



REPORT TO CITY COUNCIL

DATE: JULY 11, 2018

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER 

BY: RAMIRO ADEVA, DIRECTOR OF PUBLIC WORKS 

SUBJECT: APPROVE FINAL PARCEL MAP NO. 73266 (SELLECK DEVELOPMENT GROUP, LLC)

Final Parcel Map No. 73266 merges two parcels, a small piece of land that is a remnant of another parcel across Roadside Road, severed when the road was constructed, and a vacated portion of Roadside Drive that was purchased from the City. In addition, the map dedicates the necessary easements that were required as part of the Agoura Park development.

The project is located at the northwest corner of Agoura Road and Roadside Road (Assessor's Parcel No. 2061-004-015,035,036, and 043).

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. 73266;
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. 73266

PARCEL MAP NO. 73266

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

BEING A MERGER AND RESUBDIVISION OF A PORTION OF LOT "H" OF THE PARTITION OF THE RANCHO LAS VIRGENES AS PER MAP OF SAID PARTITION FILED WITH THE DECREE IN CASE NO. 2898, OF THE SUPERIOR COURT OF LOS ANGELES COUNTY. TOGETHER WITH PORTIONS OF PARCELS 3 AND 4 OF THE RANCHO LAS VIRGENES AS PER L.S. MAP FILED IN BOOK 15, PAGES 8 AND 9 OF RECORD OF SURVEYS OF SAID COUNTY.

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 HEREBY DEDICATE TO THE CITY OF AGOURA HILLS FOR PUBLIC USE THE RIGHT-OF-WAY FOR ROADSIDE ROAD AS SHOWN ON THE MAP.

AND WE HEREBY GRANT AND DEDICATE TO THE CITY OF AGOURA HILLS EASEMENTS FOR PUBLIC SIDEWALK PURPOSES, STORM DRAIN PURPOSES AND EMERGENCY VEHICLE ACCESS RIGHTS OVER THE PRIVATE DRIVEWAY AND FIRE LANE AND OVER THE STRIPS OF LAND SO DESIGNATED ON SAID MAP.

AND WE HEREBY RETAIN THE EASEMENT INDICATED AS INGRESS/EGRESS FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

OWNER:
SDG ASSOCIATES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Daniel F. Selleck
NAME: DANIEL F. SELLECK
TITLE: SOLE MEMBER

OWNER:
PATAGONIA BUILDING
SUPPLIES, INC., A CALIFORNIA CORPORATION

BY: Amin Rashed Agüero
NAME: Amin Rashed Agüero
TITLE: President

NOTARY ACKNOWLEDGEMENT:

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 6-20-2018 BEFORE ME, Beth L. Moritz A NOTARY PUBLIC,

PERSONALLY APPEARED, Amin Rashed Agüero WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/DEAR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) 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 Beth L. Moritz
NAME OF NOTARY Beth L. Moritz
COUNTY IN WHICH COMMISSIONED Ventura
DATE COMMISSION EXPIRES 4-23-2019
COMMISSION NUMBER 2104977
PHONE NUMBER 905-841-4856



BENEFICIARY UNDER DEED OF TRUST:

MONTECITO BANK & TRUST, BENEFICIARY UNDER A DEED OF TRUST RECORDED ON JUNE 30, 2017 AS INSTRUMENT NO. 2017-0731723 OF OFFICIAL RECORDS.

BY: David A. Stevens
NAME: DAVID A. STEVENS
TITLE: EVI CFO CAO

BY: Charles N. Freeman
NAME: CHARLES N. FREEMAN
TITLE: S.V.P.

HARVEST SMALL BUSINESS FINANCE, LLC, BENEFICIARY UNDER A DEED OF TRUST RECORDED MARCH 7, 2018 AS INSTRUMENT NO. 2018-0222012 OF OFFICIAL RECORDS.

BY: Hannah Lopez
NAME: HANNAH LOPEZ
TITLE: VICE PRESIDENT

BY: _____
NAME: _____
TITLE: _____

INVESTMENT PROPERTY EXCHANGE AS QUALIFIED INTERMEDIARY FOR DANIEL F. SELLECK, BENEFICIARY UNDER A DEED OF TRUST RECORDED MARCH 7, 2018 AS INSTRUMENT NO. 2018-0222014 OF OFFICIAL RECORDS.

BY: Daniel F. Selleck
NAME: DANIEL F. SELLECK
TITLE: _____

BY: _____
NAME: _____
TITLE: _____

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DAN SELLECK ON APRIL 13, 2016. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 7 SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY DONE BY ME OR UNDER MY DIRECTION; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED.

Danny T. Davis
DANNY T. DAVIS U.S. NO. 7586

7-02-2018
DATE



CITY ENGINEER'S CERTIFICATION:

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

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

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

Michael J. Knapton
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 _____ APPROVED THIS MAP.

SAID COUNCIL ALSO ACCEPTED THE OFFER OF DEDICATION FOR ROADSIDE ROAD AS SHOWN ON SAID MAP.

SAID COUNCIL ALSO ACCEPTED THE OFFER OF DEDICATION FOR PUBLIC SIDEWALK PURPOSES AS SHOWN ON SAID MAP.

SAID COUNCIL ALSO ACCEPTED THE OFFER OF DEDICATION FOR STORM DRAIN PURPOSES AS SHOWN ON SAID MAP.

SAID COUNCIL ALSO ACCEPTED THE OFFER OF DEDICATION FOR EMERGENCY VEHICLE ACCESS RIGHTS AS SHOWN ON SAID MAP.

