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. 3045-5, 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 ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY HEALTH AND WELFARE, AN ACCESS EASEMENT OVER LOTS 197 THRU LOTS 205 INCLUSIVE AND A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY TO VENTURA COUNTY WATERWORKS DISTRICT NO.8. AS SHOWN ON THIS MAP

LINDSAY F NIELSON, TRUSTEE OF LA MONTE TRUST: SIMI VALLEY PROPERTY DATED AUGUST 12, 1993, OWNER.

BY: Lindsay F. Nielson
LINDSAY F. NIELSON
ITS: TRUSTEE

IN, ON, OVER AND ACROSS PORTIONS OF LOTS 197 THRU 205 FOR ALL OF THE PURPOSES OF INGRESS AND EGRESS, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, REMOVAL AND OPERATION OF A WATER SYSTEM.

STATE OF CALIFORNIA)
SS
COUNTY OF LOS ANGELES)

ON 9/30/98 BEFORE ME, ESPERANZA S. MONTERNAYOR
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
AND LINDSAY F. NIELSON
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

Esperanza S. Monternayor
/NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/30/2001
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.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF EASEMENT RECORDED IN BOOK 3636, PAGE 400 OF OFFICIAL RECORDS, FOR ROADWAYS, SLOPES, CUTS, FILLS, DRAINAGE STRUCTURES AND INCIDENTAL PURPOSES.

BRIDLE PATH HOMEOWNERS ASSOCIATION, HOLDER OF EASEMENT RECORDED DECEMBER 14, 1992 AS DOCUMENT No. 92-226534 OF OFFICIAL RECORDS, FOR NONEXCLUSIVE EQUESTRIAN AND INCIDENTAL PURPOSES.

VENTURA COUNTY WATERWORKS DISTRICT No. 8 HOLDER OF NONEXCLUSIVE EASEMENT RECORDED APRIL 3, 1998 AS DOCUMENT No. 98-050441 OF OFFICIAL RECORDS FOR INGRESS AND EGRESS, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, REMOVAL AND OPERATION OF WATER SYSTEMS.

VENTURA COUNTY FLOOD CONTROL DISTRICT HOLDER OF EASEMENT RECORDED APRIL 9, 1998 AS DOCUMENT No. 98-053761 OF OFFICIAL RECORDS FOR FLOOD CONTROL, WATER CONSERVATION AND INCIDENTAL PURPOSES.

RANCHO SIMI RECREATION AND PARK DISTRICT HOLDER OF A NONEXCLUSIVE EASEMENT RECORDED APRIL 16, 1998 AS DOCUMENT No. 98-057987 & No. 98-057988 OF OFFICIAL RECORDS FOR MULTIPURPOSE PUBLIC RECREATION TRAIL PURPOSES AND INCIDENTAL PURPOSES.

THE SIGNATURES OF THE PARTY(IES) NAMED HEREIN ABOVE AS OWNER(S) OF AN INTEREST SET FORTH MAY BE OMITTED UNDER THE PROVISION OF SECTION 66436,(a)(3)(A) OF THE SUBDIVISION MAP ACT.

DENNIS J. SWIRLES ET AL., OWNER OF AN EASEMENT FOR EQUESTRIAN PURPOSES RECORDED JANUARY 25, 1999 AS DOCUMENT NO. 99-13393 OF OFFICAL RECORDS.

NOTE: THE EXACT LOCATION OF SAID LICENSE CANNOT BE DETERMINED PER SAID DOCUMENT.

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.

DATED: 9/30/98, 1998

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

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

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 3045-5, 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: DECEMBER 18, 1998.

REGISTERED PROFESSIONAL ENGINEER GEORGE T. BERG No. 10004 Exp. 6/30/01 CIVIL STATE OF CALIFORNIA

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: August 4, 1999.

