1228/95

BOOK 1228 PAGE 95

TRACT NO. 51985-03

IN THE CITY OF WESTLAKE VILLAGE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
NOVEMBER 1997

FOR CONDOMINIUM PURPOSES

BEING A RESUBDIVISION OF LOT 1 OF TRACT NO. 46799-04, IN THE CITY OF WESTLAKE VILLAGE, COUNTY OF LOS ANGELES, AS SHOWN ON THE MAP RECORDED IN BOOK 1212, PAGES 86 AND 87 OF MAPS.

98 799647
98 799647

THE HAALAND GROUP,INC.

FILED
AT REQUEST OF OWNER
MAY 12 1998
41 MIN PAST 1 P.M.
IN BOOK 1228
AT PAGE 95
OF MAPS
LOS ANGELES COUNTY, CA.
Registrar-Recorder/County Clerk
BY Terepa V Baker
Deputy
FEE $ 14 -
D.A 2 -

GRANT

12/AU2-

OWNERS 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 PREPARATION, FILING AND RECORDATION OF SAID MAP AND SUBDIVISION. WE HEREBY IRREVOCABLY AND UNCONDITIONALLY OFFER TO DEDICATE TO THE CITY OF WESTLAKE VILLAGE THE EASEMENTS AS SHOWN ON SAID MAP FOR SANITARY SEWER AND STORM DRAINAGE PURPOSES AND ALL USES INCIDENT THERETO INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES. WE HEREBY DEDICATE TO THE CITY OF WESTLAKE VILLAGE AN EASEMENT FOR EMERGENCY GOVERNMENTAL ACCESS OVER ALL OF THE LOTS DESIGNATED AS " PRIVATE DRIVEWAY AND FIRE LANE " AS SHOWN ON SAID MAP. OWNERS, ON BEHALF OF THEMSELVES AND ALL HEIRS, SUCCESSORS, ASSIGNS AND FUTURE OWNERS OF LOTS, JOINTLY AND SEVERALLY AGREE THAT ALL LOTS DESIGNATED AS "PRIVATE DRIVEWAY AND FIRELANE" SHOWN ON THIS MAP WILL ACCEPT STORM DRAINAGE DISCHARGED FROM ABOVE OR BELOW AN ADJOINING STREET, WHETHER IT BE A PUBLIC STREET, OR A PRIVATE STREET. OWNERS, ON BEHALF OF THEMSELVES, AND ALL HEIRS, SUCCESSORS, ASSIGNS AND FUTURE OWNERS OF LOTS, RELEASE, INDEMNIFY, HOLD HARMLESS, PROTECT AND AGREE TO DEFEND THE CITY OF WESTLAKE VILLAGE FROM ALL LOSSES, DAMAGES CLAIMS AND LIABILITIES THAT MIGHT ARISE BY REASON OF SUCH STORM DRAINAGE PROVIDED, HOWEVER THAT SUCH OWNERS, HEIRS, SUCCESSORS, ASSIGNS AND FUTURE OWNERS SHALL BE REQUIRED TO RELEASE THE CITY OF WESTLAKE VILLAGE BUT SHALL NOT BE REQUIRED TO INDEMNIFY, HOLD HARMLESS, PROTECT, OR DEFEND THE CITY OF WESTLAKE VILLAGE FROM ANY LOSSES, DAMAGES, CLAIMS OR LIABILITIES CAUSED BY A STORM OF GREATER MAGNITUDE THAN A 100 YEAR STORM.
WE FURTHER CERTIFY THAT, EXCEPT AS SHOWN ON A COPY OF THIS MAP ON FILE IN THE OFFICE OF THE CITY ENGINEER, WE KNOW OF NO STRUCTURE EXISTING WITHIN THE EASEMENTS OFFERED FOR DEDICATION TO THE PUBLIC AND WE KNOW OF NO EASEMENT EXISTING WITHIN THE EASEMENTS HEREIN OFFERED FOR DEDICATION TO THE PUBLIC, AND 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.
WE HEREBY DEDICATE TO THE CITY OF WESTLAKE VILLAGE ALL RIGHTS TO CONSTRUCT ANY BUILDINGS OR OTHER STRUCTURES WITHIN THE LOTS DESIGNATED "PRIVATE DRIVEWAY AND FIRE LANE" ON THE MAP.
WE ALSO DEDICATE TO THE CITY OF WESTLAKE VILLAGE THE RIGHT TO RESTRICT VEHICULAR ACCESS, INCLUDING THE RIGHT TO REGULATE THE LOCATION OF ACCESS POINTS SUCH AS DRIVEWAYS, TO PORTOLA COURT AND THOUSAND OAKS BOULEVARD ADJACENT TO THIS SUBDIVISION, SUBJECT TO THE OWNER'S RIGHT TO UTILIZE THE VEHICULAR ACCESS POINTS AS APPROVED BY THE CITY IN ANY PLANNED DEVELOPMENT PERMIT OR OTHER ENTITLEMENTS.

