OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION AND CONDOMINIUM PROJECT ENTITLED TRACT No 4637-2, 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, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE NORTHERLY LINE OF LOT 1 AND LOT 2 ABUTTING TORINO STREET, AND ACROSS THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY LINES OF LOT 1 AND LOT 2, ABUTTING TORINO STREET, REVELLO STREET, MIRABELLA STREET, MOUNTAIN MEADOW DRIVE AND CEDAR SPRINGS STREET IN ORDER THAT THE OWNERS OF SAID LOTS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID TORINO STREET, REVELLO STREET, MIRABELLA STREET, MOUNTAIN MEADOW DRIVE AND CEDAR SPRINGS STREET, EXCEPT FOR APPROVED ACCESS OPENINGS AND THE GENERAL RIGHT-OF-TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC, AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF MOORPARK, THE EASEMENTS FOR LANDSCAPE MAINTENANCE PURPOSES SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK, 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 CITY OF MOORPARK, THE EASEMENT FOR SLOPE MAINTENANCE PURPOSES SHOWN ON THIS MAP AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK, AND TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE ACCESS EASEMENTS OVER LOT 1 AND LOT 2 SHOWN ON THE MAP.

✓ U.W.C. - MOORPARK INVESTORS LTD., A CALIFORNIA LIMITED PARTNERSHIP

BY: U.W.C. - MOORPARK GENERAL, A CALIFORNIA LIMITED PARTNERSHIP, ITS MANAGING GENERAL PARTNER
BY: RBD CORPORATION, A CALIFORNIA CORPORATION, ATTORNEY-IN-FACT FOR U.W.C. MOORPARK GENERAL.

BY: _____
MARTIN SEATON, PRESIDENT OF RBD CORPORATION

JENNIFER M. LINCOURT COMM # 1037181 Notary Public — California LOS ANGELES COUNTY My Comm. Expires AUG 28, 1998

✓ STATE OF CALIFORNIA } SS
COUNTY OF VENTURA }

ON THIS 18TH DAY OF JULY 1995, BEFORE ME,
JENNIFER M. LINCOURT, NOTARY PUBLIC, THE UNDERSIGNED NOTARY PUBLIC,
PERSONALLY APPEARED MARTIN SEATON, PRESIDENT OF RBD CORP.,
~~PERSONALLY KNOWN TO ME~~ (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITIES UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

NOTARY PUBLIC — JENNIFER M. LINCOURT, NAME (PRINTED)

AUGUST 28, 1998, EXPIRATION DATE — PRINCIPAL PLACE OF BUSINESS: LOS ANGELES COUNTY.

✓ THE BANK OF CALIFORNIA, N.A., A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED APRIL 16, 1993 AS DOCUMENT No 93-066767 OF OFFICIAL RECORDS OF VENTURA COUNTY.

BY: Jacklyn King — BY: _____

✓ STATE OF CALIFORNIA } SS
COUNTY OF VENTURA }

ON THIS 19TH DAY OF JULY 1995, BEFORE ME,
JENNIFER M. LINCOURT, NOTARY, THE UNDERSIGNED NOTARY PUBLIC,
PERSONALLY APPEARED JACKLYN KING,
~~PERSONALLY KNOWN TO ME~~ (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

NOTARY PUBLIC — JENNIFER M. LINCOURT, NAME (PRINTED)

AUGUST 28, 1998, EXPIRATION DATE — PRINCIPAL PLACE OF BUSINESS: LOS ANGELES COUNTY.

JENNIFER M. LINCOURT COMM # 1037181 NOTARY PUBLIC — CALIFORNIA LOS ANGELES COUNTY MY COMM. EXPIRES AUG 28, 1998

SURVEYOR'S STATEMENT:

I, KATHERINE McCUNNEY, DO HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN JANUARY 1995, 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 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 THE ACCEPTANCE OF THE IMPROVEMENTS INTO THE CITY STREET SYSTEM.

