77MR4

We the undersigned hereby certify that we are the owner(s) of the land included within this subdivision entitled TRACT NO. 2871, shown on this map consisting of 4 sheets and we are the only persons whose consent is necessary to pass a clear title to said land, and we consent to the making and recordation of said map and subdivision as shown within the exterior boundary line 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 and public service easements as shown on the map. We also offer to dedicate to the city of Thousand Oaks, the easement for sewer, water and storm drainage purposes as shown on this map and all uses incident thereto. We also hereby offer to dedicate to the city of Thousand Oaks all remaining rights of ingress and egress over and across the northerly line of lots 1, 6 and 7 abutting Avenida De Las Flores in order that the owners of said lots shall have no access what-so-ever to said Avenida De Las Flores except the general right of travel which belongs to the whole public. We also hereby offer to dedicate to the City of Thousand Oaks, maintenance easements over lots 7,8,9,10 and 11.

Watt industries, inc., a California corporation

Angelo Adams — ANGELO ADAMS Vice President

Howard Goldstein — HOWARD GOLDSTEIN Secretary

Title Insurance and Trust Company a California Corporation, Trustee under Deed of Trust recorded October 31. 1977, in book 4980 page 646, Official Records.

Frank L. Lane — ASSISTANT VICE President

John F. Bennell — ASSISTANT Secretary

State of California
County of Los Angeles

On this 28th day of March, 19 78 befor me _____, a Notary Public in and for said State, personally appeared Angelo Adams known to me to be the Vice President and Howard Goldstein Known to me to be the _____ Secretary of Watt Industries, 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.

OFFICIAL SEAL
EVA H. MACDONELL
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires September 13, 1980

Eva H. Macdonell
Notary Public

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 any local ordinances 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. 2871 have been complied with.

Date APRIL 26, 1978

Velma S. Quinn
City Clerk
City of Thousand Oaks
By Velma S. Quinn
City Clerk

I, J.C. CHAVEZ, do hereby certify that I am a Licensed Surveyor, that this map correctly represents a survey made under my direction in October, 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), and that they are (or will be) sufficient to enable the survey to be retraced. Tie sheets 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 road system.

Date: OCTOBER 20 19 77

J.C. Chavez
J.C. CHAVEZ L.S. No. 3428

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 2871, 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 due and payable.

Date: April 25 19 78

ROBERT G. BRANCH
Treasurer - Tax Collector
County of Ventura
By Shirley Bugelman
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT NO. 2871, 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, Division 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: April 26 19 78

R.C.E. 16173
FOR J. Louis Scherer, City Engineer
City of Thousand Oaks

I 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 the approval by the City Council of the City of Thousand Oaks of the map entitled TRACT NO. 2871, have been complied with.

Date: April 27th 1978

Robert K. Hamm
ROBERT L. HAMM
County Clerk
County of Ventura
By _____
Deputy County Clerk

The following soil reports have been prepared on TRACT NO. 2871

Date of Report	Title of Report	Firm Name	Engineer	Reg. No
AUGUST 23, 1977	SOILS ENGINEERING AND GEOLOGIC INVESTIGATION TRACT NO. 2140	GORIAN AND ASSOCIATES	GERALD GORIAN	R.C.E. 14698

The signature of the City of Thousand Oaks, as the present owner of an easement for sewers recorded June 22, 1971 in book 3829, Page 569 of Official Records, has been omitted in accordance with Section 66436 (c)(1) of the Subdivision Map Act.

I hereby certify that the City Council of the City of Thousand Oaks, by resolution duly passed on the 25TH day of, APRIL 1978 approved the attached map and accepted on behalf of the public, for public use, the streets and easements for public service, sewer, water and storm drain purposes as shown on the map and also accepted the rights of ingress and egress as offered. The offer of maintenance easements over lots 7,8,9,10 and 11 was rejected.

Dated APRIL 26, 1978

Velma S. Quinn
City Clerk
City of Thousand Oaks
By Velma S. Quinn
City Clerk

The signatures of the heirs or devisees of Mike Lang, deceased, Jacqueline Lang MacDonald and Gene Lang Congdon, the present owners of an undivided one-half interest in and to all oil, gas, petroleum and other minerals or hydrocarbon substances in and under that portion of said land below a depth of 500 feet perpendicular to each point on any surface of said land without the right to enter or otherwise use the surface of said land or the subsurface thereof to said depth of 500 feet, but reserving the right to drill into and through that portion of the subsurface of said land lying below said depth of 500 feet for the purpose of exploring, prospecting, extracting and removing any and all of the above mentioned substances from a surface location on land other than the land herein described: have been omitted in accordance with Section 66436 (c) (3) of the Subdivision Map Act.

