

**MOORPARK CITY COUNCIL  
AGENDA REPORT**

**TO:** Honorable City Council

**FROM:** Dave Klotzle, City Engineer/Public Works Director  
David A. Bobardt, Community Development Director 

**DATE:** October 30, 2013 (CC Meeting of 11/06/13)

**SUBJECT:** Consider First Amendment to Subdivision Improvement Agreement and Final Map Approval for Tract Map No. 5425 – Shea Homes

**DISCUSSION**

Shea Homes is the developer of Tract 5425, a 15 acre, 102 unit residential development project located south of Los Angeles Avenue and east of Fremont Street (see Attachment 1). On June 19, 2013, the City Council authorized the Mayor to execute a Subdivision Improvement Agreement with Shea Homes to complete public improvements and post sufficient surety guaranteeing the construction of all improvements as required by the conditions of approval for Tract 5425. The Subdivision Improvement Agreement has been fully executed and Shea Homes has submitted the necessary surety bonds.

City staff has reviewed the Conditions of Approval for Tentative Tract Map 5425 to ensure compliance prior to the Final Map approval and recordation. Two conditions have been partially satisfied at this time. Condition No. 24 requires the formation of a Landscape and Lighting Maintenance District (LLMD) to provide an assessment mechanism for the City's maintenance of certain landscaping, irrigation and drainage improvements. Condition No. 66 requires the developer to obtain an encroachment permit from Caltrans for the construction of the required roadway improvements on Los Angeles Avenue.

On October 16, 2013, the City Council adopted Resolution No. 2013-3232 initiating proceedings for the annexation of Tract 5425 into the existing LLMD AD 06-01 for the adjacent residential development, Tract 5133, previously developed by Shea Homes. Resolution No. 2013-3232 has partially satisfied Condition No. 24 and staff recommends an amendment to Shea Homes' Tract 5425 Subdivision Improvement

Agreement to include a provision whereby the annexation of Tract 5425 into LLMD AD 06-01 would have to be fully executed prior to the issuance of the first building permit for a residential unit other than the model units, which have already been permitted for construction.

Staff also recommends that the amendment to the Tract 5425 Subdivision Improvement Agreement include a provision that requires Shea Homes to obtain the Caltrans permit prior to or concurrently with the issuance of the thirtieth (30th) building permit for a residential unit other than the model units. Shea Homes has applied for the encroachment permit from Caltrans and is in the process of finalizing the permit requirements. A draft of the First Amendment to Shea Homes' Tract 5425 Subdivision Improvement Agreement is attached (Attachment 2).

The City Engineer has caused the Final Map to be reviewed and is satisfied that it is technically correct and in substantial conformance with the approved Tentative Tract Map. The City Council has previously approved the street names.

Dedications that have been offered to the City and are accepted on Tract Map 5425 are as follows:

- Right-of-way for public use over all public streets and highways
- Access easements over private street parcels
- Public service easements
- Public easement for trail and recreational purposes
- Easements for storm drainage access and maintenance purposes

Prior to the Mayor and City Clerk signing the Tract Map, Shea Homes is required to add to Tract Map 5425, the owner's offer to dedicate to the City all rights of ingress and egress across the property lines of all private properties abutting Los Angeles Avenue, Edenbridge Road and Majestic Court in a manner that the owners of said private properties shall have no rights of access whatsoever to those public roads except the general right-of-travel which belongs to the whole public. The acceptance of these additional offers of dedication shall be added to the City Council's Certificate on Tract Map 5425 as well.

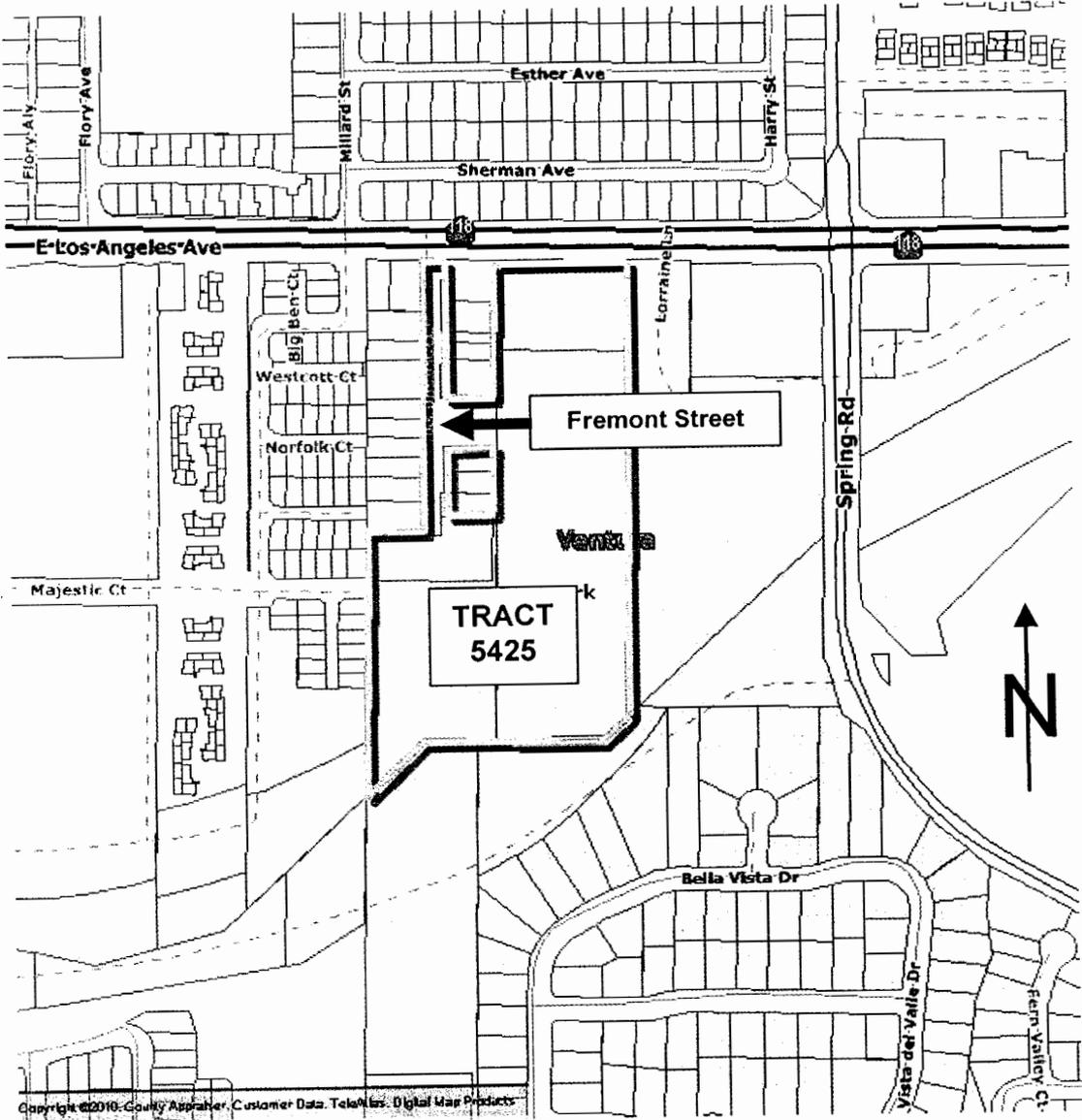
Dedications of easements for waterline, sanitary sewer and access are offered to, and have been accepted by the Ventura County Waterworks District No. 1.

**STAFF RECOMMENDATION**

1. Authorize the Mayor to execute the First Amendment to Subdivision Improvement Agreement for Tract No. 5425, Shea Homes, subject to final language approval by the City Manager and City Attorney.
2. Direct the Community Development Director to issue a Permit Adjustment to amend the Conditions of Approval related to the Final Map as addressed in this agenda report.
3. Authorize the Mayor and City Clerk to sign Tract Map 5425 after the language for additional offer of dedication and acceptance as described in this agenda report has been added to Tract Map 5425, and authorize the City Clerk to cause Tract Map 5425 to be recorded in the office of the Ventura County Recorder.

**ATTACHMENTS:**

1. Location Map
2. First Amendment to Subdivision Improvement Agreement
3. Final Map 5425



LOCATION MAP

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

City of Moorpark  
799 Moorpark Avenue  
Moorpark, California 93021  
Attn: City Clerk

NO FEE REQUIRED PURSUANT TO:  
Government Code Sections 6013 and  
27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FIRST AMENDMENT TO  
SUBDIVISION IMPROVEMENT AGREEMENT

This First Amendment ("Amendment") is entered into this \_\_\_\_ day of \_\_\_\_\_, 2013, by and between the City of Moorpark, a municipal corporation ("City") and Shea Homes Limited Partnership, a California Limited Partnership ("Subdivider") and is an amendment to the Subdivision Improvement Agreement ("Agreement") that was entered into by City and Subdivider that was effective on July 19, 2013 and recorded as Document Number 20130725-00131723-0. City and Subdivider are sometimes hereinafter referred to individually as "Party" and collectively as "Parties".

