ITEM 10.G.

MOORPARK CITY COUNCIL
AGENDA REPORT

TO: **Honorable City Council**

FROM: **Yugal K. Lall, City Engineer**
Prepared by Patricia Brown, Associate Engineer

DATE: **February 14, 2006 (Council Meeting 3/1/06)**

SUBJECT: **Consider Final Map Approval for Parcel Map No. 5532 (Tom Schlender/Warehouse Discount Center)**

BACKGROUND/DISCUSSION

Parcel 5532 is an 8.15 acre commercial development located north of White Sage Road and east of the SR-23 Freeway. Tentative Parcel Map No. 5523 creates 2 commercial lots.

City staff has reviewed the conditions of approval for the Tentative Parcel Map to ensure compliance prior to the Final Map approval and recordation. The City Engineer has caused the Final Map to be reviewed and is satisfied that it is technically correct and that it is substantially in conformance with the approved Tentative Parcel Map.

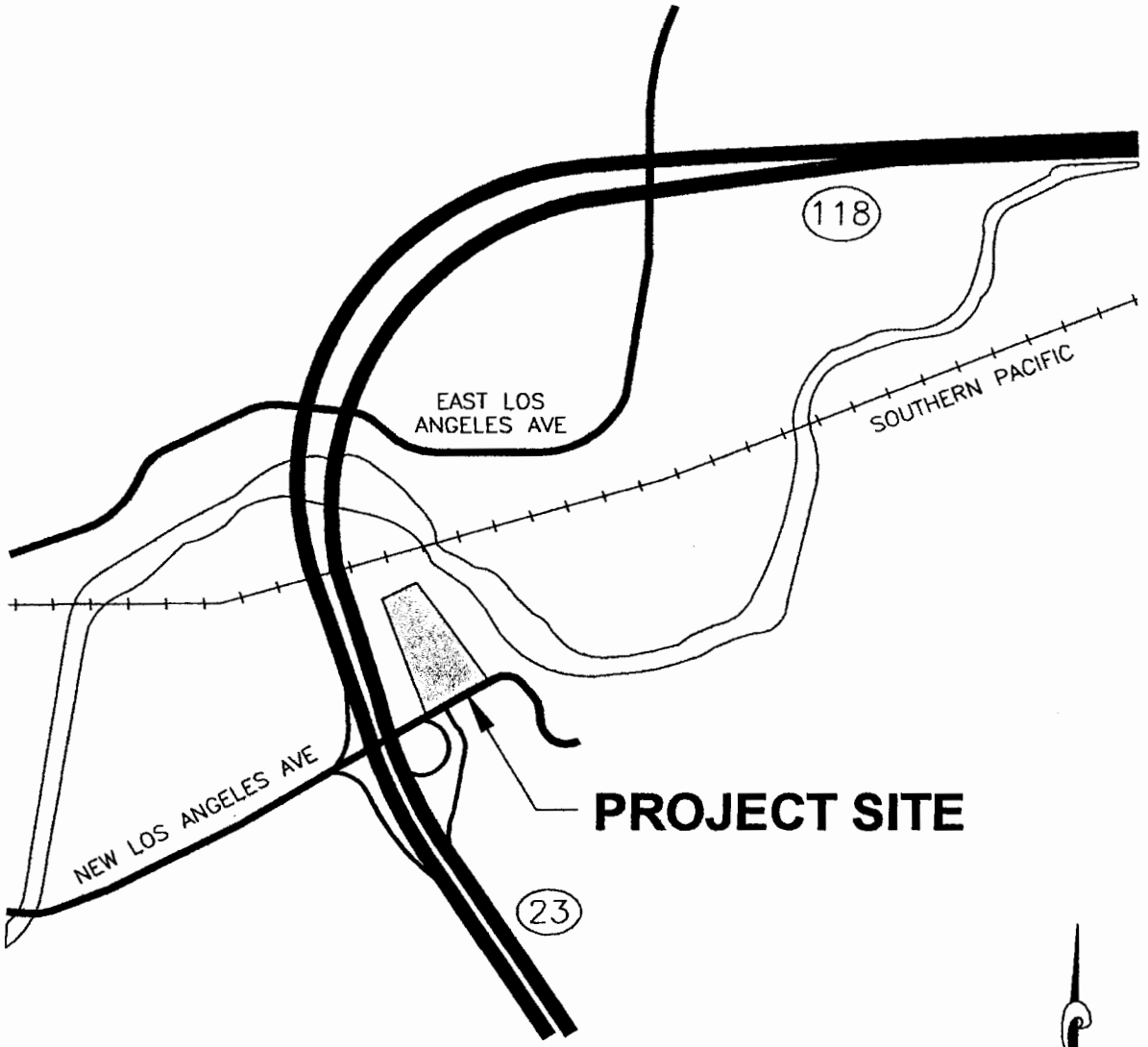
There are no dedications that have been offered on Parcel Map 5532.

