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 4341-1, 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 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 IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF MOORPARK THE EASEMENT FOR STORM DRAINAGE PURPOSES SHOWN ON THIS MAP AND ALL USES THERETO AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF MOORPARK IN FEE SIMPLE LOTS A AND C FOR PARK AND RETENTION BASIN PURPOSES, AS SHOWN ON THIS 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 IRREVOCABLY OFFER TO DEDICATE TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT THE FLOWAGE EASEMENTS AND RIGHTS-OF-WAY FOR FLOOD CONTROL PURPOSES OF PERIODIC INUNDATION WITH FLOOD AND/OR STORM DRAINAGE WATERS AND THE RIGHT TO PROHIBIT THE CONSTRUCTION OF ANY STRUCTURES WHICH WOULD ADVERSELY AFFECT THE FLOW OF SAID WATERS, OR ANY OTHER IMPROVEMENTS INCLUDING BUT NOT LIMITED TO THE PLACING OF FILL MATERIAL OR ANY OTHER FACILITIES WHICH MAY OBSTRUCT OR IMPEDE THE PASSAGE OF FLOOD WATERS IN, ON, OVER, UNDER AND ACROSS THE EASEMENTS AND OR CHANNEL IMPROVEMENTS WITHIN SAID RIGHTS-OF-WAY AS SHOWN ON THIS MAP. AND THE EASEMENTS FOR MAINTENANCE PURPOSES OF PEACH HILL WASH LOW-FLOW CHANNEL DELINEATED AND DESIGNATED ON THE MAP, AND THE EASEMENTS FOR FLOOD CONTROL PURPOSES AS SHOWN ON THIS MAP, AND THE EASEMENTS FOR INGRESS AND EGRESS TO THE FACILITIES OFFERED TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT, AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF MOORPARK EASEMENTS FOR LANDSCAPE MAINTENANCE PURPOSES OVER ALL OF LOTS *A, C, D, E, F, G, H, I, J, AND K, AND THAT* THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE NORTHERLY LINE OF LOTS D, E, AND F AND THE WESTERLY, SOUTHERLY, AND EASTERLY LINE OF LOTS G, H, I, J, AND K, AND THE EASTERLY LINE OF LOT C IN ORDER THAT THE OWNERS OF SAID LOTS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO MOUNTAIN TRAIL STREET AND COUNTRYHILL ROAD EXCEPT THE GENERAL RIGHT TO TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC. AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE VENTURA COUNTY WATERWORKS DISTRICT NO. 1, THE EASEMENT FOR SANITARY SEWER PIPELINE PURPOSES 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 23RD DAY OF SEPTEMBER 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.

OFFICIAL SEAL
MARIAN DAL PIAZ
NOTARY PUBLIC CALIFORNIA
LOS ANGELES COUNTY
My Commission Exp. Jan. 7, 1991

Marian dal Piaz
NOTARY PUBLIC

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: _____ ~~SECRETARY~~ Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } S.S.

ON THIS 12TH DAY OF OCTOBER, IN THE YEAR 1989, BEFORE ME ARLENE B. SANDERS A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES R. NIELSEN AND MARK J. ROBERTSON 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 ~~AND SECRETARY~~ ON BEHALF OF THE ASSOCIATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE ASSOCIATION EXECUTED IT AS BENEFICIARY.

Arlene B. Sanders
NOTARY PUBLIC

NAME: ARLENE B. SANDERS
MY PRINCIPAL PLACE OF BUSINESS IS: LOS ANGELES
MY COMMISSION EXPIRES: APRIL 6, 1990

ENGINEER'S STATEMENT

I, JOHN F. HECK III, DO HEREBY STATES THAT I AM A LICENSED 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 CIVIL STATE OF CALIFORNIA

DATE: 11/10/88

John F. Heck, III
JOHN F. HECK III R.C.E. 17264
EXP. 6-30-93

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: October 26, 1989 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. 4341-1, 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. 9-30-93 CIVIL STATE OF CALIFORNIA

DATE: October 23, 1989 BY: R Dennis Delzeit
DENNIS DELZEIT, R.C.E. 22340 EXP. DATE
CITY ENGINEER, CITY OF MOORPARK

VENTURA COUNTY WATERWORKS DISTRICT NO. 1

THIS IS TO CERTIFY THAT THE SANITARY SEWER PIPELINE 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: 10/9/89 BY: Arthur E. Goulet
ARTHUR E. GOULET
DIRECTOR
PUBLIC WORKS AGENCY
COUNTY OF VENTURA
STATE OF CALIFORNIA

