OWNERS 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. 5425, SHOWN ON THIS MAP, AND ARE HOLDERS OF SECURITY INTERESTS WITHIN THE REAL PROPERTY INCLUDED IN THE CONDOMINIUM PROJECTS WITHIN LOTS 1 THROUGH 5 THEREIN, 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 SUBDIVISION FOR CONDOMINIUM PURPOSES WITHIN SAID LOTS.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK FOR PUBLIC USE, THE RIGHT-OF-WAY FOR ALL PUBLIC STREETS AND HIGHWAYS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF MOORPARK THE EASEMENT FOR VEHICULAR ACCESS, PEDESTRIAN ACCESS AND DRAINAGE PURPOSES ALONG THE ENTIRE WIDTH OF PEMBURY COURT, HERNE BAY COURT, EASTLING COURT, ADDINGTON COURT, STONEBRIDGE COURT AND BEACHWOOD COURT.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK, A PUBLIC SERVICE EASEMENT AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE VENTURA COUNTY WATERWORKS DISTRICT NO. 1 THE EASEMENTS FOR WATER PIPELINE AND SANITARY SEWER PURPOSES SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK AN EASEMENT FOR TRAIL AND RECREATIONAL PURPOSES OVER ALL OF PARCEL "X" SHOWN HEREON.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK AN EASEMENT FOR STORM DRAINAGE AND APPURTENANT STRUCTURES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES SHOWN HEREON.

AND THAT THEY DO HEREBY OFFER TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE AN ACCESS EASEMENT OVER ALL PRIVATE STREETS AND ROADWAYS SHOWN HEREON.

SHEA HOMES LIMITED PARTNERSHIP
A CALIFORNIA LIMITED PARTNERSHIP

NAME: JOHN VANDER VELDE
TITLE: ASSISTANT SECRETARY

NAME: Jane Blasingham
TITLE: Assistant Secretary

STATE OF California
COUNTY OF Riverside } SS

ON August 27, 2013

BEFORE ME Julie Wilson, A NOTARY PUBLIC IN AND FOR SAID STATE

PERSONALLY APPEARED John Vander Velde AND Jane Blasingham
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY(IES), AND THAT BY 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.

MY PRINCIPAL BUSINESS IS IN Riverside COUNTY
MY COMMISSION EXPIRES June 27, 2016
COMMISSION NUMBER 1980208

WITNESS MY HAND
Julie Wilson
PRINT NAME

COUNTY TAX COLLECTOR'S CERTIFICATE

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

DATE: DEC 11, 2013.

STEVEN HINTZ
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY TAX COLLECTOR

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CAMARILLO, CALIFORNIA 93012-8683
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AND THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS ALL PRIVATE LOT LINES ABUTTING LOS ANGELES AVENUE, EDENBRIDGE ROAD AND MAJESTIC COURT EXCEPT FOR ALL PRIVATE DRIVEWAYS IN ORDER THAT THE OWNERS OF SAID LOTS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID LOS ANGELES AVENUE, EDENBRIDGE ROAD AND MAJESTIC COURT EXCEPT THE GENERAL RIGHT-OF-TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC.

OWNERS STATEMENT CONTINUED

CANTERBURY LANE COMMUNITY ASSOCIATION
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION

NAME: JOHN VANDER VELDE
TITLE: BOARD MEMBER

NAME: Jeff Seifert
TITLE: Board Member

STATE OF California
COUNTY OF Riverside } SS

ON August 27, 2013

BEFORE ME Julie Wilson, A NOTARY PUBLIC IN AND FOR SAID STATE

PERSONALLY APPEARED John Vander Velde AND Jeff Seifert
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY(IES), AND THAT BY 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.

MY PRINCIPAL BUSINESS IS IN Riverside COUNTY
MY COMMISSION EXPIRES June 27, 2016
COMMISSION NUMBER 1980208

WITNESS MY HAND
Julie Wilson
PRINT NAME

CONSENT OF BENEFICIARY

WELLS FARGO BANK, NATIONAL ASSOCIATION, SOLELY IN ITS CAPACITY AS COLLATERAL AGENTS, AS BENEFICIARY UNDER DEED OF TRUST, RECORDED AUGUST 18, 2011, AS DOCUMENT No. 20110818-0121226, OF OFFICIAL RECORDS.

NAME: JULIUS R. ZAMORA
TITLE:

NAME:
TITLE: MICHAEL PINZON VICE PRESIDENT

STATE OF NEW YORK
COUNTY OF NEW YORK } SS

ON AUGUST 28, 2013

BEFORE ME MARISOL LUNA, A NOTARY PUBLIC IN AND FOR SAID STATE

Marisol Luna
Notary Public State of New York
New York County
Lic. #01LU6246322
Comm. Exp. 08/08/2015

PERSONALLY APPEARED JULIUS R. ZAMORA AND MICHAEL PINZON
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY(IES), AND THAT BY 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.

MY PRINCIPAL BUSINESS IS IN NEW YORK COUNTY
MY COMMISSION EXPIRES 08/08/2015
COMMISSION NUMBER 01LU6246322

WITNESS MY HAND
MARISOL LUNA
PRINT NAME

COUNTY RECORDER'S CERTIFICATE

FILED THIS 13TH DAY OF December, 2013, AT 8:00 A.M.
IN BOOK 161 OF MISCELLANEOUS RECORDS (MAPS), AT PAGES 42-48, RECORDS OF VENTURA COUNTY, AT THE REQUEST OF SHEA HOMES, A CALIFORNIA LIMITED PARTNERSHIP.

20131213-00199504-0

MARK A. LUNN
COUNTY RECORDER
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY RECORDER

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 SHEA HOMES IN OCTOBER 2005.
I HEREBY STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, 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 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 CITY ENGINEER PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS IN THE CITY STREET SYSTEM.

