THE UNDERSIGNED HEREBY STATES THAT THEY ARE THE OWNER(S) OF, OR ARE INTRESTED IN THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 4517-1, SHOWN ON THIS MAP, THAT THEY ARE THE ONLY PERSON(S) 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 LINES.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE COUNTY OF VENTURA 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 COUNTY OF VENTURA THE EASEMENTS FOR PUBLIC SERVICE AS SHOWN ON THIS MAP; AND THAT THEY DO HEREBY OFFER TO DEDICATE TO ALL GOVERMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AN ACCESS EASEMENT OVER ALL PRIVATE STREETS SHOWN ON THIS MAP.

BEL-CAL PROPERTIES, INC., A CALIFORNIA CORPORATION

BY: _____ BY: _____

NAME: WILLIAM BELZBERG NAME: _____

TITLE: PRESIDENT TITLE: _____

ALEXANDRA HOLDING LTD., A NEVADA CORPORATION

BY: _____ BY: _____

NAME: JAMES M. ROTKOWIC NAME: _____

TITLE: EXEC VICE PRESIDENT TITLE: _____

BEL-ALTA PROPERTIES, INC., A CALIFORNIA CORPORATION

BY: _____ BY: _____

NAME: WILLIAM BELZBERG NAME: _____

TITLE: VICE PRESIDENT TITLE: _____

PARDEE CONSTRUCTION COMPANY, A CALIFORNIA CORPORATION, OPTIONEE UNDER AN OPTION TO PURCHASE, AS DISCLOSED BY MEMORANDUM RECORDED DECEMBER 14, 1995 AS DOCUMENT NO. 95-154103 OF OFFICIAL RECORDS.

BY: _____ BY: _____

NAME: THEODORE J. CULLEN NAME: PATRICIA COHEN

TITLE: SENIOR VICE PRESIDENT TITLE: ASSISTANT SECRETARY

THE SIGNATURE OF THE UNITED STATES OF AMERICA, NATIONAL PARK SERVICE, ET AL., OWNERS OF AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AS PER DOCUMENT RECORDED SEPTEMBER 2, 1959 IN BOOK 1774, PAGE 442, OFFICIAL RECORDS (EASEMENT IS BLANKET IN NATURE)

AND THE SIGNATURE OF PARDEE CONSTRUCTION COMPANY, A CALIFORNIA CORPORATION, OWNERS OF AN EASEMENT FOR ACCESS, INGRESS, EGRESS, GRADING, CONSTRUCTION AND INCIDENTAL PURPOSES AS PER DOCUMENT RECORDED DECEMBER 14, 1995 AS DOCUMENT NO. 95-154102, OFFICIAL RECORDS (EASEMENT IS BLANKET IN NATURE) HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT, SINCE THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURES OF DANA LATHAM, AUSTIN H. PECK, JR., AND ROBERT M. SUTTON, TRUSTEES UNDER THE WILL OF FRED S. ALBERTSON, DECEASED, PURSUANT TO THE DECREE OF DISTRUBTION OF HIS ESTATE, A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK 3095, PAGE 274, OFFICIAL RECORDS., et al., OWNERS OF AN UNDIVIDED 60% INTREST IN AND TO ALL OIL, GAS AND MINERAL RIGHTS UPON AND UNDER SAID LAND, WITHOUT THE RIGHT TO ENTER UPON, POSSESS OR USE ANY PART OF THE SURFACE OF SAID LAND OR ANY PART OF THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, AS PER DOCUMENTS RECORDED IN BOOK 1194, PAGE 551, BOOK 1774, PAGE 440 AND BOOK 1774, PAGE 441, ALL OF OFFICIAL RECORDS AND THE SIGNATURES OF FIRST CITY HOLDINGS (CALIFORNIA), INC., OWNER OF INTREST IN AND TO MINERALS, OIL, GAS, CARBON, ASPHALTUM RIGHTS, UNDER A PORTION OF SAID LAND, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF THE PROPERTY OR TO REMOVE SAID SUBSTANCES WITHIN 500 FEET OF THE SURFACE, AS RESERVED IN THE DEED RECORDED JANUARY 20, 1987 AS DOCUMENT NO. 87-7763, OFFICIAL RECORDS HAVE BEEN OMITTTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(C) OF THE SUBDIVISION MAP ACT.

I, JAMES R. CRAWFORD, DO HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN AUGUST, 1995, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS ARE OF 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 COUNTY SURVEYOR PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS INTO THE COUNTY ROAD SYSTEM

DATE: February 28 ,1996

James R Crawford
JAMES R. CRAWFORD
LS 4965
EXP. 12/31/97

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4517-1 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 SATIFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: 6 MAY ,1996

ARTHUR E. GOULET
COUNTY SURVEYOR
COUNTY OF VENTURA

BY: _____
CHIEF DEPUTY COUNTY SURVEYOR
ROBERT L. CHACON
PLS 5572
EXP. DATE: SEPT. 30, 1997

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: April 25 ,1996

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY TAX COLLECTOR

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGICAL REPORT(S) RELATIING TO TRACT NO. 4517-1 HAVE BEEN PREPARED:

DATE OF REPORT	TITLE OF REPORT	FIRM NAME	ENGINEER	REG. NO.
MAY 3,1995	SUPPLEMENTAL GEO-TECHNICAL INVESTIGATION REVIEW OF REVISED TENTATIVE TRACT MAP AND RESPONSE TO GEOTECHNICAL REVIEW, TENTATIVE TRACT 4517 OAK PARK III, COUNTY OF VENTURA	GEOLABS-WESTLAKE VILLAGE	RONALD Z. SHMERLING	C.E. 1047

LOCATION WHERE ON FILE FOR PUBLIC INSPECTION: VENTURA COUNTY PUBLIC WORKS DEPARTMENT

THIS MAP, ENTITLED TRACT NO. 4517-1, IS PRESENTED TO THE BOARD OF SUPERVISORS OF VENTURA COUNTY, CALIFORNIA, AT THE MEETING OF SAID BOARD HELD ON THE 7th DAY OF MAY, 1996, FOR APPROVAL; SAID BOARD 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 DOES HEREBY ACCEPT THE EASEMENTS FOR PUBLIC SERVICE AS SHOWN ON THIS MAP; AND DOES HEREBY ACCEPT THE ACCESS EASEMENTS OVER ALL PRIVATE STREETS AS SHOWN ON THIS MAP ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE SAFETY, HEALTH AND WELFARE.

IN WITNESS WHEREOF SAID BOARD HAS CAUSED THIS CERTIFICATION SIGNED BY ITS CHAIRMAN AND ATTESTED TO BY ITS CLERK AND THE OFFICIAL SEAL OF SAID BOARD TO BE AFFIXED HERETO THIS 7th OF MAY, 1996.

