OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 5045-2, 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 ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AN ACCESS EASEMENT OVER PARCELS "F", "G", "H", "I", "J" AND "K".

AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF MOORPARK EASEMENTS OVER PARCELS "A", "B" AND "O" FOR LANDSCAPING AND SLOPE MAINTENANCE PURPOSES, INCLUDING THE MAINTENANCE OF ALL RELATED ACCESS AND DRAINAGE IMPROVEMENTS, AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK EASEMENTS FOR TRAIL PURPOSES AS SHOWN ON THE MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK AN EASEMENT FOR LINE OF SIGHT PURPOSES AS SHOWN ON THE MAP.

AND THAT THEY DO HEREBY VOLUNTARILY GRANT AND CONVEY TO THE CITY OF MOORPARK A PERMANENT CONSERVATION EASEMENT OVER PARCEL "E" TO ALLOW ONLY THOSE USES DESCRIBED AS PERMITTED IN THE SPECIFIC PLAN NO. 2 PRIVATE OPEN SPACE DEVELPOMENT REGULATIONS (SECTION 17.74.050.A OF THE MOORPARK MUNICIPAL CODE); AND NO EXCAVATION, DRILLING, EXTRACTION, PUMPING (EXCLUDING SUCH PUMPING AS MAY BE NEEDED FOR DEWATERING AS PART OF APPROVED GRADING OPERATIONS), MINING, OR SIMILAR ACTIVITY SHALL BE PERMITTED IN ANY PORTION OF THE CONSERVATION EASEMENT AREA. THE CONSERVATION EASEMENT OVER PARCEL "E" IS VOLUNTARILY GRANTED PURSUANT TO CALIFORNIA CIVIL CODE SECTION 815 ET SEQ. TO PRESERVE THE NATURAL, SCENIC AND OPEN SPACE CHARACTER OF THE PROPERTY; SAID EASEMENT SHALL RUN WITH THE PROPERTY AND BE BINDING UPON GRANTORS AND THEIR SUCCESSORS AND ASSIGNS; AND ALL DEVELOPMENT RIGHTS ARE DEDICATED TO THE CITY OF MOORPARK.

AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF MOORPARK PARCEL "E", IN FEE, FOR OPEN SPACE PURPOSES AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE:

THE WESTERLY LINE OF PARCEL "A" ABUTTING SPRING ROAD AND

THE NORTHERLY LINE OF PARCELS "A", "O" AND "B" ABUTTING ELK RUN LOOP

IN ORDER THAT THE OWNERS OF SAID PARCELS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID SPRING ROAD AND ELK RUN LOOP EXCEPT THE GENERAL RIGHT-OF-TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND COVERED STORM DRAIN FACILITIES INCLUDING INGRESS AND EGRESS TO SERVICE THE SAME AS SHOWN ON THE MAP.

AND THAT THEY DO HEREBY DEDICATE TO VENTURA COUNTY WATERWORKS DISTRICT NO. 1, AN EASEMENT OVER ALL PRIVATE STREETS, FOR WATER PIPE LINE PURPOSES, SANITARY SEWER PURPOSES AND ACCESS PURPOSES AS SHOWN ON THIS MAP AND ALSO AN EASEMENT OVER LOT 16 AND PARCEL "A" FOR SANITARY SEWER PURPOSES AS SHOWN ON THIS MAP.

PARDEE HOMES, A CALIFORNIA CORPORATION, OWNER

PRINT NAME: John Arvin
PRINT TITLE: Sr. Vice President

PRINT NAME: David D. Dunham
PRINT TITLE: Sr. Vice President

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

ON THIS 10th DAY OF November, 2005, BEFORE ME Sherrie Jossen, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED John Arvin AND David D. Dunham, PERSONAL 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.

WITNESS MY HAND:

NOTARY PUBLIC IN AND FOR SAID STATE
Sherrie Jossen
PRINT NAME

PRINCIPAL PLACE OF BUSINESS IS Los Angeles
MY COMMISSION EXPIRES: June 9, 2007
COMMISSION NO: 1423346

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 5045-2 CONSISTING OF 9 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 5th DAY OF October, 2005 FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP.

AND ALSO HEREBY ACCEPTS THE ACCESS EASEMENTS OVER PARCELS "F", "G", "H", "I", "J" AND "K" ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.

AND ALSO HEREBY ACCEPTS THE EASEMENT OVER PARCEL "A" FOR LANDSCAPING AND SLOPE MAINTENANCE PURPOSES, INCLUDING THE MAINTENANCE OF ALL RELATED ACCESS AND DRAINAGE IMPROVEMENTS, AS SHOWN ON THIS MAP. HOWEVER, THE OFFER OF EASEMENTS OVER PARCELS "B" AND "O" FOR LANDSCAPING AND SLOPE MAINTENANCE PURPOSES, INCLUDING THE MAINTENANCE OF ALL RELATED ACCESS AND DRAINAGE IMPROVEMENTS, AS SHOWN ON THIS MAP IS HEREBY REJECTED.

AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR TRAIL PURPOSES AS SHOWN ON THIS MAP.

AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR LINE OF SIGHT PURPOSES AS SHOWN ON THIS MAP.

AND ALSO HEREBY ACCEPTS THE EASEMENT OVER PARCEL"E" FOR OPEN SPACE CONSERVATION PURPOSES AS OFFERED HEREON.

HOWEVER, THE OFFER OF PARCEL "E", IN FEE, FOR OPEN SPACE PURPOSES IS HEREBY REJECTED.

AND ALSO HEREBY ACCEPTS ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON.

AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND COVERED STORM DRAIN FACILITIES INCLUDING INGRESS AND EGRESS TO SERVICE THE SAME AS SHOWN ON THIS MAP.

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 18th DAY OF November, 2005.

ATTEST:

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

PATRICK HUNTER
MAYOR OF THE CITY
CITY OF MOORPARK

COUNTY RECORDER'S CERTIFICATE

FILED THIS 21 DAY OF December 2005 AT 8:00A. M. IN BOOK 155 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 01-09, AT THE REQUEST OF CHICAGO TITLE COMPANY.

20051221-0312082

PHILIP J. SCHMIT
COUNTY RECORDER
COUNTY OF VENTURA

BY: Gloria Buricaga
DEPUTY COUNTY RECORDER

COUNTY TAX COLLECTOR'S CERTIFICATE

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

DATE: 12-1-05

LAWRENCE L. MATHENEY
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY TAX COLLECTOR

VENTURA COUNTY 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: DECEMBER 19, 2005

BY: _____
CHIEF DEPUTY COUNTY SURVEYOR
MICHAEL K. SULLIVAN

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 PARDEE HOMES IN OCTOBER, 2004. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR OF THE FILING OF THIS MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

LICENSED LAND SURVEYOR
GREGORY A. HELMER
NO. 5134
EXP. 06-30-2007
STATE OF CALIFORNIA

_____ DATED: 11/10/05
GREGORY A. HELMER L.S. 5134
EXPIRES: 06-30-2007

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5045-2, 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, IF REQUIRED, HAVE BEEN COMPLIED WITH.

