Pages: 3 Fee: 0.00
03/30/2004 08:00:00 AM
T2004000277Z1 FO
Ventura County Recorder
Philip J. Schmit

200403300080223

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 5307, 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 WE DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK FOR PUBLIC USE: THE RIGHT OF WAY FOR MOONSONG COURT AS SHOWN ON THIS MAP.

AND WE DO HEREBY OFFER TO DEDICATE, TO THE CITY OF MOORPARK ALL VEHICULAR RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE WESTERLY LINES OF LOTS 1 AND 25; ALONG FLORY AVENUE AND THE EASTERLY LINE OF LOT 14 ALONG MILLARD STREET IN ORDER THAT THE OWNERS ALONG SAID STREETS HAVE NO RIGHT OF ACCESS

AND WE DO HEREBY OFFER TO DEDICATE IN FEE, TO THE CITY OF MOORPARK LOTS "A" AND "C" AS SHOWN ON THIS MAP FOR LOS ANGELES AVENUE WIDENING.

THAT WE DO HEREBY OFFER TO DEDICATE STRIP "1" AS SHOWN ON THIS MAP TO THE CITY OF MOORPARK FOR PUBLIC UTILITY, STORM DRAIN, INGRESS AND EGRESS, CONSTRUCTION AND MAINTENANCE PURPOSES.

THAT WE DO HEREBY RESERVE ..... STRIP "1" FOR COMMON ACCESS PURPOSES AS FOLLOWS: LOT 12 WITHIN LOT 12 ONLY; LOT 13, WITHIN LOTS 12 & 13; LOT 14, WITHIN LOTS 12, 13, & 14.

THAT WE DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK THE 5 FOOT WIDE AND THE 3 FOOT X 5 FOOT WIDE (WITHIN LOT 5) PUBLIC UTILITY EASEMENTS ~~(P.U.E.)~~ FOR PUBLIC UTILITY AND PUBLIC ACCESS FOR SIDEWALK CONSTRUCTION, ACCESS AND MAINTENANCE PURPOSES AS SHOWN ON THIS MAP.

AND THAT WE DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK THE 15.00 FOOT WIDE EASEMENT SHOWN ON THIS MAP WITHIN LOT 12 FOR STORM DRAIN AND ACCESS PURPOSES.

THAT WE DO HEREBY MAKE AN ~~IRREVOCABLE~~ OFFER OF DEDICATION TO THE CITY OF MOORPARK THE BIO-FILTER EASEMENTS SHOWN ON THIS MAP WITHIN LOTS 1 AND 25 EASEMENTS FOR BIO-FILTER AND STORMWATER PURPOSES.

THAT WE DO HEREBY MAKE AN ~~IRREVOCABLE~~ OFFER OF DEDICATION TO THE CITY OF MOORPARK LOT "B" IN FEE AS SHOWN ON THIS MAP FOR LANDSCAPE PURPOSES.

* NOTE: ALL RIGHT OF WAY DEDICATED TO THE CITY OF MOORPARK SHALL BE FREE AND CLEAR OF ALL ENCUMBRANCES, ALSO ALL EASEMENTS DEDICATED HEREON TO THE CITY OF MOORPARK SHALL HAVE SENIOR RIGHTS OVER ANY OTHER EASEMENT DEDICATED BY THIS MAP.

CONDITIONAL APPROVAL NOTE:

OWNERS ACKNOWLEDGE THAT THE CONDITIONS OF APPROVAL OF THIS MAP, PER RESOLUTION NO. 2002-2025 DATED NOV. 6, 2002, AND RESOLUTION NO. 1969 DATED JUNE 18, 2002 SHALL APPLY TO ALL FUTURE PURCHASERS OF LAND WITHIN THIS SUBDIVISION.

1. MOONDANCE-MOORPARK, L.P., A CALIFORNIA LIMITED PARTNERSHIP AS TO A PORTION; BY COLMER CONSTRUCTION, A CALIFORNIA CORPORATION, ITS GENERAL PARTNER

BY: Wayne Colmer — WAYNE COLMER, PRESIDENT

BY: Roberta Colmer — ROBERTA COLMER, SECRETARY

2. MOORPARK UNIFIED SCHOOL DISTRICT, AS TO A PORTION;

BY: Frank DiPasquale — FRANK DE PASQUALE, DISTRICT SUPERINTENDENT

BY: Larry J Brown — LARRY BROWN, DISTRICT ASSISTANT SUPERINTENDENT

3. REDEVELOPMENT AGENCY OF THE CITY OF MOORPARK, AS TO A PORTION;

BY: PATRICK HUNTER — CHAIR

BY: Deborah S. Traffenstedt — DEBORAH S. TRAFFENSTEDT — SECRETARY

4. CITY OF MOORPARK, AS TO A PORTION, AS OWNERS

BY: MAYOR - PATRICK HUNTER

BY: Deborah S. Traffenstedt — DEBORAH S. TRAFFENSTEDT, CITY CLERK OF THE CITY OF MOORPARK

5. CITY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, PRESENT BENEFICIARY UNDER DEED OF TRUST RECORDED APRIL 3, 2003, AS INSTRUMENT NO. 2003-0109614 OF OFFICIAL RECORDS.

BY: Melinda S. Johnstone — MELINDA JOHNSTONE - VICE PRESIDENT

NOTE: SEE NOTARY STATEMENTS ON SHEET 2

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ROBERT B. STANFORD JR. IN JULY 2002. 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 ENGINEER PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS INTO THE CITY STREET SYSTEM.

Robert B. Stanford Jr.

ROBERT B. STANFORD JR., LS. 4457
EXPIRES SEPTEMBER 30, 2005
DATED: 12/09, 2003.

LICENSED LAND SURVEYOR — ROBERT B. STANFORD, JR. Exp. Sept. 30, 2005 No. 4457 — STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5307, THAT THE SUB-DIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISION 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, IF REQUIRED, HAVE BEEN COMPLIED WITH.

Norman B. Miller

NORMAN B. MILLER RCE 59809 EXPIRES DECEMBER 31, 2005
CITY ENGINEER CITY OF MOORPARK

DATE: 2/25, 2004.