ATTEST:

Roberta Rodriguez
DEPUTY CLERK OF SAID BOARD

BOARD OF SUPERVISORS
COUNTY OF VENTURA
STATE OF CALIFORNIA

Frank Schillo
CHAIRMAN OF THE BOARD

#96-066426

RECORDED AT THE REQUEST OF THE OWNER/OPTIONEE, PARDEE CONSTRUCTION COMPANY, ON May 16, 1996, AT 1:00 P. M. IN BOOK 128 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 71-80, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: Yolanda Vizcaino
DEPUTY COUNTY RECORDER

GROSS AREA = 33.98 ACRES

TRACT NO. 4517-1
IN UNINCORPORATED TERRITORY

BEING A PORTION OF PARCEL 2 OF PARCEL MAP NO. 3776 AS SHOWN BY MAP RECORDED IN BOOK 35, PAGES 60-64 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA.

VENTURA COUNTY, CALIFORNIA
AUGUST 1995

Robert Bein, William Frost & Associates
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
14725 ALTON PARKWAY, IRVINE, CALIFORNIA 92718
(714) 472-3500

STATE OF CALIFORNIA)
COUNTY OF ~~Los Angeles~~) SS

ON March 4, 1996 BEFORE ME, Kathe C. Brenner A NOTARY PUBLIC, PERSONALLY APPEARED William Beltberg, President Bel-Cal Properties Inc
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 AND OFFICIAL SEAL

KATHE C. BRENNER
COMM. # 1048773
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires JAN 2, 1999

Kathe C. Brenner
PRINT NAME Kathe C. Brenner

MY COMMISSION EXPIRES ON January 2, 1999, 19 .
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles SS

ON February 28, 1996 BEFORE ME, S.Y. Neighbors A NOTARY PUBLIC, PERSONALLY APPEARED Theodore J. Cullen, Senior Vice President and Patricia Cohen, Assistant Secretary
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 AS OPTIONEE.

WITNESS MY HAND AND OFFICIAL SEAL

S.Y. Neighbors
PRINT NAME S.Y. Neighbors

MY COMMISSION EXPIRES ON January 31, 2000
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

STATE OF ~~CALIFORNIA~~ COLORADO)
COUNTY OF Arapahoe) SS

ON March 7, 1996 BEFORE ME, Judy K. Soucie A NOTARY PUBLIC, PERSONALLY APPEARED James M. Ratkovic, Executive Vice President of Alexandra Holding, Ltd., a Nevada Corporation
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 AND OFFICIAL SEAL

JUDY K. SOUCIE NOTARY PUBLIC STATE OF COLORADO

Judy K. Soucie
PRINT NAME Judy K. Soucie

MY COMMISSION EXPIRES ON April 5, 1999.
MY PRINCIPAL PLACE OF BUSINESS IS IN Arapahoe COUNTY.

STATE OF CALIFORNIA)
COUNTY OF ~~Los Angeles~~) SS

ON March 11, 1996 BEFORE ME, Kathe C. Brenner A NOTARY PUBLIC, PERSONALLY APPEARED William Beltberg, [redacted] Vice-President, Bel-Alta Properties, Inc
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 AND OFFICIAL SEAL

KATHE C. BRENNER
COMM. # 1048773
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires JAN 2, 1999

Kathe C. Brenner
PRINT NAME Kathe C. Brenner

MY COMMISSION EXPIRES ON January 2, 1999
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

TRACT NO. 4517-1
IN UNINCORPORATED TERRITORY

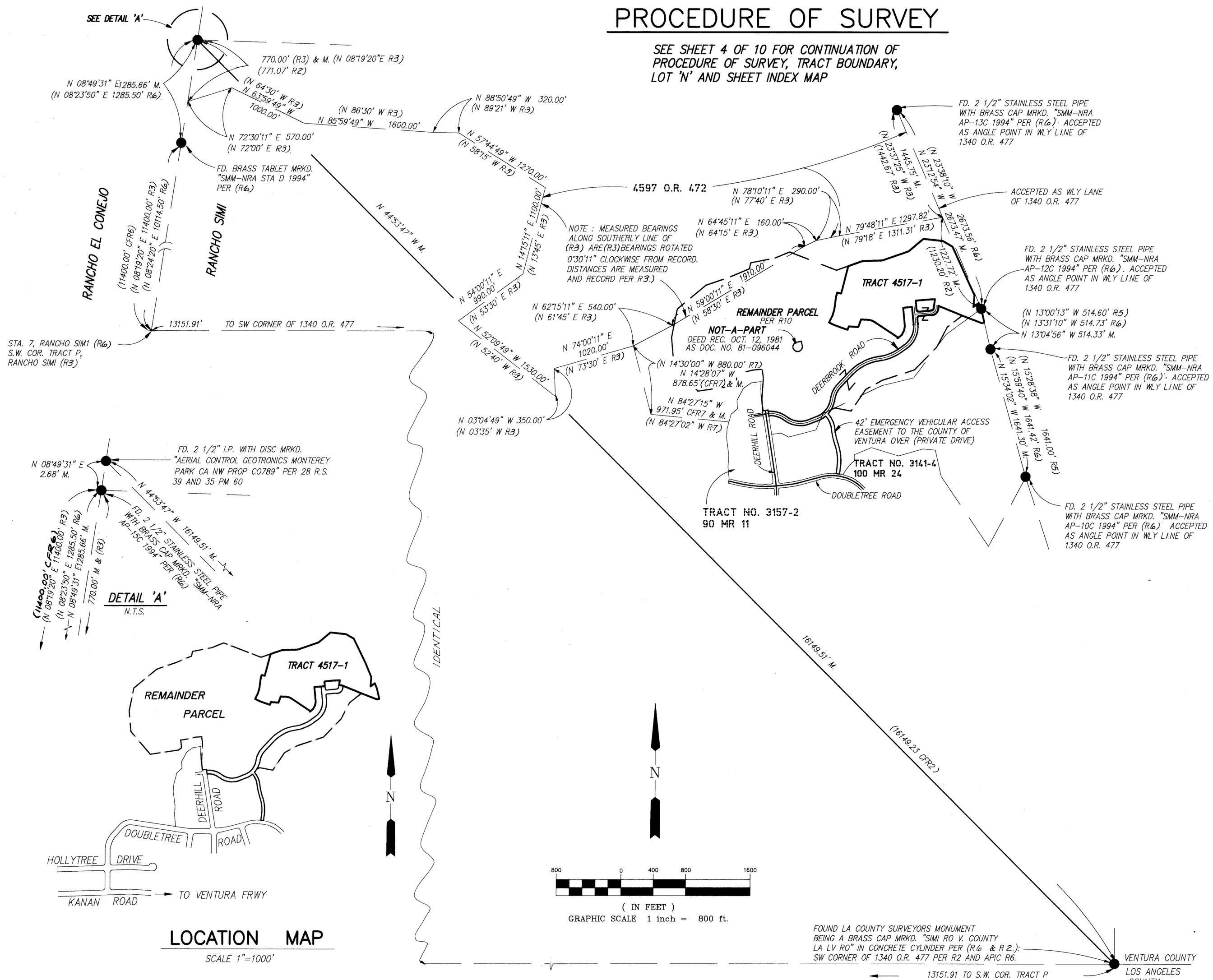
BEING A PORTION OF PARCEL 2 OF PARCEL MAP NO. 3776 AS SHOWN BY MAP RECORDED IN BOOK 35, PAGES 60-64 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA.

