20031229-0475228
Pages: 3
Fee: 0.00
12/29/2003 08:00:00 AM
T20030070133 DS
Ventura County Recorder
Philip J. Schmit

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. 5161-3, SHOWN ON THIS MAP, THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID LAND, THAT THEY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINE, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK FOR PUBLIC USE, THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THE MAP, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK, THE ADDITIONAL SIDEWALK, PUBLIC SERVICE, WALL AND LANSCAPE MAINTENANCE EASEMENTS SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO, AND THAT THEY DO HEREBY OFFER TO THE CITY OF MOORPARK, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS LOTS 45, 46 AND 53 INCLUSIVE, ABUTTING GISLER ROAD IN ORDER THAT THE OWNERS OF SAID LOTS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID GISLER ROAD, 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, FOR PUBLIC USE, THE RIGHT OF WAY FOR STREET AND HIGHWAY PURPOSES OVER EASEMENT A AS SHOWN ON THIS MAP.

CABRILLO ECONOMIC DEVELOPMENT CORPORATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION.

Michael R. McGuire Karen Flock

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

ON May 21, 2003 BEFORE ME, "Brenda Haney, Notary Public"
PERSONALLY APPEARED Michael R. McGuire and Karen Flodk,
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 Brenda Haney

NOTARY PUBLIC

NOTARY NAME (PRINT) Brenda Haney
MY COMMISSION EXPIRES February 7, 2007
COUNTY OF PRINCIPLE PLACE OF BUSINESS Ventura County, CA

WELLS FARGO BANK, NATIONAL ASSOCIATION, BENEFICIARY UNDER DEEDS OF TRUST RECORDED JULY 10, 2001, AS INSTRUMENT NO. 2001-0130968-00 AND RE-RECORDED OCTOBER 9, 2001 AS INSTRUMENT NO. 2001-0200739-00 AND RECORDED APRIL 11, 2003, AS INSTRUMENT NO. 2003-0120741-00, ALL OF OFFICIAL RECORDS.

Mary C Kleppen Philip Mirin

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

ON May 22, 2003 BEFORE ME, CHERYL CIZEK
PERSONALLY APPEARED GARY STEFFENS,
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 Cheryl Cizek

NOTARY PUBLIC

NOTARY NAME (PRINT) CHERYL CIZEK
MY COMMISSION EXPIRES APRIL 2, 2005
COUNTY OF PRINCIPLE PLACE OF BUSINESS Los Angeles

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CABRILLO ECONOMIC DEVELOPMENT ON MAY 21, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. 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: MAY 21, 2003

R.E. Warren

ROBERT E. WARREN RCE 19268
EXPIRES: 9-30-05

REGISTERED PROFESSIONAL ENGINEER ROBERT E. WARREN No. 19268 Exp. 9-30-05 CIVIL STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5161-3, 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.

DATE: DECEMBER 23, 2003

Norman B. Miller

NORMAN B. MILLER
RCE 59809, EXPIRES: 12-31-2005
CITY ENGINEER
CITY OF MOORPARK

REGISTERED PROFESSIONAL ENGINEER NORMAN BRADLEY MILLER No. C59809 Exp. 12/31/05 CIVIL STATE OF CALIFORNIA

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: November 21, 2003

LAWERENCE L. MATHENEY
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: Ellen Petersma
DEPUTY COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE

20031229-0475228

FILED THIS 29th DAY OF DECEMBER, 2003, AT 8:00 A.M. IN BOOK 149 OF MISCELLANEOUS RECORDS (MAPS), AT PAGE 15-17, AT THE REQUEST OF CABRILLO ECONOMIC DEVELOPMENT.

PHILIP J. SCHMIT
COUNTY RECORDER
COUNTY OF VENTURA

BY: Dorothy Shropshire
DEPUTY COUNTY RECORDER

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 5161-3, CONSITING OF 3 SHEETS, IS PRESENTED TO THE CITY COUNCIL OF THE CITY OF MOORPARK OF VENTURA COUNTY, CALIFORNIA, AT A ~~REGULAR~~ SPECIAL MEETING OF SAID COUNCIL HELD ON THE 7th DAY OF November 2003, FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP, AND THAT THEY HEREBY ACCEPT FOR PUBLIC USE THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS AS SHOWN ON THE MAP, AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR ADDITIONAL SIDEWALK, PUBLIC SERVICE, WALL AND LANDSCAPE MAINTENANCE PURPOSES AS SHOWN ON THIS MAP. AND ALSO HEREBY ACCEPTS ALL RIGHT OF INGRESS AND EGRESS AS OFFERED HEREON. HOWEVER, THE OFFER FOR PUBLIC USE THE RIGHT OF WAY FOR STREET AND HIGHWAY PURPOSES OVER EASEMENT A 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 19th DAY OF November, 2003.

