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. 4974, 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 THE CITY OF MOORPARK FOR PUBLIC USE, THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THE MAP, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE WESTERLY LINE OF LOT 2 AND PARCEL 0S-1 ABUTTING SPRING ROAD AND THE SOUTHERLY LINE OF LOTS 2 AND 5 ABUTTING TIERRA REJADA ROAD IN ORDER THAT THE OWNERS OF SAID LOTS AND PARCEL SHALL HAVE NO RIGHTS OF ACCESS TO SAID SPRING ROAD AND TIERRA REJADA ROAD, EXCEPT THE GENERAL RIGHT-OF-WAY WHICH BELONGS TO THE WHOLE PUBLIC, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK, THE EASEMENTS FOR ACCESS AND UTILITY PURPOSES, DESIGNATED AS STRIPS 1, 2, 3, 4 & 5 AS SHOWN ON THIS MAP, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK, THE EASEMENTS FOR SIDEWALK PURPOSES AS SHOWN ON THIS MAP, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE VENTURA COUNTY WATER WORKS DISTRICT NO. 1 THE SEWER PUMP STATION EASEMENT DESIGNATED AS STRIP 9, AS SHOWN ON THIS MAP, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK, THE EASEMENT FOR STORM DRAINAGE PURPOSES, DESIGNATED AS "STRIP 6" SHOWN ON THIS MAP AND ALL INCIDENTAL PURPOSES THERETO.

CONEJO FREEWAY PROPERTIES, LTD., A CALIFORNIA LIMITED PARTNERSHIP, OWNER
BY: LAND RESEARCHERS, INC., A CALIFORNIA CORPORATION, GENERAL PARTNER.

PAUL GIUNTINI - PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) S.S.

ON JANUARY 23, 1997 BEFORE ME, CASSIE S. SCHIEBEL, PERSONALLY APPEARED PAUL GIUNTINI PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAMES IS IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT

WITNESS MY HAND

NOTARY PUBLIC

CASSIE S. SCHIEBEL
COMM. # 1046140
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires MAR 16, 1998

NOTARY NAME (PRINT) CASSIE S. SCHIEBEL
MY COMMISSION EXPIRES: MARCH 16, 1998
COUNTY OF PRINCIPLE PLACE OF BUSINESS LOS ANGELES

WATER WORKS DISTRICT ACCEPTANCE CERTIFICATE

THIS IS TO CERTIFY THAT THE SANITARY SEWER EASEMENT OFFERED HEREON TO THE VENTURA COUNTY WATER WORKS 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 ON

DATED 1-27-97

DEPUTY DIRECTOR OF PUBLIC WORKS AGENCY
COUNTY OF VENTURA
STATE OF CALIFORNIA

ENGINEER'S STATEMENT

I, EDDIE P. RAMSEYER, DO HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN AUGUST 1996, 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 UPON ACCEPTANCE OF THE IMPROVEMENTS INTO THE CITY STREET SYSTEM.

DATE: 1-17, 1997.

EDDIE P. RAMSEYER R.C.E. 26362
EXPIRES: 3-31-98

REGISTERED PROFESSIONAL ENGINEER
EDDIE PAUL RAMSEYER
No. 26362
Exp. 3-31-9
CIVIL
STATE OF CALIFORNIA

CITY ENGINEERS STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4974, THAT THE SUBDIVISION AS SHOWN, 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: 1-21, 1997

DON WINSLOW R.C.E. 14214
EXPIRES: 3-31-97
CITY OF MOORPARK

REGISTERED PROFESSIONAL ENGINEER
DONALD R. WINSLOW
No. 14214
Exp. 3/31/97
CIVIL
STATE OF CALIFORNIA

COUNTY 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: March 11, 1997.

