OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATES THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN , THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 4980, 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 ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE NORTHERLY, NORTHEASTERLY AND EASTERLY LINE OF PARCELS OS-1 THROUGH OS-4, OS-9 AND LOTS 39 THROUGH 46 INCLUSIVE, ABUTTING SCIENCE DRIVE AND THE SOUTHWESTERLY LINE OF PARCEL OS-1 ABUTTING SPRING STREET, IN ORDER THAT THE OWNERS OF SAID PARCELS AND LOTS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID SCIENCE DRIVE AND SPRING STREET, EXCEPT THE GENERAL RIGHT-OF-WAY WHICH BELONGS TO THE WHOLE PUBLIC, AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF MOORPARK THE EASEMENTS FOR LANDSCAPE AND RELATED DRAINAGE PURPOSES OVER THOSE AREAS DESIGNATED AS PARCEL OS-2 AND OS-3 AND STRIP 6 AS SHOWN ON THIS MAP, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK THE EASEMENTS FOR PUBLIC SERVICE PURPOSES SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK AN EASEMENT FOR TRAIL PURPOSES OVER STRIP 1 AND STRIP 2 AS SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK AN EASEMENT FOR ACCESS, DRAINAGE, FLOWAGE AND MAINTENANCE PURPOSES OVER STRIPS 2,3,8 & 9 AS SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK THE EASEMENTS FOR ROAD AND SLOPE MAINTENANCE PURPOSES OVER STRIP 3, STRIP 6, PARCELS OS-2, OS-3 AND OS-9 AS SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK, AN ACCESS EASEMENT OVER PARCELS A THROUGH F, INCLUSIVE, TO PROVIDE ACCESS FOR ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AND THAT THEY DO OFFER TO DEDICATE TO VENTURA COUNTY WATER WORKS DISTRICT NO. 1 THE EASEMENTS FOR ACCESS, WATER PIPELINE AND SANITARY SEWER PURPOSES OVER PARCELS A THROUGH F, INCLUSIVE, AND STRIPS 4, 5 AND 7 AS SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO, AND THAT THEY DO HEREBY OFFER TO DEDICATE PARCEL X IN FEE SIMPLE TO VENTURA COUNTY FLOOD CONTROL DISTRICT.

WESTERN PACIFIC HOUSING-CALSBERG RANCH, LLC A DELAWARE LIMITED LIABILITY COMPANY, OWNER.

Sr. Vice President

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

ON July 8, 1999 BEFORE ME, Karen D. Ruck, Notary Public
PERSONALLY APPEARED JOHN D. STANEK
, 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 CAPACITY, 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

NOTARY PUBLIC #1135037

NOTARY NAME (PRINT) Karen D. Ruck
MY COMMISSION EXPIRES April 20, 2001
COUNTY OF PRINCIPLE PLACE OF BUSINESS Los Angeles

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 FEBRUARY 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 RETRACED, TIE SHEETS TO ALL CENTERLINE MONUMENTS SHOWN HEREON AS SET BY ME WILL BE ON FILE IN THE OFFICE OF THE CITY SURVEYOR PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS INTO THE CITY ROAD SYSTEM.

DATE: July 28, 1999

REGISTERED PROFESSIONAL ENGINEER EDDIE P. RAMSEYER No. 26362 Exp. 3-31-02 CIVIL STATE OF CALIFORNIA

EDDIE P. RAMSEYER RCE 26362
EXPIRES: 3-31-02

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4980, 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: Aug 4, 1999

REGISTERED PROFESSIONAL ENGINEER DONALD R. WINSLOW No. 14214 Exp. 3-31-01 CIVIL STATE OF CALIFORNIA

DONALD R. WINSLOW RCE 14214
EXPIRES: 3-31-01
CITY OF MOORPARK

COUNTY TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL CERTIFICATES AND SECURITY REQUIRED UNDER THE PROVISION OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT HAVE BEEN FILED AND DEPOSITED WITH ME.

DATE: 2/3, 2000

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA
BY:
DEPUTY COUNTY TAX COLLECTOR

2000-0028120

COUNTY RECORDER'S CERTIFICATE

RECORDED AT THE REQUEST OF LENNAR HOMES, ON February 8, 2000, AT 8:00 A.M. IN BOOK 140 MISCELLANEOUS RECORDS (MAPS) AT PAGES 23-30, RECORDS OF OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA
BY:
DEPUTY COUNTY RECORDER

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 4980, CONSISTING OF 8 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 18th DAY OF August 1999, FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP, AND DOES HEREBY ACCEPT ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON, AND DOES HEREBY ACCEPT THE EASEMENTS FOR PUBLIC SERVICE, ROAD AND SLOPE MAINTENANCE, ACCESS, DRAINAGE AND FLOWAGE PURPOSES AS SHOWN ON THIS MAP, AND ALSO HEREBY ACCEPTS THE ACCESS EASEMENT OVER PARCEL A THROUGH F ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR TRAIL PURPOSES AS SHOWN ON THIS MAP, HOWEVER, THE OFFER OF LANDSCAPE AND RELATED DRAINAGE EASEMENTS ARE HEREBY REJECTED.

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 MOORPARK TO BE AFFIXED HERETO THIS 18th DAY OF August, 1999

Deborah S. Traffenstadt
CITY CLERK OF THE CITY OF MOORPARK

CITY MAYOR OF THE CITY OF MOORPARK

VENTURA COUNTY WATERWORKS DISTRICT NO. 1 ACCEPTANCE CERTIFICATE

THIS IS TO CERTIFY THAT THE EASEMENTS OVER AS PARCELS A THROUGH F, INCLUSIVE AND STRIPS 4, 5 AND 7 OFFERED HEREON TO 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.

DATED: AUG. 3, 1999

ARTHUR E. GOULET
DIRECTOR
PUBLIC WORKS AGENCY
COUNTY OF VENTURA
STATE OF CALIFORNIA
BY:
ROBERT L. CHACON
CHIEF DEPUTY, COUNTY SURVEYOR

TRACT NO. 4980

BEING A SUBDIVISION OF LOT 3, TRACT NO. 4973, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 130, PAGES 59 THRU 62 OF MISCELLANEOUS RECORDS (MAPS) 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

JULY 1999

THE SIGNATURES OF THE PARTY(IES) NAMED HEREINAFTER AS OWNER(S) OF AN EASEMENT SET FORTH MAY BE 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.

COUNTY OF VENTURA, OWNER OF AN EASEMENT FOR SLOPES AND DRAINAGE STRUCTURES AND INCIDENTAL PURPOSES, RECORDED JULY 20, 1978 IN BOOK 5166, PAGE 692 OF OFFICIAL RECORDS.

CALLEGUAS MUNICIPAL WATER DISTRICT, OWNER OF AN EASEMENT FOR WATER CONDUIT AND SLOPE PURPOSES AND INCIDENTAL PURPOSES, RECORDED APRIL 11, 1983 AS DOCUMENT NO. 83-35427 OF OFFICIAL RECORDS.

CITY OF MOORPARK, RELINQUISHMENT OF CERTAIN RIGHTS OF INGRESS AND EGRESS AS SHOWN IN THE DEDICATION STATEMENT UPON THE MAP OF TRACT 4973 OVER THE SOUTHWESTERLY LINE OF LOT 3 ADJACENT TO SPRING ROAD.

