97 MR 39

The undersigned hereby certify ~~certifies~~ that they are the owner s of, or are interested in, the land included within this subdivision entitled TRACT NO. 3403, shown on this map, that they are the only person s 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 for public use the right-of-way for all streets and highways shown on this map, and also hereby irrevocably offer to dedicate to the City of Moorpark the easements for public service and storm drainage purposes shown on this map and all uses incident thereto.

CALIFORNIA COMMUNITY BUILDERS, INC., a California Corporation

(Owner)

President

Marjorie W. Folkert
Asst. Secretary

STATE OF CALIFORNIA]
COUNTY OF VENTURA] ss

On this 25th day of May, in the year 1983, before me L. Arleen Lively, a notary public in and for said state, personally appeared William A. Fruehling and Marjorie W. Folkert, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as President and Assistant Secretary on behalf of the corporation therein named and acknowledged to me that the corporation executed it.

OFFICIAL SEAL
L ARLEEN LIVELY
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My comm. expires SEP 23, 1983

L. Arleen Lively
Notary Public

I, Ray E. Widmer, do hereby certify that I am a Registered Civil Engineer, that this map correctly represents a survey made under my direction in Dec., 1981, 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: 7 May, 1982.

R.C.E. 11758

I hereby certify that I have examined the final map entitled TRACT NO. 3403, 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: July 27, 1983.

ARTHUR E. GOULET
CITY ENGINEER
CITY OF MOORPARK
By

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, 1983

RICHARD D. DEAN
Clerk of the Board of Supervisors
County of Ventura
By Joann C. Daniels
Deputy County Clerk

#93764

Recorded at the request of the owner, August 25, 1983, at 11:30AM in Book 97 of Miscellaneous Records (Maps) at Pages 39-43, records of Ventura County.

RICHARD D. DEAN
County Recorder
County of Ventura
By S.E. Durham
Asst ~~Deputy~~ County Recorder

The following soils report(s) and/or geological report(s) relating to TRACT NO. 3403 has/have been prepared:

Date of Report	Title of Report	Firm Name	Engineer	Reg. No.
Dec. 19, 1979	PRELIMINARY SOILS MECHANICS STUDY	Buena Engineers, Inc.	Norman G. Hollin	CE 7370

Location where on file for public inspection: County of Ventura Public Works Dept.

This map, entitled TRACT NO. 3403, is presented to the City Council of the City of Moorpark, California, at the meeting of said Council held on the 17 day of August, 1983, for approval; said Council hereby approves said map and does hereby accept for public use the right-of-way for all streets and highways, AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR STORM DRAINAGE PURPOSES AS SHOWN ON THIS MAP AND THE OFFER OF EASEMENTS FOR PUBLIC SERVICE PURPOSES AS SHOWN ON THIS MAP.

IN WITNESS WHEREOFF said council has caused this certificate to be signed by its mayor and attested to by its clerk and the official seal of said city to be affixed this 17 day of August 1983.

ATTEST:

CITY CLERK
CITY OF MOORPARK

MAYOR
CITY OF MOORPARK

The signatures of the County of Ventura as the present owner of an easement for public road and incidental purposes as disclosed by deed recorded November 27, 1928, in Book 230, Page 244 of Official Records has been omitted under the provisions of Section 66436, Subsection (c)(1) of the Subdivision Map Act as their interest cannot ripen into a fee title.

TRACT NO. 3403

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF A PORTION OF TRACT M, RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 7, OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

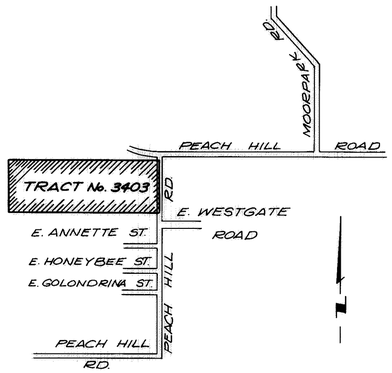
VENTURA COUNTY, CALIFORNIA

GROSS AREA = 14.31 ACRES

MARCH, 1982

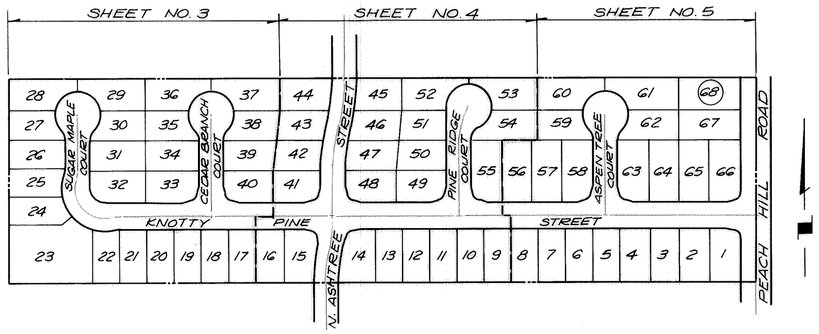
PREPARED BY
WIDMER & ASSOCIATES
950 HAMPSHIRE ROAD
WESTLAKE VILLAGE, CA.