REGISTERED PROFESSIONAL ENGINEER
RUSTY R. REED
C 37081
EXPIRES 6/30/06
CIVIL
STATE OF CALIFORNIA

_____
RUSTY R. REED, R.C.E. C-37081
EXPIRES JUNE 30, 2006
CITY ENGINEER, CITY OF MOORPARK

DATE: November 15, 2005

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5045-2 AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

_____
WALTER H. BROWN, L.S. 4364, EXPIRES 9/30/07
CITY SURVEYOR, CITY OF MOORPARK
DATE: NOVEMBER 15, 2005

LICENSED LAND SURVEYOR
WALTER H. BROWN
EXP. 9/30/07
No. 4364
STATE OF CALIFORNIA

TOTAL GROSS AREA = 32.034 ACRES
95 NUMBERED LOTS
14 LETTERED PARCELS

TRACT NO. 5045-2

IN THE CITY OF MOORPARK
COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF LOTS 44 AND 48 VALLETTE TRACT AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 3, PAGE 41 OF MISCELLANEOUS RECORDS (MAPS), TOGETHER WITH A PORTION OF LOT "V" OF THE MAP OF A PART OF TRACT "L" OF RANCHO SIMI RECORDED IN BOOK 5, PAGE 5 OF MISCELLANEOUS RECORDS (MAPS) AND ALSO TOGETHER WITH A PORTION OF PARCEL "A" AS SHOWN ON A MAP FILED IN BOOK 14, PAGE 62 OF PARCEL MAPS, ALL IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA; AND ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY, CALIFORNIA.

OCTOBER, 2004

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SHEET 1 OF 9 SHEETS

20051221-0312082
Pages: 9 Fees: $22.00
12/21/2005 08:00:00 AM
T20050107008 GB
Ventura County Recorder
Philip J. Schmit

SOILS AND GEOLOGIC REPORTS:

THE FOLLOWING SOILS REPORTS AND GEOLOGIC REPORTS RELATING TO TRACT NO. 5045 HAVE BEEN PREPARED:

DATE OF REPORT: FEBRUARY 4, 2002
TITLE OF REPORT: GRADING PLAN REVIEW FOR PHASE 1, TRACT 5045, SPRING ROAD FROM CHARLES STREET TO WALNUT CANYON ROAD.

DATE OF REPORT: MARCH 5, 2004
TITLE OF REPORT: BULK GRADING PLAN REVIEW REPORT AND PARTIAL RESPONSE TO REVIEW LETTER DATED MARCH 11, 2002, TRACT 5045.

DATE OF REPORT: MAY 5, 2004
TITLE OF REPORT: RESPONSE TO REVIEW, PHASES I AND II OF TRACT 5045.

DATE OF REPORT: JUNE 14, 2004
TITLE OF REPORT: GRADING PLAN REVIEW OF ROUGH GRADING AND RESPONSE TO THE CITY OF MOORPARK REVIEW LETTERS, TRACT 5045.

DATE OF REPORT: SEPTEMBER 20, 2004
TITLE OF REPORT: SPRING ROAD REALIGNMENT, PROPERTY LINE CONSTRAINTS, TRACT 5045.

FIRM NAME: GEOLABS-WESTLAKE VILLAGE
BY: RONALD Z. SHMERLING
REGISTRATION NO.: R.C.E. 35444
LOCATION WHERE OF FILE FOR PUBLIC INSPECTION: CITY OF MOORPARK
PUBLIC WORKS DEPARTMENT
799 MOORPARK AVENUE
MOORPARK, CA 93021

CONDITIONAL APPROVAL NOTE:

OWNERS ACKNOWLEDGE THAT THE CONDITIONS OF APPROVAL OF THIS MAP, PER RESOLUTION NO. 2000-1767 DATED AUGUST 2, 2000 AND PER PERMIT ADJUSTMENT NO. 1 FOR TENTATIVE TRACT NO. 5045 DATED DECEMBER 30, 2003 SHALL APPLY TO ALL FUTURE PURCHASERS OF LAND WITHIN THIS SUBDIVISION. A COPY OF SAID RESOLUTION NO. 2000-1767 AND PERMIT ADJUSTMENT NO. 1 IS ON FILE FOR PUBLIC INSPECTION AT:

CITY OF MOORPARK
COMMUNITY DEVELOPMENT DEPARTMENT
799 MOORPARK AVENUE
MOORPARK, CA. 93021

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO FEE TITLE AND SUCH SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

1) SOUTHERN CALIFORNIA EDISON COMPANY, PRESENT OWNER OF AN EASEMENT FOR PUBLIC UTILITIES AS PER DOCUMENT RECORDED JULY 24, 1952 IN BOOK 1079, PAGE 155 OF OFFICIAL RECORDS. (SAID EASEMENT CAN NOT BE PLOTTED FROM THE RECORD.)

2) VENTURA COUNTY WATERWORKS DISTRICT NO. 1, PRESENT OWNER OF AN EASEMENT FOR PIPE LINES AS PER DOCUMENT RECORDED JANUARY 18, 1968 IN BOOK 3250, PAGE 305 OF OFFICIAL RECORDS.

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1) PATRICIA L. WILLIAMS, ET AL., PRESENT OWNER OF AN UNDIVIDED 51% OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES THAT MAY BE PRODUCED FROM A DEPTH BELOW 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT ANY RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND FOR THE PURPOSE OF MINING, DRILLING, EXPLORING OR EXTRACTING SUCH OIL, GAS AND OTHER HYDROCARBON SUBSTANCES OR OTHER USE OF OR RIGHTS IN OR TO ANY PORTION OF THE SURFACE OF SAID LAND AND TO A DEPTH OF 500 FEET BELOW THE SURFACE THEREOF, AS RESERVED BY DEED RECORDED DECEMBER 15, 1964 IN BOOK 2689, PAGE 564 OF OFFICIAL RECORDS..

EASEMENT NOTES

(A) DENOTES AN EASEMENT FOR SANITARY SEWER PURPOSES DEDICATED HEREON TO VENTURA COUNTY WATERWORKS DISTRICT NO. 1.

(B) DENOTES AN EASEMENT AND RIGHT OF WAY FOR SUBTERRANEAN WATER PIPE LINES IN FAVOR OF VENTURA COUNTY WATERWORKS DISTRICT NO. 1 PER DOCUMENT RECORDED JANUARY 18, 1968 IN BOOK 3250, PAGE 305 OF OFFICIAL RECORDS.

(C) DENOTES AN EASEMENT FOR TRAIL PURPOSES DEDICATED HEREON TO THE CITY OF MOORPARK.

(D) DENOTES AN EASEMENT FOR LANDSCAPING AND SLOPE MAINTENANCE PURPOSES, INCLUDING THE MAINTENANCE OF ALL RELATED ACCESS AND DRAINAGE IMPROVEMENTS, DEDICATED HEREON TO THE CITY OF MOORPARK.

