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. 4647, 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, AN ACCESS AND UTILITY EASEMENT OVER RENEE COURT AND LOT CL-4 TO PROVIDE ACCESS FOR ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SIMI VALLEY THE EASEMENT FOR PUBLIC SERVICE PURPOSES AND THAT THEY DO HEREBY OFFER TO DEDICATE THE ACCESS AND WATER PIPELINE EASEMENTS TO THE VENTURA COUNTY WATER WORKS DISTRICT NO. 8, AS SHOWN ON THE MAP AND OVER RENEE CT.

ASHTON PLACE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER
BY LAUREL DEVELOPMENT, INC., MANAGING MEMBER

BY: _____
WILLIAM D. FORD
PRESIDENT

STATE OF CALIFORNIA
COUNTY OF VENTURA

ON June 23, 1999 BEFORE ME Myrna Katsel, Notary Public
PERSONALLY APPEARED William D. Ford, ~~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.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC–CALIFORNIA
VENTURA COUNTY

SIGNATURE Myrna Katsel

MARCH 29 2001
COMMISSION EXPIRES

P.F.F. BANK & TRUST, BENEFICIARY OF A DEED OF TRUST RECORDED AUGUST 11, 1999 AS DOCUMENT NO. 99-152409 OF OFFICIAL RECORDS.

Jill Magee
JILL MAGEE
ASSISTANT VICE PRESIDENT

Kevin R. Brooks
KEVIN R. BROOKS
VICE PRESIDENT

VALLEY VIEW ESTATES, L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY, BENEFICIARY OF A DEED OF TRUST RECORDED AUGUST 11, 1999 AS DOCUMENT No. 99-152410 OF OFFICIAL RECORDS.

Leonard Liston
LEONARD LISTON- MANAGING MEMBER

SIGNATURE OMISSIONS

THE SIGNATURE OF THE PARTY (IES) NAMED HEREINAFTER AS OWNER(S) OF AN EASEMENT SET FORTH HAVE BEEN 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.

1. TAPO MUTUAL WATER COMPANY, EASEMENT HOLDER BY DEED RECORDED IN BOOK 147, PAGE 450 OF DEEDS FOR THE RIGHT TO BUILD, CONSTRUCT, MAINTAIN AND OPERATE AN IRRIGATING SYSTEM. SAID EASEMENT IS BLANKET IN NATURE.
2. PATTERSON RANCH COMPANY, EASEMENT HOLDER BY DEED RECORDED IN BOOK 186, PAGE 402 OF DEEDS FOR THE RIGHT TO OPERATE AN IRRIGATING SYSTEM AND INCIDENTAL PURPOSES. SAID EASEMENT IS BLANKET IN NATURE.
3. TAPO MUTUAL WATER COMPANY, EASEMENT HOLDER BY DEED RECORDED IN BOOK 2052, PAGE 497 OF OFFICIAL RECORDS, FOR PIPELINES AND ROAD AND INCIDENTAL PURPOSES.
4. VENTURA COUNTY WATER WORKS DISTRICT No. 8, OWNER OF AN EASEMENT FOR PIPELINE AND ROAD AND INCIDENTAL PURPOSES BY DEED RECORDED AS DOCUMENT No. 99-106543 OF OFFICIAL RECORDS.

ENGINEER'S STATEMENT:

I, LEONARD I. LISTON II , DO HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN JULY, 1997 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 RETRACTED. 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: MARCH 16, 1999

Leonard Liston
R.C.E. NO. 31902
REGISTRATION EXPIRES 12–2000

REGISTERED PROFESSIONAL ENGINEER — LEONARD I. LISTON — No. 31902 — MAR 18 1999 — Exp. Dec. 2000 — CIVIL — STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4647, 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 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: JULY 27, 1999

George T. Berg
GEORGE T. BERG
CITY ENGINEER
CITY OF SIMI VALLEY

REGISTERED PROFESSIONAL ENGINEER — GEORGE T. BERG — No. 16804 — Exp 6/30/00 — 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: August 23, 1999

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: Lisa M. Perez
DEPUTY COUNTY TAX COLLECTOR

COUNTY RECORDER'S STATEMENT: #99-161418

RECORDED AT THE REQUEST OF THE OWNER
ASHTON PLACE, L.L.C. ,ON August 26, 1999,
AT 8:00 A.M IN BOOK 139 OF MISCELLANEOUS RECORDS (MAPS) AT
PAGES 10 – 13 RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: Lupe D. Perez, Deputy Recorder
~~ASST~~ COUNTY RECORDER

