96 MR 1

The undersigned hereby certify/certifies that THEY ARE the owner(s) of, or is/are interested in, the land included within this subdivision entitled TRACT NO. 3274-1, shown on this map, that THEY ARE the only person(s) whose consent is necessary to pass title to said land, that THEY consent(s) 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 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 purposes shown on this map and all uses incident thereto.

And that they do hereby offer to dedicate to the Ventura County Waterworks District No. 1, the water pipeline easements shown on the map.

And that they do hereby offer to dedicate to the Ventura County Waterworks District No. 1, the sanitary sewer easement shown on the map.

And that they do hereby offer to dedicate to the Ventura County Flood Control District the Flood Control easement over all of Parcel "P" as shown on the map.

UWC-MOORPARK INVESTORS LTD., A LIMITED PARTNERSHIP

By UWC-Moorpark General Joel A. Rottman, General Partner

Joel A Rottman

JOE FEDELE, a married man, dba JOE FEDELE & COMPANY, a proprietorship, beneficiary under a Deed of Trust recorded in Book 4945, page 346 of Official Records.

Joe Fedele

The signatures of the party(ies) named hereinafter as owner(s) of an easement set forth have been omitted under the provisions of Section 66436, subsection (c)(1) of the Subdivision Map Act, their interest is such that it cannot ripen into a fee title and such signatures are not required by the local agency.

(1) Urban West Communities, a Corporation, easement holder of an easement (blanket in nature) for access, support, maintenance and repair purposes by Deed recorded June 10, 1983 as Document No. 61657 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, subsection (c)(3) of the Subdivision Map Act, their interest is such that it cannot ripen into a fee title and such signatures are not required by the local agency.

(1) Liberty Bell Ranch, a partnership, owner of one-half of all oil, gas, petroleum and other mineral or hydrocarbon substances in and under said land, together with the right to use that portion only of said land which underlies a plane parallel to and 500 feet below the present surface of said land for the purpose of prospecting for, developing and/or extracting said oil, gas, petroleum and other mineral or hydrocarbon substances from said land, by means of wells drilled into said subsurface of said land or any portion thereof to said depth of 500 feet for any purpose whatsoever, as reserved in the deed recorded in Book 1938, page 257 of Official Records. December 12, 1960

(2) UWC-Moorpark General, a Limited Partnership, 50% interest and Hong Land Investment N.V., a Netherlands Antilles Corporation, 50% interest owners of the remaining interest in all oil, gas and other hydrocarbon substances and other minerals lying below a depth of 500 feet, with no right of surface entry in said property as conveyed to them by Deed recorded June 10, 1983 as Document No. 61655 of Official Records.

I, GERALD P. BROMS, do hereby certify that I am a LICENSED LAND SURVEYOR that this map correctly represents a survey made under my direction in FEBRUARY, 1981, 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 County Surveyor prior to acceptance of the improvements into the county road system.

Date: April 27, 1983.

Gerald P. Broms
L.S. NO. 2836

I hereby certify that I have examined the final map entitled TRACT NO. 3274-1, 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 satisfied that the map is technically correct.

Date: JUNE 27, 1983

ARTHUR E. GOULET
County Surveyor
County of Ventura
By _____
Deputy County Surveyor

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: JUNE 28, 1983

RICHARD D. DEAN
Clerk of the Board of Supervisors
County of Ventura
By _____
~~Deputy~~ County Clerk

69363

Recorded at the request of the owner, JUNE 29, 1983, at 2:31 P.M. in Book 96 of Miscellaneous Records (Maps) at Pages 1-7, records of Ventura County.

RICHARD D. DEAN
County Recorder
County of Ventura
By _____
Asst ~~Deputy~~ County Recorder

The following soils report(s) and/or geological report(s) relating to TRACT NO. 3274-1 has/have been prepared: and are available for public inspection in the Ventura County Public Works Department.

Date of Report	Title of Report	Firm Name	Engineer	Reg. No.
10-31-78	GEOTECHNICAL INVESTIGATION OF 50-ACRE PARCEL, ETC.	S.E. MEDALL & ASSOCIATES, INC.	ANDREW M. WORSWICK	R.C.E. NO. 23277

This map, entitled TRACT NO. 3274-1, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 28th day of JUNE, 1983, 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 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 Chairman and attested to by its Clerk and the official seal of said Board to be affixed hereto this 28th day of JUNE, 1983.

