96 MR 25

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 3855-1, 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 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 EASEMENT FOR PUBLIC SERVICE PURPOSES SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO.

UWC - MOORPARK INVESTORS LTD., A LIMITED PARTNERSHIP (OWNER)

BY UWC - MOORPARK GENERAL, A LIMITED PARTNERSHIP, GENERAL PARTNER

BY: Joel A. Rottman

JOEL A. ROTTMAN, GENERAL PARTNER

STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES }

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 **UWC - MOORPARK GENERAL, A LIMITED PARTNERSHIP**, THE PARTNERSHIP THAT EXECUTED THIS INSTRUMENT ON BEHALF OF **UWC - MOORPARK INVESTORS LTD.**, A LIMITED PARTNERSHIP, AND ACKNOWLEDGED TO ME THAT SAID PARTNERSHIPS EXECUTED IT.

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

Johanna Ada Murphy
NOTARY PUBLIC

TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION

TRUSTEE UNDER DEEDS OF TRUST RECORDED SEPTEMBER 13, 1977 IN BOOK 4945, PAGE 305 OF OFFICIAL RECORDS AND RECORDED SEPTEMBER 15, 1977 IN BOOK 4945, PAGE 346 OF OFFICIAL RECORDS.

Michael E. Tingle
VICE-PRESIDENT

Douglas W. Borchert
Asst. SECRETARY

STATE OF CALIFORNIA } SS
COUNTY OF VENTURA }

ON THIS 26 DAY OF APRIL, IN THE YEAR 1983, BEFORE ME ANNA M. GEHR, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MICHAEL E. TINGLE AND DOUGLAS W. BORCHERT 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 ASST. SECRETARY ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT AS TRUSTEE.

OFFICIAL SEAL
ANNA M. GEHR
NOTARY PUBLIC, CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY
My Commission Expires June 1, 1986

Anna M. Gehr
NOTARY PUBLIC

I, DENNIS S. SPEARS, do hereby certify that I am a licensed land surveyor, that this map correctly represents a survey made under my direction in FEBRUARY 1983, 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: FEBRUARY 28 1983

Dennis S. Spears
DENNIS S. SPEARS L.S. 5056

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 3855-1, or any part thereof for unpaid state, county, municipal, or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable.

Date: June 27 1983

ROBERT G. BRANCH
Treasurer - Tax Collector
County of Ventura
By Robert G. Branch
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT NO. 3855-1, 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 Travis E. Lutledge
DEPUTY COUNTY SURVEYOR

I certify that all provisions of the Subdivision Map Act of the State of California and of any local ordinance pertaining to deposits, required at the time of the approval by the Board of Supervisors of the map entitled TRACT NO. 3855-1, have been complied with

Date: JUNE 28 1983

RICHARD D. DEAN
County Clerk
County of Ventura
By Richard D. Dean
~~Deputy~~ County Clerk

PARCELS A, B AND C ARE COMMON AREAS FOR THE PURPOSE OF LANDSCAPING AND MAINTENANCE TO BE OWNED BY THE HOMEOWNERS ASSOCIATION.

This map, entitled TRACT NO. 3855-1, 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 EASEMENT 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

69367

RECORDED AT THE REQUEST OF THE OWNER, JUNE 29 1983 AT 2:31 PM IN BOOK 96 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 25-28, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY S E D
~~DEPUTY~~ COUNTY RECORDER
ASST

The following soil reports relating to TRACT NO. 3855-1 have been prepared:

Date of Report	Title of Report	Firm Name	Engineer	Reg. No
SEPT. 9, 1982	GEOTECHNICAL INVESTIGATION	MEDALL, ARAGON, WORSWICK & ASSOC.	ANDREW WORSWICK	R.C.E. 23277

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

LOTS 31 AND 32 HAVE A BUILDING RESTRICTION SETBACK IDENTIFIED ON THE GRADING PLAN, VENTURA COUNTY DRAWING NO'S: 57152 TO 57154 INCLUSIVE.