CITY OF MOORPARK, OWNER OF EASEMENT FOR ACCESS AND UTILITIES AS MAP OF TRACT 4973. (130 MR 59)

CALLEGUAS MUNICIPAL WATER DISTRICT, OWNER OF AN EASEMENT FOR WATER PIPELINES, UNDERGROUND UTILITIES AND A TEMPORARY CONSTRUCTION EASEMENT RECORDED JUNE 10, 1997 AS DOCUMENT NO. 97-072187 OF OFFICIAL RECORDS.

LENNAR MOORPARK LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER OF AN EASEMENT FOR COMMUNITY ANTENNA TELEVISION SYSTEM AND PUBLIC UTILITIES, RECORDED NOVEMBER 27, 1998 AS DOCUMENT NO. 98-208107 OF OFFICIAL RECORDS. (SAID EASEMENT IS BLANKET IN NATURE)

LENNAR MOORPARK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BENEFICIARY OF A DEED OF TRUST RECORDED NOVEMBER 27, 1998 AS DOCUMENT NO. 98-208106 OF OFFICIAL RECORDS AND HOLDER OF A MEMORANDUM OF OPTION AGREEMENT AND ESCROW INSTRUCTIONS RECORDED NOVEMBER 27, 1998 AS DOCUMENT NO. 98-208105 OF OFFICIAL RECORDS.

LENNAR MOORPARK, LLC. A CALIFORNIA LIMITED COMPANY

BY: LENNAR HOMES A CALIFORNIA, INC.
A CALIFORNIA CORPORATION
ITS MANAGER

BY: _____
ITS VICE PRESIDENT

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

ON July 8, 1999 BEFORE ME, Caren Petroff, Notary Public
PERSONALLY APPEARED Robert Santos
, PERSONALLY KNOWN TO ME ~~(OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)~~ TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~SHE~~ THEY EXECUTED THE SAME IN ~~HER~~ THEIR AUTHORIZED CAPACITY, AND THAT BY ~~HER~~ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

_____
NOTARY PUBLIC #:1218837

NOTARY NAME (PRINT) Caren Petroff
MY COMMISSION EXPIRES May 9, 2003
COUNTY OF PRINCIPLE
PLACE OF BUSINESS Los Angeles

CALIFORNIA BANK AND TRUST, A CALIFORNIA BANKING CORPORATION, BENEFICIARY OF A DEED OF TRUST RECORDED MARCH 10, 1999 AS DOCUMENT NO. 99-045843 OF OFFICIAL RECORDS.

_____ _____

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

ON July 8, 1999 BEFORE ME, Bonny Elrod, Notary Public
PERSONALLY APPEARED Erin Johnsen and Frank Henry
, 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 CAPACITY, 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

Bonny Elrod
NOTARY PUBLIC #1206392

NOTARY NAME (PRINT) Bonny Elrod
MY COMMISSION EXPIRES December 31, 2002
COUNTY OF PRINCIPLE
PLACE OF BUSINESS Orange

THIS MAP IS SUBJECT TO CONDITIONS ORDINANCES REGULATIONS STANDARDS AND POLICIES WHICH HAVE BEEN IMPOSED AS CONDITIONS OF APPROVAL FOR THE TENTATIVE MAP. THESE CONDITIONS ARE ON FILE WITH THE CITY OF MOORPARK PLANNING DEPARTMENT.

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 A FEE TITLE AND SUCH SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

WILLIAM TONAS ET AL, OWNER OF ONE-HALF OF 27/40THS INTEREST OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS LYING BELOW A DEPTH OF 500 FEET, WITH NO RIGHTS OF SURFACE ENTRY, AS RESERVED IN THE DEED, RECORDED SEPTEMBER 11, 1963 IN BOOK 2390, PAGE 306 OF OFFICIAL RECORDS.

THE HEIRS OR DEVISEES OF ANGELE AGOURE VAIL, DECEASED, OWNER OF ONE-HALF OF 13/40THS INTEREST OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS LYING BELOW A DEPTH OF 500 FEET, WITH NO RIGHTS OF SURFACE ENTRY, AS RESERVED IN THE DEED, RECORDED OCTOBER 17, 1963 IN BOOK 2410, PAGE 561 OF OFFICIAL RECORDS.

ABRAHAM SPIEGAL, ET AL, OWNERS OF 25 PERCENT OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS LYING BELOW A DEPTH OF 500 FEET, WITH NO RIGHTS OF SURFACE ENTRY, AS RESERVED IN THE DEED, RECORDED DECEMBER 20, 1966 IN BOOK 3081, PAGE 337 OF OFFICIAL RECORDS.

LENNAR MOORPARK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER OF ALL REMAINING RIGHTS OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS LYING BELOW A DEPTH OF 500 FEET, WITH NO RIGHTS OF SURFACE ENTRY, AS RESERVED IN THE DEED, RECORDED NOVEMBER 27, 1998 AS DOCUMENT NO. 98-208102 OF OFFICIAL RECORDS.

VENTURA COUNTY FLOOD CONTROL DISTRICT ACCEPTANCE CERTIFICATE

THIS IS TO CERTIFY THAT PARCEL X OFFERED HEREON IN FEE TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT, A GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER ON BEHALF OF THE SAID DISTRICT PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF VENTURA COUNTY ADOPTED ON APRIL 7, 1998.

DATED: Aug 3, 1999

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

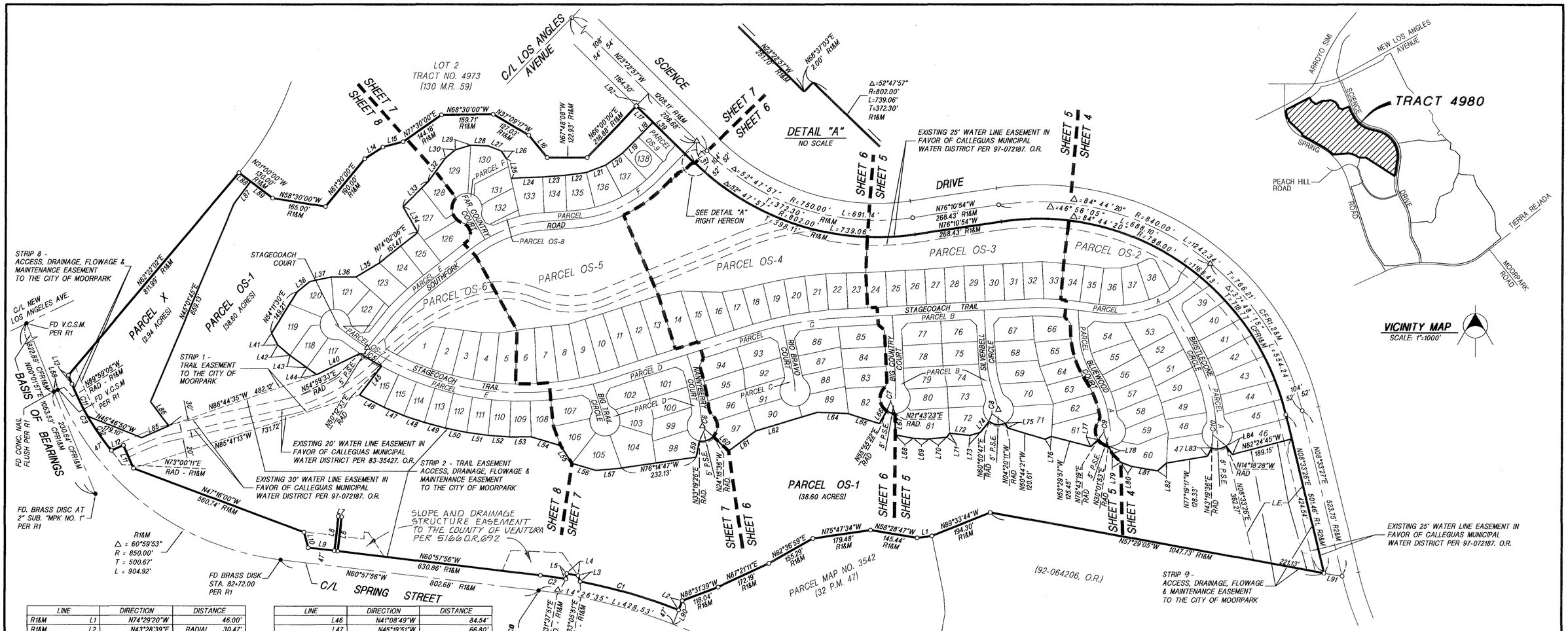
BY _____
ROBERT L. CHACON
CHIEF DEPUTY, COUNTY SURVEYOR

TRACT NO. 4980

BEING A SUBDIVISION OF LOT 3, TRACT NO. 4973, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 130, PAGES 59 THRU 62 OF MISCELLANEOUS RECORDS (MAPS) 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

