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 3045-3, 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 SHOWN ON THE MAP

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE PUBLIC SERVICE EASEMENT SHOWN ON THE MAP AND ALL USES INCIDENT THERE TO

AND THAT THEY DO HEREBY OFFER TO VENTURA COUNTY WATERWORKS DISTRICT NO. 8 THE 15 FEET WIDE EASEMENT FOR WATER PIPELINE PURPOSES AS SHOWN ON THIS MAP

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT LOT 142 AND PARCEL A IN FEE FOR FLOOD CONTROL PURPOSES ~~AND AN EASEMENT FOR~~ SUBSURFACE FACILITIES AND ACCESS, WITHOUT MAINTENANCE RESPONSIBILITY, AS SHOWN ON THIS MAP.

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 JUNE 16, 1998 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

Diana 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)
COUNTY OF ~~VENTURA~~ LOS ANGELES) SS

ON JUNE 16, 1998 BEFORE ME,
MICHELLE FIALA
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

Michelle Fiala
/NOTARY PUBLIC

MICHELLE FIALA
COMM. #1164730
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES
My Comm Expires
DECEMBER 7, 2001

MY COMMISSION EXPIRES: 12-7-2001
MY PLACE OF BUSINESS IS LOS ANGELES COUNTY, CALIFORNIA

THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF EASEMENT RECORDED IN BOOK 3636, PAGE 326, OF OFFICIAL RECORDS, FOR ROADWAYS, SLOPES, CUTS, FILLS, DRAINAGE STRUCTURES AND INCIDENTAL PURPOSES. AND THE SIGNATURE OF JOHN H RUNKLE ET AL., AS OWNER OF ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES AND MINERALS AS RESERVED BY DEED RECORDED DECEMBER 7, 1979 IN BOOK 5556, PAGE 620 OF OFFICIAL RECORDS, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3) (A) AND SECTION 66436 (a)(3)(C) OF SUBDIVISION MAP ACT

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 DECEMBER 1988, 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: 6/2, 1998

Alan C Mead
R.C.E. NO. 25973 EXP. 12-31-01

REGISTERED PROFESSIONAL ENGINEER ALAN C. MEAD No. 25973 Exp 12-31-01 CIVIL STATE OF CALIFORNIA

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 3045-3, THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO, 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: NOVEMBER 16, 1998

BY George Berg
GEORGE BERG
CITY ENGINEER
CITY OF SIMI VALLEY

REGISTERED PROFESSIONAL ENGINEER GEORGE T. BERG No. 10094 Exp. 6/30/01 CIVIL STATE OF CALIFORNIA

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: 12/23, 1998

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY Harold S. Pittman
~~DEPUTY~~ COUNTY TAX COLLECTOR

#98-233353

COUNTY RECORDER'S CERTIFICATE

RECORDED AT THE REQUEST OF THE OWNER SOUTH HILLS 189 LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON DECEMBER 30 1998 AT 8:00 A M IN BOOK 136 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 94-103, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY Mary E. Baker
DEPUTY COUNTY RECORDER

SOILS AND/OR GEOLOGIC REPORT(S)

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 3045-3 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	GEOTECHNICAL 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

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 3045-3, CONSISTING OF 10 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 16th DAY OF November, 1998, FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP.

AND DOES HEREBY ACCEPT FOR PUBLIC USE THE RIGHT-OF-WAY OF ALL STREETS AND HIGHWAYS SHOWN ON THE MAP.

AND DOES HEREBY ACCEPT THE EASEMENT FOR PUBLIC SERVICE AS SHOWN ON THE 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 16th DAY OF November, 1998.

ATTEST:

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

Greg Stratton
MAYOR OF THE CITY OF SIMI VALLEY

and

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 Jimmy E Ellis
JIMMY E. ELLIS, ASST. SEC.

STATE OF CALIFORNIA)
SS
COUNTY OF VENTURA)

ON September 29, 1998 BEFORE ME,
ROSE I. VIESCA
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JIMMY E. ELLIS
~~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 ACKNOWLEDGE 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.

/NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-2-02
MY PLACE OF BUSINESS IS VENTURA County, CALIFORNIA

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 ACCEPTANCE CERTIFICATE

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 HEREBY ACCEPTS THE EASEMENT FOR WATER PIPELINE PURPOSES 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: Nov. 16, 1998

M. Kleinbrodt
DISTRICT ENGINEER
VENTURA COUNTY WATERWORKS
DISTRICT NO. 8

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

THIS IS TO CERTIFY THAT LOT 142 AND PARCEL A OFFERED HEREON IN FEE FOR FLOOD CONTROL PURPOSES AND AN EASEMENT FOR ACCESS AND SUBSURFACE FACILITIES AS OFFERED HEREON TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT, A GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER ON BEHALF OF SAID DISTRICT PERSUANT TO AUTHORITY CONFERRED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF VENTURA COUNTY ADOPTED ON APRIL 7, 1998.

DATE: October 13, 1998

ARTHUR E GOULET, DIRECTOR
PUBLIC WORKS AGENCY
COUNTY OF VENTURA
STATE OF CALIFORNIA
BY
CHIEF DEPUTY COUNTY SURVEYOR

TRACT NO. 3045-3

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

BEING A SUBDIVISION OF LOT A OF TRACT 3045-2, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA AS SHOWN ON MAP FILED IN BOOK 133, PAGES 78 TO 90 INCLUSIVE OF 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

JUNE 1998

SHEET 1 OF 10 SHEETS

SCALE 1" = 1000'

0 1000' 2000' 3000'