SOILS AND/OR GEOLOGIC REPORTS

THE FOLLOWING SOILS REPORTS AND/OR GEOLOGIC REPORTS RELATING TO TRACT NO. 4647 HAVE BEEN PREPARED:

DATE OF REPORT: 5/20/98, 12/11/98, 3/13/99 (WEST COAST GEOTECHNICAL)
5/10/98, 12/11/98, 2/23/99 (MOUNTAIN GEOLOGY, INC.)
TITLE OF REPORT: UPDATE GEOTECHNICAL ENGINEERING REPORT
PLAN REVIEW AND CHANGE OF GEOTECHNICAL ENGINEER
FIRM NAME: WEST COAST GEOTECHNICAL / MOUNTAIN GEOLOGY INC.
ENGINEER AND GEOLOGIST: LEONARD LISTON, ENGR.; JEFF HOLT, GEOLOGIST
REGISTRATION NO. RCE 31902
LOCATION WHERE ON FILE FOR PUBLIC INSPECTION: CITY OF SIMI VALLEY, DEPARTMENT OF PUBLIC WORKS

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 4647, CONSISTING OF 4 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 JUNE, 1999, FOR APPROVAL SAID COUNCIL HEREBY APPROVES SAID MAP, AND DOES HEREBY ACCEPT THE EASEMENT FOR PUBLIC SERVICE PURPOSES AS SHOWN ON THIS MAP AND THE ACCESS AND UTILITY EASEMENT TO ALL GOVERNMENTAL AGENCIES OVER RENEE COURT AND LOT CL-4 FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, 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 27th DAY OF July, 1999.

ATTEST:

Lucia K. Rebordo
Asst. CITY CLERK OF THE CITY OF SIMI VALLEY

Bill Davis
MAYOR OF THE CITY OF SIMI VALLEY

SIGNATURE OMISSIONS CONTINUED:

THE SIGNATURES OF THE PARTY (IES) NAMED HEREINAFTER AS OWNER(S) OF AN INTEREST SET FORTH MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436, (a) (3) (C) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO FEE TITLE AND SUCH SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:
PATTERSON RANCH COMPANY, A CORPORATION, OWNER OF ALL OIL, GAS, PETROLEUM, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES AND ALL COAL, METALS, AND MINERALS, IN, ON, UNDER OR WITHIN SAID LAND, AS RESERVED IN THE DEEDS RECORDED NOVEMBER 10, 1919 IN BOOK 170, PG. 81 OF DEEDS AND RECORDED MAY 2, 1922 IN BOOK 186, PAGE 402 OF DEEDS.

VENTURA COUNTY WATERWORKS DISTRICT NO. 8 HEREBY ACCEPTS THE ACCESS AND WATER PIPELINE EASEMENTS SHOWN ON THIS MAP AND OVER RENEE COURT IN WITNESS THEREOF, HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY THE DISTRICT ENGINEER PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION NO. VWD-20 OF THE BOARD OF DIRECTORS OF SAID DISTRICT.

DATED: July 14, 1999

Michael Mikesell
DISTRICT ENGINEER,
VENTURA COUNTY WATERWORKS
DISTRICT NO. 8.

STATE OF CALIFORNIA
COUNTY OF VENTURA
ON August 16, 1999 BEFORE ME Virginia A. Elam NOTARY PUBLIC, PERSONALLY APPEARED Leonard Liston 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.

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE

NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
COMMISSION EXPIRES 7-9-03

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO
ON Aug. 19, 1999 BEFORE ME Kathy Divelbiss NOTARY PUBLIC, PERSONALLY APPEARED Jill Magee & Kevin R. Brooks 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~~ THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON, ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE Kathy Divelbiss

NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
COMMISSION EXPIRES 1-24-01