RECITALS

WHEREAS, on April 6, 2005, the City approved Tentative Tract 5425 for the subdivision of 15.13 acres into three (3) lots for development of ninety-nine (99) residential dwellings (the "project"); and

WHEREAS, on July 19, 2013, the City and Subdivider entered into the Agreement to provide for the completion of Improvement Plans for the project; and

WHEREAS, the City Engineer has determined that Special Condition No. 24 and Standard Condition No. 66 of Tentative Tract 5425 have been partially but not fully satisfied prior to the approval of the Final Map for Tract 5425, but that those two conditions, will be deemed satisfied thereafter when Subdivider completes those conditions in accordance with terms specified in this Amendment.

WHEREAS, the Parties desire to enter into this Amendment to reflect the terms for satisfaction of Special Condition No. 24 and Standard Condition No. 66.

NOW, THEREFORE, for the purposes set forth herein, and for good and valuable consideration, the adequacy of which is hereby acknowledged, the Parties hereby agree as follows:

TERMS

1. Purpose and Effect. The purpose and effect of this Amendment shall be to modify and supplement the provisions of the Agreement. Except as explicitly modified or supplemented herein, the provisions of the Agreement that are not inconsistent with the provisions of this Amendment shall remain in full force and effect.

2. Subdivider's Obligation to Construct Improvements. Section 1.A of the Agreement is hereby amended in its entirety to read as follows:

A. Subdivider shall, at its sole expense, and in compliance with the provisions of the Subdivision Laws, the Improvement Plans, all Conditions of the Tentative Map approval, all applicable City standards and fees, and in a good and workmanlike fashion, furnish, construct, install and guarantee (as set forth in Section 3) the Improvements, Grading, and Monumentation more specifically described in the tentative map and in the City Council's Resolution of Approval relating thereto (collectively, the "Improvements"). Notwithstanding the foregoing, the Parties agree to the following: (i) Special Condition No. 24 of Tentative Tract 5425 which requires the formation of a Landscape Maintenance District, shall require the formation of the Landscape Maintenance District prior to issuance of the first production building permit (excluding building permits for the model units which have already been issued) for Tentative Tract 5425; and (ii) Standard Condition No. 66, which requires an encroachment permit to be issued by Caltrans for the improvements to Los Angeles Avenue, shall require that Caltrans issue the encroachment permit for the improvements to Los Angeles Avenue prior to or concurrently with the issuance of the 30th production building permit for the homes in Tract 5425 and prior to any construction on State Highways, and that as security for that action, the City will hold the \$273,130.78 in cash that the Subdivider has deposited with the City for that portion of the Improvements. The City shall refund the \$273,130.78 deposited by the Subdivider no sooner than 60 days after: (i) Subdivider provides the City a copy of the approved encroachment permit issued by Caltrans; and (ii) Subdivider provides a surety for the improvements to Los Angeles Avenue in an amount and form to the satisfaction of the City.

3. Miscellaneous. Except as modified by this Amendment, the Agreement shall remain in full force and effect.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment to be executed by their respective officers, thereunto duly authorized, as of the dates set for the below their respective signatures.

[Note: All signatures must be acknowledged by a notary public and the acknowledgment must be attached. If signed by a Corporation, the signatures of two corporate officers are required, unless a resolution of the Corporation's Board of Directors is provided indicating that the signatures of the one signatory is sufficient to bind the Corporation.]

"SUBDIVIDER"

\_\_\_\_\_  
(Type of print exact name of person or business entity)

By: \_\_\_\_\_  
(Signature of authorized officer)

\_\_\_\_\_  
(Type of print name of authorized officer)

\_\_\_\_\_  
(Title of Authorized Officer)

Date: \_\_\_\_\_

\_\_\_\_\_  
(Type of print exact name of person or business entity)

By: \_\_\_\_\_  
(Signature of authorized officer)

\_\_\_\_\_  
(Type of print name of authorized officer)

\_\_\_\_\_  
(Title of Authorized Officer)

Date: \_\_\_\_\_

"CITY"

CITY OF MOORPARK

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**OWNERS STATEMENT**

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 5425, SHOWN ON THIS MAP, AND ARE HOLDERS OF SECURITY INTERESTS WITHIN THE REAL PROPERTY INCLUDED IN THE CONDOMINIUM PROJECTS WITHIN LOTS 1 THROUGH 5 THEREIN, THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID REAL PROPERTY, THAT THEY CONSENT TO THE MAKING AND RECORDED OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINE, AND SUBDIVISION FOR CONDOMINIUM PURPOSES WITHIN SAID LOTS.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK FOR PUBLIC USE, THE RIGHT-OF-WAY FOR ALL PUBLIC STREETS AND HIGHWAYS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF MOORPARK THE EASEMENT FOR VEHICULAR ACCESS, PEDESTRIAN ACCESS AND DRAINAGE PURPOSES ALONG THE ENTIRE WIDTH OF PEMBERTON COURT, HERNE BAY COURT, EASTLING COURT, ADDINGTON COURT, STONEBRIDGE COURT AND BEACHWOOD COURT.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK, A PUBLIC SERVICE EASEMENT AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE VENTURA COUNTY WATERWORKS DISTRICT NO. 1 THE EASEMENTS FOR WATER PIPELINE AND SANITARY SEWER PURPOSES SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK THE PUBLIC UTILITY EASEMENT, AND PUBLIC UTILITY AND ACCESS EASEMENT SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK AN EASEMENT FOR TRAIL AND RECREATIONAL PURPOSES OVER ALL OF PARCEL "X" SHOWN HEREON.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF MOORPARK AN EASEMENT FOR STORM DRAINAGE AND APPURTENANT STRUCTURES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES SHOWN HEREON.

AND THAT THEY DO HEREBY OFFER TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE AN ACCESS EASEMENT OVER ALL PRIVATE STREETS AND ROADWAYS SHOWN HEREON.

SHEA HOMES LIMITED PARTNERSHIP  
A CALIFORNIA LIMITED PARTNERSHIP

NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_  
NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON \_\_\_\_\_  
BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID STATE

PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE  
TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN  
INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE  
SAME IN THEIR AUTHORIZED CAPACITY(IES), AND THAT BY THEIR  
SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF  
OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA  
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

MY PRINCIPAL BUSINESS \_\_\_\_\_ WITNESS MY HAND  
IS IN \_\_\_\_\_ COUNTY  
MY COMMISSION EXPIRES \_\_\_\_\_  
COMMISSION NUMBER \_\_\_\_\_ PRINT NAME \_\_\_\_\_

**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.

DATE: \_\_\_\_\_, 2013.

STEVEN HINTZ  
COUNTY TAX COLLECTOR  
COUNTY OF VENTURA

By: \_\_\_\_\_  
DEPUTY COUNTY TAX COLLECTOR



PLANNING ■ DESIGN ■ CONSTRUCTION  
5061 VERDEGRO WAY, SUITE 300  
CAMARILLO, CALIFORNIA 93012-8883  
805.363.3373 • FAX 805.363.3371 • www.RBF.com

**OWNERS STATEMENT** CONTINUED

CANTERBURY LANE COMMUNITY ASSOCIATION  
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION

NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_  
NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON \_\_\_\_\_  
BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID STATE

PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE  
TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN  
INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE  
SAME IN THEIR AUTHORIZED CAPACITY(IES), AND THAT BY THEIR  
SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF  
OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA  
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

MY PRINCIPAL BUSINESS \_\_\_\_\_ WITNESS MY HAND  
IS IN \_\_\_\_\_ COUNTY  
MY COMMISSION EXPIRES \_\_\_\_\_  
COMMISSION NUMBER \_\_\_\_\_ PRINT NAME \_\_\_\_\_

**CONSENT OF BENEFICIARY**

WELLS FARGO BANK, NATIONAL ASSOCIATION, SOLELY IN ITS CAPACITY AS COLLATERAL AGENTS,  
AS BENEFICIARY UNDER DEED OF TRUST, RECORDED AUGUST 18, 2011, AS DOCUMENT NO.  
20110818-0121226, OF OFFICIAL RECORDS.

NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_  
NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON \_\_\_\_\_  
BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID STATE

PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE  
TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN  
INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE  
SAME IN THEIR AUTHORIZED CAPACITY(IES), AND THAT BY THEIR  
SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF  
OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA  
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

MY PRINCIPAL BUSINESS \_\_\_\_\_ WITNESS MY HAND  
IS IN \_\_\_\_\_ COUNTY  
MY COMMISSION EXPIRES \_\_\_\_\_  
COMMISSION NUMBER \_\_\_\_\_ PRINT NAME \_\_\_\_\_

**COUNTY RECORDER'S CERTIFICATE**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, AT \_\_\_\_\_ M.  
IN BOOK \_\_\_\_\_ OF MISCELLANEOUS RECORDS (MAPS), AT PAGES \_\_\_\_\_, RECORDS  
OF VENTURA COUNTY, AT THE REQUEST OF SHEA HOMES, A CALIFORNIA LIMITED  
PARTNERSHIP.