MATTHEW J. VERNON, PLS 7553

DATE: 8/21, 2013

PROFESSIONAL LAND SURVEYOR
MATTHEW J. VERNON
No. PLS 7553
STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5425 AND THAT I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

ALFONSO A. ECHARREN, PLS 4137
ACTING CITY SURVEYOR, CITY OF MOORPARK

DATE: Sept 24, 2013

LICENSED LAND SURVEYOR
ALFONSO A. ECHARREN
LS 4137
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT No. 5425 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 ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DAVE KLOTZLE
CITY ENGINEER, CITY OF MOORPARK
RCE 55752

DATE: December 3, 2013

TOTAL GROSS AREA = 15.29 ACRES

TRACT No. 5425

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

BEING A SUBDIVISION OF A PORTION OF LOTS 54 AND 55 OF FREMONT TRACT IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 39 OF MISCELLANEOUS RECORDS, (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

SEPTEMBER, 2005

30-100735

SHEET 1 OF 7 SHEETS

20131213-00199504-0 1/7
Ventura County Clerk and Recorder
MARK A. LUNN
12/13/2013 08:00:00 AM
777742 $18.00 CE

12-6-13

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 5425 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 6th DAY OF NOVEMBER 2013, FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP

AND DOES HEREBY ACCEPT FOR PUBLIC USE, THE RIGHT-OF-WAY FOR ALL PUBLIC STREETS AND HIGHWAYS AS SHOWN ON THIS MAP

AND ALSO HEREBY REJECTS THE EASEMENT OFFER FOR VEHICULAR ACCESS, PEDESTRIAN ACCESS AND DRAINAGE PURPOSES ALONG THE ENTIRE WIDTH OF PEMBURY COURT, HERNE BAY COURT, EASTLING COURT, ADDINGTON COURT, STONEBRIDGE COURT AND BEACHWOOD COURT.

AND ALSO HEREBY ACCEPT THE PUBLIC SERVICE EASEMENT SHOWN ON THIS MAP

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

AND ALSO HEREBY ACCEPT THE EASEMENT FOR TRAIL AND RECREATIONAL PURPOSES OVER PARCEL "X" SHOWN HEREON

AND THAT THEY DO HEREBY ACCEPT THE EASEMENT FOR STORM DRAINAGE AND APPURTENANT STRUCTURES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES SHOWN HEREON

AND ALSO HEREBY ACCEPTS THE ACCESS EASEMENT OVER ALL PRIVATE STREETS AND ROADWAYS 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 AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED HERETO THIS

4th DAY OF December, 2013.

Janice Parvin
JANICE PARVIN
MAYOR OF THE CITY OF MOORPARK

ATTEST:

Maureen Benson
MAUREEN BENSON
CITY CLERK OF THE CITY OF MOORPARK

MOORPARK CALIFORNIA INCORPORATED JULY 1, 1983

ABANDONMENT CERTIFICATE

THIS IS TO CERTIFY THAT PURSUANT TO SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING EASEMENTS LYING WITHIN THE EXTERIOR BOUNDARY OF THIS SUBDIVISION NOT SHOWN ON THIS MAP;

THE EASEMENT AS GRANTED TO THE VENTURA COUNTY WATERWORKS DISTRICT No. 1 FOR WATER PIPELINES AND METERS RECORDED IN BOOK 1255, PAGE 448 OF OFFICIAL RECORDS.

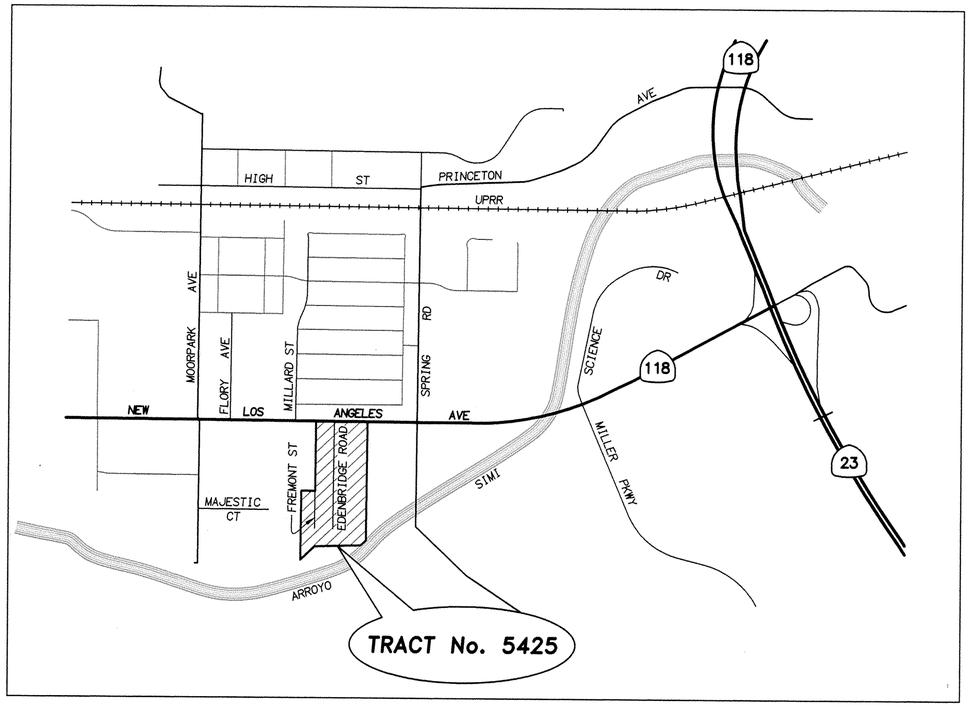
THE EASEMENT AS GRANTED TO THE VENTURA COUNTY WATERWORKS DISTRICT No. 1 FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF SEWER PIPELINES AND RIGHTS INCIDENTAL THERETO RECORDED IN BOOK 3230, PAGE 340 OF OFFICIAL RECORDS.

THE EASEMENT AS GRANTED TO THE VENTURA COUNTY WATERWORKS DISTRICT No. 1 FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF SEWER PIPELINES AND RIGHTS INCIDENTAL THERETO RECORDED IN BOOK 3230, PAGE 343 OF OFFICIAL RECORDS.

THE IRREVOCABLE OFFER TO DEDICATE A PORTION OF SAID LAND FOR STREET AND HIGHWAY PURPOSES TO THE CITY OF MOORPARK, AS DISCLOSED BY DOCUMENT RECORDED JANUARY 16, 1995, AS DOCUMENT NO. 92-8257 OF OFFICIAL RECORDS.

THE EASEMENT GRANTED TO THE CITY OF MOORPARK FOR ACCESS AND PUBLIC UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO RECORDED MARCH 28, 2011 AS INSTRUMENT No. 20110328-00050368, OF OFFICIAL RECORDS.

DATE: December 4, 2013 BY: Maureen Benson
~~DEPUTY~~ MAUREEN BENSON
CITY CLERK



VICINITY MAP
SCALE: 1" = 1000'

VENTURA COUNTY WATERWORKS DISTRICT No.1 ACCEPTANCE CERTIFICATE

THIS IS TO CERTIFY THAT THE EASEMENTS FOR 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.

