The undersigned hereby certifies that He is the owner of, or has interest in, the land included within this subdivision entitled TRACT NO. 2165-1, shown on this map, that He is the only person whose consent is necessary to pass a clear title to said land, that He consents to the making and recordation of said map and subdivision as shown within the colored borderline, and that He does hereby offer to dedicate, free and clear of any prior easements of right of way, to the City of Thousand Oaks for public use the right of way for all streets and highways and Lots 6,7,8,9 & 10

He also hereby offer to dedicate to the City of Thousand Oaks easements for landscape and public service purposes over the strips of land so designated on the map

He also hereby offer to dedicate to the City of Thousand Oaks easement for storm drain purposes over Lots 6 & 10 and easements for sanitary sewer purposes over Lots 6,7,8,9 & 10 and easements for water line purposes over Lots 6,7,8,9 & 10

He also hereby offer to dedicate to the City of Thousand Oaks all rights of vehicular ingress and egress over and across the westerly Lot lines of Lots 1 and 5 abutting Ventu Park Road in order that the owners of said Lots shall have no vehicular access whatsoever to Ventu Park Road except in the general rights of travel which belongs to the whole public.

He also hereby offer to dedicate to the City of Thousand Oaks that 1' non-vehicular access strip shown on the map as Parcel A

UNION BANK, A CALIFORNIA CORPORATION
TRUSTEE UNDER DEED OF TRUST RECORDED
IN BOOK 3875 PAGE 935 OF OFFICIAL RECORDS

By Jack A. Sweeney
VICE PRESIDENT

Gerald S. Weinstein
ASST. VICE PRESIDENT

Larry Sade

LARRY SADE, A SINGLE MAN
OWNER

STATE OF CALIFORNIA }
COUNTY OF VENTURA } S.S.

ON THIS 27 DAY OF October 1971, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Jack A. Sweeney AND GERALD S. WEINSTEIN KNOWN TO ME TO BE THE Vice President AND ASSISTANT Vice President OF UNION BANK, A CALIFORNIA CORPORATION, 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.

OFFICIAL SEAL
ROBERTA S. LUX
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires April 19, 1974

Roberta S. Lux
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES April 19, 1974

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }

ON THIS 21 DAY OF MAY 1971, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED LARRY SADE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

OFFICIAL SEAL
LARRY GOULD
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires May 25, 1973

Larry Gould
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES May 25, 1973

9348 Santa Monica Blvd., Beverly Hills, Calif. 90210

I, WILLIAM L. JENSEN, do hereby certify that I am a Registered Civil Engineer, that this map correctly represents a survey made under my direction in JUNE, 1964, 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 12 MAY 1971 1971. William L. Jensen
RCE 10276

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 2165-1, 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 Oct 22 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. 2165-1, 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 October 20, 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 City Council of the map entitled TRACT NO. 2165-1, have been complied with.

Date October 28th 1971 Robert L. Hamm
ROBERT L. HAMM
County Clerk
County of Ventura
By _____
Deputy County Clerk

I hereby certify that the City Council of the City of Thousand Oaks, by resolution duly passed on the 19th day of OCTOBER 1971, approved the attached map, and also accepted on behalf of the public for public use all street and highway and landscape and public service easements, storm drain easements over lot 6, sanitary sewer easements water line easement, 1' non-vehicular access strip Parcel A and all rights of vehicular ingress and egress as offered.
The offer of public streets over lots 6, 7, 8, 9 & 10 and the offer of storm drain easement over lot 10 is hereby rejected.

Dated this 21st day of Oct., 1971 Velma L. Quinn
CITY CLERK

I, Velma 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. 2165-1 have been complied with.

Dated this 21st day of Oct., 1971 Velma L. Quinn
CITY CLERK

The following soil reports have been prepared on TRACT NO. 2165-1:

Date of Report	Title of Report	Firm Name	Engineer	Engineers Registration No.
SEPT. 1, 1970	SOIL AND FOUNDATION INVESTIGATION	R.T. FRANKIAN & ASSOCIATES	R.T. FRANKIAN	R.C.E. 10,909

Recorded at the request of the OWNER October 29 1971, at 10:00 A.M. in Book 58 of Miscellaneous Records (Maps) at Pages 45, 46 & 47, records of Ventura County.