(E) DENOTES ALL ACCESS RIGHTS, INCLUDING INGRESS AND EGRESS, DEDICATED HEREON TO THE CITY OF MOORPARK.

(F) DENOTES AN EASEMENT FOR LINE OF SIGHT PURPOSES DEDICATED HEREON TO THE CITY OF MOORPARK.

(G) DENOTES A PROPOSED EASEMENT FOR LINE OF SIGHT PURPOSES TO BE GRANTED TO THE HOMEOWNER'S ASSOCIATION BY SEPARATE DOCUMENT.

(H) DENOTES AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND COVERED STORM DRAIN FACILITIES INCLUDING INGRESS AND EGRESS TO SERVICE THE SAME DEDICATED HEREON TO THE CITY OF MOORPARK.

(I) DENOTES AN EASEMENT FOR CONSERVATION PURPOSES DEDICATED HEREON TO THE CITY OF MOORPARK.

NOTES

1. PARCELS A, B, C, E, L, M, N AND O ARE TO BE GRANTED BY SEPARATE DOCUMENT TO THE HOMEOWNER'S ASSOCIATION FOR SLOPE AND LANDSCAPE MAINTENANCE PURPOSES.
2. PARCELS F, G, H, I, J AND K ARE PRIVATE STREETS.
3. PARCEL "D" IS TO BE GRANTED BY SEPARATE DOCUMENT TO THE HOMEOWNER'S ASSOCIATION FOR PRIVATE PARK AND RECREATION PURPOSES.

TRACT NO. 5045-2

IN THE CITY OF MOORPARK
COUNTY OF VENTURA
STATE OF CALIFORNIA

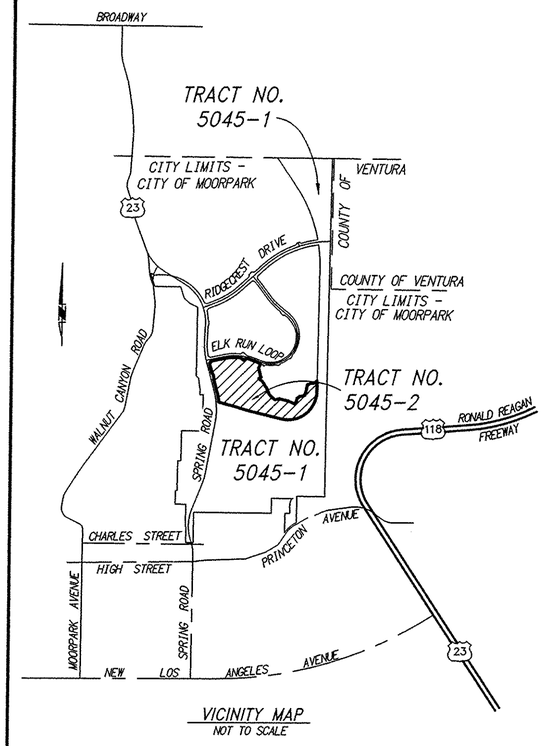
BEING A SUBDIVISION OF PORTIONS OF LOTS 44 AND 48 VALLETTE TRACT AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 3, PAGE 41 OF MISCELLANEOUS RECORDS (MAPS), TOGETHER WITH A PORTION OF LOT "V" OF THE MAP OF A PART OF TRACT "L" OF RANCHO SIMI RECORDED IN BOOK 5, PAGE 5 OF MISCELLANEOUS RECORDS (MAPS) AND ALSO TOGETHER WITH A PORTION OF PARCEL "A" AS SHOWN ON A MAP FILED IN BOOK 14, PAGE 62 OF PARCEL MAPS, ALL IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA; AND ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY.

OCTOBER, 2004

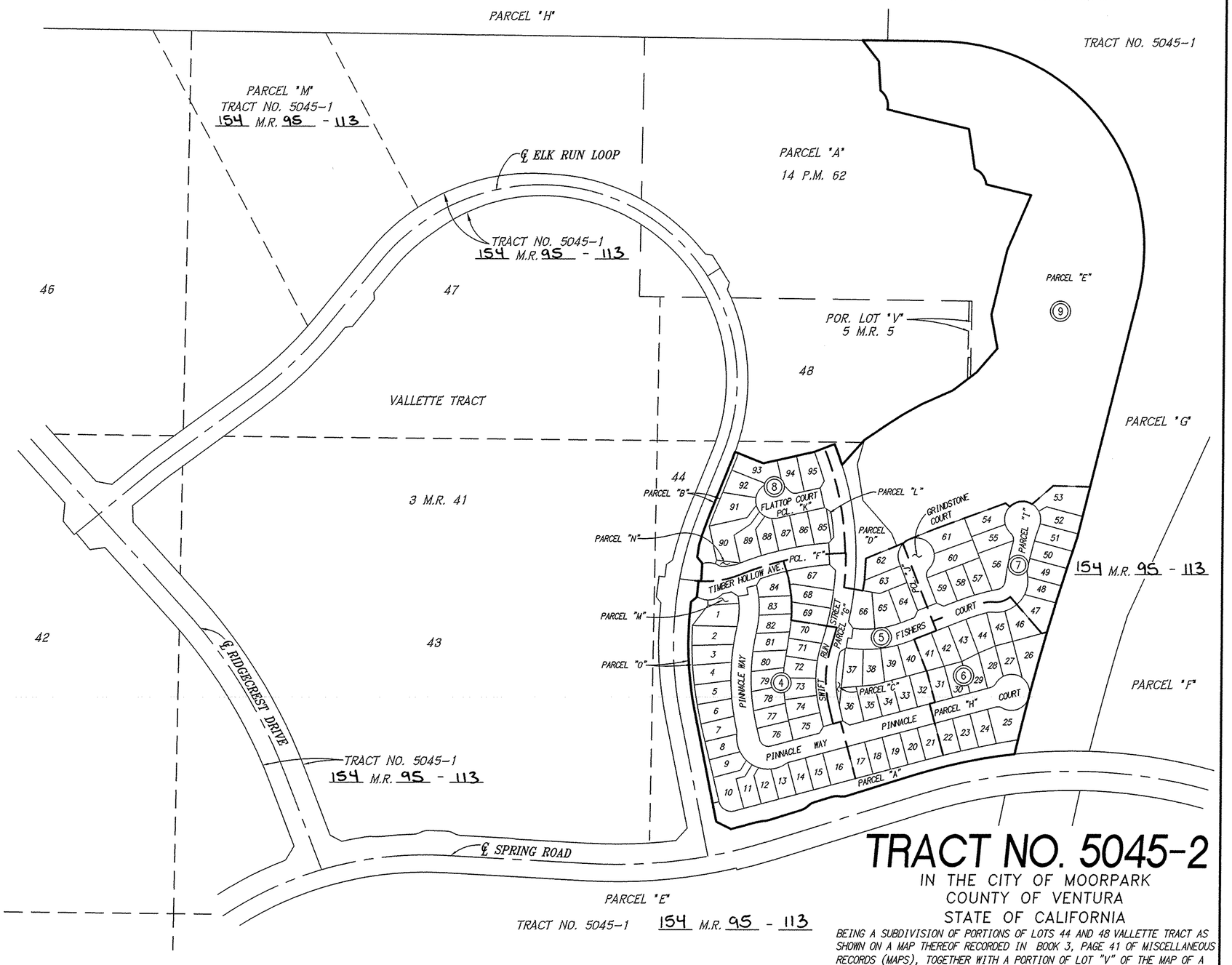
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155MR3



