



REPORT TO CITY COUNCIL

DATE: AUGUST 12, 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 AMENDED FINAL PARCEL MAP NO. 73033 (SYMPHONY DEVELOPMENT)

Final Parcel Map No. 73033 received City Council approval on May 13, 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 subdivided one parcel of 35 acres into eight (8) individual parcels, along with dedicating the necessary easements.

Recently, staff was contacted by the developer indicating they had been delayed in recording the map with the Los Angeles County Assessor's Office. While the developer was obtaining the necessary tax clearance from the County, two new slope easements related to the Agoura Road Widening Project were recorded on June 16, 2015. Because the easements had been recorded prior to the map, the Assessor's Office was unable to process the map as it did not accurately reflect the new easements. In addition, during the review of those easements, an error was discovered within the legal descriptions and plats, and that error can be corrected simply by abandoning the recorded easements and delineating the new boundaries on the map.

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 amended 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 Amended Parcel Map No. 73033

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

SHEET 1 OF 16 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.

WE DEDICATE TO THE CITY OF AGOURA HILLS THE PERMANENT EASEMENT FOR SLOPES AND GRADING AS SHOWN ON THE MAP.

WE DEDICATE TO THE CITY OF AGOURA HILLS THE PERMANENT EASEMENT FOR FOR SLOUGH WALL DRAINAGE AND GRADING 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) ss.
COUNTY OF LOS ANGELES)

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 AND SEAL.

SIGNATURE _____

PRINTED NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

MY COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

MY TELEPHONE NUMBER: _____

BENEFICIARY STATEMENT:

BEAUTIFUL CITY HOLDING COMPANY, INC., A CALIFORNIA CORPORATION, BENEFICIARY BY THE DEED OF TRUST RECORDED ON MARCH 15, 1993 AS INSTRUMENT NO. 95-388701 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. 96-59849 OF OFFICIAL RECORDS OF LOS ANGELES COMPANY.

BY: _____
BRUCE F. WHIZIN, PRESIDENT

NOTARY ACKNOWLEDGMENT

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STATE OF CALIFORNIA) ss.
COUNTY OF LOS ANGELES)

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 AND SEAL.

SIGNATURE _____

PRINTED NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

MY COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

MY TELEPHONE NUMBER: _____

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 W. 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 RETRACED; 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 STATE 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 (c)(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. 68865

ABANDONMENT NOTE:

I HEREBY THAT, PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT THAT THE FILING OF THIS MAP CONSTITUTES THE ABANDONMENT OF THE 21,127 SQUARE FOOT PARTIAL FEE ACQUISITION, THE 3,380 SQUARE FOOT PARTIAL FEE ACQUISITION, THE 2,282 SQUARE FOOT PERMANENT SLOPE EASEMENT, AND THE 51,980 SQUARE FOOT PERMANENT SLOPE EASEMENT, AS DISCLOSED IN THE FINAL ORDER OF CONDEMNATION AND WITHDRAWAL OF LIS PENDENS RECORDED JUNE 18, 2015 AS INSTRUMENT NO. 20150710241 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, NOT SHOWN ON THIS MAP.

DATE _____

BY: _____
RAMIRO S. ADEVA III
CITY ENGINEER, CITY OF AGOURA HILLS
R.C.E. NO. 68865

CITY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY 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 ABANDONMENT OF THE 21,127 SQUARE FOOT PARTIAL FEE ACQUISITION, THE 3,380 SQUARE FOOT PARTIAL FEE ACQUISITION, THE 2,282 SQUARE FOOT PERMANENT SLOPE EASEMENT, AND THE 51,980 SQUARE FOOT PERMANENT SLOPE EASEMENT, AS DISCLOSED IN THE FINAL ORDER OF CONDEMNATION AND WITHDRAWAL OF LIS PENDENS RECORDED JUNE 18, 2015 AS INSTRUMENT NO. 20150710241 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY. SAID COUNCIL ALSO ACCEPTED THE OFFER OF DEDICATION FOR AGOURA ROAD AS SHOWN ON SAID MAP. SAID COUNCIL ALSO ACCEPTED THE OFFER OF THE PERMANENT EASEMENT FOR SLOPES AND GRADING AS SHOWN ON THE MAP. SAID COUNCIL ALSO ACCEPTED THE OFFER OF THE PERMANENT EASEMENT FOR FOR SLOUGH WALL DRAINAGE AND GRADING AS SHOWN ON THE 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 W. 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 86438(a)(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 86438(a)(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 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 353 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 86438(a)(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 18, 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 86438(a)(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 SIGNATURE OF COUNTY OF LOS ANGELES, HOLDER OF AN EASEMENT FOR SLOPES AND DRAINAGE, AS DISCLOSED BY DEEDS RECORDED AUGUST 16, 1960 AS INSTRUMENT NO. 3472 IN BOOK D-948, PAGE 518 AND MAY 03, 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 86438(a)(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 SIGNATURE OF LAS VIRGINES MUNICIPAL WATER DISTRICT, HOLDER OF AN EASEMENT FOR LINE AND LINES OF PIPES, AS DISCLOSED BY DEED RECORDED DECEMBER 18, 1984 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 86438(a)(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 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-8228, PAGE 130 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 86438(a)(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.

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 (COPS) ADA1 (PID A14468) AND ROCK (PID A4502) BEING NORTH 58°58'15" EAST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).

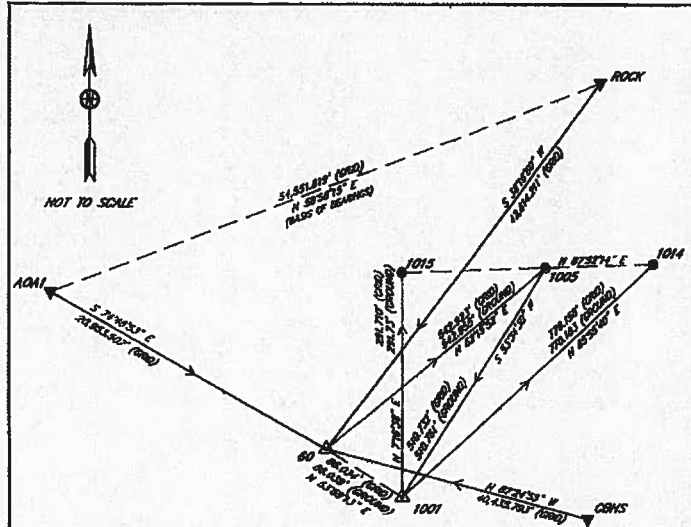
REFERENCED BEARINGS FROM OTHER DOCUMENTS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

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-301B-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 ADA1 (PID A14468), CBHS (PID A18448), AND ROCK (PID A4502).
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 SOPAC/CSRC. THE AVERAGE COMBINED SCALE FACTOR OF 0.99994175862 WAS USED TO OBTAIN GROUND DISTANCES.
(GRID DISTANCE * COMBINED SCALE FACTOR).

FOR REFERENCE SEE COORDINATE TABLE AND GPS VECTOR LOCATION DIAGRAM.

GPS VECTOR LOCATION DIAGRAM:



SYMBOL LEGEND:

- ▼ CSRC REFERENCE STATIONS
- ▲ GPS REFERENCE POINTS (BASE).
POINT NO. 60: SET NUB AND THICK FLUSH
POINT NO. 1001: SET 1" I.P. PLASTIC FLUSH
STAMPED "DNEI CONTROL", FLUSH.
BOTH MONUMENTS ARE TEMPORARY CONTROL POINTS USED TO MEASURE ALL STREET CENTERLINE AND BOUNDARY MONUMENTS IN REFERENCE TO CSRC REFERENCE STATIONS DURING THE BOUNDARY ESTABLISHMENT. FOR LOCATION OF SAID POINTS SEE SHEET 3.
- FD. SURVEY MONUMENT AS NOTED ON SHEET 3.

