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. 4976, 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 TRAIL PURPOSES DESIGNATED AS STRIPS 1, 4 AND 5 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 PARCEL P-1 AND PARCELS OS-13 AND OS-14 IN FEE SIMPLE TO THE CITY OF MOORPARK, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE VENTURA COUNTY WATERWORKS DISTRICT NO. 1, THE EASEMENTS FOR WATERLINE PURPOSES OVER STRIP 3 AND FOR ACCESS PURPOSES OVER STRIP 1 AND EASEMENTS FOR ACCESS, WATER PIPELINE AND SANITARY SEWER PURPOSES OVER PARCELS A THROUGH D, INCLUSIVE, AS SHOWN ON THIS MAP, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK, AN ACCESS EASEMENT OVER PARCELS A, B, C & D TO PROVIDE ACCESS FOR ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE AND THAT THEY HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE WESTERLY LINE OF LOTS 1 THROUGH 8, 67 THROUGH 70, PARCEL OS-1, PARCEL OS-2, PARCEL OS-3, PARCEL OS-6 AND PARCEL OS-12 ABUTTING SCIENCE DRIVE IN ORDER THAT THE OWNERS OF SAID LOTS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID SCIENCE DRIVE, EXCEPT THE GENERAL RIGHT-OF-WAY WHICH BELONGS TO THE WHOLE PUBLIC, AND THAT THE DO HEREBY OFFER TO THE CITY OF MOORPARK AN EASEMENT FOR ROAD AND SLOPE MAINTENANCE PURPOSES OVER STRIP 6,7,8,9,10 AND PARCEL OS-6 AND PARCEL OS-12 AS SHOWN ON THIS MAP AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF MOORPARK THE EASEMENTS FOR LANDSCAPE AND RELATED DRAINAGE PURPOSES OVER STRIPS 9,10, PARCEL OS-2, PARCEL OS-3, PARCEL OS-6 AND PARCEL OS-12 AS SHOWN ON THIS MAP, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE VENTURA COUNTY WATERWORKS DISTRICT NO. 1 THE EASEMENT FOR STORM DRAINAGE PURPOSES OVER STRIP 2 AS SHOWN ON THIS MAP.

LENNAR MOORPARK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY: LENNAR HOMES OF CALIFORNIA, INC. A CALIFORNIA CORPORATION
ITS MANAGER

Robert Santos
BY: VICE PRESIDENT

Trudie Wilson
Asst. Secretary

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

ON February 24, 2000 BEFORE ME, Dee Baker, Notary Public
PERSONALLY APPEARED Robert Santos and Trudie Wilson,
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

Dee Baker
NOTARY PUBLIC

NOTARY NAME (PRINT) Dee Baker
MY COMMISSION EXPIRES ~~April~~ 19, 2000
COUNTY OF PRINCIPLE
PLACE OF BUSINESS Orange

CITY OF MOORPARK, AS OWNER OF AN IRREVOCABLE OFFER OF PARK LAND DEDICATION IN FEE.

Mayor of the City of Moorpark

STATE OF CALIFORNIA)
COUNTY OF Ventura) S.S.

ON this 5th day of April 2000 BEFORE ME, Deborah S. Traffenstadt, City Clerk,
PERSONALLY APPEARED Patrick Hunter, Mayor of the City of Moorpark
, 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 and Official Seal

Deborah S. Traffenstadt
~~NOTARY PUBLIC~~ City Clerk

NOTARY NAME (PRINT)
MY COMMISSION EXPIRES
COUNTY OF PRINCIPLE
PLACE OF BUSINESS

70-00327-27 mjw

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 STREET SYSTEM.

DATE: MARCH 8, 2000

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. 4976, 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: 4-21-00, 2000

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

DONALD R. WINSLOW
RCE 14214
EXP. 3-31-2001

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: June 13, 2000

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: DEPUTY COUNTY TAX COLLECTOR

2000-94849

COUNTY RECORDER'S CERTIFICATE

RECORDED AT THE REQUEST OF LENNAR HOMES, ON June 15, 2000, AT 8:00A.M. IN BOOK 141 MISCELLANEOUS RECORDS (MAPS) AT PAGES 43-49, 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. 4976, CONSISTING OF 7 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 3rd DAY OF May ~~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 PARCEL P-1, PARCEL 13 AND PARCEL 14 IN FEE SIMPLE, AND ALSO HEREBY ACCEPTS THE ACCESS EASEMENT OVER PARCELS A THROUGH D ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR PUBLIC SERVICE, ROAD AND SLOPE MAINTENANCE PURPOSES AS SHOWN ON THIS MAP, AND ALSO HEREBY ACCEPTS ALL RIGHT OF INGRESS AND EGRESS AS OFFERED HEREON, AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR TRAIL PUPROSES AS SHOWN HEREON, 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 10th DAY OF May, ~~19~~ 2000

Deborah S. Traffenstadt
CITY CLERK OF THE CITY OF MOORPARK

CITY MAYOR OF THE CITY OF MOORPARK

MOORPARK CALIFORNIA INCORPORATED JULY 1, 1983

SANWA BANK CALIFORNIA, A CALIFORNIA CORPORATION, AS BENEFICIARY UNDER DEED OF TRUST RECORDED JANUARY 13, 2000 AS DOCUMENT NO. 2000-0017035 OF OFFICIAL RECORDS.

