MAP OF GRANT

871/44

BOOK 871 PAGE 44

TRACT Nº 31914

IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE 1767.20 ACRE TRACT OF LAND ALLOTED TO ESPIRITU CHIJULLA DE LEONIS, PARTITION OF THAT PORTION OF THE MIGUEL LEONIS ESTATE, WHICH LIES IN THE RANCHO LAS VIRGENES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN CASE NO. 15847 OF THE SUPERIOR COURT OF SAID COUNTY, WHICH TRACT IS SHOWN AS LOT "B" ON THE CF MAP 91 ACCOMPANYING THE REPORT OF THE COMMISSIONERS IN PARTITION IN SAID ACTION.

SHEET 1 OF 5 SHEETS

11- 19958

FILED
AT REQUEST OF OWNER
JAN 6, 1977
47 MIN. PAST 3 PM
IN BOOK 871
AT PAGE 44
OF MAP RECORDS
LOS ANGELES COUNTY, CALIF.

Registrar-Recorder
BY John Garcia
Deputy

$13.00

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION. WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP. AND ALSO DEDICATE TO THE COUNTY OF LOS ANGELES THE EASEMENTS FOR INGRESS, EGRESS AND STORM DRAIN PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES. WE FURTHER CERTIFY THAT, EXCEPT AS SHOWN ON A COPY OF THIS MAP ON FILE IN THE OFFICE OF THE COUNTY ROAD COMMISSIONER, WE KNOW OF NO EASEMENT OR STRUCTURE EXISTING WITHIN THE EASEMENTS HEREIN OFFERED FOR DEDICATION TO THE PUBLIC, OTHER THAN PUBLICLY OWNED WATER LINES, SEWERS, OR STORM DRAINS, THAT WE WILL GRANT NO RIGHT OR INTEREST WITHIN THE BOUNDARIES OF SAID EASEMENTS OFFERED TO THE PUBLIC, EXCEPT WHERE SUCH RIGHT OR INTEREST IS EXPRESSLY MADE SUBJECT TO THE SAID EASEMENTS. AS A DEDICATION TO PUBLIC USE, WHILE ALL OF KANAN ROAD WITHIN OR ADJACENT TO THIS SUBDIVISION REMAINS A PUBLIC STREET,

WE HEREBY ABANDON ALL RIGHTS OF DIRECT INGRESS AND EGRESS FROM ABUTTING LOTS TO THE SAID KANAN ROAD. IF ANY PORTION OF SAID KANAN ROAD WITHIN OR ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

FOUNTAINWOOD - AGOURA
A PARTNERSHIP
(OWNER)

BY: JACKARE CORPORATION - PARTNER
Jack Rosenberg pres
PRESIDENT

LAS VIRGENES UNIFIED SCHOOL DISTRICT
(OWNER)

Donald A Plechaty — PRESIDENT
Michael S. Power — MEMBER

UNION BANK
A CORPORATION
(TRUSTEE)

UNDER DEED OF TRUST RECORDED IN BOOK T10067 PAGE 590 OFFICIAL RECORDS, AND RE-RECORDED IN BOOK T10220 PAGE 410 OFFICIAL RECORDS.

John M Owen — VICE - PRESIDENT
Richard Lindgren — LOAN OFFICER

LAS VIRGENES UNIFIED SCHOOL DISTRICT
(EASEMENT HOLDER)

~~BLANKET EASEMENT FOR ACCESS AND UTILITIES~~
GRANTED IN THE INSTRUMENT RECORDED IN BOOK D7115 PAGE 164 OFFICIAL RECORDS.

Donald A Plechaty — PRESIDENT
Michael S. Power — MEMBER

THE SIGNATURES OF THE PRESENT OWNERS OF THE MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES RESERVED IN THE DEED RECORDED APRIL 4, 1972 AS INSTRUMENT Nº 350 AND IN DEED RECORDED MARCH 31, 1976 AS INSTRUMENT Nº 108 HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 SUBSECTION (b)(3)(i) OF THE SUBDIVISION MAP ACT, INASMUCH AS SUCH OWNERSHIP DOES NOT INCLUDE A RIGHT OF ENTRY ON THE SURFACE OF THE LAND.