COORDINATE TABLE

POINT NO.	NORTHING (FEET)	EASTING (FEET)	GROUND NORTHING (FEET)	GROUND EASTING (FEET)	ELIP. ELEV. (FEET)	ORTH. ELEV. (FEET)
▲ 60	107298.095	633088.805	107298.095	633088.805	728.014	888.837
● 1005	107298.095	633113.440	107298.095	633113.440	728.014	888.837
● 1014	107298.326	633172.126	107298.326	633172.126	728.014	888.837
● 1013	107298.400	633088.814	107298.400	633088.814	728.014	888.837
▼ ADA1	108073.639	631027.034	108073.639	631027.034	811.971	936.787
▼ CBHS	107108.588	633088.814	107108.588	633088.814	838.061	1028.469
▼ ROCK	108073.639	633238.722	108073.639	633238.722	811.970	936.786

HORIZONTAL DATA: CCS 83, ZONE 5, CSRC EPOCH 2004.00
MAPPING ANGLE - FOR POINT NO. 60 - -0.25"±
VERTICAL DATA: ORTHOMETRIC HEIGHTS CALCULATED BASED ON
GEOID 2012A AND ELLIPSOIDAL HEIGHTS (ELLIPSOID
GRS-80) OBTAINED PER GPS OBSERVATIONS

PARCEL MAP NO. 73033

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

BOUNDARY ESTABLISHMENT



LEGEND:

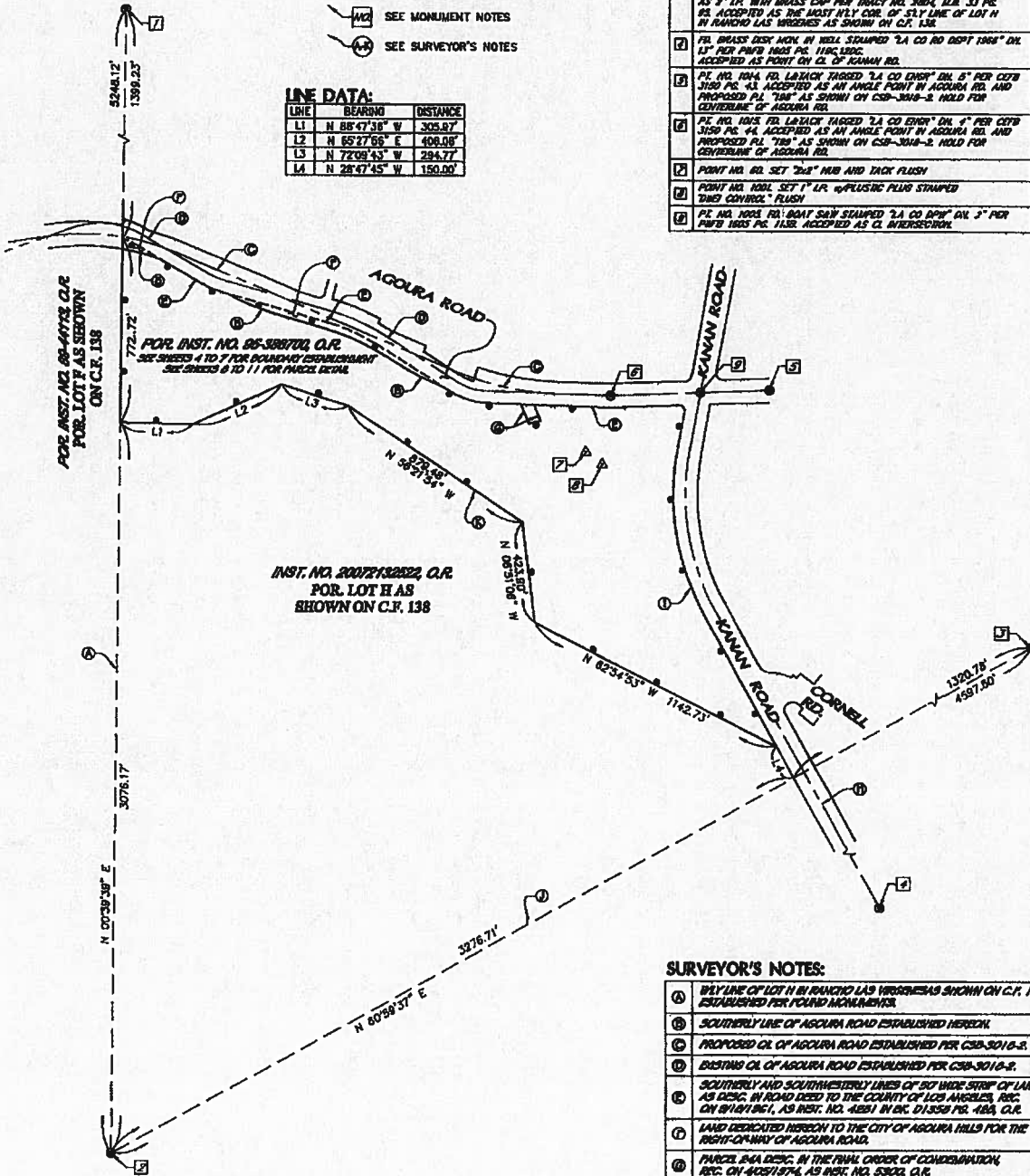
- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- EXISTING C/L
- PROPOSED C/L PER CSB 3018-2
- EXISTING STREET R.O.W. LINES
- REDCOR LOT LINES
- F.D. MONUMENT AS NOTED
- SET GPS REFERENCE MONUMENT AS NOTED
- SEE MONUMENT NOTES
- SEE SURVEYOR'S NOTES

LINE DATA:

LINE	BEARING	DISTANCE
L1	N 85°47'36" W	305.87
L2	N 85°27'56" E	408.08
L3	N 72°08'43" W	294.77
L4	N 28°47'45" W	150.00

MONUMENT NOTES:

1. 3" I.P. 1/4" DIA AND TACK UP 3" LEAVING 8 1/4" PER R/S 15/9 AND R/S 82/51 MEASURED PLUMB POSTHOLE 18" BELOW GROUND ACCEPTED AS H.W.Y. COR. LOT N IN RANCHO LAS VIRGENES AS SHOWN ON C.F. 138.
2. 1/2" ROUND SHW. SCULPTED 1.5 8/16" IN ROCK FOR PARCEL MAP NO. 72778, PLAT. 188 PG. 84-87, IN PLACE OF ROCK IN MOUND OF STONES FOR TRACT NO. 2804, ALB. 33 PG. 85 ACCEPTED AS THE S.W. COR. OF LOT N IN RANCHO LAS VIRGENES AS SHOWN ON C.F. 138.
3. 3" I.P. 1/4" DIA BRASS CAP, NO STAMPING, UP 16" MEASURED THE MOLE LOCATED IN THE CENTER THE BRASS CAP, MOLE ACCEPTED AS 8" I.P. 1/4" DIA BRASS CAP PER TRACT NO. 3804, ALB. 33 PG. 85 ACCEPTED AS THE H.W.Y. COR. OF S.W. LINE OF LOT N IN RANCHO LAS VIRGENES AS SHOWN ON C.F. 138.
4. 1/2" BRASS DISK MOLE IN HOLE STAMPED "LA CO RD DEPT 1984" DIA 1 1/2" PER P.W.F. 1803 PG. 118C, 118D, 118E ACCEPTED AS POINT ON CL OF KANAN RD.
5. 1" I.P. 1/4" DIA BRASS CAP PER TRACT NO. 3804, ALB. 33 PG. 85 ACCEPTED AS AN ANGLE POINT IN AGOURA RD. AND PROPOSED P.L. "TM" AS SHOWN ON CSB-3018-2 HOLD FOR CENTERLINE OF AGOURA RD.
6. 1" I.P. 1/4" DIA BRASS CAP PER TRACT NO. 3804, ALB. 33 PG. 85 ACCEPTED AS AN ANGLE POINT IN AGOURA RD. AND PROPOSED P.L. "TM" AS SHOWN ON CSB-3018-2 HOLD FOR CENTERLINE OF AGOURA RD.
7. POINT NO. 801 SET "2x8" HUB AND TACK FLUSH
8. POINT NO. 802 SET 1" I.P. 1/4" DIA PLUG STAMPED "TIMED CONTROL" FLUSH
9. 1" I.P. 1/4" DIA BRASS CAP PER TRACT NO. 3804, ALB. 33 PG. 85 ACCEPTED AS CL INTERSECTION.



