## 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. 3963-3, 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 the City of Moorpark for public use, the right of way for all streets and highways shown on the map, and that they do hereby offer to dedicate to the City of Moorpark , the easements for public service, access and storm drainage purposes shown on this map and all uses incidental thereto, and that they do hereby offer to dedicate to the City of Moorpark, an access and utilities easement over Strip 4 to provide access for all governmental agencies providing for the public safety, health and welfare, and that they do hereby offer to dedicate to the City of Moorpark Strip 1, the flowage easement as shown on this map, and that they do hereby offer to dedicate to the Ventura County Flood Control District, Strip 17 for access purposes and Strip 7, the flowage easement consisting of the right of way for the flood control purposes of periodic inundation with flood and/or storm drainage waters and the right to prohibit the construction of any structure of channel improvements within said right of way as shown on said map, and that they do hereby offer to dedicate Parcels "X-1"and "X-2" in fee simple to the Ventura County Flood Control District, and that they do hereby offer to dedicate to the Ventura County Waterworks District No. 1 the water pipeline easement shown on this map.

Westlake Griffin Partnership, a California Limited Partnership
By: Griffin Homes, a California Corporation, General Partner

By: Paul E Griffin / President  Diane Foster Secretary

State of California) S.S.
County of ) LOS ANGELES

On this 12th day of August in the year 1988 before me, the undersigned, a notary public in and for said state, personally appeared PAUL E. GRIFFIN, JR. , personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as the President, and DIANE FOSTER personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as the Secretary of Griffin Homes the corporation that executed the within instrument on behalf of Westlake Griffin the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

Mary R. Robertson
Notary Public
NOTARY EXPIRES: 10/23/88
LOS Angeles County
MARY R. ROBERTSON

Security Pacific National Bank, a National Banking Association beneficiary under Deed of Trust recorded October 9, 1986 as Instrument No. 86-140362 of Official Records.

By: Robert Muller Jr. Vice President  _____ Asst. Secretary

State of California) S.S.
County of LOS ANGELES

On this 23rd day of AUGUST in the year 1988 before me, the undersigned, ARLENE B. SANDERS , a notary public in and for said state, personally appeared ROBERT MULLER, Jr. ~~and~~ _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Vice President ~~and Assistant Secretary~~ on behalf of the corporation therein named and acknowledged to me that the corporation executed it as beneficiary.

COMMISSION EXPIRES: 4/6/90
LOS ANGELES COUNTY

Arlene B. Sanders
Notary Public
ARLENE B. SANDERS

Ventura County Waterworks District No. 1 hereby accepts the water pipeline easement as shown on this map.

Dated: 8/8/88

Ron Bragill
Deputy Public Works Director

The signature of Union Oil Company of California, present owners of all of the coal, lignite, coal oil, petroleum, naptha, asphalt, maltha, brea, natural gas, and all kindred of similar minerals or mineral substances and other rights, as reserved in deed recorded November 16, 1889 in Book 29 Page 314 of deeds has been omitted in accordance with Section 66436(a)(3)(C) of the Subdivision Map Act.

## ENGINEER'S STATEMENT

I, Eddie P. Ramseyer, do hereby state that I am a Registered Civil Engineer, that this map correctly represents a survey made under my direction in January 1988, that the survey is true and complete as shown, that the monuments are of the character and occupy the positions indicated (or will be set in such positions within one year after recordation of this tract map) and that they are (or will be) sufficient to enable the survey to be retraced. 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 into the City road system.

Date: 7/22 ,1988

Eddie P. Ramseyer R.C.E. 26362

REGISTERED PROFESSIONAL ENGINEER EDDIE PAUL RAMSEYER No. 26362 Exp 3 31 90 CIVIL STATE OF CALIFORNIA

## CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the final map entitled TRACT NO. 3963-3, 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: November 16 1988

R Dennis Delzeit
Dennis Delzeit R.C.E. 22340
City Engineer
City of Moorpark

REGISTERED PROFESSIONAL ENGINEER R. DENNIS DELZEIT No. 22340 Exp. 9-30-89 CIVIL STATE OF CALIFORNIA

#88-198063

## COUNTY RECORDER'S CERTIFICATE

Recorded at the request of the owner Griffin Homes, on December 28 , 1988, at 1:00 PM in Book 115 of Miscellaneous Records (Maps) at Pages 7-11 , Records of Ventura County.

