"MAP AMENDED BY AFFIDAVIT CERTIFICATE OF CORRECTION RECORDED MAY 29, 1987 AS INSTRUMENT NUMBER 87-083099."

# 99 MR 22

## OWNER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF, RECORD HOLDERS OF SECURITY INTERESTS THEREIN, OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION AND CONDOMINIUM PROJECT SHOWN ON THIS MAP WITHIN THE EXTERIOR BOUNDARY LINE AND THAT THEY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION FOR CONDOMINIUM PURPOSES AND THAT THEY HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK FOR PUBLIC USE THE RIGHT-OF-WAY FOR LOS ANGELES AVENUE, FREE & CLEAR OF ANY PRIOR ESMNTS, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK, AN ACCESS EASEMENT OVER THE PRIVATE DRIVEWAY TO PROVIDE ACCESS FOR ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE AND THEY DO HEREBY OFFER TO DEDICATE TO THE VENTURA COUNTY WATERWORKS DISTRICT Nº1 A WATER PIPELINE AND SANITARY SEWER EASEMENT OVER THE PRIVATE DRIVEWAY AS SHOWN ON THIS MAP.

(1) UNITY SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION

(1) BY: _____ PRESIDENT

(2) BY: _____ ASSISTANT SECRETARY

STATE OF CALIFORNIA } SS
COUNTY OF Los Angeles }
ON THIS 10 DAY OF November, IN THE YEAR 1983, BEFORE ME CHARLES MERCER, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CYRIL H. GUIS AND CHRISTINE CHANDLER, 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
CHARLES MERCER
Notary Public-California
Principal Office in
Los Angeles County
My Comm. Exp. July 28, 1987

_____ NOTARY PUBLIC

(2) TEJEDA REALTY, INC., A CALIFORNIA CORPORATION - BENEFICIARY

(3) _____ LOUIE W. TEJEDA, PRESIDENT

RICHARD J. TEJEDA

(4) _____ RICHARD J. TEJEDA - BENEFICIARY

MARGUERITE D. TEJEDA

(5) _____ MARGUERITE D. TEJEDA - BENEFICIARY

FRANKLIN Z. GREENSPAN

(6) _____ FRANKLIN Z. GREENSPAN - BENEFICIARY

ALL AS BENEFICIARIES UNDER A DEED OF TRUST RECORDED SEPTEMBER 30, 1983, AS INSTRUMENT No. 109238 OF OFFICIAL RECORDS.

STATE OF CALIFORNIA } SS
COUNTY OF Ventura }
ON THIS 1st DAY OF November IN THE YEAR 1983, BEFORE ME, Lillian S. Johnston, A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED Louie W. Tejeda, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEGED TO ME THAT THE CORPORATION EXECUTED IT AS BENEFICIARY.

OFFICIAL SEAL
LILLIAN S JOHNSTON
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My comm. expires FEB 22, 1985

_____ NOTARY PUBLIC

STATE OF CALIFORNIA
COUNTY OF Ventura } SS
ON THIS 1st DAY OF November IN THE YEAR 1983, BEFORE ME Lillian S. Johnston A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Richard J. Tejeda, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED IT AS BENEFICIARY.

OFFICIAL SEAL
LILLIAN S JOHNSTON
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My comm. expires FEB 22, 1985

_____ NOTARY PUBLIC

STATE OF CALIFORNIA
COUNTY OF Ventura } SS
ON THIS 1st DAY OF November IN THE YEAR 1983, BEFORE ME Lillian S. Johnston A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Marguerite D. Tejeda, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED IT AS BENEFICIARY.

OFFICIAL SEAL
LILLIAN S JOHNSTON
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My comm. expires FEB 22, 1985

_____ NOTARY PUBLIC

STATE OF CALIFORNIA
COUNTY OF VENTURA } SS
ON THIS 4th DAY OF NOVEMBER IN THE YEAR 1983 BEFORE ME DEL V. BITTENBENDER, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED FRANKLIN Z GREENSPAN, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED IT AS BENEFICIARY.

OFFICIAL SEAL
DEL V. BITTENBENDER
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My comm. expires JUL 11, 1986

_____ NOTARY PUBLIC

I, Alvin J. Hotz, Jr., do hereby certify that I am a Registered Civil Engineer, that this map correctly represents a survey made under my direction in April 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: November 18, 1983.