SURVEYOR'S NOTES:

1. S.W. LINE OF LOT N IN RANCHO LAS VIRGENES AS SHOWN ON C.F. 138 ESTABLISHED PER FOUND MONUMENTS.
2. SOUTHERLY LINE OF AGOURA ROAD ESTABLISHED HEREON.
3. PROPOSED CL OF AGOURA ROAD ESTABLISHED PER CSB-3018-2.
4. EXISTING CL OF AGOURA ROAD ESTABLISHED PER CSB-3018-2.
5. SOUTHERLY AND SOUTHEASTERLY LINES OF 80' WIDE STRIP OF LAND AS DESC. IN ROAD DEED TO THE COUNTY OF LOS ANGELES, REC. ON 8/16/1961, AS INST. NO. 4881 IN BK. 01358 PG. 46A, C.F. ON 8/16/1961, AS INST. NO. 4881 IN BK. 01358 PG. 46A, C.F.
6. LAND DEDICATED HEREON TO THE CITY OF AGOURA HILLS FOR THE RIGHT-OF-WAY OF AGOURA ROAD.
7. PARCEL 2-A4 DESC. IN THE FINAL ORDER OF CONDEMNATION, REC. ON 4/25/1976, AS INST. NO. 6302, C.F.
8. CL OF KANAN ROAD ESTABLISHED PER CSB-1630-1.
9. W.E. LINE OF KANAN ROAD, 100' WIDE, AS DESC. AS PAR. A IN DEED TO THE COUNTY OF LOS ANGELES REC. ON 09/17/1960, AS INST. 3748 IN BK. 0246 PG. 87A, AND 08/28/1961 AS INST. 4141 IN BK. 01812 PG. 657, BOTH C.F.
10. S.W. LINE OF LOT N IN RANCHO LAS VIRGENES AS SHOWN ON C.F. 138 ESTABLISHED PER FOUND MONUMENTS.
11. S.W. LINES OF LAND DESC. IN THE DEED REC. 9/15/1898 AS INST. NO. 85-306702, C.F., ESTABLISHED PER RECORD PER. 540 DEED.

PARCEL MAP NO. 73033

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

BOUNDARY ESTABLISHMENT



LEGEND:

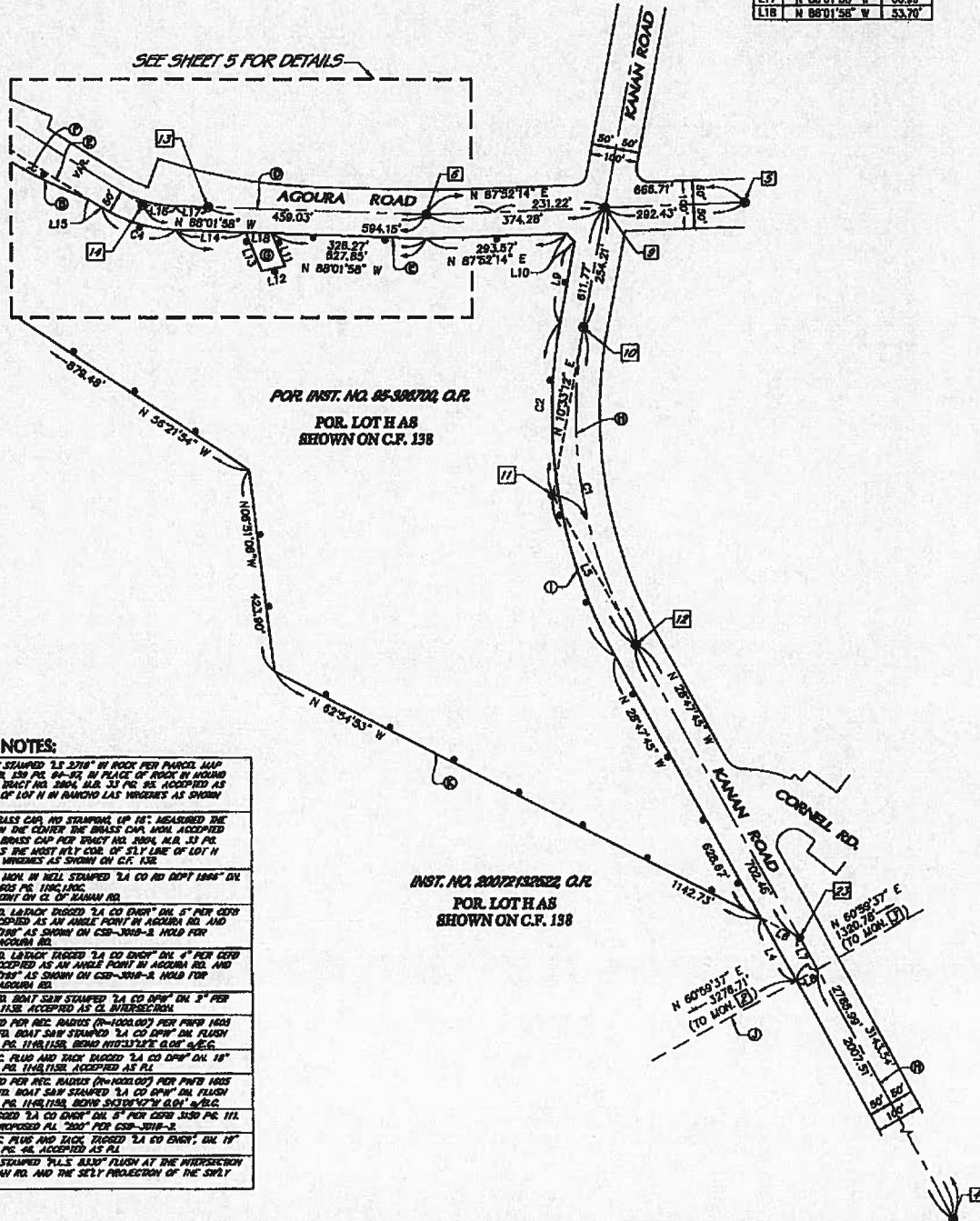
- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- EXISTING C/A PER CSB 3018-2
- EXISTING STREET R.O.W. LINES
- - - RECORD LOT LINES
- - - SURVEY LINES
- FD. MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ① SEE MONUMENT NOTES
- ② SEE SURVEYOR'S NOTES ON SHEET 3

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	39°20'57"	1000.00'	688.77'	357.55'
C2	39°20'57"	1050.00'	721.11'	375.43'
C3	04°05'48"	4000.00'	288.00'	143.06'
C4	30°25'48"	300.74'	189.51'	81.88'
C5	20°25'35"	1200.00'	438.28'	221.81'

LINE DATA:

LINE	BEARING	DISTANCE
L4	N 28°47'45" W	150.00'
L5	N 28°47'45" W	357.55'
L6	N 82°54'53" W	89.14'
L7	N 28°47'45" W	78.02'
L8	N 60°59'37" E	50.00'
L9	N 10°33'12" E	171.71'
L10	N 40°47'17" W	24.89'
L11	N 22°11'20" W	74.78'
L12	N 79°18'09" E	50.01'
L13	N 22°11'20" W	88.78'
L14	N 88°01'58" W	147.88'
L15	N 57°36'10" W	33.55'
L16	N 88°01'58" W	68.09'
L17	N 88°01'58" W	66.89'
L18	N 88°01'58" W	53.70'



MONUMENT NOTES:

- ① FD. ROUND SAW STAMPED "S 2718" IN ROCK PER PARCEL MAP NO. 19776, PLAIN 150' P.C. 94-95, IN PLACE OF ROCK IN MOUND OF STONES PER TRACT NO. 2864, A.L.S. 33' P.C. 95, ACCEPTED AS THE SLY LINE COR. OF LOT N IN RANCH LAS VIEGAS AS SHOWN ON C.F. 138.
- ② FD. 3" I.P. BRASS CAP, NO STAMPING, 1/4" MEASURED THE HOLE LOCATED IN THE CENTER THE BRASS CAP, MON. ACCEPTED AS 1" I.P. WITH BRASS CAP PER TRACT NO. 2864, A.L.S. 33' P.C. 95, ACCEPTED AS THE MOST WLY COR. OF SLY LINE OF LOT N IN RANCH LAS VIEGAS AS SHOWN ON C.F. 138.
- ③ FD. BRASS DISK MON. IN WELL STAMPED "LA CO. NO. 1007 1886" ON 1" PER P.W. 1883 P.C. 118, L.I.S. ACCEPTED AS POINT ON C/L OF KANAN RD.
- ④ P.C. 118, 1883, FD. 1.5" DICK TAPPED "LA CO. ENGR" ON 1" PER C.F. 138 P.C. 4, ACCEPTED AS AN ANGLE POINT IN AGOURA RD. AND PROPOSED P.L. "780" AS SHOWN ON C.S.P. 3018-2, HOLD FOR CENTERLINE OF AGOURA RD.
- ⑤ P.C. 118, 1883, FD. 1.5" DICK TAPPED "LA CO. ENGR" ON 1" PER C.F. 138 P.C. 4, ACCEPTED AS AN ANGLE POINT IN AGOURA RD. AND PROPOSED P.L. "780" AS SHOWN ON C.S.P. 3018-2, HOLD FOR CENTERLINE OF AGOURA RD.
- ⑥ P.C. 118, 1883, FD. 1.5" DICK TAPPED "LA CO. ENGR" ON 1" PER P.W. 1883 P.C. 118, ACCEPTED AS C/L INTERSECTION.
- ⑦ E.C. ESTABLISHED FOR REC. RADIOS (R=1000.00') PER P.W. 1883 P.C. 118, 1883, FD. 1.5" DICK TAPPED "LA CO. ENGR" ON 1" PER P.W. 1883 P.C. 118, 1883, BEING INTERSECTION OF C/L'S.
- ⑧ FD. 1" I.P. CONC. PILE AND TACK TAPPED "LA CO. ENGR" ON 1" PER P.W. 1883 P.C. 118, 1883, ACCEPTED AS P.L.
- ⑨ E.C. ESTABLISHED FOR REC. RADIOS (R=1000.00') PER P.W. 1883 P.C. 118, 1883, FD. 1.5" DICK TAPPED "LA CO. ENGR" ON 1" PER P.W. 1883 P.C. 118, 1883, BEING INTERSECTION OF C/L'S.
- ⑩ FD. 1.5" DICK TAPPED "LA CO. ENGR" ON 1" PER C.F. 138 P.C. 111, ACCEPTED AS PROPOSED P.L. "200" PER CSB 3018-2.
- ⑪ FD. 1" I.P. CONC. PILE AND TACK TAPPED "LA CO. ENGR" ON 1" PER C.F. 138 P.C. 98, ACCEPTED AS P.L.
- ⑫ SET RIGHT SW STAMPED "L.S. EXIST FLUSH AT THE INTERSECTION OF THE C/L KANAN RD. AND THE SETBACK PROVISION OF THE SW 1/4 PARCEL L.I.S.

