## OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 5133, 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 IRREVOCABLY HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK FOR PUBLIC USE, THE RIGHT-OF-WAY FOR ALL PUBLIC STREETS AND HIGHWAYS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF MOORPARK, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE NORTHERLY LOT LINE OF LOT 2 AND THE SOUTHERLY LOT LINE OF LOT 1 ABUTTING MILLARD STREET, THE EASTERLY LOT LINE OF LOT 1 AND THE WESTERLY LOT LINE OF LOT 2 ABUTTING MILLARD STREET, THE NORTHERLY LOT LINE OF LOT 3 AND THE SOUTHERLY LOT LINE OF LOT 2 ABUTTING MAJESTIC COURT EXCEPT FOR ALL PRIVATE DRIVEWAYS AS SHOWN, THE NORTHERLY LINE OF LOT 1 ABUTTING LOS ANGELES AVENUE AND THE EASTERLY LOT LINE OF LOT 1 AND THE WESTERLY LINE OF LOT 2 ABUTTING MILLARD STREET, IN ORDER THAT THE OWNERS OF SAID LOTS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID LOS ANGELES AVENUE, MILLARD STREET, AND MAJESTIC COURT, 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 AN ACCESS EASEMENT FOR ALL GOVERNMENT AGENCIES PROVIDING FOR PUBLIC SAFETY, HEALTH AND WELFARE OVER ALL PRIVATE STREETS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF MOORPARK AN EASEMENT FOR STORM DRAINAGE AND APPURTENANT STRUCTURES, INGRESS AND EGRESS, AND INCIDENTAL PURPOSES OVER ALL PRIVATE STREETS ON THIS MAP.

AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF MOORPARK LANDSCAPE EASEMENT FOR THE PURPOSE OF MAINTENANCE OF ALL WALLS AND LANDSCAPE AREAS SHOWN ON THIS MAP.

AND THAT THEY ALSO DO HEREBY OFFER TO DEDICATE TO VENTURA COUNTY WATERWORKS DISTRICT NO. 1, THE EASEMENTS FOR ACCESS, WATER PIPELINE AND SANITARY SEWER PURPOSES OVER ALL PRIVATE STREETS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY IRREVOCABLY ACCEPT PUBLIC DRAINAGE RUNOFF WATERS TRIBUTARY FROM PUBLIC STREETS AND PUBLIC STORM DRAINAGE CONVEYANCE FACILITIES TO PRIVATE STREETS AND PRIVATE STORM DRAINAGE CONVEYANCE FACILITIES.

AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF MOORPARK AN ACCESS EASEMENT 50' WIDE FOR STREET AND PUBLIC UTILITIES PURPOSES OVER, UNDER, AND UPON SAID PARCEL. DELINEATED AS "M"

AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF MOORPARK AN EASEMENT OVER MILLARD ST. (PRIVATE) AND DARTMOOR CT. (PRIVATE) DELINEATED AS "A" FOR STORM DRAINAGE AND APPURTENANT STRUCTURES, INGRESS AND EGRESS, AND INCIDENTAL PURPOSES.
AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATED TO THE CITY OF MOORPARK A VARIABLE WIDTH EASEMENT DELINEATED AS "L" FOR STORM DRAINAGE AND APPURTENANT STRUCTURES, INGRESS AND EGRESS, AND INCIDENTAL PURPOSES.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, OWNER

BY: _____ BY: _____
WILLIAM J. SEEMANN, ASST. SECTY. — PRINT NAME & TITLE
MICHAEL MCCANN, ASST. SECTY. — PRINT NAME & TITLE

## CITY ENGINEER'S CERTIFICATE

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5133, 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, IF REQUIRED, HAVE BEEN COMPLIED WITH.

_____
RUSTY R. REED RCE 37061
EXPIRES JUNE 30, 2006
CITY ENGINEER, CITY OF MOORPARK

DATE Sept. 7, 2005

REGISTERED PROFESSIONAL ENGINEER — RUSTY R. REED — No. C37061 EXP. 06-30-06 — CIVIL — STATE OF CALIFORNIA

## CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5133, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

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

DATED APRIL 12, 2005

LICENCED LAND SURVEYOR — WALTER H. BROWN — LS 4364 EXP. 9-30-05 — STATE OF CALIFORNIA

## SURVEYOR'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 SHEA HOMES ON AUGUST 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND 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 ENGINEER PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS INTO THE CITY STREET SYSTEM.

DATE OCT 5 2004

_____
ALFONSO A. ECHARREN
L.S. 4137

LICENCED LAND SURVEYOR — ALFONSO A. ECHARREN — LS 4137 EXP. 6-30-06 — STATE OF CALIFORNIA

## WATERWORKS DISTRICT ACCEPTANCE CERTIFICATE

THIS IS TO CERTIFY THAT THE EASEMENTS FOR ACCESS, WATER PIPELINE AND SANITARY SEWER PURPOSES OFFERED HEREON TO THE VENTURA COUNTY WATERWORKS DISTRICT NO. 1, A GOVERNMENTAL AGENCY, IS 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.

RONALD C. COONS
DIRECTOR
PUBLIC WORKS AGENCY
COUNTY OF VENTURA, STATE OF CALIFORNIA

DATE 10-5-04

_____
BY: DEPUTY COUNTY SURVEYOR
ALAN AZELL RAWLINS, PLS 6701

LICENSED LAND SURVEYOR — ALAN AZELL RAWLINS — EXPIRES 6/30/06 — No. 6701 — STATE OF CALIFORNIA

Doc 2005 1018-0259233

## COUNTY RECORDER'S CERTIFICATE

FILED THIS 18th DAY OF October 2005, AT 8:00 A.M. IN BOOK 154 OF MISCELLANEOUS RECORDS (MAPS). AT PAGES 39-45 AT THE REQUEST OF SHEA HOMES LIMITED PARTNERSHIP.

