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. 5113, 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 THIS MAP AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY, THE EASEMENTS FOR PUBLIC SERVICE AND SANITARY SEWER PURPOSES AS SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE NORTHERLY LINES OF LOTS 22 AND 23 INCLUSIVE, ABUTTING COCHRAN STREET IN ORDER THAT THE OWNERS OF SAID LOTS HAVE NO RIGHT OF ACCESS WHATSOEVER TO SAID COCHRAN STREET, EXCEPT THE GENERAL RIGHT-OF-TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC.

WL HOMES, LLC,

A DELAWARE LIMITED LIABILITY COMPANY. OWNER

RICHARD WELTER
VICE PRESIDENT OF LAND ACQUISION AND DEVELOPMENT

WILLIAM J. GUINN
VICE PRESIDENT OF OPERATIONS

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

ON THIS 13TH DAY OF MAY, IN THE YEAR 1999, BEFORE ME, THUY DINH, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALL APPEARED RICHARD WELTER AND WILLIAM J. GUINN, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS 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 PEARSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

NOTARY PUBLIC: _____ Thuy Dinh
PRINTED NAME

PRINCIPAL PLACE OF BUSINESS IS IN THE COUNTY OF Los Angeles

COMMISSION EXPIRES: August 30, 2001

BANK UNITED

BENEFICIARY OF A DEED OF TRUST

BANK UNITED, BENEFICIARY UNDER DEEDS OF TRUST RECORDED JUNE 23, 1998 AS DOCUMENT NUMBER 98-101300 AND RECORDED JUNE 23, 1998 AS DOCUMENT NUMBER 98-101301 BOTH OF OFFICIAL RECORDS, VENTURA COUNTY.

Thomas S. Griffin
THOMAS S. GRIFFIN
V.P.

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS

ON THIS 12TH DAY OF MAY, IN THE YEAR 1999, BEFORE ME LINDA TAGLIAMONTI, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED THOMAS S. GRIFFIN, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

NOTARY PUBLIC: Linda Tagliamonti
Linda Tagliamonti
PRINTED NAME

PRINCIPAL PLACE OF BUSINESS IS IN THE COUNTY OF San Diego

COMMISSION EXPIRES: June 8, 2002

ENGINEER'S STATEMENT

I, JOEL C. SILVERMAN, DO HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN SEPTEMBER 1998, 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.

DATE: MAY 13, 1999

JOEL C. SILVERMAN, RCE 16844
REGISTRATION EXPIRES JUNE 30, 2001

EXP 6/30/01

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.

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR, COUNTY OF VENTURA

DATE: June 23, 1999

Lucia M. Perez
DEPUTY COUNTY TAX COLLECTOR

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5113, 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.

CITY ENGINEER
CITY OF SIMI VALLEY

DATE: JUNE 14, 1999

George T. Berg
GEORGE T. BERG, R.C.E. 16804
REGISTRATION EXPIRES: 6-30-01

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

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 5113, CONSISTING OF 3 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 14th DAY OF June 1999, 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 THIS MAP, AND ALSO ACCEPTS THE EASEMENTS FOR PUBLIC SERVICE AND SANITARY SEWER PURPOSES AS SHOWN ON THIS MAP, AND ALSO HEREBY ACCEPTS ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON.

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 15th DAY OF June, 1999.

ATTEST:

Alicia Sandoval
CITY CLERK OF THE CITY OF SIMI VALLEY

Bill Davis
MAYOR OF THE CITY OF SIMI VALLEY

SOILS REPORT

THE FOLLOWING SOILS REPORT RELATING TO TRACT NO. 5113, HAS BEEN PREPARED

DATE OF REPORT	TITLE OF REPORT	FIRM NAME	ENGINEER	REG. NO.
DEC. 4, 1996	GEOTECHNICAL UPDATE EVALUATION, TENTATIVE TRACT NO 5113, LOCATED AT 5076 AND 5136 COCHRAN STREET, CITY OF SIMI VALLEY, CALIFORNIA	GORIAN & ASSOCIATES	ALI ABDEL-HAQ	G 2308

LOCATION WHERE ON FILE FOR PUBLIC INSPECTION: CITY OF SIMI VALLEY, PUBLIC WORKS DEPARTMENT.