INST. NO. 200715222, C.R.
FOR LOT H 8
SHOWN ON C.F. 138

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/A PER CSB 3018-2
- - - - - PROPOSED C/A PER CSB 3018-2
- - - - - SURVEY LINES FOR EXISTING C/A PER CSB 3018-2
- - - - - SURVEY LINES FOR PROPOSED C/A PER CSB 3018-2
- EXISTING STREET R.O.W. LINES
- FD. MONUMENT AS NOTED
- ① SEE MONUMENT NOTES
- ② SEE SURVEYOR'S NOTES ON SHEET 3

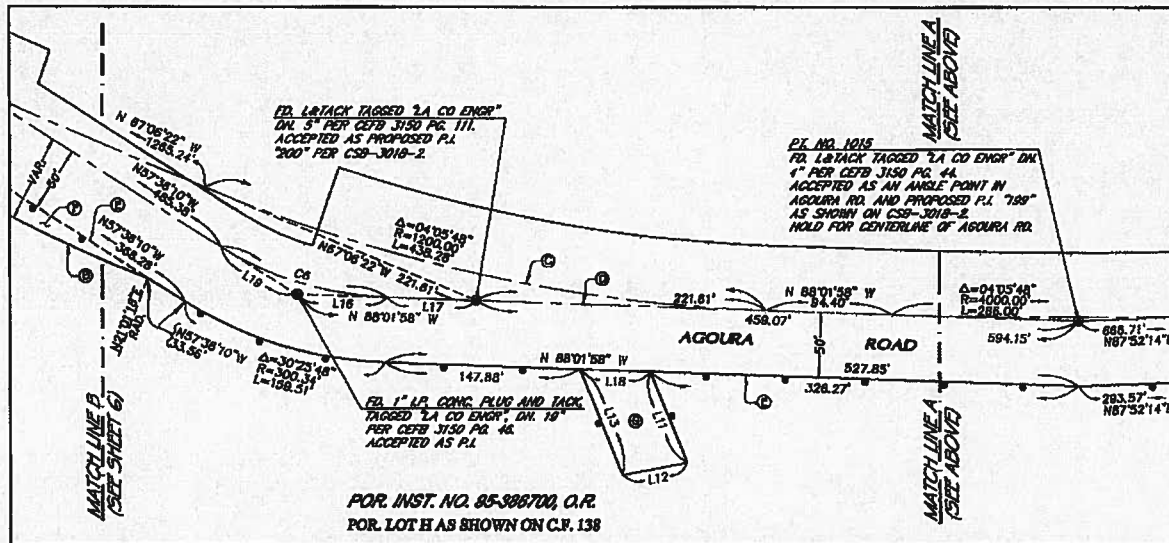
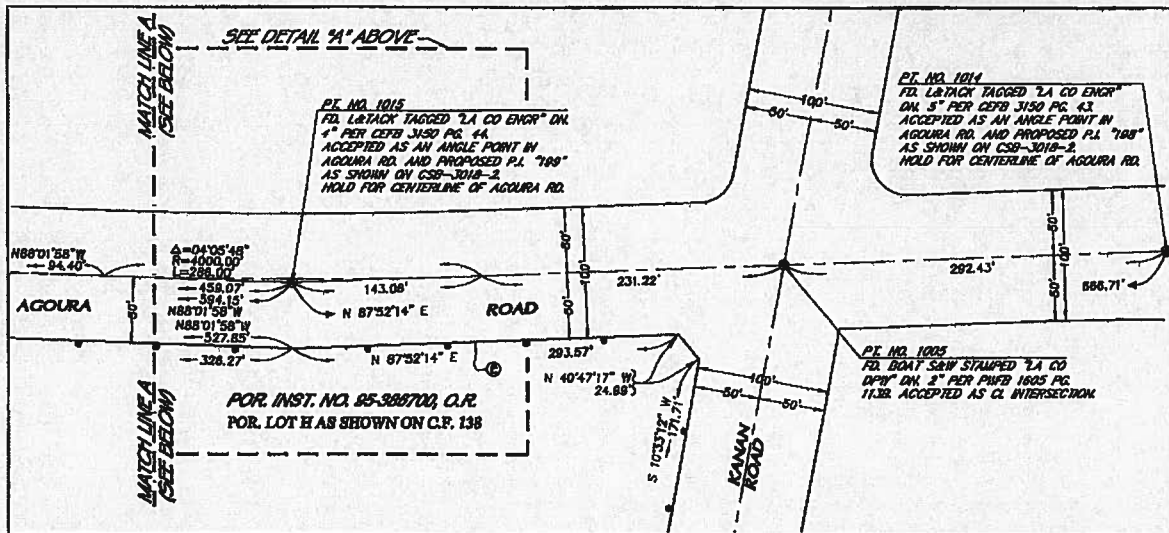
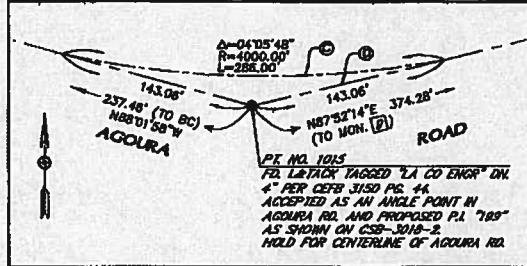
CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CS	30°25'48"	250.34'	132.86'	68.09'

LINE DATA:

LINE	BEARING	DISTANCE
L10	N 40°47'17" W	24.82'
L11	N 22°11'20" W	74.70'
L12	N 79°18'08" E	59.91'
L13	N 22°11'20" W	68.72'
L16	N 88°01'58" W	68.99'
L17	N 88°01'58" W	68.99'
L18	N 88°01'58" W	63.70'
L19	N 57°38'18" W	68.09'
L20	N 74°12'43" W	38.24'
L21	N 59°42'23" W	38.24'

DETAIL "A" (NOT TO SCALE)