VENTURA COUNTY, CALIFORNIA
AUGUST 1995

Robert Bein, William Frost & Associates
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
14725 ALTON PARKWAY, IRVINE, CALIFORNIA 92718
(714) 472-3505

PROCEDURE OF SURVEY

SEE SHEET 4 OF 10 FOR CONTINUATION OF PROCEDURE OF SURVEY, TRACT BOUNDARY, LOT 'N' AND SHEET INDEX MAP



DETAIL 'A'
N.T.S.

LOCATION MAP
SCALE 1"=1000'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THECENTERLINE OF DEERHILL ROAD PER TRACT NO. 3157-2, 90 MR 11. ASSUMED TO BE "N08°-38'-04"W". SAID BEARING IS ROTATED 00°-00'-37" COUNTER CLOCKWISE FROM THE RECORD BEARING OF N08°37'27"W.

LEGEND

- ● INDICATES FOUND 1 1/2" IP WITH DISC MRKD. "L.S. 2836" PER TRACT 3157-2, 90 MR 11, UNLESS OTHERWISE SHOWN ON THIS MAP
- ◎ INDICATES TO BE SET 1 1/2" X 18" IRON PIPE W/DISC STAMPED "LS 4965".
- △ INDICATES TO BE SET STANDARD SURVEY MONUMENT STAMPED "LS 4965".
- ——— INDICATES SUBDIVISION BOUNDARY
- - - - INDICATES LIMITS OF REMAINDER PARCEL
- ——— INDICATES DEED LINE AS NOTED
- (R) INDICATES RADIAL BEARING
- N.T.S. INDICATES NOT TO SCALE
- (R1) INDICATES RECORD PER TRACT NO. 3517-2, 90 MR 11
- (R2) INDICATES RECORD PER PARCEL MAP NO. 3776, 35 PM 60
- (R3) INDICATES RECORD PER DEED REC. MAY 26, 1976 AS 4597 O.R. 472
- (R4) INDICATES RECORD PER DEED REC. JAN. 20, 1987 AS DOCUMENT NO. 87-7758 O.R.
- (R5) INDICATES RECORD PER DEED REC. JAN. 20, 1987 AS DOCUMENT NO. 87-7763 O.R.
- (R6) INDICATES RECORD PER UNITED STATES DEPARTMENT OF INTERIOR BUREAU OF LAND MANAGEMENT FIELD NOTES AND PLAT OF THE DEPENDENT RESURVEY OF A PORTION OF RANCHO SIMI AND THE METES AND BOUNDS SURVEY OF A PORTION OF THE SANTA MONICA MOUNTAINS NATIONAL RECREATION AREA BOUNDARY, SURVEY COMMENCED FEBRUARY 1994 AND COMPLETED JUNE 1994 (NOT FINALED AS OF THIS DATE)
- (R7) INDICATES RECORD PER DEED REC. MARCH 17, 1989 AS DOCUMENT NO. 89-041935 O.R.
- (R8) INDICATES RECORD PER TRACT NO. 3141-4, 100 MR 22
- (R9) INDICATES RECORD PER TRACT NO. 3141-2, 98 MR 23
- (R10) INDICATES RECORD PER PARCEL MAP WAIVER NO. 802 REC. 4-29-96 AS DOCUMENT NO. 96-054150, O.R.
- M. INDICATES MEASURED DATA.
- CF INDICATES CALCULATED FROM RECORD DATA.

NOTES

1. TOTAL AREA = 33.98 ACRES
2. TOTAL NUMBER OF NUMBERED LOTS = 73

MONUMENTATION NOTES

1. ALL LOT CORNERS AND ANGLE POINTS IN LOT SIDELINES WILL BE MONUMENTED BY A 3/4" X 18" IRON PIPE WITH PLASTIC PLUG STAMPED "LS4965", UNLESS OTHERWISE SHOWN ON THIS MAP.
2. ALL STREET CENTERLINE INTERSECTIONS, BC'S AND EC'S WILL BE MONUMENTED BY A (1 1/2") X 18" IRON PIPE TAGGED "LS 4965", UNLESS OTHERWISE SHOWN ON THIS MAP.