COUNTY RECORDER'S CERTIFICATE

DOCUMENT NO. 99-124484

RECORDED AT THE REQUEST OF THE OWNER, WL HOMES, LLC, ON June 30 1999, AT 8:00 A.M. IN BOOK 138 OF MISCELLANEOUS RECORDS (MAPS), AT PAGES 70 TO 72, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN, COUNTY RECORDER
COUNTY OF VENTURA

BY: Lupe D. Perez
DEPUTY COUNTY RECORDER

TRACT NO. 5113

IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF PORTIONS OF LOTS 54 AND 55 OF THE La PLACENTIA TRACT PER 16 MR 7

COUNTY OF VENTURA, CALIFORNIA

SEPTEMBER 1998

TOTAL GROSS AREA : 6.89 ACRES

JSA
CIVIL ENGINEERS LAND PLANNERS SURVEYORS
23801 CALABASAS ROAD, STE. 2039, CALABASAS, CALIFORNIA 91302

(N0° 01'50"E 2639.75' TO SMA*5, R1) (N0° 01'41"E 2640.12'MEAS TO SMA*5)

(682.28'R10) 682.25' PRO (682.0' R3)

(1294.42' R1) (1294.53' R2) 1294.47'PRO (1294.0'cf R3)

N0° 01'43"E 2639.86' MEAS. (2638.90'cf R3)

STEARNS STREET ℄

℄INT COCHRAN STREET AND STEARNS STREET.Fd. 1½"IP LS 3875 PER R9.R10

343.86'PRO (343.83'R3)

EASTERLY LINE OF LOT 55 PER R3

N 0° 00'28" W 1294.90'MEAS (1294.46'cf R3)

682.24'MEAS

ESTABLISHED BY PRORATION

343.43'MEAS

612.22'PRO (612.0'R8) (612.25'R10, R2, R7)

343.01'PRO (343.01'R3)

612.06'MEAS (612.46'R3)

EST.BY INTERSECTION

1345.39' PRO (1344.90' R3)

SEARCHED FOR NAIL PER R1. NOTHING FOUND NOTHING SET. ESTABLISHED BY PRORATION PER R3

SEE DETAIL 'A'

℄ LOS ANGELES AVENUE

120.00'MEAS 463.85'MEAS

120.00' MEAS

120.00' R6 & MEAS

90-055408 OR

4403 OR 540

N0° 00'28"W 682.23'MEAS (682.0'CFR3)

682.23'MEAS (682.00 CFR6)

30.00'

COCHRAN STREET

60'

30' 30'

(2666.33'cf R3) (2666.68' R2,R7)

358.03'PRO (358'R3)

358.03'MEAS

340.47'

460.04'

238.03'MEAS

2666.54'MEAS.

℄

N 89° 59'30" E

CORNER COMMON TO LOTS 54 AND 55 (R3). NOTHING FD.,NOTHING SET

℄ SUMMERWOOD AVENUE

BASIS OF BEARINGS N 89° 59'30" E

113.58'

300.02'PRO (300'R3)

222.02'MEAS

30.00

652.21' MEAS (652.00' cf R5,R8)

N0° 01'10"W 682.21' MEAS (682.0' CFR3)

6 PM 79 PARCEL 2

6 PM 79 PARCEL 1

78.00'R5 & MEAS

N 89° 59'30" E

78.00'MEAS

459.91'

238.00'MEAS (238.0'cf R6)

358.00' MEAS & R3

16 MR 7 8 LOT 42

(N89°59'30"E 2666.54'CFR3)

N0° 00'37"W 613.13'MEAS (N0° 00'10"W (612.94'R3)

LEEDS STREET

(N89° 59'30"E 2665.57'cf R3)

357.97' PRO (358.00' R3)

(N89°59'30"E 2665.51' R2)

N89° 39'17"W 2844.60' R2)

N89° 39'17"W 2665.51' R2

N89° 55'11"E 2844.45' MEAS

N89° 55'11"E 2665.36'MEAS

299.98' PRO (300.00'R3)

CORNER COMMON TO LOTS 42,43,54,& 55. Fd.½" IP w/WOOD PLUG NORTH 0.08' BY EAST 0.07'

