

## **REPORT TO CITY COUNCIL**

**DATE:           JANUARY 12, 2011**

**TO:             HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

**FROM:          GREG RAMIREZ, CITY MANAGER**

**BY:            RAMIRO ADEVA III, CITY ENGINEER**

**SUBJECT:      APPROVE FINAL PARCEL MAP NO. 65503 (ABC-NORTH)**

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Tentative Parcel Map No. 65503 received Planning Commission approval on June 19, 2008. The project is located on Canwood Street, between Derry Avenue and Clareton Drive. It is a one-lot subdivision for condominium purposes. Original applicant was Shirvanian Family Investment Partnership, also known as Komar Investments. Recently, the land was acquired with development entitlement by Agoura Business Center North, LLC, also known as ABC-North.

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

The appropriate bonds have been submitted to guarantee the construction of the proposed public improvements.

### **RECOMMENDATION**

Staff respectfully recommends the City Council:

1. Approve Parcel Map No. 65503;
2. Authorize the City Clerk to endorse the certificate on the face of the Map, which embodies the approval of said map;
3. Direct the City Clerk to have the Map recorded at the Los Angeles County Recorder's Office.

Attachment:

Copy of Parcel Map No. 65503

# PARCEL MAP NO. 65503

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

BEING A SUBDIVISION OF A PORTION OF LOT 54  
AS SHOWN ON THE LICENSED SURVEYORS MAP OF SUBDIVISION  
OF A PORTION OF LOT "H" IN THE RANCHO LAS VIRGINES, AS PER  
MAP FILED IN BOOK 15, PAGES 8 AND 9 RECORD OF SURVEY MAPS  
RECORDS OF LOS ANGELES COUNTY, JUNE 2006  
PREPARED BY WESTLANDCIVIL, INC

## OWNER'S STATEMENT

I HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION AND WE HEREBY DEDICATE TO THE CITY OF AGOURA HILLS, THE EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES, AS SHOWN ON THE MAP.

OWNER:  
AGOURA BUSINESS CENTER NORTH, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: WILLIAM E. POE, MEMBER

BY: SHERRYL LYNN PHILEN, MEMBER

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

ON \_\_\_\_\_, 2010 BEFORE ME, \_\_\_\_\_, PERSONALLY APPEARED WILLIAM E. POE, 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 AND OFFICIAL SEAL

SIGNATURE \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY PRINCIPAL PLACE OF BUSINESS IS IN: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

ON \_\_\_\_\_, 2010 BEFORE ME, \_\_\_\_\_, PERSONALLY APPEARED SHERRYL LYNN PHILEN, 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 SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY, AND THAT BY HER 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 AND OFFICIAL SEAL

SIGNATURE \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY PRINCIPAL PLACE OF BUSINESS IS IN: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_

## 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 AGOURA BUSINESS CENTER NORTH, LLC, IN APRIL, 2010. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY. THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE APRIL, 2012, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DONALD G. WAITE RCE 27364  
LICENSE EXPIRES: 03/31/11



## CITY ENGINEER'S STATEMENT

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

DATE \_\_\_\_\_ RAMIRO S. ADEVA III  
CITY ENGINEER, CITY OF AGOURA HILLS  
RCE NO. 66865  
EXP. DATE 09/30/2012

## CITY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT THIS MAP IS TECHNICALLY CORRECT.

DATE \_\_\_\_\_ JAYANT P. PATEL  
CITY SURVEYOR, CITY OF AGOURA HILLS  
RCE NO. 20444  
EXP. DATE 09/30/2011

## 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 THE ATTACHED MAP. SAID COUNCIL ALSO DID ACCEPT ON BEHALF OF THE PUBLIC, THE DEDICATION OF SANITARY SEWER AND STORM DRAIN EASEMENTS AS SHOWN ON SAID MAP.

DATE \_\_\_\_\_ KIMBERLY RODRIGUES  
CITY CLERK, CITY OF AGOURA HILLS

## BASIS OF BEARINGS

THE BEARING OF N41°06'51"E ALONG THE CENTERLINE OF DERRY AVENUE AS SHOWN ON PARCEL MAP NO. 62245 FILED IN BOOK 343, PAGES 39-42, LOS ANGELES COUNTY, AND SHOWN AS N40°58'44"E ON THIS MAP, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

## 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) OF THE SUBDIVISION MAP ACT AS THEIR INTEREST ARE SUCH THAT IT CANNOT RIPEN INTO A FEE.

