64MR1

We, the undersigned hereby certify that we are the owners of, or have interest in the land included within this subdivision entitled Tract No. 2313-1, shown on this map consisting of 5 sheets, and that we are the only person(s) 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, 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 shown on the map and also hereby offer to dedicate to the City of Thousand Oaks all rights of ingress and egress over and across the southerly lines of lots numbered 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, and 77 abutting Lynn Road in order that the owners of said lots shall have no access whatsoever to Lynn Road, except the general easement of travel which belongs to the whole public. We also hereby offer to dedicate to the City of Thousand Oaks those 1-foot non-vehicular access strips shown on the map as Parcels "A" and "B" We also hereby offer to dedicate to the City of Thousand Oaks those easements for storm drainage purposes and Public Service easements as shown on the map.

JBR DEVELOPMENT CO., a California corp.

Jack Rosenberg
President

Marjorie Jacobs
Secretary

The signatures of Pacific Telephone and Telegraph Co. and the 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.

The signatures of Mary T. Borchard and Teresa A. Borchard, present owners of an interest in all crude oil, petroleum, gas, brea, asphaltum and all kindred substances and other minerals under and in said land without, however, any right to enter upon said land or the surface thereof or any part thereof for the purpose of prospecting, exploring, developing drilling, producing, mining or for any other purposes, have been omitted in accordance with Section 11587 (c)(1) of the business and Professions Code.

#12128

Recorded at the request of the owner February 28, 1974 at 2:00 PM in Book 64 of Miscellaneous Records (Maps) at Pages 1 thru 5, Records of Ventura County.

Robert L. Hamm
County Recorder
County of Ventura

By: William Dover
Asst. County Recorder

I, Ray E. Widmer, do hereby certify that I am a Registered Civil Engineer, that this map correctly represents a survey made under my direction in July, 1973, that the survey is true and complete as shown, that the monuments are of the character and occupy the position 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 street system.

Date February 18, 1974

Ray E. Widmer R.C.E. No. 11758

REGISTERED PROFESSIONAL ENGINEER RAY E. WIDMER No. 11758 CIVIL STATE OF CALIFORNIA

I certify that according to the records of my office there are no liens against the subdivision Tract No. 2313-1, 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 February 20, 1974

Robert G. Branch
Treasurer - Tax Collector
County of Ventura

By: Katherine A. Withers
Deputy Tax Collector

I 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 map entitled Tract No. 2313-1 have been complied with.

Date February 28, 1974

Robert L. Hamm
County Clerk
County of Ventura

By: _____
Deputy County Clerk

I certify that I have examined the final map entitled Tract No. 2313-1, 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 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 techically correct.

Date February 27, 1974

J. Louis Scherer
City Engineer
City of Thousand Oaks

J. Louis Scherer

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. 2313-1 have been complied with.

Date February 27, 1974

Velma S. Quinn
City Clerk
City of Thousand Oaks

Velma S. Quinn

I hereby certify that the City Council of the City of Thousand Oaks, on the 26th day of February, 1974, approved the attached map and also accepted on behalf of the public for public use, the streets and highways and storm drain easements and the 1' non-vehicular access strips, parcel "A" & "B", as shown on the map. The offer of access rights to Lynn Road were accepted as offered. The public service easements were rejected.

Date February, 27, 1974

Velma S. Quinn
City Clerk
City of Thousand Oaks

Velma S. Quinn

STATE OF CALIFORNIA
COUNTY OF VENTURA

On this 18th day of February, 1974, before me Gordon S. Leedholm a Notary Public in and for said County and State personally appeared Jack Rosenberg Known to me to be the President and Marjori Jacobs Known to me to be the Secretary of the corporation that executed the within instrument, and Known to me to be the persons who executed the within instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

My commission expires Nov. 18, 1976

OFFICIAL SEAL GORDON S. LEEDHOLM NOTARY PUBLIC-CALIFORNIA VENTURA COUNTY My Commission Expires Nov. 18, 1976