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY Teri M. Lirette
DEPUTY COUNTY TAX COLLECTOR

99-149778

COUNTY RECORDER'S CERTIFICATE:

RECORDED AT THE REQUEST OF THE OWNER LINDSAY F. NIELSON, TRUSTEE OF THE LA MONTE TRUST RE: SIMI VALLEY PROPERTY DATED AUGUST 12, 1993, ON AUG. 6, 1999, AT 8:00 A.M. IN BOOK 138 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 75-80, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY D. Ochampel
DEPUTY COUNTY RECORDER

SOILS AND/OR GEOLOGIC REPORT(S)

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 3045-4 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. 3045-5, CONSISTING OF 6 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 21st DAY OF December, 1998, FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP. AND DOES HEREBY ACCEPT THE ACCESS EASEMENT AS OFFERED OVER LOTS 197 THRU 205 INCLUSIVE. ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.

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 22nd DAY OF December, 1998

ATTEST:

Alice K. Rebardt
CITY CLERK OF THE CITY OF SIMI VALLEY

Bill Davis
MAYOR OF THE CITY OF SIMI VALLEY

ABANDONMENT CERTIFICATE

THIS IS TO CERTIFY THAT PERSUANT TO SECTION 66499.20½ OF THE SUBDIVISON MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF A PORTION OF A NON EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR WATER SYSTEM PURPOSES RECORDED AS DOCUMENT NO. 98-050441 ON APRIL 3, 1998 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF VENTURA.. NOT SHOWN ON THIS MAP.

DATE: 12/21/98

Mike Sedell
MIKE SEDELL
DISTRICT MANAGER
VENTURA COUNTY WATERWORKS DISTRICT NO. 8

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 ACCEPTANCE CERTIFICATE

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 HEREBY ACCEPTS THE NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY IN, ON, OVER, UNDER AND ACROSS PORTIONS OF LOTS 197 THRU 205, INCLUSIVE, FOR ALL OF THE PURPOSES OF INGRESS AND EGRESS, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, REMOVAL AND OPERATION OF A WATER SYSTEM 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: DEC. 22, 1998

DISTRICT ENGINEER
VENTURA COUNTY WATERWORKS
DISTRICT NO. 8

TRACT NO. 3045-5

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

BEING A SUBDIVISION OF LOT D AS SHOWN ON TRACT NO. 3045-2, RECORDED IN BOOK 133, PAGES 78 TO 90 INCLUSIVE OF MISCELLANEOUS RECORDS (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

MAY 1998

SHEET 1 OF 6 SHEETS

SCALE : 1" = 1000'

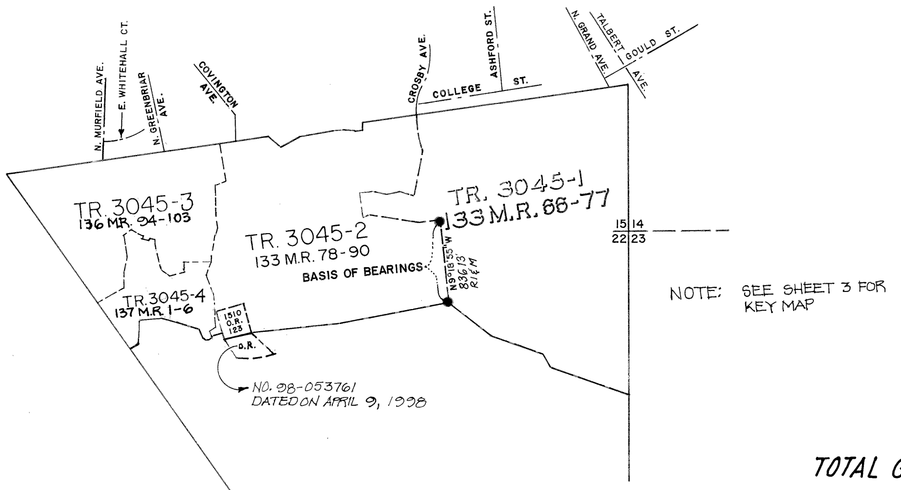
0 1000' 2000' 3000'

TRACT NO. 3045-5

CITY OF SIMI VALLEY COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT D, AS SHOWN ON TRACT NO. 3045-2, RECORDED IN BOOK 133, PAGES 78 TO 90, INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MAY 1998



NOTE: SEE SHEET 3 FOR KEY MAP

TOTAL GROSS AREA = 551.67 ACRES

TR. 3045-5



BASIS OF BEARINGS

THE BEARING N 9°18'55" W OF THE EASTERLY LINE OF LOT 111 OF TRACT Nº 3045-2 PER 133 M.R. 78-90, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS TRACT.