LICENSED LAND SURVEYOR — KATHERINE M. McCUNNEY — No. L006691 — Exp. 6-30-96 — STATE OF CALIFORNIA

DATED: July 20, 1995 — Katherine M. McCunney
KATHERINE McCUNNEY
LS 6691 (EXPIRES 6/30/96)

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT No. 4637-2, 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 — DONALD R. WINSLOW — No. 14214 — Exp. 3/31/97 — CIVIL — STATE OF CALIFORNIA

DATED: 8-25-95 — _____
DONALD R. WINSLOW
CITY ENGINEER, CITY OF MOORPARK
RCE 14214 (EXPIRES 3/31/97)

THE SIGNATURES OF URBAN WEST COMMUNITIES, EASEMENT HOLDER BY DOCUMENT RECORDED JUNE 10, 1983 AS DOCUMENT No 61651 OF OFFICIAL RECORDS OF VENTURA COUNTY, FOR UTILITIES, TELEVISION CABLE, PIPELINES AND INCIDENTAL PURPOSES, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT, INASMUCH AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY. (EASEMENT IS BLANKET IN NATURE.)

THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(C) OF THE SUBDIVISION MAP ACT:

✓ LOUISE B. COHN, LEE GLASER, THEO. C. PARKER AND FRANK W. CLARK, JR., AS EXECUTORS OF THE LAST WILL OF A.B. COHN, DECEASED, OWNERS OF AN UNDIVIDED ¼ INTEREST OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS AS RESERVED IN DEED RECORDED IN BOOK 1073, PAGE 227, AND QUITCLAIM DEED RECORDED IN BOOK 3062, PAGE 34, BOTH OF OFFICIAL RECORDS OF VENTURA COUNTY, WITHOUT, HOWEVER, THE RIGHT TO ENTER THE SURFACE OR THE SUBSURFACE TO A DEPTH OF 500 FEET.

✓ MORRIS B. COHN AND MATTIE B. COHN, OWNERS OF AN UNDIVIDED ¼ INTEREST OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS AS RESERVED IN DEED RECORDED IN BOOK 1073, PAGE 224, AND QUITCLAIM DEED RECORDED IN BOOK 3062, PAGE 68, BOTH OF OFFICIAL RECORDS OF VENTURA COUNTY, WITHOUT, HOWEVER, THE RIGHT TO ENTER THE SURFACE OR SUBSURFACE TO A DEPTH OF 500 FEET.

✓ GERTRUDE C. COHN, OWNER OF AN UNDIVIDED ⅛ INTEREST OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS AS RESERVED BY DEED RECORDED IN BOOK 1433, PAGE 133, AND IN SURRENDER RECORDED IN BOOK 1793, PAGE 179, BOTH OF OFFICIAL RECORDS OF VENTURA COUNTY, WITHOUT, HOWEVER, THE RIGHT TO ENTER THE SURFACE OR SUBSURFACE TO A DEPTH OF 550 FEET.

COUNTY RECORDER'S STATEMENT:

95-118131

RECORDED AT THE REQUEST OF THE OWNER, _____

ON October 2, 1995, AT 8:00 A.M. IN BOOK 127 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 91-93, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: Yolanda Vizcarra
DEPUTY COUNTY RECORDER

COUNTY TAX COLLECTOR'S STATEMENT:

I HEREBY STATE 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.

DATED: September 27, 1995

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: Cynthia M. Seminow
DEPUTY COUNTY TAX COLLECTOR

SOILS AND/OR GEOLOGIC REPORT:

THE FOLLOWING SOILS REPORT AND/OR GEOLOGIC REPORT RELATING TO TRACT No. 4637-2 HAS BEEN PREPARED:

DATE OF REPORT: MARCH 10, 1995
TITLE OF REPORT: GRADING PLAN REVIEW REPORT, VESTING TENTATIVE TRACT 4637-1 & 2
FIRM NAME: GEOLABS - WESTLAKE VILLAGE
ENGINEER (OR GEOLOGIST): RONALD Z. SHMERLING
REGISTRATION No. RCE 35444 EXPIRES: 9/30/95
LOCATION WHERE ON FILE FOR PUBLIC INSPECTION: CITY OF MOORPARK

CITY COUNCIL'S STATEMENT:

THIS MAP ENTITLED TRACT No. 4637-2, CONSISTING OF 3 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 6TH DAY OF September, 1995, FOR APPROVAL. SAID COUNCIL 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 ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON, AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR PUBLIC SERVICES PURPOSES AS SHOWN ON THIS 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 EASEMENT FOR SLOPE MAINTENANCE AS SHOWN ON THIS MAP, HOWEVER, THE IRREVOCABLE OFFER FOR LANDSCAPE MAINTENANCE EASEMENTS IS HEREBY REJECTED.

