OWNERS STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION AND CONDOMINIUM PROJECT SHOWN ON THIS MAP WITHIN THE EXTERIOR BOUNDARY LINE AND THAT THEY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION FOR CONDOMINIUM PURPOSES.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE WESTERLY LINE OF LOT 1 ABUTTING ELK RUN LOOP IN ORDER THAT THE OWNERS OF SAID LOT 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 ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE AN ACCESS EASEMENT OVER THE 25.00' WIDE STRIP OF LAND AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY DEDICATE TO VENTURA COUNTY WATERWORKS DISTRICT NO. 1 A 20.00 FOOT WIDE EASEMENT FOR WATER PIPELINE PURPOSES OVER LOT 1 AS SHOWN ON THIS MAP.

PARDEE HOMES, A CALIFORNIA CORPORATION, OWNER

John Arvin

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

Nancy Trojan

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 Jassen, 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 OASIS 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:

Sherrie Jassen
NOTARY PUBLIC IN AND FOR SAID STATE

Sherrie Jassen
PRINT NAME

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

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 ON 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

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 5045-6 CONSISTING OF 3 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 2nd DAY OF August, 2006, FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP.

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

AND ALSO HEREBY ACCEPTS THE ACCESS EASEMENT OVER THE 25.00' WIDE STRIP OF LAND ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.

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 1st DAY OF September, 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

COUNTY RECORDER'S CERTIFICATE

FILED THIS 23 DAY OF October, 2006 AT 8:00 A.M. IN BOOK 157 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 1-3, AT THE REQUEST OF CHICAGO TITLE COMPANY.
DOC # 2006-00224503

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 SECTION 66492 AND 66493 OF THE SUBDIVISION MAP ACT HAVE BEEN FILED AND DEPOSITED WITH ME.

DATE: 9/25/06

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 EASEMENT FOR WATER PIPELINE 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: OCTOBER 19TH, 2006

BY: _____
CHIEF DEPUTY COUNTY SURVEYOR

SIGNATURE OMISSIONS NOTES

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, 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.

_____ DATED: 12/21/05
GREGORY A. HELMER L.S. 5134
EXPIRES: 06-30-2007

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

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5045-6, 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.

Rusty R. Reed
RUSTY R. REED, R.C.E. C-37081
EXPIRES JUNE 30, 2008
CITY ENGINEER, CITY OF MOORPARK

DATE: 5-11, 2006

REGISTERED PROFESSIONAL ENGINEER
RUSTY R. REED
C 37081
EXPIRES 6/30/08
CIVIL
STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5045-6 AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

Walter H. Brown
WALTER H. BROWN, L.S. 4364, EXPIRES 9/30/07
CITY SURVEYOR, CITY OF MOORPARK
DATE: 3 MAY, 2006

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

TOTAL GROSS AREA = 8.502 ACRES
1 NUMBERED LOT

TRACT NO. 5045-6

IN THE CITY OF MOORPARK
COUNTY OF VENTURA
STATE OF CALIFORNIA

"FOR CONDOMINIUM PURPOSES"