PHILIP J. SCHMIT
COUNTY RECORDER
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY RECORDER

## 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

BY: _____ DATE: 10-14-05
DEPUTY COUNTY TAX COLLECTOR

## CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 5133, 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 7th DAY OF September, 2005 FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP, AND DOES HEREBY ACCEPT FOR PUBLIC USE THE RIGHT-OF-WAY FOR ALL PUBLIC STREETS AND HIGHWAYS AS SHOWN ON THE MAP, AND ALSO HEREBY ACCEPT THE ACCESS EASEMENT OVER ALL THE PRIVATE STREETS AS SHOWN ON THE MAP ON BEHALF OF ALL GOVERNMENT AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, ALSO HEREBY ACCEPT ALL RIGHT OF INGRESS AND EGRESS AS OFFERED HEREON, HOWEVER, THE OFFER OF AN EASEMENT FOR STORM DRAINAGE AND APPURTENANT STRUCTURES, INGRESS AND EGRESS, AND INCIDENTAL PURPOSES OVER ALL PRIVATE STREETS AND EASEMENTS DELINEATED AS "G", "I" AND "J" ARE HEREBY REJECTED, AND HOWEVER, THE OFFER OF LANDSCAPE EASEMENT FOR THE PURPOSE OF MAINTENANCE OF ALL WALLS AND LANDSCAPE AREAS IS HEREBY ACCEPTED, AND HOWEVER, THE OFFER TO DEDICATE TO THE CITY OF MOORPARK AN ACCESS EASEMENT, DELINEATED AS "M", 50' WIDE FOR STREET AND PUBLIC UTILITIES PURPOSES OVER, UNDER, AND UPON SAID PARCEL IS HEREBY REJECTED.

SAID COUNCIL DOES HEREBY ACCEPT "A" FOR AN EASEMENT OVER MILLARD ST. (PRIVATE) AND DARTMOOR CT. (PRIVATE) FOR STORM DRAINAGE AND APPURTENANT STRUCTURES, INGRESS AND EGRESS, AND INCIDENTAL PURPOSES, AND ALSO HEREBY ACCEPT "L" FOR A VARIABLE WIDTH EASEMENT FOR STORM DRAINAGE AND APPURTENANT STRUCTURES, INGRESS AND EGRESS, AND INCIDENTAL 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 21st DAY OF September, 2005

ATTEST:
_____
DEBORAH S. TRAFFENSTEDT
CITY CLERK OF THE CITY OF MOORPARK

_____
PATRICK HUNTER
MAYOR OF THE CITY OF MOORPARK

## CONDITIONAL APPROVAL NOTE

OWNERS ACKNOWLEDGE THAT CONDITIONS OF APPROVAL OF THIS MAP, PER RESOLUTION NO. 99-1666 DATED OCTOBER 6, 1999, AND MINOR MODIFICATION #1, DATED JULY 17, 2001, AND MINOR MODIFICATION #2, DATED JUNE 14, 2002, AND RESOLUTION NO. 2003-2016 DATED JULY 2, 2003 SHALL APPLY TO ALL FUTURE PURCHASES OF LAND WITHIN THIS SUBDIVISION.

## SOILS REPORT

A SOILS REPORT HAS BEEN PREPARED FOR THIS SUBDIVISION BY KAREN MILLER GE 2257 AND RUDY RUBERTI CEG 1708 OF GEOSOILS, INC. DATED NOVEMBER 13, 2001. THIS REPORT IS ON FILE WITH THE CITY OF MOORPARK ENGINEERING DEPARTMENT.

TOTAL GROSS AREA - 10.55 ACRES

# TRACT NO. 5133

IN THE CITY OF MOORPARK
COUNTY OF VENTURA, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

*BEING A SUBDIVISION OF A PORTION OF LOT "L", IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SAID LOT IS DESIGNATED AND DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAP OF A PART OF TRACT "L" OF RANCHO SIMI SHOWING THE TOWNSITE OF MOORPARK AND LANDS OF MADELEINE R. POINDEXTER, A RESUBDIVISION OF FREMONT TRACT" AS PER MAP RECORDED IN BOOK 5, PAGE 5 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.*

RJR ENGINEERING, GROUP
1956 PALMA DRIVE, SUITE J
VENTURA, CALIFORNIA 93003
(805) 650-5125

SEPTEMBER 2005



2005 1018-0259233
Recorded at the request of
Ventura County Recorder
Philip J. Schmit
10/18/2005 08:00 AM
T20050088216 ER
Fee: $16.00
Pages: 7

## NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA )
COUNTY OF Los Angeles )

ON Oct. 14, 2005 BEFORE ME, Rebekah Hale,
THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
William S. Seemann and Michael McCann
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 THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

Rebekah Hale
NOTARY

COUNTY OF Los Angeles

COMM. NO. 1506933 EXPIRES: August 10, 2008

## SIGNATURE OMISSIONS

THE SIGNATURES OF THE BELOW LISTED EASEMENT OWNERS HAVE BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT AS THEIR INTEREST CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

1. THE COUNTY OF VENTURA, PRESENT OWNER OF AN EASEMENT FOR PUBLIC STORM WATER AND/OR DRAINAGE CHANNEL AND INGRESS AND EGRESS PURPOSES AND FOR STORM DRAINAGE PURPOSES AS DISCLOSED BY DOCUMENTS RECORDED 9-26-1955 IN BOOK 1338, PAGE 508, AND NOVEMBER 27, 1957 IN BOOK 1570, PAGE 29, BOTH OF OFFICIAL RECORDS

2. SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, PRESENT OWNER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES AS DISCLOSED BY DOCUMENT RECORDED JUNE 30, 1959 IN BOOK 1752, PAGE 283 OF OFFICIAL RECORDS

3. CALLEGUAS MUNICIPAL WATER DISTRICT, A MUNICIPAL CORPORATION, PRESENT OWNER OF AN EASEMENT FOR WATER CONDUIT PURPOSES AS DISCLOSED BY DOCUMENT RECORDED JANUARY 25, 1965 IN BOOK 2716, PAGE 289 OF OFFICIAL RECORDS

4. MOORPARK COUNTY SANITATION DISTRICT, PRESENT OWNER OF AN EASEMENT FOR SEWER PIPELINES AND APPURTENANCES AS DISCLOSED BY DOCUMENT RECORDED OCTOBER 5, 1967 IN BOOK 3205 PAGE 492 AND JANUARY 12, 1968 IN BOOK 3247 PAGE 148 BOTH OF OFFICIAL RECORDS

5. UNITY SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION, PRESENT OWNER OF AN EASEMENT FOR STORM DRAIN AND SEWER PURPOSES AS DISCLOSED BY DOCUMENT RECORDED NOVEMBER 15, 1983 AS INSTRUMENT NO. 129842 OF OFFICIAL RECORDS

6. VENTURA COUNTY WATERWORKS DISTRICT NO. 1, PRESENT OWNER OF AN EASEMENT FOR SEWER PIPELINE PURPOSES AS DISCLOSED BY DOCUMENTS RECORDED MARCH 27, 1984 AS INSTRUMENT NO.'S 32581 AND 32582, BOTH OF OFFICIAL RECORDS

7. CALLEGUAS MUNICIPAL WATER DISTRICT, PRESENT OWNER OF AN EASEMENT FOR WATER PIPELINES AND RELATED FACILITIES, AS PER DOCUMENT RECORDED JULY 12, 2002, AS INSTRUMENT NO. 2002-164778 OF OFFICIAL RECORDS AND RE-RECORDED AUGUST 7, 2002 AS INSTRUMENT NO. 2002-186841 OF OFFICIAL RECORDS.

