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. 5045-4, 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 "G", "H", "I" AND "J".

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

AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF MOORPARK EASEMENTS OVER PARCELS "A" AND "B" 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, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE:

THE SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NOTHERLY LINE OF PARCEL "A" ABUTTING ELK RUN LOOP AND

THE EASTERLY AND NORTHEASTERLY LINE OF PARCEL "B" ABUTTING ELK RUN LOOP

IN ORDER THAT THE OWNER OF SAID PARCELS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID 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 THIS 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.

PARDEE HOMES, A CALIFORNIA CORPORATION, OWNER

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

PRINT NAME: Nancy Trojan
PRINT TITLE: Asst. Secretary

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF Los Angeles

ON THIS 6th DAY OF January 2006, BEFORE ME Sherrie Jossen, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED John Arvin AND Nancy Trojan, 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.

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

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: MARCH 20, 2006

BY: Michael K. Sullivan
CHIEF DEPUTY COUNTY SURVEYOR
MICHAEL K. SULLIVAN

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 5045-4 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 1st DAY OF March, 2006 FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP.

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

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

HOWEVER, THE OFFER OF EASEMENTS OVER PARCELS "A" AND "B" 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 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 2nd DAY OF March, 2006.

ATTEST:

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

PATRICK HUNTER
MAYOR OF THE CITY
CITY OF MOORPARK

DOC# 20060322-00600868

COUNTY RECORDER'S CERTIFICATE

FILED THIS 22nd DAY OF March, 2006 AT 8:00 A. M. IN BOOK 155 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 69-75, AT THE REQUEST OF CHICAGO TITLE COMPANY.

PHILIP J. SCHMIT
COUNTY RECORDER
COUNTY OF VENTURA

BY: Elizabeth Grant
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: 3-9-06

LAWRENCE L. MATHENEY
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY TAX COLLECTOR

SIGNATURE OMISSIONS

(i)

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A)[1] 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 ~~AND APRIL 18, 1960, IN BOOK 1857, PAGE 358, BOTH~~ OF OFFICIAL RECORDS.

(NOTE: BOOK 1079, PAGE 155 IS NOT PLOTTABLE).

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 IN THE DEED RECORDED DECEMBER 15, 1964 IN BOOK 2689, PAGE 564 OF OFFICIAL RECORDS.

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: 12/21/05

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. 5045-4, 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: 2-14-, 2006

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5045-4 AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

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

WALTER H. BROWN, L.S. 4364, EXPIRES 9/30/07
CITY SURVEYOR, CITY OF MOORPARK

DATE: FEBRUARY 15, 2006

TOTAL GROSS AREA = 22.190 ACRES
78 NUMBERED LOTS
10 LETTERED PARCELS

20060322-00600868
Recorded
03/22/2006 08:00:00 AM
T2006023864 ER
Fees: $18.00
Ventura County Recorder
Philip J. Schmit

TRACT NO. 5045-4

IN THE CITY OF MOORPARK
COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF LOTS 43, 44, 47 AND 48 OF THE VALLETTE TRACT AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 3, PAGE 41 OF MISCELLANEOUS RECORDS (MAPS), 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 BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY.

OCTOBER, 2004

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JN 10-101690

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

TRACT NO. 5045-4

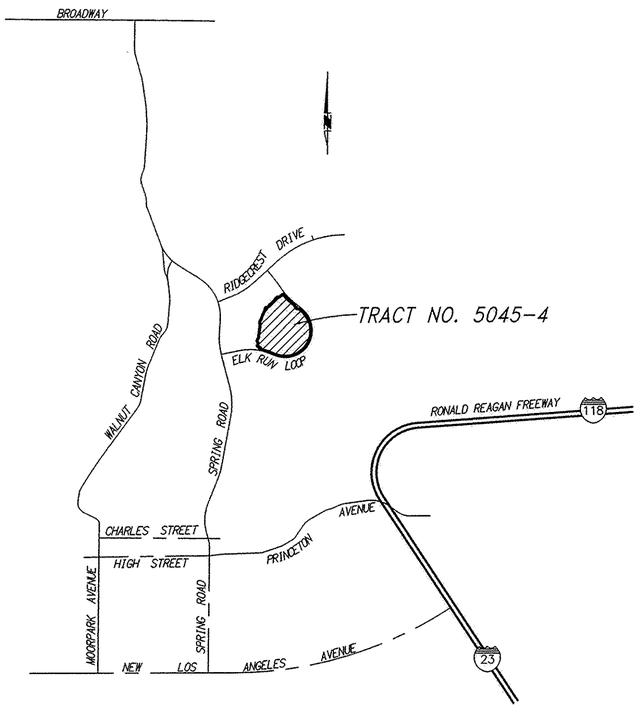
IN THE CITY OF MOORPARK
COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF LOTS 43, 44, 47 AND 48 OF THE VALLETTE TRACT AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 3, PAGE 41 OF MISCELLANEOUS RECORDS (MAPS), 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 BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY.

