OWNER'S STATEMENT

THE UNDERSIGNED HEREBY *STATES* THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT 4340-1, 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 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 EASEMENT FOR PUBLIC SERVICE PURPOSES AS SHOWN ON THIS MAP. AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK THE EASEMENT FOR EQUESTRIAN TRAIL PURPOSES SHOWN ON THIS MAP. AND THAT THEY DO HEREBY DEDICATE TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT THE ACCESS EASEMENT AS SHOWN ON THIS MAP. AND THAT THEY DO HEREBY DEDICATE TO THE VENTURA COUNTY WATER WORKS DISTRICT NO. 1, THE EASEMENT FOR SANITARY SEWER PURPOSES SHOWN ON THIS MAP. AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE EASTERLY AND SOUTHERLY LINE OF LOTS A AND B ABUTTING MOUNTAIN TRAIL STREET AND COUNTRYWOOD DRIVE IN ORDER THAT THE OWNERS OF LOTS FRONTING MOUNTAIN TRAIL STREET AND COUNTRYWOOD DRIVE SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID MOUNTAIN TRAIL STREET AND COUNTRYWOOD DRIVE. EXCEPT THE GENERAL RIGHT-OF-WAY TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC, AND THAT THEY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF MOORPARK THE EASEMENTS FOR LANDSCAPE MAINTENANCE PURPOSES OVER AND ACROSS ALL OF LOTS A AND B. AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT THE SLOPE EASEMENTS AS SHOWN ON THIS MAP AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO GRANT IN FEE SIMPLE TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT THOSE PORTIONS LABELED "PARCEL X" DELINEATED AND DESIGNATED ON THIS MAP.

U.W.C.-MOORPARK INVESTORS LTD., A LIMITED PARTNERSHIP (OWNER)

BY: U.W.C.-MOORPARK GENERAL (GENERAL PARTNER)
BY: THE BURNAM FAMILY TRUST OF 1982 (GENERAL PARTNER)

BY: Norman Burnam
NORMAN BURNAM CO-TRUSTEE

STATE OF CALIFORNIA) SS.
COUNTY OF LOS ANGELES)
ON THIS 31ST DAY OF AUGUST IN THE YEAR 1988, BEFORE ME MARIAN DAL PIAZ, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED NORMAN BURNAM, CO-TRUSTEE OF THE BURNAM FAMILY TRUST OF 1982, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE GENERAL PARTNER OF U.W.C.-MOORPARK GENERAL, SAID PARTNERSHIP BEING KNOWN TO ME TO BE THE GENERAL PARTNER OF U.W.C. - MOORPARK INVESTORS LTD., THE PARTNERSHIP THAT EXECUTED THIS INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS ONE OF THE PARTNERS OF THE PARTNERSHIP FIRST ABOVE NAMED. THAT SAID PARTNERSHIP FIRST ABOVE NAMED EXECUTED THE SAME AS ONE OF THE PARTNERS OF SAID U.W.C. - MOORPARK INVESTORS LTD., A LIMITED PARTNERSHIP AND THAT SAID PARTNERSHIP LAST ABOVE NAMED EXECUTED THE SAME.

Marian dal Piaz
NOTARY PUBLIC
MARIAN DAL PAZ
LOS ANGELES COUNTY
MY COMMISSION EXP. JAN. 7, 1991

THE BANK OF CALIFORNIA, N.A., A NATIONAL BANKING ASSOCIATION

BENEFICIARY UNDER DEED OF TRUST RECORDED APRIL 24, 1989 AS DOCUMENT NO. 89-062382 OF OFFICIAL RECORDS OF VENTURA COUNTY, CALIFORNIA.

BY: VICE-PRESIDENT BY: VICE-PRESIDENT

STATE OF CALIFORNIA } ss
COUNTY OF LOS ANGELES }
ON THIS 6th DAY OF JUNE, IN THE YEAR 1989, BEFORE ME JUDY L. ACORD, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES R. NIELSEN AND MARK J. ROBERTSON 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 PRESIDENTS ON BEHALF OF THE ASSOCIATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE ASSOCIATION EXECUTED IT AS BENEFICIARY.

Judy L. Acord
NOTARY PUBLIC

NAME JUDY L. ACORD
MY COMMISSION EXPIRES AUGUST 4, 1992
MY PRINCIPLE PLACE OF BUSINESS IS IN ORANGE COUNTY.

ENGINEER'S STATEMENT

I, JOHN F. HECK III, DO HEREBY *STATE* THAT I AM A *REGISTERD* CIVIL ENGINEER, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN APRIL 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 STREET SYSTEM.

REGISTERED PROFESSIONAL ENGINEER — JOHN F. HECK III — No. 17264 — Exp. 6-30-89 — CIVIL — STATE OF CALIFORNIA

DATE: 9/15/88

John F. Heck, III
JOHN F. HECK III R.C.E. 17264

TAX COLLECTOR'S CERTIFICATE

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

HAROLD S. PITTMAN
TAX COLLECTOR, COUNTY OF VENTURA

DATE: 6/7/89 BY: Cynthia M. Simmons
DEPUTY COUNTY TAX COLLECTOR

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4340-1, 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.

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

DATE: May 17, 1989 BY: R Dennis Delzeit
DENNIS DELZEIT, R.C.E. 22340 EXP. DATE
CITY ENGINEER, CITY OF MOORPARK

VENTURA COUNTY FLOOD CONTROL DISTRICT

THIS IS TO CERTIFY THAT PARCEL "X" OFFERED IN FEE SIMPLE AND THE ACCESS EASEMENT 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. THE VENTURA COUNTY FLOOD CONTROL DISTRICT HEREBY REJECTS THE SLOPE EASEMENTS AS SHOWN ON THIS MAP

DATED: 12/13/88

ARTHUR E. GOULET
DIRECTOR
PUBLIC WORKS AGENCY
COUNTY OF VENTURA
STATE OF CALIFORNIA

BY: Arthur E. Goulet
PUBLIC WORKS DIRECTOR

CITY COUNCIL CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 4340-1 CONSISTING OF 10 SHEETS IS PRESENTED TO THE CITY COUNCIL OF THE CITY OF MOORPARK, COUNTY OF VENTURA, CALIFORNIA AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 18 DAY OF JANUARY, 1989 FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP AND DOES HEREBY ACCEPT FOR PUBLIC USE, THE RIGHT-OF-WAY FOR ALL STREETS & HIGHWAYS AS SHOWN ON THIS MAP AND ALSO HEREBY ACCEPTS THE EASEMENT FOR PUBLIC SERVICE USES AS SHOWN ON THIS MAP. AND ALSO HEREBY ACCEPTS THE EASEMENT FOR EQUESTRIAN TRAIL USES. AND HEREBY REJECTS THE EASEMENTS FOR LANDSCAPE MAINTENANCE PURPOSES OVER AND ACROSS ALL OF LOTS A AND B.