8. VENTURA COUNTY WATERSHED PROTECTION DISTRICT, PRESENT OWNER OF AN EASEMENT FOR CHANNEL AND BANK PROTECTION AS DISCLOSED BY DEED RECORDED MARCH 30, 1956 IN BOOK 1392, PAGE 444 OF OFFICIAL RECORDS.

THE SIGNATURES OF THE BELOW LISTED MINERAL OWNERS HAVE BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (a)(3)(C) OF THE SUBDIVISION MAP ACT AS THEIR INTEREST CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

SILVIA FISHER, ET AL, PRESENT OWNER OF AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER A PORTION OF SAID LAND, AS CONVEYED IN THE DEED RECORDED MARCH 19, 1959 IN BOOK 1714, PAGE 455 OF OFFICIAL RECORDS; AND BY THE DEED RECORDED JANUARY 15, 1962 IN BOOK 2095, PAGE 311 OF OFFICIAL RECORDS, WHEREIN SURFACE RIGHTS TO A DEPTH OF 500 FEET WERE RELINQUISHED.

# TRACT NO. 5133

### IN THE CITY OF MOORPARK
### COUNTY OF VENTURA, STATE OF CALIFORNIA
### FOR CONDOMINIUM PURPOSES

*BEING A SUBDIVISION OF A PORTION OF LOT "L", IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SAID LOT IS DESIGNATED AND DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAP OF A PART OF TRACT "L" OF RANCHO SIMI SHOWING THE TOWNSITE OF MOORPARK AND LANDS OF MADELEINE R. POINDEXTER, A RESUBDIVISION OF FREMONT TRACT" AS PER MAP RECORDED IN BOOK 5, PAGE 5 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.*

RJR ENGINEERING, GROUP
1956 PALMA DRIVE, SUITE J
VENTURA, CALIFORNIA 93003
(805) 650-5125

SEPTEMBER 2005

## MONUMENT NOTES

- ● FOUND STATE SPK. & BATHEY CAP PER R1 & R4.
- ◓ FOUND 1" I.P. NO TAG. ACCEPTED AS 1" I.P. PER R3.
- ■ FOUND 1 1/2" I.P. PER R4,R5,R6&R7.
- ○ SET 1 1/2" I.P. 18" LONG FLUSH WITH GROUND & TAG L.S. 4137

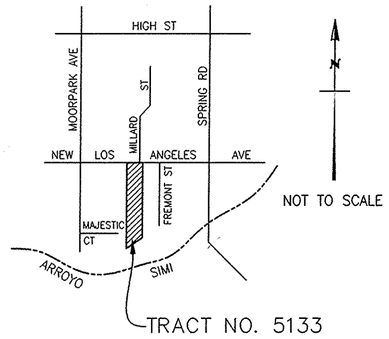
  SET 1/2" I.P. 18" LONG FLUSH WITH GROUND & TAG L.S. 4137 AT ALL LOT CORNERS, BC/EC AND ANGLE POINTS
- □ SET STANDARD CENTERLINE SURVEY MONUMENTS PER VENTURA COUNTY ROAD STANDARDS PLATE E-4

## BASIS OF BEARINGS

THE BEARING NORTH 89°55'00" EAST ALONG THE CENTERLINE OF LOS ANGELES AVENUE AS SHOWN ON TRACT NO. 3537-1, 99 MR 22 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

NOTE: ALL DISTANCES SHOWN ON THIS MAP, CONSISTING OF 7 SHEETS, ARE REPORTED TO ONE HUNDREDTH OF A FOOT, REGARDLESS OF THE ABSENCE OF DIGITS TO THAT LEVEL OF PRECISION.