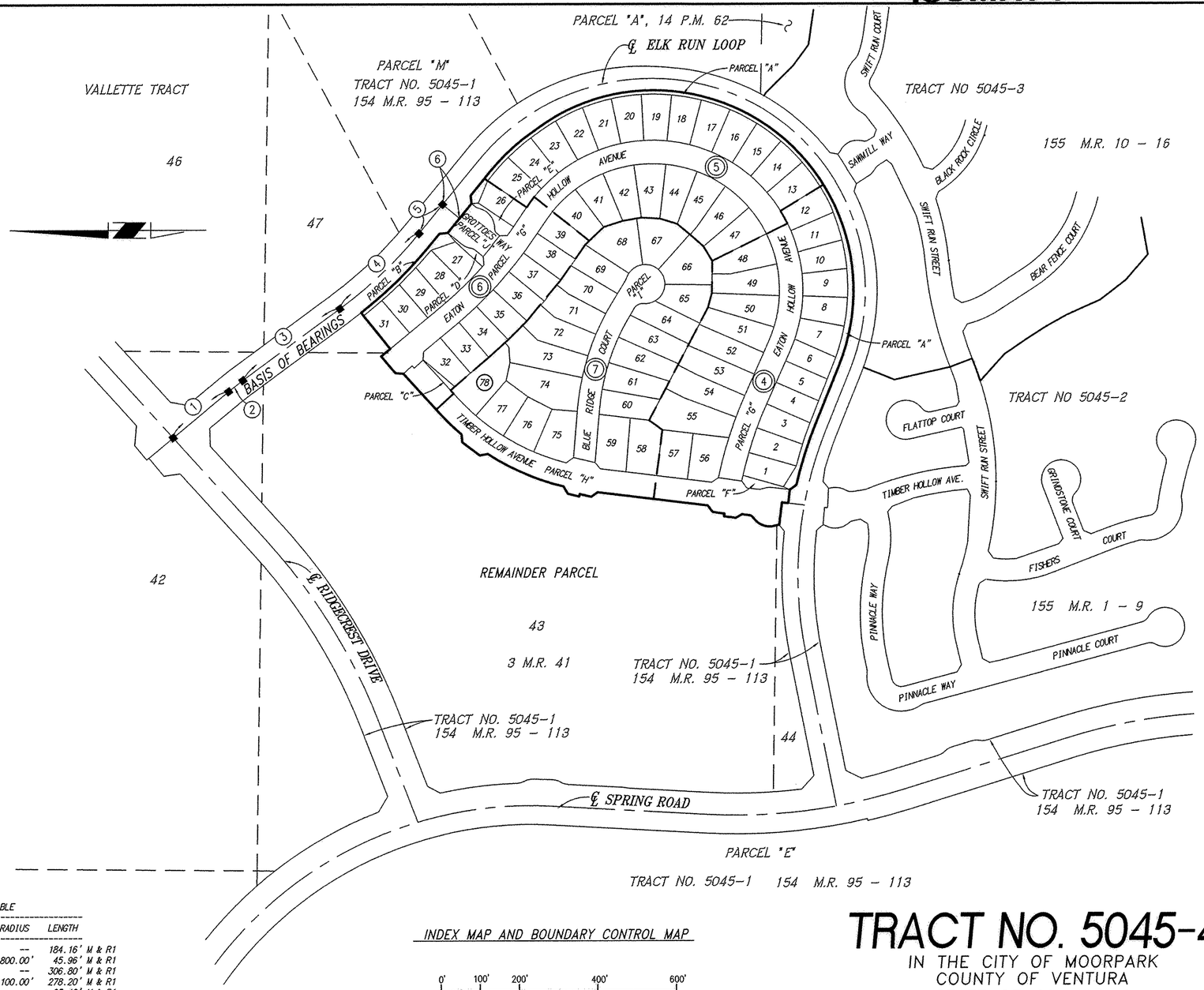
OCTOBER, 2004

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VICINITY MAP
NOT TO SCALE



LEGEND AND RECORD DATA REFERENCES:

M	DENOTES MEASURED.
(RAD)	RADIAL
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 POINTS OF CONTROL.
4. SET 1" IRON PIPE TAGGED "L.S. 5134" AT ALL LOT/PARCEL CORNERS, EXCEPT LOT/PARCEL 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 FOUND VENTURA COUNTY WELL MONUMENT WITH 2" BRASS CAP STAMPED "L.S. 5134" PER R1.
7. ● INDICATES FOUND 1 1/2" IRON PIPE TAGGED "L.S. 5134" PER R1.
8. N.S. - INDICATES NOTHING SET AT THIS LOCATION.

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
1	N39°45'59"W	--	184.16' M & R1
2	03°17'30"	800.00'	45.96' M & R1
3	N36°28'29"W	--	306.80' M & R1
4	14°29'26"	1100.00'	278.20' M & R1
5	N50°57'55"W	--	95.40' M & R1
6	N39°02'05"E	--	55.00' M & R1

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF ELK RUN LOOP BEING HELD AS N36°28'29"E AS SHOWN ON TRACT NO. 5045-1, 154 M.R. 95 - 113.

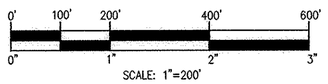
NOTES:

1) PARCELS "A", THROUGH "F", INCLUSIVE, ARE TO BE GRANTED BY SEPARATE DOCUMENT TO THE HOMEOWNER'S ASSOCIATION FOR LANDSCAPING AND SLOPE MAINTENANCE PURPOSES.

2) PARCELS "G", "H", "I" AND "J" ARE PRIVATE STREETS.

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

INDEX MAP AND BOUNDARY CONTROL MAP



SCALE: 1"=200'

