We the undersigned hereby certify that we are the owners of or have interest in the land included within this subdivision entitled TRACT NO. 2159, shown on this map consisting of 6 sheets; that we are the only persons whose consent is necessary to pass a clear title to said land; that we consent to the making and recordation of said map and subdivision as shown within the colored borderline, and that we do hereby offer to dedicate to the City of Thousand Oaks, free and clear of any prior easements of right of way, for public use, the right of way for all streets and highways shown on the map. We also hereby offer to dedicate to the City of Thousand Oaks all rights of ingress and egress over and across the easterly lot lines of lots 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 61, 75, 76 and 77 abutting Lynn Road. Owners of said lots shall have no rights whatsoever to Lynn Road except in the general right of travel which belongs to the whole public. We also hereby offer to the City of Thousand Oaks the 5 foot wide Landscape and Public Service Easements. We also hereby offer development rights on Lot 85 except for construction of pumping facilities and related structures. We also hereby offer to dedicate to the City of Thousand Oaks those 1' non-vehicular access strips shown on the map as Parcels "A", "B" and "C".

AMERICAN OAKS, CO., a limited partnership, as OWNER

By: BELWOOD ASSOCIATES, a general partnership, general partner

By: BEAVER DEVELOPMENT CO., a California corporation

By: R.C. Weibel

TITLE INSURANCE AND TRUST COMPANY, a corporation, as TRUSTEE under deed of trust recorded in Book 3601, page 515, of Official Records and re-recorded in Book 3627, page 477 of Official Records

Arlene Diaz

37691

Recorded at the request of the Owner, July 1st 1971, at 3:50 P.M. in Book 57 of Miscellaneous Records (Maps) at Pages 74 thru 79, records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura

By William Dover, Asst.
~~Deputy~~ County Recorder

I, R.R. Gabriel, do hereby certify that I am a Licensed Land Surveyor that this map correctly represents a survey made under my direction in November, 1970, that the survey is true and complete as shown, that the monuments are of the character and occupy the positions indicated, (or will be set in such positions within one year after approval of this tract map by the City Council), and that they are (or will be) sufficient to enable the survey to be retraced. Tie notes to all centerline monuments shown hereon as set by me will be on file in the office of the City Engineer prior to acceptance of the improvements into the City Road System.

Date May 20, 1971

R.R. Gabriel

R.R. Gabriel L.S. 3317

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 2159, or any part thereof for unpaid state, county, municipal, or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable.

Date JUNE 8 1971

ROBERT G. BRANCH
Treasurer — Tax Collector
County of Ventura

By Mollie Thrower
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT NO. 2159, that the subdivision is substantially the same as it appeared on the tentative map, and any approved alterations thereof, that all provisions of Chapter 2, Division 4, Part 2, of the Business and Professions Code of the State of California and of any local ordinance applicable at the time of approval of the tentative map have been complied with and that I am satisfied that the map is technically correct.

Date June 30, 1971

J. LOUIS SCHERER
City Engineer
City of Thousand Oaks

By J. Louis Scherer
City Engineer

I certify that all the provisions of Chapter 2, Division 4, Part 2, of the Business and Professions Code of the State of California and of any local ordinance pertaining to deposits, required at the time of the approval by the Board of Supervisors of the map entitled TRACT NO. 2159, have been complied with.

Date July 1st 1971

Robert L. Hamm

ROBERT L. HAMM
County Clerk
County of Ventura

By _____
Deputy County Clerk

I, Velma S. Quinn, City Clerk of the City of Thousand Oaks, County of Ventura, State of California, certify that all provisions of Chapter 2, Division 4, Part 2 of the Business and Professions Code of the State of California, and any local ordinance pertaining to deposits required at the time of approval by the City Council of the City of Thousand Oaks of the map entitled TRACT Nº 2159 have been complied with.

Date June 30th, 1971

Velma S. Quinn
City Clerk
City of Thousand Oaks

Velma S. Quinn
City Clerk

I hereby certify that the City Council of the City of Thousand Oaks on the 22nd day of JUNE, 1971, approved the attached map and accepted the 1' non-vehicular access strips, Parcels "A", "B" and "C", and also accepted on behalf of the public for public use, all streets and highways shown on this map and also accepted the 5 foot wide Landscape and Public Service Easements, and also accepted the development rights on Lot 85 except for construction of pumping facilities and related structures, and also accepted all rights of ingress and egress as offered.

Velma S. Quinn
City Clerk

Date June 30th 1971 City of Thousand Oaks

Velma S. Quinn
City Clerk

The holder of the Landscape and Public Service Easements shown hereon shall have, by virtue of those easements, the right to install and maintain public facilities including, but not limited to, street trees, street name signs, traffic control signs, street lighting standards and appurtenances, and fire hydrants.