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 24 DAY OF May, 1989.

ATTEST: R. J. Hare
CITY CLERK OF THE CITY OF MOORPARK

Eloise Brown
MAYOR OF THE CITY OF MOORPARK

MOORPARK CALIFORNIA INCORPORATED DECEMBER 16, 1983

VENTURA COUNTY WATERWORKS DISTRICT NO. 1

THIS IS TO CERTIFY THAT THE SANITARY SEWER *EASEMENT* 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 MAY 5, 1970.

DATED: 1/4/89

ARTHUR E. GOULET
DIRECTOR
PUBLIC WORKS AGENCY
COUNTY OF VENTURA
STATE OF CALIFORNIA

BY: Arthur E. Goulet
PUBLIC WORKS DIRECTOR

89-93914

COUNTY RECORDER'S CERTIFICATE

RECORDED AT THE REQUEST OF THE OWNER, U.W.C.- MOORPARK INVESTORS LTD. ON JUNE 14, 1989 AT 1249 P.M. IN BOOK 116 OF MISCELLANEOUS RECORDS AT PAGES 1428 RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN, COUNTY RECORDER
COUNTY OF VENTURA

BY: Mary E. Baker
Deputy ~~ASSISTANT~~ COUNTY RECORDER

TRACT NO. 4340-1

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF A PORTION OF SUBDIVISION "M", RANCHO SIMI, RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS)

COUNTY OF VENTURA, CALIFORNIA

APRIL 1988

TOTAL GROSS AREA: 50.99 ACRES

VALCON ENGINEERING INC.

72 MOODY CT. THOUSAND OAKS, CA 91360

SIGNATURE OMISSIONS

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF AN EASEMENT SET FORTH MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) (3) (A) 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) SOUTHERN CALIFORNIA EDISON COMPANY, EASEMENT HOLDER BY DOCUMENT RECORDED IN BOOK 1509, PAGE 1 AND BOOK 1512, PAGE 399, ALL OF OFFICIAL RECORDS.

(2) VENTURA COUNTY FLOOD CONTROL DISTRICT, EASEMENT HOLDER BY DOCUMENT RECORDED IN BOOK 4496, PAGE 763 OF OFFICIAL RECORDS.

(3) URBAN WEST COMMUNITIES, EASEMENT HOLDER BY DOCUMENT RECORDED JUNE 10, 1983 AS DOCUMENT NO. 61657 OF OFFICIAL RECORDS. *BLANKET IN NATURE.*

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF AN INTEREST SET FORTH MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) (3) (C) 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) LOUISE B. COHN, LEE GLASER, THEO C. PARKER AND FRANK W. CLARK JR. AS EXECUTORS OF THE LOST WILL OF A.B. COHN, OWNERS OF AN UNDIVIDED 1/4TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER THAT PORTION OF SAID LAND AS RESERVED IN DEED RECORDED JUNE 25, 1952 IN BOOK 1073, PAGE 227, BOOK 3062, PAGE 39, BOOK 3062, PAGE 40, AND BOOK 3062, PAGE 41, ALL OF OFFICIAL RECORDS.

(2) MORRIS B. COHN AND MATTIE B. COHN, OWNERS OF AN UNDIVIDED 1/4TH OF ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER THAT PORTION OF SAID LAND AS RESERVED IN DEED RECORDED JUNE 25, 1952 IN BOOK 1073, PAGE 229, AND BOOK 3062, PAGE 68, ALL OF OFFICIAL RECORDS.

(3) GERTRUDE C. COHN, OWNER OF AN UNDIVIDED 1/8TH OF ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER THAT PORTION OF SAID LAND DESCRIBED IN DEED RECORDED IN BOOK 1433, PAGE 133, OF OFFICIAL RECORDS, AS RESERVED BY GERTRUDE C. COHN, WITHOUT, HOWEVER , THE RIGHT TO ENTER UPON, POSSESS OR USE ANY PART OF THE SURFACE OF THAT PORTION OF SAID LAND DESCRIBED IN AN INSTRUMENT RECORDED IN BOOK 1793, PAGE 179, AND BOOK 3062, PAGE 66 ALL OF OFFICIAL RECORDS, OR ANY PART OF THE SUBSURFACE THEREOF TO A DEPTH OF 550 FEET BELOW THE SURFACE, FOR THE PURPOSE OF PROSPECTING FOR, DRILLING FOR, DEVELOPING OR PRODUCING SUCH OILS, GAS, AND OTHER HYDROCARBON SUBSTANCES, AND AN UNDIVIDED 1/8TH INTEREST TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, IN UNDER AN UPON THAT PORTION OF SAID LAND AS RESERVED IN THE DEED RECORDED IN BOOK 2063, PAGE 582 OF OFFICIAL RECORDS.BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF SAID LAND AND INTO THE SUBSURFACE TO A DEPTH OF 500 BELOW THE SURFACE OF SAID LAND.

(4) UWC-MOORPARK GENERAL, A LIMITED PARTNERSHIP, 50 % INTEREST AND HONG LAND INVESTMENT N.V., A NETHERLANDS ANTILLES CORPORATION, 50% INTEREST, OWNERS OF ALL OF THE REMAINING 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 RESERVED IN DEED RECORDED JUNE 10,1983 AS DOCUMENT NO. 61665 OF OFFICIAL RECORDS.

SOIL'S AND/OR GEOLOGIC REPORTS

THE FOLLOWING SOILS & GEOLOGIC REPORTS RELATING TO TR. 4340-1 HAVE BEEN PREPARED:

DATE OF REPORT	TITLE OF REPORT	FIRM NAME	ENGINEER	REG. NO.
2 OCTOBER 1987	PRELIMINARY GEOLOGIC & SOILS ENGR. REPORT	PACIFIC SOILS ENG.	R. BRUCE LEINSTER	CEG 337

LOCATION WHERE ON FILE FOR PUBLIC INSPECTION; CITY OF MOORPARK PUBLIC WORKS

TRACT NO. 4340-1

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF A PORTION OF SUBDIVISION "M", RANCHO SIMI, RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS *(MAPS)*

