We the undersigned, hereby certify that we are the owners of or have interest in the land included within this subdivision, entitled Tract No. 2549-3 shown on this map consisting of 5 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 over and across the northerly line of Lot 97, Lots 109 thru 114 inclusive, Lots 148 thru 162 inclusive, abutting Borchard Road in order that the owners of said lots shall have no rights of access whatsoever to said Borchard Road except the general right-of-travel which belongs to the whole public.
We also hereby offer to dedicate to the City of Thousand Oaks, landscape maintenance easements over Lots 109 thru 114, Lots 148 thru 161, and Lot 97 adjacent to Borchard Road as shown on the map. We also hereby offer to deed Lot 163 to the City of Thousand Oaks in fee simple.

CALIFORNIA COMMUNITY BUILDERS-ENIS JOINT VENTURE. a partnership, by: California Community Builders, a corporation, Partner, by: James Enis, Partner, by: Richard Enis, Partner, Owner

President

Secretary

James Enis, Partner

Richard Enis, Partner

State of California
County of IMPERIAL ss

On this 4TH day of MAY, 1978, before me JENS HUGH HUTCHENS, a Notary Public in and for said State, personally appeared James Enis, known to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Jens Hugh Hutchens

OFFICIAL SEAL
JENS HUGH HUTCHENS
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
IMPERIAL COUNTY
My Commission Expires November 17, 1980

State of California
County of Los Angeles ss

On this 4TH day of MAY, 1978, before me JENS HUGH HUTCHENS, a Notary Public in and for said State, personally appeared Richard Enis, known to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Jens Hugh Hutchens

OFFICIAL SEAL
JENS HUGH HUTCHENS
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
IMPERIAL COUNTY
My Commission Expires November 17, 1980

State of California
County of LOS ANGELES ss

On this 9 day of May, 1978, before me Marjorie W. Folkert, a Notary Public in and for said State, personally appeared William A. Fruehling known to me to be the President and Frank W. Counter known to me to be the Secretary of CALIFORNIA COMMUNITY BUILDERS, 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, said corporation being known to me to be one of the partners of CALIFORNIA COMMUNITY BUILDERS-ENIS JOINT VENTURE, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

Marjorie W. Folkert

OFFICIAL SEAL
MARJORIE W. FOLKERT
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires DEC 18, 1978

11340 W. Olympic Blvd., Los Angeles, CA 90064

TITLE INSURANCE AND TRUST COMPANY, a California Corporation, Beneficiary, under deed of trust recorded in Book 4726 Page 706 Official Records

Asst. Vice President

Asst. Secretary

State of California
County of VENTURA ss

On this 11TH day of MAY, 1978, before me BEVERLY HEATON, a Notary Public in and for said State, personally appeared IMOGENE McKENZIE known to me to be the ASST. VICE President and FRANK W. LANE 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.

Beverly Heaton

OFFICIAL SEAL
BEVERLY HEATON
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY
My Commission Expires Dec. 24, 1979

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, 1977 for TRACT NO. 2549-3 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 MARCH, 1979), 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.

LICENSED LAND SURVEYOR GERALD P. BROMS STATE OF CALIFORNIA

Date April 25, 1978

GERALD P. BROMS L.S. 2836

I certify that according to the records of my office there are no liens against the subdivision TRACT NO. 2549-3, 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 May 11 1978

ROBERT G. BRANCH
Treasurer - Tax Collector
County of Ventura

By Shirley Ruppelmeier
Deputy Tax Collector

I certify that I have examined the final map entitled TRACT NO. 2549-3, 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 May 24, 1978

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 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. 2549-3 have been complied with.

Date May 25, 1978

ROBERT L. HAMM
County Clerk
County of Ventura

By Joann C. Daniels
Deputy County Clerk

The signatures of Teresa 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 or the subsurface thereof to a depth of 500 feet below the surface, per deed recorded in Book 3241 Page 33 of Official Records, Ventura County may be omitted in accordance with Section 66436 subsection (c) (3) of the Subdivision Map Act.

The signature of the Pacific Telephone and Telegraph Company, owner of an easement for pole lines as recorded in Book 156 Page 53 of Deeds, and an easement for removal of all brush as recorded in Book 628 Page 173 of Official Records has been omitted in accordance with Section 66436 (c) (1) of the Subdivision Map Act, as its interest cannot ripen into a fee.

Recorded at the request of the owner MAY 26TH, 1978 at 3:39 P.M. in Book 77 of Miscellaneous Records (Maps) at Pages 40 through 44, records of Ventura County.