Richard D. Dean
County Recorder
County of Ventura

By: S E Durham Deputy ~~Deputy~~ County Recorder Asst

## 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: December 27 , 1988

Harold S. Pittman
County Tax Collector
County of Ventura

By: _____ Deputy County Tax Collector

## SOILS AND/OR GEOLOGIC REPORT(S)

The following soils report(s) and/or geologic report(s) relating to TRACT No. 3963-3 have been prepared:

| Date of Report | Title of Report | Firm Name | Engineer | Reg. No |
|---|---|---|---|---|
| April 26, 1984 | Geotechnical Site Investigation | Gorian & Associates | Rudy Pacal | 21278 |
| March 17, 1987 | Geotechnical Site Investigation | Gorian & Associates | Rudy Pacal | 21278 |

Location where on file for Public Inspection: City of Moorpark, Public Works Dept.

## CITY COUNCIL'S CERTIFICATE

This map, entitled TRACT NO. 3963-3, consisting of 5 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 19th day of October , 1988, for approval. Said Council hereby approves said map, and 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, access and storm drainage purposes as shown on this map, and also hereby accepts the access and utilities easement over Strip 4 on behalf of all governmental agencies providing for the public safety, health and welfare, and also do hereby accept the flowage easement over Strip 1 as shown on this map.

In witness whereof, said City Council has caused this certificate to be signed by the Mayor and attested to by the City Clerk of said City and the corporate seal of said City of Moorpark, to be affixed hereto this 9th day of November , 1988.

ATTEST:

Maureen W. Wallace
City Clerk of the City of Moorpark

John P Lang
Mayor of the City of Moorpark

The signatures of the following easement owners have been omitted pursuant to Section 66436 (a)(3)(A)(i) of the Subdivision Map Act as their interest cannot ripen into a fee and said signatures are not required by the governing body.

**Griffin Homes, a California Corporation, present owners of an easement for access and utilities as disclosed by Deed recorded August 8, 1988, as Instrument No. 88-112282 of Official Records.**

Southern California Edison Company, present owners of an easement for aboveground and underground electrical supply and communication systems as disclosed by Deed recorded May 6, 1976 in Book 4585, Page 826 of Official Records.

Moorpark Community Investment Group, et. al., present owners of an easement for road, ingress and egress as disclosed by Deed recorded August 18, 1976 in Book 4652, Page 940 of Official Records.

Unocal, a California Corporation, present owners of easements for drilling, right of way and construction as disclosed in Deed recorded October 7, 1986 as Instrument No. 86-138995 of Official Records.

Ventura County Waterworks District No. 1, present owners of easements for right of way and construction as disclosed in Deed recorded July 26, 1976 in Book 4636, Page 526 of Official Records.

This is to certify that Parcels "X-1", X-2" and the easements over Strip 7 and Strip 17 for Flood Control easement purposes as offered hereon to the Ventura County Flood Control District, 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 May 5, 1970.

Dated: 8/8/88

Arthur E. Goulet
Director
Public Works Agency
County of Ventura
State of California

By: Ron Bragill Deputy Public Works Director

# TRACT NO. 3963-3

in the City of Moorpark

Being a portion of Parcels 9,10 11 & 14
of Parcel Map filed in Book 19, Page 5
of Parcel Maps

VENTURA COUNTY, STATE OF CALIFORNIA
JANUARY, 1988
TOTAL AREA = 77.15 ACRES

Prepared By:
**Ramseyer and Associates**
1881 Knoll Drive
Ventura, California 93003