VICINITY MAP
NOT TO SCALE



LEGEND AND RECORD DATA REFERENCES:

M	DENOTES MEASURED.
(RAD)	RADIAL
B.C.	DENOTES BEGINNING OF CURVE
E.C.	DENOTES END OF CURVE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE.
R1	DENOTES RECORD PER TRACT NO. 5045-1, 154 MR 95 - 113
L & S	DENOTES "FOR LANDSCAPING AND SLOPE MAINTENANCE PURPOSES:
O/S	OFFSET

MONUMENT AND SURVEYOR'S NOTES

1. ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE NOTED.
2. SET 1 1/2" IRON PIPE TAGGED "L.S. 5134" AT ALL TRACT BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
3. SET VENTURA COUNTY SURVEY MONUMENTS WITH A 2" BRASS CAP STAMPED "L.S. 5134" PER VENTURA COUNTY ROAD STANDARDS PLATE E-4, REVISION "E", AT ALL STREET CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S, P.R.C.'S AND P.C.C.'S.
4. SET 1" IRON PIPE TAGGED "L.S. 5134" AT ALL LOT CORNERS, EXCEPT LOT CORNERS THAT ABUT A STREET WHICH WILL BE MARKED ON 9.75' OFFSET INSIDE THE STREET RIGHT-OF-WAY BY A LEAD, TACK AND TAG "L.S. 5134" ON SIDELINES PRODUCED, OR RADIALLY OR PERPENDICULAR FROM B.C.'S, E.C.'S, P.C.C.'S OR P.R.C.'S. UNLESS OTHERWISE NOTED.
5. ○ INDICATES SET 1" IRON PIPE TAGGED "L.S. 5134".
6. □ INDICATES SET A LEAD, TACK AND TAG "L.S. 5134" ON OFFSET AS SHOWN INSIDE STREET RIGHT-OF-WAY ON SIDELINE PRODUCED.
7. ■ FOUND VENTURA COUNTY WELL MONUMENT WITH 2" BRASS CAP STAMPED "L.S. 5134" PER R1.
8. ● FOUND 1 1/2" IRON PIPE TAGGED "L.S. 5134" PER R1.

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF ELK RUN LOOP BEING HELD AS N78°31'48"E AS SHOWN ON TRACT NO. 5045-1, 154 M.R. 95 - 113

NOTE

ALL DISTANCES AND/OR STREET WIDTHS SHOWN WITHOUT DECIMALS REPRESENT THAT DISTANCE TO ZERO HUNDREDTHS OF A FOOT.

INDEX MAP

0' 100' 200' 400' 600'
0" 1" 2" 3"
SCALE: 1"=200'

(3) - DENOTES MAP SHEET NUMBER

TRACT NO. 5045-2

IN THE CITY OF MOORPARK
COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF LOTS 44 AND 48 VALLETTE TRACT AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 3, PAGE 41 OF MISCELLANEOUS RECORDS (MAPS), TOGETHER WITH A PORTION OF LOT "V" OF THE MAP OF A PART OF TRACT "L" OF RANCHO SIMI RECORDED IN BOOK 5, PAGE 5 OF MISCELLANEOUS RECORDS (MAPS) AND ALSO TOGETHER WITH A PORTION OF PARCEL "A" AS SHOWN ON A MAP FILED IN BOOK 14, PAGE 62 OF PARCEL MAPS, ALL IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA; AND ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY.

OCTOBER, 2004

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155MB4

0' 20' 40' 80' 120'
0" 1" 2" 3"
SCALE: 1"=40'

TRACT NO. 5045-1, 154 M.R. 95 - 113

BASIS OF BEARINGS
N78°31'48"E 402.02' M & R1

℄ ELK RUN LOOP

PARCEL "O"

PARCEL "M"
0.047 AC.

PARCEL "F"
0.600 AC.

PARCEL "H" 1.701 AC.

℄ PINNACLE WAY (PRIVATE STREET)

PARCEL "A" 0.755 AC.

℄ SPRING ROAD

℄ PINNACLE 28 WAY (PRIVATE STREET)

℄ SWIFT RUN STREET (PRIVATE STREET)

PARCEL "G" 1.108 AC.

PARCEL "C"

℄ FISHERS COURT

PARCEL "I"

℄ TIMBER HOLLOW AVENUE

L & S

- SEE SHEET 8 -

- SEE SHEET 5 -

C/L(H)(30'WIDE) SEE SHEET 8 FOR ESMT. DATA

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH	
1	27°15'58"	45.00'	21.41'	M & R1
2	27°15'58"	45.00'	21.41'	M & R1
3	27°15'58"	45.00'	21.41'	M & R1
4	27°15'58"	45.00'	21.41'	M & R1
5	N39°17'36"W	--	20.85'	M & R1
6	01°45'17"	250.00'	7.66'	M & R1
7	N50°25'02"E	--	22.10'	M & R1
8	03°59'18"	250.00'	17.40'	M & R1
9	19°25'04"	88.00'	29.82'	
10	13°08'12"	88.00'	20.18'	
11	19°40'00"	32.00'	10.98'	
12	00°17'13"	88.00'	0.44'	
13	13°08'11"	88.00'	20.18'	
14	19°40'00"	32.00'	10.98'	
15	09°23'04"	32.00'	5.24'	
16	10°16'56"	32.00'	5.74'	
17	44°56'03"	52.00'	40.78'	
18	N39°17'36"W	--	17.16'	
19	15°14'40"	772.00'	205.40'	
20	00°08'37"	328.00'	0.82'	
21	00°33'33"	572.00'	5.58'	
22	N61°23'00"W	--	20.26'	
23	04°35'42"	250.00'	20.05'	
24	N15°53'55"W	--	56.05'	
25	24°12'04"	15.00'	6.34'	
26	72°53'49"	52.00'	66.16'	
27	33°49'05"	15.00'	8.85'	
28	04°07'48"	288.00'	20.76'	
29	N33°13'09"E	--	22.12'	
30	05°01'18"	222.00'	19.46'	
31	00°14'26"	222.00'	0.93'	
32	13°47'48"	250.00'	60.20'	
33	00°24'54"	800.00'	5.79'	
34	11°16'24"	119.00'	23.41'	M & R1
35	10°13'43"	153.00'	27.31'	M & R1
36	04°16'15"	770.00'	57.40'	
37	27°57'46"	52.00'	25.38'	

NOTES:

1) SEE SHEET 3 FOR VICINITY MAP, INDEX MAP, BASIS OF BEARINGS NOTE, MONUMENT AND SURVEYOR'S NOTES AND LEGEND AND RECORD DATA REFERENCES.