ATTEST:

Richard D. Dean
Clerk of said Board

Board of Supervisors
County of Ventura
State of California

John K. Flynn
Chairman of said Board

VENTURA COUNTY FLOOD CONTROL DISTRICT ACCEPTANCE CERTIFICATES

The Ventura County Flood Control District hereby accepts the *Flood Control* easement as offered.

Dated: JUNE 28, 1983, 19

John K. Flynn
Chairman of the Board
Ventura Co. Flood Control District

ATTEST:

Richard D. Dean
Clerk of the Board

WATERWORKS DISTRICT ACCEPTANCE CERTIFICATES

Ventura County Waterworks District No. 1 hereby accepts the sanitary sewer and water pipeline easements as shown on this map.

Dated: JUNE 28, , 1983

John K. Flynn
Chairman Ventura County
Waterworks District No. 1
PRO TEMPORE

ATTEST:

Richard D. Dean
Clerk of the Board

TRACT NO. 3274-1

IN UNINCORPORATED TERRITORY
BEING A PORTION OF SUBDIVISION
"M", RANCHO SIMI, PER 3 M.R. 7

VENTURA COUNTY, CALIFORNIA
APRIL, 1983

ENGINEER:
DANIEL, MANN, JOHNSON & MENDENHALL
223 E. THOUSAND OAKS BLVD.
THOUSAND OAKS, CALIFORNIA

SHEET 1 OF 7 SHEETS

State of California)
County of Los Angeles) ss.

On this 27th day of April, in the year 1983, before me Johanna Ada Murphy a notary public in and for said state, personally appeared Joel A. Rottman, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person that executed this instrument on behalf of the partnership, and acknowledged to me that the partnership executed it.

OFFICIAL SEAL
JOHANNA ADA MURPHY
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Sept. 19, 1983

Johanna Ada Murphy
Notary Public

OFFICIAL SEAL
JOHANNA ADA MURPHY
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Sept. 19, 1983

State of California)
County of Los Angeles) ss.

On this 27th day of April, in the year 1983, before me Johanna Ada Murphy a notary public in and for said state, personally appeared JOE FEDELE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he (she or they) executed it.

OFFICIAL SEAL
JOHANNA ADA MURPHY
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Sept. 19, 1983

Johanna Ada Murphy
Notary Public

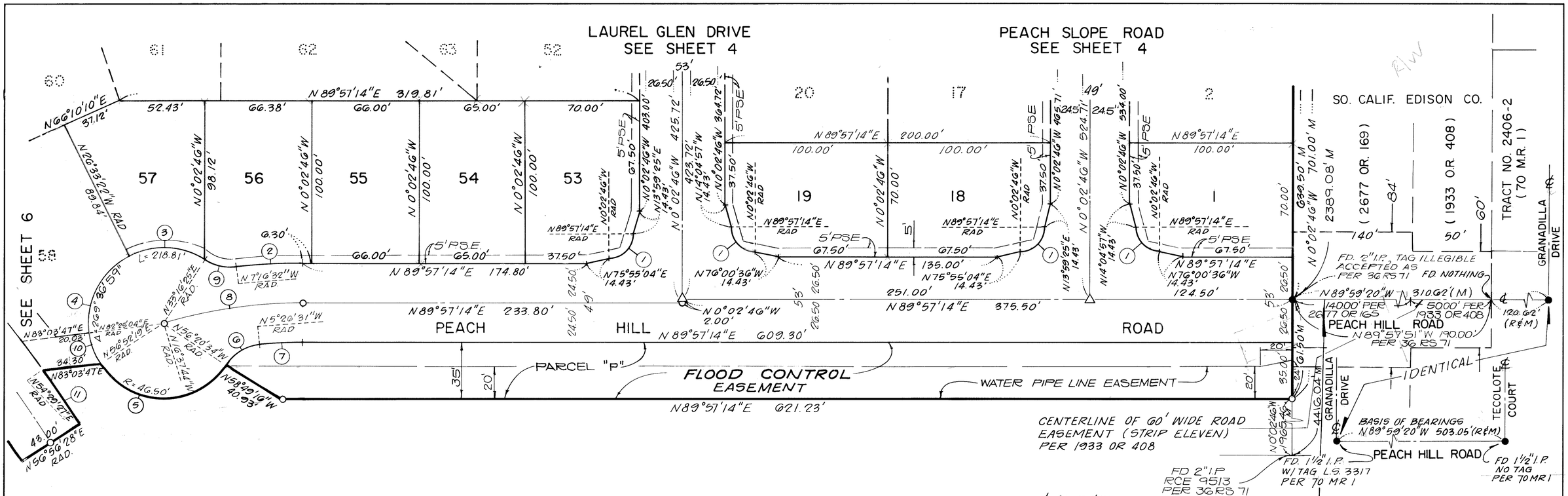
Parcels "A", "B", "C" and "P" are Common Areas for the purpose of landscaping and maintenance to be owned by the Homeowners Association.