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: DEPUTY COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE 97-033192

RECORDED AT THE REQUEST OF THE OWNER, SIMI MOORPARK FREEWAY PROPERTIES, ON MARCH 19, 1997, AT 8A.M. IN BOOK 130 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 63-66, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: DEPUTY COUNTY RECORDER

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 4974, CONSISTING OF 4 SHEETS, IS PRESENTED TO THE CITY COUNCIL OF THE CITY OF MOORPARK OF VENTURA COUNTY, CALIFORNIA, AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 19 DAY OF February, 1997 FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP, AND DOES HEREBY ACCEPT FOR PUBLIC USE, SUBJECT TO IMPROVEMENT, THE RIGHT OF WAY FOR ALL STREETS AND HIGHWAYS AS SHOWN ON THIS MAP, AND ALSO HEREBY ACCEPTS ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON, AND DOES HEREBY ACCEPT, SUBJECT TO IMPROVEMENTS, THE EASEMENTS FOR STORM DRAINAGE PURPOSES AS SHOWN ON THIS MAP, AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR SIDEWALK PURPOSES AS SHOWN ON THIS MAP, ALSO HEREBY ACCEPTS THE EASEMENTS FOR ACCESS AND UTILITY PURPOSES AS SHOWN ON THIS MAP.

IN WITNESS WHEREOF, SAID CITY COUNCIL HAS CAUSED THE 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 26 DAY OF February, 1997

Lillian E. Hare
CITY CLERK OF THE CITY OF MOORPARK

MAYOR OF THE CITY OF MOORPARK

MOORPARK, CALIFORNIA
INCORPORATED JULY 1, 1983

OWNER'S CERTIFICATE AND ACKNOWLEDGMENT

THE UNDERSIGNED, ON BEHAIF OF ITSELF AND ITS SUCCESSOR(S) IN OWNERSHIP TO LOTS 3 AND 4 OF TRACT NO. 4974, HEREBY (A) CERTIFIES THAT AN ASSOCIATION SHALL BE CREATED PURSUANT TO TITLE 6 OF PART 4 OF DIVISION 2 OF THE CIVIL CODE (COMMENCING WITH SECTION 1350), OR OTHER APPLICABLE LAW, THE MEMBERS OF WHICH SHALL BE THE OWNERS OF RECORD OF LOTS 3, AND 4 OF SAID TRACT, WHICH ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MANUFACTURED SLOPES, LANDSCAPING AND DRAINAGE FACILITIES WITHIN LOT 0S-1 OF SAID TRACT AND OF THE LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY ADJACENT TO LOTS 3 AND 4 OF SAID TRACT, (B) ACKNOWLEDGES THAT THE CREATION OF THE ASSOCIATION IS A CONDITION PRECEDENT TO ANY TRANSFER OF OWNERSHIP OF LOTS 3 AND 4 OF TRACT 4974, OR FORMATION OF THE PROPOSED COMMUNITY FACILITIES DISTRICT, WHICHEVER OCCURS FIRST, AND (C) ACKNOWLEDGES THAT THIS CERTIFICATE AND ACKNOWLEDGMENT IS MADE PURSUANT TO GOVERNMENT CODE SECTION 66443.

CONEJO FREEWAY PROPERTIES, LTD., A CALIFORNIA LIMITED PARTNERSHIP, OWNER
BY: LAND RESEARCHERS, INC., A CALIFORNIA CORPORATION, GENERAL PARTNER

PAUL GIUNTINI - PRESIDENT

TRACT NO. 4974

BEING A SUBDIVISION OF TRACTS "F" AND "M" OF THE RANCHO SIMI, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS), SHOWN AS PARCEL A ON LOT LINE ADJUSTMENT NO. 95-2, RECORDED JUNE 6, 1995 AS DOCUMENT NO. 95-66737, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY:
RAMSEYER AND ASSOCIATES, INC.
1881 KNOLL DRIVE
VENTURA, CALIF. 93003
(805)654-1088

SEPTEMBER 1996

THE SIGNATURE OF THE FOLLOWING PRESENT OWNERS OF EASEMENTS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(a)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