MARK A. LUNN  
COUNTY RECORDER  
COUNTY OF VENTURA

By: \_\_\_\_\_  
DEPUTY COUNTY RECORDER

**SURVEYOR'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 SHEA HOMES IN OCTOBER 2005. I HEREBY STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR AFTER RECORDED OF THIS TRACT MAP AND THAT THE MONUMENTS ARE (OR WILL BE) SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP 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 IN THE CITY STREET SYSTEM.



MATTHEW J. VERNON, PLS 7553

DATE: \_\_\_\_\_, 2013

**CITY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5425 AND THAT I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

ALFONSO A. ECHARRIN, PLS 4137  
ACTING CITY SURVEYOR, CITY OF MOORPARK

DATE: \_\_\_\_\_, 2013



**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5425 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 ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DAVE KLOTZLE  
CITY ENGINEER, CITY OF MOORPARK  
RCE 55752

DATE: \_\_\_\_\_, 2013

TOTAL GROSS AREA = 15.29 ACRES  
**TRACT No. 5425**  
IN THE CITY OF MOORPARK  
COUNTY OF VENTURA  
STATE OF CALIFORNIA  
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF LOTS 54 AND 55 OF  
FREMONT TRACT IN THE CITY OF MOORPARK, COUNTY OF VENTURA,  
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK J,  
PAGE 39 OF MISCELLANEOUS RECORDS, (MAPS), IN THE  
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

SEPTEMBER, 2005 SHEET 1 OF 7 SHEETS  
30-100735

Attachment 3

**CITY COUNCIL'S CERTIFICATE**

THIS MAP, ENTITLED TRACT NO. 5425 CONSISTING OF 7 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 \_\_\_\_\_, 2013, FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP

AND DOES HEREBY ACCEPT FOR PUBLIC USE, THE RIGHT-OF-WAY FOR ALL PUBLIC STREETS AND HIGHWAYS AS SHOWN ON THIS MAP

AND ALSO HEREBY REJECTS THE EASEMENT OFFER FOR VEHICULAR ACCESS, PEDESTRIAN ACCESS AND DRAINAGE PURPOSES ALONG THE ENTIRE WIDTH OF PEMBERTON COURT, HERNE BAY COURT, EASTLING COURT, ADDINGTON COURT, STONEBRIDGE COURT AND BEACHWOOD COURT.

AND ALSO HEREBY ACCEPT THE PUBLIC SERVICE EASEMENT SHOWN ON THIS MAP

AND ALSO HEREBY ACCEPT THE EASEMENT FOR TRAIL AND RECREATIONAL PURPOSES OVER PARCEL "X" SHOWN HEREON

AND THAT THEY DO HEREBY ACCEPT THE EASEMENT FOR STORM DRAINAGE AND APPURTENANT STRUCTURES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES SHOWN HEREON

AND ALSO HEREBY ACCEPTS THE ACCESS EASEMENT OVER ALL PRIVATE STREETS AND ROADWAYS ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE

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 \_\_\_\_\_, 2013.

\_\_\_\_\_  
JANICE PARVIN  
MAYOR OF THE CITY OF MOORPARK

ATTEST:

\_\_\_\_\_  
MAUREEN BENSON  
CITY CLERK OF THE CITY OF MOORPARK

**ABANDONMENT CERTIFICATE**

THIS IS TO CERTIFY THAT PURSUANT TO SECTION 65499.20 1/2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING EASEMENTS LYING WITHIN THE EXTERIOR BOUNDARY OF THIS SUBDIVISION NOT SHOWN ON THIS MAP:

THE EASEMENT AS GRANTED TO THE VENTURA COUNTY WATERWORKS DISTRICT No. 1 FOR WATER PIPELINES AND METERS RECORDED IN BOOK 1255, PAGE 448 OF OFFICIAL RECORDS.

THE EASEMENT AS GRANTED TO THE VENTURA COUNTY WATERWORKS DISTRICT No. 1 FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF SEWER PIPELINES AND RIGHTS INCIDENTAL THERETO RECORDED IN BOOK 3230, PAGE 340 OF OFFICIAL RECORDS.

THE EASEMENT AS GRANTED TO THE VENTURA COUNTY WATERWORKS DISTRICT No. 1 FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF SEWER PIPELINES AND RIGHTS INCIDENTAL THERETO RECORDED IN BOOK 3230, PAGE 343 OF OFFICIAL RECORDS.

THE IRREVOCABLE OFFER TO DEDICATE A PORTION OF SAID LAND FOR STREET AND HIGHWAY PURPOSES TO THE CITY OF MOORPARK, AS DISCLOSED BY DOCUMENT RECORDED JANUARY 16, 1995, AS DOCUMENT NO. 92-8257 OF OFFICIAL RECORDS.

THE EASEMENT GRANTED TO THE CITY OF MOORPARK FOR ACCESS AND PUBLIC UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO RECORDED MARCH 28, 2011 AS INSTRUMENT No. 20110328-00050368, OF OFFICIAL RECORDS.

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
NAME  
CITY CLERK

**VENTURA COUNTY WATERWORKS DISTRICT No.1 ACCEPTANCE CERTIFICATE**

THIS IS TO CERTIFY THAT THE EASEMENTS FOR WATER PIPELINE AND SANITARY SEWER PURPOSES 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 APRIL 7, 1998.

\_\_\_\_\_  
WAYNE E. BATTLESON  
DEPUTY COUNTY SURVEYOR  
COUNTY OF VENTURA

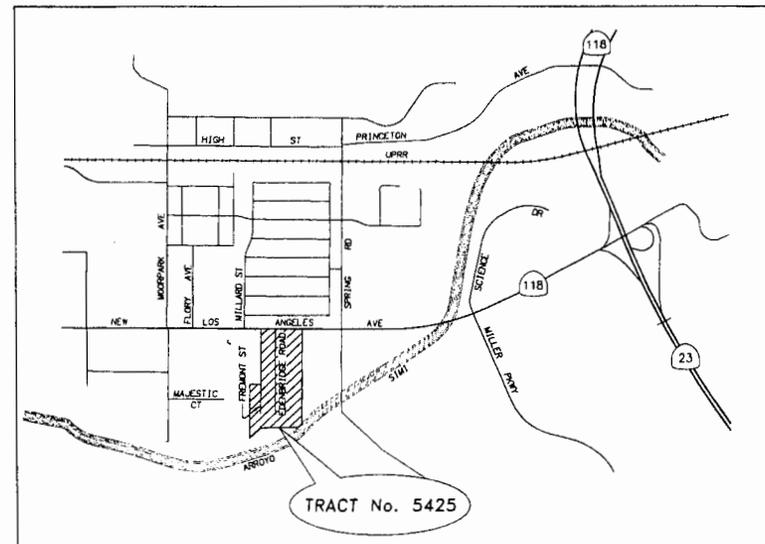
DATE: \_\_\_\_\_

BY: DEPUTY COUNTY SURVEYOR

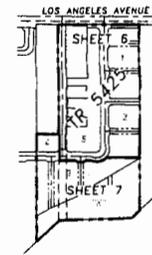
**GEOLOGIC AND GEOTECHNICAL REPORT**

DATE OF REPORT: MARCH 14, 2003  
TITLE OF REPORT: PRELIMINARY GEOLOGIC AND GEOTECHNICAL  
ENGINEERING STUDY PROPOSED CANTERBURY #2

FIRM NAME: GEOSOILS CONSULTANTS INC.  
BY: RUDY F. RUBERTI AND KAREN L. MILLER  
REGISTRATION NO.S: C.E.G. 1708 & GE 2257



VICINITY MAP  
SCALE: 1" = 1000'



SHEET INDEX  
SCALE: 1" = 500'

**TRACT No. 5425**  
IN THE CITY OF MOORPARK  
COUNTY OF VENTURA  
STATE OF CALIFORNIA  
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF LOTS 54 AND 55 OF  
FREMONT TRACT IN THE CITY OF MOORPARK, COUNTY OF VENTURA,  
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3,  
PAGE 39 OF MISCELLANEOUS RECORDS, (MAPS), IN THE  
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

30-100735

SEPTEMBER, 2005 SHEET 2 OF 7 SHEETS

**RBF CONSULTING** PLANNING ■ DESIGN ■ CONSTRUCTION  
8081 VIERDUQUO WAY, SUITE 800  
CAMARILLO, CALIFORNIA 93012-8883  
806.363.3373 • FAX 806.363.3371 • www.RBF.com