# TRACT No. 4647

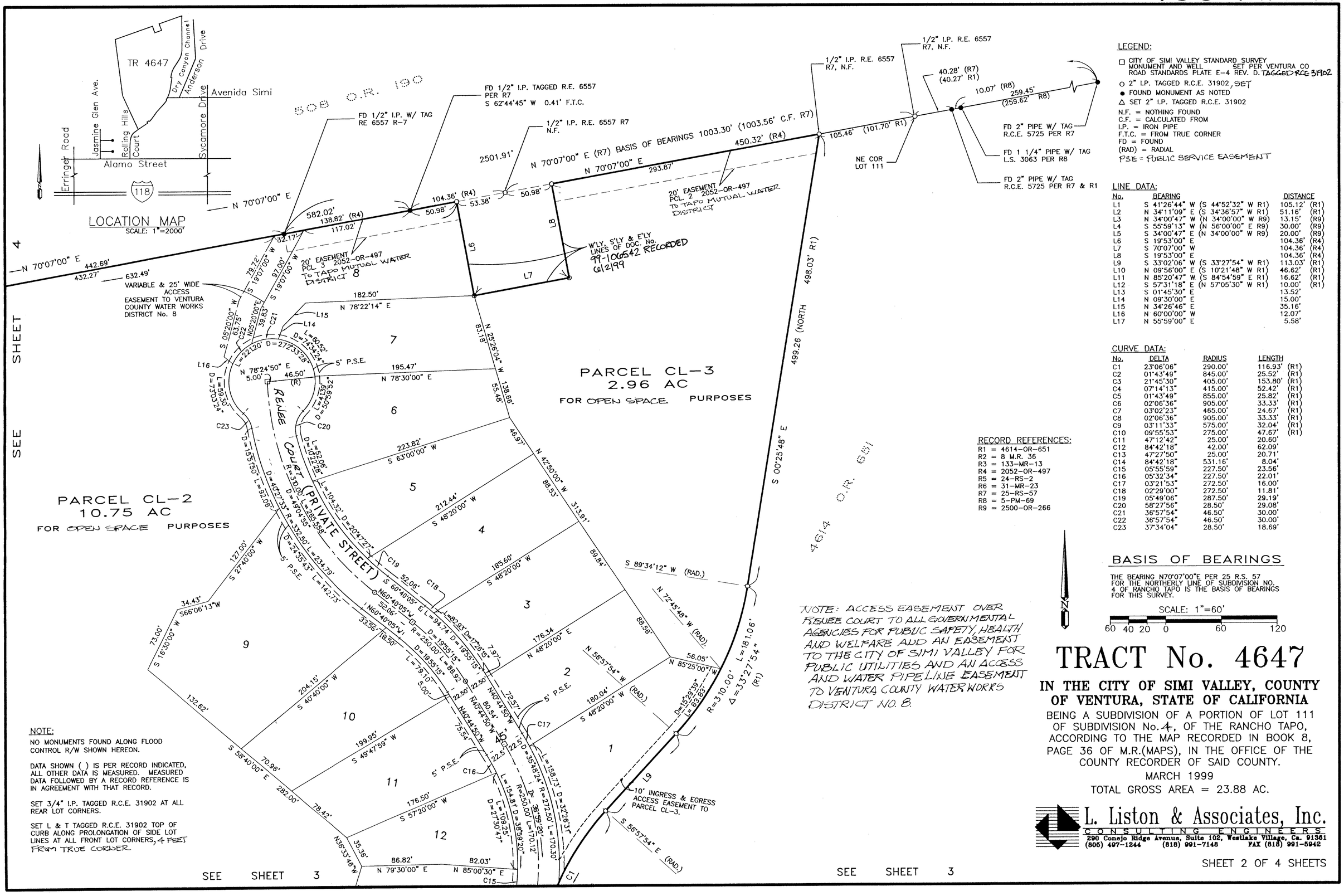
## IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 111 OF SUBDIVISION No. 4, OF THE RANCHO TAPO, ACCORDING TO THE MAP RECORDED IN BOOK 8, PAGE 36 OF M.R.(MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MARCH 1999

TOTAL GROSS AREA = 23.88 AC.

L. Liston & Associates, Inc.
CONSULTING ENGINEERS
290 Conejo Ridge Avenue, Suite 102, Westlake Village, Ca. 91361
(805) 497-1244 (818) 991-7148 FAX (818) 991-5942




PARCEL CL-2
10.75 AC
FOR OPEN SPACE PURPOSES

NOTE:

NO MONUMENTS FOUND ALONG FLOOD CONTROL R/W SHOWN HEREON.

DATA SHOWN ( ) IS PER RECORD INDICATED, ALL OTHER DATA IS MEASURED. MEASURED DATA FOLLOWED BY A RECORD REFERENCE IS IN AGREEMENT WITH THAT RECORD.

SET 3/4" I.P. TAGGED R.C.E. 31902 AT ALL REAR LOT CORNERS.

SET L & T TAGGED R.C.E. 31902 TOP OF CURB ALONG PROLONGATION OF SIDE LOT LINES AT ALL FRONT LOT CORNERS, 4 FEET FROM TRUE CORNER

NOTE: ACCESS EASEMENT OVER RENEE COURT TO ALL GOVERNMENTAL AGENCIES FOR PUBLIC SAFETY, HEALTH AND WELFARE AND AN EASEMENT TO THE CITY OF SIMI VALLEY FOR PUBLIC UTILITIES AND AN ACCESS AND WATER PIPELINE EASEMENT TO VENTURA COUNTY WATER WORKS DISTRICT NO. 8.