The following soil reports have been prepared on TRACT NO. 2159:

Date of Report	Title of Report	Firm Name	Engineer	Engineers Registration No.
Dec. 16, 1970 Jan 6, 1971	Preliminary Soils Investigation for Tract 2159	Buena Engineers, Inc.	Norman G. Hallin	C.E. 7370
March 24, 1971	Borings Drilled for Rippability Study	Buena Engineers, Inc.	Norman G. Hallin	C.E. 7370
April 2, 1971	Slope Stability Analysis for Tract 2159	Buena Engineers, Inc.	Norman G. Hallin	C.E. 7370
April 19, 1971	Tract 2159, Thousand Oaks, Calif.	Buena Engineers, Inc.	Norman G. Hallin	C.E. 7370
May 25, 1971	Tract 2159 Thousand Oaks Calif.	Buena Engineers, Inc.	Norman G Hallin	C.E. 7370

I know of no other Soil Report that has been prepared for Tract Nº 2159.

Date June 8, 1971

Benjamen Y. Wong
R.C.E Nº 19356

TRACT NO. 2159
IN THE CITY OF THOUSAND OAKS

BEING A PORTION OF SECTIONS 13 & 14
TOWNSHIP 1 NORTH, RANGE 20 WEST
RANCHO EL CONEJO
(BOOK 1 PAGE 746 DEEDS)

VENTURA COUNTY, CALIFORNIA

JENNINGS, BARTLETT & ASSOCIATES
374 Poli Street Ventura, Calif.

APRIL, 1971

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }
On this 7 day of MAY, 1971, before me, the undersigned, a Notary Public in and for said County and State, personally appeared R.C. WERBEL, known to me to be the President of BEAVER DEVELOPMENT CO., the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of BELWOOD ASSOCIATES, the partnership that executed the within instrument as general partner of AMERICAN OAKS CO, the limited partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as partner of BELWOOD ASSOCIATES, and acknowledged to me that BELWOOD ASSOCIATES executed the within instrument as general partner of AMERICAN OAKS CO., and that AMERICAN OAKS CO. executed the same.
WITNESS my hand and official seal.

OFFICIAL SEAL
ARLENE M. HURLBURT
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires December 1, 1973

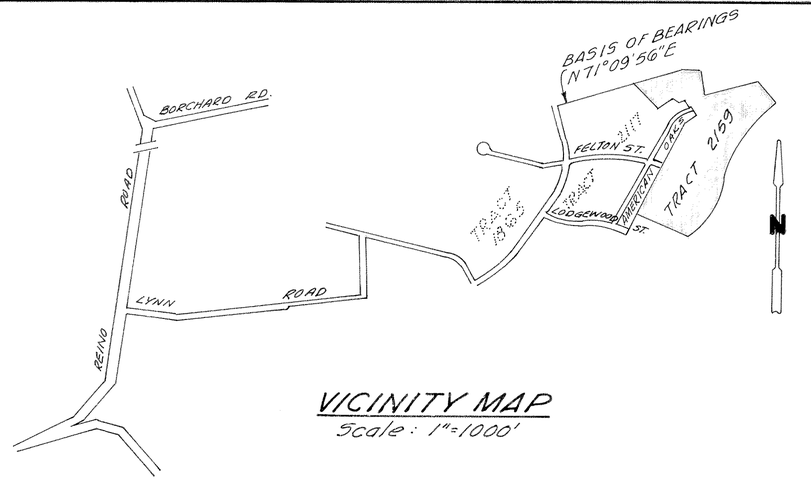
Arlene M. Hurlburt
Notary Public in and for said County and State
My commission expires 12-1-73

STATE OF CALIFORNIA } S.S.
COUNTY OF VENTURA }
On this 3rd day of June, 1971, before me, the undersigned, personally appeared Alden Gray, known to me to be the Vice President of TITLE INSURANCE AND TRUST COMPANY, the corporation that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same as TRUSTEE.

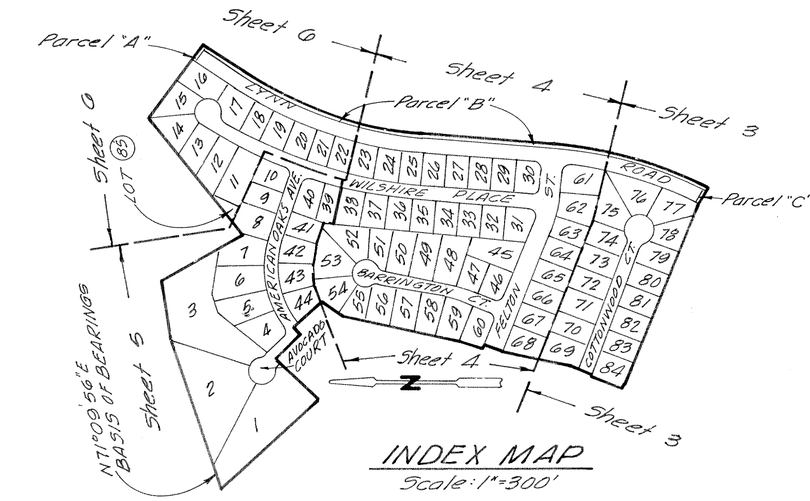
OFFICIAL SEAL
LOUDINE CANADAY
NOTARY PUBLIC, CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY
My Commission Expires May 16, 1974

