We, the undersigned, hereby certify that we are the owners of or have interest in the land included within this subdivision, entitled Tract No. 2299-1, shown on this map consisting of 3 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 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 shown on the map. We also hereby dedicate to the City of Thousand Oaks easements for sanitary sewer, storm drain, and public service purposes as shown on this map. We also hereby offer to dedicate to the City of Thousand Oaks all rights of ingress and egress over and across the lot lines of lots 17 and 19 abutting lot 18. We also hereby offer to dedicate to the City of Thousand Oaks the one foot non-vehicular access strips shown on the map as parcels "A", "B", and "C". We also hereby offer to dedicate to the City of Thousand Oaks an easement for pedestrain purposes to lot 18 and over parcels "A", "B", and "C". We also hereby offer to dedicate to the City of Thousand Oaks an easement for maintenance purposes over lot 18. We also hereby offer to dedicate to the City of Thousand Oaks the development rights to lot 18.
Lot 18 is Common Area as defined in Declaration of Covenants, Restrictions and Easements recorded in Book 3643 Page 88, Official Records of Ventura County and any modifications thereof, and is for the use of the home owners and is not dedicated to the public.

CITIZENS SAVINGS AND LOAN ASSOCIATION A CALIFORNIA CORPORATION
SUCCESSOR BY MERGER TO UNITED SAVINGS AND LOAN ASSOCIATION OF CALIFORNIA

True Haneline — VICE President
Gwen Bickett — Asst. Secretary

State of California)
County of Los Angeles) ss

On this 20th day of DECEMBER, 1973, before me the undersigned, a notary public in and for said state, personally appeared TRUE HANELINE known to me to be the VICE PRESIDENT, and GWEN BICKETT known to me to be the ASST. SECRETARY of CITIZENS SAVINGS AND LOAN ASSOC. 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
MILDRED F. MALDONADO
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires March 6, 1977

Mildred F. Maldonado
Notary Public
My commission expires March 6, 1977

The signatures of Teresa A. Borchard, Milton C. Borchard, Helen Borchard Webber, Ida Fay Mahan, Maryann Borchard Traylor and James A. Borchard as owners of one-half of all oil, gas hydrocarbon substances and other minerals, but without the right to enter upon the surface of the land or the subsurface thereof to a depth of 500 feet below the surface, as executed by Teresa A. Borchard, et al, in Deed recorded December 29, 1967 in Book 3241, page 33 of Official Records, have been omitted as provided by Section 11587 (c) of the California Business and Professions Code.

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 AUGUST, 1973 for CITIZENS SAVINGS & LOAN ASSOC., 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 OCTOBER 1, 1974), 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 December 12, 1973

Gerald P. Broms
GERALD P. BROMS L.S. 2836

The following soil reports have been prepared on TRACT NO. 2299-1

Date of Report	Title of Report	Firm Name	Engineer	Engineers Registration No.
3/21/1968	Preliminary Geologic Seismic & Soils Engineering Investigation	Pacific Soils Engineering, Inc.	Albert R. Kleist	R.C.E. 16351
6/4/1969	Grading Plan Review	Pacific Soils Engineering, Inc.	Albert R. Kleist	R.C.E. 16351
8/30/1973	Grading Plan Review Tract Nº 2299-1,2 & 3	Pacific Soils Engineering Inc.	Clarence S. Olsen	R.C.E. 14338

I know of no other Soils Report that has been prepared for Tract No. 2299-1

True Haneline — Owner Subdivider
12-20-73 — Date
Gerald P. Broms — Licensed Land Surveyor No. 2836

Dated December 12, 1973

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 2299-1, 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 April 3, 1974

ROBERT G. BRANCH
Treasurer – Tax Collector
County of Ventura
By Katherine A. Withers
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT NO. 2299-1, 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 June 19, 1974

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. 2299-1, have been complied with.