LEGEND:

- □ CITY OF SIMI VALLEY STANDARD SURVEY MONUMENT AND WELL SET PER VENTURA CO ROAD STANDARDS PLATE E-4 REV. D. TAGGED RCE 31902
- ○ 2" I.P. TAGGED R.C.E. 31902, SET
- ● FOUND MONUMENT AS NOTED
- △ SET 2" I.P. TAGGED R.C.E. 31902

N.F. = NOTHING FOUND
C.F. = CALCULATED FROM
I.P. = IRON PIPE
F.T.C. = FROM TRUE CORNER
FD = FOUND
(RAD) = RADIAL
PSE = PUBLIC SERVICE EASEMENT

LINE DATA:

| No. | BEARING | DISTANCE |
|---|---|---|
| L1 | S 41°26'44" W (S 44°52'32" W R1) | 105.12' (R1) |
| L2 | N 34°11'09" E (S 34°36'57" W R1) | 51.16' (R1) |
| L3 | N 34°00'47" W (N 34°00'00" W R9) | 13.15' (R9) |
| L4 | S 55°59'13" W (N 56°00'00" E R9) | 30.00' (R9) |
| L5 | S 34°00'47" E (N 34°00'00" W R9) | 20.00' (R9) |
| L6 | S 19°53'00" E | 104.36' (R4) |
| L7 | S 70°07'00" W | 104.36' (R4) |
| L8 | S 19°53'00" E | 104.36' (R4) |
| L9 | S 33°02'06" W (S 33°27'54" W R1) | 113.03' (R1) |
| L10 | N 09°56'00" E (S 10°21'48" W R1) | 46.62' (R1) |
| L11 | N 85°20'47" W (S 84°54'59" E R1) | 16.62' (R1) |
| L12 | S 57°31'18" E (N 57°05'30" W R1) | 10.00' (R1) |
| L13 | S 01°45'30" E | 13.52' |
| L14 | N 09°30'00" E | 15.00' |
| L15 | N 34°26'46" E | 35.16' |
| L16 | N 60°00'00" W | 12.07' |
| L17 | N 55°59'00" E | 5.58' |

CURVE DATA:

| No. | DELTA | RADIUS | LENGTH |
|---|---|---|---|
| C1 | 23°06'06" | 290.00' | 116.93' (R1) |
| C2 | 01°43'49" | 845.00' | 25.52' (R1) |
| C3 | 21°45'30" | 405.00' | 153.80' (R1) |
| C4 | 07°14'13" | 415.00' | 52.42' (R1) |
| C5 | 01°43'49" | 855.00' | 25.82' (R1) |
| C6 | 02°06'36" | 905.00' | 33.33' (R1) |
| C7 | 03°02'23" | 465.00' | 24.67' (R1) |
| C8 | 02°06'36" | 905.00' | 33.33' (R1) |
| C9 | 03°11'33" | 575.00' | 32.04' (R1) |
| C10 | 09°55'53" | 275.00' | 47.67' (R1) |
| C11 | 47°12'42" | 25.00' | 20.60' |
| C12 | 84°42'18" | 42.00' | 62.09' |
| C13 | 47°27'50" | 25.00' | 20.71' |
| C14 | 84°42'18" | 531.16' | 8.04' |
| C15 | 05°55'59" | 227.50' | 23.56' |
| C16 | 05°32'34" | 227.50' | 22.01' |
| C17 | 03°21'53" | 272.50' | 16.00' |
| C18 | 02°29'00" | 272.50' | 11.81' |
| C19 | 05°49'06" | 287.50' | 29.19' |
| C20 | 58°27'56" | 28.50' | 29.08' |
| C21 | 36°57'54" | 46.50' | 30.00' |
| C22 | 36°57'54" | 46.50' | 30.00' |
| C23 | 37°34'04" | 28.50' | 18.69' |

RECORD REFERENCES:

- R1 = 4614-OR-651
- R2 = 8 M.R. 36
- R3 = 133-MR-13
- R4 = 2052-OR-497
- R5 = 24-RS-2
- R6 = 31-MR-23
- R7 = 25-RS-57
- R8 = 5-PM-69
- R9 = 2500-OR-266

BASIS OF BEARINGS

THE BEARING N70°07'00"E PER 25 R.S. 57 FOR THE NORTHERLY LINE OF SUBDIVISION NO. 4 OF RANCHO TAPO IS THE BASIS OF BEARINGS FOR THIS SURVEY.

