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. 4977, 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 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 STORM DRAINAGE PURPOSES OVER STRIP 1 AS SHOWN ON THIS MAP AND ALL USES INCIDENTAL THERETO, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK AN EASEMENT FOR ROAD AND SLOPE MAINTANENCE PURPOSES OVER PARCELS OS-12 AND OS-15 AS SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO VENTURA COUNTY WATER WORKS DISTRICT NO. 1 THE EASEMENTS FOR WATER PIPELINE AND SANITARY SEWER PURPOSES OVER PARCELS A THROUGH F, INCLUSIVE, AS SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE EASTERLY LINE OF PARCELS OS-1 THROUGH OS-7, OS-12, OS-15 LOTS 107 THROUGH 109, INCLUSIVE, ABUTTING SCIENCE DRIVE AND THE NORTHERLY LINE OF PARCEL OS-15 ABUTTING PEACH HILL ROAD AND THE WESTERLY AND SOUTHERLY LINE OF PARCEL OS-1 ABUTTING SPRING STREET AND TIERRA REJADA ROAD IN ORDER THAT THE OWNERS OF SAID LOTS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID SCIENCE DRIVE, PEACH HILL ROAD, TIERRA REJADA ROAD AND SPRING STREET, 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, 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 HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF MOORPARK THE EASEMENTS FOR LANDSCAPE AND RELATED DRAINAGE PURPOSES OVER STRIP 9, STRIP 4, STRIP 5 AND PARCELS OS-2, OS-3, OS-4, OS-5, OS-6, OS-7, OS-12 AND OS-15 AS SHOWN ON THIS MAP.

RICHMOND AMERICAN HOMES OF CALIFORNIA, INC., A COLORADO CORPORATION, OWNER.

STATE OF CALIFORNIA)
COUNTY OF ORANGE) S.S.

ON SEPTEMBER 29, 1999 BEFORE ME, M. SUE RUDOLPH
PERSONALLY APPEARED ROBERT T. SHIOTA,
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

NOTARY NAME (PRINT) M. SUE RUDOLPH
MY COMMISSION EXPIRES FEB 9, 2001
COUNTY OF PRINCIPLE
PLACE OF BUSINESS ORANGE

THE SIGNATURE OF LENNAR MOORPARK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OPTIONEE, UNDER OPTION AGREEMENT RECORDED MAY 28, 1999 AS INSTRUMENT/FILE NO. 99-104653 OF OFFICIAL RECORDS.

STATE OF CALIFORNIA)
COUNTY OF ORANGE) S.S.

ON SEPTEMBER 29 1999 BEFORE ME, JANICE L. ZLAKET
PERSONALLY APPEARED TOM BANKS,
PERSONALLY KNOWN TO ME ~~(OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)~~ TO BE THE PERSON~~X~~ WHOSE NAME~~X~~ ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE~~X~~ ON THE INSTRUMENT THE PERSON~~X~~ OR THE ENTITY UPON BEHALF OF WHICH THE PERSON~~X~~ ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

JANICE L. ZLAKET
Comm. # 1228574
NOTARY PUBLIC-CALIFORNIA
Orange County
My Comm. Expires July 11, 2003

NOTARY PUBLIC

NOTARY NAME (PRINT) JANICE L. ZLAKET
MY COMMISSION EXPIRES July 11, 2003
COUNTY OF PRINCIPLE
PLACE OF BUSINESS ORANGE

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 1999, 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 STREET SYSTEM.

DATE: 11/19, 19 99

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. 4977, 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: 12-15, 19 99

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: 3/24, 2000

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

#2000-0063819

COUNTY RECORDER'S CERTIFICATE

RECORDED AT THE REQUEST OF LENNAR HOMES, ON April 17th, 2000, AT 11:02 AM. IN BOOK 140 MISCELLANEOUS RECORDS (MAPS) AT PAGES 56-63, RECORDS OF OF VENTURA COUNTY.

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

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 4977, 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 5th DAY OF January ~~19~~2000 FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP, AND DOES HEREBY ACCEPT THE EASEMENTS FOR PUBLIC SERVICE PURPOSES AS SHOWN ON THIS MAP, AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR STORM DRAINAGE, ROAD AND SLOPE MAINTENANCE PURPOSES AS SHOWN ON THIS MAP, AND ALSO HEREBY ACCEPTS ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON, AND ALSO HEREBY ACCEPTS THE ACCESS EASEMENT OVER PARCELS A THROUGH F ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, 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 February, ~~19~~ 2000

Deborah S. Traffenstedt
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 FOR WATER PIPELINE AND SANITARY SEWER PURPOSES OVER PARCELS A THROUGH F, INCLUSIVE, TO VENTURA COUNTY WATERWORKS DISTRICT NO. 1, A GOVERNMENTAL AGENCY, ARE 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 APRIL 7, 1998

DATED: April 14, 19 2000

JOHN C. CROWLEY
DIRECTOR
PUBLIC WORKS AGENCY
COUNTY OF VENTURA
STATE OF CALIFORNIA
BY:
ROBERT L. CHACON
CHIEF DEPUTY COUNTY SURVEYOR

TRACT NO. 4977

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF LOT 2, TRACT NO. 4974, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 130, PAGES 63 THRU 66 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

SEPTEMBER, 1999

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER PROVISIONS OF SECTION 66436 (a) (3) (A) (I-VIII) OF THE SUBDIVISION MAP ACT IF THE NAMES AND NATURE OF THEIR INTEREST ARE STATED ON THE MAP AND IF NOT REQUIRED BY THE GOVERNING BODY, AS THEIR INTEREST CANNOT RIPEN INTO FEE:

CITY OF MOORPARK, EASEMENT HOLDER(S) FOR THE PURPOSE(S) OF SLOPES AND DRAINAGE STRUCTURES BY DEED(S) RECORDED FEBRUARY 4, 1974 IN BOOK 4219, PAGE 745 AND JULY 22, 1978 IN BOOK 4290, PAGE 310 OF OFFICIAL RECORDS.

THE CITY OF MOORPARK, EASEMENT HOLDER FOR THE PURPOSE(S) OF ACCESS AND UTILITIES BY DEDICATION ON RECORDED TRACT NO. 4974, RECORDED IN MAP BOOK 130, PAGE(S) 63 TO 66 OF MISCELLANEOUS RECORDS (MAPS).

THE CITY OF MOORPARK, EASEMENT HOLDER FOR THE PURPOSE(S) OF SIDEWALK BY DEDICATION ON RECORDED TRACT NO. 4974, RECORDED IN MAP BOOK 130, PAGE(S) 63 TO 66 OF MAPS.

THE VENTURA COUNTY WATER WORKS DISTRICT NO. 1, EASEMENT HOLDER FOR THE PURPOSE(S) OF SEWER PUMP STATION BY DEDICATION ON RECORDED TRACT NO. 4974, RECORDED TRACT NO. 4974, RECORDED IN MAP BOOK 130, PAGE(S) 63 TO 66 OF MISCELLANEOUS RECORDS (MAPS).

CALLEGUAS MUNICIPAL WATER DISTRICT, EASEMENT HOLDER(S) FOR THE PURPOSE(S) OF FACILITATING CONSTRUCTION OF DISTRICT FACILITIES, INCLUDING THE RIGHT TO PLACE EQUIPMENT AND VEHICLES, PILE EARTH THEREON, AND UTILIZE SAID TEMPORARY CONSTRUCTION EASEMENT FOR ALL OTHER RELATED ACTIVITIES AND PURPOSES BY DEED(S) RECORDED JUNE 10, 1997 AS INSTRUMENT/FILE NO. 97-072186 OF OFFICIAL RECORDS.