MONUMENT NOTES

- ●..... FOUND MONUMENT PER TRACT Nº 3045-2 133 MR 78/90 (1½" I.P. TAGGED R.C.E. 25973 (FLUSH) — 133 MR 66/77
- ○..... FOUND MONUMENT PER TRACT Nº 3045-1 (1½" I.P. TAGGED R.C.E. 25973 (FLUSH)
  SET 3/4" IRON PIPE TAGGED RCE 25973 AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES.
  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.
- ⊗ FOUND 1½" I.P. TAGGED R.C.E. 23777 PER R1

LEGEND

R1 = TRACT NO. 3045-2 PER 133 MR 78/90
A.C. = ACRES
RAD = RADIAL
M = MEASURED
I.P. = IRON PIPE
CF = CALCULATED FROM
R2 = TRACT No. 3045-1 PER 133 MR 66/77

VICINITY MAP

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

138 MR 76

SCALE : 1" = 800'

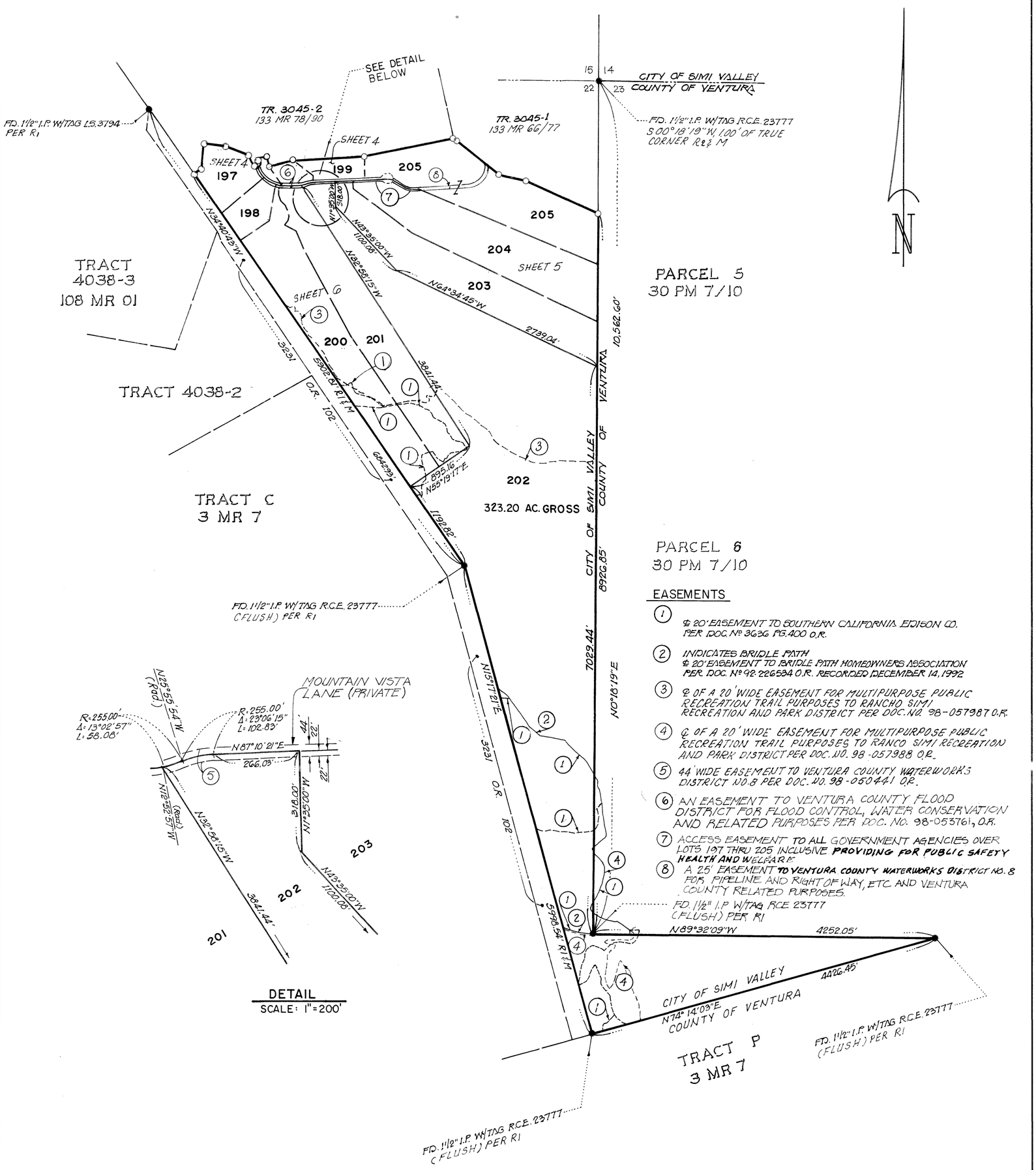
0 200' 400' 600'