Date JUNE 20, 1974

ROBERT L. HAMM
County Clerk
County of Ventura
By Margaret Larkin
Deputy County Clerk

40716

Recorded at the request of the owner
JUNE 21st, 1974 at 11:30 A M in
Book 64 of Miscellaneous Records (Maps)
at Pages 56 through 58, records of
Ventura County.

Robert L. Hamm
County Recorder
County of Ventura

By William Dover
Assistant County Recorder

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 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. 2299-1" have been complied with.

Dated this 19 day of June, 1974

Velma S. Quinn
VELMA S. QUINN
City Clerk, City of Thousand Oaks

I hereby certify that the City Council of the City of Thousand Oaks, on the 19 day of June, 1974, approved the attached map and also accepted on behalf of the public for public use all streets and also accepted on behalf of the public, for public use, easements for sanitary sewer, storm drainage and public service purposes as shown on this map and also accepted all rights of ingress and egress over and across the lot lines of lots 17 and 19 abutting lot 18, as offered. The offer of dedication of the one foot non-vehicular access strips shown on the map as parcels "A", "B", and "C" was accepted. The offer of dedication of the easement for pedestrian purposes to lot 18 and over parcels "A", "B", and "C" was accepted. The offer of dedication of the easement for maintenance purposes over lot 18 was rejected. The offer of dedication of the development rights to lot 18 was rejected.

Dated this 19 day of June, 1974

Velma S. Quinn
VELMA S. QUINN, City Clerk
City of Thousand Oaks

TRACT NO. 2299-1

IN THE CITY OF THOUSAND OAKS

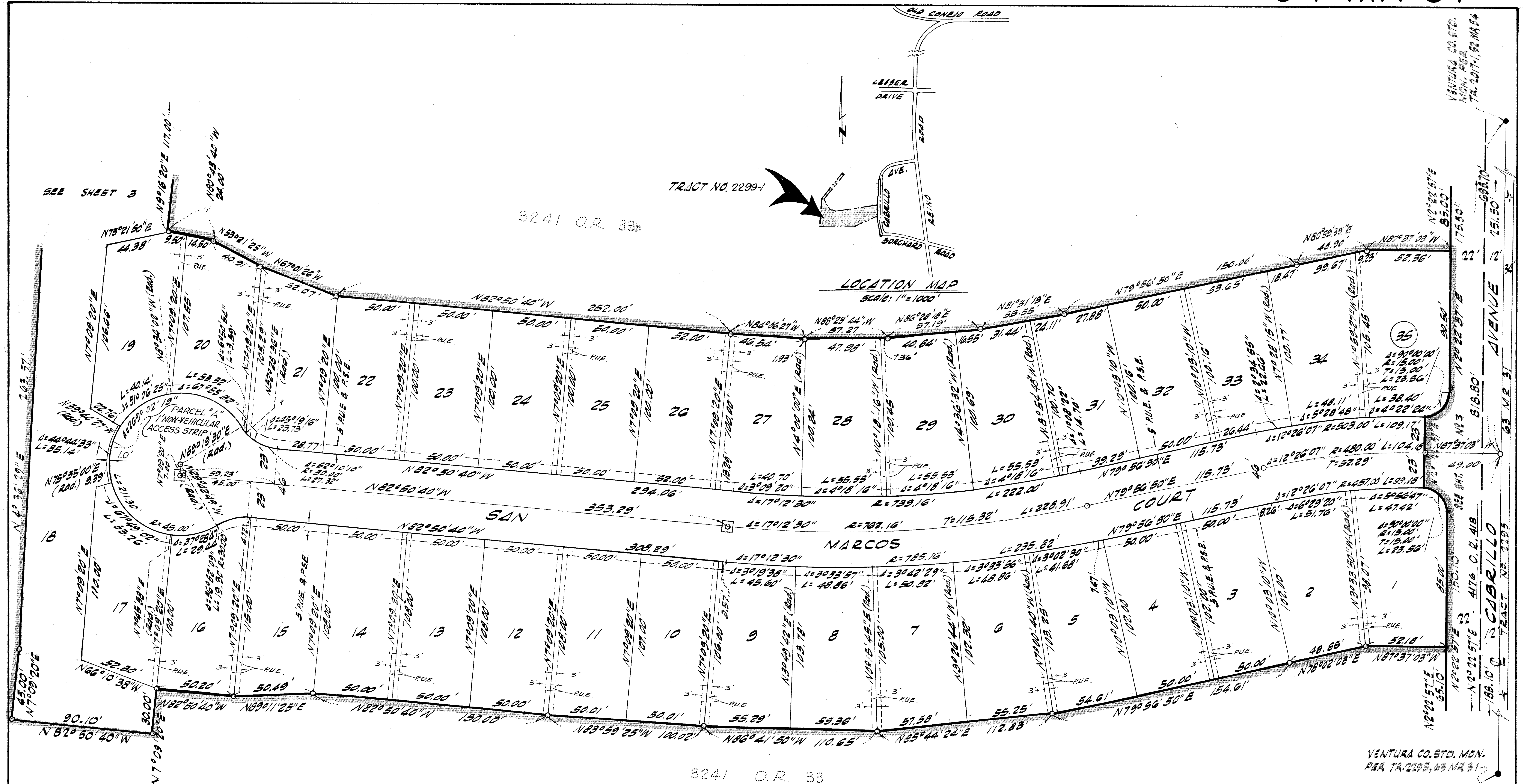
COUNTY OF VENTURA, STATE OF CALIFORNIA.