JULY 1999



LINE		DIRECTION	DISTANCE
R1&M	L1	N74°29'20"W	46.00'
R1&M	L2	N43°28'39"E	RADIAL 30.47'
R1&M	L3	N02°16'26"E	19.81'
R1&M	L4	N58°20'50"E	35.00'
R1&M	L5	N31°39'10"E	16.71'
R1&M	L6	N28°58'48"E	106.13'
R1&M	L7	N61°01'12"W	10.00'
R1&M	L8	N28°58'48"E	106.12'
R1&M	L9	N60°57'56"W	81.49'
R1&M	L10	N06°59'00"E	49.42'
R1&M	L11	N01°25'54"W	77.68'
R1&M	L12	N88°34'06"E	40.38'
R1&M	L13	N00°01'57"E	29.44'
R1&M	L14	N79°30'00"E	66.57'
R1&M	L15	N82°30'00"W	65.00'
R1&M	L16	N17°30'00"W	89.49'
	L17	N23°22'57"W	71.39'
	L18	N66°37'03"E	63.59'
	L19	N67°02'52"E	68.99'
	L20	N77°09'42"E	63.78'
	L21	N88°56'11"W	63.78'
	L22	N75°29'41"W	65.27'
	L23	N71°57'47"W	70.02'
	L24	N69°53'02"W	97.53'
	L25	N09°12'36"E	60.97'
	L26	N11°47'59"W	29.35'
	L27	N46°28'24"W	42.95'
	L28	N65°11'35"W	54.54'
	L29	N84°56'52"W	49.98'
	L30	N72°14'48"E	39.19'
	L31	N23°22'57"W	43.81
	L32	N58°20'18"E	88.62'
	L33	N67°30'00"E	109.78'
	L34	N07°25'00"W	91.42'
	L35	N81°25'45"E	83.96'
	L36	N68°05'15"W	75.26'
	L37	N78°53'28"W	67.59'
	L38	N73°14'42"E	50.46'
R1&M	L39	N23°22'57"W	251.70'
	L40	N86°01'54"E	147.97'
	L41	N06°20'48"W	40.91'
	L42	N27°19'27"W	49.29'
	L43	N32°09'06"W	65.00'
	L44	N32°09'06"W	37.28'
	L45	N69°23'20"E	111.27'

LINE		DIRECTION	DISTANCE
	L46	N41°08'49"W	84.54'
	L47	N45°19'51"W	66.80'
	L48	N49°01'27"W	66.80'
	L49	N52°43'02"W	66.80'
	L50	N56°24'38"W	66.80'
	L51	N60°06'14"W	66.80'
	L52	N63°47'50"W	66.80'
	L53	N67°29'25"W	66.80'
	L54	N51°08'15"W	94.61'
	L55	N10°24'44"W	64.93'
	L56	N51°27'21"W	76.53'
	L57	N72°38'20"W	79.62'
R1&M	L58	N89°58'03"E	12.69'
	L59	N33°19'26"E	50.62'
	L60	N24°15'36"W	65.47'
	L61	N75°41'43"E	103.59'
	L62	N64°37'42"W	199.33'
	L63	N/A	
	L64	N64°49'17"W	95.63'
	L65	N49°57'22"W	99.77'
	L66	N52°17'23"E	45.21'
	L67	N22°27'53"E	65.62'
	L68	N57°00'10"W	57.04'
	L69	N64°42'35"W	48.94'
	L70	N73°22'38"W	54.29'
	L71	N58°29'24"E	15.46'
	L72	N61°30'05"W	63.26'
	L73	N84°48'39"W	33.02'
	L74	N60°50'47"E	43.22'
	L75	N04°20'11"W	16.74'
	L76	N88°31'40"E	21.43'
	L77	N69°42'08"E	31.11'
	L78	N04°30'33"W	27.47'
	L79	N23°13'11"W	36.81'
	L80	N47°04'29"W	38.32'
	L81	N57°40'44"W	78.64'
	L82	N71°19'10"E	37.51'
	L83	N48°34'08"E	28.90'
	L84	N14°18'28"W	33.35'
	L85	N88°33'20"E	91.17'
	L86	N14°42'10"W	92.51'
	L87	N59°00'00"E	85.00'
	L88	N31°00'00"W	45.00'
	L89	N31°00'00"W	85.00'
CFR1&M	L90	N43°28'39"E	77.47'

LINE		DIRECTION	DISTANCE
	L91	N58°14'37"W	56.57'
	L92	N66°37'03"E	54.00' CFR1&M

	CURVE	DELTA	RADIUS	LENGTH	TANGENT
R1&M	C1	10°22'48"	1747.00'	316.50'	158.68'
R1&M	C2	02°35'46"	1747.00'	79.17'	39.59'
R1&M	C3	17°01'46"	803.00'	238.67'	120.22'
	C4	N/A			
	C5	04°47'00"	926.50'	77.35'	38.70'
	C6	57°35'02"	46.50'	46.73'	25.56'
	C7	34°11'59"	46.50'	27.76'	14.31'
	C8	65°10'58"	46.50'	52.90'	29.73'
	C9	46°41'26"	46.50'	37.89'	20.07'
	C10	57°38'04"	46.50'	46.77'	25.58'
	C11	07°48'07"	803.00'	109.34'	54.76'
	C12	09°13'39"	803.00'	129.32'	64.80'

BASIS OF BEARINGS

THE BEARING OF N00°01'57"E SHOWN AS THE CENTERLINE OF SPRING ROAD PER THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 46, PAGE 42 AND TRACT NO. 4973 (130 MR 59) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

RECORD REFERENCE

R1 = TRACT NO. 4973 (130 MR 59)
R2 = TRACT NO. 4974 (130 MR 63)

MONUMENT LEGEND

- ○ FOUND 1 1/2" IP TAGGED "RCE26362" PER R1
- □ FOUND LEAD AND TAG "RCE26362" IN CONCRETE WALK, ON LOT LINE PRODUCED 1.0' BEYOND TRUE CORNER PER R1
- ● FOUND MONUMENT AS NOTED

SET 1 1/2" I.P. TAGGED "RCE26362" AT ALL STREET CENTERLINES B.C.'S, E.C.'S, INTERSECTION, CUL-DE-SAC RADIUS POINTS & ANGLE POINTS

SET LEAD AND TAG "RCE26362" IN CONCRETE ALONG LOT LINE PRODUCED 2' BEYOND TRUE CORNER AT ALL FRONT LOT CORNERS

SET LEAD AND TAG "RCE26362" AT ALL REAR LOT CORNERS, IN THE WALL.