**SIGNATURE OMISSIONS**

THE SIGNATURES OF THE PARTY(IES) NAMED HEREINAFTER AS OWNER(S) OF EASEMENTS SET FORTH HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, (a) (3) (A) (1) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY

(A) BOYS CLUB OF HOLLYWOOD BOYS AND GIRLS CLUB OF HOLLYWOOD. PRESENT OWNER OF AN EASEMENT FOR THE COLLECTION AND DISTRIBUTION OF WATER AS DISCLOSED BY DEED RECORDED JANUARY 3, 1890, IN BOOK 29, PAGE 500 OF DEEDS

(B) KEVIN J. BANKS AND CYNTHIA JOYCE BANKS, ET AL., PRESENT OWNERS OF AN EASEMENT FOR ROAD AND PUBLIC UTILITIES, AS DISCLOSED BY DEED RECORDED MARCH 10, 1949, IN BOOK 862, PAGE 140 OF OFFICIAL RECORDS

(C) A-C CONSTRUCTION, INC., A CALIFORNIA CORPORATION, ET AL., PRESENT OWNER OF THE RIGHT TO CONSTRUCT PIPELINES, AS DISCLOSED BY DEED RECORDED SEPTEMBER 28, 1949, IN BOOK 892, PAGE 540 OF OFFICIAL RECORDS

(D) SOUTHERN CALIFORNIA EDISON COMPANY. PRESENT OWNER OF AN EASEMENT FOR PUBLIC UTILITIES, AS DISCLOSED BY DEEDS RECORDED JULY 10, 1951, IN BOOK 1008, PAGE 445, DECEMBER 30, 1958, IN BOOK 1688, PAGE 170, JANUARY 18, 1959, IN BOOK 1693, PAGE 369, AUGUST 10, 1960, IN BOOK 1897, PAGE 437, JUNE 30, 1967, IN BOOK 3163, PAGE 65, NOVEMBER 29, 2006, AS DOCUMENT NO. 20061129-251257, DECEMBER 12, 2006, AS DOCUMENT NO. 20061212-260359, DECEMBER 12, 2006, AS DOCUMENT NO. 20061212-260360, AND NOVEMBER 15, 2010, AS DOCUMENT NO. 20101115-177514 ALL OF OFFICIAL RECORDS

(E) SOUTHERN CALIFORNIA GAS COMPANY. PRESENT OWNER OF AN EASEMENT FOR GAS PIPES AND MAINS, AS DISCLOSED BY DEED RECORDED MAY 10, 1954, IN BOOK 1201, PAGE 370 OF OFFICIAL RECORDS

(F) VENTURA COUNTY WATERWORKS NO. 1. PRESENT OWNERS OF AN EASEMENT FOR PIPELINES AND METERS, AS DISCLOSED BY DEEDS RECORDED JANUARY 3, 1955 IN BOOK 1255, PAGE 448, DECEMBER 1, 1967, IN BOOK 3230, PAGE 340 AND DECEMBER 1, 1967, IN BOOK 3230, PAGE 343 ALL OF OFFICIAL RECORDS

(G) VENTURA COUNTY WATERSHED PROTECTION DISTRICT. PRESENT OWNER OF AN EASEMENT FOR CHANNEL AND BANK PROTECTION, AS DISCLOSED BY DEED RECORDED MARCH 30, 1956, IN BOOK 1392, PAGE 440 OF OFFICIAL RECORDS

(H) CITY OF MOORPARK. PRESENT OWNER OF AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF SAID LAND FOR STREET AND HIGHWAY PURPOSES, AS DISCLOSED BY DOCUMENT RECORDED JANUARY 16, 1995, AS DOCUMENT NO. 92-8257 OF OFFICIAL RECORDS

(I) HORST WELBAT AND MAYTA WELBAT. PRESENT OWNER OF AN EASEMENT FOR VEHICULAR ACCESS, INGRESS AND EGRESS, AS DISCLOSED BY DEED RECORDED AUGUST 28, 2008, AS DOCUMENT NO. 20080828-131963 OF OFFICIAL RECORDS

(J) SOUTHERN CALIFORNIA EDISON COMPANY. PRESENT OWNER OF AN EASEMENT FOR ROAD PURPOSES AS DISCLOSED BY DEED RECORDED JULY 20, 2009, AS DOCUMENT NO. 20090720-128645 OF OFFICIAL RECORDS

(K) SHEA HOMES LIMITED PARTNERSHIP. PRESENT OWNER OF AN EASEMENT FOR UTILITIES AND RELATED FACILITIES, INGRESS, EGRESS, ACCESS, ENCROACHMENT, SUPPORT MAINTENANCE, REPAIRS, DRAINAGE, ENFORCEMENT AS DISCLOSED BY DEED RECORDED JANUARY 19, 2011, AS DOCUMENT NO. 20110119-10095 OF OFFICIAL RECORDS

(L) CITY OF MOORPARK. PRESENT OWNER OF AN EASEMENT FOR ACCESS AND PUBLIC UTILITIES AS DISCLOSED BY DEED RECORDED MARCH 28, 2011, AS DOCUMENT NO. 20110328-00050368, OF OFFICIAL RECORDS

THE SIGNATURES OF THE PARTY(IES) NAMED HEREINAFTER AS OWNER(S) OF AN INTEREST SET FORTH HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, (a) (3) (c) OF THE SUBDIVISION MAP ACT.

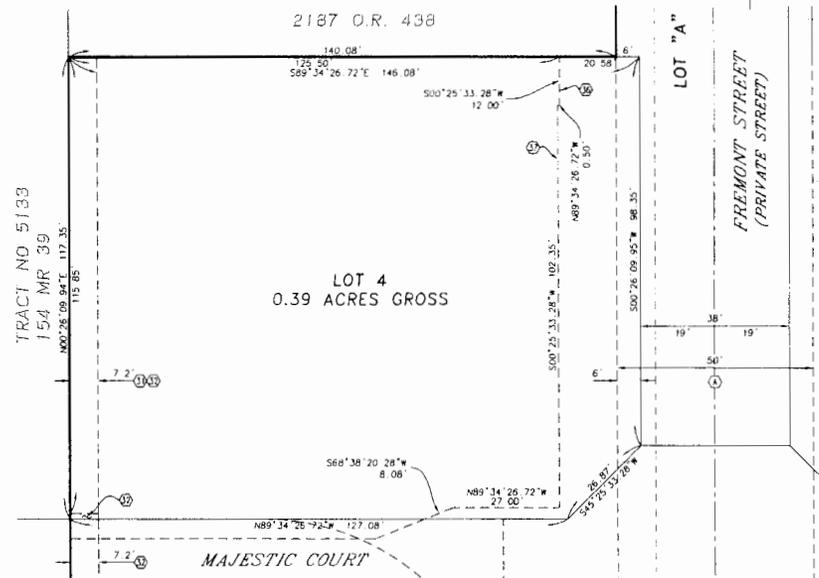
HILDA M. SHEARER, AS TRUSTEE OF THE SHEARER FAMILY TRUST DATED SEPTEMBER 26, 1991, PRESENT OWNER OF ALL OIL, MINERAL AND GAS RIGHTS LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF A PORTION OF SAID LAND, WITHOUT THE RIGHT TO ENTER THE SURFACE AS RESERVED IN DEED RECORDED JULY 19, 2004, AS DOCUMENT NO. 20040719-199152 OF OFFICIAL RECORDS

SHEA HOMES LIMITED PARTNERSHIP, PRESENT OWNER OF ALL OIL RIGHTS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND RIGHTS TO ALL OTHER HYDROCARBONS, WITHOUT THE RIGHT TO ENTER THE SURFACE OF SAID LAND TO A DEPTH OF 500 FEET OF THE SURFACE OF A PORTION OF SAID LAND, AS DISCLOSED BY DEED RECORDED JANUARY 19, 2011, AS DOCUMENT NO. 20110119-10095 OF OFFICIAL RECORDS

