20130116-00006838-0 1/9
Ventura County Clerk and Recorder
MARK A. LUNN
01/16/2013 08:00:00 AM
661618 $22.00 CE

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 5347, SHOWN ON THIS MAP, THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID REAL PROPERTY, THAT THEY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINE, AND THAT THEY DO OFFER TO DEDICATE PARCEL X IN FEE TO THE VENTURA COUNTY WATERSHED PROTECTION DISTRICT, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE COUNTY OF VENTURA ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE NORTHERLY LINE OF LOTS 1, 4 AND 18 INCLUSIVE, ABUTTING SANTA ROSA ROAD IN ORDER THAT THE OWNERS OF SAID LOTS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID SANTA ROSA ROAD, EXCEPT AT APPROVED ACCESS WAYS OVER AND ACROSS THE NORTHERLY LINE OF PARCEL A (BLISS RANCH ROAD) AND EXCEPT AT THAT 20' WIDE DRIVEWAY OVER AND ACROSS THE NORTHERLY LINE OF LOT 18 BOTH AS SHOWN ON THE MAP AND 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 PUBLIC SAFETY, HEALTH AND WELFARE AN ACCESS EASEMENT OVER ALL PRIVATE STREETS, AND THEY DO HEREBY OFFER TO DEDICATE TO THE COUNTY OF VENTURA FOR PUBLIC USE, THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS AS SHOWN ON THIS MAP, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE VENTURA COUNTY WATERSHED PROTECTION DISTRICT THE FLOWAGE EASEMENT FOR THE FLOOD CONTROL PURPOSE OF PERIODIC INUNDATION WITH FLOOD AND/OR STORM DRAINAGE WATERS AND THE RIGHT TO PROHIBIT THE CONSTRUCTION OF ANY STRUCTURES OR CHANNEL IMPROVEMENTS INCLUDING BUT NOT LIMITED TO THE PLACING OF FILL MATERIAL OR ANY FACILITIES WHICH MAY OBSTRUCT THE PASSAGE OF FLOOD WATERS WITHIN SAID EASEMENT AS SHOWN ON THIS MAP AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE COUNTY OF VENTURA, THE EASEMENTS FOR PUBLIC SERVICE PURPOSES SHOWN ON THIS MAP AND ALL USES INCIDENTAL THERETO, AND THAT THEY DO HEREBY TO DEDICATE TO CAMROSA WATER DISTRICT AN EASEMENT FOR WATER PIPELINE PURPOSES OVER ALL PRIVATE STREETS SHOWN ON THIS MAP.

CAROLYNN B. NICHOLSON TRUSTEE, U/D/T/ DATED FEBRUARY 23, 1998, F/B/O/. THE CAROLYNN B. NICHOLSON TRUST.

BY: Carolynn B Nicholson
PRINT NAME: CAROLYNN B. NICHOLSON
TITLE: Trustee

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CALIFORNIA) SS:
COUNTY OF VENTURA

ON MAY 17, 2012 BEFORE ME, JUDY M. COOK, NOTARY PUBLIC
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
CAROLYNN B. NICHOLSON
WHO 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

Judy M. Cook
SIGNATURE OF NOTARY PUBLIC

NOTARY NAME (PRINT) JUDY M. COOK
MY COMMISSION EXPIRES: 9-13-2015
COUNTY OF PRINCIPLE PLACE OF BUSINESS VENTURA
COMMISION NO. 1948536

SOILS AND/OR GEOLOGIC REPORTS

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 5437 HAVE BEEN PREPARED:

DATE OF REPORT	TITLE OF REPORT	FIRM NAME
MARCH 3, 2008	GEOTECHNICAL ENGINEERING REPORT OF TENTATIVE TRACT 5347	PACIFIC MATERIALS LABORATORY, INC.

ENGINEER OR GEOLOGIST
BARRY S. HASKELL (CEG 722)

ON FILE FOR PUBLIC INSPECTION AT PUBLIC WORKS AGENCY, COUNTY OF VENTURA

CAMROSA WATER DISTRICT ACCEPTANCE CERTIFICATE

THIS IS TO CERTIFY THAT CAMROSA WATER DISTRICT DOES HEREBY ACCEPT THE EASEMENTS AS OFFERED FOR WATER PIPELINE PURPOSES AND IN WITNESS WHEREOF SAID DISTRICT HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY THE GENERAL MANAGER OF SAID DISTRICT.

DATE: 1-11, 2013

Tony L Stafford
TONY L STAFFORD
GENERAL MANAGER
CAMROSA WATER DISTRICT

ENGINEER'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 CAROLYNN B. NICHOLSON ON APRIL 10, 2008. I HEREBY STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED (OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR AFTER RECORDATION OF THIS TRACT 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. TIE SHEETS TO ALL CENTERLINE MONUMENTS SHOWN HEREON AS SET BY ME WILL BE ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS INTO THE COUNTY ROAD SYSTEM

DATE: 10-5, 2009

REGISTERED PROFESSIONAL ENGINEER
EDDIE P. RAMSEYER
No. 26362
Exp. 3-31-10
CIVIL
STATE OF CALIFORNIA

EDDIE P. RAMSEYER
R.C.E. No. 26362 (EXPIRES: 03/31/10)

COUNTY SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5347, THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: January 14, 2013

LICENSED LAND SURVEYOR
WAYNE EDWARD BATTLESON
WEB
No. 6918
STATE OF CALIFORNIA

WAYNE E. BATTLESON
DEPUTY COUNTY SURVEYOR
COUNTY OF VENTURA

Wayne Battleson
P.L.S. NO. 6918 (EXPIRES 9/30/13)

TAX COLLECTOR'S CERTIFICATE

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

STEVEN HINTZ
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: Mary Quinn
DEPUTY COUNTY TAX COLLECTOR

DATE: 1/14/13

COUNTY RECORDER'S CERTIFICATE

FILED THIS 16th DAY OF January, 2013 AT 8:00 AM IN BOOK 160 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 86-94, AT THE REQUEST OF CAROLYNN B. NICHOLSON.

20130116-00006838-0

MARK A. LUNN
COUNTY RECORDER
COUNTY OF VENTURA

BY: D C
DEPUTY COUNTY RECORDER

NOTICE OF CONDITIONS TO BE SATISFIED AFTER MAP RECORDATION:

THIS MAP IS SUBJECT TO CONDITIONS, ORDINANCES, REGULATIONS, STANDARDS, AND POLICIES, WHICH HAVE BEEN IMPOSED AS CONDITIONS OF APPROVAL FOR THE TENTATIVE MAP THAT ARE TO BE SATISFIED AFTER THE TRACT MAP IS RECORDED. THE CONDITIONS OF APPROVAL ARE ON FILE WITH THE PLANNING DIVISION.

SIGNATURE OMISSIONS (CONT')

THE SIGNATURES OF THE PARTY NAMED HEREINAFTER AS OWNER OF THE INTEREST SET FORTH, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(C) OF THE SUBDIVISION MAP ACT.

CLYDE WILLAMS ET. AL. OWNER OF ALL OIL, GAS, HYDROCARBONS, FISSIONABLE MATERIALS AND ANY OTHER MINERALS LYING, IN, ON, OR UNDER SAID LAND AS RESERVED IN THE DEED RECORDED NOVEMBER 2, 1956, IN BOOK 1457, PAGE 38, OF OFFICIAL RECORDS.

BOARD OF SUPERVISORS' CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 5347, IS PRESENTED TO THE BOARD OF SUPERVISORS OF VENTURA COUNTY, CALIFORNIA, AT THE MEETING OF SAID BOARD HELD ON THE 11TH DAY OF DECEMBER, 2012, FOR APPROVAL; SAID BOARD HEREBY APPROVES THIS MAP, AND ALSO HEREBY ACCEPTS ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON, AND ALSO HEREBY ACCEPTS THE ACCESS EASEMENT OVER ALL PRIVATE STREETS FOR ALL GOVERNMENTAL AGENCIES PROVIDING FOR PUBLIC SAFETY, HEALTH AND WELFARE, AND ALSO DOES HEREBY ACCEPT FOR PUBLIC USE THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS AS SHOWN ON THIS MAP.

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

IN WITNESS WHEREOF, SAID BOARD HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY ITS CHAIR AND ATTESTED TO BY ITS CLERK AND THE OFFICIAL SEAL OF SAID BOARD TO BE AFFIXED HERETO THIS 11TH DAY OF DECEMBER, 2012.

ATTEST:

CLERK OF SAID BOARD

BOARD OF SUPERVISORS
COUNTY OF VENTURA
STATE OF CALIFORNIA

CHAIR OF SAID BOARD

COUNTY OF VENTURA CALIFORNIA

VENTURA COUNTY WATERSHED PROTECTION DISTRICT ACCEPTANCE CERTIFICATE

THE VENTURA COUNTY WATERSHED PROTECTION DISTRICT HEREBY ACCEPTS PARCEL X IN FEE AND THE FLOWAGE EASEMENTS AS OFFERED HEREON.

