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. 5045-8, 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 "A" THROUGH "H", INCLUSIVE.

AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF MOORPARK EASEMENTS OVER PARCELS "Q" AND "R" 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 HIKING AND EQUESTRIAN 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 PARCELS "P", "Q" AND "R" TO ALLOW ONLY THOSE USES DESCRIBED AS PERMITTED IN THE SPECIFIC PLAN NO. 2 PRIVATE OPEN SPACE DEVELOPMENT REGULATIONS (SECTION 17.74.050.A OF THE MOORPARK MUNICIPAL CODE), AND NO AGRICULTURE, EXCAVATION, DRILLING, EXTRACTION, PUMPING (EXCLUDING SUCH PUMPING AS MAY BE NEEDED FOR DE-WATERING 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 PARCELS "P", "Q" AND "R" IS VOLUNTARILY GRANTED PURSUANT TO CALIFORNIA CIVIL CODE SECTION 815 ET SEQ. TO PRESERVE THE NATURAL, SCENIC AND OPEN SPACE CHARACTER OF THE PROPERTY IN AN UNDEVELOPED CONDITION; 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 OFFER TO DEDICATE TO THE CITY OF MOORPARK, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE:

THE SOUTHEASTERLY LINES OF PARCELS "P", "Q" AND "R" ABUTTING RIDGECREST DRIVE,

THE SOUTHWESTERLY LINE OF PARCEL "R" ABUTTING SPRING ROAD AND

THE SOUTHWESTERLY LINE OF PARCEL "R" ABUTTING WALNUT CANYON ROAD

IN ORDER THAT THE OWNER OF SAID PARCELS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER, TO SAID RIDGECREST DRIVE, SPRING ROAD AND WALNUT CANYON ROAD 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 OFFER TO DEDICATE TO THE CITY OF MOORPARK THE RIGHT TO RESTRICT THE ERECTION OF HABITABLE BUILDINGS OR OTHER STRUCTURES WITHIN THOSE AREAS DESIGNATED "RESTRICTED USE AREA" 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 AND ALSO AN EASEMENT OVER PARCEL "P" FOR WATER PIPE LINE PURPOSES AS SHOWN ON THIS MAP.

KB HOME GREATER LOS ANGELES, INC., A CALIFORNIA CORPORATION, OWNER

PRINT NAME: Ron Mertzel
PRINT TITLE: Vice President, Land

PRINT NAME: Charles Heffernan
PRINT TITLE: Vice President

PARDEE HOMES, A CALIFORNIA CORPORATION,

AS OPTIONEE UNDER MEMORANDUM OF OPTION TO PURCHASE, RECORDED MARCH 24, 2006 AS DOCUMENT NO. 20060324-0062754 OF OFFICIAL RECORDS AND AS BENEFICIARY UNDER DEED OF TRUST RECORDED MARCH 24, 2006 AS DOCUMENT NO. 20060324-0062753 OF OFFICAL RECORDS.

PRINT NAME: JOHN ARVIN
PRINT TITLE: SR. VICE PRESIDENT

PRINT NAME: JAMES C. BIZZELLE III
PRINT TITLE: V.P community Development

NOTE: SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENT FOR PARDEE HOMES.

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 5045-8 CONSISTING OF 17 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 THE ACCESS EASEMENTS OVER PARCELS "A" THROUGH "H", INCLUSIVE, ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.

AND ALSO HEREBY ACCEPTS THE EASEMENTS OVER A PORTION OF PARCEL "R" 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 A PORTION OF PARCEL "R" AND OVER PARCEL "Q" 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 HIKING AND EQUESTRIAN 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 PARCELS "P", "Q" AND "R" FOR OPEN SPACE CONSERVATION PURPOSES AS OFFERED HEREON.

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.

AND ALSO HEREBY ACCEPTS THE RIGHT TO RESTRICT THE ERECTION OF HABITABLE BUILDINGS OR OTHER STRUCTURES WITHIN THOSE AREAS DESIGNATED "RESTRICTED USE AREA" 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 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 25 DAY OF October, 2006 AT 8:00A M. IN BOOK 157 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 7-23, AT THE REQUEST OF CHICAGO TITLE COMPANY.
DOC # 2006-0022633-1

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

NOTARY ACKNOWLEDGMENT: (KB HOME GREATER LOS ANGELES, INC.)

STATE OF CALIFORNIA
COUNTY OF Los Angeles

ON Aug 29, 2006, BEFORE ME Karen A DeFevers, Notary Public PERSONALLY APPEARED Ron Mertzel and Charles Heffernan PERSONALLY KNOWN TO ME (~~OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE~~) TO BE THE PERSON(S) WHOSE NAME(S) ~~IS~~/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE/SHE~~/THEY EXECUTED THE SAME IN ~~HIS/HER~~/THEIR AUTHORIZED CAPACITY(~~IES~~), AND THAT BY ~~HIS/HER~~/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
Karen A. DeFevers
NOTARY PUBLIC IN AND FOR SAID STATE

Karen A DeFevers
(PRINT NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

MY COMMISSION EXPIRES: Nov. 27, 2008
COMMISSION NO. 1530284

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: 8/25/06
GREGORY A. HELMER L.S. 5134
VALID THROUGH: 06-30-2007

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5045-8, 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, R.C.E. C-37081
EXPIRES JUNE 30, 2008
CITY ENGINEER, CITY OF MOORPARK

DATE: 8/14, 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. 5045-8 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: 8/14, 2006

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

TOTAL GROSS AREA = 119.758 ACRES
132 NUMBERED LOTS
16 LETTERED PARCELS

TRACT NO. 5045-8

IN THE CITY OF MOORPARK
COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF THE REMAINDER PARCEL OF TRACT NO. 5045-1, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 154, PAGES 95 THROUGH 113, INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY.

OCTOBER, 2004

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949.472.3505 • FAX 949.472.8373 • www.RBF.com

JN 10-101690

20061025-0022633-0 1/17
Ventura County Clerk and Recorder
Philip J. Schmit
10/25/2006 08:00:00 AM
16097 $38.00 HE

NOTARY ACKNOWLEDGMENT: (PARDEE HOMES)

STATE OF CALIFORNIA
COUNTY OF Los Angeles

ON August 29, 2006, BEFORE ME Sherrie Jossen, Notary Public, PERSONALLY APPEARED John Arvin, Sr VP, AND James C. Bizzell, II, V.P., PERSONALLY KNOWN TO ME ~~(OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)~~ TO BE THE PERSON(S) WHOSE NAME(S) ~~IS~~/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE/SHE/~~THEY EXECUTED THE SAME IN ~~HIS/HER~~/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY ~~HIS/HER~~/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
Sherrie Jossen
NOTARY PUBLIC IN AND FOR SAID STATE
Sherrie Jossen
(PRINT NAME)

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

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

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: October 19, 2006

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

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

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 PER DOCUMENT RECORDED JANUARY 10, 1948 IN BOOK 816, PAGE 319 OF OFFICIAL RECORDS.

(NOTE: THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.)

2) CITY OF MOORPARK, PRESENT OWNER OF AN EASEMENT FOR ACCESS PURPOSES AS PER THE MAP OF TRACT NO. 4773, RECORDED IN BOOK 125, PAGES 22 AND 23 OF MAPS.

3) R.B.V.E. PROPERTY OWNERS ASSOCIATION, A CALIFORNIA MUTUAL BENEFIT ASSOCIATION, PRESENT OWNER OF AN EASEMENT FOR INGRESS, EGRESS, UTILITIES AND LANDSCAPING AS DISCLOSED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 25, 1993 AS DOCUMENT NO. 93-199191 OF OFFICIAL RECORDS.

4) JOACHIM AIWAZIAN AND CATHRYN AIWAZIAN, PRESENT OWNERS OF AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS PER DOCUMENT RECORDED SEPTEMBER 15, 1995 AS DOCUMENT NO. 95-109064 OF OFFICIAL RECORDS.

5) SOUTHERN CALIFORNIA EDISON COMPANY, PRESENT OWNER OF AN EASEMENT FOR PUBLIC UTILITIES AS PER DOCUMENT RECORDED JULY 19, 2006 AS DOCUMENT NO. 20060719-0152930 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) MARGIT H. CAVE, ET AL., PRESENT OWNER OF AN UNDIVIDED ONE-HALF INTEREST OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER A PORTION OF SAID LAND, BUT WITHOUT RIGHTS OF INGRESS AND EGRESS TO A DEPTH OF 500 FEET FROM THE SURFACE, AS RESERVED BY DEED RECORDED JUNE 30, 1964 IN BOOK 2571, PAGE 284 OF OFFICIAL RECORDS.

2) PATRICIA L. WILLIAMS, ET AL., PRESENT OWNERS 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 A PORTION 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.

TRACT NO. 5045-8

IN THE CITY OF MOORPARK
COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF THE REMAINDER PARCEL OF TRACT NO. 5045-1, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 154, PAGES 95 THROUGH 113, INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY.

OCTOBER, 2004

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JN 10-101690

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 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. ● 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 "C" NAIL DOWN 0.4' PER CALTRANS SR 87-107-79 AND R3. HELD AS P.I. FOR CENTERLINE OF WALNUT CANYON ROAD PER R3.
   - [3] FOUND 1 1/2" IRON PIPE TAGGED "L.S. 5134" PER R1.
   - [4] FOUND 3/4" IRON PIPE WITH NO TAG, PER R2, UP 0.7'.
   - [5] FOUND 1 1/2" IRON PIPE, PER R2, DOWN 0.3.
   - [6] FOUND 3/4" IRON PIPE TAGGED "L.S. 3428" PER R5.
   - [7] FOUND BRASS CAP MONUMENT AT NORTH 1/4 CORNER OF SECTION 33 PER R6.
   - [8] FOUND BRASS CAP STAMPED "CALIF DEPT. PARKS & REC. W.C. S.E. COR. 28 70.00' (W) L.S. 2685" PER R5. HELD FOR LINE PER R5.
   - [9] FOUND 1" IRON PIPE WITH PLASTIC PLUG STAMPED "PLS 5975" PER R2.
   - [10] FOUND 1 1/2" IRON PIPE TAGGED "R.C.E. 28522" IN LIEU OF 1" IRON PIPE TAGGED "R.C.E. 28522" PER R4.
   - [11] FOUND 1" IRON PIPE TAGGED "L.S. 4119" PER R4.
   - [12] FOUND BOLT AND WASHER DOWN 0.6 PER CALTRANS SR 87-107-80 AND R3. HELD AS POINT ON LINE FOR NEW C/L OF WALNUT CANYON ROAD PER R1.
   - [13] FOUND BOLT DOWN 0.6' PER CALTRANS SR 87-107-82 AND R3. HELD AS P.I. FOR CENTERLINE OF WALNUT CANYON ROAD PER R3.
   - [14] FOUND 2" IRON PIPE TAGGED "R.C.E. 9513" PER R2 FLUSH
   - [15] FOUND 1 1/2" IRON PIPE WITH NO TAG PER R2, UP 0.5'.
   - [16] FOUND SPIKE AND WASHER STAMPED "L.S. 5134", FLUSH, PER R1.
8. N.S. - INDICATES NOTHING SET AT THIS LOCATION.