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

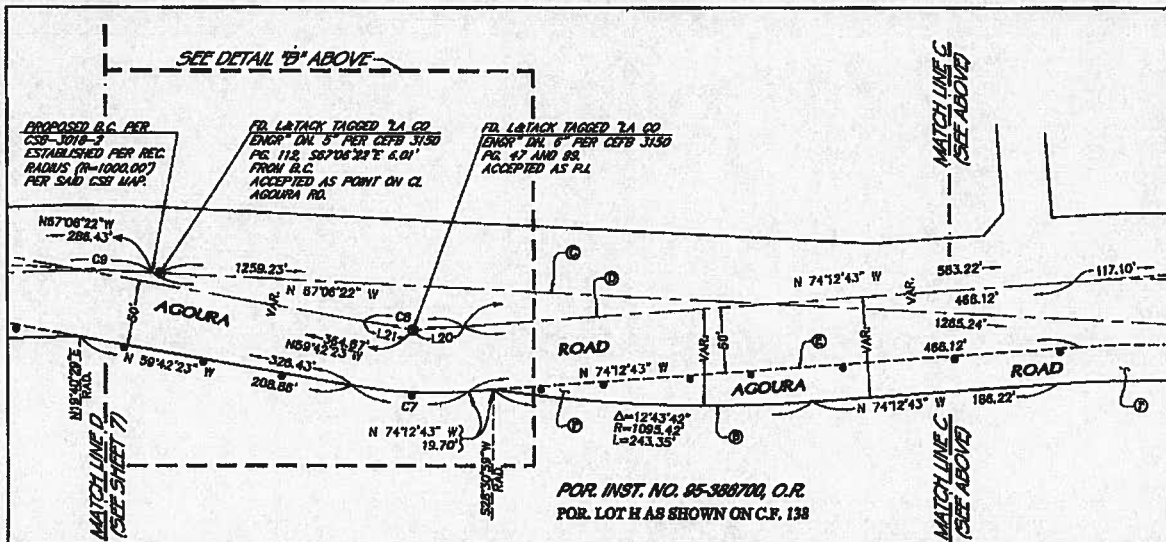
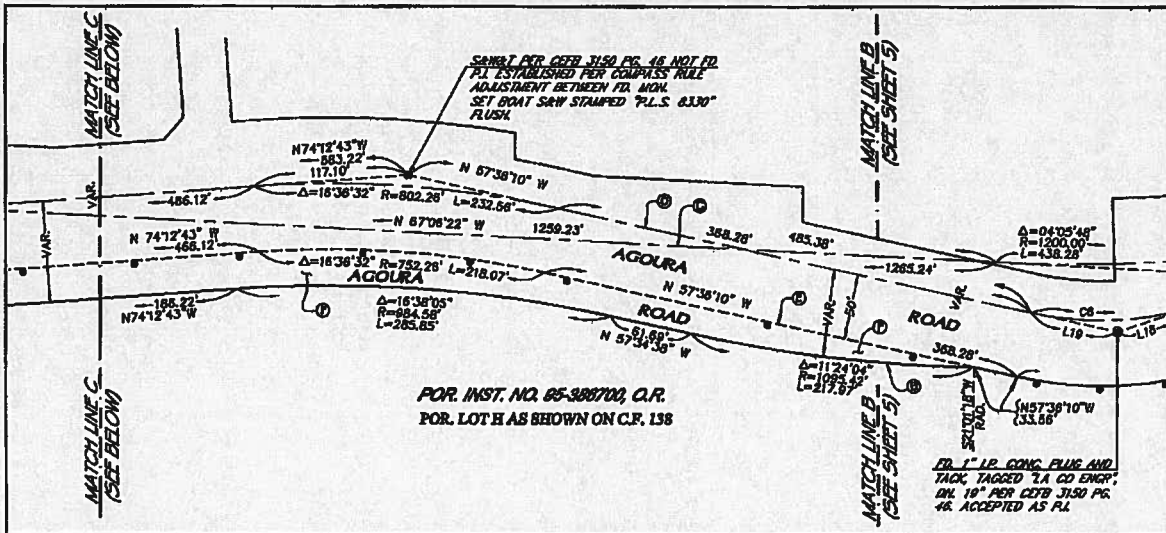
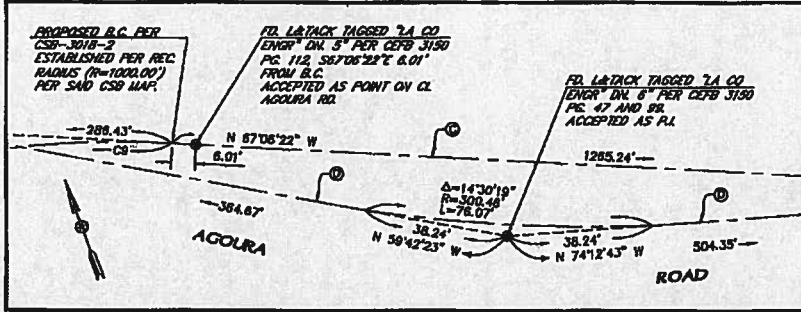
CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C6	30°25'48"	250.34'	132.88'	68.09'
C7	14°30'19"	350.46'	88.72'	44.80'
C8	14°30'19"	300.46'	76.07'	38.24'
C9	11°53'18"	300.00'	62.25'	31.24'

LINE DATA:

LINE	BEARING	DISTANCE
L18	N 88°01'58" W	88.09'
L19	N 87°38'10" W	88.09'
L20	N 74°12'43" W	38.24'
L21	N 59°42'23" W	38.24'

DETAIL "B" (NOT TO SCALE)



PARCEL MAP NO. 73033

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

PARCEL DETAIL

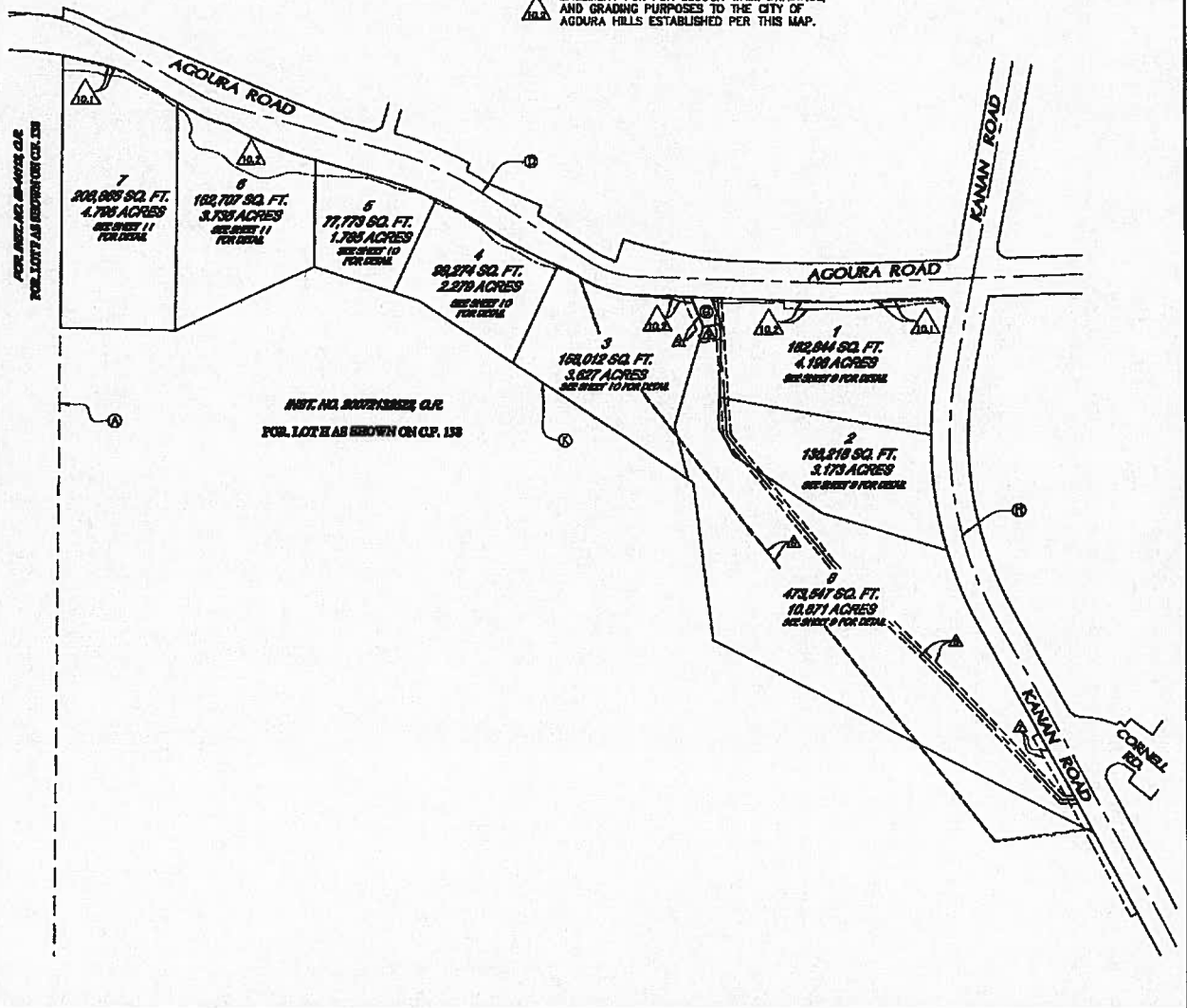


LEGEND:

- 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 DETAILS
ON SHEETS 12 TO 16 INCLUSIVE)

EASEMENT NOTES:

- ⚠ 4' WIDE EASEMENT FOR PUBLIC UTILITIES TO THE SOUTHERN CALIFORNIA EDISON COMPANY AS DESCRIBED IN THE DEED REC. 3/18/1930 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. 8/18/1980 AS INST. NO. 3472 IN BK. D-948 PG. 518, AND IN THE DEED REC. 5/05/1981 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. 12/18/1984 AS INST. NO. 941 IN BK. D-2737 PG. 47, AND IN THE DEED REC. 12/27/1986 AS INST. NO. 1285, BOTH O.R. THE EASEMENT SHOWN HEREON IS PLOTTED PER LVMWD BEWD 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. 8300, O.R.
- ⚠ EASEMENT FOR SLOPE AND GRADING PURPOSES TO THE CITY OF AGOURA HILLS ESTABLISHED PER THIS MAP.
- ⚠ EASEMENT FOR FOR SLOUGH WALL DRAINAGE, AND GRADING PURPOSES TO THE CITY OF AGOURA HILLS ESTABLISHED PER THIS MAP.