ATTEST:

Deborah S. Traffenstedt
CITY CLERK OF THE CITY OF MOORPARK

MAYOR OF THE CITY OF MOORPARK

MOORPARK CALIFORNIA INCORPORATED JULY 1, 1983

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

ON May 27 2003 BEFORE ME, CHERYL CIZEK
PERSONALLY APPEARED DAL MEIER,
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 Cheryl Cizek

NOTARY PUBLIC

NOTARY NAME (PRINT) CHERYL CIZEK
MY COMMISSION EXPIRES APRIL 2, 2005
COUNTY OF PRINCIPLE PLACE OF BUSINESS Los Angeles

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5161-3, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: DEMBER 23, 2003

Walter H. Brown

WALTER H. BROWN
PLS 4364, EXPIRES: 9-30-2005
CITY SURVEYOR
CITY OF MOORPARK

LICENSED LAND SURVEYOR WALTER H. BROWN EXP. 9-30-05 NO. 4364 STATE OF CALIFORNIA

TRACT NO. 5161-3

CITY OF MOORPARK

A PORTION OF PARCELS 4, 5, LA PALMA COURT AND LASSEN AVENUE IN THE CITY OF MOORPARK, COUNTY OF VENTURA STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 21, PAGES 34 AND 35 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF PARCEL A, AS DESCRIBED IN THAT CERTAIN LOT LINE ADJUSTMENT NO. 95-3, RECORDED APRIL 27, 1995, AS INSTRUMENT NO. 95-050899 OF OFFICIAL RECORDS.

COUNTY OF VENTURA **STATE OF CALIFORNIA**

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

MAY 2003

REDEVELOPMENT AGENCY OF THE CITY OF MOORPARK, A PUBLIC BODY CORPORATE AND POLITIC, BENEFICIARY UNDER DEED OF TRUST RECORDED JULY 3, 2001, AS INSTRUMENT NO. 2001-0126279-00 AND RE-RECORDED OCTOBER 9, 2001, AS INSTRUMENT NO. 2001-0200740-00 BOTH OF OFFICIAL RECORDS.

PATRICK HUNTER, CHAIR
REDEVELOPMENT AGENCY OF THE CITY OF MOORPARK

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

ON THIS November 19, 2003 DAY OF, _____

IN THE YEAR 2003, BEFORE ME Brenda D. Haney, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Patrick Hunter, ~~PERSONALLY KNOWN TO ME~~ (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THIS INSTRUMENT AS Chair OF REDEVELOPMENT AGENCY OF THE CITY OF MOORPARK, AND ACKNOWLEDGED TO ME THAT THE AGENCY EXECUTED IT.

Brenda D. Haney
NOTARY PUBLIC

Notary Name Brenda D. Haney
My Commission Expires June 28, 2007
County of Principle Place of Business Ventura County, CA

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)(i) 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.

SOUTHERN CALIFORNIA EDISON COMPANY, PRESENT OWNER OF AN EASEMENT FOR PUBLIC UTILITIES, RECORDED DECEMBER 2, 1960 IN BOOK 1935, PAGE 221 OF OFFICIAL RECORDS.

COUNTY OF VENTURA, ACTING FOR AND ON BEHALF OF VENTURA COUNTY WATERWORKS DISTRICT NO. 1, PRESENT OWNER OF AN EASEMENT FOR SEWER PIPELINES AS DISCLOSED BY DEED RECORDED SEPTEMBER 30, 1969 IN BOOK 3557, PAGE 439 OF OFFICIAL RECORDS.

THE SIGNATURE OF IRENE GISLER, PRESENT OWNER OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND BUT WITH NO RIGHT OF SURFACE ENTRY AS DISCLOSED BY DEED RECORDED JANUARY 16, 1974 IN BOOK 4212, PAGE 920 OF OFFICIAL RECORDS HAVE BEEN OMITTED UNDER SECTION 66436 (a) (3) (C) OF THE SUBDIVISION MAP ACT.