EASEMENT NOTES:

(A) DENOTES AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES IN FAVOR OF JOACHIM AIWAZIAN AND CATHRYN AIWAZIAN RECORDED SEPTEMBER 13, 1995 AS INSTRUMENT NO. 95-109064 OF OFFICIAL RECORDS.

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

(C) DENOTES AN EASEMENT FOR ACCESS PURPOSES IN FAVOR OF THE CITY OF MOORPARK RECORDED SEPTEMBER 9, 1993 AS TRACT NO. 4773 IN BOOK 125 OF MAPS, AT PAGE 22.

(D) DENOTES A PROPOSED PRIVATE STREET EASEMENT TO BE GRANTED TO THE ADJACENT LANDOWNER BY SEPARATE DOCUMENT.

(E) DENOTES AN EASEMENT FOR HIKING AND EQUESTRIAN TRAIL PURPOSES BEING DEDICATED HEREON TO THE CITY OF MOORPARK.

(F) DENOTES A PROPOSED EASEMENT FOR ACCESS AND DRAINAGE PURPOSES TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT.

(G) DENOTES AN EASEMENT FOR WATER PIPELINE PURPOSES DEDICATED HEREON TO VENTURA COUNTY WATERWORKS DISTRICT NO. 1.

(H) DENOTES A PROPOSED EASEMENT FOR ACCESS PURPOSES TO BE GRANTED TO THE OWNER OF LOT 3 OF TRACT NO. 4773 BY SEPARATE DOCUMENT.

(I) 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. (THIS EASEMENT IS ACCEPTED ON THIS MAP).

(J) DENOTES AN IRREVOCABLE OFFER TO THE CITY OF MOORPARK OF AN EASEMENT FOR LANDSCAPING AND SLOPE MAINTENANCE PURPOSES, INCLUDING THE MAINTENANCE OF ALL RELATED ACCESS AND DRAINAGE IMPROVEMENTS. (THIS EASEMENT IS NOT ACCEPTED ON THIS MAP)

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

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

(M) 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.

(N) DENOTES A PROPOSED EASEMENT FOR DRAINAGE AND SLOPE MAINTENANCE PURPOSES TO BE GRANTED TO THE HOMEOWNER'S ASSOCIATION BY SEPARATE DOCUMENT.

(O) DENOTES "RESTRICTED USE AREA". THE RIGHT TO RESTRICT THE ERECTION OF HABITABLE BUILDINGS OR OTHER STRUCTURES WITHIN THIS AREA DEDICATED HEREON TO THE CITY OF MOORPARK.

(P) DENOTES AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES IN FAVOR OF R.B.V.E. PROPERTY OWNERS ASSOCIATION RECORDED OCTOBER 25, 1993 AS DOCUMENT NO. 93-19919 OF OFFICIAL RECORDS (NOTE THAT THE LOCATION OF THE LANDSCAPE EASEMENTS MENTIONED PER SAID DOCUMENT ARE DISCLOSED FROM THE RECORD.)

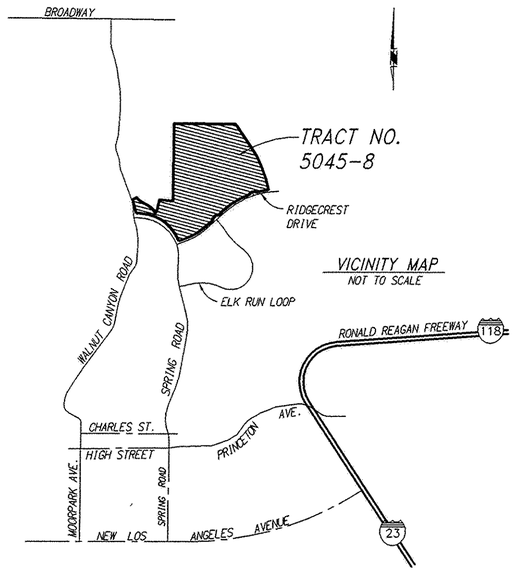
(Q) DENOTES A PROPOSED EASEMENT FOR SEWER PURPOSES TO BE GRANTED TO THE OWNER OF LOT 3 OF TRACT NO. 4773 BY SEPARATE DOCUMENT.

(R) DENOTES AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO. RECORDED JULY 19, 2006 AS DOCUMENT NO. 20060719-0152930 OF OFFICIAL RECORDS.

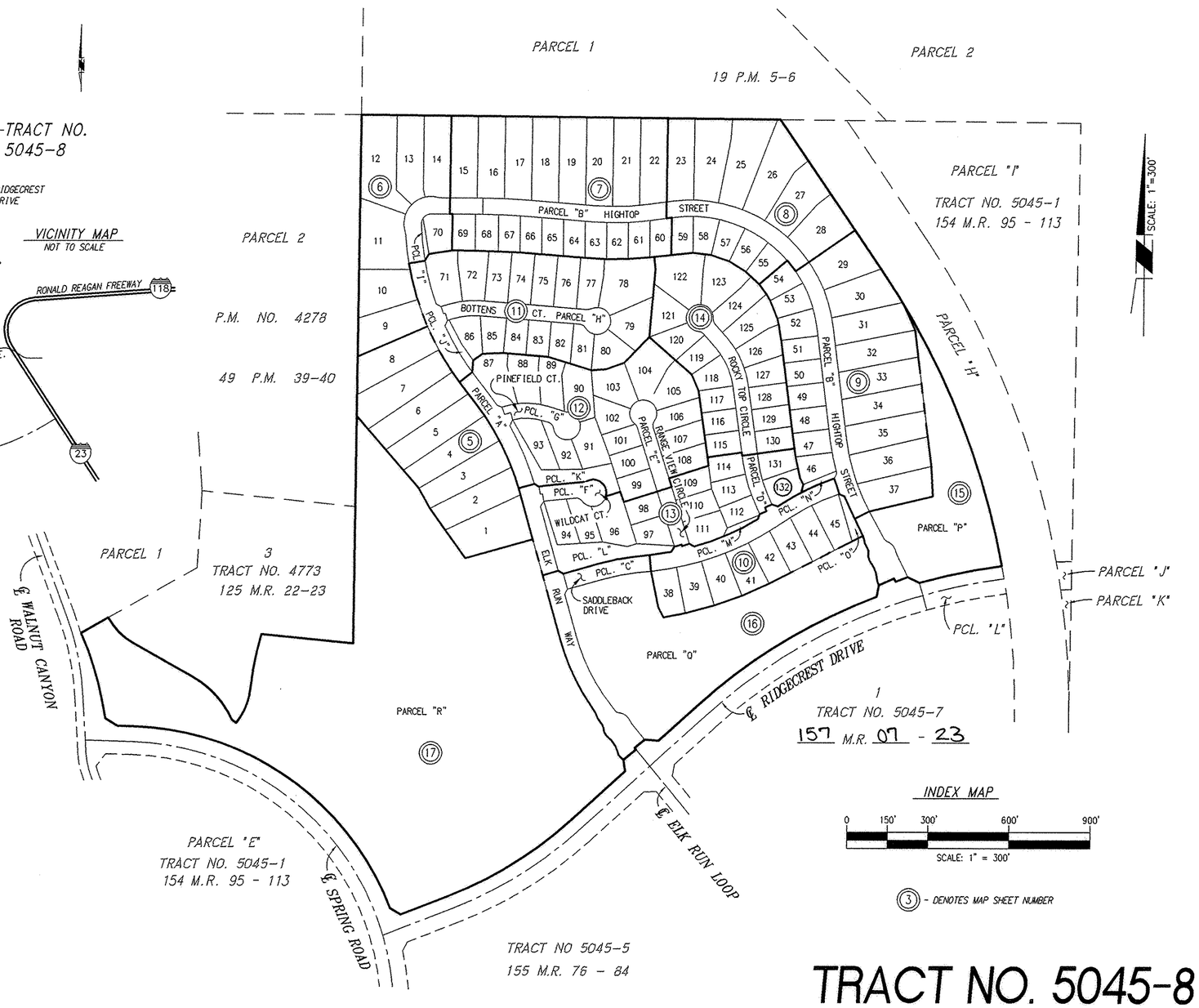
BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF RIDGECREST AVENUE BEING HELD AS N68°40'18"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.



VICINITY MAP
NOT TO SCALE



INDEX MAP

0 150' 300' 600' 900'

SCALE: 1" = 300'

(3) - DENOTES MAP SHEET NUMBER

LEGEND AND RECORD DATA REFERENCES:

AC.	ACRES
CF	DENOTES CALCULATED FROM RECORD.
E.C.	END OF CURVE
M	DENOTES MEASURED.
O/S	OFFSET
(RAD)	RADIAL
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE.
FTC	FROM TRUE CORNER.
L & S	DENOTES "FOR LANDSCAPING AND SLOPE MAINTENANCE PURPOSES".
R1	DENOTES RECORD PER TRACT NO. 5045-1, MR
R2	DENOTES RECORD PER 54 RS 39-43 (JANUARY, 2002)
R3	DENOTES RECORD PER CALTRANS SURVEY CONTROL MAP VEN 23, 12.5 & 14.5 (APRIL 1994)
R4	DENOTES RECORD PER TRACT NO. 4773, 125 MR 22-23 (SEPTEMBER, 1993)
R5	DENOTES RECORD PER 19 PM 5-6 (JUNE, 1975)
R6	DENOTES RECORD PER 44 RS 23 (JUNE, 1988)