Document No. 42062

Recorded at the request of the owner, APRIL 27TH, 1978, at 3:15 P.M. ____ M in Book 77 of Miscellaneous Records (Maps) at Pages 4 THRU 7, records of Ventura County

ROBERT L HAMM
County Recorder
County of Ventura
By William Bowers, Jr.
Deputy County Recorder

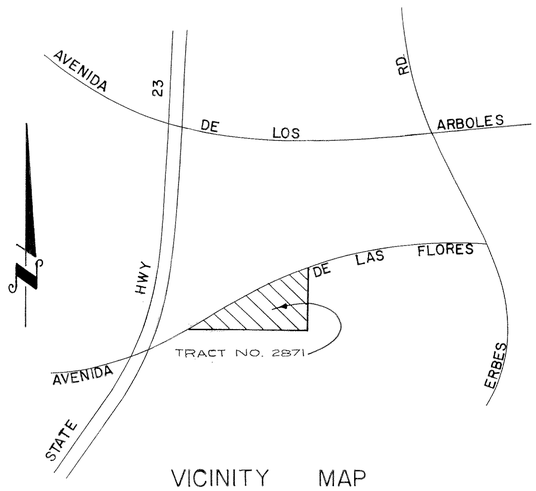
TRACT NO. 2871

IN THE CITY OF THOUSAND OAKS

Being a subdivision of a portion of parcel 1 of parcel map LD 60 in the city of Thousand Oaks, County of Ventura, State of California as per map Filed in book 6 page 24 to 30 inclusive, of parcel Maps.

VENTURA COUNTY, CALIFORNIA
FOR CONDOMINIUM PURPOSES
PSOMAS AND ASSOCIATES
13400 RIVERSIDE DRIVE, SHERMAN OAKS, CALIFORNIA 91423
OCTOBER, 1977

77MR5



VICINITY MAP
SCALE : 1"= 1000'

STATE OF CALIFORNIA } SS
COUNTY OF VENTURA }

ON THIS 24TH DAY OF APRIL, 1978, BEFORE ME _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED FRANK W. KANE KNOWN TO ME TO BE THE ASST. VICE PRESIDENT AND TOM M. FENWELL, KNOWN TO ME TO BE THE ASST. SECRETARY OF TITLE INSURANCE AND TRUST 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.

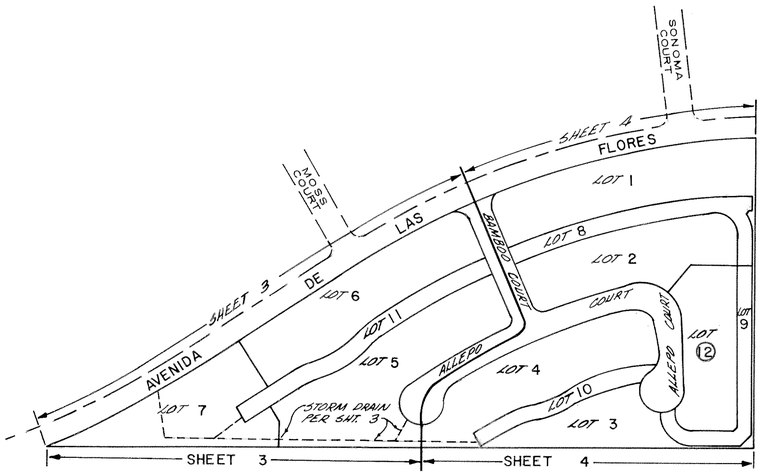
OFFICIAL SEAL
LENETTA L. WAGNER
NOTARY PUBLIC, CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY
My Commission Expires Aug. 16, 1981

Lenetta L. Wagner
NOTARY PUBLIC

MONUMENT NOTES AND LEGEND

- ● FOUND MONUMENT AS DESCRIBED
- □ SET CITY OF THOUSAND OAKS STANDARD SURVEY MONUMENT PER PLATE F-2
- ○ SET 1½" I.P. 18" LONG W/TAG L.S. 3428 AT TRACT BOUNDARY ANGLE POINTS OR 2" I.P. 18" LONG. (1000' MAX. DIST.)
  1. SET 1½" I.P. 18" LONG W/TAG L.S. 3428 AT ALL CHANGES OF DIRECTION OR CENTERLINES AND AT ALL CUL-DE-SAC RADIUS POINTS
  2. SET ½" I.P. 18" LONG W/TAG L.S. 3428 AT ALL LOT CORNERS (¾" I.P. 15" LONG IS ALSO ACCEPTABLE)
  3. CUT "+" ON CURB ON PROLONGATIONS OF SIDE LOT LINES
  4. ENGINEER CENTERLINE TIES AND MONUMENTS SET WITHIN THIS TRACT WILL BE ON FILE AT THE OFFICE OF THE CITY ENGINEER OF THE CITY OF THOUSAND OAKS.