LENNAR MOORPARK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, EASEMENT HOLDER(S) FOR THE PURPOSE(S) OF THE RIGHT TO PLACE ON OR UNDER THE LAND, TRANSMISSION LINES AND OTHER FACILITIES FOR A COMMUNITY ANTENNA TELEVISION SYSTEM AND THEREAFTER TO OWN AND CONVEY SUCH LINES AND FACILITIES, AND THE RIGHT TO ENTER UPON THE LAND TO SERVICE, MAINTAIN, REPAIR, RECONSTRUCT AND REPLACE SAID LINES AND FACILITIES BY DEED(S) RECORDED MAY 28, 1999 AS INSTRUMENT/FILE NO. 99-104651 OF OFFICIAL RECORDS. (SAID ITEM IS NOT PLOTTABLE)

LENNAR MOORPARK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, EASEMENT HOLDER(S) FOR THE PURPOSE(S) OF CONSTRUCTION, INSTALLATION AND MAINTENANCE OF ELECTRIC, GAS, TELEPHONE, WATER, SEWER AND DRAINAGE FACILITIES, PROVIDED THAT SUCH FACILITIES SHALL BE LOCATED ONLY IN STREETS AND UNDER RIGHTS OF WAY OF EXISTING EASEMENT AREAS AS SHOWN ON THE TRACT MAP BY DEED(S) RECORDED MAY 28, 1999 AS INSTRUMENT/FILE NO. 99-104651 OF OFFICIAL RECORDS. (SAID ITEM IS NOT PLOTTABLE)

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISION SECTION 66436 (a) (3) (C) OF THE SUBDIVISION MAP ACT:

WILLIAM TONAS ET AL, HOLDER OF INTEREST IN OR RIGHT TO, WHICH MAY INCLUDE BUT WHICH MAY NOT BE LIMITED TO, OIL GAS OR OTHER HYDROCARBON SUBSTANCES BY DOCUMENT(S), RECORDED SEPTEMBER 11, 1963 IN BOOK 2390, PAGE 306 OF OFFICIAL RECORDS.

THE HEIRS OR DEVISEES OF ANGELE AGOURE VAIL, DECEASED, HOLDER OF INTEREST IN OR RIGHTS TO, MINERALS, WHICH MAY INCLUDE BUT WHICH MAY NOT BE LIMITED TO, OIL, GAS OR OTHER HYDROCARBON SUBSTANCES BY DOCUMENT(S), RECORDED OCTOBER 17, 1963 IN BOOK 2410, PAGE 561 OF OFFICIAL RECORDS.

ALFRED ROVEN, CHARLES VICTOR ROVEN AND ALICE ROVEN, HOLDER OF INTEREST IN OR RIGHT TO, MINERALS, WHICH MAY NOT BE LIMITED TO, OIL, GAS OR OTHER HYDROCARBON SUBSTANCES BY DOCUMENT(S), RECORDED DECEMBER 20, 1966 IN BOOK 3081, PAGE 337 OF OFFICIAL RECORDS.

LENNAR MOORPARK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, HOLDER OF INTEREST IN OR RIGHTS TO, MINERALS, WHICH MAY INCLUDE BUT WHICH MAY NOT BE LIMITED TO, OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES BY DOCUMENT(S), RECORDED MAY 28, 1999 AS INSTRUMENT/FILE NO. 99-104651 OF OFFICIAL RECORDS.

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.

TRACT NO. 4977

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF LOT 2, TRACT NO. 4974, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 130, PAGES 63 THRU 66 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

DECEMBER, 1999

LINE TABLE			
LINE	BEARING	DISTANCE	COMMENTS
L1	N29°39'26"W	234.89'	R1 & M
L2	N01°49'43"W	252.91'	R1 & M
L3	N27°56'39"W	369.28'	R1 & M
L4	N04°44'06"W	116.76'	R1 & M
L5	N40°02'07"W	56.09'	R1 & M
L6	N40°02'07"W	45.72'	R1 & M
L7	N62°51'30"W	56.41'	R1 & M
L8	N69°06'21"E	285.43'	R1 & M
L9	N29°39'26"W	234.89'	R1 & M
L10	N01°49'43"W	252.91'	R1 & M
L11	N27°56'39"W	369.28'	R1 & M
L12	N04°44'06"W	197.85'	R1 & M
L13	N40°02'07"W	45.72'	R1 & M
L14	N26°03'11"W	19.49'	R1 & M
L15	N22°40'07"E	70.83'	
L16	N65°09'17"E	85.26'	
L17	N65°17'04"E	91.91'	
L18	N68°21'44"E	65.08'	
L19	N68°21'02"E	65.03'	
L20	N73°57'42"E	64.64'	
L21	N79°45'30"E	61.47'	
L22	N81°22'43"E	62.27'	
L23	N88°19'00"W	66.24'	
L24	N84°08'59"W	30.50'	
L25	N77°12'58"W	37.05'	
L26	N40°47'57"E	120.29'	
L27	N01°24'24"W	58.29'	
L28	N17°03'25"W	56.63'	
L29	N31°03'41"W	72.07'	
L30	N13°11'49"E	107.24'	
L31	N12°54'43"W	121.00'	
L32	N64°47'24"W	51.65'	RADIAL
L33	N54°05'53"E	33.29'	
L34	N15°28'26"W	123.39'	
L35	N27°31'42"E	58.02'	
L36	N12°54'43"W	136.25'	
L37	N27°03'39"W	121.63'	
L38	N76°31'07"E	240.00'	
L39	N13°28'53"W	52.81'	
L40	N61°37'06"W	65.03'	
L41	N75°33'42"W	66.91'	
L42	N90°00'00"E	52.97'	
L43	N66°09'40"E	101.04'	
L44	N66°59'39"W	108.02'	
L45	N38°58'21"E	53.16'	
L46	N41°54'33"E	84.18'	
L47	N69°44'13"E	296.93'	
L48	N32°28'00"W	120.21'	
L49	N66°47'27"W	52.21'	
L50	N79°23'45"E	29.10'	
L51	N69°44'13"E	99.50'	
L52	N58°03'20"E	42.44'	
L53	N76°56'40"W	29.74'	
L54	N26°57'03"W	59.72'	
L55	N32°29'15"W	90.69'	
L56	N82°41'13"W	49.41'	RADIAL
L57	N40°41'54"E	36.84'	RADIAL
L58	N58°03'20"E	75.46'	
L59	N88°03'20"E	27.00'	
L60	N72°09'15"E	129.21'	
L61	N27°56'39"W	302.94'	CFR1&M
L62	N21°56'39"W	66.34'	CFR1&M
L63	N19°39'46"E	30.50'	CFR1&M(RAD)
L64	N72°09'15"E	47.00'	CFR1&M
L65	N72°09'15"E	176.21'	CFR1&M
L66	N05°29'26"W	50.00'	
L67	N84°30'34"E	195.20'	
L68	N40°15'54"E	56.57'	
L69	N04°44'06"W	54.94'	

NOTE: PARCEL OS-15 HAS ACCESS OVER AND ACROSS PARCEL OS-1.

PARCEL OS-12 HAS ACCESS OVER AND ACROSS PARCEL OS-15.

