We, the undersigned, hereby certify that we are the owners of or are interested in the land included within this subdivision, entitled Tract No. 2199, shown on this map consisting of 6 sheets, and that we are the only persons whose consent is necessary to pass a clear title to said land, and consent to the making and recordation of said map and subdivision as shown within the colored borderline, and do hereby offer to dedicate for public use all streets and highways shown on the map. We also hereby offer to dedicate to the City of Thousand Oaks easements for sanitary sewer, storm drain , and public service purposes over the strips of land so designated on the map.
We also hereby offer to dedicate to the City of Thousand Oaks all those 1' non-vehicular access strips shown on the map as parcels "A" and "B".

WM. LYON DEVELOPMENT CO. INC., a Delaware Corporation.

Elm Weingarden
Vice President

W. L. Lyon
Assist. Secretary

UNION BANK, a Corporation (trustee) under deed of trust recorded in Book 2932, page 511 of Official Records

Ronald J. Helwig
Vice President

Victor P. Snide
Assist. Vice President

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation (Trustee) under deed of trust recorded in book 3842, page 77 of Official Record

Loren Tefertiler
Vice President

Leonard Somdahl
Assist. Secretary

State of California )
County of VENTURA ) ss

On this 25TH day of OCTOBER, 1971, before me the undersigned, a Notary Public in and for said state, personally appeared ELM WEINGARDEN known to me to be the VICE PRESIDENT, and W.L. LAWS known to me to be the ASSISTANT SECRETARY of WM LYON DEVELOPMENT CO, INC. the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation herein named and acknowledged to me that such corporation executed the same.

Witness my hand and official seal.

OFFICIAL SEAL
FAITH S. BARTON
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY
MY COMMISSION EXPIRES March 4, 1975

Faith S. Barton
Notary Public
My commission expires MARCH 4, 1975

State of California )
County of LOS ANGELES ) ss.

On this 1ST day of NOVEMBER, 1971, before me the undersigned, a notary public in and for said state, personally appeared RONALD J. HELWIG known to me to be the VICE PRESIDENT, and VICTOR P. SNIDE known to me to be the ASSISTANT VICE PRESIDENT of UNION BANK, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation herein named and acknowledged to me that such corporation executed the same.

Witness my hand and official seal.

Faith S. Barton
Notary Public
My commission expires MARCH 4, 1975

OFFICIAL SEAL
FAITH S. BARTON
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY
MY COMMISSION EXPIRES March 4, 1975

I, GERALD P. BROMS, do hereby certify that I am a LICENSED LAND SURVEYOR that this map correctly represents a survey made under my direction in JULY, 1971 for WM. LYON DEVELOPMENT CO., INC., 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 by DECEMBER, 1973), 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 Street System.

Date November 3, 1971

Gerald P. Broms
L.S. 2836

State of California )
County of VENTURA ) ss.

On this 27TH day of OCTOBER, 1971, before me the undersigned, a notary public in and for said state, personally appeared LOREN TEFERTILER known to me to be the VICE PRESIDENT, and LEONARD SOMDAHL known to me to be the ASSISTANT SECRETARY of FIRST AMERICAN TITLE INSURANCE CO. the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation herein named and acknowledged to me that such corporation executed the same.

Witness my hand and official seal.

OFFICIAL SEAL
FAITH S. BARTON
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY
MY COMMISSION EXPIRES March 4, 1975

Faith S. Barton
Notary Public
My commission expires MARCH 4, 1975

The signatures of Conejo Community Television and the City of Thousand Oaks, present owners of easements have been omitted under the provisions of Section 11587(a) of the Business and Professions Code, their interest is such that it cannot ripen into a fee title and said signatures are not required.

I certify that according to the records of my office there are no liens against the subdivision Tract No. 2199, 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 12-28, 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. 2199, 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 December 22, 1971

J. LOUIS SCHERER
City Engineer
City of Thousand Oaks

J. Louis Scherer

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. 2199, have been complied with.

Date December 28, 1971

ROBERT L. HAMM
County Clerk
County of Ventura

By C. Mark Franek
Deputy County Clerk

#80460
Recorded at the request of the owner
December 29, 1971 at 1:00 P.M in
Book 59 of Miscellaneous Records (Maps)
at Pages 7 through 12, records of
Ventura County.

Robert L. Hamm
County Recorder
County of Ventura

By Lucille Sargent
Deputy County Recorder

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 of 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. 2199" have been complied with.

Dated this 22nd day of December, 1971

Velma L Quinn
City Clerk, City of Thousand Oaks

I hereby certify that the City Council of the City of Thousand Oaks, by resolution duly passes on the 21st day of December, 1971, approved the attached map and also accepted on behalf of the public for public use all streets and highways, and also accepted on behalf of the public, for public use, easements for sanitary sewer, storm drainage and public service purposes as shown on the map and accepted the 1' non-vehicular access strips in parcels "A" and "B" as shown on the map.

