75 MR 73

WE THE UNDERSIGNED HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE INTEREST IN THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 2488-2, 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, WE HEREBY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE TRACT BOUNDARY LINES, AND 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 TIPPERARY LANE, SHAMROCK COURT, JEROME AVENUE, O'LEARY COURT AND HAYS DRIVE AS SHOWN ON THE MAP. WE ALSO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, PUBLIC SERVICE, WATER, SEWER AND STORM DRAIN EASEMENTS AS SHOWN ON THE MAP. 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, C. WE ALSO OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, DEVELOPMENT RIGHTS AND MAINTENANCE EASEMENTS OVER LOTS D, E & F.

KELLY PARK, A LIMITED PARTNERSHIP, OWNER

DOWEL ENTERPRISES, A CALIFORNIA CORPORATION, GENERAL PARTNER

Alvin R. Stitch — ALVIN R. STITCH - VICE-PRESIDENT

Charles E. Love — CHARLES E. LOVE - ASST. SECRETARY

VENTURA DEVELOPMENT CO. - A CALIFORNIA CORPORATION, GENERAL PARTNER

Alvin R. Stitch — ALVIN R. STITCH - PRESIDENT

Ruth Hatcher — RUTH HATCHER - ASST. SECRETARY

SAFECO TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF RECORDED IN BOOK 4732, PAGE 443 OF OFFICIAL RECORDS.

A. W. Paris — VICE PRESIDENT

Iris Friesen — ASST. SECRETARY

STATE OF CALIFORNIA
COUNTY OF VENTURA

ON THIS 18th DAY OF January, 1978, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ALVIN R. STITCH KNOWN TO ME TO BE THE VICE PRESIDENT AND CHARLES E. LOVE KNOWN TO ME TO BE THE ASST. SECRETARY OF DOWEL ENTERPRISES, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AS PARTNER OF KELLY PARK, A PARTNERSHIP AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER, AND PERSONALLY APPEARED ALVIN R STITCH KNOWN TO ME TO BE THE PRESIDENT AND RUTH HATCHER KNOWN TO ME TO BE THE ASST. SECRETARY OF VENTURA DEVELOPMENT CO., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AS PARTNER OF KELLY PARK, A PARTNERSHIP, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

OFFICIAL SEAL
MICHELE E. BENTZ
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY
My Commission Expires Dec. 14, 1980

Michele E. Bentz

STATE OF CALIFORNIA
COUNTY OF VENTURA

ON THIS 10th DAY OF October, 1977, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED A. W. PARIS KNOWN TO ME TO BE THE VICE PRESIDENT AND IRIS FRIESEN KNOWN TO ME TO BE THE ASST. SECRETARY OF SAFECO TITLE INSURANCE COMPANY, 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.

OFFICIAL SEAL
CAROLYN E. BATASTINI
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY
My Commission Expires April 13, 1981

Carolyn E. Batastini

THE SIGNATURES OF FLORENCE H. HAYS, AND MARY K. HAYS, PRESENT OWNERS OF A 50% INTEREST IN ALL OIL AND MINERALS IN OR UNDER SAID LAND AS RESERVED IN DEED RECORDED IN BOOK 179 PAGE 341 OF DEEDS, HAVE BEEN OMITTED IN ACCORDANCE SECTION 66436 (C)(3) OF THE SUBDIVISION MAP ACT.

I DAVID T. BARTLETT, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN APRIL 1977, 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 OF THE CITY OF THOUSAND OAKS,) 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.

JULY 21, 1977 — DATE

David T. Bartlett — DAVID T. BARTLETT - RCE 12460

I CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 2488-2, THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE ACT ENTITLED SUBDIVISION MAP ACT, BEING DIVISION 2, TITLE 7 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.

1-25-78 — DATE

J. Louis Scherer — J. LOUIS SCHERER - CITY ENGINEER

I CERTIFY THAT ACCORDING TO MY OFFICE, THERE ARE NO LIENS AGAINST THE SUBDIVISION TRACT NO. 2488-2, OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT YET DUE. AND PAYABLE. DE

November 14, 1977 — DATE

ROBERT G. BRANCH
TREASURER - TAX COLLECTOR
COUNTY OF VENTURA

BY: Shirley Bergerman — DEPUTY TAX COLLECTOR

I CERTIFY THAT ALL PROVISIONS OF DIVISION 2, TITLE 7 OF THE GOVERNMENT 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. 2488-2 HAVE BEEN COMPLIED WITH.

ROBERT L. HAMM
COUNTY CLERK
COUNTY OF VENTURA

January 26, 1978 — DATE

BY: Joann C. Daniels — DEPUTY COUNTY CLERK

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, DIVISION 2, OF THE GOVERNMENT 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. 2488-2 HAVE BEEN COMPLIED WITH.