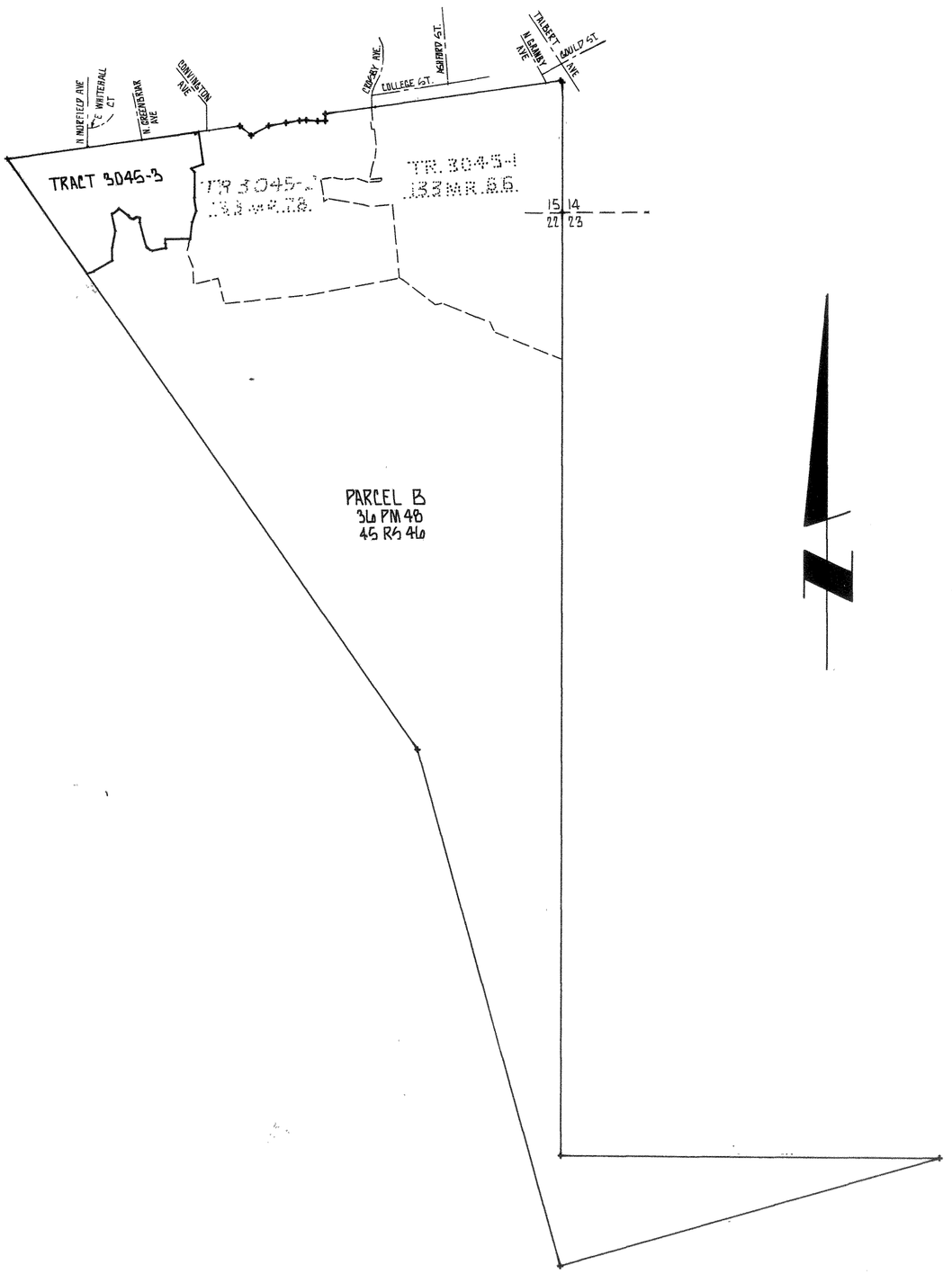
TRACT NO. 3045-3

CITY OF SIMI VALLEY COUNTY OF VENTURA

STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT A OF TRACT 3045-2 IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA AS SHOWN ON A MAP, FILED IN BOOK 133, PAGES 78 TO 90 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

JUNE 1998



VICINITY MAP

NOTE FOR BASIS OF BEARINGS, LEGEND, INDEX MAP AND MONUMENT NOTES, SEE SHEET 3

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

136 MR 95

SCALE: 1"= 200'

0' 50' 100' 200' 400' 600'

SHEET 3 OF 10 SHEETS

TRACT NO. 3045-3

CITY OF SIMI VALLEY COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT A OF TRACT 3045-2 IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA AS SHOWN ON A MAP, FILED IN BOOK 133, PAGES 78 TO 90 INCLUSIVE OF MAPS IN THE COUNTY RECORDER OF SAID COUNTY.