N89°59'30"E

N89°59'30"E 658.00'MEAS & R3

N89°59'30"E 2665.91'MEAS

45 PM 99/100 PARCEL 3

221.91'MEAS (222'cf R5)

300.00' MEAS & R3

47 PM 65 PARCEL 1

S89° 36'36"E 0.03'R4

℄STEARNS STREET

0.26'R4 N0° 23'24"E

NOTHING FD. NOTHING SET ESTABLISHED FROM TIES CF R4

℄LOS ANGELES AVENUE

Fd. BOLT & WASHER

LS 3891 PER R1 SMA*5

DETAIL 'A'

NO SCALE

PROJECT SITE

ST. HWY 118

STREET

COCHRAN STREET

STEARNS

LAS LLAJAS CREEK

RALSTON AVE.

LEEDS STREET

VICINITY MAP

1" = 1000'

BASIS OF BEARINGS

THE BEARING OF N89°50'30"E FOR THE CENTERLINE OF COCHRAN STREET PER 45 PM 99/100 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENT NOTES

□ SET VENTURA COUNTY STANDARD SURVEY MONULMENT STAMPED RCE 16844

○ SET 1½" IRON PIPE TAGGED RCE 16844, FLUSH

SET ¾" IRON PIPE TAGGED RCE 16844 AT ALL REAR LOT AND PARCEL CORNERS AND ALL LOT LINE ANGLE POINTS, FLUSH.

SET LEAD AND TAG RCE 16844 IN CONCRETE CURB 6.25' FROM FRONT CORNER ALONG LOT LINE PRODUCED.

● FOUND. MONUMENT AS NOTED

LEGEND

R1 - 101 MR 35
R2 - 47 PM 65
R3 - 16 MR 7
R4 - 40 RS 37
R5 - 621 OR 523
R6 - 90-055408 OR
R7 - 40 PM 19/20
R8 - 6 PM 79
R9 - 43 RS 59
R10 - 45 PM 99/100
Fd. - FOUND
IP - IRON PIPE
PRO - PRORATED MEASUREMENT
cf - CALCULATED FROM
MEAS - MEASURED
D - DELTA
EST. - ESTABLISHED
PSE - PUBLIC SERVICE EASEMENT
℄ - CENTERLINE

SHORT COURSE TABLE

#	BEARING	DISTANCE
L15	N89°55'11"E	1664.37'PRO (1664.5'R3)
L18	N89°50'30"E	1664.40'MEAS (1664.50'CFR3)

0 1" 2" 3"
0 50' 100' 150'
GRAPHIC SCALE
SCALE: 1" = 50'

1664.63'PRO (1664.5'cf R3)

682.14' PRO (682.22 R2)(682.00'R3)

N0° 01'26"W 1297.82' MEAS (1297.56'R3)

N 0° 00'44" W 682.21' MEAS (682.25' R2) (682.00' R3)

(1295.34' CFR3) 1295.73'MEAS

WESTERLY LINE OF LOT 54, R3

WESTERLY LINE R3

(N0° 23'54"E 1297.97' R2)

EST.BY INTERSECTION

(178.00' R5) 78.09'MEAS

613.52'MEAS (613.57'R2) (613.34'R3)

N 0° 00'44" W (615.56'R3)

615.68'PRO (615.75'R2)