VELMA S. QUINN
CITY CLERK
CITY OF THOUSAND OAKS

JANUARY 25, 1978

Velma S. Quinn

THE SIGNATURES OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, AND EASEMENT HOLDER BY DEED RECORDED IN BOOK 844 PAGE 596 OF OFFICIAL RECORDS, HAVE BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (C)(1) OF THE SUBDIVISION MAP ACT.

THE FOLLOWING SOILS REPORT HAS BEEN PREPARED ON TRACT NO. 2488-2

DATE OF REPORT	TITLE OF REPORT	FIRM NAME	ENGINEER	ENGR. REG. NO.
AUGUST 19, 1973	GEOLOGIC & SOILS ENGINEERING REPORT	GORIAN & ASSOC.	GERALD GORIAN	R.C.E. 14098

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS, BY RESOLUTION DULY PASSED ON THE 24TH DAY OF JANUARY 1978, APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC, FOR PUBLIC USE, THE STREET DEDICATION AS OFFERED AND ALSO ACCEPTED ON BEHALF OF THE CITY OF THOUSAND OAKS THE EASEMENTS FOR PUBLIC SERVICE, WATER, SEWER AND STORM DRAIN PURPOSES, AND THE 1' NON-VEHICULAR ACCESS STRIPS "A", "B" AND "C" AND THE DEVELOPMENT RIGHTS ON LOTS D, E & F, HOWEVER, THAT THE OFFER OF MAINTENANCE EASEMENTS IS HEREBY REJECTED.

DATED: JANUARY 25, 1978

VELMA S. QUINN
CITY CLERK
CITY OF THOUSAND OAKS

Velma S. Quinn

RECORDED AT THE REQUEST OF THE OWNER, JANUARY 26, 1978 AT 3:30 P.M. IN BOOK 75 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 73, 74 & 75, RECORDS OF VENTURA COUNTY

DOCUMENT NO. 8656

ROBERT L. HAMM
COUNTY RECORDER
COUNTY OF VENTURA

BY: Myrtes C. Wyborny
DEPUTY COUNTY RECORDER

TRACT NO. 2488-2

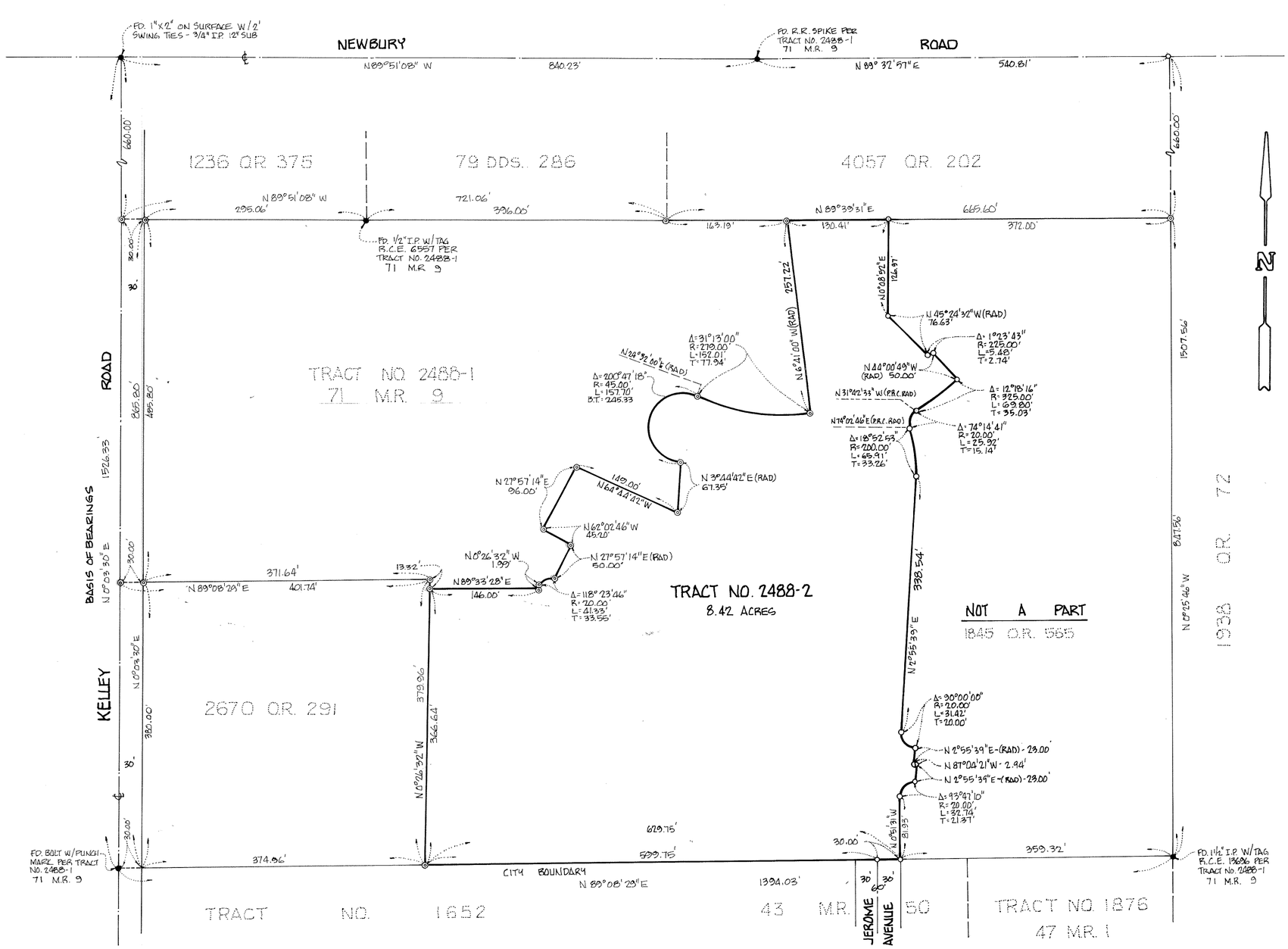
IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