#67019

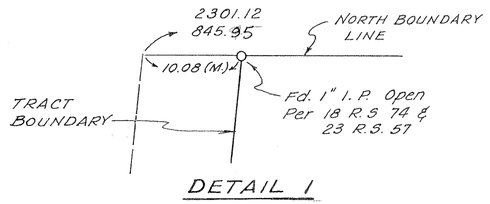
ROBERT L. HAMM
County Recorder
County of Ventura
By Lucille Sargent
Deputy County Recorder

TRACT NO. 2165-1

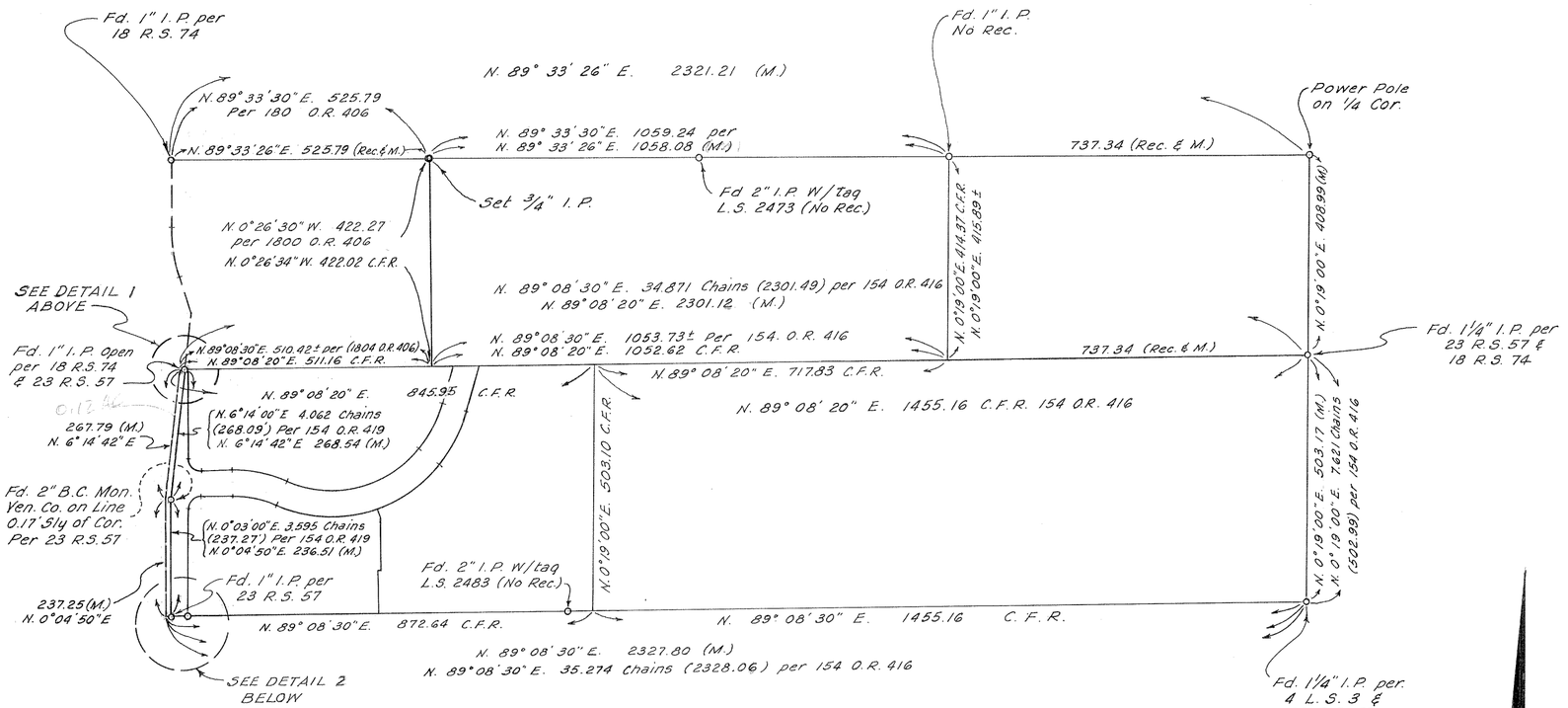
CITY OF THOUSAND OAKS
FOR CONDOMINIUM PURPOSES
BEING A PORTION OF THE SE¼ OF SECTION 7, T1N, R19W RANCHO CONEJO
BK 1 PG 746 OF DEEDS