TRACT NO. 5045-8

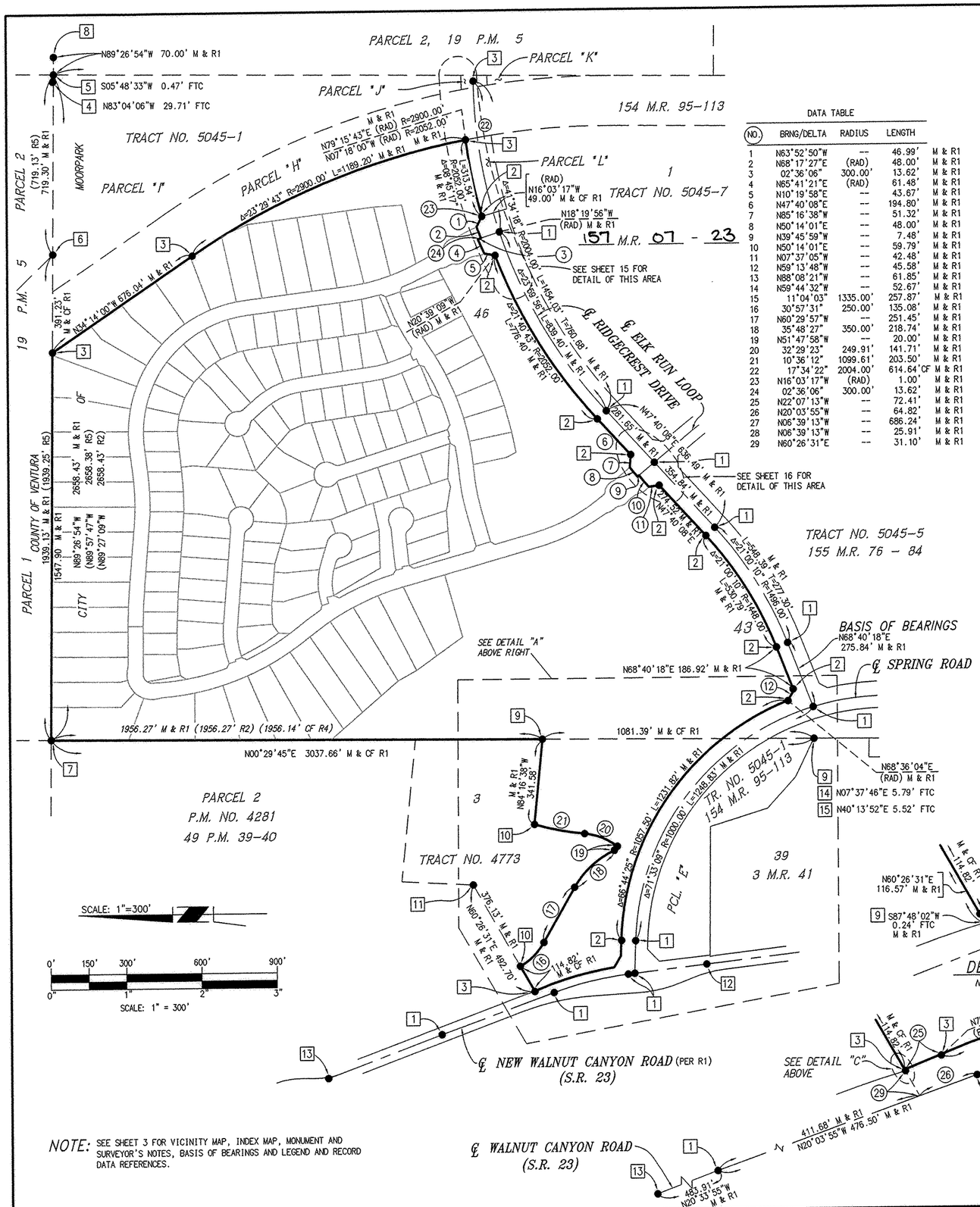
IN THE CITY OF MOORPARK
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NO.	BRNG/DELTA	RADIUS	LENGTH	
1	N63°52'50"W	--	46.99'	M & R1
2	N68°17'27"E	(RAD)	48.00'	M & R1
3	02°36'06"	300.00'	13.62'	M & R1
4	N65°41'21"E	(RAD)	61.48'	M & R1
5	N10°19'58"E	--	43.67'	M & R1
6	N47°40'08"E	--	194.80'	M & R1
7	N85°16'38"W	--	51.32'	M & R1
8	N50°14'01"E	--	48.00'	M & R1
9	N39°45'59"W	--	7.48'	M & R1
10	N50°14'01"E	--	59.79'	M & R1
11	N07°37'05"W	--	42.48'	M & R1
12	N59°13'48"W	--	45.58'	M & R1
13	N88°08'21"W	--	61.85'	M & R1
14	N59°44'32"W	--	52.67'	M & R1
15	11°04'03"	1335.00'	257.87'	M & R1
16	30°57'31"	250.00'	135.08'	M & R1
17	N60°29'57"W	--	251.45'	M & R1
18	35°48'27"	350.00'	218.74'	M & R1
19	N51°47'58"W	--	20.00'	M & R1
20	32°29'23"	249.91'	141.71'	M & R1
21	10°36'12"	1099.61'	203.50'	M & R1
22	17°34'22"	2004.00'	614.64'	CF M & R1
23	N16°03'17"W	(RAD)	1.00'	M & R1
24	02°36'06"	300.00'	13.62'	M & R1
25	N22°07'13"W	--	72.41'	M & R1
26	N20°03'55"W	--	64.82'	M & R1
27	N06°39'13"W	--	686.24'	M & R1
28	N06°39'13"W	--	25.91'	M & R1
29	N60°26'31"E	--	31.10'	M & R1

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

BOUNDARY CONTROL MAP

TRACT NO. 5045-8

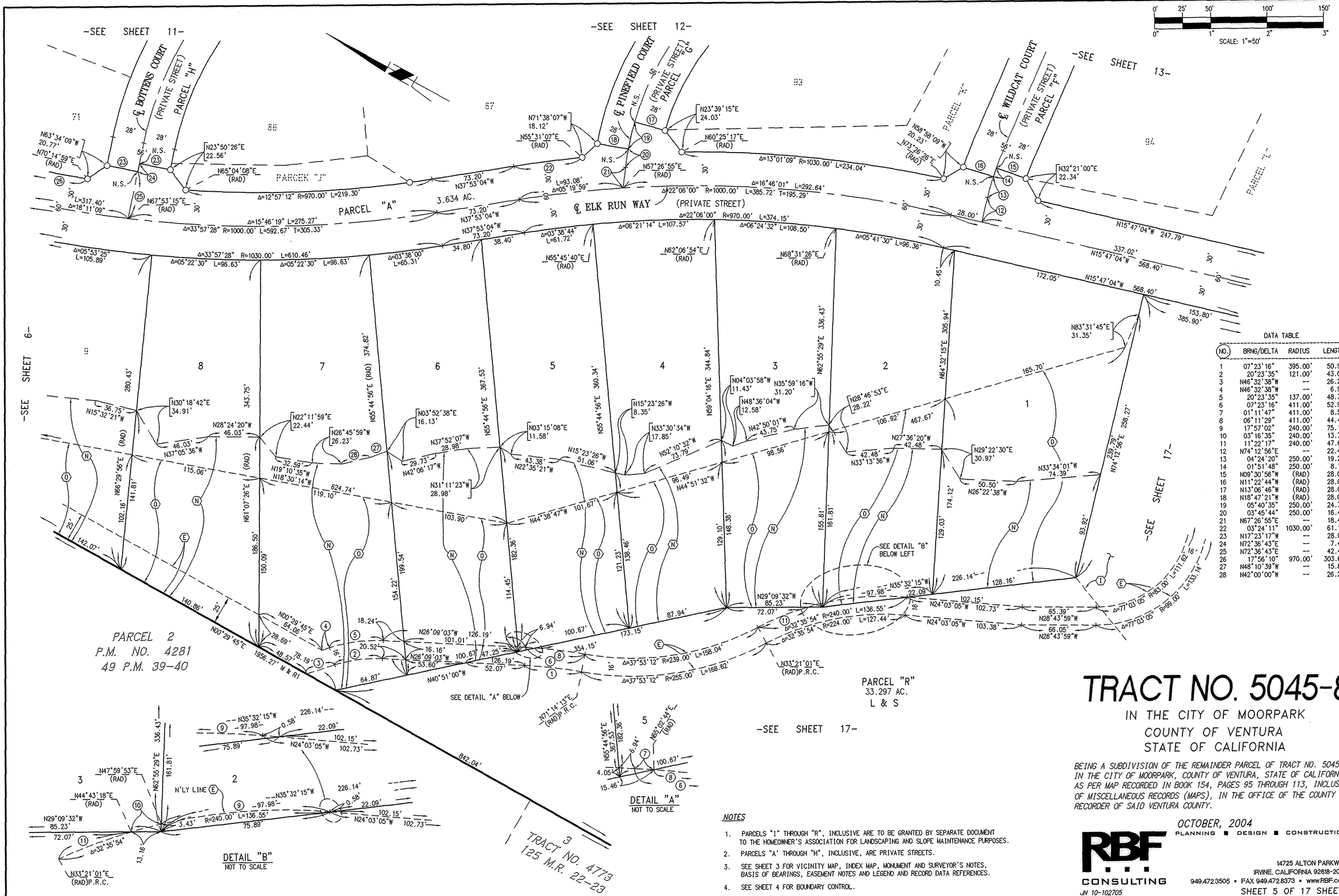
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DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
1	07°23'16"	395.00'	50.93'
2	20°23'35"	121.00'	43.07'
3	N46°32'38"W	--	26.25'
4	N46°32'38"W	--	6.99'
5	20°23'35"	137.00'	48.76'
6	07°23'16"	411.00'	52.99'
7	01°11'47"	411.00'	8.58'
8	06°11'29"	411.00'	44.41'
9	17°57'02"	240.00'	75.19'
10	03°16'35"	240.00'	13.72'
11	11°22'17"	240.00'	47.63'
12	N74°12'56"E	--	22.40'
13	04°24'20"	250.00'	19.22'
14	01°51'48"	250.00'	8.13'
15	N09°30'56"W	(RAD)	28.00'
16	N11°22'44"W	(RAD)	28.00'
17	N13°06'46"W	(RAD)	28.00'
18	N18°47'21"W	(RAD)	28.00'
19	05°40'35"	250.00'	24.77'
20	03°45'44"	250.00'	16.41'
21	N67°26'55"E	--	18.40'
22	03°24'11"	1030.00'	61.18'
23	N17°23'17"W	--	28.00'
24	N72°36'43"E	--	7.45'
25	N72°36'43"E	--	42.41'
26	17°56'10"	970.00'	303.65'
27	N48°10'39"W	--	15.82'
28	N42°00'00"W	--	26.23'