DATE

BY Kimberly Rodriguez
KIMBERLY RODRIGUES
CITY CLERK, CITY OF AGOURA HILLS

COUNTY CERTIFICATES:

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, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

DATE _____ BY _____

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN FILED WITH THE EXECUTIVE OFFICE, 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 PARCEL MAP NO. 73266 AS REQUIRED BY LAW.

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

DATE _____ BY _____

PARCEL MAP NO. 73266

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

BEING A MERGER AND RESUBDIVISION OF A PORTION OF LOT "H" OF THE PARTITION OF THE RANCHO LAS VIRGENES AS PER MAP OF SAID PARTITION FILED WITH THE DECREE IN CASE NO. 2898, OF THE SUPERIOR COURT OF LOS ANGELES COUNTY. TOGETHER WITH PORTIONS OF PARCEL 3 AND 4 OF THE RANCHO LAS VIRGENES AS PER L.S. MAP FILED IN BOOK 15, PAGES 8 AND 9 OF RECORD OF SURVEYS OF SAID COUNTY.

NOTARY ACKNOWLEDGEMENT:

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 _____ } SS
COUNTY OF _____ }
ON _____ BEFORE ME, _____ A NOTARY PUBLIC.

PERSONALLY APPEARED, _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) 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 _____
NAME OF NOTARY _____
COUNTY IN WHICH COMMISSIONED _____
DATE COMMISSION EXPIRES _____
COMMISSION NUMBER _____
PHONE NUMBER _____

NOTARY ACKNOWLEDGEMENT:

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STATE OF _____ } SS
COUNTY OF _____ }
ON _____ BEFORE ME, _____ A NOTARY PUBLIC.

PERSONALLY APPEARED, _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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WITNESS MY HAND.

SIGNATURE _____
NAME OF NOTARY _____
COUNTY IN WHICH COMMISSIONED _____
DATE COMMISSION EXPIRES _____
COMMISSION NUMBER _____
PHONE NUMBER _____

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STATE OF _____ } SS
COUNTY OF _____ }
ON _____ BEFORE ME, _____ A NOTARY PUBLIC.

PERSONALLY APPEARED, _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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WITNESS MY HAND.

SIGNATURE _____
NAME OF NOTARY _____
COUNTY IN WHICH COMMISSIONED _____
DATE COMMISSION EXPIRES _____
COMMISSION NUMBER _____
PHONE NUMBER _____

BASIS OF BEARINGS:

THE BEARING OF NORTH 0°39'39" EAST OF THE W'LY LINE OF LOT "H" IN RANCHO LAS VIRGENES AS SHOWN ON PARCEL MAP No. 73033 RECORDED IN BOOK 383 PAGES 58-73 IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES.

SIGNATURE OMISSIONS:

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

LAS VIRGENES MUNICIPAL WATER DISTRICT, A MUNICIPAL CORPORATION, EASEMENT HOLDER FOR A LINE OR LINES OF PIPE, RECORDED FEBRUARY 19, 1965 AS INSTRUMENT NUMBER 3806 AND RECORDED JULY 14, 1965 AS INSTRUMENT NUMBER 4426 OF OFFICIAL RECORDS.

COUNTY OF LOS ANGELES, EASEMENT HOLDER FOR PUBLIC ROADS AND HIGHWAY PURPOSES, RECORDED JUNE 13, 1966 AS INSTRUMENT NO. 1813, RECORDED MAY 28, 1970 AS INSTRUMENT NO. 3443 AND RECORDED JANUARY 14, 1963 AS INSTRUMENT NO. 3982 IN BOOK D-1884, PAGE 649 OF OFFICIAL RECORDS.

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLIIC, EASEMENT HOLDER OF COVERED STORM DRAIN OTHER PURPOSES, RECORDED APRIL 23, 1971 AS INSTRUMENT NO. 3210, RECORDED JULY 25, 1972 AS INSTRUMENT NO. 3904, RECORDED FEBRUARY 8, 1973 AS INSTRUMENT NO. 3101 AND RECORDED APRIL 28, 1971 IN BOOK D 5040, PAGE 341 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, EASEMENT HOLDER FOR PUBLIC UTILITIES PURPOSES, RECORDED JUNE 27, 1950 IN BOOK 33504, PAGE 365, RECORDED JANUARY 13, 2017 AS INSTRUMENT NO. 2017-0055010, FEBRUARY 15, 2017 AS INSTRUMENT NO. 2017-0187382 AND RECORDED MARCH 10, 2017 AS INSTRUMENT NO. 2017-0278221 OF OFFICIAL RECORDS.

CITY OF AGOURA HILLS, EASEMENT HOLDER FOR SANITARY SEWERS, STORM DRAINS, PIPES, PIPELINES, TELEGRAPHIC, TELEPHONE LINES, TRANSPORTATION AND DISTRIBUTION OF ELECTRICAL ENERGY, PETROLEUM, AMMONIA AND WATER, RECORDED OCTOBER 19, 2017 AS INSTRUMENT NO. 2017-1202004 OF OFFICIAL RECORDS.

NOTARY ACKNOWLEDGEMENT:

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STATE OF _____ } SS
COUNTY OF _____ }
ON _____ BEFORE ME, _____ A NOTARY PUBLIC.

PERSONALLY APPEARED, _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) 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.

