



REPORT TO CITY COUNCIL

DATE: MAY 13, 2015
TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: GREG RAMIREZ, CITY MANAGER 
BY: RAMIRO ADEVA, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER 
SUBJECT: APPROVE FINAL PARCEL MAP NO. 73033 (SYMPHONY DEVELOPMENT)

Tentative Parcel Map No. 73033 received Planning Commission approval on January 15, 2015, as part of the Symphony Development. The project is located at the southwest corner of Agoura Road and Kanan Road (Assessor's Parcel No. 2061-033-016). The final parcel map subdivides one parcel of 35 acres into eight (8) individual parcels, along with dedicating the necessary easements.

The map has been reviewed for technical accuracy, title information, and compliance with the State Subdivision Map Act, conditions of approval, and City ordinances.

Staff respectfully recommends the City Council:

1. Approve Parcel Map No. 73033;
2. Authorize the City Clerk to endorse the certificate on the face of the Map, which embodies the approval of said map.

Attachment: Copy of Parcel Map No. 73033

8 PARCELS
1,501,240 SQ. FT.
34.464 ACRES

SHEET 1 OF 12 SHEETS

PARCEL MAP NO. 73033

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

BEING A SUBDIVISION OF PORTION OF LOT "H" RANCHO LAS VIRGENES
AS PER MAP OF THE PART OF SAID RANCHO FILED WITH THE FINAL DECREE OF PARTITION
IN CASE NO. 2898, OF THE SUPERIOR COURT OF LOS ANGELES COUNTY,
IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.
FOR SUBDIVISION PURPOSES

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND 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 DEDICATE TO THE CITY OF AGOURA HILLS FOR PUBLIC USE THE RIGHT-OF-WAY FOR AGOURA ROAD AS SHOWN ON THE MAP.

CREEKSIDE TERRACE, LP,
A CALIFORNIA LIMITED PARTNERSHIP, OWNER

BY: CREEKSIDE, INC.,
A CALIFORNIA CORPORATION,
AS GENERAL PARTNER

BY: _____
BRUCE F. WHIZIN, PRESIDENT

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.

ON _____ BEFORE ME _____, NOTARY PUBLIC,
PERSONALLY APPEARED _____,
WHO 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 CAPACITY(IES), AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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.

WITNESS MY HAND.

SIGNATURE _____

PRINTED NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

MY COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

BENEFICIARY STATEMENT:

BEAUTIFUL CITY HOLDING COMPANY, INC., A CALIFORNIA CORPORATION, BENEFICIARY BY THE DEED OF TRUST RECORDED ON MARCH 15, 1995 AS INSTRUMENT NO. 95-386701 AND RE-RECORDED MAY 12, 1995 AS INSTRUMENT NO. 95-770457 BOTH OF OFFICIAL RECORDS, AND BY ASSIGNMENT RECORDED JANUARY 11, 1996 AS INSTRUMENT NO. 96-59649 OF OFFICIAL RECORDS OF LOS ANGELES COMPANY.

BY: _____
BRUCE F. WHIZIN, PRESIDENT

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.

ON _____ BEFORE ME _____, NOTARY PUBLIC,
PERSONALLY APPEARED _____,
WHO 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 CAPACITY(IES), AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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.

WITNESS MY HAND.

SIGNATURE _____

PRINTED NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

MY COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A TRUE AND COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN JANUARY, 2015, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THEODORE M. SNYDER ON MAY 7, 2014. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THIS MAP; THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED; AND THAT THE NOTES FOR ALL CENTERLINE MONUMENTS NOTED AS "SET" WILL BE ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS OF SAID COUNTY.

MICHAEL H. KAZNOCHA DATE _____
P.L.S. NO. 8330



CITY ENGINEER'S STATEMENT:

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 THE SUBDIVISION ORDINANCES OF THE CITY OF AGOURA HILLS APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66450 (a)(1), (2), (3) and (4) HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT WITH RESPECT TO CITY RECORDS.

DATE _____

BY _____
RAMIRO S. ADEVA III
CITY ENGINEER, CITY OF AGOURA HILLS
R.C.E. NO. 66865

CITY SURVEYOR'S CERTIFICATE:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT IT CONFORMS WITH MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE _____

BY _____
MICHAEL J. KNAPTON
CITY CONTRACT SURVEYOR
P.L.S. NO. 8012

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, BY MOTION PASSED ON THE _____ DAY OF _____, 2015, APPROVED THIS MAP. SAID COUNCIL ALSO ACCEPTED THE OFFER OF DEDICATION FOR AGOURA ROAD AS SHOWN ON SAID MAP.

DATE _____ BY _____
KIMBERLY RODRIGUES
CITY CLERK, CITY OF AGOURA HILLS

PARCEL MAP NO. 73033

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

SIGNATURE OMISSIONS:

THE SIGNATURES OF ESER WIKHOLM AND MYRTLE M. WIKHOLM, THE OWNERS OF MINERAL RIGHTS BY A DEED RECORDED DECEMBER 30, 1953 IN BOOK 43495, PAGE 30 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(o)(3)(C) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

THE SIGNATURE(S) OF THE OWNER(S) OF AN EASEMENT FOR ROAD AND WATER BY A DEED RECORDED IN BOOK 1212 PAGE 14 OF DEEDS, RECORDS OF LOS ANGELES COUNTY HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(o)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY. (THE EASEMENT CANNOT BE PLOTTED PER RECORD)

THE SIGNATURE OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES, AS DISCLOSED BY DEED RECORDED NOVEMBER 16, 1948 AS INSTRUMENT NO. 2843 IN BOOK 28720, PAGE 355 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(o)(3)(A)(i-vii) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY. (THE EASEMENT CANNOT BE PLOTTED PER RECORD)

THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR ELECTRIC LINE AND INCIDENTAL PURPOSES, AS DISCLOSED BY DEED RECORDED MARCH 15, 1950 AS INSTRUMENT NO. 284 IN BOOK 32581, PAGE 27 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(o)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

THE SIGNATURE OF COUNTY OF LOS ANGELES, HOLDER OF AN EASEMENT FOR SLOPES AND DRAINAGE, AS DISCLOSED BY DEED RECORDED AUGUST 16, 1960 AS INSTRUMENT NO. 3472 IN BOOK D-546, PAGE 518 AND MAY 05, 1961 AS INSTRUMENT NO. 4141 IN BOOK D-1212, PAGE 837, BOTH OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(o)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

THE SIGNATURE OF LAS VIRGINES MUNICIPAL WATER DISTRICT, HOLDER OF AN EASEMENT FOR LINE AND LINES OF PIPES, AS DISCLOSED BY DEED RECORDED DECEMBER 18, 1964 AS INSTRUMENT NO. 941 IN BOOK D-2737, PAGE 47 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(A)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

THE SIGNATURE OF LOS ANGELES FLOOD CONTROL DISTRICT, HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS, AS DISCLOSED BY DEED RECORDED APRIL 05, 1974 AS INSTRUMENT NO. 5300 IN BOOK D-6226, PAGE 130 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(A)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

BASE OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 5, NORTH AMERICAN DATUM 1983 CSRC EPOCH 2004.00, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS (CGPS) A0A1 (PID A14468) AND ROCK (PID A14502) BEING NORTH 58°58'15" EAST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).