Philip Diorio, VP
Philip Diorio, Vice President

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

ON March 6, 2000 BEFORE ME, the undersigned
PERSONALLY APPEARED Philip Diorio,
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

Barbara A. Miller
NOTARY PUBLIC

NOTARY NAME (PRINT) Barbara A. Miller
MY COMMISSION EXPIRES April 15, 2000
COUNTY OF PRINCIPLE
PLACE OF BUSINESS Los Angeles

TRACT NO. 4976

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF LOT 1, 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

JUNE 1997

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

VENTURA COUNTY WATERWORKS DISTRICT NO. 1, EASEMENT HOLDER BY DOCUMENT RECORDED SEPTEMBER 18, 1996 AS DOCUMENT NO. 96-127894 OF OFFICIAL RECORDS, FOR INGRESS, EGRESS, STORM WATER AND WATER PIPELINES.

CITY OF MOORPARK, EASEMENT HOLDER BY TRACT NO. 4974 RECORDED IN BOOK 130, PAGES 63 THROUGH 66, INCLUSIVE, OF MISCELLANEOUS RECORDS (MAPS) FOR RELINQUISHED RIGHTS OF INGRESS AND EGRESS, ACCESS AND UTILITIES AND SIDEWALK.

THE SIGNATURES OF THE PARTY(IES) NAMED HEREINAFTER AS OWNER(S) OF AN INTEREST SET FORTH HAVE BEEN 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, 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 RESERVED IN DOCUMENT RECORDED IN BOOK 2390, PAGE 306 OF OFFICIAL RECORDS.

THE HEIRS OR DEVISEES OF ANGELE AGOURE VAIL, DECEASED, OWNERS OF ONE-HALF OF 13/40THS INTEREST OF ALL OIL AND MINERAL RIGHTS BELOW 500 FEET FROM THE SURFACE, BUT WITHOUT THE RIGHT OF ENTRY AS RESERVED IN DOCUMENT RECORDED IN BOOK 2410, PAGE 561 OF OFFICIAL RECORDS.

ABRAHAM SPIEGAL, ET AL, OWNERS OF 25 PERCENT OF ALL MINERALS, COAL, OIL, PETROLEUM, GAS, ASPHALTUM AND KINDRED SUBSTANCES BELOW 500 FEET FROM THE SURFACE, BUT WITHOUT THE RIGHT OF ENTRY AS RESERVED IN DOCUMENT RECORDED IN BOOK 3081, PAGE 337 OF OFFICIAL RECORDS.

THIS IS TO CERTIFY THAT PURSUANT TO SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THE FILING OF THE TRACT MAP CONSTITUTES ABANDONMENT OF ESTATES 1, 3 AND 4 TO THE VENTURA COUNTY WATERWORKS DISTRICT NO. 1 OF THE CERTAIN DEED RECORDED SEPTEMBER 18, 1996 AS DOCUMENT NO. 96-127894 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF VENTURA, STATE OF CALIFORNIA, NOT SHOWN ON THIS MAP.

DATED: June 13, 2000

BY: _____
RICHARD D. DEAN
CLERK OF THE BOARD
COUNTY OF VENTURA
STATE OF CALIFORNIA

VENTURA COUNTY WATER WORKS DISTRICT NO. 1 ACCEPTANCE CERTIFICATE

THIS IS TO CERTIFY THAT THE EASEMENTS OVER STRIPS 1, 2, 3 AND PARCELS A, B, C AND D, 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: June 13, 2000

JOHN C. CROWLEY
DIRECTOR OF
PUBLIC WORKS
COUNTY OF VENTURA
STATE OF CALIFORNIA

BY: _____
ROBERT L. CHACON
CHIEF DEPUTY, COUNTY SURVEYOR

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. 4976

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF LOT 1, 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