CITY COUNCIL CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 4341-1 CONSISTING OF 7 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 10 DAY OF October, 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 ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON, AND HEREBY REJECTS THE EASEMENTS FOR LANDSCAPE MAINTENANCE PURPOSES OVER AND ACROSS ALL OF LOTS *A, C, D, E, F, G, H, I, J, AND K; AND HEREBY REJECTS THE OFFER OF DEDICATION OF LOTS A AND C IN FEE SIMPLE FOR PARK AND RETENTION BASIN PURPOSES, AND HEREBY REJECTS THE EASEMENT FOR STORM DRAINAGE PURPOSES AS OFFERED HEREON.*

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 25 DAY OF October, 1989.

ATTEST:
Lillian E. Zeiterman
CITY CLERK OF THE CITY OF MOORPARK
E. Louis Brower
MAYOR OF THE CITY OF MOORPARK

CITY OF MOORPARK CALIFORNIA INCORPORATED JULY 1, 1983

#89-184197

COUNTY RECORDER'S CERTIFICATE

RECORDED AT THE REQUEST OF THE OWNER, U.W.C.- MOORPARK INVESTORS LTD. ON NOVEMBER 17, 1989 AT 12:39 P.M. IN BOOK 118 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 13-19 RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN, COUNTY RECORDER
COUNTY OF VENTURA
BY: Mary E. Parker
DEPUTY COUNTY RECORDER

VENTURA COUNTY FLOOD CONTROL DISTRICT

THIS IS TO CERTIFY THAT PARCEL "X" OFFERED IN FEE SIMPLE IS HEREBY ACCEPTED, AND THE EASEMENTS OFFERED HEREON TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT, A GOVERNMENTAL AGENCY, ARE HEREBY REJECTED 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 10/6/89 BY: Paul W Griffin for
ARTHUR E. GOULET
DIRECTOR
PUBLIC WORKS AGENY
COUNTY OF VENTURA
STATE OF CALIFORNIA

TRACT NO. 4341-1

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: 40.21 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) 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, EASEMENT HOLDER BY DOCUMENT RECORDED JUNE 10, 1983 AS DOCUMENT No. 61657 OF OFFICIAL RECORDS FOR ACCESS, INGRESS, EGRESS, ENCROACHMENT, SUPPORT, MAINTENANCE AND REPAIR OF UTILITIES, TELEVISION CABLES, PIPELINES AND INCIDENTAL PURPOSES.

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 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 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,

(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.

(5) MODERN AMUSEMENT INCORPORATED, OWNERS OF AN UNDIVIDED 3/8TH INTEREST IN THAT PORTION OF SAID LAND OF ALL OF REMAINING RIGHT, TITLE AND INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES OR RESERVED IN DEED RECORDED IN BOOK 1968, PAGE 585 AND BOOK 3062, PAGE 60, ALL OF OFFICIAL RECORDS.

SOIL'S AND/OR GEOLOGIC REPORTS

THE FOLLOWING SOILS & GEOLOGIC REPORTS RELATING TO TR. 4341-3 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. 4341-1

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)