STAFF RECOMMENDATION

Authorize the Mayor and City Clerk to sign the map and the City Clerk to cause Parcel Map 5532 to be recorded in the office of the Ventura County Recorder.

ATTACHMENTS:

1. Location Map
2. Reduced copy of Parcel Map 5532

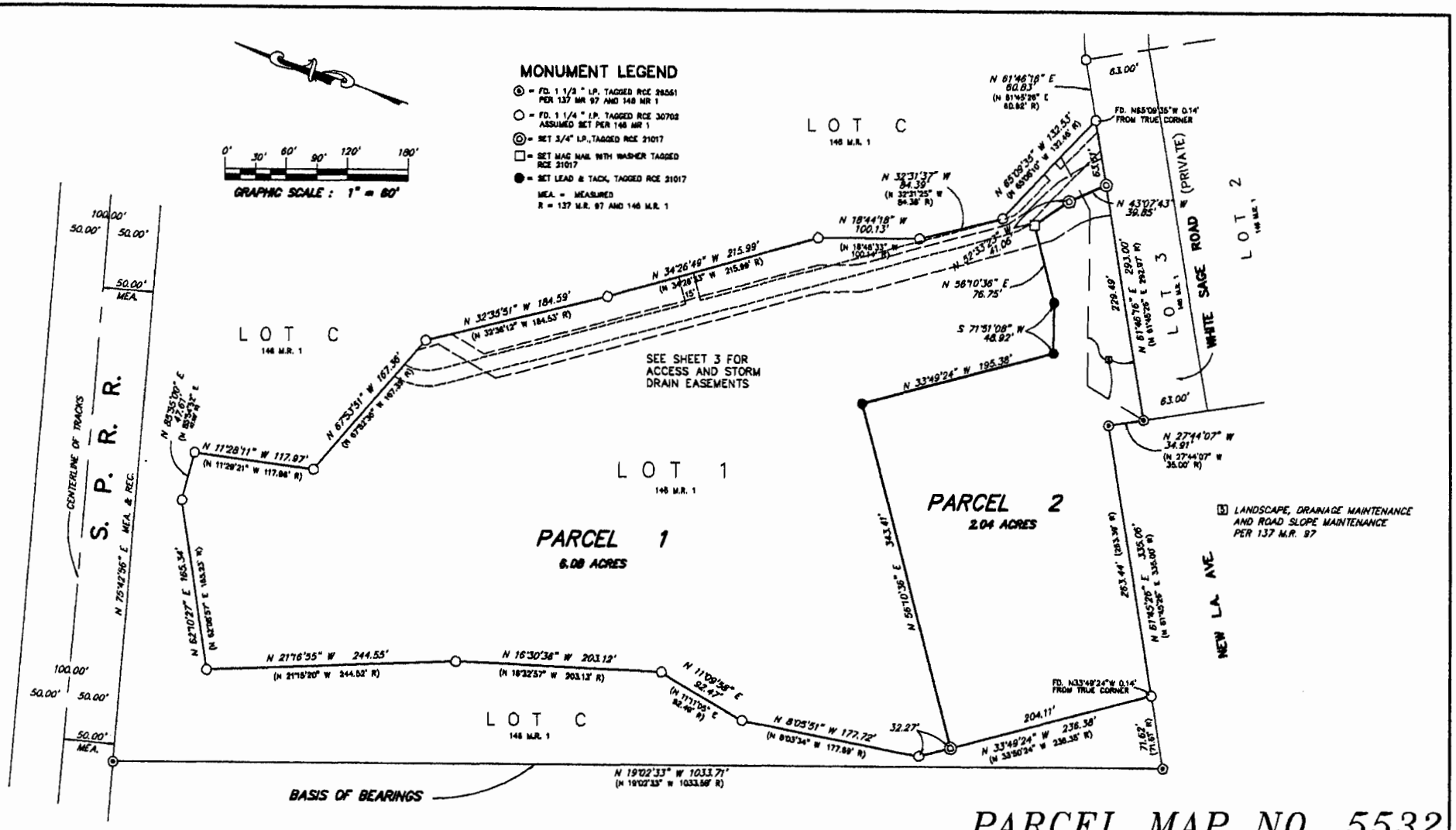


VICINITY MAP

NOT TO SCALE

CITY OF MOORPARK

ATTACHMENT 1



PARCEL MAP NO. 5532

IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING LOT 1 OF OF TRACT MAP