DATE: January 14, 2013

WAYNE E. BATTLESON
DEPUTY COUNTY SURVEYOR
COUNTY OF VENTURA

Wayne Battleson
P.L.S. NO. 6918 (EXPIRES 9/30/13)

LICENSED LAND SURVEYOR
WAYNE EDWARD BATTLESON
WEB
No. 6918
STATE OF CALIFORNIA

SIGNATURE OMISSIONS

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

CHARLES BARNARD, OWNER OF AN EASEMENT FOR RIGHT OF WAY, RECORDED OCTOBER 17, 1932 IN BOOK 11, PAGE 361 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, OWNER OF AN EASEMENT FOR PUBLIC UTILITIES, RECORDED NOVEMEBER 25, 1957, IN BOOK 1569, PAGE 139, AND RECORDED DECEMBER 16, 1964, IN BOOK 2690, PAGE 528, BOTH OF OFFICIAL RECORDS.

CAMROSA COUNTY WATER DISTRICT, OWNER OF EASEMENTS FOR WATER PIPELINES, PRESSURE RELIEF STATION AND APPURTENANCES, RECORDED AUGUST 22, 1967, IN BOOK 3184, PAGE 411 AND PER INSTRUMENT NO. 20060210-0029230 BOTH OF OFFICAL RECORDS

VENTURA COUNTY WATERSHED PROTECTION DISTRICT, OWNER OF AN EASEMENT FOR STORM DRAINAGE PURPOSES RECORDED FEBRUARY 25, 1970, IN BOOK 3626 PAGE 70 AND BY THAT QUITCLAIM DEED RECORDED DECEMBER 8, 1975 IN BOOK 4505, PAGE 564, BOTH OF OFFICIAL RECORDS.

COUNTY OF VENTURA, OWNER OF AN EASEMENT FOR PUBLIC ROAD, RECORDED APRIL 25, 1973, IN BOOK 4104, PAGE 933, AND RECORDED OCTOBER 15, 1992, AS INSTRUMENT NO. 92-182602, BOTH OF OFFICIAL RECORDS.

CALLEGUAS MUNICIPAL WATER DISTRICT, OWNER OF AN EASEMENT FOR WATER PIPELINES, RECORDED AUGUST 11, 1986, AS INSTRUMENT NO. 86.106832, OF OFFICIAL RECORDS.

HAMDAN PROJECT DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION OWNER OF AN EASEMENT FOR INGRESS, EGRESS AND EQUESTRIAN TRAIL, RECORDED MAY 5, 1989, AS INSTRUMENT NO. 89-071307, OF OFFICIAL RECORDS.

VENTURA COUNTY WATERSHED PROTECTION DISTRICT, OWNER OF AN EASEMENT FOR FLOOD CONTROL EMBANKMENT SLOPES, RECORDED MAY 5, 1989, AS INSTRUMENT NO. 89-071308, OF OFFICIAL RECORDS.

CONTINUED BELOW LEFT

TRACT NO. 5347

IN THE UNINCORPORATED TERRITORY OF
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL 1, OF PARCEL MAP No. 3677, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 34 PAGES 92 AND 93 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY:
RAMSEYER AND ASSOCIATES, INC.
1881 KNOLL DRIVE
VENTURA, CA. 93003
(805) 654-1088

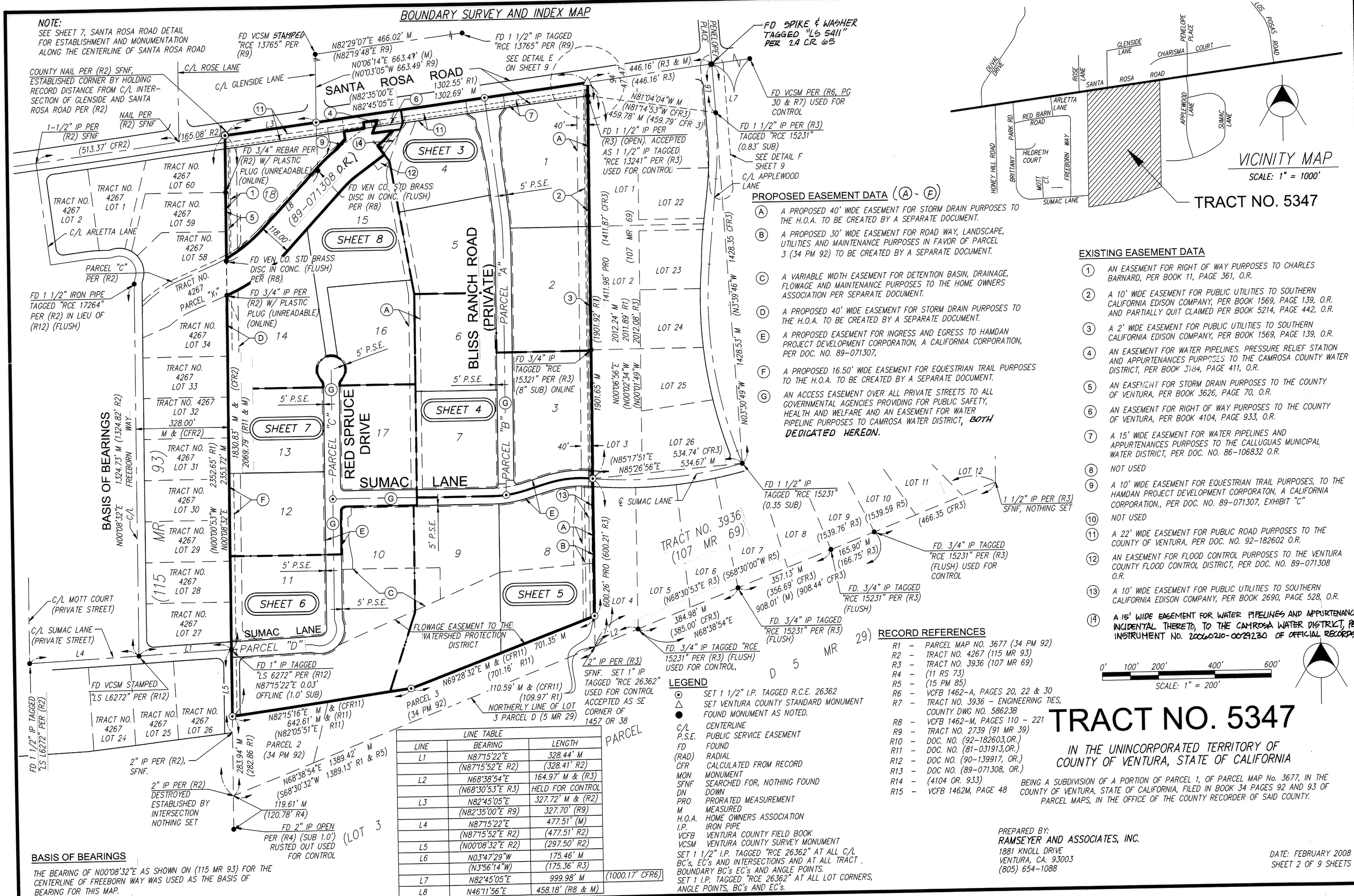
TOTAL GROSS AREA = 58.0 AC.
18 NUMBERED LOTS

DATE: FEBRUARY 2008
SHEET 1 OF 9 SHEETS

5-23-12

160MR87

BOUNDARY SURVEY AND INDEX MAP



VICINITY MAP

SCALE: 1" = 1000'

TRACT NO. 5347

PROPOSED EASEMENT DATA (A) - (F)

(A) A PROPOSED 40' WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE H.O.A. TO BE CREATED BY A SEPARATE DOCUMENT.

(B) A PROPOSED 30' WIDE EASEMENT FOR ROAD WAY, LANDSCAPE, UTILITIES AND MAINTENANCE PURPOSES IN FAVOR OF PARCEL 3 (34 PM 92) TO BE CREATED BY A SEPARATE DOCUMENT.

(C) A VARIABLE WIDTH EASEMENT FOR DETENTION BASIN, DRAINAGE, FLOWAGE AND MAINTENANCE PURPOSES TO THE HOME OWNERS ASSOCIATION PER SEPARATE DOCUMENT.

(D) A PROPOSED 40' WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE H.O.A. TO BE CREATED BY A SEPARATE DOCUMENT.

(E) A PROPOSED EASEMENT FOR INGRESS AND EGRESS TO HAMDAN PROJECT DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION, PER DOC. NO. 89-071307,

(F) A PROPOSED 16.50' WIDE EASEMENT FOR EQUESTRIAN TRAIL PURPOSES TO THE H.O.A. TO BE CREATED BY A SEPARATE DOCUMENT.