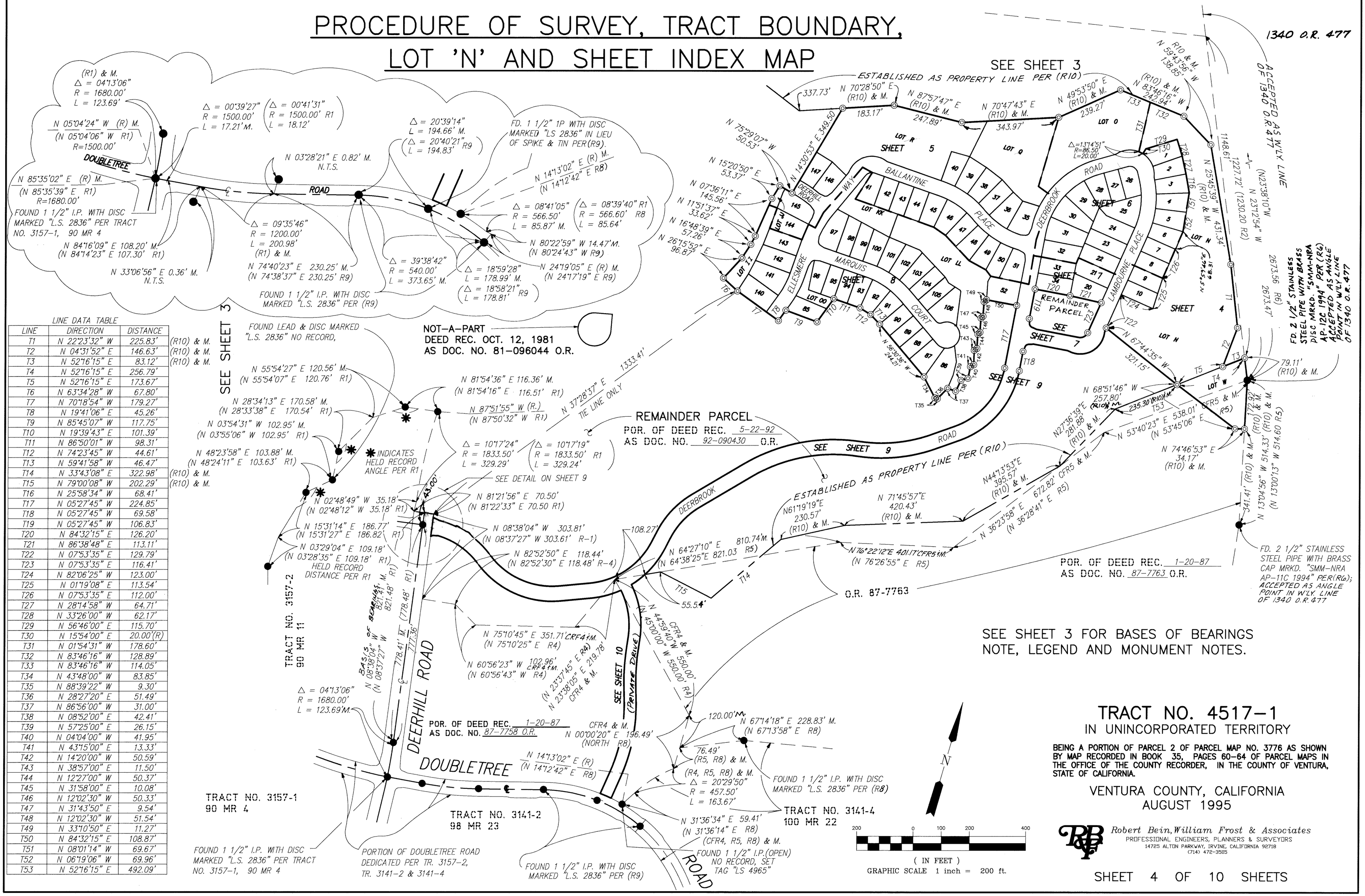
TRACT NO. 4517-1
IN UNINCORPORATED TERRITORY

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VENTURA COUNTY, CALIFORNIA
AUGUST 1995

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14725 ALTON PARKWAY, IRVINE, CALIFORNIA 92718
(714) 472-3505

PROCEDURE OF SURVEY, TRACT BOUNDARY, LOT 'N' AND SHEET INDEX MAP



LINE DATA TABLE

LINE	DIRECTION	DISTANCE	
T1	N 22°23'32" W	225.83'	(R10) & M.
T2	N 04°31'52" E	146.63'	(R10) & M.
T3	N 52°16'15" E	83.12'	(R10) & M.
T4	N 52°16'15" E	256.79'	
T5	N 52°16'15" E	173.67'	
T6	N 63°34'28" W	67.80'	
T7	N 70°18'54" W	179.27'	
T8	N 19°41'06" E	45.26'	
T9	N 85°45'07" W	117.75'	
T10	N 19°39'43" E	101.39'	
T11	N 86°50'01" W	98.31'	
T12	N 74°23'45" W	44.61'	
T13	N 59°41'58" W	46.47'	
T14	N 33°43'08" E	322.98'	(R10) & M.
T15	N 79°00'08" W	202.29'	(R10) & M.
T16	N 25°58'34" W	68.41'	
T17	N 05°27'45" W	224.85'	
T18	N 05°27'45" W	69.58'	
T19	N 05°27'45" W	106.83'	
T20	N 84°32'15" E	126.20'	
T21	N 86°38'48" E	113.11'	
T22	N 07°53'35" E	129.79'	
T23	N 07°53'35" E	116.41'	
T24	N 82°06'25" W	123.00'	
T25	N 01°19'08" E	113.54'	
T26	N 07°53'35" E	112.00'	
T27	N 28°14'58" W	64.71'	
T28	N 33°26'00" W	62.17'	
T29	N 56°46'00" E	115.70'	
T30	N 15°54'00" E	20.00'(R)	
T31	N 01°54'31" W	178.60'	
T32	N 83°46'16" W	128.89'	
T33	N 83°46'16" W	114.05'	
T34	N 43°48'00" W	83.85'	
T35	N 88°39'22" W	9.30'	
T36	N 28°27'20" E	51.49'	
T37	N 86°56'00" W	31.00'	
T38	N 08°52'00" E	42.41'	
T39	N 57°25'00" E	26.15'	
T40	N 04°04'00" W	41.95'	
T41	N 43°15'00" E	13.33'	
T42	N 14°20'00" W	50.59'	
T43	N 38°57'00" E	11.50'	
T44	N 12°27'00" W	50.37'	
T45	N 31°58'00" E	10.08'	
T46	N 12°02'30" W	50.33'	
T47	N 31°43'50" E	9.54'	
T48	N 12°02'30" W	51.54'	
T49	N 33°10'50" E	11.27'	
T50	N 84°32'15" E	108.87'	
T51	N 08°01'14" W	69.67'	
T52	N 06°19'06" W	69.96'	
T53	N 52°16'15" E	492.09'	

SEE SHEET 3 FOR BASES OF BEARINGS
NOTE, LEGEND AND MONUMENT NOTES.