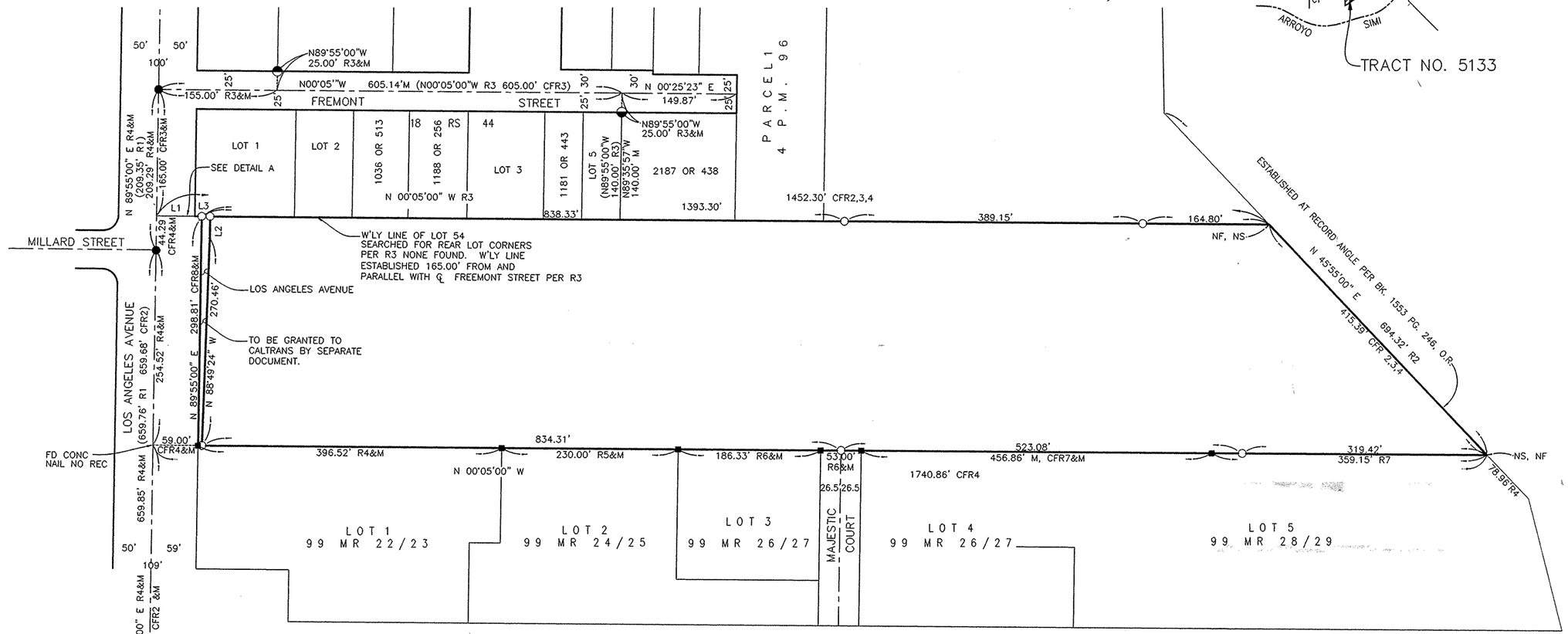
## VICINITY MAP




NOT TO SCALE

TRACT NO. 5133

## BOUNDARY ESTABLISHMENT




## REFERENCES

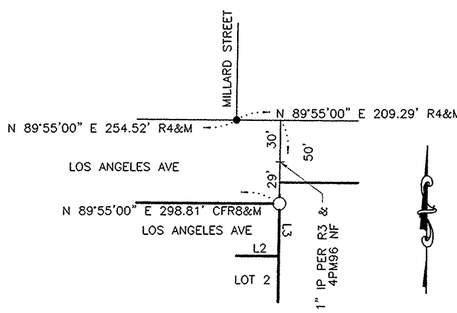
R1 = CALTRANS F.B. 023B PGS 343-346
R2 = 41 RS 83
R3 = 18 RS 44
R4 = 99 MR 22
R5 = 99 MR 24
R6 = 99 MR 26
R7 = 99 MR 28
R8 = 84-105260 O.R. &
84-32584 O.R. &
84-32585 O.R. &
84-32586 O.R. &

## LEGEND

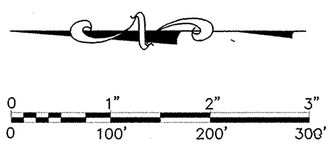
| | |
|---|---|
| R | = RECORD DATA |
| M | = MEASURED |
| FD | = FOUND |
| (RAD) | = RADIAL |
| CF | = CALCULATED FROM |
| NF | = NOTHING FOUND |
| NS | = NOTHING SET |
| — — — | = STREET CENTERLINE |

LINE DATA:

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 00°05'" W | 59.00' |
| L2 | N 89°55'00" E | 28.42' |
| L3 | N 00°05'" W | 11.00' |




DETAIL A
NOT TO SCALE




GRAPHIC SCALE
SCALE: 1" = 100'

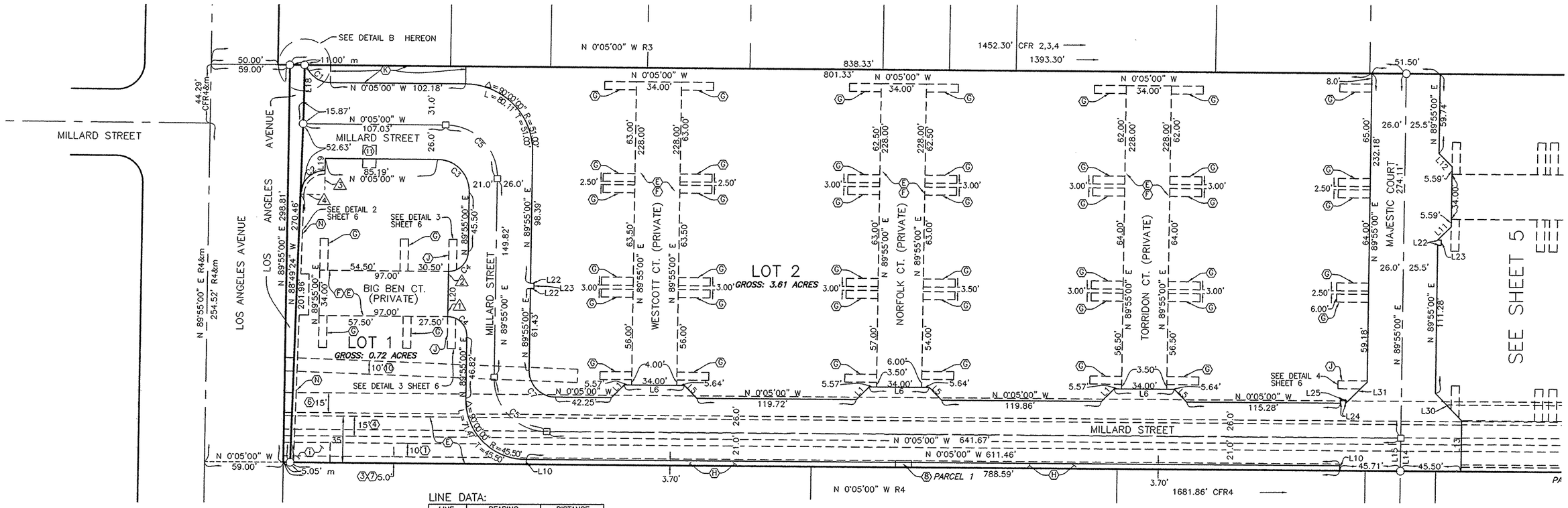
# TRACT NO. 5133

## IN THE CITY OF MOORPARK COUNTY OF VENTURA, STATE OF CALIFORNIA FOR CONDOMINIUM PURPOSES

*BEING A SUBDIVISION OF A PORTION OF LOT "L", IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SAID LOT IS DESIGNATED AND DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAP OF A PART OF TRACT "L" OF RANCHO SIMI SHOWING THE TOWNSITE OF MOORPARK AND LANDS OF MADELEINE R. POINDEXTER, A RESUBDIVISION OF FREMONT TRACT" AS PER MAP RECORDED IN BOOK 5, PAGE 5 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.*

RJR ENGINEERING, GROUP
1956 PALMA DRIVE, SUITE J
VENTURA, CALIFORNIA 93003
(805) 650-5125

SEPTEMBER 2005




## EASEMENTS

(1) A 10 FT. WIDE EASEMENT FOR THE PURPOSE OF PUBLIC STORM WATER CHANNEL AND/OR DRAINAGE DITCH AND INCIDENTAL PURPOSES, IN FAVOR OF VENTURA COUNTY, AS SET FORTH IN INSTRUMENT RECORDED SEPTEMBER 26, 1955 IN BOOK 1338, PAGE 508, OFFICIAL RECORDS.

(3) A 5.0 FT. WIDE EASEMENT FOR THE PURPOSE OF STORM DRAINAGE AND INCIDENTAL PURPOSES, IN FAVOR OF VENTURA COUNTY, AS SET FORTH IN INSTRUMENT RECORDED NOVEMBER 27, 1957 IN BOOK 1570, PAGE 29, OFFICIAL RECORDS.