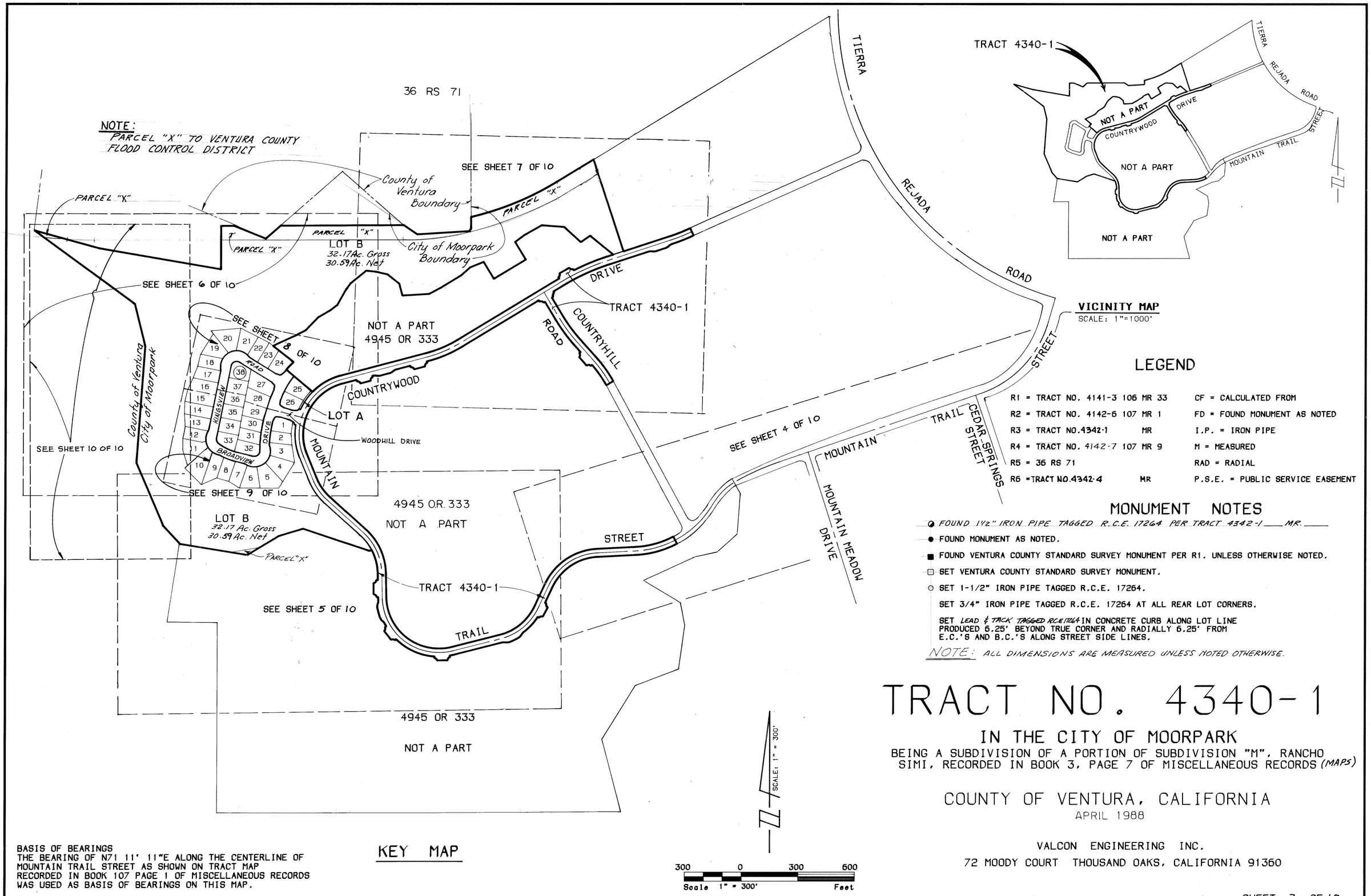
COUNTY OF VENTURA, CALIFORNIA

APRIL 1988

TOTAL GROSS AREA: 50.99 ACRES

VALCON ENGINEERING INC.

72 MOODY CT. THOUSAND OAKS, CA 91360



VICINITY MAP
SCALE: 1"=1000'

LEGEND

R1 = TRACT NO. 4141-3 106 MR 33	CF = CALCULATED FROM
R2 = TRACT NO. 4142-6 107 MR 1	FD = FOUND MONUMENT AS NOTED
R3 = TRACT NO.4342-1 MR	I.P. = IRON PIPE
R4 = TRACT NO. 4142-7 107 MR 9	M = MEASURED
R5 = 36 RS 71	RAD = RADIAL
R6 = TRACT NO.4342-4 MR	P.S.E. = PUBLIC SERVICE EASEMENT

MONUMENT NOTES

- FOUND 1½" IRON PIPE TAGGED R.C.E. 17264 PER TRACT 4342-1 ___ MR. ___
- FOUND MONUMENT AS NOTED.
- FOUND VENTURA COUNTY STANDARD SURVEY MONUMENT PER R1. UNLESS OTHERWISE NOTED.
- SET VENTURA COUNTY STANDARD SURVEY MONUMENT.
- SET 1-1/2" IRON PIPE TAGGED R.C.E. 17264.

SET 3/4" IRON PIPE TAGGED R.C.E. 17264 AT ALL REAR LOT CORNERS.

SET LEAD & TACK TAGGED RCE17264 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.

NOTE: ALL DIMENSIONS ARE MEASURED UNLESS NOTED OTHERWISE.

TRACT NO. 4340-1

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF A PORTION OF SUBDIVISION "M", RANCHO SIMI, RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS)

COUNTY OF VENTURA, CALIFORNIA

APRIL 1988

VALCON ENGINEERING INC.
72 MOODY COURT THOUSAND OAKS, CALIFORNIA 91360

BASIS OF BEARINGS
THE BEARING OF N71 11' 11"E ALONG THE CENTERLINE OF MOUNTAIN TRAIL STREET AS SHOWN ON TRACT MAP RECORDED IN BOOK 107 PAGE 1 OF MISCELLANEOUS RECORDS WAS USED AS BASIS OF BEARINGS ON THIS MAP.

