

**REPORT TO CITY COUNCIL**

**DATE: SEPTEMBER 12, 2017**

**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. 74295-NORTHWEST CORNER OF AGOURA RD AND LIBERTY CANYON RD (APB PROPERTIES, LLC)**

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Final Parcel Map No. 74295 subdivides one parcel, totaling over four acres, into three parcels, along with dedicating the necessary easements. The project is located at the northwest corner of Agoura Road and Liberty Canyon Road (Assessor's Parcel No. 2064-006-006, 007, 009, 016, 018, and 019).

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

Staff respectfully recommends the City Council:

1. Approve Parcel Map No. 74295;
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. 74295



# PARCEL MAP NO. 74295

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

A RESUBDIVISION OF PARCEL MAP NO. 67397,  
IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES  
AS PER MAP RECORDED IN BOOK 387 PAGE 94-97 OF PARCEL  
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY WESTLAND CIVIL, INC.

## SIGNATURE OMISSIONS

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436, (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT AS THEIR INTEREST ARE SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

- State of California, owner of an easement for state highway, extend, excavation slopes and embankment slopes and incidental purposes as disclosed by deed recorded January 6, 1915 in Book 5826, Page 320 and March 17, 1916 in Book 6235, Page 140 of Deeds. (Indetermined)
- State of California, owner of an easement for public road and state highway purposes and drainage structures and slopes and incidental purposes as disclosed by deed recorded July 16, 1925 in Book 4891, Page 227 of Official Records. (Indetermined)
- State of California, owner of an easement for state highway, extend, excavation slopes, embankment slopes and incidental purposes as disclosed in deed recorded December 10, 1929 in Book 5593, Page 147 of Official Records. (Indetermined)
- County of Los Angeles, owner of an easement for public utilities and incidental purposes as disclosed in deed recorded in Book 173, Page 34 and 35 of Maps.
- The Pacific Telephone and Telegraph Company, a corporation, owner of an easement for public utilities and incidental purposes as disclosed in deed recorded October 18, 1948 as Instrument No. 570 in Book 28526, Page 98 of Official Records.
- State of California, owner of an easement for ingress and egress and incidental purposes as disclosed in deed recorded October 4, 1968 as Instrument No. 2384 of Official Records. (Indetermined)
- City of Agoura Hills, owner of an easement for public road and highway and incidental purposes as disclosed in deed recorded November 2, 1983 as Instrument No. 83-1302735 of Official Records.
- City of Agoura Hills, owner of an easement for maintenance and right of access and incidental purposes as disclosed in deed recorded October 22, 1987 as Instrument No. 87-1890437 of Official Records. (Indetermined)
- City of Agoura Hills, a municipal corporation, owner of an easement for public utility facilities including overhead lines, underground conduits crossing and water lines and incidental purposes as disclosed in deed recorded December 13, 1988 as Instrument No. 88-1985899 of Official Records.
- Southern California Edison, a corporation, owner of an easement for transmitting intelligence by electrical means and incidental purposes as disclosed in deed recorded March 23, 1989 as Instrument No. 89-451730 of Official Records.
- Mountains Recreation and Conservation Authority, a joint exercise of powers authority established pursuant to California Government Code section 6500 et seq, owner of an easement for conservation and incidental purposes recorded December 2, 2014 as Instrument No. 20141293969 of Official Records.
- Southern California Edison Company, a corporation, owner of an easement for electric transmission lines recorded December 19, 2014 as Instrument No. 20141384196 of Official Records (Indetermined)
- Las Virgenes Municipal Water District, a municipal corporation of the State of California, owner of an easement for right to construct, maintain, operate and use waterlines and appurtenant structures and incidental purposes recorded August 7, 2015 as Instrument No. 20150971263 of Official Records.
- Southern California Edison Company, a corporation, owner of an easement for underground electrical supply systems and communication systems recorded July 20, 2016 as Instrument No. 20160847457 of Official Records

A NOTARY PUBLIC OR THE 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 June 5, 2017 BEFORE ME, Julie Yegiazian, Notary Public PERSONALLY APPEARED MILWAUKEE #2992 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, 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 FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE [Signature]

PRINTED NAME: Julie Yegiazian  
MY COMMISSION EXPIRES: December 22, 2019  
MY PRINCIPAL PLACE OF BUSINESS IS IN: LOS ANGELES, CA  
COMMISSION NUMBER: 2135295