Document No 54010

Robert L. Hamm
County Recorder
County of Ventura

By William Power, 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, Div.2 of the Gov. 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. 2549-3" have been complied with.

Dated this 24 day of May, 78

Grace J. Ledford

VELMA S. QUINN, City Clerk Deputy City Clerk
City of Thousand Oaks

I hereby certify that the City Council of the City of Thousand Oaks, on the 25TH day of April, 1978, 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 Lot 97, Lots 109-114, 148-162, abutting Borchard Road, as offered. The offer of dedication of the easements for maintenance purposes over Lots 109 thru 114, Lots 148 thru 161 and Lot 97 was rejected. The offer of dedication of Lot 163 to the City of Thousand Oaks in fee simple was accepted.

Dated this 24 day of May, 1978

Grace J. Ledford

VELMA S. QUINN, City Clerk Deputy City Clerk
City of Thousand Oaks

Date of Report	Title of Report	Firm Name	Engineer	Engineers Registration No.
9-30-77	Soils Engineering & Engineering Geologic Investigation Tract No. 2549-3	Gorian & Assoc.	Gerald Gorian	RCE 14698

TRACT NO. 2549-3

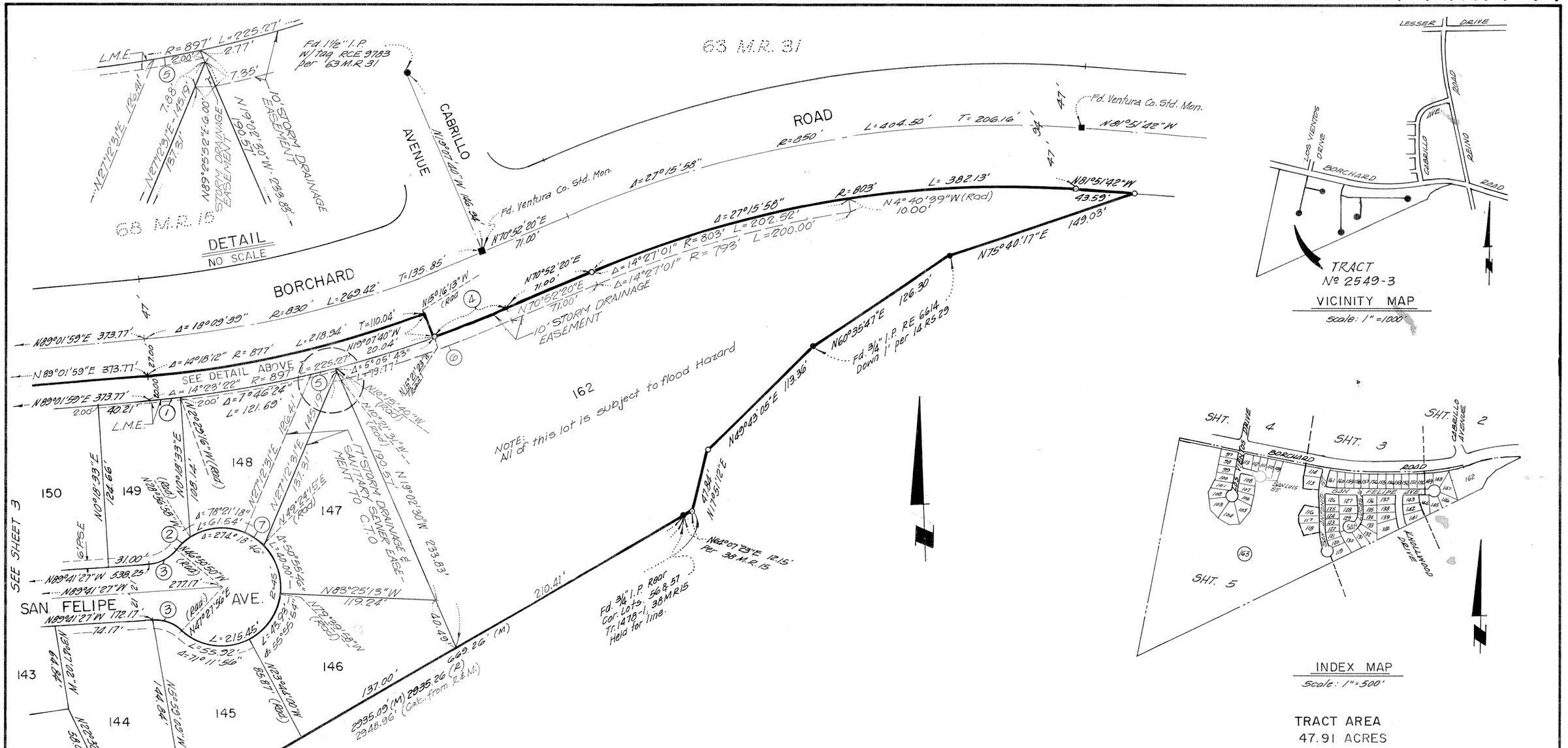
IN THE CITY OF THOUSAND OAKS COUNTY OF VENTURA, STATE OF CALIFORNIA

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

DMJM
DANIEL, MANN, JOHNSON, & MENDENHALL
223 THOUSAND OAKS BLVD-THOUSAND OAKS, CALIF. 91360-TEL. 805-495-0883
PLANNING § ARCHITECTURE § ENGINEERING § SYSTEMS § ECONOMICS

MAY, 1978

77MR41



TRACT
Nº 2549-3

VICINITY MAP

Scale: 1" = 1000'

INDEX MAP

Scale: 1" = 500'

TRACT AREA
47.91 ACRES

CURVE DATA TABLE

	Δ	R	L	T
①	1°31'15"	897'	23.81'	11.91'
②	17°53'52"	45'	14.06'	7.09'
③	47°09'23"	30'	24.69'	13.09'
④	3°46'17"	897'	59.04'	29.53'
⑤	1°59'10"	897'	31.09'	15.55'
⑥	8°46'09"	907'	138.82'	69.54'
⑦	35°02'07"	45'	27.52'	14.20'

LEGEND

- ■ Found as noted
- ○ Set 1/2" I.P. L.S. 2836 (18" long)
- ● Found as noted
- □ Set City of T.O. Std. Survey Mon. Per Plate F-2

P.U.E. Public Utility Easement
P.S.E. Public Service Easement
(R.) Record Data
(M) Measured Data
Rad. Radial
L.M.E. Landscape Maintenance Easement

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.

MONUMENT NOTES

1. Set 1/2" I.P. 18" long with tag L.S. 2836 at all centerline intersections and at all change of directions of centerline.
2. Set 1/2" I.P. 15" long with tag L.S. 2836 at all rear lot corners. Cut "+" (cross) in concrete on lot line prolonged in lieu of pipe at front lot corners.
3. Engineers' centerline ties and monument sets within this Tract will be on file at the office of the City Engineer of the City of Thousand Oaks

0 50' 100' 150'

GRAPHIC SCALE: 1" = 50'

TRACT NO. 2549-3

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

BEING A SUBDIVISION OF A PORTION OF SECTIONS 10 AND 11 T.1N., R.20W., 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 RECORDS.

ENGINEER:
DANIEL, MANN, JOHNSON & MENDENHALL
223 THOUSAND OAKS BLVD.
THOUSAND OAKS, CALIFORNIA.
TEL. 805-495-0863

TRACT NO. 2549-3

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

BEING A SUBDIVISION OF A PORTION OF SECTIONS 10 AND 11, T.1N., R.20W., 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 RECORDS.