**EASEMENT LEGEND**

- ① INDICATES A RIGHTS OF ENTRY AND RIGHTS OF WAY OVER SAID REAL PROPERTY FOR THE USE OF ANY SYSTEM FOR THE COLLECTION, CONDUCTING, AND DISTRIBUTION OF THE WATERS OF THE RANCHO SIMI WHICH MAY BE ADOPTED BY THE SIMI LAND AND WATER COMPANY, OR ITS ASSIGNS, IN DEED RECORDED JANUARY 3, 1890, IN BOOK 29, PAGE 500 OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- ② INDICATES AN EASEMENT FOR ROAD AND PUBLIC UTILITIES, AS DISCLOSED BY DEED RECORDED MARCH 10, 1949, IN BOOK 862, PAGE 140 OF OFFICIAL RECORDS
- ③ INDICATES THE RIGHT TO CONNECT WITH THE PRESENT DOMESTIC WATER SYSTEM NOW SERVING SAID LAND AND THE RIGHT TO CONSTRUCT DOMESTIC PIPE LINES ACROSS SAID LAND, AS RESERVED BY B. C. HEDRICK AND HELEN M. HEDRICK, IN DEED RECORDED SEPTEMBER 28, 1949, IN BOOK 892, PAGE 540 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- ④ INDICATES THE CENTERLINE OF A 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, BY DEED RECORDED JULY 10, 1951, IN BOOK 1008, PAGE 445 OF OFFICIAL RECORDS
- ⑤ INDICATES AN EASEMENT FOR GAS PIPES AND MAINS PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY OF CALIFORNIA AS RECORDED MAY 10, 1954 IN BOOK 1201, PAGE 370 OF OFFICIAL RECORDS
- ⑥ INDICATES AN EASEMENT FOR ALL OF THE PURPOSES OF CHANNEL AND BANK PROTECTION WORK WITH APPURTENANT STRUCTURES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO VENTURA COUNTY FLOOD CONTROL DISTRICT RECORDED MARCH 30, 1956 IN BOOK 1392, PAGE 440 OF OFFICIAL RECORDS.
- ⑦ INDICATES THE CENTERLINE OF A 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, BY DEED RECORDED DECEMBER 30, 1958, IN BOOK 1688, PAGE 170 OF OFFICIAL RECORDS
- ⑧ INDICATES THE CENTERLINE OF A 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, BY DEED RECORDED JANUARY 16, 1959, IN BOOK 1693, PAGE 369 OF OFFICIAL RECORDS
- ⑨ INDICATES THE CENTERLINE OF A 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED AUGUST 10, 1960, IN BOOK 1897, PAGE 437
- ⑩ INDICATES THE CENTERLINE OF A 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, BY DEED RECORDED JUNE 30, 1967, IN BOOK 3163, PAGE 65 OF OFFICIAL RECORDS
- ⑪ INDICATES THE CENTERLINE OF A 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED NOVEMBER 29, 2006 AS DOCUMENT NO. 20061129-251257 OF OFFICIAL RECORDS.
- ⑫ INDICATES AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED DECEMBER 12, 2006, AS INSTRUMENT NO. 20061212-260359, OF OFFICIAL RECORDS
- ⑬ INDICATES AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED DECEMBER 12, 2006 AS DOCUMENT NO. 20061212-260360 OF OFFICIAL RECORDS.
- ⑭ INDICATES AN EASEMENT FOR VEHICULAR ACCESS, INGRESS AND EGRESS AS GRANTED TO HORST WELBAT AND MAYTA WELBAT RECORDED AUGUST 28, 2008 AS DOCUMENT NO. 20080828-131963 OF OFFICIAL RECORDS
- ⑮ INDICATES AN EASEMENT FOR ROADWAY PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JULY 30, 2009, AS INSTRUMENT NO. 20090730-128645, OF OFFICIAL RECORDS.
- ⑯ INDICATES THE CENTERLINE OF A 15.5 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED NOVEMBER 15, 2010, AS INSTRUMENT NO. 20101115-177514, OF OFFICIAL RECORDS
- ⑰ INDICATES THE CENTERLINE OF A 6.0 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED NOVEMBER 15, 2010, AS INSTRUMENT NO. 20101115-177514, OF OFFICIAL RECORDS
- ⑱ INDICATES AN EASEMENT TO THE CITY OF MOORPARK FOR PUBLIC SERVICES, AND AN EASEMENT TO THE VENTURA COUNTY WATERWORKS DISTRICT NO. 1 FOR WATER PIPELINE AND SANITARY SEWER PURPOSES.
- ⑲ INDICATES AN EASEMENT TO THE CITY OF MOORPARK FOR PUBLIC SERVICES.
- ⑳ INDICATES AN EASEMENT TO THE CITY OF MOORPARK FOR STORM DRAINAGE AND APPURTENANT STRUCTURES, INGRESS AND EGRESS, AND INCIDENTAL PURPOSES.
- ㉑ INDICATES AN EASEMENT TO THE CITY OF MOORPARK OVER ALL OF PARCEL "X" FOR TRAIL AND RECREATIONAL PURPOSES.

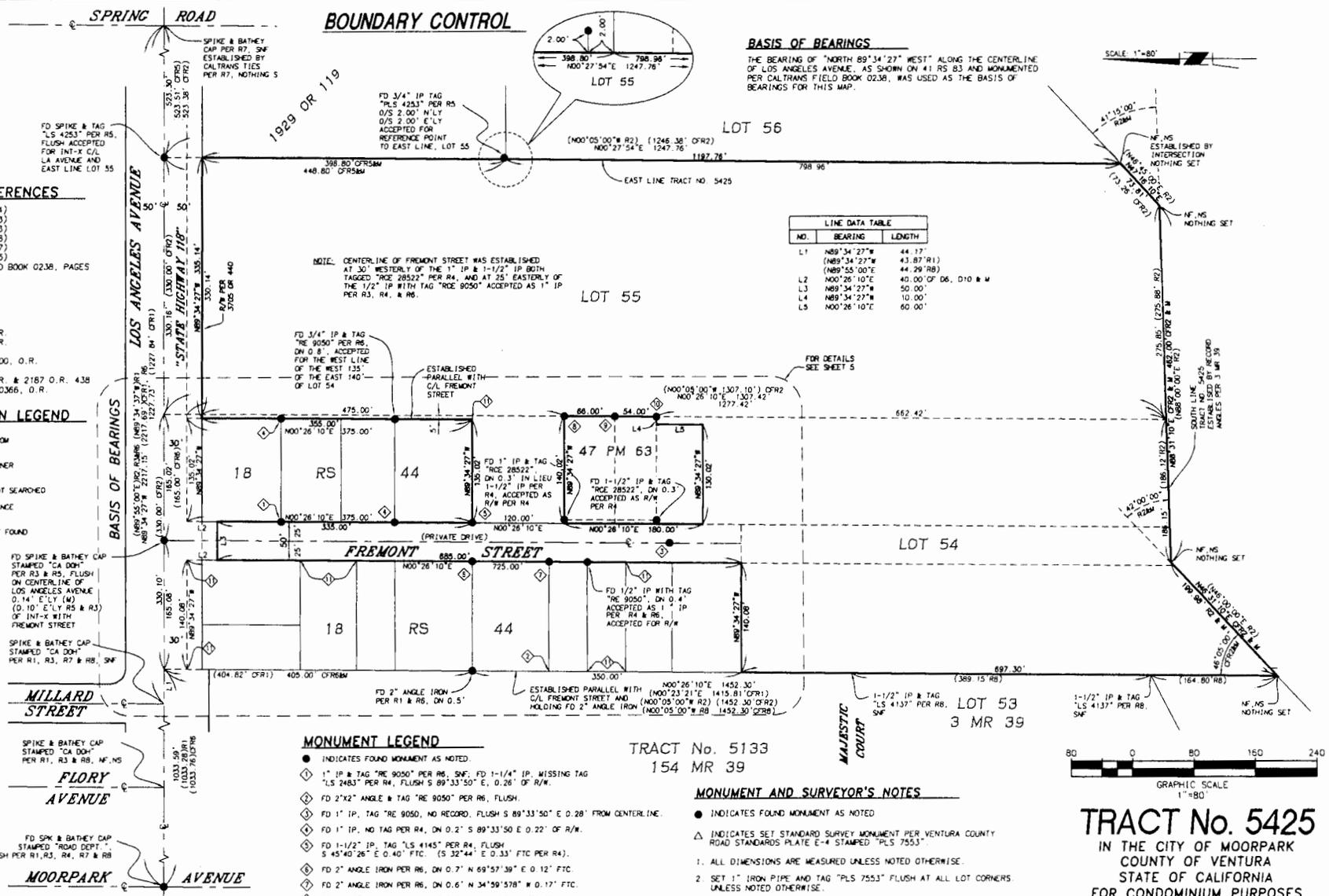
**DETAIL LOT 4**  
SCALE: 1"=20'



**TRACT No. 5425**  
IN THE CITY OF MOORPARK  
COUNTY OF VENTURA  
STATE OF CALIFORNIA  
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF LOTS 54 AND 55 OF  
FREMONT TRACT IN THE CITY OF MOORPARK, COUNTY OF VENTURA,  
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3,  
PAGE 39 OF MISCELLANEOUS RECORDS (MAPS), IN THE  
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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**RECORD REFERENCES**

- R1 41 RS 83 (1984)
- R2 3 MR 39 (1983)
- R3 99 MR 22 (1983)
- R4 47 PM 63 (1988)
- R5 43 RS 78 (1987)
- R6 18 RS 44 (1985)
- R7 CALTRANS FIELD BOOK 0238, PAGES 0342-0347
- R8 154 MR 39
- R9 4 PM 96
- D1 3582 OR 474
- D2 3541 OR 191
- D3 2187 O.R. 438
- D4 85-038205, O.R.
- D5 87-152256, O.R.
- D6 3570 OR 498
- D7 2002-0297655-00, O.R.
- D8 4648 O.R. 968
- D9 89-01037, O.R. & 2187 O.R. 438
- D10 20110328-00050366, O.R.

