1228/46

BOOK 1228 PAGE 46

SHEET 1 OF 4 SHEETS

TRACT No. 48901

IN THE CITY OF AGOURA HILLS
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT "J" OF THE RANCHO LAS VIRGENES, AS PER A MAP OF PARTITION OF SAID RANCHO FILED WITH THE FINAL DECREE IN CASE No. 2898 OF THE SUPERIOR COURT IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

98 540580

FILED
AT REQUEST OF OWNER
APR 02 1998
1 MIN PAST 2 PM
IN BOOK 1228
AT PAGE 46-49
OF MAPS
LOS ANGELES COUNTY, CA.
Registrar-Recorder/County Clerk
BY [signature] Deputy
FEE $ 17-
DAF $ 2-

OWNER'S STATEMENT

WE HEREBY STATE 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 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 CITY OF AGOURA HILLS THE EASEMENTS FOR SANITARY SEWER PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

WE FURTHER STATE THAT 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 INTERESTS IS EXPRESSLY MADE SUBJECT TO SAID EASEMENT.

WE DO HEREBY DEDICATE TO THE CITY OF AGOURA HILLS THE EASEMENTS FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, SO DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO INCLUDING THE RIGHT TO MAKE CONNECTION THERETO FROM ANY ADJOINING PROPERTIES.

WE DO HEREBY DEDICATE TO THE CITY OF AGOURA HILLS THE RIGHT TO PROHIBIT THE CONSTRUCTION OF MORE THAN ONE RESIDENTIAL BUILDING WITHIN LOTS 1 THROUGH 15 EXCEPT FOR ADDITIONAL PARKING OR RECREATIONAL FACILITIES.

RIOPHARM U.S.A INC., A CALIFORNIA CORPORATION

[signature] JACK DAVID - PRESIDENT

[signature] RAMAH EZRA - SECRETARY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) S.S.

ON MARCH 12, 1998 BEFORE ME, DANIEL R SADA III, PERSONALLY APPEARED JACK DAVID AND RAMAH EZRA 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 AND OFFICIAL SEAL.

[signature] Daniel R. Sada III
NOTARY SIGNATURE

DANIEL R. SADA III
NAME

JANUARY 7, 2000
COMMISSION EXPIRES

BANK LEUMI, BEVERLY HILLS
PRINCIPAL PLACE OF BUSINESS

SIGNATURE OMISSIONS

THE SIGNATURES OF THE FOLLOWING PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH HAVE BEEN OMITTED UNDER THE PROVISIOINS OF SECTION 66436, SUBSECTION (a) 3A(I-VII) 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.

1. THE STATE OF CALIFORNIA, A GOVERNMENT AGENCY ITS SUCCESSORS AND ASSIGNS HOLDER OF EASEMENTS BY DEEDS RECORDED IN BOOK 5826, PAGE 320 OF DEEDS, RECORDS OF LOS ANGELES COUNTY AND IN BOOK T891-22, PAGE 227 AND IN BOOK 9593, PAGE 147 BOTH OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY

2. THE COUNTY OF LOS ANGELES A GOVERNMENT AGENCY, ITS SUCCESSORS AND ASSIGNS HOLDER OF AN EASEMENT BY DEED, RECORDED IN BOOK G235, PAGE 140 OF DEEDS, RECORDS OF SAID COUNTY

3. PACIFIC TELEPHONE AND TELEGRAPH COMPANY A CORPORATION ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT BY DEED RECORDED IN BOOK 6481, PAGE 148 OF DEEDS, RECORDS OF SAID COUNTY

4. THE COUNTY OF LOS ANGELES A GOVERNMENT AGENCY ITS SUCCESSORS AND ASSIGNS HOLDER OF AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES BY A DEDICATION OF THE MAP OF TRACT No. 32678, RECORDED IN BOOK 937, PAGES 22 THROUGH 26 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE SIGNATURES OF THE FOLLOWING PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) 3C OF THE SUBDIVISION MAP ACT.