SHEET 1 OF 5 SHEETS



VICINITY MAP

SCALE: 1"=1000'



KEY MAP

SCALE: 1"=200'

BASIS OF BEARINGS

The bearing of N 0°01'19"E, the centerline of Peach Hill Road as shown on 58 M.R. 73 to 76 inclusive was used as the Basis of Bearings for this map.

MONUMENT NOTES

- o Found monuments as shown hereon.
- ● Set 1½" I.P. tag RCE 11758 as shown hereon
  1. Set 1½" I.P. w/ tag R.C.E. 11758 at all centerline intersections and at all changes of direction of centerlines and at centerline intersections with tract boundary.
  2. Lead & tag RCE 11758 are set in concrete curb along lot line produced.
  3. Engineer's centerline ties for monuments set within this tract will be on file at the office of the City Engineer of the City of Moorpark.
  4. Set 3/4" I.P. w/ tag R.C.E. 11758 at all rear lot corners.
- □ Set Ventura County standard monument per std. design 90-3

I.P. Iron pipe
RAD. Radial
Fd. Found
P.S.E. Public Service Easement
R1 Record information per 82 M.R. 43-51
R2 Record information per 82 M.R. 89-95
M Measured
R Record

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VENTURA COUNTY, CALIFORNIA

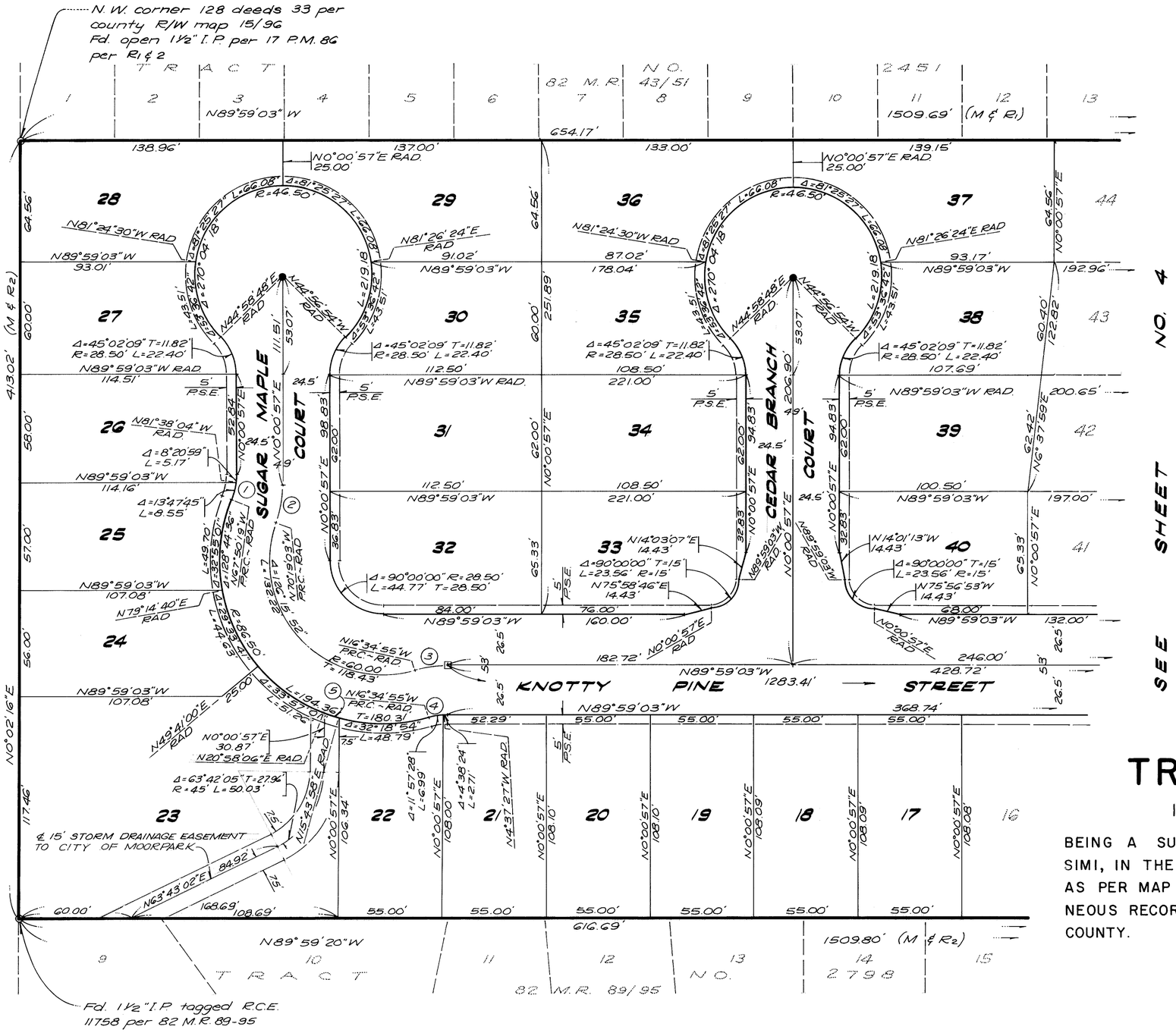
MARCH, 1982

PREPARED BY

WIDMER & ASSOCIATES

950 HAMPSHIRE ROAD

WESTLAKE VILLAGE, CA.



CURVE DATA

(1)	Δ = 22°08'44"	R = 35.50'
	L = 13.72'	T = 6.95'
(2)	Δ = 19°40'00"	R = 60.00'
	L = 20.60'	T = 10.40'
(3)	Δ = 16°35'52"	R = 60.00'
	L = 17.38'	T = 8.75'
(4)	Δ = 16°35'52"	R = 33.50'
	L = 9.70'	T = 4.89'
(5)	Δ = 5°14'08"	R = 86.50'
	L = 7.90'	T = 3.96'

TRACT NO. 3403

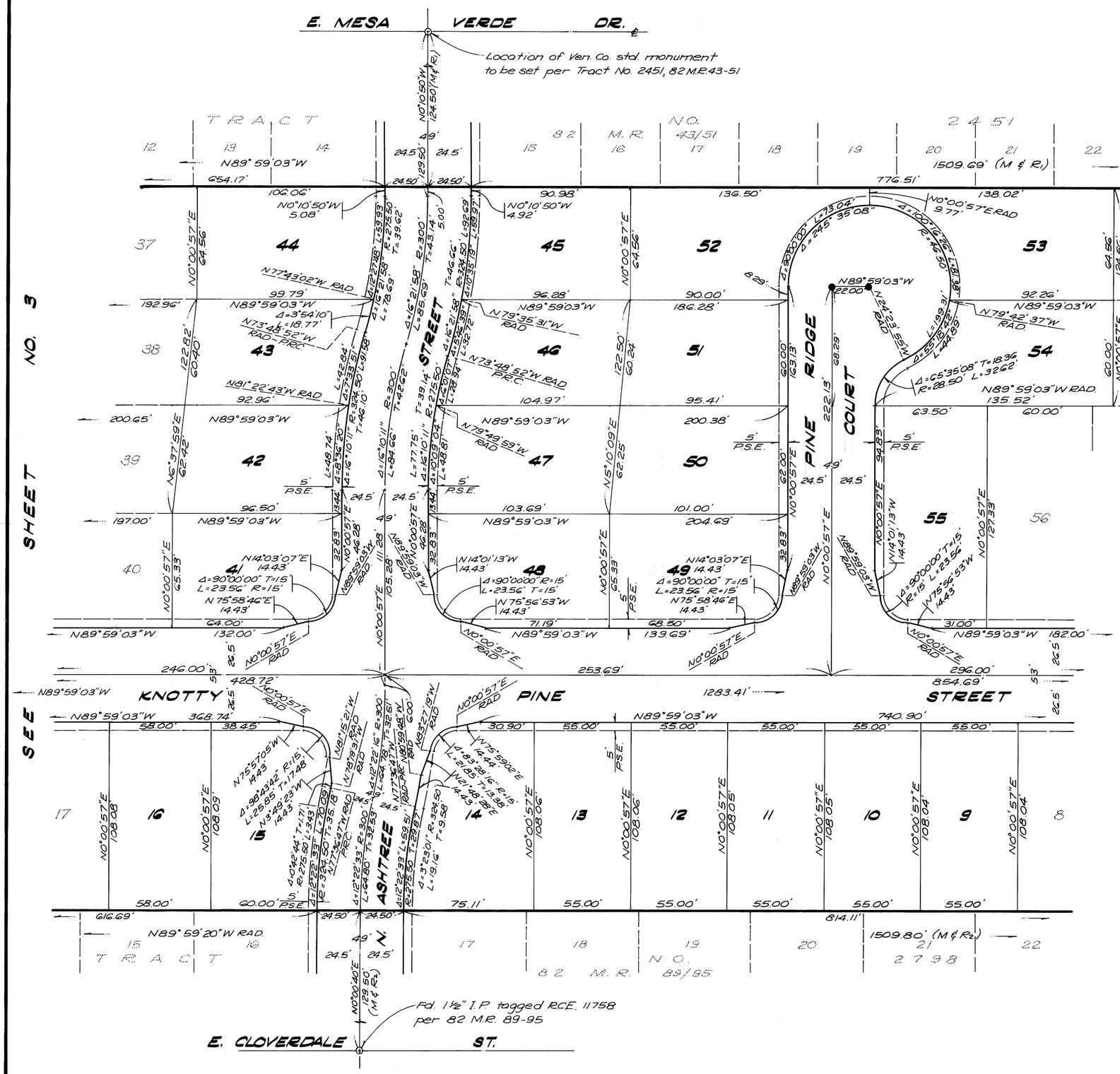
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MARCH, 1982

PREPARED BY
WIDMER & ASSOCIATES
950 HAMPSHIRE ROAD
WESTLAKE VILLAGE, CA.