**ABBREVIATION LEGEND**

- C/L CENTERLINE CALCULATED FROM RECORD DEED
- FD FOUND
- FTC FROM TRUE CORNER INTERSECTION
- IP IRON PIPE
- NF, NS NOT FOUND, NOT SEARCHED
- O/S OFFSET
- R RECORD REFERENCE
- R/W RIGHT-OF-WAY
- RAO RADIAL
- SNF SEARCHED, NOT FOUND

**MONUMENT LEGEND**

- INDICATES FOUND MONUMENT AS NOTED
- ① 1" IP & TAG "RE 9050" PER RB, SNF; FD 1-1/4" IP, MISSING TAG "LS 2483" PER RA, FLUSH S 89°33'50" E, 0.26' OF R/W.
- ② 2"x2" ANGLE & TAG "RE 9050" PER RB, FLUSH
- ③ FD 1" IP, TAG "RE 9050, NO RECORD, FLUSH S 89°33'50" E 0.28' FROM CENTERLINE.
- ④ FD 1" IP, NO TAG PER RA, DN 0.2' S 89°33'50" E 0.22' OF R/W.
- ⑤ FD 1-1/2" IP, TAG "LS 4145" PER RA, FLUSH S 45°40'26" E 0.40' FTC. (S 32°44' E 0.33' FTC PER RA).
- ⑥ FD 2" ANGLE IRON PER RB, DN 0.7' N 69°57'39" E 0.12' FTC
- ⑦ FD 2" ANGLE IRON PER RB, DN 0.6' N 34°59'57" W 0.17' FTC
- ⑧ FD 1-1/2" IP WITH NAIL - NO TAG IN LIEU OF 1-1/2" IP TAG "RCE 28522" PER RA, DN 0.3' S 28°53'38" E 0.19' FTC.
- ⑨ FD 3/4" IP WITH NAIL IN LIEU OF 3/4" IP TAG "RCE 28522" DN 0.3' PER RA, N 42°27'26" W 0.13' FTC.
- ⑩ FD 1-1/2" IP WITH NAIL IN LIEU OF 1-1/2" IP TAG "RCE 28522" DN 0.2' PER RA, N 42°27'26" W 0.13' FTC.
- ⑪ 1" IP & TAG "RE 9050" PER RB, SNF.

**BASIS OF BEARINGS**

THE BEARING OF "NORTH 89°34'27" WEST" ALONG THE CENTERLINE OF LOS ANGELES AVENUE, AS SHOWN ON 41 RS 83 AND MONUMENTED PER CALTRANS FIELD BOOK 0238, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

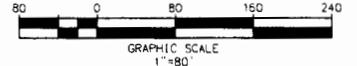
NO.	BEARING	LENGTH
L1	N89°34'27"W	44.17'
	(N89°34'27"W	43.87'R1)
	(N89°55'00"E	44.29'R8)
L2	N00°26'10"E	40.00' OF D6, D10 & W
L3	N89°34'27"W	50.00'
L4	N89°34'27"W	10.00'
L5	N00°26'10"E	60.00'

TRACT No. 5133  
154 MR 39

**MONUMENT AND SURVEYOR'S NOTES**

- INDICATES FOUND MONUMENT AS NOTED
- △ INDICATES SET STANDARD SURVEY MONUMENT PER VENTURA COUNTY ROAD STANDARDS PLATE E-4 STAMPED "PLS 7553"
- 1. ALL DIMENSIONS ARE MEASURED UNLESS NOTED OTHERWISE.
- 2. SET 1" IRON PIPE AND TAG "PLS 7553" FLUSH AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
- 3. SET 1 1/2" IRON PIPE AND TAG "PLS 7553" AT ALL CENTERLINE INTERSECTIONS, BC'S AND EC'S UNLESS NOTED OTHERWISE. E-4, REVISION "D", AT ALL STREET CENTERLINE POINTS OF CONTROL UNLESS NOTED OTHERWISE.
- 4. SET 1-1/2" IRON PIPE AND TAG "PLS 7553" FLUSH AT ALL TRACT BOUNDARY CORNERS, UNLESS NOTED OTHERWISE.
- 5. ALL DISTANCES AND STREET WIDTHS THAT ARE SHOWN WITHOUT DECIMALS ARE REPRESENTED TO ZERO HUNDREDTHS OF A FOOT

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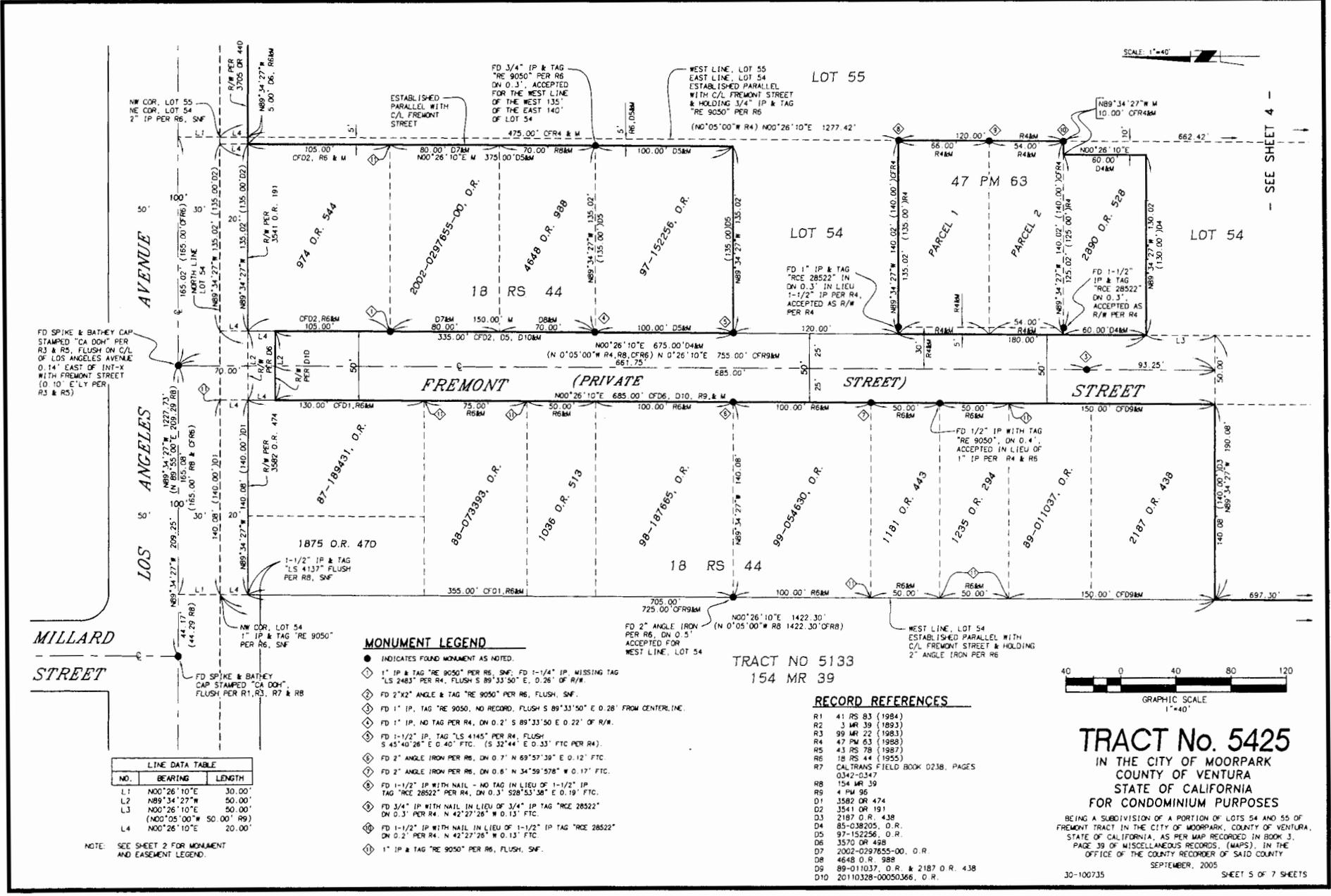


**TRACT No. 5425**  
IN THE CITY OF MOORPARK  
COUNTY OF VENTURA  
STATE OF CALIFORNIA  
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF LOTS 54 AND 55 OF FREMONT TRACT IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 39 OF MISCELLANEOUS RECORDS, (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY  
SEPTEMBER, 2005  
SHEET 4 OF 7 SHEETS

SCALE: 1"=40'

SEE SHEET 4



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N00°26'10"E	30.00'
L2	N89°34'27"W	50.00'
L3	N00°26'10"E	50.00'
L4	N00°05'00"W	50.00' (R9)
L4	N00°26'10"E	20.00'

NOTE: SEE SHEET 2 FOR MONUMENT AND EASEMENT LEGEND.