TRACT NO. 5045-8

IN THE CITY OF MOORPARK
COUNTY OF VENTURA
STATE OF CALIFORNIA

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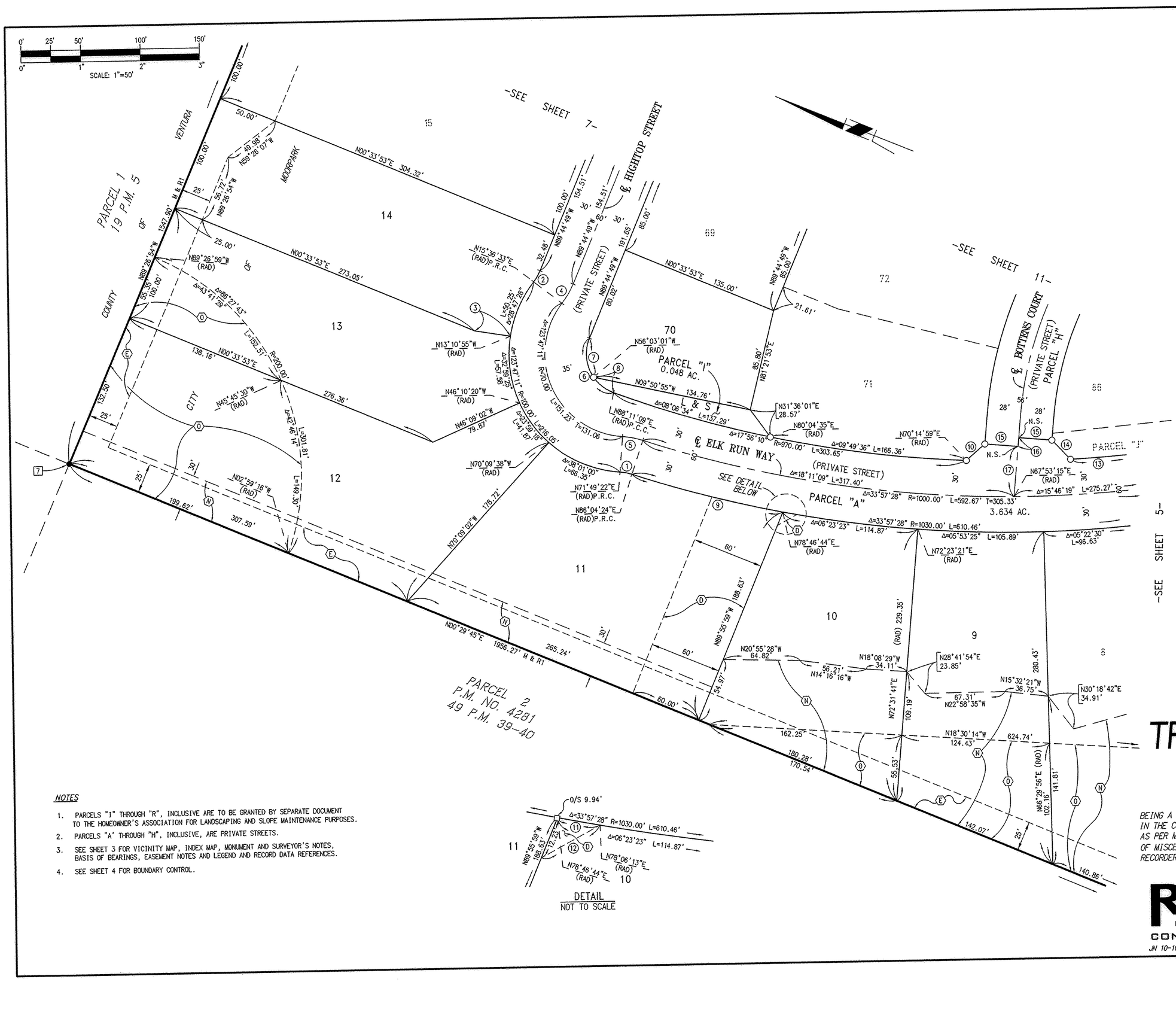
OCTOBER, 2004

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4. SEE SHEET 4 FOR BOUNDARY CONTROL.

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IN THE CITY OF MOORPARK
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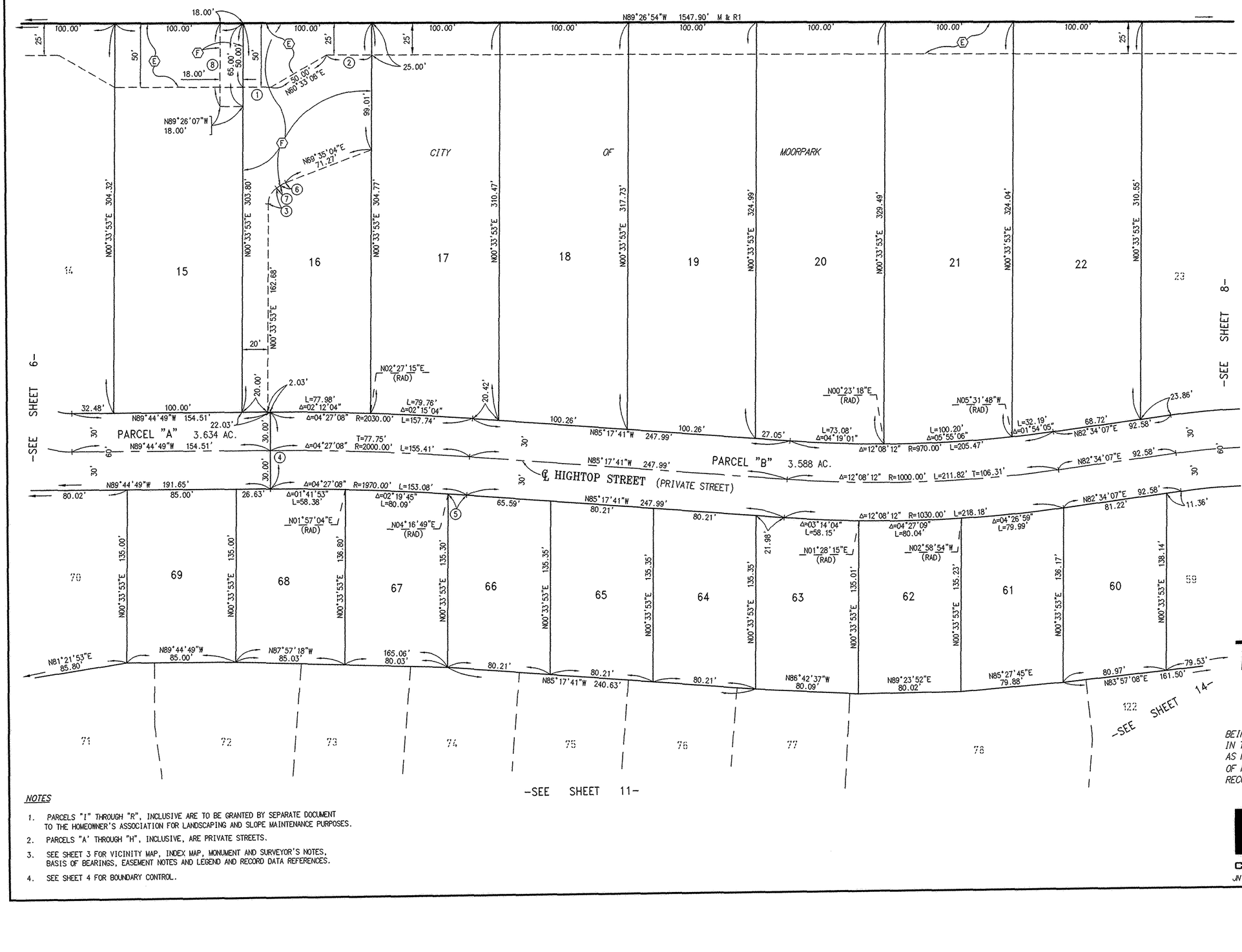
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0' 25' 50' 100' 150'
0" 1" 2" 3"
SCALE: 1"=50'

COUNTY OF VENTURA

PARCEL 1 19 P.M. 5



DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH
1	N89°26'54"W	--	21.68'
2	N89°26'54"W	--	35.02'
3	55°04'18"	15.00'	14.42'
4	N00°15'11"E	(RAD)	60.00'
5	00°25'30"	1970.00'	14.61'
6	13°56'53"	20.00'	4.87'
7	N55°38'11"E	--	3.36'
8	N00°33'53"E	--	65.00'

TRACT NO. 5045-8

IN THE CITY OF MOORPARK
COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF THE REMAINDER PARCEL OF TRACT NO. 5045-1, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 154, PAGES 95 THROUGH 113, INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY.

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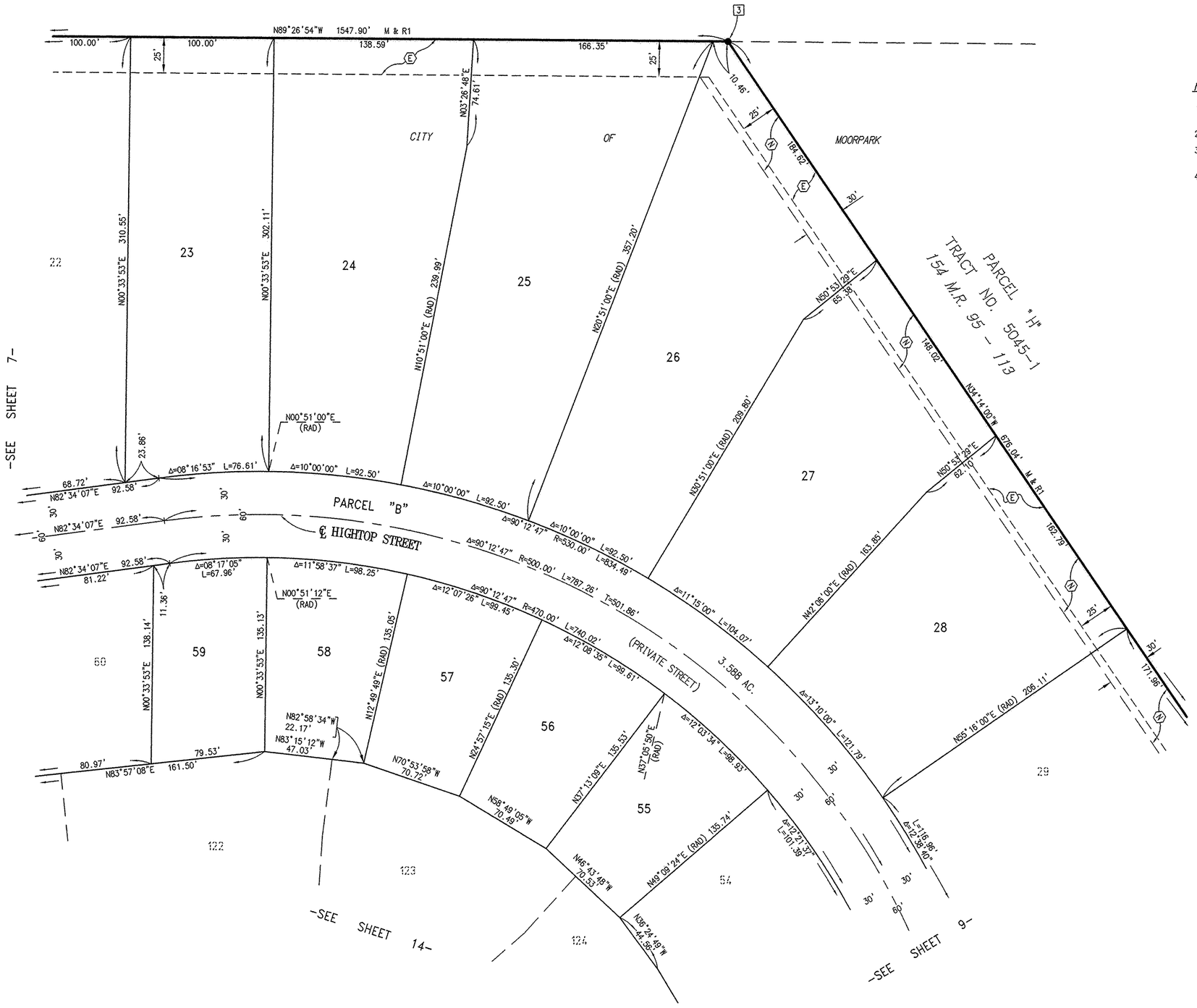
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0' 25' 50' 100' 150'
0" 1" 2" 3"
SCALE: 1"=50'