JUNE 1998

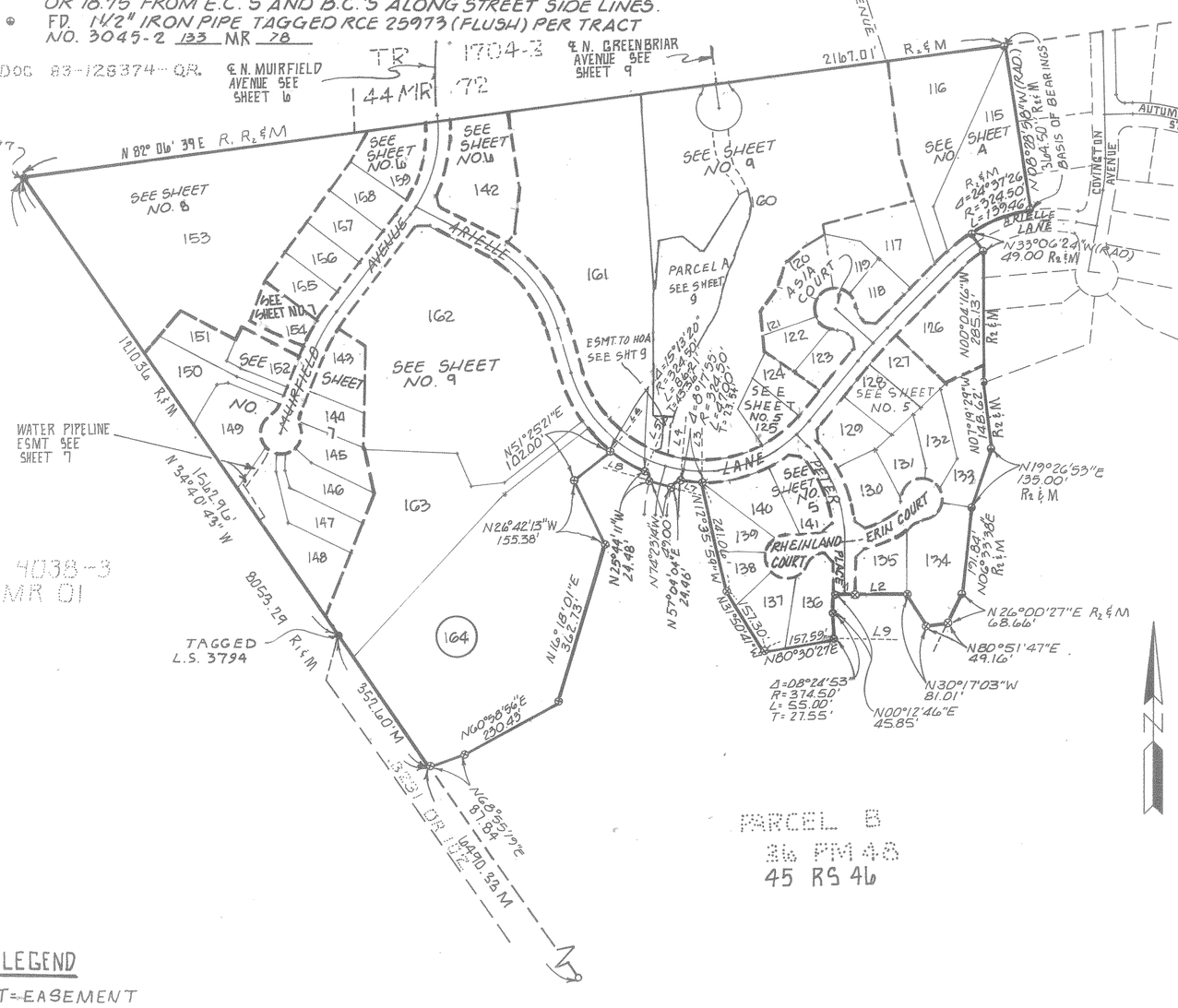
TOTAL GROSS AREA= 46.95 ACRES

BASIS OF BEARINGS

THE BEARING N 8° 28' 58"W FOR THE WESTERLY LINE OF TRACT NO. 3045-2 133 MR 78 WAS USED AS BASIS OF BEARING FOR THIS TRACT.

MONUMENT NOTES

- ● FOUND 1 1/2" IRON PIPE AS NOTED PER 45 RS. 46 OR AS NOTED
- ⊕ SET 1 1/2" IRON PIPE TAGGED RCE 25973 (FLUSH)
- ○ FD. 1" IRON PIPE TAGGED RCE 23777 (FLUSH) PER 45 RS 46
- □ SET VENTURA COUNTY STANDARD SURVEY MONUMENT STAMPED RCE 25973 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. 1 1/2" IRON PIPE TAGGED RCE 25973 (FLUSH) PER TRACT NO. 3045-2 133 MR 78



LEGEND

ESMT = EASEMENT
FD. = FOUND
M = MEASURED
R_1 = 45 RS 46
R_2 = TRACT 3045-2, 133 MR 78
R_3 = TRACT 1704-3, 44 MR 72
(A1) = ℄ 25' ESMT' TO So. CAL. EDISON PER 3636 O.R. 326 PCL. 1 SEE SHEET 10 FOR ESMT. ALIGNMENT.
(A2) = ℄ 2' ESMT TO So. CAL. EDISON PER 3636 OR 326 PCL. 2 SEE SHEET 10 FOR ESMT. ALIGNMENT.
(A3) = ℄ 20' ESMT TO So. CAL. EDISON PER 3636 OR 326 PCL. 3 SEE SHEET 10 FOR ESMT. ALIGNMENT.
(A4) = ℄ 20' ESMT TO So. CAL. EDISON PER 3636 OR 326 PCL. 4 SEE SHEET 10 FOR ESMT. ALIGNMENT.
HOA = HOME OWNERS ASSOCIATION

LINE	BEARING	DIST.
1	N89°47'14"W	49.00'
2	N89°47'14"W	110.50'
3	N00°08'39"E RAD.	—
4	N08°26'34"E RAD.	—
5	N22°50'47"E RAD.	—
6	N38°04'07"E RAD.	—
7	N74°18'25"W RAD.	—
8	N74°19'09"W RAD.	—
9	N81°47'53"E RAD.	—

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

TRACT NO. 3045-2 133 MR 78

136 MR 96

SCALE: 1"=40'



TRACT NO. 3045-3

CITY OF SIMI VALLEY · COUNTY OF VENTURA
STATE OF CALIFORNIA

SHEET 4 OF 10 SHEETS

BEING A SUBDIVISION OF LOT A OF TRACT 3045-2 IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA AS SHOWN ON A MAP FILED IN BOOK 133, PAGES 78 TO 90 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

JUNE 1998

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

(A) 5 FEET WIDE PUBLIC SERVICE EASEMENT

SEE SHEET 9

SEE SHEET 5

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

136 MR 97

SCALE: 1"=40'

