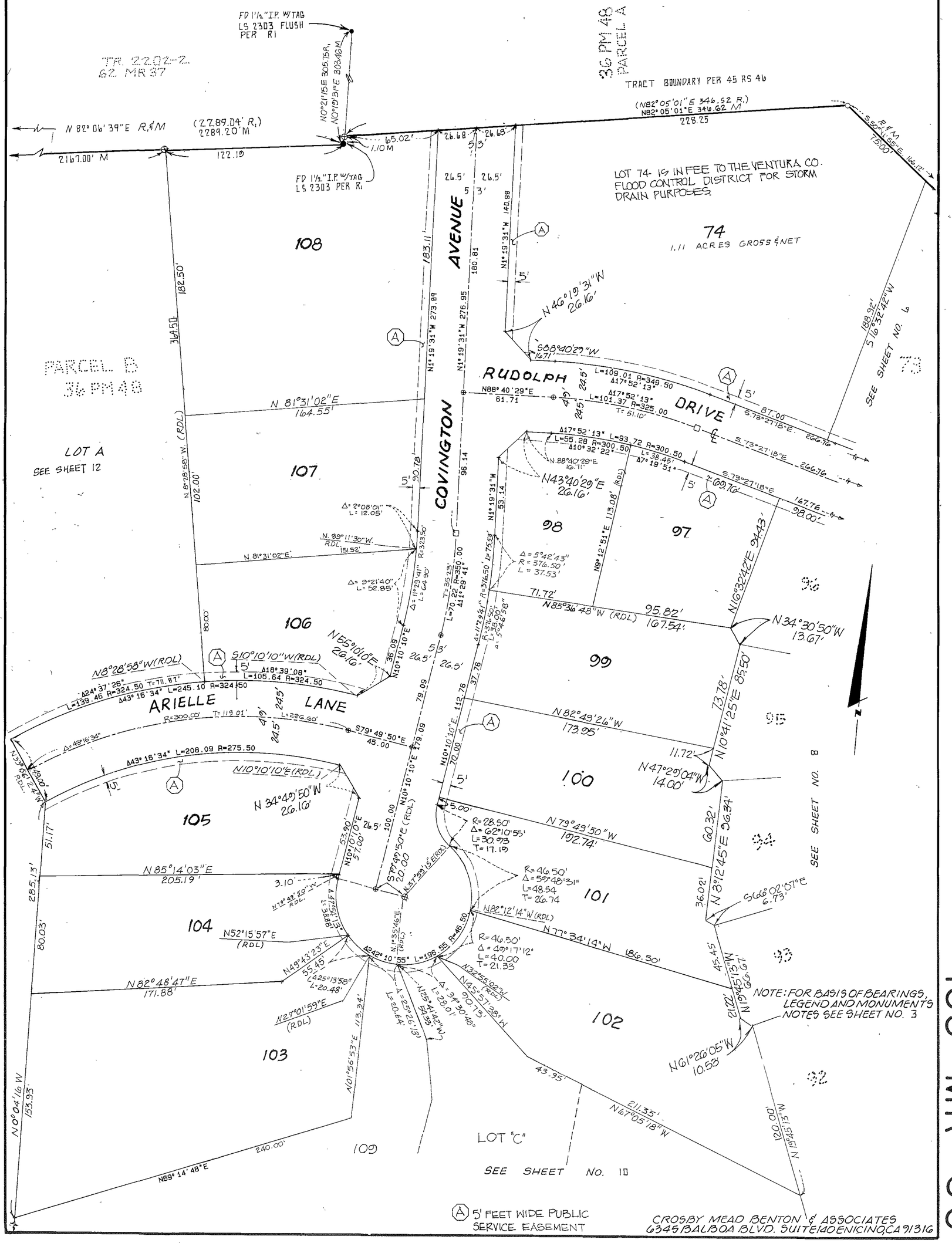
SHEET 9 OF 13 SHEETS

CITY OF SIMI VALLEY COUNTY OF VENTURA

STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL B, AS SHOWN ON PARCEL MAP LDS-241, FILED IN BOOK 36, PAGES 48 TO 50, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