KEY MAP

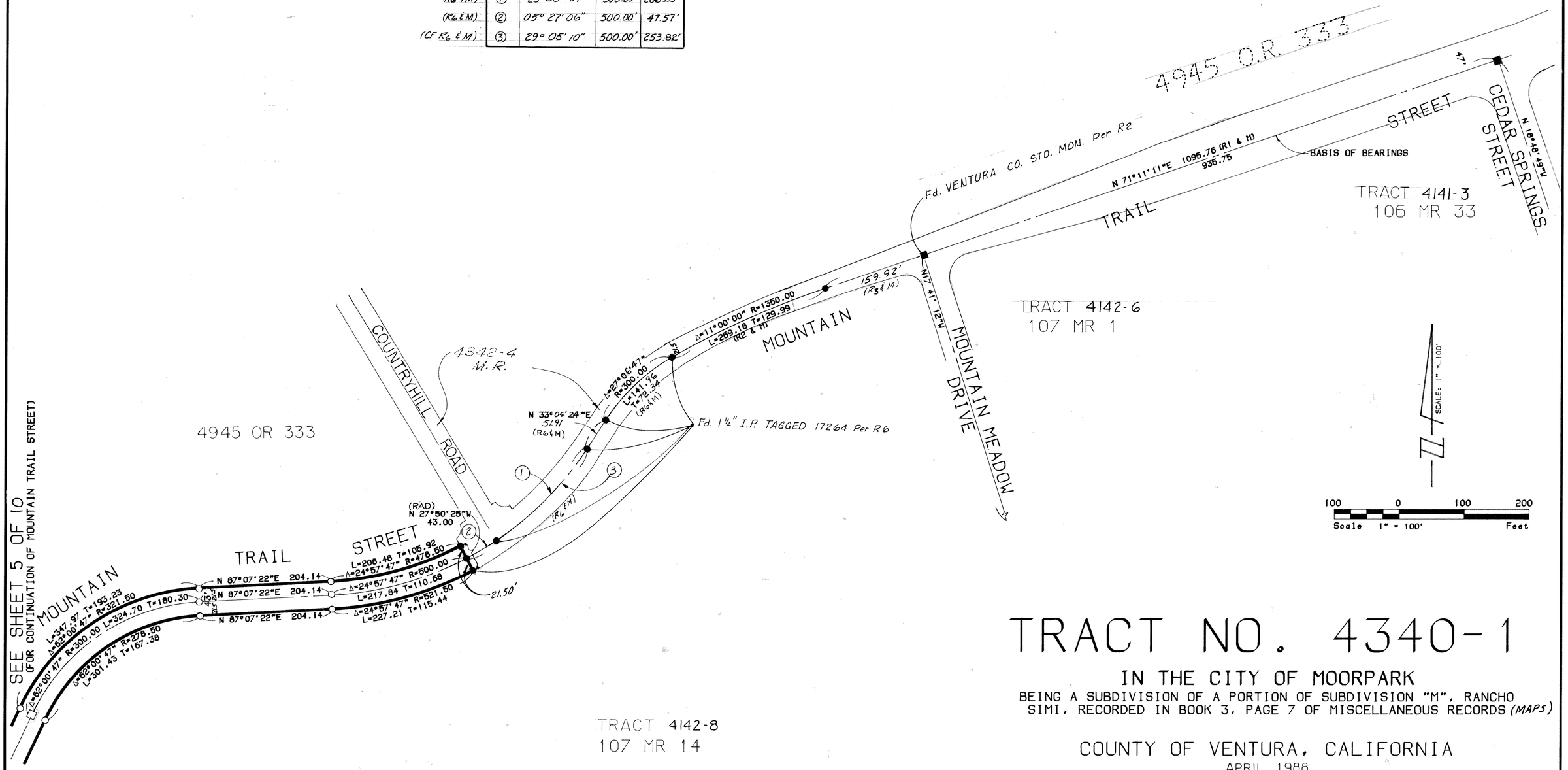
SCALE: 1" = 300'

300 0 300 600
Scale 1" = 300' Feet

18 x 26

DATA

	○	DELTA	RAD.	LEN.
(R6 & M)	①	23°38'04"	500.00'	206.25'
(R6 & M)	②	05°27'06"	500.00'	47.57'
(CF R6 & M)	③	29°05'10"	500.00'	253.82'



TRACT NO. 4340-1

IN THE CITY OF MOORPARK

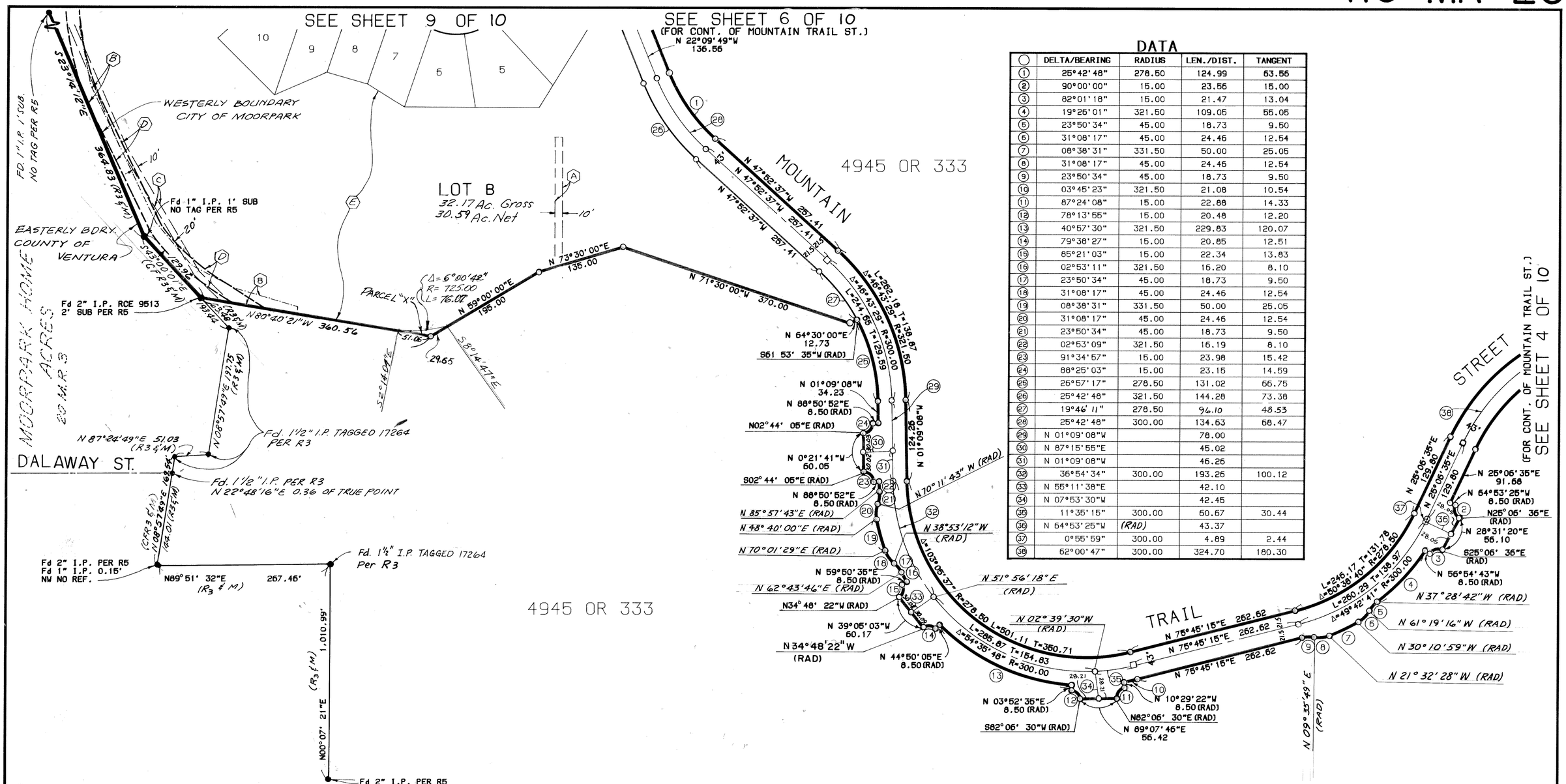
BEING A SUBDIVISION OF A PORTION OF SUBDIVISION "M", RANCHO SIMI, RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS)

COUNTY OF VENTURA, CALIFORNIA

APRIL 1988

NOTE:
FOR BASIS OF BEARINGS, LEGEND AND MONUMENT NOTES SEE SH. 3 OF 10.