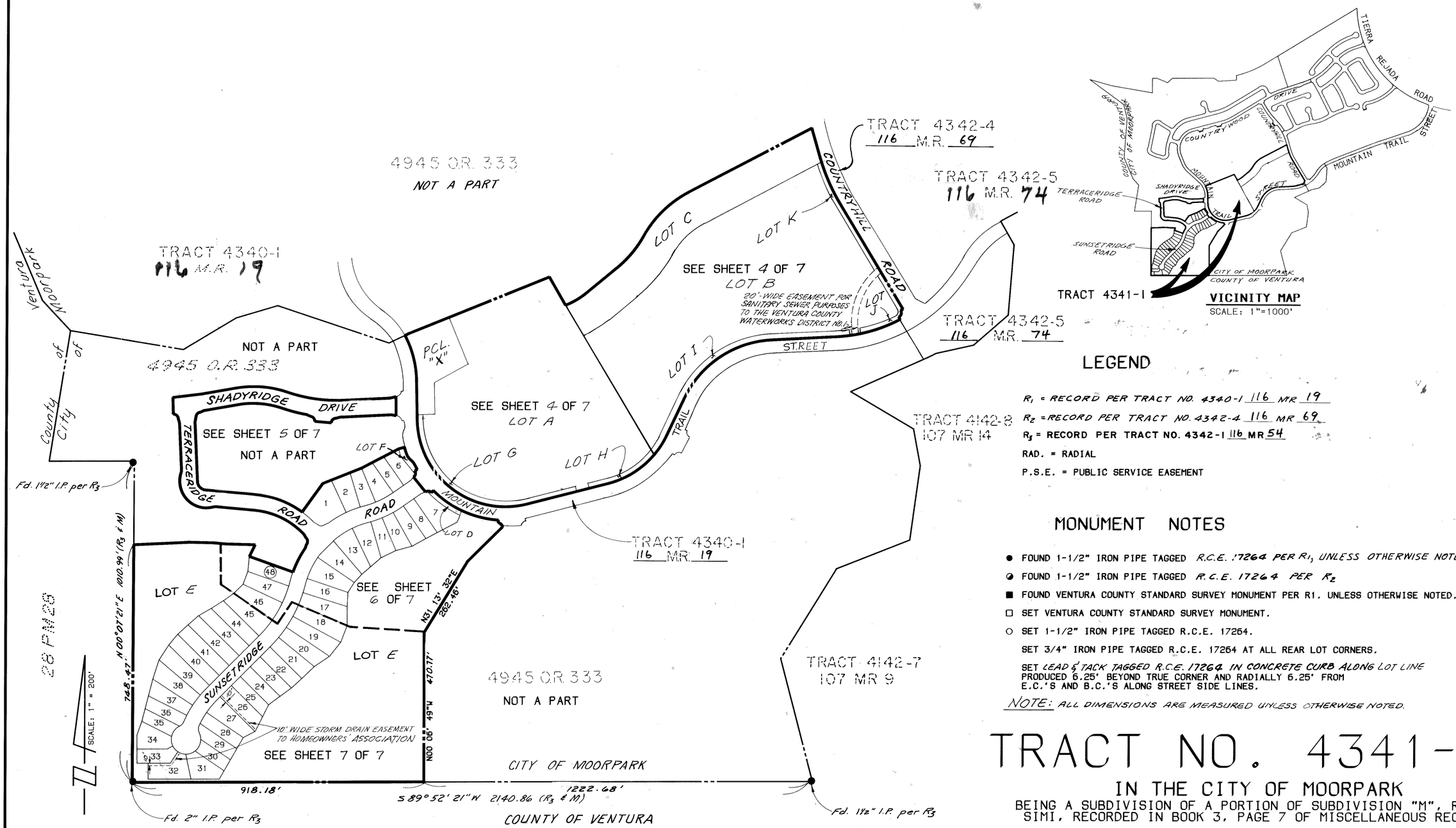
COUNTY OF VENTURA, CALIFORNIA

APRIL 1988

TOTAL GROSS AREA: 40.21 ACRES

VALCON ENGINEERING INC.

72 MOODY CT. THOUSAND OAKS, CA 91360



VICINITY MAP
SCALE: 1"=1000'

LEGEND

R_1 = RECORD PER TRACT NO. 4340-1 116 MR 19
R_2 = RECORD PER TRACT NO. 4342-4 116 MR 69
R_3 = RECORD PER TRACT NO. 4342-1 116 MR 54
RAD. = RADIAL
P.S.E. = PUBLIC SERVICE EASEMENT

MONUMENT NOTES

- ● FOUND 1-1/2" IRON PIPE TAGGED R.C.E. 17264 PER R_1, UNLESS OTHERWISE NOTED
- ◒ FOUND 1-1/2" IRON PIPE TAGGED R.C.E. 17264 PER R_2
- ■ 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 R.C.E. 17264 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 OTHERWISE NOTED.

KEY MAP

BASIS OF BEARINGS

The bearing of N 75°45'15"E along the centerline of Mountain Trail Street as shown on Tract No. 4340-1 as recorded in Book Pages was used as the basis of bearing for this map.