_____ ALVIN J. HOTZ, JR. R.C.E. 13696

REGISTERED PROFESSIONAL ENGINEER
ALVIN J. HOTZ, JR.
No. 13,696
CIVIL
STATE OF CALIFORNIA

I hereby certify that I have examined the final map entitled TRACT NO. 3537-1, 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: March 20, 1984

ARTHUR E. GOULET
CITY ENGINEER
CITY OF MOORPARK

_____

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: March 23, 1984

RICHARD D. DEAN
County Clerk
County of Ventura
By _____ Deputy County Clerk

# 35133

Recorded at the request of the owner _____ on APRIL 2, 1984, at 8:00 A M in Book 99 of Miscellaneous Records (Maps) at Pages 22 & 23, Records of Ventura County.

RICHARD D. DEAN
County Recorder
County of Ventura
By _____ Deputy County Recorder
Asst

The following soils report(s) and/or geological report(s) relating to TRACT NO. 3537-1 has/have been prepared:

| Date of Report | Title of Report | Firm Name | Engineer | Reg. No. |
|---|---|---|---|---|
| | | GORIAN & ASSOC. | | |

Location where on file for public inspection: COUNTY OF VENTURA, PUBLIC WORKS

This map, entitled TRACT NO. 3537-1, CONSISTING OF 2 SHEETS, IS PRESENTED TO THE CITY COUNCIL OF THE CITY OF MOORPARK, VENTURA COUNTY, CALIFORNIA, AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 21 DAY OF March 1984 FOR APPROVAL; SAID COUNCIL HEREBY APPROVES SAID MAP AND HEREBY ACCEPTS FOR PUBLIC USE THE RIGHT OF WAY FOR LOS ANGELES AVENUE AND ALSO HEREBY ACCEPTS THE ACCESS EASEMENT OVER THE PRIVATE DRIVEWAY ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC HEALTH, SAFETY AND WELFARE AS SHOWN ON THIS MAP.

IN WITNESS WHEREOF, SAID 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 MOORPARK TO BE AFFIXED HERETO THIS 21 DAY OF March, 1984.

ATTEST:

_____ CITY CLERK CITY OF MOORPARK

_____ MAYOR - CITY OF MOORPARK

## SIGNATURE OMISSIONS

THE SIGNATURES OF THE FOLLOWING EASEMENT OWNERS HAVE BEEN OMITTED PURSUANT TO SECTION 66436 (c)(1) OF THE SUBDIVISION MAP ACT AS THEIR INTEREST CANNOT RIPEN INTO A FEE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY

a) BOYS CLUB OF HOLLYWOOD AND BOYS CLUB OF HOLLYWOOD CAMP FOR WATER DISTRIBUTION RECORDED JANUARY 3, 1890, IN BOOK 29, PAGE 500 OF DEEDS. (BLANKET IN NATURE)

THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED PURSUANT TO SECTION 66436 (c)(3) OF THE SUBDIVISION MAP ACT.

a) SAMUEL GOLDSTEIN AS THE PRESENT OWNER OF ONE-HALF OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS ON, IN AND UNDER SAID LAND, WITHOUT THE RIGHT, HOWEVER, TO ENTER UPON THE SURFACE OR ANY PART OF SAID LAND LYING WITHIN 500 FEET OF THE SURFACE BY DEED RECORDED MARCH 19, 1959, IN BOOK 1714, PAGE 455 OF OFFICIAL RECORDS.

## WATERWORKS DISTRICT ACCEPTANCE CERTIFICATE

VENTURA COUNTY WATERWORKS DISTRICT Nº 1

THIS IS TO CERTIFY THAT THE WATER PIPELINE & SANITARY SEWER EASEMENTS OFFERED HEREON TO THE VENTURA COUNTY WATERWORKS DISTRICT Nº 1, A GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER ON BEHALF OF SAID DISTRICT PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF VENTURA COUNTY ADOPTED ON MAY 5, 1970.

ARTHUR E. GOULET
DIRECTOR
PUBLIC WORKS AGENCY
COUNTY OF VENTURA
STATE OF CALIFORNIA

BY: _____ DEPUTY DIRECTOR OF PUBLIC WORKS — 3/20/84 DATE

# TRACT NO. 3537-1

IN THE CITY OF MOORPARK

BEING A PORTION OF LOT "L" OF SUBDIVISION "L" OF RANCHO SIMI, AS PER MAP RECORDED IN BOOK 5, PAGE 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER

VENTURA COUNTY, CALIFORNIA

FOR CONDOMINIUM PURPOSES

NOVEMBER 1983

SHEET 1 OF 2 SHEETS

"MAP AMENDED BY AFFIDAVIT CERTIFICATE OF CORRECTION RECORDED MAY 29, 1987 AS INSTRUMENT NUMBER 87-083099."