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

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT No. 5307, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATED 2-23-2004

Walter H. Brown

WALTER H. BROWN
L.S. 4364, EXPIRES SEPTEMBER 30, 2005
CITY SURVEYOR, CITY OF MOORPARK

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

200403300 80223

COUNTY RECORDER'S STATEMENT:

FILED THIS 30th DAY OF March
2004 AT 8:00 AM IN BOOK 150 OF _____
PAGES 3-6, AT THE REQUEST OF COLMER CONSTRUCTION.

PHILIP J. SCHMIT
COUNTY RECORDER
COUNTY OF VENTURA

BY _____ COUNTY CLERK & RECORDER

SIGNATURE OMISSIONS:

THE SIGNATURE 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:

(1) SOUTHERN CALIFORNIA EDISON COMPANY, OWNER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES RECORDED MAY 5, 1988, AS INSTRUMENT NO. 88-061749 OF OFFICIAL RECORDS; AND RECORDED OCTOBER 24, 2000, AS INSTRUMENT NO. 2000-166877 OF OFFICIAL RECORDS. 2003/013-393961
(2) VENTURA COUNTY FLOOD CONTROL DISTRICT, OWNER OF AN EASEMENT FOR PUBLIC USE, AND RECORDED JANUARY 4, 1974, BOOK 4209, PAGE 117 OF OFFICIAL RECORDS.

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/OR DEPOSITED WITH ME.

DATE: March 3, 2004.

LAWRENCE L. MATTHEWS
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: Ellen Sitterud
COUNTY TAX COLLECTOR

THE CITY OF MOORPARK SHALL, AS REQUIRED BY CALIFORNIA GOVERNMENT CODE SECTION 66477.5 IN ITS PRESENT FORM OR AS IT MAY FROM TIME TO TIME BE AMENDED, RECONVEY LOTS A, B, AND C, AS DEDICATED TO THE SUBDIVIDER NAMED BELOW IF THE CITY COUNCIL OF MOORPARK SHOULD DETERMINE THAT THE SAME PUBLIC PURPOSE FOR WHICH SAID LOTS WERE DEDICATED NO LONGER EXISTS OR THAT SAID LOTS OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES EXCEPT FOR ALL OR ANY PORTION OF THE PROPERTY IS STILL REQUIRED FOR THAT SAME PUBLIC PURPOSE OR FOR PUBLIC UTILITIES.

MOONDANCE MOORPARK, L.P.
5000 PARK WAY, SUITE NO 110
CALABASAS, CALIFORNIA 91302

CITY COUNCIL'S CERTIFICATE:

THIS MAP ENTITLED TRACT MAP NO. 5307, CONSISTING OF FOUR 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 17th DAY OF December, 2003 FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP AND DOES HEREBY ACCEPT FOR PUBLIC USE THE RIGHT OF WAY FOR MOONSONG COURT AND LOTS "A" AND "C" (LOS ANGELES AVENUE) IN FEE AND DOES HEREBY ACCEPT ALL VEHICULAR RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON AND DOES HEREBY ACCEPT ~~FOR PUBLIC USE~~ STRIP "1" FOR INGRESS AND EGRESS, STORMDRAIN, PUBLIC UTILITY, CONSTRUCTION AND MAINTENANCE PURPOSES.
AND DOES HEREBY ACCEPT A 15.00 FOOT WIDE EASEMENT WITHIN LOT 12 FOR STORM DRAIN AND ACCESS PURPOSES. AND DOES HEREBY ACCEPT THE 5 FOOT WIDE AND 3 FOOT X 5 FOOT (WITHIN LOT 5) FOR PUBLIC UTILITY EASEMENTS (P.U.E.) FOR PUBLIC UTILITY AND PUBLIC ACCESS FOR SIDEWALK CONSTRUCTION, ACCESS AND MAINTENANCE PURPOSES. AND DOES HEREBY ACCEPT LOT "B" IN FEE FOR LANDSCAPE PURPOSES. AND DOES HEREBY ACCEPT THE BIO-FILTER EASEMENTS SHOWN WITHIN LOTS 1 AND 25 FOR BIO-FILTER AND STORMWATER PURPOSES.

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 25th DAY OF February, 2004.

ATTEST:

Deborah S. Traffenstedt
DEBORAH S. TRAFFENSTEDT
CITY CLERK OF THE CITY OF MOORPARK

PATRICK HUNTER
MAYOR OF THE CITY OF MOORPARK

TOTAL GROSS AREA = 2.78 ACRES

TRACT MAP NO. 5307

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

PARCEL 1 AND THE SOUTHERLY 4 FEET OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. 200-1B, RECORDED AUGUST 9, 2001, AS INSTRUMENT NO. 2001-0156733 OF OFFICIAL RECORDS. BEING PORTIONS OF BLOCK 12, 13, AND BARD STREET, VACATED, ALL AS SHOWN ON THE MAP ENTITLED, "MAP NO. 1 OF TRACT "0" OF MOORPARK SUBDIVISION OF RANCHO SIMI", IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, RECORDED IN BOOK 8, PAGE 13 OF MAPS AND PARCEL "A" OF THE WALNUT ACRES SUBDIVISION, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 79 OF MAPS AND THOSE PORTIONS OF BLOCK 14 AND BARD STREET, NOW ABANDONED, AS SHOWN ON THE MAP ENTITLED, "MAP NO. 1 OF TRACT "0" OF MOORPARK SUBDIVISION OF RANCHO SIMI" IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, RECORDED IN BOOK 8, PAGE 13 OF MAPS AND THAT PORTION SHOWN AS "NOT A PART OF THIS SUBDIVISION" ON THE MAP OF WALNUT ACRES SUBDIVISION, RECORDED IN BOOK 22, PAGE 79 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
FEBRUARY, 2004

