77 MR 13

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE INTEREST IN THE LAND INCLUDED WITHIN THIS SUBDIVISION, ENTITLED TRACT Nº 2635, 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 FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE BLUE BORDERLINE. WE ALSO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, EASEMENTS FOR LANDSCAPE AND DRIVEWAY MAINTENANCE AND WASTEWATER PURPOSES, WITHIN ALL OF LOT 29.

WARWICK TOWNHOUSES, A JOINT VENTURE, AS OWNER
HAROLD H. KITAY
Harold H. Kitay

MANDLER INVESTMENT COMPANY, A GENERAL PARTNERSHIP
BY
Sydney Mandler

STATE OF CALIFORNIA } S.S.
COUNTY OF VENTURA }
ON April 6, 1978 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, AND STATE, PERSONALLY APPEARED Harold H. Kitay & Sydney Mandler
KNOWN TO ME TO BE THE PERSONS WHOSE NAMES SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT They EXECUTED THE SAME.

Audree L. Hudgins

OFFICIAL SEAL
AUDREE L. HUDGINS
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My comm. expires MAR 14, 1981

I, ALVIN J. HOTZ, JR. DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN JULY 1977 FOR SYD MANDLER , 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 THE ACCEPTANCE OF THIS MAP BY THE CITY COUNCIL) AND 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 THE ACCEPTANCE OF THE IMPROVEMENTS INTO THE CITY ROAD SYSTEM.

DATE: JANUARY 25 1978

Alvin J. Hotz Jr.
R.C.E. 13696

ALVIN J. HOTZ JR. No. 13,696 REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS BY RESOLUTION DULY PASSED ON THE 25TH DAY OF APRIL 1978 1978 APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC FOR PUBLIC USE EASEMENT FOR WASTEWATER PURPOSES, THE OFFER OF LANDSCAPE AND DRIVEWAY MAINTENANCE EASEMENT WAS REJECTED.

VELMA S. QUINN
CITY CLERK
CITY OF THOUSAND OAKS
DATE: APRIL 26, 1978

Velma S. Quinn
By: VELMA S. QUINN

I CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE SUBDIVISION TRACT Nº 2635, OR ANY PART THERE OF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET DUE OR PAYABLE.

DATE: [redacted]

ROBERT G. BRANCH
TREASURER-TAX COLLECTOR
COUNTY OF VENTURA

BY: [redacted]
DEPUTY TAX COLLECTOR

I CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT Nº 2635, 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 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, 1978

FOR James Brock R.C.E. 16173
J. LOUIS SCHERER
CITY ENGINEER
CITY OF THOUSAND OAKS

THE SIGNATURE OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, THE OWNER OF AN EASEMENT BY DEED RECORDED IN BOOK 2790 PAGE 386, MAY BE OMITTED UNDER PROVISIONS OF SECTION 66436(C)(1) OF THE GOVERNMENT CODE.

THE SIGNATURE OF JANSS CORPORATION, OWNER OF OIL AND MINERAL RIGHTS BY DEED RECORDED IN BOOK 3420, PAGE 570 OF OFFICIAL RECORDS, MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436 (C)(3) OF THE GOVERNMENT CODE.

I CERTIFY THAT ALL THE 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 BOARD OF SUPERVISORS OF THE MAP ENTITLED TRACT Nº 2635, HAVE BEEN COMPLIED WITH.

DATE: May 1, 1978

ROBERT L. HAMM
COUNTY CLERK
COUNTY OF VENTURA

BY: Robert L. Hamm
DEPUTY COUNTY CLERK

THE FOLLOWING SOILS REPORTS HAVE BEEN PREPARED FOR TRACT Nº 2635

DATE:	TITLE	FIRM NAME	ENGINEER	R.C.E. Nº
2-1-77	EXPANSION TEST REPORT	GORIAN & ASSOC.	GERALD GORIAN	14638
1-17-64	FINAL COMPACTION REPORT	DONALD R. WARREN ENGINEERS, INC.	C.F. COLLINS	12970
2-14-78	STABILITY REPORT	GORIAN & ASSOC.	GERALD GORIAN	14638

DOCUMENT Nº 44415

RECORDED AT THE REQUEST OF THE OWNER MAY 3RD 1978, AT 11:15 A.M. IN BOOK 77 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 13 & 14, RECORDS OF VENTURA, CALIFORNIA.

ROBERT L. HAMM
COUNTY RECORDER
COUNTY OF VENTURA

BY: William Dover Asst.
~~DEPUTY~~ 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 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 2635, HAVE BEEN COMPLIED WITH.