MARCH 1996



133 MR 86

SCALE: 1" = 100'

100 50 0 100 200

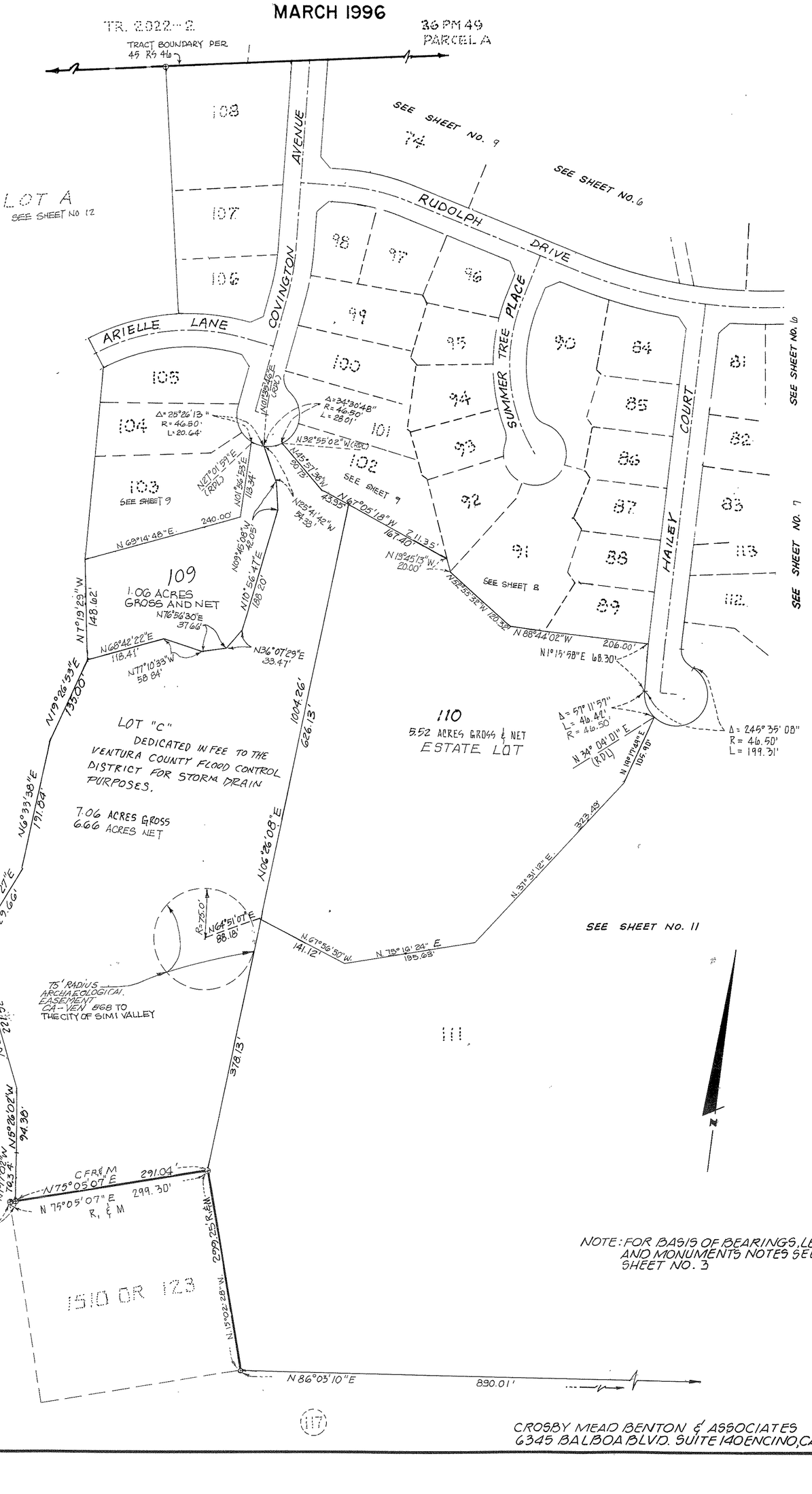
TRACT NO. 3045-2

CITY OF SIMI VALLEY COUNTY OF VENTURA

STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL B, AS SHOWN ON PARCEL MAP LDS-241, FILED IN BOOK 36, PAGES 48 TO 50, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