TRACT NO. 5161-3

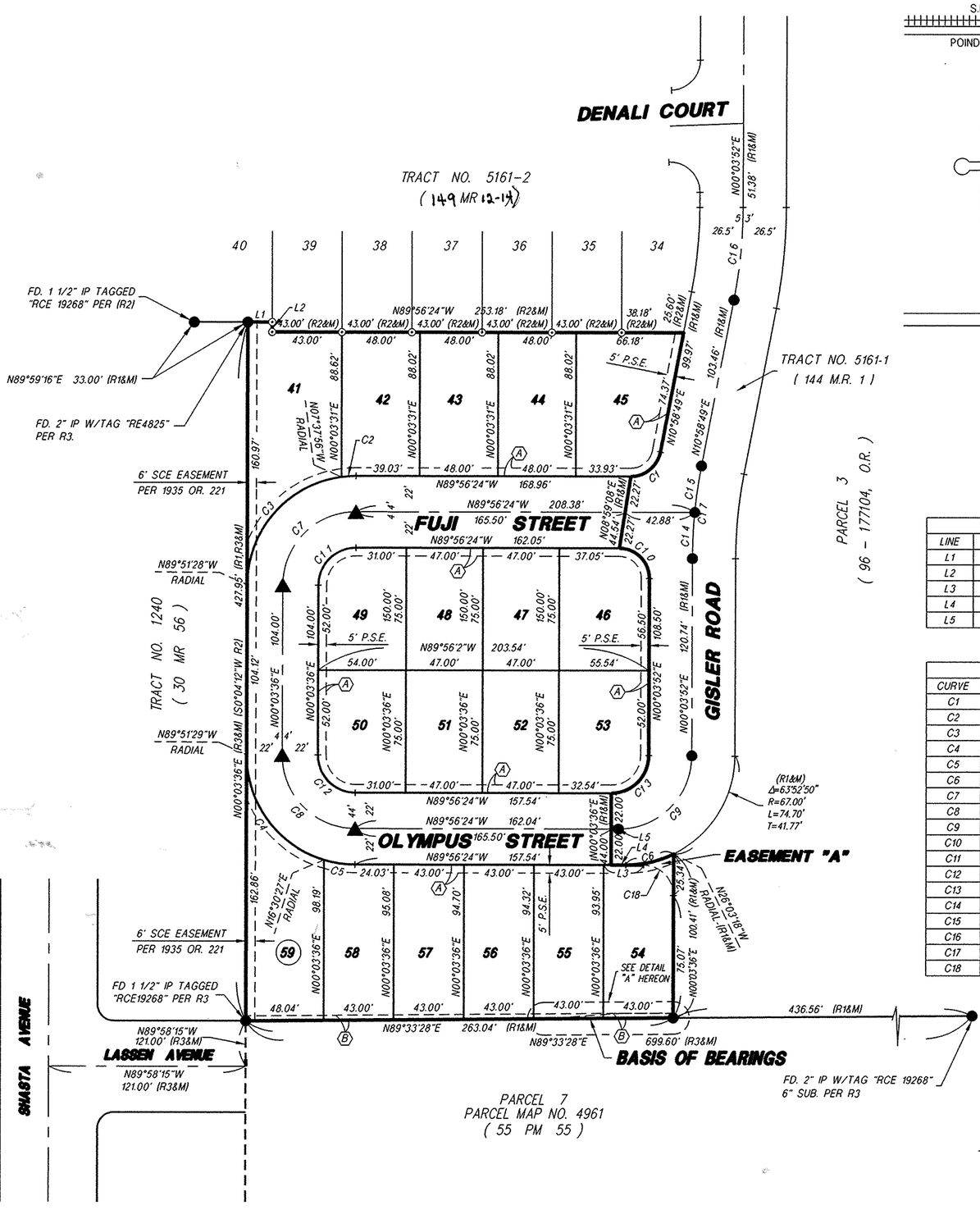
CITY OF MOORPARK

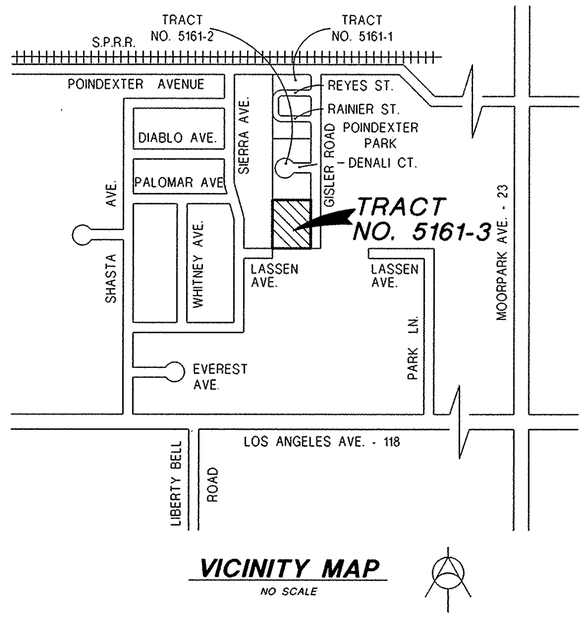
A PORTION OF PARCELS 4 & 5, LA PALMA COURT AND LASSEN AVENUE, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 21, PAGES 34 AND 35 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF PARCEL A, AS DESCRIBED IN THAT CERTAIN LOT LINE ADJUSTMENT NO. 95-3, RECORDED APRIL 27, 1995, AS INSTRUMENT NO. 95-050899 OF OFFICIAL RECORDS.