Loudine Canaday
Notary Public in and for said County and State
My commission expires May 16, 1974

The signatures of COUNTY OF VENTURA, CONEJO COMMUNITY TELEVISION, GENERAL TELEPHONE COMPANY OF CALIFORNIA, SOUTHERN CALIFORNIA EDISON COMPANY, CALIFORNIA-AMERICAN WATER COMPANY and CITY OF THOUSAND OAKS, present owners of easements which cannot ripen into a fee, have been omitted in accordance with Section 11587 (a) of the Business and Professions Code.



VICINITY MAP
Scale: 1"=1000'



INDEX MAP
Scale: 1"=300'

TRACT NO. 2159
IN THE CITY OF THOUSAND OAKS

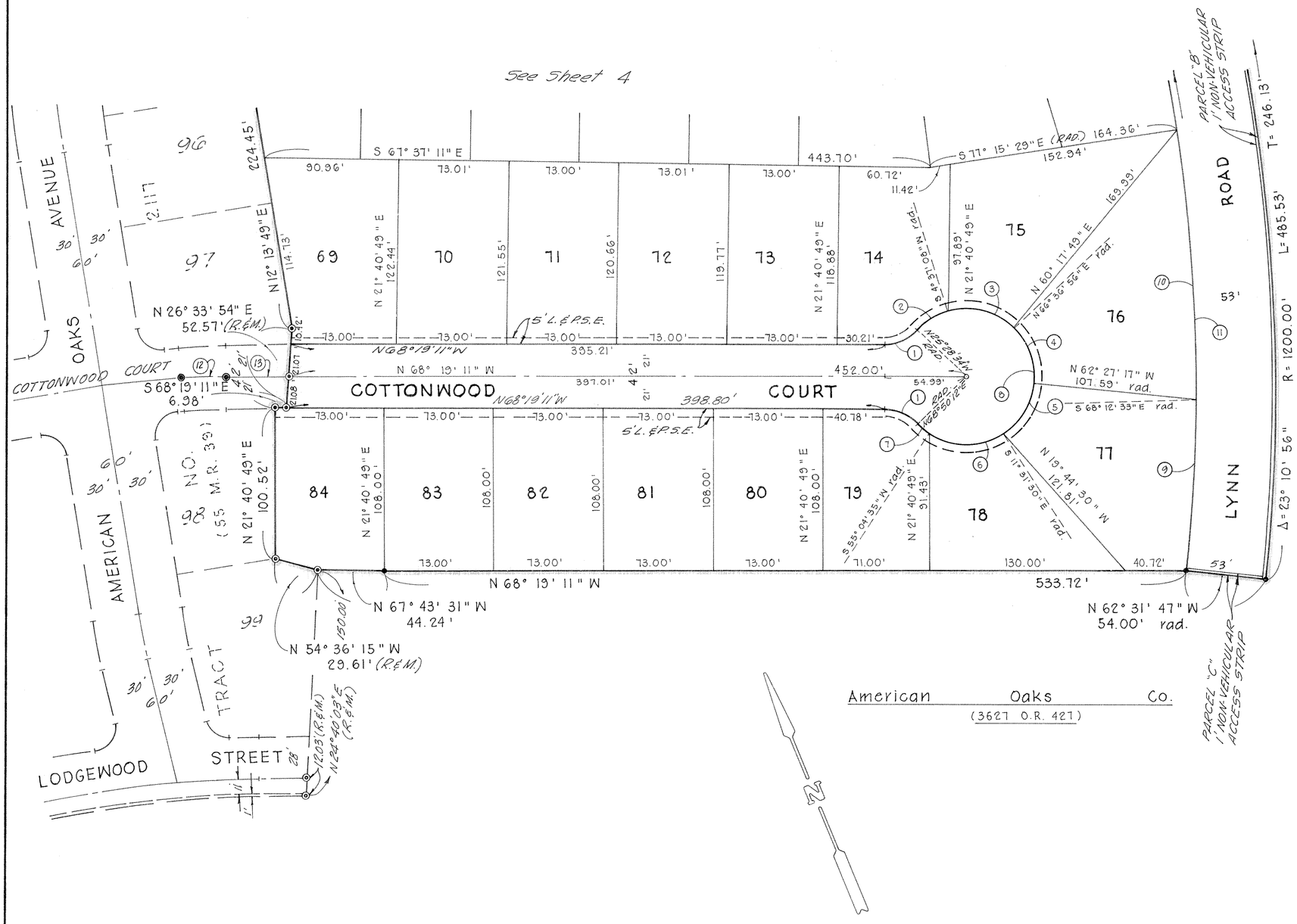
BEING A PORTION OF SECTIONS 13 & 14
TOWNSHIP 1 NORTH, RANGE 20, WEST
RANCHO EL CONEJO
(BOOK 1 PAGE 746 DEEDS)

VENTURA COUNTY, CALIFORNIA

JENNINGS, BARTLETT & ASSOCIATES
374 Poli Street Ventura, Calif.