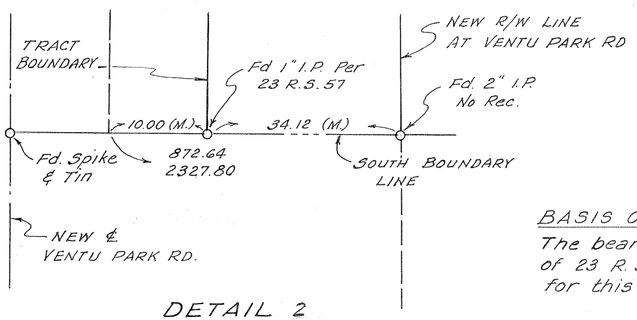
VENTURA COUNTY, CALIFORNIA
MARCH 1971

JENSEN-JOHNSON RITTER & ASSOCIATES INC.
46 N. OAK ST. VENTURA, CALIFORNIA



DETAIL 1





DETAIL 2

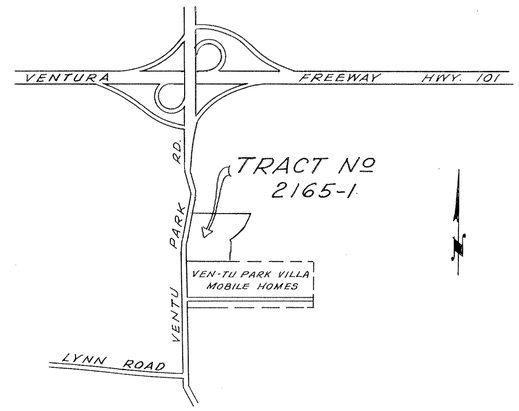
BASIS OF BEARINGS

The bearing N. 0° 19' 00" E. of the easterly line of 23 R. S. 57 was used as the BASIS OF BEARINGS for this Tract.

LEGEND

- ○ Indicates found monument as noted.
- ◎ Indicates set 1½" I. P. with tag R. E. 10276 at all exterior Tract Boundary corners. Set 1½" I. P. with Tag R. E. 10276 at all B.C.'s and E.C.'s and on street ℄ intersections unless otherwise noted.
- ▭ Indicates set Monument Box and Monument stamped R. E. 10276 Per Ven. Co. Std. Plate No F-2 (Rev. A)

(M.) Indicates measured. (Rec.) Indicates record. (R.) Indicates radial (C.F.R.) Indicates Calculated from record.
E. = East, W. = West, N. = North, S. = South
P. U. E. = Public Utility Easement.



LOCATION MAP

SCALE: 1" = 1000'

SCALE: 1" = 200'

SCALE: 1" = 200'

0 50 100 150 200 400 600 800 FT.