TRACT NO. 4517-1
IN UNINCORPORATED TERRITORY

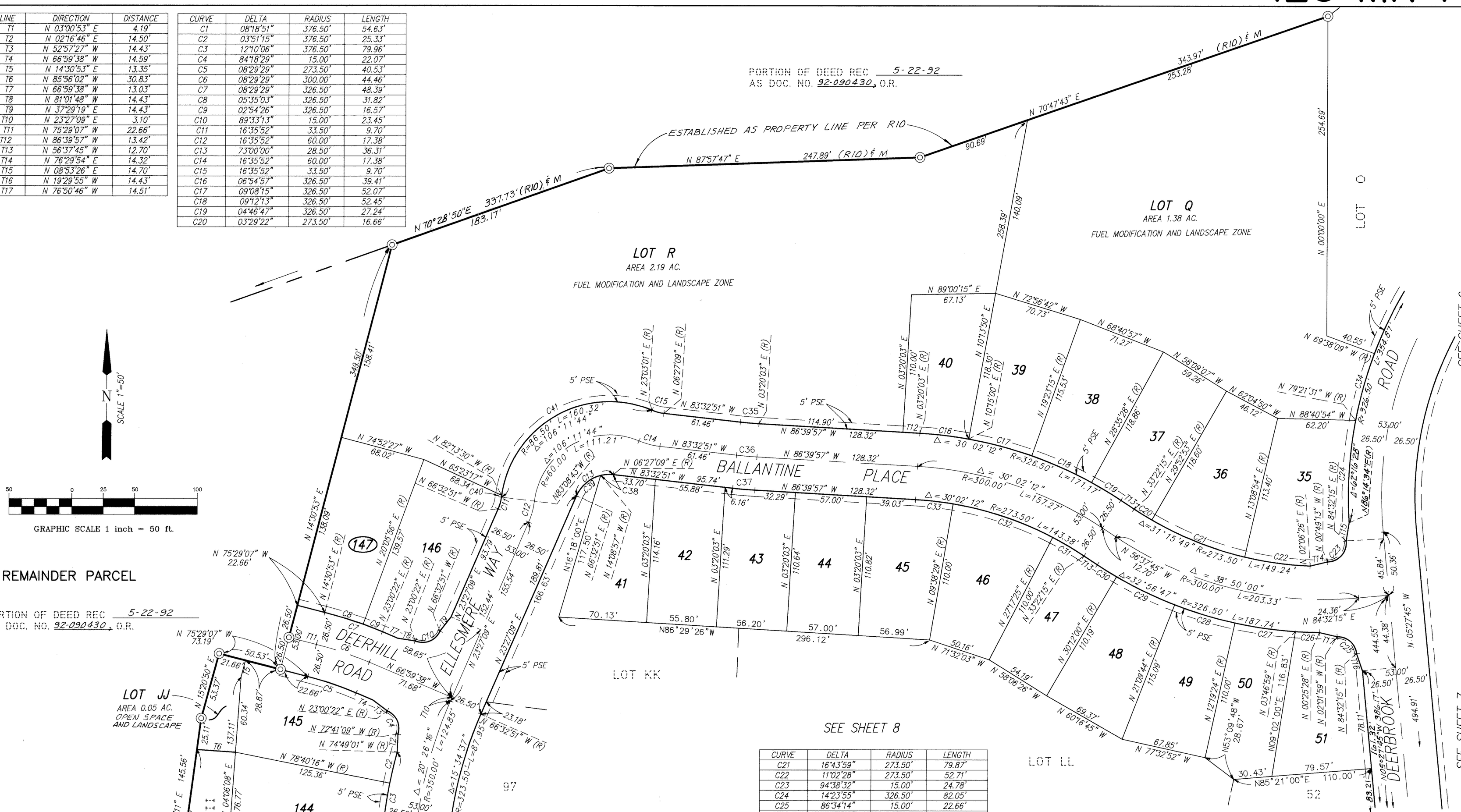
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VENTURA COUNTY, CALIFORNIA
AUGUST 1995

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(714) 472-3505

LINE	DIRECTION	DISTANCE
T1	N 03°00'53" E	4.19'
T2	N 02°16'46" E	14.50'
T3	N 52°57'27" W	14.43'
T4	N 66°59'38" W	14.59'
T5	N 14°30'53" E	13.35'
T6	N 85°56'02" W	30.83'
T7	N 66°59'38" W	13.03'
T8	N 81°01'48" W	14.43'
T9	N 37°29'19" E	14.43'
T10	N 23°27'09" E	3.10'
T11	N 75°29'07" W	22.66'
T12	N 86°39'57" W	13.42'
T13	N 56°37'45" W	12.70'
T14	N 76°29'54" E	14.32'
T15	N 08°53'26" E	14.70'
T16	N 19°29'55" W	14.43'
T17	N 76°50'46" W	14.51'

CURVE	DELTA	RADIUS	LENGTH
C1	08°18'51"	376.50'	54.63'
C2	03°51'15"	376.50'	25.33'
C3	12°10'06"	376.50'	79.96'
C4	84°18'29"	15.00'	22.07'
C5	08°29'29"	273.50'	40.53'
C6	08°29'29"	300.00'	44.46'
C7	08°29'29"	326.50'	48.39'
C8	05°35'03"	326.50'	31.82'
C9	02°54'26"	326.50'	16.57'
C10	89°33'13"	15.00'	23.45'
C11	16°35'52"	33.50'	9.70'
C12	16°35'52"	60.00'	17.38'
C13	73°00'00"	28.50'	36.31'
C14	16°35'52"	60.00'	17.38'
C15	16°35'52"	33.50'	9.70'
C16	06°54'57"	326.50'	39.41'
C17	09°08'15"	326.50'	52.07'
C18	09°12'13"	326.50'	52.45'
C19	04°46'47"	326.50'	27.24'
C20	03°29'22"	273.50'	16.66'



REMAINDER PARCEL

PORTION OF DEED REC 5-22-92
AS DOC. NO. 92-090430, O.R.

CURVE	DELTA	RADIUS	LENGTH
C21	16°43'59"	273.50'	79.87'
C22	11°02'28"	273.50'	52.71'
C23	94°38'32"	15.00'	24.78'
C24	14°23'55"	326.50'	82.05'
C25	86°34'14"	15.00'	22.66'
C26	03°21'31"	326.50'	19.14'
C27	08°32'25"	326.50'	48.66'
C28	08°50'20"	326.50'	50.37'
C29	09°02'16"	326.50'	51.50'
C30	03°10'15"	326.50'	18.07'
C31	06°04'50"	273.50'	29.02'
C32	17°38'56"	273.50'	84.25'
C33	06°18'26"	273.50'	30.11'
C34	09°43'22"	326.50'	55.41'
C35	03°07'06"	273.50'	14.88'
C36	03°07'06"	300.00'	16.33'
C37	03°07'06"	326.50'	17.77'
C38	20°36'06"	28.50'	10.25'
C39	52°23'54"	28.50'	26.06'
C40	00°55'13"	86.50'	1.39'
C41	105°16'31"	86.50'	158.93'

SEE SHEET 3 FOR BASIS OF BEARINGS NOTE, LEGEND AND MONUMENT NOTES.

TRACT NO. 4517-1

IN UNINCORPORATED TERRITORY

BEING A PORTION OF PARCEL 2 OF PARCEL MAP NO. 3776 AS SHOWN BY MAP RECORDED IN BOOK 35, PAGES 60-64 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA.

