68 MR 14

#59452

Recorded at the request of the owner July 9th, 1976 at 3:15 P.M. in Book 68 of Miscellaneous Records (Maps) at Pages 14 through 15, records of Ventura County.

Robert L. Hamm
County Recorder
County of Ventura

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

We, the undersigned, hereby certify that we are the owners of or have interest in the land included within this subdivision, entitled Tract No. 2299-4 shown on this map consisting of 2 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 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 across the southerly lot lines of Lots 109 through 125, inclusive, abutting Borchard Road, in order that said owners of said Lots shall have no access whatsoever to Borchard Road except in the general easement of travel which belongs to the whole public. We also hereby offer to dedicate to the City of Thousand Oaks the one foot non-vehicular access strip shown on the map as Parcel "A". We hereby offer to dedicate to the City of Thousand Oaks the development and maintenance rights to Lot 108.*

ENIS BROTHERS
A GENERAL PARTNERSHIP

BY: James Enis
Partner

State of California
County of Ventura } s.s

On this _____ day of _____, 1975, before me _____, a Notary Public in and for said State, personally appeared _____ known to me to be the _____ President and _____ 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 the corporation herein named and acknowledged to me that such corporation executed the same

_____

State of California
County of ~~Ventura~~ IMPERIAL } s.s

On this 20TH day of May, 1976, before me NORENE H. STOKES, a Notary Public in and for said State, personally appeared JAMES ENIS known to me to be the partner of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

Norene H. Stokes

OFFICIAL SEAL
NORENE H. STOKES
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
IMPERIAL COUNTY
My Commission Expires November 12 1976

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 DECEMBER, 1975 for TRACT NO. 2299-4 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 JULY, 1977), 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 6-1 1976 Gerald P. Broms
GERALD P. BROMS L.S. 2836

I certify that according to the records of my office there are no liens against the subdivision Tract 2299-4, 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 May 25, 1976 19___

ROBERT G. BRANCH
Treasurer - Tax Collector
County of Ventura

By Shirley Deyckman
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT NO. 2299-4, that the subdivision is substantially the same as it appeared on the tentative map, and any approved alterations thereof, that all provisions of *Title 7, Div. 2 of the Government 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 July 1, 1976

J. LOUIS SCHERER
City Engineer
City of Thousand Oaks

J. Louis Scherer

I certify that all the provisions of *Title 7, Div. 2 of the Government Code of the State of California &* 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. 2299-4 have been compled with.

Date July 7 1976

Robert L. Hamm
ROBERT L. HAMM
County Clerk
County of Ventura

By _____
Deputy County Clerk

The signatures of Teresa A. Borchard, Milton C. Borchard, Helen Borchard Webber, Ida Fay Mahan, Maryann Borchard Traylor and James A. Borchard, present owners of one-half of all oil, gas, hydrocarbon substances and other minerals, but without the right to enter upon the surface of said land or the subsurface thereof to a depth of 500 feet below the surface, has been omitted in accordance with Section 66436 (b) (3) (i) of the Subdivision Map Act.

I, VELMA S. QUINN, City Clerk of the City of Thousand Oaks, County of Ventura, State of California, certify that all provisions of *Title 7, Div. 2 of the Government Code of the State of California &* 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. 2299-4" have been complied with.

Dated this 2ND day of JULY, 1976

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 29th day of JUNE, 1976, 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 across the southerly lot lines of Lots 109 through 125, inclusive, abutting Borchard Road, as offered. The offer of dedication of the one foot non-vehicular access strip shown on the map as Parcel "A" was accepted. The offer of dedication of the development and maintenance rights to Lot 108 was rejected.*

Dated this 2nd day of July, 1976

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

Date of Report	Title of Report	Firm Name	Engineer	Engineers Registration No.
February 5, 1976	Tr. No 2299-4	Irvine Soils Engineering & Testing Laboratory	J. Vidal	R.C.E. 25112

TRACT NO. 2299-4

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

BEING A SUBDIVISION OF 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.

DMJM
DANIEL, MANN, JOHNSON, & MENDENHALL
223 THOUSAND OAKS BLVD. THOUSAND OAKS, CALIF. 91360 TEL. 805-495-0683
PLANNING § ARCHITECTURE § ENGINEERING § SYSTEMS § ECONOMICS

APRIL, 1976

7.950 ACRES

SHEET 1 OF 2 SHEETS

BASIS OF BEARINGS:
THE BEARING OF NORTH 2°22'57" EAST OF THE CENTERLINE OF CABRILLO AVENUE AS SHOWN PER TRACT NO. 2299-1, 64 M.R. 56-58 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

① R = 15', Δ = 83°44'57" L = 21.93', T = 13.45'
② Δ = 6°22'34", L = 37.17'
③ Δ = 2°37'57", L = 15.34'
④ R = 30' Δ = 51°15'34" L = 26.84', T = 14.39'
⑤ R = 30' Δ = 38°02'40" L = 19.92', T = 10.34'
⑥ Δ = 46°49'16", L = 36.78'
⑦ Δ = 94°26'18", L = 74.17'
⑧ Δ = 30°15'14", L = 23.76'
⑨ Δ = 50°55'46", L = 40.00'
⑩ Δ = 46°51'38", L = 36.80'
⑪ Δ = 12°37'37", L = 66.12'
⑫ Δ = 8°53'00", L = 46.51'
⑬ R = 25' Δ = 94°20'57" L = 41.17' T = 26.97'
⑭ R = 46' Δ = 30°15'14" L = 24.29' T = 12.43'

SAN MARCOS ℄ COURT

TRACT Nº 2299-1
64 M.R. 56/58

AVENUE

BASIS OF BEARINGS N 2°22'57" E (R.&M.) 188.10'

SCALE: 1" = 50'

CORONADO CIRCLE

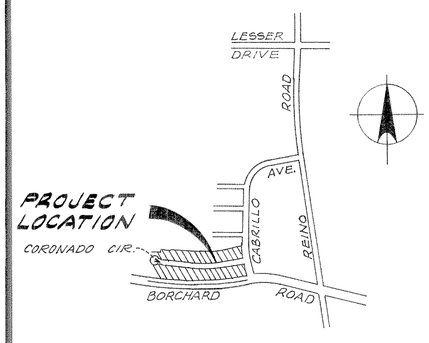
CABRILLO

BORCHARD ROAD

PARCEL "A"

Set 1½" I.P. tagged L.S. 2836

FD. 1½" I.P. PER TRACT 2295, 63 M.R. 31



LOCATION MAP
SCALE: 1" = 1000'

LEGEND

P.U.E.	PUBLIC UTILITY EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT
R	RECORD PER TRACT 2299-1, 64 M.R. 56-58
M	MEASURED
○	SET 1½" I.P. TAGGED L.S. 2836
△	FOUND 1½" I.P. TAGGED L.S. 2836 PER TRACT 2299-1, 64 M.R. 56-58
●	FOUND MONUMENT AS NOTED
■	FOUND VENTURA CO. STD. SURVEY MONUMENT PER TRACT NO. 2295, 63 M.R. 31
□	SET VENTURA CO. STD. SURVEY MONUMENT PER PLATE F-3.

SET ½" I.P. AT REAR PROPERTY CORNERS OF ALL LOTS. SET "X" IN CONC. CURB ON SIDE PROPERTY LINES PRODUCED 4.75' BEYOND TRUE LOT CORNER UNLESS OTHERWISE SHOWN.

50 0 50 100
1 IN = 50 FT.

TRACT NO. 2299-4

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

BEING A SUBDIVISION OF 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.

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