IN WITNESS WHEREOF, SAID CITY COUNCIL HAS CAUSED THIS STATEMENT 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 6TH DAY OF September, 1995.

ATTEST:

Lillian E. Hare — CITY CLERK OF THE CITY OF MOORPARK
Paul W. Lawrason Jr. — MAYOR OF THE CITY OF MOORPARK

MOORPARK CALIFORNIA INCORPORATED JULY 1, 1983

TRACT No. 4637-2

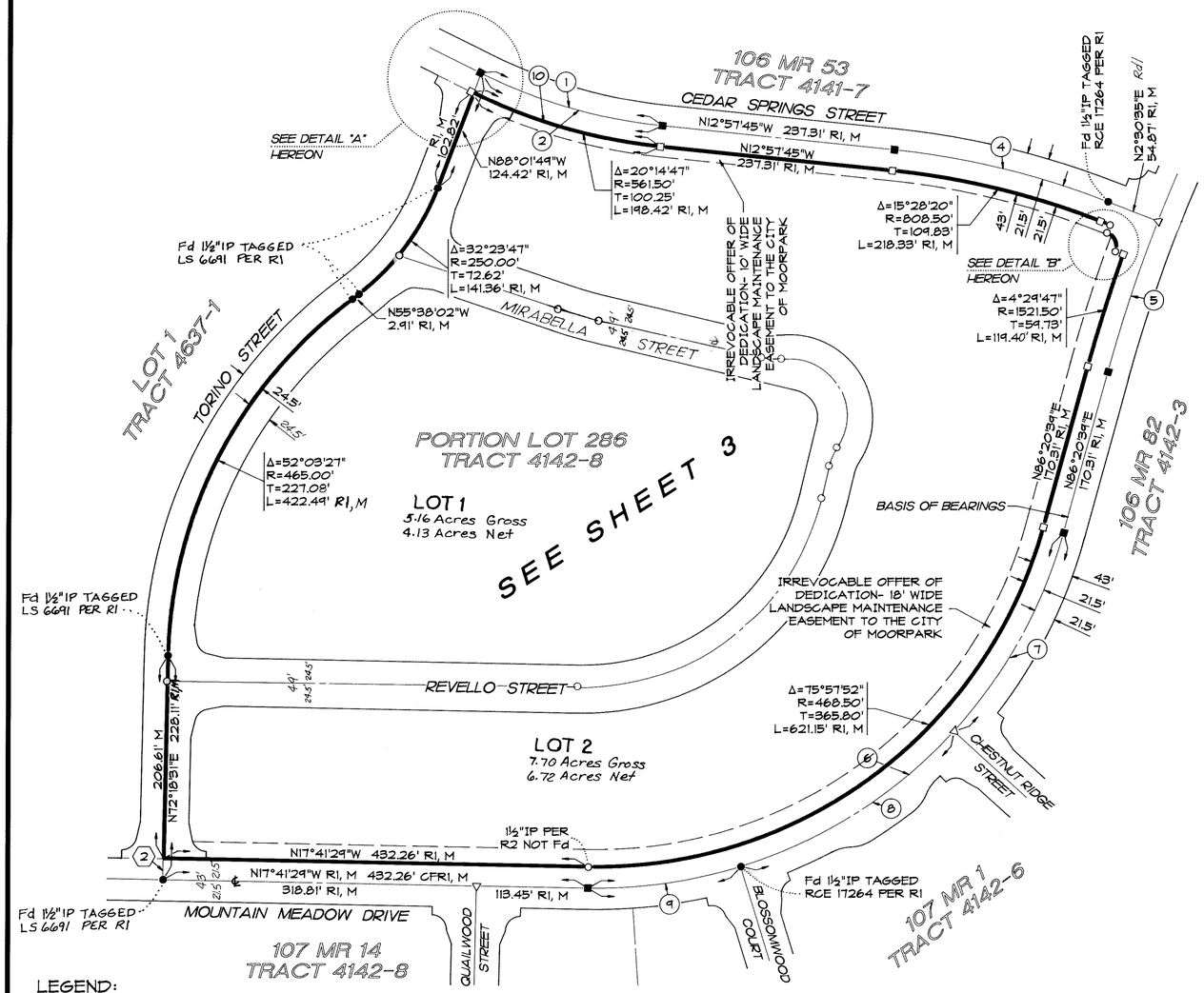
FOR CONDOMINIUM PURPOSES

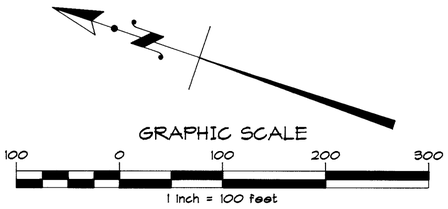
IN THE CITY OF MOORPARK
COUNTY OF VENTURA
STATE OF CALIFORNIA

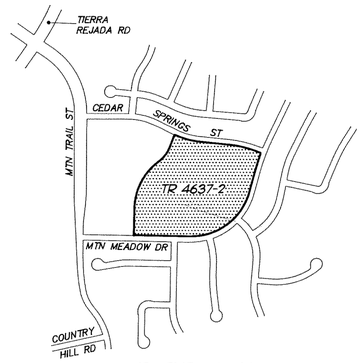
BEING A SUBDIVISION OF A PORTION OF LOT 286 OF TRACT No 4142-8, PER MAP RECORDED IN BOOK 107, PAGE 14 TO 20 OF MISCELLANEOUS RECORDS (MAPS) OF VENTURA COUNTY

JANUARY 1995

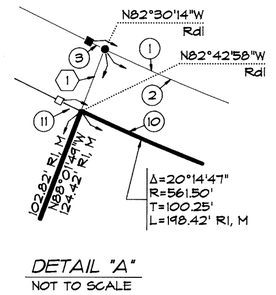
M³ CIVIL
Consulting Civil Engineers
400 Rosewood Avenue, Suite 201
Camarillo, CA 93010
(805) 445-4404
FAX (805) 445-4401



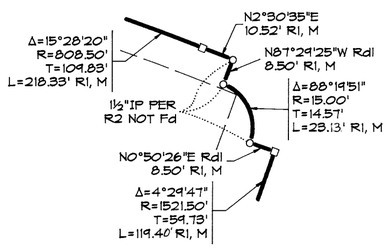




VICINITY MAP
1"=800'



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

LEGEND:

CF	CALCULATED FROM
Fd	FOUND
IP	IRON PIPE
M	MEASURED
REF	REFERENCE
Rdl	RADIAL