MARCH 1996



NOTE: FOR BASIS OF BEARINGS, LEGEND AND MONUMENTS NOTES SEE SHEET NO. 3

CROSBY MEAD BENTON & ASSOCIATES
6345 BALBOA BLVD. SUITE 140 ENCINO, CA 91316

SCALE: 1"= 100'

100' 50' 0 100' 200'

TRACT NO. 3045-2

SHEET 11 OF 13 SHEETS

CITY OF SIMI VALLEY COUNTY OF VENTURA

STATE OF CALIFORNIA

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MARCH 1996

TR. 3045-1 M.R. 0 56

N 9°18'55" W 836.13' R₂M

N 83°48'17" E 101.75' R₂M

N 84°19'25" W 597.99' R₂&M

N 65°53'34" E 30.00' R₂&M

N 65°53'34" E 345.00'

N 15°15'38" E 1118.00'

N 78°15'38" E 890.01'

N 86°03'10" E

NOTE: FOR BASIS OF BEARINGS LEGEND AND MONUMENTS NOTES SEE SHEET NO. 3

111

40.33 ACRES GROSS 40.03 ACRES NET

ESTATE LOT

SEE SHEET 7 112

N 15°37'11" W 255.00'

N 15°15'38" E 38.30'

Δ=65°35'08" R=228.50' L=92.62'

Δ=21°01'12" R=162.50' L=59.62'

N 44°46'15" W 80.00'

N 45°13'45" E 80.00'

N 59°29'45" W 151.52'

Δ=188°23'11" L=152.89' R=46.50'

Δ=60°29'14" R=46.90' L=49.09'

N 08°44'02" W 75.50'

N 25°40'50" E (RDL)

HAILEY COURT

VARIABLE WIDTH EASEMENT TO BE DEDICATED TO HOME OWNERS ASSOCIATION FOR STORM DRAIN AND INGRESS AND EGRESS PURPOSES. (BY SEPARATE INSTRUMENT) -

30.00' N 24°12'33" E (RDL)

N 19°17'49" E 109.90'

N 37°31'12" E 323.49'

N 24°04'01" E (RDL)

Δ=127°53'57" L=103.80' R=46.50'

Δ=57°11'51" R=46.42' L=46.50'

N 88°44'02" W 206.00'

N 1°15'58" E 68.30'

N 88°44'02" W

SEE SHEET 8

88 89 91

N 52°55'32" W 120.32'

SEE SHEET 9 92

N 19°45'13" W 20.00'

SEE SHEET 10

110

102

S 67°25'18" E 167.20'

N 15°10'24" E 195.63'

S 61°58'50" E 141.12'

626.13'

N 06°26'08" E

LOT "C"

1004.26'

378.13'

N 15°02'28" W 299.25' R&M

1510 OR 123

CROSBY MEAD BENTON & ASSOCIATES
6345 BALBOA BLVD. SUITE 140 ENCINO, CA 91316

133 MR 88

SCALE: 1"=200'