TRACT NO. 3045-5

CITY OF SIMI VALLEY COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT D, AS SHOWN ON TRACT NO. 3045-2, RECORDED IN BOOK 133, PAGES 78 TO 90, INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MAY 1998



DETAIL
SCALE: 1"=200'

EASEMENTS

1. ℄ 20' EASEMENT TO SOUTHERN CALIFORNIA EDISON CO. PER DOC. Nº 3636 PG. 400 O.R.
2. INDICATES BRIDLE PATH ℄ 20' EASEMENT TO BRIDLE PATH HOMEOWNERS ASSOCIATION PER. DOC. Nº 92-226584 O.R. RECORDED DECEMBER 14, 1992
3. ℄ OF A 20' WIDE EASEMENT FOR MULTIPURPOSE PUBLIC RECREATION TRAIL PURPOSES TO RANCHO SIMI RECREATION AND PARK DISTRICT PER DOC. NO. 98-057987 O.R.
4. ℄ OF A 20' WIDE EASEMENT FOR MULTIPURPOSE PUBLIC RECREATION TRAIL PURPOSES TO RANCO SIMI RECREATION AND PARK DISTRICT PER DOC. NO. 98-057988 O.R.
5. 44' WIDE EASEMENT TO VENTURA COUNTY WATERWORK'S DISTRICT NO. 8 PER DOC. NO. 98-050441 O.R.
6. AN EASEMENT TO VENTURA COUNTY FLOOD DISTRICT FOR FLOOD CONTROL, WATER CONSERVATION AND RELATED PURPOSES PER DOC. NO. 98-053761, O.R.
7. ACCESS EASEMENT TO ALL GOVERNMENT AGENCIES OVER LOTS 197 THRU 205 INCLUSIVE **PROVIDING FOR PUBLIC SAFETY HEALTH AND WELFARE**
8. A 25' EASEMENT **TO VENTURA COUNTY WATERWORKS DISTRICT NO. 8** FOR PIPELINE AND RIGHT OF WAY, ETC. AND VENTURA COUNTY RELATED PURPOSES.

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

SCALE : 1" = 100'

0 100' 200' 300'

SHEET 4 OF 6 SHEETS

TRACT NO. 3045-5

CITY OF SIMI VALLEY COUNTY OF VENTURA

STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT D, AS SHOWN ON TRACT NO. 3045-2, RECORDED IN BOOK 133, PAGES 78 TO 90, INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MAY 1998

NOTE: SEE SHEET 2 FOR BASIS OF BEARINGS MONUMENTS NOTES

LEGEND SEE SHEET 3 FOR: KEY MAP EASEMENTS

SEE SHEET 5

SEE SHEET 6

SEE DETAIL

N78°15'38"E 1116.00' R1&M

N1°18'00"W 290.21'