SCALE: 1"=60'

60 40 20 0 60 120

# TRACT No. 4647

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

BEING A SUBDIVISION OF A PORTION OF LOT 111 OF SUBDIVISION No. 4, OF THE RANCHO TAPO, ACCORDING TO THE MAP RECORDED IN BOOK 8, PAGE 36 OF M.R.(MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MARCH 1999

TOTAL GROSS AREA = 23.88 AC.

L. Liston & Associates, Inc.
CONSULTING ENGINEERS
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(805) 497-1244 (818) 991-7148 FAX (818) 991-5942

SEE SHEET 4

N 07°12'27" W

838.42' (N 07°13'51" W 839.01' R2)

80 O.R. 370

FD 1 1/2" I.P. L.S. 5983 PER R3

14.76'

PARCEL CL-2
10.75 AC
FOR OPEN SPACE PURPOSES

S 88°43'49" W
24.86'
128.00'
S 40°58'49" W
143.90
N 31°30'00" W
81.83'
S 77°58'49" W
204.70'
S 89°30'00" W

N 24°29'56" W (N 24°31'20" W R2)
376.41'
412.71'

TRACT 133
NO. M.R. 13
4562

554.67'
N 33°25'00" E (RAD)

15

N 56°01'00" W (RAD.)
5' P.S.E.
N 55°48'51" W (RAD.)
N 52°37'18" W (RAD.)
N 56°01'00" W (RAD.)
N 40°16'00" W (RAD)
N 49°44'00" E 131.53'
22.50 22.50
N 33°59'00" E 150.95'
L= 77.18'
D= 22°24'13"
L=84.16'
D=22°00'00"
R=219.16'
S 55°59'13" W R1) 169.87' (R3)
S 55°57'49" W R1)
269.84' (R3)
S 55°59'13" W 99.96'
(S 56°24'17" W 99.97' R3)
S 55°59'13" W 198.58' (R3 & R9)
(N 56°00'00" E R9)
S 55°59'13" W (S 56°24'17" W R3)
FD NAIL PER R3
SEE DETAIL A HEREON
FD 1 1/2 I.P. L.S. 5983 R3, S55°57'50"W, 0.02' F.T.C.

(N 45°11'26" E R3)
(N 44°47'09" E R9)
N 44°46'22" E 103.24' (R3 & R9)

N 42°41'25" W (RAD)
(N 42°15'37" W RAD R1)
(N 33°34'59" W 26.77' R1)
N 34°00'47" W 26.77'
FD 1/2 I.P. W/ TAG R.C.E. 12460 PER R3

N 36°33'46" W
35.36'
86.82'
N 79°30'00" E
82.03'
N 85°00'30" E
C15
VARIES
S 80°04'00" E (RAD.)
13
N84°23'32"W (R)
177.46'
N 83°00'00" W
L= 31.65'
D= 3°24'49"
61.73'
S 08°25'00" W
95.26'
S 08°25'00" W
14
5' P.S.E.
N 81°00'37" W (RAD.)
N 79°16'48" W (RAD.)
111.86'
S 39°20'00" E
L = 76.54'
D = 9°12'14"
88.56'
S 71°40'00" E
N 71°43'29" W (RAD.)
N 57°31'18" W (R1) (RAD.)
N 50°17'05" W (RAD.)
N 49°33'16" W (RAD.)
5' P.S.E.
L = 213.65'
R= 499.00'
D= 25°45'18"
L= 354.06'
C1
C14
L13
L10
L17
R=553.66' L=104.65'
D=10°49'47"
L=46.83'
D=4°50'48"
57.87' D=53°58'58"
VARIES
4614 O.R. 651
INGRESS/EGRESS ESMNT PER R1
25'
25'
AVENIDA SIMI
ANDERSON DRIVE
FD 2" PIPE IN CONC. W/ TAG R.C.E. 5725 PER R5
FD SPK. 3" SUB. PER R6
5'
(53.21' C.F. R6)
53.20'
(847.80' C.F. R6)
N 89°59'10" W 847.66'
(N 89°58'00" W R5 & R6)
SYCAMORE DRIVE
NW COR. OF LOT 108
N 08°59'23" E 161.95'
(N 09°25'11" E 161.95' R1)
8.34'
S 09°04'17" W 82.34'
C2
C3
VARIES
L12
DRY CANYON RIGHT-OF-WAY
4614 O.R. 651
SEE DETAIL B HEREON
C4
C5
RENEE COURT
L=179.01'
D=19°40'01"
D=40°39'13"
L=47.48'
D = 5°42.12'
VENTURA COUNTY FLOOD CONTROL DISTRICT
L1
C6
C7
C8
C9
C10
L2
L4
L5
FOR DETENTION PURPOSES
PARCEL CL-4
0.24 AC
L=62.77'
D=15°45'00"
R=251.00'
D=15°45'00"
L=68.96'
R=15.00'
D=15°45'00"
L=15.18'
R=15.00'
N 33°29'00" E (RAD.)
R = 196.66'
N 24°29'56" W 22.82'
L17
R=219.16' D=22°00'00" L=84.16'
73.18'
R = 241.66'
S 55°59'13" W
13.48'
N 57°31'18" W (RAD.)
R = 405.00'
N 57°31'18" W 10.00'
9.82'
N 57°31'18" W (RAD.)
R = 521.50'
R = 415.00'
N 59°56'51" W (RAD.)
S 48°33'16" E (RAD.)
S 50°39'52" E (RAD.)
S 53°42'15" E (RAD.)
S 55°48'51" E (RAD.)