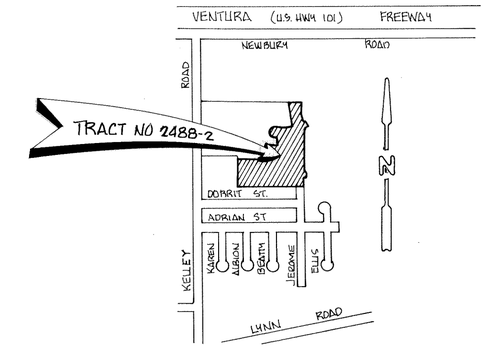
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST ONE QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 19 WEST, J. EDWARDS TRACT NO. 1, RANCHO EL CONEJO AS PER MAP RECORDED IN BOOK 1, PAGE 746 OF DEEDS.

JBA - A DIVISION OF TAIT AND ASSOCIATES
5755 VALENTINE RD - VENTURA, CALIFORNIA

MARCH, 1977

SHEET 1 OF 3 SHEETS





VICINITY MAP

SCALE: 1" = 1000'

MONUMENT LEGEND & NOTES:

- • FOUND MONUMENTS AS NOTED.
- ◎ FOUND 1 1/2" I.P. W/TAG RCE 9513 PER TRACT NO 2488-1, 71 M.R. 9
- ○ SET 1 1/2" I.P. W/TAG R.C.E. 12460

FRONT LOT CORNERS: CHISELED "+" IN CONC. WALK ALONG LOT LINE PRODUCED 6" BEYOND TRUE CORNER

REAR LOT CORNERS: SET 3/4" I.P. W/TAG R.C.E. 12460

SET 1 1/2" I.P. W/TAG RCE 12460 AT ALL CENTERLINE INTERSECTIONS, B.C.'s & E.C.'s.

BASIS OF BEARINGS

THE BEARING OF NORTH 0°03'30" EAST ON THE CENTERLINE OF KELLEY ROAD PER TRACT NO. 1652, 43 M.R. 50 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

GRAPHIC SCALE

0 10 20 50 100 150 200 300

SCALE: 1" = 100'

TRACT NO. 2488-2

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

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 19 WEST, J. EDWARDS TRACT NO. 1, RANCHO EL CONEJO AS PER MAP RECORDED IN BOOK 1 PAGE 746 OF DEEDS.

JBA - A DIVISION OF TAIT AND ASSOCIATES
5755 VALENTINE ROAD - VENTURA, CALIF.

