

TRACT NO. 5364-4

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

BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

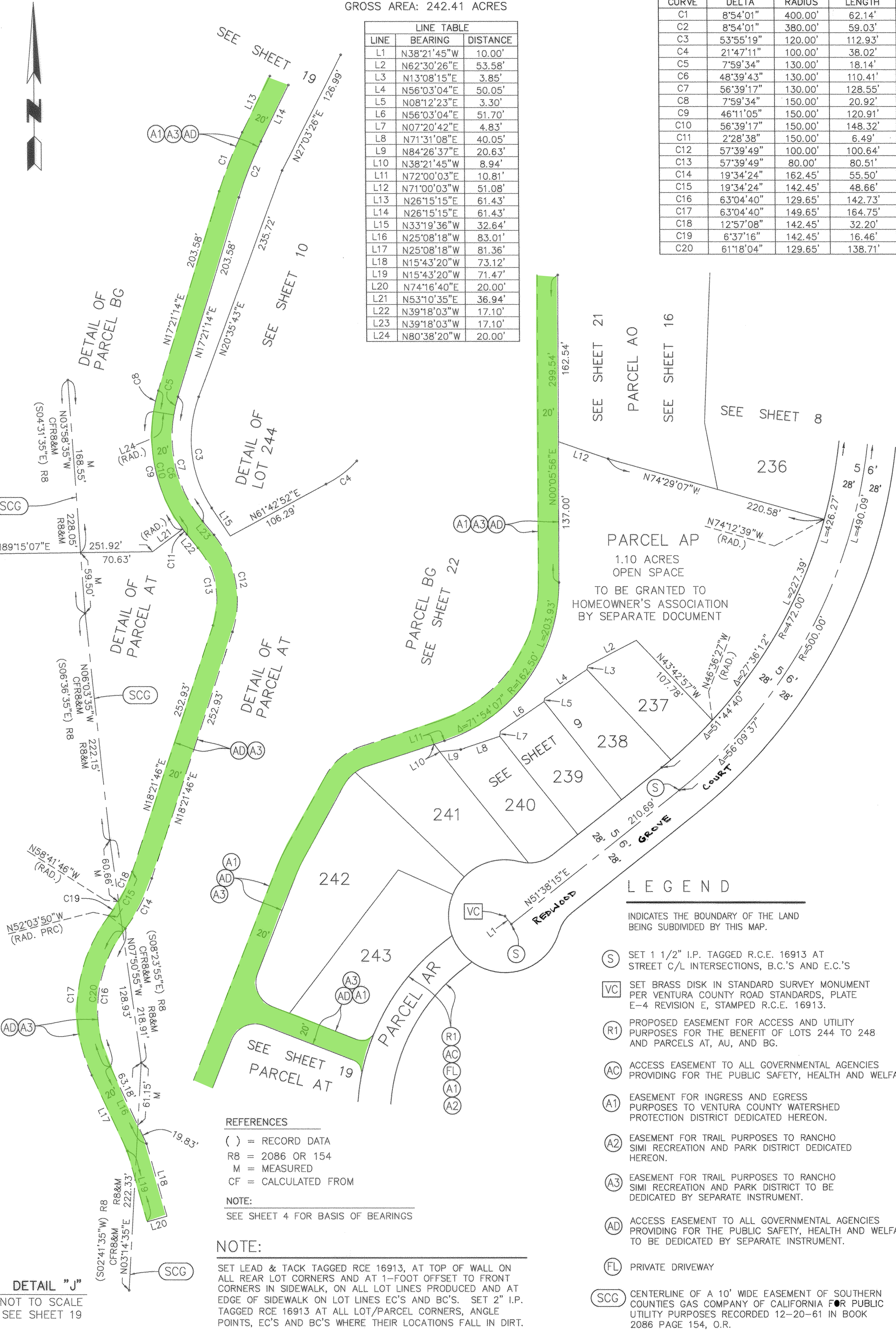
SIKAND ENGINEERING ASSOCIATES

RONALD R. HORN, R.C.E. 16913

GROSS AREA: 242.41 ACRES

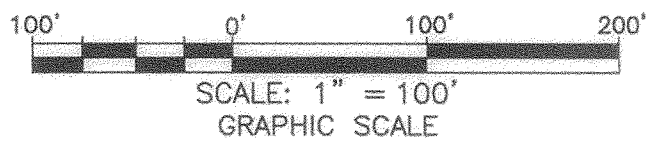
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	8°54'01"	400.00'	62.14'
C2	8°54'01"	380.00'	59.03'
C3	53°55'19"	120.00'	112.93'
C4	21°47'11"	100.00'	38.02'
C5	7°59'34"	130.00'	18.14'
C6	48°39'43"	130.00'	110.41'
C7	56°39'17"	130.00'	128.55'
C8	7°59'34"	150.00'	20.92'
C9	46°11'05"	150.00'	120.91'
C10	56°39'17"	150.00'	148.32'
C11	2°28'38"	150.00'	6.49'
C12	57°39'49"	100.00'	100.64'
C13	57°39'49"	80.00'	80.51'
C14	19°34'24"	162.45'	55.50'
C15	19°34'24"	142.45'	48.66'
C16	63°04'40"	129.65'	142.73'
C17	63°04'40"	149.65'	164.75'
C18	12°57'08"	142.45'	32.20'
C19	6°37'16"	142.45'	16.46'
C20	61°18'04"	129.65'	138.71'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N38°21'45"W	10.00'
L2	N62°30'26"E	53.58'