Dated this 22nd day of December 1971

Velma L Quinn
City Clerk, City of Thousand Oaks

# TRACT NO. 2199

IN THE CITY OF THOUSAND OAKS

BEING A SUBDIVISION OF A PORTION OF PARCEL "D" AS PER MAP OF SURVEY OF "SANTA ROSA RANCHO" (BOOK 5, PAGE 29, MISCELLANEOUS RECORDS)

VENTURA COUNTY, CALIFORNIA.

ENGINEERS·DANIEL, MANN, JOHNSON & MENDENHALL
223 THOUSAND OAKS BLVD., THOUSAND OAKS, CALIF.

JULY, 1971

19.57 AC.

The following Soils Reports have been prepared on TRACT NO. 2199

September 1, 1965: Geologic Report, North Mesa, Northwestern Conejo Valley
Stone Geological Service, Inc. Robert Stone, Ph. D.

March 16, 1971 Preliminary Engineering and Seismic Study of Tract No. 2199
(Parcel 512 Wildwood Area)

11/3/71
Owner – Subdivider Dated

Licensed Land Surveyor No. 2836

Dated Nov. 3, 1971

SUBORDINATION AGREEMENT

The undersigned hereby agrees that the easements held by him shall, as they affect the public streets offered for dedication and shown on the final subdivision map of TRACT NO. 2199 be subordinate to the interest and estate of the City of Thousand Oaks.

Such subordination shall not operate to subordinate any rights of the undersigned to any right whatsoever of any public district or agency (except the City referred to above) or of any person or entity holding a franchise or of any other person or entity whatsoever.

CONEJO COMMUNITY TELEVISION, a Limited Partnership

By Brian Corbell

STATE OF CALIFORNIA )
COUNTY OF VENTURA ) ss

On this 1st day of NOVEMBER, 1971, before me, the undersigned, personally appeared BRIAN CORBELL, known to me to be a General Partner of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

Witness my hand and official seal.

OFFICIAL SEAL
FAITH S. BARTON
NOTARY PUBLIC – CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY
MY COMMISSION EXPIRES March 4, 1975