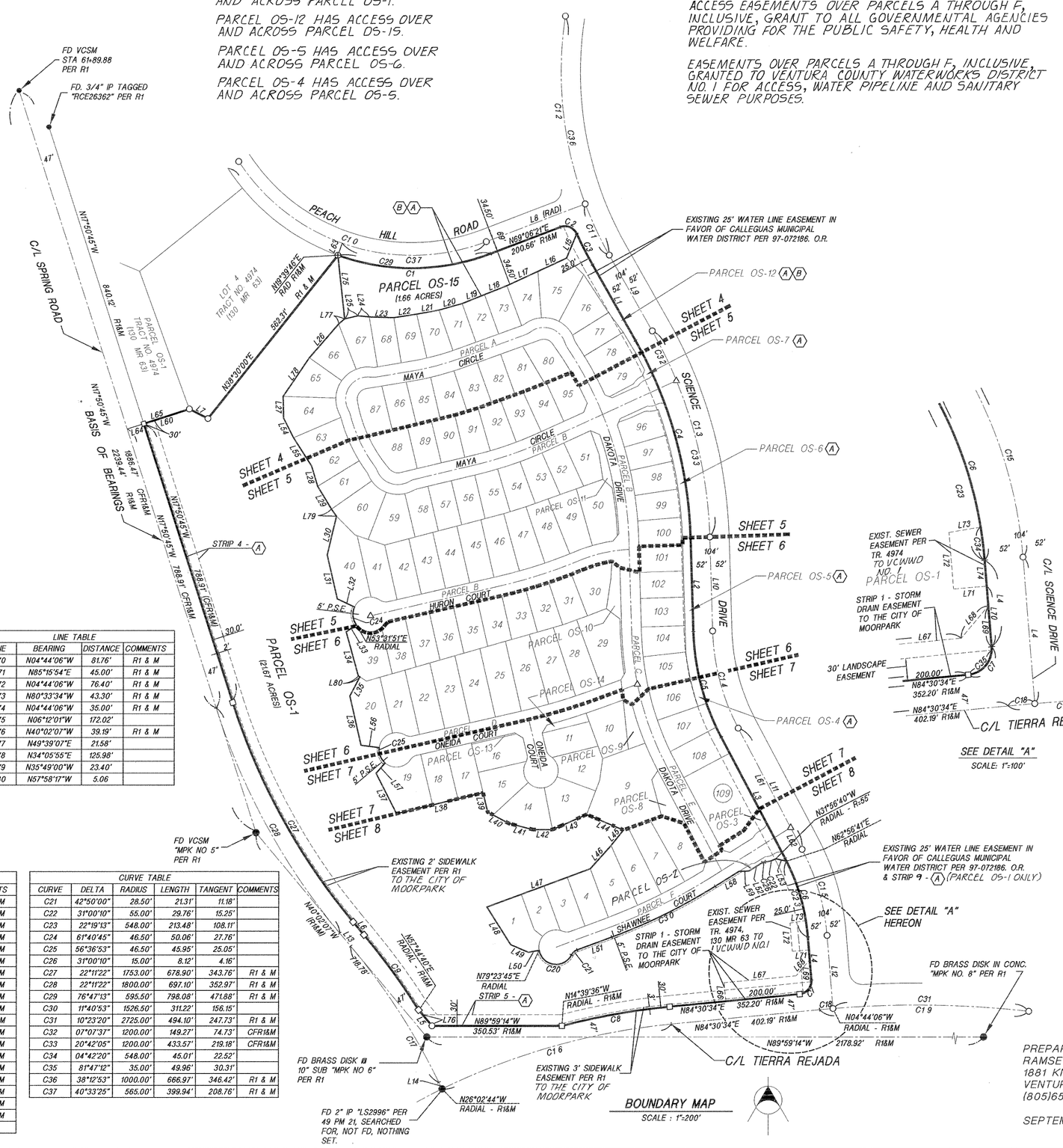
PARCEL OS-5 HAS ACCESS OVER AND ACROSS PARCEL OS-6.

PARCEL OS-4 HAS ACCESS OVER AND ACROSS PARCEL OS-5.

EASEMENT INFORMATION

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

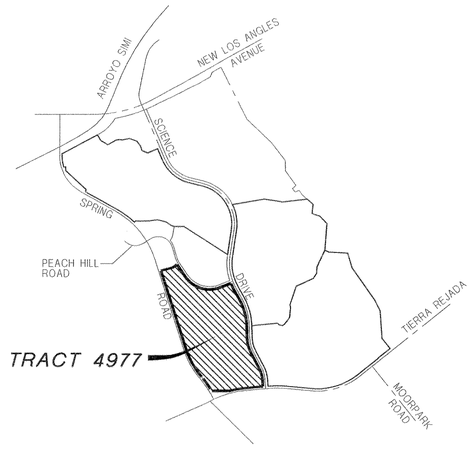
EASEMENTS OVER PARCELS A THROUGH F, INCLUSIVE, GRANTED TO VENTURA COUNTY WATERWORKS DISTRICT NO. 1 FOR ACCESS, WATER PIPELINE AND SANITARY SEWER PURPOSES.



LINE TABLE			
LINE	BEARING	DISTANCE	COMMENTS
L70	N04°44'06"W	81.76'	R1 & M
L71	N85°15'54"E	45.00'	R1 & M
L72	N04°44'06"W	76.40'	R1 & M
L73	N80°33'34"W	43.30'	R1 & M
L74	N04°44'06"W	35.00'	R1 & M
L75	N06°12'01"W	172.02'	
L76	N40°02'07"W	39.19'	R1 & M
L77	N49°39'07"E	21.58'	
L78	N34°05'55"E	125.98'	
L79	N35°49'00"W	23.40'	
L80	N57°58'17"W	5.06	

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	COMMENTS
C1	40°33'25"	595.50'	421.53'	220.03'	R1 & M
C2	86°20'03"	35.00'	52.74'	32.83'	R1 & M
C3	05°05'50"	1052.00'	93.59'	46.83'	R1 & M
C4	27°49'43"	1148.00'	557.58'	284.40'	R1 & M
C5	26°06'56"	652.00'	297.18'	151.22'	R1 & M
C6	23°12'34"	548.00'	221.98'	112.53'	R1 & M
C7	89°14'40"	35.00'	54.52'	34.54'	R1 & M
C8	09°10'10"	1847.00'	295.59'	148.11'	R1 & M
C9	07°46'47"	1847.00'	250.79'	125.59'	R1 & M
C10	76°47'13"	565.00'	757.20'	447.71'	R1 & M
C11	08°45'48"	1000.00'	152.95'	76.62'	R1 & M
C12	29°40'50"	1000.00'	518.02'	264.96'	R1 & M
C13	27°49'43"	1200.00'	582.84'	297.29'	R1 & M
C14	26°06'56"	600.00'	273.48'	139.16'	R1 & M
C15	23°12'34"	600.00'	243.05'	123.21'	R1 & M
C16	20°33'18"	1800.00'	645.75'	326.38'	R1 & M
C17	13°58'56"	1800.00'	439.26'	220.73'	R1 & M
C18	00°45'20"	2725.00'	35.93'	17.97'	R1 & M
C19	11°08'40"	2725.00'	530.03'	265.85'	R1 & M
C20	142°29'32"	46.50'	115.64'	136.95'	