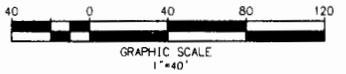
**MONUMENT LEGEND**

- INDICATES FOUND MONUMENT AS NOTED.
- ◇ 1" IP & TAG "RE 9050" PER RB, SNF; FD 1-1/4" IP, MISSING TAG "LS 2483" PER R4, FLUSH S 89°33'50" E, 0.26' OF R/W.
- ◇ FD 2"x2" ANGLE & TAG "RE 9050" PER RB, FLUSH, SNF.
- ◇ FD 1" IP, TAG "RE 9050, NO RECORD, FLUSH S 89°33'50" E 0.28' FROM CENTERLINE.
- ◇ FD 1" IP, NO TAG PER R4, DN 0.2' S 89°33'50" E 0.22' OF R/W.
- ◇ FD 1-1/2" IP, TAG "LS 4145" PER R4, FLUSH S 45°40'26" E 0.40' F.T.C. (S 32°44' E 0.33' F.T.C. PER R4).
- ◇ FD 2" ANGLE IRON PER RB, DN 0.7' N 34°59'57" E 0.12' F.T.C.
- ◇ FD 2" ANGLE IRON PER RB, DN 0.8' N 34°59'57" E 0.12' F.T.C.
- ◇ FD 1-1/2" IP WITH NAIL - NO TAG, IN LIEU OF 1-1/2" IP TAG "RCE 28522" PER R4, DN 0.3' S 28°53'36" E 0.19' F.T.C.
- ◇ FD 3/4" IP WITH NAIL IN LIEU OF 3/4" IP TAG "RCE 28522" DN 0.3' PER R4, N 42°27'26" W 0.13' F.T.C.
- ◇ FD 1-1/2" IP WITH NAIL IN LIEU OF 1-1/2" IP TAG "RCE 28522" DN 0.2' PER R4, N 42°27'26" W 0.13' F.T.C.
- ◇ 1" IP & TAG "RE 9050" PER RB, FLUSH, SNF.

TRACT NO 5133  
154 MR 39

**RECORD REFERENCES**

- R1 41 RS 83 (1984)
- R2 3 MR 39 (1893)
- R3 99 MR 22 (1983)
- R4 47 PM 63 (1988)
- R5 43 RS 78 (1987)
- R6 18 RS 44 (1955)
- R7 CALTRANS FIELD BOOK 0238, PAGES 0342-0347
- R8 154 MR 39
- R9 4 PM 96
- D1 3582 OR 474
- D2 3541 OR 191
- D3 2187 O.R. 438
- D4 85-08205, O.R.
- D5 97-152256, O.R.
- D6 3570 OR 498
- D7 2002-0297855-00, O.R.
- D8 4648 O.R. 988
- D9 89-011037, O.R. & 2187 O.R. 438
- D10 20110328-00050366, O.R.



**TRACT No. 5425**  
IN THE CITY OF MOORPARK  
COUNTY OF VENTURA  
STATE OF CALIFORNIA  
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF LOTS 54 AND 55 OF FREMONT TRACT IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 39 OF MISCELLANEOUS RECORDS, (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

SEPTEMBER, 2005  
30-100735 SHEET 5 OF 7 SHEETS

SPRING ROAD

43 RS 78

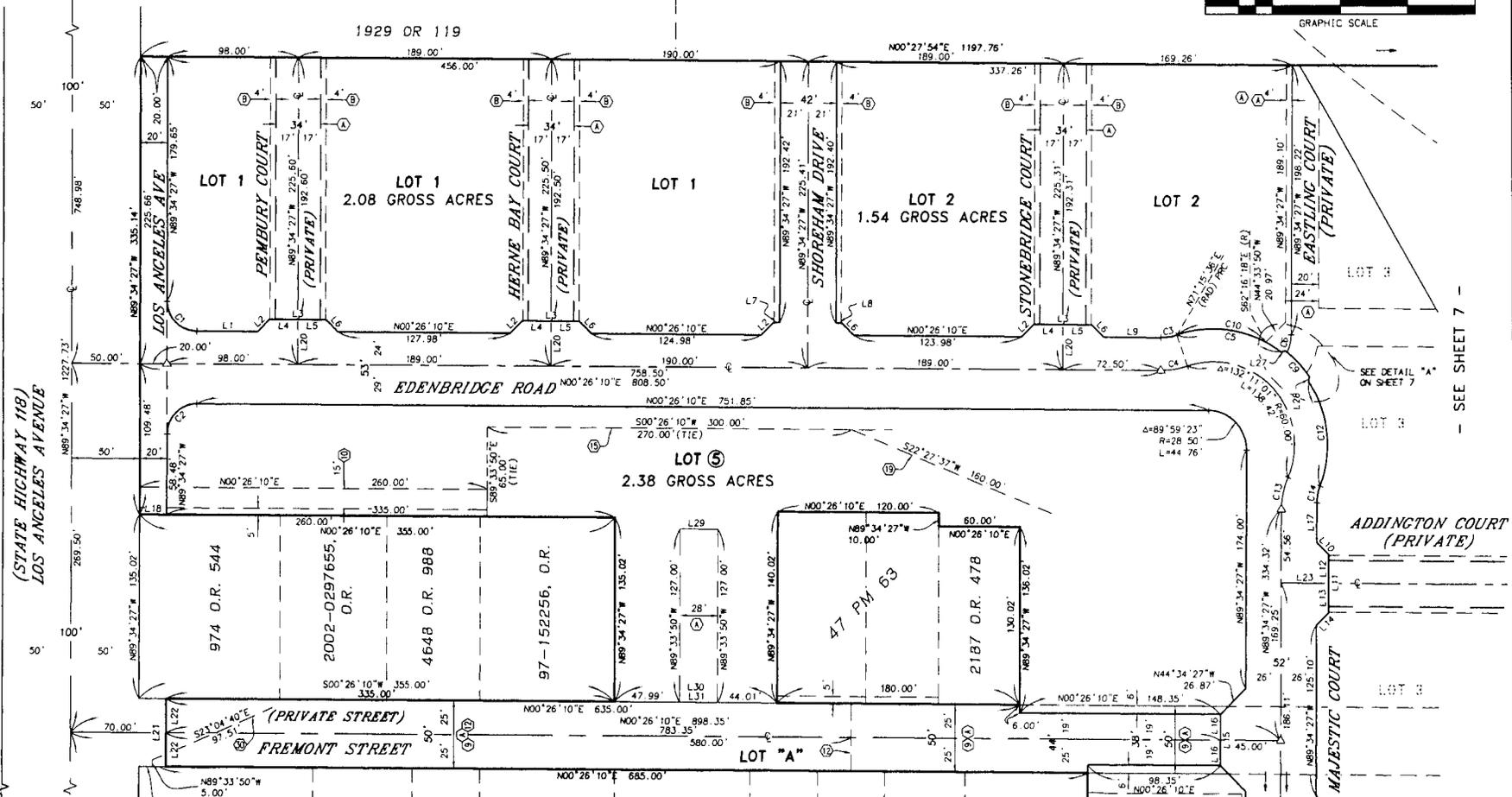
NOTE: SEE SHEET 3 FOR EASEMENT LEGEND,  
SHEET 4 FOR MONUMENT LEGEND.