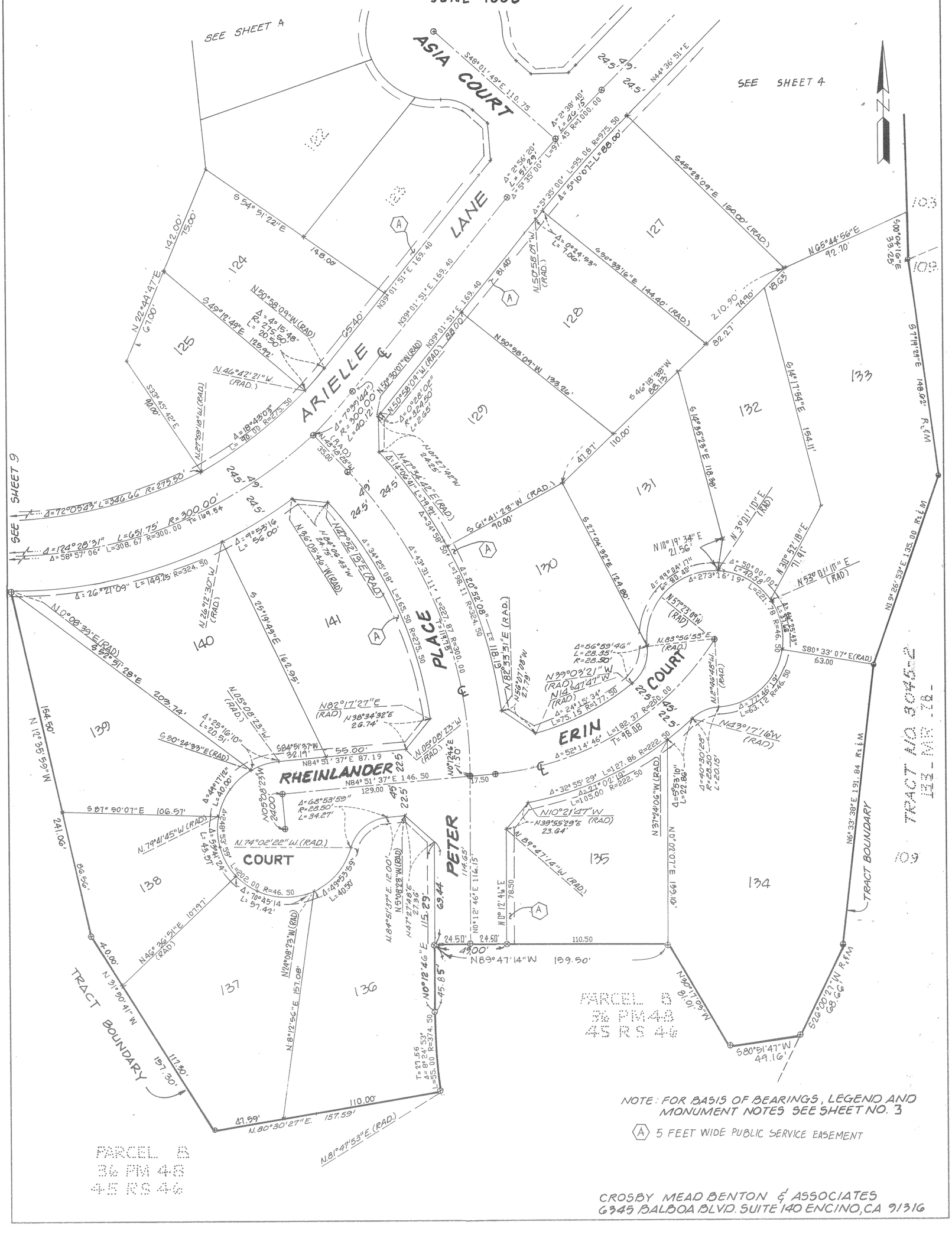
0' 20' 40' 80' 120'

TRACT NO. 3045-3

CITY OF SIMI VALLEY COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT A OF TRACT 3045-2 IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA AS SHOWN ON A MAP FILED IN BOOK 133, PAGES 78 TO 90 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JUNE 1998