0 200 400 600

TRACT NO. 3045-2

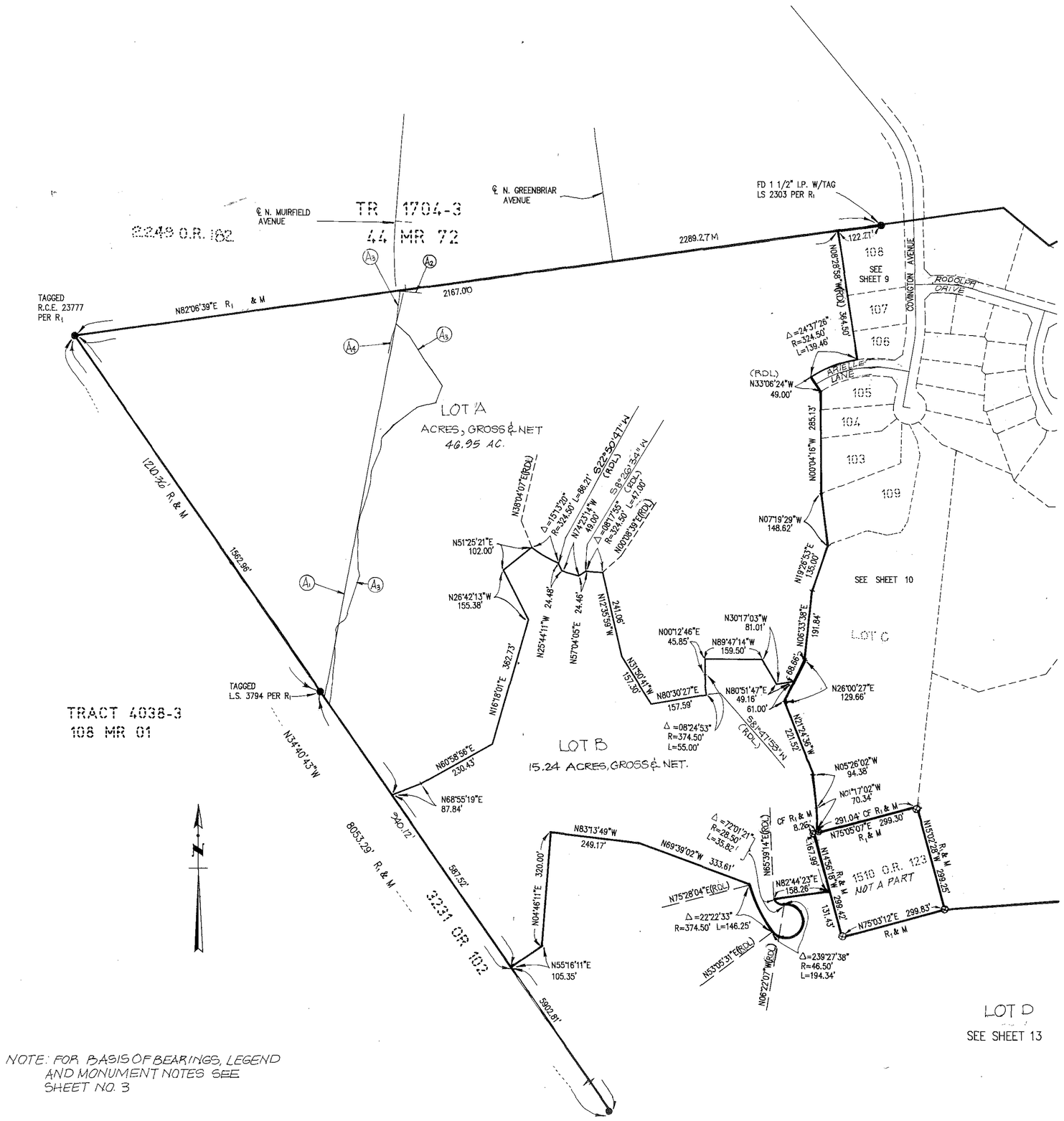
SHEET 12 OF 13 SHEETS

CITY OF SIMI VALLEY COUNTY OF VENTURA

STATE OF CALIFORNIA

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EASEMENTS TO SO. CAL EDISON CO.

(A1) = ℄ 25' EASEMENT TO SO. CAL. EDISON PER BOOK NO. 3636 PG. 326 O.R. PARCEL 1

(A2) ℄ 2' EASEMENT TO SO. CAL EDISON PER BOOK NO. 3636 PG. 326 O.R. PARCEL 2.

(A3) ℄ 20' EASEMENT TO SO. CAL. EDISON PER BOOK NO. 3636 PG. 326 O.R. PARCEL 3

(A4) ℄ 20' EASEMENT TO SO. CAL EDISON PER BOOK NO. 3636 PG. 326 O.R. PARCEL 4

NOTE: LOTS A, B, AND D ARE TO BE FURTHER SUBDIVIDED IN ACCORDANCE WITH TENTATIVE TRACT 3045.