(G) AN ACCESS EASEMENT OVER ALL PRIVATE STREETS TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR PUBLIC SAFETY, HEALTH AND WELFARE AND AN EASEMENT FOR WATER PIPELINE PURPOSES TO CAMROSA WATER DISTRICT, **BOTH DEDICATED HEREON.**

EXISTING EASEMENT DATA

(1) AN EASEMENT FOR RIGHT OF WAY PURPOSES TO CHARLES BARNARD, PER BOOK 11, PAGE 361, O.R.

(2) A 10' WIDE EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, PER BOOK 1569, PAGE 139, O.R. AND PARTIALLY QUIT CLAIMED PER BOOK 5214, PAGE 442, O.R.

(3) A 2' WIDE EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, PER BOOK 1569, PAGE 139, O.R.

(4) AN EASEMENT FOR WATER PIPELINES, PRESSURE RELIEF STATION AND APPURTENANCES PURPOSES TO THE CAMROSA COUNTY WATER DISTRICT, PER BOOK 3184, PAGE 411, O.R.

(5) AN EASEMENT FOR STORM DRAIN PURPOSES TO THE COUNTY OF VENTURA, PER BOOK 3626, PAGE 70, O.R.

(6) AN EASEMENT FOR RIGHT OF WAY PURPOSES TO THE COUNTY OF VENTURA, PER BOOK 4104, PAGE 933, O.R.

(7) A 15' WIDE EASEMENT FOR WATER PIPELINES AND APPURTENANCES PURPOSES TO THE CALLUGUAS MUNICIPAL WATER DISTRICT, PER DOC. NO. 86-106832 O.R.

(8) NOT USED

(9) A 10' WIDE EASEMENT FOR EQUESTRIAN TRAIL PURPOSES, TO THE HAMDAN PROJECT DEVELOPMENT CORPORATON, A CALIFORNIA CORPORATION., PER DOC. NO. 89-071307, EXHIBIT "C"

(10) NOT USED

(11) A 22' WIDE EASEMENT FOR PUBLIC ROAD PURPOSES TO THE COUNTY OF VENTURA, PER DOC. NO. 92-182602 O.R.

(12) AN EASEMENT FOR FLOOD CONTROL PURPOSES TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT, PER DOC. NO. 89-071308 O.R.

(13) A 10' WIDE EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, PER BOOK 2690, PAGE 528, O.R.

(14) A 15' WIDE EASEMENT FOR WATER PIPELINES AND APPURTENANCES INCIDENTAL THERETO, TO THE CAMROSA WATER DISTRICT, PER INSTRUMENT NO. 20060210-00291230 OF OFFICIAL RECORDS.

RECORD REFERENCES

R1 - PARCEL MAP NO. 3677 (34 PM 92)
R2 - TRACT NO. 4267 (115 MR 93)
R3 - TRACT NO. 3936 (107 MR 69)
R4 - (11 RS 73)
R5 - (15 PM 85)
R6 - VCFB 1462-A, PAGES 20, 22 & 30
R7 - TRACT NO. 3936 - ENGINEERING TIES, COUNTY DWG NO. 58623B
R8 - VCFB 1462-M, PAGES 110 - 221
R9 - TRACT NO. 2739 (91 MR 39)
R10 - DOC. NO. (92-182603,OR.)
R11 - DOC. NO. (81-031913,OR.)
R12 - DOC NO. (90-139917, OR.)
R13 - DOC NO. (89-071308, OR.)
R14 - (4104 OR. 933)
R15 - VCFB 1462M, PAGE 48

0' 100' 200' 400' 600'

SCALE: 1" = 200'

LEGEND

⊙ SET 1 1/2" I.P. TAGGED R.C.E. 26362
△ SET VENTURA COUNTY STANDARD MONUMENT
● FOUND MONUMENT AS NOTED.

C/L CENTERLINE
P.S.E. PUBLIC SERVICE EASEMENT
FD FOUND
(RAD) RADIAL
CFR CALCULATED FROM RECORD
MON MONUMENT
SFNF SEARCHED FOR, NOTHING FOUND
DN DOWN
PRO PRORATED MEASUREMENT
M MEASURED
H.O.A. HOME OWNERS ASSOCIATION
I.P. IRON PIPE
VCFB VENTURA COUNTY FIELD BOOK
VCSM VENTURA COUNTY SURVEY MONUMENT

SET 1 1/2" I.P. TAGGED "RCE 26362" AT ALL C/L BC's, EC's AND INTERSECTIONS AND AT ALL TRACT BOUNDARY BC's EC's AND ANGLE POINTS.
SET 1 I.P. TAGGED "RCE 26362" AT ALL LOT CORNERS, ANGLE POINTS, BC's AND EC's.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°15'22"E	328.44' M
	(N87°15'52"E R2)	(328.41' R2)
L2	N68°38'54"E	164.97' M & (R3)
	(N68°30'53"E R3)	HELD FOR CONTROL
L3	N82°45'05"E	327.72' M & (R2)
	(N82°35'00"E R9)	327.70' (R9)
L4	N87°15'22"E	477.51' (M)
	(N87°15'52"E R2)	(477.51' R2)
L5	(N00°08'32"E R2)	(297.50' R2)
L6	N03°47'29"W	175.46' M
	(N3°56'14"W)	(175.36' R3)
L7	N82°45'05"E	999.98' M (1000.17' CFR6)
L8	N46°11'56"E	458.18' (R8 & M)

BASIS OF BEARINGS

THE BEARING OF N00°08'32"E AS SHOWN ON (115 MR 93) FOR THE CENTERLINE OF FREEBORN WAY WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

TRACT NO. 5347

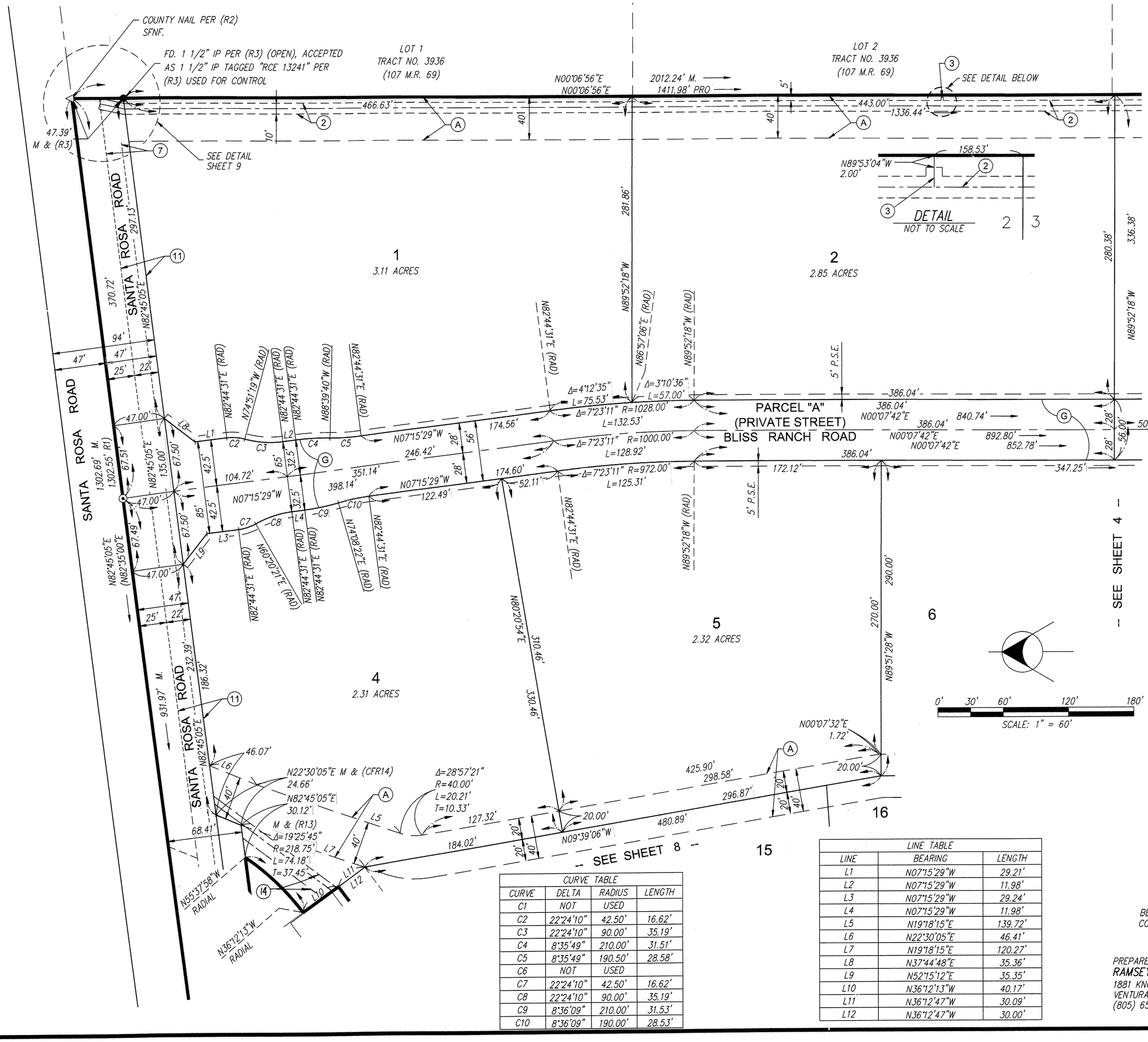
IN THE UNINCORPORATED TERRITORY OF COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL 1, OF PARCEL MAP No. 3677, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 34 PAGES 92 AND 93 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY:
RAMSEYER AND ASSOCIATES, INC.
1881 KNOLL DRIVE
VENTURA, CA. 93003
(805) 654-1088

DATE: FEBRUARY 2008
SHEET 2 OF 9 SHEETS

04-11-11



LEGEND

- ⊙ SET 1 1/2" I.P. TAGGED R.C.E. 26362
- △ SET VENTURA COUNTY STANDARD MONUMENT
- ● FOUND MONUMENT AS NOTED.