COUNTY OF VENTURA

PARCEL 1 19 P.M. 5



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TRACT NO. 5045-8

IN THE CITY OF MOORPARK
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0' 25' 50' 100' 150'
0" 1" 2" 3"
SCALE: 1"=50'

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

DATA TABLE			
NO.	BRNG/DELTA	RADIUS	LENGTH
1	N13°36'20"E	--	29.87'
2	N26°20'44"W	--	27.06'
3	00°39'04"	830.00'	9.43'
4	N27°35'34"E	--	20.64'
5	N71°03'59"E	--	4.99'
6	N18°56'01"W	--	30.00'
7	N18°56'01"W	--	30.00'
8	N71°03'59"E	(RAD)	48.79'
9	00°03'30"	770.00'	0.78'
10	03°10'17"	530.00'	29.34'
11	12°03'34"	470.00'	98.93'
12	N34°14'00"W	--	162.79'
13	N65°34'55"W	--	20.69'
14	04°18'53"	830.00'	62.50'
15	N26°18'04"W	--	103.11'
16	02°16'54"	2875.00'	114.48'
17	00°48'15"	2875.00'	40.35'

PARCEL "H"
PARCEL "P"
4.203 AC.
L & S
PARCEL "B"
℄ HIGHTOP STREET
(PRIVATE STREET)
3.588 AC.
PARCEL "N"
0.066 AC.
L & S
PARCEL "C"
1.530 AC.
L & S
℄ SADDLEBACK DRIVE
(PRIVATE STREET)
PARCEL "G"

DETAIL
NOT TO SCALE

-SEE SHEET 15-
-SEE SHEET 8-
-SEE SHEET 14-
-SEE SHEET 13-
-SEE SHEET 10-

TRACT NO. 5045-8

IN THE CITY OF MOORPARK
COUNTY OF VENTURA
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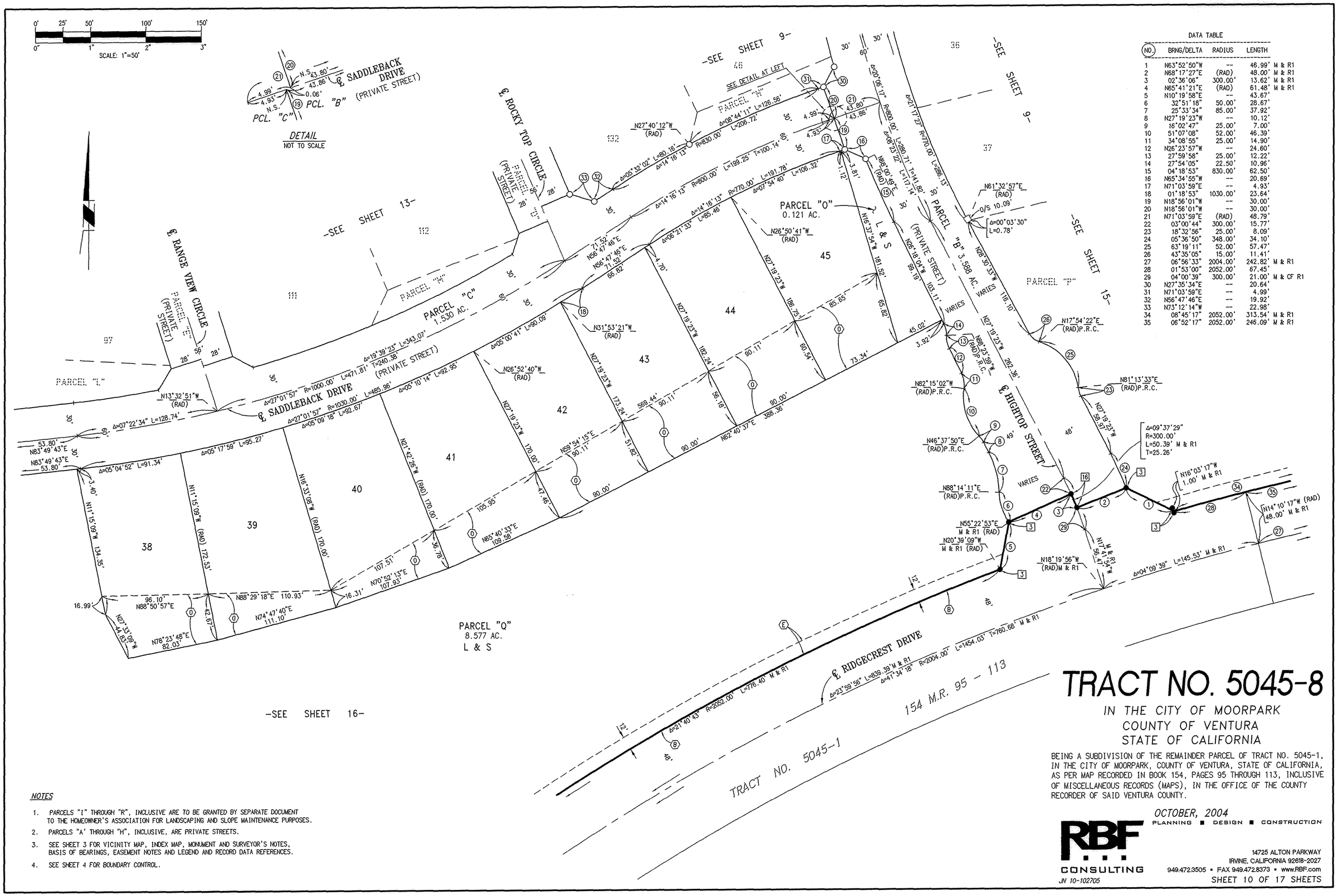
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DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH	
1	N63°52'50"W	--	46.99'	M & R1
2	N68°17'27"E	(RAD)	48.00'	M & R1
3	02°36'06"	300.00'	13.62'	M & R1
4	N65°41'21"E	(RAD)	61.48'	M & R1
5	N10°19'58"E	--	43.67'	
6	32°51'18"	50.00'	28.67'	
7	25°33'34"	85.00'	37.92'	
8	N27°19'23"W	--	10.12'	
9	16°02'47"	25.00'	7.00'	
10	51°07'08"	52.00'	46.39'	
11	34°08'55"	25.00'	14.90'	
12	N26°23'57"W	--	24.60'	
13	27°59'58"	25.00'	12.22'	
14	27°54'05"	22.50'	10.96'	
15	04°18'53"	830.00'	62.50'	
16	N65°34'55"W	--	20.69'	
17	N71°03'59"E	--	4.93'	
18	01°18'53"	1030.00'	23.64'	
19	N18°56'01"W	--	30.00'	
20	N18°56'01"W	--	30.00'	
21	N71°03'59"E	(RAD)	48.79'	
22	03°00'44"	300.00'	15.77'	
23	18°32'56"	25.00'	8.09'	
24	05°36'50"	348.00'	34.10'	
25	63°19'11"	52.00'	57.47'	
26	43°35'05"	15.00'	11.41'	
27	06°56'33"	2004.00'	242.82'	M & R1
28	01°53'00"	2052.00'	67.45'	
29	04°00'39"	300.00'	21.00'	M & CF R1
30	N27°35'34"E	--	20.64'	
31	N71°03'59"E	--	4.99'	
32	N56°47'46"E	--	19.92'	
33	N73°12'14"W	--	22.98'	
34	08°45'17"	2052.00'	313.54'	M & R1
35	06°52'17"	2052.00'	246.09'	M & R1