L3	N13°08'15"E	3.85'
L4	N56°03'04"E	50.05'
L5	N08°12'23"E	3.30'
L6	N56°03'04"E	51.70'
L7	N07°20'42"E	4.83'
L8	N71°31'08"E	40.05'
L9	N84°26'37"E	20.63'
L10	N38°21'45"W	8.94'
L11	N72°00'03"E	10.81'
L12	N71°00'03"W	51.08'
L13	N26°15'15"E	61.43'
L14	N26°15'15"E	61.43'
L15	N33°19'36"W	32.64'
L16	N25°08'18"W	83.01'
L17	N25°08'18"W	81.36'
L18	N15°43'20"W	73.12'
L19	N15°43'20"W	71.47'
L20	N74°16'40"E	20.00'
L21	N53°10'35"E	36.94'
L22	N39°18'03"W	17.10'
L23	N39°18'03"W	17.10'
L24	N80°38'20"W	20.00'



TRACT NO. 5364-4

SHEET 21 OF 24 SHEETS



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

BEING A SUBDIVISION OF ALL OF PARCEL 5 AND PORTIONS OF PARCELS 1, 2 AND 8 OF PARCEL MAP LD-S-616 AS PER PARCEL MAP FILED IN BOOK 64 PAGE 65 TO 70, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

DATE OF SURVEY DECEMBER 2005

SIKAND ENGINEERING ASSOCIATES

RONALD R. HORN, R.C.E. 16913

GROSS AREA: 242.41 ACRES

LEGEND

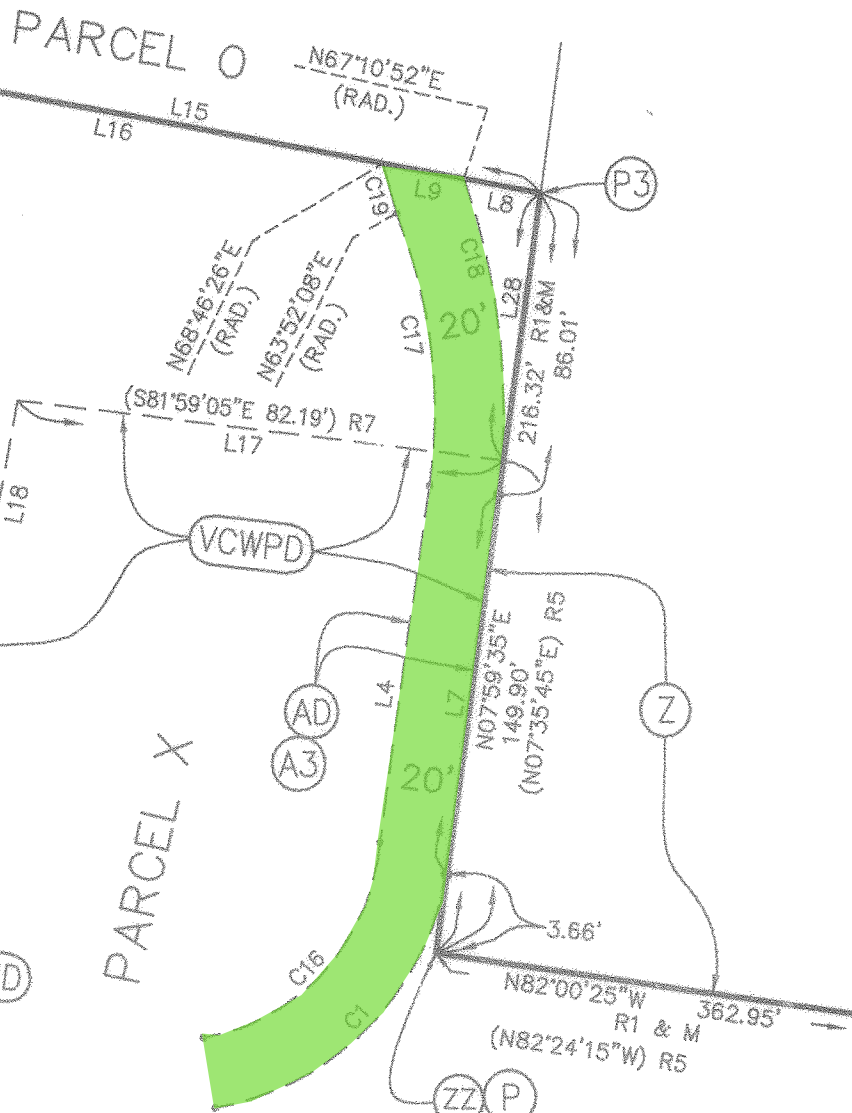
INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