C/L	CENTERLINE
P.S.E.	PUBLIC SERVICE EASEMENT
FD	FOUND
(RAD)	RADIAL
CFR	CALCULATED FROM RECORD
MON	MONUMENT
SFNF	SEARCHED FOR, NOTHING FOUND
DN	DOWN
PRO	PRORATED MEASUREMENT
M	MEASURED
H.O.A.	HOME OWNERS ASSOCIATION
I.P.	IRON PIPE
VCFB	VENTURA COUNTY FIELD BOOK
VCSM	VENTURA COUNTY SURVEY MONUMENT

SET 1 1/2" I.P. TAGGED "RCE 26362" AT ALL C/L BC's, EC's AND INTERSECTIONS AND AT ALL TRACT BOUNDARY BC's EC's AND ANGLE POINTS.
SET 1 I.P. TAGGED "RCE 26362" AT ALL LOT CORNERS, ANGLE POINTS, BC's AND EC's.

RECORD REFERENCES

- R1 – PARCEL MAP NO. 3677 (34 PM 92)
- R2 – TRACT NO. 4267 (115 MR 93)
- R3 – TRACT NO. 3936 (107 MR 69)
- R4 – (11 RS 73)
- R5 – (15 PM 85)
- R6 – VCFB 1462–A, PAGES 20, 22 & 30
- R7 – TRACT NO. 3936 – ENGINEERING TIES, COUNTY DWG NO. 58623B
- R8 – VCFB 1462–M, PAGES 110 – 221
- R9 – TRACT NO. 2739 (91 MR 39)
- R10 – DOC. NO. (92–182603,OR.)
- R11 – DOC. NO. (81–031913,OR.)
- R12 – DOC NO. (90–139917, OR.)
- R13 – DOC NO. (89–071308, OR.)
- R14 – (4104 OR. 933)
- R15 – VCFB 1462M, PAGE 48

EXISTING EASEMENT DATA

(14) A 15' WIDE EASEMENT FOR WATER PIPELINES AND APPURTENANCES INCIDENTAL THERETO, TO THE CAMROSA WATER DISTRICT, PER INSTRUMENT NO. 20060210-0029230 OF OFFICIAL RECORDS.

(2) A 10' WIDE EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, PER BOOK 1569, PAGE 139, O.R. AND PARTIALLY QUIT CLAIMED PER BOOK 5214, PAGE 442, O.R.

(3) A 2' WIDE EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, PER BOOK 1569, PAGE 139, O.R.

(7) A 15' WIDE EASEMENT FOR WATER PIPELINES AND APPURTENANCES PURPOSES TO THE CALLUGUAS MUNICIPAL WATER DISTRICT, PER DOC. NO. 86–106832 O.R.

(11) A 22' WIDE EASEMENT FOR PUBLIC ROAD PURPOSES TO THE COUNTY OF VENTURA, PER DOC. NO. 92–182602 O.R.

(12) AN EASEMENT FOR FLOOD CONTROL PURPOSES TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT, PER DOC. NO. 89–071308 O.R.

PROPOSED EASEMENT DATA (Ⓐ - Ⓕ)

(A) A PROPOSED 40' WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE H.O.A. TO BE CREATED BY A SEPARATE DOCUMENT.

(G) AN ACCESS EASEMENT OVER ALL PRIVATE STREETS TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR PUBLIC SAFETY, HEALTH AND WELFARE AND AN EASEMENT FOR WATER DISTRICT FOR WATER PIPELINE PURPOSES, BOTH DEDICATED HEREON.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	NOT	USED	
C2	22°24'10"	42.50'	16.62'
C3	22°24'10"	90.00'	35.19'
C4	8°35'49"	210.00'	31.51'
C5	8°35'49"	190.50'	28.58'
C6	NOT	USED	
C7	22°24'10"	42.50'	16.62'
C8	22°24'10"	90.00'	35.19'
C9	8°36'09"	210.00'	31.53'
C10	8°36'09"	190.00'	28.53'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°15'29"W	29.21'
L2	N07°15'29"W	11.98'
L3	N07°15'29"W	29.24'
L4	N07°15'29"W	11.98'
L5	N19°18'15"E	139.72'
L6	N22°30'05"E	46.41'
L7	N19°18'15"E	120.27'
L8	N37°44'48"E	35.36'
L9	N52°15'12"E	35.35'
L10	N36°12'13"W	40.17'
L11	N36°12'47"W	30.09'
L12	N36°12'47"W	30.00'

TRACT NO. 5347

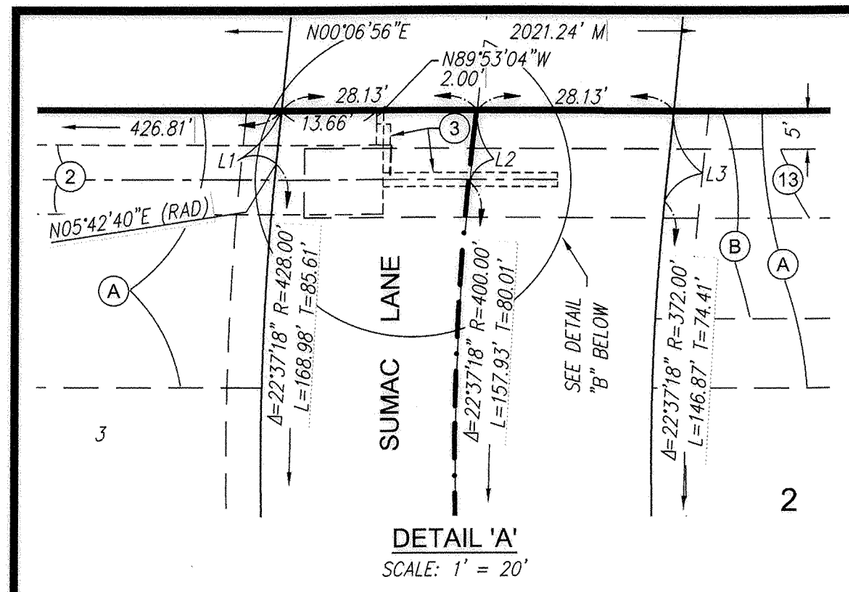
IN THE UNINCORPORATED TERRITORY OF COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL 1, OF PARCEL MAP No. 3677, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 34 PAGES 92 AND 93 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

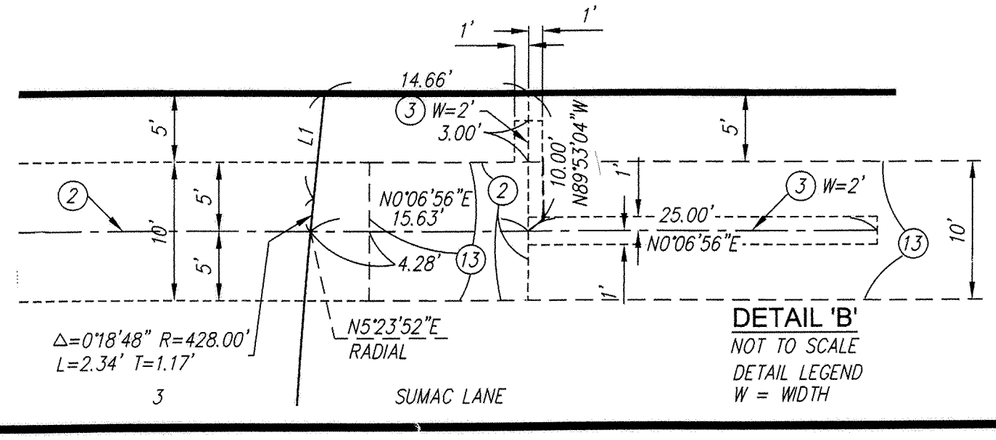
PREPARED BY:
RAMSEYER AND ASSOCIATES, INC.
1881 KNOLL DRIVE
VENTURA, CA. 93003
(805) 654–1088

DATE: FEBRUARY 2008
SHEET 3 OF 9 SHEETS

04-11-11



DETAIL 'A'
SCALE: 1" = 20'



DETAIL 'B'
NOT TO SCALE
DETAIL LEGEND
W = WIDTH

LINE TABLE		
LINE	BEARING	LENGTH
L1	N84°17'20"W	7.71'
L2	N84°17'20"W	10.45'
L3	N84°17'20"W	13.19'
L4	N00°07'42"E	52.06'
L5	N00°07'42"E	40.02'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	104°57'18"	15.00'	27.48'
C2	2°05'02"	372.00'	13.53'
C3	89°00'59"	15.00'	23.30'
C4	0°59'51"	372.00'	6.48'

0' 30' 60' 120' 180'
SCALE: 1" = 60'

LEGEND

- ⊙ SET 1 1/2" I.P. TAGGED R.C.E. 26362
- △ SET VENTURA COUNTY STANDARD MONUMENT
- ● FOUND MONUMENT AS NOTED.