DETAIL A
SCALE: N.T.S.

DETAIL B
SCALE: N.T.S.

NOTE:
NO MONUMENTS FOUND ALONG FLOOD CONTROL R/W SHOWN HEREON.

DATA SHOWN ( ) IS PER RECORD INDICATED, ALL OTHER DATA IS MEASURED. MEASURED DATA FOLLOWED BY A RECORD REFERENCE IS IN AGREEMENT WITH THAT RECORD.

SET 3/4" I.P. TAGGED R.C.E. 31902 AT ALL REAR LOT CORNERS.

SET L & T TAGGED R.C.E. 31902 TOP OF CURB ALONG PROLONGATION OF SIDE LOT LINES AT ALL FRONT LOT CORNERS, 4 FEET FROM TRUE CORNER.

N

SCALE: 1"=60'
60 40 20 0 60 120

NOTE: ACCESS EASEMENT OVER RENEE COURT AND CL-4 TO ALL GOVERNMENTAL AGENCIES FOR PUBLIC SAFETY, HEALTH AND WELFARE AND AN EASEMENT TO THE CITY OF SIMI VALLEY FOR UTILITIES AND AN ACCESS AND WATER PIPELINE EASEMENT TO VENTURA COUNTY WATER WORKS DISTRICT NO. 8, OVER RENEE COURT

LINE DATA:

| No. | BEARING | DISTANCE | |
|---|---|---|---|
| L1 | S 41°26'44" W (S 44°52'32" W R1) | 105.12' | (R1) |
| L2 | N 34°11'09" E (S 34°36'57" W R1) | 51.16' | (R1) |
| L3 | N 34°00'47" W (N 34°00'00" W R9) | 13.15' | (R9) |
| L4 | S 55°59'13" W (N 56°00'00" E R9) | 30.00' | (R9) |
| L5 | S 34°00'47" E (N 34°00'00" W R9) | 20.00' | (R9) |
| L6 | S 19°53'00" E | 104.36' | (R4) |
| L7 | S 70°07'00" W | 104.36' | (R4) |
| L8 | S 19°53'00" E | 104.36' | (R4) |
| L9 | S 33°02'06" W (S 33°27'54" W R1) | 113.03' | (R1) |
| L10 | N 09°56'00" E (S 10°21'48" W R1) | 46.62' | (R1) |
| L11 | N 85°20'47" W (S 84°54'59" E R1) | 16.62' | (R1) |
| L12 | S 57°31'18" E (N 57°05'30" W R1) | 10.00' | (R1) |
| L13 | S 01°45'30" E | 13.52' | |
| L14 | N 09°30'00" E | 15.00' | |
| L15 | N 34°26'46" E | 35.16' | |
| L16 | N 60°00'00" W | 12.07' | |
| L17 | N 55°59'13" E | 5.45' | |

CURVE DATA:

| No. | DELTA | RADIUS | LENGTH | |
|---|---|---|---|---|
| C1 | 23°06'06" | 290.00' | 116.93' | (R1) |
| C2 | 01°43'49" | 845.00' | 25.52' | (R1) |
| C3 | 21°45'30" | 405.00' | 153.80' | (R1) |
| C4 | 07°14'13" | 415.00' | 52.42' | (R1) |
| C5 | 01°43'49" | 855.00' | 25.82' | (R1) |
| C6 | 02°06'36" | 905.00' | 33.33' | (R1) |
| C7 | 03°02'23" | 465.00' | 24.67' | (R1) |
| C8 | 02°06'36" | 905.00' | 33.33' | (R1) |
| C9 | 03°11'33" | 575.00' | 32.04' | (R1) |
| C10 | 09°55'53" | 275.00' | 47.67' | (R1) |
| ~~C11~~ | ~~47°12'42"~~ | ~~25.00'~~ | ~~20.60'~~ | |
| ~~C12~~ | ~~84°42'18"~~ | ~~42.00'~~ | ~~62.09'~~ | |
| ~~C13~~ | ~~47°27'50"~~ | ~~25.00'~~ | ~~20.71'~~ | |
| C14 | 7°24'58" | 531.16' | 68.75' | |
| C15 | 05°56'59" | 227.50' | 23.56' | |
| C16 | 05°32'34" | 227.50' | 22.01' | |
| C17 | 03°21'53" | 272.50' | 16.00' | |
| C18 | 02°29'00" | 272.50' | 11.81' | |
| C19 | 05°49'06" | 287.50' | 29.19' | |
| C20 | 58°27'56" | 28.50' | 29.08' | |
| C21 | 36°57'54" | 46.50' | 30.00' | |
| C22 | 36°57'54" | 46.50' | 30.00' | |
| C23 | 37°34'04" | 28.50' | 18.69' | |

LEGEND:

- □ CITY OF SIMI VALLEY STANDARD SURVEY MONUMENT AND WELL SET PER VENTURA CO ROAD STANDARDS PLATE E-4 REV. D.
- ○ 2" I.P. TAGGED R.C.E. 31902, SET
- ● FOUND MONUMENT AS NOTED
- △ SET 2" I.P. TAGGED R.C.E. 31902

N.F. = NOTHING FOUND
C.F. = CALCULATED FROM
I.P. = IRON PIPE
F.T.C. = FROM TRUE CORNER
FD = FOUND
(RAD) = RADIAL
PSE = PUBLIC SERVICE EASEMENT

RECORD REFERENCES:

R1 = 4614-OR-651
R2 = 8 M.R. 36
R3 = 133-MR-13
R4 = 2052-OR-497
R5 = 24-RS-2
R6 = 31-MR-23
R7 = 25-RS-57
R8 = 5-PW-69
R9 = 2500-OR-266

# TRACT No. 4647

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

BEING A SUBDIVISION OF A PORTION OF LOT 111 OF SUBDIVISION No. 4, OF THE RANCHO TAPO, ACCORDING TO THE MAP RECORDED IN BOOK 8, PAGE 36 OF M.R.(MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MARCH 1999

TOTAL GROSS AREA = 23.88 AC.

L. Liston & Associates, Inc.
CONSULTING ENGINEERS
290 Conejo Ridge Avenue, Suite 102, Westlake Village, Ca. 91361
(805) 497-1244 (818) 991-7148 FAX (818) 991-5942

NOTE:

NO MONUMENTS FOUND ALONG FLOOD CONTROL R/W SHOWN HEREON.

DATA SHOWN ( ) IS PER RECORD INDICATED, ALL OTHER DATA IS MEASURED. MEASURED DATA FOLLOWED BY A RECORD REFERENCE IS IN AGREEMENT WITH THAT RECORD.

SET 3/4" I.P. TAGGED R.C.E. 31902 AT ALL REAR LOT CORNERS.

SET L & T TAGGED R.C.E. 31902 TOP OF CURB ALONG PROLONGATION OF SIDE LOT LINES AT ALL FRONT LOT CORNERS, 4 FEET FROM TRUE CORNER

NOTE: ACCESS EASEMENT OVER CL-4 AND RENEE COURT TO ALL GOVERNMENTAL AGENCIES FOR SAFETY, HEALTH AND WELFARE AND AN EASEMENT TO THE CITY OF SIMI VALLEY FOR UTILITIES, AND AN ACCESS AND WATER PIPELINE EASEMENT TO THE VENTURA COUNTY WATER WORKS DISTRICT NO. 8 OVER RENEE COURT

LEGEND:

- □ CITY OF SIMI VALLEY STANDARD SURVEY MONUMENT AND WELL SET PER VENTURA CO. ROAD STANDARDS PLATE E-4 REV. D. TAGGED RCE 21902
- ○ 2" I.P. TAGGED R.C.E. 31902, SET
- ● FOUND MONUMENT AS NOTED
- △ SET 2" I.P. TAGGED R.C.E. 31902

N.F. = NOTHING FOUND
C.F. = CALCULATED FROM
I.P. = IRON PIPE
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RECORD REFERENCES:

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R2 = 8 M.R. 36
R3 = 133-MR-13
R4 = 2052-OR-497
R5 = 24-RS-2
R6 = 31-MR-23
R7 = 25-RS-57
R8 = 5-PM-69
R9 = 2500-OR-266