Faith S. Barton
Notary Public
My comission expires MARCH 4, 1975

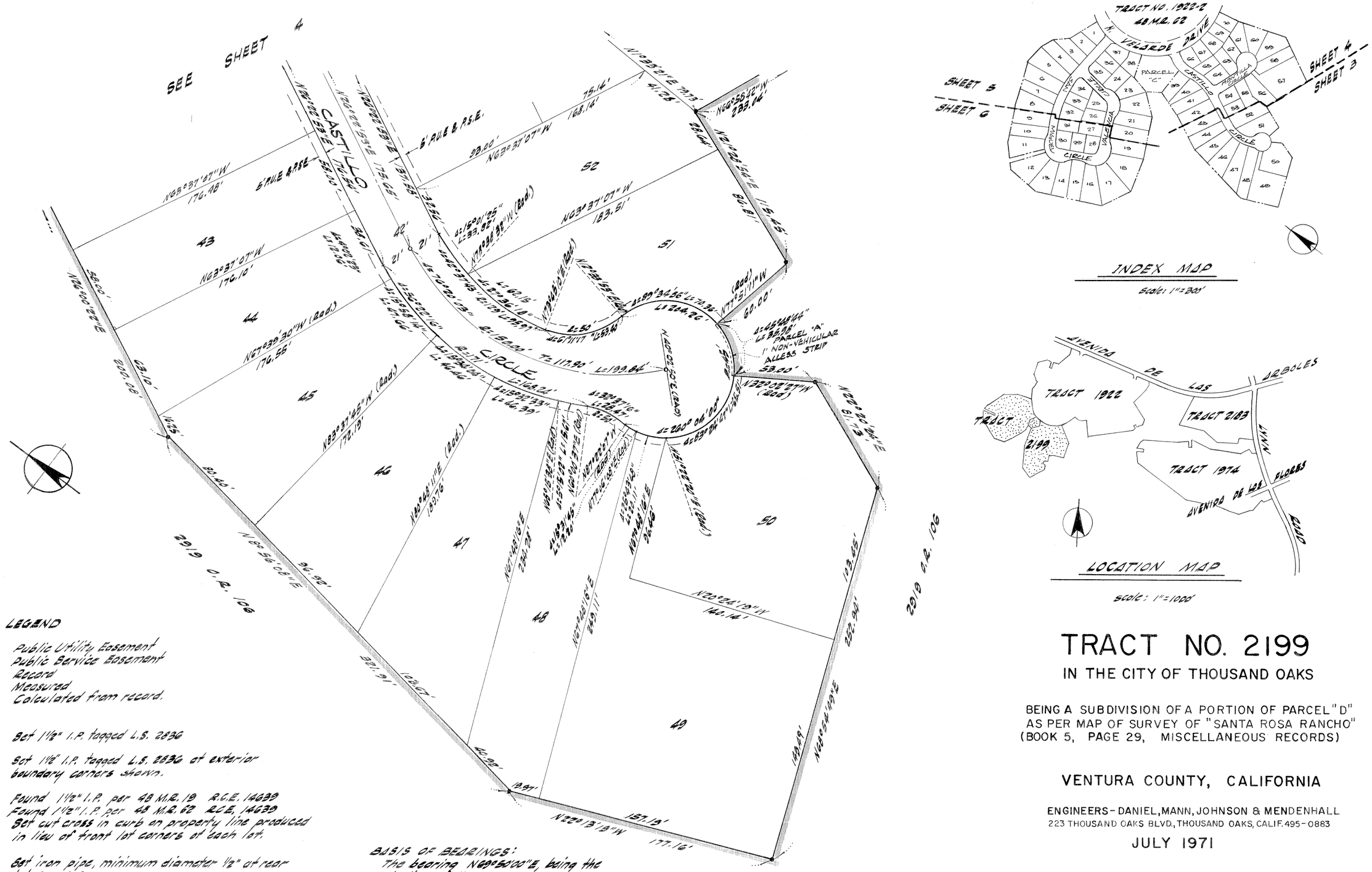
# TRACT NO. 2199

IN THE CITY OF THOUSAND OAKS

BEING A SUBDIVISION OF A PORTION OF PARCEL "D"
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(BOOK 5, PAGE 29, MISCELLANEOUS RECORDS)
VENTURA COUNTY, CALIFORNIA.

ENGINEERS·DANIEL, MANN, JOHNSON & MENDENHALL
223 THOUSAND OAKS BLVD., THOUSAND OAKS, CALIF.

JULY, 1971




TRACT NO. 1922-2
48 M.R. 62

INDEX MAP

SCALE: 1"=300'




LOCATION MAP

SCALE: 1"=1000'

## LEGEND

| | |
|---|---|
| P.U.E. | Public Utility Easement |
| P.S.E. | Public Service Easement |
| R | Record |
| M | Measured |
| CFR | Calculated from record. |
| ○ | Set 1½" I.P. tagged L.S. 2836 |
| ● | Set 1½" I.P. tagged L.S. 2836 at exterior boundary corners shown. |
| ◉ | Found 1½" I.P. per 48 M.R. 19 R.C.E. 14639 |
| ◙ | Found 1½" I.P. per 48 M.R. 62 R.C.E. 14639 |
| | Set cut cross in curb on property line produced in lieu of front lot corners of each lot. |
| | Set iron pipe, minimum diameter ½" at rear lot corners. |

BASIS OF BEARINGS:
The bearing N69°58'00"E, being the centerline of N. VELARDE DRIVE, TRACT NO. 1922-1 (48 M.R. 19) was used as the basis of bearings.

40 0 40 80
SCALE: 1"= 40'

# TRACT NO. 2199

## IN THE CITY OF THOUSAND OAKS

BEING A SUBDIVISION OF A PORTION OF PARCEL "D" AS PER MAP OF SURVEY OF "SANTA ROSA RANCHO" (BOOK 5, PAGE 29, MISCELLANEOUS RECORDS)

VENTURA COUNTY, CALIFORNIA

ENGINEERS - DANIEL, MANN, JOHNSON & MENDENHALL
223 THOUSAND OAKS BLVD., THOUSAND OAKS, CALIF. 495-0883

JULY 1971

# TRACT NO. 2199

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223 THOUSAND OAKS BLVD., THOUSAND OAKS, CALIF. 495-0883

JULY 1971

SCALE: 1" = 40'