C/L CENTERLINE
P.S.E. PUBLIC SERVICE EASEMENT
FD FOUND
(RAD) RADIAL
CFR CALCULATED FROM RECORD
MON MONUMENT
SFNF SEARCHED FOR, NOTHING FOUND
DN DOWN
PRO PRORATED MEASUREMENT
M MEASURED
H.O.A. HOME OWNERS ASSOCIATION
I.P. IRON PIPE
VCFB VENTURA COUNTY FIELD BOOK
VCSM VENTURA COUNTY SURVEY MONUMENT

SET 1 1/2" I.P. TAGGED "RCE 26362" AT ALL C/L BC's, EC's AND INTERSECTIONS AND AT ALL TRACT BOUNDARY BC's EC's AND ANGLE POINTS.
SET 1 I.P. TAGGED "RCE 26362" AT ALL LOT CORNERS, ANGLE POINTS, BC's AND EC's.

RECORD REFERENCES

R1 – PARCEL MAP NO. 3677 (34 PM 92)
R2 – TRACT NO. 4267 (115 MR 93)
R3 – TRACT NO. 3936 (107 MR 69)
R4 – (11 RS 73)
R5 – (15 PM 85)
R6 – VCFB 1462-A, PAGES 20, 22 & 30
R7 – TRACT NO. 3936 – ENGINEERING TIES, COUNTY DWG NO. 58623B
R8 – VCFB 1462-M, PAGES 110 – 221
R9 – TRACT NO. 2739 (91 MR 39)
R10 – DOC. NO. (92-182603,OR.)
R11 – DOC. NO. (81-031913,OR.)
R12 – DOC NO. (90-139917, OR.)
R13 – DOC NO. (89-071308, OR.)
R14 – (4104 OR. 933)
R15 – VCFB 1462M, PAGE 48

EXISTING EASEMENT DATA

(2) A 10' WIDE EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, PER BOOK 1569, PAGE 139, O.R. AND PARTIALLY QUIT CLAIMED PER BOOK 5214, PAGE 442, O.R.

(3) A 2' WIDE EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, PER BOOK 1569, PAGE 139, O.R.

(13) A 10' WIDE EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, PER BOOK 2690, PAGE 528, O.R.

PROPOSED EASEMENT DATA (A - F)

(A) A PROPOSED 40' WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE H.O.A. TO BE CREATED BY A SEPARATE DOCUMENT.

(B) A PROPOSED 30' WIDE EASEMENT FOR ROAD WAY, LANDSCAPE, UTILITIES AND MAINTENANCE PURPOSES IN FAVOR OF PARCEL 3 (34 PM 92) TO BE CREATED BY A SEPARATE DOCUMENT.

(E) A PROPOSED EASEMENT FOR INGRESS AND EGRESS TO HAMDAN PROJECT DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION, PER DOC. NO. 89-071307,

(G) AN ACCESS EASEMENT OVER ALL PRIVATE STREETS TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR PUBLIC SAFETY, HEALTH AND WELFARE AND AN EASEMENT FOR WATER PIPELINE PURPOSES TO CAMROSA WATER DISTRICT, **BOTH DEDICATED HEREON.**

TRACT NO. 5347

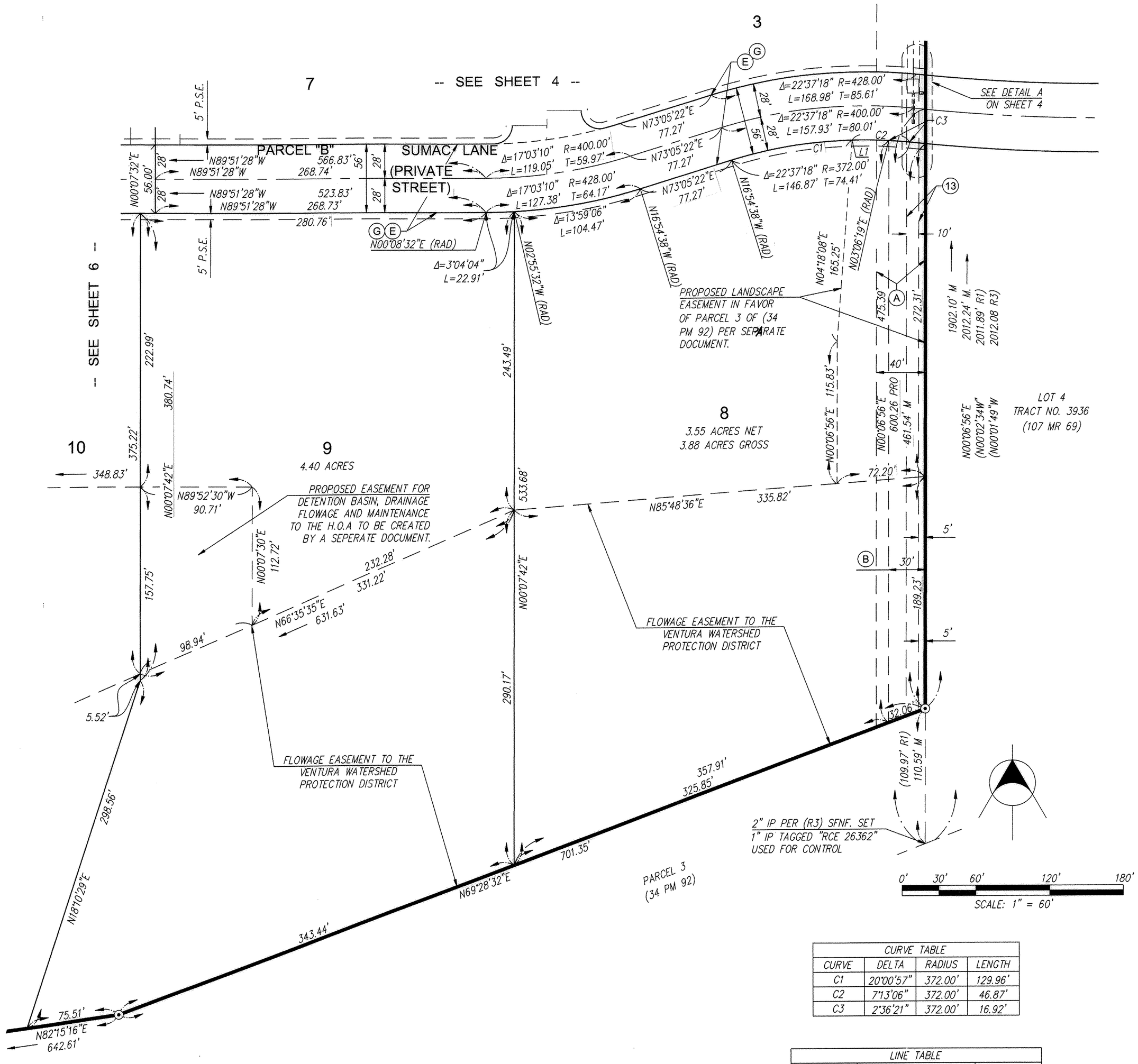
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BEING A SUBDIVISION OF A PORTION OF PARCEL 1, OF PARCEL MAP No. 3677, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 34 PAGES 92 AND 93 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY:
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VENTURA, CA. 93003
(805) 654-1088

DATE: FEBRUARY 2008
SHEET 4 OF 9 SHEETS

04-11-11



LEGEND

⊙	SET 1 1/2" I.P. TAGGED R.C.E. 26362
△	SET VENTURA COUNTY STANDARD MONUMENT
●	FOUND MONUMENT AS NOTED.
C/L	CENTERLINE
P.S.E.	PUBLIC SERVICE EASEMENT
FD	FOUND
(RAD)	RADIAL
CFR	CALCULATED FROM RECORD
MON	MONUMENT
SFNF	SEARCHED FOR, NOTHING FOUND
DN	DOWN
PRO	PRORATED MEASUREMENT
M	MEASURED
H.O.A.	HOME OWNERS ASSOCIATION
I.P.	IRON PIPE
VCFB	VENTURA COUNTY FIELD BOOK
VCSM	VENTURA COUNTY SURVEY MONUMENT

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SET 1 I.P. TAGGED "RCE 26362" AT ALL LOT CORNERS, ANGLE POINTS, BC's AND EC's.