## COURSE DATA CONT.

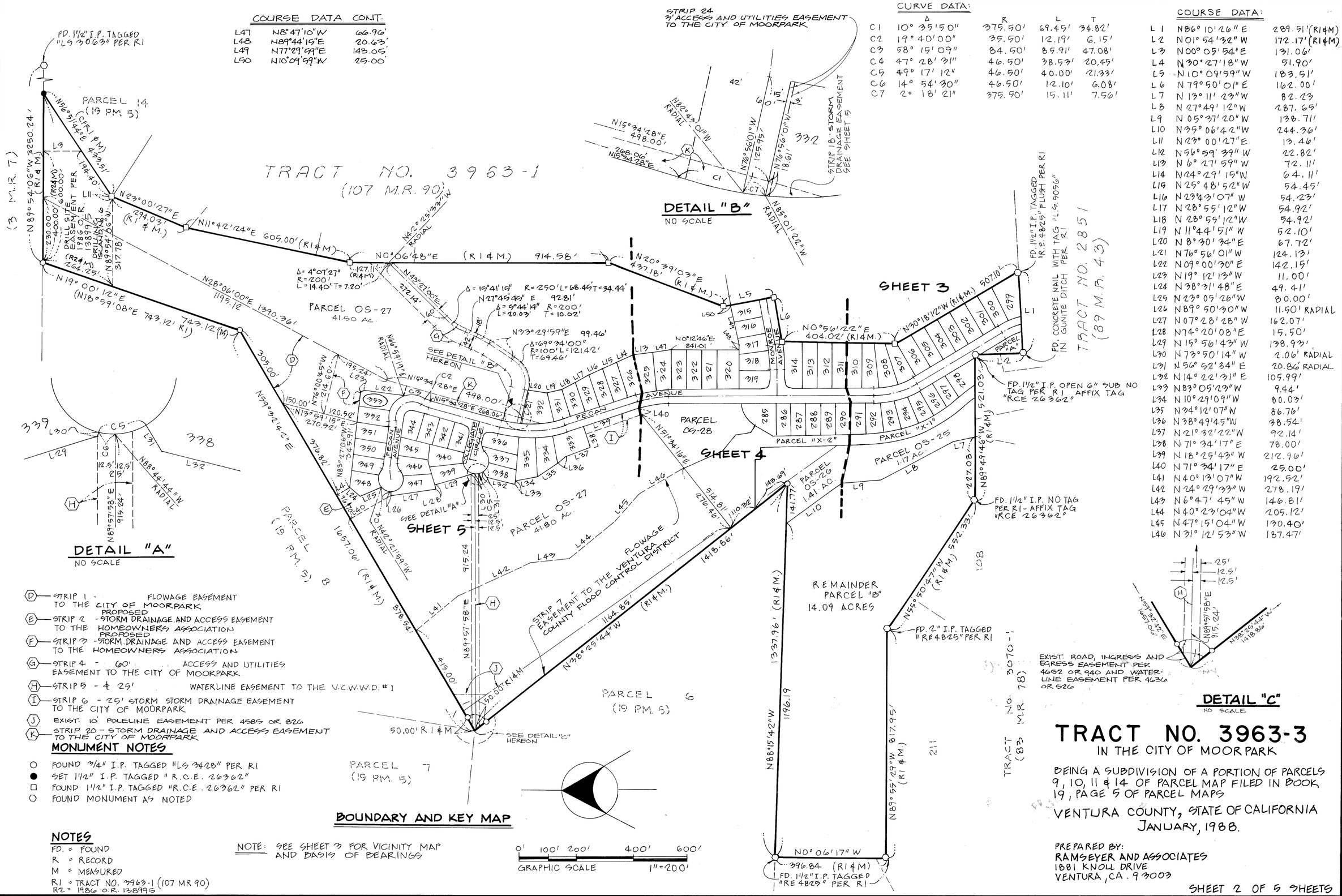
| | | |
|---|---|---|
| L47 | N8°47'10"W | 66.96' |
| L48 | N89°44'15"E | 20.63' |
| L49 | N77°29'59"E | 143.05' |
| L50 | N18°09'59"W | 25.00' |

## CURVE DATA:

| | Δ | R | L | T |
|---|---|---|---|---|
| C1 | 10° 35'50" | 375.50' | 69.45' | 34.82' |
| C2 | 19° 40'00" | 35.50' | 12.19' | 6.15' |
| C3 | 58° 15'09" | 84.50' | 85.91' | 47.08' |
| C4 | 47° 28' 31" | 46.50' | 38.53' | 20.45' |
| C5 | 49° 17' 12" | 46.50' | 40.00' | 21.33' |
| C6 | 14° 54' 30" | 46.50' | 12.10' | 6.08' |
| C7 | 2° 18' 21" | 375.50' | 15.11' | 7.56' |