SHEET 1 OF 4 SHEETS

TRACT MAP NO. 5307

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

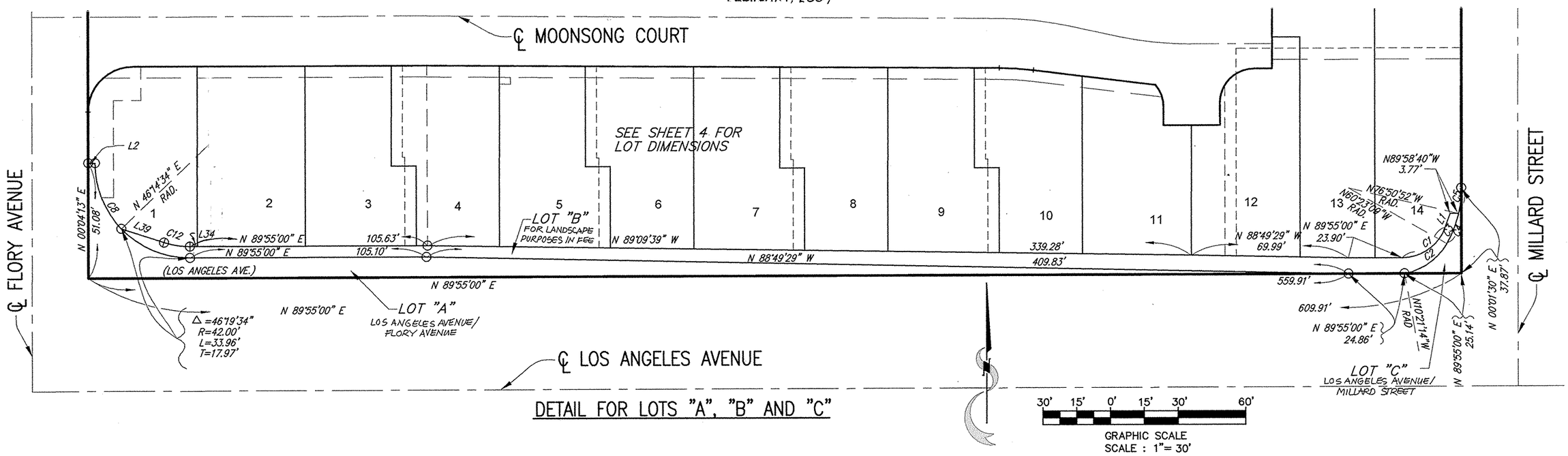
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FEBRUARY, 2004

LINE DATA:

LINE	BEARING	DISTANCE
L1	N 19°31'30" E	6.62'

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	70°23'30"	20.00'	24.57'	14.11'
C2	50°01'55"	27.00'	23.58'	12.60'
C3	16°27'43"	50.00'	14.37'	7.23'
C4	29°35'31"	50.00'	25.82'	13.21'
C5	13°07'48"	50.00'	11.46'	5.75'



DETAIL FOR LOTS "A", "B" AND "C"

30' 15' 0' 15' 30' 60'
GRAPHIC SCALE
SCALE : 1"= 30'

1. STATE OF CALIFORNIA)SS
COUNTY OF Los Angeles)

ON THIS 2nd DAY OF December, IN THE YEAR 2003, BEFORE ME Stephen A. Tramontana, A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED WAYNE COLMER AND ROBERTA COLMER, ~~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 CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

STEPHEN A. TRAMONTANA
COMM. #1350472
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires April 9, 2006

2. STATE OF CALIFORNIA)SS
COUNTY OF Ventura)

ON THIS 4TH DAY OF DEC, IN THE YEAR 2003, BEFORE ME JAMES WU, A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED FRANK DE PASQUALE AND LARRY BROWN, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

JAMES WU
COMM. # 1288564
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
COMM. EXP. DEC. 25 2004

3. STATE OF CALIFORNIA)SS
COUNTY OF Ventura)

ON THIS 25th DAY OF February, IN THE YEAR 2004, BEFORE ME DEBORAH S. TRAFFENSTEDT, CITY CLERK OF THE CITY OF MOORPARK, CALIFORNIA, PERSONALLY APPEARED PATRICK HUNTER, PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

DEBORAH S. TRAFFENSTEDT
CITY CLERK AND AGENCY SECRETARY

4. STATE OF CALIFORNIA)SS
COUNTY OF Ventura)

ON THIS 25th DAY OF February, IN THE YEAR 2004, BEFORE ME DEBORAH S. TRAFFENSTEDT, CITY CLERK OF THE CITY OF MOORPARK, CALIFORNIA, PERSONALLY APPEARED PATRICK HUNTER, PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXCUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

DEBORAH S. TRAFFENSTEDT
CITY CLERK

5. STATE OF CALIFORNIA)SS
COUNTY OF Los Angeles)

ON December 3, 2003, BEFORE ME E. W. Mack, NOTARY PUBLIC, PERSONALLY APPEARED MELINDA JOHNSTONE, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY AND THAT BY HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

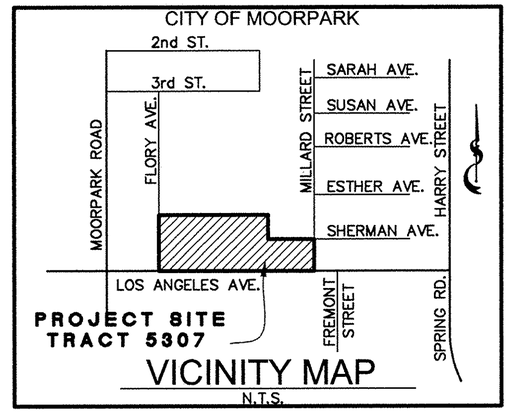
E. W. MACK
Commission # 1306977
Notary Public - California
Los Angeles County
My Comm. Expires June 2, 2005

