OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATES THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION AND CONDOMINIUM PROJECT ENTITLED TRACT NO. 4792, SHOWN ON THIS MAP, WITHIN THE EXTERIOR BOUNDARY LINE, AND THAT THEY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION FOR CONDOMINIUM PURPOSES, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK, AN ACCESS EASEMENT OVER ALL PRIVATE STREETS TO PROVIDE ACCESS FOR ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE. AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK THE EASEMENT FOR PEDESTRIAN ACCESS PURPOSES AS SHOWN ON THE MAP. AND THAT THEY DO HEREBY OFFER TO DEDICATE ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE WESTERLY AND SOUTHERLY LINE OF LOT 1, ABUTTING COUNTRY HILL ROAD AND MOUNTAIN TRAIL STREET IN ORDER THAT THE OWNERS OF SAID LOT SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID COUNTRYHILL ROAD AND MOUNTAIN TRAIL STREET EXCEPT THE GENERAL RIGHT-OF-TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC.

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 JULY, IN THE YEAR OF 1992, 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

NAME MARIAN DAL PIAZ
MY COMMISSION EXPIRES 1-29-95
MY PRINCIPLE PLACE OF BUSINESS IS IN LOS ANGELES COUNTY

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

BENEFICIARY UNDER A DEED OF TRUST RECORDED APRIL 24, 1989 AS DOCUMENT NO. 89–062382 OF OFFICIAL RECORDS.

BY: _____ BY: _____
VICE–PRESIDENT VICE–PRESIDENT

STATE OF CALIFORNIA) SS.
COUNTY OF LOS ANGELES)

ON THIS 31st DAY OF July, IN THE YEAR OF 1992, BEFORE ME Marilyn J. Angell, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Kevin Hall AND _____ 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.

Marilyn J. Angell
NOTARY PUBLIC

NAME Marilyn J. Angell
MY COMMISSION EXPIRES 12-31-92
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

ENGINEER'S STATEMENT

I, JOHN F. HECK III, DO HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN NOVEMBER 1990, 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.

DATE: 8-4- 1992

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

REGISTERED PROFESSIONAL ENGINEER JOHN F. HECK, III No. 17264 Exp. 6-30-93 CIVIL STATE OF CALIFORNIA

TAX COLLECTOR'S CERTIFICATE

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: September 25, 1992

HAROLD S. PITTMAN
TAX COLLECTOR
COUNTY OF VENTURA

BY: Cynthia M. Seaman
DEPUTY COUNTY TAX COLLECTOR

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4792, 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: 9-15-92 BY: _____
EXP. DATE

R.C.E.
CITY ENGINEER
CITY OF MOORPARK

REGISTERED PROFESSIONAL ENGINEER DONALD R. WINSLOW No. 14214 Exp. 3-31-93 CIVIL STATE OF CALIFORNIA

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT 4792, CONSISTING OF 5 SHEETS, IS PRESENTED TO THE CITY COUNCIL OF THE CITY OF MOORPARK OF VENTURA COUNTY, CALIFORNIA, AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 16 DAY OF September, 1992 FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP, AND ALSO HEREBY ACCEPTS THE ACCESS EASEMENT OVER ALL PRIVATE STREETS ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE. AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR PEDESTRIAN ACCESS PURPOSES AS SHOWN ON THIS MAP. AND ALSO HEREBY ACCEPTS THE ACCESS RIGHTS TO COUNTRY HILL ROAD AND MOUNTAIN TRAIL STREET EXCEPT FOR APPROVED DRIVEWAYS.

IN WITNESS WHEREOF SAID 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 16 DAY OF September, 1992

ATTEST: Kathleen E Hare
CITY CLERK OF THE CITY OF MOORPARK

Paul N Lawrenson
MAYOR OF THE CITY OF MOORPARK

COUNTY RECORDER'S CERTIFICATE #92-176413

RECORDED AT THE REQUEST OF U.W.C. – MOORPARK INVESTORS LTD., ON October 6, 1992, AT 8:00 A.M. IN BOOK 123 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 96-100, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: Lupe Garcia
DEPUTY COUNTY RECORDER