REFERENCED BEARINGS FROM OTHER DOCUMENTS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE BEARING OF NORTH 87°52'14" EAST OF THE CENTERLINE OF AGOURA ROAD IS SHOWN AS NORTH 87°41'11" EAST (THE LINE BETWEEN PROPOSED POINTS OF INTERSECTION #199 AND #198) ON COUNTY SURVEYOR'S MAP NO. CSB-3018-2, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

ALL DISTANCES SHOWN ON THIS MAP ARE GROUND VALUES UNLESS OTHERWISE SPECIFIED. THE GROUND VALUES WERE CALCULATED BASED ON GRID COORDINATES OF ALL MEASURED POINTS UTILIZING RAPID STATIC AND RTK GPS TECHNIQUES AND ADJUSTED TO CSRC CONTINUOUS OPERATING REFERENCE STATIONS A0A1 (PID A14468), CBHS (PID A1846), AND ROCK (PID A14502).

LATITUDE, LONGITUDE AND ELLIPSOIDAL HEIGHT OF SAID REFERENCE STATIONS ARE PUBLISHED (RECORDED) IN THE HORIZONTAL CONTROL NETWORK ADJUSTED BY CALIFORNIA SPATIAL REFERENCE CENTER, EPOCH 2004.00 NAD83 COORDINATES COMPUTED BY SDPAC/CSRC. THE AVERAGE COMBINED SCALE FACTOR OF 0.99994175662 WAS USED TO OBTAIN GROUND DISTANCES. (GRID DISTANCE = GROUND DISTANCE x COMBINED SCALE FACTOR).

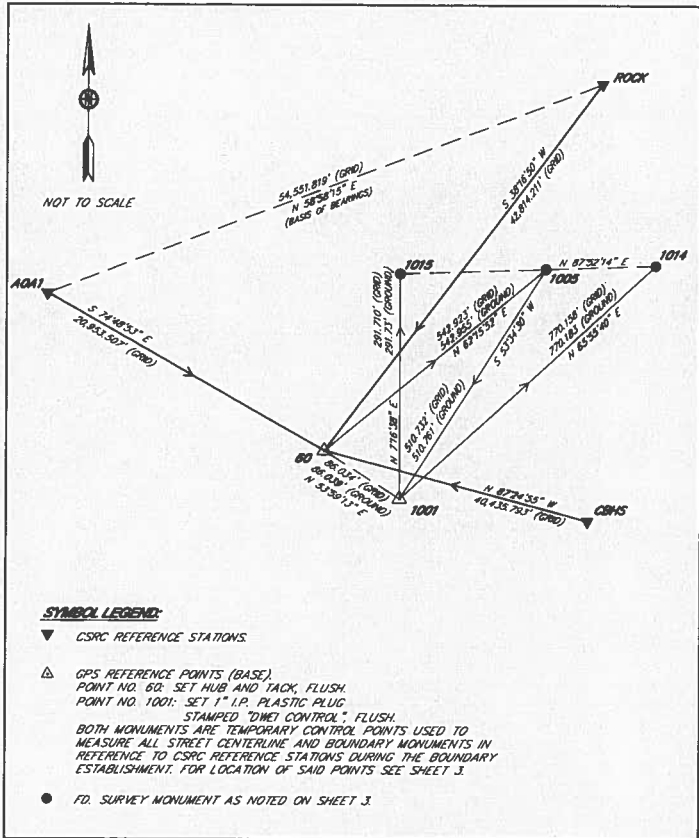
FOR REFERENCE SEE COORDINATE TABLE AND GPS VECTOR LOCATION DIAGRAM.

COORDINATE TABLE

POINT NO.	NORTHING [FEET]	EASTING [FEET]	GROUND NORTHING [FEET]	GROUND EASTING [FEET]	ELIP. ELEV. [FEET]	ORTH. ELEV. [FEET]
60	1875426.025	6330688.905	1875426.025	6330688.905	752.014	866.637
1005	1875418.697	6331178.448	1875418.712	6331178.477	762.683	877.286
1014	1875408.576	6331471.676	1875408.591	6331471.722	767.785	882.385
1015	1875404.800	6330805.447	1875404.814	6330805.454	742.956	857.572
A0A1	1885214.418	6310000.024	1885214.388	6310000.048	811.237	926.089
CBHS	1873402.508	6371083.559	1873402.402	6371082.913	936.053	1050.453
ROCK	1808834.668	6357222.777	1808836.625	6357224.322	1871.880	1931.390

HORIZONTAL DATA: CCS 83, ZONE 5, CSRC EPOCH 2004.00
 MAPPING ANGLE γ FOR POINT NO. 60 = -0°25'17"
 VERTICAL DATA: ORTHOMETRIC HEIGHTS CALCULATED BASED ON
 GEIOD 2012A AND ELLIPSOIDAL HEIGHTS (ELLIPSOID
 GRS-80) OBTAINED PER GPS OBSERVATIONS

GPS VECTOR LOCATION DIAGRAM:



PARCEL MAP NO. 73033

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

BOUNDARY ESTABLISHMENT



LEGEND:

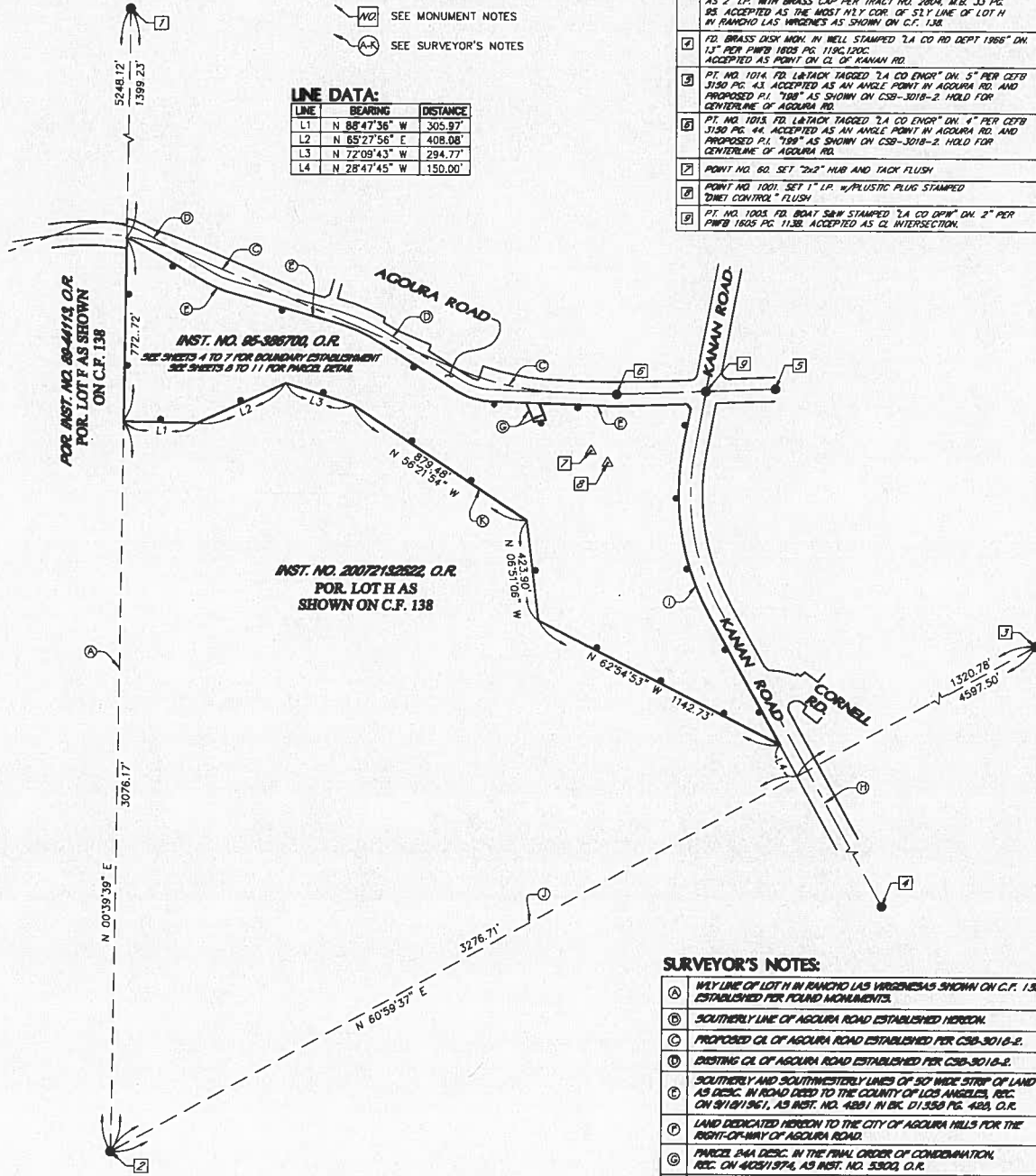
- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- EXISTING C/L
- PROPOSED C/L PER CSB 3018-2
- EXISTING STREET R.O.W. LINES
- RECORD LOT LINES
- F.D. MONUMENT AS NOTED
- SET GPS REFERENCE MONUMENT AS NOTED
- SEE MONUMENT NOTES
- SEE SURVEYOR'S NOTES