FEBRUARY 1999

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N49°05'17"W	159.80'	R1&M
L2	N06°56'09"E	184.39'	R1&M
L3	N71°14'02"W	164.01'	R1&M
L4	N44°42'25"W	208.87'	R1&M
L5	N24°00'00"E	135.00'	R1&M
L6	N26°00'00"E	240.00'	R1&M
L7	N34°29'42"E	87.74'	R1&M
L8	N80°21'35"E	148.41'	R1&M
L9	N30°40'36"E	202.82'	R1&M
L10	N75°54'10"W	20.00'	CFR1&M
L11	N21°22'33"W	94.47'	R1&M
L12	N51°11'26"W	36.71'	R1&M
L13	N29°39'26"W	234.89'	R1&M
L14	N29°39'26"W	234.89'	R1&M
L15	N81°26'34"W	73.10'	
L16	N78°20'12"W	74.06'	
L17	N75°12'33"W	71.83'	
L18	N72°07'46"W	71.83'	
L19	N69°02'59"W	71.83'	
L20	N67°14'52"W	103.90'	
L21	N34°27'30"E	40.04'	
L22	N33°20'33"E	62.77'	
L23	N32°20'53"E	63.81'	
L24	N35°52'59"E	64.40'	
L25	N44°03'00"E	64.79'	
L26	N68°38'57"E	61.68'	
L27	N88°12'43"W	47.16'	
L28	N87°50'37"E	100.18'	
L29	N57°00'14"W	55.37'	
L30	N44°54'03"W	45.33'	
L31	N35°14'43"W	46.42'	
L32	N11°19'16"W	24.24'	
L33	N54°58'53"W	57.54'	
L34	N23°47'21"W	107.11'	
L35	N45°31'47"W	87.36'	
L36	N58°19'25"W	52.00'	
L37	N61°37'31"W	52.09'	
L38	N44°32'18"W	93.20'	
L39	N16°45'59"W	93.51'	
L40	N09°19'00"E	82.03'	
L41	N72°41'40"W	108.65'	
L42	N58°19'25"W	103.91'	
L43	N50°00'13"W	RADIAL	
L44	N33°03'41"E	55.48'	
L45	N36°08'17"E	55.74'	
L46	N39°13'33"E	55.74'	
L47	N42°18'49"E	55.74'	
L48	N45°24'05"E	55.74'	
L49	N46°58'01"E	55.80'	
L50	N52°59'53"E	55.80'	
L51	N56°35'23"E	55.73'	
L52	N54°29'44"E	55.82'	
L53	N45°59'53"E	64.16'	
L54	N13°32'23"E	150.46'	
L55	N16°33'03"E	59.00'	
L56	N71°15'25"W	36.38'	
L57	N33°22'51"W	66.85'	
L58	N20°01'08"W	53.01'	
L59	N20°50'25"W	47.89'	
L60	N19°19'58"W	53.02'	
L61	N20°49'27"W	50.70'	
L62	N25°36'39"W	50.47'	
L63	N27°57'25"W	52.46'	
L64	N28°01'49"W	53.00'	
L65	N61°58'11"E	5.67'	
L66	N1°30'00"E	120.00'	R1&M
L67	N33°00'00"E	125.00'	R1&M
L68	N63°15'04"W	RADIAL	

LINE TABLE		
LINE	BEARING	DISTANCE
L70	N80°36'33"E	44.19'
L71	N80°36'33"E	23.17'
L72	N16°19'51"W	45.77'
L73	N54°08'26"W	74.80'
L74	N43°26'12"W	53.23'
L75	N78°37'24"W	28.49'
L77	N55°19'16"E	66.51'
L78	N17°37'39"W	18.70'
L79	N17°57'35"E	28.97'
L80	N48°26'15"E	131.99'
L81	N19°43'56"W	52.71'
L82	N44°32'39"W	52.81'
L83	N72°24'18"W	55.08'
L84	N63°43'15"W	48.76'
L85	N87°22'42"W	29.19'
L86	N63°57'52"E	40.72'
L87	N49°13'25"W	20.41'
L88	N06°40'20"W	180.61'
L89	N89°46'45"E	40.53'
L90	N86°11'50"W	51.24'
L91	N73°15'42"E	50.24'
L92	N44°49'52"E	32.11'
L93	N32°02'55"E	92.83'
L94	N44°19'21"E	69.49'
L95	N51°17'04"E	34.59'
L96	N67°11'21"E	158.56'
L97	N59°17'52"E	85.22'
L98	N05°54'02"E	52.03'
L99	N08°33'26"E	35.90'
L100	N08°33'26"E	87.94'
L101	N06°40'20"W	44.72'
L102	N17°47'57"E	77.74'
L103	N25°56'12"E	222.46'
L104	N88°10'17"E	52.00' CFR1&M (RAD)
L105	N63°48'22"E	52.00' CFR1&M (RAD)
L106	N75°54'10"W	20.12'
L107	N75°54'10"W	40.12'
L108	N00°21'59"E	91.16'
L109	N00°13'44"E	93.42'
L110	N72°41'40"W	27.00'
L111	N72°41'40"W	135.65'
L112	N58°19'25"W	4.85'
L113	N58°19'25"W	108.76'
L114	N41°11'51"E	33.79'
L115	N62°19'10"E	42.92'
L116	N30°40'36"E	117.75'
L117	N74°00'26"W	344.25'
L118	N34°11'57"E	105.00'
L119	N08°01'55"E	80.00'
L120	N84°36'11"E	106.32'
L121	N05°23'49"W	93.94'