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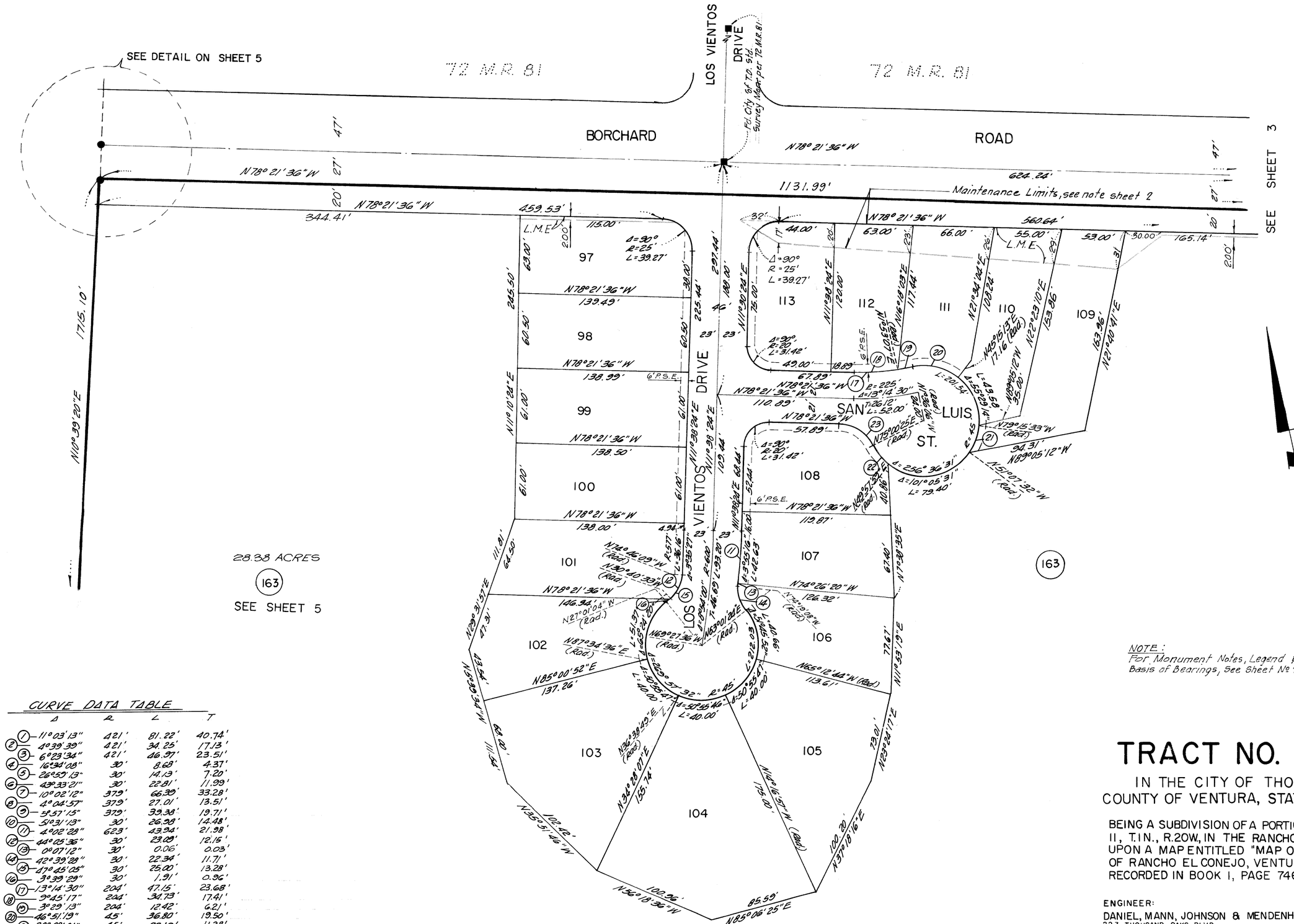
NOTE:
For Monument Notes, Legend & Basis of Bearings, see sheet No 2.

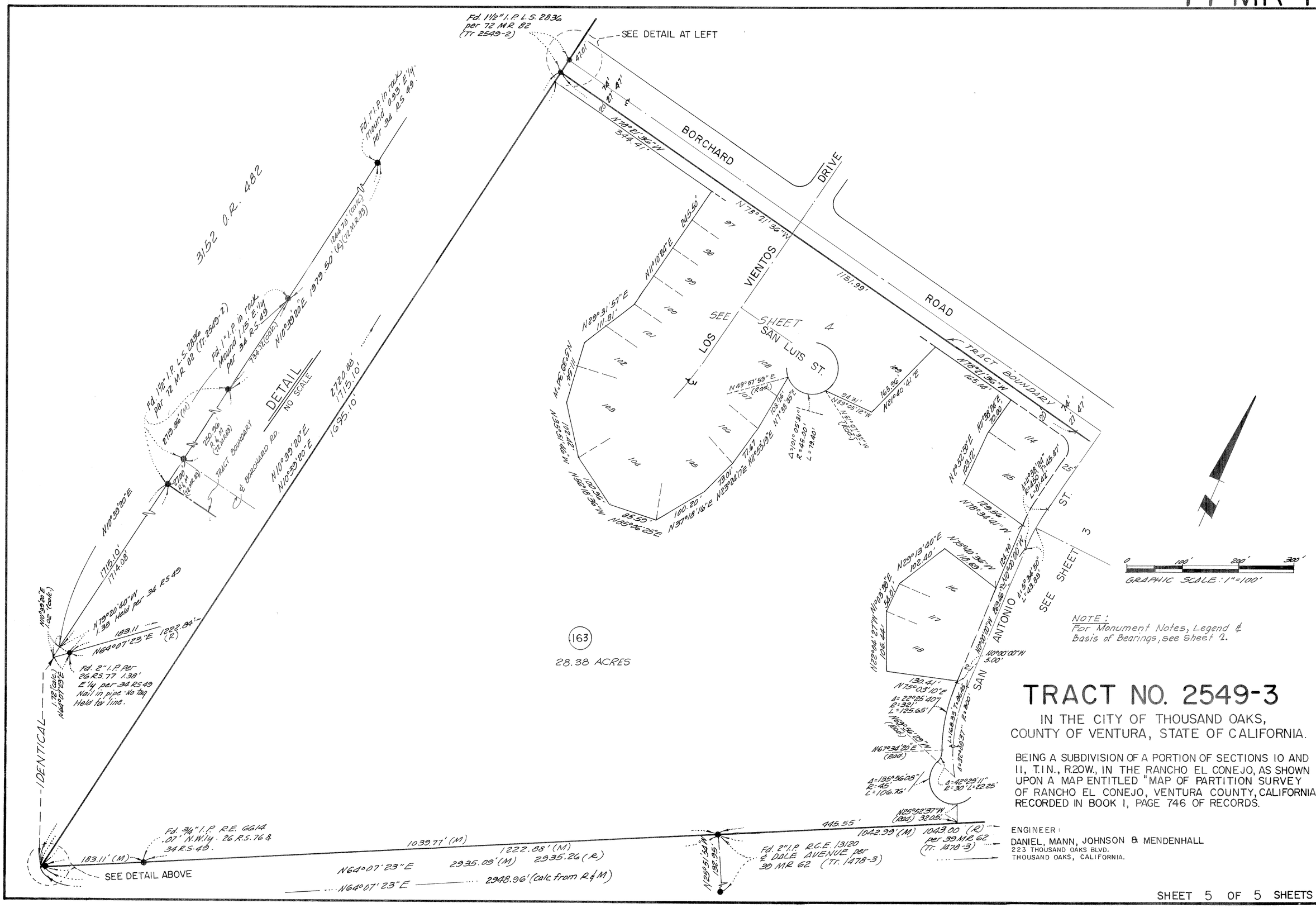
GRAPHIC SCALE: 1" = 50'