GRAPHIC SCALE

TRACT NO. 2165-1

CITY OF THOUSAND OAKS

FOR CONDOMINIUM PURPOSES

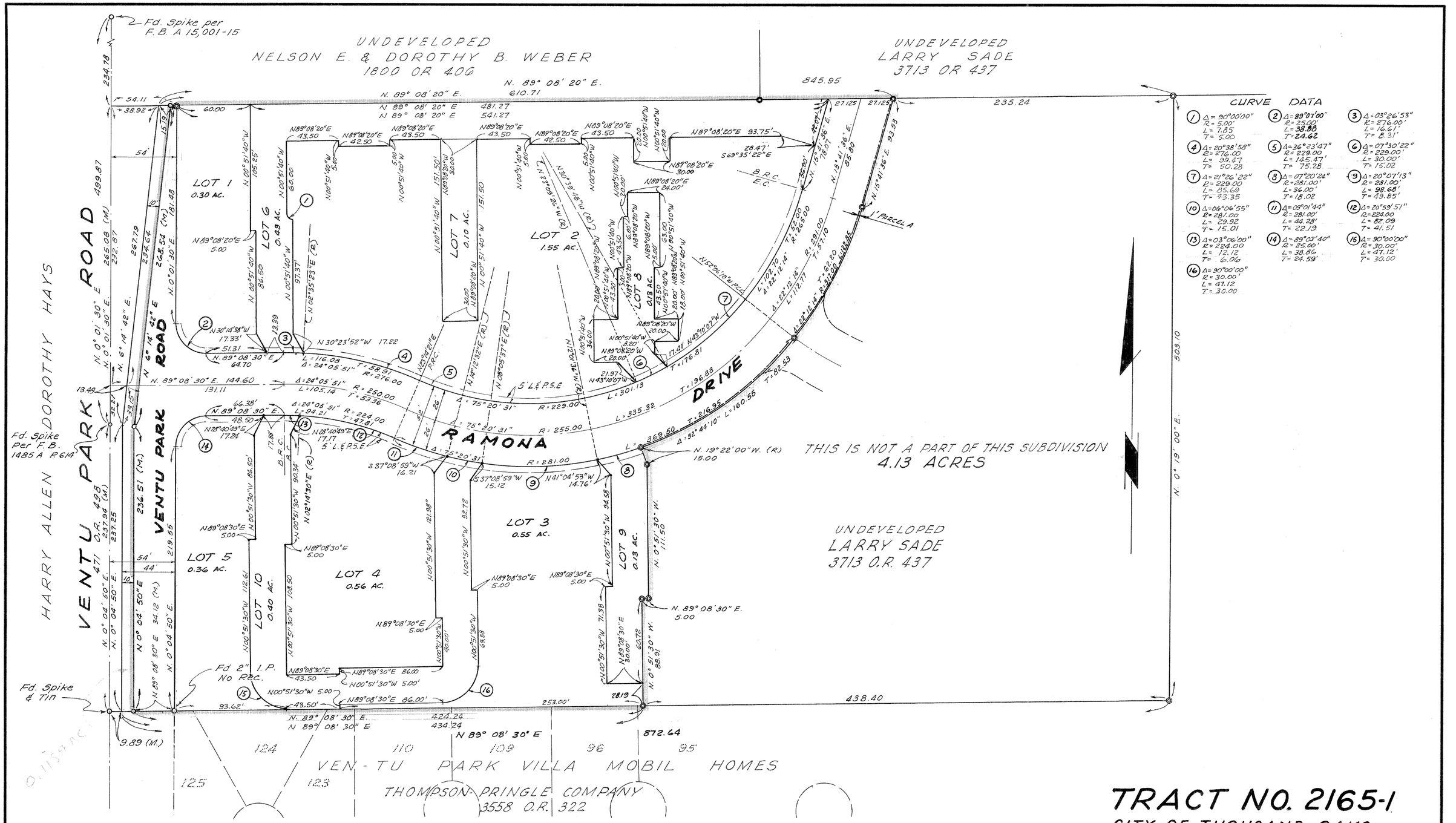
BEING A PORTION OF THE SE 1/4 OF SECTION 7, T. 1N., R. 19W. RANCHO CONEJO BK 1, PG 746 OF DEEDS

VENTURA COUNTY, CALIFORNIA

MARCH 1971

JENSEN·JOHNSON·RITTER & ASSOCIATES INC.
46 N OAK ST., VENTURA, CALIFORNIA

TR 2165



LEGEND

- ○ Indicates found monument as noted.
- ◎ Indicates set 1½" I. P. with tag R.E. 10276 at all exterior Tract Boundary corners. Set 1½" I. P. with Tag R.E. 10276 at all B.C.'s and E.C.'s and on street & intersections unless otherwise noted
- ▭ Indicates set Monument Box and Monument stamped R.E. 10276 per Ven. Co. Std. Plate No. F-2 (Rev. A)

(M) Indicates measured. (Rec.) Indicates Record (R) Indicates Radial. (C.F.R.) Indicates Calculated L.&P.S.E. Indicates landscape and public service easement.

from record
E. = East, W. = West, N. = North, S. = South
L.&P.S.E. = Landscaping & Public Service Easement

SCALE: 1" = 50'

50 40 30 20 10 0 50 100 150 FT.
GRAPHIC SCALE

PREPARED BY:
JENSEN-JOHNSON-RITTER & ASSOCIATES
46 N. OAK ST., VENTURA, CALIFORNIA

TRACT NO. 2165-1

CITY OF THOUSAND OAKS
FOR CONDOMINIUM PURPOSES
BEING A PORTION OF THE SE ¼ OF SECTION 7, T. 1N, R. 19 W. RANCHO CONEJO
BK 1, PG 746 OF DEEDS
VENTURA COUNTY, CALIFORNIA
MARCH 1971

SHEET 3 OF 3 SHEETS