R. = RECORD
M. = MEASURED
PSE. = PUBLIC SERVICE EASEMENT
PUE. = PUBLIC UTILITY EASEMENT
P.C.C. = POINT OF COMPOUND CURVE
P.R.C. = POINT OF REVERSE CURVE
RAD. = RADIAL
M.R. = MISCELLANEOUS RECORDS
O.R. = OFFICIAL RECORDS
F.D. = FOUND



KEY MAP
SCALE : 1"= 200'

BASIS OF BEARINGS

THE BEARING N. 57°58' 31" E. ON THE CENTERLINE OF AVENIDA DE LAS FLORES AS SHOWN ON THE MAP OF TRACT NO. 2140 RECORDED IN BOOK 56 PAGES 52 TO 60 INCLUSIVE OF MISCELLANEOUS RECORDS WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

TRACT NO. 2871

IN THE CITY OF THOUSAND OAKS

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LD 60 IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 6 PAGE 24 TO 30 INCLUSIVE, OF PARCEL MAPS.

VENTURA COUNTY, CALIFORNIA
FOR CONDOMINIUM PURPOSES

PSOMAS & ASSOCIATES
1617 PONTIUS AVENUE, LOS ANGELES, CALIFORNIA 90025
NOVEMBER 1977

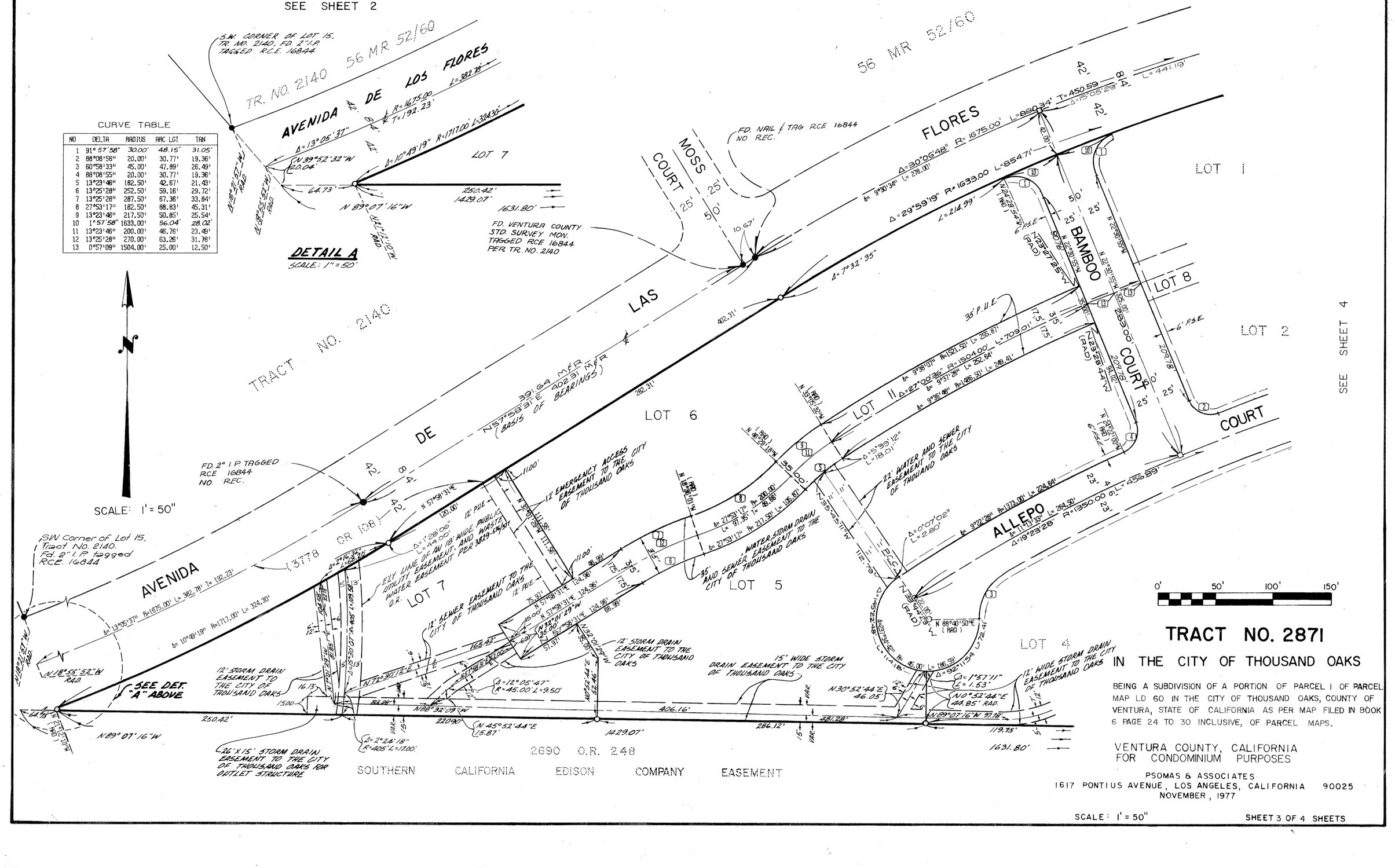
SCALE : 1"= 200'