WAYNE E. BATTLESON
~~DEPUTY~~ COUNTY SURVEYOR
COUNTY OF VENTURA

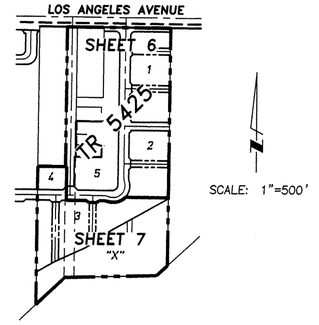
DATE 9/23/13

Wayne Battleson
BY: ~~DEPUTY~~ COUNTY SURVEYOR

GEOLOGIC AND GEOTECHNICAL REPORT

DATE OF REPORT: MARCH 14, 2003
TITLE OF REPORT: PRELIMINARY GEOLOGIC AND GEOTECHNICAL ENGINEERING STUDY PROPOSED CANTERBURY #2

FIRM NAME: GEOSOILS CONSULTANTS INC.
BY: RUDY F. RUBERTI AND KAREN L. MILLER
REGISTRATION NO.S: C.E.G. 1708 & GE 2257



SCALE: 1"=500'

SHEET INDEX
SCALE: 1"=500'

TRACT No. 5425

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

BEING A SUBDIVISION OF A PORTION OF LOTS 54 AND 55 OF FREMONT TRACT IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 39 OF MISCELLANEOUS RECORDS, (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

SEPTEMBER, 2005

30-100735

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12-6-13

SIGNATURE OMISSIONS

THE SIGNATURES OF THE PARTY(IES) NAMED HEREINAFTER AS OWNER(S) OF EASEMENTS SET FORTH HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436; (a) (3) (A) OF THE 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.

(A) BOYS CLUB OF HOLLYWOOD DBA BOYS AND GIRLS CLUB OF HOLLYWOOD, PRESENT OWNER OF AN EASEMENT FOR THE COLLECTION AND DISTRIBUTION OF WATER AS DISCLOSED BY DEED RECORDED JANUARY 3, 1890, IN BOOK 29, PAGE 500 OF DEEDS

(B) KEVIN J. BANKS AND CYNTHIA JOYCE BANKS, ET AL., PRESENT OWNERS OF AN EASEMENT FOR ROAD AND PUBLIC UTILITIES, AS DISCLOSED BY DEED RECORDED MARCH 10, 1949, IN BOOK 862, PAGE 140 OF OFFICIAL RECORDS

(C) A-C CONSTRUCTION, INC., A CALIFORNIA CORPORATION, ET AL., PRESENT OWNER OF THE RIGHT TO CONSTRUCT PIPELINES, AS DISCLOSED BY DEED RECORDED SEPTEMBER 28, 1949, IN BOOK 892, PAGE 540 OF OFFICIAL RECORDS

(D) SOUTHERN CALIFORNIA EDISON COMPANY, PRESENT OWNER OF AN EASEMENT FOR PUBLIC UTILITIES, AS DISCLOSED BY DEEDS RECORDED JULY 10, 1951, IN BOOK 1008, PAGE 445; DECEMBER 30,1958, IN BOOK 1688, PAGE 170; JANUARY 16, 1959, IN BOOK 1693, PAGE 369; AUGUST 10, 1960, IN BOOK 1897, PAGE 437; JUNE 30, 1967, IN BOOK 3163, PAGE 65; NOVEMBER 29, 2006, AS DOCUMENT NO. 20061129-251257; DECEMBER 12, 2006, AS DOCUMENT NO. 20061212-260359; DECEMBER 12, 2006, AS DOCUMENT NO. 20061212-260360; AND NOVEMBER 15, 2010, AS DOCUMENT NO. 20101115-177514 ALL OF OFFICIAL RECORDS

(E) SOUTHERN CALIFORNIA GAS COMPANY, PRESENT OWNER OF AN EASEMENT FOR GAS PIPES AND MAINS, AS DISCLOSED BY DEED RECORDED MAY 10, 1954, IN BOOK 1201, PAGE 370 OF OFFICIAL RECORDS

(F) VENTURA COUNTY WATERWORKS No.1, PRESENT OWNERS OF AN EASEMENT FOR PIPELINES AND METERS, AS DISCLOSED BY DEEDS RECORDED JANUARY 3, 1955 IN BOOK 1255, PAGE 448; DECEMBER 1, 1967, IN BOOK 3230, PAGE 340; AND DECEMBER 1, 1967, IN BOOK 3230, PAGE 343 ALL OF OFFICIAL RECORDS

(G) VENTURA COUNTY WATERSHED PROTECTION DISTRICT, PRESENT OWNER OF AN EASEMENT FOR CHANNEL AND BANK PROTECTION, AS DISCLOSED BY DEED RECORDED MARCH 30, 1956, IN BOOK 1392, PAGE 440 OF OFFICIAL RECORDS

(H) CITY OF MOORPARK, PRESENT OWNER OF AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF SAID LAND FOR STREET AND HIGHWAY PURPOSES, AS DISCLOSED BY DOCUMENT RECORDED JANUARY 16, **1992,** AS DOCUMENT NO. 92-8257 OF OFFICIAL RECORDS

(I) HORST WELBAT AND MAYTA WELBAT, PRESENT OWNER OF AN EASEMENT FOR VEHICULAR ACCESS, INGRESS AND EGRESS, AS DISCLOSED BY DEED RECORDED AUGUST 28, 2008, AS DOCUMENT NO. 20080828-131963 OF OFFICIAL RECORDS

(J) SOUTHERN CALIFORNIA EDISON COMPANY, PRESENT OWNER OF AN EASEMENT FOR ROAD PURPOSES AS DISCLOSED BY DEED RECORDED JULY **30,** 2009, AS DOCUMENT NO. 20090730-128645 OF OFFICIAL RECORDS

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

HILDA M. SHEARER, AS TRUSTEE OF THE SHEARER FAMILY TRUST DATED SEPTEMBER 26, 1991, PRESENT OWNER OF ALL OIL, MINERAL AND GAS RIGHTS LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF A PORTION OF SAID LAND, WITHOUT THE RIGHT TO ENTER THE SURFACE AS RESERVED IN DEED RECORDED JULY 19, 2004, AS DOCUMENT NO. 20040719-199152 OF OFFICIAL RECORDS.

SHEA HOMES LIMITED PARTNERSHIP, PRESENT OWNER OF ALL OIL RIGHTS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND RIGHTS TO ALL OTHER HYDROCARBONS, WITHOUT THE RIGHT TO ENTER THE SURFACE OF SAID LAND TO A DEPTH OF 500 FEET OF THE SURFACE OF A PORTION OF SAID LAND, AS DISCLOSED BY DEED RECORDED JANUARY 19,2011, AS DOCUMENT NO. 20110119-10095 OF OFFICIAL RECORDS.