TRACT NO. 4792

FOR CONDOMINIUM PURPOSES IN THE CITY OF MOORPARK

PARCEL "B" OF PARCEL MAP LDM 90–2
RECORDED IN BOOK 52, PAGES 15 TO 19
OF PARCEL MAPS IN THE OFFICE OF THE
COUNTY RECORDER OF THE

COUNTY OF VENTURA, CALIFORNIA

SEPTEMBER 1992

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

SIGNATURE OMISSIONS

THE SIGNATURES OF THE PARTY(IES) NAMED HEREINAFTER AS OWNER(S) OF AN EASEMENT SET FORTH MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436, (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) 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 CABLE, PIPELINES AND INCIDENTAL PURPOSES.
NOTE: SAID EASEMENT IS BLANKET IN NATURE.

(2) CITY OF MOORPARK, EASEMENT HOLDER BY DOCUMENT RECORDED IN BOOK 116, PAGES 74 THRU 80, AND 52 PM 15, FOR PUBLIC SERVICE AND INCIDENTAL PURPOSES, PEDESTRIAN ACCESS AND LANDSCAPE PURPOSES.

(3) SOUTHERN CALIFORNIA EDISON COMPANY, EASEMENT HOLDER BY DOCUMENT RECORDED SEPTEMBER 7, 1989. AS DOCUMENT NO. 89-141436 OF OFFICIAL RECORDS FOR OVERHEAD AND/OR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS.

(4) PACIFIC BELL, EASEMENT HOLDER BY DOCUMENTS RECORDED OCTOBER 3, 1990 AS DOCUMENT NO. 90-146390 OF OFFICIAL RECORDS FOR OVERHEAD AND/OR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES.

(5) VENTURA COUNTY FLOOD CONTROL DISTRICT, EASEMENT HOLDER BY MAP RECORDED IN BOOK 116, PAGES 74 THRU 80 OF MAPS FOR FLOOD CONTROL AND 52 PM 15, AND INCIDENTAL PURPOSES.

(6) VENTURA COUNTY WATERWORKS DISTRICT No. 1, EASEMENT HOLDER BY DOCUMENT RECORDED AUGUST 20, 1992 AS DOCUMENT No. 92-146484 OF OFFICIAL RECORDS FOR WATER SERVICE FACILITIES AND INCIDENTAL PURPOSES.

THE SIGNATURES OF THE PARTY(IES) NAMED HEREINAFTER AS OWNER(S) OF AN INTEREST SET FORTH MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436, (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 LAST WILL OF A.B. COHN, OWNERS OF AN UNDIVIDED 1/4 INTEREST 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 1/4 INTEREST 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 1/8 INTEREST 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 WITHOUT, HOWEVER, THE RIGHT TO ENTER UPON SAID LAND DESCRIBED IN AN INSTRUMENT RECORDED IN BOOK 1793 , PAGE 179 AND BOOK 3062, PAGE 66, ALL OF OFFICIAL RECORDS.

(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 HYDROCARBONS 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) LIBERTY BELL RANCH, OWNER OF AN INTEREST OVER THAT PORTION OF SAID LAND, ALL OIL, GAS, PETROLEUM AND OTHER MINERALS OR HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND WITHOUT, HOWEVER, THEIR RIGHT TO ENTER UPON THE SURFACE OF SAID LAND OR TO USE SAID DEPTH OF 500 FEET FOR ANY PURPOSES WHATSOEVER, AS RESERVED IN DEED RECORDED IN BOOK 1977, PAGE 181, OF OFFICIAL RECORDS.

SOILS AND/OR GEOLOGIC REPORTS

THE FOLLOWING SOILS REPORTS AND/OR GEOLOGIC REPORTS RELATING TO TRACT NO. 4792 HAVE BEEN PREPARED:

DATE OF REPORT: OCTOBER 02, 1987 AND FEBRUARY 26, 1992

TITLE OF REPORT: MULTI-FAMILY RESIDENTIAL PORTION OF TRACT 4342-5

FIRM NAME: PACIFIC SOILS ENGINEERING, INC.

ENGINEER: CLARENCE S. OLSON

REGISTRATION NO.: RGE 654, RCE 14338

LOCATION WHERE ON FILE FOR PUBLIC INSPECTION: CITY OF MOORPARK

EASEMENTS

(1) AN EASEMENT TO THE CITY OF MOORPARK FOR PEDESTRIAN ACCESS PURPOSES.