Gordon S. Leedholm
Notary Public

The following soil reports have been prepared on Tract No. 2313-1

Date of report	Title of report	Firm Name	Engineer
3-30-1973	TENT. TR. 2313	PACIFIC SOILS ENGINEERING INC.	STEVAN PEKOVICH R.C.E. 14744
7-18-1973	TENT. TR. 2313	PACIFIC MATERIALS LABORATORY, INC.	DORAL L. NEELEY R.C.E. 13894

I Know of no other soil reports that have been prepared for Tract No. 2313-1

By: Ray E. Widmer R.C.E. 11758 Feb. 18, 1974 Date

TRACT NO. 2313-1

IN THE CITY OF THOUSAND OAKS COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF SECTION 8, T1N, R 19 W., J. EDWARDS TRACT NO.1, RANCHO EL CONEJO, IN THE COUNTY OF VENTURA STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 1, PAGE 746 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND A RESUBDIVISION OF PORTIONS OF TRACT NO. 1665-1 PER 46 M.R. 13.

JUNE 1973

SCALE: 1"=50'

PREPARED BY
McINTIRE & QUIROS, INC.
32123 W. LINDERO CANYON ROAD
WESTLAKE VILLAGE, CALIF. 91361

SHEET 1 OF 5 SHEETS

K&E PHOENIX ® LA 4891



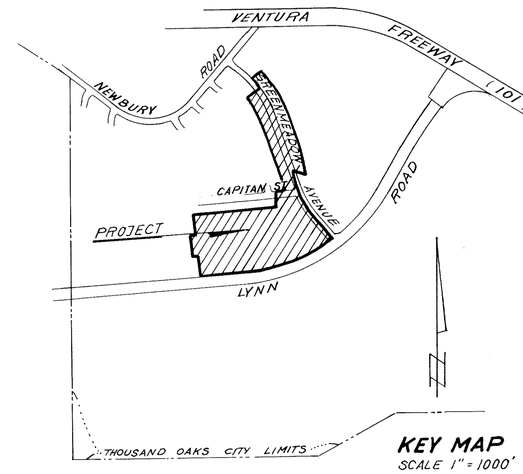
MONUMENT NOTES:

- ○ FOUND MONUMENT AS NOTED
- ⊗ FOUND 2" I.P. TAGGED "L.S. 2602 PER TR. 1665-1, 46 MR. 13-16.
- ◒ SET 2" I.P. WITH TAG MARKED R.C.E. 11758.
- △ SET CITY OF THOUSAND OAKS STANDARD SURVEY MONUMENT PER PLATE F-2

SET 1½" I.P. 18" LONG WITH TAG (R.C.E. 11758) AT ALL CENTERLINE INTERSECTIONS AND AT ALL CHANGES OF DIRECTION OF CENTERLINE.
SET 1½" I.P. AT ALL REAR LOT CORNERS, TAGGED R.C.E. 11758 AND WITNESS CROSSES IN CONC. CURB ALONG LOT LINE PRODUCED.

ENGINEERS CENTERLINE TIES AND MONUMENTS SET WITHIN THIS TRACT WILL BE ON FILE AT THE OFFICE OF CITY ENGINEER OF THE CITY OF THOUSAND OAKS.

P.S.E = PUBLIC SERVICE EASEMENT.



BASIS OF BEARINGS:

THE BEARING OF N 83°25'22"E ALONG THE ℄ OF W. CAPITAN STREET PER TRACT 1665-1 (46 MR. 13-16) WAS USED AS THE BASIS OF BERINGS FOR THIS MAP.

TRACT NO. 2313-1

IN THE CITY OF THOUSAND OAKS COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF SECTION 8, T.1.N. R. 19 W., J. EDWARDS TRACT NO. 1, RANCHO EL CONEJO, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 1, PAGE 746 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND A RESUBDIVISION OF PORTIONS OF TRACT NO. 1665-1 PER 46 M.R. 13.