- (P) SET 2" IRON PIPE TAGGED R.C.E. 16913
- (P3) FOUND 2" IRON PIPE TAGGED R.C.E. 16913 PER TRACT NO. 5364-3 ~~162 MR 49-89~~
- (Z) BOUNDARY OF VENTURA COUNTY WATERSHED PROTECTION DISTRICT PER DOCUMENT RECORDED IN BOOK 865 PAGE 178, AND PER DOCUMENTS RECORDED DECEMBER 7, 2004 AS INSTRUMENT NO. 20041207-0323790 AND 20041207-0323792, O.R. AS ESTABLISHED PER R1.
- (AD) ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE TO BE DEDICATED BY SEPARATE INSTRUMENT.
- (A1) EASEMENT FOR INGRESS AND EGRESS PURPOSES TO VENTURA COUNTY WATERSHED PROTECTION DISTRICT DEDICATED HEREON.
- (A3) EASEMENT FOR TRAIL PURPOSES TO RANCHO SIMI RECREATION AND PARK DISTRICT TO BE DEDICATED BY SEPARATE INSTRUMENT.

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. SET 2" I.P. TAGGED RCE 16913 AT ALL LOT/PARCEL CORNERS, ANGLE POINTS, EC'S AND BC'S WHERE THEIR LOCATIONS FALL IN DIRT.

SEE DETAIL "C" SHOWN ON SHEET 15



DETAIL "H" NOT TO SCALE

REFERENCES

- () = RECORD DATA
- R1 = TRACT NO. 5364-3 ~~162 MR 49-89~~
- R3 = 20041207-0323790 O.R.
- R5 = 865 O.R. 178
- R7 = 20041207-0323793 O.R.
- M = MEASURED
- CF = CALCULATED FROM

SEE SHEET 16 PARCEL AO

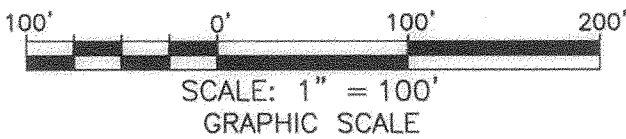
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	26°46'54"	75.00'	35.06'
C2	47°25'19"	35.00'	28.97'
C3	45°51'49"	270.00'	216.13'
C4	56°10'20"	80.00'	78.43'
C5	60°02'03"	100.00'	104.78'
C6	27°49'47"	120.00'	58.29'
C7	24°26'05"	100.00'	42.65'
C8	50°17'33"	80.00'	70.22'
C9	39°28'32"	100.00'	68.90'
C10	24°26'05"	120.00'	51.18'
C11	27°49'47"	140.00'	68.00'
C12	60°02'03"	80.00'	83.82'
C13	56°10'20"	100.00'	98.04'
C14	45°51'49"	250.00'	200.12'
C15	47°25'19"	55.00'	45.52'
C16	26°46'54"	55.00'	25.71'
C17	34°07'27"	150.00'	89.34'
C18	30°48'43"	170.00'	91.42'
C19	4°54'18"	55.00'	4.71'
C20	51°54'29"	182.50'	165.34'
C21	11°23'01"	207.50'	41.23'
C22	11°23'01"	187.50'	37.25'
C23	63°10'59"	60.00'	66.17'
C24	63°10'59"	40.00'	44.11'
C25	56°07'36"	80.00'	78.37'
C26	56°07'36"	100.00'	97.96'
C27	27°19'55"	100.00'	47.70'
C28	16°30'54"	80.00'	23.06'
C29	66°48'27"	100.00'	116.60'
C30	66°48'27"	80.00'	93.28'

NOTE: SEE SHEET 4 FOR BASIS OF BEARINGS

LEGEND

- (ZZ) 2" I.P. PER 64 PM 65 NOT FOUND
- (VCWPD) EASEMENT OF VENTURA COUNTY WATERSHED PROTECTION DISTRICT FOR FLOOD CONTROL PURPOSES PER DOCUMENT RECORDED 12-7-04 AS INSTRUMENT NO. 20041207-0323793, O.R.