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	COMMENTS
C21	42°50'00"	28.50'	21.31'	11.18'	
C22	31°00'10"	55.00'	29.76'	15.25'	
C23	22°19'13"	548.00'	213.48'	108.11'	
C24	61°40'45"	46.50'	50.06'	27.76'	
C25	56°36'53"	46.50'	45.95'	25.05'	
C26	31°00'10"	15.00'	8.12'	4.16'	
C27	22°11'22"	1753.00'	678.90'	343.76'	R1 & M
C28	22°11'22"	1800.00'	697.10'	352.97'	R1 & M
C29	76°47'13"	595.50'	798.08'	471.88'	R1 & M
C30	11°40'53"	1526.50'	311.22'	156.15'	
C31	10°23'20"	2725.00'	494.10'	247.73'	R1 & M
C32	07°07'37"	1200.00'	149.27'	74.73'	CFR1&M
C33	20°42'05"	1200.00'	433.57'	219.18'	CFR1&M
C34	04°42'20"	548.00'	45.01'	22.52'	
C35	81°47'12"	35.00'	49.96'	30.31'	
C36	38°12'53"	1000.00'	666.97'	346.42'	R1 & M
C37	40°33'25"	565.00'	399.94'	208.76'	R1 & M



VICINITY MAP
SCALE: 1"=1000'

LEGEND

FD = FOUND
CF = CALCULATED FROM
CONC. = CONCRETE
M = MEASURED
P.S.E. = PUBLIC SERVICE EASEMENT
(A) = IRREVOCABLE LANDSCAPE AND RELATED DRAINAGE EASEMENT TO THE CITY OF MOORPARK
(B) = ROAD AND SLOPE MAINTENANCE EASEMENT TO THE CITY OF MOORPARK
OS = OPEN SPACE
VCWWD NO. 1 = VENTURA COUNTY WATERWORKS DISTRICT NO. 1

RECORD REFERENCE

R1 = 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, PER R1
- ● FOUND MONUMENT AS NOTED
- ⊕ FOUND 3/4" IP TAGGED "RCE26362" PER R1

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"

BASIS OF BEARINGS

THE BEARING OF N17°50'45"W SHOWN ALONG THE CENTERLINE OF SPRING ROAD AS SHOWN ON TRACT NO. 4974 (130 MR 63) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

TRACT NO. 4977

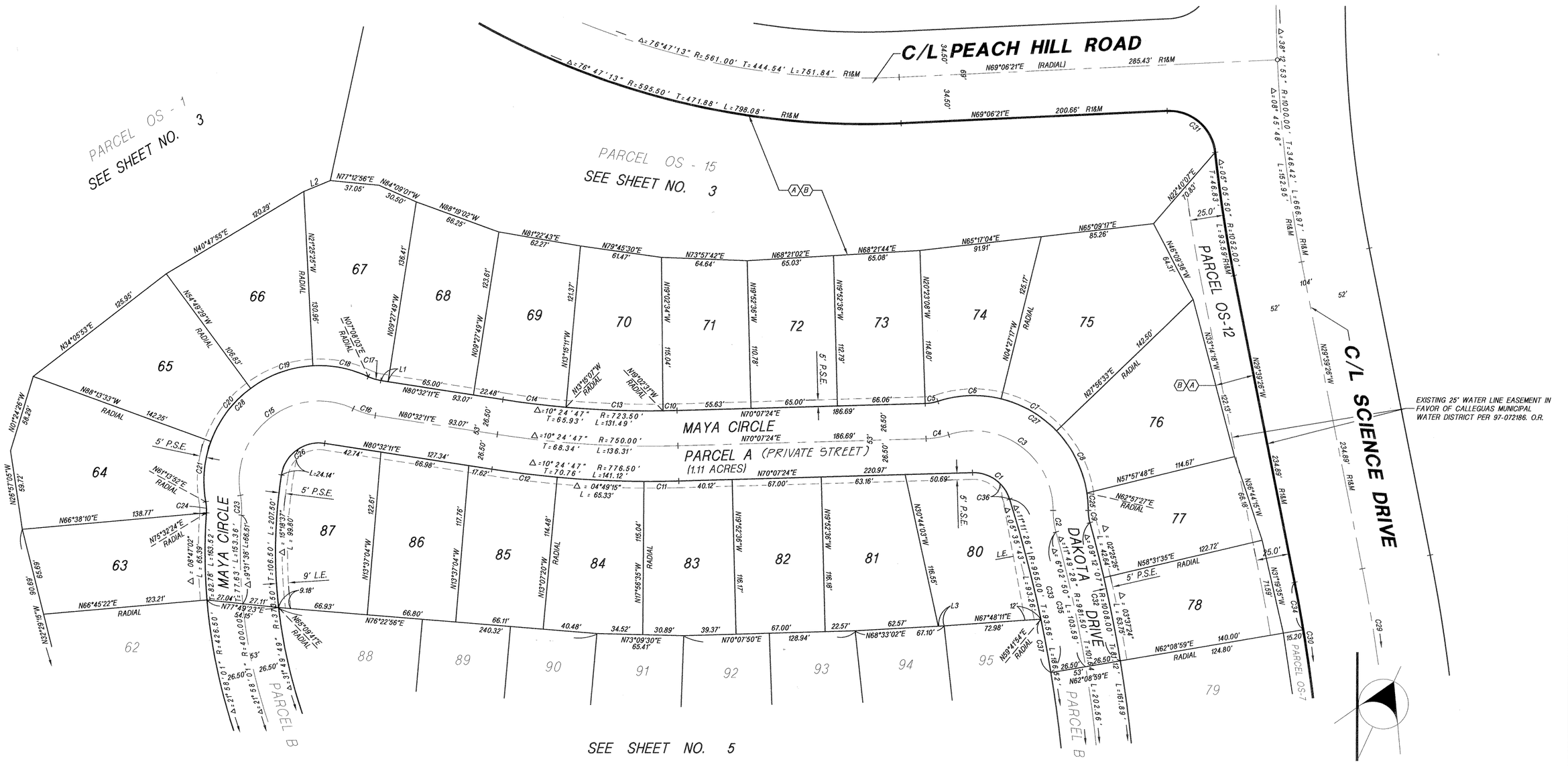
IN THE CITY OF MOORPARK

BOUNDARY AREA = 57.50 ACRES

BEING A SUBDIVISION OF LOT 2, TRACT NO. 4974, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 130, PAGES 63 THRU 66 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

SEPTEMBER 1999



NOTE: SEE SHEET 3 FOR EASEMENT INFORMATION

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	73°58'47"	28.50'	36.80'	21.47'
C2	15°37'39"	60.00'	16.37'	8.23'
C3	108°12'16"	60.00'	113.31'	82.89'
C4	16°35'52"	60.00'	17.38'	8.75'
C5	16°35'52"	33.50'	9.70'	4.89'
C6	32°01'11"	86.50'	48.34'	24.82'
C7	32°23'50"	86.50'	48.91'	25.13'
C8	35°00'54"	86.50'	52.86'	27.29'
C9	15°37'39"	33.50'	9.14'	4.60'
C10	00°50'05"	723.50'	10.54'	5.27'
C11	01°56'04"	776.50'	26.22'	13.11'
C12	03°39'28"	776.50'	49.57'	24.79'
C13	05°47'24"	723.50'	73.11'	36.59'
C14	03°47'18"	723.50'	47.84'	23.93'
C15	125°54'12"	60.00'	131.85'	117.51'
C16	16°35'52"	60.00'	17.38'	8.75'
C17	16°35'52"	33.50'	9.70'	4.89'
C18	28°33'29"	86.50'	43.11'	22.01'
C19	33°24'04"	86.50'	50.43'	25.95'
C20	33°24'04"	86.50'	50.43'	25.95'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	
C21	30°32'35"	86.50'	46.11'	23.62'	
C22	07°59'09"	86.50'	12.06'	6.04'	
C23	14°18'32"	60.00'	14.98'	7.53'	
C24	14°18'32"	33.50'	8.37'	4.21'	
C25	08°46'22"	86.50'	13.24'	6.63'	
C26	90°03'53"	28.50'	44.80'	28.53'	
C27	108°12'16"	86.50'	163.36'	119.50'	
C28	125°54'11"	86.50'	190.08'	169.41'	
C29	27°49'43"	1200.00'	582.84'	297.29'	R1&M
C30	27°49'43"	1148.00'	557.58'	284.40'	R1&M
C31	86°20'03"	35.00'	52.74'	32.83'	R1&M
C32	06°02'50"	1008.00'	106.39'	53.24'	
C33	08°02'48"	955.00'	134.12'	67.17'	
C34	01°48'25"	1148.00'	36.20'	18.10'	
C35	32°04'07"	981.50'	549.35'	282.08'	
C36	28°11'31"	28.50'	14.02'	7.16'	
C37	02°27'05"	955.00'	40.86'	20.43'	