NO. 5004, AS RECORDED IN BOOK 137, PAGES 97 THROUGH 102 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ALSO BEING LOT 1 OF AMENDED MAP OF TRACT MAP NO. 5004, AS RECORDED IN BOOK 146, PAGES 1 THROUGH 6 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS

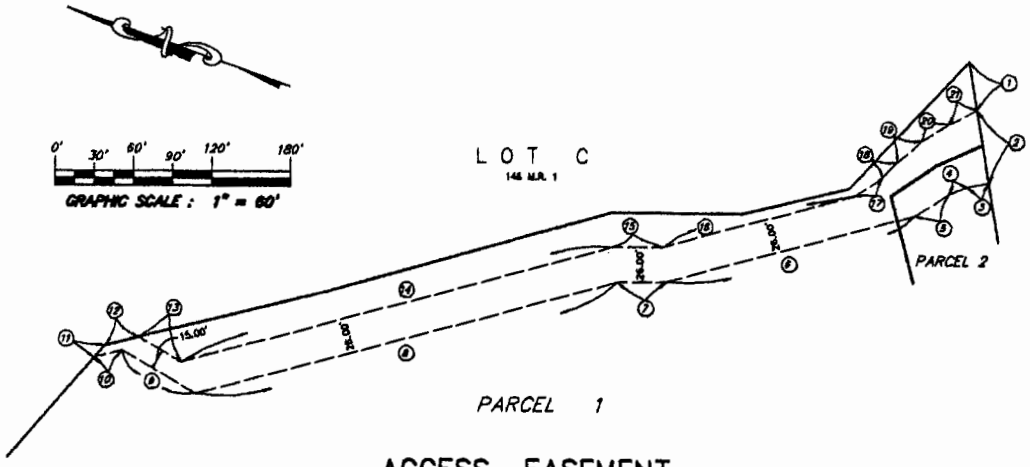
THE BEARING OF N 19°02'33" W ALONG THE WESTERLY LINE OF TRACT NO. 5004 AS SHOWN ON 146 M.R. 1 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