TRACT NO. 3855-1

IN UNINCORPORATED TERRITORY

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

VENTURA COUNTY, CALIFORNIA

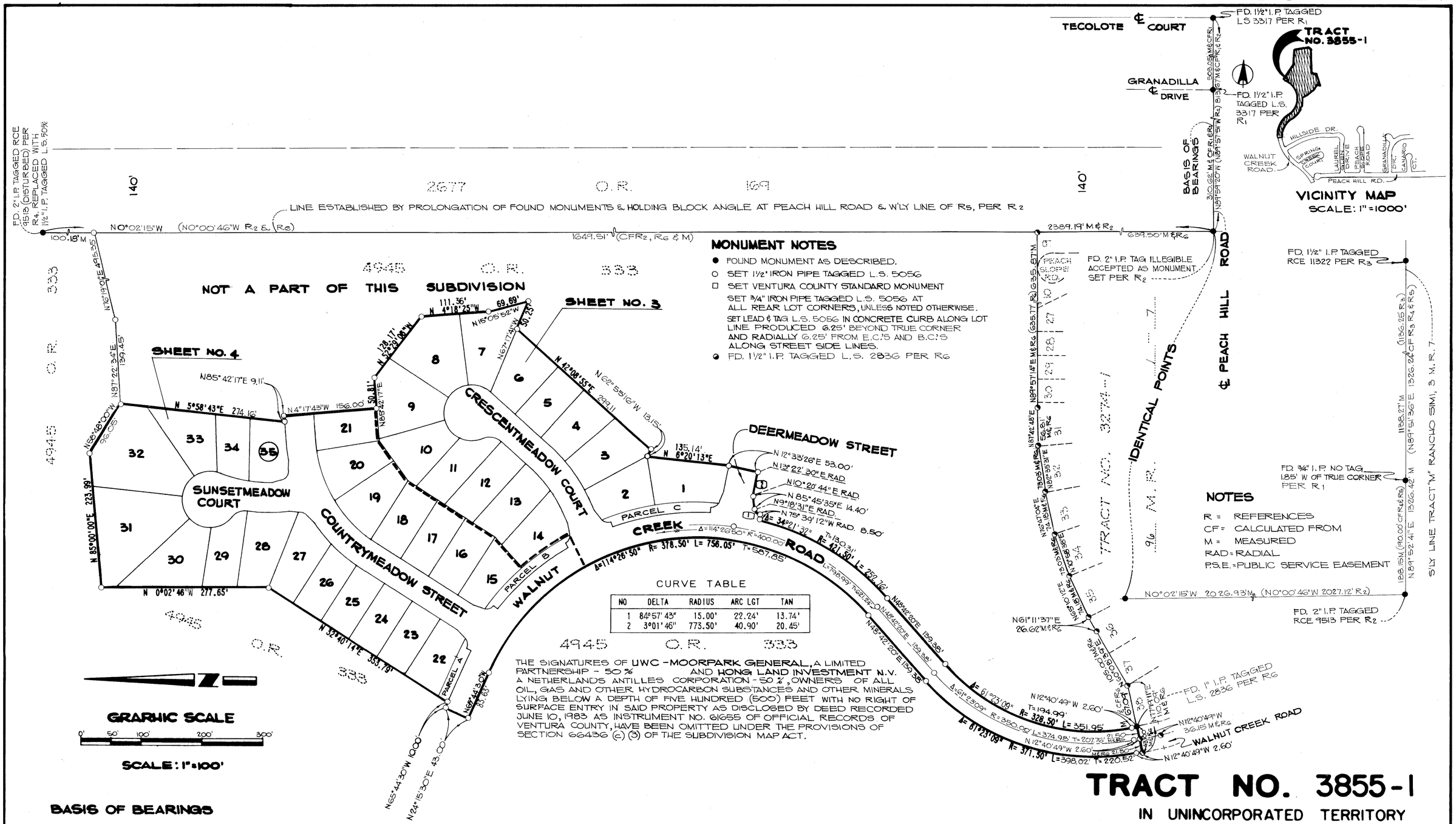
FEBRUARY 1983

TOTAL GROSS AREA: 9.37 ACRES

JOEL SILVERMAN & ASSOCIATES
20300 VENTURA BLVD., WOODLAND HILLS, CALIFORNIA, 91364

SHEET 1 OF 4 SHEETS

163-0100



MONUMENT NOTES

- ● FOUND MONUMENT AS DESCRIBED.
- ○ SET 1½" IRON PIPE TAGGED L.S. 5056
- □ SET VENTURA COUNTY STANDARD MONUMENT
- SET ¾" IRON PIPE TAGGED L.S. 5056 AT ALL REAR LOT CORNERS, UNLESS NOTED OTHERWISE.
- SET LEAD & TAG L.S. 5056 IN CONCRETE CURB ALONG LOT LINE PRODUCED 6.25' BEYOND TRUE CORNER AND RADIALLY 6.25' FROM E.C.'S AND B.C.'S ALONG STREET SIDE LINES.
- ◕ FD. 1½" I.P. TAGGED L.S. 2836 PER R6

CURVE TABLE

NO	DELTA	RADIUS	ARC LGT	TAN
1	84°57'43"	15.00'	22.24'	13.74'
2	3°01'46"	773.50'	40.90'	20.45'

4945 O.R. 333

THE SIGNATURES OF **UWC - MOORPARK GENERAL**, A LIMITED PARTNERSHIP - 50 % AND **HONG LAND INVESTMENT N.V.