(4) A 15 FT. WIDE EASEMENT FOR THE PURPOSE OF WATER CONDUIT AND INCIDENTAL PURPOSES, IN FAVOR OF CALLEGUAS MUNICIPAL WATER DISTRICT, A MUNICIPAL CORPORATION, AS SET FORTH IN INSTRUMENT RECORDED JANUARY 25, 1965 IN BOOK 2716, PAGE 289, OFFICIAL RECORDS.

(6) A 15 FT. WIDE EASEMENT FOR THE PURPOSE OF SEWER PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF MOORPARK COUNTY SANITATION DISTRICT AS SET FORTH IN INSTRUMENT RECORDED JANUARY 1968 IN BOOK 3247, PAGE 148, OFFICIAL RECORDS.

(7) A 5 FT. WIDE EASEMENT FOR THE PURPOSE OF STORM DRAIN, SEWER AND INCIDENTAL PURPOSES, IN FAVOR OF UNITY SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION AS SET FORTH IN INSTRUMENT RECORDED NOVEMBER 15, 1983 AS INSTRUMENT NO. 129842, OFFICIAL RECORDS.

(8) A 5 FT. BY 12 FT. EASEMENT FOR THE PURPOSE OF SEWER PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF VENTURA COUNTY WATERWORKS DISTRICT NO. 1 AS SET FORTH IN INSTRUMENT RECORDED MARCH 27, 1984 AS INSTRUMENT NO. 32581, OFFICIAL RECORDS.

(10) SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, PRESENT OWNER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES AS DISCLOSED BY DOCUMENT RECORDED JUNE 30, 1959 IN BOOK 1752, PAGE 283 OF OFFICIAL RECORDS.

(11) CALLEGUAS MUNICIPAL WATER DISTRICT, PRESENT OWNER OF AN EASEMENT FOR THE WATER PIPELINES AND RELATED FACILITIES, AS PER DOCUMENT RECORDED JULY 12, 2002, AS INSTRUMENT NO. 2002-186841 OF OFFICIAL RECORDS.

LINE DATA:

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 45°05'00" W | 13.44' |
| L2 | N 0°05'00" W | 37.21' |
| L5 | N 44°55'00" E | 13.44' |
| L6 | N 0°05'00" W | 45.21' |
| L9 | N 89°55'00"E | 22.59' |
| L10 | N 89°55'00"E | 3.70' |
| L11 | N 45°05'00" W | 14.11' |
| L12 | N 44°55'00" W | 14.11' |
| L13 | N 89°55'00"E | 38.13' |
| L15 | N 89°55'00"E | 24.70' |
| L16 | N 89°55'00"E | 4.52' |
| L18 | N 89°55'00"E | 28.42' |
| L19 | N 89°55'00"E | 9.00' |
| L20 | N 89°55'00"E | 34.00' |
| L22 | N 0°05'00" W | 2.66' |
| L23 | N 89°55'00"E | 4.00' |
| L24 | N 89°55'00"E | 2.66' |
| L25 | N 0°05'00" W | 4.00' |
| L27 | N 89°55'00"E | 45.18' |
| L28 | NOT USED | – |
| L29 | NOT USED | – |
| L30 | N44°55'00"W | 28.28' |
| L31 | N45°05'00"W | 22.53' |

CURVE DATA:

| CURVE | DELTA | RADIUS | LENGTH | TANGENT |
|---|---|---|---|---|
| C1 | 71°25'48" | 19.50' | 24.31' | 14.02' |
| C2 | 88°44'24" | 18.00' | 27.87' | 17.61' |
| C3 | 90°00'00" | 24.00' | 37.70' | 24.00' |
| C4 | 90°00'00" | 14.50' | 22.78' | 14.50' |
| C5 | 90°00'00" | 40.00' | 62.83' | 40.00' |
| C7 | 90°00'00" | 20.00' | 31.42' | 20.00' |

RADIAL DATA:

| | |
|---|---|
| 1 | N 89°05'00" E |
| 2 | S 89°55'00" W |
| 3 | N 89°05'00" E |
| 4 | N 01°10'36" E |

(E) – EASEMENT TO THE VENTURA COUNTY WATERWORKS DISTRICT NO. 1 FOR WATER PIPELINE AND SANITARY SEWER PURPOSES.

(F) – EASEMENT OVER ALL PRIVATE STREETS TO THE CITY OF MOORPARK FOR STORM DRAINAGE AND APPURTENANT STRUCTURES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES.

(G) – A 6'X24' EASEMENT TO THE CITY OF MOORPARK FOR STORM DRAINAGE AND APPURTENANT STRUCTURES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES.

(H) – 3.70' WIDE LANDSCAPE EASEMENT TO THE CITY OF MOORPARK FOR THE PURPOSE OF MAINTENANCE OF ALL WALLS AND LANDSCAPED AREAS.

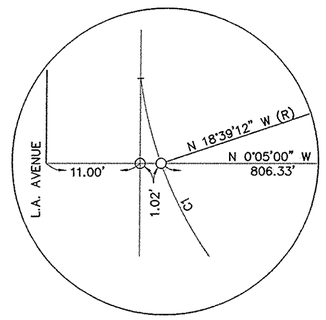
(I) – A 15'X35' EASEMENT TO THE CITY OF MOORPARK FOR STORM DRAINAGE AND APPURTENANT STRUCTURES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES.

(J) – A VARIABLE WIDTH EASEMENT TO THE CITY OF MOORPARK FOR STORM DRAINAGE AND APPURTENANT STRUCTURES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES.

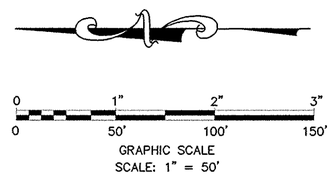
(K) – PROPOSED ACCESS EASEMENT FOR THE BENEFIT OF LOT 1 OF 18 RS 44 TO BE GRANTED BY SEPARATE DOCUMENT

(N) – VARIABLE WIDTH LANDSCAPE EASEMENT TO THE CITY OF MOORPARK FOR THE PURPOSE OF MAINTENANCE OF ALL WALLS AND LANDSCAPED AREAS.

NOTE: SEE SHEET 3 FOR LEGEND, MONUMENT NOTES AND BASIS OF BEARINGS STATEMENT.




DETAIL B
NTS.