EXISTING EASEMENTS

[1] AN EASEMENT FOR PUBLIC SERVICES AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF MOORPARK, OVER A STRIP OF LAND 5 FEET IN WIDTH ABUTTING MOUNTAIN TRAIL STREET AND COUNTRY HILL ROAD. PER TRACT 4342-5 IN BOOK 116, PAGE 74 OF MISCELLANEOUS RECORDS.

[2] A 10 FOOT WIDE EASEMENT FOR PEDESTRIAN ACCESS AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF MOORPARK, OVER THE NORTHEASTERLY PORTION OF SAID LAND. PER LDM 90-2, IN BOOK 52 PAGE 15 OF PARCEL MAP.

[3] A 5 FOOT WIDE EASEMENT FOR OVERHEAD AND/OR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS CONSISTING OF POLES, GUYS AND ANCHORS, CROSSARMS, WIRES, UNDERGROUND CONDUITS, CABLES, VAULTS, MANHOLES, HANDHOLES AND INCLUDING ABOVE-GROUND ENCLOSURES, MARKERS AND CONCRETE PADS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AS SET FORTH IN AN INSTRUMENT RECORDED SEPTEMBER 7, 1989 AS DOCUMENT NO. 89-141436 OF OFFICIAL RECORDS, OVER PORTIONS OF SAID LAND AS SHOWN ON THE MAP OF SAID LAND.

[4] A 20 FOOT WIDE EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES, IN FAVOR OF THE VENTURA COUNTY FLOOD CONTROL DISTRICT , OVER THE NORTHEASTERLY PORTION OF SAID LAND. PER LDM 90-2, IN BOOK 52 PAGE 15 OF PARCEL MAP.

[5] AN EASEMENT 40 FEET IN WIDTH FOR STORM DRAIN AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF MOORPARK , OVER THE EASTERLY PORTION OF SAID LAND. PER LDM 90-2, IN BOOK 52, PAGE 15 OF PARCEL MAP.

[6] AN IRREVOCABLE OFFER FOR AN EASEMENT 18' FEET IN WIDTH FOR LANDSCAPE AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF MOORPARK AS SHOWN ON TRACT 4342-5 PER BOOK 116, PAGE 74 OF MISCELLANEOUS RECORDS AND ON PARCEL MAP LDM 90-2 PER BOOK 52, PAGE 15 OF PARCEL MAPS, OVER A PORTION OF PARCEL B ABUTTING COUNTRY HILL ROAD AND MOUNTAIN TRAIL STREET.

[7] A 5 FOOT WIDE EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF PACIFIC BELL, AS SET FORTH IN AN INSTRUMENT RECORDED OCTOBER 3, 1990 AS DOCUMENT NO. 90-146390 OF OFFICIAL RECORDS, OVER PORTIONS OF SAID LAND AS SHOWN ON THE MAP OF SAID LAND.

[8] AS EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF VENTURA COUNTY FLOOD CONTROL AS SHOWN ON THE MAP OF LDM 90-2 , IN BOOK 52, PAGE 15, OVER THE EASTERLY PORTION OF SAID LAND.

[9] AN EASEMEMENT FOR WATER SERVICE FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF VENTURA COUNTY WATERWORKS DISTRICT No. 1, AS SET FOURTH IN AN INSTRUMENT RECORDED AUGUST 20, 1992 AS DOCUMENT No. 92-146484 OF OFFICIAL RECORDS, OVER A PORTION OF SAID LAND.