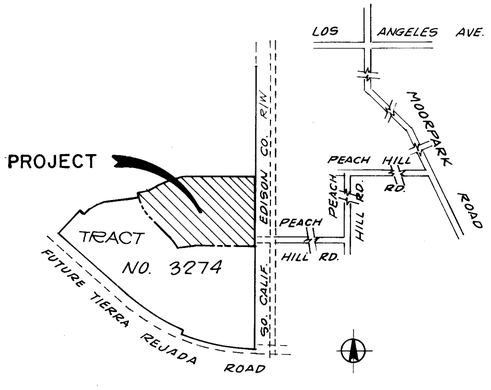
TRACT NO. 3274-1

IN UNINCORPORATED TERRITORY
BEING A PORTION OF SUBDIVISION
"M", RANCHO SIMI, PER 3 M.R. 7
VENTURA COUNTY, CALIFORNIA

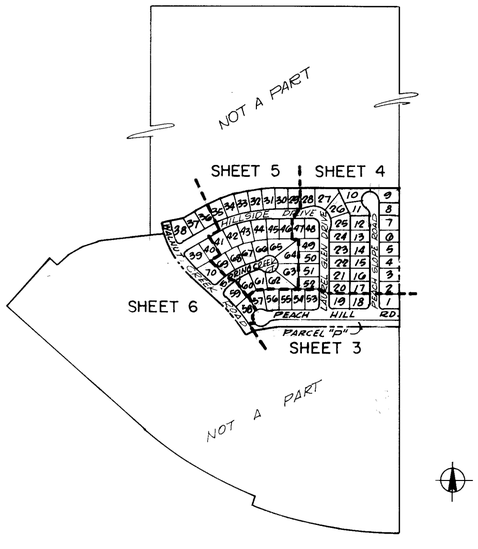
APRIL, 1983

ENGINEER:
DANIEL, MANN, JOHNSON & MENDENHALL
223 E. THOUSAND OAKS BLVD.
THOUSAND OAKS, CALIFORNIA





VICINITY MAP
SCALE: 1"= 1000'



KEY MAP
SCALE: 1"= 500'

LEGEND AND MONUMENT NOTES

RAD	RADIAL BEARING
o	SET 1½" I.P W/TAG L.S. 2836
●	MONUMENTS FOUND AS NOTED
△	SET VENTURA COUNTY STANDARD SURVEY MONUMENT PER STANDARD DESIGN PLAT 90-3. SET 1" I.P. W/TAG L.S. 2836 AT ALL REAR LOT CORNERS. SET L&T AND TAG L.S. 2836 IN SIDEWALK, 2.00' OUT FROM FRONT CORNER ON PROPERTY LINE PRODUCED.
R	RECORD DATA PER 70 MR 1
M	MEASURED DATA
PSE	5' PUBLIC SERVICE EASEMENT
CF	CALCULATED FROM

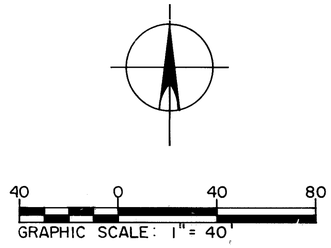
BASIS OF BEARINGS

THE BEARING N 89°59'20" W ON THE CENTERLINE OF PEACH HILL ROAD PER 70 M.R. 1 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

GROSS AREA TRACT 3274-1 = 16.42 ACRES

CURVE DATA TABLE THIS SHEET ONLY

NO.	R	Δ	L	T
1	15.00'	90°00'00"	23.56'	15.00'
2	324.50'	07°13'46"	40.94'	20.50'
3	46.50'	59°49'47"	48.56'	26.75'
4	46.50'	71°01'34"	57.64'	33.18'
5	46.50'	113°12'53"	91.88'	70.54'
6	28.50'	50°54'03"	25.32'	13.56'
7	275.50'	05°23'45"	25.95'	12.98'
8	300.00'	16°34'58"	86.83'	43.72'
9	28.50'	40°32'57"	20.17'	10.53'
10	46.50'	25°32'45"	20.73'	10.54'
11	921.50'	2°27'01"	38.41'	19.71'