COUNTY OF VENTURA **STATE OF CALIFORNIA**

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

MAY 2003

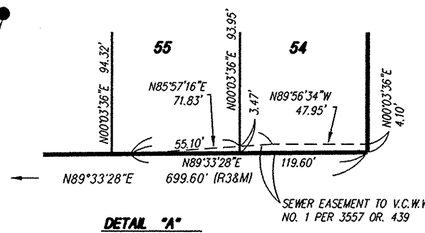




VICINITY MAP
NO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°56'29"W	15.03'
L2	N00°03'31"E	6.07'
L3	N89°56'24"W	24.50'
L4	N89°56'24"W	9.00'
L5	N89°56'24"W	4.50'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	79°04'47"	18.50'	25.53'	15.27'
C2	7°41'32"	67.00'	9.00'	4.50'
C3	82°13'32"	67.00'	96.15'	58.47'
C4	73°32'04"	67.00'	85.99'	50.06'
C5	16°26'51"	67.00'	19.23'	9.68'
C6	26°06'54"	67.00'	30.54'	15.54'
C7	90°00'00"	45.00'	70.69'	45.00'
C8	90°00'00"	45.00'	70.69'	45.00'
C9	89°59'44"	45.00'	70.68'	45.00'
C10	90°00'16"	18.50'	29.06'	18.50'
C11	90°00'00"	23.00'	36.13'	23.00'
C12	90°00'00"	23.00'	36.13'	23.00'
C13	89°59'44"	23.00'	36.13'	23.00'
C14	5°24'24"	300.00'	28.31'	14.16'
C15	5°30'33"	300.00'	28.85'	14.43'
C16	10°54'57"	300.00'	57.16'	28.66'
C17	10°54'57"	300.00'	57.16'	28.66'
C18	90°00'00"	18.50'	29.06'	18.50'



DETAIL "A"
NO SCALE

RECORD REFERENCES
R1 = TRACT NO. 5161-1 (144 M.R. 1)
R2 = TRACT NO. 5161-2 (M.R.)
R3 = PARCEL MAP NO. 4961 (55 PM 55)

BASIS OF BEARINGS
THE BEARING OF N89°33'28"E SHOWN AS THE NORTHERLY LINE OF PARCEL 7 AS SHOWN ON PARCEL MAP NO. 4961 (55 PM 55) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENT LEGEND
● FOUND 1 1/2" IP TAGGED "RCE19268" PER R1, UNLESS NOTED OTHERWISE
⊙ FOUND 3/4" IP TAGGED "RCE19268" PER R1

FRONT PROPERTY CORNER – SET LEAD AND TAG "RCE19268" IN CONCRETE WALK ON LOT LINE PRODUCE 2.0' BEYOND TRUE CORNER.

REAR PROPERTY CORNER – SET 3/4" IP TAGGED "RCE19268"

▲ SET VENTURA COUNTY STANDARD SURVEY MONUMENT WITH BRASS TOP MONUMENT STAMPED "RCE 19268" PER VENTURA COUNTY STD. PLATE E-4.

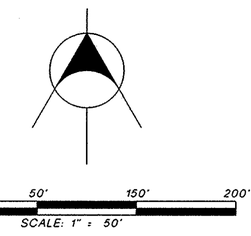
LEGEND
Ⓐ 5' ADDITIONAL SIDEWALK EASEMENT AND PUBLIC SERVICE EASEMENT TO THE CITY OF MOORPARK TO INCLUDE LANDSCAPE AND WALL MAINTENANCE

Ⓑ 3.00' WALL MAINTENANCE EASEMENT TO THE CITY OF MOORPARK

PSE = PUBLIC SERVICE EASEMENT

SCE = SOUTHERN CALIFORNIA EDISON

V.C.W.W.D. = VENTURA COUNTY WATER WORKS DISTRICT



TRACT NO. 5161-3
CITY OF MOORPARK

A PORTION OF PARCELS 4 & 5, LA PALMA COURT AND LASSEN AVENUE, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 21, PAGES 34 AND 35 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF PARCEL A, AS DESCRIBED IN THAT CERTAIN LOT LINE ADJUSTMENT NO. 95-3, RECORDED APRIL 27, 1995, AS INSTRUMENT NO. 95-050899 OF OFFICIAL RECORDS.

COUNTY OF VENTURA **STATE OF CALIFORNIA**

BOUNDARY AREA = 2.41 ACRES

PREPARED BY:
RAMSEYER AND ASSOCIATES, INC.
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VENTURA, CALIF. 93003
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MAY 2003