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EASEMENT LEGEND

(8) INDICATES A RIGHTS OF ENTRY AND RIGHTS OF WAY OVER SAID REAL PROPERTY FOR THE USE OF ANY SYSTEM FOR THE COLLECTION, CONDUCTING, AND DISTRIBUTION OF THE WATERS OF THE RANCHO SIMI WHICH MAY BE ADOPTED BY THE SIMI LAND AND WATER COMPANY, OR ITS ASSIGNS, IN DEED RECORDED JANUARY 3, 1890, IN BOOK 29, PAGE 500 OF DEEDS.

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

(9) INDICATES AN EASEMENT FOR ROAD AND PUBLIC UTILITIES, AS DISCLOSED BY DEED RECORDED MARCH 10, 1949, IN BOOK 862, PAGE 140 OF OFFICIAL RECORDS

(10) INDICATES THE RIGHT TO CONNECT WITH THE PRESENT DOMESTIC WATER SYSTEM NOW SERVING SAID LAND AND THE RIGHT TO CONSTRUCT DOMESTIC PIPE LINES ACROSS SAID LAND, AS RESERVED BY B.C. HEDRICK AND HELEN M. HEDRICK, IN DEED RECORDED SEPTEMBER 28, 1949, IN BOOK 892, PAGE 540 OF OFFICIAL RECORDS.

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

(11) INDICATES THE CENTERLINE OF A 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, BY DEED RECORDED JULY 10, 1951, IN BOOK 1008, PAGE 445 OF OFFICIAL RECORDS

(12) INDICATES AN EASEMENT FOR GAS PIPES AND MAINS PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA GAS RECORDED MAY 10, 1954 IN BOOK 1201, PAGE 370 OF OFFICIAL RECORDS.

(14) INDICATES AN EASEMENT FOR ALL OF THE PURPOSES OF CHANNEL AND BANK PROTECTION WORK WITH APPURTENANT STRUCTURES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO VENTURA COUNTY FLOOD CONTROL DISTRICT RECORDED MARCH 30, 1956 IN BOOK 1392, PAGE 440 OF OFFICIAL RECORDS.

(15) INDICATES THE CENTERLINE OF A 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, BY DEED RECORDED DECEMBER 30, 1958, IN BOOK 1688, PAGE 170 OF OFFICIAL RECORDS

(16) INDICATES THE CENTERLINE OF A 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, BY DEED RECORDED JANUARY 16, 1959, IN BOOK 1693, PAGE 369 OF OFFICIAL RECORDS

(17) INDICATES THE CENTERLINE OF A 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED AUGUST 10, 1960, IN BOOK 1897, PAGE 437 OF OFFICIAL RECORDS.

(19) INDICATES THE CENTERLINE OF A 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, BY DEED RECORDED JUNE 30, 1967, IN BOOK 3163, PAGE 65 OF OFFICIAL RECORDS

(30) INDICATES THE CENTERLINE OF A 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED NOVEMBER 29, 2006 AS DOCUMENT No. 20061129-251257 OF OFFICIAL RECORDS.

(31) INDICATES AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED DECEMBER 12, 2006, AS INSTRUMENT NO. 20061212-260359, OF OFFICIAL RECORDS.

(32) INDICATES AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED DECEMBER 12, 2006 AS DOCUMENT No. 20061212-260360 OF OFFICIAL RECORDS.

(33) INDICATES AN EASEMENT FOR VEHICULAR ACCESS, INGRESS AND EGRESS AS GRANTED TO HORST WELBAT AND MAYTA WELBAT RECORDED AUGUST 28, 2008 AS DOCUMENT No. 20080828-131963 OF OFFICIAL RECORDS.

(35) INDICATES AN EASEMENT FOR ROADWAY PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JULY 30, 2009, AS INSTRUMENT NO. 20090730-128645, OF OFFICIAL RECORDS.

(36) INDICATES THE CENTERLINE OF A 15.5 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED NOVEMBER 15, 2010, AS INSTRUMENT NO. 20101115-177514, OF OFFICIAL RECORDS

(37) INDICATES THE CENTERLINE OF A 6.0 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED NOVEMBER 15, 2010, AS INSTRUMENT NO. 20101115-177514, OF OFFICIAL RECORDS

(A) DEDICATES AN EASEMENT TO THE CITY OF MOORPARK FOR PUBLIC SERVICES, AND AN EASEMENT TO THE VENTURA COUNTY WATERWORKS DISTRICT NO. 1 FOR WATER PIPELINE AND SANITARY SEWER PURPOSES.

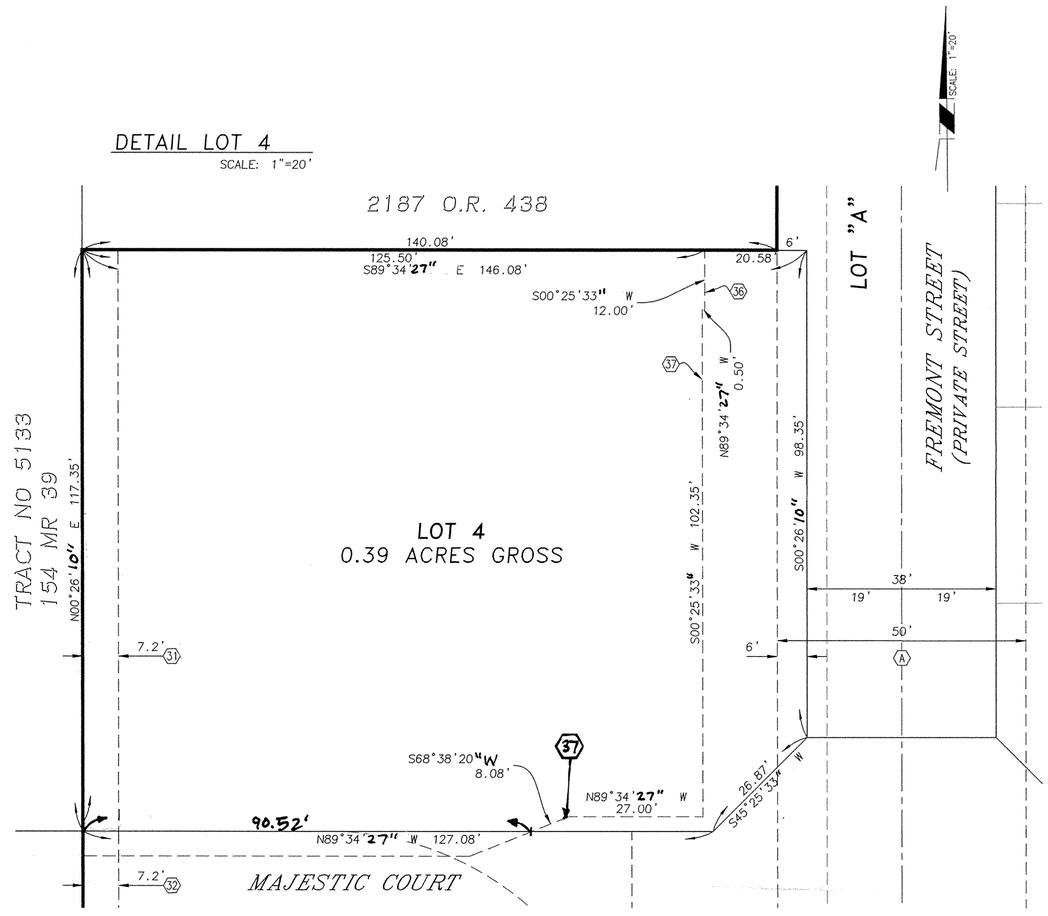
(B) DEDICATES AN EASEMENT TO THE CITY OF MOORPARK FOR PUBLIC SERVICES.