SCALE: 1" = 100' MARCH, 1977

SHEET 2 OF 3 SHEETS

BOUNDARY SURVEY

SCALE: 1" = 100'

SCALE: 1" = 50'

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
1	21°52'29"	40.00'	15.27'	7.73'
2	11°51'13"	40.00'	8.28'	4.15'
3	10°01'16"	40.00'	6.99'	3.51'
4	38°46'57"	85.00'	57.54'	29.92'
5	16°00'20"	85.00'	23.79'	11.98'
6	16°02'19"	85.00'	23.79'	11.98'
7	36°16'33"	85.00'	53.79'	27.83'
8	31°32'05"	85.00'	46.78'	24.00'
9	9°08'29"	40.00'	6.38'	3.20'
10	17°13'17"	40.00'	12.02'	6.06'
11	26°21'46"	40.00'	18.41'	9.37'
12	216°42'17"	30.00'	13.98'	7.12'
13	28°01'28"	45.00'	22.01'	11.23'
14	69°53'48"	45.00'	54.90'	31.45'
15	170°57'56"	45.00'	134.28'	569.53'
16	62°10'55"	30.00'	32.56'	18.09'
17	90°24'59"	30.00'	47.34'	30.22'
18	118°23'46"	20.00'	41.33'	33.55'
19	0°51'59"	376.00'	5.67'	2.83'
20	4°13'47"	375.00'	27.68'	13.85'
21	10°27'00"	375.00'	68.39'	34.24'
22	6°00'00"	375.00'	39.27'	19.65'
23	3°28'48"	319.00'	22.78'	11.39'
24	90°00'00"	20.00'	31.42'	20.00'
25	4°34'47"	350.00'	27.98'	13.99'
26	8°21'57"	350.00'	51.10'	25.60'
27	0°28'39"	350.00'	2.92'	1.46'
28	7°53'18"	350.00'	48.19'	24.13'
29	3°47'10"	600.00'	39.65'	19.85'
30	93°47'10"	20.00'	32.74'	21.37'
31	21°33'53"	175.00'	84.19'	42.93'
32	18°52'53"	200.00'	65.91'	33.26'
33	74°14'14"	20.00'	25.92'	15.14'
34	12°18'16"	325.00'	69.79'	35.03'
35	1°23'43"	275.00'	5.45'	2.74'
36	1°06'17"	279.00'	5.30'	2.65'
37	54°11'08"	45.00'	42.56'	23.02'
38	63°09'51"	30.00'	33.02'	18.41'
39	51°16'48"	30.00'	29.99'	16.38'
40	5°41'03"	30.00'	3.03'	1.52'
41	5°46'14"	321.00'	32.24'	16.13'
42	6°15'03"	321.00'	35.02'	17.53'
43	6°16'43"	321.00'	35.15'	17.61'
44	6°23'06"	321.00'	35.77'	17.90'
45	4°28'34"	321.00'	25.08'	12.54'
46	94°30'47"	20.00'	32.99'	21.64'
47	14°56'07"	150.00'	39.10'	19.66'
48	3°50'13"	325.00'	21.76'	10.89'
49	9°25'48"	325.00'	53.49'	26.81'
50	7°24'16"	325.00'	42.00'	21.03'

NO.	DELTA	RADIUS	LENGTH	TANGENT
51	4°21'18"	325.00'	24.70'	12.36'

NOTE: LOTS "D", "E" & "F" ARE PROPOSED LANDSCAPE MAINTENANCE EASEMENTS

MONUMENT LEGEND & NOTES

- ◎ FD. 1½" I.P. W/TAG R.C.E. 9513 PER TRACT NO. 2488-1, 71 M.R. 9
- ○ SET 1½" I.P. W/TAG R.C.E. 12460
  - FRONT LOT CORNERS: CHISELED "+" IN CONC. WALK ALONG LOT LINE PRODUCED 6" BEYOND TRUE CORNER
  - REAR LOT CORNERS: SET ¾" I.P. W/TAG "R.C.E. 12460"
  - SET 1½" I.P. W/TAG RCE 12460 AT ALL CENTERLINE INTERSECTIONS, B.C.'S, & E.C.'S
- □ SET CITY OF THOUSAND OAKS STD. SURVEY MONUMENTS PER STD. PLATE F-2

P.S.E. = PUBLIC SERVICE EASEMENT
P.U.E. = PROP. PUBLIC UTILITY EASEMENT
RAD. = RADIAL
M.R. = MISCELLANEOUS RECORDS
O.R. = OFFICIAL RECORDS
I.P. = IRON PIPE

BASIS OF BEARINGS

THE BEARING OF NORTH 0°03'30" EAST ON THE CENTERLINE OF KELLEY ROAD PER TRACT NO. 1652 43 M.R. 50 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

GRAPHIC SCALE

0 10 25 50 75 100 150

SCALE: 1" = 50'

TRACT NO. 2488-2

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

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 19 WEST J. EDWARDS TRACT NO. 1 RANCHO EL CONEJO AS PER MAP RECORDED IN BOOK 1, PAGE 746 OF DEEDS.

JBA - A DIVISION OF TAIT AND ASSOCIATES
5755 VALENTINE ROAD - VENTURA, CALIF.

SCALE: 1" = 50' MARCH, 1977

SHEET 3 OF 3 SHEETS