N87°10'21"E 223.27' 373.32'

890.01' R1&M

877.34'

N86°03'10"E

TR. 3045-2 133 MR 78/90

LOT 111

199 5.97 AC. GROSS

MOUNTAIN VISTA LANE (PRIVATE)

636.16' 110.00' N53°00'00"W 100.00' N4°26'00"W 22' 22'

220.08'

N1°35'00"W 318.00'

N67°10'21"E 266.05'

N52°30'33"W 305.95'

20.45'

N15°01'28"W 13.79'

N2°45'39"W (Rad) 530.0'

R=2700.0' Δ=3°36'15" L=111.70'

R=2250.0' Δ=3°36'15" L=141.58'

N25°55'54"W (Rad.)

N32°58'15"W 3841.44'

N12°58'57"W (Rad.)

N15°02'28"W 285.46' R1&M 299.25'

20.45' 1267'

299.83' R1&M

N15°05'07"E R1&M 299.30'

LOT 109 TR 3045-2 133 MR 78/90

1510 O.R. 123

N14°56'18"W R1&M 299.42'

131.43'

N34°41'35"W 254.44'

N75°03'12"E

N10°39'13"E (Rad.)

N87°54'33"E 11.68'

N87°54'33"E 11.63'

R=413.00' Δ=12°36'40" L=90.90'

L=320.26' Δ=11°05'15" L=78.16'

L=46.03' Δ=1°04'30"

NOTE: PUBLIC STREET PETER PLACE

N65°39'14"E (Rad.) N16°22'07"W (Rad.)

R=46.50' Δ=179°46'05" L=146.00'

R=46.50' Δ=179°46'05" L=146.00'

R=28.50' Δ=172°09'21" L=85.67'

R1&M

N65°35'10"E (Rad.)

R=1150.00' Δ=25°27'29" L=511.11'

N40°05'29"E (Rad.)

R=435.00' L=165.10'

Δ=42°10'56"

N1°03'00"E 120.00'

N19°10'00"W 90.00'

N24°30'00"W 90.00'

75.00' N44°40'00"W

65.00' N13°45'00"W

N11°36'00"E 250.00'

N32°45'00"E 70.00'

N62°00'00"W 160.00'

N1°19'05"E 1240.00'

N78°20'45"E (Rad.)

N9°50.00'E

Δ=21°44'44" R=435.00'

Δ=0°55'44" L=4.05' R=250.00'

N41°01'13"E (Rad.)

N23°02'31"E (Rad.)

R=46.50' Δ=28°41'30" L=23.29'

N58°02'31"E (Rad.)

R=46.50' Δ=28°41'30" L=23.29'

R=230.49' L=92.39'

N06°35'59"W (Rad.)

Δ=24°32'07" L=107.06' R=250.00'

N75°22'04"E (Rad.)

Δ=22°22'33" L=146.25' R=374.50' R1&M

333.6'

N69°39'08"W 249.17'

N63°13'49"W 249.17'

N14°46'11"E R1&M 320.00'

N55°16'11"E 105.35' R1&M

N34°40'43"W 2150.48' CF R1&M

600.04'

N34°40'43"W R1&M 5902.81'

409.96'

3700.00'

N49°40'00"E 699.82'

N55°30'00"E 434.76'

463.51'

184 183 182 179 178 177 3045-4 TR. MR

179

197 9.89 AC. GROSS 9.83 AC NET

198 6.47 AC. GROSS 6.38 AC. NET

TR. 4038-3 108 MR 01

3231 O.R. 102

TR. 4038-2

202 203 204 205 201 200

(6) EASEMENT DOCUMENT NO. 98-053614 O.R. VCFCD FOR FLOOD CONTROL, FLIGHT & WAY, WATER CONSERVATION & RELATED PURPOSES

(5) (7)

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

138 MR 78

SCALE : 1" = 200'

0 200' 400' 600'