## COURSE DATA:

| | | |
|---|---|---|
| L1 | N86° 10'26" E | 289.51'(R1&M) |
| L2 | N01° 54'32" W | 172.17'(R1&M) |
| L3 | N00° 05'54" E | 131.06' |
| L4 | N30° 27'18" W | 51.90' |
| L5 | N 10° 09'59" W | 183.51' |
| L6 | N 79° 50'01" E | 162.00' |
| L7 | N 13° 11' 23" W | 82.23' |
| L8 | N 27° 49' 12" W | 287.65' |
| L9 | N 05° 37' 20" W | 138.71' |
| L10 | N 35° 06' 42" W | 244.36' |
| L11 | N 23° 00' 27" E | 13.46' |
| L12 | N 56° 59' 39" W | 22.82' |
| L13 | N 6° 27' 59" W | 72.11' |
| L14 | N 24° 29' 15" W | 64.11' |
| L15 | N 25° 48' 52" W | 54.45' |
| L16 | N 23° 43' 07" W | 54.23' |
| L17 | N 28° 55' 12" W | 54.92' |
| L18 | N 28° 55' 12" W | 54.92' |
| L19 | N 11° 44' 51" W | 52.10' |
| L20 | N 8° 30' 34" E | 67.72' |
| L21 | N 76° 56' 01" W | 124.13' |
| L22 | N 09° 00' 30" E | 142.15' |
| L23 | N 19° 12' 13" W | 11.00' |
| L24 | N 38° 31' 48" E | 49.41' |
| L25 | N 23° 05' 26" W | 80.00' |
| L26 | N 89° 50' 30" W | 11.50' RADIAL |
| L27 | N 07° 28' 28" W | 162.07' |
| L28 | N 74° 20' 08" E | 15.50' |
| L29 | N 15° 56' 43" W | 138.93' |
| L30 | N 73° 50' 14" W | 2.06' RADIAL |
| L31 | N 56° 52' 34" E | 20.86' RADIAL |
| L32 | N 14° 22' 31" E | 105.99' |
| L33 | N 83° 05' 23" W | 9.44' |
| L34 | N 10° 29' 09" W | 80.03' |
| L35 | N 34° 12' 07" W | 86.76' |
| L36 | N 38° 49' 45" W | 38.54' |
| L37 | N 21° 32' 22" W | 92.14' |
| L38 | N 71° 34' 17" E | 78.00' |
| L39 | N 18° 25' 43" W | 212.96' |
| L40 | N 71° 34' 17" E | 25.00' |
| L41 | N 40° 13' 07" W | 192.52' |
| L42 | N 24° 29' 33" W | 278.19' |
| L43 | N 6° 47' 45" W | 146.81' |
| L44 | N 40° 23' 04" W | 205.12' |
| L45 | N 47° 15' 04" W | 130.40' |
| L46 | N 31° 12' 53" W | 187.47' |




- (D) STRIP 1 - FLOWAGE EASEMENT TO THE CITY OF MOORPARK PROPOSED
- (E) STRIP 2 - STORM DRAINAGE AND ACCESS EASEMENT TO THE HOMEOWNERS ASSOCIATION PROPOSED
- (F) STRIP 3 - STORM DRAINAGE AND ACCESS EASEMENT TO THE HOMEOWNERS ASSOCIATION
- (G) STRIP 4 - 60' ACCESS AND UTILITIES EASEMENT TO THE CITY OF MOORPARK
- (H) STRIP 5 - & 25' WATERLINE EASEMENT TO THE V.C.W.W.D. # 1
- (I) STRIP 6 - 25' STORM STORM DRAINAGE EASEMENT TO THE CITY OF MOORPARK
- (J) EXIST. 10' POLELINE EASEMENT PER 4585 OR 826
- (K) STRIP 20 - STORM DRAINAGE AND ACCESS EASEMENT TO THE CITY OF MOORPARK

## MONUMENT NOTES

- ○ FOUND 3/4" I.P. TAGGED "LS 3428" PER R1
- ● SET 1 1/2" I.P. TAGGED "R.C.E. 26362"
- □ FOUND 1 1/2" I.P. TAGGED "R.C.E. 26362" PER R1
- ⬡ FOUND MONUMENT AS NOTED