△ SET V.C.S.M. TAGGED "RCE 26362"

LEGEND

M = MEASURED
FD = FOUND
CF = CALCULATED FROM
RAD = RADIAL
OS = OPEN SPACE

0' 100' 200' 400' 600'
SCALE: 1" = 200'

TRACT NO. 4980

TOTAL BOUNDARY AREA = 87.65 ACRES

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF LOT 3, TRACT NO. 4973, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 130, PAGES 59 THRU 62 OF MISCELLANEOUS RECORDS (MAPS) 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

JULY 1999

RECORD REFERENCE

R1 = TRACT NO. 4973 (130 MR 59)
R2 = TRACT NO. 4974 (130 MR 63)

BASIS OF BEARINGS

THE BEARING OF N00°01'57"E SHOWN AS THE CENTERLINE OF SPRING ROAD PER THAT CERTAIN RECORD OF SURVEYS FILED IN BOOK 46, PAGE 42 AND TRACT NO. 4973 (130 MR 59) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENT LEGEND

- ○ FOUND 1 1/2" IP TAGGED "RCE26362" PER R1
- □ FOUND LEAD AND TAG "RCE26362" IN CONCRETE WALK, ON LOT LINE PRODUCED 1.0' BEYOND TRUE CORNER PER R1
- ● FOUND MONUMENT AS NOTED

  SET 1 1/2" I.P. TAGGED "RCE26362" AT ALL STREET CENTERLINE B.C.'S, E.C.'S, INTERSECTION, CUL-DE-SAC RADIUS POINTS & ANGLE POINTS

  SET LEAD AND TAG "RCE26362" IN CONCRETE ALONG LOT LINE PRODUCED 2' BEYOND TRUE CORNER AT ALL FRONT LOT CORNERS

  SET LEAD AND TAG "RCE26362" AT ALL REAR LOT CORNERS, IN THE WALL.

△ SET V.C.S.M. TAGGED "RCE26362"

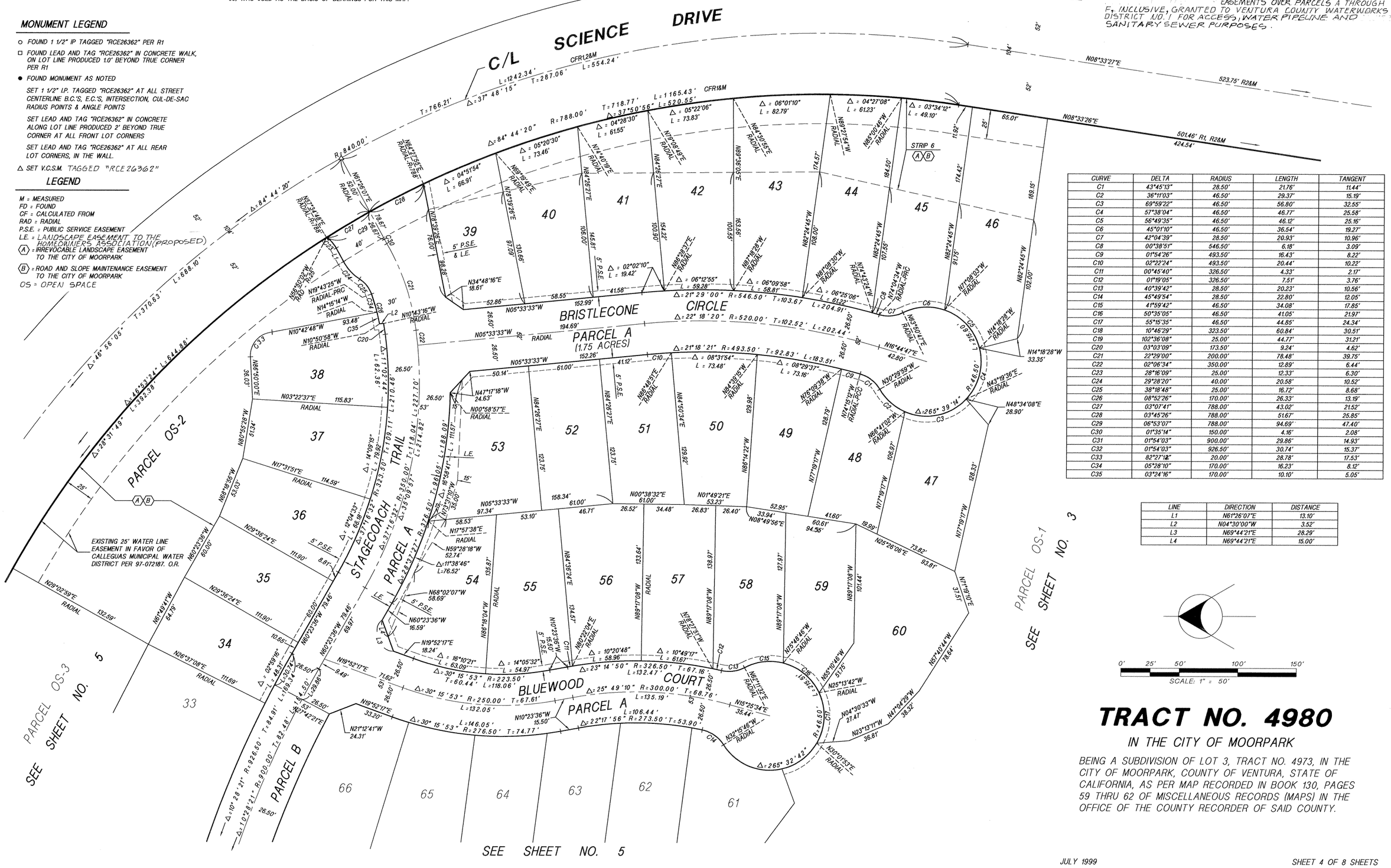
LEGEND

M = MEASURED
FD = FOUND
CF = CALCULATED FROM
RAD = RADIAL
P.S.E. = PUBLIC SERVICE EASEMENT
L.E. = LANDSCAPE EASEMENT TO THE HOMEOWNERS ASSOCIATION(PROPOSED)
(A) = IRREVOCABLE LANDSCAPE EASEMENT TO THE CITY OF MOORPARK
(B) = ROAD AND SLOPE MAINTENANCE EASEMENT TO THE CITY OF MOORPARK
OS = OPEN SPACE

EASEMENT INFORMATION

ACCESS EASEMENTS OVER PARCELS A THROUGH F, INCLUSIVE, GRANT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.

EASEMENTS OVER PARCELS A THROUGH F, INCLUSIVE, GRANTED TO VENTURA COUNTY WATERWORKS DISTRICT NO.1 FOR ACCESS, WATER PIPELINE AND SANITARY SEWER PURPOSES.



CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	43°45'13"	28.50'	21.76'	11.44'
C2	36°11'03"	46.50'	29.37'	15.19'
C3	69°59'22"	46.50'	56.80'	32.55'
C4	57°38'04"	46.50'	46.77'	25.58'
C5	56°49'35"	46.50'	46.12'	25.16'
C6	45°01'10"	46.50'	36.54'	19.27'
C7	42°04'39"	28.50'	20.93'	10.96'
C8	00°38'51"	546.50'	6.18'	3.09'
C9	01°54'26"	493.50'	16.43'	8.22'
C10	02°22'24"	493.50'	20.44'	10.22'
C11	00°45'40"	326.50'	4.33'	2.17'
C12	01°19'05"	326.50'	7.51'	3.76'
C13	40°39'42"	28.50'	20.23'	10.56'
C14	45°49'54"	28.50'	22.80'	12.05'
C15	41°59'42"	46.50'	34.08'	17.85'
C16	50°35'05"	46.50'	41.05'	21.97'
C17	55°15'35"	46.50'	44.85'	24.34'
C18	10°46'29"	323.50'	60.84'	30.51'
C19	102°36'08"	25.00'	44.77'	31.21'
C20	03°03'09"	173.50'	9.24'	4.62'
C21	22°29'00"	200.00'	78.48'	39.75'
C22	02°06'34"	350.00'	12.89'	6.44'
C23	28°16'09"	25.00'	12.33'	6.30'
C24	29°28'20"	40.00'	20.58'	10.52'
C25	38°18'48"	25.00'	16.72'	8.68'
C26	08°52'26"	170.00'	26.33'	13.19'
C27	03°07'41"	788.00'	43.02'	21.52'
C28	03°45'26"	788.00'	51.67'	25.85'
C29	06°53'07"	788.00'	94.69'	47.40'
C30	01°35'14"	150.00'	4.16'	2.08'
C31	01°54'03"	900.00'	29.86'	14.93'
C32	01°54'03"	926.50'	30.74'	15.37'
C33	82°27'12"	20.00'	28.78'	17.53'
C34	05°28'10"	170.00'	16.23'	8.12'
C35	03°24'16"	170.00'	10.10'	5.05'

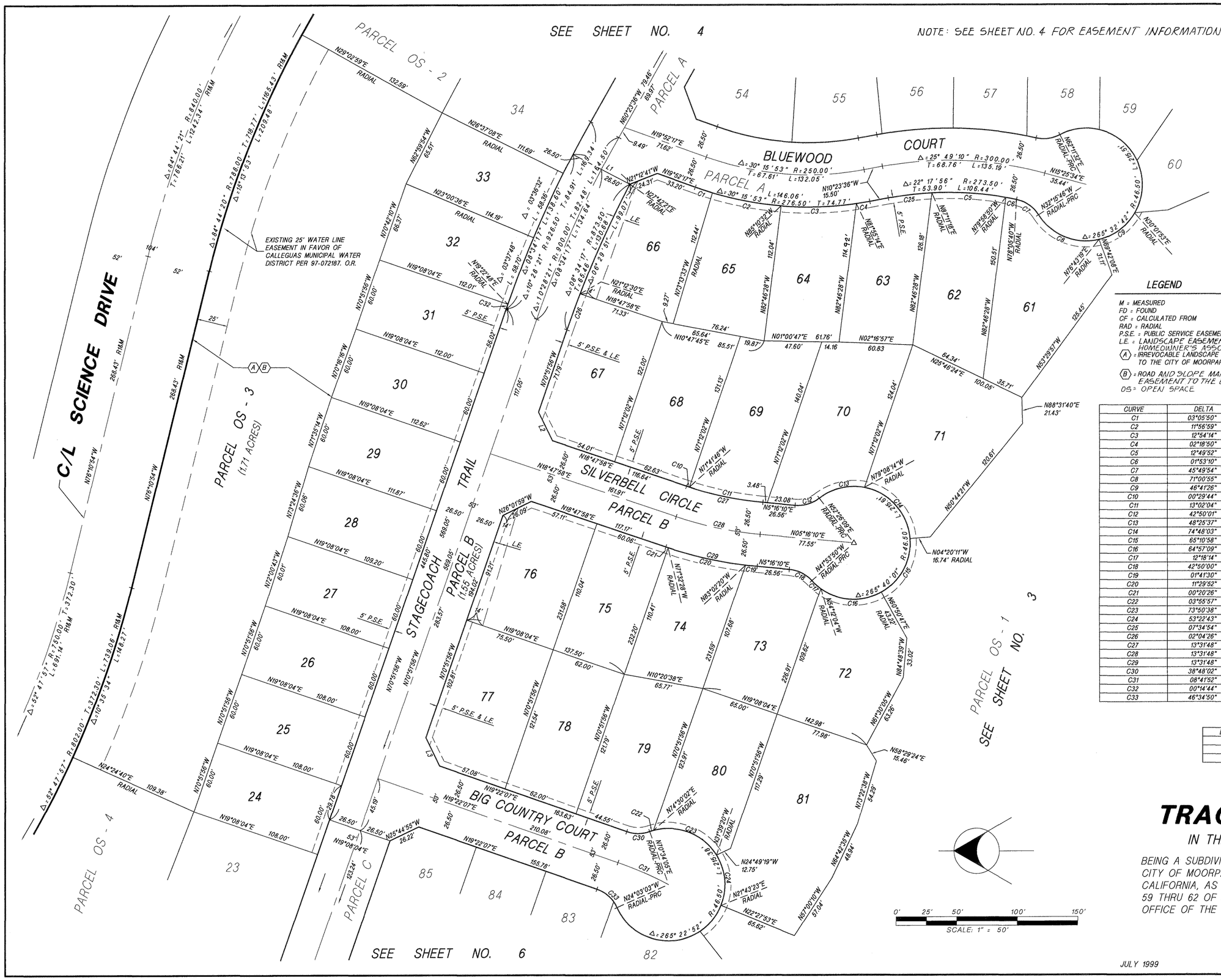
LINE	DIRECTION	DISTANCE
L1	N61°26'07"E	13.10'
L2	N04°30'00"W	3.52'
L3	N69°44'21"E	28.29'
L4	N69°44'21"E	15.00'

TRACT NO. 4980

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF LOT 3, TRACT NO. 4973, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 130, PAGES 59 THRU 62 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JULY 1999



BASIS OF BEARINGS

THE BEARING OF N00°01'57"E SHOWN AS THE CENTERLINE OF SPRING ROAD PER THAT CERTAIN RECORD OF SURVEYS FILED IN BOOK 46, PAGE 42 AND TRACT NO. 4973 (130 MR 59) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

RECORD REFERENCE

R1 = TRACT NO. 4973 (130 MR 59)
R2 = TRACT NO. 4974 (130 MR 63)

MONUMENT LEGEND

- ○ FOUND 1 1/2" IP TAGGED "RCE26362" PER R1
- □ FOUND LEAD AND TAG "RCE26362" IN CONCRETE WALK, ON LOT LINE PRODUCED 1.0' BEYOND TRUE CORNER PER R1
- ● FOUND MONUMENT AS NOTED

SET 1 1/2" I.P. TAGGED "RCE26362" AT ALL STREET CENTERLINE B.C.'S, E.C.'S, INTERSECTION, CUL-DE-SAC RADIUS POINTS & ANGLE POINTS

SET LEAD AND TAG "RCE26362" IN CONCRETE ALONG LOT LINE PRODUCED 2' BEYOND TRUE CORNER AT ALL FRONT LOT CORNERS

SET LEAD AND TAG "RCE26362" AT ALL REAR LOT CORNERS, IN THE WALL.