TRACT MAP NO. 5307

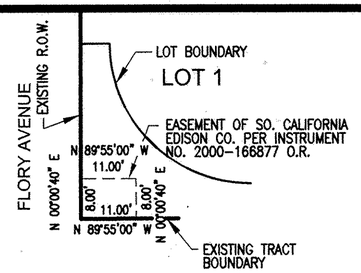
IN THE CITY OF MOORPARK
COUNTY OF VENTURA, STATE OF CALIFORNIA

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FEBRUARY 2004

SHEET 3 OF 4 SHEETS

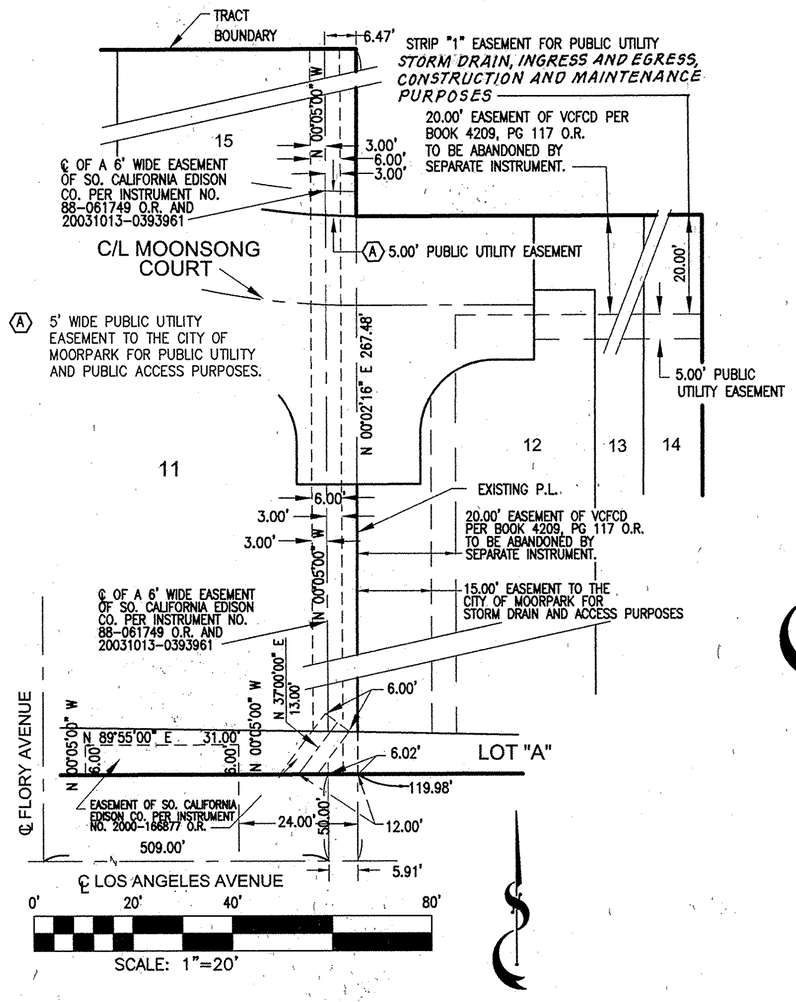


VICINITY MAP
N.T.S.



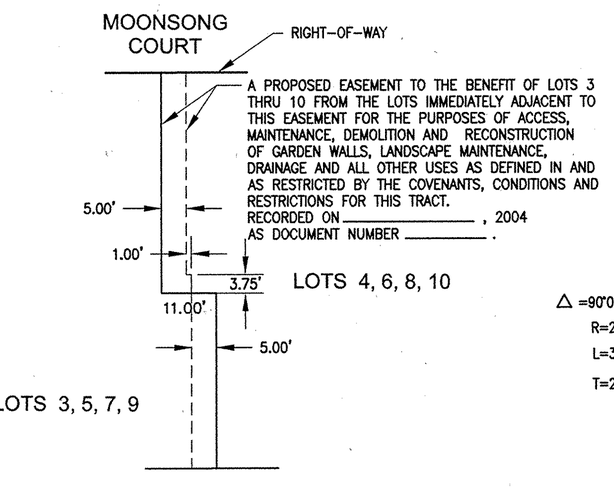
DETAIL "C" EASEMENT

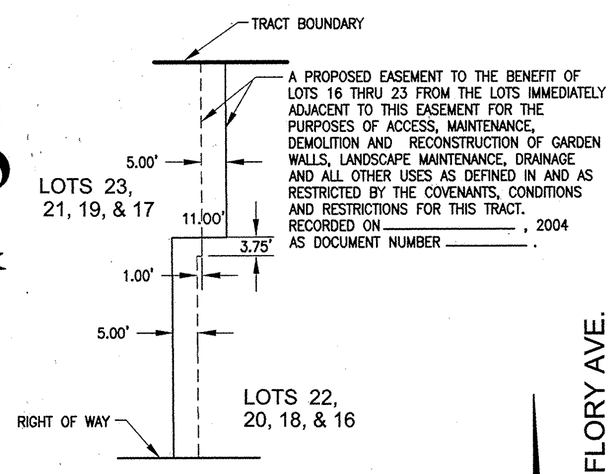
SCALE: 1"=20'



DETAIL "D" EASEMENTS

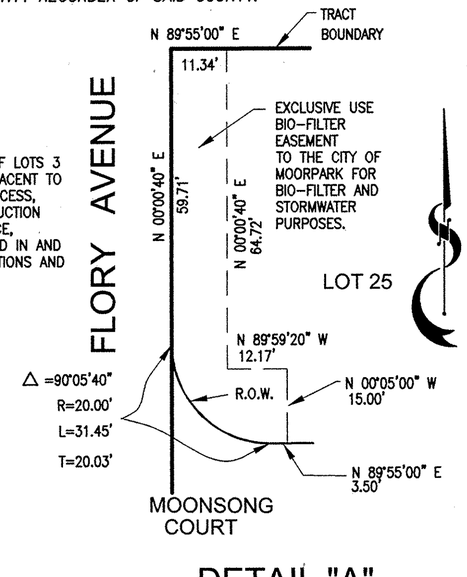
SCALE: 1" = 20'





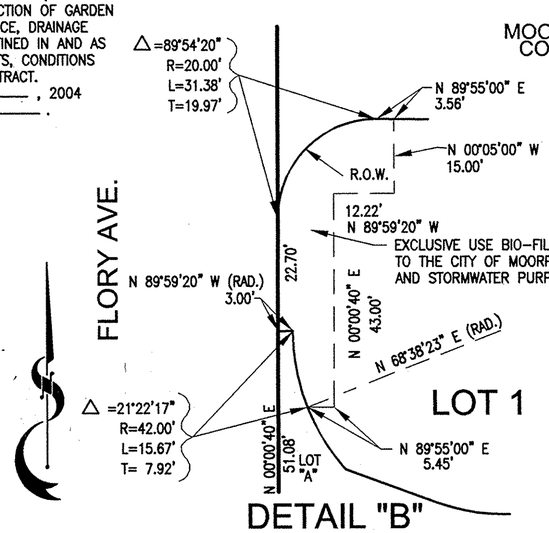
TYPICAL DETAIL ADJACENT LOT EASEMENT

SCALE: 1"=20'