PARCEL MAP NO. 73033

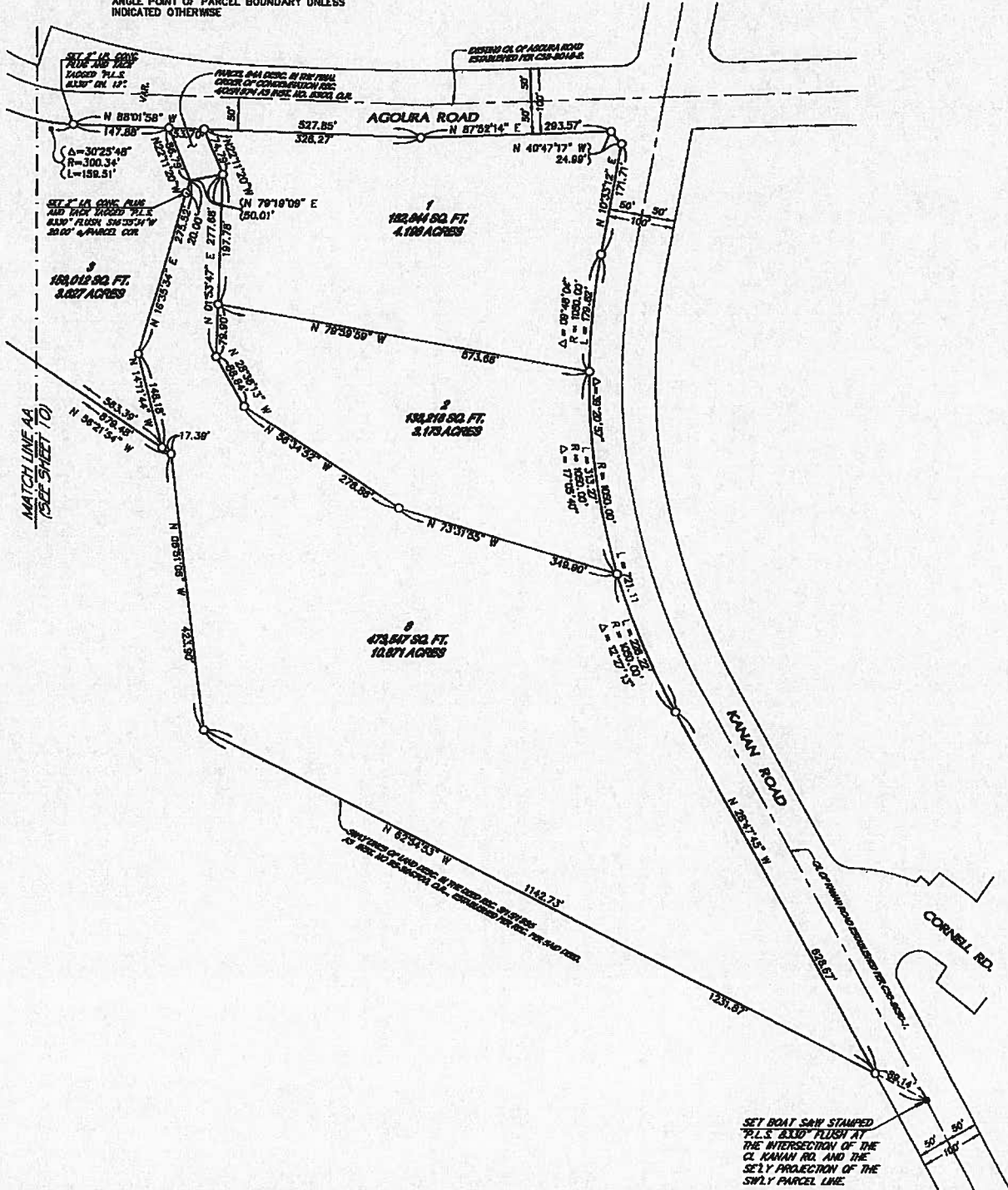
IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR SUBDIVISION PURPOSES

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



PARCEL MAP NO. 73033

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

PARCEL DETAIL



LEGEND:

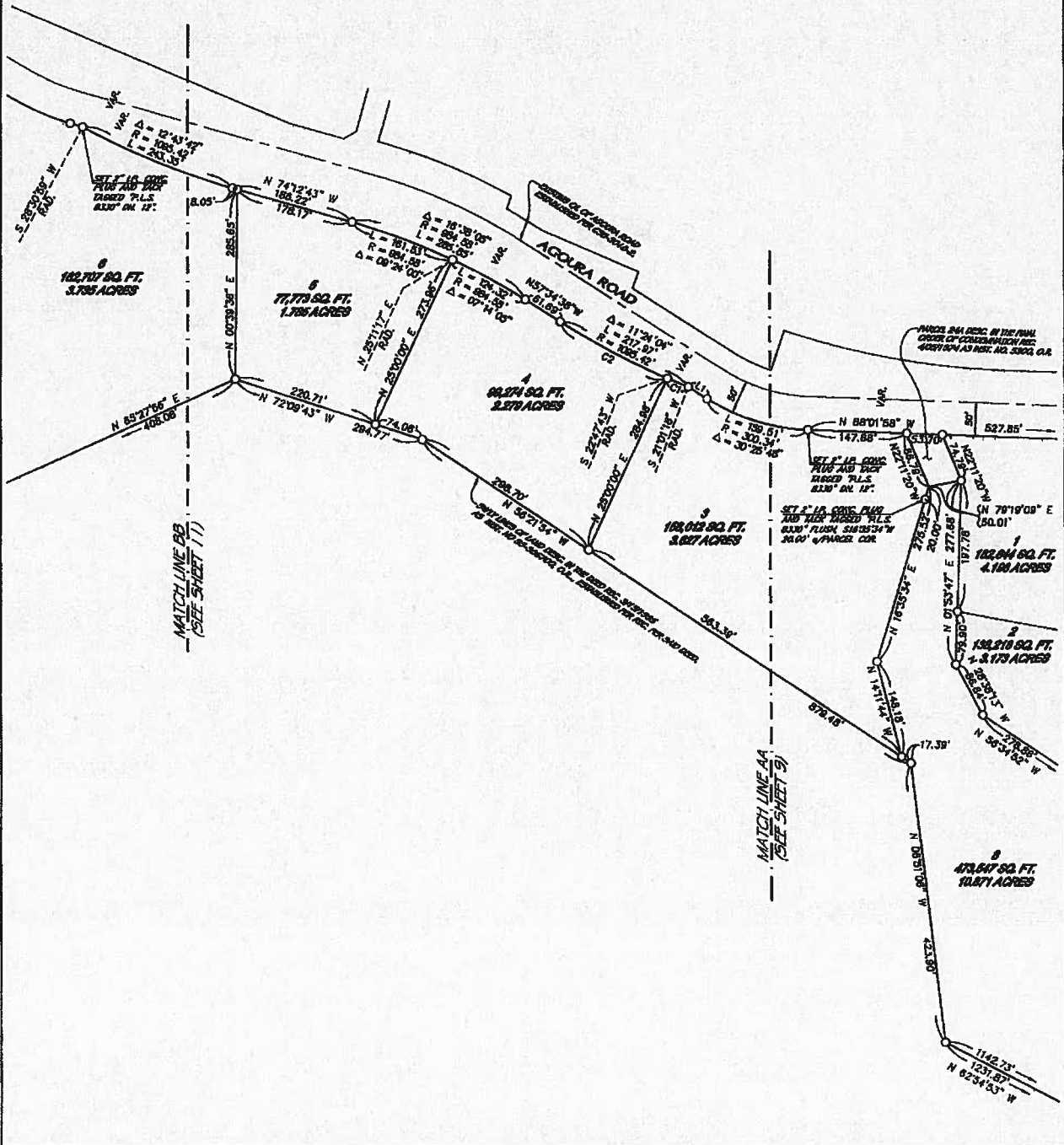
- BOUNDARY OF PARCEL MAP 73033
- PARCEL LINES OF PARCEL MAP 73033
- - - EXISTING C/L
- EXISTING STREET R.O.W. LINES
- SET 2" LP. CONC. PLUG AND TACK TAGGED "P.L.S. 8330" FLUSH AT EACH CORNER AND ANGLE POINT OF PARCEL BOUNDARY UNLESS INDICATED OTHERWISE