CITY OF MOORPARK, PRESENT OWNER OF AN EASEMENT FOR SLOPES AND DRAINAGE STRUCTURES, AS PER DOCUMENTS RECORDED FEBRUARY 4, 1974 IN BOOK 4219, PAGE 745 AND JULY 22, 1974 IN BOOK 4290, PAGE 310, BOTH OF OFFICIAL RECORDS. (NOT PLOTTABLE)

COUNTY OF VENTURA, PRESENT OWNER OF AN EASEMENT TO DISPOSE OF STORM WATER, AS PER DOCUMENT RECORDED JULY 20, 1978, IN BOOK 5166, PAGE 692 OF OFFICIAL RECORDS. (BLANKET IN NATURE)

SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, PRESENT OWNER OF AN EASEMENT FOR PUBLIC UTILITIES, AS PER DOCUMENT RECORDED FEBRUARY 19, 1993 AS DOCUMENT NO. 93-031131 OF OFFICIAL RECORDS. (SAID EASEMENT LIES WITHIN THE PUBLIC STREETS AS OFFERED)

SOUTHERN CALIFORNIA EDISION COMPANY, A CORPORATION, PRESENT OWNER OF AN EASEMENT FOR PUBLIC UTILITIES, AS PER DOCUMENT RECORDED FEBRUARY 25, 1993 DOCUMENT NO. 93-034448 OF OFFICIAL RECORDS. (SAID EASEMENT LIES WITHIN THE PUBLIC STREETS AS OFFERED.

VENTURA COUNTY WATER WORKS DISTRICT NO. 1, PRESENT OWNER OF EASEMENTS FOR SEWER PIPELINES, WATER PIPELINES AND RELATED PURPOSES, AS PER DOCUMENTS RECORDED JULY 21, 1993 AS DOCUMENT NO. 93-131184 AND NOVEMBER 18, 1993 AS DOCUMENT NO. 93-223978, BOTH OF OFFICIAL RECORDS. (SAID EASEMENT LIES WITHIN THE PUBLIC STREETS AS OFFERED.)

VENTURA COUNTY WATERWORKS DISTRICT NO. 1, PRESENT OWNER OF AN EASEMENT FOR STORM WATER RESERVOIR OVERFLOW DRAIN, WATER PIPELINES, INGRESS AND EGRESS RELATED PURPOSES AS PER DOCUMENT RECORDED SEPTEMBER 18, 1996 AS DOCUMENT NO. 96-127894, OFFICIAL RECORDS.

LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION AS BENEFICIARY UNDER DEED OF TRUST RECORDED DECEMBER 2, 1996 AS DOCUMENT NO. 96-164518 OF OFFICIAL RECORDS.

LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION AS BUYER UNDER AN AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY AS DISCLOSED BY A MEMORANDUM OF AGREEMENT RECORDED DECEMBER 2, 1996 AS DOCUMENT NO. 96-164517 OF OFFICIAL RECORDS.

STATE OF CALIFORNIA)
COUNTY OF Orange) S.S.

EMILE HADDAD
VICE PRESIDENT

ON Feb 5, 1997 BEFORE ME, Theresa L. Pointon, PERSONALLY APPEARED Emile K. Haddad

PERSONALLY KNOWN TO ME ~~(OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)~~ TO BE THE PERSONS 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

Theresa L. Pointon
NOTARY PUBLIC

THERESA L. POINTON
COMM. # 1057511
Notary Public — California
ORANGE COUNTY
My Comm. Expires APR 30, 1999

NOTARY NAME (PRINT) Theresa L. Pointon
MY COMMISSION EXPIRES: 4-30-99
COUNTY OF PRINCIPLE PLACE OF BUSINESS Orange
Coto De Caza, CA

THE SIGNATURES OF THE FOLLOWING OWNERS OF INTERESTS IN OR RIGHTS TO OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION (a)(3)(C) OF THE SUBDIVISION MAP ACT.