(IN RE TRACT NO. 31914) IT IS ORDERED THAT THE MAP OF TRACT NO. 31914 IS HEREBY APPROVED,

THAT ALL STREETS, HIGHWAYS AND OTHER PUBLIC WAYS AND EASEMENTS SHOWN ON SAID MAP AND OFFERED FOR DEDICATION BE AND THE SAME ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC.

THAT THE ABANDONMENT OF ACCESS RIGHTS HEREIN OFFERED FOR DEDICATION BE AND THE SAME IS HEREBY ACCEPTED ON BEHALF OF THE PUBLIC.

I HEREBY CERTIFY THAT THE FOREGOING ORDER WAS ADOPTED BY THE BOARD OF SUPERVISORS AT A MEETING HELD January 4, 1977

JAMES S. MIZE, EXECUTIVE OFFICER - CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY Shirley Harper DEPUTY

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA; THAT THIS FINAL MAP, CONSISTING OF 5 SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION IN SEPTEMBER, 1976; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED AND THAT TIE NOTES TO ALL CENTERLINE MONUMENTS SHOWN HEREON AS TO BE SET WILL BE ON FILE IN THE OFFICE OF THE COUNTY ENGINEER WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE SHOWN HEREON.

Vincent A. Meier
VINCENT A. MEIER R.C.E. 14815

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 10°24'50" W OF THE CENTERLINE OF KANAN ROAD AS SHOWN ON COUNTY SURVEYORS MAP Nº B-2857.

SOIL REPORT NOTE:
A SOIL REPORT WAS PREPARED ON MAY 3, 1976 BY GERALD GORIAN, R.C.E. 14698.

MONUMENT NOTE:
ALL 2" I.P.'S ARE TO BE SET 12" DEEP

STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES }

ON THIS 7 DAY OF DECEMBER 1976, BEFORE ME MARJORIE JACOBS, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JACK ROSENBERG KNOWN TO ME TO BE THE PRESIDENT OF JACKARE CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AS PARTNER OF FOUNTAINWOOD - AGOURA A PARTNERSHIP, AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, AS SUCH PARTNER AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

OFFICIAL SEAL
MARJORIE JACOBS
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires April 10, 1979

Marjorie Jacobs
NOTARY PUBLIC

STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES }

ON THIS 6th DAY OF DEC. 1976, BEFORE ME PATRICIA A. MOORE A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN M. OWEN KNOWN TO ME TO BE THE VICE-PRESIDENT AND ~~RICHARD B. LINDGREN~~ KNOWN TO ME TO BE THE LOAN OFFICER OF UNION BANK, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, AS TRUSTEE.

OFFICIAL SEAL
PATRICIA A. MOORE
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires December 17, 1978

Patricia A. Moore
NOTARY PUBLIC

STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES }

ON November 30, 1976 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Donald A. Plechaty KNOWN TO ME TO BE THE PRESIDENT AND Michael S. Power KNOWN TO ME TO BE A MEMBER OF THE GOVERNING BOARD OF THE LAS VIRGENES UNIFIED SCHOOL DISTRICT, THE DISTRICT THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE DISTRICT THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH DISTRICT EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL
Ella Rexinne Bennett
ELLA REXINNE BENNETT

OFFICIAL SEAL
ELLA REXINNE BENNETT
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires FEB 18, 1980

2057 N. Lookout Dr., Agoura, CA 91301

STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES }

ON November 30, 1976 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Donald A. Plechaty KNOWN TO ME TO BE THE PRESIDENT AND Michael S. Power KNOWN TO ME TO BE A MEMBER OF THE GOVERNING BOARD OF THE LAS VIRGENES UNIFIED SCHOOL DISTRICT, THE DISTRICT THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE DISTRICT THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH DISTRICT EXECUTED THE SAME, AS EASEMENT HOLDER.

WITNESS MY HAND AND OFFICIAL SEAL
Ella Rexinne Bennett
ELLA REXINNE BENNETT

OFFICIAL SEAL
ELLA REXINNE BENNETT
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires FEB 18, 1980

2057 N. Lookout Dr., Agoura, CA 91301

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SCALE: 1"= 300'