DETAIL "A" BIO-FILTER EASEMENT

SCALE: 1"=20'



DETAIL "B" BIO-FILTER EASEMENT

SCALE: 1"=20'

LINE DATA:

	LINE	BEARING	DISTANCE
	L1	N 00°00'40" E	22.70'
(RAD.)	L2	N 89°59'20" W	3.00'
	L3	—	—
	L4	N 00°01'20" E	35.31'
	L5	N 89°58'40" W	11.00'
	L6	N 00°01'20" E	35.96'
	L7	N 00°01'20" E	36.42'
	L8	N 00°01'20" E	37.61'
	L9	N 89°55'00" E	12.34'
	L10	N 88°49'29" W	48.33'
	L11	N 88°49'29" W	21.66'
	L12	N 89°55'00" E	11.67'
	L13	N 89°55'00" E	12.23'
	L14	N 89°55'18" E	4.96'
	L15	N 82°59'51" W	21.78'
	L16	N 00°01'20" E	35.34'
	L17	N 00°01'20" E	35.82'
	L18	N 00°01'20" E	36.28'
	L19	N 89°58'40" W	11.00'
	L20	N 00°01'20" E	36.98'
	L21	N 89°37'20" W	6.29'
	L22	N 77°59'00" W	24.15'
	L23	N 73°45'54" W	19.26'
	L24	N 73°45'54" W	6.73'
	L25	N 73°45'54" W	12.53'
	L26	N 89°55'00" E	35.97'
	L27	N 89°55'00" E	8.22'
	L28	N 85°00'00" E	25.00'
	L29	N 00°05'00" W	10.00'
	L30	N 00°05'00" W	8.30'
	L31	N 00°01'20" E	29.00'
	L32	N 00°01'20" E	13.98'
	L33	N 00°01'20" E	15.02'
	L34	N 89°55'00" E	3.34'
	L35	N 00°01'20" E	37.89'
	L36	N 89°55'00" E	12.79'
	L37	N 89°55'00" E	12.21'
	L38	N 89°55'00" E	00.06'
	L39	N 71°59'59" W	19.87'

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°05'40"	20.00'	31.45'	20.03'
C2	15°29'41"	132.00'	35.70'	17.96'
C3	15°57'20"	132.00'	36.76'	18.50'
C4	90°00'00"	15.00'	23.56'	15.00'
C5	40°04'02"	15.00'	10.49'	5.47'
C6	06°37'29"	132.00'	15.26'	7.64'
C7	89°54'20"	20.00'	31.38'	19.97'
C8	43°46'06"	42.00'	32.08'	16.87'
C9	—	—	—	—
C10	11°35'07"	150.01'	30.33'	15.22'
C11	12°02'53"	150.00'	31.54'	15.83'
C12	18°05'01"	37.00'	11.68'	5.89'

3/17

SCALE 1"=50'

50' 10' 0' 50' 100' 150'

SCALE: 1"=50'
GRAPHIC SCALE

TRACT MAP NO. 5307

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

PARCEL 1 AND THE SOUTHERLY 4 FEET OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. 200-1B, RECORDED AUGUST 9, 2001, AS INSTRUMENT NO. 2001-0156733 OF OFFICIAL RECORDS. BEING PORTIONS OF BLOCK 12, 13, AND BARD STREET, VACATED, ALL AS SHOWN ON THE MAP ENTITLED, "MAP NO. 1 OF TRACT "O" OF MOORPARK SUBDIVISION OF RANCHO SIMI", IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, RECORDED IN BOOK 8, PAGE 13 OF MAPS AND PARCEL "A" OF THE WALNUT ACRES SUBDIVISION, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 79 OF MAPS AND THOSE PORTIONS OF BLOCK 14 AND BARD STREET, NOW ABANDONED, AS SHOWN ON THE MAP ENTITLED, "MAP NO. 1 OF TRACT "O" OF MOORPARK SUBDIVISION OF RANCHO SIMI" IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, RECORDED IN BOOK 8, PAGE 13 OF MAPS AND THAT PORTION SHOWN AS "NOT A PART OF THIS SUBDIVISION" ON THE MAP OF WALNUT ACRES SUBDIVISION, RECORDED IN BOOK 22, PAGE 79 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
FEBRUARY 2004

NOTE:
SEE SHEET 3 OF 4 SHEETS FOR LINE AND CURVE TABLES.

LEGEND

(A)	5' WIDE PUBLIC UTILITY EASEMENT TO THE CITY OF MOORPARK FOR PUBLIC UTILITY AND PUBLIC ACCESS PURPOSES.
P.U.E.	PUBLIC UTILITY EASEMENT
o	SET 1 1/2" IP TAGGED L.S. 4457
△	SET VENTURA COUNTY STANDARD SURVEY MONUMENT WITH BRASS TOP MONUMENT STAMPED "L.S. 4457" PER VENTURA COUNTY STANDARD PLATE E-4.
	SET LEAD, TACK, AND TAGGED L.S. 4457 IN CURB 3.75' FOOT ON FRONT LOT LINES PRODUCED
	SET 3/4" IRON PIPE TAGGED L.S. 4457 ON ALL REAR LOT CORNERS AND SIDE ANGLE POINTS.
●	MONUMENT FOUND AS NOTED
IP	IRON PIPE
FD	FOUND
SHFB	STATE HIGHWAY FIELD BOOK
SUB.	SUBDIVISION
R	RECORD
R.O.W.	RIGHT OF WAY
M	MEASURED
CFR	CALCULATED FROM RECORD
NO REF.	NO REFERENCE
R1	8 MR 18
R2	22 MR 79-81
R3	24 MR 79-80
R4	13 RS 32
R5	41 RS 83
R6	V.C.F.B. 1714 A PAGE 46
R7	V.C.F.B. 829 PAGE 2
R8	LOT LINE ADJUSTMENT NO. 2000-18, 20001-156744 O.R.
———	TRACT BOUNDARY