1. NORBERT R. NETTLESHIP AND M. ALTHEA WHITE NETTLESHIP, HUSBAND AND WIFE, THEIR SUCCESSORS AND ASSIGNS, OWNERS OF OIL AND MINERAL RIGHTS BY DEED RECORDED IN BOOK 44703 PAGE 72, OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

2. THE STATE OF CALIFORNIA, A GOVERNMENT AGENCY, ITS SUCCESSORS AND ASSIGNS, OWNER OF OIL AND MINERAL RIGHTS BY DEED RECORDED ON AUGUST 29, 1966 AS INSTRUMENT No. 2917, OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66493 AND 66495 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER-CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

BY [signature] DEPUTY 4-2-98

159-057 (AMB 2061-14)

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA; THAT THIS FINAL MAP, CONSISTING OF 4 SHEETS, IS A TRUE AND COMPLETE SURVEY AS SHOWN, AND WAS MADE BY ME OR UNDER MY DIRECTION ON MAY 16, 1989 AND SEPTEMBER 28, 1989; 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 RETRACED, AND THAT TIE NOTES TO ALL CENTERLINE MONUMENTS SHOWN AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE SHOWN HEREON.

[signature] CARL L. BETZ P.L.S. 5650
EXP. 9-30-99

10-15-97
DATE

REGISTERED LAND SURVEYOR
CARL L. BETZ
No. 5650
EXP. 9-30-99
STATE OF CALIFORNIA

BASIS OF BEARINGS

THE BEARING OF SOUTH 31°24'03" WEST AS SHOWN ALONG THE NORTHWESTERLY LINE OF LOT 5, TRACT No. 10538 PER MAP RECORDED IN BOOK 179, PAGES 30 AND 31, OF MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF SUBDIVISION ORDINANCES OF THE CITY OF AGOURA HILLS APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

[signature] JIM THORSEN - CITY ENGINEER
R.C.E. No. 47917

3-26-98
DATE

REGISTERED PROFESSIONAL ENGINEER
JAMES THORSEN
No. 47917
EXP. 12-31-99
CIVIL
STATE OF CALIFORNIA

SPECIAL ASSESSMENTS CERTIFICATE

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF AGOURA HILLS TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

[signature] Dave Adams - City Manager

3-25-98
DATE

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT THIS MAP IS TECHNICALLY CORRECT.

REGISTERED PROFESSIONAL ENGINEER
ELROY L KIEPKE
No. 22382
Exp. 9-30-2001
CIVIL
STATE OF CALIFORNIA

[signature] ELROY L. KIEPKE - CITY SURVEYOR
RCE 22382 EXP. 9-30-2001

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF AGOURA HILLS BY MOTION PASSED ON March 25, 1998, APPROVED THE ATTACHED MAP.
SAID COUNCIL ALSO DID ACCEPT, ON BEHALF OF THE PUBLIC, THE DEDICATION OF STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS, SANITARY SEWER, STORM DRAIN, EASEMENTS AS SHOWN ON SAID MAP.