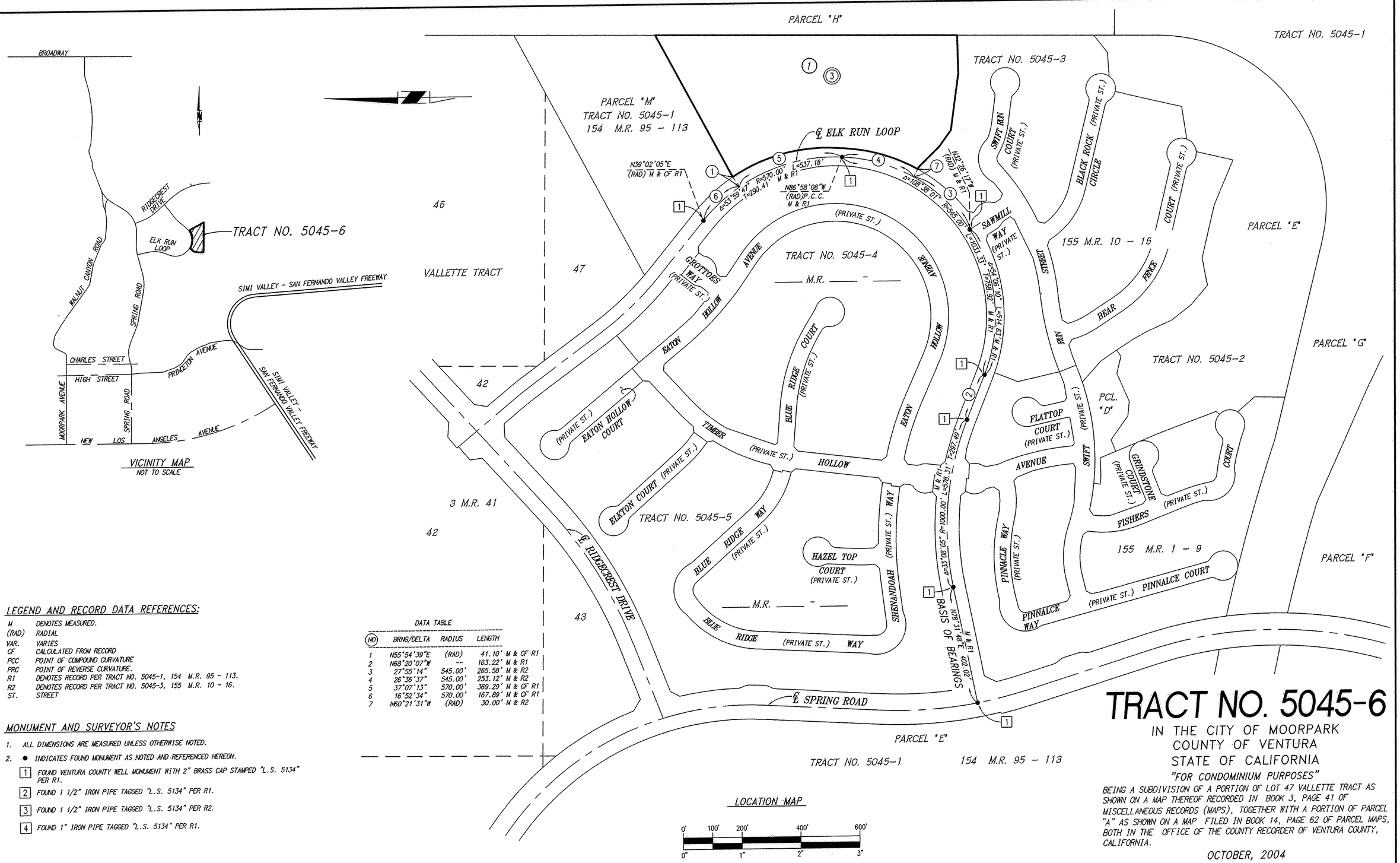
BEING A SUBDIVISION OF A PORTION OF LOT 47 VALLETTE TRACT AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 3, PAGE 41 OF MISCELLANEOUS RECORDS (MAPS), TOGETHER WITH A PORTION OF PARCEL "A" AS SHOWN ON A MAP FILED IN BOOK 14, PAGE 62 OF PARCEL MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY, CALIFORNIA.

OCTOBER, 2004

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JN 10-101690

2006-0224503-00 1/3
Philip J. Schmit
Ventura County Clerk and Recorder
10/23/2006 08:00:00 AM
17104 $10.00 HE



VICINITY MAP
NOT TO SCALE

LEGEND AND RECORD DATA REFERENCES:

M	DENOTES MEASURED.
(RAD)	RADIAL
VAR.	VARIES
CF	CALCULATED FROM RECORD
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE.
R1	DENOTES RECORD PER TRACT NO. 5045-1, 154 M.R. 95 - 113.
R2	DENOTES RECORD PER TRACT NO. 5045-3, 155 M.R. 10 - 16.
ST.	STREET

MONUMENT AND SURVEYOR'S NOTES

1. ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE NOTED.
2. ● INDICATES FOUND MONUMENT AS NOTED AND REFERENCED HEREON.
   - [1] FOUND VENTURA COUNTY WELL MONUMENT WITH 2" BRASS CAP STAMPED "L.S. 5134" PER R1.
   - [2] FOUND 1 1/2" IRON PIPE TAGGED "L.S. 5134" PER R1.
   - [3] FOUND 1 1/2" IRON PIPE TAGGED "L.S. 5134" PER R2.
   - [4] FOUND 1" 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 WAY BEING HELD AS N78°31'48"E AS SHOWN ON TRACT NO. 5045-1, 154 M.R. 95 - 113.

DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH
1	N55°54'39"E	(RAD)	41.10' M & CF R1
2	N68°20'07"W	--	163.22' M & R1
3	27°55'14"	545.00'	265.58' M & R2
4	26°36'37"	545.00'	253.12' M & R2
5	37°07'13"	570.00'	369.29' M & CF R1
6	16°52'34"	570.00'	167.89' M & CF R1
7	N60°21'31"W	(RAD)	30.00' M & R2

LOCATION MAP

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

(3) - DENOTES MAP SHEET NUMBER

TRACT NO. 5045-6

IN THE CITY OF MOORPARK
COUNTY OF VENTURA
STATE OF CALIFORNIA

"FOR CONDOMINIUM PURPOSES"

BEING A SUBDIVISION OF A PORTION OF LOT 47 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, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY, CALIFORNIA.

OCTOBER, 2004

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157MR03

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

PARCEL "H"

N00°43'04"E 2078.60' M & R1
N00°43'04"E 1024.56' M & CF R2

342.04'

372.84' M & R1

681.20' M & CF R2

63

64

65

66

67

68

69

155 M.R. 10 - 16

TRACT NO. 5045-3

N88°39'09"E 130.27' M & R2

N82°11'09"W 194.33' M & R2

N61°50'04"E 550.57' M & R1

PARCEL "M" TR. 5045-1 154 M.R. 95 - 113

20'

25'

(1) 8.502 ACRES GROSS

(B) N89°46'46"W 388.17'

M & R1 L=371.03' Δ=37°06'03" R=573.00' L=545.04'

N56°26'03"E (RAD) R=573.00' M & R1

M & R1 L=174.01' Δ=17°23'58"

Δ=54°30'01" (RAD) M & CF R1

N65°41'56"E (RAD) M & CF R1

VARIES

L=537.18'

Δ=53°59'47" R=570.00' L=537.18' T=290.41' M & R1

DETAIL N.T.S.

SEE DETAIL AT LEFT

N39°02'05"E (RAD)B.C. M & CF R1

M & R1 L=174.01' Δ=17°23'58"

M & CF R1 L=167.88' Δ=16°52'34"

N39°02'05"E (RAD)B.C. M & CF R1

VARIES

Δ=37°06'03" L=371.03' M & R1
Δ=54°30'01" R=573.00' L=545.04' M & R1

℄ ELK RUN LOOP

Δ=37°07'13" L=369.29' M & CF R1
Δ=53°59'47" R=570.00' L=537.18' T=290.41' M & R1

VAR.

PARCEL "A"

N82°16'43"W (RAD)

27.20' N03°32'06"E M & R1

N86°58'08"W (RAD)P.C.C. M & R1

Δ=26°06'23" R=575.00' L=261.99' M & R2

Δ=21°55'12" L=219.98'

Δ=26°36'37" Δ=54°31'51" R=545.00' L=518.70' T=280.88' M & R1

N60°21'31"W 30.00' (RAD) M & R2

N60°21'31"W 10.00' (RAD)

PARCEL "B"

N44°37'07"W M & R2

68.13' N50°07'42"W M & R2

95.76'

Δ=27°55'14" L=285.95'

N32°26'17"W (RAD) M & R1

℄ SAWMILL WAY (PRIVATE STREET)

TRACT NO. 5045-4 ____ M.R. ____ - ____

24 23 22 21 20 19 18 17 16 15

LEGEND AND RECORD DATA REFERENCES:

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(RAD)	RADIAL
VAR.	VARIES
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NOTES: 1) SEE SHEET 2 FOR VICINITY MAP, LOCATION MAP AND BASIS OF BEARINGS NOTE.

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

EASEMENT NOTES

- (A) DENOTES A 25 FOOT WIDE ACCESS EASEMENT FOR ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE BEING DEDICATED HEREON.
- (B) DENOTES A 20 FOOT WIDE WATER PIPELINE EASEMENT PURPOSES TO VENTURA COUNTY WATERWORKS DISTRICT NO. 1 HEREON.
- (C) DENOTES ALL VEHICULAR ACCESS RIGHTS, INCLUDING INGRESS AND EGRESS, DEDICATED HEREON TO THE CITY OF MOORPARK.

0' 25' 50' 100' 200'
0" 1" 2" 3"
SCALE: 1" = 50'

TRACT NO. 5045-6

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

BEING A SUBDIVISION OF A PORTION OF LOT 47 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, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY, CALIFORNIA.

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