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

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT	
C1	38°12'53"	948.00'	632.29'	328.41'	R1&M
C2	27°49'43"	1252.00'	608.10'	310.17'	R1&M
C3	34°45'05"	840.00'	509.48'	262.85'	R1&M
C4	38°12'53"	1000.00'	666.97'	346.42'	R1&M
C5	27°49'43"	1200.00'	582.84'	297.29'	R1&M
C6	13°14'51"	86.50'	20.00'	10.04'	
C7	62°14'33"	46.50'	50.51'	28.07'	
C8	23°40'02"	1252.00	517.16'	262.32'	
C9	29°27'05"	1000.00'	514.02'	262.82'	R1&M
C10	8°45'48"	1000.00'	152.95'	76.62'	R1&M
C11	02°52'10"	1252.00'	62.70'	31.36'	
C12	27°55'24"	46.50'	22.66'	11.56'	
C13	08°32'03"	1000.00'	148.95'	74.61'	
C14	00°13'45"	1000.00'	4.00'	2.00'	

RECORD REFERENCE

R1 = TRACT NO. 4974 (130 MR 63)

MONUMENT LEGEND

- ○ FOUND 1 1/2" IP TAGGED "RCE26362" PER R1
- □ FOUND 3/4" I.P. TAGGED "RCE 26362" 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

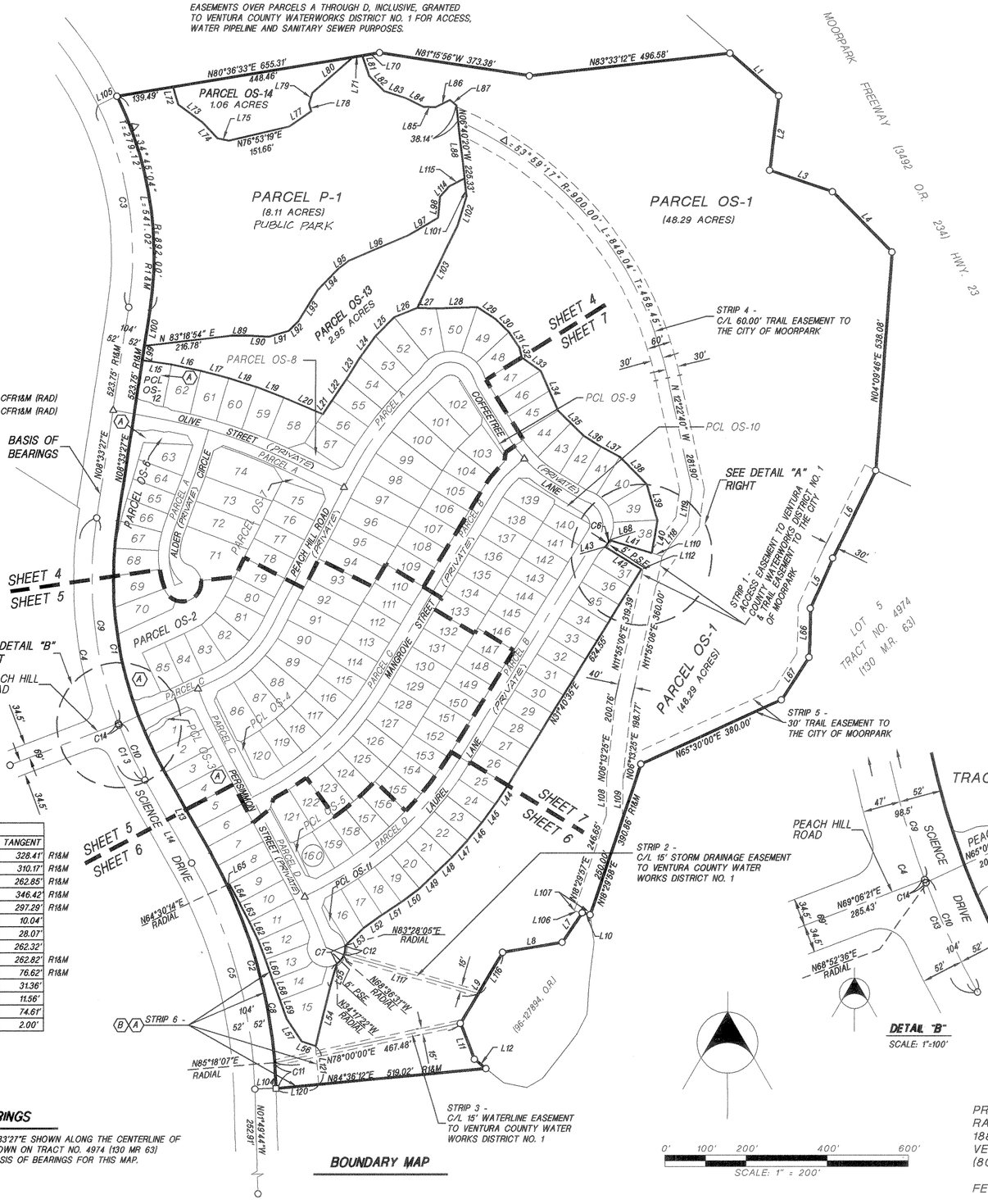
SET LEAD AND TAG "RCE26362" AT ALL REAR LOT CORNERS, IN THE WALL.