LINE	DIRECTION	DISTANCE
L1	N80°32'11"E	5.59'
L2	N49°39'05"E	21.58'
L3	N68°33'02"E	4.53'

LEGEND

FD = FOUND
CF = CALCULATED FROM
CONC. = CONCRETE
M = MEASURED
P.S.E. = PUBLIC SERVICE EASEMENT
L.E. = LANDSCAPE EASEMENT TO THE HOMEOWNERS ASSOCIATION (DEDICATED)
(A) = IRREVOCABLE LANDSCAPE AND RELATED DRAINAGE 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. 4974 (130 MR 63)

BASIS OF BEARINGS

THE BEARING OF N17°50'45"W SHOWN ALONG THE CENTERLINE OF SPRING ROAD AS SHOWN ON TRACT NO. 4974 (130 MR 63) 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, PER R1
- ● FOUND MONUMENT AS NOTED
- ⊕ FOUND 3/4" IP TAGGED "RCE26362" PER R1

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"

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

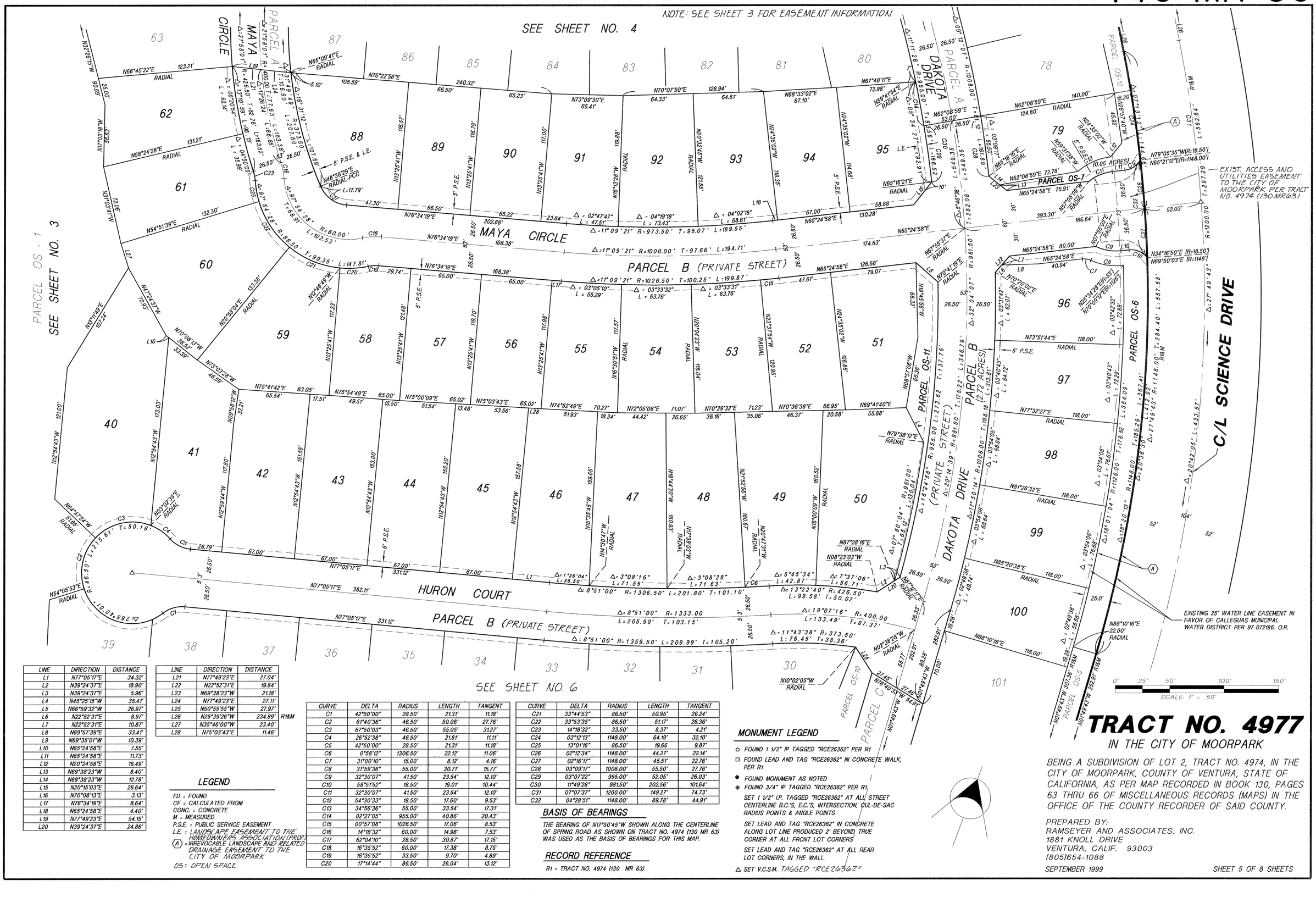
TRACT NO. 4977

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF LOT 2, TRACT NO. 4974, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 130, PAGES 63 THRU 66 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

SEPTEMBER 1999



LINE	DIRECTION	DISTANCE
L1	N77°05'17"E	34.32'
L2	N39°24'37"E	18.90'
L3	N39°24'37"E	5.96'
L4	N45°25'15"W	35.41'
L5	N66°59'32"W	26.97'
L6	N22°52'31"E	8.97'
L7	N22°52'31"E	10.87'
L8	N69°57'39"E	33.41'
L9	N69°35'01"W	10.39'
L10	N65°24'58"E	7.55'
L11	N65°24'58"E	11.73'
L12	N20°24'58"E	16.49'
L13	N69°38'23"W	8.40'
L14	N69°38'23"W	12.78'
L15	N20°15'03"E	26.64'
L16	N70°08'13"E	3.13'
L17	N76°34'19"E	8.64'
L18	N65°24'58"E	4.40'
L19	N77°49'23"E	54.15'
L20	N39°24'37"E	24.86'

LINE	DIRECTION	DISTANCE	
L21	N77°49'23"E	27.04'	
L22	N22°52'31"E	19.84'	
L23	N69°38'23"W	21.18'	
L24	N77°49'23"E	27.11'	
L25	N50°55'55"W	27.97'	
L26	N29°39'26"W	234.89'	R1&M
L27	N35°46'00"W	23.40'	
L28	N75°03'43"E	11.46'	