WESTERN PACIFIC HOUSING-WESTLAKE II, LP, A CALIFORNIA LIMITED PARTNERSHIP
AS OWNER.

BY: ALLEGRA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,
ITS MANAGING GENERAL PARTNER.

BY: LAMCO HOUSING, INC., A CALIFORNIA CORPORATION,
ITS MANAGING MEMBER.

BY: _____ BY: _____
JOHN STANEK VALERIE WARSHAWSKY
ITS: VICE PRESIDENT ITS: ASSISTANT SECRETARY

STATE OF CALIFORNIA) SS.
COUNTY OF LOS ANGELES)

ON THIS DAY OF March 4 , IN THE YEAR 1998, BEFORE ME , A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN STANEK
_____ 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 ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

NAME: Karen D. Rulk #1135637
COUNTY : LOS ANGELES
COMMISSION EXPIRES : April 26, 2001

STATE OF CALIFORNIA) SS.
COUNTY OF LOS ANGELES)

ON THIS DAY OF March 4 , IN THE YEAR 1998, BEFORE ME , A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED VALERIE WARSHAWSKY
_____ 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 SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITIES, AND THAT BY HER SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

NAME: Traci J. Britton #1143764
COUNTY : LOS ANGELES
COMMISSION EXPIRES : June 27, 2001

INMC MORTGAGE HOLDINGS, INC., A DELAWARE CORPORATION, DBA CONSTRUCTION LENDING CORPORATION OF AMERICA AS TRUSTEE , UNDER A DEED OF TRUST RECORDED JUNE 26, 19976 AS INSTRUMENT NO. 97-955859, OFFICIAL RECORDS.

BY: _____
ITS: SENIOR VICE PRESIDENT

STATE OF CALIFORNIA) SS.
COUNTY OF ~~LOS ANGELES~~ Orange)

ON THIS DAY OF March 6 , IN THE YEAR 1998, BEFORE ME , A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Bruce Beck
_____ 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 ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

NAME: Connie Caspio
COUNTY : ~~LOS ANGELES~~ Orange
COMMISSION EXPIRES : 7-5-2001

ENGINEER'S STATEMENT

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA; THAT THIS FINAL MAP, CONSISTING OF 3 SHEETS, IS A TRUE AND COMPLETE SURVEY AS SHOWN, AND WAS MADE BY ME OR UNDER MY DIRECTION, 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.