APRIL, 1971

NO.	Δ=	R=	L=	
1.	47° 09' 23"	30.00'	24.69'	
2.	30° 05' 40"	45.00'	23.64'	
3.	61° 59' 48"	"	48.69'	
4.	50° 55' 47"	"	40.00'	
5.	50° 55' 47"	"	40.00'	
6.	66° 36' 05"	"	52.31'	
7.	13° 45' 36"	"	10.81'	
8.	274° 18' 46"	45.00'	215.45'	
9.	5° 40' 46"	1146.00'	113.60'	
10.	9° 02' 56"	"	180.99'	
11.	19° 53' 33"	1146.00'	397.88'	
12.	5° 30' 26"	300.00'	28.84'	T=14.43' (R.&M.)
13.	N68°19'11"W		40.31'	(R.&M.)



MONUMENT LEGEND :

- ○ Centerline Points : Set 1½" I.P. tagged "L.S. 3317".
- ◎ Monument found as noted.
- ● Set 1½" I.P. tagged "L.S. 3317" in conc.
- ◉ Found 1½" I.P. per 55 M.R. 39.

Front Lot Corners: Chiseled "+" in conc. Walk along lot line produced 6" beyond true corner.
Rear Lot Corners: Set ¾" I.P. tagged "L.S. 3317".

- ■ Set Ventura County Standard Monument per Plate F-2, adopted March 1, 1966, tagged "L.S. 3317".

R & M Record bearings and distances.
P.U.E. Public Utilities Easement.
L.&P.S.E. Landscape and Public Service Easement.

BASIS OF BEARINGS: *(SEE SHEETS 2 & 5)*
The bearing of N 71° 09' 56" E of the northerly line of the lands as shown on the map filed in Book 26, Page 96 of Records of Surveys, Ventura County, California, was used as the Basis of Bearings for this map.

GRAPHIC SCALE

0 50 100 150 200

Scale: 1" = 50'

TRACT NO. 2159

IN THE CITY OF THOUSAND OAKS

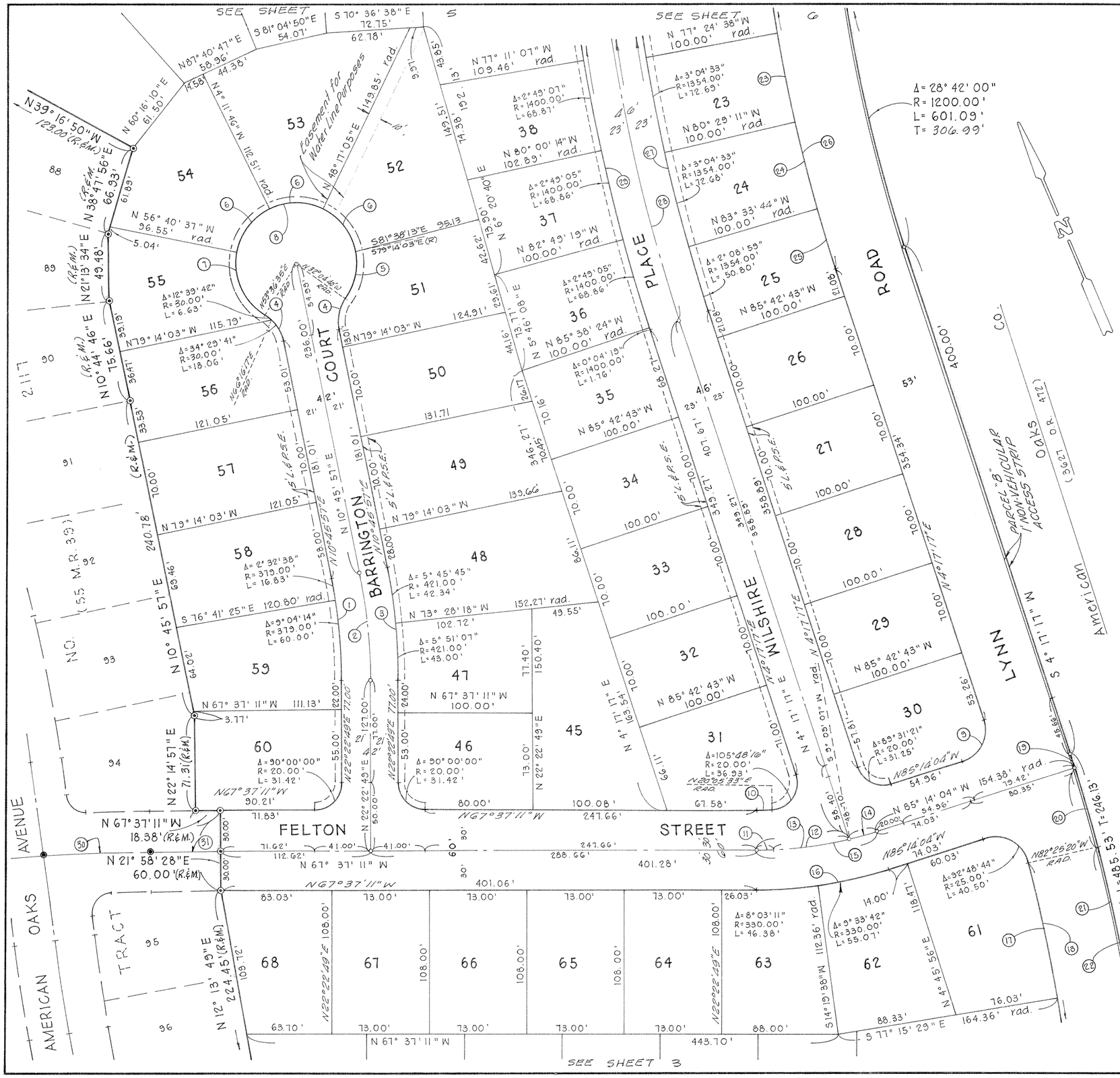
Being a portion of Sections 13 and 14
T. 1 N., R. 20 W.