△ SET V.C.S.M. TAGGED "RCE 26362"

LEGEND

M = MEASURED
FD = FOUND
CF = CALCULATED FROM
RAD = RADIAL
P.S.E. = PUBLIC SERVICE EASEMENT
L.E. = LANDSCAPE EASEMENT TO THE HOMEOWNER'S ASSOCIATION (PROPOSED)
(A) = IRREVOCABLE LANDSCAPE EASEMENT TO THE CITY OF MOORPARK
(B) = ROAD AND SLOPE MAINTENANCE EASEMENT TO THE CITY OF MOORPARK
OS = OPEN SPACE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	03°05'50"	276.50'	14.95'	7.48'
C2	11°56'59"	276.50'	57.67'	28.94'
C3	12°54'14"	276.50'	62.27'	31.27'
C4	02°18'50"	276.50'	11.17'	5.58'
C5	12°49'52"	273.50'	61.25'	30.75'
C6	01°53'10"	273.50'	9.00'	4.50'
C7	45°49'54"	28.50'	22.80'	12.05'
C8	71°00'55"	46.50'	57.63'	33.18'
C9	46°41'26"	46.50'	37.89'	20.07'
C10	00°29'44"	273.50'	2.37'	1.18'
C11	13°02'04"	273.50'	62.22'	31.24'
C12	42°50'01"	28.50'	21.31'	11.18'
C13	48°25'37"	46.50'	39.30'	20.91'
C14	74°48'03"	46.50'	60.71'	35.55'
C15	65°10'58"	46.50'	52.90'	29.73'
C16	64°57'09"	46.50'	52.71'	29.60'
C17	12°18'14"	46.50'	9.99'	5.01'
C18	42°50'00"	28.50'	21.31'	11.18'
C19	01°41'30"	326.50'	9.64'	4.82'
C20	11°29'52"	326.50'	65.52'	32.87'
C21	00°20'26"	326.50'	1.94'	0.97'
C22	03°55'57"	46.50'	3.19'	1.60'
C23	73°50'38"	46.50'	59.93'	34.94'
C24	53°22'43"	46.50'	43.32'	23.38'
C25	07°34'54"	273.50'	36.19'	18.12'
C26	02°04'26"	873.50'	31.62'	15.81'
C27	13°31'48"	273.50'	64.59'	32.44'
C28	13°31'48"	300.00'	70.84'	35.59'
C29	13°31'48"	326.50'	77.10'	38.73'
C30	38°48'02"	28.50'	19.30'	10.04'
C31	08°41'52"	300.00'	45.54'	22.81'
C32	00°14'44"	926.50'	3.97'	1.99'
C33	46°34'50"	28.50'	23.17'	12.27'

LINE	DIRECTION	DISTANCE
L1	N27°42'21"E	53.00'
L2	N63°58'01"E	26.24'
L3	N63°15'06"E	26.11'

TRACT NO. 4980

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF LOT 3, TRACT NO. 4973, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 130, PAGES 59 THRU 62 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JULY 1999

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	95°14'05"	46.50'	77.29'	50.95'
C2	04°47'30"	46.50'	3.89'	1.95'
C3	46°34'50"	28.50'	23.17'	12.27'
C4	05°12'12"	28.50'	2.59'	1.29'
C5	31°40'00"	28.50'	15.75'	8.08'
C6	60°25'39"	46.50'	49.04'	27.08'
C7	63°02'34"	46.50'	51.16'	28.52'
C8	68°54'34"	46.50'	55.93'	31.90'
C9	72°40'48"	46.50'	58.99'	34.21'
C10	22°34'38"	28.50'	11.23'	5.69'
C11	25°36'45"	28.50'	12.74'	6.48'
C12	04°07'28"	726.50'	52.30'	26.16'
C13	04°50'39"	726.50'	61.42'	30.73'
C14	01°31'03"	726.50'	19.24'	9.62'
C15	41°54'52"	28.50'	20.85'	10.92'
C16	28°38'17"	46.50'	23.24'	11.87'
C17	63°58'28"	46.50'	51.92'	29.04'
C18	08°41'52"	300.00'	45.54'	22.81'
C19	12°50'19"	200.00'	44.82'	22.50'
C20	03°15'47"	1073.50'	61.14'	30.58'
C21	01°06'35"	1126.50'	21.82'	10.91'
C22	03°01'26"	1126.50'	59.45'	29.73'
C23	03°01'26"	1126.50'	59.45'	29.73'
C24	03°01'26"	1126.50'	59.45'	29.73'
C25	03°01'25"	1126.50'	59.45'	29.73'
C26	01°22'25"	1126.50'	27.01'	13.50'
C27	34°24'42"	10.00'	6.01'	3.10'
C28	29°16'45"	10.00'	5.11'	2.61'
C29	47°40'14"	10.00'	8.32'	4.42'
C30	12°36'41"	28.50'	6.27'	3.15'
C31	31°00'10"	41.50'	22.46'	11.51'
C32	44°18'42"	18.50'	14.31'	7.53'
C33	34°11'59"	46.50'	27.76'	14.31'
C34	48°11'23"	28.50'	23.97'	12.75'
C35	36°52'12"	28.50'	18.34'	9.50'

LINE	DIRECTION	DISTANCE
L1	N79°17'34"W	15.09'

LEGEND

M = MEASURED
FD = FOUND
CF = CALCULATED FROM
RAD = RADIAL
P.S.E. = PUBLIC SERVICE EASEMENT
L.E. = LANDSCAPE EASEMENT TO THE HOMEOWNERS ASSOCIATION (PROPOSED)
(A) = IRREVOCABLE LANDSCAPE EASEMENT TO THE CITY OF MOORPARK
(B) = ROAD AND SLOPE MAINTENANCE EASEMENT TO THE CITY OF MOORPARK
OS = OPEN SPACE

RECORD REFERENCE

R1 = TRACT NO. 4973 (130 MR 59)
R2 = TRACT NO. 4974 (130 MR 63)

NOTE: SEE SHEET NO. 4 FOR EASEMENT INFORMATION

SEE SHEET NO. 5

C/L SCIENCE DRIVE

PARCEL OS-3

PARCEL OS-4
(3.88 ACRES)

PARCEL OS - 5

PARCEL OS - 1

PARCEL C
(1.01 ACRES)

PARCEL B

PARCEL C

PARCEL D

STAGECOACH TRAIL

SOUTHFORK ROAD

PARCEL F

BIG COUNTRY COURT

RIO BRAVO COURT

NANNYBERRY COURT

STRIP 3 - DRAINAGE EASEMENT TO THE CITY OF MOORPARK

STRIP 4 - 15' SANITARY SEWER EASEMENT TO VENTURA COUNTY WATER WORKS DISTRICT NO. 1

STRIP 5 - 30' ACCESS EASEMENT TO VENTURA COUNTY WATER WORKS DISTRICT NO. 1

STRIP 6 (A)(B)

STRIP 7 - ACCESS EASEMENT TO VENTURA COUNTY WATER WORKS DISTRICT NO. 1

EXISTING 25' WATER LINE EASEMENT IN FAVOR OF CALLEGUAS MUNICIPAL WATER DISTRICT PER 97-072187. O.R.

EXISTING 30' WATER LINE EASEMENT IN FAVOR OF CALLEGUAS MUNICIPAL WATER DISTRICT PER 97-072187. O.R.

EXISTING 20' WATER LINE EASEMENT IN FAVOR OF CALLEGUAS MUNICIPAL WATER DISTRICT PER 83-35427. O.R.

STRIP 4 - 15' SANITARY SEWER EASEMENT TO VENTURA COUNTY WATER WORKS DISTRICT NO. 1

LINE	DIRECTION	DISTANCE
L1	N56°29'09"E	26.72'

SEE SHEET NO. 7

SEE SHEET NO. 7

SEE SHEET NO. 3

BASIS OF BEARINGS

THE BEARING OF N00°01'57"E SHOWN AS THE CENTERLINE OF SPRING ROAD PER THAT CERTAIN RECORD OF SURVEYS FILED IN BOOK 46, PAGE 42 AND TRACT NO. 4973 (130 MR 59) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENT LEGEND

- o FOUND 1 1/2" IP TAGGED "RCE26362" PER R1
- □ FOUND LEAD AND TAG "RCE26362" IN CONCRETE WALK, ON LOT LINE PRODUCED 1.0' BEYOND TRUE CORNER PER R1
- ● FOUND MONUMENT AS NOTED

SET 1 1/2" I.P. TAGGED "RCE26362" AT ALL STREET CENTERLINE B.C.'S, E.C.'S, INTERSECTION, CUL-DE-SAC RADIUS POINTS & ANGLE POINTS

SET LEAD AND TAG "RCE26362" IN CONCRETE ALONG LOT LINE PRODUCED 2' BEYOND TRUE CORNER AT ALL FRONT LOT CORNERS

SET LEAD AND TAG "RCE26362" AT ALL REAR LOT CORNERS, IN THE WALL.