2) SEE SHEET 2 FOR EASEMENT NOTES AND OTHER NOTES.

TRACT NO. 5045-2

IN THE CITY OF MOORPARK
COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF LOTS 44 AND 48 VALLETTE TRACT AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 3, PAGE 41 OF MISCELLANEOUS RECORDS (MAPS), TOGETHER WITH A PORTION OF LOT "V" OF THE MAP OF A PART OF TRACT "L" OF RANCHO SIMI RECORDED IN BOOK 5, PAGE 5 OF MISCELLANEOUS RECORDS (MAPS) AND ALSO TOGETHER WITH A PORTION OF PARCEL "A" AS SHOWN ON A MAP FILED IN BOOK 14, PAGE 62 OF PARCEL MAPS, ALL IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA; AND ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY.

OCTOBER, 2004

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JN 10-101690

0' 20' 40' 80' 120'
0" 1" 2" 3"
SCALE: 1"=40'

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH	
1	27°15'58"	45.00'	21.41'	M & R1
2	11°04'15"	1456.00'	281.33'	M & R1
3	32°59'05"	1400.00'	805.97'	M & R1
4	N85°46'27"E	(RAD)	30.00'	
5	00°05'22"	800.00'	1.25'	
6	N85°51'49"E	(RAD)	30.00'	
7	03°22'05"	800.00'	47.03'	
8	03°08'07"	800.00'	43.78'	
9	00°08'36"	800.00'	2.00'	
10	N82°34'33"W	(RAD)	28.00'	
11	01°30'22"	300.00'	7.89'	
12	N08°55'49"E	--	40.23'	
13	N81°04'11"W	--	28.00'	
14	N32°21'33"W	--	19.80'	
15	N08°55'49"E	--	2.77'	
16	N30°45'08"E	--	21.51'	
17	N15°53'55"W	--	56.05'	
18	N21°22'37"W	--	56.00'	
19	N44°10'22"E	--	22.43'	
20	04°08'08"	772.00'	55.72'	
21	03°42'42"	772.00'	50.01'	
22	03°43'04"	772.00'	50.09'	
23	00°53'01"	772.00'	11.91'	
24	N11°46'26"W	--	44.12'	
25	N66°22'37"W	--	21.21'	

DETAIL

- SEE SHEET 4 -
- SEE SHEET 8 -
- SEE SHEET 6 -
- SEE SHEET 7 -
- SEE SHEET 9 -

PARCEL "A" 0.755 AC.
PARCEL "C" 0.048 AC.
PARCEL "F" 0.600 AC.
PARCEL "G" 1.108 AC.
PARCEL "H" 1.701 AC.
PARCEL "J" 0.313 AC.
PARCEL "7" 1.042 AC.
PARCEL "D"
PARCEL "E"

℄ SPRING ROAD
℄ PINNACLE COURT (PRIVATE STREET)
℄ SWIFT RUN STREET (PRIVATE STREET)
℄ TIMBER HOLLOW AVENUE (PRIVATE STREET)
℄ FISHERS COURT (PRIVATE STREET)
℄ GRINDSTONE COURT (PRIVATE STREET)

C/L (H) (30' WIDE) SEE SHEET 8 FOR ESMT DATA
C/L (H) (20' WIDE) SEE SHEET 9 FOR ESMT DATA
(D) SEE SHEET 9 FOR ESMT DATA
SEE DETAIL ABOVE

L & S

TRACT NO. 5045-2

IN THE CITY OF MOORPARK
COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF LOTS 44 AND 48 VALLETTE TRACT AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 3, PAGE 41 OF MISCELLANEOUS RECORDS (MAPS), TOGETHER WITH A PORTION OF LOT "V" OF THE MAP OF A PART OF TRACT "L" OF RANCHO SIMI RECORDED IN BOOK 5, PAGE 5 OF MISCELLANEOUS RECORDS (MAPS) AND ALSO TOGETHER WITH A PORTION OF PARCEL "A" AS SHOWN ON A MAP FILED IN BOOK 14, PAGE 62 OF PARCEL MAPS, ALL IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA; AND ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY.

NOTES:
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2) SEE SHEET 2 FOR EASEMENT NOTES AND OTHER NOTES.

OCTOBER, 2004

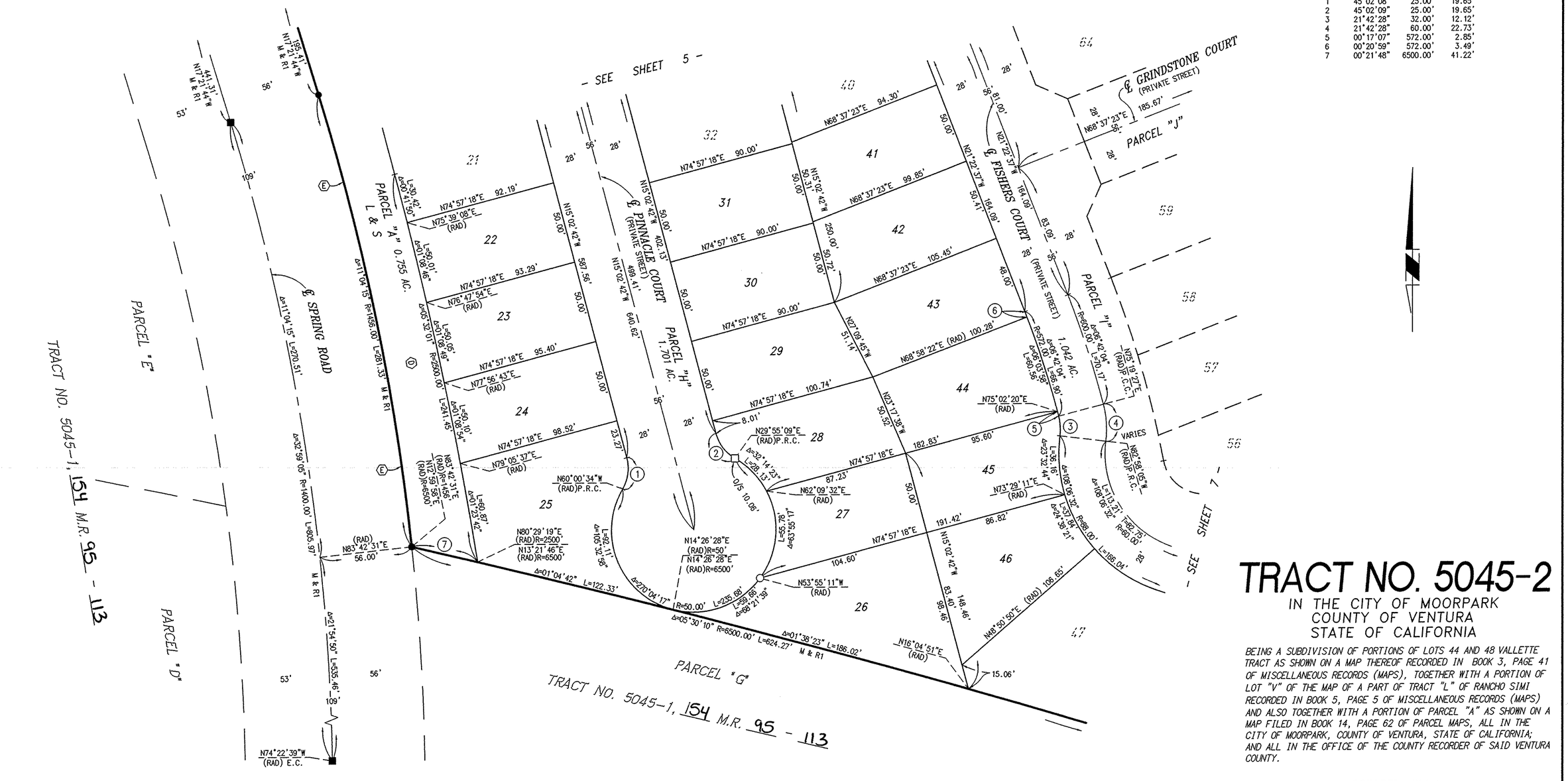
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JN 10-101690