FD NAIL 2" SUB AND TWO TIES @ S.W. CORNER PER VC FB 2156-A PAGE 3, SHFB 118D/0413, AND R7

THIRD STREET — N 89°57'30" E M — 515.10' M — N 89°55'00"E R8 514.95' R8

BARD STREET

FD 1 1/2" IP RE 6556 12' SUB BENT N.E.
N 00° 0' 50"W 265.56'M 265.03 CFR2

235.03' CFR3

N89°58'20"E M 144.82'

N89°58'30"E R 145.00' CFR2 & 3

FD 1 1/2" IP TAG RE 6557 IN CONC. PER R3

40.95' 40.92'

FD. LEAD & TACK, NO TAG IN CURB

FD. RAM SET NAIL ON CURB PER R7

NORTH R8 1077.50' R8

1078.21' M 912.47'

25.00' 25.00'

50.00'

217.48'

84.00'

165.74'

25.00' 25.00'

50.00'

DETAIL "A" N.T.S.

5' P.U.E. 5' P.U.E. 3' 5' 3'x5' P.U.E. LOT 4 LOT 5

REMAINDER PARCEL

29.00' 29.00'

FD. LEAD & TACK TIES (NO TAG) IN SIDEWALK 1' FROM LOT LINE @ B.C. PER R3

FD NAIL PER R3

50.02' M, 50.00' CFR3

30.00' 60.00' R3 30.00'

FD NAIL PER R3 OFF LINE 0.18' EAST 0.85' SOUTH DID NOT USE

25.00' 25.00'

126.85' R2

FD 2" I.P. LAYING HORIZONTAL 0.6' SUB DID NOT USE

ROBERTS AVENUE

SEARCHED FOR STEEL STAKES PER R2 @ REAR LOT CORNERS, NONE FOUND

SEARCH FOR STEEL STAKES PER R2 FRONT LOT CORNERS, NONE FOUND

554.80'

812.47 CFR2

812.28' M

WESTERLY LINE OF WALNUT ACRES SUBDIVISION 22 M.R. 79-81

WALNUT ACRES SUBDIVISION 22 M.R. 79-81

STRIP "A" 20' WIDE EASEMENT FOR PUBLIC UTILITY STORM DRAIN, INGRESS AND EGRESS, CONSTRUCTION AND MAINTENANCE PURPOSES

NORTHERLY LINE OF LOT LINE ADJUSTMENT NO. 2000-18, 2001-156744 O.R.

SEE SHEET 3 FOR EASEMENT DETAIL "A"

SEE SHT. 3 FOR TYP. LOT EASEMENTS

SEE SHEET 2 FOR EASEMENT DETAIL "D"

4.0'

N 89°55'00" E 490.03'

MOONSONG COURT

N 89°55'00" E 130.52' — N 89°37'20" W 249.38' — 5.0' — 254.41' — 44.00' — 22.00 22.00

5' WIDE (P.U.E.)

N 89°55'00" E 175.51' — 5' WIDE (P.U.E.) — N 89°37'20" W

N 89°55'00" E 130.53' — 5.0' — N 89°37'20" W 254.29' — 44.00' — 22.00 22.00

ESMT. SEE DETAIL "A"

LOT "B"

N 89°55'00" E 105.63' — N 89°09'39" W (LOS ANGELES AVE.) 339.28'

N 89°55'00" E

SEE SHEET 3 FOR EASEMENT DETAIL "B" & "C"

LOT "A" AND "B" (SEE SHEET 2 OF 4 FOR DIMENSIONS)

SEE SHT. 3 FOR TYP. LOT EASEMENTS

LOS ANGELES AVENUE

SEE SHEET 3 FOR EASEMENT DETAIL "D"

609.91'

659.90' M

659.68' R6 659.78' CFR5

514.91' M 514.95' R8

N 89°55'00" E R2

50.00' 100.00'

FD SPIKE AND BRASS WASHER STAMP-STATE OF CALIFORNIA DIV. OF HIGHWAY PER S H FB 118D/0413 R5 AND R6

BASIS OF BEARINGS

SEARCHED FOR, NOTHING FD, NOTHING SET, THIS POINT ESTABLISHED BY PRORATION

NLY LINE OF LOT "A" WALNUT ACRES SUBDIVISION, 22 MR. 79/81

N 89°55'00" E R2 120.00' R2 119.94'M

35.94' 45.67' 38.33'

C3 C10 C11 L26 L31 L9 L33 L32

N 82°59'51" W 54.60'

L27 L28 L29 L30 L36 L37

MILLARD STREET

250.00' R2

NO VEHICULAR INGRESS AND EGRESS ACCESS

SHERMAN AVENUE

SEARCH FOR, FOUND NOTHING

ESTHER AVENUE

FOUND NAIL IN PLACE OF 2" IP PER R2 NOT USED FOR CONTROL

862.15' M 861.85' CFR2 862.12' CFSHFB 118D/0412

N 89°55'00" E 119.98' — N 88°49'29" W 119.98' — N 89°55'00" E 30.04'

LOT "C"

144.99' M 145.00' CFR3

50.00' 100.00'

FD SPIKE AND BRASS WASHER STAMP-STATE OF CALIFORNIA DIV. OF HIGHWAY PER S H FB 118D/0412 R5 AND R6

(SEE SHEET 2 OF 4 FOR DIMENSIONS)

WALNUT ACRES SUBDIVISION 22 M.R. 79-81

TRACT 23 24 17 M.R. 71

FLORY AVENUE

FLORY 25 26

N 46°14'34" E (RAD.)

N 00°00'40" E M

N 00°00'40" E

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25

N 00°01'20" E

N 00°01'20" E 79.74' 80.00' 80.69' 81.39' 81.24' 78.69' 82.13' 97.50' 113.00' 120.00' 88.81' 97.48'

44.42' 44.50' 44.74' 11.15' 5.00' P.U.E.

N 00°01'40" E (RAD.)

N 49°50'07" E (RAD.)