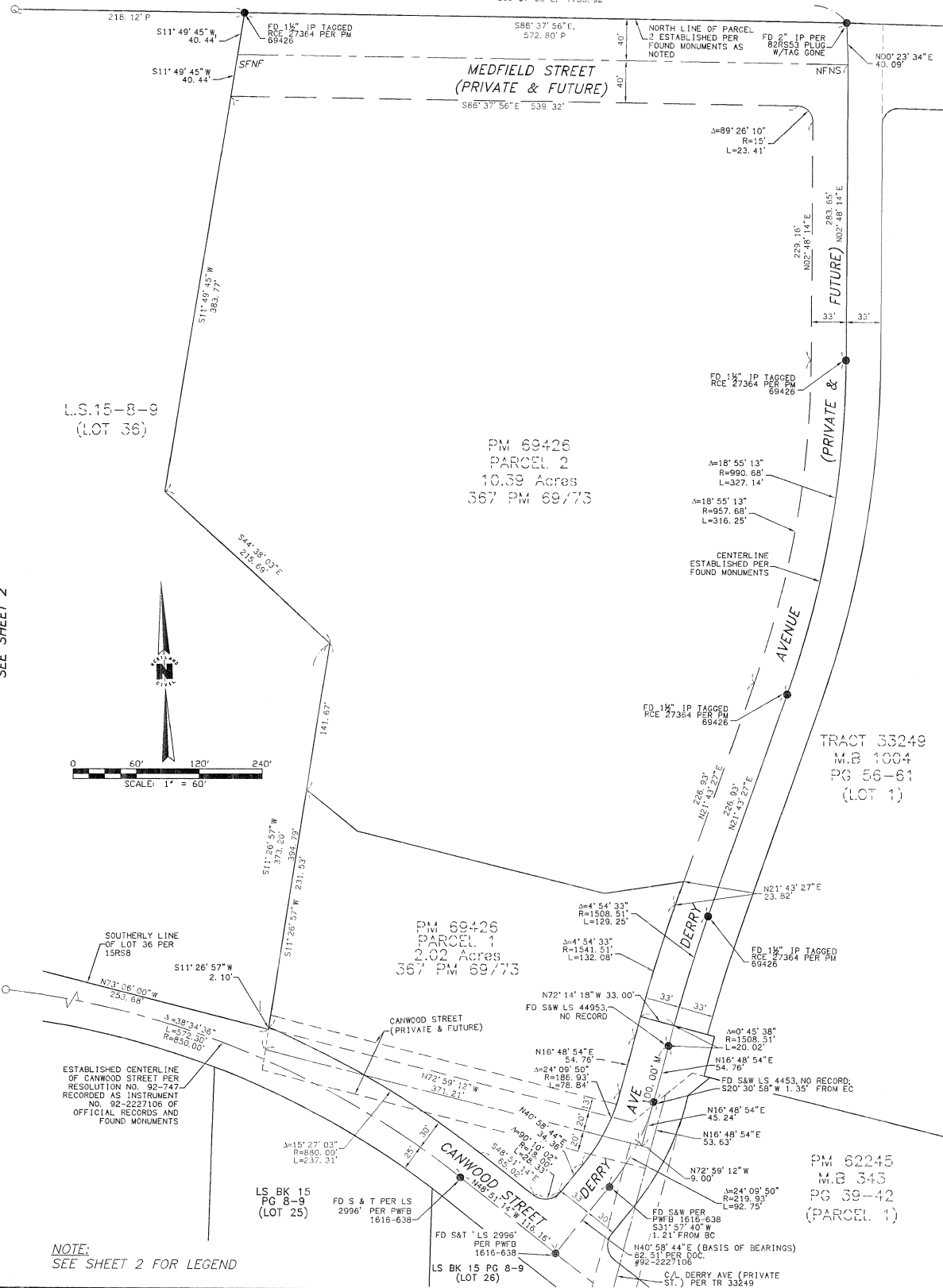
- Southern California Telephone Company, present owner of an easement for public utilities as disclosed by deed recorded September 4, 1936, in Book 14404, Page 85 of Official Records.
- H.W. Foss, et.al, owner of an easement for road purposes as disclosed by deed recorded June 17, 1924, in Book 4036, Page 157 of Official Records
- City of Agoura Hills, present owner of an easement for sanitary sewer as disclosed by deed recorded May 16, 1975, as Document No. 2886 of Official Records
- City of Agoura Hills, present owner of an easement for road purposes as disclosed by deed recorded July 1, 1993 as Document No. 1267976 of Official Records
- Ygal Levy present owner an easement for slope and access as disclosed by deed recorded June 29, 2005, as Document No. 2005-1529164 of Official Records

# PARCEL MAP NO. 65503

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IN THE CITY OF AGOURA HILLS  
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RECORDS OF LOS ANGELES COUNTY, JUNE 2006  
PREPARED BY WESTLANDCIVIL, INC

S86°37'56"E, 1763.92'



L.S. 15-8-9  
(LOT 36)

PM 69426  
PARCEL 2  
10.39 Acres  
367' PM 69773

TRACT 33249  
M.B. 1004  
PG 56-61  
(LOT 1)

PM 69426  
PARCEL 1  
2.02 Acres  
367' PM 69773

PM 62245  
M.B. 343  
PG 39-42  
(PARCEL 1)

SEE SHEET 2

NOTE:  
SEE SHEET 2 FOR LEGEND