RANCHO EL CONEJO
(BOOK 1, PAGE 746 DEEDS)

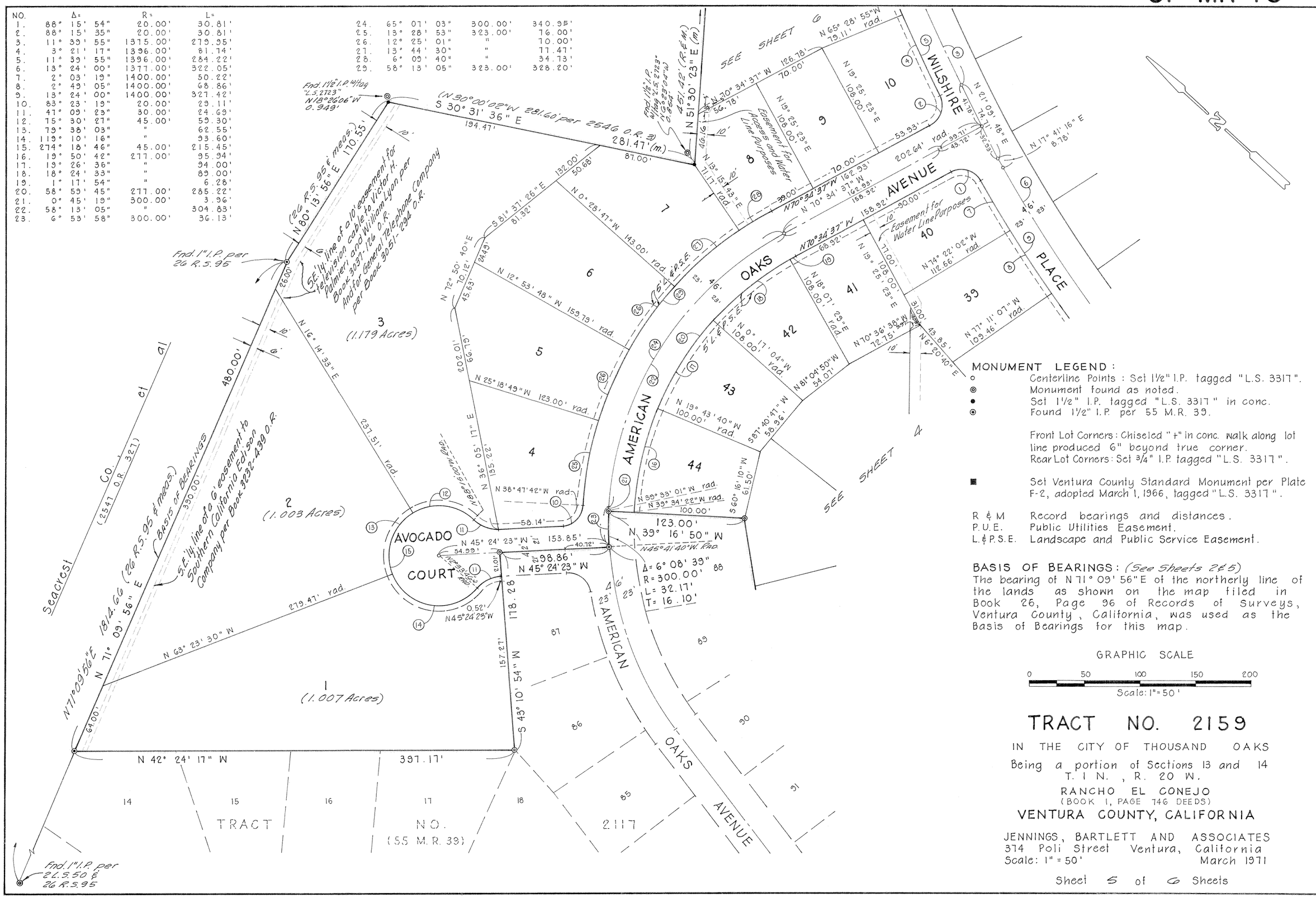
VENTURA COUNTY, CALIFORNIA

JENNINGS, BARTLETT AND ASSOCIATES
374 Poli Street Ventura, California
Scale: 1" = 50' March 1971

Sheet 3 of 6 Sheets


SEE SHEET 5
SEE SHEET 6
S 70° 36' 38" E 72.75'
S 81° 04' 50" E 54.07'
62.78'
N 81° 40' 47" E 58.96'
44.38'
N 39° 16' 50" W 123.00' (R.&M.)
N 60° 16' 10" E 61.50'
N 4° 11' 46" W 112.51' rad.
14.58'
N 38° 47' 56" E 66.93' (R.&M.)
61.89'
N 56° 40' 37" W 96.55' rad.
5.04'
N 21° 13' 34" E 49.48' (R.&M.)
N 10° 44' 46" E 75.66' (R.&M.)
36.47'
39.19'
N 79° 14' 03" W 115.79'
Δ=12° 39' 42" R=30.00' L=6.63'
Δ=34° 29' 41" R=30.00' L=18.06'
N 57° 30' 35" E 2.60'
N 32° 04' 40" E 2.60'
N 10° 45' 51" E 240.78'
33.53'
121.05'
53.01'
236.00'
N 79° 14' 03" W 121.05'
181.01'
181.01'
70.00'
70.00'
21'
42'
21'
S 81° 38' 13" E 96.13'
S 79° 14' 03" E (R)
N 79° 14' 03" W 124.91'
N 85° 38' 24" W 100.00' rad.
N 77° 11' 07" W 109.46' rad.
N 48° 17' 05" E 149.85' rad.
N 0° 20' 40" E 42.27'
N 0° 46' 13" E 73.17'
44.16'
26.17'
70.16'