N 00°02'16" E

57.46'

N 00°01'30" E R2 175.00' R2 N 00°01'20" E 174.98' M

BCR 25.00

76.92'

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L34 L38 L39 C1 C2 C8 C12

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RECORDING REQUESTED BY

ROBERT B. STANFORD JR. LS 4457
(Surveyor)

RECORDING REQUESTED BY AND MAIL TO:

ROBERT B. STANFORD JR.
1622 CABARITA COURT
UPLAND, CALIFORNIA 91784

20071025-00199936-0 1/4
Ventura County Clerk and Recorder
Philip J. Schmit
10/25/2007 11:45:47 AM
140858 $16.00 HA

SPACE ABOVE THIS LINE FOR RECORDERS USE

TRACT MAP
CERTIFICATE OF CORRECTION

CITY OF MOORPARK
COUNTY OF VENTURA
STATE OF CALIFORNIA

The following corrections or additions are hereby made to **TRACT NO. 5307**. filed in Book 150 pages 3 to 6 inclusive, of Tract Maps, in the office of the Recorder of the County of Ventura, State of California.

CORRECTIONS:

1. SET CONCRETE NAIL AND TAG MARKED "LS 4457" IN LIEU OF A ¾" I.P. MARKED "LS 4457" FOR THE SOUTHWEST CORNER OF LOT 2, TRACT NO. 5307.

2. SET CONCRETE NAIL AND TAG MARKED "LS 4457" IN PILASTER SOUTH 00°01'20" WEST FROM THE TRUE CORNER IN LIEU OF A ¾" I.P. MARKED "LS 4457" FOR THE SOUTHWEST CORNER OF LOT 10, TRACT NO. 5307.

3. SET ¾" I.P. TAGGED LS 4457" SOUTH 00°01'20" WEST 1.00' FROM THE TRUE CORNER (IN AC PAVEMENT) IN LIEU OF A ¾" I.P. MARKED "LS 4457" FOR THE FOR ANGLE POINT IN THE WESTERLY LINE OF LOT 10, TRACT NO. 5307.

4. SET CONCRETE NAIL AND TAG MARKED "LS 4457" SOUTH 00°01'20" EAST 0.50' FROM THE TRUE CORNER FOR NORTHWEST CORNER OF LOT 12 (COMMON WITH LOT 13) TRACT NO. 5307 IN LIEU OF LEAD, TACK AND TAG MARKED" LS 4457" SET ON A 3.75' OFF SET.

5. SET CONCRETE NAIL AND TAG MARKED "LS 4457" ON TOP OF WALL SOUTH 00°01'20" WEST 0.75' FROM NORTHWEST CORNER OF LOT 14, TRACT NO. 5307 IN LIEU OF A ¾" I.P. MARKED "LS 4457".

6. SET CONCRETE NAIL AND TAG MARKED "LS 4457" SOUTH 44°45'10" WEST ON TOP OF WALL FOR THE NORTHEAST CORNER OF LOT 14, TRACT NO. 5307 OF IN LIEU OF A ¾" I.P. MARKED "LS 4457" FOR THE SOUTHWEST CORNER OF LOT 2, TRACT NO. 5307.

7. SET ¾" I.P. TAGGED "LS 4457" NORTH 00° 01'20" EAST 1.00' FROM THE EAST ANGLE POINT IN LOT 17, TRACT NO. 5307 IN LIEU OF A ¾" I.P. MARKED "LS 4457" FOR THE EAST ANGLE POINT OF SAID LOT 17..

8. SET ¾" I.P. TAGGED "LS 4457" NORTH 00° 01'20" EAST 1.00' FROM THE EAST ANGLE POINT IN LOT 19, TRACT NO. 5307 IN LIEU OF A ¾" I.P. MARKED "LS 4457" FOR THE EAST ANGLE POINT OF SAID LOT 19.

FEET IN LIEU OF ¾ I.P. TAGGED "LS 4457".

9. SET ¾" I.P. TAGGED "LS 4457" NORTH 00° 01'20" EAST 1.00' FROM THE EAST ANGLE POINT IN LOT 21, TRACT NO. 5307 IN LIEU OF A ¾" I.P. MARKED "LS 4457" FOR THE EAST ANGLE POINT OF SAID LOT 21.

10. SET CONCRETE NAIL AND TAG MARKED "LS 4457" ON TOP OF WALL FOR THE NORTHWEST CORNER OF LOT 24, TRACT NO. 5307 IN LIEU OF ¾" I.P. TAGGED "LS 4457".

11. SET LEAD, TACK AND TAG MARKED" LS 4457" IN SIDEWALK FOR NORTHWEST CORNER LOT 25, TRACT NO. 5307 IN LIEU OF ¾" I.P. TAGGED "LS 4457".

12. SET CONCRETE NAIL AND TAG MARKED "LS 4457" FOR SOUTHEAST CORNER OF LOT 11, TRACT NO. 5307 IN LIEU OF ¾" I.P. TAGGED "LS 4457".

13. SET CONCRETE NAIL AND TAG MARKED "LS 4457" FOR SOUTHEAST CORNER OF LOT 13, TRACT NO. 5307 IN LIEU OF ¾" I.P. TAGGED "LS 4457".

14. SET CONCRETE NAIL AND TAG MARKED "LS 4457" FOR NORTHEAST CORNER OF LOT 16, TRACT NO. 5307 IN LIEU OF ¾" I.P. TAGGED "LS 4457".

15. SET CONCRETE NAIL AND TAG MARKED "LS 4457" FOR NORTHEAST CORNER OF LOT 17, TRACT NO. 5307 IN LIEU OF ¾" I.P. TAGGED "LS 4457".

16. SET CONCRETE NAIL AND TAG MARKED "LS 4457" FOR NORTHEAST CORNER OF LOT 18, TRACT NO. 5307 IN LIEU OF ¾" I.P. TAGGED "LS 4457".

17. SET CONCRETE NAIL AND TAG MARKED "LS 4457" FOR NORTHEAST CORNER OF LOT 19, TRACT NO. 5307 IN LIEU OF ¾" I.P. TAGGED "LS 4457".

18. SET LEAD, TACK AND TAG MARKED" LS 4457" FOR WEST ANGLE POINT OF LOT 4, TRACT NO. 5307 IN LIEU OF ¾" I.P. TAGGED "LS 4457".