WILLIAM TONAS, ET AL., OWNERS OF ONE-HALF OF 27/40THS INTEREST OF ALL OIL AND MINERAL RIGHTS BELOW 500 FEET FROM THE SURFACE, BUT WITHOUT THE RIGHT OF ENTRY, AS DISCLOSED BY DEED RECORDED IN BOOK 2390, PAGE 306 OF OFFICIAL RECORDS OF VENTURA COUNTY

THE HEIRS OR DEVISEES OF ANGELE AGOURE VAIL, DECEASED, THEIR INTEREST BEING SUBJECT TO THE ADMINISTRATION OF THE ESTATE OF SAID DECEDENT, OWNER OF ONE-HALF OF 13/40THS INTEREST OF ALL OIL AND MINERAL RIGHTS BELOW 500 FEET FROM THE SURFACE, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS DISCLOSED BY DEED RECORDED IN BOOK 2410, PAGE 561 OF OFFICIAL RECORDS OF VENTURA COUNTY.

ALFRED ROVEN, CHARLES VICTOR ROVEN AND ALICE ROVEN, AS TRUSTEES OF THE TESTAMENTARY TRUST UNDER THE WILL OF MILAN ROVEN, DECEASED AND ABRAHAM SPIEGAL OWNERS OF 25 PERCENT OF ALL MINERALS, COAL, OIL, PETROLEUM, GAS, ASPHALTUM AND KINDRED SUBSTANCES, NOW OR HEREAFTER IN OR UNDER SAID LAND BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF WITHOUT THE RIGHT OF SURFACE ENTRY, AS DISCLOSED BY DEED RECORDED IN BOOK 3081, PAGE 337 OF OFFICIAL RECORDS OF VENTURA COUNTY.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) S.S.

ON February 14, 1997 BEFORE ME, Terri Leigh Siler Gruenthal, PERSONALLY APPEARED PAUL GIUNTINI

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS 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

Terri Leigh Siler-Gruenthal
NOTARY PUBLIC

TERRI LEIGH SILER-GRUENTHAL
Commission # 1074011
Notary Public — California
Los Angeles County
My Comm. Expires Aug 4, 2000

NOTARY NAME (PRINT) Terri Leigh Siler-Gruenthal
MY COMMISSION EXPIRES: August 4, 2000
COUNTY OF PRINCIPLE PLACE OF BUSINESS Los Angeles

TRACT NO. 4974

BEING A SUBDIVISION OF TRACTS "F" AND "M" OF THE RANCHO SIMI, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS), SHOWN AS PARCEL A ON LOT LINE ADJUSTMENT NO. 95-2, RECORDED JUNE 6, 1995 AS DOCUMENT NO. 95-66737, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY:
RAMSEYER AND ASSOCIATES, INC.
1881 KNOLL DRIVE
VENTURA, CALIF. 93003
(805)654-1088

SEPTEMBER 1996

MOORPARK FREEWAY (3492 O.R. 234) HWY. 23

TRACT NO. 4973 (MR)

LOT 1
81.13 ACRES GROSS
80.04 ACRES NET

LOT 5
108.78 ACRES GROSS
108.66 ACRES NET

NOT A PART
96-127894, O.R.
ESTATE 2

TENTATIVE TRACT 4974

C/L TIERRA REJADA ROAD

C/L SCIENCE DRIVE

C/L PEACH HILL ROAD

C/L MOORPARK ROAD

LOS ANGLES AVENUE

ARROYO SIMI

SORENCE DRIVE

SPRING

PEACH HILL ROAD

TIERRA REJADA ROAD

MOORPARK ROAD

10' WIDE SIDEWALK EASEMENT TO THE CITY OF MOORPARK

3' WIDE SIDEWALK EASEMENT TO THE CITY OF MOORPARK

ESTATE 1
20' WIDE INGRESS AND EGRESS EASEMENT IN FAVOR OF VENTURA COUNTY WATER WORKS DISTRICT NO. 1 PER (R10)

ESTATE 3
EXIST 15' DRAINAGE EASEMENT IN FAVOR OF VENTURA COUNTY WATER WORKS DISTRICT NO. 1 PER 96-127894, O.R.