LINE DATA:

LINE	BEARING	DISTANCE
L1	N 67°36'10" W	33.86'

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	01°46'25"	1095.42'	33.91'	16.99'
C2	08°37'39"	1095.42'	184.07'	92.35'



PARCEL MAP NO. 73033

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

PARCEL DETAIL

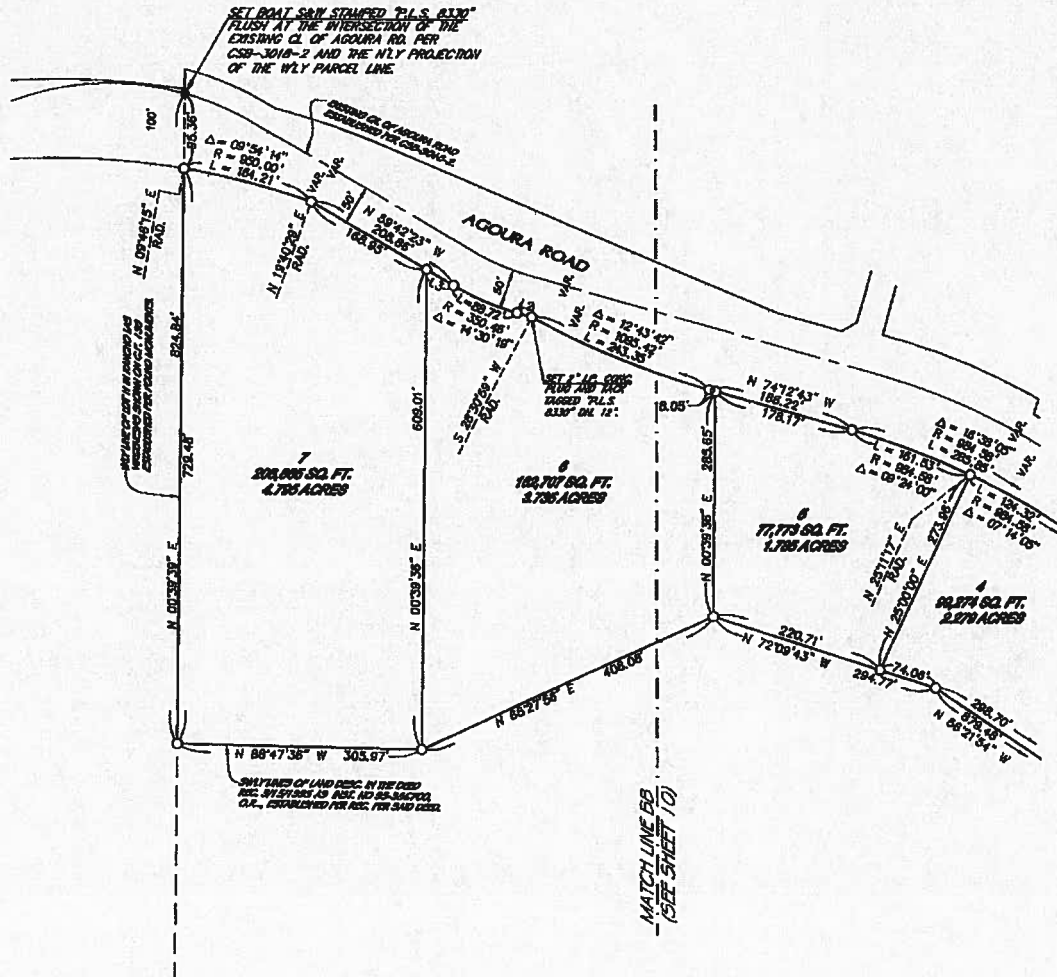


LEGEND:

- 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" LP. CONG. 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
(FOR ALL EASEMENTS SEE DETAILS
ON SHEETS 12 TO 16 INCLUSIVE)

LINE DATA:

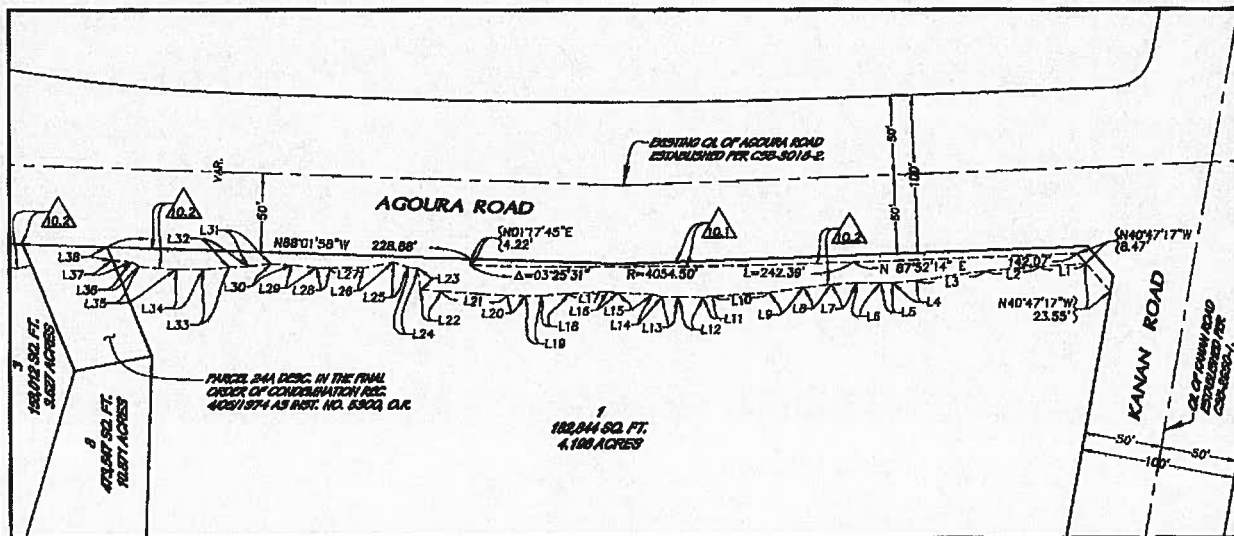
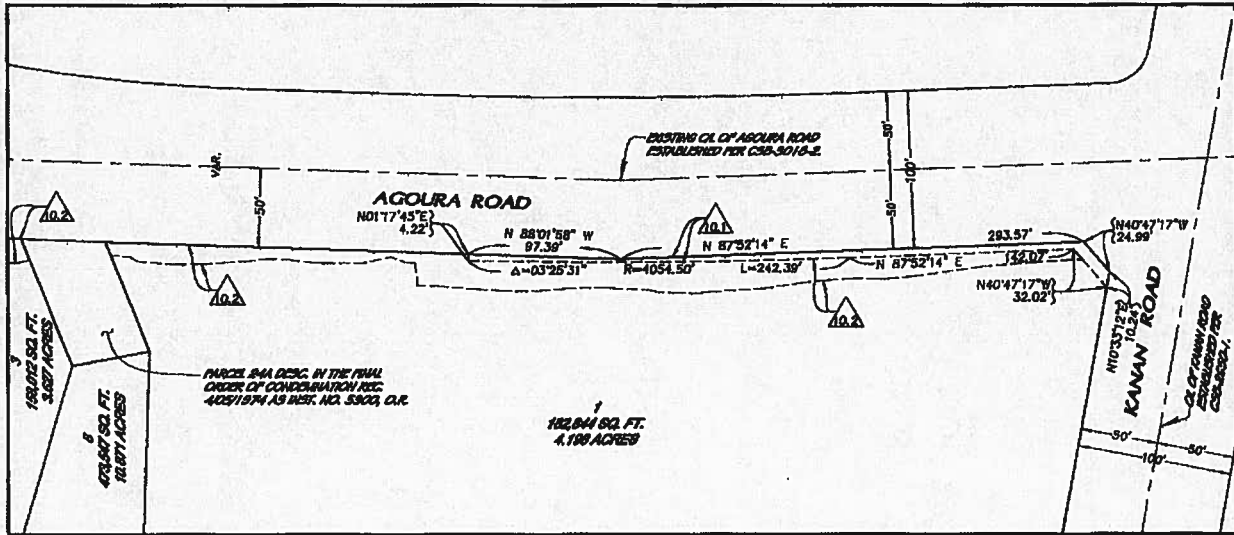
LINE	BEARING	DISTANCE
L1	N 86°33'48" E	29.50'
L2	N 85°28'58" E	34.89'
L3	N 82°02'45" E	44.19'
L4	N 84°31'18" E	15.01'
L5	N 86°50'02" E	7.82'
L6	N 89°23'58" W	15.12'
L7	N 86°34'18" W	15.71'
L8	N 84°10'59" E	17.60'
L9	N 81°08'17" E	22.24'
L10	N 86°37'37" E	35.88'
L11	N 87°40'35" E	8.24'
L12	N 89°59'12" W	15.77'
L13	N 87°51'40" W	10.05'
L14	N 75°17'30" W	8.03'
L15	N 87°42'07" W	22.03'
L16	N 83°19'23" W	6.48'
L17	N 88°06'42" E	24.54'
L18	N 84°48'08" E	17.57'
L19	N 86°50'35" E	10.34'