3/10/98
DATE

ROBERT S. HAALAND
R.C.E.15231 EXP.: 3/31/01

REGISTERED PROFESSIONAL ENGINEER ROBERT S. HAALAND NO. 15,231 EXP. 3-31-01 CIVIL STATE OF CALIFORNIA

CITY ENGINEER'S CERTIFICATE

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

5-4-98
DATE

JOHN F. KNIPE : CITY ENGINEER
CITY OF WESTLAKE VILLAGE
R.C.E. NO.27088, EXP. 3/31/01

REGISTERED PROFESSIONAL ENGINEER JOHN F. KNIPE No. 27088 Exp. 3-31-01 CIVIL STATE OF CALIFORNIA

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF WESTLAKE VILLAGE, BY MOTION PASSED ON APPROVED THE ATTACHED MAP AND ACCEPTED THE EASEMENT FOR EMERGENCY GOVERNMENTAL ACCESS OVER ALL PRIVATE DRIVEWAYS AND FIRE LANES.
I HEREBY CERTIFY THAT THE CITY COUNCIL ALSO ACCEPTED SUBJECT TO IMPROVEMENTS THE OFFER OF EASEMENT FOR SANITARY SEWER AND STORM DRAINAGE PURPOSES UPON SATISFACTORY COMPLETION OF THE IMPROVEMENTS, THE CITY SHALL RECORD A FURTHER DOCUMENT, EVIDENCING ITS UNCONDITIONAL AND FINAL ACCEPTANCE OF THE DEDICATION.
I HEREBY CERTIFY THAT THE CITY COUNCIL ALSO ACCEPTED THE DEDICATION OF ALL RIGHTS TO CONSTRUCT BUILDINGS OR OTHER STRUCTURES WITHIN THE LOTS DESIGNATED "PRIVATE DRIVEWAY AND FIRE LANE" ON THE MAP.
I HEREBY CERTIFY THAT THE CITY COUNCIL ALSO ACCEPTED THE DEDICATION OF THE RIGHT TO RESTRICT VEHICULAR ACCESS TO PORTOLA COURT AND THOUSAND OAKS BOULEVARD.

5-5-98
DATE

CITY CLERK - CITY OF WESTLAKE VILLAGE

SPECIAL ASSESSMENTS CERTIFICATE

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF WESTLAKE VILLAGE 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.

5-6-98
DATE

CITY TREASURER - CITY OF WESTLAKE VILLAGE

BASIS OF BEARINGS

THE BEARING OF N81°21'40"W ALONG THE SOUTHERLY LINE OF LOT 1, AS SHOWN ON TRACT NO.46799-04, RECORDED IN BOOK 1212, PAGES 86 AND 87 OF MAPS WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3) i-viii AND SECTION 66436, SUBSECTION (a)(3)(b) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING AGENCY

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND ROADWAY, BY DEED RECORDED OCTOBER 6,1965 AS INSTRUMENT NO. 908 IN BOOK D3072, PAGE(S) 431, AND DEED RECORDED MAY 22,1968 AS INSRTUMENT NO. 2931 IN BOOK D4009, PAGE(S) 597, AND DEED RECORDED APRIL 16,1969 AS INSRUMENT NO. 2130 IN BOOK D4340, PAGE(S) 539, ALL OF OFFICIAL RECORDS,

LAS VIRGENES MUNICIPAL WATER DISTRICT, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR WATERLINES BY DEED RECORDED APRIL 28, 1997 AS INSTRUMENT NO.97-639803, OF OFFICIAL RECORDS

RICHLAND WESTLAKE, LTD. A FLORIDA LIMITED PARTNERSHIP HOLDER OF AN EASEMENT FOR UTILITIES, ACCESS, DRAINAGE BY DEED RECORDED JUNE 14,1996 AS INSTRUMENT NO.96-945134 OF OFFICIAL RECORDS, BLANKET IN NATURE.

CITY OF WESTLAKE VILLAGE HOLDER OF AN EASEMENT FOR SANITARY SEWER AND LANDSCAPE BY TRACT NO. 46799-04 FILED IN BOOK 1212, PAGES 86 AND 87 OF MAPS.

AMERICAN HAWAIIAN STEAMSHIP COMPANY, A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF NEW JERSEY, HOLDER OF ~~OIL AND GAS BELOW 500 FEET WITH NO SURFACE ENTRY BY DEED (LEASE)~~ RECORDED APRIL 28, 1966 AS INSTRUMENT NO. 3963, IN BOOK D3287, PAGE 542, OF OFFICIAL RECORDS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 SUBSECTION (a) (3) (C) OF THE SUBDIVISION MAP ACT.