TRACT NO. 4792

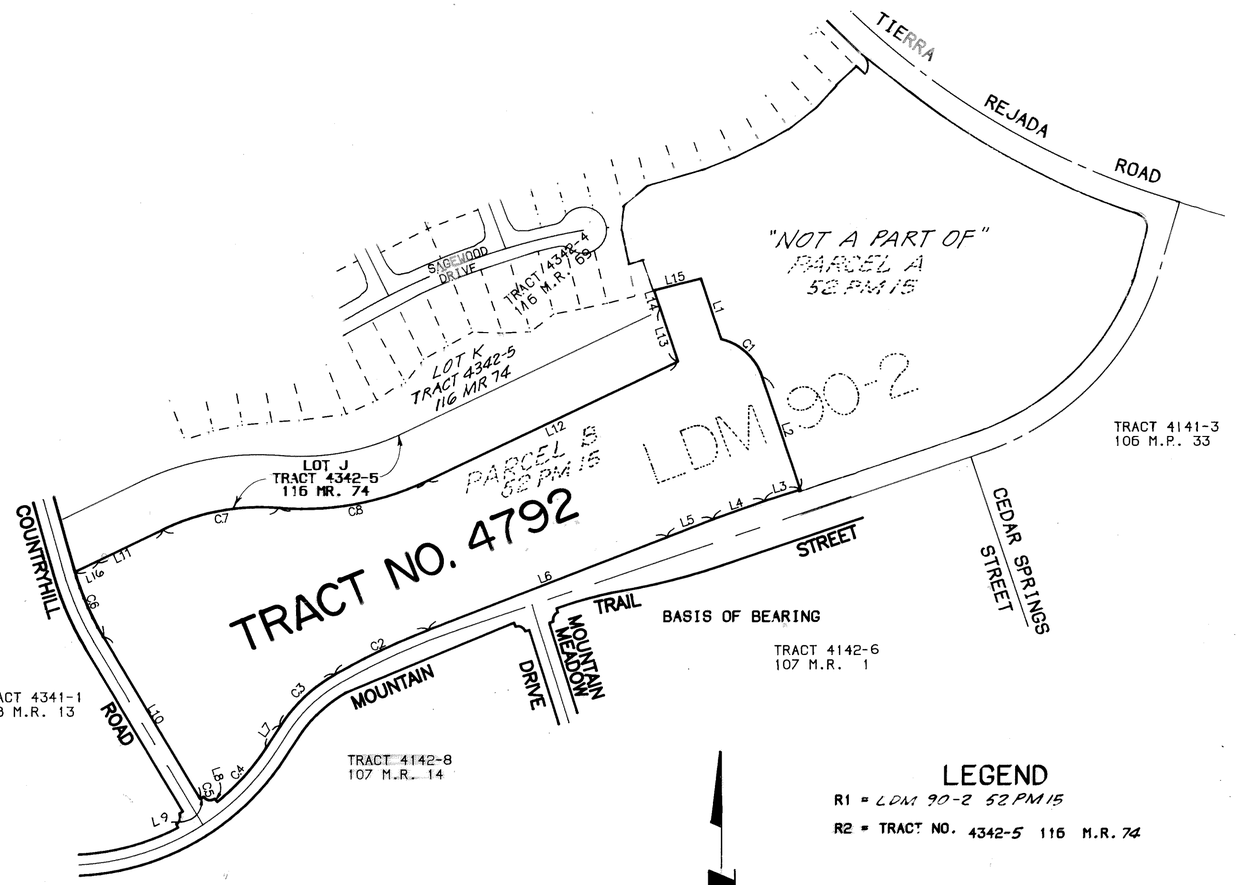
FOR CONDOMINIUM PURPOSES IN THE CITY OF MOORPARK

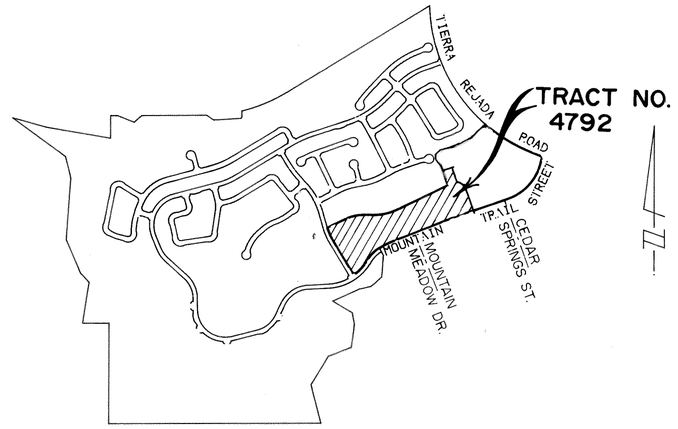
PARCEL "B" OF PARCEL MAP LDM 90-2
RECORDED IN BOOK 52, PAGES 15 TO 19
OF PARCEL MAPS IN THE OFFICE OF THE
COUNTY RECORDER OF THE