0' 20' 40' 80' 120'
0" 1" 2" 3"
SCALE: 1"=40'

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
1	45°02'08"	25.00'	19.65'
2	45°02'09"	25.00'	19.65'
3	21°42'28"	32.00'	12.12'
4	21°42'28"	60.00'	22.73'
5	00°17'07"	572.00'	2.85'
6	00°20'59"	572.00'	3.49'
7	00°21'48"	6500.00'	41.22'



TRACT NO. 5045-2

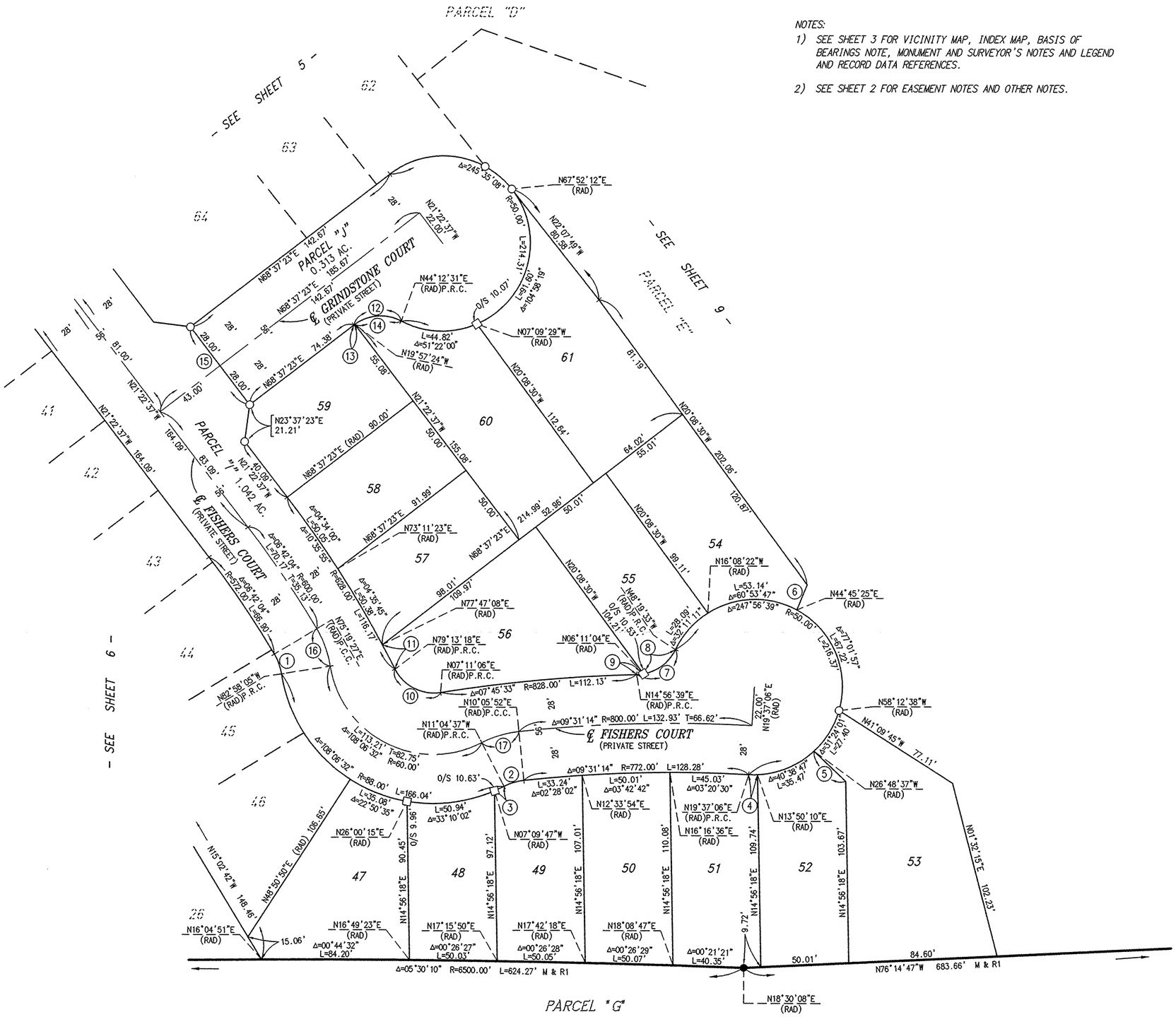
IN THE CITY OF MOORPARK
COUNTY OF VENTURA
STATE OF CALIFORNIA

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OCTOBER, 2004

NOTES:
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NOTES:

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2) SEE SHEET 2 FOR EASEMENT NOTES AND OTHER NOTES.

0' 20' 40' 80' 120'
0" 1" 2" 3"
SCALE: 1"=40'

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH	TANGENT
1	21°42'28"	32.00'	12.12'	
2	21°10'29"	32.00'	11.83'	
3	03°54'51"	88.00'	6.01'	
4	05°46'57"	50.00'	5.05'	
5	N29°58'28"W	--	25.03'	
6	N38°22'07"E	--	15.49'	
7	63°16'12"	25.00'	27.60'	
8	54°30'37"	25.00'	23.78'	
9	08°45'35"	25.00'	3.82'	
10	72°02'12"	25.00'	31.43'	
11	01°26'10"	628.00'	15.74'	
12	65°35'08"	25.00'	28.62'	
13	01°25'13"	25.00'	0.62'	
14	64°09'55"	25.00'	28.00'	
15	N21°22'37"W	--	56.00'	
16	21°42'28"	60.00'	22.73'	11.50'
17	21°10'29"	60.00'	22.17'	11.22'