(C) DEDICATES AN EASEMENT TO THE CITY OF MOORPARK FOR STORM DRAINAGE AND APPURTENANT STRUCTURES, INGRESS AND EGRESS, AND INCIDENTAL PURPOSES.

(D) DEDICATES AN EASEMENT TO THE CITY OF MOORPARK OVER ALL OF PARCEL "X" FOR TRAIL AND RECREATIONAL PURPOSES.

DETAIL LOT 4

SCALE: 1"=20'



TRACT No. 5425

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

BEING A SUBDIVISION OF A PORTION OF LOTS 54 AND 55 OF FREMONT TRACT IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 39 OF MISCELLANEOUS RECORDS, (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

SEPTEMBER, 2005

30-100735

12-6-13

BOUNDARY CONTROL

BASIS OF BEARINGS

THE BEARING OF "NORTH 89°34'27" WEST" ALONG THE CENTERLINE OF LOS ANGELES AVENUE, AS SHOWN ON 41 RS 83 AND MONUMENTED PER CALTRANS FIELD BOOK 0238, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

SCALE: 1"=80'

RECORD REFERENCES

R1 41 RS 83 (1984)
R2 3 MR 39 (1893)
R3 99 MR 22 (1983)
R4 47 PM 63 (1988)
R5 43 RS 78 (1987)
R6 18 RS 44 (1955)
R7 CALTRANS FIELD BOOK 0238, PAGES 0342-0347
R8 154 MR 39
R9 4 PM 96
D1 3582 OR 474
D2 3541 OR 191
D3 2187 O.R. 438
D4 85-038205, O.R.
D5 97-152256, O.R.
D6 3570 OR 498
D7 2002-0297655-00, O.R.
D8 4648 O.R. 988
D9 89-011037, O.R. & 2187 O.R. 438
D10 20110328-00050366, O.R.

ABBREVIATION LEGEND

C/L CENTERLINE
CF CALCULATED FROM
D RECORD DEED
FD FOUND
FTC FROM TRUE CORNER
INT-X INTERSECTION
IP IRON PIPE
NF,NS NOT FOUND, NOT SEARCHED
O/S OFFSET
R RECORD REFERENCE
R/W RIGHT-OF-WAY
RAD RADIAL
SNF SEARCHED, NOT FOUND

SPRING ROAD

SPIKE & BATHEY CAP PER R7, SNF ESTABLISHED BY CALTRANS TIES PER R7, NOTHING SET

FD SPIKE & TAG "LS 4253" PER R5, FLUSH ACCEPTED FOR INT-X C/L LA AVENUE AND EAST LINE LOT 55

FD 3/4" IP TAG "PLS 4253" PER R5 O/S 2.00' N'LY O/S 2.00' E'LY ACCEPTED FOR REFERENCE POINT TO EAST LINE, LOT 55

2.00' 2.00' 398.80' 798.96' N00°27'54"E 1247.76' LOT 55

1929 OR 119

LOS ANGELES AVENUE

"STATE HIGHWAY 118"

50' 50'

523.30' (523.51' CFR5) (523.38' CFR2)

(330.00' CFR2) 330.16' (1227.84' CFR1) 330.14'

N89°34'27"W 335.14'

R/W PER 3705 OR 440

(N89°55'00"E)R2,R3&R6 (N89°34'37"W)R1 2217.15' (2217.69' CFR1) (1227.73')R6

(N89°55'00"E)R2 2217.15' N89°34'27"W

(165.00' CFR2) 165.02' (165.00' CFR6) 165.02'

(330.00' CFR2) 330.10'

BASIS OF BEARINGS

(N00°05'00"W R2) (1246.38' CFR2) N00°27'54"E 1247.76'

398.80' CFR5&M 448.80' CFR5&M 1197.76' 798.96'

EAST LINE TRACT NO. 5425

LOT 56

41°15'00" R28&M

NF,NS ESTABLISHED BY INTERSECTION NOTHING SET

(N46°45'00"E R2) N47°16'10"E 73.51' (73.26' CFR2)

NF,NS NOTHING SET

NOTE: CENTERLINE OF FREMONT STREET WAS ESTABLISHED AT 30' WESTERLY OF THE 1" IP & 1-1/2" IP BOTH TAGGED "RCE 28522" PER R4, AND AT 25' EASTERLY OF THE 1/2" IP WITH TAG "RCE 9050" ACCEPTED AS 1" IP PER R3, R4, & R6.

LOT 55

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N89°34'27"W	44.17'
	(N89°34'27"W	43.87'R1)
	(N89°55'00"E	44.29'R8)
L2	N00°26'10"E	40.00'CF D6, D10 & M
L3	N89°34'27"W	50.00'
L4	N89°34'27"W	10.00'
L5	N00°26'10"E	60.00'

FD 3/4" IP & TAG "RE 9050" PER R6, DN 0.8', ACCEPTED FOR THE WEST LINE OF THE WEST 135' OF THE EAST 140' OF LOT 54

ESTABLISHED PARALLEL WITH C/L FREMONT STREET

FOR DETAILS SEE SHEET 5

(N00°05'00"W 1307.10') CFR2 N00°26'10"E 1307.42' 1277.42'

475.00' 355.00' N00°26'10"E 375.00' 5' 66.00' 54.00' 662.42'

30'

18 RS 44

47 PM 63

FD 1" IP & TAG "RCE 28522", DN 0.3' IN LIEU 1-1/2" IP PER R4, ACCEPTED AS R/W PER R4

FD 1-1/2" IP & TAG "RCE 28522", DN 0.3' ACCEPTED AS R/W PER R4

N89°34'27"W 135.02' N89°34'27"W 140.02' N89°34'27"W 130.02'