SHEET 2 OF 5 SHEETS

TRACT Nº 31914

IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

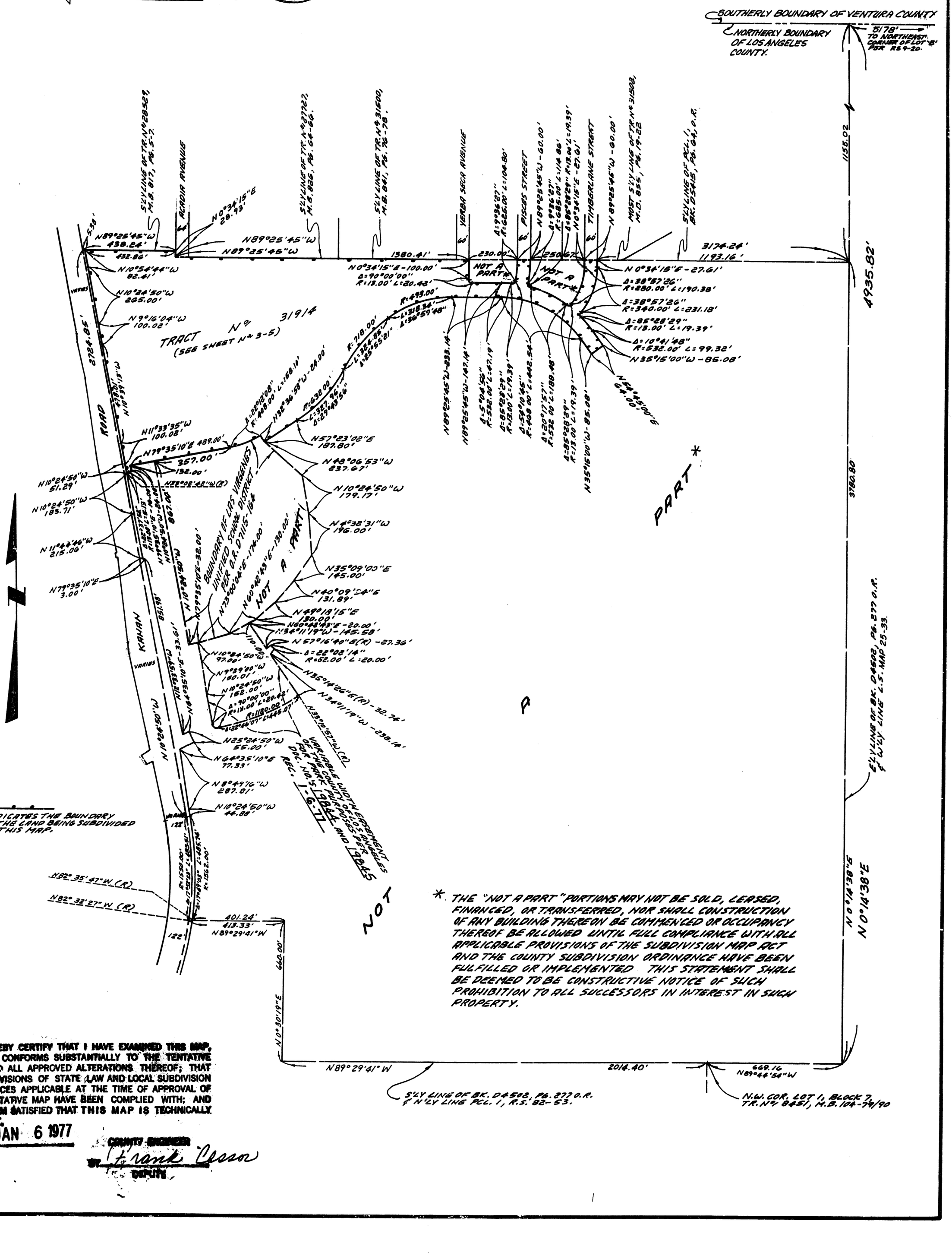
FILED WITH LOS ANGELES
COUNTY RECORDER
JAN 6 1977

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 and 66493 OF THE SUBDIVISION MAP ACT.

JAMES S. MIZE, EXECUTIVE OFFICER - CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY Shirley Harper DEPUTY





* THE "NOT A PART" PORTIONS MAY NOT BE SOLD, LEASED, FINANCED, OR TRANSFERRED, NOR SHALL CONSTRUCTION OF ANY BUILDING THEREON BE COMMENCED OR OCCUPANCY THEREOF BE ALLOWED UNTIL FULL COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND THE COUNTY SUBDIVISION ORDINANCE HAVE BEEN FULFILLED OR IMPLEMENTED. THIS STATEMENT SHALL BE DEEMED TO BE CONSTRUCTIVE NOTICE OF SUCH PROHIBITION TO ALL SUCCESSORS IN INTEREST IN SUCH PROPERTY.