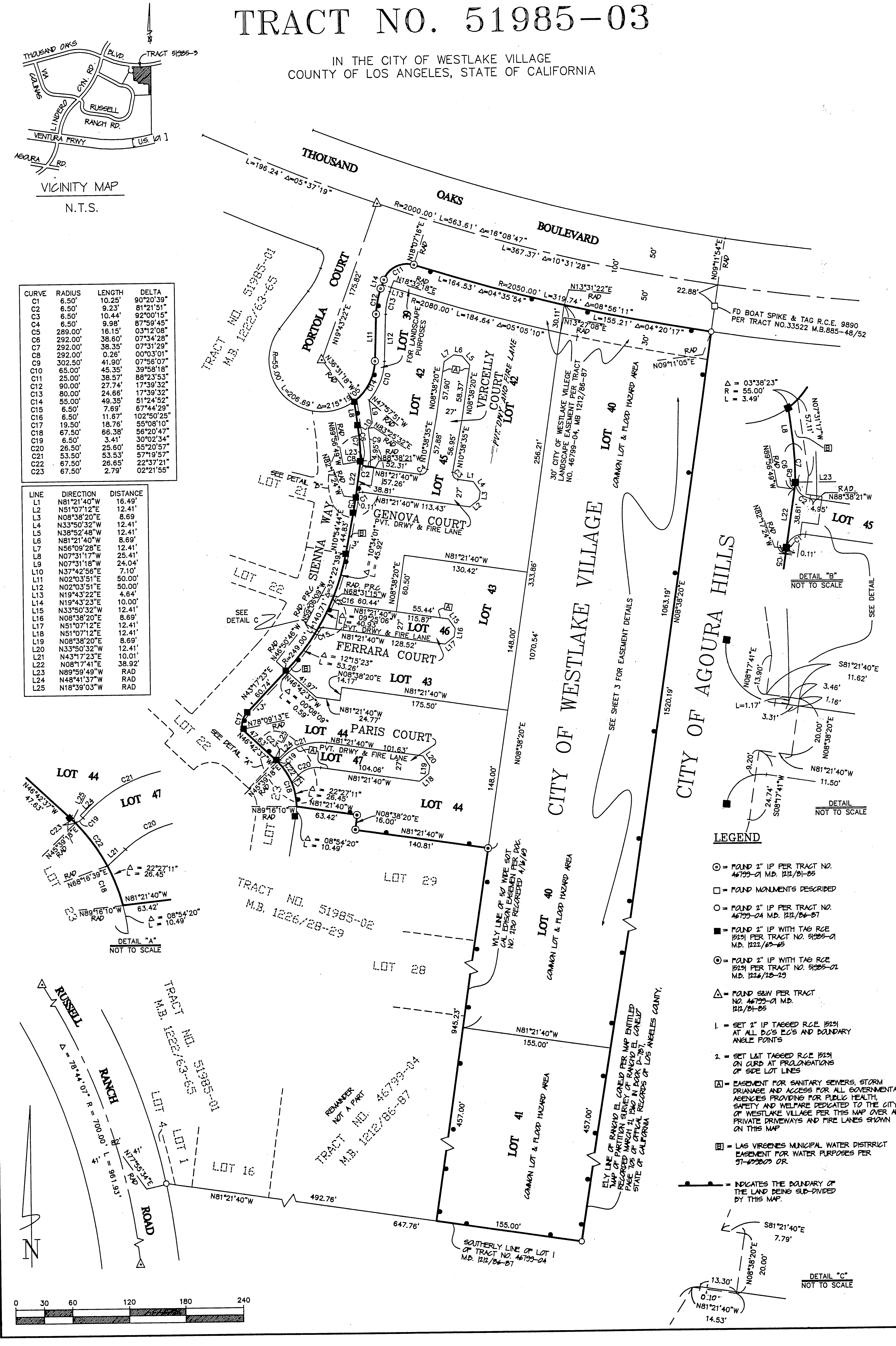
THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 33 UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS WHICH WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS. ALL LOTS SHOWN ON THIS MAP ARE COMMON AREAS EXCEPT AS NOTED OTHERWISE.