SEE SHEET 2 FOR MONUMENT NOTES

SCALE: 1"=40'

40' 20' 0 40' 80'
GRAPHIC SCALE

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VENTURA COUNTY, CALIFORNIA

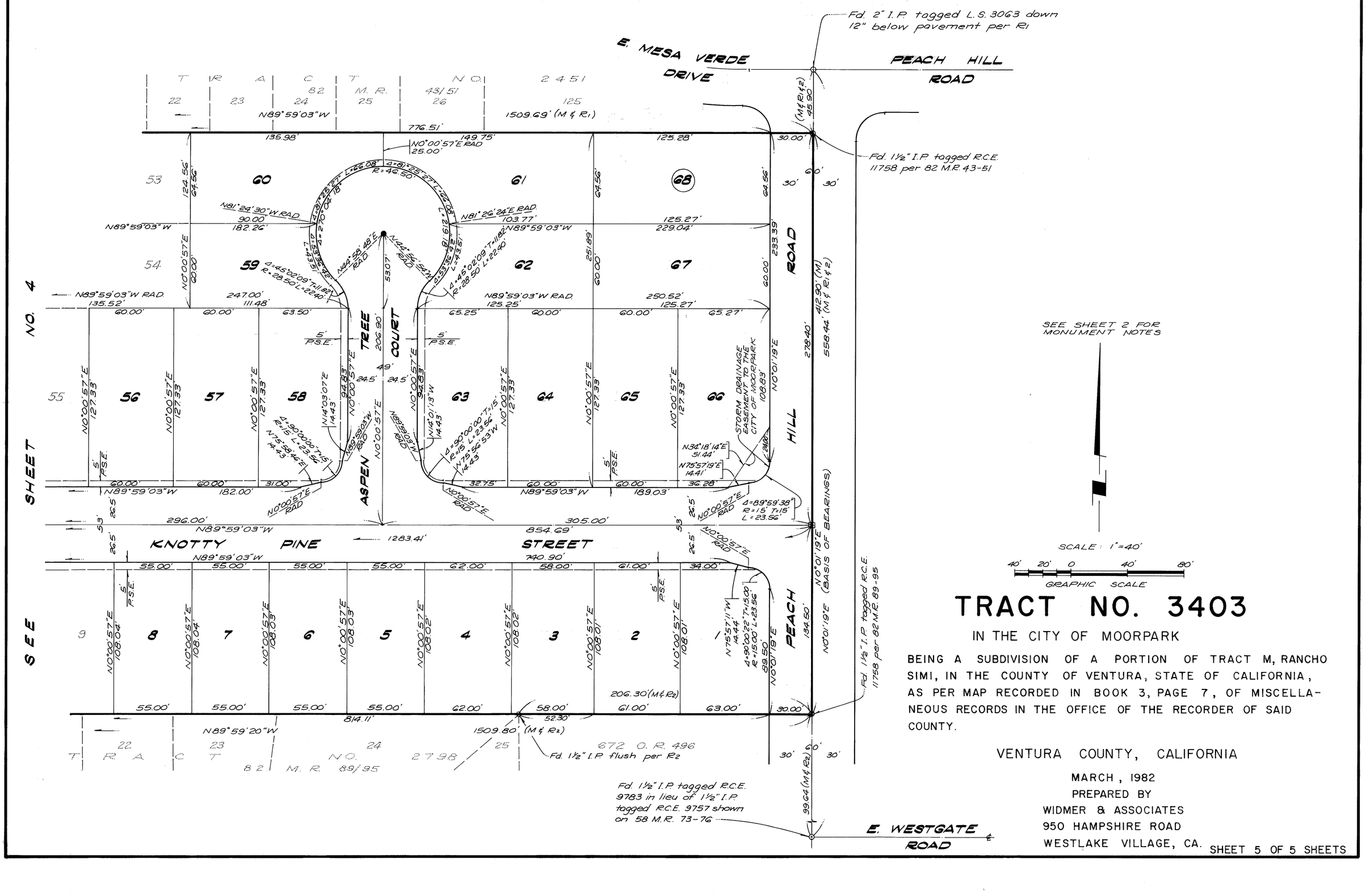
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