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF STATE LAW AND LOCAL SUBDIVISION ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED JAN 6 1977

COUNTY SURVEYOR

BY Frank Cesar DEPUTY

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BOOK 871 PAGE 46.

SCALE: 1" = 50'

SHEET 3 OF 5 SHEETS

TRACT Nº 31914

IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FILED WITH LOS ANGELES COUNTY RECORDER
JAN 6 1977

S'LY LINE OF TR. Nº 28529, M.B. 817, PG. 5-7.

FD. 2" I.P. PER TR. Nº 28529, M.B. 817, PG. 5-7 & C.E.F.B. 4029-23

FD. 5/8" I.P. PER TR. Nº 28529 M.B. 817, PG. 5-7 & C.E.F.B. 4029-26.

FD. 5/8" I.P. PER TR. Nº 28529 M.B. 817, PG. 5-7 & C.E.F.B. 4029-27.

S'LY LINE OF TR. Nº 27727, M.B. 826, PG. 64-66.

ALLMAN STREET

CANMORE STREET

DARGAN STREET

EAGLETON STREET

BARRAGAN STREET

ACACIA AVENUE

KANAN ROAD

VAR. WIDTH EASEMENT TO THE COUNTY OF LOS ANGELES FOR STORM DRAIN PURPOSES & EGRESS PURPOSES.

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

NOTE: DASHED LINES WITHIN STREET RIGHTS OF WAY INDICATE PROPERTY LINES FOR THE PURPOSE OF COMPUTING REQUIRED AREA AND BUILDING SETBACKS AS PROVIDED IN LOS ANGELES COUNTY ORDINANCE Nº 1494, AND ARE NOT FOR THE PURPOSE OF CONVEYANCE.

SEE SHEET 4

CURVE TABLE

NO	RADIUS	DELTA	ARC LGT	TAN	NO	RADIUS	DELTA	ARC LGT	TAN	NO	RADIUS	DELTA	ARC LGT	TAN	NO	RADIUS	DELTA	ARC LGT	TAN
1	13.00	90°00'00"	20.42	13.00	4	592.00	4°39'37"	48.15	24.09	7	13.00	87°39'23"	19.89	12.48	10	52.00	14°58'38"	13.59	6.84
2	560.00	2°20'37"	22.91	11.46	5	13.00	86°01'09"	19.52	12.13	8	88.00	9°55'55"	15.25	7.65	11	368.00	4°19'12"	27.74	13.88
3	88.00	23°06'12"	35.48	17.99	6	88.00	23°06'13"	35.48	17.99	9	88.00	13°10'17"	20.23	10.16	12	528.00	4°06'06"	37.80	18.91

871/47 BOOK 871 PAGE 47.