19. SET LEAD, TACK AND TAG MARKED" LS 4457" FOR WEST ANGLE POINT OF LOT 6, TRACT NO. 5307 IN LIEU OF ¾" I.P. TAGGED "LS 4457".

20. SET LEAD, TACK AND TAG MARKED" LS 4457" FOR WEST ANGLE POINT OF LOT 8, TRACT NO. 5307 IN LIEU OF ¾" I.P. TAGGED "LS 4457".

21. SET LEAD, TACK AND TAG MARKED" LS 4457" FOR WEST ANGLE POINT OF LOT 10, TRACT NO. 5307 IN LIEU OF ¾" I.P. TAGGED "LS 4457".

22. SET LEAD, TACK AND TAG MARKED" LS 4457" FOR WEST ANGLE POINT OF LOT 16, TRACT NO. 5307 IN LIEU OF ¾" I.P. TAGGED "LS 4457".

23. SET LEAD, TACK AND TAG MARKED" LS 4457" FOR WEST ANGLE POINT OF LOT 18, TRACT NO. 5307 IN LIEU OF ¾" I.P. TAGGED "LS 4457".

24. SET LEAD, TACK AND TAG MARKED" LS 4457" FOR WEST ANGLE POINT OF LOT 20, TRACT NO. 5307 IN LIEU OF ¾" I.P. TAGGED "LS 4457".

25. SET LEAD, TACK AND TAG MARKED" LS 4457" FOR WEST ANGLE POINT OF LOT 22, TRACT NO. 5307 IN LIEU OF ¾" I.P. TAGGED "LS 4457".

26. SET CONCRETE NAIL AND TAG MARKED "LS 4457" IN SIDEWALK AT THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE IN THE WESTERLY BOUNDARY OF TRACT NO. 5307 SHOW AS HAVING A BEARING AND DISTANCE OF "NORTH 00°04'13" EAST 51.06 FEET "IN LIEU OF ¾" I.P. TAGGED "LS 4457".

27. SET A 1 ½" I.P. AND TAG MARKED "LS 4457" AT THE NORTHERLY TERMINUS OF THAT CERTAIN 42.00 FOOT RADIUS CURVE IN THE SOUTHWESTERLY BOUNDARY OF LOT "B" TRACT NO. 5307 IN LIEU OF A ¾" I.P. TAGGED "LS 4457".

28. SET A 1 ½" I.P. AND TAG MARKED "LS 4457" AT THE WESTERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND LENGTH OF "NORTH 71°59'59" WEST 19.87 FEET" IN THE SOUTHERLY BOUNDARY OF LOT 1, TRACT NO. 5307 IN LIEU OF A ¾" I.P. TAGGED "LS 4457".

29. SET A CONCRETE NAIL AND TAG MARKED "LS 4457" NORTH 00°05'00" WEST 0.50 FEET FROM THE WESTERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND LENGTH OF "NORTH 89°55'00" EAST 105.10 FEET" IN THE SOUTHERLY BOUNDARY OF LOT "B" TRACT NO. 5307, IN LIEU OF A ¾" I.P. TAGGED "LS 4457".

30. SET A CONCRETE NAIL AND TAG MARKED "LS 4457" NORTH 00°05'00" WEST 0.50 FEET FROM THE EASTERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND LENGTH OF "NORTH 89°55'00" EAST 105.10 FEET" IN THE SOUTHERLY BOUNDARY OF LOT "B" TRACT NO. 5307, IN LIEU OF A ¾" I.P. TAGGED "LS 4457".

31. SET A 1 ½" I.P. TAGGED "LS 4457" AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND LENGTH OF "NORTH 89°55'99" EAST 105.63 FEET IN THE NORTHERLY BOUNDARY OF LOT "B", TRACT NO. 5307, IN LIEU OF A ¾" I.P. TAGGED "LS 4457".

32. SET CONCRETE NAIL AND TAG MARKED "LS 4457" AT THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND LENGTH OF "NORTH 00°01'30" EAST 37.87 FEET IN THE EASTERLY BOUNDARY OF TRACT NO. 5307 IN LIEU OF A ¾" I.P. TAGGED "LS 4457".

33. SET A CONCRETE NAIL AND TAG MARKED "LS 4457" SOUTH 00°05'00" EAST 0.50 FEET FROM THE EASTERLY AND WESTERLY TERMINI OF THAT CERTAIN COURSE HAVING A BEARING AND LENGTH OF NORTH 89°55"00" EAST 24.86 FEET IN THE SOUTHERLY BOUNDARY OF TRACT NO. 5307 IN LIEU OF A ¾" I.P. TAGGED "LS 4457".

SURVEYOR'S CERTIFICATE

I hereby certify that this Certificate of Correction Was prepared by me or under my direction on October 16, 2006 and the changes shown Hereon are as provided for in Section 66469 Of the Subdivision Map Act.

ROBERT B. STANFORD JR., LS 4457
EXPIRES: SEPTEMBER 30, 2009

LICENSED LAND SURVEYOR
ROBERT B. STANFORD, JR.
4457
EXP. 9-30-09
STATE OF CALIFORNIA

SURVEYOR'S CITY ~~ENGINEER'S~~ CERTIFICATE

I hereby certify that I have examined this Certificate Of Corrections and the only changes made are those Set forth in Section 66469 of the Subdivision Map Act.

Dated this 18TH day of OCTOBER, 2007

Signed

Print Name FREDERICK R. JONES JR.

~~R.C.E.~~, / L.S. 5458

Registration Expires: 9-30-08

LICENSED LAND SURVEYOR
FREDERICK R. JONES JR.
No. 5458
Exp. 9-30-08
STATE OF CALIFORNIA

COUNTY SURVEYOR'S CERTIFICATE

This Certificate of Correction is acceptable for Recordation this _____ day of _____, 2007

County Surveyor

By: _____
Deputy County Surveyor

Listed below are the present fee owners Property affected by the correction Amendment:
Moondance – Moorpark, L.P.
Moorpark Unified School District
Redevelopment Agency of the City of Moorpark
City of Moorpark