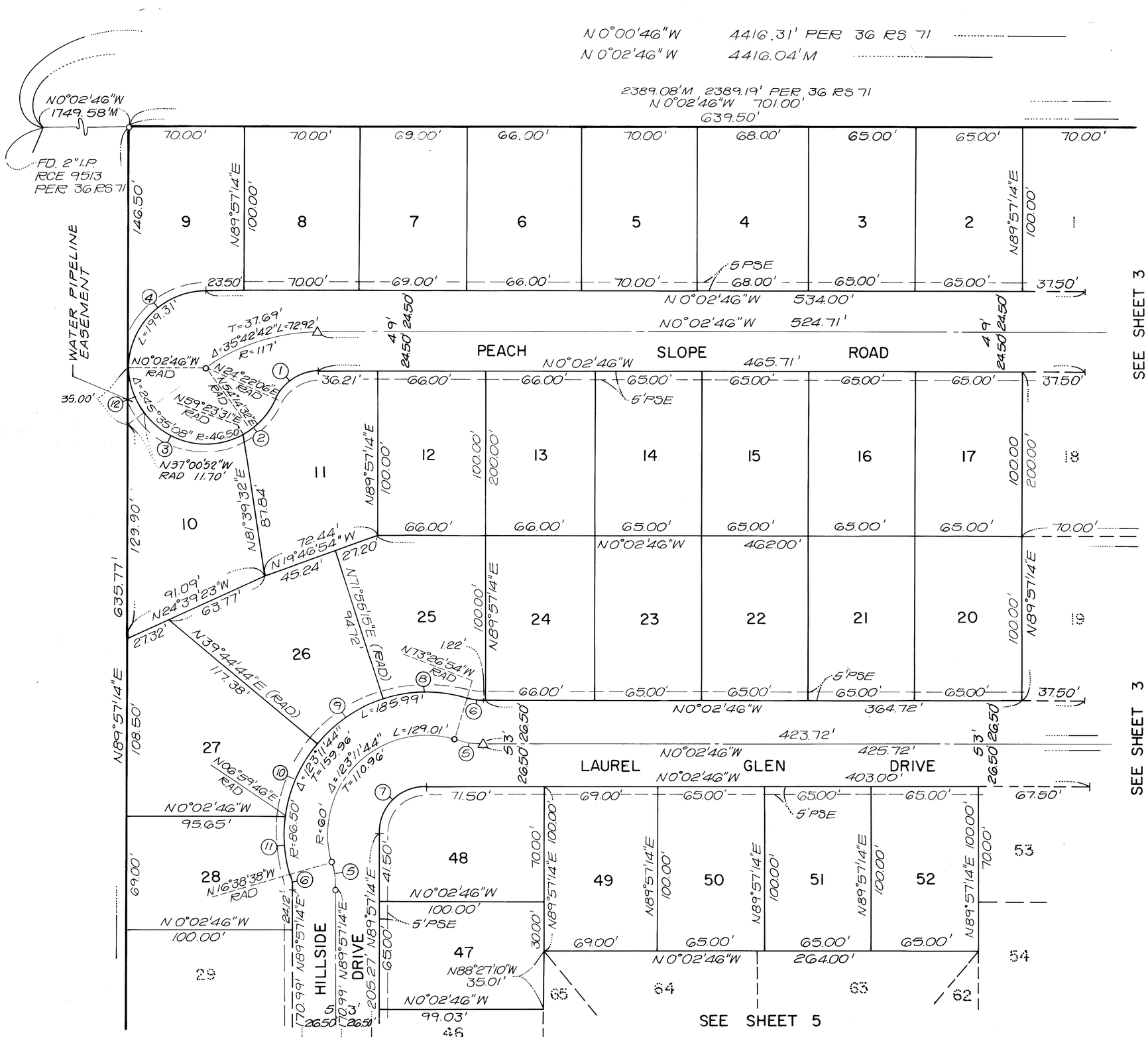


TRACT NO. 3274-1

IN UNINCORPORATED TERRITORY
BEING A PORTION OF SUBDIVISION "M", RANCHO SIMI, PER 3 M.R. 7
VENTURA COUNTY, CALIFORNIA

APRIL, 1983

ENGINEER:
DANIEL, MANN, JOHNSON & MENDENHALL
223 E. THOUSAND OAKS BLVD.
THOUSAND OAKS, CALIFORNIA



CURVE DATA TABLE THIS SHEET ONLY

NO.	R	Δ	L	T
(1)	28.50'	65°35'08"	32.62'	18.36'
(2)	46.50'	35°01'25"	28.43'	14.67'
(3)	46.50'	83°35'37"	67.84'	41.57'
(4)	46.50'	90°00'00"	73.04'	46.50'
(5)	60.00'	16°35'52"	17.38'	8.75'
(6)	33.50'	16°35'52"	9.70'	4.89'
(7)	28.50'	90°00'00"	44.77'	28.50'
(8)	86.50'	34°37'51"	52.28'	26.97'
(9)	86.50'	32°10'31"	48.58'	24.95'
(10)	86.50'	32°44'58"	49.44'	25.42'
(11)	86.50'	25°38'24"	35.98'	18.10'
(12)	46.50'	36°58'06"	30.00'	15.54'

FOR LEGEND AND MONUMENT NOTES SEE SHEET 3

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

TRACT NO. 3274-1

IN UNINCORPORATED TERRITORY
BEING A PORTION OF SUBDIVISION "M", RANCHO SIMI, PER 3 M.R. 7
VENTURA COUNTY, CALIFORNIA

APRIL, 1983

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THOUSAND OAKS, CALIFORNIA

SEE SHEET 4

SEE SHEET 4

SEE SHEET 3

SEE SHEET 6

SEE SHEET 6

SEE SHEET 6

DRIVE

COURT

CREEK

SPRING

HILLSIDE

CURVE DATA TABLE THIS SHEET ONLY

NO.	R	Δ	L	T
1	28.50'	49°57'00"	24.85'	13.27'
2	28.50'	41°07'38"	20.46'	10.69'
3	374.50'	2°39'22"	17.36'	8.68'
4	573.50'	3°26'05"	34.38'	17.20'
5	46.50'	24°50'55"	20.17'	10.24'
6	46.50'	40°29'55"	32.87'	17.15'

FOR LEGEND AND MONUMENT NOTES SEE SHEET 3

40 0 40 80

GRAPHIC SCALE: 1" = 40'