TRACT NO. 5045-2

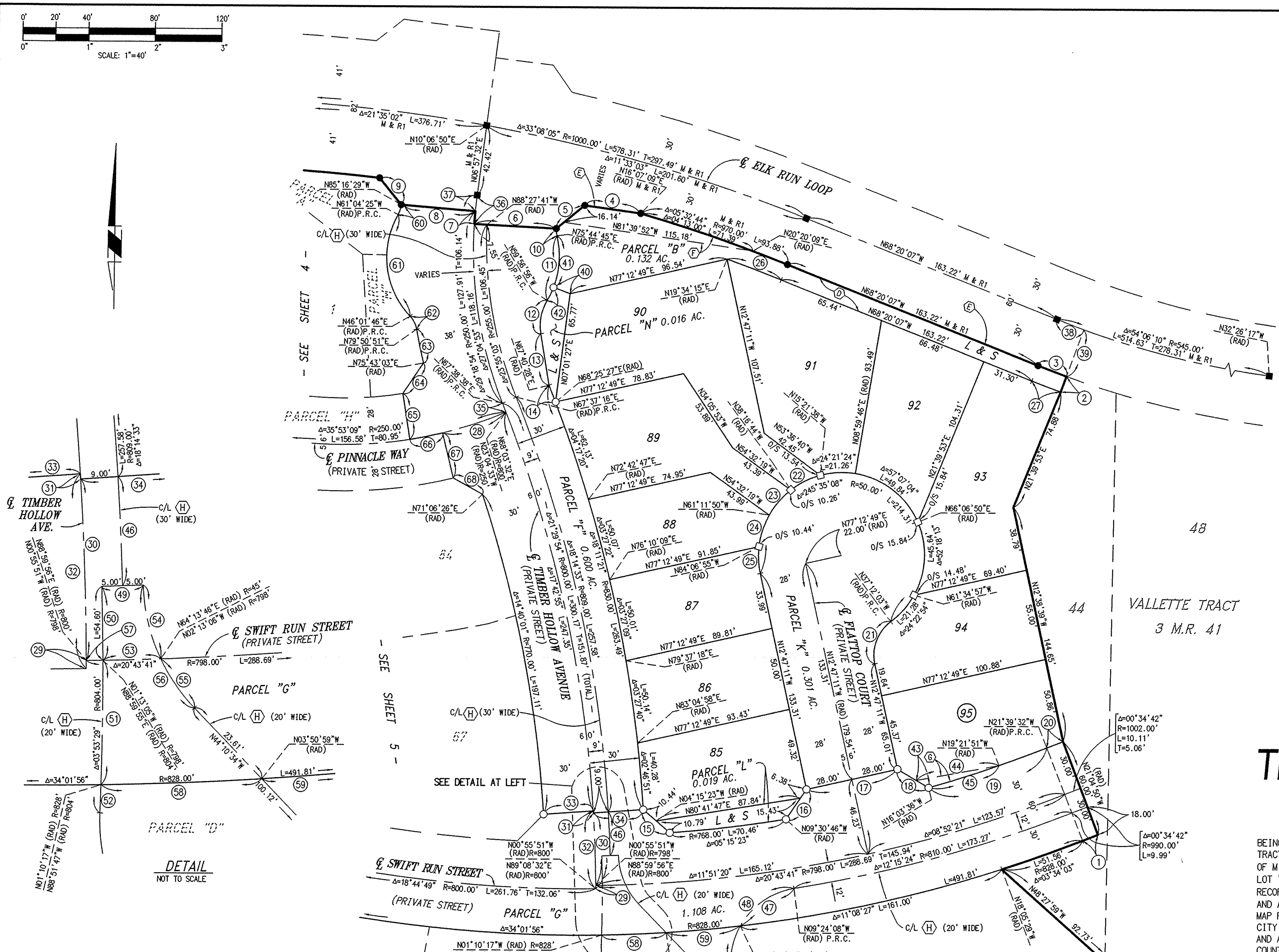
IN THE CITY OF MOORPARK
COUNTY OF VENTURA
STATE OF CALIFORNIA

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TRACT NO. 5045-1, 154 M.R. 95 - 113

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DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH	
1	00°34'42"	972.00'	9.81'	
2	N19°49'59"E	(RAD)	10.00'	
3	01°49'54"	575.00'	18.38'	
4	N82°08'11"W	--	34.05'	M & R1
5	N50°25'02"E	--	22.10'	M & R1
6	N87°01'46"W	(RAD)	49.65'	M & R1
7	01°45'17"	250.00'	7.66'	M & R1
8	N85°16'29"W	(RAD)	44.73'	M & R1
9	N39°17'36"W	--	20.85'	M & R1
10	17°13'29"	15.00'	4.51'	
11	44°18'19"	52.00'	40.21'	
12	39°47'16"	30.00'	20.83'	
13	N09°44'12"W	--	31.51'	
14	00°44'59"	830.00'	10.86'	
15	N49°11'47"W	--	21.23'	
16	N33°51'02"E	--	21.81'	
17	N77°12'49"E	--	56.00'	
18	N59°25'23"W	--	21.81'	
19	05°35'56"	768.00'	75.05'	
20	00°34'42"	1032.00'	10.42'	
21	65°35'08"	25.00'	28.62'	
22	22°55'06"	50.00'	20.00'	
23	22°55'06"	50.00'	20.00'	
24	22°55'05"	50.00'	20.00'	
25	18°40'16"	50.00'	16.29'	
26	02°05'38"	960.00'	35.08'	
27	01°49'54"	585.00'	18.70'	
28	09°12'07"	250.00'	40.15'	
29	00°08'36"	800.00'	2.00'	
30	03°08'07"	800.00'	43.78'	
31	00°05'22"	800.00'	1.25'	
32	03°22'05"	800.00'	47.03'	
33	N85°46'27"E	(RAD)	30.00'	
34	N85°51'49"E	(RAD)	30.00'	
35	00°24'54"	800.00'	5.79'	
36	03°59'18"	250.00'	17.40'	M & R1
37	02°14'01"	250.00'	9.74'	M & R1
38	01°49'54"	545.00'	17.42'	
39	N19°49'59"E	(RAD)	30.00'	
40	N69°30'16"W	(RAD)	10.82'	
41	34°44'59"	52.00'	31.54'	
42	09°33'20"	52.00'	8.67'	
43	N59°25'23"W	--	8.63'	
44	N79°37'41"E	--	50.44'	
45	03°18'15"	768.00'	44.29'	
46	01°51'56"	809.00'	26.34'	
47	51°54'51"	45.00'	40.77'	
48	79°46'26"	45.00'	62.65'	
49	N87°43'45"E	(RAD)	10.00'	
50	01°16'10"	804.00'	17.81'	
51	02°08'18"	804.00'	30.01'	
52	00°29'01"	804.00'	6.79'	
53	01°00'01"	798.00'	13.93'	
54	23°29'59"	45.00'	18.46'	
55	18°24'20"	45.00'	14.46'	
56	41°54'19"	45.00'	32.92'	
57	00°17'14"	798.00'	4.00'	
58	02°40'42"	828.00'	38.71'	
59	03°06'03"	828.00'	44.81'	
60	24°12'04"	15.00'	6.34'	
61	72°53'49"	52.00'	66.16'	
62	33°49'05"	15.00'	8.85'	
63	04°07'48"	288.00'	20.76'	
64	N33°13'09"E	--	22.12'	
65	N09°16'45"W	(RAD)	28.00'	
66	04°35'42"	250.00'	20.05'	
67	N13°52'27"W	(RAD)	28.00'	
68	N61°23'00"W	--	20.26'	

NOTES:

1) SEE SHEET 3 FOR VICINITY MAP, INDEX MAP, BASIS OF BEARINGS NOTE, MONUMENT AND SURVEYOR'S NOTES AND LEGEND AND RECORD DATA REFERENCES.