VENTURA COUNTY, CALIFORNIA
AUGUST 1995

Robert Bein, William Frost & Associates
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
14725 ALTON PARKWAY, IRVINE, CALIFORNIA 92718
(714) 472-3505

CURVE	DELTA	RADIUS	LENGTH
C1	86°34'14"	15.00'	22.66'
C2	03°21'31"	326.50'	19.14'
C3	16°43'59"	273.50'	79.87'
C4	11°02'28"	273.50'	52.71'
C5	94°38'32"	15.00'	24.78'
C6	14°23'55"	326.50'	82.05'
C7	09°43'22"	326.50'	55.41'
C8	16°35'52"	33.50'	9.70'
C9	50°43'59"	86.50'	76.59'
C10	13°14'51"	86.50'	20.00'
C11	38°47'41"	86.50'	58.57'
C12	22°49'04"	86.50'	34.45'
C13	15°39'13"	33.50'	9.15'
C14	00°57'57"	326.50'	5.50'
C15	08°52'13"	326.50'	50.55'
C16	09°02'09"	326.50'	51.49'
C17	09°10'04"	326.50'	52.24'

CURVE	DELTA	RADIUS	LENGTH
C18	07°59'40"	326.50'	45.56'
C19	00°37'57"	273.50'	3.02'
C20	25°20'03"	273.50'	120.93'
C21	11°06'41"	273.50'	53.04'
C22	92°17'52"	28.50'	45.91'
C23	15°39'13"	60.00'	16.39'
C24	13°51'55"	273.50'	66.19'
C25	17°54'34"	273.50'	85.49'
C26	19°11'55"	273.50'	91.64'
C27	13°00'23"	273.50'	62.09'
C28	16°35'52"	60.00'	17.38'

LINE	DIRECTION	DISTANCE
T1	N 19°29'55" W	14.43'
T2	N 76°50'46" W	14.51'
T3	N 76°29'54" E	14.32'
T4	N 08°53'26" E	14.70'
T5	N 07°53'35" E	7.29'
T6	N 29°11'06" W	27.92'
T7	N 58°31'02" E	9.14'

N 83°46'16" W 114.05' — 242.94' (R10) ℄ M 128.89' — N 59°43'56" W 138.85'(R10)℄M

239.27' (R10) ℄ M — N 49°53'50" E

PORTION OF DEED REC. 5-22-92 AS DOC. NO. 92-090430, O.R.

ESTABLISHED AS PROPERTY LINE PER R10 — 343.97' (R10) ℄ M — N 70°47'43" E

N 01°54'31" W 178.60'

ACCEPTED AS W'LY LINE OF DEED REC 5-30-55 AS 1340-O.R.-477

PORTION OF DEED REC. 5-22-92 AS DOC. NO. 92-090430, O.R.

N 25°45'59" W — ESTABLISHED AS PROPERTY LINE PER R10 (R10) ℄ M — 431.34'

N 22°27'32" W 235.83'(R10)℄M

LOT 0
AREA 1.65 AC.
FUEL MODIFICATION AND LANDSCAPE ZONE

LOT N
AREA 4.83 AC.
FUEL MODIFICATION AND LANDSCAPE ZONE
SEE SHT. 4 FOR LOT N

LOT Q

N 00°00'00" E 254.69'

N 69°38'09" W (R) 40.55'

N 79°21'31" W (R)

N 86°14'34" E (R)

N 48°04'50" W (R)

N 31°28'58" W (R)

N 58°31'02" E 62.09'

N 02°39'09" E (R)

5' PSE

N56° 46' 00"E (R) 115.70'

N15° 54' 00"E(R) 20.00'

N33° 26' 00" W 62.17'

N28° 14' 58" W 64.77'

N25° 58' 34" W 68.41'

N08° 01' 14" W 69.67'

N06° 19' 06" W 69.96'

N05° 59' 46" E 68.31'

N07° 53' 35" E 112.00'

N 54°41'41" E (R) N 54°29'00" E 110.10'

N 77°30'45" E (R)

N 61°51'32" E (R)

N 62°49'29" E (R) 113.15'

N 71°41'42" E (R) 117.02'

N80° 43' 51"E (R) 110.00'

N89° 53' 55"E (R) 112.00'

N 82°06'25" W (R)

N 82°06'25" W 110.00'

N 82°44'22" W (R) 110.00'

N 82°27'22" W (R) 145.80'

N 84°32'15" E (R)

N 84°32'15" E 138.78'

N 84°32'15" E 126.20'

N 82°06'25" W 142.28'

N 82°06'25" W 140.39'

N 82°06'25" W 138.51'

N 82°06'25" W 110.00'

N 60°48'54" E (R)

N 31°28'58" W 110.00'

N 71°55'35" E (R) 55.75'

N 58°31'02" E 107.35'

N 52°53'11" E 48.55'

N 63°15'27" W (R) 136.98'

N 59°09'51" W 38.20'

N 05°27'45" W 494.91'

N 07°53'35" E

N 86°38'48" E 113.11'

N 84°32'15" E 126.20'

N 07°53'35" E 369.70'

N 07°53'35" E 363.70'

N 07°53'35" E

R=326.50' L=217.42'

Δ = 38° 09' 11" R=300.00' L=354.87'

R=326.50' L=335.00'

L=305.41'

R=273.50'

R=326.50' L=203.34'

R=300.00' L=176.99'

R=273.50' L=188.67'

Δ = 6° 58' 47" R=326.50' L=62.16'

Δ = 6° 58' 47" R=273.50' L=62.16'

Δ = 38° 50' 00" R=300.00' L=203.33'

Δ = 125° 35' 35" R=86.50' L=189.61'

Δ = 125° 35' 35" R=60.00' L=131.52'

Δ = 36° 02' 03" R=300.00' L=188.67'

Δ = 36° 02' 03" R=326.50' L=205.34'

Δ = 37° 04' 41" R=273.50' L=176.99'

ROAD

DEERBROOK PLACE

BALLANTINE PLACE

LAMBOURNE PLACE

1 2 3 4 5 6 7 8 9 21 22 23 24 25 26 27 28 29 30 31 32 33 35 36 50 51

SEE SHEET 5

SEE SHEET 7

REMAINDER PARCEL SEE SHEET 7

N

SCALE 1"=50'

50 0 25 50 100

GRAPHIC SCALE 1 inch = 50 ft.

TRACT NO. 4517-1
IN UNINCORPORATED TERRITORY

BEING A PORTION OF PARCEL 2 OF PARCEL MAP NO. 3776 AS SHOWN BY MAP RECORDED IN BOOK 35, PAGES 60-64 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA.

VENTURA COUNTY, CALIFORNIA
AUGUST 1995

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SEE SHEET 3 FOR BASIS OF BEARINGS NOTE, LEGEND AND MONUMENT NOTES.

CURVE	DELTA	RADIUS	LENGTH
C1	76°38'40"	28.50'	38.12'
C2	16°35'52"	33.50'	9.70'
C3	90°00'00"	15.00'	23.56'
C4	90°00'00"	15.00'	23.56'
C5	16°35'52"	60.00'	17.38'

LINE	DIRECTION	DISTANCE
T1	N 07°53'35" E	7.82'
T2	N 19°29'55" W	14.43'
T3	N 81°25'34" W	14.43'
T4	N 70°30'05" E	14.43'
T5	N 08°34'26" E	14.43'

SEE SHEET 5

SEE SHEET 6

SEE SHEET 6

SEE SHEET 8

BALLENTINE PLACE

DEERBROOK ROAD

LAMBOURNE PLACE

LAMBOURNE PLACE

ESTABLISHED PER RIO AS PROPERTY LINE

ACCEPTED AS W'LY LINE OF DEED REC. 9-30-55 AS W'LY LINE OF 1340 O.R. 477

PROPOSED 20 FOOT WIDE ACCESS EASEMENT TO PROVIDE ACCESS TO LOT "W". EASEMENT MUST BE GRANTED / RESERVED WITH FIRST DEED OUT FOR LOT "W" OR LOT "N".