GRAPHIC SCALE
SCALE: 1" = 50'

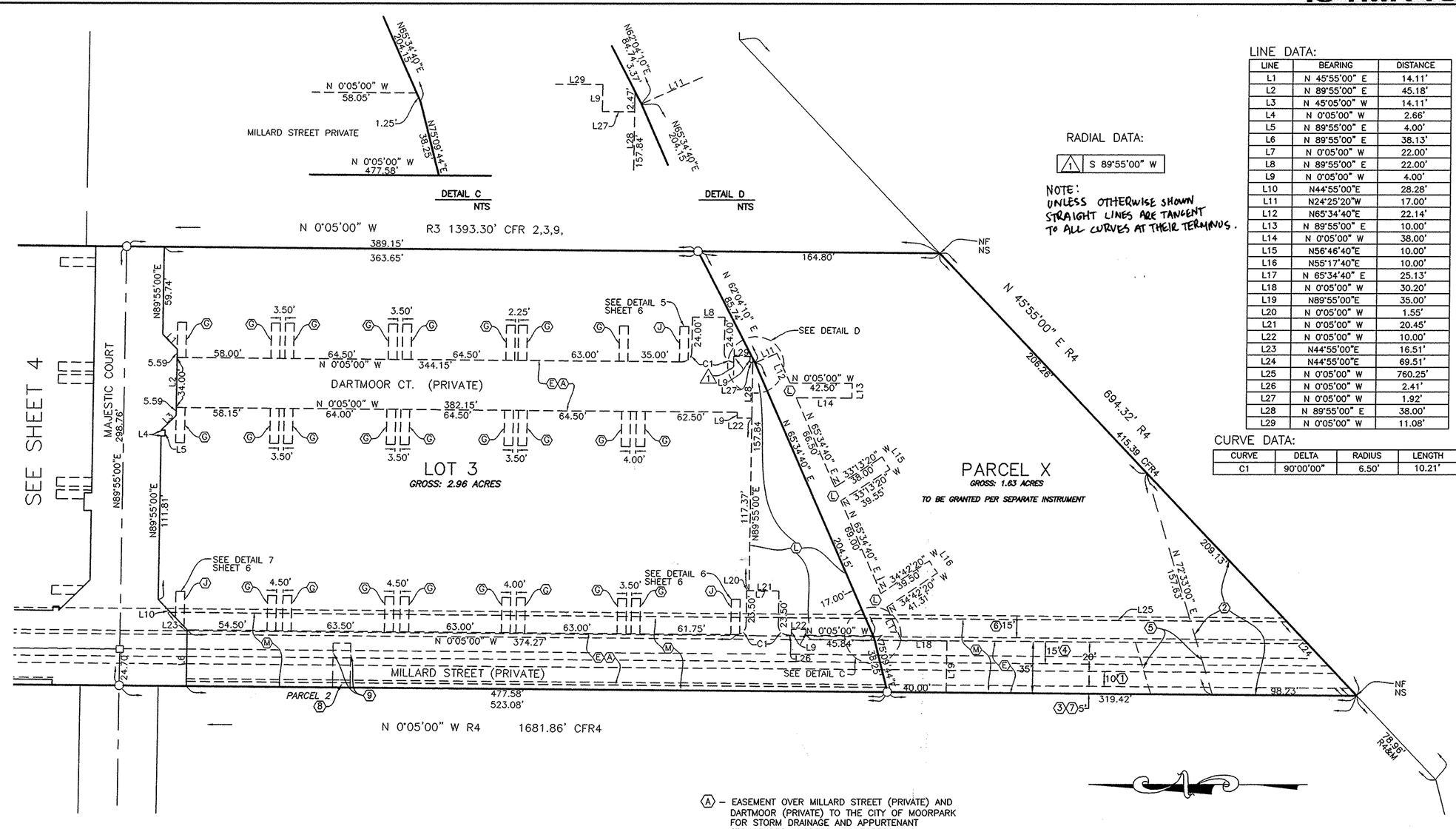
# TRACT NO. 5133

## IN THE CITY OF MOORPARK
## COUNTY OF VENTURA, STATE OF CALIFORNIA
## FOR CONDOMINIUM PURPOSES

*BEING A SUBDIVISION OF A PORTION OF LOT "L", IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SAID LOT IS DESIGNATED AND DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAP OF A PART OF TRACT "L" OF RANCHO SIMI SHOWING THE TOWNSITE OF MOORPARK AND LANDS OF MADELEINE R. POINDEXTER, A RESUBDIVISION OF FREMONT TRACT" AS PER MAP RECORDED IN BOOK 5, PAGE 5 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.*

RJR ENGINEERING, GROUP
1956 PALMA DRIVE, SUITE J
VENTURA, CALIFORNIA 93003
(805) 650-5125

SEPTEMBER 2005




LINE DATA:

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 45°55'00" E | 14.11' |
| L2 | N 89°55'00" E | 45.18' |
| L3 | N 45°05'00" W | 14.11' |
| L4 | N 0°05'00" W | 2.66' |
| L5 | N 89°55'00" E | 4.00' |
| L6 | N 89°55'00" E | 38.13' |
| L7 | N 0°05'00" W | 22.00' |
| L8 | N 89°55'00" E | 22.00' |
| L9 | N 0°05'00" W | 4.00' |
| L10 | N44°55'00"E | 28.28' |
| L11 | N24°25'20"W | 17.00' |
| L12 | N65°34'40"E | 22.14' |
| L13 | N 89°55'00" E | 10.00' |
| L14 | N 0°05'00" W | 38.00' |
| L15 | N56°46'40"E | 10.00' |
| L16 | N55°17'40"E | 10.00' |
| L17 | N 65°34'40" E | 25.13' |
| L18 | N 0°05'00" W | 30.20' |
| L19 | N89°55'00"E | 35.00' |
| L20 | N 0°05'00" W | 1.55' |
| L21 | N 0°05'00" W | 20.45' |
| L22 | N 0°05'00" W | 10.00' |
| L23 | N44°55'00"E | 16.51' |
| L24 | N44°55'00"E | 69.51' |
| L25 | N 0°05'00" W | 760.25' |
| L26 | N 0°05'00" W | 2.41' |
| L27 | N 0°05'00" W | 1.92' |
| L28 | N 89°55'00" E | 38.00' |
| L29 | N 0°05'00" W | 11.08' |

RADIAL DATA:

| | |
|---|---|
| 1 | S 89°55'00" W |

NOTE:
UNLESS OTHERWISE SHOWN STRAIGHT LINES ARE TANGENT TO ALL CURVES AT THEIR TERMINUS.

CURVE DATA:

| CURVE | DELTA | RADIUS | LENGTH | TANGENT |
|---|---|---|---|---|
| C1 | 90°00'00" | 6.50' | 10.21' | 6.50' |

## EASEMENTS

(1) A 10 FT. WIDE EASEMENT FOR THE PURPOSE OF PUBLIC STORM WATER CHANNEL AND/OR DRAINAGE DITCH AND INCIDENTAL PURPOSES, IN FAVOR OF VENTURA COUNTY, AS SET FORTH IN INSTRUMENT RECORDED SEPTEMBER 26, 1955 IN BOOK 1338, PAGE 508, OFFICIAL RECORDS.