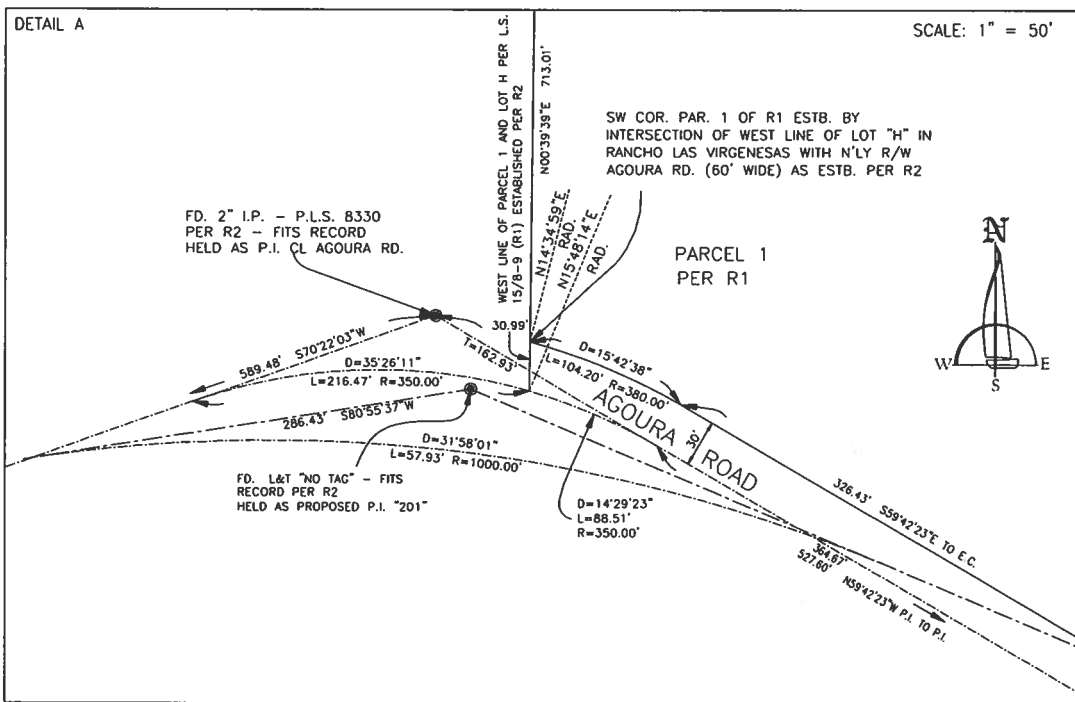
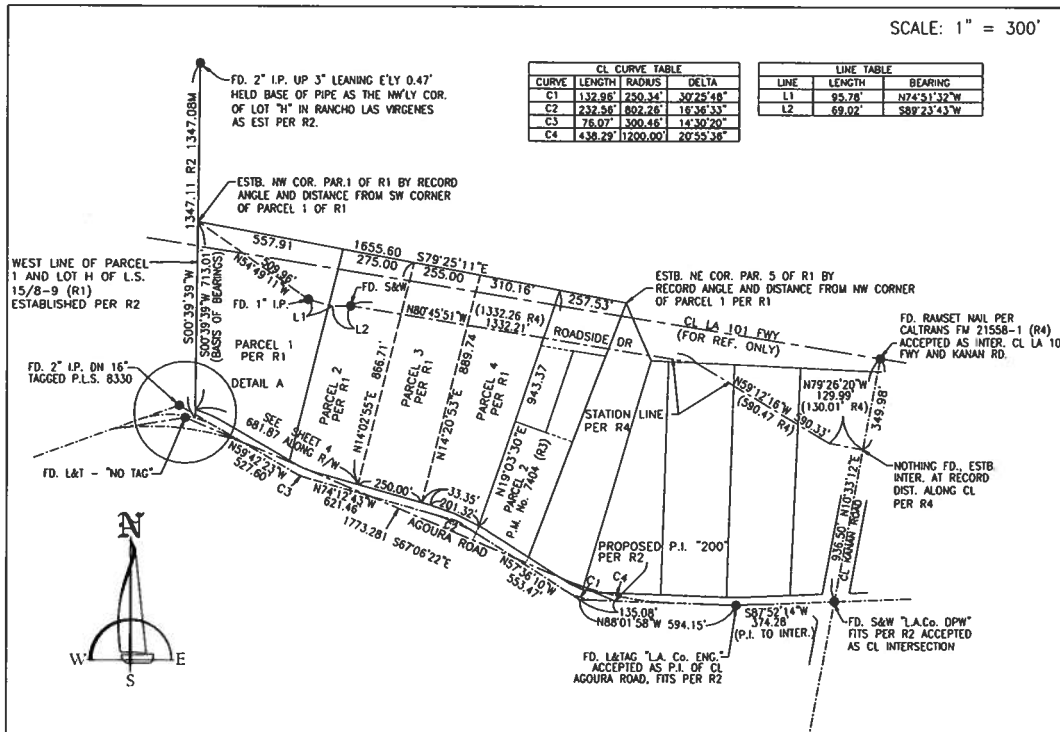
WITNESS MY HAND.

SIGNATURE _____
NAME OF NOTARY _____
COUNTY IN WHICH COMMISSIONED _____
DATE COMMISSION EXPIRES _____
COMMISSION NUMBER _____
PHONE NUMBER _____