** A NETHERLANDS ANTILLES CORPORATION - 50 %, OWNERS OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS LYING BELOW A DEPTH OF FIVE HUNDRED (500) FEET WITH NO RIGHT OF SURFACE ENTRY IN SAID PROPERTY AS DISCLOSED BY DEED RECORDED JUNE 10, 1983 AS INSTRUMENT NO. 61655 OF OFFICIAL RECORDS OF VENTURA COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (c) (3) OF THE SUBDIVISION MAP ACT.

THE SIGNATURE OF **URBAN WEST COMMUNITIES**, A CORPORATION, PRESENT OWNER OF AN EASEMENT FOR ACCESS, INGRESS, EGRESS, ENCROACHMENT, SUPPORT, MAINTENANCE AND REPAIR OF UTILITIES, TELEVISION CABLE AND PIPELINES (SAID EASEMENT IS BLANKET IN NATURE), AS DISCLOSED BY DEED RECORDED JUNE 10, 1983 AS INSTRUMENT NO. 61657 OF OFFICIAL RECORDS OF VENTURA COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (c) (1) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

BASIS OF BEARINGS

THE BEARING N 89° 59' 20" W OF THE CENTERLINE OF PEACH HILL ROAD AS SHOWN ON TRACT NO. 2406-2 RECORDED IN BOOK 70, PAGES 1 AND 2 OF MISCELLANEOUS RECORDS (MAPS), WAS USED AS BASIS OF BEARINGS FOR THIS MAP.

LEGEND

R1 = TRACT NO. 2406-2 TO M.R. 1
R2 = 36 R.S. 71
R3 = 30 R.S. 36
R4 = 1933 O.R. 408
R5 = 2677 O.R. 165
R6 = TRACT NO. 3274-1 ..... M.R. ..... - .....