131.71'
N 79° 14' 03" W 139.66'
346.27'
346.27'
70.00'
70.00'
N 10° 45' 51" E 28.00'
N 10° 45' 51" E 59.00'
S 76° 41' 25" E 120.80' rad.
Δ=9° 04' 14" R=379.00' L=60.00'
N 73° 28' 18" W 152.27' rad.
49.55'
102.72'
Δ=5° 51' 07" R=421.00' L=43.00'
Δ=5° 45' 45" R=421.00' L=42.34'
N 67° 37' 11" W 111.13'
3.77'
N 22° 14' 57" E 71.31' (R.&M.)
N 22° 22' 49" E 77.00'
N 22° 22' 49" E 127.00'
N 22° 22' 49" E 77.00'
N 22° 22' 49" E 50.00'
N 22° 22' 49" E 60.00'
N 22° 22' 49" E 108.00'
N 22° 22' 49" E 108.00'
N 22° 22' 49" E 108.00'
N 22° 22' 49" E 108.00'
N 22° 22' 49" E 108.00'
N 22° 22' 49" E 108.00'
N 22° 22' 49" E 108.00'
N 12° 13' 49" E 224.45' (R.&M.)
109.72'
63.70'
73.00'
73.00'
73.00'
73.00'
73.00'
88.00'
443.70'
N 67° 37' 11" W
SEE SHEET 3
Δ=105° 48' 16" R=20.00' L=36.93' (N 20° 05' 33" E RAD.)
67.58'
N 67° 37' 11" W 247.66'
80.00'
100.08'
N 67° 37' 11" W 90.21'
71.83'
N 67° 37' 11" W 18.38' (R.&M.)
N 21° 58' 28" E 60.00' (R.&M.)
71.62'
41.00'
41.00'
112.62'
N 67° 37' 11" W
288.66'
401.28'
N 67° 37' 11" W 401.06'
30.00'
60'
30'
30'
30