△ SET V.C.S.M. TAGGED "RCE26362"

EASEMENT INFORMATION

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

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

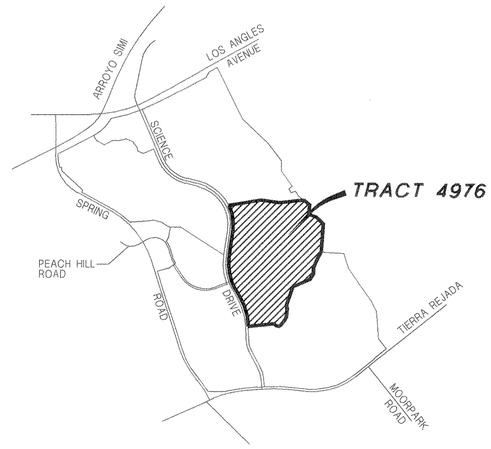


BASIS OF BEARINGS

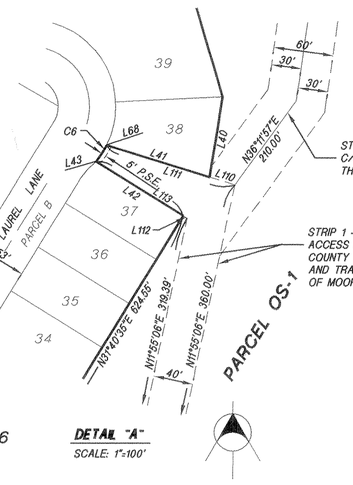
THE BEARING OF N08°33'27"E SHOWN ALONG THE CENTERLINE OF SCIENCE DRIVE AS SHOWN ON TRACT NO. 4974 (130 MR 63) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

BOUNDARY MAP

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



VICINITY MAP
SCALE: 1"=1000'



DETAIL "A"
SCALE: 1"=100'

DETAIL "B"
SCALE: 1"=100'

TRACT NO. 4976

IN THE CITY OF MOORPARK

BOUNDARY AREA = 81.13 ACRES

BEING A SUBDIVISION OF LOT 1, 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.

TOTAL BOUNDARY AREA = 81.13 ACRES

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

FEBRUARY 1999

LINE	DIRECTION	DISTANCE
L1	N06°49'03"E	12.78'
L2	N06°49'03"E	11.62'
L3	N08°57'09"E	15.24'
L4	N72°21'14"E	5.37'
L5	N72°21'14"E	20.04'
L6	N18°29'34"W	10.34'
L7	N18°29'34"W	16.18'
L8	N61°43'26"E	5.55'
L9	N61°43'26"E	21.12'
L10	N16°01'53"E	7.89'
L11	N20°41'42"E	13.87'
L12	N16°01'53"E	7.56'
L13	N30°14'08"W	26.74'
L14	N18°29'34"W	26.52'
L15	N72°21'14"E	25.40'

LINE	DIRECTION	DISTANCE
L16	N27°17'50"E	15.86'
L17	N48°04'13"E	2.34'
L18	N20°41'42"E	9.83'
L19	N79°26'34"W	11.69'
L20	N57°56'24"E	4.00'
L21	N79°26'34"W	17.32'
L22	N79°26'34"W	12.93'
L23	N79°26'34"W	28.67'
L24	N79°26'34"W	9.09'
L25	N48°04'13"W	2.34'
L26	N89°19'22"E	24.40'
L27	N79°26'34"W	29.01'
L28	N61°43'26"E	26.67'
L29	N06°49'03"E	24.40'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	16°55'39"	225.00'	66.47'	33.48'
C2	07°11'07"	251.50'	31.54'	15.79'
C3	09°44'32"	251.50'	42.76'	21.43'
C4	09°52'11"	300.00'	51.68'	25.90'
C5	02°22'30"	326.50'	13.53'	6.77'
C6	N/A			
C7	98°02'07"	28.50'	48.76'	32.81'
C8	15°32'32"	60.00'	16.28'	8.19'
C9	16°35'52"	60.00'	17.38'	8.75'
C10	04°25'12"	33.50'	2.58'	1.29'
C11	12°10'40"	33.50'	7.12'	3.57'
C12	18°15'49"	86.50'	27.57'	13.90'
C13	15°32'32"	33.50'	9.09'	4.57'
C14	01°11'15"	926.50'	19.20'	9.60'
C15	01°53'42"	873.50'	28.89'	14.45'
C16	00°33'23"	1226.50'	11.91'	5.96'
C17	04°39'49"	800.00'	65.12'	32.58'
C18	00°35'56"	826.50'	8.64'	4.32'
C19	20°06'23"	200.00'	70.18'	35.46'
C20	18°09'19"	173.50'	54.98'	27.72'
C21	74°40'14"	28.50'	37.14'	21.74'
C22	65°50'44"	46.50'	53.44'	30.11'
C23	52°23'39"	84.16'	76.96'	41.41'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C24	05°46'01"	226.50'	22.80'	11.41'
C25	00°15'19"	948.00'	4.22'	2.11'
C26	N/A			
C27	02°22'14"	1173.50'	48.55'	24.28'
C28	34°08'57"	10.00'	5.96'	3.07'
C29	34°41'54"	10.00'	6.06'	3.12'
C30	29°05'54"	10.00'	5.08'	2.60'
C31	29°05'54"	41.50'	21.08'	10.77'
C32	52°10'31"	18.50'	16.85'	9.06'
C33	34°41'20"	10.00'	6.05'	3.12'
C34	34°18'14"	10.00'	5.99'	3.09'
C35	56°10'31"	18.50'	18.14'	9.87'
C36	03°50'21"	948.00'	63.52'	31.77'
C37	16°55'39"	198.50'	58.64'	29.54'
C38	16°35'52"	33.50'	9.70'	4.89'
C39	16°55'39"	251.50'	74.30'	37.42'
C40	04°39'49"	826.50'	67.27'	33.66'
C41	04°03'53"	826.50'	58.63'	29.33'