REMAINDER PARCEL

PORTION OF DEED REC. 5-22-92
AS DOC. NO. 92-090430, O.R.

REMAINDER PARCEL

PORTION OF DEED REC. 5-22-92
AS DOC. NO. 92-090430, O.R.

REMAINDER PARCEL

PORTION OF DEED REC. 5-22-92
AS DOC. NO. 92-090430, O.R.

PORTION OF DEED REC. 5-22-92
AS DOC. NO. 92-090430, O.R.

LOT N

AREA 4.84 AC.

FUEL MODIFICATION AND LANDSCAPE ZONE

SEE SHT. 4 FOR LOT N

LOT W

AREA 0.78 AC.

WATER RESERVOIR SITE

FOUND 2 1/2" STAINLESS STEEL PIPE WITH BRASS CAP MARKED "SMM-NRA AP-12C 1994" PER (R-6); ACCEPTED AS ANGLE POINT IN 1340 O.R. 477.

SEE SHEET 4

PORTION OF DEED REC. 1-20-87
AS DOC. NO. 87-7763, O.R.

MATCH LINE SEE SHEET 9

GRAPHIC SCALE 1 inch = 50 ft.

SEE SHEET 3 FOR BASIS OF BEARINGS NOTE, LEGEND AND MONUMENT NOTES.

TRACT NO. 4517-1

IN UNINCORPORATED TERRITORY

BEING A PORTION OF PARCEL 2 OF PARCEL MAP NO. 3776 AS SHOWN BY MAP RECORDED IN BOOK 35, PAGES 60-64 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA.

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REMAINDER PARCEL

PORTION OF DEED REC. 5-22-92
AS DOC. NO. 92-090430, O.R.

SEE SHEET 5

SEE SHEET 5

SEE SHEET 5

SEE SHEET 7

DEERHILL ROAD

ELLESMERE WAY

MARQUIS COURT

LOT JJ

LOT II
AREA 0.32 AC.
OPEN SPACE AND LANDSCAPE

LOT KK
AREA 0.38 AC.
OPEN SPACE AND LANDSCAPE

LOT LL
AREA 1.47 AC.
OPEN SPACE AND LANDSCAPE

LOT 00
AREA 0.16 AC.
OPEN SPACE AND LANDSCAPE

PROPOSED PRIVATE STORM DRAIN EASEMENT IN LOT KK AND LOT LL

5' PSE

REMAINDER PARCEL

REMAINDER PARCEL

PORTION OF DEED REC. 5-22-92
AS DOC. NO. 92-090430, O.R.

LINE	DIRECTION	DISTANCE
T1	N 85°56'02" W	30.83'
T2	N 03°00'53" E	4.19'
T3	N 33°29'24" E	22.00'
T4	N 19°41'06" W	1.02'
T5	N 03°00'53" E	38.23'
T6	N 17°03'04" E	14.43
T7	N 78°58'43" E	14.43'
T8	N 56°30'36" W	17.26'
T9	N 21°07'45" W(R)	14.75'
T10	N 72°56'56" W	14.43'
T11	N 07°28'04" W	14.36'
T12	N 23°27'09" E	23.18'
T13	N 23°27'09" E	3.10'

CURVE	DELTA	RADIUS	LENGTH
C1	08°18'51"	376.50'	54.63'
C2	12°10'06"	376.50'	79.96'
C3	00°57'17"	323.50'	5.39'
C4	15°42'56"	323.50'	88.73'
C5	05°23'46"	376.50'	35.46'
C6	11°16'27"	376.50'	74.08'
C7	69°09'40"	15.00'	18.10'
C8	90°00'00"	15.00'	23.56'
C9	04°50'39"	275.50'	23.29'
C10	15°29'26"	275.50'	74.49'
C11	10°08'26"	275.50'	48.76'
C12	54°37'09"	46.50'	44.33'
C13	43°07'15"	46.50'	35.00'
C14	64°52'00"	46.50'	52.64'
C15	82°58'44"	46.50'	67.34'
C16	65°35'08"	28.50'	32.62'
C17	01°36'36"	324.50'	9.12'
C18	08°19'23"	324.50'	47.14'
C19	08°19'23"	324.50'	47.14'
C20	08°05'04"	324.50'	45.79'
C21	04°08'05"	324.50'	23.42'
C22	92°22'50"	15.00'	24.19'
C23	16°40'13"	323.50'	94.12'
C24	16°40'13"	376.50'	109.54'
C25	52°23'54"	28.50'	26.06'
C26	20°50'20"	15.00'	5.46'

N

50 0 25 50 100

GRAPHIC SCALE 1 inch = 50 ft.

SEE SHEET 3 FOR BASIS OF BEARINGS NOTE, LEGEND AND MONUMENT NOTES.

TRACT NO. 4517-1
IN UNINCORPORATED TERRITORY

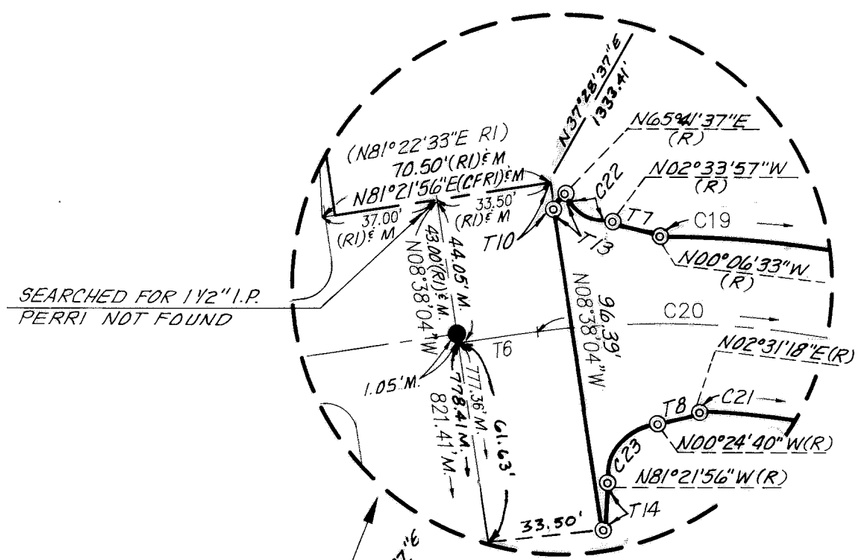
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VENTURA COUNTY, CALIFORNIA
AUGUST 1995