LINE DATA:

LINE	BEARING	DISTANCE
L1	N 88°47'36" W	305.97'
L2	N 65°27'56" E	408.08'
L3	N 72°09'43" W	294.77'
L4	N 28°47'45" W	150.00'

MONUMENT NOTES:

1. 2" I.P. w/ HUB AND TACK UP 3" LEANING ELY PER R/S 15/9 AND R/S 82/53. MEASURED PLUMB POSITION 16" BELOW GROUND. ACCEPTED AS IMPLY COR. LOT H IN RANCHO LAS VIRGENES AS SHOWN ON C.F. 138.
2. F.D. ROUND S&W STAMPED "S 2718" IN ROCK PER PARCEL MAP NO. 12778. P.M.B. 158 PG. 94-97 IN PLACE OF ROCK IN MOUND OF STONES PER TRACT NO. 2804, M.B. 33 PG. 95. ACCEPTED AS THE SWLY COR. OF LOT H IN RANCHO LAS VIRGENES AS SHOWN ON C.F. 138.
3. 2" I.P. w/ BRASS CAP, NO STAMPING, UP 16". MEASURED THE HOLE LOCATED IN THE CENTER THE BRASS CAP. MON. ACCEPTED AS 2" I.P. WITH BRASS CAP PER TRACT NO. 2804, M.B. 33 PG. 95. ACCEPTED AS THE MOST NELY COR. OF SLY LINE OF LOT H IN RANCHO LAS VIRGENES AS SHOWN ON C.F. 138.
4. F.D. BRASS DISK MON. IN WELL STAMPED "LA CO RD DEPT 1966" DN. 1.5" PER PWF 1805 PG. 119C, 120C. ACCEPTED AS POINT ON CL OF KANAN RD.
5. P.T. NO. 1014. F.D. L&TACK TAGGED "LA CO ENGR" DN. 5" PER CEF 3180 PG. 43. ACCEPTED AS AN ANGLE POINT IN AGOURA RD. AND PROPOSED P.I. "198" AS SHOWN ON CSB-3018-2. HOLD FOR CENTERLINE OF AGOURA RD.
6. P.T. NO. 1015. F.D. L&TACK TAGGED "LA CO ENGR" DN. 4" PER CEF 3180 PG. 44. ACCEPTED AS AN ANGLE POINT IN AGOURA RD. AND PROPOSED P.I. "198" AS SHOWN ON CSB-3018-2. HOLD FOR CENTERLINE OF AGOURA RD.
7. POINT NO. 60. SET "2x2" HUB AND TACK FLUSH.
8. POINT NO. 1001. SET 1" I.P. w/ PLASTIC PLUG STAMPED "DINET CONTROL" FLUSH.
9. P.T. NO. 1003. F.D. BOAT S&W STAMPED "LA CO ENGR" DN. 2" PER PWF 1805 PG. 113B. ACCEPTED AS CL INTERSECTION.



SURVEYOR'S NOTES:

- A. WLY LINE OF LOT H IN RANCHO LAS VIRGENES AS SHOWN ON C.F. 138 ESTABLISHED PER FOUND MONUMENTS.
- B. SOUTHERLY LINE OF AGOURA ROAD ESTABLISHED HEREON.
- C. PROPOSED CL OF AGOURA ROAD ESTABLISHED PER CSB-3018-2.
- D. EXISTING CL OF AGOURA ROAD ESTABLISHED PER CSB-3018-2.
- E. SOUTHERLY AND SOUTHWESTERLY LINES OF 50' WIDE STRIP OF LAND AS DESC. IN ROAD DEED TO THE COUNTY OF LOS ANGELES, REC. ON 5/18/1961, AS INST. NO. 4881 IN BK. D1358 PG. 489, O.R.
- F. LAND DEDICATED HEREON TO THE CITY OF AGOURA HILLS FOR THE RIGHT-OF-WAY OF AGOURA ROAD.
- G. PARCEL 144A DESC. IN THE FINAL ORDER OF COMBINATION, REC. ON 4/28/1974, AS INST. NO. 5302, O.R.
- H. CL OF KANAN ROAD ESTABLISHED PER CSB-2650-1.
- I. WLY LINE OF KANAN ROAD, 100' WIDE, AS DESC. AS PAR. A IN DEED TO THE COUNTY OF LOS ANGELES REC. ON 08/17/1960, AS INST. 5748 IN BK. 2846 PG. 51A, AND 08/28/1961 AS INST. 4141 IN BK. D1212 PG. 507, BOTH O.R.
- J. SLY LINE OF LOT H IN RANCHO LAS VIRGENES AS SHOWN ON C.F. 138 ESTABLISHED PER FOUND MONUMENTS.
- K. SWLY LINES OF LAND DESC. IN THE DEED REC. 3/15/1985 AS INST. NO. 95-306702, O.R., ESTABLISHED PER RECORD PER SHAD DEED.

PARCEL MAP NO. 73033

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

BOUNDARY ESTABLISHMENT

LEGEND:

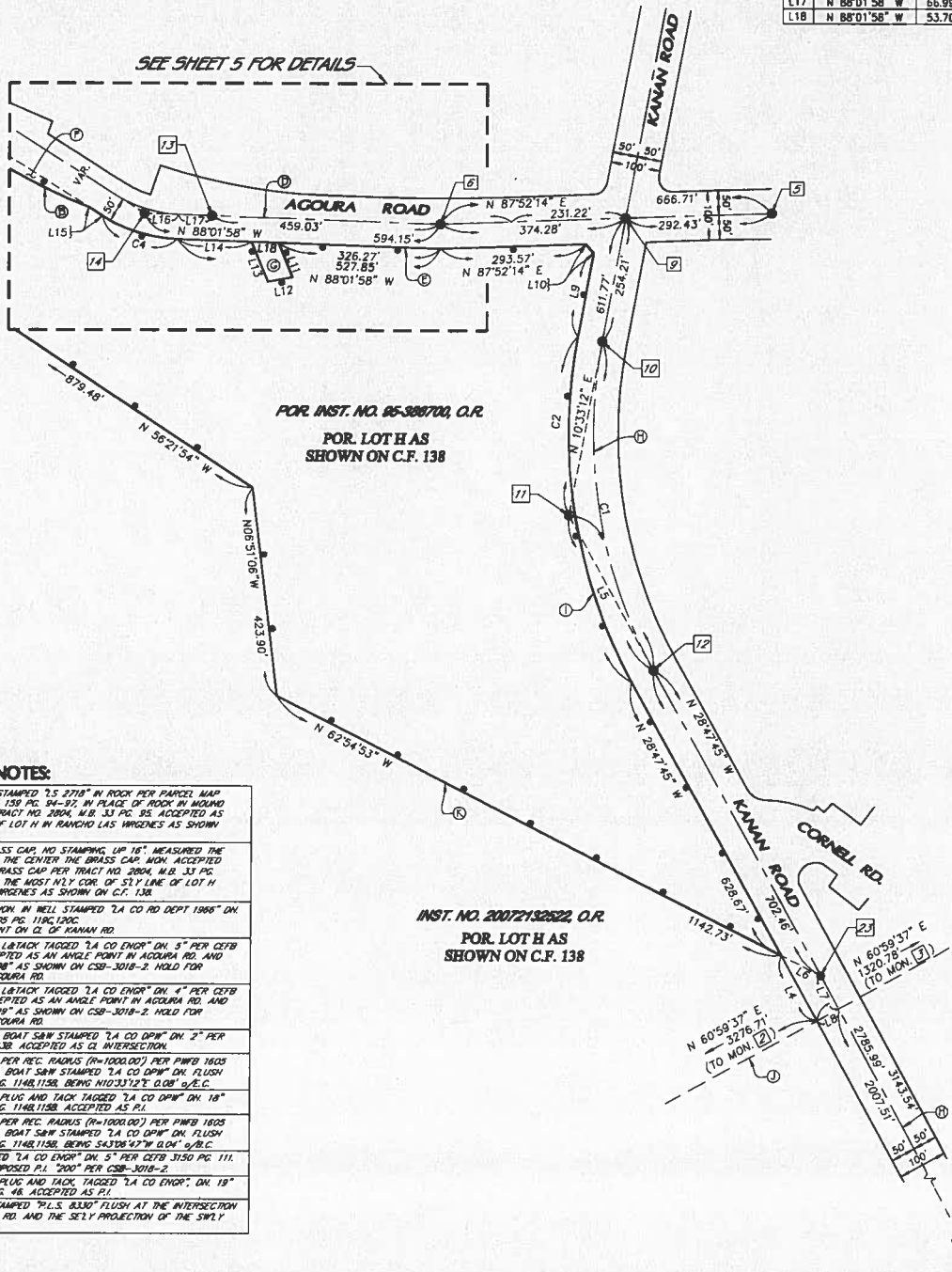
- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- EXISTING C/L PER CSB 3018-2
- EXISTING STREET R.O.W. LINES
- RECORD LOT LINES
- SURVEY LINES
- FD. MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- SEE MONUMENT NOTES
- SEE SURVEYOR'S NOTES ON SHEET 3

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	39°20'57"	1000.00'	686.77'	357.55'
C2	39°20'57"	1050.00'	721.11'	375.43'
C3	04°05'48"	4000.00'	286.00'	143.06'
C4	30°25'48"	300.34'	159.51'	81.68'
C5	20°55'35"	1200.00'	438.28'	221.61'

LINE DATA:

LINE	BEARING	DISTANCE
L4	N 28°47'45" W	150.00'
L5	N 28°47'45" W	357.55'
L6	N 62°54'53" W	89.14'
L7	N 28°47'45" W	76.02'
L8	N 60°59'37" E	50.00'
L9	N 10°33'12" E	171.71'
L10	N 40°47'17" W	24.99'
L11	N 22°11'20" W	74.79'
L12	N 79°19'09" E	50.01'
L13	N 22°11'20" W	86.79'
L14	N 88°01'58" W	147.88'
L15	N 57°36'10" W	33.56'
L16	N 88°01'58" W	68.09'
L17	N 88°01'58" W	66.99'
L18	N 88°01'58" W	53.70'



MONUMENT NOTES:

- [7] 1" ROUND SAW STAMPED "S 2718" IN ROCK PER PARCEL MAP NO. 12778, P.M.B. 1287 PG. 94-97, IN PLACE OF ROCK IN MOUND OF STONES PER TRACT NO. 2804, M.B. 33 PG. 85, ACCEPTED AS THE SWLY COR. OF LOT H IN RANCHO LAS VIRGENES AS SHOWN ON C.F. 138.
- [9] 2" I.P. BRASS CAP, NO STAMPING, LP 16" MEASURED THE HOLE LOCATED IN THE CENTER THE BRASS CAP MON. ACCEPTED AS 2" I.P. WITH BRASS CAP PER TRACT NO. 2804, M.B. 33 PG. 85, ACCEPTED AS THE MOST NELY COR. OF SLY LINE OF LOT H IN RANCHO LAS VIRGENES AS SHOWN ON C.F. 138.
- [11] 1" BRASS DISK MON. IN WELL STAMPED "LA CO RD DEPT 1988" DN. 13" PER P.M.B. 1605 PG. 119C, 120C, ACCEPTED AS POINT ON CL OF KANAN RD.
- [13] P.I. NO. 1014, FD. L8 TACK TAGGED "LA CO ENGR" DN. 5" PER C.E.T.B. 3150 PG. 44, ACCEPTED AS AN ANGLE POINT IN AGOURA RD. AND PROPOSED P.I. "198" AS SHOWN ON CSB-3018-2, HOLD FOR CENTERLINE OF AGOURA RD.
- [15] P.I. NO. 1014, FD. L8 TACK TAGGED "LA CO ENGR" DN. 4" PER C.E.T.B. 3150 PG. 44, ACCEPTED AS AN ANGLE POINT IN AGOURA RD. AND PROPOSED P.I. "198" AS SHOWN ON CSB-3018-2, HOLD FOR CENTERLINE OF AGOURA RD.
- [16] P.I. NO. 1008, FD. BOAT SAW STAMPED "LA CO DPW" DN. 2" PER P.M.B. 1605 PG. 113B, ACCEPTED AS C.I. INTERSECTION.
- [17] B.C. ESTABLISHED PER REC. RADIUS (R=1000.00') PER P.M.B. 1605 PG. 114B, 115B, FD. BOAT SAW STAMPED "LA CO DPW" DN. FLUSH PER P.M.B. 1605 PG. 114B, 115B, BEING N10°33'12" E 0.08' @ B.C.
- [18] 2" I.P. CONC. PLUG AND TACK TAGGED "LA CO DPW" DN. 18" PER P.M.B. 1605 PG. 114B, 115B, ACCEPTED AS P.I.
- [19] B.C. ESTABLISHED PER REC. RADIUS (R=1000.00') PER P.M.B. 1605 PG. 114B, 115B, FD. BOAT SAW STAMPED "LA CO DPW" DN. FLUSH PER P.M.B. 1605 PG. 114B, 115B, BEING S37°08'47" W 0.04' @ B.C.
- [20] FD. L8 TACK TAGGED "LA CO ENGR" DN. 5" PER C.E.T.B. 3150 PG. 111, ACCEPTED AS PROPOSED P.I. "200" PER CSB-3018-2.
- [21] 1" I.P. CONC. PLUG AND TACK TAGGED "LA CO ENGR" DN. 19" PER C.E.T.B. 3150 PG. 46, ACCEPTED AS P.I.
- [22] SET BOAT SAW STAMPED "P.L.S. 0330" FLUSH AT THE INTERSECTION OF THE CL KANAN RD. AND THE SELY PROJECTION OF THE SWLY PARCEL LINE.