(3) - DENOTES MAP SHEET NUMBER

TRACT NO. 5045-4

IN THE CITY OF MOORPARK
COUNTY OF VENTURA
STATE OF CALIFORNIA

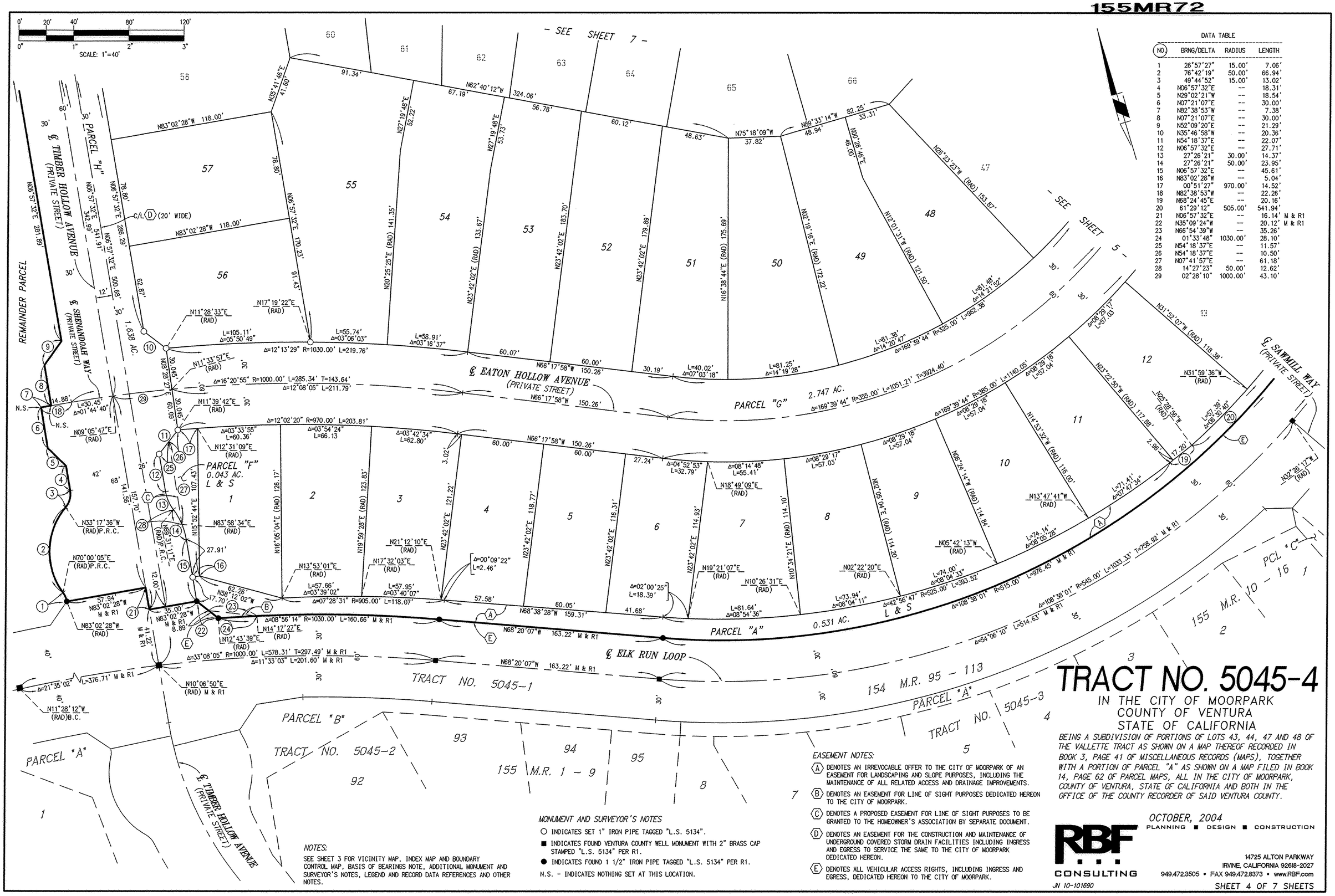
BEING A SUBDIVISION OF PORTIONS OF LOTS 43, 44, 47 AND 48 OF THE VALLETTE TRACT AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 3, PAGE 41 OF MISCELLANEOUS RECORDS (MAPS), TOGETHER WITH A PORTION OF PARCEL "A" AS SHOWN ON A MAP FILED IN BOOK 14, PAGE 62 OF PARCEL MAPS, ALL IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA AND BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY.

OCTOBER, 2004

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JN 10-101690

155MR72



DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
1	26°57'27"	15.00'	7.06'
2	76°42'19"	50.00'	66.94'
3	49°44'52"	15.00'	13.02'
4	N06°57'32"E	--	18.31'
5	N29°02'21"W	--	18.54'
6	N07°21'07"E	--	30.00'
7	N82°38'53"W	--	7.38'
8	N07°21'07"E	--	30.00'
9	N52°09'20"E	--	21.29'
10	N35°46'58"W	--	20.36'
11	N54°18'37"E	--	22.07'
12	N06°57'32"E	--	27.71'
13	27°26'21"	30.00'	14.37'
14	27°26'21"	50.00'	23.95'
15	N06°57'32"E	--	45.61'
16	N83°02'28"W	--	5.04'
17	00°51'27"	970.00'	14.52'
18	N82°38'53"W	--	22.26'
19	N68°24'45"E	--	20.16'
20	61°29'12"	505.00'	541.94'
21	N06°57'32"E	--	16.14' M & R1
22	N35°09'24"W	--	20.12' M & R1
23	N66°54'39"W	--	35.26'
24	01°33'48"	1030.00'	28.10'
25	N54°18'37"E	--	11.57'
26	N54°18'37"E	--	10.50'
27	N07°41'57"E	--	61.18'
28	14°27'23"	50.00'	12.62'
29	02°28'10"	1000.00'	43.10'

TRACT NO. 5045-4

IN THE CITY OF MOORPARK COUNTY OF VENTURA STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF LOTS 43, 44, 47 AND 48 OF THE VALLETTE TRACT AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 3, PAGE 41 OF MISCELLANEOUS RECORDS (MAPS), 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 BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY.

OCTOBER, 2004

NOTES:

SEE SHEET 3 FOR VICINITY MAP, INDEX MAP AND BOUNDARY CONTROL MAP, BASIS OF BEARINGS NOTE, ADDITIONAL MONUMENT AND SURVEYOR'S NOTES, LEGEND AND RECORD DATA REFERENCES AND OTHER NOTES.