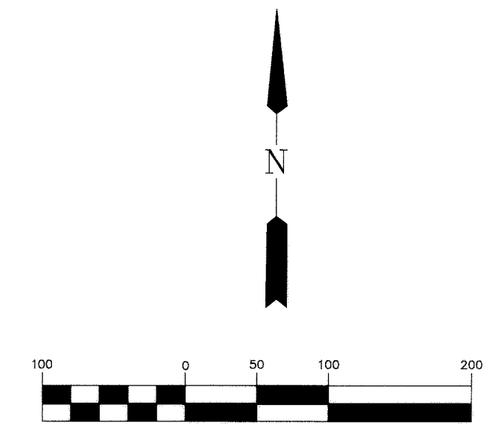
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CURVE	DELTA	RADIUS	LENGTH	
C1	59°38'06"	273.50'	284.67'	
C2	59°38'06"	300.00'	312.25'	
C3	59°38'06"	326.50'	339.83'	
C4	28°10'07"	523.50'	257.37'	
C5	28°10'07"	550.00'	270.40'	
C6	28°10'07"	576.50'	283.43'	
C7	39°01'04"	626.50'	426.64'	
C8	39°01'04"	600.00'	408.59'	
C9	39°01'04"	573.50'	390.55'	
C10	32°19'32"	326.50'	184.21'	
C11	32°19'32"	300.00'	169.26'	
C12	32°19'32"	273.50'	154.31'	
C13	57°36'38"	273.50'	275.00'	
C14	57°36'38"	300.00'	301.65'	
C15	57°36'38"	326.50'	328.29'	
C16	57°48'40"	273.50'	275.96'	
C17	57°48'40"	300.00'	302.70'	
C18	57°48'40"	326.50'	329.44'	(R10) ℄ M
C19	36°31'43"	326.50'	208.16'	
C20	44°46'38"	300.00'	234.45'	
C21	33°53'52"	273.50'	161.81'	(R10) ℄ M
C22	68°15'34"	15.00'	17.87'	
C23	98°13'24"	15.00'	25.71'	(R10) ℄ M

LINE	BEARING	DISTANCE	
T1	N54°10'21"E	88.20'	
T2	N43°19'24"E	212.28'	
T3	N10°59'52"E	39.77'	
T4	N68°36'30"E	109.70'	(R10) ℄ M
T5	N53°34'50"W	10.78'	(R10) ℄ M
T6	N81°38'32"E	16.97'	
T7	N77°22'28"W	14.50'	
T8	N76°56'06"E	14.34'	(R10) ℄ M
T9	N81°21'56"E	70.50'	
T10	N08°38'04"W	9.36'	
T11	N64°27'10"E	163.81'	
T12	N23°38'05"E	219.78'	
T13	N35°03'06"E	5.87'	
T14	N05°24'07"E	14.43'	(R10) ℄ M



DETAIL
N.T.S.



GRAPHIC SCALE 1 inch = 100 ft.

REMAINDER PARCEL

PORTION OF DEED REC. 5-22-92
AS DOC. NO. 92-090430 , O.R.

SEE SHEET 7
MATCH LINE

N35°49'39"W (R)

N07°39'32"W (R)

N46°40'36"W (R)

DEERBROOK ROAD

C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14 C15

T1 T2 T3 T4

26.50'

53.00'

REMAINDER PARCEL

PORTION OF DEED REC. 5-22-92
AS DOC. NO. 92-090430 , O.R.

N71°45'51"E 420.43' (R10)℄M

N61°19'19"E 230.51'(R10)℄M

322.98' (R10)℄M

N13°43'08"E

ESTABLISHED AS PROPERTY LINE PER R10

PORTION OF DEED REC. 1-20-87
AS DOC. NO. 87-7763 O.R.

N79°00'08"W (R)

N58°22'33"W (R)

(R10)℄ M
N79°00'08"W
202.29'

55.54'(R10)℄M
N64°27'10"E

708.21'

Δ=10°28'15"
R=59.67'
(R10)℄M
L=10.91'

N47°59'18"W (R)

(PRIVATE STREET)

N46°31'37"W (R)

Δ=13°29'23"
R=76.87'
(R10)℄ M

T12
140.17'

SEE SHEET 10

TRACT NO. 3157-2
90 MR 11

HEATHER VIEW DRIVE

DEERHILL ROAD

821.41'M

303.81'

N 37°28'37"E
1333.41'

N00°06'33"W (R)

N08°38'04"W
777.36'M

N02°31'18"E (R)

N36°25'10"E (R)

N27°02'14"W (R)

N21°23'30"W (R)

PORTION OF DEERHILL ROAD DEDICATED PER TRACT NO. 3157-2 90 MR 11

DEERBROOK ROAD
ESTABLISHED AS PROPERTY LINE PER R10

PORTION OF DEED REC. 1-20-87
AS DOC. NO. 87-7758 O.R.

SEE SHEET 3 FOR BASIS OF BEARINGS
NOTE, LEGEND AND MONUMENT NOTES.

TRACT NO. 4517-1

IN UNINCORPORATED TERRITORY

BEING A PORTION OF PARCEL 2 OF PARCEL MAP NO. 3776 AS SHOWN BY MAP RECORDED IN BOOK 35, PAGES 60-64 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA.

VENTURA COUNTY, CALIFORNIA
AUGUST 1995

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N

50 0 25 50 100

(IN FEET)
GRAPHIC SCALE 1 inch = 50 ft.

TRACT NO. 3141-4
100 MR 22

PORTION OF DOUBLETREE DRIVE DEDICATED PER TRACT NO. 3141-2 98 MR 23

PORTION OF DEED REC. 1-20-87 AS DOC. NO. 87-7763, O.R.

PORTION OF DEED REC. 1-20-87 AS DOC. NO. 87-7758, O.R.

ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR PUBLIC SAFETY, HEALTH AND WELFARE

PORTION OF DEED REC. 5-22-92 AS DOC NO. 92-090430, O.R.

ESTABLISHED AS PROPERTY LINE PER R10

SEE SHEET 9

DEERBROOK ROAD

REMAINDER PARCEL

PORTION OF DEED REC. 1-20-87 AS DOC. NO. 87-7758, O.R.

PORTION OF DEED REC. 5-22-92 AS DOC. NO. 92-090430, O.R.

ESTABLISHED AS PROPERTY LINE PER R10

DOUBLE TREE ROAD

SEE SHEET 9

SEE SHEET 3 FOR BASIS OF BEARINGS NOTE, LEGEND AND MONUMENT NOTES.

TRACT NO. 3141-2
98 MR 23

TRACT NO. 4517-1
IN UNINCORPORATED TERRITORY

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