ESTATE 4
EXIST 15' DRAINAGE EASEMENT IN FAVOR OF VENTURA COUNTY WATER WORKS DISTRICT NO. 1 PER 96-127894, O.R.

STRIP 1
ACCESS AND UTILITIES EASEMENT TO THE CITY OF MOORPARK

STRIP 2
ACCESS AND UTILITIES EASEMENT TO THE CITY OF MOORPARK

STRIP 3
ACCESS AND UTILITIES EASEMENT TO THE CITY OF MOORPARK

DETAIL "A" NO SCALE

DETAIL "B" NO SCALE

DETAIL "C" NO SCALE

DETAIL "D" NO SCALE

DETAIL "E" NO SCALE

DETAIL "F" NO SCALE

SEE DETAIL "A" HEREON

SEE DETAIL "B" HEREON

SEE DETAIL "C" HEREON

SEE DETAIL "D" HEREON

SEE DETAIL "E" HEREON

SEE DETAIL "F" HEREON

SEE SHEET NO. 4

SEE DETAIL "E" ON SHEET 4

VICINITY MAP
SCALE: 1"=1000'

LEGEND

R1 = 46 RS 42
R2 = 95-066737, O.R.
R3 = TRACT NO. 4069 (103 MR 57)
R4 = 91-065114, O.R.
R5 = PARCEL MAP LDM-11 (49 PM 21)
R6 = 89-178126, O.R.
R7 = 92-090831, O.R. (EXHIBIT "C-1", PARCEL "B")
R8 = TRACT NO. 4973 (MR)
R9 = 4290 O.R. 310
R10 = 96-127894, OR

M = MEASURED
CF = CALCULATED FROM
RAD = RADIAL
PCC = POINT OF COMPOUND CURVE
PRC = POINT OF REVERSE CURVE

MONUMENT LEGEND

○ = SET 1 1/2" IP TAGGED "RCE 26362"
● = FOUND MONUMENT AS NOTED
SET 1 1/2" IP TAGGED "RCE26362" AT ALL STREET CENTERLINE INTERSECTIONS, BC'S, EC'S
□ = SET LEAD & TAG "RCE 26362" IN CONCRETE WALK.
◉ = FOUND 1 1/2" I.P. TAGGED "RCE 26362" PER (R8)
○ = SET 3/4" IP TAGGED RCE 26362"

SCALE: 1" = 200'