FOR BASIS OF BEARINGS
SEE SHEET 2

FOR MONUMENT NOTES
SEE SHEET 2

CURVE TABLE

NO	DELTA	RADIUS	ARC LGT	TAN
1	91° 57' 58"	30.00'	48.15'	31.05'
2	88°08'56"	20.00'	30.77'	19.36'
3	60°58'33"	45.00'	47.89'	26.49'
4	88°08'55"	20.00'	30.77'	19.36'
5	13°23'46"	182.50'	42.67'	21.43'
6	13°25'28"	252.50'	59.16'	29.72'
7	13°25'28"	287.50'	67.36'	33.84'
8	27°53'17"	182.50'	88.83'	45.31'
9	13°23'46"	217.50'	50.85'	25.54'
10	1°57'58"	1633.00'	56.04'	28.02'
11	13°23'46"	200.00'	46.76'	23.49'
12	13°25'28"	270.00'	63.26'	31.78'
13	0°57'09"	1504.00'	25.00'	12.50'


S.W. CORNER OF LOT 15. TR. NO. 2140, FD 2" I.P. TAGGED R.C.E. 16844
TR. NO. 2140 56 MR 52/60
AVENIDA DE LOS FLORES
Δ=13°05'37" R=1675.00' T=192.23' L=382.78'
Δ=10°49'19" R=1717.00' L=324.30'
LOT 7
N 18°21'57" W RAD
N 18°55'52" W RAD
N 89°07'16" W
64.73'
250.42'
1429.07'
1631.80'
DETAIL A
SCALE: 1"=50'
FD. VENTURA COUNTY STD. SURVEY MON. TAGGED RCE 16844 PER TR. NO. 2140
FD. NAIL & TAG RCE 16844 NO REC.
MOSS COURT
56 MR 52/60
FLORES
Δ=30°06'48" R=1675.00' L=880.34' T=450.59
Δ=15°05'29" L=441.19'
Δ=9°30'34" L=278.00'
Δ=29°59'19" R=1633.00' L=854.71'
L=214.99'
Δ=7°32'35"
LOT 1
LOT 8
LOT 2
BAMBOO
COURT
N 22°30'55" W
N 23°28'44" W (RAD)
N 23°27'00" W (RAD)
N 23°27'25" W (RAD)
N 22°28'54" W (RAD)
6' P.S.E.
36' P.U.E.
TRACT NO. 2140
LAS
DE
N 57°58'31" E 402.31' (BASIS OF BEARINGS)
402.31'
LOT 6
LOT 11 Δ=27°00'36" R=1504.00' L=282.64'
Δ=9°38'07" R=1521.50' L=255.87'
Δ=9°37'28" R=1486.50' L=249.41'
Δ=9°36'48" R=1486.50' L=249.41'
Δ=15°39'12" L=18.01'
22' WATER AND SEWER EASEMENT TO THE CITY OF THOUSAND OAKS
709.01'
209.78'
N 36°59'32" W (RAD)
N 36°27'00" W (RAD)
N 35°45'11" W
112.79'
ALLEPO
Δ=9°22'28" R=1373.00' L=224.64'
Δ=1°41'33" R=1350.00' L=39.89'
Δ=19°23'28" R=1350.00' L=456.59'
Δ=0°07'02" L=2.80'
N 4°45'23" W (RAD)
N 88°40'50" E (RAD)
Δ=45°37'58" R=45.00' L=35.83'
LOT 4
Δ=92°11'54" L=72.41'
Δ=1°57'11" L=1.53'
N 0°52'44" E 44.85' RAD.
N 89°07'16" W 97.78'
119.75'
1631.80'
12' EMERGENCY ACCESS EASEMENT TO THE CITY OF THOUSAND OAKS
12' SEWER EASEMENT TO THE CITY OF THOUSAND OAKS
35' WIDE STORM DRAIN EASEMENT TO THE CITY OF THOUSAND OAKS
12' STORM DRAIN EASEMENT TO THE CITY OF THOUSAND OAKS
15' WIDE STORM DRAIN EASEMENT TO THE CITY OF THOUSAND OAKS
12' WIDE STORM DRAIN EASEMENT TO THE CITY OF THOUSAND OAKS
SEE DET. "A" ABOVE
FD 2" I.P. TAGGED R.C.E. 16844 NO. REC.
SW Corner of Lot 15, Tract No. 2140. Fd. 2" I.P. tagged R.C.E. 16844
(3779 OR 106)
N 57°58'31" E 120.00'
N 32°01'29" W 111.36'
N 57°58'31" E 124.96'
N 32°01'29" W 66