LINE DATA CONTINUED:

LINE	BEARING	DISTANCE
L20	N 88°23'42" W	11.50'
L21	N 86°04'30" W	17.82'
L22	N 87°10'25" W	13.20'
L23	N 06°19'21" W	14.04'
L24	N 05°51'22" W	8.20'
L25	N 09°33'30" W	9.92'
L26	N 77°37'47" E	18.88'
L27	N 89°58'23" W	20.88'
L28	N 86°47'55" W	8.30'
L29	N 82°57'11" W	15.97'
L30	N 85°48'42" W	12.80'
L31	N 83°31'19" E	14.41'
L32	N 87°45'21" E	11.84'
L33	N 84°34'58" E	18.24'
L34	N 89°54'18" W	18.70'
L35	N 85°10'55" W	23.51'
L36	N 80°42'46" W	5.88'
L37	N 84°41'11" W	12.47'
L38	N 22°11'29" W	9.21'

EASEMENT NOTES:

- ▲ EASEMENT FOR SLOPE AND GRADING PURPOSES TO THE CITY OF AGOURA HILLS ESTABLISHED PER THIS MAP.
- ▲ EASEMENT FOR FOR SLOUGH WALL DRAINAGE AND GRADING PURPOSES TO THE CITY OF AGOURA HILLS ESTABLISHED PER THIS MAP.



PARCEL MAP NO. 73033

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

EASEMENT DETAIL

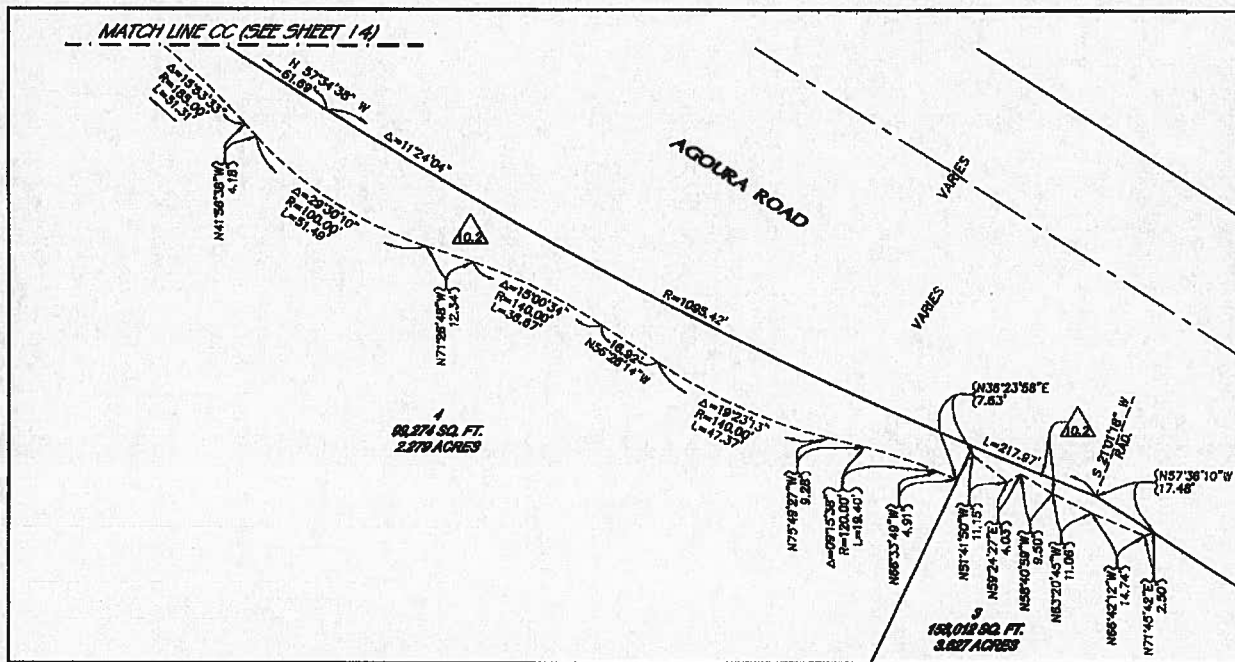
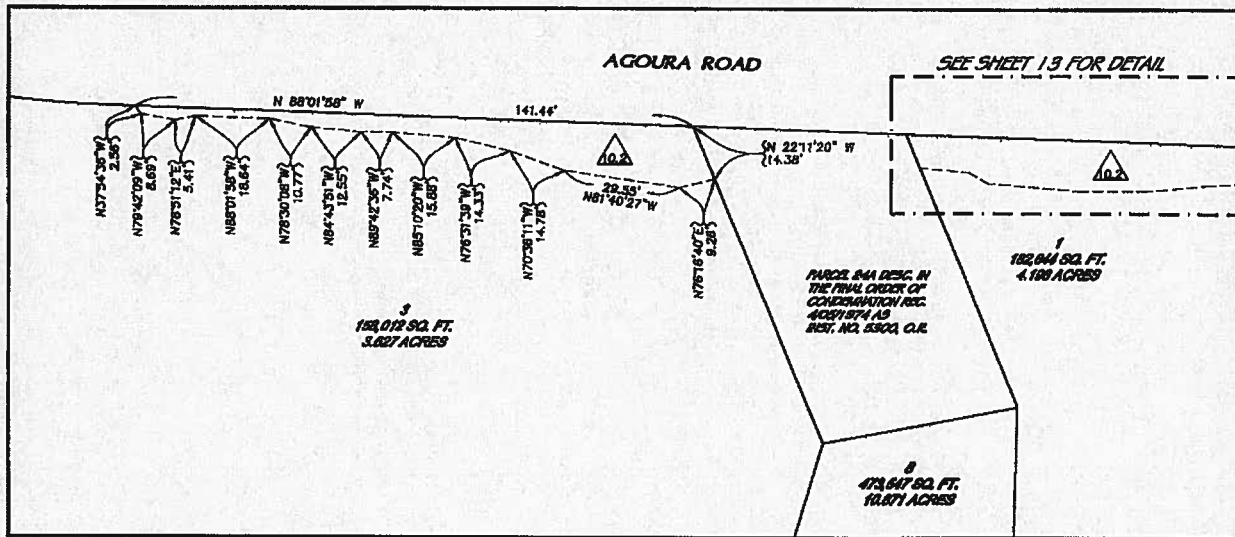


LEGEND:

- 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
(FOR ALL EASEMENTS SEE DETAILS ON SHEETS 12 TO 16 INCLUSIVE)

EASEMENT NOTES:

- EASEMENT FOR SLOPE AND GRADING PURPOSES TO THE CITY OF AGOURA HILLS ESTABLISHED PER THIS MAP.
- EASEMENT FOR FOR SLOUGH WALL DRAINAGE, AND GRADING PURPOSES TO THE CITY OF AGOURA HILLS ESTABLISHED PER THIS MAP.



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
(FOR ALL EASEMENTS SEE DETAILS
ON SHEETS 12 TO 16 INCLUSIVE)

EASEMENT NOTES:

- EASEMENT FOR SLOPE AND GRADING PURPOSES TO THE CITY OF AGOURA HILLS ESTABLISHED PER THIS MAP.
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