[signature] CAROL TUBELIS - CITY CLERK

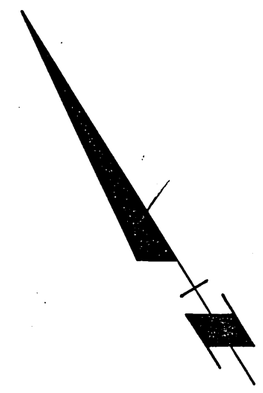
3-26-98
DATE

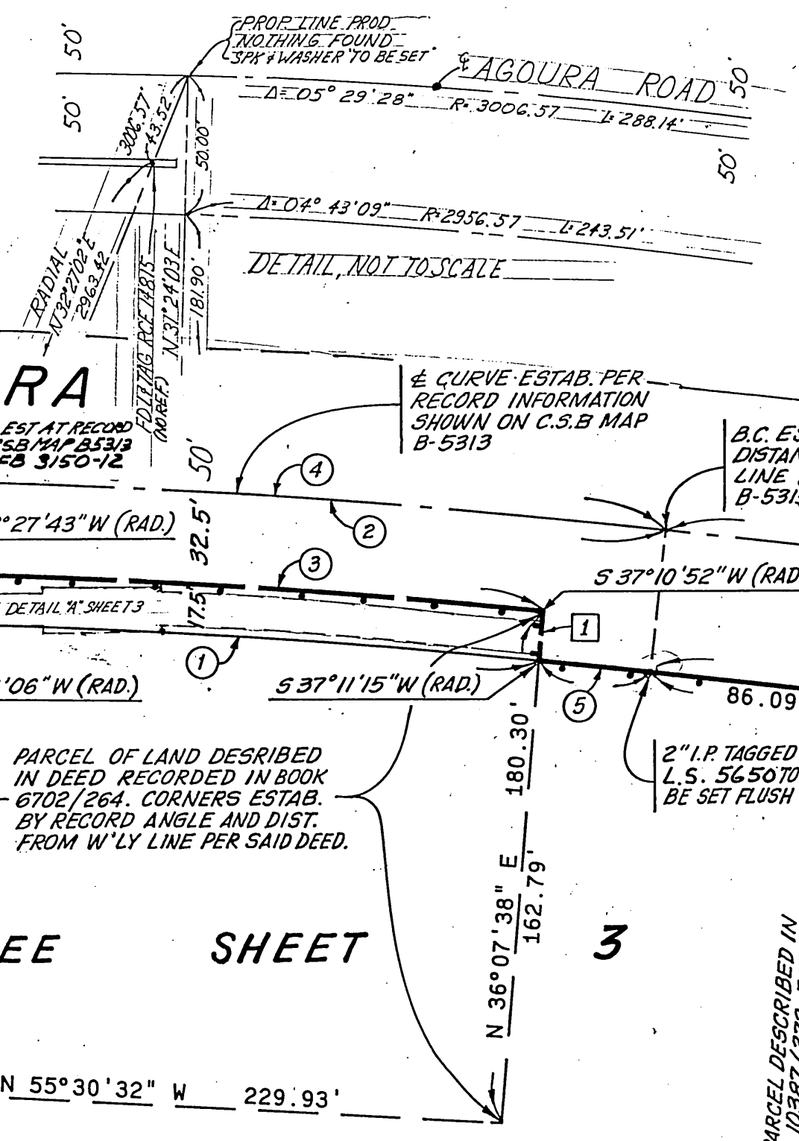
CITY OF AGOURA HILLS CALIFORNIA
INCORPORATED DEC.

SCALE : 1"=50'

TRACT NO. 48901

IN THE CITY OF AGOURA HILLS , THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA





CURVE DATA

NO.	Δ	R	L	T
1	04°43'09"	2956.57'	243.51'	121.83'
2	05°29'28"	3006.57'	288.14'	144.18'
3	04°43'09"	2974.07'	244.96'	122.55'
4	05°29'37"	3006.57'	288.27'	144.25'
5	00°45'15"	2956.57'	38.92'	19.46'
6	00°00'09"	3006.54'	0.13'	0.07'

LINE DATA

NO.	BEARING	DISTANCE
1	N 36°07'38"E	17.50'

AGOURA ROAD

SEE DETAIL ABOVE

POINT ON ℄ EST AT RECORD DIST PER CSB MAP B5313 & LACEFB 3150-12

℄ CURVE ESTAB. PER RECORD INFORMATION SHOWN ON C.S.B MAP B-5313

B.C. ESTAB. AT RECORD DISTANCE ALONG CENTER-LINE PER C.S.B. MAP B-5313 & L.A.C.E.F.B. 3150-13

POINT ON CENTERLINE ESTAB. AT RECORD DIST. FROM 2" I.P. PER C.S.B. MAP B-5313 & LA.C.E.F.B. 3150-13

S 32°27'43"W (RAD.)

S 37°10'52"W (RAD.)

N 52°03'30" W 366.32'

SEE DETAIL "A" SHEET 3

2" I.P. TAGGED LS 5650 TO BE SET FLUSH

S 32°28'06"W (RAD.)

S 37°11'15"W (RAD.)

PARCEL OF LAND DESRIBED IN DEED RECORDED IN BOOK 6702/264. CORNERS ESTAB. BY RECORD ANGLE AND DIST. FROM W'LY LINE PER SAID DEED.