●	FOUND MONUMENT AS NOTED
□	FOUND 1½"IP TAGGED RCE 17264, PER R1
■	FOUND 1½"IP TAGGED LS 3794 PER R1
△	FOUND VENTURA COUNTY STANDARD SURVEY MONUMENT PER R1
○	SET 1½"IP TAGGED LS 6691 UNLESS OTHERWISE NOTED
R1	_____ MR _____ (TRACT No 4637-1)
R2	107 MR 14 (TRACT No 4142-8)

BASIS OF BEARINGS:

THE BEARING OF N86°20'39"E ALONG THE CENTERLINE OF MOUNTAIN MEADOW DRIVE, AS SHOWN ON THE MAP OF TRACT No 4142-3 AS RECORDED IN BOOK 106, PAGE 82 OF MISCELLANEOUS RECORDS (MAPS) OF VENTURA COUNTY, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

LINE TABLE

⬡	BEARING	DISTANCE	REF
1	N88°01'49"W	21.60'	R1, M
2	N72°18'31"E	21.50'	R1, M

CURVE TABLE

◯	Δ	R	T	L	REF
1	20°35'00"	540.00'	98.05'	193.99'	R1, M
2	20°27'31"	540.00'	97.45'	192.82'	R1, M
3	0°07'29"	540.00'	0.59'	1.17'	R1, M
4	15°28'20"	830.00'	112.75'	224.13'	R1, M
5	6°09'56"	1500.00'	80.78'	161.41'	R1, M
6	75°57'52"	440.00'	382.54'	649.66'	R1, M
7	27°08'50"	490.00'	118.30'	232.17'	R1, M
8	30°23'04"	490.00'	133.06'	259.85'	R1, M
9	18°25'58"	490.00'	79.51'	157.64'	R1, M
10	20°35'00"	561.50'	101.96'	201.72'	R1, M
11	0°20'13"	561.50'	1.65'	3.30'	R1, M