## NOTES

FD. = FOUND
R = RECORD
M = MEASURED
R1 = TRACT NO. 3963-1 (107 MR 90)
R2 = 1986 O.R. 138995

NOTE: SEE SHEET 3 FOR VICINITY MAP AND BASIS OF BEARINGS

BOUNDARY AND KEY MAP

0' 100' 200' 400' 600'
GRAPHIC SCALE 1"=200'

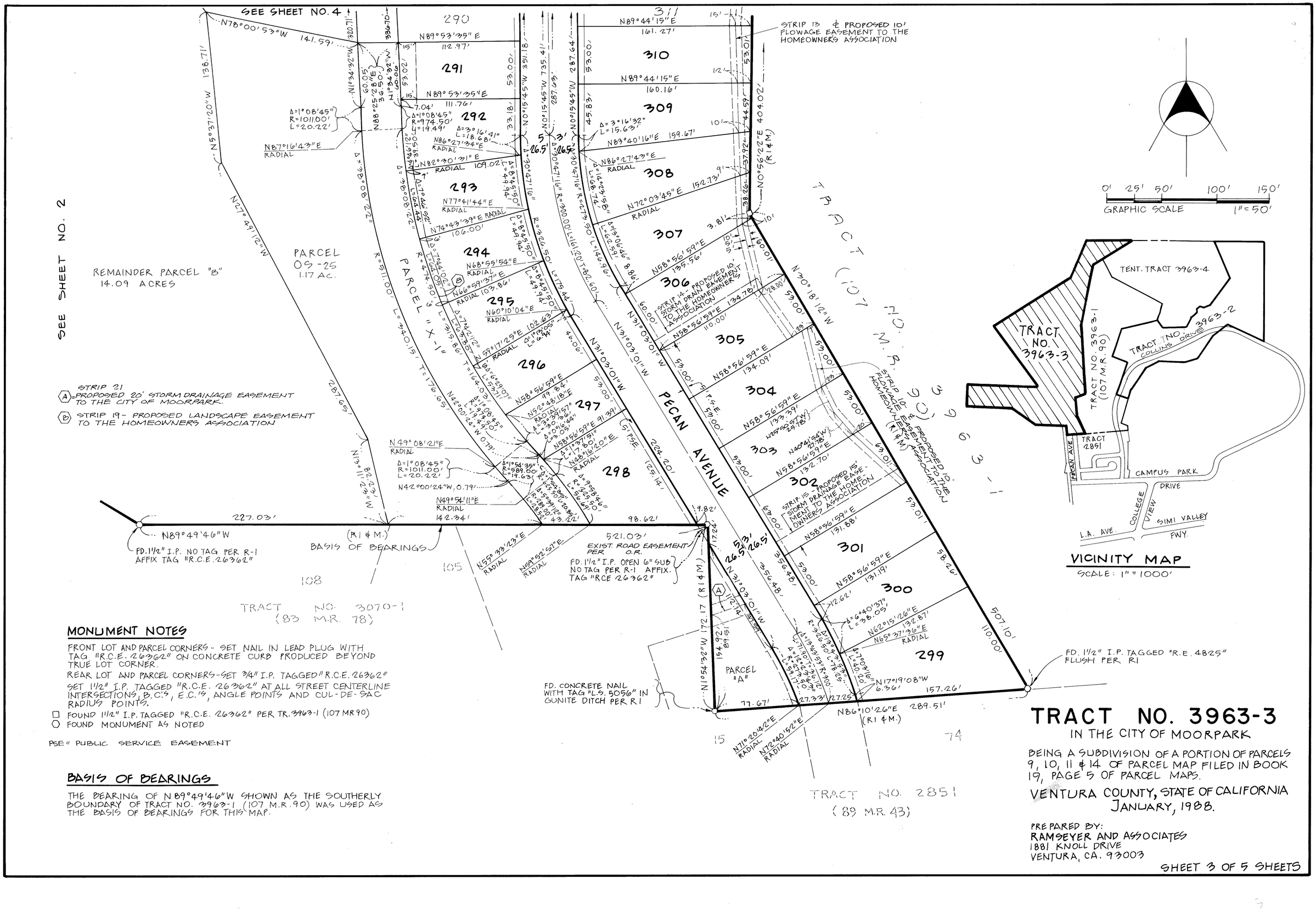
# TRACT NO. 3963-3

## IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF A PORTION OF PARCELS 9, 10, 11 & 14 OF PARCEL MAP FILED IN BOOK 19, PAGE 5 OF PARCEL MAPS

VENTURA COUNTY, STATE OF CALIFORNIA
JANUARY, 1988.