TRACT NO. 4341-1

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

RM-3-411

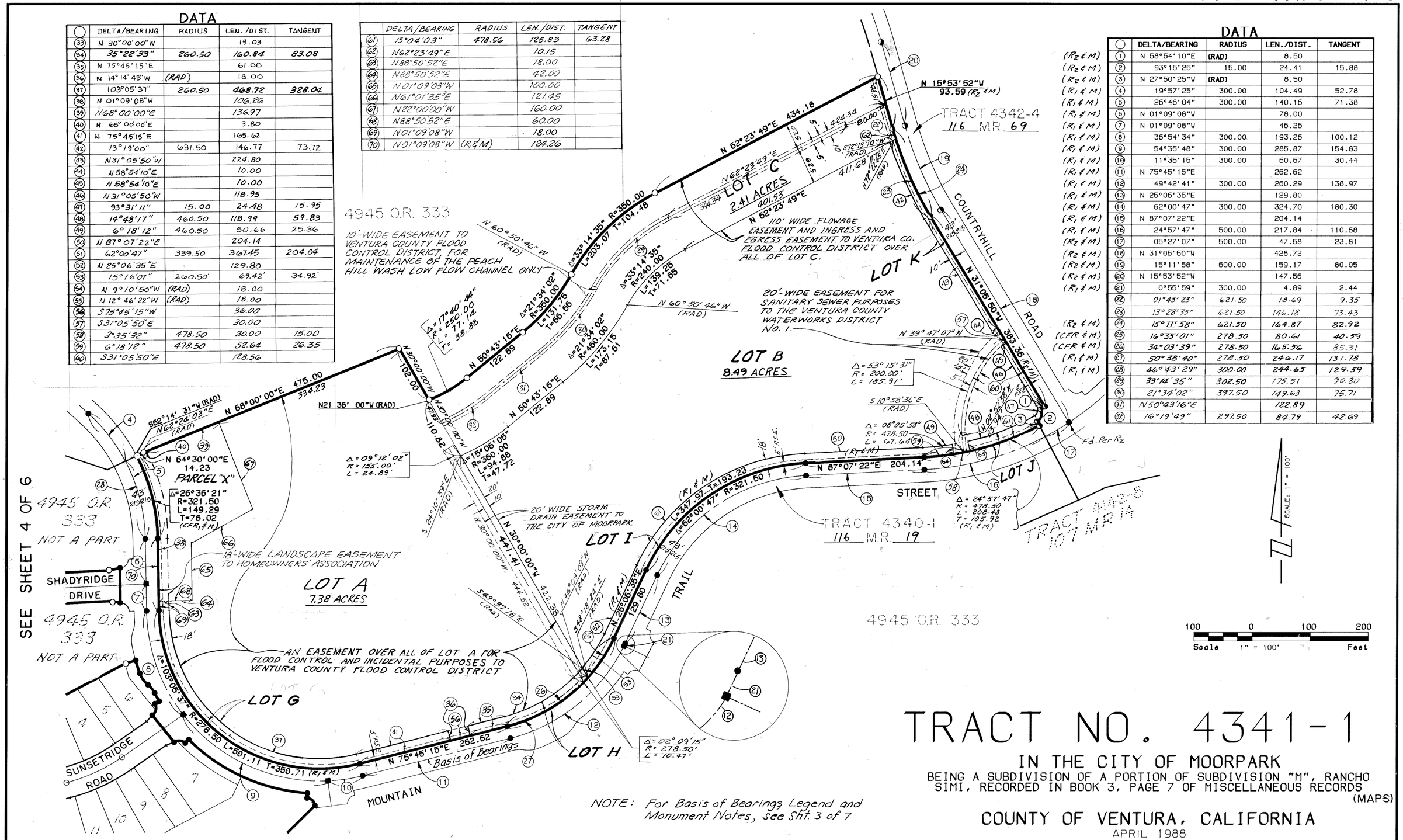
DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
(33)	N 30°00'00"W		19.03	
(34)	35°22'33"	260.50	160.84	83.08
(35)	N 75°45'15"E		61.00	
(36)	N 14°14'45"W	(RAD)	18.00	
(37)	103°05'37"	260.50	468.72	328.04
(38)	N 01°09'08"W		106.26	
(39)	N68°00'00"E		136.97	
(40)	N 66°00'00"E		3.80	
(41)	N 75°45'15"E		165.62	
(42)	13°19'00"	631.50	146.77	73.72
(43)	N31°05'50"W		224.80	
(44)	N58°54'10"E		10.00	
(45)	N 58°54'10"E		10.00	
(46)	N31°05'50"W		118.95	
(47)	93°31'11"	15.00	24.48	15.95
(48)	14°48'17"	460.50	118.99	59.83
(49)	6°18'12"	460.50	50.66	25.36
(50)	N 87°07'22"E		204.14	
(51)	62°00'47"	339.50	367.45	204.04
(52)	N 25°06'35"E		129.80	
(53)	15°16'07"	260.50'	69.42'	34.92'
(54)	N 9°10'50"W	(RAD)	18.00	
(55)	N 12°46'22"W	(RAD)	18.00	
(56)	S75°45'15"W		30.00	
(57)	S31°05'50"E		30.00	
(58)	3°35'32"	478.50	30.00	15.00
(59)	6°18'12"	478.50	52.64	26.35
(60)	S31°05'50"E		128.56	