L18

L15

EST.BY PRORATION

179.09'R2

SEARCHED FOR NAIL PER R2. NOTHING FOUND, NOTHING SET ESTABLISHED AT RECORD DISTANCE PER R2

RALSTON AVENUE ℄

Fd. 1½" IP RCE 8805 PER R7, 0.1'SUB

Fd. 'C'-NAIL IN HOLE 0.5' DOWN PER R7. HELD AS INTERSECTION CENTERLINECOCHRAN STREET WITH WESTERLY LINE OF R3, R10

TRACT NO. 5113

IN THE CITY OF SIMI VALLEY

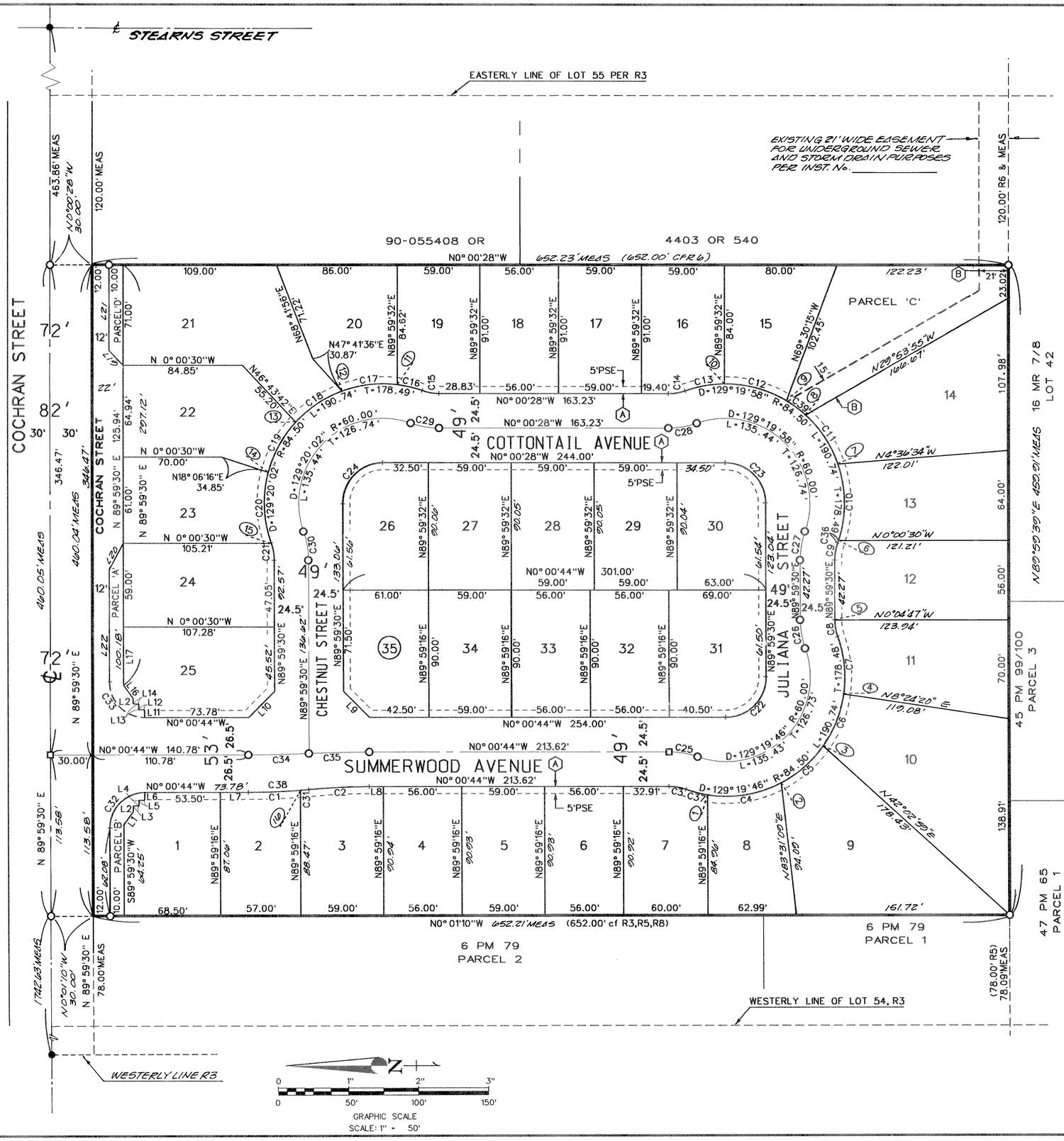
BEING A SUBDIVISION OF PORTIONS OF LOTS 54 AND 55 OF THE La PLACENTIA TRACT PER 16 MR 7

COUNTY OF VENTURA, CALIFORNIA

SEPTEMBER 1998

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EASEMENTS

(A) 5' WIDE EASEMENT TO THE CITY OF SIMI VALLEY FOR PUBLIC SERVICE.

(B) EASEMENT TO THE CITY OF SIMI VALLEY FOR SANITARY SEWER PURPOSES.