2" I.P. TAGGED L.S. 5650 TO BE SET FLUSH

N 52°03'30" W 366.32'

159.21'

FD. 2" I.P. 0.06' N'LY ON LINE ACCEPTED AS N.W. COR. LOT 1 PER TR NO. 10538 MB 179/3031, 0.06' N'LY PER C.S.B. MAP B-5313 & L.A.C.E.F.B. 3150-13

SEE DETAIL BELOW

SEE SHEET 3

N 36°07'38" E 162.79'

N 36°07'38" E 354.05'

N 36°07'38" E 345.01'

PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 10387/372

VARIABLE WIDTH STORM DRAIN & EGRESS TO THE CITY OF AGOURA HILLS BY SEPARATE DOCUMENT

N 55°30'32" W 229.93'

SEE SHEET 4

3086.92' N 31°24'03" E WESTERLY LINE OF LAND CONVEYED TO J.B. WATSON PER DEED 6091/238

SOUTHERLY & EASTERLY LINES TR No. 32678

1283.98'

1080.37'

SEARCHED FOR 2" I.P. PER TR. No. 32678 (NOT FOUND)

NORTH EASTERLY LINE OF PARCEL DESCRIBED IN DEED RECORDED IN BOOK 13048/274, ESTAB. AT RECORD ANGLE & DIST. PER SAID DEED

N 56°20'02" W 459.40'

2" I.P. TAGGED LS 5650 TO BE SET FLUSH. ESTAB. AT RECORD DIST. FROM SOUTH-WEST LINE OF PARCEL DESCRIBED IN BOOK 6702/264

N 63°03'20" E

FD. 2" I.P. (FLUSH) ACCEPTED AS N.W. COR. LOT 9 PER TRACT NO. 10538 MB 179/30-31

FD. 2" I.P. 8" UP ACCEPTED AS S.W. COR. LOT 9 PER TRACT NO. 10538 MB 179/30-31

1588.53'

N 40°38'07" W 689.06'

FD. 2" PIPE W/BRASS CAP ACCEPTED AS S'LY COR. LOT 9 PER TRACT NO. 10538 MB 179/30-31

NORTHWESTERLY LINE OF PARCEL DESCRIBED IN DEED RECORDED IN BOOK 10387/372. ESTAB. AT RECORD ANGLE & DISTANCE PER SAID DEED

285.14'

373.73'

350.14'

320.74'

N 36°07'38"E 273.60'

VARIABLE WIDTH STORM DRAIN EASEMENT TO THE CITY OF AGOURA HILLS BY SEPARATE DOCUMENT

N 37°45'32"E

VARIABLE WIDTH EASEMENT FOR STORM DRAIN INGRESS & EGRESS TO THE CITY OF AGOURA HILLS BY SEPARATE DOCUMENT.

121.07'

PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 13048/274

N 36°29'05" E 399.71'

N62°32'12"E 78.62'

N33°39'58"E 110.00'

N 85°31'05" E 178.08'

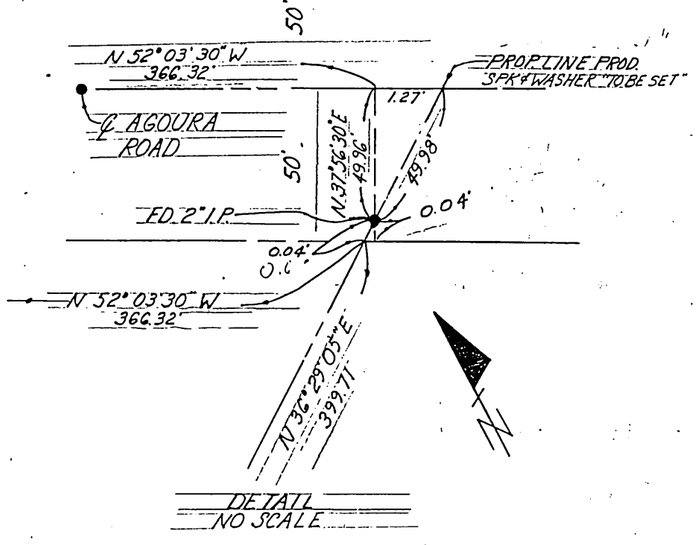
2" I.P. TAGGED L.S. 5650 TO BE SET FLUSH. ESTABLISHED AT RECORD ANGLE AND DISTANCE FROM W'LY CORNER PER DEED