N00°26'10"E 375.00' 335.00' 120.00' N00°26'10"E N00°26'10"E 180.00'

(PRIVATE DRIVE)

FREMONT STREET

685.00' N00°26'10"E 725.00'

LOT 54

FD SPIKE & BATHEY CAP STAMPED "CA DOH" PER R3 & R5, FLUSH ON CENTERLINE OF LOS ANGELES AVENUE 0.14' E'LY (M) (0.10' E'LY R5 & R3) OF INT-X WITH FREMONT STREET

330.10' 165.08' N89°34'27"W 140.08'

FD 1/2" IP WITH TAG "RE 9050", DN 0.4' ACCEPTED AS 1" IP PER R4 & R6, ACCEPTED FOR R/W

N89°34'27"W 140.08'

SPIKE & BATHEY CAP STAMPED "CA DOH" PER R1, R3, R7 & R8, SNF

(404.82' CFR1) 405.00' CFR6&M 350.00'

FD 2" ANGLE IRON PER R1 & R6, DN 0.5'

ESTABLISHED PARALLEL WITH C/L FREMONT STREET AND HOLDING FD 2" ANGLE IRON

N00°26'10"E 1452.30' (N00°23'21"E 1415.81'CFR1) (N00°05'00"W R2) (1452.30'CFR2) (N00°05'00"W R8 1452.30'CFR8)

697.30' (389.15'R8)

1-1/2" IP & TAG "LS 4137" PER R8, SNF

LOT 53 3 MR 39

MAJESTIC COURT

1-1/2" IP & TAG "LS 4137" PER R8, SNF

(164.80'R8)

NF,NS NOTHING SET

MILLARD STREET

SPIKE & BATHEY CAP STAMPED "CA DOH" PER R1, R3 & R8, NF,NS

1033.59' (1033.28')R1 (1033.76)CFR6

FLORY AVENUE

FD SPK & BATHEY CAP STAMPED "ROAD DEPT.", FLUSH PER R1,R3, R4, R7 & R8

MOORPARK AVENUE

TRACT No. 5133 154 MR 39

275.85' (275.88' R2) N88°31'10"E CFR2 & M 462.00' CFR2 & M (N88°00'00"E R2)

SOUTH LINE TRACT NO. 5425 ESTABLISHED BY RECORD ANGLES PER 3 MR 39

(186.12'R2) N88°31'

42°00'00" R28&M 186.15'

NF,NS NOTHING SET

(N46°00'00"E R2) N88°31'10"E CFR2 & M 199.98' R2 & M

46°05'00" CFR2&M

MONUMENT LEGEND

● INDICATES FOUND MONUMENT AS NOTED.

1. 1" IP & TAG "RE 9050" PER R6, SNF; FD 1-1/4" IP, MISSING TAG "LS 2483" PER R4, FLUSH S 89°33'50" E, 0.26' OF R/W.
2. FD 2"X2" ANGLE & TAG "RE 9050" PER R6, FLUSH.
3. FD 1" IP, TAG "RE 9050, NO RECORD, FLUSH S 89°33'50" E 0.28' FROM CENTERLINE.
4. FD 1" IP, NO TAG PER R4, DN 0.2' S 89°33'50 E 0.22' OF R/W.
5. FD 1-1/2" IP, TAG "LS 4145" PER R4, FLUSH S 45°40'26" E 0.40' FTC. (S 32°44' E 0.33' FTC PER R4).
6. FD 2" ANGLE IRON PER R6, DN 0.7' N 69°57'39" E 0.12' FTC.
7. FD 2" ANGLE IRON PER R6, DN 0.6' N 34°59'578" W 0.17' FTC.
8. FD 1-1/2" IP WITH NAIL - NO TAG IN LIEU OF 1-1/2" IP TAG "RCE 28522" PER R4, DN 0.3' S28°53'38" E 0.19' FTC.
9. FD 3/4" IP WITH NAIL IN LIEU OF 3/4" IP TAG "RCE 28522" DN 0.3' PER R4. N 42°27'26" W 0.13' FTC.
10. FD 1-1/2" IP WITH NAIL IN LIEU OF 1-1/2" IP TAG "RCE 28522" DN 0.2' PER R4. N 42°27'26" W 0.13' FTC.
11. 1" IP & TAG "RE 9050" PER R6, SNF.

MONUMENT AND SURVEYOR'S NOTES

● INDICATES FOUND MONUMENT AS NOTED

△ INDICATES SET STANDARD SURVEY MONUMENT PER VENTURA COUNTY ROAD STANDARDS PLATE E-4 STAMPED "PLS 7553".

1. ALL DIMENSIONS ARE MEASURED UNLESS NOTED OTHERWISE.
2. SET 1" IRON PIPE AND TAG "PLS 7553" FLUSH AT ALL LOT CORNERS. UNLESS NOTED OTHERWISE.
3. SET 1 1/2" IRON PIPE AND TAG "PLS 7553" AT ALL CENTERLINE INTERSECTIONS, BC'S AND EC'S UNLESS NOTED OTHERWISE. E-4, REVISION "D", AT ALL STREET CENTERLINE POINTS OF CONTROL.
4. SET 1-1/2" IRON PIPE AND TAG "PLS 7553" FLUSH AT ALL TRACT BOUNDARY CORNERS, UNLESS NOTED OTHERWISE.
5. ALL DISTANCES AND STREET WIDTHS THAT ARE SHOWN WITHOUT DECIMALS ARE REPRESENTED TO ZERO HUNDREDTHS OF A FOOT.

80 0 80 160 240

GRAPHIC SCALE 1"=80'