# TRACT NO. 2199

IN THE CITY OF THOUSAND OAKS

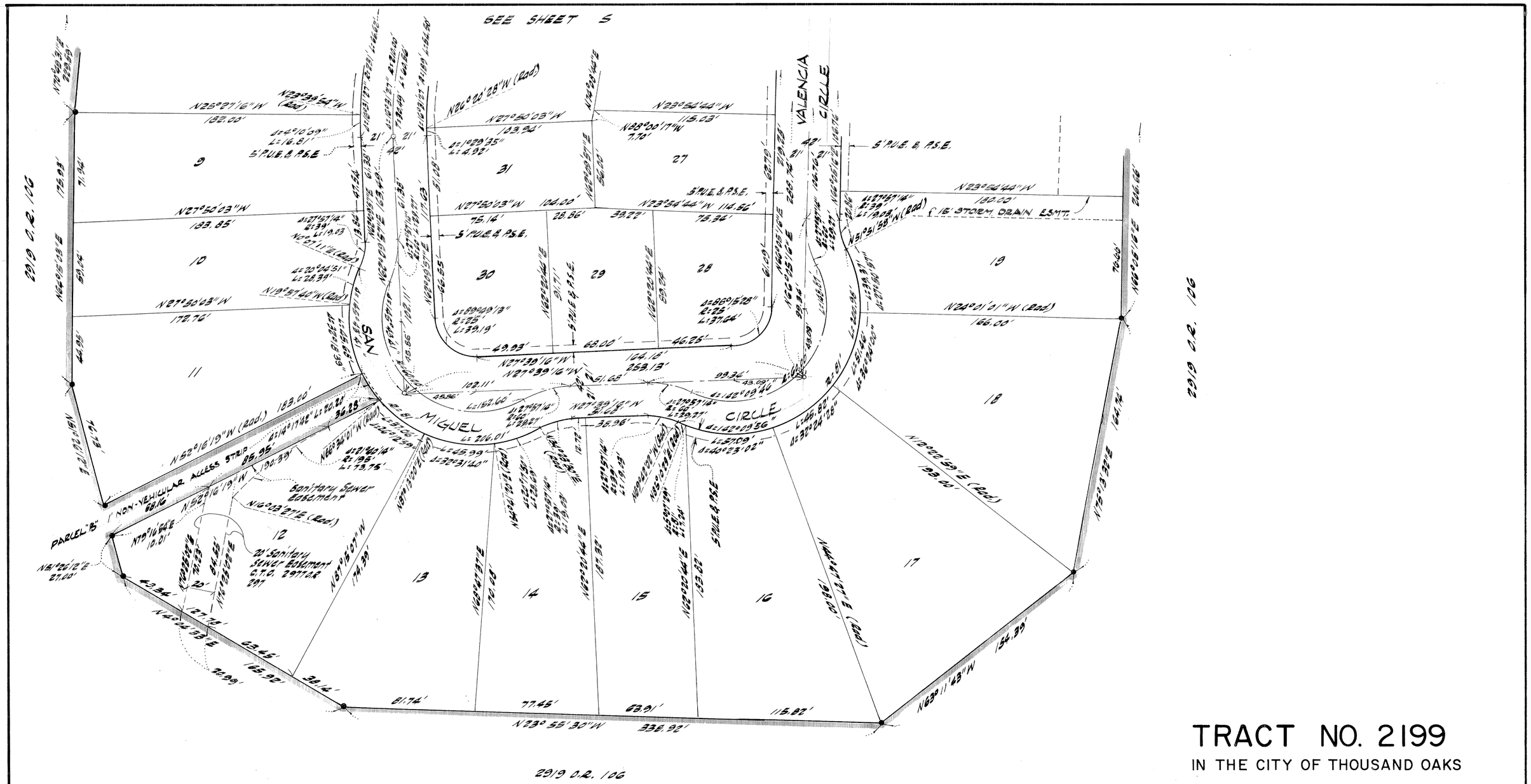
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JULY 1971

SCALE: 1" = 40'


SEE SHEET 5
2919 O.R. 106
VALENCIA CIRCLE
SAN MIGUEL CIRCLE
PARCEL "B"
1' NON-VEHICULAR ACCESS STRIP
5' P.U.E. & P.S.E.
7' P.U.E. & P.S.E.
Sanitary Sewer Easement
20' Sanitary Sewer Easement C.T.C. 29772.2 297
1' 6" STORM DRAIN ESMT.
9
10
11
12
13
14
15
16
17
18
19
27
28
29
30
31
N 27°50'03" W 183.85'
N 23°54'44" W 115.03'
N 23°54'44" W 114.56'
N 23°54'44" W 180.00'
N 27°50'03" W 172.76'
N 24°21'01" W (R&M) 166.00'
N 27°39'16" W 252.13'
N 52°16'19" W (R&M) 183.00'
N 68°30'01" W (R&M) 226.12'
N 62°29'59" E (R&M) 193.00'
N 63°11'43" W 154.39'
N 33°55'30" W 336.92'
N 40°14'33" E 165.92'
N 27°26'12" E 27.00'
N 70°16'54" E 10.01'
N 62°03'27" E (R&M)
N 27°39'16" W (R&M)
N 27°39'16" W 102.11'
N 27°39'16" W 51.68'
N 27°39'16" W 99.34'
N 27°39'16" W 35.96'
N 27°39'16" W 193.00'
N 27°39'16" W 154.18'
N 27°39'16" W 43.09'
N 27°39'16" W 39.77'
N 27°39'16" W 39.27'
N 27°39'16" W 39.11'
N 27°39'16" W 39.11'
N 27°39'16" W 39.11