PARCEL MAP NO. 73033

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

BOUNDARY ESTABLISHMENT

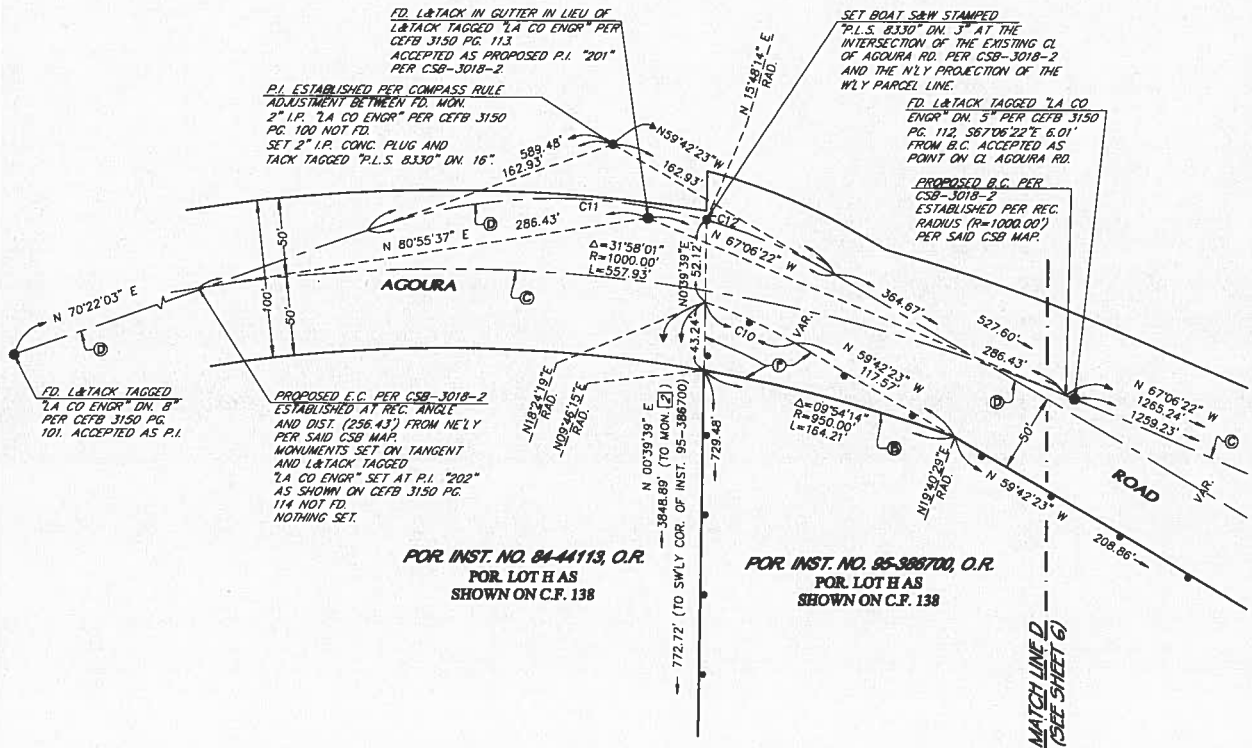


LEGEND:

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- EXISTING C/L PER CSB 3018-2
- PROPOSED C/L PER CSB 3018-2
- SURVEY LINES FOR EXISTING C/L PER CSB 3018-2
- SURVEY LINES FOR PROPOSED C/L PER CSB 3018-2
- EXISTING STREET R.O.W. LINES
- F.D. MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- SEE MONUMENT NOTES
- SEE SURVEYOR'S NOTES ON SHEET 3

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C10	11°53'18"	300.00'	62.25'	31.24'
C11	49°55'33"	350.00'	304.98'	162.93'
C12	14°29'23"	350.00'	88.51'	44.49'



PARCEL MAP NO. 73033

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

PARCEL DETAIL

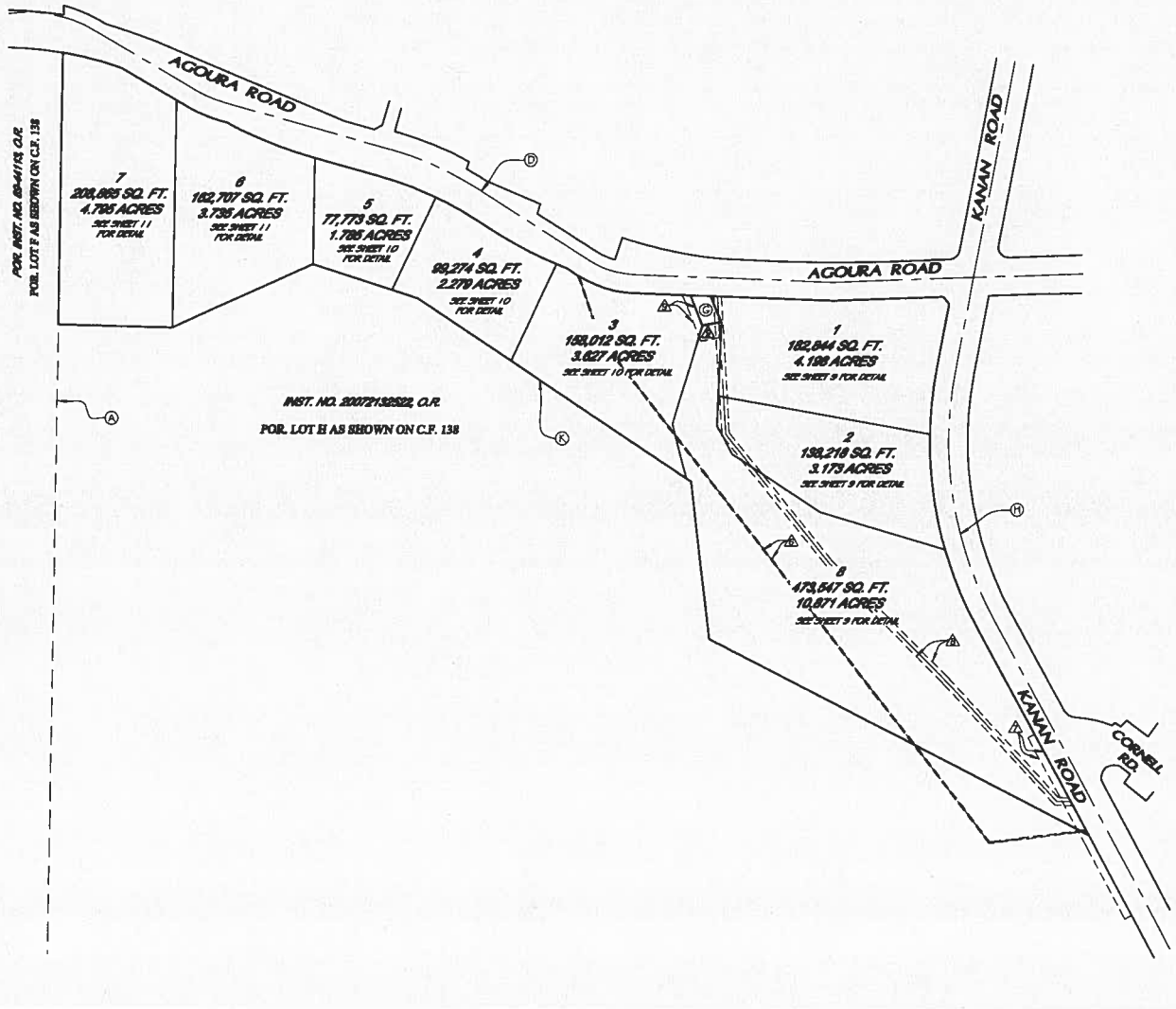


LEGEND:

- BOUNDARY OF PARCEL MAP 73033
- PARCEL LINES OF PARCEL MAP 73033
- EXISTING C/L
- EXISTING STREET R.O.W. LINES
- RECORD LOT LINES
- EASEMENT LINES
- SEE SURVEYOR'S NOTES ON SHEET 3
- SEE EASEMENT NOTES FOR ALL EASEMENTS SEE DETAIL ON SHEET 12

EASEMENT NOTES:

- 4' WIDE EASEMENT FOR PUBLIC UTILITIES TO THE SOUTHERN CALIFORNIA EDISON COMPANY AS DESCRIBED IN THE DEED REC. 3/15/1950 AS INST. NO. 284 IN BK. 32581 PG. 27, O.R.
- 20' WIDE EASEMENT FOR SLOPE AND DRAINAGE TO THE COUNTY OF LOS ANGELES AS DESCRIBED IN THE DEED REC. 8/15/1960 AS INST. NO. 3472 IN BK. D-946 PG. 518, AND IN THE DEED REC. 5/05/1961 AS INST. NO. 4141 IN BK. D-1212 PG. 837, BOTH O.R.
- 20' WIDE EASEMENT FOR LINE OR LINES OF PIPES TO THE LAS VIRGENES MUNICIPAL WATER DISTRICT AS DESCRIBED IN THE DEED REC. 12/18/1964 AS INST. NO. 941 IN BK. D-2737 PG. 47, AND IN THE DEED REC. 12/27/1966 AS INST. NO. 1265, BOTH O.R. THE EASEMENT SHOWN HEREON IS PLOTTED PER LVMWD BEWO 7026 PLAN.
- EASEMENT FOR INGRESS AND EGRESS TO THE LOS ANGELES FLOOD CONTROL DISTRICT DESCRIBED AS PARCEL 240 IN THE FINAL ORDER OF CONDEMNATION REC. 4/05/1974 AS INST. NO. 5300, O.R.



PARCEL MAP NO. 73033

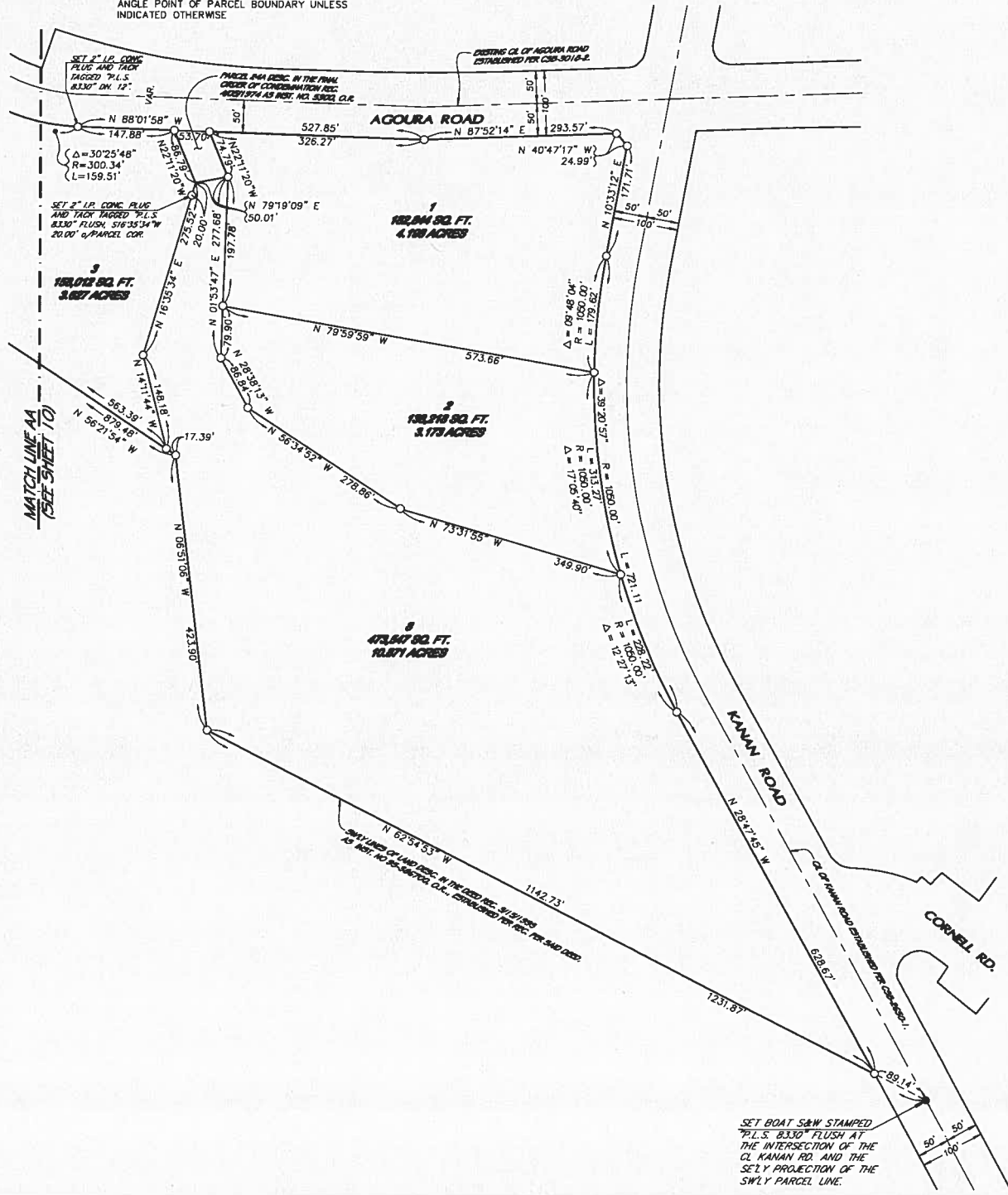
IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR SUBDIVISION PURPOSES

PARCEL DETAIL



LEGEND:

- BOUNDARY OF PARCEL MAP 73033
- PARCEL LINES OF PARCEL MAP 73033
- - - EXISTING C/L
- - - EXISTING STREET R.O.W. LINES
- SET C/L MONUMENT AS NOTED
- SET 2" I.P. CONC. PLUG AND TACK TAGGED "P.L.S. 8330" FLUSH AT EACH CORNER AND ANGLE POINT OF PARCEL BOUNDARY UNLESS INDICATED OTHERWISE



SET BOAT S&W STAMPED "P.L.S. 8330" FLUSH AT THE INTERSECTION OF THE CL KANAN RD. AND THE S.E. LY PROJECTION OF THE S.W. LY PARCEL LINE.