TRACT No. 5425

IN THE CITY OF MOORPARK
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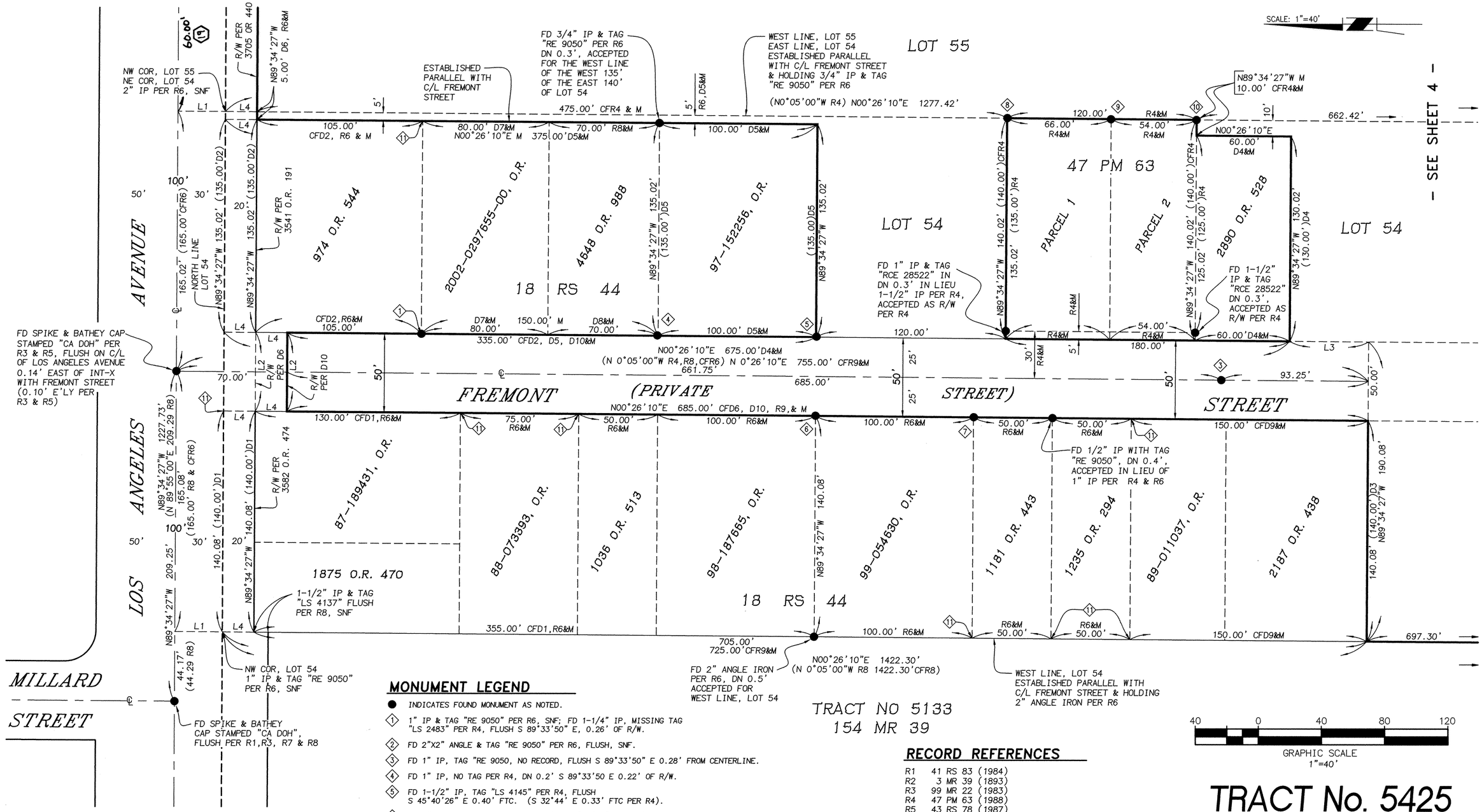
SEPTEMBER, 2005

30-100735

SHEET 4 OF 7 SHEETS

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12-6-13



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N00°26'10"E	30.00'
L2	N89°34'27"W	50.00'
L3	N00°26'10"E (N00°05'00"W R9)	50.00'
L4	N00°26'10"E	20.00'

NOTE: SEE SHEET 2 FOR MONUMENT AND EASEMENT LEGEND.

MONUMENT LEGEND

- ● INDICATES FOUND MONUMENT AS NOTED.
- ◇1 1" IP & TAG "RE 9050" PER R6, SNF; FD 1-1/4" IP, MISSING TAG "LS 2483" PER R4, FLUSH S 89°33'50" E, 0.26' OF R/W.
- ◇2 FD 2"X2" ANGLE & TAG "RE 9050" PER R6, FLUSH, SNF.
- ◇3 FD 1" IP, TAG "RE 9050, NO RECORD, FLUSH S 89°33'50" E 0.28' FROM CENTERLINE.
- ◇4 FD 1" IP, NO TAG PER R4, DN 0.2' S 89°33'50 E 0.22' OF R/W.
- ◇5 FD 1-1/2" IP, TAG "LS 4145" PER R4, FLUSH S 45°40'26" E 0.40' FTC. (S 32°44' E 0.33' FTC PER R4).
- ◇6 FD 2" ANGLE IRON PER R6, DN 0.7' N 69°57'39" E 0.12' FTC.
- ◇7 FD 2" ANGLE IRON PER R6, DN 0.6' N 34°59'578" W 0.17' FTC.
- ◇8 FD 1-1/2" IP WITH NAIL – NO TAG IN LIEU OF 1-1/2" IP TAG "RCE 28522" PER R4, DN 0.3' S28°53'38" E 0.19' FTC.
- ◇9 FD 3/4" IP WITH NAIL IN LIEU OF 3/4" IP TAG "RCE 28522" DN 0.3' PER R4. N 42°27'26" W 0.13' FTC.
- ◇10 FD 1-1/2" IP WITH NAIL IN LIEU OF 1-1/2" IP TAG "RCE 28522" DN 0.2' PER R4. N 42°27'26" W 0.13' FTC.
- ◇11 1" IP & TAG "RE 9050" PER R6, FLUSH, SNF.

TRACT NO 5133
154 MR 39

RECORD REFERENCES

R1	41 RS 83 (1984)
R2	3 MR 39 (1893)
R3	99 MR 22 (1983)
R4	47 PM 63 (1988)
R5	43 RS 78 (1987)
R6	18 RS 44 (1955)
R7	CALTRANS FIELD BOOK 0238, PAGES 0342-0347
R8	154 MR 39
R9	4 PM 96
D1	3582 OR 474
D2	3541 OR 191
D3	2187 O.R. 438
D4	85-038205, O.R.
D5	97-152256, O.R.
D6	3570 OR 498
D7	2002-0297655-00, O.R.
D8	4648 O.R. 988
D9	89-011037, O.R. & 2187 O.R. 438
D10	20110328-00050366, O.R.

40 0 40 80 120
GRAPHIC SCALE
1"=40'

TRACT No. 5425

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

BEING A SUBDIVISION OF A PORTION OF LOTS 54 AND 55 OF FREMONT TRACT IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 39 OF MISCELLANEOUS RECORDS, (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

SEPTEMBER, 2005

30-100735 SHEET 5 OF 7 SHEETS

12-613

NOTE: SEE SHEET 3 FOR EASEMENT LEGEND, SHEET 4 FOR MONUMENT LEGEND.