SEE SHEET 4
SEE SHEET 9
ASIA COURT
LANE
ARIELLE
PLACE
COURT
ERIN
RHEINLANDER
COURT
PETER
COURT
TRACT BOUNDARY
PARCEL B
36 PM 48
45 RS 44
PARCEL B
36 PM 48
45 RS 44
TRACT NO 3045-2
133 MR 78
136 MR 98
S48°01'49"E 110.75
A=2°38'40" L=46.15 R=1000.00
S45°28'09"E 150.00' (RAD.)
A=5°10'07" L=88.00'
A=5°35'00" L=95.06 R=975.50
A=21°56'20" L=51.29 R=135.00
L=97.45 R=1000.00'
N44°36'51"E
S54°51'22"E 148.00'
N22°44'47"E 142.00'
15.00'
N50°58'09"W (RAD)
A=4°15'48" R=275.50' L=20.50'
S49°16'49"E 125.92'
N46°47'21"W (RAD.)
S39°45'42"E 70.00'
N27°59'18"W (RAD)
A=18°42'03" L=90.01 R=275.50
A=72°05'43" L=346.66 R=275.50'
A=124°28'31" L=651.75' R=300.00'
Δ=58°57'06" L=308.67 R=300.00 T=169.54
A=26°27'09" L=149.75 R=324.50
A=7°53'16" L=56.00'
N26°12'30"W (RAD)
S25°19'49"E 162.05'
N0°08'39"E (RAD)
S89°51'28"E 203.74'
154.50'
N12°35'59"W
S87°50'07"E 106.57'
241.06'
N74°41'45"W (RAD)
A=84°17'12" L=40.80'
A=25°16'10" L=20.51'
S30°24'33"E (RAD)
S84°51'37"W 32.19'
55.00'
N84°51'37"E 87.19
N84°51'37"E 146.50
129.00'
N05°08'23"W (RAD)
N05°08'23"W 24.00'
A=68°53'59" R=28.50' L=34.27'
N74°02'22"W (RAD.)
A=84°53'59" L=42.24 R=28.50
A=70°45'14" L=57.42'
A=49°53'59" L=40.50'
N24°08'23"W (RAD)
N8°12'56"E 157.08'
N0°12'46"E 45.85'
N0°12'46"E 114.65'
N0°12'46"E 78.50'
N89°47'14"W 159.50'
N0°12'46"E 63.44'
N84°51'37"E 12.00'
N5°08'23"W (RAD)
N47°27'48"E 27.36'
115.29'
24.50' 24.50' 49.00'
110.50
40.00'
N31°50'41"W
117.30'
157.30'
47.59'
110.00'
N.80°30'27"E. 157.59'
N.81°47'53"E (RAD.)
T=27.56 Δ=8°24'53" L=55.00 R=374.50
N39°01'51"E 169.40
81.40'
N39°01'51"E 169.40
N39°01'51"E (RAD.) 88.00'
N50°58'09"W (RAD.)
A=0°24'53" L=7.00'
S50°33'16"E 144.40' (RAD.)
210.90'
74.90'
18.63'
82.27'
N65°44'56"E 92.10'
S00°04'16"E 55.25'
S71°14'28"E 148.02' R&M
S14°17'54"E 154.11'
S14°55'23"E 118.98'
N30°01'10"E (RAD)
N53°01'10"E (RAD)
N30°57'18"E 71.91'
S61°41'23"W (RAD.)
90.00'
S27°04'32"E 124.80'
N10°19'34"E 21.56'
A=50°00'00" L=40.58 R=46.50
A=273°18'19" L=221.78 R=46.50
A=9°00'04" L=80.40'
A=44°25'43" L=36.08 R=46.50
N57°23'09"W (RAD)
S80°33'07"E (RAD)
63.00
N9°26'53"E 135.00 R&M
N6°33'38"E 191.84 R&M
TRACT BOUNDARY
S26°00'21"W 68.66
S80°51'47"W 49.16'
N39°17'09"W 81.01'
N0°10'00"E 101.61'
N37°24'06"W (RAD)
A=21°02'19" L=105.00 R=286.00
A=32°55'29" L=127.86 R=222.50
A=5°53'16" L=22.86'
A=40°30'26" R=28.50' L=20.15'
A=77°46'19" L=63.12 R=46.50
N43°17'16"W (RAD)
N10°21'47"W N39°55'29"E (RAD) 23.64'
N.89°47'14"W (RAD)
N61°18'11"E (RAD.)
N82°55'31"E (RAD.)
N50°21'28"W 27.79'
N.83°56'55"E (RAD)
N39°03'21"W (RAD)
N14°47'47"W (RAD)
A=56°59'46" L=28.35' R=28.50'
A=24°15'34" L=75.15 R=177.50
N.11°39'48"W (RAD)
A=43°31'11" L=221.87 R=292.00
A=20°52'08" L=106.11 R=362.50
N47°54'42"E (RAD)
A=34°58'30" L=198.11 R=324.50
N0°27'42"W 24.25'
N47°06'41"E 179.92'
N.24°08'23"W (RAD)
35.00'
N.42°28'44"W
N24°06'43"W
N.26°05'46"W (RAD)
N21°05'19"E (RAD.)
A=34°25'08" L=165.50 R=275.50
N82°17'27"E (RAD)
N36°34'32"E 26.74'
N.05°08'23"W (RAD)
N.05°08'23"W
N0°12'46"E 7.50'
A=52°14'46" L=182.37 R=200.00
T=98.08
A=68°53'59" R=28.50' L=34.27'
A=49°53'59" L=40.50'
N.74°02'22"W.(RAD.)
N.10°58'08"W (RAD.)
N.50°58'09"W (RAD)
N.46°47'21"W (RAD.)
N.27°59'18"W (RAD)
S.39°45'42"E
N.24°08'23"W (RAD)
N.42°28'44"W
N.26°05'46"W (RAD)
N21°05'19"E (RAD.)
N.80°30'27"E.
N.81°47'53"E (RAD.)
S.61°41'23"W (RAD.)
N.30°01'10"E (RAD)
N.53°01'10"E (RAD)
N.57°23'09"W (RAD)
N.83°56'55"E (RAD)
N.11°39'48"W (RAD)
N.37°24'06"W (RAD)
N.89°47'14"W (RAD)
N.10°12'46"E
N.0°10'00"E
N.6°33'38"E
N.9°26'53"E
S.80°33'07"E (RAD)
S.39°45'42"E
S.72°00'43"E
S.58°51'28"E
S.84°51'37"W
S.87°50'07"E
S.30°24'33"E (RAD)
S.74°02'22"E (RAD)
S.84°51'37"W
S.5°08'23"E
S.24°08'23"E
S.8°12'56"W
S.0°12'46"W
S.89°47'14"E
S.0°12'46"W
S.47°27'48"W
S.5°08'23"E
S.84°51'37"W
S.0°12'46"W
S.0°12'46"W
S.89°47'14"E
S.0°10'00"W
S.6°33'38"W
S.9°26'53"W
N.80°33'07"W
N.57°23'09"E
N.53°01'10"W
N.30°01'10"W
N.61°41'23"E
N.27°04'32"W
N.14°55'23"W
N.14°17'54"W
N.71°14'28"W
N.0°04'16"W
N.65°44'56"W
N.50°33'16"W
N.74°08'23"E
N.24°08'23"E
N.5°08'23"W
N.84°51'37"E
N.84°51'37"E
N.87°50'07"W
N.30°24'33"W (RAD)
N.84°51'37"E
N.74°02'22"E (RAD)
N.49°16'49"W
N.39°01'51"W
N.39°01'51"W
N.50°58'09"E
N.45°28'09"W
N.44°36'51"W
N.2°38'40"E
N.48°01'49"W
N.22°44'47"W
N.54°51'22"W
N.72°00'43"W
N.58°57'06"E
N.26°27'09"E
N.0°08'39"W
N.89°51'28"W
N.25°16'10"E
N.84°51'37"W
N.5°08'23"W
N.0°12'46"W
N.84°51'37"W
N.0°12'46"W
N.89°47'14"E
N.0°12'46"W
N.47°27'48"E
N.5°08'23"W
N.84°51'37"E
N.0°12'46"W
N.0°12'46"W
N.89°47'14"W
N.0°10'00"W
N.6°33'38"W
N.9°26'53"W
S.80°33'07"W
S.57°23'09"W
S.53°01'10"E
S.30°01'10"E
S.61°41'23"E
S.27°04'32"E
S.10°19'34"W
S.30°57'18"W
S.53°01'10"W
S.57°23'09"E
S.83°56'55"W
S.39°03'21"E
S.14°47'47"E
S.82°55'31"W
S.50°21'28"E
S.11°39'48"E
S.37°24'06"E
S.89°47'14"E
S.10°21'47"E
S.39°55'29"W
S.43°17'16"E
S.37°24'06"E
S.32°55'29"E
S.14°55'23"W
S.65°44'56"E
S.50°33'16"E
S.14°17'54"W
S.71°14'28"W
S.0°04'16"E
S.45°28'09"E
S.50°33'16"E
S.5°08'23"E
S.39°01'51"W
S.39°01'51"W
S.50°58'09"E
S.46°47'21"E
S.49°16'49"E
S.42°28'44"E
S.24°08'23"E
S.26°05'46"E
S.21°05'19"W
S.42°28'44"E
S.24°08'23"E
S.5°08'23"E
S.0°12'46"E
S.84°51'37"W
S.74°02'22"W
S.84°51'37"W
S.0°12'46"E
S.0°12'46"E
S.89°47'14"W
S.0°10'00"E
S.6°33'38"E
S.9°26'53"E
N.80°33'07"E
N.57°23'09"W