TOTAL GROSS AREA = 12.85 Acres

TRACT No. 4637-2

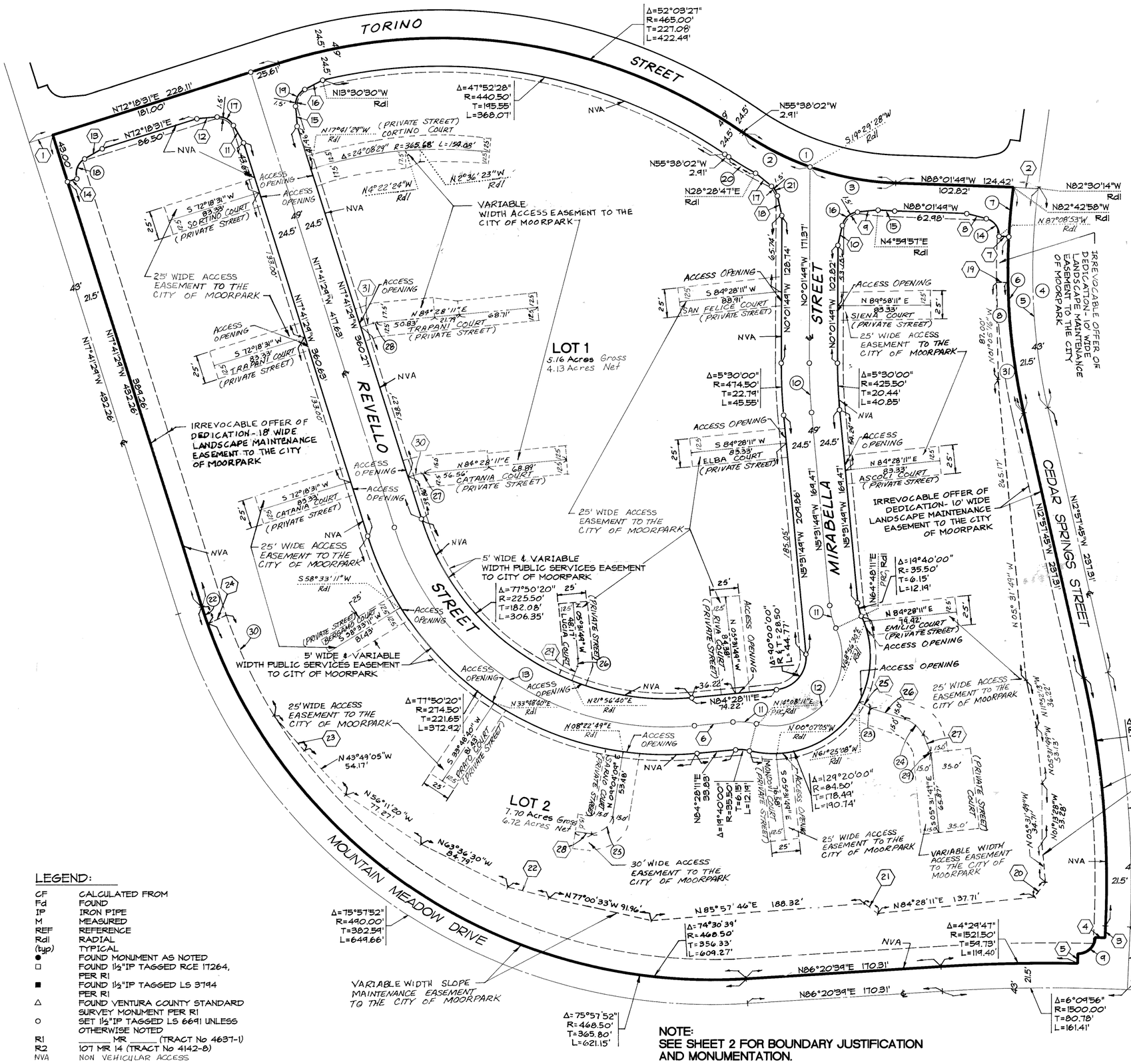
FOR CONDOMINIUM PURPOSES

IN THE CITY OF MOORPARK
COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 286 OF TRACT No 4142-8, PER MAP RECORDED IN BOOK 107, PAGE 14 TO 20 OF MISCELLANEOUS RECORDS (MAPS) OF VENTURA COUNTY

JANUARY 1995

M³ CIVIL
Consulting Civil Engineers
400 Rosewood Avenue, Suite 201
Camarillo, CA 93010
(805) 445-4404
FAX (805) 445-4401