N 56°20'02" W 30.00'

NORTHWESTERLY LINE TRACT No. 10538 LINES ESTAB. PER RECORD ANGLES AND FOUND MONUMENTS PER SAID TRACT NO. 10538 MB 179 [30-31

1162.77'

ESTAB. @ INTERSECTION RECORD ANGLES PER TRACT MAP NO. 10538 MB 179/30-31 2" I.P. PER SAID MAP FD. N 86°34'26"W 0.17' (DISTURBED) 2" I.P. TO BE SET



LEGEND :

INDICATES BOUNDARY OF LAND BEING SUBDIVIDED BY THIS MAP.

SCALE : 1"=20'

SHEET 3 OF 4

TRACT NO. 48901

IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

11
4381 SF

12
4701 SF

13
4813 SF

14
5112 SF

15

2
4435 SF

1
4760 SF

GROSS
63,626 SF

5' WIDE DRAINAGE EASEMENT TO BE RESERVED IN DOCUMENTS FOR THE USE OF LOTS 9, 10, 11 & 12

EASEMENT FOR STORM DRAIN & INCIDENTAL PURPOSES BY A DEDICATION OF THE MAP OF TRACT No. 32678 RECORDED IN BOOK 937, PAGES 22 THROUGH 26.

DETAIL "A"
SCALE 1"=20'

SEE SHEET 4

SEE SHEET 2

LINE DATA

NO.	BEARING	DIST.
L1	N 36° 07' 38" E	3.52'
L2	N 36° 07' 38" E	10.89'
L3	N 35° 17' 44" E	5.00'
L4	N 54° 42' 16" W	9.83'
L5	N 36° 44' 23" E	5.00'
L6	N 54° 42' 16" E	5.22'
L7	N 36° 07' 38" E	17.50'
L8	N 31° 24' 03" E	1.46'
L9	N 58° 35' 57" W	69.00'
L10	N 31° 24' 03" E	1.50'
L11	N 58° 35' 57" W	41.00'
L12	N 31° 24' 03" E	1.49'
L13	N 52° 01' 53" W	30.93'
L14	N 36° 07' 38" E	12.01'
L15	N 52° 01' 53" W	30.54'
L16	N 31° 24' 03" E	1.19'
L17	N 58° 35' 57" W	41.00'
L18	N 31° 24' 03" E	1.50'
L19	N 58° 35' 57" W	69.00'

CURVE DATA

C1 Δ=3° 33' 58" R=1650.63 L=102.74
C2 Δ=3° 35' 15" R=1662.63 L=104.11

LEGEND :

INDICATES BOUNDARY OF LAND BEING SUBDIVIDED BY THIS MAP.

(A) AN EASEMENT FOR SANITARY SEWER TO THE CITY OF AGOURA HILLS. AN EASEMENT FOR INGRESS & EGRESS & UTILITY PURPOSES TO BE RESERVED IN DOCUMENTS.

244

1228/49 BOOK 1228 PAGE 49

SCALE : 1"=20'