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TRACT NO. 5045-8

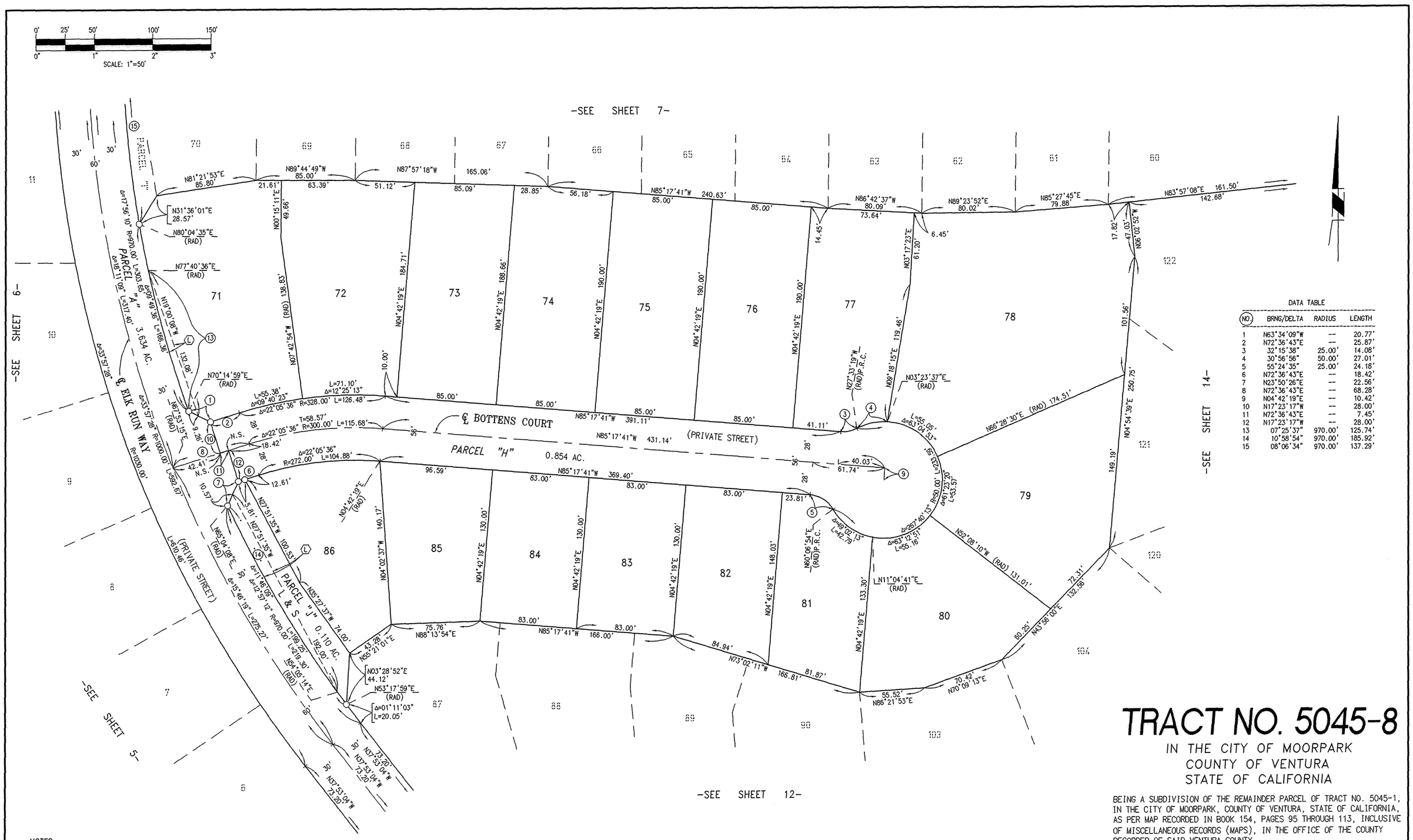
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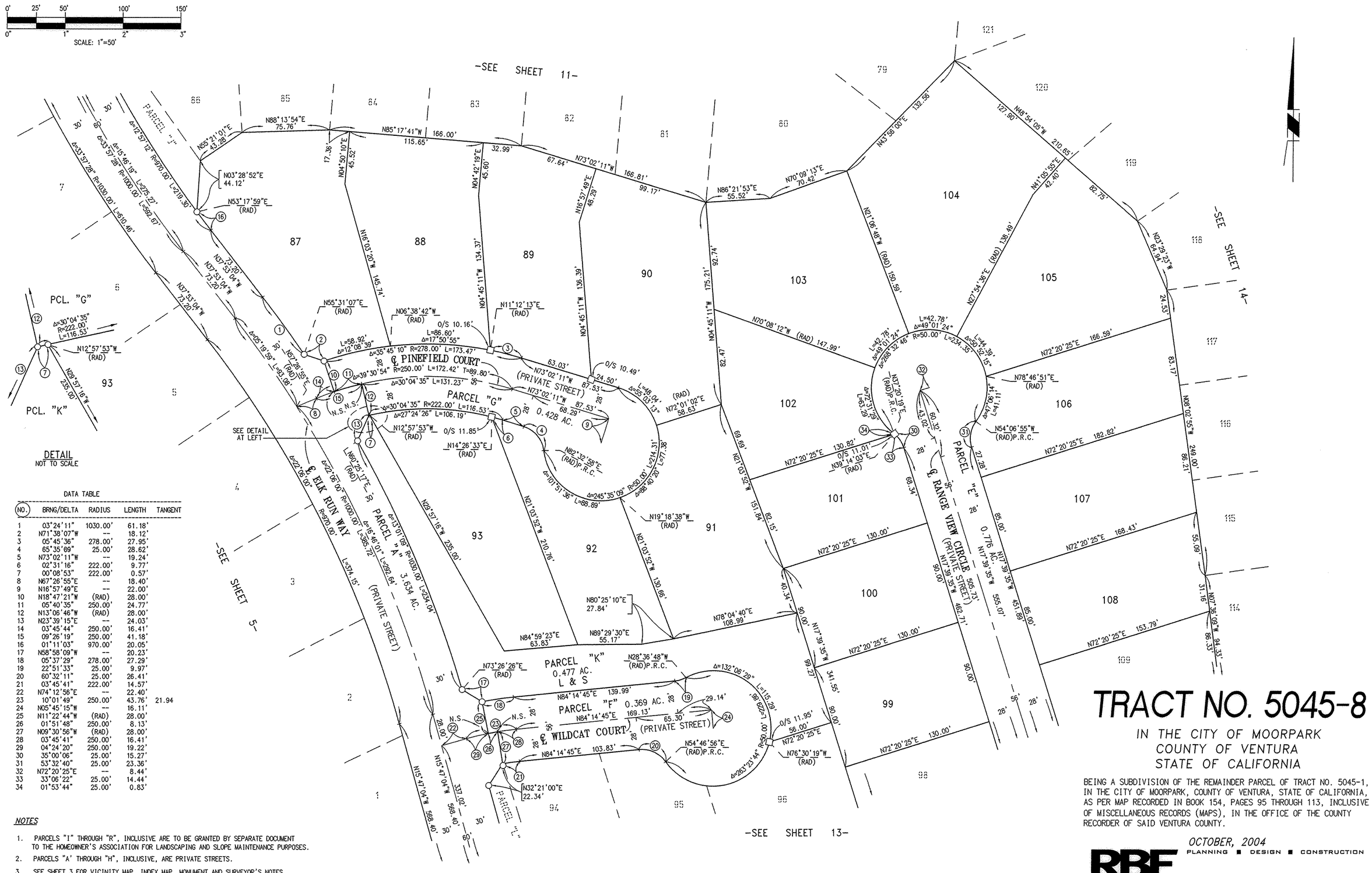
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JN 10-102705



DETAIL
NOT TO SCALE

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH	TANGENT
1	03°24'11"	1030.00'	61.18'	
2	N71°38'07"W	--	18.12'	
3	05°45'36"	278.00'	27.95'	
4	65°35'09"	25.00'	28.62'	
5	N73°02'11"W	--	19.24'	
6	02°31'16"	222.00'	9.77'	
7	00°08'53"	222.00'	0.57'	
8	N67°26'55"E	--	18.40'	
9	N16°57'49"E	--	22.00'	
10	N18°47'21"W	(RAD)	28.00'	
11	05°40'35"	250.00'	24.77'	
12	N13°06'46"W	(RAD)	28.00'	
13	N23°39'15"E	--	24.03'	
14	03°45'44"	250.00'	16.41'	
15	09°26'19"	250.00'	41.18'	
16	01°11'03"	970.00'	20.05'	
17	N58°58'09"W	--	20.23'	
18	05°37'29"	278.00'	27.29'	
19	22°51'33"	25.00'	9.97'	
20	60°32'11"	25.00'	26.41'	
21	03°45'41"	222.00'	14.57'	
22	N74°12'56"E	--	22.40'	
23	10°01'49"	250.00'	43.76'	21.94
24	N05°45'15"W	--	16.11'	
25	N11°22'44"W	(RAD)	28.00'	
26	01°51'48"	250.00'	8.13'	
27	N09°30'56"W	(RAD)	28.00'	
28	03°45'41"	250.00'	16.41'	
29	04°24'20"	250.00'	19.22'	
30	35°00'06"	25.00'	15.27'	
31	53°32'40"	25.00'	23.36'	
32	N72°20'25"E	--	8.44'	
33	33°06'22"	25.00'	14.44'	
34	01°53'44"	25.00'	0.83'	

NOTES

1. PARCELS "I" THROUGH "R", INCLUSIVE ARE TO BE GRANTED BY SEPARATE DOCUMENT TO THE HOMEOWNER'S ASSOCIATION FOR LANDSCAPING AND SLOPE MAINTENANCE PURPOSES.
2. PARCELS "A" THROUGH "H", INCLUSIVE, ARE PRIVATE STREETS.
3. SEE SHEET 3 FOR VICINITY MAP, INDEX MAP, MONUMENT AND SURVEYOR'S NOTES, BASIS OF BEARINGS, EASEMENT NOTES AND LEGEND AND RECORD DATA REFERENCES.
4. SEE SHEET 4 FOR BOUNDARY CONTROL.

TRACT NO. 5045-8

IN THE CITY OF MOORPARK
COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF THE REMAINDER PARCEL OF TRACT NO. 5045-1, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 154, PAGES 95 THROUGH 113, INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY.