2) SEE SHEET 2 FOR EASEMENT NOTES AND OTHER NOTES.

TRACT NO. 5045-2

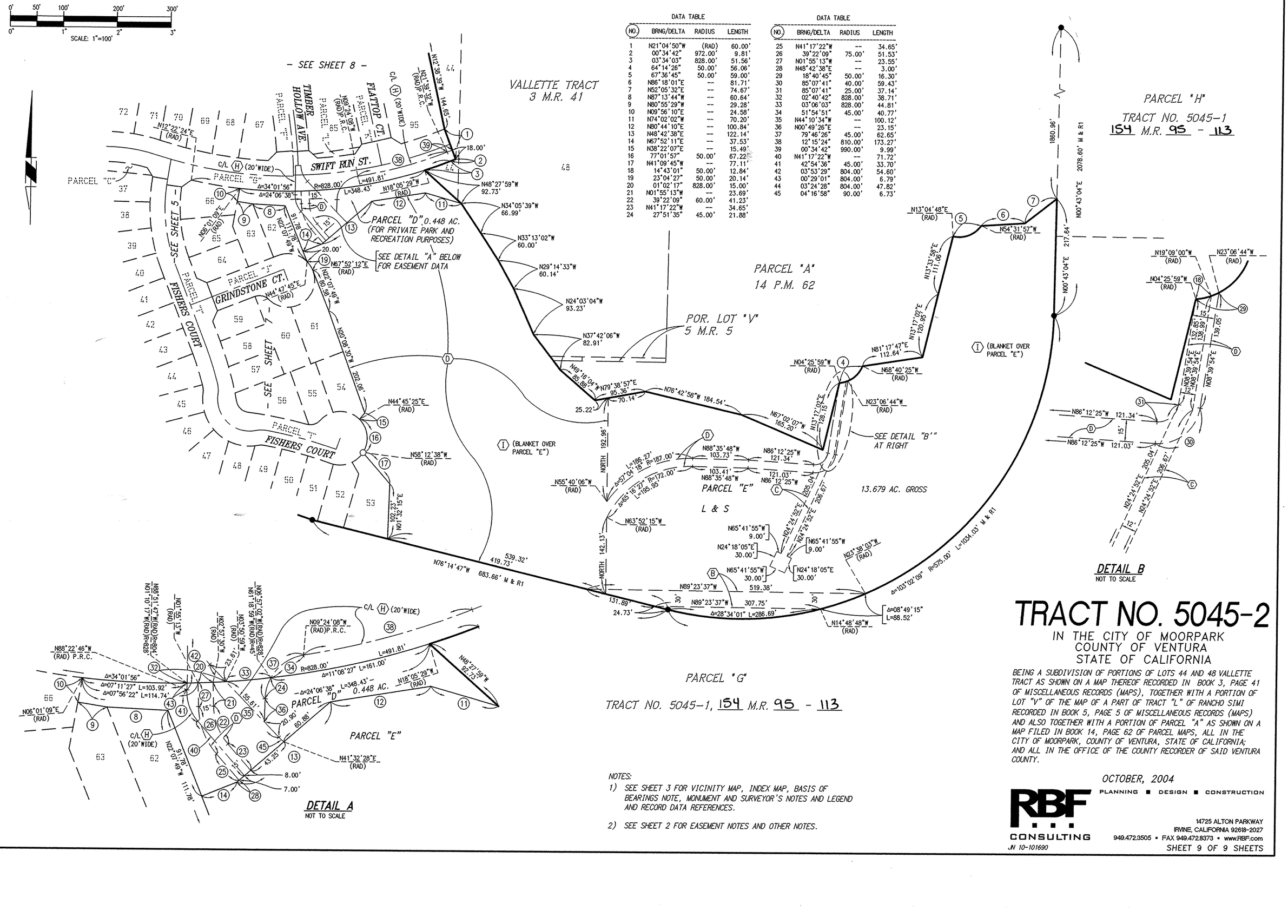
IN THE CITY OF MOORPARK
COUNTY OF VENTURA
STATE OF CALIFORNIA

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JN 10-101690

0' 50' 100' 200' 300'
0" 1" 2" 3"
SCALE: 1"=100'



DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
1	N21°04'50"W	(RAD)	60.00'
2	00°34'42"	972.00'	9.81'
3	03°34'03"	828.00'	51.56'
4	64°14'26"	50.00'	56.06'
5	67°36'45"	50.00'	59.00'
6	N86°18'01"E	--	81.71'
7	N52°05'32"E	--	74.67'
8	N87°13'44"W	--	60.64'
9	N80°55'29"W	--	29.28'
10	N09°56'10"E	--	24.58'
11	N74°02'02"W	--	70.20'
12	N80°44'10"E	--	100.84'
13	N48°42'38"E	--	122.14'
14	N67°52'11"E	--	37.53'
15	N38°22'07"E	--	15.49'
16	77°01'57"	50.00'	67.22'
17	N41°09'45"W	--	77.11'
18	14°43'01"	50.00'	12.84'
19	23°04'27"	50.00'	20.14'
20	01°02'17"	828.00'	15.00'
21	N01°55'13"W	--	23.69'
22	39°22'09"	60.00'	41.23'
23	N41°17'22"W	--	34.65'
24	27°51'35"	45.00'	21.88'

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
25	N41°17'22"W	--	34.65'
26	39°22'09"	75.00'	51.53'
27	N01°55'13"W	--	23.55'
28	N48°42'38"E	--	3.00'
29	18°40'45"	50.00'	16.30'
30	85°07'41"	40.00'	59.43'
31	85°07'41"	25.00'	37.14'
32	02°40'42"	828.00'	38.71'
33	03°06'03"	828.00'	44.81'
34	51°54'51"	45.00'	40.77'
35	N44°10'34"W	--	100.12'
36	N00°49'26"E	--	23.15'
37	79°46'26"	45.00'	62.65'
38	12°15'24"	810.00'	173.27'
39	00°34'42"	990.00'	9.99'
40	N41°17'22"W	--	71.72'
41	42°54'36"	45.00'	33.70'
42	03°53'29"	804.00'	54.60'
43	00°29'01"	804.00'	6.79'
44	03°24'28"	804.00'	47.82'
45	04°16'58"	90.00'	6.73'

NOTES:

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TRACT NO. 5045-2

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