SCALE: 1"=40'

0' 20' 40' 80' 120'

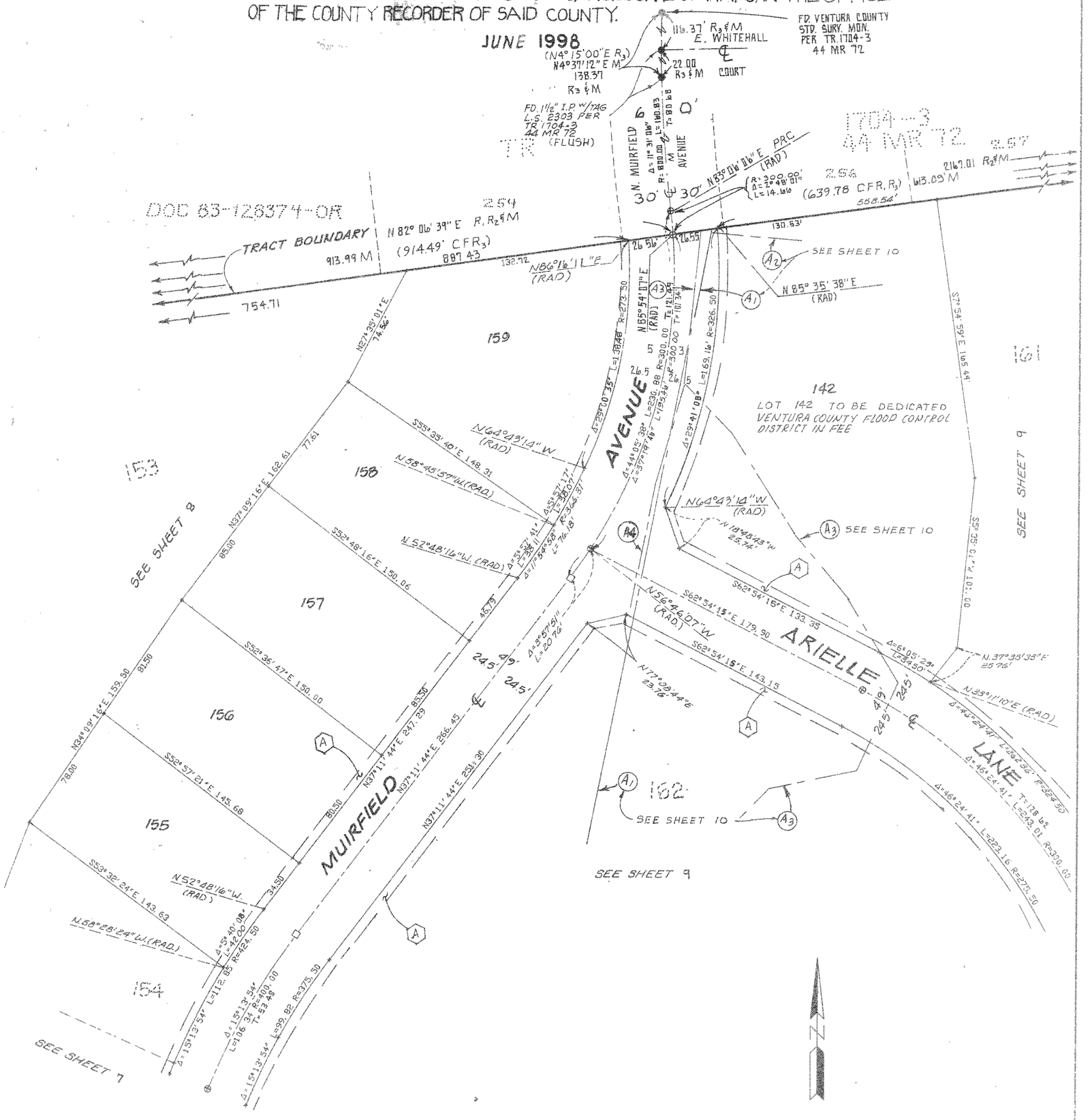
TRACT NO. 3045-3

SHEET 6 OF 10 SHEETS

CITY OF SIMI VALLEY COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT A OF TRACT 3045-2 IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA AS SHOWN ON A MAP FILED IN BOOK 133, PAGES 78 TO 90, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JUNE 1998



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

(A) 5 FT. WIDE PUBLIC SERVICE EASEMENT

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

136 MR 99

SCALE: 1"=40'

0' 20' 40' 80' 120'