BASIS OF BEARINGS

THE BEARING OF N08°33'27"E SHOWN ALONG THE CENTERLINE OF SCIENCE DRIVE 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

PARCEL OS-1
SEE SHEET NO. 3

PARCEL OS-13
SEE SHEET NO. 3

MONUMENT LEGEND

- ○ FOUND 1 1/2" IP TAGGED "RCE26362" PER R1
- □ FOUND 3/4" I.P. TAGGED "RCE 26362" 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"

SEE SHEET NO. 7

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

TRACT NO. 4976
IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF LOT 1, 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.

SEE SHEET NO. 5

LEGEND

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

(A) = IRREVOCABLE LANDSCAPE AND RELATED DRAINAGE EASEMENT TO THE CITY OF MOORPARK
(B) = ROAD AND SLOPE MAINTENANCE EASEMENT TO THE CITY OF MOORPARK

RECORD REFERENCE

R1 = TRACT NO. 4974 (130 MR 63)

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

FEBRUARY 1999

RECORD REFERENCE

R1 = TRACT NO. 4974 (130 MR 63)

MONUMENT LEGEND

- ○ FOUND 1 1/2" IP TAGGED "RCE26362" PER R1
- □ FOUND 3/4" I.P. TAGGED "RCE 26362" 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"

BASIS OF BEARINGS

THE BEARING OF N08°33'27"E SHOWN ALONG THE CENTERLINE OF SCIENCE DRIVE AS SHOWN ON TRACT NO. 4974 (130 MR 63) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

LINE	DIRECTION	DISTANCE
L1	N34°30'06"E	9.08'
L2	N41°52'05"E	1.33'
L3	N38°44'51"E	4.00'
L4	N73°20'46"W	12.84'
L5	N73°20'46"W	13.47'
L6	N71°54'06"W	11.54'
L7	N29°39'26"W	8.91'
L8	N20°06'21"E	17.82'
L9	N65°06'21"E	15.80'
L10	N69°10'43"W	13.97'
L11	N69°10'43"W	7.63'
L12	N20°54'30"E	11.00'
L13	N20°54'30"E	14.79'
L14	N27°17'50"E	10.67'
L15	N19°45'44"E	21.73'
L16	N65°06'21"E	4.36'
L17	N20°54'30"E	25.79'

LINE	DIRECTION	DISTANCE
L18	N69°10'43"W	21.60'
L19	N73°20'46"W	26.31'
L20	N65°06'21"E	5.23'
L21	N53°48'45"E	9.57'
L22	N65°06'21"E	23.73'
L23	N65°06'21"E	5.50'
L24	N65°06'21"E	13.23'
L25	N16°41'32"E	26.04'
L26	N65°06'21"E	28.96'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	02°21'53"	726.50'	29.99'	15.00'
C2	00°04'21"	673.50'	0.85'	0.43'
C3	04°44'27"	760.00'	62.88'	31.46'
C4	35°02'24"	55.00'	33.64'	17.36'
C5	03°59'03"	326.50'	22.70'	11.36'
C6	00°29'42"	226.50'	1.96'	0.98'
C7	74°40'14"	28.50'	37.14'	21.74'
C8	52°23'39"	84.16'	76.96'	41.41'
C9	00°58'25"	813.00'	13.82'	6.91'
C10	00°59'01"	873.50'	15.00'	7.50'
C11	34°24'42"	10.00'	6.01'	3.10'
C12	29°05'54"	10.00'	5.08'	2.60'
C13	29°05'54"	41.50'	21.08'	10.77'
C14	61°16'52"	18.50'	19.79'	10.96'
C15	29°05'54"	10.00'	5.08'	2.60'
C16	29°05'56"	41.50'	21.14'	10.80'
C17	53°10'58"	18.50'	17.17'	9.26'
C18	01°07'46"	948.00'	18.69'	9.34'
C19	02°47'58"	948.00'	46.32'	23.16'
C20	02°39'26"	948.00'	43.96'	21.99'
C21	05°27'24"	948.00'	90.28'	45.18'
C22	04°34'02"	813.00'	64.81'	32.42'
C23	00°13'45"	1000.00'	4.00'	2.00'