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	42°50'00"	28.50'	21.31'	11.18'
C2	61°40'36"	46.50'	50.06'	27.76'
C3	67°50'03"	46.50'	55.05'	31.27'
C4	26°52'38"	46.50'	21.81'	11.11'
C5	42°50'00"	28.50'	21.31'	11.18'
C6	0°58'12"	1306.50'	22.12'	11.06'
C7	31°00'10"	15.00'	8.12'	4.16'
C8	31°59'36"	55.00'	30.71'	15.77'
C9	32°30'07"	41.50'	23.54'	12.10'
C10	58°51'52"	18.50'	19.01'	10.44'
C11	32°30'07"	41.50'	23.54'	12.10'
C12	54°30'33"	18.50'	17.60'	9.53'
C13	34°56'36"	55.00'	33.54'	17.31'
C14	02°27'05"	955.00'	40.86'	20.43'
C15	00°57'08"	1026.50'	17.06'	8.53'
C16	14°18'32"	60.00'	14.98'	7.53'
C17	62°04'10"	28.50'	30.87'	17.15'
C18	16°35'52"	60.00'	17.38'	8.75'
C19	16°35'52"	33.50'	9.70'	4.89'
C20	17°14'44"	86.50'	26.04'	13.12'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C21	33°44'53"	86.50'	50.95'	26.24'
C22	33°53'35"	86.50'	51.17'	26.36'
C23	14°18'32"	33.50'	8.37'	4.21'
C24	03°12'13"	1148.00'	64.19'	32.10'
C25	13°01'16"	86.50'	19.66	9.87'
C26	02°12'34"	1148.00'	44.27'	22.14'
C27	02°16'17"	1148.00'	45.51'	22.76'
C28	03°09'17"	1008.00'	55.50'	27.76'
C29	03°07'22"	955.00'	52.05'	26.03'
C30	11°49'28"	981.50'	202.56'	101.64'
C31	07°07'37"	1200.00'	149.27'	74.73'
C32	04°28'51"	1148.00'	89.78'	44.91'

LEGEND

FD = FOUND
CF = CALCULATED FROM
CONC. = CONCRETE
M = MEASURED
P.S.E. = PUBLIC SERVICE EASEMENT
L.E. = LANDSCAPE EASEMENT TO THE HOMEOWNERS ASSOCIATION (PROP.)
(A) = IRREVOCABLE LANDSCAPE AND RELATED DRAINAGE EASEMENT TO THE CITY OF MOORPARK
OS = OPEN SPACE

BASIS OF BEARINGS

THE BEARING OF N17°50'45"W SHOWN ALONG THE CENTERLINE OF SPRING ROAD AS SHOWN ON TRACT NO. 4974 (130 MR 63) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

RECORD REFERENCE

R1 = 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, PER R1
- ● FOUND MONUMENT AS NOTED
- ⊕ FOUND 3/4" IP TAGGED "RCE26362" PER R1
- SET 1 1/2" LP. 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"

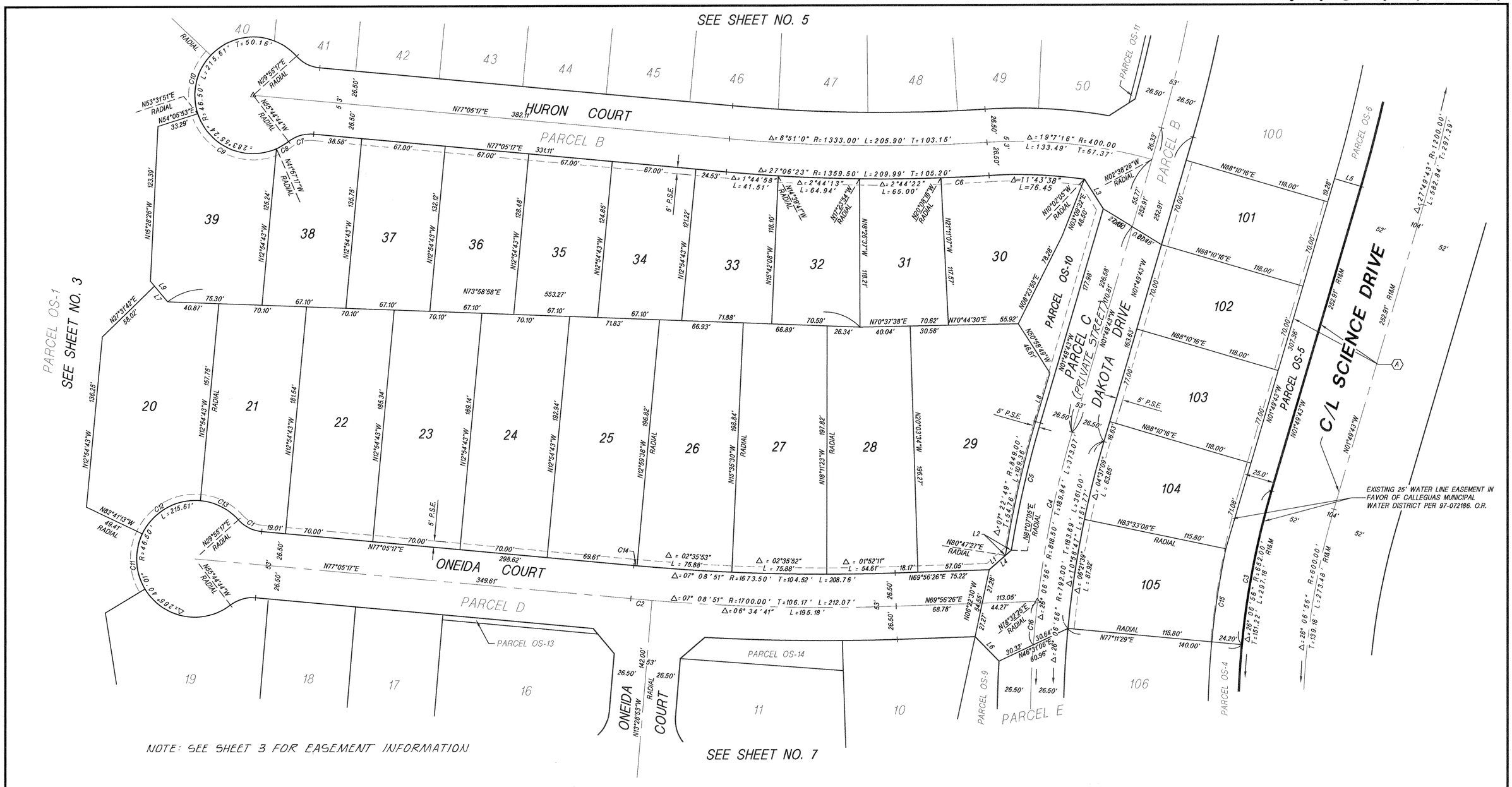
TRACT NO. 4977

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF LOT 2, TRACT NO. 4974, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 130, PAGES 63 THRU 66 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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1881 KNOLL DRIVE
VENTURA, CALIF. 93003
(805)654-1088

SEPTEMBER 1999



LINE	DIRECTION	DISTANCE
L1	N30°31'46"E	17.21'
L2	N30°31'46"E	6.28'
L3	N50°55'55"W	27.97'
L4	N30°31'46"E	23.49'
L5	N88°10'17"E	22.00'
L6	N62°29'19"W	27.31'
L7	N57°58'17"W	16.33'
L8	N01°49'44"W	40.45'
L9	N57°58'17"W	21.39'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	42°50'00"	28.50'	21.31'	11.18'
C2	00°34'09"	1700.00'	16.89'	8.44'
C3	10°58'47"	652.00'	62.66'	124.94'
C4	09°37'51"	818.50'	137.58'	68.95'
C5	07°03'12"	845.00'	38.54'	19.27'
C6	01°37'27"	1359.50'	38.54'	19.27'
C7	42°50'01"	28.50'	21.31'	11.18'
C8	13°47'27"	46.50'	11.19'	5.62'
C9	95°29'08"	46.50'	77.49'	51.18'
C10	61°40'45"	46.50'	50.06'	27.76'
C11	56°36'53"	46.50'	45.95'	25.05'
C12	69°46'30"	46.50'	56.63'	32.42'
C13	42°50'00"	46.50'	34.76'	18.24'
C14	00°04'55"	1673.50'	2.39'	1.20'
C15	06°21'39"	676.20'	75.07'	37.57'
C16	02°20'34"	818.50'	34.90'	17.45'