COUNTY OF VENTURA, CALIFORNIA

SEPTEMBER 1992

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





VICINITY MAP
SCALE: 1"=1000'

MONUMENT NOTES

- ◒ FOUND 1-1/2" IRON PIPE TAGGED R.C.E. 17264 PER R1 AND R2 EXCEPT WHERE NOTED.
- ● FOUND 1-1/2" IRON PIPE TAGGED R.C.E. 17264 PER R1 AND R2 UNLESS OTHERWISE NOTED.
- ■ FOUND VENTURA COUNTY STANDARD SURVEY MONUMENT PER R1 AND R2 UNLESS OTHERWISE NOTED.
- ⊗ 3/4" IRON PIPE TAGGED R.C.E. 17264 TO BE SET PER R1 AND R2 EXCEPT ON STREET SIDE LINES WHERE LEAD AND TACKS TAGGED R.C.E. 17264 IN CONCRETE CURBS WILL BE SET.
- ○ SET FLUSH 1-1/2" IRON PIPE TAGGED R.C.E. 17264.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	115.75'	116.71'	57°46'18"
C2	1371.50'	208.95'	08°43'44"
C3	321.50'	152.14'	27°06'47"
C4	478.50'	148.02'	17°43'27"
C5	15.00'	25.68'	98°06'19"
C6	578.50'	143.65'	14°13'37"
C7	454.12'	240.35'	30°19'30"
C8	579.67'	306.49'	30°17'39"

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S18°48'49"E	128.22'
L2	S18°48'49"E	241.79'
L3	N72°19'56"E	75.02'
L4	S70°20'21"W	109.27'
L5	N68°40'47"E	100.01'
L6	S68°40'47"W	516.44'
L7	S33°04'24"W	51.91'
L8	N39°12'09"W	8.50'
L9	N58°54'10"E	8.50'
L10	N31°05'50"W	379.55'
L11	N64°22'02"E	170.35'
L12	N64°23'53"E	559.54'
L13	N18°48'49"W	110.78'
L14	N18°48'49"W	40.38'
L15	N75°54'44"E	97.79'
L16	N 62°23'49" E	28.24'

BASIS OF BEARING
THE BEARING OF N71° 11' 11"E ALONG THE CENTERLINE OF MOUNTAIN TRAIL STREET AS SHOWN ON TRACT 4142-6 RECORDED IN BOOK 107 PAGE 1 OF MISCELLANEOUS RECORDS WAS USED AS BASIS OF BEARING.

LEGEND

R1 = LDM 90-2 52 PM 15
R2 = TRACT NO. 4342-5 116 M.R. 74

C.F. = CALCULATED FROM
M = MEASURED
RAD. = RADIAL
P.S.E. = PUBLIC SERVICE EASEMENT
P/L = PROPERTY LINE

200 0 200 400
Scale 1 inch = 200 Feet

TRACT NO. 4792

FOR CONDOMINIUM PURPOSES IN THE CITY OF MOORPARK

PARCEL "B" OF PARCEL MAP LDM 90-2
RECORDED IN BOOK 52, PAGES 15 TO 19
OF PARCEL MAPS IN THE OFFICE OF THE
COUNTY RECORDER OF THE

COUNTY OF VENTURA, CALIFORNIA

SEPTEMBER 1992

TOTAL GROSS AREA: 11.64 ACRES

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

BASIS OF BEARINGS

The bearing of N 71°11'11"E along the centerline of Mountain Trail St. as shown on Tract No. 4142-6 recorded in Book 107 page 1 of Miscellaneous Records was used as the basis of bearings.

Scale: 1"=40'

LOT J
TRACT 4342-5
116 M.R. 74

LOT 1
GROSS AREA 11.64 Ac.

LDM 90-2
PARCEL B
52 PM 16

TRACT NO. 4342-5
116 M.R. 74

TRACT NO. 4142-8
106 M.R. 14

TRACT NO. 4341-1
118 M.R. 13

MATCH LINE
SEE SHEET 5

Private streets

Private street

Private Street

Driveway access

21.38 Driveway access

COUNTRY HILL ROAD

MOUNTAIN TRAIL

MOUNTAIN MEADOW DR.