CROSBY MEAD BENTON AND ASSOCIATES
6345 BALBOA BLVD. SUITE 140 ENCINO, CA 91316

133 MR 89

SCALE: 1"=800'

0 800 1600 2400

TRACT NO. 3045-2

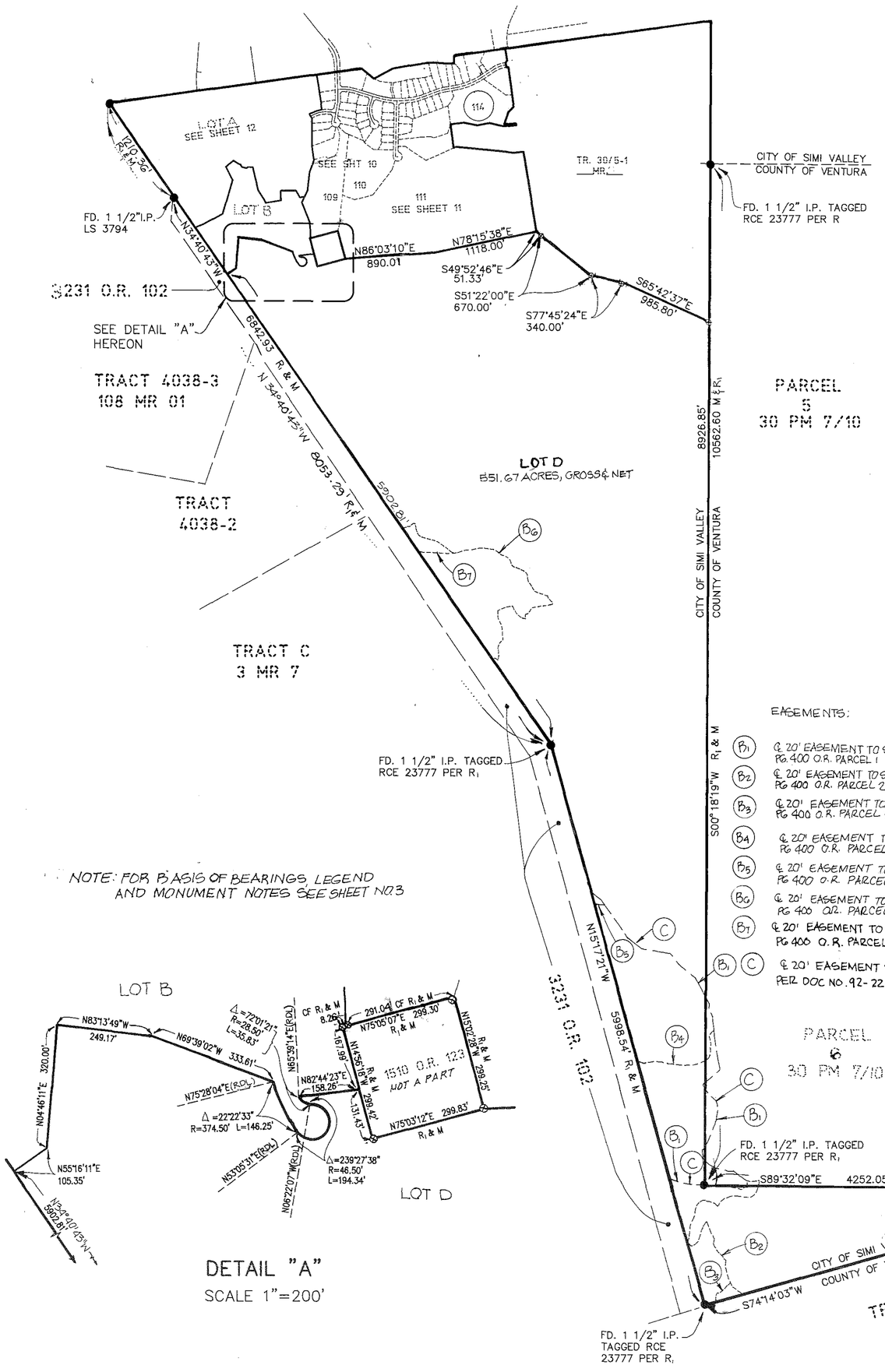
SHEET 13 OF 13 SHEETS

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133 MR 90