FOR BASIS OF BEARINGS SEE SHEET 2

FOR MONUMENT NOTES SEE SHEET 2

SCALE: 1"=50"

CURVE TABLE

NO	DELTA	RADIUS	ARC LGT	TAN
1	7°53'41"	150.00'	20.67'	10.35'
2	11°21'28"	150.00'	29.73'	14.92'
3	91°57'58"	30.00'	48.15'	31.05'
4	88°08'56"	20.00'	30.77'	19.36'
5	7°53'41"	127.00'	17.50'	8.76'
6	11°21'28"	127.00'	25.18'	12.63'
7	59°15'44"	45.00'	46.54'	25.60'
8	17°16'04"	200.00'	60.28'	30.37'
9	64°57'58"	25.00'	28.35'	15.92'
10	20°33'49"	200.00'	71.78'	36.28'
11	60°58'33"	45.00'	47.89'	26.49'
12	88°08'55"	20.00'	30.77'	19.36'
13	123°12'37"	5.00'	10.75'	9.25'
14	33°12'37"	72.50'	42.02'	21.62'
15	80°37'16"	62.50'	87.94'	53.02'
16	80°37'16"	32.50'	45.73'	27.57'
17	94°54'09"	42.50'	70.40'	46.30'
18	5°02'04"	182.50'	16.04'	8.02'
19	13°24'29"	182.50'	42.71'	21.45'
20	2°32'18"	1180.50'	52.30'	26.15'
21	10°54'52"	212.50'	40.48'	20.30'
22	10°54'52"	200.00'	38.10'	19.11'
24	10°54'52"	182.50'	34.76'	17.43'
25	14°34'31"	217.50'	55.33'	27.81'
26	2°32'18"	1215.50'	53.85'	26.93'
27	21°44'58"	217.50'	82.56'	41.78'
28	1°57'58"	1633.00'	56.04'	28.02'
29	36°27'32"	45.00'	28.63'	14.82'
30	22°48'12"	45.00'	17.91'	9.07'
31	35°52'33"	45.00'	28.18'	14.57'
32	39°00'46"	45.00'	30.64'	15.94'
33	6°57'41"	200.00'	24.30'	12.17'
34	13°23'46"	200.00'	46.76'	23.49'
35	17°08'06"	200.00'	59.81'	30.13'
36	2°32'18"	1198.00'	53.08'	26.54'
37	14°34'31"	200.00'	50.88'	25.58'
39	80°37'16"	50.00'	70.36'	42.42'
40	0°57'09"	1504.00'	25.00'	12.50'

0' 50' 100' 150'

TRACT NO. 2871

IN THE CITY OF THOUSAND OAKS

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP LD 60 IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 6 PAGE 24 TO 30 INCLUSIVE, OF PARCEL MAPS.

VENTURA COUNTY, CALIFORNIA
FOR CONDOMINIUM PURPOSES

PSOMAS & ASSOCIATES
1617 PONTIUS AVENUE, LOS ANGELES, CALIFORNIA 90025
NOVEMBER 1977

SCALE: 1"=50'

SHEET 4 OF 4 SHEETS