CURVE DATA

	Δ	R	L	T
1	60°58'17"	10.00'	10.64'	5.89'
2	59°30'55"	10.00'	10.39'	5.72'
3	88°42'25"	5.00'	7.74'	4.89'
4	91°17'35"	5.00'	7.97'	5.1'
5	91°13'04"	5.00'	7.96'	5.11'
6	96°47'23"	5.00'	8.45'	5.63'
7	88°21'33"	5.00'	7.71'	4.86'
8	91°38'27"	5.00'	8.00'	5.15'
9	90°00'00"	5.00'	7.85'	5.00'
10	89°56'36"	5.00'	7.85'	5.00'
11	90°03'24"	5.00'	7.86'	5.00'
12	90°10'36"	5.00'	7.87'	5.02'
13	97°16'19"	5.00'	8.49'	5.68'
14	92°42'04"	5.00'	8.09'	5.24'
15	87°17'56"	5.00'	7.62'	4.77'
16	87°40'10"	5.00'	7.65'	4.80'
17	92°19'50"	5.00'	8.06'	5.21'
18	91°22'49"	5.00'	7.97'	5.12'
19	54°10'36"	20.00'	18.91'	10.23'
20	3°28'29"	578.50'	35.08'	17.55'

	Δ	R	L	T
21	6°12'25"	578.50'	62.67'	31.37'
22	4°32'47"	578.50'	45.90'	22.96'

LEGEND

R1 = LDM 90-2 52PM15
R2 = Tract 4342-5 116MR74

See Sheet 3 for Monument Notes and Legend.
See Sheet 2 for description of existing easements

TRACT NO. 4792

FOR CONDOMINIUM PURPOSES
IN THE CITY OF MOORPARK

PARCEL "B" OF PARCEL MAP LDM 90-2
RECORDED IN BOOK 52, PAGES 15 TO 19
OF PARCEL MAPS IN THE OFFICE OF THE
COUNTY RECORDER OF THE