TRACT NO. 5364-4



LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

- (P) SET 2" IRON PIPE TAGGED R.C.E. 16913
- (S) SET 1 1/2" I.P. TAGGED R.C.E. 16913 AT STREET C/L INTERSECTIONS, B.C.'S AND E.C.'S
- (VC) SET BRASS DISK IN STANDARD SURVEY MONUMENT PER VENTURA COUNTY ROAD STANDARDS, PLATE E-4 REVISION E, STAMPED R.C.E. 16913.
- (AD) ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE TO BE DEDICATED BY SEPARATE INSTRUMENT.
- (A1) EASEMENT FOR INGRESS AND EGRESS PURPOSES TO VENTURA COUNTY WATERSHED PROTECTION DISTRICT DEDICATED HEREON.
- (A3) EASEMENT FOR TRAIL PURPOSES TO RANCHO SIMI RECREATION AND PARK DISTRICT TO BE DEDICATED BY SEPARATE INSTRUMENT.
- (SCG) CENTERLINE OF A 10' WIDE EASEMENT OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA FOR PUBLIC UTILITY PURPOSES RECORDED 12-20-61 IN BOOK 2086 PAGE 154, O.R.

NOTE:

SET LEAD & TACK TAGGED RCE 16913, AT TOP OF WALL ON ALL REAR LOT CORNERS AND AT 1-FOOT OFFSET TO FRONT CORNERS IN SIDEWALK, ON ALL LOT LINES PRODUCED AND AT EDGE OF SIDEWALK ON LOT LINES EC'S AND BC'S. SET 2" I.P. TAGGED RCE 16913 AT ALL LOT/PARCEL CORNERS, ANGLE POINTS, EC'S AND BC'S WHERE THEIR LOCATIONS FALL IN DIRT.