PARCELS 'A', 'B' AND 'D' ARE FOR LANDSCAPE PURPOSES AND ARE TO BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION. PARCEL 'C' IS FOR DETENTION BASIN PURPOSES AND IS TO BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION.

CURVE TABLE

#	D	R	L	T
C1	4°25'13"	476.30'	36.75'	18.38'
C2	5°10'47"	476.30'	43.06'	21.54'
C3	19°40'00"	35.50'	12.19'	6.15'
C4	36°36'54"	84.50'	54.00'	27.96'
C5	27°07'20"	84.50'	40.00'	20.38'
C6	27°07'20"	84.50'	40.00'	20.38'
C7	27°51'19"	84.50'	41.08'	20.95'
C8	19°40'00"	35.50'	12.19'	6.15'
C9	19°40'00"	35.50'	12.19'	6.15'
C10	37°25'10"	84.50'	55.19'	28.62'
C11	28°28'42"	84.50'	42.00'	21.44'
C12	31°23'08"	84.50'	46.28'	23.74'
C13	19°07'54"	84.50'	28.22'	14.24'
C14	19°40'00"	35.50'	12.19'	6.15'
C15	19°40'00"	35.50'	12.19'	6.15'
C16	12°43'23"	84.50'	18.76'	9.42'
C17	27°07'20"	84.50'	40.00'	20.38'
C18	27°07'20"	84.50'	40.00'	20.38'
C19	27°48'01"	84.50'	41.00'	20.91'
C20	34°33'58"	84.50'	50.98'	26.29'
C21	19°40'00"	35.50'	12.19'	6.15'
C22	89°59'46"	28.50'	44.77'	28.50'
C23	89°59'58"	28.50'	44.77'	28.50'
C24	90°00'02"	28.50'	44.77'	28.50'
C25	19°40'00"	60.00'	20.59'	10.40'
C26	19°40'00"	60.00'	20.59'	10.40'
C27	19°40'00"	60.00'	20.59'	10.40'
C28	19°40'00"	60.00'	20.59'	10.40'
C29	19°40'00"	60.00'	20.59'	10.40'
C30	19°40'00"	60.00'	20.59'	10.40'
C31	0°45'34"	476.30'	6.31'	3.16'
C32	89°59'46"	25.00'	39.27'	25.00'
C33	90°00'14"	25.00'	39.27'	25.00'
C34	2°31'04"	978.80'	43.01'	21.51'
C35	2°31'04"	978.80'	43.01'	21.51'
C36	1°23'26"	84.50'	2.05'	1.03'
C37	10°36'53"	84.50'	15.65'	7.85'
C38	5°10'47"	476.30'	43.06'	21.54'
C39	11°31'38"	84.50'	17.00'	8.53'

RADIALS

	DIRECTION
1	S 80°57'37" E
2	S 62°25'29" W
3	S 35°18'09" W
4	S 8°10'49" W
5	N 0°00'30" W
6	N 18°16'04" E
7	N 19°09'06" W
8	S 47°37'48" E
9	N 59°09'26" W
10	N 89°27'26" E
11	N 83°03'51" W
12	N 69°48'49" E
13	S 42°41'29" W
14	N 14°53'28" E
15	N 19°40'30" W
16	N 85°34'03" E

SHORT COURSE TABLE

#	BEARING	DISTANCE
L1	N 54°24'04" W	11.48'
L2	EAST	4.00'
L3	NORTH	4.00'
L4	EAST	4.00'
L5	NORTH	4.00'
L6	N 86°45'47" W	5.50'
L7	S 0°00'44" E	20.28'
L8	S 0°00'44" E	9.71'
L9	N 44°59'23" E	26.16'
L10	N 45°00'37" W	26.16'
L11	N86°49'04"E	5.52'
L12	NORTH	4.00'
L13	EAST	4.00'
L14	NORTH	4.00'
L16	N 54°20'13" E	11.49'
L17	N 89°59'30" E	41.23'
L19	N 47°43'05" E	14.87'
L20	N 61°02'05" W	20.64'
L21	N80°50'30"E	60.00'
L22	N89°59'30"E	79.96'

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