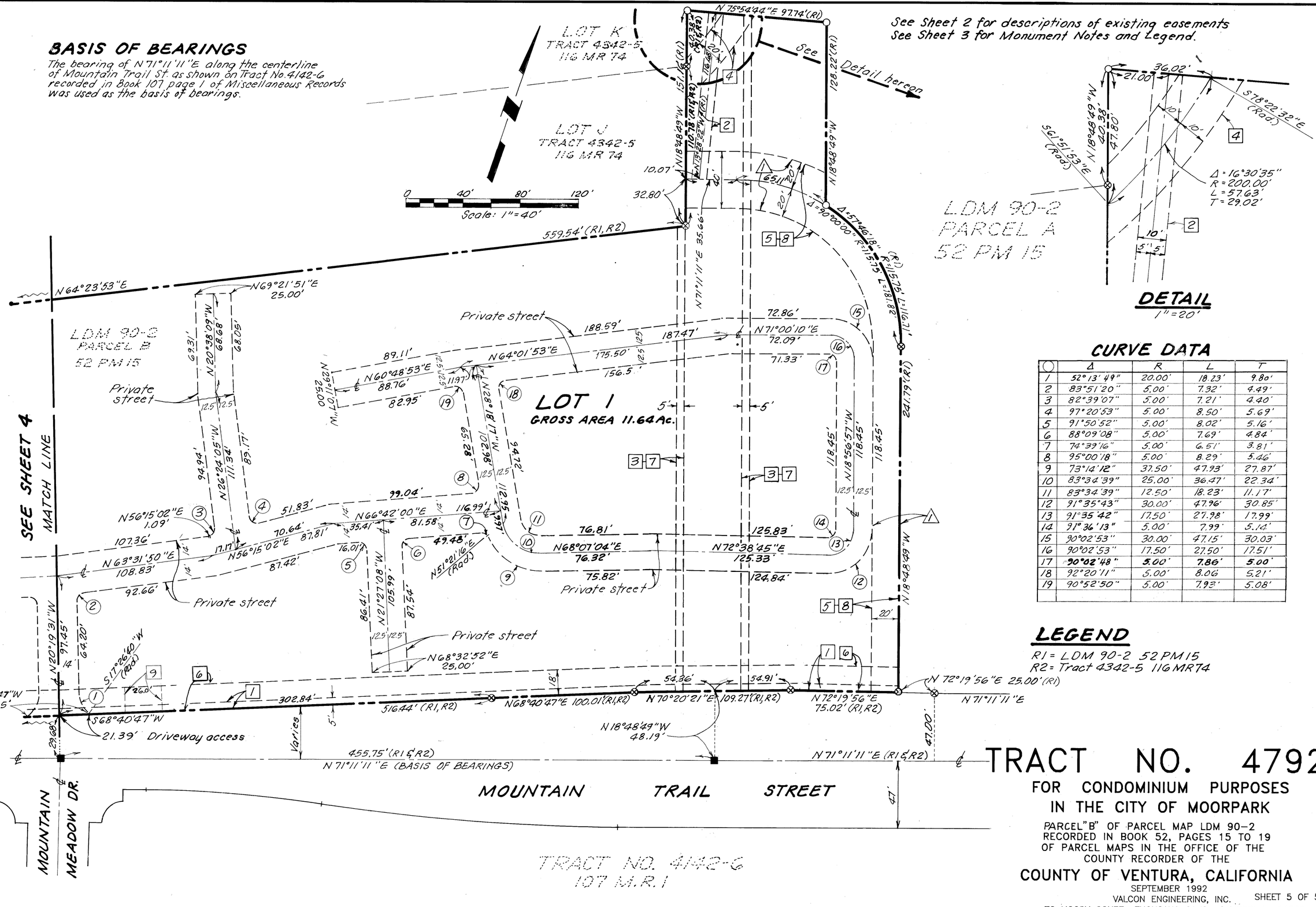
COUNTY OF VENTURA, CALIFORNIA

SEPTEMBER 1992
VALCON ENGINEERING, INC.
72 MOODY COURT THOUSAND OAKS CALIFORNIA 91360 SHEET 4 OF 5

BASIS OF BEARINGS

The bearing of N 71°11'11"E along the centerline of Mountain Trail St. as shown on Tract No. 4142-6 recorded in Book 107 page 1 of Miscellaneous Records was used as the basis of bearings.

See Sheet 2 for descriptions of existing easements
See Sheet 3 for Monument Notes and Legend.



CURVE DATA

◯	Δ	R	L	T
1	52°13'49"	20.00'	18.23'	9.80'
2	83°51'20"	5.00'	7.32'	4.49'
3	82°39'07"	5.00'	7.21'	4.40'
4	97°20'53"	5.00'	8.50'	5.69'
5	91°50'52"	5.00'	8.02'	5.16'
6	88°09'08"	5.00'	7.69'	4.84'
7	74°39'16"	5.00'	6.51'	3.81'
8	95°00'18"	5.00'	8.29'	5.46'
9	73°14'12"	37.50'	47.93'	27.87'
10	83°34'39"	25.00'	36.47'	22.34'
11	83°34'39"	12.50'	18.23'	11.17'
12	91°35'43"	30.00'	47.96'	30.85'
13	91°35'42"	17.50'	27.98'	17.99'
14	91°36'13"	5.00'	7.99'	5.14'
15	90°02'53"	30.00'	47.15'	30.03'
16	90°02'53"	17.50'	27.50'	17.51'
17	90°02'48"	5.00'	7.86'	5.00'
18	92°20'11"	5.00'	8.06	5.21'
19	90°52'50"	5.00'	7.93'	5.08'

LEGEND

R1 = LDM 90-2 52 PM15
R2 = Tract 4342-5 116 MR74

TRACT NO. 4792

FOR CONDOMINIUM PURPOSES
IN THE CITY OF MOORPARK

PARCEL "B" OF PARCEL MAP LDM 90-2
RECORDED IN BOOK 52, PAGES 15 TO 19
OF PARCEL MAPS IN THE OFFICE OF THE
COUNTY RECORDER OF THE

COUNTY OF VENTURA, CALIFORNIA

SEPTEMBER 1992

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