REFERENCES

- () = RECORD DATA
- R8 = 2086 OR 154
- M = MEASURED
- CF = CALCULATED FROM

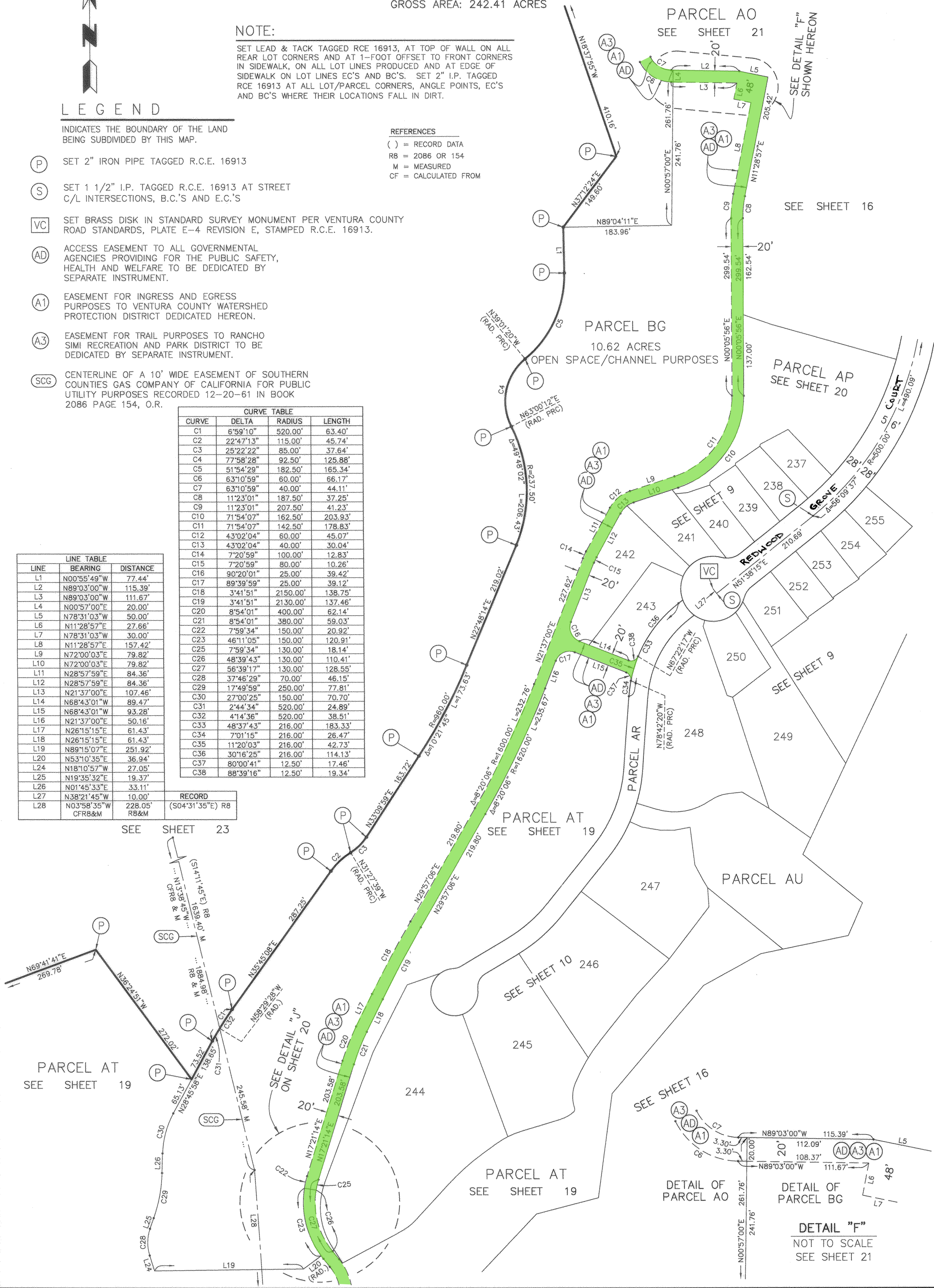
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	6°59'10"	520.00'	63.40'
C2	22°47'13"	115.00'	45.74'
C3	25°22'22"	85.00'	37.64'
C4	77°58'28"	92.50'	125.88'
C5	51°54'29"	182.50'	165.34'
C6	63°10'59"	60.00'	66.17'
C7	63°10'59"	40.00'	44.11'
C8	11°23'01"	187.50'	37.25'
C9	11°23'01"	207.50'	41.23'
C10	71°54'07"	162.50'	203.93'
C11	71°54'07"	142.50'	178.83'
C12	43°02'04"	60.00'	45.07'
C13	43°02'04"	40.00'	30.04'
C14	7°20'59"	100.00'	12.83'
C15	7°20'59"	80.00'	10.26'
C16	90°20'01"	25.00'	39.42'
C17	89°39'59"	25.00'	39.12'
C18	3°41'51"	2150.00'	138.75'
C19	3°41'51"	2130.00'	137.46'
C20	8°54'01"	400.00'	62.14'
C21	8°54'01"	380.00'	59.03'
C22	7°59'34"	150.00'	20.92'
C23	46°11'05"	150.00'	120.91'
C25	7°59'34"	130.00'	18.14'
C26	48°39'43"	130.00'	110.41'
C27	56°39'17"	130.00'	128.55'
C28	37°46'29"	70.00'	46.15'
C29	17°49'59"	250.00'	77.81'
C30	27°00'25"	150.00'	70.70'
C31	2°44'34"	520.00'	24.89'
C32	4°14'36"	520.00'	38.51'
C33	48°37'43"	216.00'	183.33'
C34	7°01'15"	216.00'	26.47'
C35	11°20'03"	216.00'	42.73'
C36	30°16'25"	216.00'	114.13'
C37	80°00'41"	12.50'	17.46'
C38	88°39'16"	12.50'	19.34'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°55'49"W	77.44'
L2	N89°03'00"W	115.39'
L3	N89°03'00"W	111.67'
L4	N00°57'00"E	20.00'
L5	N78°31'03"W	50.00'
L6	N11°28'57"E	27.66'
L7	N78°31'03"W	30.00'
L8	N11°28'57"E	157.42'
L9	N72°00'03"E	79.82'
L10	N72°00'03"E	79.82'
L11	N28°57'59"E	84.36'
L12	N28°57'59"E	84.36'
L13	N21°37'00"E	107.46'
L14	N68°43'01"W	89.47'
L15	N68°43'01"W	93.28'
L16	N21°37'00"E	50.16'
L17	N26°15'15"E	61.43'
L18	N26°15'15"E	61.43'
L19	N89°15'07"E	251.92'
L20	N53°10'35"E	36.94'
L24	N18°10'57"W	27.05'
L25	N19°35'32"E	19.37'
L26	N01°45'33"E	33.11'
L27	N38°21'45"W	10.00'
L28	N03°58'35"W	228.05'

RECORD
(S04°31'35"E) R8

NOTE:

SEE SHEET 4 FOR BASIS OF BEARINGS



3-18-15

163MR27