NOTE

SEE SHEET 3 FOR EASEMENT INFORMATION

SEE SHEET NO. 4

SEE SHEET NO. 7

SEE SHEET NO. 6

SEE SHEET NO. 7

PEACH HILL ROAD

C/L PEACH HILL ROAD

C/L SCIENCE DRIVE

ALDER CIRCLE (PRIVATE)

PARCEL A

PARCEL OS - 2

PARCEL OS-3

PARCEL OS-4

PARCEL C (PRIVATE)

PERSIMMON STREET (PRIVATE)

MANGROVE STREET (PRIVATE)

PARCEL B (PRIVATE)

LAUREL LANE

PARCEL D

STRIP 8

STRIP 10

LEGEND

FD = FOUND
CF = CALCULATED FROM
CONC. = CONCRETE
M = MEASURED
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(A) = IRREVOCABLE LANDSCAPE AND RELATED DRAINAGE EASEMENT TO THE CITY OF MOORPARK

(B) = ROAD AND SLOPE MAINTENANCE EASEMENT TO THE CITY OF MOORPARK

(C) = EXIST. ACCESS AND UTILITIES EASEMENT TO THE CITY OF MOORPARK PER TRACT NO. 4974 (130 MR 63)

0' 25' 50' 100' 150'

SCALE: 1" = 50'

TRACT NO. 4976

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF LOT 1, 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
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FEBRUARY 1999



LINE	DIRECTION	DISTANCE
L1	N16°41'32"E	20.35'
L2	N18°49'08"E	15.09'
L3	N18°49'08"E	10.26'
L4	N56°36'03"E	5.73'
L5	N73°02'49"W	15.36'
L6	N73°02'49"W	10.81'
L7	N87°08'06"W	9.32'
L8	N31°40'35"E	2.81'
L9	N18°49'08"E	25.35'
L10	N16°41'32"E	5.69'
L11	N19°56'28"W	15.50'
L12	N45°38'19"E	21.04'
L13	N16°41'32"E	26.04'
L14	N73°02'49"E	26.17'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	02°31'20"	1026.50'	45.19'	22.60'
C2	41°33'41"	28.50'	20.67'	10.82'
C3	62°14'33"	46.50'	50.51'	28.07'
C4	30°38'29"	46.50'	24.87'	12.74'
C5	49°17'12"	46.50'	40.00'	21.33'
C6	57°35'08"	46.50'	46.74'	25.56'
C7	08°56'36"	46.50'	7.26'	3.64'
C8	44°13'07"	28.50'	22.00'	11.58'
C9	01°51'34"	973.50'	31.59'	15.80'
C10	01°07'15"	1000.00'	19.56'	9.78'
C11	00°43'09"	973.50'	12.22'	6.11'
C12	56°56'04"	46.50'	46.21'	25.21'
C13	05°58'45"	973.50'	101.59'	50.84'

RECORD REFERENCE

R1 = TRACT NO. 4974 (130 MR 63)

MONUMENT LEGEND

- ○ FOUND 1 1/2" IP TAGGED "RCE26362" PER R1
- □ FOUND 3/4" I.P. TAGGED "RCE26362" 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

FD = FOUND
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CONC. = CONCRETE
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P.S.E. = PUBLIC SERVICE EASEMENT
OS = OPEN SPACE

(B) = ROAD AND SLOPE MAINTENANCE EASEMENT TO THE CITY OF MOORPARK

BASIS OF BEARINGS

THE BEARING OF N08°33'27"E SHOWN ALONG THE CENTERLINE OF SCIENCE DRIVE 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