LINE TABLE

	BEARING	DISTANCE
1	N72°18'31"E	21.50'
2	N88°01'49"W	21.60'
3	N2°30'35"E	10.52'
4	N87°29'25"W Rdl	8.50'
5	N0°50'26"E Rdl	8.50'
6	N84°28'11"E	33.83'
7	N87°08'54"W	8.50'
8	N75°25'43"W	17.70'
9	N84°12'25"E	18.07'
10	N12°34'17"E	17.70'
11	N30°17'34"W	17.70'
12	N84°54'36"E	17.70'
13	N59°42'26"E	17.70'
14	N72°18'31"E Rdl	8.50'
15	N5°05'24"W	17.70'
16	N62°46'40"E	17.47'
17	N50°43'40"W	18.07'
18	N12°37'54"W	17.70'
19	N 89°58'11"E	10.00'
20	N 39°28'11"E	15.96'
21	N 50°31'49"W	14.14'
22	N 75°18'01"W	36.85'
23	N 40°08'23"W	41.62'
24	N 65°20'38"E	18.09'
25	S 61°25'08"E	7.47'
26	S 71°50'55"E	29.24'
27	N 21°29'07"W	9.61'
28	S 80°55'51"E	9.25'
29	S 21°56'40"W	9.00'
30	S 72°18'31"W	8.50'
31	S 72°18'31"W	8.50'

CURVE TABLE

	Δ	R	T	L
1	32°23'47"	250.00'	72.62'	141.36'
2	14°52'31"	250.00'	32.64'	64.91'
3	17°31'16"	250.00'	38.53'	76.45'
4	20°35'00"	540.00'	98.05'	193.99'
5	20°27'31"	540.00'	97.45'	192.82'
6	20°14'47"	561.50'	100.25'	198.42'
7	4°25'56"	561.50'	21.73'	43.44'
8	15°48'51"	561.50'	77.99'	154.98'
9	88°19'51"	15.00'	14.57'	23.13'
10	5°30'00"	450.00'	21.62'	43.20'
11	19°40'00"	60.00'	10.40'	20.59'
12	129°20'00"	60.00'	126.74'	135.44'
13	77°50'20"	250.00'	201.86'	339.64'
14	78°16'50"	15.00'	12.21'	20.49'
15	3°01'46"	274.50'	7.26'	14.51'
16	71°38'08"	15.00'	10.83'	18.75'
17	64°47'50"	15.00'	9.52'	16.96'
18	77°23'55"	15.00'	12.02'	20.26'
19	67°52'04"	15.00'	10.09'	17.77'
20	5°53'11"	274.50'	14.11'	28.20'
21	38°05'46"	15.00'	5.18'	9.97'
22	1°27'13"	468.50'	5.94'	11.89'
23	10°25'47"	25.00'	2.28'	4.55'
24	50°21'48"	30.00'	14.11'	26.37'
25	89°59'35"	20.80'	20.80'	32.67'
26	27°28'28"	27.50'	6.72'	13.19'
27	12°09'40"	27.50'	2.93'	5.84'
28	12°09'40"	27.50'	2.93'	5.84'
29	15°57'18"	30.00'	4.20'	8.35'
30	12°17'43"	450.50'	48.52'	96.67'
31	11°48'05"	561.50'	58.03'	115.65'

LEGEND:

CF	CALCULATED FROM
Fd	FOUND
IP	IRON PIPE
M	MEASURED
REF	REFERENCE
Rdl	RADIAL
(typ)	TYPICAL
●	FOUND MONUMENT AS NOTED
□	FOUND 1½"IP TAGGED RCE 17264, PER R1
■	FOUND 1½"IP TAGGED LS 3794 PER R1
△	FOUND VENTURA COUNTY STANDARD SURVEY MONUMENT PER R1
○	SET 1½"IP TAGGED LS 6691 UNLESS OTHERWISE NOTED
R1	____ MR ____ (TRACT No 4637-1)
R2	107 MR 14 (TRACT No 4142-8)
NVA	NON VEHICULAR ACCESS

NOTE:
SEE SHEET 2 FOR BOUNDARY JUSTIFICATION AND MONUMENTATION.

TRACT No. 4637-2

FOR CONDOMINIUM PURPOSES

IN THE CITY OF MOORPARK
COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 286 OF TRACT No 4142-8, PER MAP RECORDED IN BOOK 107, PAGE 14 TO 20 OF MISCELLANEOUS RECORDS (MAPS) OF VENTURA COUNTY

JANUARY 1995

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