VALCON ENGINEERING INC.
72 MOODY COURT THOUSAND OAKS, CALIFORNIA 91360



DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	25°42'48"	278.50	124.99	63.56
2	90°00'00"	15.00	23.56	15.00
3	82°01'18"	15.00	21.47	13.04
4	19°26'01"	321.50	109.05	55.05
5	23°50'34"	45.00	18.73	9.50
6	31°08'17"	45.00	24.46	12.54
7	08°38'31"	331.50	50.00	25.05
8	31°08'17"	45.00	24.46	12.54
9	23°50'34"	45.00	18.73	9.50
10	03°45'23"	321.50	21.08	10.54
11	87°24'08"	15.00	22.88	14.33
12	78°13'55"	15.00	20.48	12.20
13	40°57'30"	321.50	229.83	120.07
14	79°38'27"	15.00	20.85	12.51
15	85°21'03"	15.00	22.34	13.83
16	02°53'11"	321.50	16.20	8.10
17	23°50'34"	45.00	18.73	9.50
18	31°08'17"	45.00	24.46	12.54
19	08°38'31"	331.50	50.00	25.05
20	31°08'17"	45.00	24.46	12.54
21	23°50'34"	45.00	18.73	9.50
22	02°53'09"	321.50	16.19	8.10
23	91°34'57"	15.00	23.98	15.42
24	88°25'03"	15.00	23.15	14.59
25	26°57'17"	278.50	131.02	66.75
26	25°42'48"	321.50	144.28	73.38
27	19°46'11"	278.50	96.10	48.53
28	25°42'48"	300.00	134.63	68.47
29	N 01°09'08"W		78.00	
30	N 87°15'55"E		45.02	
31	N 01°09'08"W		46.26	
32	36°54'34"	300.00	193.26	100.12
33	N 55°11'38"E		42.10	
34	N 07°53'30"W		42.45	
35	11°35'15"	300.00	60.67	30.44
36	N 64°53'25"W	(RAD)	43.37	
37	0°55'59"	300.00	4.89	2.44
38	62°00'47"	300.00	324.70	180.30

(A) 10' WIDE EASEMENT FOR ELECTRICAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO. PER 1512 O.R. 399, RECORDED MAY 13, 1957.

(B) VARIABLE WIDTH EASEMENT TO VENTURA COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL AND RELATED PURPOSES INCLUDING, BUT NOT LIMITED TO RECREATIONAL PURPOSES PER 4496 O.R. 763 RECORDED NOVEMBER 20, 1975.

(C) 10' WIDE EASEMENT FOR ELECTRICAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO. PER 1509 O.R. 1, RECORDED MAY 1, 1957

(D) 20'-WIDE EASEMENT TO VENTURA COUNTY WATERWORKS DISTRICT No.1 FOR SANITARY SEWER PURPOSES, TO THE CITY OF MOORPARK FOR EQUESTRIAN TRAIL PURPOSES AND TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT FOR ACCESS PURPOSES. SEE SHEET 10 OF 10 FOR LOCATION AND DIMENSIONS

(E) BLANKET EASEMENT FOR CABLE TELEVISION AND INCIDENTAL PURPOSES TO URBAN WEST COMMUNITIES PER DOC. NO. 61657 RECORDED JUNE 10, 1983.

NOTE: FOR BASIS OF BEARINGS, LEGEND AND MONUMENT NOTES, SEE SHEET 3 OF 10.

TRACT NO. 4340-1

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF A PORTION OF SUBDIVISION "M", RANCHO SIMI, RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS)

COUNTY OF VENTURA, CALIFORNIA

APRIL 1988

VALCON ENGINEERING INC.
72 MOODY COURT THOUSAND OAKS, CALIFORNIA 91360

NOTE:
PARCEL "X" TO VENTURA COUNTY FLOOD CONTROL DISTRICT

County of Ventura
City of Moorpark

8'LY LINE OF FLOOD CONTROL CHANNEL
160' STRIP PER 1392 OR 391, 1392 OR 408

Fd 1" I.P. L.S. 4755
NO REFERENCE

S 74° 31' 59" E
183.36'

N00°05'43"E (Rad.)

356.50' (R3 & M)
173.14'

N 53° 46' 23" W

87.01'

Fd 2" I.P. TAGGED
R.C.E. 9513 PER R5

20'-wide slope easement to Ventura County Flood Control District

S 80° 10' 17" E

653.27 (R3 & M)

N 89° 45' 11" E

646.88' (R3 & M)

Fd BRASS CAP MON.
S41° 29' 33"W 0.52' PER R5

PARCEL "X"

PARCEL "X"

N 89° 45' 11" E 962.59'

N89°45'11"E 437.70'

S83°35'33"E 302.03'

N80°57'44"E 306.34'

20'

1371.50'

Variable width slope easement to Ventura County Flood Control District

N00°58'49"E (Rad.)

Δ = 3°53'06"
R = 2573.50'
L = 174.50'

PARCEL "X"
SEE DETAIL A HEREON

554.15'

660.09 (R3 & M)

Fd 2" I.P.
NO TAG PER R5
1' SUB.

20'

10'

2'-WIDE GUY WIRE EASEMENT PER (C)

Fd. 1 1/2" I.P. TAGGED
R.C.E. 17264 PER R_3

EASTERLY LINE COUNTY OF VENTURA

WESTERLY LINE CITY OF MOORPARK

N13°57'38"W (R3 & M)

226.98'

LOT B
32.17Ac. Gross
30.59 Ac. Net

N 83°50'55"W 49.00

N 77°16'05"W 65.00

N 51°03'01"E 105.00

N 35°29'34"E 41.00

N 29°20'03"E 95.00

N 53°19'42"E 48.95

N 60°06'54"E 69.42

N 44°06'51"E 97.71

N 63°09'07"E 64.78

N 65°27'03"E 125.72

4945 OR 333
NOT A PART

SEE SHEET 7 OF 10

N 52°16'28"W 139.00

S42°27'31"E (RAD)

S45°26'45"E (RAD)

(RAD) N 49°58'52"W 182.35

N 75°18'08"E 459.25

N 75°18'08"E 118.45

DRIVE

N 75°41'42"E 56.01

S74°34'08"E (RAD)

N 14°41'52"W 8.50 (RAD)

