OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF OR HAVE A RECORD TITLE INTEREST IN THE LAND INCLUDED WITHIN THE BOUNDARIES OF THIS SUBDIVISION ENTITLED "TRACT NO. 5181" AS SHOWN ON THIS MAP, CONSISTING OF 3 SHEETS; 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 LINE OF LOT 4 ABUTTING BARD STREET IN ORDER THAT THE OWNERS OF SAID LOT SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID BARD STREET, EXCEPT THE GENERAL RIGHT-OF-TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC.
AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF MOORPARK THE LIMITED USE EASEMENTS SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO.

TR PARTNERS, LLC, A LIMITED LIABILITY COMPANY, OWNER

BY: Patrick J. Leyden
PATRICK J. LEYDEN

UNITED NATIONAL BANK, A NATIONAL BANKING ASSOCIATION,
BENEFICIARY OF A DEED OF TRUST RECORDED MARCH 7, 2003
AS INSTRUMENT NO. 2003-76426 OF OFFICIAL RECORDS.

BY: _____ BY: _____
Wilson Ngai, EVP DONALD E. VOLKMAN, SVP

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS.

ON May 1, 2003 BEFORE ME Jalin Saeyang A NOTARY PUBLIC,
PERSONALLY APPEARED Wilson Ngai and Donald E. Volkman,

~~PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)~~ TO BE THE PERSON(S) WHOSE NAME(S) ~~IS~~/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE/SHE~~/THEY EXECUTED THE SAME IN ~~HIS/HER~~/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY ~~HIS/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

SIGNATURE: Jalin Saeyang

MY COMMISSION EXPIRES: November 19, 2006

MY PLACE OF BUSINESS IS: Los Angeles COUNTY

STATE OF CALIFORNIA }
COUNTY OF Ventura } SS.

ON May 02, 2003 BEFORE ME Lisa E. Mayer A NOTARY PUBLIC,
PERSONALLY APPEARED Patrick J. Leyden,

~~PERSONALLY KNOWN TO ME~~ (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) (IS)/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE)/~~SHE/THEY~~ EXECUTED THE SAME IN (HIS)/~~HER/THEIR~~ AUTHORIZED CAPACITY(IES), AND THAT BY (HIS)/~~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

SIGNATURE: Lisa E. Mayer

MY COMMISSION EXPIRES: 08-11-04

MY PLACE OF BUSINESS IS: Ventura COUNTY

SIGNATURE OMISSIONS

THE SIGNATURE(S) OF THE FOLLOWING PRESENT OWNERS OF EASEMENTS HAVE 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 SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY:

SIMI LAND AND WATER COMPANY, OWNER OF AN EASEMENT FOR RIGHTS OF ENTRY AND RIGHTS OF WAY AND USE OF ANY SYSTEM FOR THE COLLECTION, CONDUCTION AND DISTRIBUTION OF WATERS OF THE RANCHO SIMI, RECORDED JANUARY 3, 1980 IN BOOK 29 PAGE 500 OF DEEDS, RECORDS OF VENTURA COUNTY. SAID EASEMENT CANNNOT BE LOCATED FROM RECORD.

SOUTHERN CALIFORNIA EDISON , OWNER OF AN EASEMENT FOR PUBLIC UTILITIES, RECORDED MARCH 1, 1956, IN BOOK 1382 PAGE 290 OF OFFICIAL RECORDS OF VENTURA COUNTY.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TR PARTNERS, LLC, A LIMITED LIABILITY COMPANY ON MARCH 13, 2002. I HEREBY STATE THAT THIS FINAL MAP CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT IT CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY AS SHOWN, THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED (OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR AFTER RECORDATION OF THIS TRACT MAP) AND THAT THEY ARE (OR WILL BE) SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. TIE SHEETS TO ALL CENTERLINE MONUMENTS SHOWN HEREON AS SET BY ME WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS INTO THE CITY STREET SYSTEM.