MONUMENT AND SURVEYOR'S NOTES

- ○ INDICATES SET 1" IRON PIPE TAGGED "L.S. 5134".
- ■ INDICATES FOUND VENTURA COUNTY WELL MONUMENT WITH 2" BRASS CAP STAMPED "L.S. 5134" PER R1.
- ● INDICATES FOUND 1 1/2" IRON PIPE TAGGED "L.S. 5134" PER R1.

N.S. - INDICATES NOTHING SET AT THIS LOCATION.

EASEMENT NOTES:

- (A) DENOTES AN IRREVOCABLE OFFER TO THE CITY OF MOORPARK OF AN EASEMENT FOR LANDSCAPING AND SLOPE PURPOSES, INCLUDING THE MAINTENANCE OF ALL RELATED ACCESS AND DRAINAGE IMPROVEMENTS.
- (B) DENOTES AN EASEMENT FOR LINE OF SIGHT PURPOSES DEDICATED HEREON TO THE CITY OF MOORPARK.
- (C) DENOTES A PROPOSED EASEMENT FOR LINE OF SIGHT PURPOSES TO BE GRANTED TO THE HOMEOWNER'S ASSOCIATION BY SEPARATE DOCUMENT.
- (D) DENOTES AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND COVERED STORM DRAIN FACILITIES INCLUDING INGRESS AND EGRESS TO SERVICE THE SAME TO THE CITY OF MOORPARK DEDICATED HEREON.
- (E) DENOTES ALL VEHICULAR ACCESS RIGHTS, INCLUDING INGRESS AND EGRESS, DEDICATED HEREON TO THE CITY OF MOORPARK.

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

NOTES:

SEE SHEET 3 FOR VICINITY MAP, INDEX MAP AND BOUNDARY CONTROL MAP, BASIS OF BEARINGS NOTE, ADDITIONAL MONUMENT AND SURVEYOR'S NOTES, LEGEND AND RECORD DATA REFERENCES AND OTHER NOTES.

- SEE SHEET 6 -

- SEE SHEET 7 -

- SEE SHEET 4 -

- SEE SHEET 5 -

- SEE SHEET 3 -

- SEE SHEET 2 -

- SEE SHEET 1 -

- SEE SHEET 2 -

- SEE SHEET 3 -

- SEE SHEET 4 -

- SEE SHEET 5 -

- SEE SHEET 6 -

- SEE SHEET 7

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

47
VALETTE TRACT
3 M.R. 41

DETAIL
NOT TO SCALE

MONUMENT AND SURVEYOR'S NOTES
- ○ INDICATES SET 1" IRON PIPE TAGGED "L.S. 5134".
- ■ INDICATES FOUND VENTURA COUNTY WELL MONUMENT WITH 2" BRASS CAP STAMPED "L.S. 5134" PER R1.
- ● INDICATES FOUND 1 1/2" IRON PIPE TAGGED "L.S. 5134" PER R1.

PARCEL "M"
TRACT NO. 5045-1
154 M.R. 95 - 113

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
1	N03°51'19"E	--	20.70'
2	N39°46'20"W	--	29.86'
3	N51°37'37"E	(RAD)	10.00'
4	N50°57'55"W	--	32.40' M & R1
5	N05°57'55"W	--	21.21' M & R1
6	N84°02'05"E	--	21.21' M & R1
7	N50°57'55"W	--	79.66' M & R1
8	15°15'25"	529.00'	140.86' M & R1
9	N54°04'14"W	--	12.57'
10	N50°57'55"W	--	23.42'
11	15°15'25"	519.00'	138.20'
12	N39°02'05"E	--	13.26'
13	28°17'08"	15.00'	7.41'
14	52°16'12"	15.00'	13.68'
15	N39°02'05"E	--	9.75'
16	N00°33'11"E	--	19.13'
17	01°32'55"	970.00'	26.22'
18	N50°57'55"W	--	30.00'
19	N50°57'55"W	--	38.00'
20	N85°07'55"E	--	21.62'
21	N39°02'05"E	--	28.55'
22	31°42'25"	15.00'	8.30'
23	31°42'25"	52.00'	28.78'
24	N50°57'55"W	--	5.36'
25	N39°46'20"W	--	43.09'
26	N50°13'40"E	--	2.00'
27	N86°08'41"W	--	21.72'
28	00°19'06"	970.00'	5.39'
29	N45°19'16"E	--	1.88'
30	N42°27'27"E	--	5.44'
31	01°07'23"	970.00'	19.01'
32	N39°02'05"E	--	29.91'
33	N42°31'02"W	--	30.00'
34	50°38'32"	90.00'	79.55'
35	N39°02'05"E	--	15.10'
36	16°13'14"	90.00'	25.48'
37	N56°14'27"W	--	56.81'