PARCEL MAP NO. 73266

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

BOUNDARY ESTABLISHMENT

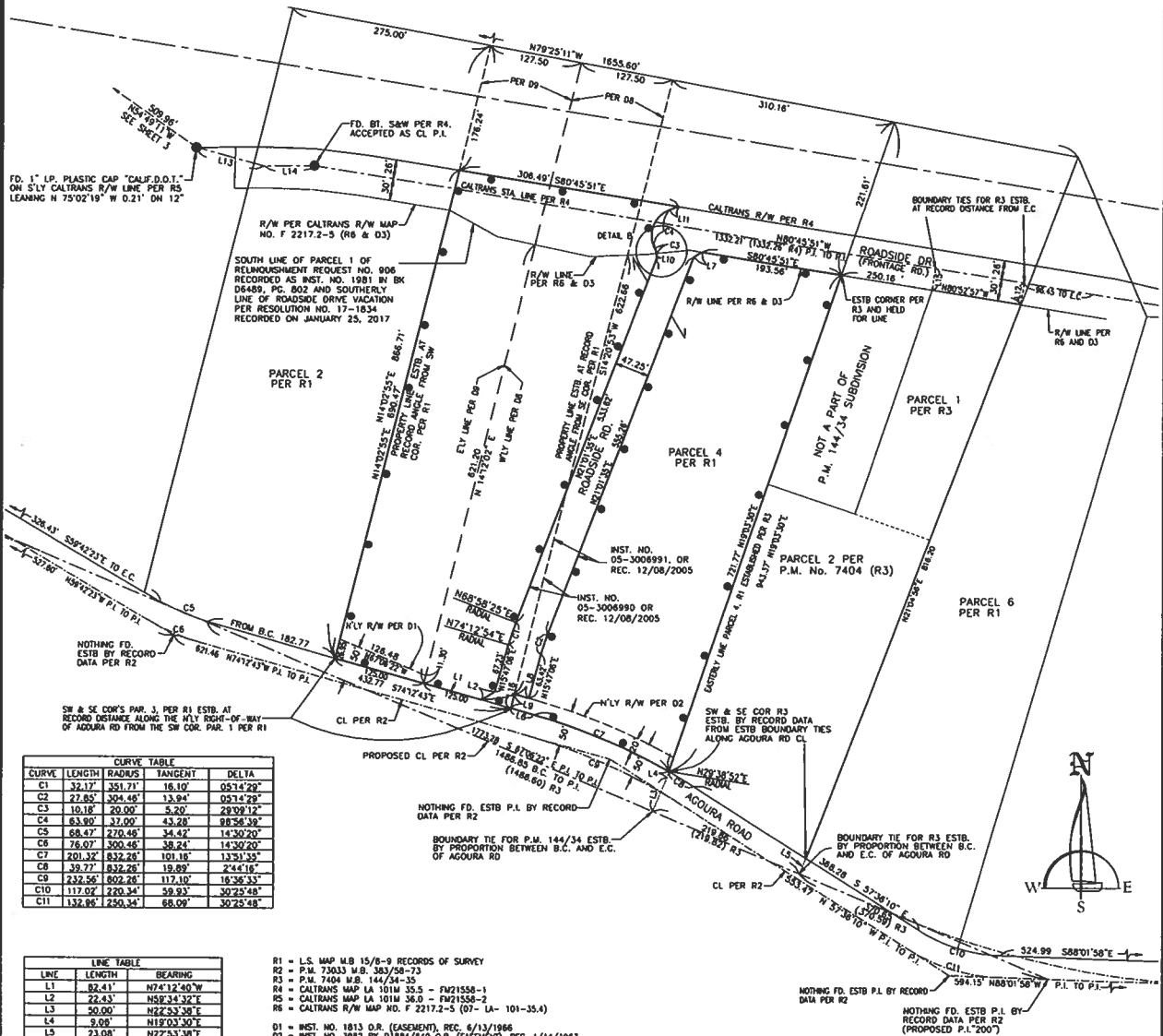


- LEGEND:
- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
 - FOUND MONUMENT AS NOTED.
 - SET MONUMENT AS NOTED.

PARCEL MAP NO. 73266

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

BOUNDARY ESTABLISHMENT

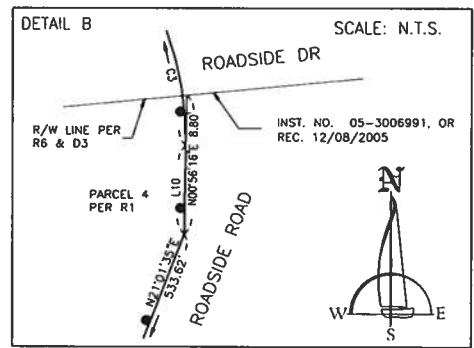


CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	32.17'	351.71'	16.10'	05°14'29"
C2	27.65'	304.46'	13.94'	05°14'29"
C3	10.18'	29.00'	5.20'	29°39'12"
C4	63.90'	37.00'	43.20'	98°56'38"
C5	68.47'	270.45'	34.42'	14°30'20"
C6	76.07'	300.45'	38.24'	14°30'20"
C7	201.32'	832.26'	101.18'	17°31'35"
C8	32.77'	832.26'	19.89'	274°16'
C9	232.56'	802.00'	117.10'	16°36'33"
C10	117.02'	220.34'	59.93'	30°25'48"
C11	132.95'	220.34'	68.09'	30°25'48"

LINE	LENGTH	BEARING
L1	82.41'	N74°12'40"W
L2	22.43'	N58°34'32"E
L3	50.00'	N22°53'39"E
L4	9.08'	N19°03'30"E
L5	23.08'	N22°53'39"E
L6	33.35'	N74°12'43"W
L7	13.83'	N58°49'44"E
L8	20.69'	N74°12'54"W
L9	20.01'	N14°20'53"E
L10	5.59'	N00°56'16"E
L11	13.92'	N74°12'43"W
L12	29.35'	N09°14'09"E
L13	85.78'	N74°51'32"W
L14	69.02'	S69°23'43"W
L15	29.84'	N09°14'09"E
L16	42.59'	N74°12'43"E