(2) A VARIABLE WIDTH EASEMENT FOR CHANNEL AND BANK PROTECTION WORK WITH APPURTENANT STRUCTURES, IN FAVOR OF VENTURA COUNTY FLOOD CONTROL DISTRICT RECORDED MARCH 30, 1956 IN BOOK 1392, PAGE 444, OFFICIAL RECORDS.

(3) A 5.0 FT. WIDE EASEMENT FOR THE PURPOSE OF STORM DRAINAGE AND INCIDENTAL PURPOSES, IN FAVOR OF VENTURA COUNTY, AS SET FORTH IN INSTRUMENT RECORDED NOVEMBER 27, 1957 IN BOOK 1570, PAGE 29, OFFICIAL RECORDS.

(4) A 15 FT. WIDE EASEMENT FOR THE PURPOSE OF WATER CONDUIT AND INCIDENTAL PURPOSES, IN FAVOR OF CALLEGUAS MUNICIPAL WATER DISTRICT, A MUNICIPAL CORPORATION, AS SET FORTH IN INSTRUMENT RECORDED JANUARY 25, 1965 IN BOOK 2716, PAGE 289, OFFICIAL RECORDS.

(5) A 40 FT. WIDE EASEMENT FOR THE PURPOSE OF SEWER PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF MOORPARK COUNTY SANITATION DISTRICT AS RECORDED OCTOEBER 5, 1967 IN BOOK 3205, PAGE 492, OFFICIAL RECORDS.

(6) A 15 FT. WIDE EASEMENT FOR THE PURPOSE OF SEWER PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF MOORPARK COUNTY SANITATION DISTRICT AS SET FORTH IN INSTRUMENT RECORDED JANUARY 1968 IN BOOK 3247, PAGE 148, OFFICIAL RECORDS.

(7) A 5 FT. WIDE EASEMENT FOR THE PURPOSE OF STORM DRAIN, SEWER AND INCIDENTAL PURPOSES, IN FAVOR OF UNITY SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION AS SET FORTH IN INSTRUMENT RECORDED NOVEMBER 15, 1983 AS INSTRUMENT NO. 129842, OFFICIAL RECORDS.

(8) A 5 FT. BY 12 FT. EASEMENT FOR THE PURPOSE OF SEWER PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF VENTURA COUNTY WATERWORKS DISTRICT NO. 1 AS SET FORTH IN INSTRUMENT RECORDED MARCH 27, 1984 AS INSTRUMENT NO. 32581, OFFICIAL RECORDS.

(9) A 30 FT. BY 12 FT. EASEMENT FOR THE PURPOSE OF SEWER PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF VENTURA COUNTY WATERWORKS DISTRICT NO. 1 AS SET FORTH IN INSTRUMENT RECORDED MARCH 27, 1984 AS INSTRUMENT NO. 32582, OFFICIAL RECORDS.

(A) – EASEMENT OVER MILLARD STREET (PRIVATE) AND DARTMOOR (PRIVATE) TO THE CITY OF MOORPARK FOR STORM DRAINAGE AND APPURTENANT STRUCTURES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES.

(E) – EASEMENT TO THE VENTURA COUNTY WATERWORKS DISTRICT NO. 1 FOR WATER PIPELINE AND SANITARY SEWER PURPOSES.

(F) – EASEMENT OVER ALL PRIVATE STREETS TO THE CITY OF MOORPARK FOR STORM DRAINAGE AND APPURTENANT STRUCTURES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES.

(G) – A 6'X24' EASEMENT TO THE CITY OF MOORPARK FOR STORM DRAINAGE AND APPURTENANT STRUCTURES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES.

(J) – A VARIABLE WIDTH EASEMENT TO THE CITY OF MOORPARK FOR STORM DRAINAGE AND APPURTENANT STRUCTURES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES.

(M) – AN EASEMENT FOR ACCESS, 50' WIDE, FOR STREET AND PUBLIC UTILITIES PURPOSES, OVER, UNDER AND UPON, SAID PARCEL.

(L) – A VARIABLE WIDTH EASEMENT TO THE CITY OF MOORPARK FOR STORM DRAINAGE AND APPURTENANT STRUCTURES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES.

0 1" 2" 3"
0 50' 100' 150'
GRAPHIC SCALE
SCALE: 1" = 50'

# TRACT NO. 5133

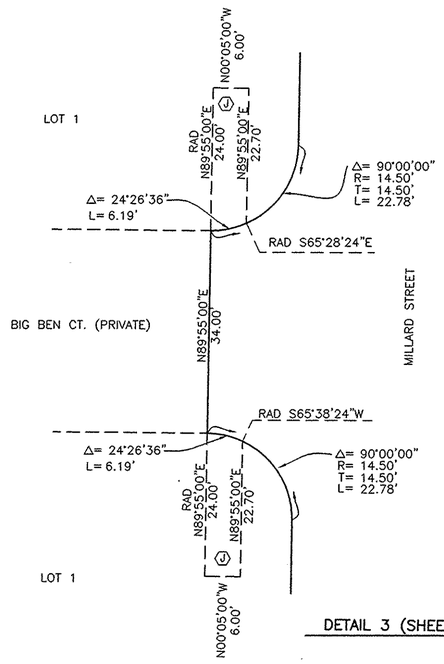
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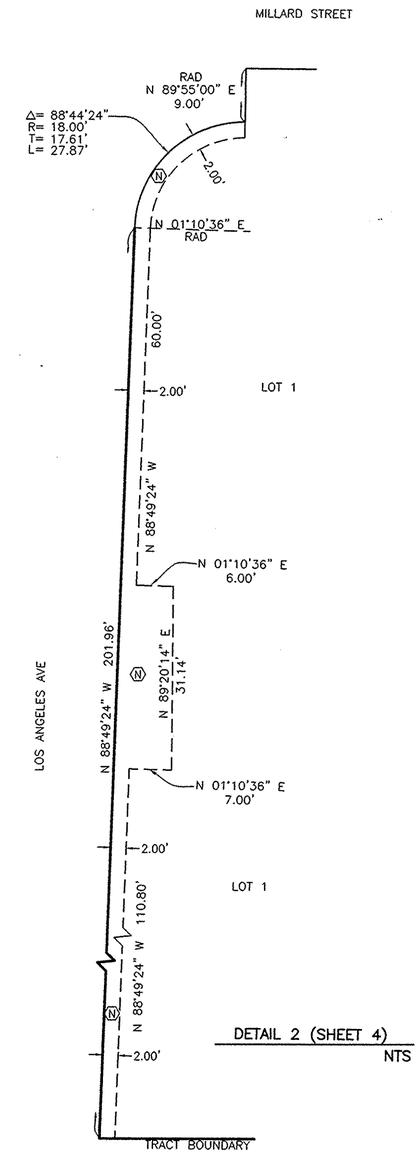
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1956 PALMA DRIVE, SUITE J
VENTURA, CALIFORNIA 93003
(805) 650–5125