TRACT NO. 3274-1

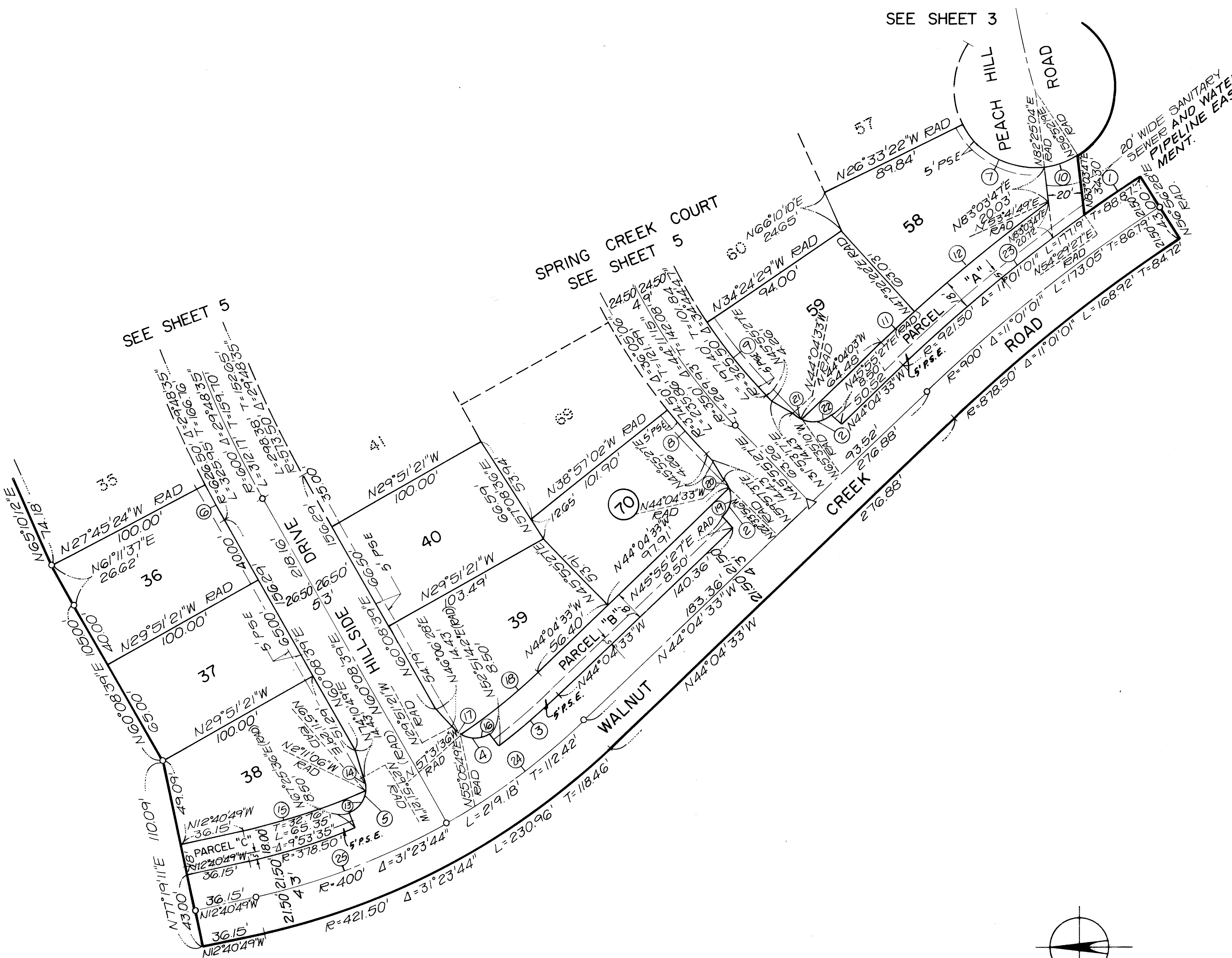
IN UNINCORPORATED TERRITORY

BEING A PORTION OF SUBDIVISION "M", RANCHO SIMI, PER 3 M.R. 7

VENTURA COUNTY, CALIFORNIA

APRIL, 1983

ENGINEER:
DANIEL, MANN, JOHNSON & MENDENHALL
223 E. THOUSAND OAKS BLVD.
THOUSAND OAKS, CALIFORNIA



NO.	R	Δ	L	T
1	921.50'	2°27'01"	39.41'	19.71'
2	15.00'	90°00'00"	23.56'	15.00'
3	378.50'	6°56'15"	45.83'	22.94'
4	15.00'	97°16'57"	25.47'	17.04'
5	15.00'	97°16'57"	25.47'	17.04'
6	626.50'	2°05'57"	22.95'	11.48'
7	46.50'	71°01'34"	57.64'	33.18'
8	374.50'	5°07'31"	33.50'	16.76'
9	325.50'	9°40'04"	54.92'	27.53'
10	46.50'	25°32'45"	20.73'	10.54'
11	939.50'	1°36'55"	26.49'	13.24'
12	939.50'	6°09'27"	100.97'	50.53'
13	15.00'	69°36'42"	18.22'	10.43'
14	15.00'	27°40'15"	7.24'	3.69'
15	360.50'	12°07'42"	76.31'	38.30'
16	15.00'	69°36'42"	18.22'	10.43'
17	15.00	27°40'15"	7.24'	3.69'
18	360.50	9°10'22"	57.71'	28.92'
19	15.00'	68°29'23"	17.93'	10.21'
20	15.00'	21°30'37"	5.63'	2.85'
21	15.00'	21°30'37"	5.63'	2.85
22	15.00'	68°29'23"	17.93	10.21
23	921.50'	8°34'00"	137.78'	69.02'
24	400.00'	14°13'12"	99.27'	49.89'
25	400.00'	17°10'32"	119.91'	60.41'