LEGEND

FD = FOUND
CF = CALCULATED FROM
CONC. = CONCRETE
M = MEASURED
P.S.E. = PUBLIC SERVICE EASEMENT
(A) = IRREVOCABLE LANDSCAPE AND RELATED DRAINAGE EASEMENT TO THE CITY OF MOORPARK
OS= OPEN SPACE

RECORD REFERENCE

R1 = TRACT NO. 4974 (130 MR 63)

BASIS OF BEARINGS

THE BEARING OF N17°50'45"W SHOWN ALONG THE CENTERLINE OF SPRING ROAD AS SHOWN ON TRACT NO. 4974 (130 MR 63) 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, PER R1
- ● FOUND MONUMENT AS NOTED
- ⊕ FOUND 3/4" IP TAGGED "RCE26362" PER R1
- 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'

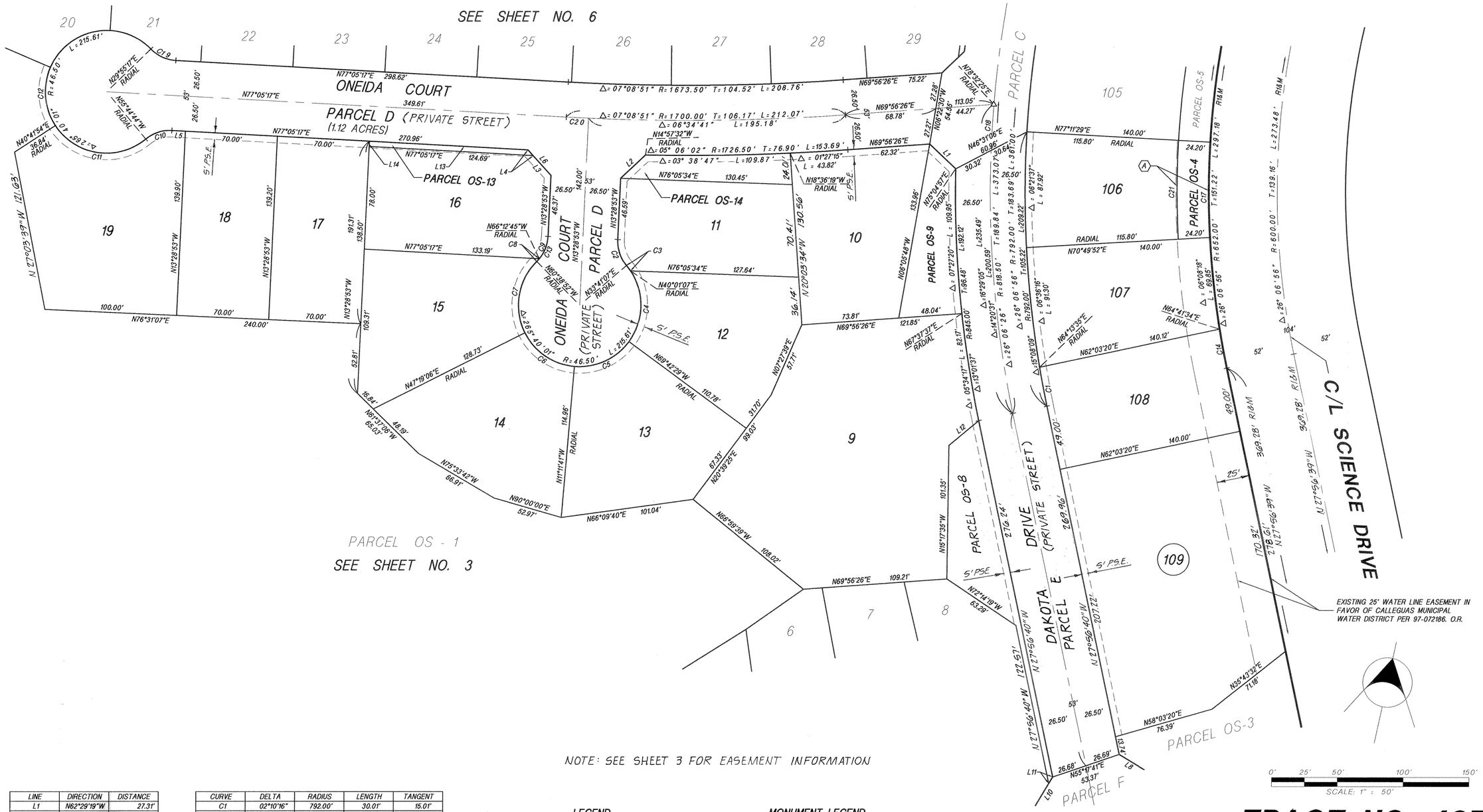
TRACT NO. 4977

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF LOT 2, TRACT NO. 4974, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 130, PAGES 63 THRU 66 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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

SEPTEMBER 1999



LINE	DIRECTION	DISTANCE
L1	N62°29'19"W	27.31'
L2	N30°46'47"E	25.82'
L3	N58°11'48"W	20.35'
L4	N58°11'48"W	5.68'
L5	N77°05'17"E	10.26'
L6	N58°11'48"W	26.03'
L7	N/A	
L8	N74°56'40"W	22.27'
L9	N/A	
L10	N15°09'47"E	25.28'
L11	N15°09'47"E	5.85'
L12	N34°10'49"E	29.41'
L13	N77°05'17"E	120.69'
L14	N13°28'53"W	4.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	02°10'16"	792.00'	30.01'	15.01'
C2	42°50'00"	28.50'	21.31'	11.18'
C3	06°20'00"	46.50'	5.14'	2.57'
C4	70°16'24"	46.50'	57.03'	32.73'
C5	58°30'48"	46.50'	47.49'	26.05'
C6	58°30'47"	46.50'	47.49'	26.05'
C7	72°02'02"	46.50'	58.46'	33.81'
C8	05°33'53"	28.50'	2.77'	1.39'
C9	37°16'08"	28.50'	18.54'	9.61'
C10	42°50'01"	28.50'	21.31'	11.18'
C11	96°26'38"	46.50'	78.27'	52.05'
C12	56°36'53"	46.50'	45.95'	25.05'
C13	42°50'01"	28.50'	21.31'	11.18'
C14	02°38'14"	652.00'	30.01'	15.01'
C15	N/A			
C16	31°00'10"	15.00'	8.12'	4.16'
C17	06°21'37"	652.00'	72.38'	36.23'
C18	02°20'34"	816.50'	34.90'	17.45'
C19	42°50'00"	28.50'	21.31'	11.18'
C20	00°34'09"	1700.00'	16.89'	8.44'
C21	06°21'37"	676.20'	75.06'	37.57'

LEGEND

FD = FOUND
OF = CALCULATED FROM
CONC. = CONCRETE
M = MEASURED
P.S.E. = PUBLIC SERVICE EASEMENT
(A) = IRREVOCABLE LANDSCAPE AND RELATED DRAINAGE EASEMENT TO THE CITY OF MOORPARK
OS = OPEN SPACE