RECORD REFERENCES

- R1 – PARCEL MAP NO. 3677 (34 PM 92)
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- R13 – DOC NO. (89-071308, OR.)
- R14 – (4104 OR. 933)
- R15 – VCFB 1462M, PAGE 48

EXISTING EASEMENT DATA

(13) A 10' WIDE EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, PER BOOK 2690, PAGE 528, O.R.

PROPOSED EASEMENT DATA (Ⓐ - Ⓕ)

(A) A PROPOSED 40' WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE H.O.A. TO BE CREATED BY A SEPARATE DOCUMENT.

(B) A PROPOSED 30' WIDE EASEMENT FOR ROAD WAY, LANDSCAPE, UTILITIES AND MAINTENANCE PURPOSES IN FAVOR OF PARCEL 3 (34 PM 92) TO BE CREATED BY A SEPARATE DOCUMENT.

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(G) AN ACCESS EASEMENT OVER ALL PRIVATE STREETS TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR PUBLIC SAFETY, HEALTH AND WELFARE AND AN EASEMENT FOR WATER PIPELINE PURPOSES TO CAMROSA WATER DISTRICT, **BOTH DEDICATED HEREON.**

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	20°00'57"	372.00'	129.96'
C2	7°13'06"	372.00'	46.87'
C3	2°36'21"	372.00'	16.92'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°30'26"W (RAD)	--

TRACT NO. 5347

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(805) 654-1088

DATE: FEBRUARY 2008
SHEET 5 OF 9 SHEETS

04-11-11

PROPOSED EASEMENT DATA (Ⓐ - Ⓕ)

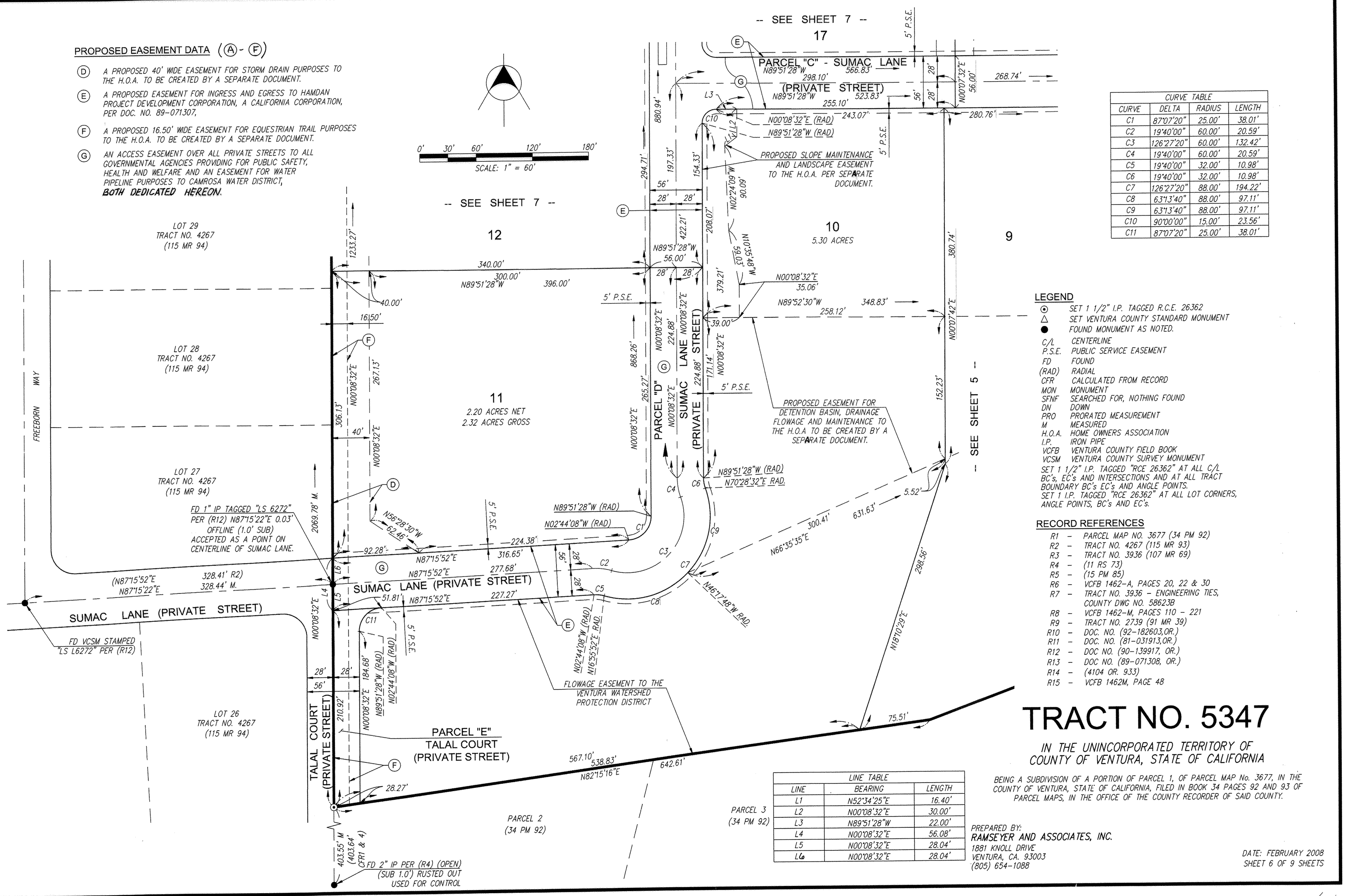
Ⓓ A PROPOSED 40' WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE H.O.A. TO BE CREATED BY A SEPARATE DOCUMENT.

Ⓔ A PROPOSED EASEMENT FOR INGRESS AND EGRESS TO HAMDAN PROJECT DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION, PER DOC. NO. 89-071307,

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0' 30' 60' 120' 180'
SCALE: 1" = 60'



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	87°07'20"	25.00'	38.01'
C2	19°40'00"	60.00'	20.59'
C3	126°27'20"	60.00'	132.42'
C4	19°40'00"	60.00'	20.59'
C5	19°40'00"	32.00'	10.98'
C6	19°40'00"	32.00'	10.98'
C7	126°27'20"	88.00'	194.22'
C8	63°13'40"	88.00'	97.11'
C9	63°13'40"	88.00'	97.11'
C10	90°00'00"	15.00'	23.56'
C11	87°07'20"	25.00'	38.01'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N52°34'25"E	16.40'
L2	N00°08'32"E	30.00'
L3	N89°51'28"W	22.00'
L4	N00°08'32"E	56.08'
L5	N00°08'32"E	28.04'
L6	N00°08'32"E	28.04'

LEGEND

- ⊙ SET 1 1/2" I.P. TAGGED R.C.E. 26362
- △ SET VENTURA COUNTY STANDARD MONUMENT
- ● FOUND MONUMENT AS NOTED.