PREPARED BY:
RAMSEYER AND ASSOCIATES
1881 KNOLL DRIVE
VENTURA, CA. 93003




## MONUMENT NOTES

FRONT LOT AND PARCEL CORNERS - SET NAIL IN LEAD PLUG WITH TAG "R.C.E. 26362" ON CONCRETE CURB PRODUCED BEYOND TRUE LOT CORNER.

REAR LOT AND PARCEL CORNERS - SET 3/4" I.P. TAGGED "R.C.E. 26362" SET 1 1/2" I.P. TAGGED "R.C.E. 26362" AT ALL STREET CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S, ANGLE POINTS AND CUL-DE-SAC RADIUS POINTS.

□ FOUND 1 1/2" I.P. TAGGED "R.C.E. 26362" PER TR. 3963-1 (107 MR 90)

○ FOUND MONUMENT AS NOTED

PSE = PUBLIC SERVICE EASEMENT

## BASIS OF BEARINGS

THE BEARING OF N 89°49'46"W SHOWN AS THE SOUTHERLY BOUNDARY OF TRACT NO. 3963-1 (107 M.R. 90) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

# TRACT NO. 3963-3

## IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF A PORTION OF PARCELS 9, 10, 11 & 14 OF PARCEL MAP FILED IN BOOK 19, PAGE 5 OF PARCEL MAPS.

VENTURA COUNTY, STATE OF CALIFORNIA
JANUARY, 1988.

PREPARED BY:
RAMSEYER AND ASSOCIATES
1881 KNOLL DRIVE
VENTURA, CA. 93003

## MONUMENT NOTES

FRONT LOT AND PARCEL CORNERS - SET NAIL IN LEAD PLUG WITH TAG "R.C.E. 26362" ON CONCRETE CURB PRODUCED BEYOND TRUE LOT CORNER.

REAR LOT AND PARCEL CORNERS - SET 3/4" I.P. TAGGED "R.C.E. 26362" SET 1 1/2" I.P. TAGGED "R.C.E. 26362" AT ALL STREET CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S, ANGLE POINTS AND CUL-DE-SAC RADIUS POINTS.

○ FOUND 3/4" I.P. TAGGED "L.S. 3428" PER TR. 3963-1 (107 MR 90)

□ FOUND 1 1/2" I.P. TAGGED "R.C.E. 26362" PER TR. 3963-1 (107 M.R. 90)

P.S.E. = PUBLIC SERVICE EASEMENT

(B) STRIP 17 - STORM DRAINAGE AND ACCESS EASEMENT TO THE CITY OF MOORPARK AND ACCESS EASEMENT TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT

(C) STRIP 8 - STORM DRAINAGE AND ACCESS EASEMENT TO THE CITY OF MOORPARK

(D) EXIST. ACCESS AND UTILITIES EASEMENT PER 1988 DOC. NO. 88-112282

(E) STRIP 19 - PROPOSED LANDSCAPE EASEMENT TO THE HOMEOWNERS ASSOCIATION.

SEE SHEET NO. 5

SEE SHEET NO. 2

SEE SHEET NO. 3

SEE SHEET NO. 2 PARCEL OS-27

PARCEL OS-28
1.34 AC.

PARCEL "X-2"
1.49 AC.

PARCEL OS-26
1.41 AC.

REMAINDER PARCEL "B"

PARCEL OS-2

PARCEL OS-1

PARCEL S-1

PARCEL "X-2"

AVENUE

PECAN AVENUE

MONROE AVENUE

STRIP 9 - EASEMENT TO THE STORM DRAINAGE CITY OF MOORPARK

STRIP 11 - STORM DRAINAGE EASEMENT TO THE CITY OF MOORPARK

STRIP 16 - STORM DRAINAGE EASEMENT TO THE CITY OF MOORPARK

STRIP 12 - & PROPOSED 10' FLOWAGE EASEMENT TO THE HOMEOWNERS ASSOCIATION

STRIP 22 - PROPOSED STORM DRAINAGE EASEMENT TO THE HOMEOWNERS ASSOCIATION.