DATED April 30, 2003

Glen L. Aalbers
GLEN L. AALBERS, LS 4494
(EXPIRES 9-30-2006)

LICENSED LAND SURVEYOR
GLEN LEE AALBERS
No. 4494
Exp. 09-30-06
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5181, THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP AND ANY APPROVED MODIFICATIONS 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.

DATED JUNE 4, 2003

Walter H. Brown
WALTER BROWN
CITY ENGINEER
CITY OF MOORPARK

SOILS AND/OR GEOLOGIC REPORT

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGIC REPORT(S) HAVE BEEN PREPARED FOR TRACT NO. 5181, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE CITY ENGINEER:

DATE OF REPORT(S): NO. 3552 DATED 1/8/1999
TITLE OF REPORT(S): PROPOSED SINGLE FAMILY RESIDENCE, TENTATIVE TRACT NO. 5181, LOTS 1-8
FIRM NAME: SUBSURFACE DESIGNS INC., SYLMAR, CA
SOILS ENGINEER: JONATHAN E. MAHN
REGISTRATION NO.: 60293

DATED: 5/5/03

Jon Mahn
SIGNATURE

REGISTERED PROFESSIONAL ENGINEER
JONATHAN EDWARD MAHN
No. 30293
Exp. 08/30/04
CIVIL
STATE OF CALIFORNIA

CITY COUNCIL ACCEPTANCE CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 5181, CONSISTING OF 3 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 4th DAY OF June 2003 FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP. AND ALSO HEREBY ACCEPTS ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON. HOWEVER, THE OFFER OF LIMITED USE EASEMENTS IS 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 20th DAY OF August, 2003.

ATTEST:
Deborah S. Traffenstedt
CITY CLERK OF THE CITY OF MOORPARK

MAYOR OF THE CITY OF MOORPARK

INCORPORATED JULY 1, 1983

COUNTY TAX COLLECTOR'S CERTIFICATE

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

LAWRENCE L. MATHENEY
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

DATED August 22, 2003

BY Lynn R. Hansen
DEPUTY COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE

DOCUMENT NO. 03-0386842
FILED THIS 08 DAY OF October 2003, AT 5:30 P M. IN BOOK 148 OF MISCELLANEOUS RECORDS (MAPS) AT PAGE(S) 45-47 AT THE REQUEST OF TR PARTNERS, LLC..

PHILIP J. SCHMIT
COUNTY RECORDER
COUNTY OF VENTURA

BY _____
COUNTY RECORDER

CONDITIONAL APPROVAL NOTE

THIS MAP IS SUBJECT TO CONDITIONS, ORDINANCES, REGULATIONS, STANDARDS AND POLICIES, WHICH HAVE BEEN IMPOSED AS A CONDITION OF APPROVAL OF THE MAP. PLEASE REFER TO CITY OF MOORPARK PLANNING RESOLUTION NO. 99-1681.

TRACT NO. 5181

IN THE CITY OF MOORPARK,
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF BLOCKS 8 AND 11, THIRD STREET AND BARD STREET AS SHOWN ON MAP NO. 1 OF TRACT "O" OF MOORPARK SUBDIVISION RANCHO SIMI, AS PER MAP RECORDED IN BOOK 8 PAGE 13 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DECEMBER, 2001