SCALE: 1"=50'

GRAPHIC SCALE 50 0 50 100 150

SPRING ROAD

43 RS 78

LOT 56

1929 OR 119

N00°27'54"E 1197.76'

LOS ANGELES AVE

PEMBURY COURT (PRIVATE)

HERNE BAY COURT (PRIVATE)

SHOREHAM DRIVE

STONEBRIDGE COURT (PRIVATE)

EASTLING COURT (PRIVATE)

LOT 1

LOT 1
2.08 GROSS ACRES

LOT 1

LOT 2
1.54 GROSS ACRES

LOT 2

LOT 3

EDENBRIDGE ROAD

LOT ⑤
2.38 GROSS ACRES

974 O.R. 544

2002-0297655, O.R.

4648 O.R. 988

97-152256, O.R.

47 PM 63

2187 O.R. 478

ADDINGTON COURT (PRIVATE)

MAJESTIC COURT

(PRIVATE STREET)

FREMONT STREET

LOT "A"

LOT 3

LOT 4

SEE DETAIL "A" ON SHEET 7

– SEE SHEET 7 –

(STATE HIGHWAY 118)
LOS ANGELES AVENUE

MILLARD STREET

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N00°26'10"E	45.50'
L2	N44°33'50"W	12.73'
L3	N00°26'10"E	43.02'
L4	N00°26'10"E	21.50'
L5	N00°26'10"E	21.51'
L6	N45°26'10"E	12.73'
L7	N00°26'10"E	4.50'
L8	N00°26'10"E	4.51'
L9	N00°26'10"E	41.99'
L10	N45°25'33"E	12.73'
L11	N89°34'27"W	43.02'
L12	N89°34'27"W	21.51'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L13	N89°34'27"W	21.51'
L14	N44°34'27"W	12.73'
L15	N89°34'27"W	38.00'
L16	N89°34'27"W	19.00'
L17	N89°34'27"W	29.07'
L18	N00°26'10"E	20.00'
L19	N00°26'10"E	26.00'
L20	N89°34'27"W	33.00'
L21	N89°34'27"W	50.00'
L22	N89°34'27"W	25.00'
L23	N00°25'33"E	35.00'
L24	N36°26'38"W	3.13'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L25	N89°34'27"W	24.50'
L26	N37°17'45"E	3.13'
L27	N13°00'54"W	3.23'
L28	N83°17'25"W	3.85'
L29	N00°26'10"E	28.00'
L30	N00°26'10"E	120.00'
L31	N00°26'10"E	28.00'
L32	N00°26'10"E	16.00'
L33	N89°33'50"W	67.50'
L34	N89°33'50"W	45.50'
L35	N00°26'10"E	73.49'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	89°59'23"	22.00'	34.55'
C2	90°00'37"	22.00'	34.56'
C3	19°10'34"	36.00'	12.05'
C4	19°10'34"	60.00'	20.08'
C5	55°43'13"	84.00'	81.69'
C6	25°48'09"	30.00'	13.51'
C7	01°00'38"	86.50'	1.53'
C8	15°51'35"	86.50'	23.94'
C9	16°52'13"	86.50'	25.47'
C10	46°28'06"	84.00'	68.13'
C11	16°00'51"	84.00'	23.48'
C12	53°40'12"	84.00'	78.68'
C13	23°01'04"	60.00'	24.10'
C14	20°26'17"	36.00'	12.84'

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TRACT No. 5425

IN THE CITY OF MOORPARK
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BEING A SUBDIVISION OF A PORTION OF LOTS 54 AND 55 OF FREMONT TRACT IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 39 OF MISCELLANEOUS RECORDS, (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

SEPTEMBER, 2005

30-100735

12-6-13

NOTE: SEE SHEET 3 FOR EASEMENT LEGEND, SHEET 4 FOR MONUMENT LEGEND.

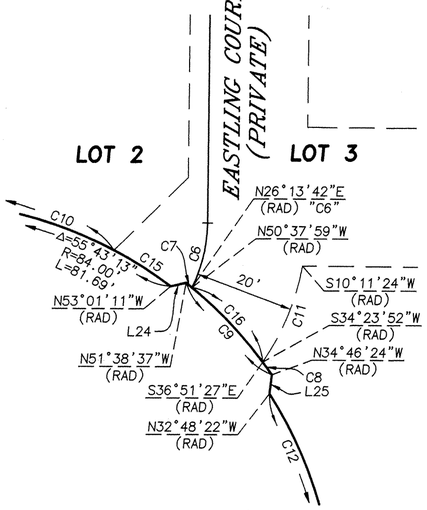
SCALE: 1"=50'

50 0 50 100 150

GRAPHIC SCALE

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N00°26'10"E	45.50'
L2	N44°33'50"W	12.73'
L3	N00°26'10"E	43.02'
L4	N00°26'10"E	21.50'
L5	N00°26'10"E	21.51'
L6	N45°26'10"E	12.73'
L7	N00°26'10"E	4.50'
L8	N00°26'10"E	4.51'
L9	N00°26'10"E	41.99'
L10	N45°25'33"E	12.73'
L11	N89°34'27"W	43.02'
L12	N89°34'27"W	21.51'
L13	N89°34'27"W	21.51'
L14	N44°34'27"W	12.73'
L15	N89°34'27"W	38.00'
L16	N89°34'27"W	19.00'
L17	N89°34'27"W	29.07'
L18	N00°26'10"E	20.00'
L19	N00°26'10"E	26.00'
L20	N89°34'27"W	33.00'
L21	N89°34'27"W	50.00'
L22	N89°34'27"W	25.00'
L23	N00°25'33"E	35.00'
L24	N13°00'54"W	3.23'
L25	N83°17'25"W	3.85'
L26	N65°20'40"E	9.16'
L27	N60°31'54"E	10.57'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	89°59'23"	22.00'	34.55'
C2	90°00'37"	22.00'	34.56'
C3	19°10'34"	36.00'	12.05'
C4	19°10'34"	60.00'	20.08'
C5	55°43'13"	84.00'	81.69'
C6	25°48'09"	30.00'	13.51'
C7	01°00'38"	86.50'	1.53'
C8	02°05'03"	86.50'	3.15'
C9	16°52'13"	86.50'	25.47'
C10	46°28'06"	84.00'	68.13'
C11	24°12'28"	50.00'	21.13'
C12	53°40'12"	84.00'	78.68'
C13	23°01'04"	60.00'	24.10'
C14	20°26'17"	36.00'	12.84'
C15	09°15'07"	84.00'	13.56'
C16	13°46'32"	86.50'	20.80'



DETAIL "A"

NOT TO SCALE

TRACT No. 5425

IN THE CITY OF MOORPARK
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FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF LOTS 54 AND 55 OF FREMONT TRACT IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 39 OF MISCELLANEOUS RECORDS, (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

SEPTEMBER, 2005

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SHEET 7 OF 7 SHEETS

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