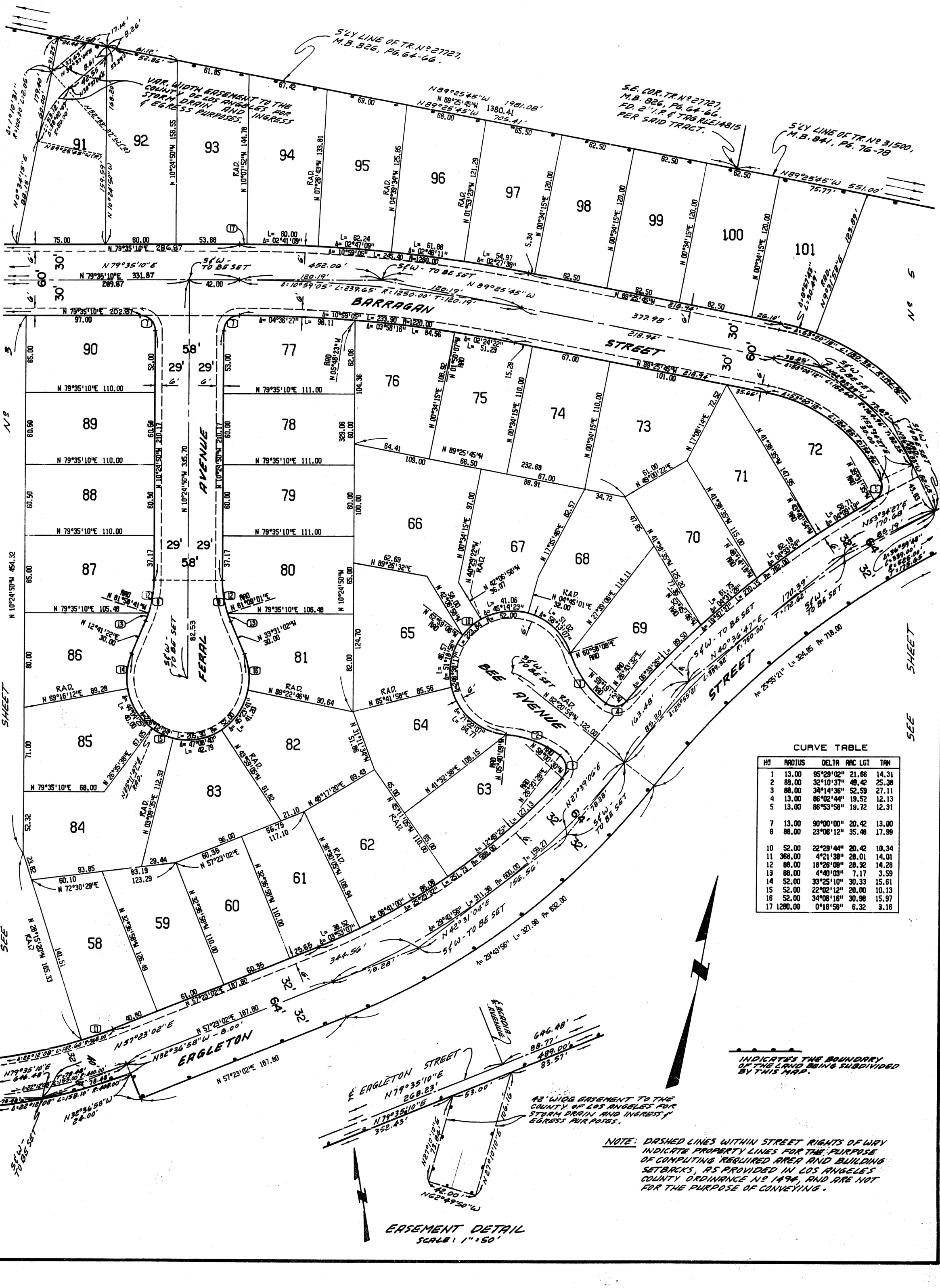
SCALE: 1" = 50'

TRACT Nº 31914

SHEET 4 OF 5 SHEETS

IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FILED WITH LOS ANGELES COUNTY RECORDER
JAN 6 1977



CURVE TABLE

NO	RADIUS	DELTA	ARC LGT	TAN
1	13.00	95°29'02"	21.66	14.31
2	88.00	32°10'37"	49.42	25.38
3	88.00	34°14'36"	52.59	27.11
4	13.00	86°02'44"	19.52	12.13
5	13.00	86°53'58"	19.72	12.31
7	13.00	90°00'00"	20.42	13.00
8	88.00	23°06'12"	35.48	17.99
10	52.00	22°29'44"	20.42	10.34
11	368.00	4°21'38"	28.01	14.01
12	88.00	18°26'09"	28.32	14.28
13	88.00	4°40'03"	7.17	3.59
14	52.00	33°25'10"	30.33	15.61
15	52.00	22°02'12"	20.00	10.13
16	52.00	34°08'16"	30.98	15.97
17	1280.00	0°16'58"	6.32	3.16

NOTE: DASHED LINES WITHIN STREET RIGHTS OF WAY INDICATE PROPERTY LINES FOR THE PURPOSE OF COMPUTING REQUIRED AREA AND BUILDING SETBACKS, AS PROVIDED IN LOS ANGELES COUNTY ORDINANCE Nº 1494, AND ARE NOT FOR THE PURPOSE OF CONVEYING.