△ SET V.C.S.M. TAGGED "RCE 26362"

0' 25' 50' 100' 150'
SCALE: 1" = 50'

TRACT NO. 4980

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF LOT 3, TRACT NO. 4973, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 130, PAGES 59 THRU 62 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JULY 1999

TRACT NO. 4980

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF LOT 3, TRACT NO. 4973, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 130, PAGES 59 THRU 62 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JULY 1999

SHEET 7 OF 8 SHEETS

NOTE: SEE SHEET NO. 4 FOR EASEMENT INFORMATION

RECORD REFERENCE

R1 = TRACT NO. 4973 (130 MR 59)
R2 = TRACT NO. 4974 (130 MR 63)

LEGEND

M = MEASURED
FD = FOUND
CF = CALCULATED FROM
RAD = RADIAL
P.S.E. = PUBLIC SERVICE EASEMENT
L.E. = LANDSCAPE EASEMENT TO THE HOMEOWNERS ASSOCIATION (PROPOSED)
(B) = ROAD AND SLOPE MAINTENANCE EASEMENT TO THE CITY OF MOORPARK
(C) = ACCESS AND UTILITIES EASEMENT TO THE CITY OF MOORPARK PER TRACT NO. 4973 (130 MR 58)
OS = OPEN SPACE

BASIS OF BEARINGS

THE BEARING OF N00°01'57"E SHOWN AS THE CENTERLINE OF SPRING ROAD PER THAT CERTAIN RECORD OF SURVEYS FILED IN BOOK 46, PAGE 42 AND TRACT NO. 4973 (130 MR 59) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	07°44'29"	400.00'	54.04'	27.06'
C2	01°56'15"	426.50'	14.42'	7.21'
C3	42°50'00"	28.50'	21.31'	11.18'
C4	24°39'48"	46.50'	20.02'	10.17'
C5	25°52'50"	46.50'	21.00'	10.68'
C6	66°34'44"	46.50'	54.03'	30.53'
C7	49°11'12"	46.50'	40.00'	21.33'
C8	24°38'36"	46.50'	20.00'	10.16'
C9	49°11'12"	46.50'	40.00'	21.33'
C10	25°19'39"	46.50'	20.56'	10.45'
C11	42°50'00"	28.50'	21.31'	11.18'
C12	11°37'47"	426.50'	86.57'	43.43'
C13	08°49'37"	426.50'	65.71'	32.92'
C14	10°01'20"	373.50'	65.34'	32.75'
C15	57°35'02"	46.50'	46.73'	25.56'
C16	63°25'05"	46.50'	51.47'	28.73'
C17	52°02'03"	46.50'	42.23'	22.70'
C18	43°53'22"	28.50'	21.83'	11.48'
C19	00°53'01"	673.50'	10.19'	5.10'
C20	05°26'27"	673.50'	63.96'	32.00'
C21	04°01'23"	673.50'	47.29'	23.65'
C22	03°36'07"	900.00'	56.58'	28.30'
C23	42°50'00"	28.50'	21.31'	11.18'
C24	15°50'55"	46.50'	12.86'	6.47'
C25	61°40'31"	46.50'	50.05'	27.76'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C26	57°09'32"	46.50'	46.39'	25.33'
C27	53°27'49"	46.50'	43.39'	23.42'
C28	63°50'40"	46.50'	51.81'	28.97'
C29	13°40'34"	46.50'	11.10'	5.58'
C30	42°50'01"	28.50'	21.31'	11.18'
C31	00°41'59"	926.50'	11.31'	5.66'
C32	44°18'42"	18.50'	14.31'	7.53'
C33	03°35'36"	373.50'	23.43'	11.72'
C34	21°41'05"	10.00'	3.78'	1.92'
C35	34°24'41"	10.00'	6.01'	3.10'
C36	7°35'41"	10.00'	1.33'	0.66'
C37	47°40'15"	10.00'	8.32'	4.42'
C38	12°36'41"	28.50'	6.27'	3.15'
C39	31°00'10"	41.50'	22.46'	11.51'
C40	54°10'31"	18.50'	17.49'	9.46'
C41	41°54'52"	28.50'	20.85'	10.92'
C42	42°50'00"	28.50'	21.31'	11.18'
C43	01°56'15"	426.50'	14.42'	7.21'
C44	29°16'45"	10.00'	5.11'	2.61'
C45	56°08'53"	900.00'	881.97'	480.03'
C46	01°41'16"	873.50'	25.73'	12.87'

LINE	DIRECTION	DISTANCE
L1	N80°44'17"E	26.81'
L2	N08°13'25"W	15.90'
L3	N72°41'58"E	21.56'
L4	N08°13'25"W	16.13'
L5	N/A	
L6	N/A	
L7	N50°19'18"W	24.80'
L8	N04°33'21"W	2.75'
L9	N40°26'39"W	26.16'
L10	N37°21'36"W	24.72'
L11	N04°33'21"E	27.14'
L12	N04°33'21"E	21.74'
L13	N49°54'20"E	26.32'
L14	N66°37'03"E	14.00'
L15	N08°13'25"W	16.13'
L16	N33°52'29"E	24.80'
L17	N15°57'54"W	53.00'

MONUMENT LEGEND

- ○ FOUND 1 1/2" IP TAGGED "RCE26362" PER R1
- □ FOUND LEAD AND TAG "RCE26362" IN CONCRETE WALK, ON LOT LINE PRODUCED 1.0' BEYOND TRUE CORNER PER R1
- ● FOUND MONUMENT AS NOTED

SET 1 1/2" I.P. TAGGED "RCE26362" AT ALL STREET CENTERLINE B.C.'S, E.C.'S, INTERSECTION, CUL-DE-SAC RADIUS POINTS & ANGLE POINTS

SET LEAD AND TAG "RCE26362" IN CONCRETE ALONG LOT LINE PRODUCED 2' BEYOND TRUE CORNERS AT ALL FRONT LOT CORNERS

SET LEAD AND TAG "RCE26362" AT ALL REAR LOT CORNERS, IN THE WALL.