CURVE DATA TABLE THIS SHEET ONLY

FOR LEGEND AND MONUMENT NOTES SEE SHEET 3

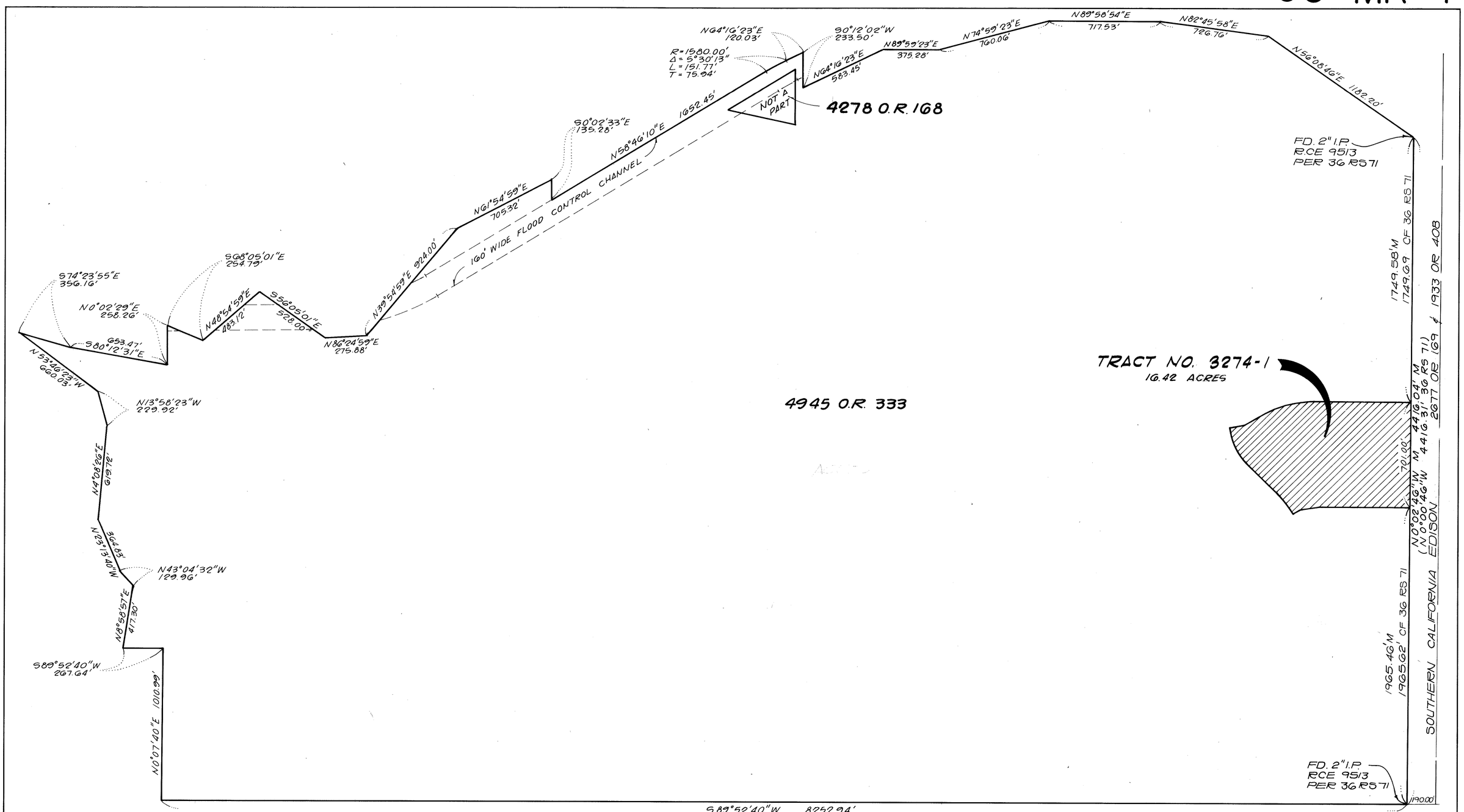
GRAPHIC SCALE : 1" = 40'

TRACT NO. 3274-1

IN UNINCORPORATED TERRITORY
BEING A PORTION OF SUBDIVISION "M", RANCHO SIMI, PER 3 M.R. 7
VENTURA COUNTY, CALIFORNIA

APRIL, 1983

ENGINEER:
DANIEL, MANN, JOHNSON & MENDENHALL
223 E. THOUSAND OAKS BLVD.
THOUSAND OAKS, CALIFORNIA



NOTE: DISTANCES SHOWN HEREON ARE PER 36 RS 71 OR ARE CALCULATED FROM 36 RS 71 BEARINGS SHOWN HEREON ARE CALCULATED FROM 36 RS 71

REMAINDER PARCEL

SCALE: 1" = 400'

TRACT NO. 3274-1

IN UNINCORPORATED TERRITORY
BEING A PORTION OF SUBDIVISION "M", RANCHO SIMI, PER 3 M.R. 7
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APRIL, 1983

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