NO.	Δ=	R=	L=
1.	88° 15' 54"	20.00'	30.81'
2.	88° 15' 35"	20.00'	30.81'
3.	11° 39' 55"	1315.00'	279.35'
4.	3° 21' 17"	1396.00'	81.74'
5.	11° 39' 55"	1396.00'	284.22'
6.	13° 24' 00"	1377.00'	322.05'
7.	2° 03' 19"	1400.00'	50.22'
8.	2° 49' 05"	1400.00'	68.86'
9.	13° 24' 00"	1400.00'	327.42'
10.	83° 23' 19"	20.00'	29.11'
11.	41° 09' 23"	30.00'	24.69'
12.	75° 30' 27"	45.00'	59.30'
13.	79° 38' 03"	"	62.55'
14.	119° 10' 16"	"	93.60'
15.	274° 18' 46"	45.00'	215.45'
16.	19° 50' 42"	277.00'	95.94'
17.	19° 26' 36"	"	94.00'
18.	18° 24' 33"	"	89.00'
19.	1° 17' 54"	"	6.28'
20.	58° 59' 45"	277.00'	285.22'
21.	0° 45' 19"	300.00'	3.96'
22.	58° 13' 05"	"	304.83'
23.	6° 53' 58"	300.00'	36.13'
24.	65° 07' 03"	300.00'	340.95'
25.	13° 28' 53"	323.00'	76.00'
26.	12° 25' 01"	"	70.00'
27.	13° 44' 30"	"	77.47'
28.	6° 09' 40"	"	34.73'
29.	58° 13' 05"	323.00'	328.20'



MONUMENT LEGEND :

- ○ Centerline Points : Set 1½" I.P. tagged "L.S. 3317".
- ◎ Monument found as noted.
- ● Set 1½" I.P. tagged "L.S. 3317" in conc.
- ◉ Found 1½" I.P. per 55 M.R. 39.

Front Lot Corners : Chiseled "+" in conc. walk along lot line produced 6" beyond true corner.
Rear Lot Corners : Set ¾" I.P. tagged "L.S. 3317".

- ■ Set Ventura County Standard Monument per Plate F-2, adopted March 1, 1966, tagged "L.S. 3317".

R & M Record bearings and distances.
P.U.E. Public Utilities Easement.
L. & P.S.E. Landscape and Public Service Easement.

BASIS OF BEARINGS: *(See Sheets 2 & 5)*
The bearing of N 71° 09' 56" E of the northerly line of the lands as shown on the map filed in Book 26, Page 96 of Records of Surveys, Ventura County, California, was used as the Basis of Bearings for this map.

GRAPHIC SCALE

0 50 100 150 200

Scale: 1" = 50'