SEPTEMBER 2005

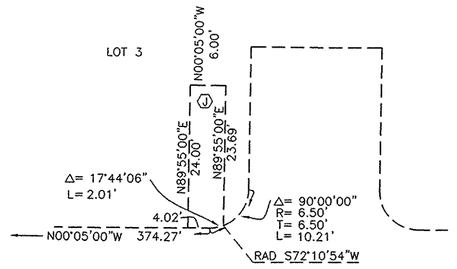
NOTE:
UNLESS OTHERWISE SHOWN, STRAIGHT LINES
ARE TANGENT TO ALL CURVES AT THEIR TERMINUS



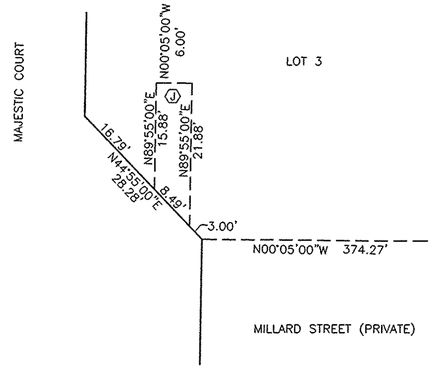

DETAIL 3 (SHEET 4)
NTS



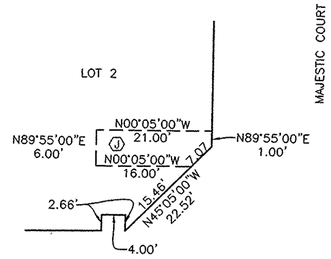

DETAIL 2 (SHEET 4)
NTS



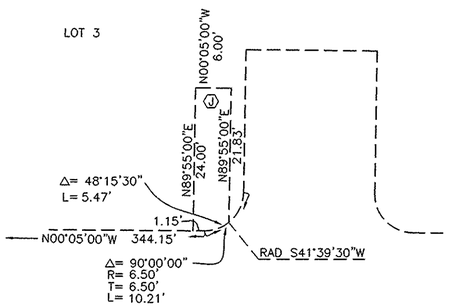

DETAIL 6 (SHEET 5)
NTS




DETAIL 7 (SHEET 5)
NTS




DETAIL 4 (SHEET 4)
NTS




DETAIL 5 (SHEET 5)
NTS

LEGEND
Ⓙ – SEE SHEET 4
Ⓝ – SEE SHEET 4
Ⓜ – SEE SHEET 4

# TRACT NO. 5133

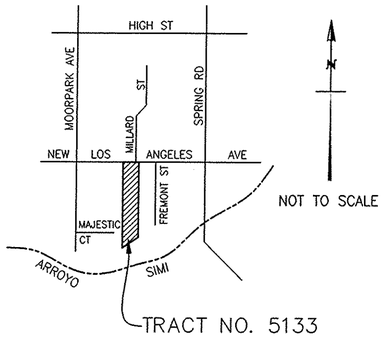
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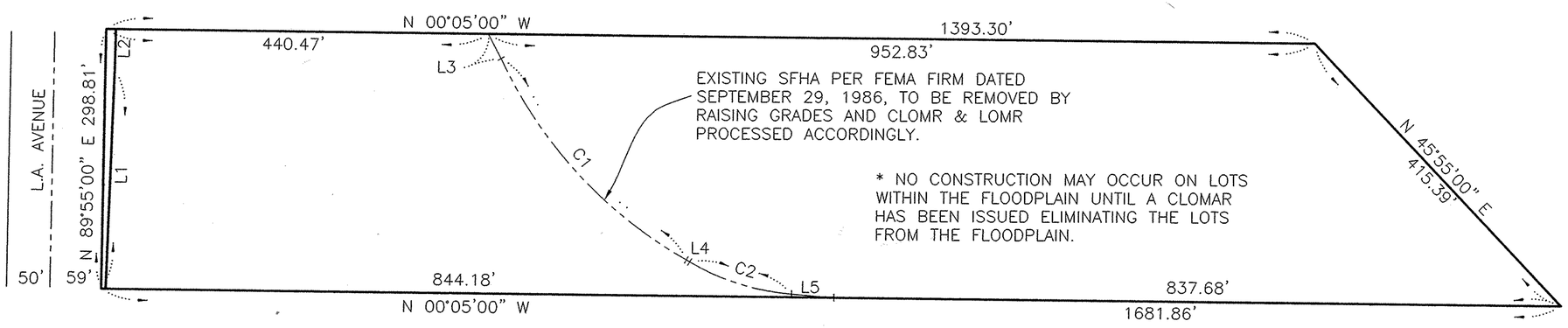
RJR ENGINEERING, GROUP
1956 PALMA DRIVE, SUITE J
VENTURA, CALIFORNIA 93003
(805) 650–5125

SEPTEMBER 2005

VICINITY MAP




# FLOOD INUNDATION MAP




APPROXIMATE FLOOD INUNDATION LINE
PER FEMA FIRM MAPS DATED
SEPTEMBER 29, 1986

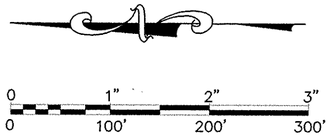
LINE DATA:

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 88°49'24" W | 270.46' |
| L2 | N 89°55'00" E | 28.42' |
| L3 | N 61°32'00" E | 39.76' |
| L4 | N 29°28'00" E | 4.59' |
| L5 | N 04°04'00" E | 48.80' |

CURVE DATA:

| CURVE | DELTA | RADIUS | LENGTH | TANGENT |
|---|---|---|---|---|
| C1 | 32°04'00" | 575.00' | 321.81' | 165.24' |
| C2 | 25°24'00" | 280.00' | 124.13' | 63.10' |

NOTE:
UNLESS OTHERWISE SHOWN, STRAIGHT LINES ARE TANGENT TO ALL CURVES AT THEIR TERMINUS.




GRAPHIC SCALE
SCALE: 1" = 100'

# TRACT NO. 5133

IN THE CITY OF MOORPARK
COUNTY OF VENTURA, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

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SEPTEMBER 2005



03-21-05