LOT 56

SCALE: 1"=50'

50 0 50 100 150

GRAPHIC SCALE



(STATE HIGHWAY 118)  
LOS ANGELES AVENUE

MILLARD

STREET PLANNING ■ DESIGN ■ CONSTRUCTION



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LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N00°26'10"E	45.50'
L2	N44°33'50"W	12.73'
L3	N00°26'10"E	43.02'
L4	N00°26'10"E	21.50'
L5	N00°26'10"E	21.51'
L6	N45°26'10"E	12.73'
L7	N00°26'10"E	4.50'
L8	N00°26'10"E	4.51'
L9	N00°26'10"E	41.99'
L10	N45°25'33"E	12.73'
L11	N89°34'27"W	43.02'
L12	N89°34'27"W	21.51'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L13	N89°34'27"W	21.51'
L14	N44°34'27"W	12.73'
L15	N89°34'27"W	38.00'
L16	N89°34'27"W	19.00'
L17	N89°34'27"W	29.07'
L18	N00°26'10"E	20.00'
L19	N00°26'10"E	26.00'
L20	N89°34'27"W	33.00'
L21	N89°34'27"W	50.00'
L22	N89°34'27"W	25.00'
L23	N89°34'27"W	35.00'
L24	N36°28'36"W	3.13'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L25	N89°34'27"W	24.50'
L26	N37°17'45"E	3.13'
L27	N13°00'54"W	3.23'
L28	N83°17'25"W	3.85'
L29	N00°26'10"E	28.00'
L30	N00°26'10"E	120.00'
L31	N00°26'10"E	28.00'
L32	N00°26'10"E	16.00'
L33	N89°33'50"W	67.50'
L34	N89°33'50"W	45.50'
L35	N00°26'10"E	73.49'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	89°59'23"	22.00'	34.55'
C2	90°00'37"	22.00'	34.56'
C3	19°10'34"	36.00'	12.05'
C4	19°10'34"	60.00'	20.08'
C5	55°43'13"	84.00'	81.69'
C6	25°48'09"	30.00'	13.51'
C7	01°00'38"	86.50'	1.53'
C8	15°51'35"	85.50'	23.94'
C9	16°52'13"	85.50'	25.47'
C10	46°28'06"	84.00'	68.13'
C11	16°00'51"	84.00'	23.48'
C12	53°40'12"	84.00'	78.68'
C13	23°01'04"	60.00'	24.10'
C14	20°26'17"	36.00'	12.84'

TRACT No. 5425

IN THE CITY OF MOORPARK  
COUNTY OF VENTURA  
STATE OF CALIFORNIA  
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF LOTS 54 AND 55 OF  
FREMONT TRACT IN THE CITY OF MOORPARK, COUNTY OF VENTURA,  
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3,  
PAGE 39 OF MISCELLANEOUS RECORDS, (MAPS), IN THE  
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

30-100735

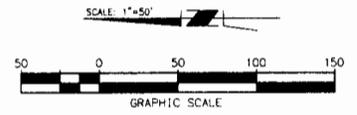
SEPTEMBER, 2005

SHEET 6 OF 7 SHEETS

SEE SHEET 6

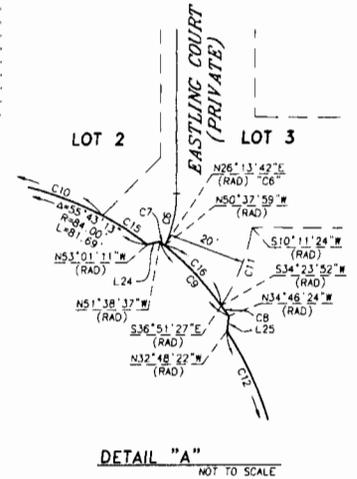
SEE SHEET 5

NOTE: SEE SHEET 3 FOR EASEMENT LEGEND, SHEET 4 FOR MONUMENT LEGEND.



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N00°26'10"E	45.50'
L2	N44°33'50"W	12.73'
L3	N00°26'10"E	43.02'
L4	N00°26'10"E	21.50'
L5	N00°26'10"E	21.51'
L6	N45°26'10"E	12.73'
L7	N00°26'10"E	4.50'
L8	N00°26'10"E	4.51'
L9	N00°26'10"E	41.99'
L10	N45°25'33"E	12.73'
L11	N89°34'27"W	43.02'
L12	N89°34'27"W	21.51'
L13	N89°34'27"W	21.51'
L14	N44°34'27"W	12.73'
L15	N89°34'27"W	36.00'
L16	N89°34'27"W	19.00'
L17	N89°34'27"W	29.07'
L18	N00°26'10"E	20.00'
L19	N00°26'10"E	26.00'
L20	N89°34'27"W	33.00'
L21	N89°34'27"W	50.00'
L22	N89°34'27"W	25.00'
L23	N00°25'33"E	35.00'
L24	N13°00'54"W	3.23'
L25	N83°17'25"W	3.85'
L26	N65°20'40"E	9.15'
L27	N60°31'54"E	9.03'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	89°59'23"	22.00'	34.55'
C2	90°00'37"	22.00'	34.56'
C3	19°10'34"	36.00'	12.05'
C4	19°10'34"	60.00'	20.08'
C5	55°43'13"	84.00'	81.69'
C6	25°48'09"	30.00'	13.51'
C7	01°00'36"	86.50'	1.53'
C8	02°05'03"	86.50'	3.15'
C9	16°52'13"	86.50'	25.47'
C10	46°28'06"	84.00'	68.13'
C11	24°12'28"	50.00'	21.13'
C12	53°40'12"	84.00'	78.68'
C13	23°01'04"	60.00'	24.10'
C14	20°26'17"	36.00'	12.84'
C15	09°15'07"	84.00'	13.56'
C16	13°46'32"	85.50'	20.80'



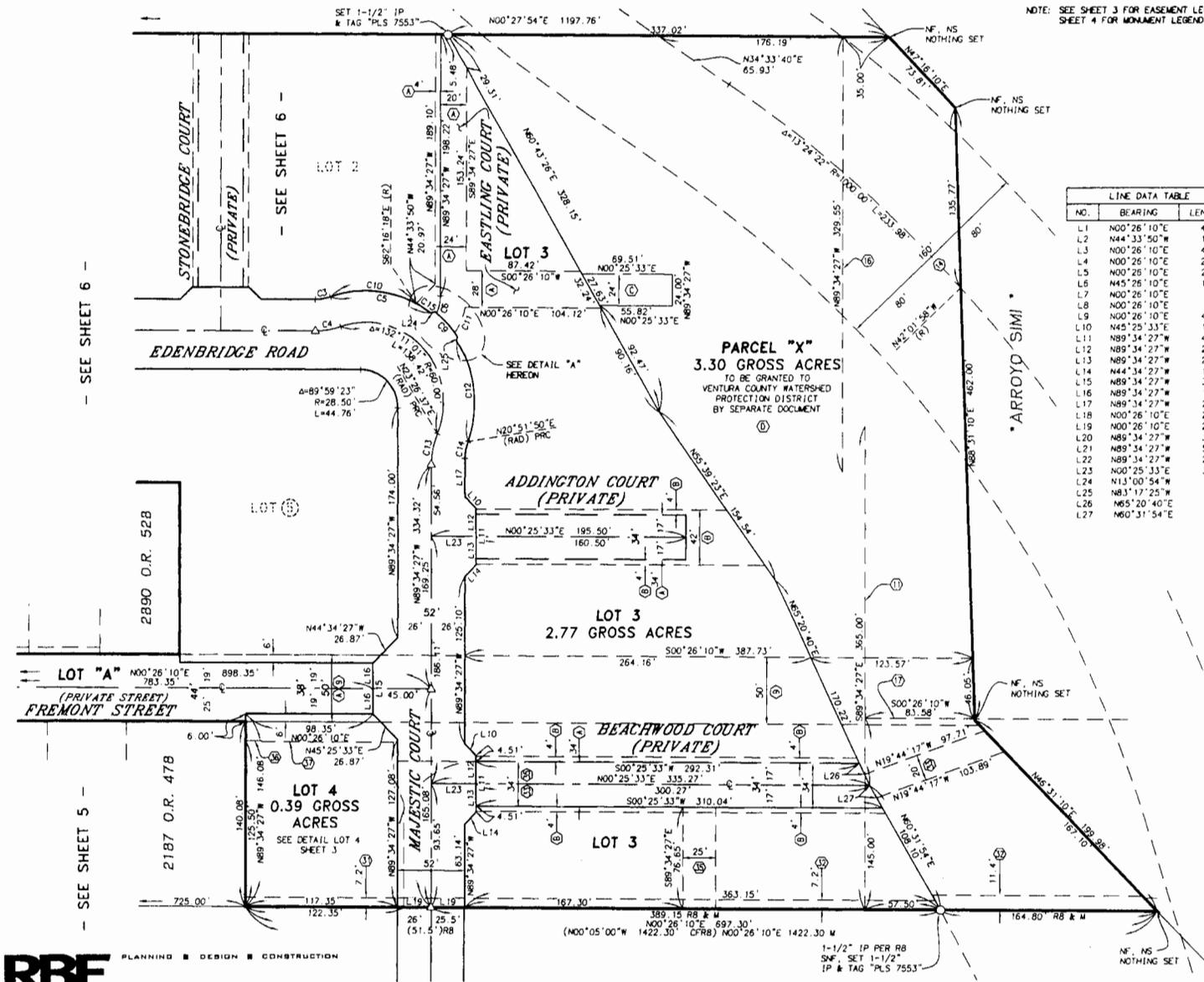
### TRACT No. 5425

IN THE CITY OF MOORPARK  
COUNTY OF VENTURA  
STATE OF CALIFORNIA  
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF LOTS 54 AND 55 OF FREMONT TRACT IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGE 39 OF MISCELLANEOUS RECORDS, (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

30-100735

SHEET 7 OF 7 SHEETS



1-1/2" IP PER RB  
S&F SET 1-1/2"  
IP & TAG "PLS 7553"

**RBF** CONSULTING

PLANNING ■ DESIGN ■ CONSTRUCTION

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