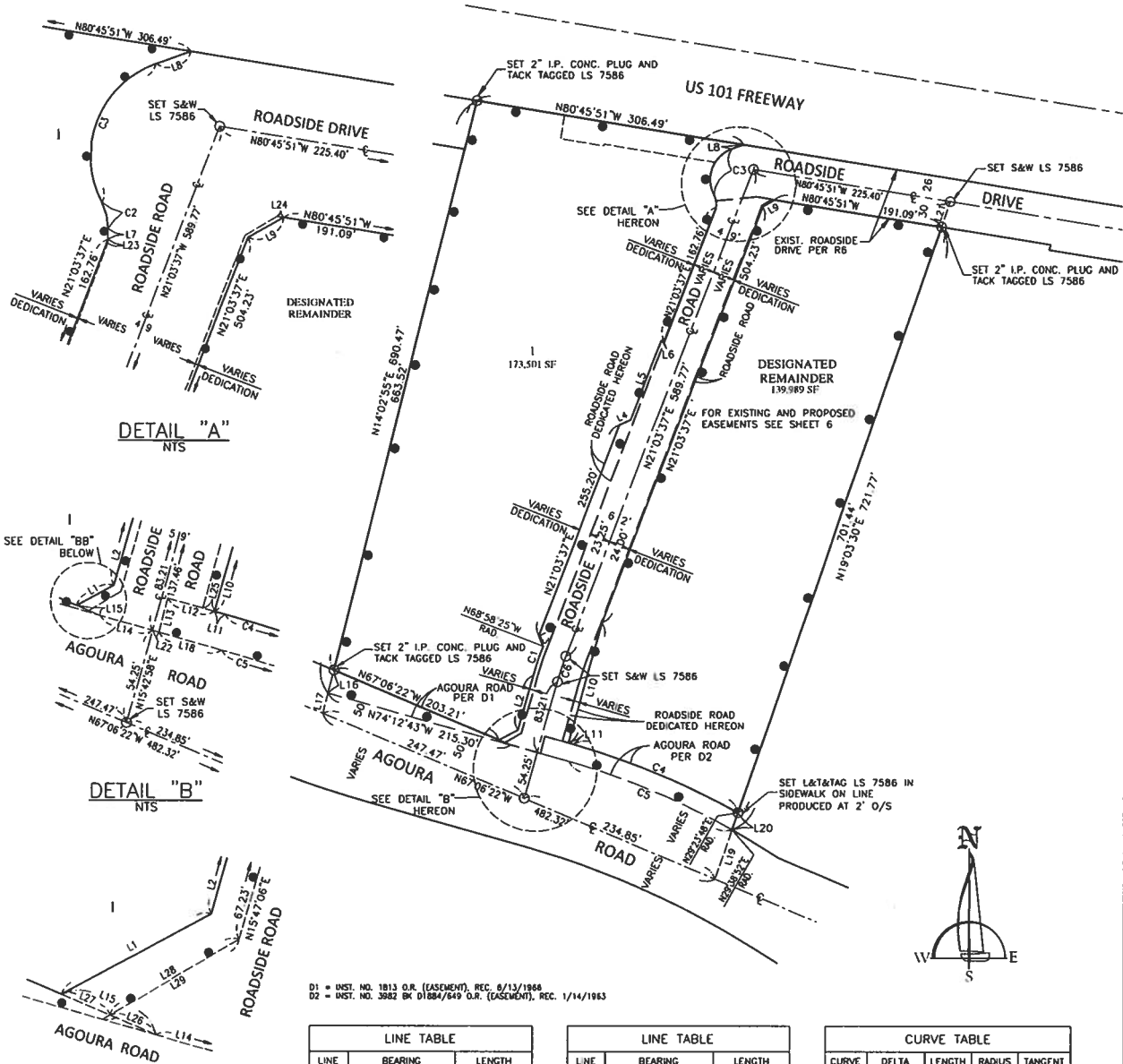
- R1 = L.S. MAP M.B. 15/6-9 RECORDS OF SURVEY
- R2 = P.M. 73033 M.B. 383/58-73
- R3 = P.M. 7404 M.B. 144/54-35
- R4 = CALTRANS MAP LA 101M 35.0 - FM21558-1
- R5 = CALTRANS MAP LA 101M 36.0 - FM21558-2
- R6 = CALTRANS R/W MAP NO. F 2217.2-5 (07- LA- 101-35.4)
- D1 = INST. NO. 1813 O.R. (EASEMENT), REC. 6/13/1966
- D2 = INST. NO. 3982 BK D1804/649 O.R. (EASEMENT), REC. 1/14/1963
- D3 = INST. NO. 1901 BK D6489/82 O.R., REC. 12/02/1974
- D4 = INST. NO. 1451 BK D4696/677 O.R., REC. 1/2/1970
- D5 = INST. NO. 1035 BK 42065/143 O.R., REC. 6/26/1953

- LEGEND:**
- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
 - FOUND MONUMENT AS NOTED.
 - SET MONUMENT AS NOTED.

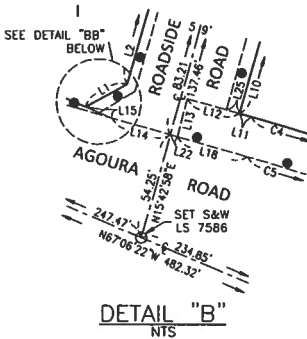


PARCEL MAP NO. 73266

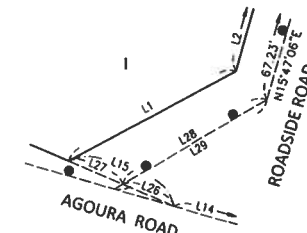
IN THE CITY OF AGOURA HILLS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