# 99 MR 23

| LINE | BEARING | DISTANCE |
|---|---|---|
| 1 | S 0 05 00 E | 125.61 |
| 2 | S 56 28 13 W | 59.69 |
| 3 | S 0 05 00 E | 155.77 |
| 4 | S 44 55 00 W | 27.35 |
| 5 | S 0 05 00 E | 22.38 |
| 6 | N 89 55 00 E | 25.87 |
| 7 | N 27 48 26 E | 15.84 |
| 8 | S 89 55 00 W | 21.28 |
| 9 | N 0 05 00 W | 3.41 |
| 10 | N 44 55 00 E | 27.35 |
| 11 | N 0 05 00 W | 14.65 |
| 12 | N 89 55 00 E | 7.00 |
| 13 | N 0 05 00 W | 16.00 |
| 14 | S 89 55 00 W | 7.00 |
| 15 | N 0 05 00 W | 47.09 |
| 16 | N 89 55 00 E | 7.00 |
| 17 | N 0 05 00 W | 32.09 |
| 18 | S 89 55 00 W | 7.00 |
| 19 | N 0 05 00 W | 44.46 |
| 20 | N 56 28 13 E | 59.69 |
| 21 | N 0 05 00 W | 132.07 |
| 22 | S 89 55 00 W | 12.00 |
| 23 | S 0 05 00 E | 22.00 |
| 24 | N 89 55 00 E | 9.00 |
| 25 | S 0 05 00 E | 90.67 |
| 26 | S 89 55 00 W | 9.00 |
| 27 | S 0 05 00 E | 14.00 |
| 28 | N 89 55 00 E | 9.00 |
| 29 | S 0 05 00 E | 5.00 |
| 30 | S 89 55 00 W | 70.58 |

| LINE | BEARING | DISTANCE |
|---|---|---|
| 31 | S 0 05 00 E | 12.00 |
| 32 | N 89 55 00 E | 60.58 |
| 33 | S 0 05 00 E | 54.75 |
| 34 | S 89 55 00 W | 6.00 |
| 35 | S 0 05 00 E | 14.00 |
| 36 | N 89 55 00 E | 6.00 |
| 37 | S 0 05 00 E | 89.18 |
| 38 | S 89 55 00 W | 6.00 |
| 39 | S 0 05 00 E | 14.00 |
| 40 | N 89 55 00 E | 6.00 |
| 41 | S 0 05 00 E | 45.41 |
| 42 | S 89 55 00 W | 6.00 |
| 43 | S 0 05 00 E | 8.00 |
| 44 | N 89 55 00 E | 6.00 |
| 45 | S 0 05 00 E | 12.00 |
| 46 | S 89 55 00 W | 5.00 |
| 47 | S 0 05 00 E | 10.00 |
| 48 | N 89 55 00 E | 5.00 |
| 49 | S 0 05 00 E | 5.51 |
| 50 | N 89 55 00 E | 22.00 |
| 51 | N 0 05 00 W | 396.52 |
| 52 | S 89 55 00 W | 21.00 |

VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE: 1" = 100'

## LEGEND

- ● Found Monument as Noted
- ○ set 1½" I.P. Tagged R.C.E. 13696
- $R_1$ Record per 22 M.R. 79/81
- $R_2$ Record per 18 R.S. 44
- $R_3$ Record per 2895 O.R. 109
- $R_4$ Record per BK 5219, pg. 616 O.R.
- $R_5$ Record per Caltrans F.B. 023B, pgs. 343-346
- $R_6$ Drawing No. B-4-1 Arroyo Simi Channel Alignment Map, Drawn from V.C.S.F.B. 1148 Page 24.

Note #1: - THE BEARING AND DISTANCE SHOWN HEREON BETWEEN GABBET ROAD AND MOORPARK AVENUE IS FOR TIE PURPOSES ONLY AND DOES NOT REPRESENT THE CENTERLINE OF LOS ANGELES AVENUE

## BASIS OF BEARINGS

N89°55'00"E for the centerline of Los Angeles Avenue from Moorpark Avenue to Spring Street. (Assumed)

TOTAL GROSS AREA = 1.80 ACRES

# TRACT NO. 3537-1

IN THE CITY OF MOORPARK

BEING A PORTION OF LOT "L" OF SUBDIVISION "L" OF RANCHO SIMI, AS PER MAP RECORDED IN BOOK 5, PAGE 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER.

VENTURA COUNTY, CALIFORNIA

FOR CONDOMINIUM PURPOSES

NOVEMBER 1983

SHEET 2 OF 2 SHEETS