TRACT NO. 3045-5

CITY OF SIMI VALLEY COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT D, AS SHOWN ON TRACT NO. 3045-2, RECORDED IN BOOK 133, PAGES 78 TO 90, INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MAY 1998

SEE SHEET 4

N86°03'10"E (890.01' R.) 877.34'

MOUNTAIN VISTA LANE (PRIVATE)

199

N87°10'21"E 266.03'

N87°10'21"E 686.16'

225.08'

22'

N1°35'00"W 318.00'

N1°18'00"W 290.21'

N87°10'21"E 223.51'

373.32'

N04°26'00"W 110.00'

LOT 111 TR 3045-2 133 MR 78/90 R1&M

N78°15'38"E 1118.00'

R&M N19°18'25"W 836.13' BASIS OF BEARINGS

N49°52'46"W 51.33' R1&M

L=215.47' R=300.00' Δ=41°09'09"

SEE DETAIL "A"

N38°19'24"E (Rad.)

L=220.16' R=300.00' Δ=42°03'07"

N86°16'17"E 85.88'

N86°16'17"E 628.32'

30' 15' 15'

N25°00'00"W

N13°35'00"W

908.00'

N67°20'00"W

1100.08'

N64°34'45"W

N64°34'45"W

2408.96'

2526.07'

2139.04'

N51°22'00"W 473.90' CFP&E M N89°41'14"W (Rad.) R1&M

R=250.00' Δ=3°57'46" L=17.29'

R2&M 51.06'

R=250.00' Δ=81°55'17" L=357.45

145.04' R2&M

N85°39'00"W (Rad.) PAC

N17°45'24"W 340.00' R1&M

N65°42'37"W R1&M

N0°18'19"E 1625.15' CFP&E M 965.80'

632.54'

708.44'

8926.85'

N0°18'19"E R1&M

556.62'

7029.44'

LOT 56 TR. 3045-1 133 MR 66-77

LOT 57 TR. 3045-1 133 MR 66-77

205 40.00 AC. GROSS 39.38 AC. NET

204 40.00 AC. GROSS 39.57 AC. NET

203 40.61 AC. GROSS 40.50 AC. NET

202

201

SEE SHEET

3641.44'

N32°58'15"W

CITY OF SIMI VALLEY

COUNTY OF VENTURA

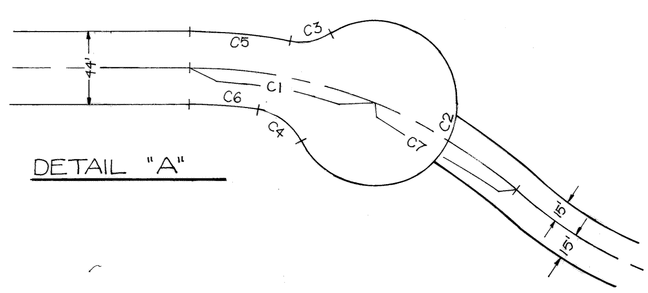
PARCEL 5
30 PM 7/10

NOTE: SEE SHEET 2 FOR BASIS OF BEARINGS MONUMENT NOTES

LEGEND
SEE SHEET 3 FOR: KEY MAP EASEMENTS

CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C1	300.00'	21°57'48"	115.00'	58.21'
C2	50.00'	275°11'29"	240.15'	
C3	35.00'	42°35'58"	26.02'	13.65'
C4	35.00'	54°56'48"	33.57'	18.20'
C5	322.00'	10°54'24"	61.30'	30.74'
C6	278.00'	08°33'07"	41.49'	20.79'
C7	300.00'	19°11'14"	100.47'	50.71'



DETAIL "A"

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

SCALE : 1" = 200'