DETAIL "A"
NTS



DETAIL "B"
NTS



DETAIL "BB"
NTS

D1 = INST. NO. 1813 O.R. (ASSIGNMENT), REC. 6/13/1866
D2 = INST. NO. 3882 BK D1884/649 O.R. (ASSIGNMENT), REC. 1/14/1863

LINE	BEARING	LENGTH
L1	N61°44'11"E	24.16'
L2	N15°42'58"E	64.58'
L3	N23°56'23"W	12.73'
L4	N66°03'37"E	14.14'
L5	N21°03'37"E	96.24'
L6	N68°56'23"W	3.00'
L7	N00°56'16"E	4.09'
L8	N70°43'43"E	13.97'
L9	N60°09'42"E	15.29'
L10	N15°42'58"E	141.53'
L11	N74°12'01"W	6.15'
L12	N74°12'54"W	27.70'
L13	N14°20'53"E	20.01'
L14	N74°12'43"W	30.92'
L15	N67°06'22"W	14.58'

LINE	BEARING	LENGTH
L16	N14°02'55"E	26.95'
L17	N14°02'55"E	23.65'
L18	N74°12'43"W	33.35'
L19	N19°03'30"E	59.17'
L20	N19°03'30"E	20.34'
L21	N19°03'30"E	30.45'
L22	N74°12'43"W	3.78'
L23	N00°56'16"E	1.51'
L24	N80°45'51"W	2.47'
L25	N74°12'54"W	7.01'
L26	N67°06'22"W	7.10'
L27	N67°06'22"W	7.48'
L28	N59°34'32"W	21.21'
L29	N59°34'32"E	22.43'

CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	5°34'54"	34.66'	356.00'	17.35'
C2	28°09'12"	10.18'	20.00'	5.20'
C3	98°56'39"	63.90'	37.00'	43.28'
C4	1°36'31"	202.42'	852.26'	101.69'
C5	1°51'35"	201.32'	852.26'	101.16'
C6	05°20'39"	30.59'	328.00'	15.31'

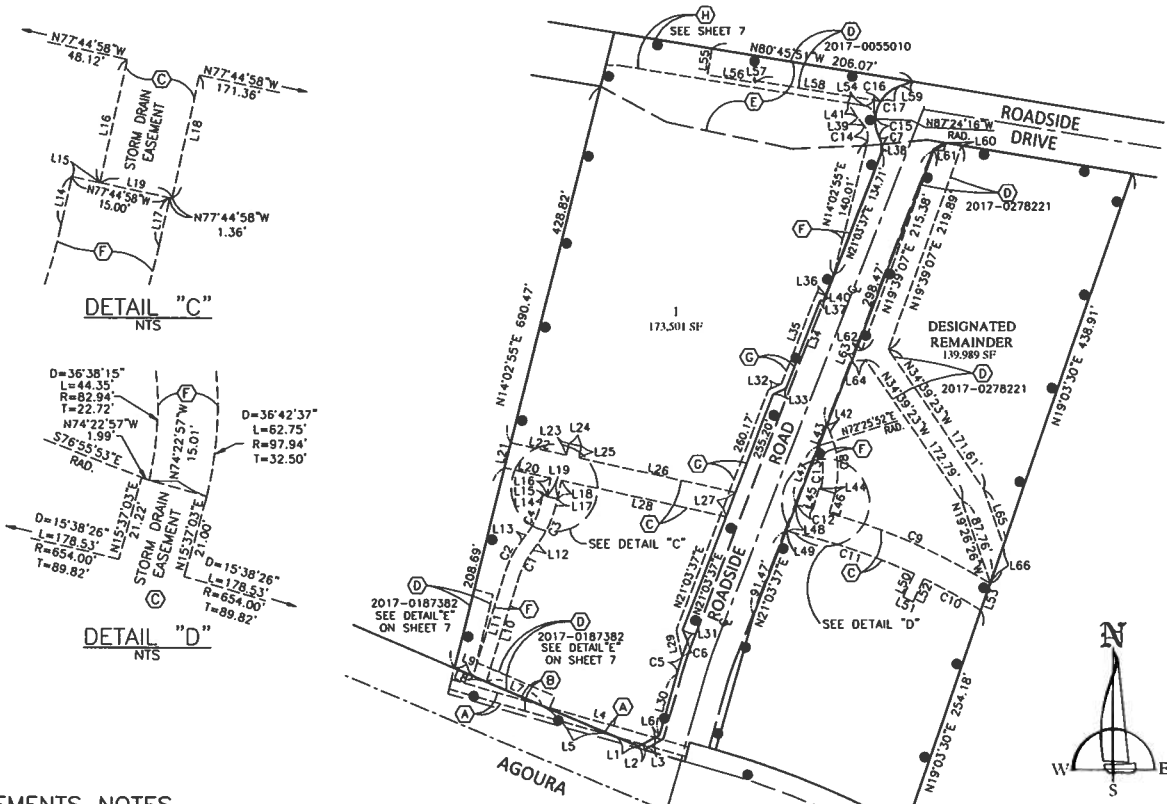


NOTE:
RECIPROCAL INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF PARCEL 1 OF PARCEL MAP NO. 74192 IS RESERVED HEREON OVER PARCEL 1.

- LEGEND:
- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
 - FOUND MONUMENT AS NOTED.
 - SET MONUMENT AS NOTED.