BEING A SUBDIVISION OF A PORTION OF SECTIONS 10 AND 11 T. 1 N. R. 20 W. IN THE RANCHO EL CONEJO, AS SHOWN UPON A MAP ENTITLED "MAP OF PARTITION SURVEY OF RANCHO EL CONEJO, VENTURA COUNTY, CALIFORNIA," RECORDED IN BOOK 1, PAGE 746 OF DEEDS.

SEPTEMBER, 1973

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

6.03 Ac.



TRACT Nº 2299-1

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

BEING A SUBDIVISION OF A PORTION OF SECTIONS 10 AND 11 T. 1 N. R. 20 W. IN THE RANCHO EL CONEJO, AS SHOWN UPON A MAP ENTITLED "MAP OF PARTITION SURVEY OF RANCHO EL CONEJO, VENTURA COUNTY CALIFORNIA," RECORDED IN BOOK 1, PAGE 746 OF DEEDS.

SEPTEMBER, 1973

DANIEL, MANN, JOHNSON & MENDENHALL
223 THOUSAND OAKS BOULEVARD
THOUSAND OAKS, CALIFORNIA.

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., 15" min. length, tagged L.S. 2836.
⊡	Set Standard Survey Monument (F-3)
	Set cut cross in curb on property line produced in lieu of front lot corners.
	Set iron pipe, minimum diameter ½" at rear lot corners.
●	Monument as noted.

BASIS OF BEARINGS:
The bearing of N 2°22'57"E being the centerline of Cabrillo Avenue, Tract Nº 2295 (63 M.R. 31) was used as the basis of bearings.

GRAPHIC SCALE 0 40 80 120

SCALE: 1" = 40'

Fd. 1½" I.P. PER TRACT Nº 2017-1 52 MR 54

S'LY LINE LOT 115 TRACT 2017-1 52 MR 54

N57°38'22"W (C&M) 30.02' 154.61'

11.48 (C&M)

N32°10'41"E 111.77'

N27°17'23"W (Rad.)

10'

PARCEL "C" 1' NON VEHICULAR ACCESS STRIP

Δ=49°57'07" R=45.00' L=38.45'

N76°14'30"W (Rad.)

N32°10'41"E 124.09'

N62°46'42"E 43.76'

N18°27'45"E 100.00'

N80°43'40"W 25.15'

N9°16'20"E 109.12'

N47°28'02"W (Rad.) 20.25'

10'

Δ=32°44'00" R=45.00' L=25.71'

N62°46'42"E 50.07'

N31°52'51"E 133.36'

PARCEL "B" 1' NON VEHICULAR ACCESS STRIP

42.66' N62°18'02"W (Rad.)