OCTOBER, 2004

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JN 10-102705

0' 25' 50' 100' 150'
0" 1" 2" 3"
SCALE: 1"=50'

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH	TANGENT
1	05°37'29"	278.00'	27.29'	
2	22°51'33"	25.00'	9.97'	
3	60°32'11"	25.00'	26.41'	
4	03°45'41"	222.00'	14.57'	
5	N32°21'00"E	--	22.34'	
6	N11°22'44"W	(RAD)	28.00'	
7	01°51'48"	250.00'	8.13'	
8	N09°30'56"W	(RAD)	28.00'	
9	N74°12'56"E	--	22.40'	
10	10°01'49"	250.00'	43.76'	21.94'
11	N05°45'15"W	--	16.11'	
12	03°45'41"	250.00'	16.41'	
13	04°24'20"	250.00'	19.22'	
14	N60°47'04"W	--	21.21'	
15	N30°47'22"E	--	22.45'	
16	N72°20'25"E	--	28.00'	
17	N17°39'35"W	--	6.48'	
18	N72°20'25"E	--	28.00'	
19	N61°47'54"W	--	20.89'	
20	N17°51'52"E	--	19.71'	

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
21	N66°47'46"E	--	28.00'
22	N66°47'46"E	--	28.00'
23	N73°12'14"W	--	22.98'
24	N56°47'46"E	--	19.92'
25	01°40'43"	528.00'	15.47'
26	N26°20'44"W	--	27.06'
27	N15°47'04"W	--	60.00'
28	N70°34'12"E	--	173.66'
29	N60°04'55"E	--	96.58'
30	N12°18'46"W	--	40.79'
31	22°06'00"	970.00'	374.15'

-SEE SHEET 12-
-SEE SHEET 14-
-SEE SHEET 9-
-SEE SHEET 5-
-SEE SHEET 17-
-SEE SHEET 16-
-SEE SHEET 10-

PARCEL "K"
PARCEL "F" 0.369 AC.
℄ WILDCAT COURT (PRIVATE STREET)
PARCEL "A" 3.634 AC.
(PRIVATE STREET)
℄ ELK RUN WAY
PARCEL "L" 0.717 AC.
L & S
PARCEL "R"
PARCEL "Q"
℄ SADDLEBACK DRIVE
℄ RANGE VIEW CIRCLE (PRIVATE STREET)
PARCEL "E" 0.776 AC.
℄ ROCKY TOP CIRCLE (PRIVATE STREET)
PARCEL "D" 1.108 AC.
PARCEL "C" 1.530 AC.
PARCEL "M" 0.059 AC.
PARCEL "N"

NOTES

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TRACT NO. 5045-8

IN THE CITY OF MOORPARK
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STATE OF CALIFORNIA

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OCTOBER, 2004

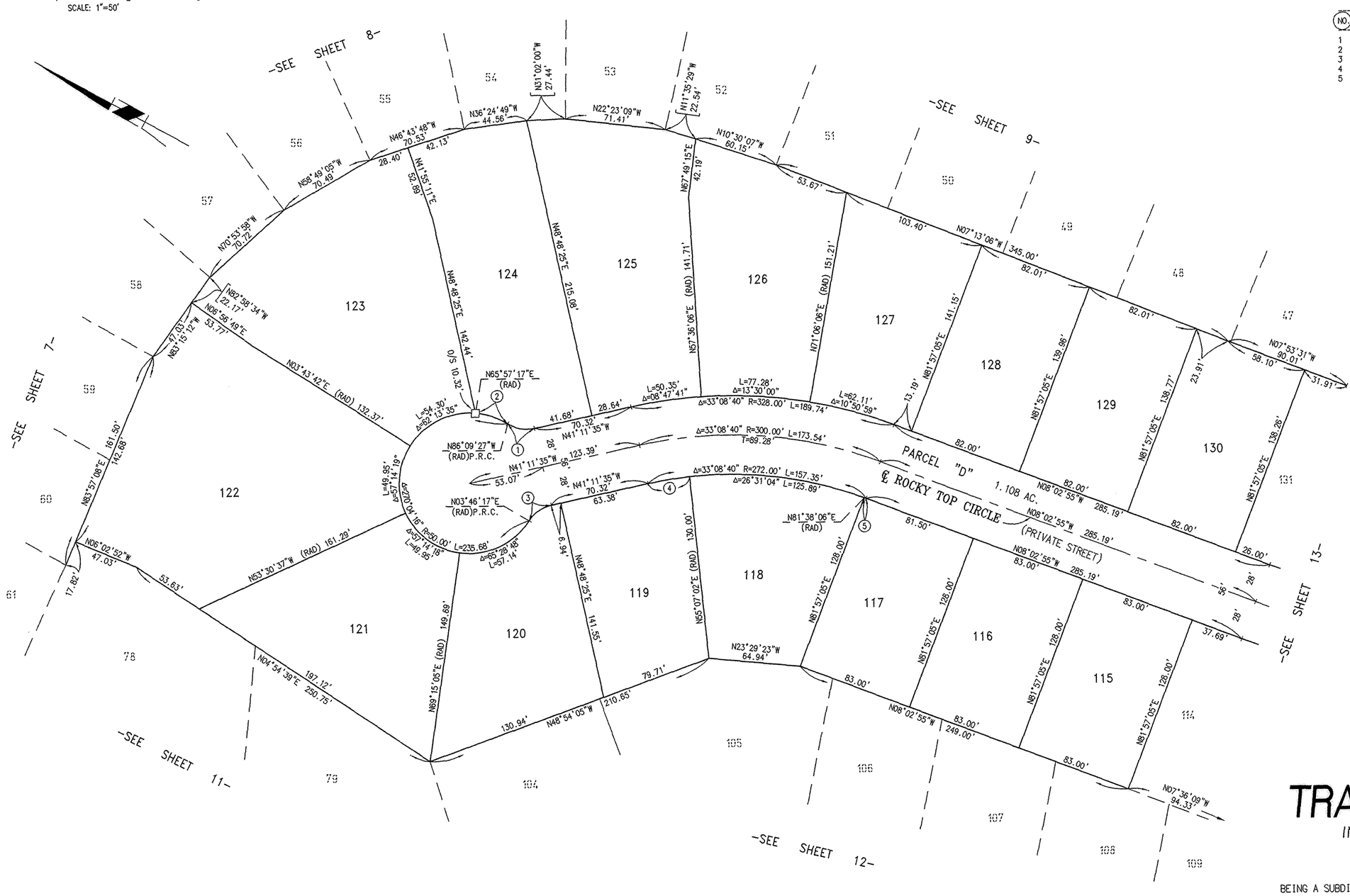
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0' 25' 50' 100' 150'
0" 1" 2" 3"
SCALE: 1"=50'

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
1	45°02'08"	25.00'	19.65'
2	27°53'16"	50.00'	24.34'
3	45°02'08"	25.00'	19.65'
4	06°18'37"	272.00'	29.96'
5	00°18'59"	272.00'	1.50'



TRACT NO. 5045-8

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STATE OF CALIFORNIA

BEING A SUBDIVISION OF THE REMAINDER PARCEL OF TRACT NO. 5045-1, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 154, PAGES 95 THROUGH 113, INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY.

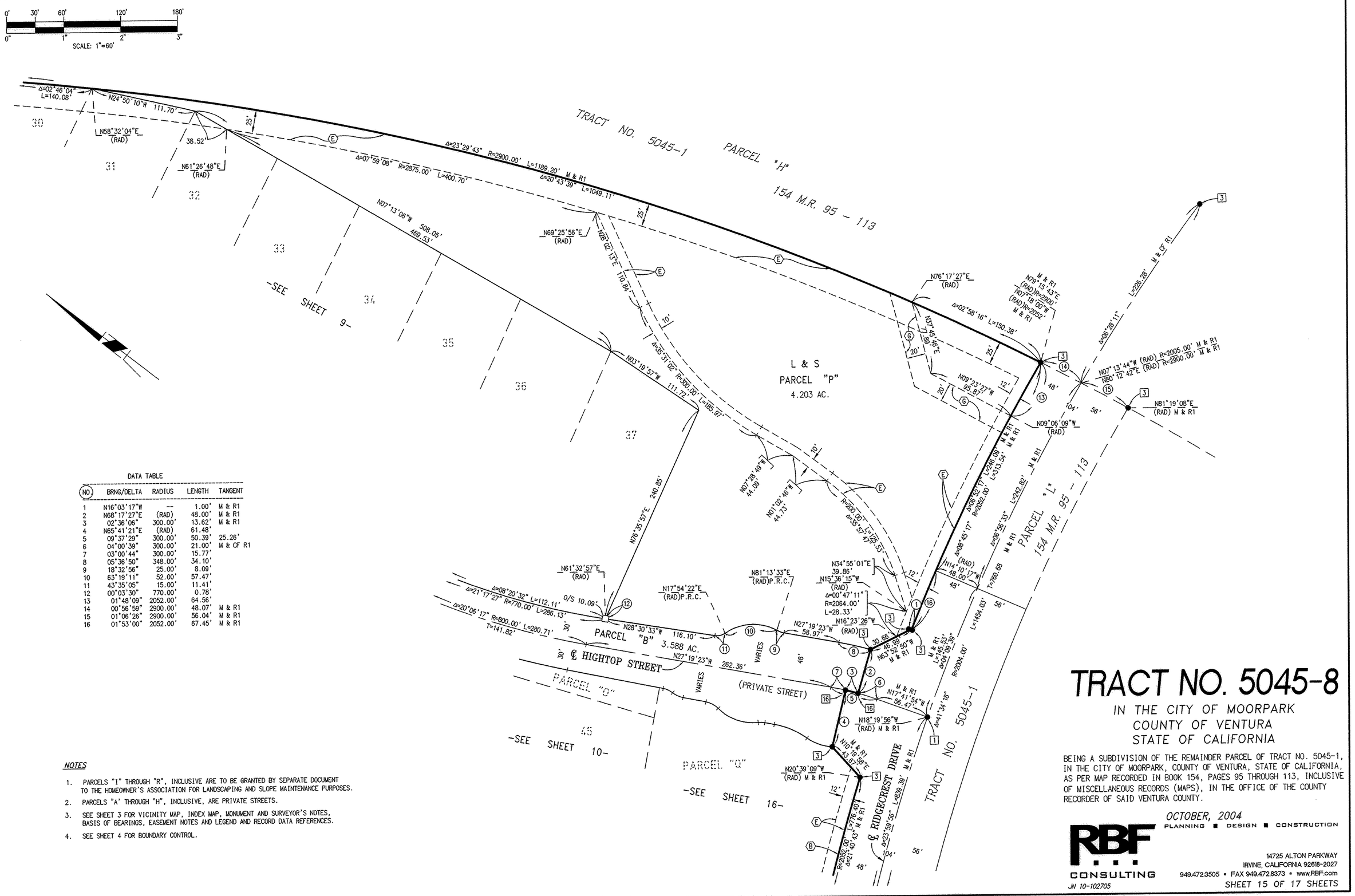
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OCTOBER, 2004

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DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH	TANGENT
1	N16°03'17"W	--	1.00'	M & R1
2	N68°17'27"E	(RAD)	48.00'	M & R1
3	02°36'06"	300.00'	13.62'	M & R1
4	N65°41'21"E	(RAD)	61.48'	
5	09°37'29"	300.00'	50.39'	25.26'
6	04°00'39"	300.00'	21.00'	M & CF R1
7	03°00'44"	300.00'	15.77'	
8	05°36'50"	348.00'	34.10'	
9	18°32'56"	25.00'	8.09'	
10	63°19'11"	52.00'	57.47'	
11	43°35'05"	15.00'	11.41'	
12	00°03'30"	770.00'	0.78'	
13	01°48'09"	2052.00'	64.56'	
14	00°56'59"	2900.00'	48.07'	M & R1
15	01°06'26"	2900.00'	56.04'	M & R1
16	01°53'00"	2052.00'	67.45'	M & R1