PARCEL MAP NO. 73266

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



EASEMENTS NOTES

- (A) EASEMENT TO LAS VIRGENES MUNICIPAL WATER DISTRICT PER INST. NO. 3806 O.R. RECORDED FEBRUARY 19, 1965 AND INST. NO. 4426 O.R. RECORDED JULY 14, 1965.
- (B) ROAD DEED TO THE COUNTY OF LOS ANGELES FOR PUBLIC ROAD AND HIGHWAY PURPOSES PER INST. NO. 1813 O.R. RECORDED JUNE 13, 1966, INST. NO. 3443 O.R. RECORDED MAY 28, 1970 AND INST. NO. 3982 O.R. RECORDED JANUARY 14, 1963 (AGOURA ROAD)
- (C) EASEMENT TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR STORM DRAIN PURPOSES PER INST. NO. 3210 O.R. RECORDED APRIL 23, 1972, 3904 O.R. RECORDED JULY 25, 1972 AND 3101 O.R., RECORDED FEBRUARY 8, 1973 AND IN BOOK D 5040, PAGE 341 O.R. RECORDED APRIL 28, 1971.
- (D) EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR PUBLIC UTILITIES PURPOSES RECORDED JUNE 27, 1950 IN BOOK 33504, PAGE 365 AND RECORDED JANUARY 13, 2017 AS INSTRUMENT NO. 2017-0055010, RECORDED FEBRUARY 15, 2017 AS INSTRUMENT NO. 2017-0187382 AND RECORDED MARCH 10, 2017 AS INSTRUMENT NO. 2017-0278221 OF OFFICIAL RECORDS
- (E) EASEMENT TO CITY OF AGOURA HILLS FOR SANITARY SEWERS, STORM DRAINS, PIPES, PIPELINES, TELEGRAPHIC, TELEPHONE LINES, TRANSPORTATION AND DISTRIBUTION OF ELECTRICAL ENERGY, PETROLEUM, AMMONIA AND WATER, RECORDED OCTOBER 19, 2017 AS INSTRUMENT NO. 2017-1202004 OF OFFICIAL RECORDS.
- (F) EASEMENT FOR STORM DRAIN PURPOSES TO THE CITY OF AGOURA HILLS DEDICATED HEREON.
- (G) EASEMENT FOR PUBLIC SIDEWALK PURPOSES TO THE CITY OF AGOURA HILLS DEDICATED HEREON.

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	N67°06'22"W	25.84'
L2	N61°44'11"E	4.60'
L3	N61°44'11"E	14.38'
L4	N74°12'43"W	119.50'
L5	N67°06'22"W	80.84'
L6	N61°44'11"E	5.18'
L7	N67°06'22"W	61.15'
L8	N67°06'22"W	15.07'
L9	N67°06'22"W	20.31'
L10	N17°20'37"E	112.01'
L11	N17°20'37"E	110.55'
L12	N37°42'55"E	8.00'
L13	N37°42'55"E	8.00'
L14	N12°15'02"E	7.40'
L15	S77°44'58"E	4.36'
L16	N12°15'02"E	19.00'
L17	N12°15'02"E	7.40'
L18	N12°15'02"E	19.00'
L19	N77°44'58"W	11.00'
L20	N77°44'58"W	48.12'
L21	N14°02'55"E	26.01'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L22	N77°44'58"W	57.80'
L23	N12°15'02"E	12.00'
L24	N77°44'58"W	13.00'
L25	N12°15'02"E	12.00'
L26	N77°44'58"W	162.89'
L27	N21°03'37"E	26.31'
L28	N77°44'58"W	171.36'
L29	N12°01'02"W	28.11'
L30	N15°42'58"E	64.58'
L31	N23°56'23"W	12.73'
L32	N66°03'37"E	14.14'
L33	N66°03'37"E	14.14'
L34	N21°03'37"E	96.24'
L35	N21°03'37"E	99.76'
L36	N68°56'23"W	9.00'
L37	N68°56'23"W	3.00'
L38	N00°56'16"E	4.09'
L39	N38°43'35"E	10.50'
L40	N21°03'37"E	6.00'
L41	N33°31'16"E	17.77'
L42	N23°15'03"W	7.57'
L43	N21°03'37"E	22.06'

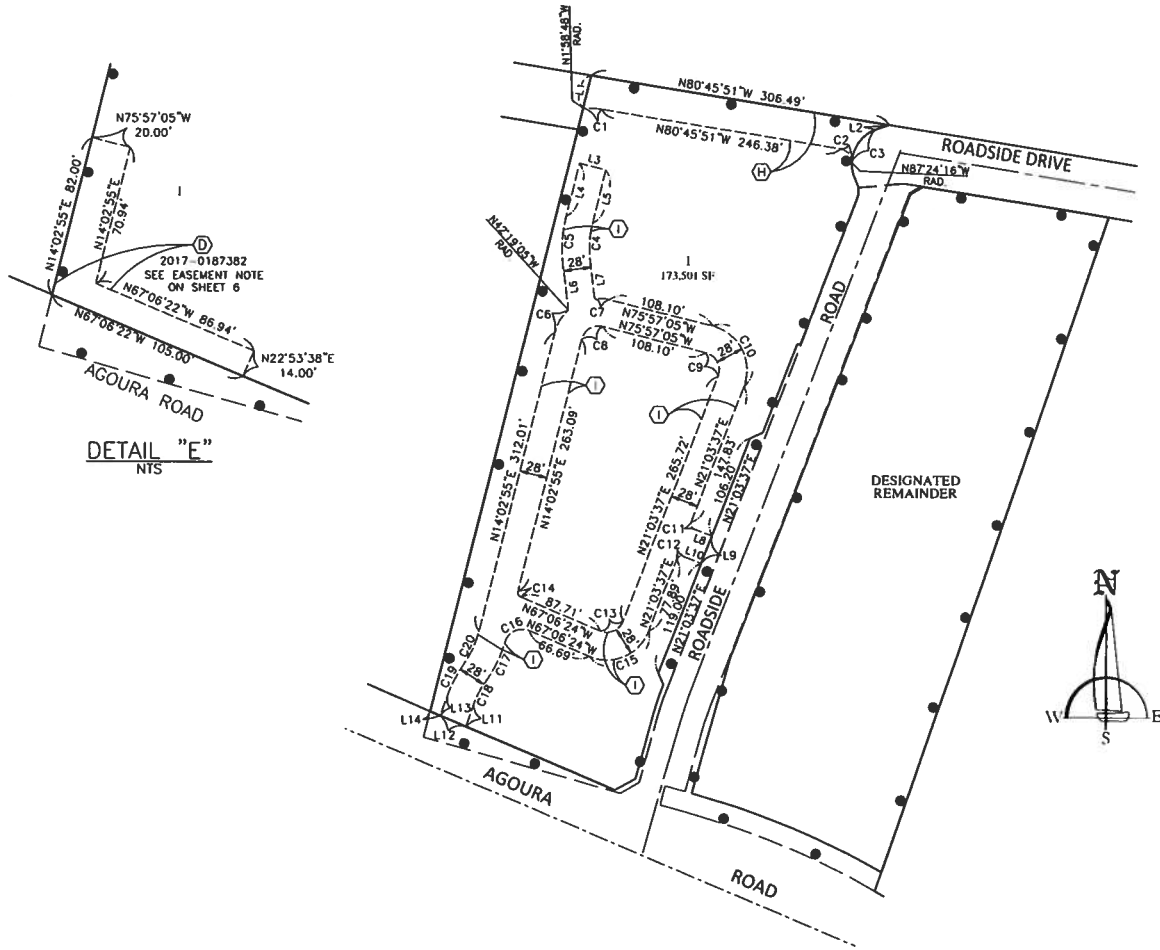
EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L44	N74°22'57"W	17.00'
L45	N15°37'03"E	21.22'
L46	N15°37'03"E	21.00'
L47	N21°03'37"E	63.91'
L48	N21°03'37"E	28.32'
L49	N77°46'11"W	0.44'
L50	N25°44'02"E	25.90'
L51	N64°15'58"W	11.00'
L52	N25°44'02"E	26.00'
L53	N19°03'30"E	28.68'
L54	N80°45'51"W	16.97'
L55	N9°14'19"E	26.96'
L56	N80°45'51"W	50.00'
L57	N9°14'09"E	2.00'
L58	N80°45'51"W	127.29'
L59	N70°43'43"E	13.97'
L60	N80°45'51"E	15.32'
L61	N60°09'42"E	15.29'
L62	N82°28'55"E	6.03'
L63	N21°03'37"E	11.39'
L64	N82°28'55"E	13.92'
L65	N19°28'26"W	59.66'
L66	N19°03'30"W	40.16'