A NOTARY PUBLIC OR THE 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 June 5, 2017 BEFORE ME, Tracy Hampton-Stein, Notary Public PERSONALLY APPEARED [Name] 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, 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 FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE [Signature]

PRINTED NAME: Tracy Hampton-Stein  
MY COMMISSION EXPIRES: June 11, 2020  
MY PRINCIPAL PLACE OF BUSINESS IS IN: Chico, CA  
COMMISSION NUMBER: 2152244

**SYMBOLS & ABBREVIATIONS**

BC	BEGINNING OF CURVE
BOOK	BOOK
CL	CENTERLINE
DEED	DEED
DOC	DOCUMENT
FD	FOUND
IP	IRON PIPE
L.S.	LICENSED SURVEYORS MAP
M	MEASURED
M.B.	MAP BOOK
NO.	NUMBER
O.R.	OFFICIAL RECORD
PG	PAGE
PWFB	PUBLIC WORKS FIELD BOOK
R	RECORD
R/W	RIGHT-OF-WAY
S&T	SPIKE AND TIN
TR	TRACT
●	FOUND MONUMENT 2"x18" IP TAGGED RCE 27384 PER PH 67397 387 PM 94-97 UNLESS OTHERWISE NOTED
○	SET 2"x18" IP TAGGED RCE 27364 UNLESS OTHERWISE NOTED
---	CENTERLINE EXISTING LOT LINE
- - -	EASEMENT LINE
- · - · -	EXISTING OTHER LOT LINE
—+—+—+—	INDICATES THE BOUNDARY OF LAND BEING SUBDIVIDED BY THIS MAP
—+—+—+—	ACCESS RESTRICTION DEDICATION PER DOC NO. 2384 D.R.

# PARCEL MAP NO. 74295

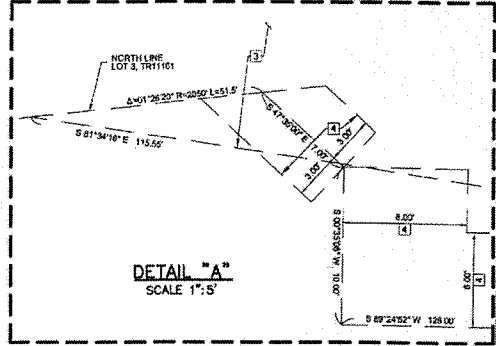
IN THE CITY OF AGOURA HILLS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