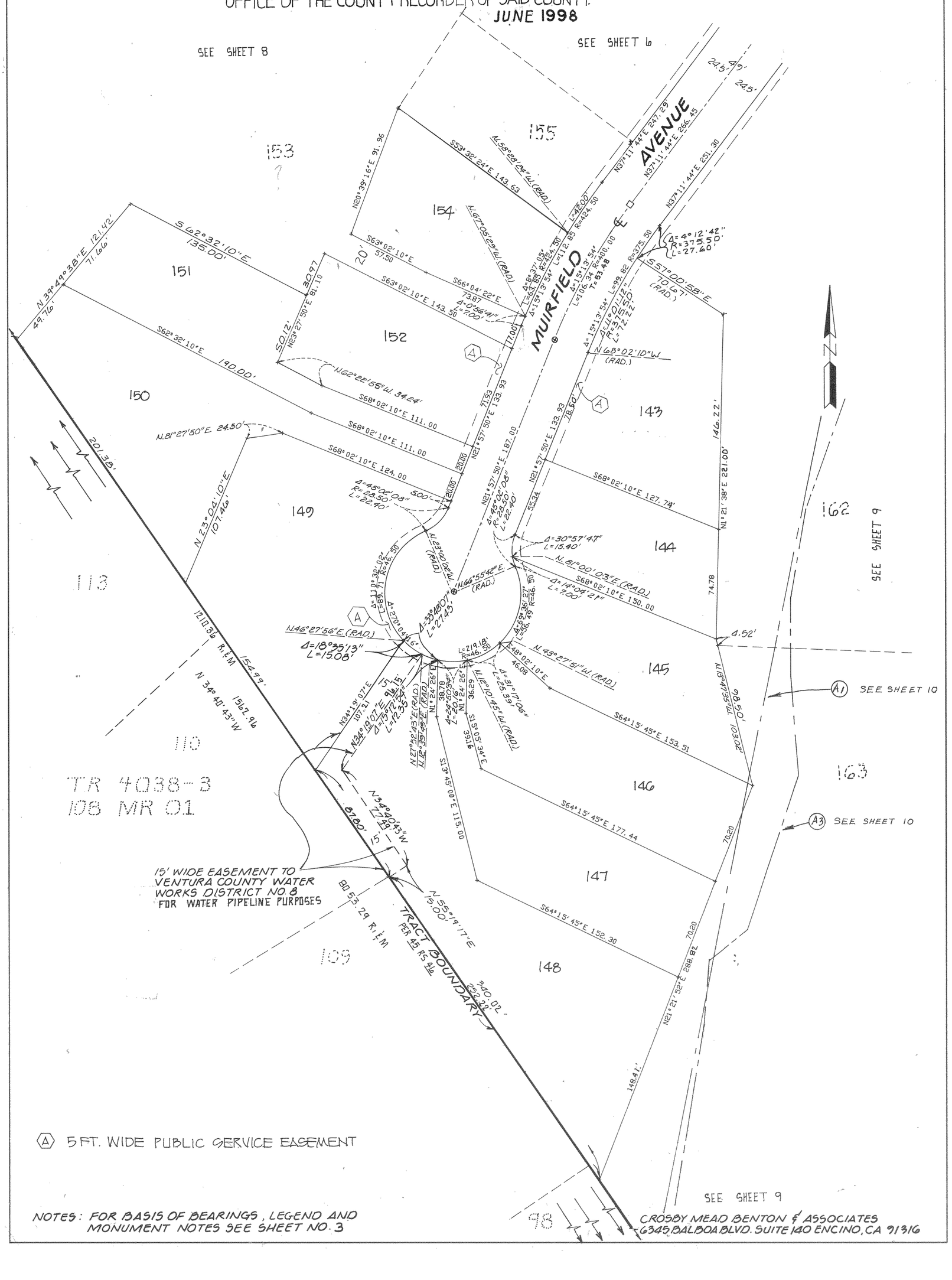
SHEET 7 OF 10 SHEETS

TRACT NO. 3045-3

CITY OF SIMI VALLEY COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT A OF TRACT 3045-2, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 133, PAGES 78 TO 90, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JUNE 1998



(A) 5 FT. WIDE PUBLIC SERVICE EASEMENT

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

CROSBY MEAD BENTON & ASSOCIATES
6345 BALBOA BLVD. SUITE 140 ENCINO, CA 9/3/16

136 MR 100

SCALE: 1"=40'

0' 20' 40' 80' 120'

TRACT NO. 3045-3

CITY OF SIMI VALLEY COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT A OF TRACT 3045-2, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 133, PAGES 78 TO 90, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JUNE 1998

TAGGED RCE 23777

TRACT BOUNDARY

TR 4038-3
103 MR 01

N 34° 30' 49" W 8055.29' R&M
1502.96'
1210.36' R&M
4654.1'

113

N 8°20'39" E R, R&M
(914.49' CFR3) 918.99' M
887.48'

2167.01' R&M

DOC 83-172837

154.71'

153

4.36 ACRES GROSS; NET
SINGLE FAMILY RESIDENTIAL

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

SEE SHEET 7

N 39° 49' 38" E 121.42'

150 151 152 154 155 156 157 158 159

S 42° 32' 10" E 135.00'

N. 23° 27' 50" E. 30.97'

20'

N20° 39' 16" E 91.96

N34° 09' 16" E 159.50

N37° 09' 16" E 162.61

N27° 35' 01" E 74.56

S63° 02' 10" E 57.50

S63° 02' 10" E 143.30

S65° 04' 22" E 73.87

N. 67° 05' 29" W. (RAD.)

17.00

N21° 57' 50" E 133.93

Δ=0° 56' 41"
L= 7.00'

N21° 57' 50" E 187.00

Δ=15° 13' 54"
L=112.85 R=424.50

Δ=15° 13' 54"
L=106.34 R=400.00
T=53.48'

N21° 57' 50" E 133.93

Δ=15° 13' 54" L=99.82 R=375.50

SEE SHEET 6

MUIRFIELD AVENUE

S N37° 11' 44" E 266.45

24.5'

24.5'

N37° 11' 44" E 247.29

(A) 5FT WIDE PUBLIC SERVICE EASEMENT

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

136 MR 101

SCALE: 1"=100'

TRACT NO. 3045-3

CITY OF SIMI VALLEY COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT A OF TRACT 3045-2 IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 133, PAGES 78 TO 90, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JUNE 1998

DETAIL "A"
SCALE: 1"=20'

NOTE: [1] EASEMENT DEDICATED TO VENTURA COUNTY FLOOD CONTROL DISTRICT FOR ACCESS AND SUBSURFACE FACILITIES.