RECORD REFERENCE

R1 = TRACT NO. 4974 (130 MR 63)

BASIS OF BEARINGS

THE BEARING OF N17°50'45"W SHOWN ALONG THE CENTERLINE OF SPRING ROAD AS SHOWN ON TRACT NO. 4974 (130 MR 63) 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, PER R1
- ● FOUND MONUMENT AS NOTED
- ⊕ FOUND 3/4" IP TAGGED "RCE26362" PER R1
- 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"

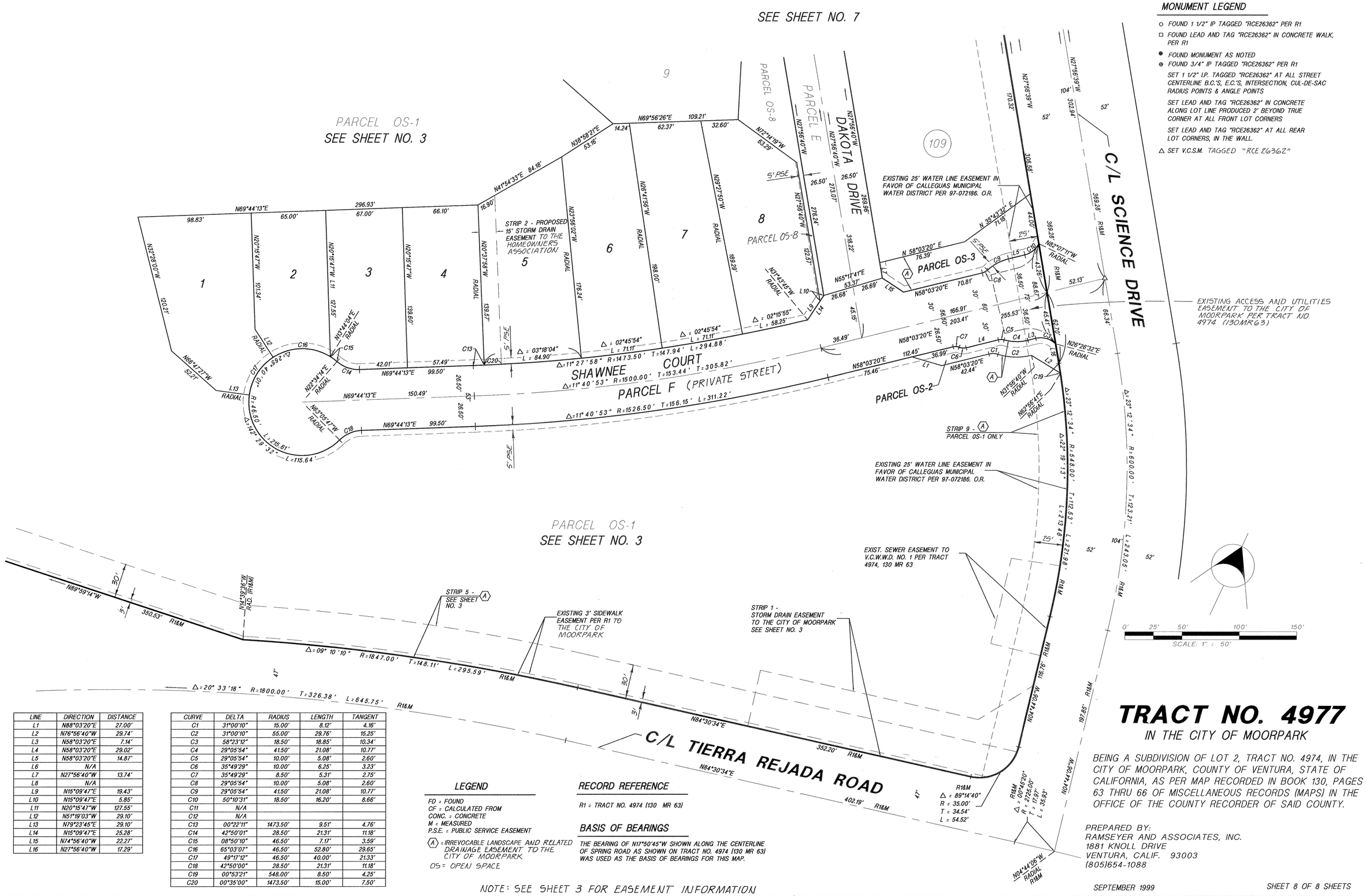
TRACT NO. 4977

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF LOT 2, TRACT NO. 4974, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 130, PAGES 63 THRU 66 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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1881 KNOLL DRIVE
VENTURA, CALIF. 93003
(805)654-1088

SEPTEMBER 1999



MONUMENT LEGEND

- ○ FOUND 1 1/2" IP TAGGED "RCE26362" PER R1
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- ● FOUND MONUMENT AS NOTED
- ⊕ FOUND 3/4" IP TAGGED "RCE26362" PER R1

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"

LINE	DIRECTION	DISTANCE
L1	N88°03'20"E	27.00'
L2	N76°56'40"W	29.74'
L3	N58°03'20"E	7.14'
L4	N58°03'20"E	29.02'
L5	N58°03'20"E	14.87'
L6	N/A	
L7	N27°56'40"W	13.74'
L8	N/A	
L9	N15°09'47"E	19.43'
L10	N15°09'47"E	5.85'
L11	N20°15'47"W	127.55'
L12	N51°19'03"W	29.10'
L13	N79°23'45"E	29.10'
L14	N15°09'47"E	25.28'
L15	N74°56'40"W	22.27'
L16	N27°56'40"W	17.29'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	31°00'10"	15.00'	8.12'	4.16'
C2	31°00'10"	55.00'	29.76'	15.25'
C3	58°23'12"	18.50'	18.85'	10.34'
C4	29°05'54"	41.50'	21.08'	10.77'
C5	29°05'54"	10.00'	5.08'	2.60'
C6	35°49'29"	10.00'	6.25'	3.23'
C7	35°49'29"	8.50'	5.31'	2.75'
C8	29°05'54"	10.00'	5.08'	2.60'
C9	29°05'54"	41.50'	21.08'	10.77'
C10	50°10'31"	18.50'	16.20'	8.66'
C11	N/A			
C12	N/A			
C13	00°22'11"	1473.50'	9.51'	4.76'
C14	42°50'01"	28.50'	21.31'	11.18'
C15	08°50'10"	46.50'	7.17'	3.59'
C16	65°03'07"	46.50'	52.80'	29.65'
C17	49°17'12"	46.50'	40.00'	21.33'
C18	42°50'00"	28.50'	21.31'	11.18'
C19	00°53'21"	548.00'	8.50'	4.25'
C20	00°35'00"	1473.50'	15.00'	7.50'

LEGEND

FD = FOUND
CF = CALCULATED FROM
CONC. = CONCRETE
M = MEASURED
P.S.E. = PUBLIC SERVICE EASEMENT

(A) = IRREVOCABLE LANDSCAPE AND RELATED DRAINAGE EASEMENT TO THE CITY OF MOORPARK.

OS = OPEN SPACE

RECORD REFERENCE

R1 = TRACT NO. 4974 (130 MR 63)

BASIS OF BEARINGS

THE BEARING OF N17°50'45"W SHOWN ALONG THE CENTERLINE OF SPRING ROAD AS SHOWN ON TRACT NO. 4974 (130 MR 63) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

NOTE: SEE SHEET 3 FOR EASEMENT INFORMATION

TRACT NO. 4977

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF LOT 2, TRACT NO. 4974, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 130, PAGES 63 THRU 66 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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SEPTEMBER 1999