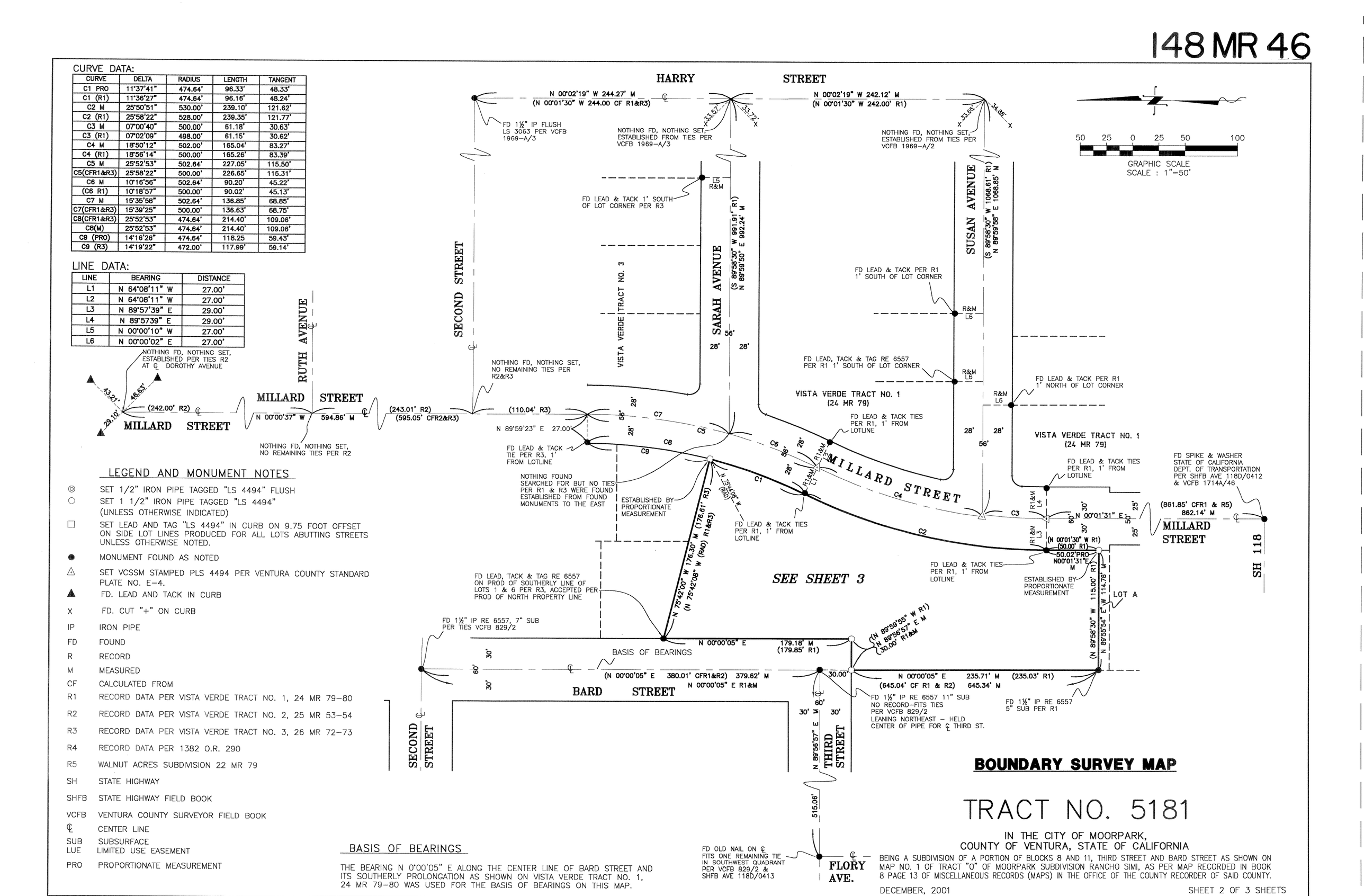
SHEET 1 OF 3 SHEETS

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1 PRO	11°37'41"	474.64'	96.33'	48.33'
C1 (R1)	11°36'27"	474.64'	96.16'	48.24'
C2 M	25°50'51"	530.00'	239.10'	121.62'
C2 (R1)	25°58'22"	528.00'	239.35'	121.77'
C3 M	07°00'40"	500.00'	61.18'	30.63'
C3 (R1)	07°02'09"	498.00'	61.15'	30.62'
C4 M	18°50'12"	502.00'	165.04'	83.27'
C4 (R1)	18°56'14"	500.00'	165.26'	83.39'
C5 M	25°52'53"	502.64'	227.05'	115.50'
C5(CFR1&R3)	25°58'22"	500.00'	226.65'	115.31'
C6 M	10°16'56"	502.64'	90.20'	45.22'
(C6 R1)	10°18'57"	500.00'	90.02'	45.13'
C7 M	15°35'58"	502.64'	136.85'	68.85'
C7(CFR1&R3)	15°39'25"	500.00'	136.63'	68.75'
C8(CFR1&R3)	25°52'53"	474.64'	214.40'	109.06'
C8(M)	25°52'53"	474.64'	214.40'	109.06'
C9 (PRO)	14°16'26"	474.64'	118.25	59.43'
C9 (R3)	14°19'22"	472.00'	117.99'	59.14'