NOTES

R = REFERENCES
CF = CALCULATED FROM
M = MEASURED
RAD = RADIAL
P.S.E. = PUBLIC SERVICE EASEMENT

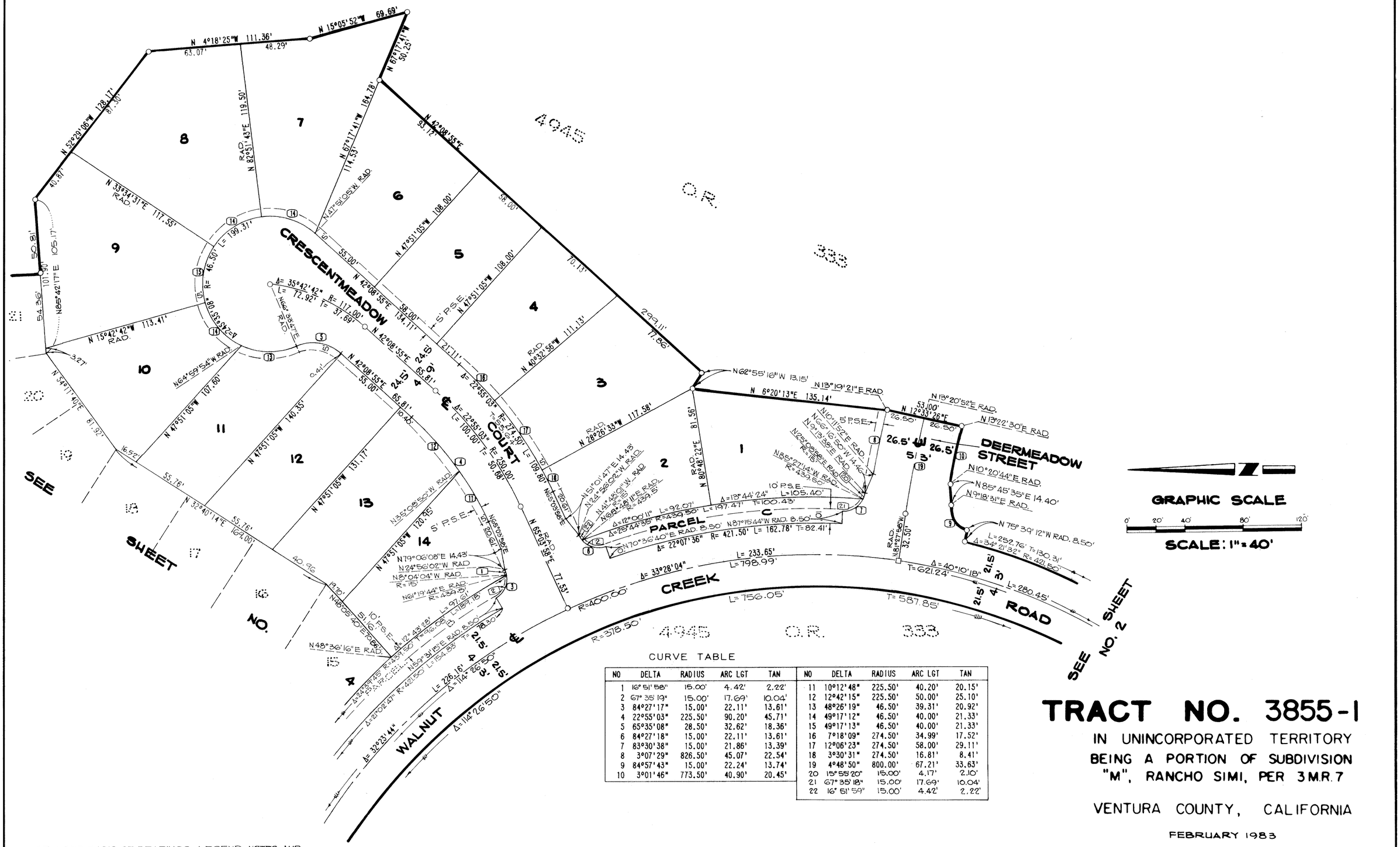
TRACT NO. 3855-1

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

VENTURA COUNTY, CALIFORNIA

FEBRUARY 1983

JOEL SILVERMAN & ASSOCIATES
20300 VENTURA BLVD., WOODLAND HILLS, CALIFORNIA



CURVE TABLE

NO	DELTA	RADIUS	ARC LGT	TAN
1	16°51'58"	15.00'	4.42'	2.22'
2	67°35'19"	15.00'	17.69'	10.04'
3	84°27'17"	15.00'	22.11'	13.61'
4	22°55'03"	225.50'	90.20'	45.71'
5	65°35'08"	28.50'	32.62'	18.36'
6	84°27'18"	15.00'	22.11'	13.61'
7	83°30'38"	15.00'	21.86'	13.39'
8	3°07'29"	826.50'	45.07'	22.54'
9	84°57'43"	15.00'	22.24'	13.74'
10	3°01'46"	773.50'	40.90'	20.45'

NO	DELTA	RADIUS	ARC LGT	TAN
11	10°12'48"	225.50'	40.20'	20.15'
12	12°42'15"	225.50'	50.00'	25.10'
13	48°26'19"	46.50'	39.31'	20.92'
14	49°17'12"	46.50'	40.00'	21.33'
15	49°17'13"	46.50'	40.00'	21.33'
16	7°18'09"	274.50'	34.99'	17.52'
17	12°06'23"	274.50'	58.00'	29.11'
18	3°30'31"	274.50'	16.81'	8.41'
19	4°48'50"	800.00'	67.21'	33.63'
20	15°55'20"	15.00'	4.17'	2.10'
21	67°35'18"	15.00'	17.69'	10.04'
22	16°51'59"	15.00'	4.42'	2.22'