DATE: APRIL 26, 1978

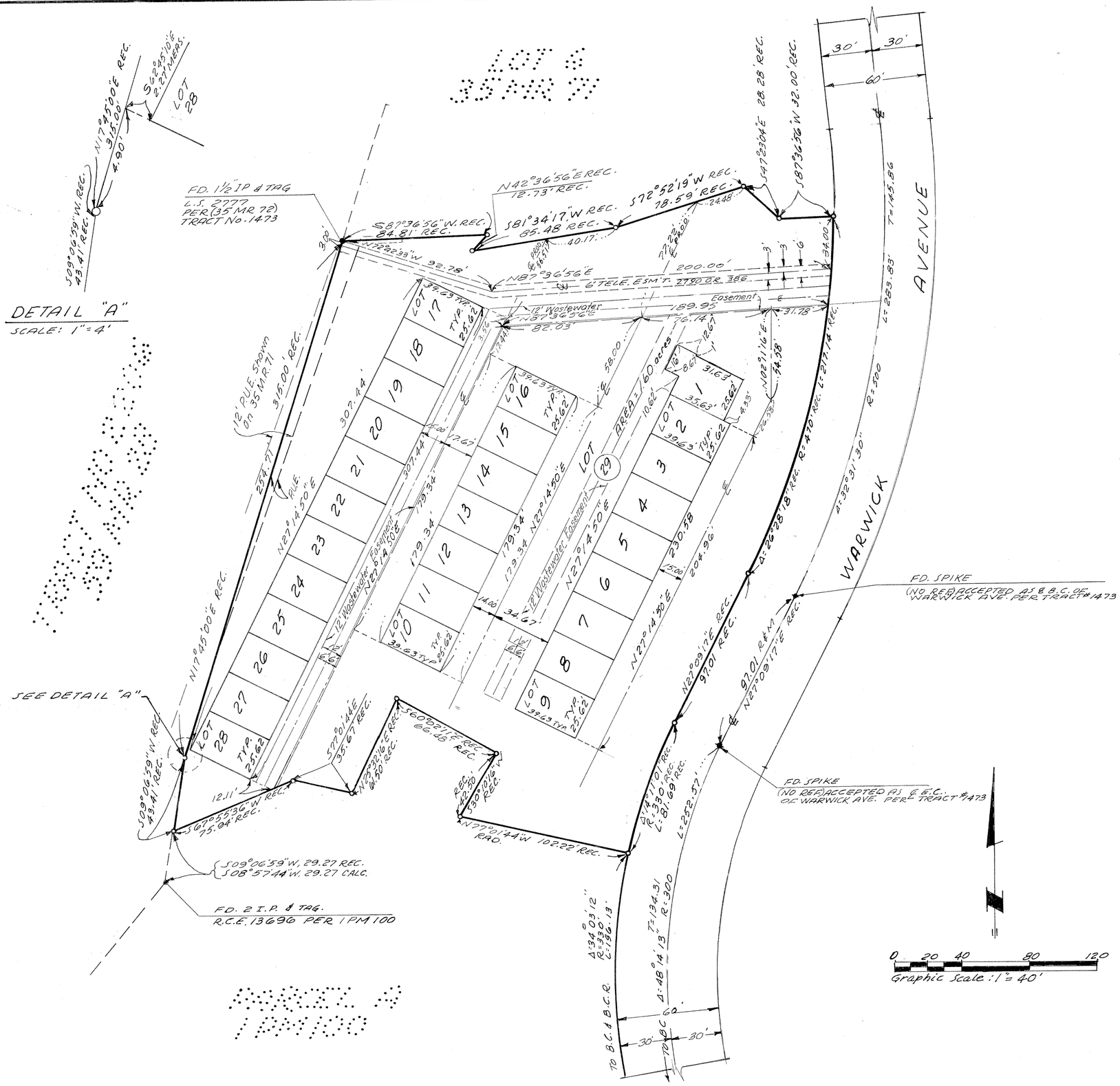
VELMA S. QUINN
CITY CLERK
CITY OF THOUSAND OAKS

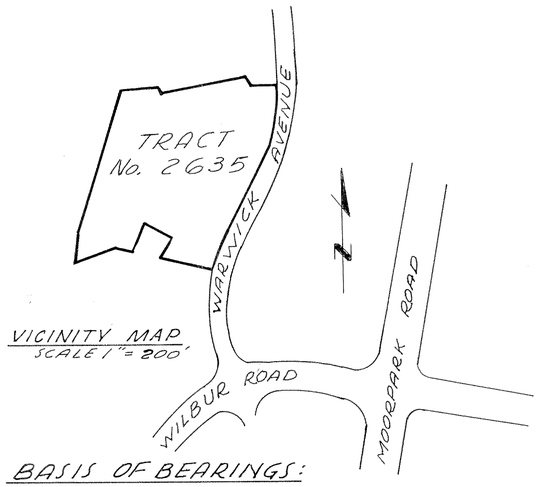
Velma S. Quinn
BY: VELMA S. QUINN

TRACT NO. 2635

BEING A PORTION OF LOTS 6, 7, & 8, TRACT 1473 (35 M.R. 72) ALSO BEING PARCEL B OF I.P.M. 100 IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA.

PREPARED BY VALCON INC. SHEET 1 OF 2 SHEETS





VICINITY MAP
SCALE 1"= 200'

MONUMENT NOTES AND LEGEND

- ● FOUND MONUMENT AS NOTED
- ○ SET 1½" I.P. 18" LONG WITH TAG R.C.E. 13696
  1. SET "+" IN CONCRETE CURB ON ALL PROPERTY LINES PRODUCED.

FD.	FOUND
MEAS.	MEASURED
R&M	RECORD & MEASURED
REC.	RECORD
M.R.	MISCELLANEOUS RECORDS
RAD.	RADIAL
P.U.E.	PUBLIC UTILITIES EASEMENT

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS N27°09'17"E BEING THE CENTERLINE OF WARWICK AVENUE OF PARCEL MAP AS PER THAT CERTAIN MAP RECORDED IN BOOK 1, PAGE 100 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TRACT NO. 2635

BEING A PORTION OF LOTS 6, 7, & 8, TRACT 1473 (35 M.R. 71) ALSO BEING PARCEL B OF 1 P.M. 100 IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA.

VALCON, INC.
civil engineers - land surveyors
1429 Thou. Oaks Bl. Thousand Oaks, Ca.
805 495-6464 213 889-8822