LINE DATA:

LINE	BEARING	DISTANCE
L1	N 64°08'11" W	27.00'
L2	N 64°08'11" W	27.00'
L3	N 89°57'39" E	29.00'
L4	N 89°5739" E	29.00'
L5	N 00°00'10" W	27.00'
L6	N 00°00'02" E	27.00'



LEGEND AND MONUMENT NOTES

◎	SET 1/2" IRON PIPE TAGGED "LS 4494" FLUSH
○	SET 1 1/2" IRON PIPE TAGGED "LS 4494" (UNLESS OTHERWISE INDICATED)
□	SET LEAD AND TAG "LS 4494" IN CURB ON 9.75 FOOT OFFSET ON SIDE LOT LINES PRODUCED FOR ALL LOTS ABUTTING STREETS UNLESS OTHERWISE NOTED.
●	MONUMENT FOUND AS NOTED
△	SET VCSSM STAMPED PLS 4494 PER VENTURA COUNTY STANDARD PLATE NO. E–4.
▲	FD. LEAD AND TACK IN CURB
X	FD. CUT "+" ON CURB
IP	IRON PIPE
FD	FOUND
R	RECORD
M	MEASURED
CF	CALCULATED FROM
R1	RECORD DATA PER VISTA VERDE TRACT NO. 1, 24 MR 79–80
R2	RECORD DATA PER VISTA VERDE TRACT NO. 2, 25 MR 53–54
R3	RECORD DATA PER VISTA VERDE TRACT NO. 3, 26 MR 72–73
R4	RECORD DATA PER 1382 O.R. 290
R5	WALNUT ACRES SUBDIVISION 22 MR 79
SH	STATE HIGHWAY
SHFB	STATE HIGHWAY FIELD BOOK
VCFB	VENTURA COUNTY SURVEYOR FIELD BOOK
℄	CENTER LINE
SUB LUE	SUBSURFACE LIMITED USE EASEMENT
PRO	PROPORTIONATE MEASUREMENT

BASIS OF BEARINGS

THE BEARING N 0°00'05" E ALONG THE CENTER LINE OF BARD STREET AND ITS SOUTHERLY PROLONGATION AS SHOWN ON VISTA VERDE TRACT NO. 1, 24 MR 79–80 WAS USED FOR THE BASIS OF BEARINGS ON THIS MAP.

BOUNDARY SURVEY MAP

TRACT NO. 5181

IN THE CITY OF MOORPARK,
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF BLOCKS 8 AND 11, THIRD STREET AND BARD STREET AS SHOWN ON MAP NO. 1 OF TRACT "O" OF MOORPARK SUBDIVISION RANCHO SIMI, AS PER MAP RECORDED IN BOOK 8 PAGE 13 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DECEMBER, 2001

NOTE
FOR LEGEND, MONUMENT NOTES, BOUNDARY SURVEY AND BASIS OF BEARINGS SEE SHEET 2.

SARAH AVENUE

SUSAN AVENUE

MILLARD STREET

VISTA VERDE TRACT NO. 1 (24 MR 79)

VISTA VERDE TRACT NO. 3

BARD STREET

THIRD STREET

LOT A

GRAPHIC SCALE
SCALE : 1"=20'

10' SCE EASEMENT FOR POLES & ELECTRIC LINE PER 1382 O.R.290

TRACT NO. 5181

IN THE CITY OF MOORPARK,
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF BLOCKS 8 AND 11, THIRD STREET AND BARD STREET AS SHOWN ON MAP NO. 1 OF TRACT "O" OF MOORPARK SUBDIVISION RANCHO SIMI, AS PER MAP RECORDED IN BOOK 8 PAGE 13 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DECEMBER, 2001

SHEET 3 OF 3 SHEETS