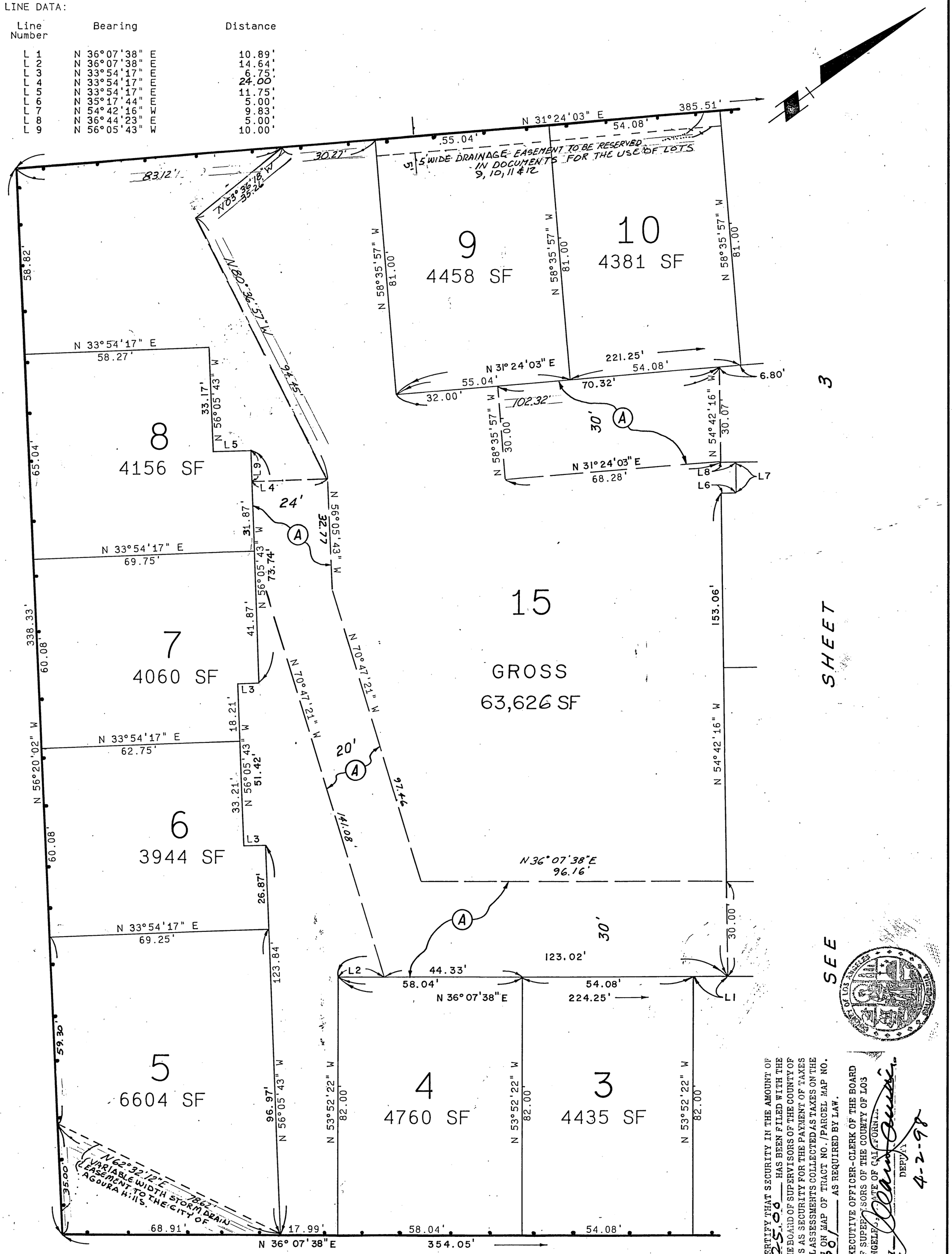
SHEET 4 OF 4

TRACT NO. 48901

IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES STATE OF CALIFORNIA

LINE DATA:

Line Number	Bearing	Distance
L 1	N 36°07'38" E	10.89'
L 2	N 36°07'38" E	14.64'
L 3	N 33°54'17" E	6.75'
L 4	N 33°54'17" E	24.00'
L 5	N 33°54'17" E	11.75'
L 6	N 35°17'44" E	5.00'
L 7	N 54°42'16" W	9.83'
L 8	N 36°44'23" E	5.00'
L 9	N 56°05'43" W	10.00'



LEGEND :

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

Ⓐ AN EASEMENT FOR SANITARY SEWER TO THE CITY OF AGOURA HILLS. AN EASEMENT FOR INGRESS & EGRESS & UTILITY PURPOSES TO BE RESERVED IN DOCUMENTS

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF $ 3,025.00 HAS BEEN FILED WITH THE CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. /PARCEL MAP NO. 48901 AS REQUIRED BY LAW.

EXECUTIVE OFFICER-CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY Joan Quinn DEPUTY

4-2-98