C/L	CENTERLINE
P.S.E.	PUBLIC SERVICE EASEMENT
FD	FOUND
(RAD)	RADIAL
CFR	CALCULATED FROM RECORD
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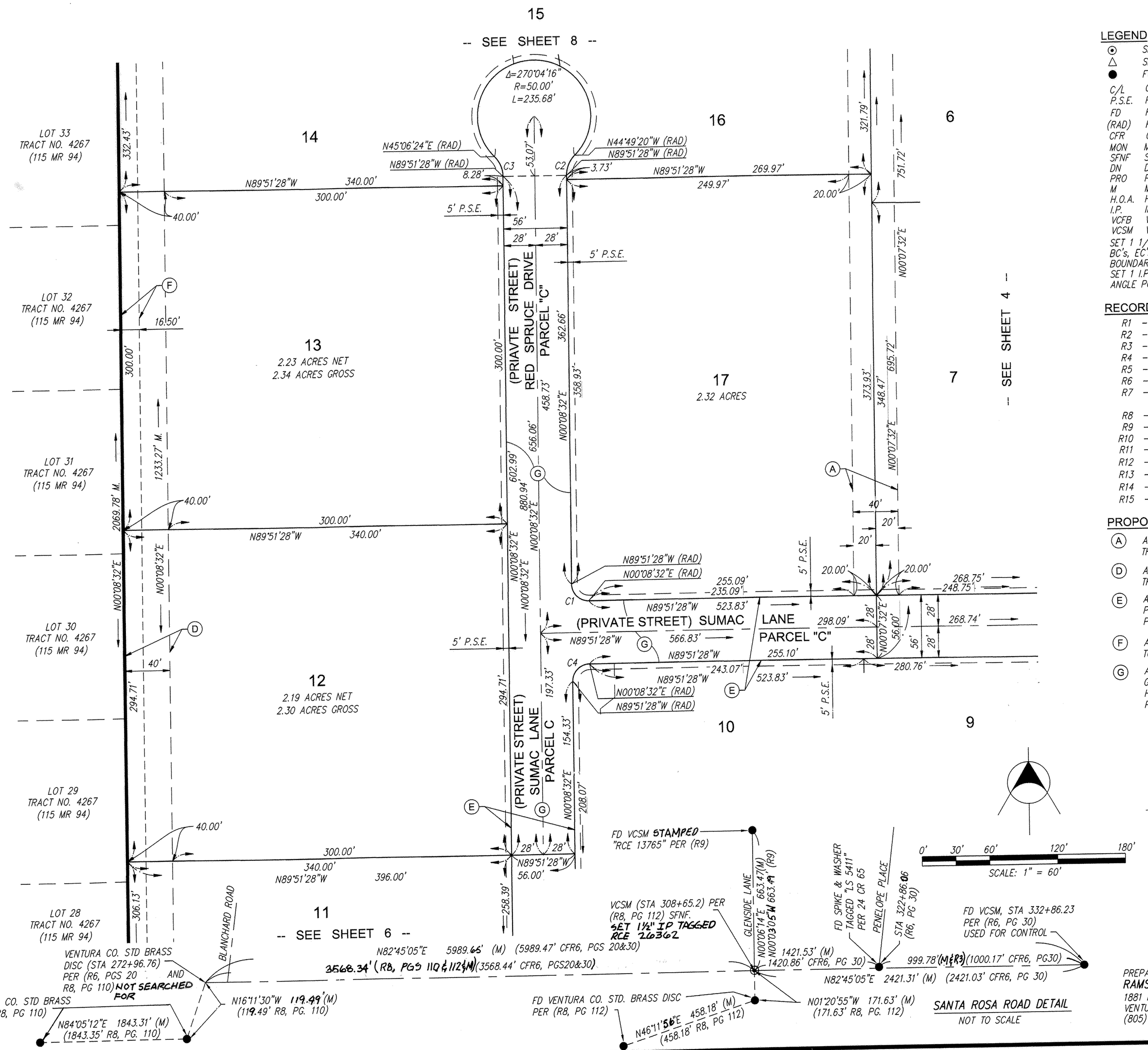
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DATE: FEBRUARY 2008
SHEET 6 OF 9 SHEETS

04-11-11



LEGEND

⊙	SET 1 1/2" I.P. TAGGED R.C.E. 26362
△	SET VENTURA COUNTY STANDARD MONUMENT
●	FOUND MONUMENT AS NOTED.
C/L	CENTERLINE
P.S.E.	PUBLIC SERVICE EASEMENT
FD	FOUND
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PROPOSED EASEMENT DATA (Ⓐ- Ⓕ)

Ⓐ A PROPOSED 40' WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE H.O.A. TO BE CREATED BY A SEPARATE DOCUMENT.

Ⓓ A PROPOSED 40' WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE H.O.A. TO BE CREATED BY A SEPARATE DOCUMENT.

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CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	45°02'08"	25.00'	19.65'
C3	45°02'08"	25.00'	19.65'
C4	90°00'00"	15.00'	23.56'

TRACT NO. 5347

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SHEET 7 OF 9 SHEETS

04-11-11

160MR93

-- SEE SHEET 3 --

-- SEE SHEET 7 --

-- SEE SHEET 7 --

FD 1 1/2" IP TAGGED "RCE 13765" PER (R9)

FD VCSM STAMPED "RCE 13765" PER (R9)

GLENSIDE (N00°03'05"W R9) N00°06'14"E M. 663.47' M (663.49 R9)

LANE

SANTA ROSA ROAD

SANTA ROSA ROAD

(N82°19'48"E R9) N82°29'07"E M. 466.02' (R9 & M)

(N82°35'00"E N82°45'05"E 1302.55' R1) 1302.69' M. & (R14)

608.96' M. & (R14)

931.97'

931.97' SOUTH LINE OF 120 Dds 57

327.72' M. & (R2)

499.53' (CFR13 & M)

331.20' 387.36' 427.70'

N82°45'05"E

N82°45'05"E

N22°30'05"E M & (CFR14)

N55°37'58"W M&(CFR13) (RAD) (S55°38'52"E (RAD) R13)

Δ=19°25'45" M. & (R13)
R=218.75' M. & (R13)
L=74.18' M & (R13)

N09°39'06"W 480.89' 429.93'

N07°14'55"W 1.50'

N53°47'13"E 24.08'

(89-071308) PARCEL X 5.75'

N36°22'11"W RADIAL

N42°46'14"E 89.22'

N41°16'58"W RADIAL

DETAIL "A1" NTS

SEE DETAIL 'C' ON SHEET 9

SEE DETAIL 'B' ON SHEET 9

92-182603, O.R.

N53°47'13"E 121.80' M. & (R13)

N53°47'13"E 121.85' M. & (R13)

N36°12'47"W (RAD)

N36°22'11"W (RAD)

Δ=11°06'10" R=341.00' 66.08' M. & (R13)

N47°18'57"W (RAD)

N41°16'58"W RADIAL

Δ=10°56'46" R=459.00' L=87.69' M.

N07°14'55"W 47.00' M. & (R10)

N12°20'55"W 171.63' (R8, PG 112 & M)

SEE DETAIL "A" ON SHEET 9 AND DETAIL "A1" HEREON

CENTERLINE 20' WIDE DRIVEWAY FOR LOT 18

FD VEN. CO STD BRASS DISC PER (R8, PG 112)

N42°41'03"E 193.07'

N42°41'03"E 297.34' M & (R13)

N46°11'56"E 458.18' (M)

(458.18 R8, PG 112)

(89-071308 O.R.)

N47°18'57"W (RAD) 104.27'

N47°18'57"W (RAD)

Δ=23°30'21" R=659.00' L=270.36' M & (CFR3)

Δ=19°38'23" L=225.89'

Δ=17°49'11" R=541.00' L=168.26' M. & (R13)

Δ=12°48'55" L=121.01'

FD VEN. CO STD BRASS DISC PER (R8, PG 112)

N27°40'34"W (RAD)

FD 3/4" IP W/ PLASTIC PLUG (UNREADABLE) (ONLINE)

Δ=3°51'58" L=44.47'

N23°48'36"W (RAD)

N34°30'02"W (RAD)

Δ=5°00'16" L=47.25'

N29°29'46"W M. & (CFR15) (RAD)

132.03' M & (CFR3)

2353.72' M. PARCEL "X," TRACT NO. 4267 (115 MR 94)

0.55' (NOT TO SCALE)

N0°08'32"E 2069.78'

N00°08'32"E 370.15'

N00°08'32"E 332.43'

N00°08'32"E 351.84'

1233.27'

40.00'

340.00'

N89°51'28"W

N00°07'32"E 695.72' 321.79'

50.96'

20.10'

20.00'

300.50'

280.40'

N86°08'37"E

269.97'

249.97'

N89°51'28"W

N44°49'20"W (RAD) N89°51'28"W (RAD) 3.73'

N28°04'15"E (RAD)

(PRIVATE STREET) PARCEL "C" RED SPRUCE DRIVE

358.93'

362.66' N00°08'32"E

656.06' N00°08'32"E 602.99'

300.00'

53.07' N00°08'32"E

N07°35'40"W 252.37'

N07°35'40"W 461.88'

N20°07'28"W (RAD)

N45°06'24"E (RAD) N89°51'28"W (RAD) 8.29'

5' P.S.E.

16
2.34 ACRES

17

15
2.91 ACRES

14
3.15 ACRES NET
3.28 ACRES GROSS

13

18
1.67 ACRES NET
2.02 ACRES GROSS

LOT 60 TRACT NO. 4267 (115 MR 94)

LOT 59 TRACT NO. 4267 (115 MR 94)

LOT 58 TRACT NO. 4267 (115 MR 94)

LOT 34 TRACT NO. 4267 (115 MR 94)

LOT 33 TRACT NO. 4267 (115 MR 94)

25.21' M. & (CFR13)

412.28' M. & (R13)

390.09'

47.39'

COUNTY NAIL PER (R2) SFNF. ESTABLISHED CORNER BY HOLDING RECORD DISTANCE FROM C/L INTERSECTION OF GLENSIDE AND SANTA ROSA ROAD PER (R9)

1 1/2" IP TAGGED "RCE 17264" PER (R2) SFNF.