CURVE DATA TABLE

	Δ	R	L	T
1	0°59'44"	2047'	35.57'	17.78'
2	0°49'45"	2047'	29.03'	14.51'
3	87°39'56"	25'	38.25'	24.00'
4	97°52'21"	20'	34.16'	22.96'
5	3°27'30"	575'	34.71'	17.36'
6	3°27'30"	600'	36.22'	18.11'
7	1°24'53"	625'	15.43'	7.72'
8	11°38'24"	450'	81.42'	45.87'
9	6°03'34"	450'	47.59	23.82'
10	5°34'50"	450'	43.83	21.93'
11	1°28'13"	279'	7.16'	3.58'
12	5°45'10"	279'	29.01'	14.02'
13	28°17'52"	45'	22.23'	11.34'
14	53°11'57"	30'	27.86'	15.02'
15	42°29'11"	30'	22.25'	11.66'
16	89°15'49"	30'	46.21'	29.10'
17	20°25'26"	129'	45.98'	23.24'
18	8°49'24"	171'	26.33'	13.19'
19	2°25'47"	330'	14.00'	7.00'
20	6°33'22"	330'	30.89'	18.90'

77MR43


SEE DETAIL ON SHEET 5
72 M.R. 81
72 M.R. 81
LOS VIENTOS DRIVE
Fd. City M.T.D. stk. Survey Mgmt per 72 M.R. 81
BORCHARD ROAD
N78°21'36"W
1131.99'
624.24'
Maintenance Limits, see note sheet 2
SEE SHEET 3
47'
27'
20'
N78°21'36"W
344.41'
459.53'
560.64'
165.14'
1715.10'
N10°39'20"E
L.M.E.
115.00'
Δ=90°
R=25'
L=39.27'
200'
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
63.00'
60.50'
61.00'
138.00'
64.50'
111.81'
63.54'
111.54'
102.42'
100.26'
85.59'
N85°06'25"E
119.87'
67.40'
N78°26'20"W
126.32'
77.67'
N11°53'13"E
113.61'
N65°12'44"W (Rad)
73.01'
N23°24'17"E
100.20'
N37°18'16"E
N11°38'24"E
297.44'
225.44'
103.44'
245.50'
139.49'
138.99'
138.50'
N78°21'36"W
N11°10'21"E
N11°38'24"E
N11°30'24"E
N11°38'24"E
N11°38'24"E
N11°38



(163)

28.38 ACRES

NOTE:
For Monument Notes, Legend & Basis of Bearings, see Sheet 2.

TRACT NO. 2549-3

IN THE CITY OF THOUSAND OAKS,
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