EASEMENT CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	20°22'19"	29.87'	84.00'	15.09'
C2	20°22'19"	35.20'	99.00'	17.79'
C3	25°27'53"	42.67'	96.00'	21.69'
C4	25°27'53"	36.00'	81.00'	18.30'
C5	2°50'22"	17.64'	356.00'	8.82'
C6	2°44'32"	17.04'	356.00'	8.52'
C7	28°09'23"	10.18'	20.00'	5.20'
C8	36°42'37"	62.75'	97.94'	32.50'
C9	15°37'58"	178.44'	654.00'	89.76'
C10	6°04'15"	66.33'	626.00'	33.20'
C11	12°28'36"	136.32'	626.00'	68.43'
C12	1°32'10"	17.54'	654.00'	8.77'
C13	30°38'15"	44.35'	82.94'	22.72'
C14	52°46'30"	17.04'	18.50'	9.18'
C15	30°48'40"	19.80'	37.00'	10.20'
C16	83°21'35"	18.91'	13.00'	11.57'
C17	38°53'38"	25.12'	37.00'	13.06'

LEGEND:
● INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

PARCEL MAP NO. 73266

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



EASEMENTS NOTES

- (H) EASEMENT FOR EMERGENCY VEHICLE ACCESS RIGHTS AND FOR STORM DRAIN PURPOSES TO CITY OF AGOURA HILLS DEDICATED HEREON.
- (I) EASEMENT FOR EMERGENCY VEHICLE ACCESS RIGHTS TO CITY OF AGOURA HILLS DEDICATED HEREON.

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	11°12'57"	18.79'	96.00'	9.43'
C2	83°21'35"	18.91'	13.00'	11.57'
C3	68°07'59"	44.00'	37.00'	25.02'
C4	21°15'19"	39.32'	106.00'	19.89'
C5	21°15'19"	49.71'	134.00'	25.14'
C6	33°38'00"	27.00'	46.00'	13.90'
C7	19°20'03"	15.52'	46.00'	7.84'
C8	90°00'00"	28.27'	18.00'	18.00'
C9	97°00'42"	30.48'	18.00'	20.35'
C10	97°00'42"	77.89'	46.00'	52.00'
C11	90°00'00"	7.85'	5.00'	5.00'
C12	90°00'00"	7.85'	5.00'	5.00'
C13	91°49'58"	28.85'	18.00'	18.59'
C14	81°09'20"	7.08'	5.00'	4.28'
C15	91°49'58"	73.73'	46.00'	47.50'
C16	96°59'53"	30.47'	18.00'	20.34'
C17	19°22'19"	43.28'	128.00'	21.65'
C18	16°17'23"	28.43'	100.00'	14.31'
C19	16°17'23"	36.39'	128.00'	18.32'
C20	21°13'06"	37.03'	100.00'	18.73'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N14°02'55"E	33.92'
L2	N70°43'43"E	13.97'
L3	N75°57'05"W	28.00'
L4	N14°02'55"E	55.52'
L5	N14°02'55"E	55.52'
L6	N07°12'24"W	45.75'
L7	N07°12'24"W	37.40'
L8	N68°56'23"W	19.67'
L9	N21°03'37"E	30.00'
L10	N68°56'23"W	19.67'
L11	N18°58'38"E	22.57'
L12	N67°06'22"W	28.07'
L13	N18°58'38"E	20.85'
L14	N67°06'22"W	11.38'

LEGEND:

- ● INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.