8.12 ACRES GROSS

OCTOBER, 2005

SHEET 2 OF 3 SHEETS

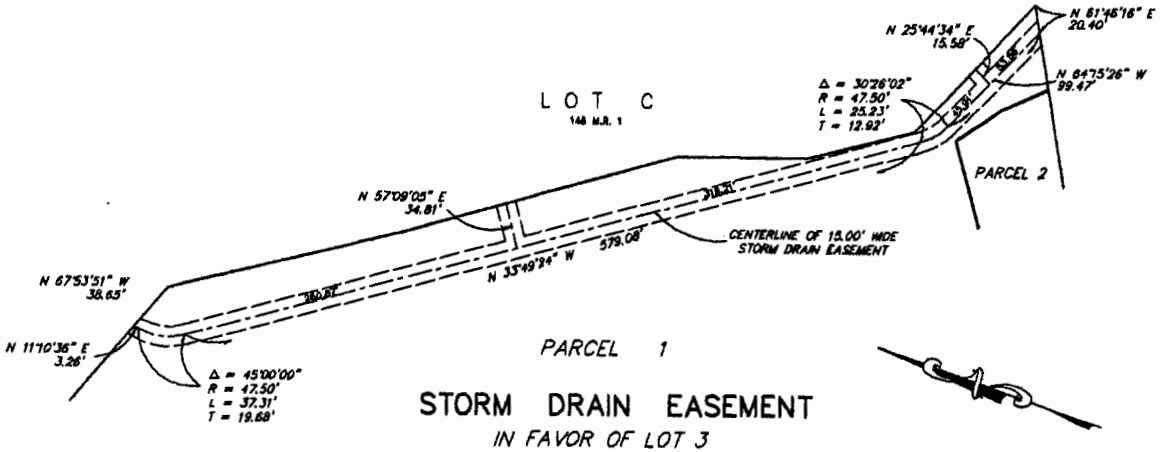
000114



1	N 61°46'16" E	36.83'
2	N 61°46'16" E	55.88'
3	N 28°13'44" W	17.00'
4	N 40°08'43" W	14.79'
5	N 51°09'08" W	31.73'
6	N 33°48'24" W	195.69'
7	N 19°31'47" W	37.98'
8	N 33°49'24" W	333.75'
9	N 11°10'36" W	64.91'
10	N 33°48'24" W	22.09'
11	N 67°53'51" W	12.58'
12	N 32°35'51" W	26.41'
13	N 11°10'36" E	37.31'
14	N 33°48'24" W	341.80'
15	N 19°31'47" W	37.98'
16	N 33°48'24" W	152.02'
17	N 51°54'54" W	25.96'
18	N 64°32'01" W	15.79'
19	N 59°22'46" W	24.94'
20	N 50°50'15" W	23.81'
21	N 45°52'56" W	24.80'

ACCESS EASEMENT

IN FAVOR OF LOT C



STORM DRAIN EASEMENT

IN FAVOR OF LOT 3

EASEMENT MAP

PARCEL MAP NO. 5532

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OCTOBER, 2005 **SHEET 3 OF 3 SHEETS**

OWNERS STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNER OF OR ARE INTERESTED IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARY OF THE SUBDIVISION SHOWN ON THIS MAP, THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID REAL PROPERTY, AND THAT THEY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINE.

NLA 118, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER

BY _____ BY _____
PRESIDENT SECRETARY

STATE OF _____)SS
COUNTY OF _____)
ON _____ BEFORE ME _____
PERSONALLY APPEARED _____ AND _____
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 EXCUTED 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 NAME: _____
_____ COUNTY OF: _____
MY COMMISSION EXPIRES _____

GE COMMERCIAL FINANCE BUSINESS PROPERTY CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED OCTOBER 17, 2003 AS DOCUMENT NO. 20041210-327510 OF OFFICAL RECORDS.

BY _____ BY _____
PRESIDENT SECRETARY

STATE OF _____)SS
COUNTY OF _____)
ON _____ BEFORE ME _____
PERSONALLY APPEARED _____ AND _____
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 EXCUTED 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 NAME: _____
_____ COUNTY OF: _____
MY COMMISSION EXPIRES _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED PARCEL MAP NO. 5532, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH PER SECTION 66448 (b)

DATED: _____ BY: _____
YUGAL LALL P.E. C-44038
EXPIRES 6-30-07
CITY ENGINEER
CITY OF MOORPARK

SIGNATURE OMISSIONS

CITY OF MOORPARK, PRESENT OWNER OF AN EASEMENT FOR ACCESS FOR ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE AS DISCLOSED BY THE MAP OF TRACT NO. 5004 RECORDED IN BOOK 137, PAGE 97 OF MISCELLANEOUS RECORDS.

NOTE: IF THEIR NAMES AND THE NATURE OF THEIR INTERESTS ARE ENDORSED ON THE MAP AND IF NOT REQUIRED BY THE GOVERNING AGENCY, THE SIGNATURES OF THESE EASEMENT OWNERS MAY BE OMITTED IN ACCORDANCE WITH SECTION 66436(A)(3)(A)(X)(I) OF THE SUVDIVISION MAP ACT AS THEIR INTERESTS ARE SUCH THAT THEY CANNOT RIPEN INTO A FEE.

THE SIGNATURES OF TJS ENTERPRISES INC. A CALIFORNIA CORPORATION DBA WAREHOUSE DISCOUNT CENTER, PRESENT LESSEE, AS DISCLOSED BY DOCUMENT RECORDED DECEMBER 10, 2004 AS DOCUMENT NO. 20041210-327513 OF OFFICIAL RECORDS MAY BE OMITTED UNDER SECTION 66445(E) OF THE SUBDIVISION MAP ACT.