PARCEL B
36 PM 48

CURVE	Δ	R	T	L
1	3°31'56"	324.50'	10.01'	20.01'
2	12°28'49"	324.50'	35.48'	70.68'
3	50°15'58"	275.50'	129.25'	241.70'
4	45°05'47"	25.00'	10.38'	19.68'
5	15°13'20"	324.50	43.36'	86.21'
6	36°10'41"	102.00'	33.32'	64.41'
7	24°42'24"	102.00'	22.34'	43.98'
8	8°17'55"	324.50'	23.54'	47.00'
9	45°02'08"	25.00'	10.36'	19.65'
10	40°59'45"	50.00'	18.69'	35.78'
11	51°13'42"	275.50'	132.08'	246.33'
12	8°06'36"	275.50'	19.53'	39.00'

LINE	BEARING	DIST.
1	N15°38'41"E RAD.	40.29'
2	N7°53'21" W	53.07'
3	N85°38'41"E	18.06'
4	N25°44'11"W	24.48'
5	N57°04'04" E	24.46'
6	N05°12'04"E	72.67'

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

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

136 MR 102

SCALE: 1"=80'

0' 40' 80' 160' 240'

TRACT NO. 3045-3

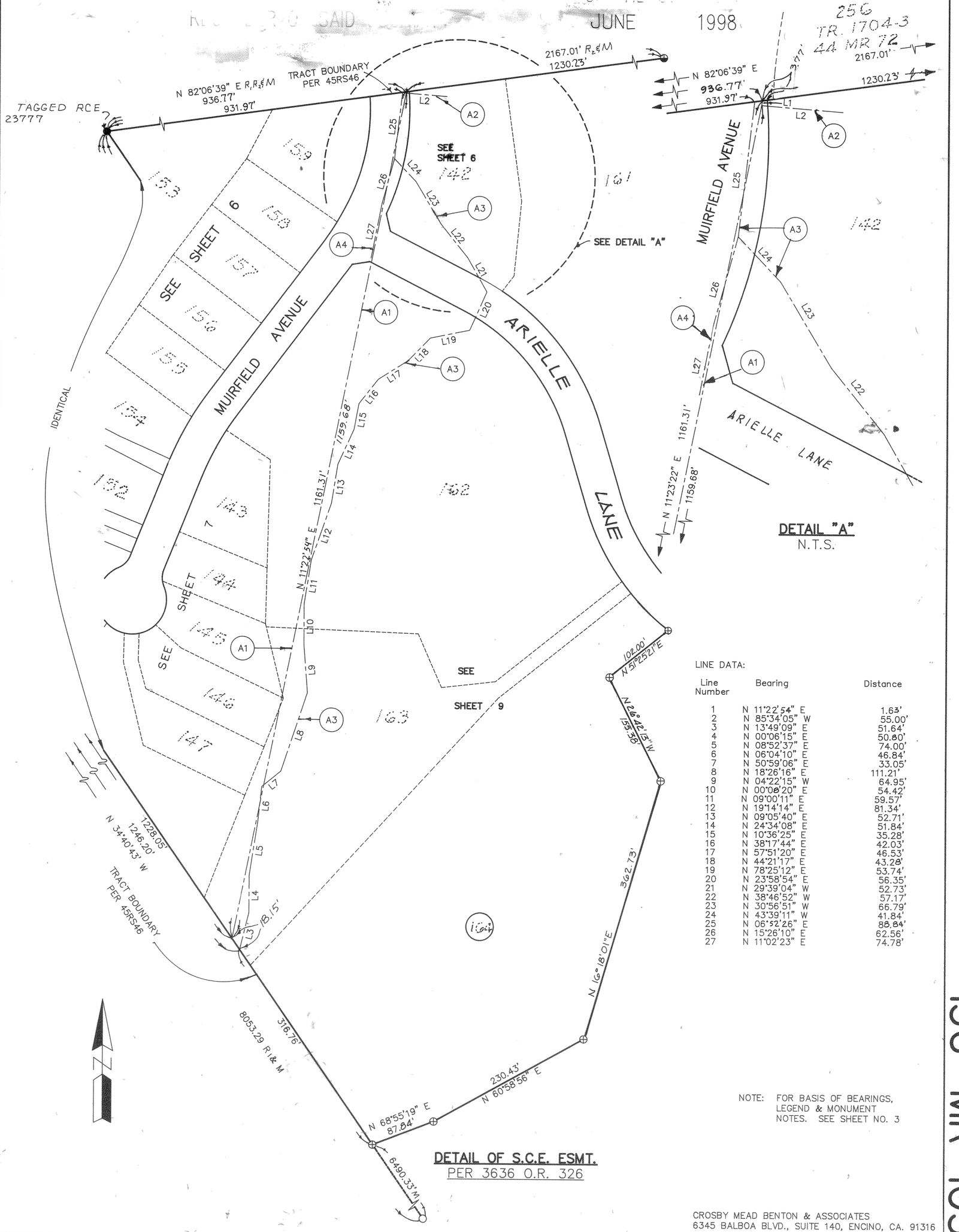
SHEET 10 OF 10 SHEETS

CITY OF SIMI VALLEY COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT A OF TRACT 3045-2 IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 133, PAGES 78 TO 90, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JUNE 1998

256
TR. 1704-3
44 MR 72



LINE DATA:

Line Number	Bearing	Distance
1	N 11°22'54" E	1.63'
2	N 85°34'05" W	55.00'
3	N 13°49'09" E	51.64'
4	N 00°06'15" E	50.80'
5	N 08°52'37" E	74.00'
6	N 06°04'10" E	46.84'
7	N 50°59'06" E	33.05'
8	N 18°26'16" E	111.21'
9	N 04°22'15" W	64.95'
10	N 00°08'20" E	54.42'
11	N 09°00'11" E	59.57'
12	N 19°14'14" E	81.34'
13	N 09°05'40" E	52.71'
14	N 24°34'08" E	51.84'
15	N 10°36'25" E	35.28'
16	N 38°17'44" E	42.03'
17	N 57°51'20" E	46.53'
18	N 44°21'17" E	43.28'
19	N 78°25'12" E	53.74'
20	N 23°58'54" E	56.35'
21	N 29°39'04" W	52.73'
22	N 38°46'52" W	57.17'
23	N 30°56'51" W	66.79'
24	N 43°39'11" W	41.84'
25	N 06°52'26" E	88.84'
26	N 15°26'10" E	62.56'
27	N 11°02'23" E	74.78'

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

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

136 MR 103