JUNE 1973

PREPARED BY
McINTIRE & QUIROS INC.
32123 W. LINDERO CANYON ROAD
WESTLAKE VILLAGE, CALIF. 91361

PHOENIX © LA 4891 TRACING CLOTH

TRACT NO. 1665-1
46 MR 13-16

City of Thousand Oaks Storm Drain Easement per Tr. No. 1665-1, 46 MR 13

CYPRESS STREET

PARCEL "A" 1' NON-VEHICULAR ACCESS STRIP

PAMELA WOOD STREET

PARCEL "B" 1' NON-VEHICULAR ACCESS STRIP

LYNN ROAD

JACARANDA AVENUE

STORM DRAIN EASEMENT TO THE CITY OF THOUSAND OAKS.

2784 OR 34

SHEET 4

SEE SHEET 2

TRACT NO. 2313-1

IN THE CITY OF THOUSAND OAKS COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF SECTION 8, T.1.N. R. 19 W., J. EDWARDS TRACT NO. 1, RANCHO EL CONEJO, IN THE COUNTY OF VENTURA STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 1, PAGE 746 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND A RESUBDIVISION OF PORTIONS OF TRACT NO. 1665-1 PER 46 M.R. 13.

JUNE 1973

0 25 50 100 150

SCALE 1"= 50'

PREPARED BY

McINTIRE & QUIROS INC.
32123 W. LINDERO CANYON ROAD
WESTLAKE VILLAGE, CALIF. 91361

3957 OR 396

SHEET 3 OF 5 SHEETS

64MR4

OAKWOOD COMPANY
2981 OR 439

SEE SHEET 5

GREENMEADOW ..... OR

AVENUE

CAPITAN STREET

W. CAPITAN AVE.

CHARRO ST.

CYPRESS STREET

JACARANDA AVENUE

PANELA WOOD STREET

LYNN ROAD

TRACT NO. 1665-1

SEE SHEET 3

SEE SHEET 5

TRACT NO. 2313-1

IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF SECTION 8, T.I.N. R. 19 W., J. EDWARDS TRACT NO. 1, RANCHO EL CONEJO, IN THE COUNTY OF VENTURA STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 1, PAGE 746 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND A RESUBDIVISION OF PORTIONS OF TRACT NO. 1665-1 PER 46 M.R. 13.

JUNE 1973

0 25 50 100 150

SCALE 1" = 50'

PREPARED BY
McINTIRE & QUIROS INC.
32123 W. LINDERO CANYON ROAD
WESTLAKE VILLAGE, CALIF. 91361

SHEET 4 OF 5 SHEETS

PHOENIX LA 4891

64MR5

TRACT NO. 2313-1

IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF SECTION 8, T.1.N. R. 19 W., J. EDWARDS TRACT NO. 1, RANCHO EL CONEJO, IN THE COUNTY OF VENTURA STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 1, PAGE 746 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND A RESUBDIVISION OF PORTIONS OF TRACT NO. 1665-1 PER 46 M.R. 13.

JUNE 1973

0 25 50 100 150

SCALE 1"= 50'

PREPARED BY

McINTIRE & QUIROS INC.
32123 W. LINDERO CANYON ROAD
WESTLAKE VILLAGE, CALIF. 91361

SHEET 5 OF 5 SHEETS

OAKWOOD COMPANY
2981 OR 439

TRACT NO. 1665-1
46 MR 13/16

STORM DRAIN EASEMENT TO THE CITY OF THOUSAND OAKS.

20' EASEMENT OF THE PACIFIC TELEPHONE & TELEGRAPH CO. PER DEED RECORDED APRIL 16, 1948, IN BOOK 826 PG. 83 OR.

GREENMEADOW AVENUE

GREENMEADOW AVE.

SEE SHEET 4

(1) Δ=33°59'46" R=15' L=8.90'
(2) Δ=33°07'32" R=15' L=8.67'
(3) Δ=33°06'06" R=15' L=8.66'
(4) Δ=34°01'06" R=15' L=8.91'

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