A RESUBDIVISION OF PARCEL MAP NO. 67397,  
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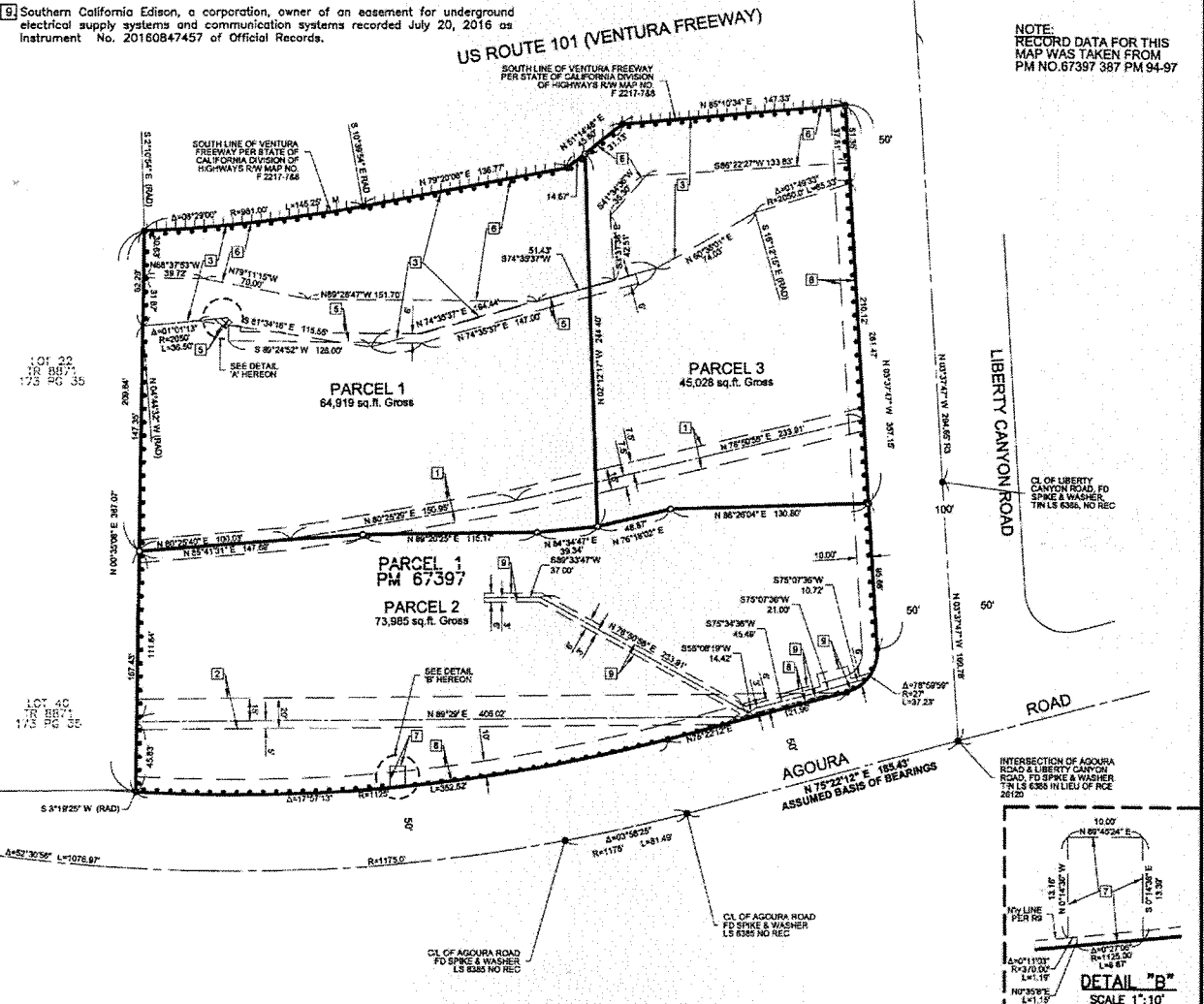
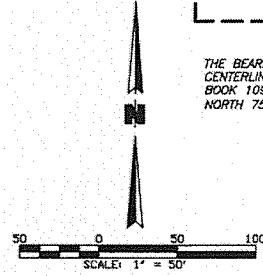
**EXIST EASEMENT LEGEND:**

1. County of Los Angeles, owner of an easement for public utilities and incidental purposes as disclosed in deed recorded in Book 173, Page 34 and 35 of Maps.
2. The Pacific Telephone and Telegraph Company, a corporation, owner of an easement for public utilities and incidental purposes as disclosed in deed recorded October 18, 1948 as Instrument No. 570 in Book 28526, Page 98 of Official Records.
3. City of Agoura Hills, a municipal corporation, owner of an easement for public utility facilities including overhead lines, underground conduits crossing and water lines and incidental purposes as disclosed in deed recorded December 13, 1988 as Instrument No. 88-1985899 of Official Records.
5. Southern California Edison, a corporation, owner of an easement for transmitting intelligence by electrical means and incidental purposes as disclosed in deed recorded March 23, 1989 as Instrument No. 89-451730 of Official Records.
6. Mountains Recreation and Conservation Authority, owner of an easement for conservation, wildlife corridor easement as recorded December 2, 2014 as Instrument No. 20141293969 of Official Records.
7. Las Virgenes Municipal Water District, a municipal corporation of the State of California, owner of an easement as recorder August 7, 2015 as instrument No. 20150971263 of Official Records.
8. 10' wide dedication to the City of Agoura Hills for sidewalk purposes per PH NO.67397 387 PM 94-97.
9. Southern California Edison, a corporation, owner of an easement for underground electrical supply systems and communication systems recorded July 20, 2016 as Instrument No. 20160847457 of Official Records.



**BASIS OF BEARINGS**

THE BEARING OF NORTH 75°35'48" EAST FOR A PORTION OF THE CENTERLINE OF AGOURA ROAD, SHOWN ON TRACT NO. 33128 RECORDED IN BOOK 1098 PG 94-97 OF MAPS AND ROTATED TO ASSUMED BEARING OF NORTH 75°22'12" EAST WAS USED AS A BASIS OF BEARINGS FOR THIS MAP.



NOTE:  
RECORD DATA FOR THIS  
MAP WAS TAKEN FROM  
PH NO.67397 387 PM 94-97