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
(61)	15°04'03"	478.56	125.83	63.28
(62)	N62°23'49"E		10.15	
(63)	N88°50'52"E		18.00	
(64)	N88°50'52"E		42.00	
(65)	N01°09'08"W		100.00	
(66)	N61°01'35"E		121.45	
(67)	N22°00'00"W		160.00	
(68)	N88°50'52"E		60.00	
(69)	N01°09'08"W		18.00	
(70)	N01°09'08"W	(R&M)	124.26	

DATA

		DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
(R2 & M)	(1)	N 58°54'10"E	(RAD)	8.50	
(R2 & M)	(2)	93°15'25"	15.00	24.41	15.88
(R2 & M)	(3)	N 27°50'25"W	(RAD)	8.50	
(R1 & M)	(4)	19°57'25"	300.00	104.49	52.78
(R1 & M)	(5)	26°46'04"	300.00	140.16	71.38
(R1 & M)	(6)	N 01°09'08"W		78.00	
(R1 & M)	(7)	N 01°09'08"W		46.26	
(R1 & M)	(8)	36°54'34"	300.00	193.26	100.12
(R1 & M)	(9)	54°35'48"	300.00	285.87	154.83
(R1 & M)	(10)	11°35'15"	300.00	60.67	30.44
(R1 & M)	(11)	N 75°45'15"E		262.62	
(R1 & M)	(12)	49°42'41"	300.00	260.29	138.97
(R1 & M)	(13)	N 25°06'35"E		129.80	
(R1 & M)	(14)	62°00'47"	300.00	324.70	180.30
(R1 & M)	(15)	N 87°07'22"E		204.14	
(R1 & M)	(16)	24°57'47"	500.00	217.84	110.68
(R2 & M)	(17)	05°27'07"	500.00	47.58	23.81
(R2 & M)	(18)	N 31°05'50"W		428.72	
(R2 & M)	(19)	15°11'58"	600.00	159.17	80.05
(R2 & M)	(20)	N 15°53'52"W		147.56	
(R1 & M)	(21)	0°55'59"	300.00	4.89	2.44
	(22)	01°43'23"	621.50	18.69	9.35
	(23)	13°28'35"	621.50	146.18	73.43
(R2 & M)	(24)	15°11'58"	621.50	164.87	82.92
(CFR & M)	(25)	16°35'01"	278.50	80.61	40.59
(CFR & M)	(26)	34°03'39"	278.50	165.56	85.31
(R1 & M)	(27)	50°38'40"	278.50	246.17	131.78
(R1 & M)	(28)	46°43'29"	300.00	244.65	129.59
	(29)	33°14'35"	302.50	175.51	90.30
	(30)	21°34'02"	397.50	149.63	75.71
	(31)	N50°43'16"E		122.89	
	(32)	16°19'49"	297.50	84.79	42.69