THE SIGNATURE OF BARBARA C. ESCALLION, TRUSTEE, PRESENT OWNER OF 1/2 OF 27/40THS INTEREST OF ALL OIL AND MINERAL RIGHTS BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, AS DISCLOSED BY DEED RECORDED SEPTEMBER 11, 1963 IN BOOK 2380, PAGE 308 OF OFFICIAL RECORDS MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436(A)(3)(C) OF THE SUBDIVISION MAP ACT.

THE SIGNATURE OF PETER VAL, PRESENT OWNER OF 1/2 OF 13/40THS INTEREST OF ALL OIL AND MINERAL RIGHTS BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, DISCLOSED BY DEED RECORDED OCTOBER 17, 1963 IN BOOK 3410, PAGE 541 OF OFFICIAL RECORDS MAY BE OMMITTED UNDER THE PROVISIONS OF SECTION 66436(A)(3)(C) OF THE SUBDIVISION MAP ACT.

THE SIGNATURE OF ABRAHAM SPIEGEL, PRESENT OWNER OF AN 25% INTEREST OF ALL MINERAL, COAL, OIL PETROLEUM, GAS, ASPHALTUM AND KINDRED SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE, AS DISCLOSED BY DEED RECORDED DECEMBER 20, 1948 IN BOOK 3081, PAGE 337 OF OFFICIAL RECORDS MAY BE OMITTED UNDER SECTION 66436(A)(3)(C) OF SUBDIVISION MAP ACT.

THE SIGNATURE OF SIMI-MOORPARK FREEWAY PROPERTIES, PRESENT OWNER OWNER OF ALL OIL AND MINERAL RIGHTS LYING BELOW A DEPTH OF 100 FEET BELOW THE SURFACE OF SAID LAND, AS DISCLOSED BY DEED RECORDED MAY 22, 1968, IN BOOK 3492, PAGE 234 OF OFFICIAL RECORDS MAY BE OMITTED UNDER SECTION 66436(A)(3)(C) OF THE SUBDIVISION MAP ACT.

COUNTY RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____ 20____ AT_____M, IN BOOK _____ OF PARCEL MAPS, AT PAGES _____
AT THE REQUEST OF NLA 118, LLC.

PHILIP J. SCHMIT
COUNTY RECORDER
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY RECORDER

COUNTY 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.

LAWRENCE L. MATHENEY
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: _____
DEPUTY TAX COLLECTOR

DATE: _____

CITY TREASURER'S CERTIFICATE

I, JOHNNY EA CITY TREASURER OF THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST PARCEL MAP NO. 5532 OR ANY PART THEREOF, FOR UNPAID MUNICIPAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS MUNICIPAL TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE CITY OF MOORPARK THIS
_____ DAY OF _____, 20 _____

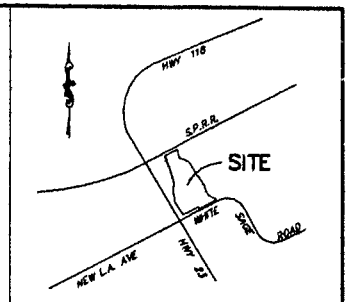
_____
CITY TREASURER, CITY OF MOORPARK

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF NLA 118 LLC, IN DECEMBER, 2004. I HEREBY STATE 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 PARCEL MAP) AND THAT THEY ARE (OR WILL BE) SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

_____ _____
DATE DENNIS J. DANIEL R.C.E. 21017
(EXPIRES 9-30-07)

REGISTERED PROFESSIONAL ENGINEER
DENNIS J. DANIEL
No. 21017
Exp. 9-30-07
CIVIL
STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

CITY COUNCIL CERTIFICATE

THIS MAP, ENTITLED "PARCEL NO. 5532", 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 _____ DAY OF _____, 20 _____ FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP.

IN WITNESS WHEREOF, SAID CITY COUNCIL HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY THE MAYOR AND ATTESTED TO BY THE CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED HERETO THIS _____ DAY OF _____, 20 _____

ATTEST:

_____ _____
PATRICK HUNTER DEBORAH TRAFFENSTEDT
MAYOR OF THE CITY OF MOORPARK CITY CLERK OF THE CITY OF MOORPARK

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED PARCEL MAP NO. 5532, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATED: _____ BY: _____
WALTER H. BROWN LS 4364 EXPIRES 9-30-07
CITY SURVEYOR, CITY OF MOORPARK

PARCEL MAP NO. 5532

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OCTOBER, 2005 **SHEET 1 OF 3 SHEETS**

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