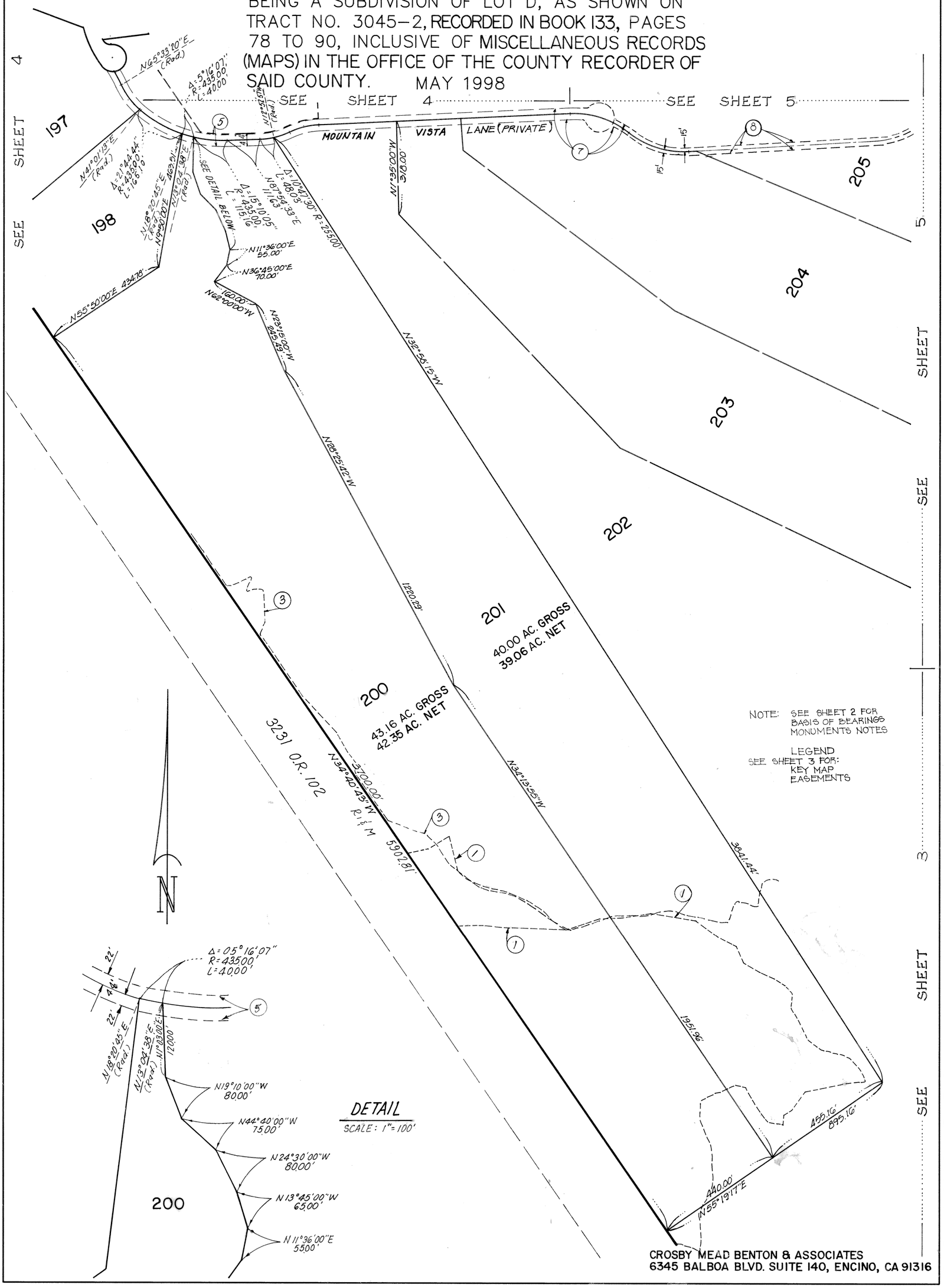
0 200' 400' 600'

TRACT NO. 3045-5

CITY OF SIMI VALLEY COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT D, AS SHOWN ON TRACT NO. 3045-2, RECORDED IN BOOK 133, PAGES 78 TO 90, INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MAY 1998



NOTE: SEE SHEET 2 FOR BASIS OF BEARINGS MONUMENTS NOTES

LEGEND
SEE SHEET 3 FOR:
KEY MAP
EASEMENTS

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

138 MR 80