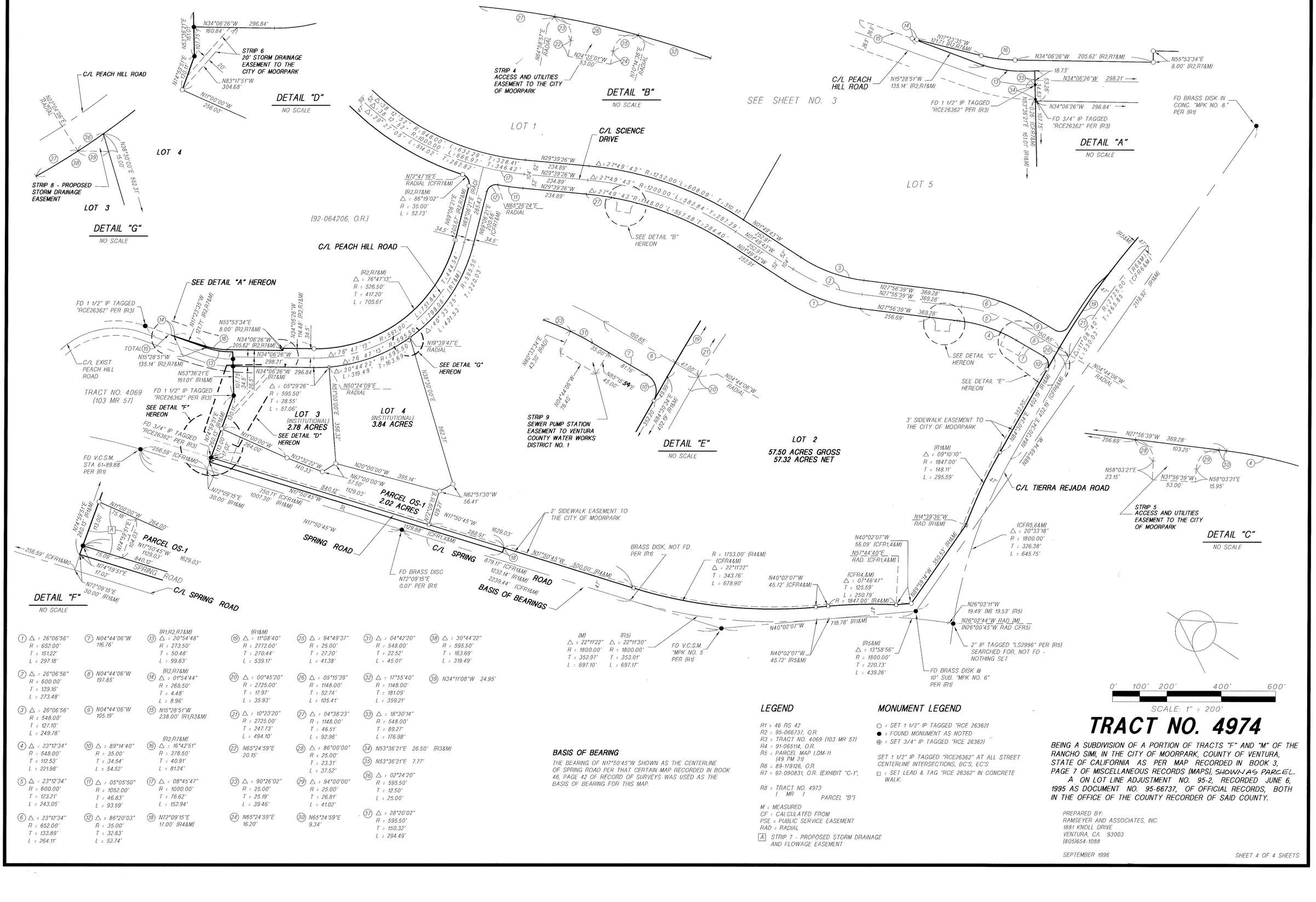
TOTAL BOUNDARY AREA = 269.58 ACRES

TRACT NO. 4974

BEING A SUBDIVISION OF A PORTION OF TRACTS "F" AND "M" OF THE RANCHO SIMI, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS), SHOWN AS PARCEL A ON SHOWN ON LOT LINE ADJUSTMENT NO. 95-2, RECORDED JUNE 6, 1995 AS DOCUMENT NO. 95-66737, OF OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY:
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1881 KNOLL DRIVE
VENTURA, CA. 93003
(805)654-1088

SEPTEMBER 1996



(1) △ = 26°06'56" R = 652.00' T = 151.22' L = 297.18'

(2) △ = 26°06'56" R = 600.00' T = 139.16' L = 273.48'

(3) △ = 26°06'56" R = 548.00' T = 127.10' L = 249.78'

(4) △ = 23°12'34" R = 548.00' T = 112.53' L = 221.98'

(5) △ = 23°12'34" R = 600.00' T = 123.21' L = 243.05'

(6) △ = 23°12'34" R = 652.00' T = 133.89' L = 264.11'

(7) N04°44'06"W 116.76'

(8) N04°44'06"W 197.85'

(9) N04°44'06"W 105.19'

(10) △ = 89°14'40" R = 35.00' T = 34.54' L = 54.52'

(11) △ = 05°05'50" R = 1052.00' T = 46.83' L = 93.59'

(12) △ = 86°20'03" R = 35.00' T = 32.83' L = 52.74'

(R1,R2,R7&M)
(13) △ = 20°54'48" R = 273.50' T = 50.48' L = 99.83'

(R2,R7&M)
(14) △ = 01°54'44" R = 268.50' T = 4.48' L = 8.96'

(15) N15°28'51"W 238.00' (R1,R3&M)