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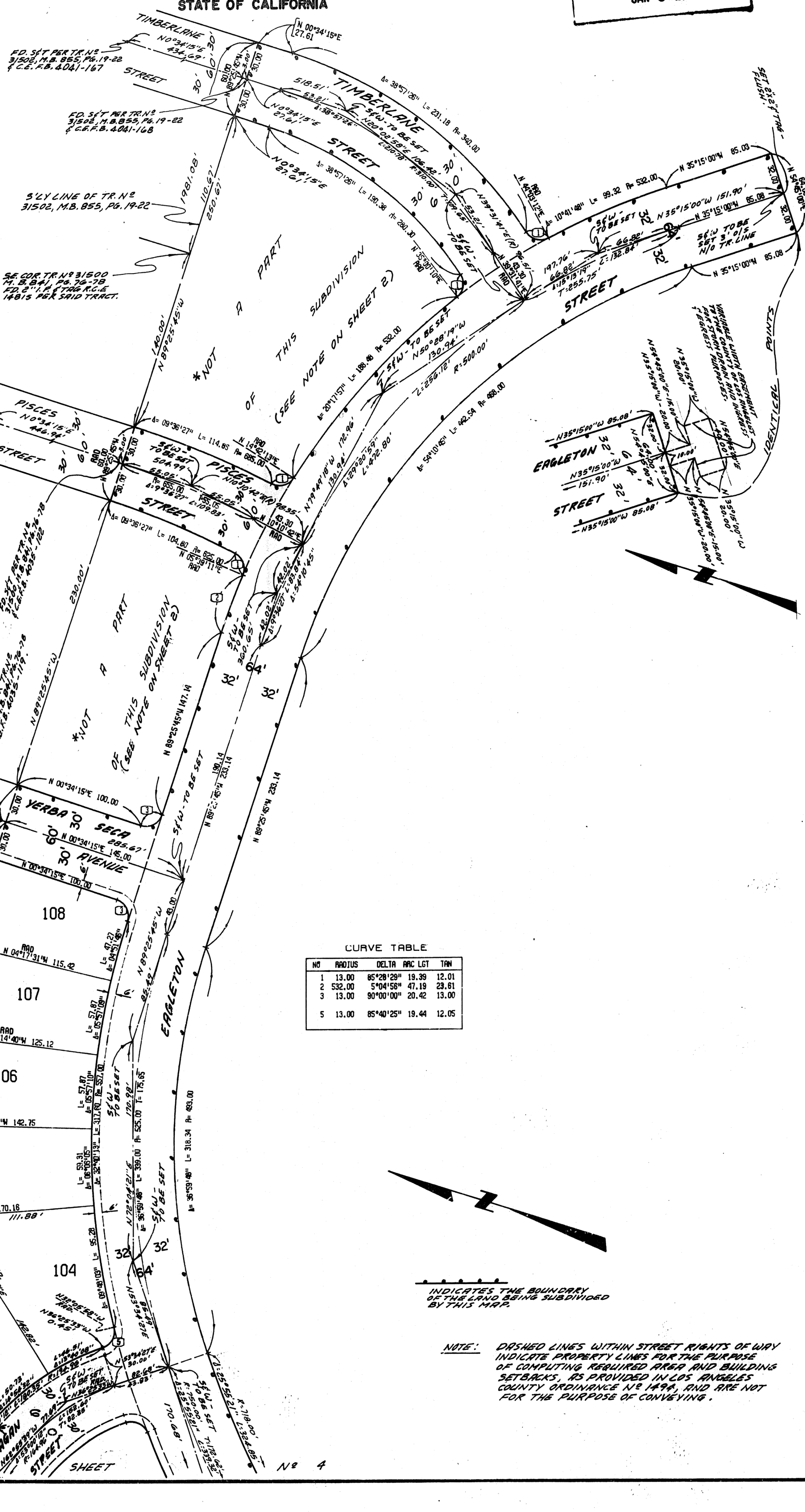
SCALE: 1" = 50'

SHEET 5 OF 5 SHEETS

TRACT Nº 31914

IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FILED WITH LOS ANGELES
COUNTY RECORDER
JAN 6 1977



CURVE TABLE

NO	RADIUS	DELTA	ARC LGT	TAN
1	13.00	85°28'29"	19.39	12.01
2	532.00	5°04'56"	47.19	23.61
3	13.00	90°00'00"	20.42	13.00
5	13.00	85°40'25"	19.44	12.05

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

NOTE: DASHED LINES WITHIN STREET RIGHTS OF WAY INDICATE PROPERTY LINES FOR THE PURPOSE OF COMPUTING REQUIRED AREA AND BUILDING SETBACKS, AS PROVIDED IN LOS ANGELES COUNTY ORDINANCE Nº 1494, AND ARE NOT FOR THE PURPOSE OF CONVEYING.