NOTE: FOR BASIS OF BEARINGS, LEGEND, NOTES AND MONUMENT NOTES SEE SHEET NO. 2

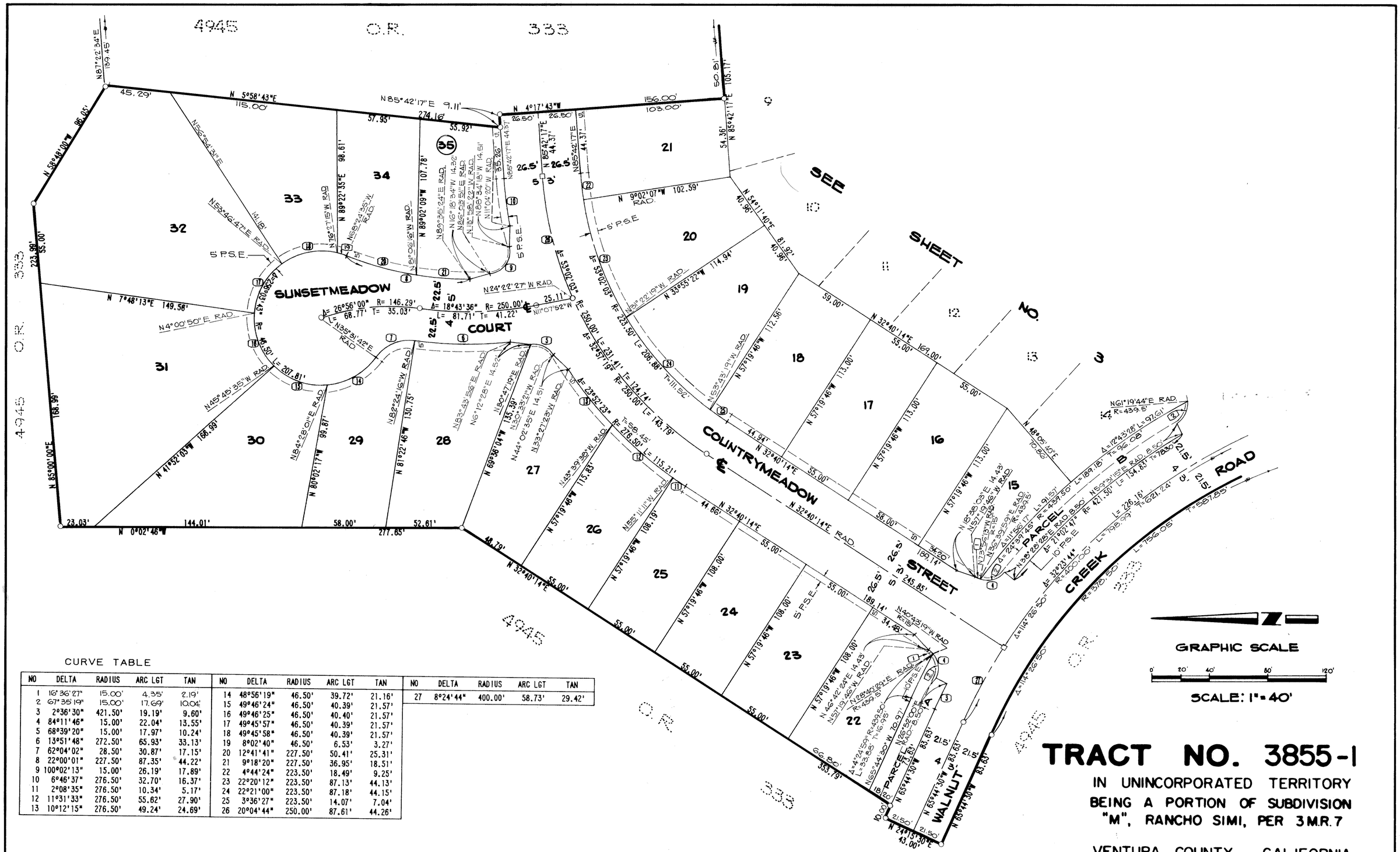
TRACT NO. 3855-1

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

VENTURA COUNTY, CALIFORNIA

FEBRUARY 1983

JOEL SILVERMAN & ASSOCIATES
20300 VENTURA BLVD., WOODLAND HILLS, CALIFORNIA, 91364



CURVE TABLE

NO	DELTA	RADIUS	ARC LGT	TAN
1	16°36'27"	15.00'	4.35'	2.19'
2	67°38'19"	15.00'	17.69'	10.04'
3	2°36'30"	421.50'	19.19'	9.60'
4	84°11'46"	15.00'	22.04'	13.55'
5	68°39'20"	15.00'	17.97'	10.24'
6	13°51'48"	272.50'	65.93'	33.13'
7	62°04'02"	28.50'	30.87'	17.15'
8	22°00'01"	227.50'	87.35'	44.22'
9	100°02'13"	15.00'	26.19'	17.89'
10	6°46'37"	276.50'	32.70'	16.37'
11	2°08'35"	276.50'	10.34'	5.17'
12	11°31'33"	276.50'	55.62'	27.90'
13	10°12'15"	276.50'	49.24'	24.69'
14	48°56'19"	46.50'	39.72'	21.16'
15	49°46'24"	46.50'	40.39'	21.57'
16	49°46'25"	46.50'	40.40'	21.57'
17	49°45'57"	46.50'	40.39'	21.57'
18	49°45'58"	46.50'	40.39'	21.57'
19	8°02'40"	46.50'	6.53'	3.27'
20	12°41'41"	227.50'	50.41'	25.31'
21	9°18'20"	227.50'	36.95'	18.51'
22	4°44'24"	223.50'	18.49'	9.25'
23	22°20'12"	223.50'	87.13'	44.13'
24	22°21'00"	223.50'	87.18'	44.15'
25	3°36'27"	223.50'	14.07'	7.04'
26	20°04'44"	250.00'	87.61'	44.26'
27	8°24'44"	400.00'	58.73'	29.42'

NOTE: FOR BASIS OF BEARINGS, LEGEND, NOTES AND MONUMENT NOTES SEE SHEET NO. 2

TRACT NO. 3855-1

IN UNINCORPORATED TERRITORY
BEING A PORTION OF SUBDIVISION
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