LINE DATA:

| No. | BEARING | DISTANCE |
|---|---|---|
| L1 | S 41°26'44" W (S 44°52'32" W R1) | 105.12' (R1) |
| L2 | N 34°11'09" E (S 34°36'57" W R1) | 51.16' (R1) |
| L3 | N 34°00'47" W (N 34°00'00" W R9) | 13.15' (R9) |
| L4 | S 55°59'13" W (N 56°00'00" E R9) | 30.00' (R9) |
| L5 | S 34°00'47" E (N 34°00'00" W R9) | 20.00' (R9) |
| L6 | S 19°53'00" E | 104.36' (R4) |
| L7 | S 70°07'00" W | 104.36' (R4) |
| L8 | S 19°53'00" E | 104.36' (R4) |
| L9 | S 33°02'06" W (S 33°27'54" W R1) | 113.03' (R1) |
| L10 | N 09°56'00" E (S 10°21'48" W R1) | 46.62' (R1) |
| L11 | N 85°20'47" W (S 84°54'59" E R1) | 16.62' (R1) |
| L12 | S 57°31'18" E (N 57°05'30" W R1) | 10.00' (R1) |
| L13 | S 01°45'30" E | 13.52' |
| L14 | N 09°30'00" E | 15.00' |
| L15 | N 34°26'46" E | 35.16' |
| L16 | N 60°00'00" W | 12.07' |
| L17 | N 55°59'00" E | 5.58' |

CURVE DATA:

| No. | DELTA | RADIUS | LENGTH |
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| C5 | 01°43'49" | 855.00' | 25.82' (R1) |
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| C7 | 03°02'23" | 465.00' | 24.67' (R1) |
| C8 | 02°06'36" | 905.00' | 33.33' (R1) |
| C9 | 03°11'33" | 575.00' | 32.04' (R1) |
| C10 | 09°55'53" | 275.00' | 47.67' (R1) |
| C11 | 47°12'42" | 25.00' | 20.60' |
| C12 | 84°42'18" | 42.00' | 62.09' |
| C13 | 47°27'50" | 25.00' | 20.71' |
| C14 | 84°42'18" | 531.16' | 8.04' |
| C15 | 05°55'59" | 227.50' | 23.56' |
| C16 | 05°32'34" | 227.50' | 22.01' |
| C17 | 03°21'53" | 272.50' | 16.00' |
| C18 | 02°29'00" | 272.50' | 11.81' |
| C19 | 05°49'06" | 287.50' | 29.19' |
| C20 | 58°27'56" | 28.50' | 29.08' |
| C21 | 36°57'54" | 46.50' | 30.00' |
| C22 | 36°57'54" | 46.50' | 30.00' |
| C23 | 37°34'04" | 28.50' | 18.69' |

SCALE: 1"=60'

60 40 20 0 60 120

# TRACT No. 4647

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

BEING A SUBDIVISION OF A PORTION OF LOT 111 OF SUBDIVISION No. 4, OF THE RANCHO TAPO, ACCORDING TO THE MAP RECORDED IN BOOK 8, PAGE 36 OF M.R. (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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SHEET 4 OF 4 SHEETS

SEE SHEET 3

FD 1/2" I.P. TAGGED R.E. 6557 PER R7 S 62°44'45" W 0.41' F.T.C.

FD 1/2" I.P. W/ TAG RE 6557 R-7

N 70°07'00" E 442.69' 632.49' 1055.93'

FD. 2" I.P. R7 NAIL CENTER NOT TAGGED

508 O.R. 190

VARIABLE & 25' WIDE ACCESS EASEMENT TO VENTURA COUNTY WATER WORKS DISTRICT No. 8

20' EASEMENT PCL 3 2052-OR-497 TO TAPO MUTUAL WATER DISTRICT 8

W'LY, S'LY & E'LY LINES OF DOC. No. 99-106542 RECORDED 6/21/99

PARCEL CL-3 2.96 AC FOR OPEN SPACE PURPOSES

PARCEL CL-2 10.75 AC FOR OPEN SPACE PURPOSES

PARCEL CL-4 0.24 AC FOR DETENTION BASIN PURPOSES

RENEE COURT (PRIVATE STREET)

COUIER (PRIVATE STREET)

5' P.S.E.

FD 1 1/2" I.P. L.S. 5983 PER R3

N 07°12'27" W 838.42' (N 07°13'51" W 839.01' R2)

N 24°29'56" W (N 24°31'20" W R2) 376.44' 554.67' (R2)

TRACT 133 M.R. 13 & 45 62

VENTURA COUNTY FLOOD CONTROL DISTRICT

SEE SHEET 2

SEE SHEET 3

139 MR 13