EASEMENT NOTES:
- (A) DENOTES AN IRREVOCABLE OFFER TO THE CITY OF MOORPARK OF AN EASEMENT FOR LANDSCAPING AND SLOPE PURPOSES, INCLUDING THE MAINTENANCE OF ALL RELATED ACCESS AND DRAINAGE IMPROVEMENTS.
- (B) DENOTES AN EASEMENT FOR LINE OF SIGHT PURPOSES DEDICATED HEREON TO THE CITY OF MOORPARK.
- (C) DENOTES A PROPOSED EASEMENT FOR LINE OF SIGHT PURPOSES TO BE GRANTED TO THE HOMEOWNER'S ASSOCIATION BY SEPARATE DOCUMENT.
- (D) DENOTES AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND COVERED STORM DRAIN FACILITIES INCLUDING INGRESS AND EGRESS TO SERVICE THE SAME TO THE CITY OF MOORPARK DEDICATED HEREON.
- (E) DENOTES ALL VEHICULAR ACCESS RIGHTS, INCLUDING INGRESS AND EGRESS, DEDICATED HEREON TO THE CITY OF MOORPARK.

- SEE SHEET 5 -

- SEE SHEET 7 -

NOTES:
SEE SHEET 3 FOR VICINITY MAP, INDEX MAP AND BOUNDARY CONTROL MAP, BASIS OF BEARINGS NOTE, ADDITIONAL MONUMENT AND SURVEYOR'S NOTES, LEGEND AND RECORD DATA REFERENCES AND OTHER NOTES.

TRACT NO. 5045-4

IN THE CITY OF MOORPARK
COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF LOTS 43, 44, 47 AND 48 OF THE VALLETTE TRACT AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 3, PAGE 41 OF MISCELLANEOUS RECORDS (MAPS), 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 BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY.

OCTOBER, 2004

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JN 10-101690

EASEMENT NOTES:

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

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

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

- SEE SHEET 6 -

PARCEL "G"

PARCEL "H" 1.638 AC.

℄ TIMBER HOLLOW AVENUE (PRIVATE STREET)

℄ ELKTON COURT (PRIVATE STREET)

℄ BLUE RIDGE COURT (PRIVATE STREET)

PARCEL "I" 0.754 AC.

℄ BLUE RIDGE WAY (PRIVATE STREET)

REMAINDER PARCEL

PARCEL "H" 1.638 AC.

- SEE SHEET 5 -

- SEE SHEET 4 -

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH	TANGENT
1	N34°50'13"W	--	19.99'	
2	N13°22'03"E	(RAD)	30.00'	
3	01°17'19"	300.00'	6.75'	
4	N14°39'22"E	(RAD)	30.00'	
5	N59°08'16"E	--	21.40'	
6	N10°10'59"W	--	20.49'	
7	N83°38'22"E	--	20.49'	
8	N35°32'05"W	--	22.96'	
9	13°15'41"	25.00'	5.79'	
10	15°30'28"	50.00'	13.53'	
11	63°53'46"	25.00'	27.88'	
12	N58°55'39"W	--	14.04'	
13	00°35'28"	572.00'	5.90'	
14	N50°44'11"E	--	20.76'	
15	N80°28'19"W	(RAD)	20.56'	
16	05°07'41"	300.00'	26.85'	13.43'
17	03°50'22"	300.00'	20.10'	
18	02°34'09"	600.00'	26.90'	
19	N06°57'32"E	--	65.70'	

MONUMENT AND SURVEYOR'S NOTES

○ INDICATES SET 1" IRON PIPE TAGGED "L.S. 5134".

N.S. - INDICATES NOTHING SET AT THIS LOCATION.

NOTES:

SEE SHEET 3 FOR VICINITY MAP, INDEX MAP AND BOUNDARY CONTROL MAP, BASIS OF BEARINGS NOTE, ADDITIONAL MONUMENT AND SURVEYOR'S NOTES, LEGEND AND RECORD DATA REFERENCES AND OTHER NOTES.

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