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TRACT NO. 5045-8

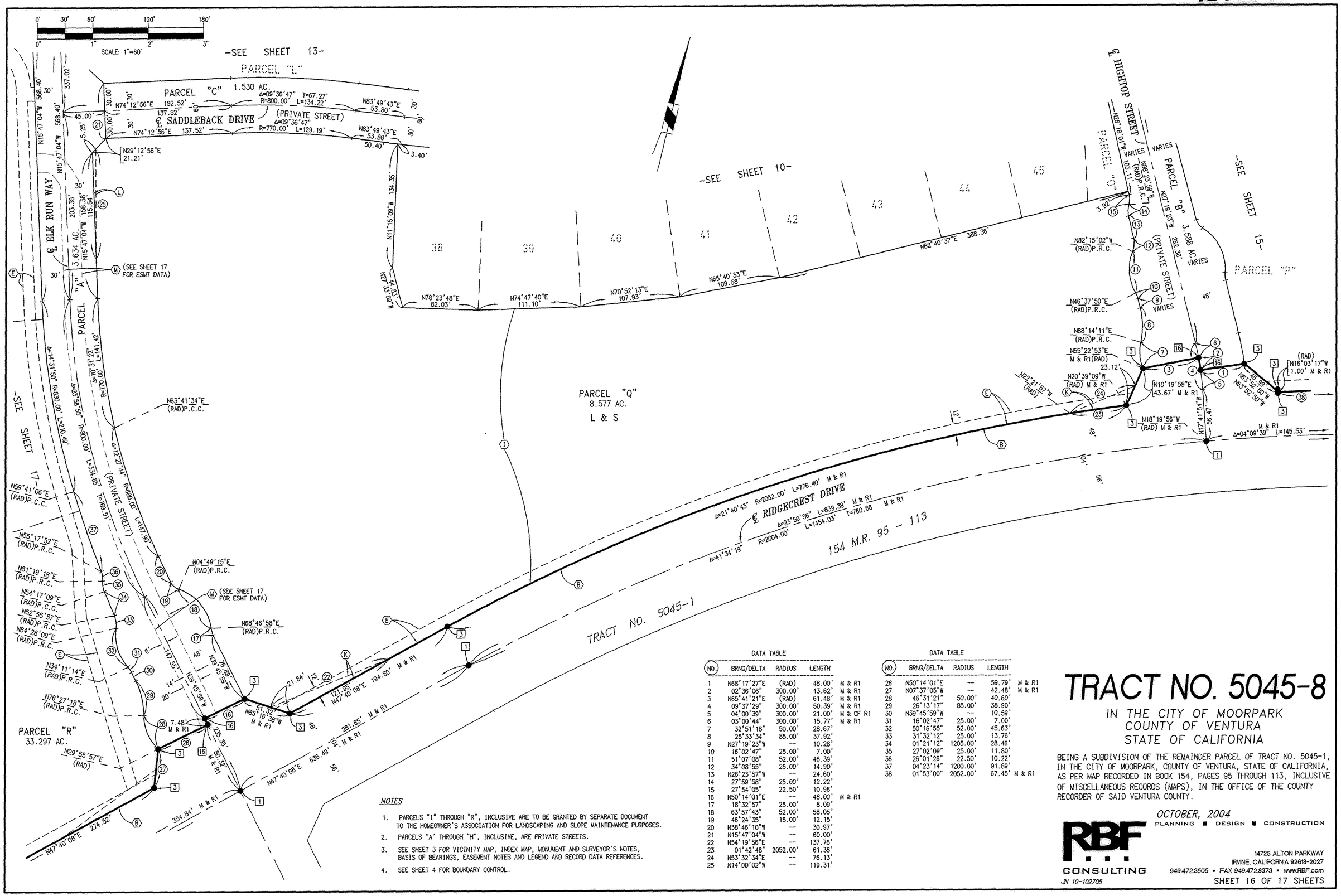
IN THE CITY OF MOORPARK
COUNTY OF VENTURA
STATE OF CALIFORNIA

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4. SEE SHEET 4 FOR BOUNDARY CONTROL.

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH	
1	N68°17'27"E	(RAD)	48.00'	M & R1
2	02°36'06"	300.00'	13.62'	M & R1
3	N65°41'21"E	(RAD)	61.48'	M & R1
4	09°37'29"	300.00'	50.39'	M & R1
5	04°00'39"	300.00'	21.00'	M & CF R1
6	03°00'44"	300.00'	15.77'	M & R1
7	32°51'18"	50.00'	28.67'	
8	25°33'34"	85.00'	37.92'	
9	N27°19'23"W	--	10.28'	
10	16°02'47"	25.00'	7.00'	
11	51°07'08"	52.00'	46.39'	
12	34°08'55"	25.00'	14.90'	
13	N26°23'57"W	--	24.60'	
14	27°59'58"	25.00'	12.22'	
15	27°54'05"	22.50'	10.96'	
16	N50°14'01"E	--	48.00'	M & R1
17	18°32'57"	25.00'	8.09'	
18	63°57'43"	52.00'	58.05'	
19	46°24'35"	15.00'	12.15'	
20	N38°46'10"W	--	30.97'	
21	N15°47'04"W	--	60.00'	
22	N54°19'56"E	--	137.76'	
23	01°42'48"	2052.00'	61.36'	
24	N53°32'34"E	--	76.13'	
25	N14°00'02"W	--	119.31'	

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH	
26	N50°14'01"E	--	59.79'	M & R1
27	N07°37'05"W	--	42.48'	M & R1
28	46°31'21"	50.00'	40.60'	
29	26°13'17"	85.00'	38.90'	
30	N39°45'59"W	--	10.59'	
31	16°02'47"	25.00'	7.00'	
32	50°16'55"	52.00'	45.63'	
33	31°32'12"	25.00'	13.76'	
34	01°21'12"	1205.00'	28.46'	
35	27°02'09"	25.00'	11.80'	
36	26°01'26"	22.50'	10.22'	
37	04°23'14"	1200.00'	91.89'	
38	01°53'00"	2052.00'	67.45'	M & R1

TRACT NO. 5045-8

IN THE CITY OF MOORPARK
COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF THE REMAINDER PARCEL OF TRACT NO. 5045-1, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 154, PAGES 95 THROUGH 113, INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY.

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

PARCEL 2
P.M. NO. 4281
49 P.M. 39-40

3
TRACT NO. 4773
125 M.R. 22-23

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

PARCEL "R"
33.297 AC.
L & S

PARCEL "A"
3.634 AC.

PARCEL "T"

PARCEL "C"

PARCEL "U"

℄ WALNUT CANYON ROAD (PER R1) (S.R. 23)

℄ SPRING ROAD

℄ SADDLEBACK DRIVE (PRIVATE STREET)

℄ ELK RUN WAY (PRIVATE STREET)

℄ RIDGECREST DRIVE

ACCESS DRIVEWAY

-SEE SHEET 5-

-SEE SHEET 13-

-SEE SHEET 16-

SEE DETAIL "C" ON SHEET 4

SEE DETAIL "C" AT RIGHT

SEE DETAIL "B" AT LEFT

SEE DETAIL "A" ABOVE

PROP. C/L WALNUT CANYON SEE DETAIL "B" (ON SHEET 4)

C/L Ⓠ (20.00' WIDE)

DETAIL "A"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE

DETAIL "C"
NOT TO SCALE

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH	
1	30°57'31"	250.00'	135.08'	M & R1
2	N51°47'58"W	--	20.00'	M & R1
3	32°29'23"	249.91'	141.71'	M & R1
4	N85°16'38"W	--	51.32'	M & R1
5	N50°14'01"E	--	48.00'	
6	N50°14'01"E	--	59.79'	
7	N07°37'05"W	--	42.48'	M & R1
8	N59°13'48"W	--	45.58'	M & R1
9	N88°08'21"W	--	61.85'	M & R1
10	N59°44'32"W	--	52.67'	M & R1
11	N22°07'13"W	--	72.41'	M & R1
12	14°31'50"	830.00'	210.49'	
13	04°23'14"	1200.00'	91.89'	
14	26°01'26"	22.50'	10.22'	
15	27°02'09"	25.00'	11.80'	
16	01°21'12"	1205.00'	28.46'	
17	31°32'12"	25.00'	13.76'	
18	50°16'55"	52.00'	45.63'	
19	16°02'47"	25.00'	7.00'	
20	N39°45'59"W	--	10.59'	
21	26°13'17"	85.00'	38.90'	
22	46°31'21"	50.00'	40.60'	
23	N60°26'31"E	--	31.10'	M & R1
24	N40°07'16"E	--	127.25'	
25	N06°39'13"W	--	25.91'	M & R1
26	N45°47'04"W	--	10.41'	
27	N74°12'56"E	--	6.00'	
28	19°43'22"	1000.00'	344.23'	M & R1
29	10°17'26"	241.91'	44.88'	M & R1

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH	
30	N48°28'38"E	--	53.45'	M & R1
31	N47°40'08"E	--	34.77'	
32	00°55'45"	1099.61'	17.83'	
33	N01°36'20"E	--	2.76'	
34	54°08'49"	30.00'	28.35'	
35	N37°27'31"E	--	30.00'	
36	N52°32'29"W	--	30.00'	
37	N37°27'31"E	--	30.59'	
38	48°53'24"	90.00'	76.80'	
39	42°20'38"	90.00'	66.52'	
40	07°44'35"	1448.00'	195.68'	
41	03°21'09"	1200.00'	70.21'	
42	01°23'35"	830.00'	20.18'	
43	N30°28'30"W	--	59.31'	
44	N16°23'25"W	--	75.36'	
45	N30°28'30"W	--	194.61'	
46	N57°26'36"W	--	128.68'	
47	03°41'10"	1057.50'	68.04'	
48	N68°40'18"E	--	45.57'	
49	09°40'27"	1099.61'	185.66'	
50	06°32'46"	90.00'	10.28'	
51	N28°43'59"W	--	65.39'	
52	N50°14'01"E	(RAD)	6.00'	
53	15°10'03"	80.00'	21.18'	
54	N78°34'44"E	--	8.95'	
55	55°38'12"	12.50'	12.14'	
56	N09°10'52"E	--	133.78'	
57	35°05'12"	150.00'	91.86'	
58	N44°16'04"E	--	53.30'	
59	04°20'04"	1057.50'	80.00'	
60	N49°33'47"E	(RAD)	25.00'	

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