N9°16'20"E 117.00'

SANITARY SEWER AND STORM DRAIN EASEMENT

N25°29'09"E 296.58'

3241 O.R. 33

3241 O.R. 33

SEE SHEET 2

SAN MARCOS COURT

44.38' N73°28'50"E

LOT 19

N7°09'20"E 106.66'

PARCEL "A" 1' NON-VEHICULAR ACCESS STRIP

Δ=26°29'19" R=45.00' L=20.80'

10'

L=35.14' Δ=44°44'39"

N59°40'27"W 22.76' (Rad.)

LOT 17

N75°35'00"E (Rad.) 9.39'

N7°09'20"E 110.00

52.30' N62°10'39"W

N7°09'20"E 30.00'

101.90' N82°50'40"W

N14°36'29"E 263.57'

45.00' N7°09'20"E

Fd. VENTURA CO. STD. SURVEY MON. PER TRACT Nº 2017-1 52 MR 54

N1°22'57"E 99.00' (C&M)

N87°37'03"W 34.00'

N2°22'57"E 35.20'

Δ=90°00'00" R=15.00' L=23.56'

46.00' N2°22'57"E

Δ=90°00'00" R=15.00' L=23.56'

N2°22'57"E 170.00'

Δ=90°00'00" R=15.00' L=23.56'

46.00' N2°22'57"E

N 1° 22' 57" E 883.80 (R)

133.20' 34' 246.00' CABRILLO AVENUE 251.50' 818.80' 46.00' 34' 188.10'

N2°22'57"E 49.00'

4176 O.R. 418

N2°22'57"E 49.00'

N2°22'57"E 175.50' 90.50'

Δ=90°00'00" R=15.00' L=23.56'

85.00' N2°22'57"E

LOT 35

Δ=90°00'00" R=15.00' L=23.56'

46.00' N2°22'57"E

SAN MARCOS COURT

N2°22'57"E 150.10' 85.00'

LOT 1

Δ=90°00'00" R=15.00' L=23.56'

65.10' N2°22'57"E

34.00' CONT. 10.34' THEREON

VENTURA CO. STD. SURVEY MON. PER TRACT Nº 2295, 63 MR 31

Δ=21°30'37" L=112.63', R=300'

Δ=21°30'37" L=125.39', R=334

3241 O.R. 33

Fd. 1½" I.P. PER TRACT Nº 2017-1 52 MR 54

VENTURA CO. STD. SURVEY MON. PER TRACT Nº 2295 63 MR 31

Δ=21°30'37" (R) R=300' L=112.63' (R)

1½" I.P. PER TRACT Nº 2295 63 MR 31

71.00'

VENTURA CO. STD. SURVEY MON. PER TRACT Nº 2295 63 MR 31

N2°22'57"E 88.10'

CONT. 2.64' THEREON

N2°22'57"E 150.10'

34.00'

1½" I.P. PER TRACT Nº 2295, 63 MR 31 N19°07'40"W 146.94' (R)

CABRILLO AVENUE 4176 O.R. 418 74.94' N19°07'40"W

Δ=21°30'37" L=125.39' R=334' T=63.44'

Δ=90°00'00" L=39.27' R=25.00' T=25.00

BORCHARD ROAD

N70°52'20"E 35.00'

N70°52'20"E 130.00'

N19°07'40"W 94.00'

SEE SHEET 2 TR. 2299-1

TRACT Nº 2299-1

IN THE CITY OF THOUSAND OAKS
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DANIEL, MANN, JOHNSON & MENDENHALL
223 THOUSAND OAKS BOULEVARD
THOUSAND OAKS, CALIFORNIA.

0 40 80 120
GRAPHIC SCALE

SCALE: 1" = 40'