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

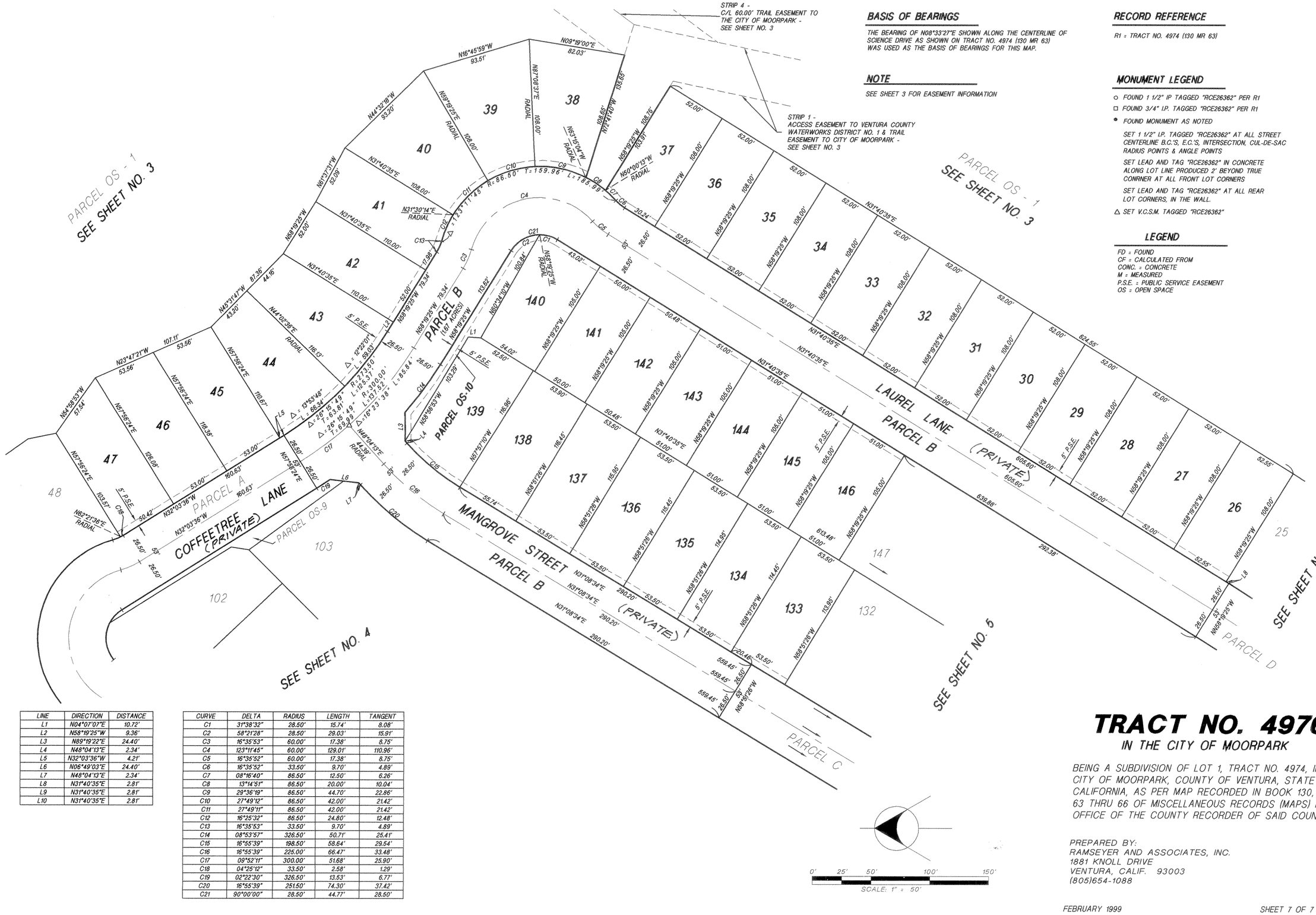
TRACT NO. 4976

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF LOT 1, 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
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FEBRUARY 1999



BASIS OF BEARINGS

THE BEARING OF N08°33'27"E SHOWN ALONG THE CENTERLINE OF SCIENCE DRIVE 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

RECORD REFERENCE

R1 = TRACT NO. 4974 (130 MR 63)

MONUMENT LEGEND

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- □ FOUND 3/4" LP. TAGGED "RCE26362" PER R1
- ● FOUND MONUMENT AS NOTED

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 CONRNER 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

FD = FOUND
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LINE	DIRECTION	DISTANCE
L1	N04°07'07"E	10.72'
L2	N58°19'25"W	9.36'
L3	N89°19'22"E	24.40'
L4	N48°04'13"E	2.34'
L5	N32°03'36"W	4.21'
L6	N06°49'03"E	24.40'
L7	N48°04'13"E	2.34'
L8	N31°40'35"E	2.81'
L9	N31°40'35"E	2.81'
L10	N31°40'35"E	2.81'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	31°38'32"	28.50'	15.74'	8.08'
C2	58°21'28"	28.50'	29.03'	15.91'
C3	16°35'53"	60.00'	17.38'	8.75'
C4	123°11'45"	60.00'	129.01'	110.96'
C5	16°35'52"	60.00'	17.38'	8.75'
C6	16°35'52"	33.50'	9.70'	4.89'
C7	08°16'40"	86.50'	12.50'	6.26'
C8	13°14'51"	86.50'	20.00'	10.04'
C9	29°36'19"	86.50'	44.70'	22.86'
C10	27°49'12"	86.50'	42.00'	21.42'
C11	27°49'11"	86.50'	42.00'	21.42'
C12	16°25'32"	86.50'	24.80'	12.48'
C13	16°35'53"	33.50'	9.70'	4.89'
C14	08°53'57"	326.50'	50.71'	25.41'
C15	16°55'39"	198.50'	58.64'	29.54'
C16	16°55'39"	225.00'	66.47'	33.48'
C17	09°52'11"	300.00'	51.68'	25.90'
C18	04°25'12"	33.50'	2.58'	1.29'
C19	02°22'30"	326.50'	13.53'	6.77'
C20	16°55'39"	251.50'	74.30'	37.42'
C21	90°00'00"	28.50'	44.77'	28.50'

TRACT NO. 4976

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF LOT 1, 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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