N 75°18'08"E 76.02

Δ=56°35'54" R=300.00
L=296.62 T=156.35

Δ=97°27'87" R=278.50 L=473.75 T=317.36

COUNTRYWOOD

MOUNTAIN

Δ=38°52'03" R=300.00
L=203.51 T=105.85

N 22°09'49"W 136.56'

TRAIL

STREET

(FOR CONT. OF MOUNTAIN TRAIL ST.)
SEE SHEET 5 OF 10

SEE SHEET 8 OF 10

SEE SHEET 9 OF 10

ROAD

KINGSVIEW

BROADVIEW

DRIVE

WOODHILL

LOT A

N 73°17'46"W 166.84

DRIVE

LOT B

MOORPARK HOME ACRES
20 M.R. 3

M=11°60'00"S (R3 & M)

2'-WIDE GUY WIRE EASEMENT PER (C)

20'

Fd 1" I.P. 1' SUB
NO TAG PER R5

2' STRIP OF LAND BEARING S10°00'00"E 10.00 PER (B)

10'

S23°14'11"E (R3 & M)

362.33'

Fd 1" I.P. 1' SUB
NO TAG PER R5

Fd. 1" I.P. 1' SUB
NO TAG PER R_5

2'-WIDE GUY WIRE EASEMENT PER (C)

BOUNDARY REFERENCE DATA

(A)	N00 03' 00"E	230.67' (R3&M)
(B)	N89 45' 11"E	67.94' (R3 & M)
(C)	S68 04' 30"E	181.53' (R3&M)
(D)	N48 55' 30"E	104.78' (R3&M)

DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	89°16'00"	15.00	23.37	14.81
2	25°42'48"	278.50	124.99	63.56
3	30°44'54"	321.50	172.54	88.40
4	07°31'21"	426.50	56.00	28.04
5	25°42'48"	321.50	144.28	73.38
6	N 15°25'52"W		45.00	
7	25°42'48"	300.00	134.63	68.47

NOTE:
FOR PROPOSED AND EXISTING EASEMENT INFORMATION SEE SHEET 5 OF 10. FOR ITEM (D) SEE SHEET 10 OF 10.

NOTE:
FOR BASIS OF BEARINGS, LEGEND AND MONUMENT NOTES SEE SH. 3 OF 10.

CITY OF MOORPARK

N 02°57'58"E (RAD)

S 74° 31' 59" E 183.36'

PARCEL "X"

COUNTY OF VENTURA

687.6'

N05°40'52"E (RAD)

N4°58'49"E (Rad)

Δ = 02° 42' 54"
R = 2553.50'
L = 121.00'

20'-wide slope easement to Ventura County Flood Control Dist.

Δ=3°53'06"
R=2573.50'
L=174.50'

N13° 46' 23"W

DETAIL "A"
Scale: 1"=50'

SCALE: 1" = 100'

100 0 100 200
Scale 1" = 100' Feet

4945 OR 333
NOT A PART

TRACT NO. 4340-1

IN THE CITY OF MOORPARK

BEING A SUBDIVISION OF A PORTION OF SUBDIVISION "M", RANCHO SIMI, RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS)

COUNTY OF VENTURA, CALIFORNIA

APRIL 1988

VALCON ENGINEERING INC.
72 MOODY COURT THOUSAND OAKS, CALIFORNIA 91360

BOUNDARY REFERENCE DATA

	BEARING/ DELTA	RADIUS	LENGTH
(A)	N89 45' 11"E		646.88' (R3 & M)
(B)	00 08' 03"	1,580.00'	3.70' (R3 & M)
(C)	S55 59' 22"E		87.76' (R3 & M)
(D)	N86 25' 30"E		275.88' (R3 & M)
(E)	N39 29' 16"E		14.86' (R3 & M)
(F)	S00 02' 11"E		63.84' (R3 & M)
(G)	17 45' 11"	1,580.00'	489.56' (R3 & M)
(H)	S58 46' 41"W		1,687.56' (R3 & M)

NOTE: PARCEL "X" TO VENTURA CO. FLOOD CONTROL DISTRICT

4945 OR 333 NOT A PART

COUNTY OF VENTURA BOUNDARY

CITY OF MOORPARK BOUNDARY

S'LY LINE OF FLOOD CONTROL CHANNEL, 160' STRIP PER 1392 OR 391, 1392 OR 408

PARCEL "X"

Fd BRASS CAP MON. S41 29' 33"W (CFR5 & M) 0.52' (R5 & M)

Fd 1½" I.P. TAGGED R.C.E. 17264 PER R3

LOT B

32.17 Ac. GROSS
30.59 Ac. NET

Variable width slope easement to Ventura County Flood Control District

5' P.S.E.

DRIVE

COUNTRYWOOD

COUNTRYHILL ROAD

E. SAGEWOOD DRIVE

4945 OR 333 NOT A PART

4945 OR 333 NOT A PART

SCALE: 1" = 100'

100 0 100 200
Scale 1" = 100' Feet

SEE SHEET 6 OF 10

NOTE:
FOR BASIS OF BEARINGS, LEGEND AND MONUMENT NOTES SEE SH. 3 OF 10 .

Fd. VENTURA CO. STD. SURVEY MONUMENT PER RG.

DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
(1)	07°13'21"	928.50	117.04	58.60
(2)	07°13'21"	971.50	122.46	61.31
(3)	27°15'58"	45.00	21.41	10.91
(4)	27°15'58"	45.00	21.41	10.91
(5)	27°15'58"	45.00	21.41	10.91
(6)	27°15'58"	45.00	21.41	10.91
(7)	N 58°48'08"E		65.33	
(8)	90°00'00"	15.00	23.56	15.00
(9)	10°56'10"	828.50	158.14	79.31
(10)	12°31'59"	721.50	157.82	79.23
(11)	11°08'30"	678.50	131.94	66.18
(12)	91°23'29"	15.00	23.93	15.37
(13)	90°00'00"	15.00	23.56	15.00
(14)	10°56'10"	871.50	166.34	83.43
(15)	90°00'00"	15.00	23.56	15.00
(16)	N 31°11'52"W	(RAD)	8.50	
(17)	16°30'00"	671.50	193.38	97.36
(18)	N 14°41'52"W	(RAD)	8.50	
(19)	90°00'00"	15.00	23.56	15.00
(20)	90°00'00"	15.00	23.56	15.00
(21)	N 14°41'52"W	(RAD)	8.50	
(22)	27°15'58"	45.00	21.41	10.91
(23)	27°15'58"	45.00	21.41	10.91
(24)	27°15'58"	45.00	21.41	10.91
(25)	27°15'58"	45.00	21.41	10.91
(26)	N 14°41'52"W	(RAD)	8.50	
(27)	90°44'00"	15.00	23.75	15.19
(28)	89°16'00"	15.00	23.37	14.81
(29)	N 71°53'31"E		35.00	
(30)	09°03'54"	1203.50	190.41	95.40
(31)	87°53'54"	15.00	23.01	14.46
(32)	88°04'37"	15.00	23.06	14.50
(33)	07°13'21"	950.00	119.75	59.96
(34)	N 29°16'29"W		44.18	
(35)	01°55'23"	1182.00	39.67	19.84
(36)	10°56'10"	850.00	162.24	81.37
(37)	N 47°51'58"E		45.10	
(38)	12°31'59"	700.00	153.12	76.87
(39)	N 75°18'08"E		53.99	
(40)	N 15°25'52"W		45.00	
(41)	N 14° 41'52"W		45.00	
(42)	02°31'01"	950.00	41.73	20.87
(43)	20°54'43"	950.00	346.73	175.32