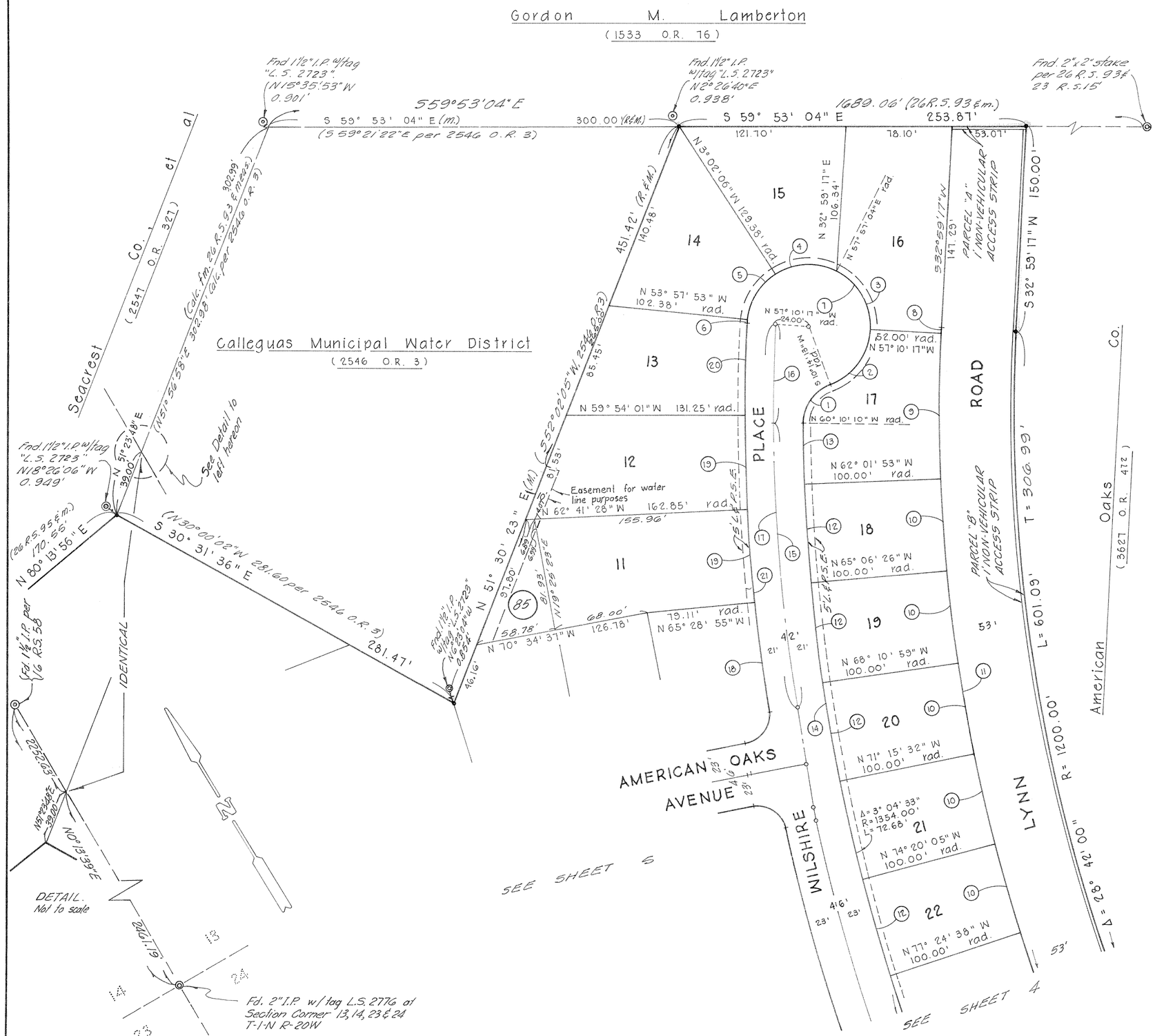
TRACT NO. 2159

IN THE CITY OF THOUSAND OAKS

Being a portion of Sections 13 and 14
T. 1 N., R. 20 W.
RANCHO EL CONEJO
(BOOK 1, PAGE 746 DEEDS)
VENTURA COUNTY, CALIFORNIA

JENNINGS, BARTLETT AND ASSOCIATES
374 Poli Street Ventura, California
Scale: 1" = 50' March 1971

Sheet 5 of 6 Sheets



NO.	Δ =	R =	L =
1.	70° 24' 23"	30.00'	36.87'
2.	67° 24' 30"	45.00'	52.94'
3.	65° 02' 13"	"	51.08'
4.	60° 59' 10"	"	47.90'
5.	50° 55' 47"	"	40.00'
6.	3° 12' 24"	"	2.52'
7.	247° 24' 30"	45.00'	194.31'
8.	0° 09' 34"	1254.00'	3.49'
9.	4° 51' 36"	"	106.37'
10.	3° 04' 33"	"	67.32'
11.	28° 42' 00"	1254.00'	628.14'
12.	3° 04' 33"	1354.00'	72.69'
13.	1° 51' 43"	"	44.00'
14.	25° 32' 33"	1354.00'	603.61'
15.	8° 40' 02"	1375.00'	208.00'
16.	2° 59' 53"	"	71.95'
17.	11° 39' 55"	1375.00'	279.95'
18.	3° 21' 17"	1396.00'	81.74'
19.	2° 47' 21"	"	68.00'
20.	2° 43' 44"	"	66.49'
21.	11° 39' 55"	1396.00'	284.22'

MONUMENT LEGEND:

- ○ Centerline Points: Set 1½" I.P. tagged "L.S. 3317".
- ◎ Monument found as noted.
- ● Set 1½" I.P. tagged "L.S. 3317" in conc.
- ⊙ Found 1½" I.P. per 55 M.R. 39.

Front Lot Corners: Chiseled "+" in conc. walk along lot line produced 6" beyond true corner.
Rear Lot Corners: Set ¾" I.P. tagged "L.S. 3317".

- ■ Set Ventura County Standard Monument per Plate F-2, adopted March 1, 1966; tagged "L.S. 3317".

R & M Record bearings and distances.
P.U.E. Public Utilities Easement.
L. & P.S.E. Landscape and Public Service Easement.

BASIS OF BEARINGS: *(See Sheets 2 & 5)*
The bearing of N 71° 09' 56" E of the northerly line of the lands as shown on the map filed in Book 26, Page 96 of Records of Surveys, Ventura County, California, was used as the Basis of Bearings for this map.

GRAPHIC SCALE

0 50 100 150 200

Scale: 1" = 50'

TRACT NO. 2159

IN THE CITY OF THOUSAND OAKS
Being a portion of Sections 13 and 14
T. 1 N., R. 20 W.
RANCHO EL CONEJO
(BOOK 1, PAGE 746 DEEDS)
VENTURA COUNTY, CALIFORNIA

JENNINGS, BARTLETT AND ASSOCIATES
374 Poli Street Ventura, California
Scale: 1" = 50' March 1971

Sheet 6 of 6 Sheets