PARCEL MAP NO. 73033

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

PARCEL DETAIL



LEGEND:

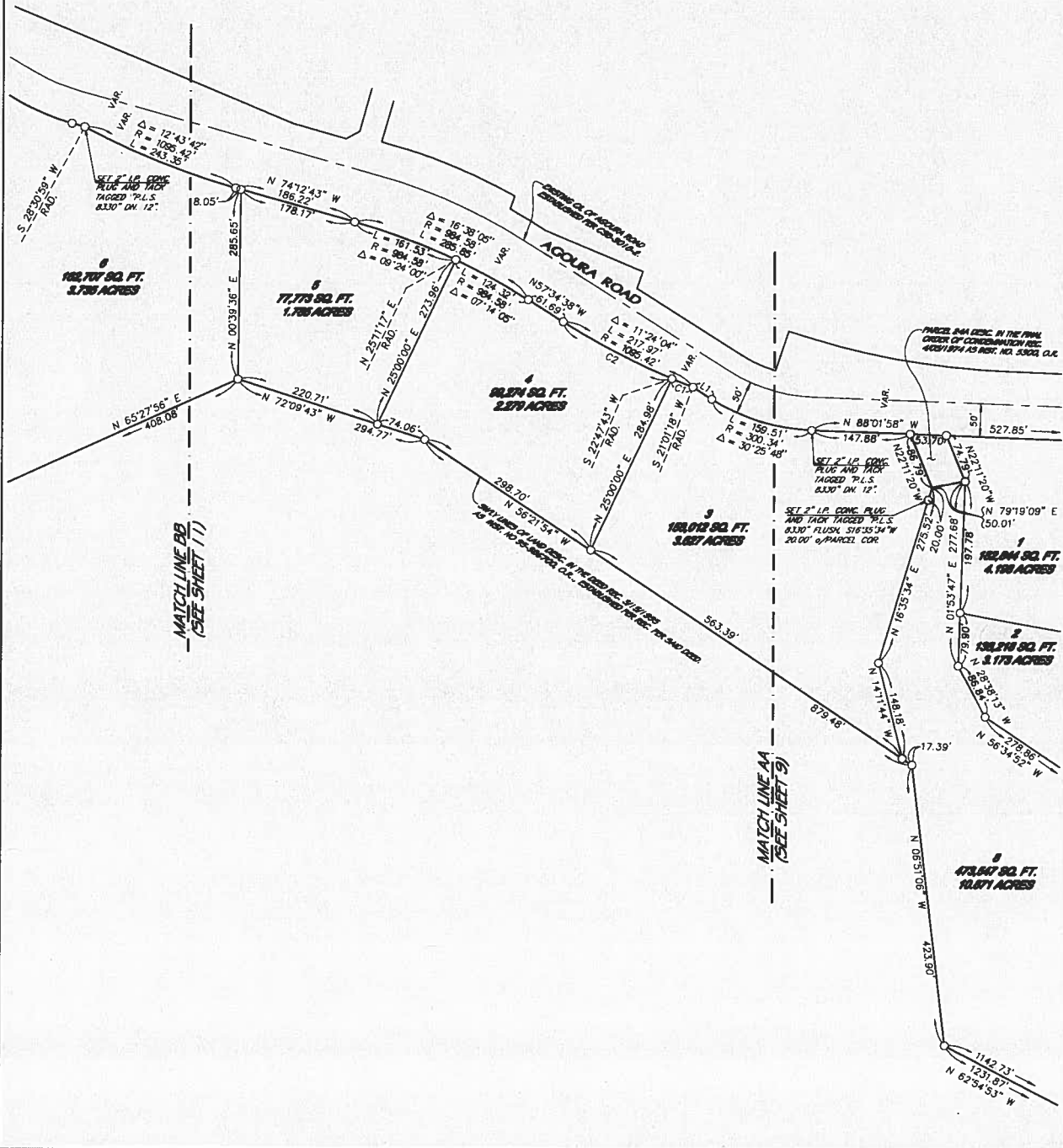
- BOUNDARY OF PARCEL MAP 73033
- PARCEL LINES OF PARCEL MAP 73033
- - - EXISTING C/L
- - - EXISTING STREET R.O.W. LINES
- SET 2" I.P. CONC. PLUG AND TACK TAGGED "P.L.S. 8330" FLUSH AT EACH CORNER AND ANGLE POINT OF PARCEL BOUNDARY UNLESS INDICATED OTHERWISE

LINE DATA:

LINE	BEARING	DISTANCE
L1	N 57°36'10" W	33.56'

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	01°46'25"	1095.42'	33.91'	16.96'
C2	09°37'39"	1095.42'	184.07'	92.25'



PARCEL MAP NO. 73033

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

PARCEL DETAIL

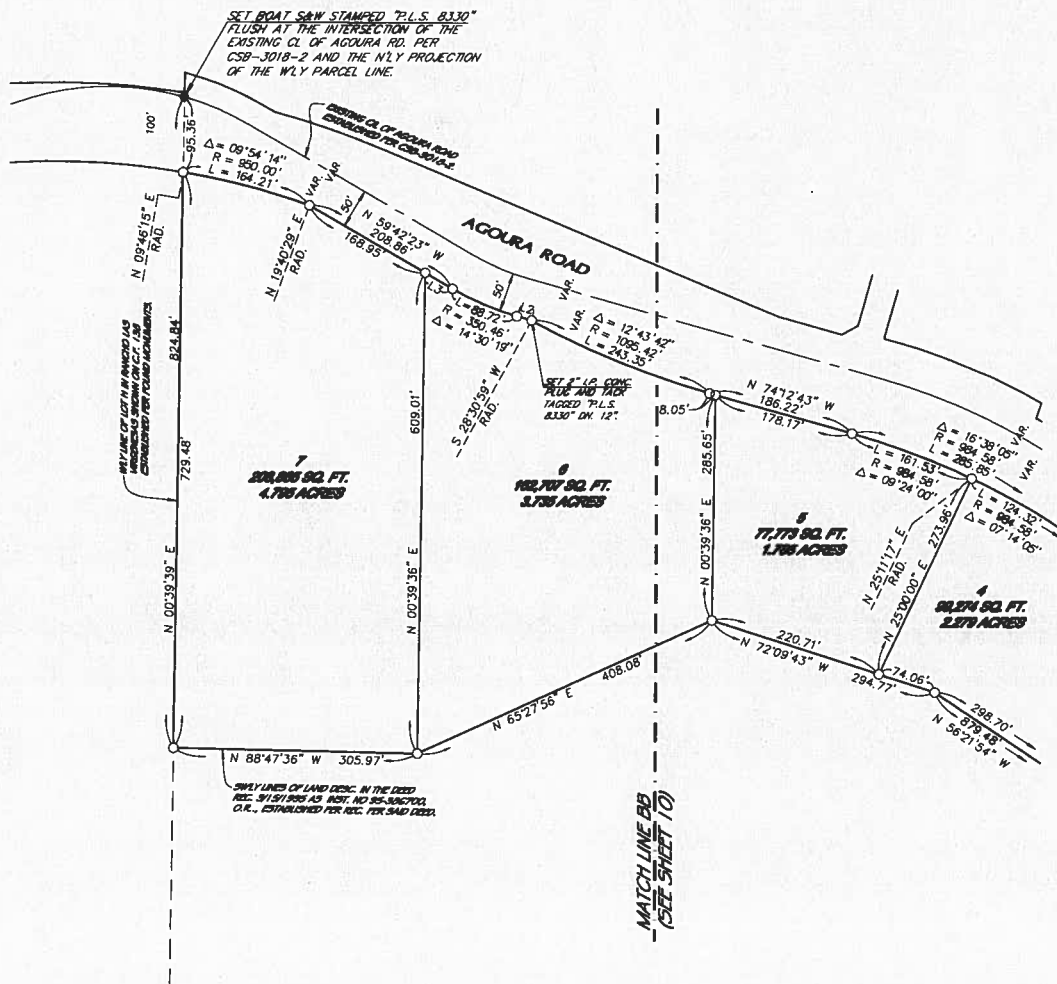


LEGEND:

- BOUNDARY OF PARCEL MAP 73033
- PARCEL LINES OF PARCEL MAP 73033
- - - EXISTING C/L
- - - EXISTING STREET R.O.W. LINES
- - - RECORD LOT LINES
- SET C/L MONUMENT AS NOTED
- SET 2" I.P. CONC. PLUG AND TACK TAGGED "P.L.S. 8330" FLUSH AT EACH CORNER AND ANGLE POINT OF PARCEL BOUNDARY UNLESS INDICATED OTHERWISE

LINE DATA:

LINE	BEARING	DISTANCE
L2	N 74°12'43" W	19.70'
L3	N 59°42'23" W	39.91'



PARCEL MAP NO. 73033

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

EASEMENT DETAIL

LEGEND:

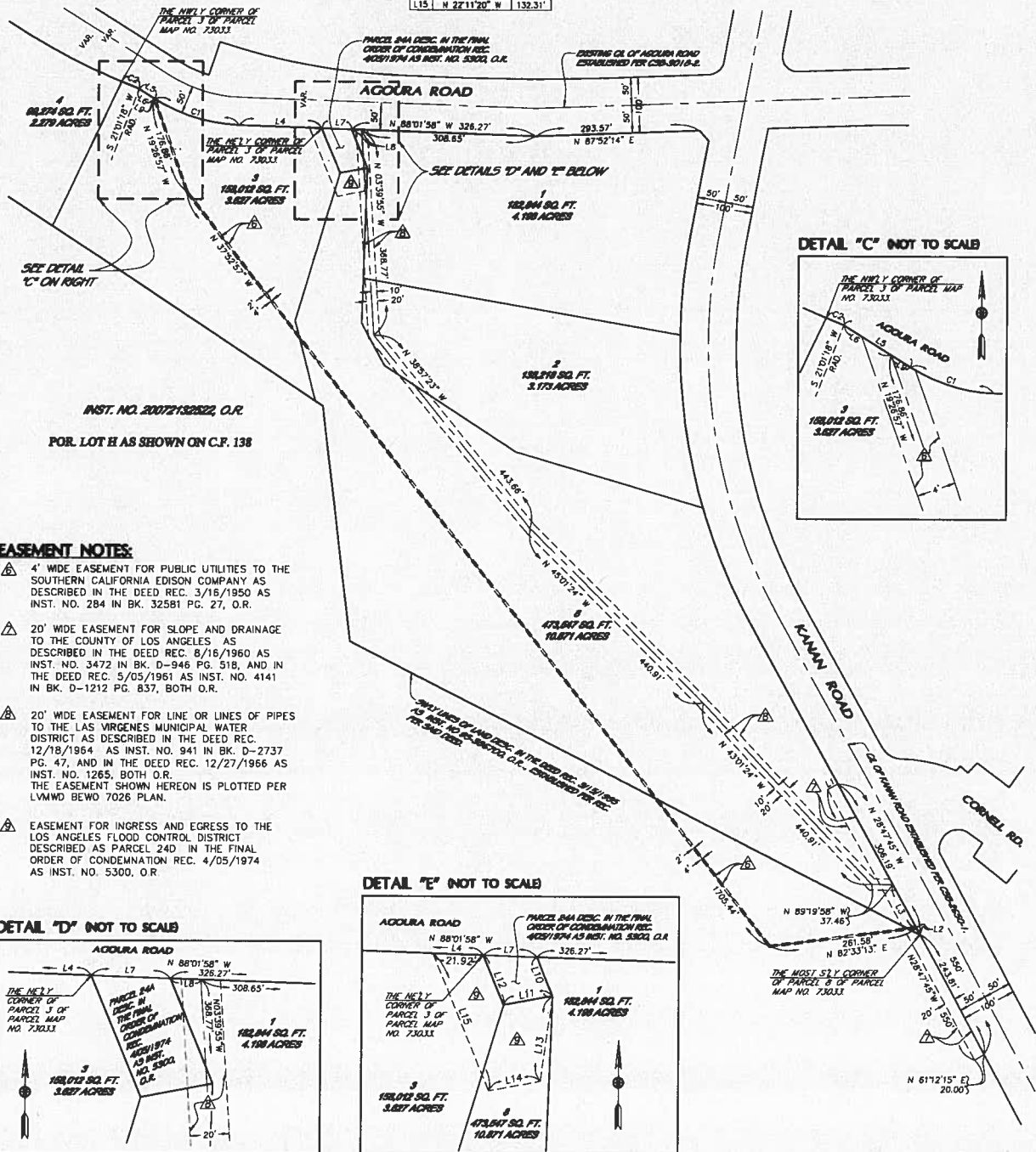
- BOUNDARY OF PARCEL MAP 73033
- PARCEL LINES OF PARCEL MAP 73033
- - - EXISTING C/L
- - - EXISTING STREET R.O.W. LINES
- - - EASEMENT LINES
- ▲ SEE EASEMENT NOTES

LINE DATA:

LINE	BEARING	DISTANCE
L1	N 81°12'15" E	20.00'
L2	N 28°47'45" W	13.98'
L3	N 28°47'45" W	87.89'
L4	N 88°01'58" W	147.88'
L5	N 57°38'10" W	33.96'
L6	N 57°38'10" W	32.53'
L7	N 88°01'58" W	33.70'
L8	N 88°01'58" W	17.52'
L9	N 57°38'10" W	1.03'
L10	N 22°11'20" W	74.79'
L11	N 79°18'09" E	50.01'
L12	N 22°11'20" W	86.79'
L13	N 07°48'40" E	41.87'
L14	N 79°18'09" E	49.00'
L15	N 22°11'20" W	132.31'

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	30°23'48"	300.34'	156.51'	81.68'
C2	0°14'25"	1095.42'	33.91'	16.98'

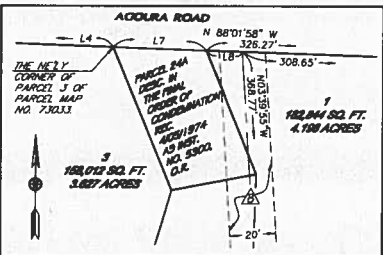


INST. NO. 2007132822, O.R.
POR. LOT H AS SHOWN ON C.F. 138

EASEMENT NOTES:

- ▲ 4' WIDE EASEMENT FOR PUBLIC UTILITIES TO THE SOUTHERN CALIFORNIA EDISON COMPANY AS DESCRIBED IN THE DEED REC. 3/16/1950 AS INST. NO. 284 IN BK. 32581 PG. 27, O.R.
- ▲ 20' WIDE EASEMENT FOR SLOPE AND DRAINAGE TO THE COUNTY OF LOS ANGELES AS DESCRIBED IN THE DEED REC. 8/16/1960 AS INST. NO. 3472 IN BK. D-946 PG. 518, AND IN THE DEED REC. 5/05/1961 AS INST. NO. 4141 IN BK. D-1212 PG. 837, BOTH O.R.
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- ▲ EASEMENT FOR INGRESS AND EGRESS TO THE LOS ANGELES FLOOD CONTROL DISTRICT DESCRIBED AS PARCEL 24D IN THE FINAL ORDER OF CONDEMNATION REC. 4/05/1974 AS INST. NO. 5300, O.R.

DETAIL "D" NOT TO SCALE



DETAIL "E" NOT TO SCALE