SEE SHEET 4 OF 6

SEE SHEET 6 OF 7

NOTE: For Basis of Bearings, Legend and Monument Notes, see Sht. 3 of 7

TRACT NO. 4341-1

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

4945 OR 333
NOT A PART

SHADYRIDGE

NOT A PART
4945 OR 333

DRIVE

MOUNTAIN TRAIL STREET

TRACT 4340-1

SEE SHEET 4 OF 7

SEE SHEET 6 OF 7

SEE SHEET 7 OF 7

4945 OR 333
NOT A PART

TERRACERIDGE ROAD

SUNSETRIDGE ROAD

LOT E

DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	N 21°20'35"E		14.36	
2	82°47'53"	15.00	21.68	13.22
3	N 32°05'23"W		14.43	
4	N 46°07'33"W		10.66	
5	19°40'00"	35.50	12.19	6.15
6	19°40'00"	35.50	12.19	6.15
7	N 16°36'36"W		14.43	
8	89°43'11"	15.00	23.49	14.93
9	0°47'24"	773.50	10.67	5.33
10	N 72°14'58"W		17.97	
11	N 73°13'44"E		14.43	
12	N 78°41'55"W		14.43	
13	01°20'52"	526.50	12.38	6.19
14	N 75°17'23"E		14.39	
15	86°40'38"	15.00	22.69	14.15
16	84°41'34"	15.00	22.17	13.67
17	N 66°24'23"W		14.39	
18	N 72°14'58"W		17.97	
19	0°50'01"	826.50	12.02	6.01
20	N 67°19'06"E		14.40	
21	84°26'22"	15.00	22.11	13.61
22	N 11°27'45"E		14.43	
23	82°11'05"	28.50	40.88	24.86
24	82°50'25"	15.00	21.59	13.23
25	N 60°09'44"W		14.43	
26	N 46°07'33"W		8.65	
27	19°40'00"	50.00	20.59	10.40
28	19°40'00"	50.00	20.59	10.40
29	N 87°15'55"E		45.02	
30	N 72°14'58"W		17.97	
31	03°02'33"	800.00	42.48	21.25
32	N 01°09'08"W		46.26	
33	N 03°25'58"E		43.46	
34	31°31'24"	300.00	165.06	84.67

Scale 1" = 40'

TRACT NO. 4341-1

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:
FOR BASIS OF BEARINGS, LEGEND AND MONUMENT NOTES SEE SH. 3 OF 7.

4945 O.R. 333
NOT A PART

SEE SHEET 4 OF 6

SEE SHEET 4 OF 7

LOT A

LOT E

LOT F

LOT D

MOUNTAIN TRAIL

STREET

TERRACERIDGE ROAD

SUNSETRIDGE ROAD

NOT A PART

4945 O.R. 333

4945 O.R. 333
NOT A PART

LOT E

SEE SHEET 7 OF 7

DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	N 21°20'35"E		14.36	
2	82°47'53"	15.00	21.68	13.22
3	N 32°05'23"W		14.43	
4	N 46°07'33"W		10.66	
5	03°59'27"	331.50	23.09	11.55
6	31°08'17"	45.00	24.46	12.54
7	23°50'34"	45.00	18.73	9.50
8	02°53'11"	321.50	16.20	8.10
9	N 59°50'35"E	(RAD)	8.50	
10	85°21'03"	15.00	22.34	13.83
11	79°38'27"	15.00	20.85	12.51
12	N 44°50'05"E	(RAD)	8.50	
13	78°13'55"	15.00	20.48	12.20
14	N 66°21'19"E		14.36	
15	82°50'25"	15.00	21.69	13.23
16	N 60°09'44"W		14.43	
17	N 46°07'33"W		8.65	
18	N 55°11'38"E		42.10	
19	02°09'28"	326.50	12.30	6.15
20	40°47'29"	15.00	10.68	5.58
21	20°43'32"	15.00	5.43	2.74
22	05°51'03"	326.50	33.34	16.68
23	00°18'50"	326.50	1.79	0.89
24	02°24'31"	275.50	11.58	5.79
25	03°16'28"	424.50	24.26	12.13
26	04°37'02"	275.50	22.20	11.11
27	05°23'07"	324.50	30.50	15.26
28	02°22'43"	375.50	15.59	7.80

NOTE:
FOR BASIS OF BEARINGS, LEGEND AND MONUMENT NOTES SEE SH. 3 OF 7.

TRACT NO. 4341-1

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

SCALE: 1" = 40'

Scale 1" =40' Feet

SEE SHEET 6 OF 7

SEE SHEET 5 OF 7

LOT E

LOT E

Fd. 1½" I.P. per R_3
N 87° 25' 35" E
171.52'

County of Ventura
City of Moorpark

1010.99 (R_3 & M)
748.47 (M)
N 00° 01' 21" E

28 PM 28

DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	40°32'57"	28.50	20.17	10.53
2	50°54'04"	28.50	25.32	13.56
3	26°11'08"	46.50	21.25	10.81
4	01°11'28"	275.50	5.73	2.86
5	32°20'10"	46.50	26.24	13.48
6	29°52'34"	46.50	24.25	12.41
7	38°26'28"	46.50	31.20	16.21
8	03°49'47"	324.50	21.69	10.85
9	06°27'54"	324.50	36.62	18.33
10	04°20'40"	324.50	24.61	12.31

SCALE: 1" = 40'

NOTE;
FOR BASIS OF BEARINGS, LEGEND AND MONUMENT NOTES SEE SH. 3 OF 7.

40 0 40 80
Scale 1" = 40' Feet

TRACT NO. 4341-1

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

28 PM 28