10.83' 16.5' 40'

40.34'

16.5'

40'

56.16'

71.83' M. (72.00' R10)

50.21'

68.41'

63.88'

100.00' M & (CFR14)

30.12'

22' 15' 25' 47' 40' 47' 25' 22' 15'

30.00' 50.00' 30.00'

40.18' M (40.25 R13)

71.79'

L1 L2 L3 L4 L5 L6 C1 C2 C3 C4 C5 C6 C7 C8

LEGEND

- ⊙ SET 1 1/2" I.P. TAGGED R.C.E. 26362
- △ SET VENTURA COUNTY STANDARD MONUMENT
- ● FOUND MONUMENT AS NOTED.

C/L	CENTERLINE
P.S.E.	PUBLIC SERVICE EASEMENT
FD	FOUND
(RAD)	RADIAL
CFR	CALCULATED FROM RECORD
MON	MONUMENT
SFNF	SEARCHED FOR, NOTHING FOUND
DN	DOWN
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VCFB	VENTURA COUNTY FIELD BOOK
VCSM	VENTURA COUNTY SURVEY MONUMENT

SET 1 1/2" I.P. TAGGED "RCE 26362" AT ALL C/L BC's, EC's AND INTERSECTIONS AND AT ALL TRACT BOUNDARY BC's EC's AND ANGLE POINTS.
SET 1 I.P. TAGGED "RCE 26362" AT ALL LOT CORNERS, ANGLE POINTS, BC's AND EC's.

RECORD REFERENCES

- R1 – PARCEL MAP NO. 3677 (34 PM 92)
- R2 – TRACT NO. 4267 (115 MR 93)
- R3 – TRACT NO. 3936 (107 MR 69)
- R4 – (11 RS 73)
- R5 – (15 PM 85)
- R6 – VCFB 1462-A, PAGES 20, 22 & 30
- R7 – TRACT NO. 3936 – ENGINEERING TIES, COUNTY DWG NO. 58623B
- R8 – VCFB 1462-M, PAGES 110 – 221
- R9 – TRACT NO. 2739 (91 MR 39)
- R10 – DOC. NO. (92-182603,OR.)
- R11 – DOC. NO. (81-031913,OR.)
- R12 – DOC NO. (90-139917, OR.)
- R13 – DOC NO. (89-071308, OR.)
- R14 – (4104 OR. 933)
- R15 – VCFB 1462M, PAGE 48

EXISTING EASEMENT DATA

(14) A 15' WIDE EASEMENT FOR WATER PIPELINES AND APPURTENANCES INCIDENTAL THERETO, TO THE CAMROSA WATER DISTRICT, PER INSTRUMENT NO. 20060210-0029230 OF OFFICIAL RECORDS.

(1) AN EASEMENT FOR RIGHT OF WAY PURPOSES TO CHARLES BARNARD, PER BOOK 11, PAGE 361, O.R.

(4) AN EASEMENT FOR WATER PIPELINES, PRESSURE RELIEF STATION AND APPURTENANCES PURPOSES TO THE CAMROSA COUNTY WATER DISTRICT, PER BOOK 3184, PAGE 411, O.R.

(5) AN EASEMENT FOR STORM DRAIN PURPOSES TO THE COUNTY OF VENTURA, PER BOOK 3626, PAGE 70, O.R.

(6) AN EASEMENT FOR RIGHT OF WAY PURPOSES TO THE COUNTY OF VENTURA, PER BOOK 4104, PAGE 933, O.R.

(7) A 15' WIDE EASEMENT FOR WATER PIPELINES AND APPURTENANCES PURPOSES TO THE CALLUGUAS MUNICIPAL WATER DISTRICT, PER DOC. NO. 86-106832 O.R.

(9) A 10' WIDE EASEMENT FOR EQUESTRIAN TRAIL PURPOSES, TO THE HAMDAN PROJECT DEVELOPMENT CORPORATON, A CALIFORNIA CORPORATION., PER DOC. NO. 89-071307, EXHIBIT "C"

(11) A 22' WIDE EASEMENT FOR PUBLIC ROAD PURPOSES TO THE COUNTY OF VENTURA, PER DOC. NO. 92-182602 O.R.

(12) AN EASEMENT FOR FLOOD CONTROL PURPOSES TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT, PER DOC. NO. 89-071308 O.R.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N22°30'05"E M & (CFR14)	50.00' M
L1	(N22°26'48"E R14)	(50.00' R14)
L2	N42°46'14"E M & (CFR10)	45.47' M & (CFR10)
L3	N07°14'55"W M & (CFR10)	29.83' M & (R10)
L4 M	N36°12'13" M&(CFR13) (RAD.)	--
L4 (R)	(N36°12'47" (RAD) R13)	--
L5	N07°14'55"W	22.33'
L6	N07°14'55"W	7.50'

PROPOSED EASEMENT DATA (Ⓐ - Ⓕ)

Ⓐ A PROPOSED 40' WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE H.O.A. TO BE CREATED BY A SEPARATE DOCUMENT.

Ⓓ A PROPOSED 40' WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE H.O.A. TO BE CREATED BY A SEPARATE DOCUMENT.

Ⓕ A PROPOSED 16.50' WIDE EASEMENT FOR EQUESTRIAN TRAIL PURPOSES TO THE H.O.A. TO BE CREATED BY A SEPARATE DOCUMENT.

Ⓖ AN ACCESS EASEMENT OVER ALL PRIVATE STREETS TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR PUBLIC SAFETY, HEALTH AND WELFARE AND AN EASEMENT FOR WATER PIPELINE PURPOSES TO CAMROSA WATER DISTRICT, BOTH DEDICATED HEREON.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	45°02'08"	25.00'	19.65'
C2	270°04'16"	50.00'	235.68'
C3	45°02'08"	25.00'	19.65'
C4	114°46'08"	50.00'	100.15'
C5	48°11'43"	50.00'	42.06'
C6	107°06'25"	50.00'	93.47'
C7	04°54'47"	459.00'	39.36'
C8	06°01'59"	459.00'	48.33'

0' 30' 60' 120' 180'

SCALE: 1" = 60'

TRACT NO. 5347

IN THE UNINCORPORATED TERRITORY OF COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL 1, OF PARCEL MAP No. 3677, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, FILED IN BOOK 34 PAGES 92 AND 93 OR PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY:
RAMSEYER AND ASSOCIATES, INC.
1881 KNOLL DRIVE
VENTURA, CA. 93003
(805) 654-1088

DATE: FEBRUARY 2008
SHEET 8 OF 9 SHEETS

04-11-11

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1 M	0°09'24"	459.00'	1.26'
C1 (R10)	(0°11'14" R10)	(459.00' R10)	(1.50' R10)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N22°30'05"E	50.00' M
	(N22°46'48"E R14)	(50.00' R14)
L2	N82°45'05"E	30.00' M.
	(N82°35'00"E 3184 O.R. 411)	(30.00' 3184 O.R. 411)
L3	N82°45'05"E	30.00' M.
	(N82°35'00"E 3184 O.R. 411)	(30.00' 3184 O.R. 411)

LEGEND

- ⊙ SET 1 1/2" I.P. TAGGED R.C.E. 26362
- △ SET VENTURA COUNTY STANDARD MONUMENT
- ● FOUND MONUMENT AS NOTED.

C/L	CENTERLINE
P.S.E.	PUBLIC SERVICE EASEMENT
FD	FOUND
(RAD)	RADIAL
CFR	CALCULATED FROM RECORD
MON	MONUMENT
SFNF	SEARCHED FOR, NOTHING FOUND
DN	DOWN
PRO	PRORATED MEASUREMENT
M	MEASURED
H.O.A.	HOME OWNERS ASSOCIATION
I.P.	IRON PIPE
VCFB	VENTURA COUNTY FIELD BOOK
VCSM	VENTURA COUNTY SURVEY MONUMENT

SET 1 1/2" I.P. TAGGED "RCE 26362" AT ALL C/L BC's, EC's AND INTERSECTIONS AND AT ALL TRACT BOUNDARY BC's EC's AND ANGLE POINTS.
SET 1 I.P. TAGGED "RCE 26362" AT ALL LOT CORNERS, ANGLE POINTS, BC's AND EC's.
* = (CFR13 & M)

RECORD REFERENCES

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- R9 – TRACT NO. 2739 (91 MR 39)
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EXISTING EASEMENT DATA

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(2) A 10' WIDE EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, PER BOOK 1569, PAGE 139, O.R. AND PARTIALLY QUIT CLAIMED PER BOOK 5214, PAGE 442, O.R.

(4) AN EASEMENT FOR WATER PIPELINES, PRESSURE RELIEF STATION AND APPURTENANCES PURPOSES TO THE CAMROSA COUNTY WATER DISTRICT, PER BOOK 3184, PAGE 411, O.R.

(6) AN EASEMENT FOR RIGHT OF WAY PURPOSES TO THE COUNTY OF VENTURA, PER BOOK 4104, PAGE 933, O.R.

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