(R2,R7&M)
(16) △ = 16°42'51" R = 278.50' T = 40.91' L = 81.24'

(17) △ = 08°45'47" R = 1000.00' T = 76.62' L = 152.94'

(18) N72°09'15"E 17.00' (R4&M)

(R1&M)
(19) △ = 11°08'40" R = 2772.00' T = 270.44' L = 539.17'

(20) △ = 00°45'20" R = 2725.00' T = 17.97' L = 35.93'

(21) △ = 10°23'20" R = 2725.00' T = 247.73' L = 494.10'

(22) N65°24'59"E 20.15'

(23) △ = 90°26'02" R = 25.00' T = 25.19' L = 39.46'

(24) N65°24'59"E 16.20'

(25) △ = 94°49'37" R = 25.00' T = 27.20' L = 41.38'

(26) △ = 05°15'39" R = 1148.00' T = 52.74' L = 105.41'

(27) △ = 04°38'23" R = 1148.00' T = 46.51' L = 92.96'

(28) △ = 86°00'00" R = 25.00' T = 23.31' L = 37.52'

(29) △ = 94°00'00" R = 25.00' T = 26.81' L = 41.02'

(30) N65°24'59"E 9.34'

(31) △ = 04°42'20" R = 548.00' T = 22.52' L = 45.01'

(32) △ = 17°55'40" R = 1148.00' T = 181.09' L = 359.21'

(33) △ = 18°30'14" R = 548.00' T = 89.27' L = 176.98'

(34) N53°36'21"E 26.50' (R3&M)

(35) N53°36'21"E 7.71'

(36) △ = 02°24'20" R = 595.50' T = 12.50' L = 25.00'

(37) △ = 28°20'02" R = 595.50' T = 150.32' L = 294.49'

(38) △ = 30°44'22" R = 595.50' T = 163.69' L = 319.49'

(39) N34°11'08"W 24.95'

(M) △ = 22°11'22" R = 1800.00' T = 352.97' L = 697.10'

(R5) △ = 22°11'30" R = 1800.00' T = 353.01' L = 697.17'

BASIS OF BEARING

THE BEARING OF N17°50'45"W SHOWN AS THE CENTERLINE OF SPRING ROAD PER THAT CERTAIN MAP RECORDED IN BOOK 46, PAGE 42 OF RECORD OF SURVEYS WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

LEGEND

R1 = 46 RS 42
R2 = 95-066737, O.R.
R3 = TRACT NO. 4069 (103 MR 57)
R4 = 91-065114, O.R.
R5 = PARCEL MAP LDM-11 (49 PM 21)
R6 = 89-178126, O.R.
R7 = 92-090831, O.R. (EXHIBIT "C-1",
R8 = TRACT NO. 4973 (MR) PARCEL "B")
M = MEASURED
CF = CALCULATED FROM
PSE = PUBLIC SERVICE EASEMENT
RAD = RADIAL
[A] STRIP 7 - PROPOSED STORM DRAINAGE AND FLOWAGE EASEMENT

MONUMENT LEGEND

○ = SET 1 1/2" IP TAGGED "RCE 26362)
● = FOUND MONUMENT AS NOTED
⊕ = SET 3/4" IP TAGGED "RCE 26362)

SET 1 1/2" IP TAGGED "RCE26362" AT ALL STREET CENTERLINE INTERSECTIONS, BC'S, EC'S

□ = SET LEAD & TAG "RCE 26362" IN CONCRETE WALK.

TRACT NO. 4974

BEING A SUBDIVISION OF A PORTION OF TRACTS "F" AND "M" OF THE RANCHO SIMI, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS), SHOWN AS PARCEL A ON LOT LINE ADJUSTMENT NO. 95-2, RECORDED JUNE 6, 1995 AS DOCUMENT NO. 95-66737, OF OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY:
RAMSEYER AND ASSOCIATES, INC.
1881 KNOLL DRIVE
VENTURA, CA. 93003
(805)654-1088

SEPTEMBER 1996