△ SET V.C.S.M. TAGGED "RCE26362"

SEE SHEET NO. 6

SEE SHEET NO. 3

SEE SHEET NO. 8

C/L SCIENCE DRIVE

PARCEL OS-9

PARCEL F

SOUTHFORK ROAD

PARCEL OS - 4

PARCEL OS - 5
(2.95 ACRES)

PARCEL OS - 6

PARCEL OS - 1

PARCEL F
(1.15 ACRES)

PARCEL D
(1.16 ACRES)

PARCEL E

PARCEL OS-8

NANNYBERRY COURT

FAR COUNTRY COURT

STAGECOACH TRAIL

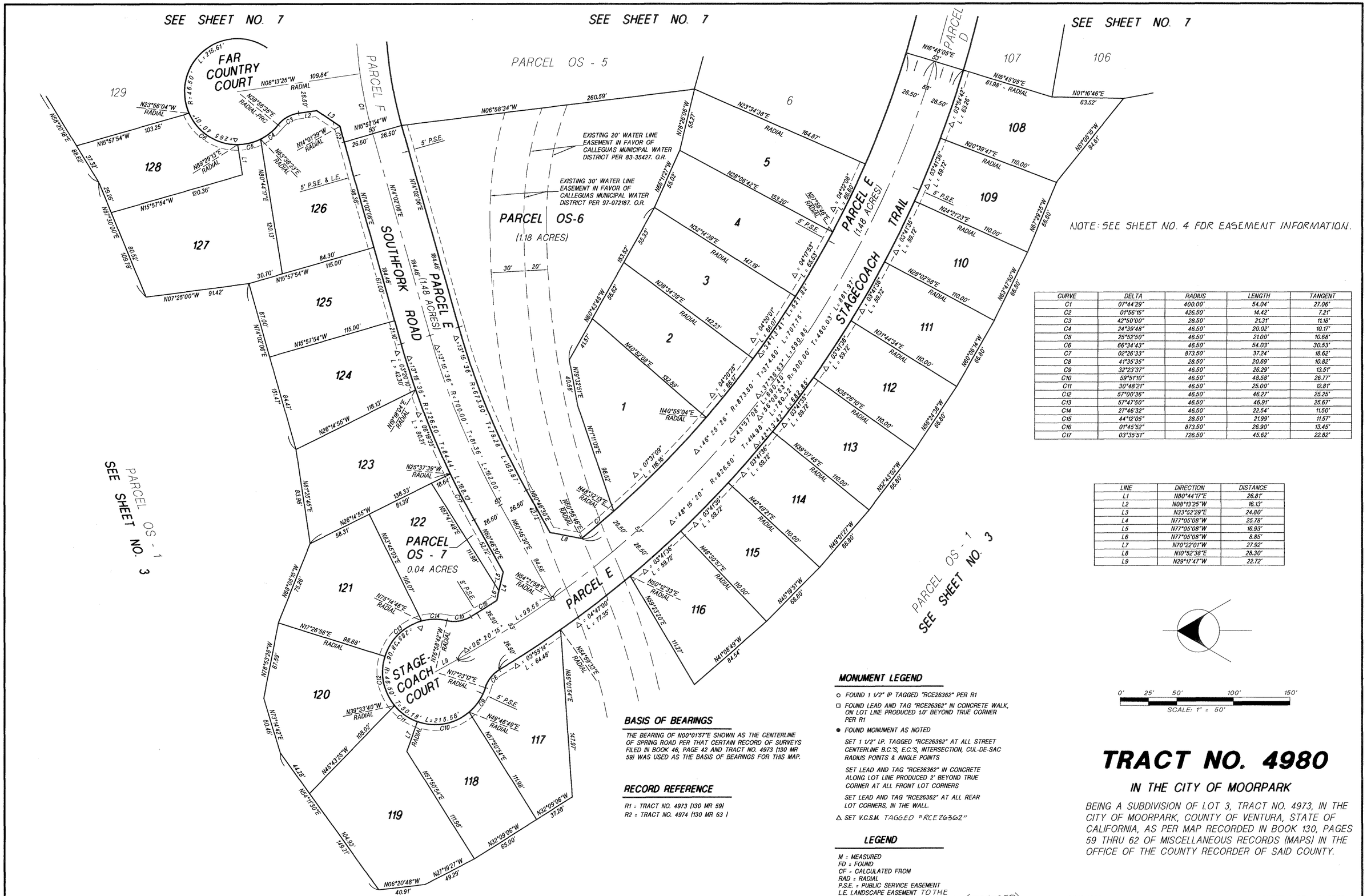
BIG TRAIL CIRCLE

PROPOSED STORM DRAIN EASEMENT

EXISTING 30' WATER LINE EASEMENT IN FAVOR OF CALLEGUAS MUNICIPAL WATER DISTRICT PER 97-072187, O.R.

EXISTING 20' WATER LINE EASEMENT IN FAVOR OF CALLEGUAS MUNICIPAL WATER DISTRICT PER 83-35427, O.R.

SCALE: 1" = 50'



CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	07°44'29"	400.00'	54.04'	27.06'
C2	01°56'15"	426.50'	14.42'	7.21'
C3	42°50'00"	28.50'	21.31'	11.18'
C4	24°39'48"	46.50'	20.02'	10.17'
C5	25°52'50"	46.50'	21.00'	10.68'
C6	66°34'43"	46.50'	54.03'	30.53'
C7	02°26'33"	873.50'	37.24'	18.62'
C8	41°35'35"	28.50'	20.69'	10.82'
C9	32°23'37"	46.50'	26.29'	13.51'
C10	59°51'10"	46.50'	48.58'	26.77'
C11	30°48'21"	46.50'	25.00'	12.81'
C12	57°00'36"	46.50'	46.27'	25.25'
C13	57°47'50"	46.50'	46.91'	25.67'
C14	27°46'32"	46.50'	22.54'	11.50'
C15	44°12'05"	28.50'	21.99'	11.57'
C16	01°45'52"	873.50'	26.90'	13.45'
C17	03°35'51"	726.50'	45.62'	22.82'

LINE	DIRECTION	DISTANCE
L1	N80°44'17"E	26.81'
L2	N08°13'25"W	16.13'
L3	N33°52'29"E	24.80'
L4	N77°05'08"W	25.78'
L5	N77°05'08"W	16.93'
L6	N77°05'08"W	8.85'
L7	N70°22'01"W	27.92'
L8	N10°52'38"E	28.30'
L9	N29°17'47"W	22.72'

0' 25' 50' 100' 150'
SCALE: 1" = 50'

BASIS OF BEARINGS

THE BEARING OF N00°01'57"E SHOWN AS THE CENTERLINE OF SPRING ROAD PER THAT CERTAIN RECORD OF SURVEYS FILED IN BOOK 46, PAGE 42 AND TRACT NO. 4973 (130 MR 59) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

RECORD REFERENCE

R1 = TRACT NO. 4973 (130 MR 59)
R2 = TRACT NO. 4974 (130 MR 63)

MONUMENT LEGEND

- ○ FOUND 1 1/2" IP TAGGED "RCE26362" PER R1
- □ FOUND LEAD AND TAG "RCE26362" IN CONCRETE WALK, ON LOT LINE PRODUCED 1.0' BEYOND TRUE CORNER PER R1
- ● FOUND MONUMENT AS NOTED

  SET 1 1/2" I.P. TAGGED "RCE26362" AT ALL STREET CENTERLINE B.C.'S, E.C.'S, INTERSECTION, CUL-DE-SAC RADIUS POINTS & ANGLE POINTS

  SET LEAD AND TAG "RCE26362" IN CONCRETE ALONG LOT LINE PRODUCED 2' BEYOND TRUE CORNER AT ALL FRONT LOT CORNERS

  SET LEAD AND TAG "RCE26362" AT ALL REAR LOT CORNERS, IN THE WALL.

△ SET V.C.S.M. TAGGED "RCE 26362"

LEGEND

M = MEASURED
FD = FOUND
CF = CALCULATED FROM
RAD = RADIAL
P.S.E. = PUBLIC SERVICE EASEMENT
L.E. LANDSCAPE EASEMENT TO THE HOMEOWNERS ASSOCIATION (PROPOSED)
OS = OPEN SPACE

TRACT NO. 4980

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF LOT 3, TRACT NO. 4973, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 130, PAGES 59 THRU 62 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JULY 1999