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COUNTY OF VENTURA, CALIFORNIA

APRIL, 1988

VALCON ENGINEERING INC.
72 MOODY COURT THOUSAND OAKS, CALIFORNIA 91360

SEE SHEET 6 OF 10

LOT B
32.17 Ac. Gross
30.60 Ac. Net

4945 OR 333
NOT A PART

SEE SHEET 7 OF 10

LOT B

SEE SHEET 9 OF 10

SEE SHEET 6 OF 10
(FOR CONTINUATION OF MOUNTAIN TRAIL STREET)

4945 OR 333
NOT A PART

ROAD
KINGSVIEW
BROADVIEW DRIVE
WOODHILL DRIVE
COUNTRYWOOD DRIVE
MOUNTAIN TRAIL STREET
LOT A

Scale 1" = 40'
40 0 40 80 Feet

TRACT NO. 4340-1

IN THE CITY OF MOORPARK

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COUNTY OF VENTURA, CALIFORNIA

APRIL 1988

VALCON ENGINEERING INC.
72 MOODY COURT THOUSAND OAKS, CALIFORNIA 91360

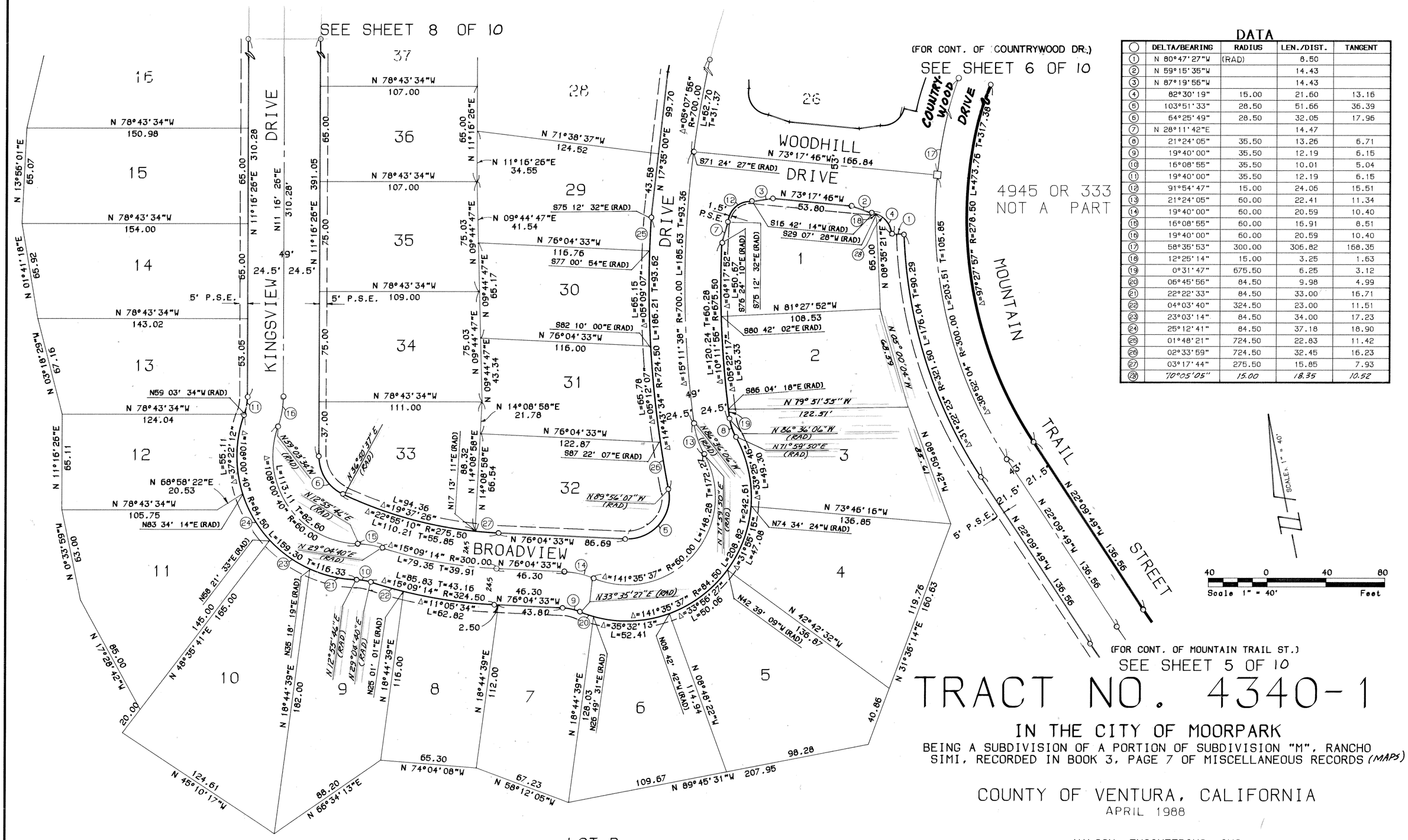
NOTE:
FOR BASIS OF BEARINGS, LEGEND AND MONUMENT NOTES SEE SH. 3 OF 10.

DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	N 65°48'05"W		8.50	
2	82°30'19"	15.00	21.60	13.16
3	N 87°19'56"W		14.43	
4	N 59°56'57"W		15.16	
5	95°57'54"	15.00	25.12	16.65
6	N 09°41'18"E		14.43	
7	N 23°33'21"E		38.60	
8	N 23°51'22"E		34.51	
9	01°03'20"	726.50	13.38	6.69
10	N 09°41'18"E		14.43	
11	83°19'11"	15.00	21.81	13.35
12	N 44°27'33"W		14.43	
13	110°13'51"	28.50	54.83	40.88
14	19°39'59"	35.50	12.19	6.15
15	19°40'00"	35.50	12.19	6.15

DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
16	N 72°31'54"W		14.43	
17	85°35'16"	15.00	22.41	13.89
18	N 50°56'23"E		14.37	
19	02°14'12"	426.50	16.65	8.33
20	38°52'03"	300.00	203.51	105.85
21	19°40'00"	60.00	20.59	10.40
22	19°39'59"	60.00	20.59	10.40
23	04°28'35"	35.50	2.77	1.39
24	15°11'24"	35.50	9.41	4.73
25	08°45'32"	84.50	12.92	6.47
26	57°12'42"	15.00	14.98	8.18
27	01°41'05"	373.50	10.98	5.49
28	0°24'33"	726.50	5.19	2.59
29	0°38'47"	726.50	8.20	4.10



DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	N 80°47'27"W	(RAD)	8.50	
2	N 59°15'35"W		14.43	
3	N 87°19'55"W		14.43	
4	82°30'19"	15.00	21.60	13.16
5	103°51'33"	28.50	51.66	36.39
6	64°25'49"	28.50	32.05	17.96
7	N 28°11'42"E		14.47	
8	21°24'05"	35.50	13.26	6.71
9	19°40'00"	35.50	12.19	6.15
10	16°08'55"	35.50	10.01	5.04
11	19°40'00"	35.50	12.19	6.15
12	91°54'47"	15.00	24.06	15.51
13	21°24'05"	60.00	22.41	11.34
14	19°40'00"	60.00	20.59	10.40
15	16°08'55"	60.00	16.91	8.51
16	19°40'00"	60.00	20.59	10.40
17	58°35'53"	300.00	306.82	168.35
18	12°25'14"	15.00	3.25	1.63
19	0°31'47"	675.50	6.25	3.12
20	06°45'56"	84.50	9.98	4.99
21	22°22'33"	84.50	33.00	16.71
22	04°03'40"	324.50	23.00	11.51
23	23°03'14"	84.50	34.00	17.23
24	25°12'41"	84.50	37.18	18.90
25	01°48'21"	724.50	22.83	11.42
26	02°33'59"	724.50	32.45	16.23
27	03°17'44"	275.50	15.85	7.93
28	70°05'05"	15.00	18.35	10.52

NOTE:
FOR BASIS OF BEARINGS, LEGEND AND MONUMENT NOTES SEE SH. 3 OF 10 .

LOT B
32.17 AC. GROSS
30.59 AC. NET

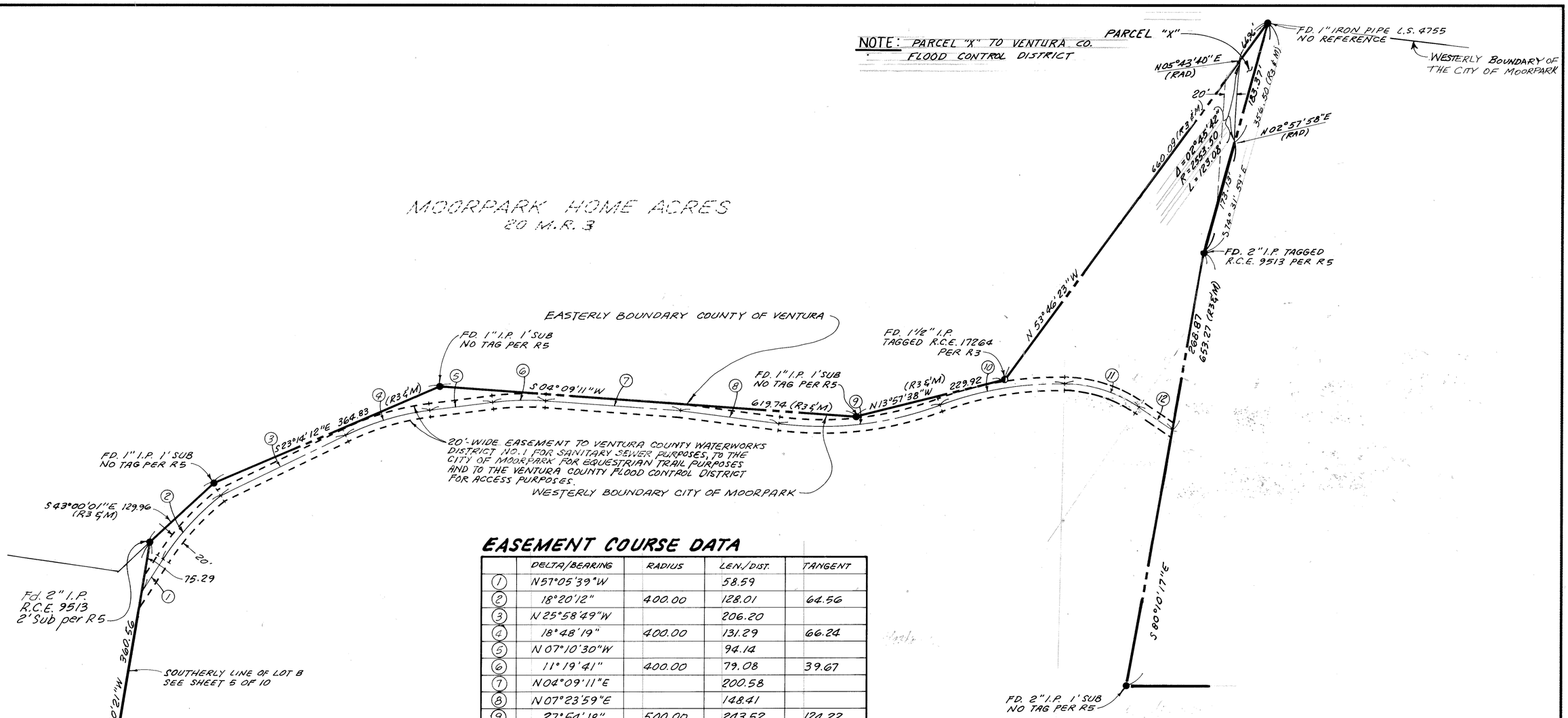
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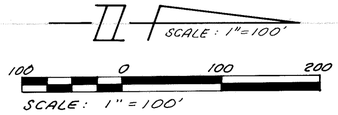
VALCON ENGINEERING INC.
72 MOODY COURT THOUSAND OAKS, CALIFORNIA 91360



EASEMENT COURSE DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
(1)	N57°05'39"W		58.59	
(2)	18°20'12"	400.00	128.01	64.56
(3)	N 25°58'49"W		206.20	
(4)	18°48'19"	400.00	131.29	66.24
(5)	N 07°10'30"W		94.14	
(6)	11°19'41"	400.00	79.08	39.67
(7)	N04°09'11"E		200.58	
(8)	N07°23'59"E		148.41	
(9)	27°54'18"	500.00	243.52	124.22
(10)	21°41'14"	500.00	189.26	95.77
(11)	33°00'00"	202.56	116.66	60.00
(12)	N 34°10'10"E		61.60	

PROPOSED EASEMENT MAP



NOTE:
FOR BASIS OF BEARINGS, LEGEND AND MONUMENT NOTES, SEE SHEET 3 OF 10.

TRACT NO. 4340-1

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