PROPOSED 20' ACCESS EASEMENT TO THE HOMEOWNERS ASSOCIATION.

5' P.S.E.

325 | 324 | 323 | 322 | 321 | 320 | 319 | 318 | 317 | 316 | 315 | 314 | 313 | 312 | 311 | 310 | 285 | 286 | 287 | 288 | 289 | 290 | 291

0' 25' 50' 100' 150'
GRAPHIC SCALE 1" = 50'

COURSE DATA:

| | | |
|---|---|---|
| L1 | N58° 11'44" W | 28.00' |
| L2 | N58° 11'44" W | 28.00' (R2&M) |
| L3 | N31° 48'16" E | 27.32' |
| L4 | N 14° 00'53" W | 11.16' |
| L5 | N31° 48'16" E | 43.53' |
| L6 | N88° 25'28" E | 9.58' |
| L7 | N31° 48'16" E | 14.27' |
| L8 | N31° 48'16" E | 27.17' |
| L9 | N31° 48'16" E | 23.95' |
| L10 | N88° 25'28" E | 17.50' |
| L11 | N 1° 34'32" W | 20.00' |

| | Δ | R | L | T |
|---|---|---|---|---|
| C1 | 1° 31'17" | 526.50' | 13.98' | 6.99' |

DETAIL "A"
NO SCALE

# TRACT NO. 3963-3
## IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF A PORTION OF PARCELS 9, 10, 11 & 14 OF PARCEL MAP FILED IN BOOK 19, PAGE 5 OF PARCEL MAPS.

VENTURA COUNTY, STATE OF CALIFORNIA
JANUARY, 1988.

RECORD REFERENCE

R1 = TRACT 3963-1 (107 MR 90)
R2 = 1988 DOCUMENT NO.

PREPARED BY:
RAMSEYER AND ASSOCIATES
1881 KNOLL DRIVE
VENTURA, CA. 93003

(C) STRIP 18 - STORM DRAINAGE EASEMENT TO THE CITY OF MOORPARK

(D) STRIP 24 - 3' ACCESS AND UTILITIES EASEMENT TO THE CITY OF MOORPARK

SEE SHEET NO. 2
PARCEL 05-27

0' 25' 50' 100' 150'
GRAPHIC SCALE 1" = 50'

SEE SHEET NO. 2

STRIP 4 - 60' PROPOSED ACCESS AND UTILITIES EASEMENT

STRIP 20 STORM DRAINAGE AND ACCESS EASEMENT TO THE CITY OF MOORPARK

PECAN AVENUE

COLLEGIATE CIRCLE

SEE SHEET NO. 4

STRIP 6 - STORM DRAINAGE EASEMENT TO THE CITY OF MOORPARK

STRIP 5 & 25' WATERLINE EASEMENT TO V.C.W.W.D. #1

SEE DETAIL "A" ON SHEET NO. 2

SEE SHEET NO. 2

SEE SHEET NO. 2

## MONUMENT NOTES

FRONT LOT AND PARCEL CORNERS - SET NAIL IN LEAD PLUG WITH TAG "R.C.E. 26362" ON CONCRETE CURB PRODUCED BEYOND TRUE LOT CORNER.

REAR LOT AND PARCEL CORNERS - SET 3/4" I.P. TAGGED "R.C.E. 26362" SET 1 1/2" I.P. TAGGED "R.C.E. 26362" AT ALL STREET CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S, ANGLE POINTS AND CUL-DE-SAC RADIUS POINTS.

P.S.E. = PUBLIC SERVICE EASEMENT

# TRACT NO. 3963-3

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF A PORTION OF PARCELS 9, 10, 11 & 14 OF PARCEL MAP FILED IN BOOK 19, PAGE 5 OF PARCEL MAPS.

VENTURA COUNTY, STATE OF CALIFORNIA
JANUARY, 1988.

PREPARED BY:
RAMSEYER AND ASSOCIATES
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VENTURA, CA. 93003

SHEET 5 OF 5 SHEETS