159-037 (AMB 2054-33-20)

SCALE 1" = 60'

TRACT NO. 51985-03

IN THE CITY OF WESTLAKE VILLAGE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



CURVE	RADIUS	LENGTH	DELTA
C1	6.50'	10.25'	90°20'39"
C2	6.50'	9.23'	81°21'51"
C3	6.50'	10.44'	92°00'15"
C4	6.50'	9.98'	87°59'45"
C5	289.00'	16.15'	03°12'08"
C6	292.00'	38.60'	07°34'28"
C7	292.00'	38.35'	07°31'29"
C8	292.00'	0.26'	00°03'01"
C9	302.50'	41.90'	07°56'07"
C10	65.00'	45.35'	39°58'18"
C11	25.00'	38.57'	88°23'53"
C12	90.00'	27.74'	17°39'32"
C13	80.00'	24.66'	17°39'32"
C14	55.00'	49.35'	51°24'52"
C15	6.50'	7.69'	67°44'29"
C16	6.50'	11.67'	102°50'25"
C17	19.50'	18.76'	55°08'10"
C18	67.50'	66.38'	56°20'47"
C19	6.50'	3.41'	30°02'34"
C20	26.50'	25.60'	55°20'57"
C21	53.50'	53.53'	57°19'57"
C22	67.50'	26.65'	22°37'21"
C23	67.50'	2.79'	02°21'55"

LINE	DIRECTION	DISTANCE
L1	N81°21'40"W	16.49'
L2	N51°07'12"E	12.41'
L3	N08°38'20"E	8.69
L4	N33°50'32"W	12.41'
L5	N38°52'48"W	12.41'
L6	N81°21'40"W	8.69'
L7	N56°09'28"E	12.41'
L8	N07°31'17"W	25.41'
L9	N07°31'18"W	24.04'
L10	N37°42'56"E	7.10'
L11	N02°03'51"E	50.00'
L12	N02°03'51"E	50.00'
L13	N19°43'22"E	4.64'
L14	N19°43'23"E	10.00'
L15	N33°50'32"W	12.41'
L16	N08°38'20"E	8.69'
L17	N51°07'12"E	12.41'
L18	N51°07'12"E	12.41'
L19	N08°38'20"E	8.69'
L20	N33°50'32"W	12.41'
L21	N43°17'23"E	10.01'
L22	N08°17'41"E	38.92'
L23	N89°59'49"W	RAD
L24	N48°41'37"W	RAD
L25	N18°39'03"W	RAD

LEGEND

- ⊙ = FOUND 2" I.P PER TRACT NO. 46799-01 M.B. 1212/81-85
- □ = FOUND MONUMENTS DESCRIBED
- ○ = FOUND 2" I.P PER TRACT NO. 46799-04 M.B. 1212/86-87
- ■ = FOUND 2" I.P WITH TAG RCE 15231 PER TRACT NO. 51985-01 M.B. 1222/63-65
- ⊙ = FOUND 2" I.P WITH TAG RCE 15231 PER TRACT NO. 51985-02 M.B. 1226/28-29
- △ = FOUND S&W PER TRACT NO. 46799-01 M.B. 1212/81-85
- 1. = SET 2" I.P TAGGED RCE 15231 AT ALL BC'S EC'S AND BOUNDARY ANGLE POINTS
- 2. = SET L&T TAGGED RCE 15231 ON CURB AT PROLONGATIONS OF SIDE LOT LINES
- [A] = EASEMENT FOR SANITARY SEWERS, STORM DRIANAGE AND ACCESS FOR ALL GOVERNMENTAL, AGENCIES PROVIDING FOR PUBLIC HEALTH, SAFETY AND WELFARE DEDICATED TO THE CITY OF WESTLAKE VILLAGE PER THIS MAP OVER ALL PRIVATE DRIVEWAYS AND FIRE LANES SHOWN ON THIS MAP
- [B] = LAS VIRGENES MUNICIPAL WATER DISTRRICT EASEMENT FOR WATER PURPOSES PER 97-699803 O.R.
- —•—•— = INDICATES THE BOUNDARY OF THE LAND BEING SUB-DIVIDED BY THIS MAP.

1228/97

BOOK 1228 PAGE 97

SHEET 3 OF 3 SHEETS

SCALE 1" = 60'

TRACT NO. 51985-03

IN THE CITY OF WESTLAKE VILLAGE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF $ 43,075.00 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. 51985-03 AS REQUIRED BY LAW.

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

BY _____ DEPUTY

5-12-98

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.

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

BY _____ DEPUTY

5-12-98

