78 MR 68

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE INTEREST IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 2612, SHOWN ON THIS MAP, CONSISTING OF NINE SHEETS, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, THAT WE CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE BORDERLINE, AND THAT WE DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, FREE AND CLEAR OF ANY PRIOR EASEMENTS OF RIGHT OF WAY. FOR PUBLIC USE THE RIGHT OF WAY FOR ALL STREETS AND HIGHWAYS AND PUBLIC SERVICE EASEMENTS SHOWN ON THE MAP, AND ALL USES INCIDENTAL THERETO. WE ALSO OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE SOUTHEASTERLY LINES OF LOTS 74, 75, 82, 83, 84 AND 85 ABUTTING LYNN ROAD IN ORDER THAT THE OWNERS OF SAID LOTS SHALL HAVE NO ACCESS WHATEVER TO SAID LYNN ROAD EXCEPT THE GENERAL RIGHT OF TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC. WE ALSO HEREBY DEDICATE TO THE CITY OF THOUSAND OAKS LANDSCAPE MAINTENANCE EASEMENTS AND STORM DRAIN EASEMENTS OVER THE STRIPS OF LAND SO SHOWN ON SAID MAP. WE HEREBY OFFER LOTS 53 AND 89 IN FEE SIMPLE TO THE CITY OF THOUSAND OAKS, AND ALSO HEREBY OFFER TO THE CITY OF THOUSAND OAKS THE DEVELOPMENT RIGHTS OF PARCELS A AND B.

DALE POE DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION.
(OWNER)

PRESIDENT

SECRETARY

UNITED CALIFORNIA BANK, A CALIFORNIA CORPORATION
(TRUSTEE / BENEFICIARY)
UNDER A DEED OF TRUST RECORDED IN BOOK 4977, PAGE 152, OFFICIAL RECORDS.

ASSISTANT VICE PRESIDENT

ASSISTANT SECRETARY

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

ON THIS 19th DAY OF JULY, 1978, BEFORE ME, JERRY KRAINOCK A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DALE POE, KNOWN TO ME TO BE THE PRESIDENT AND MARGARET POE, KNOWN TO ME TO BE THE SECRETARY OF DALE POE DEVELOPMENT CORPORATION, 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.

Jerry Douglas Krainock
NOTARY PUBLIC

OFFICIAL SEAL
JERRY DOUGLAS KRAINOCK
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires September 20, 1981

OFFICIAL SEAL
JERRY DOUGLAS KRAINOCK
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires September 20, 1981

I CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE SUBDIVISION TRACT NO. 2612, 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 October 5, 1978

ROBERT G. BRANCH
TREASURER. TAX COLLECTOR
COUNTY OF VENTURA

BY Shirley Bugbman
DEPUTY TAX COLLECTOR

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 CITY COUNCIL OF THE CITY OF THOUSAND OAKS OF THE MAP ENTITLED TRACT NO. 2612, HAVE BEEN COMPLIED WITH.

DATE October 5th 1978

Robert L. Hamm
ROBERT L. HAMM
COUNTY CLERK
COUNTY OF VENTURA

BY
DEPUTY COUNTY CLERK

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS, BY RESOLUTION DULY PASSED ON THE 3rd. DAY OF Oct. 1978 APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC, FOR PUBLIC USE THE STREETS AND EASEMENTS FOR PUBLIC SERVICE PURPOSES AS SHOWN ON THE MAP AND ALL USES INCIDENTAL THERETO. THE OFFER OF INGRESS AND EGRESS RIGHTS AS OFFERED WAS ACCEPTED. THE OFFER OF STORM DRAIN EASEMENTS OVER THE STRIPS OF LAND SO SHOWN ON SAID MAP WAS ACCEPTED. THE OFFER OF LOTS 53 AND 89 WAS ACCEPTED. THE OFFER OF THE DEVELOPMENT RIGHTS OF PARCELS A AND B AND THE OFFER OF LANDSCAPE MAINTENANCE EASEMENTS AS SHOWN ON THE MAP WERE REJECTED.

VELMA S. QUINN
CITY CLERK
CITY OF THOUSAND OAKS

DATE Oct. 4, 1978 1978

BY Velma S. Quinn
CITY CLERK

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

ON THIS 24th DAY OF JULY, 1978, BEFORE ME LARRY G. KALVELAGE A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GREGORY RELIEY, KNOWN TO ME TO BE THE ASSISTANT VICE PRESIDENT AND DION PIERSIALLA, KNOWN TO ME TO BE THE ASSISTANT SECRETARY OF UNITED CALIFORNIA BANK, A CORPORATION, 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.

Larry D Kalvelage
NOTARY PUBLIC #107449

OFFICIAL SEAL
LARRY G. KALVELAGE
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires November 14, 1979

I, R.S. ANGVIRE, DO HEREBY CERTIFY THAT I AM REGISTERED CIVIL ENGINEER 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 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 JUNE 1, 1978

R.S. ANGVIRE R.C.E. No. 9284

I CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 2612 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 GOVERNMENT CODE OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE OCTOBER 4, 1978

J. LOUIS SCHERER
CITY ENGINEER
CITY OF THOUSAND OAKS

BY: [illegible]
CITY ENGINEER

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 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. 2612 HAVE BEEN COMPLIED WITH.

DATE Oct. 4, 1978

VELMA S. QUINN
CITY CLERK
CITY OF THOUSAND OAKS

BY: Velma S. Quinn
CITY CLERK

TRACT NO. 2612

IN THE CITY OF THOUSAND OAKS

COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 19 WEST, J. EDWARDS TRACT NO. 1, RANCHO EL CONEJO, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA ACCORDING TO THE MAP RECORDED IN BOOK 1, PAGE 746 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

AUGUST, 1977

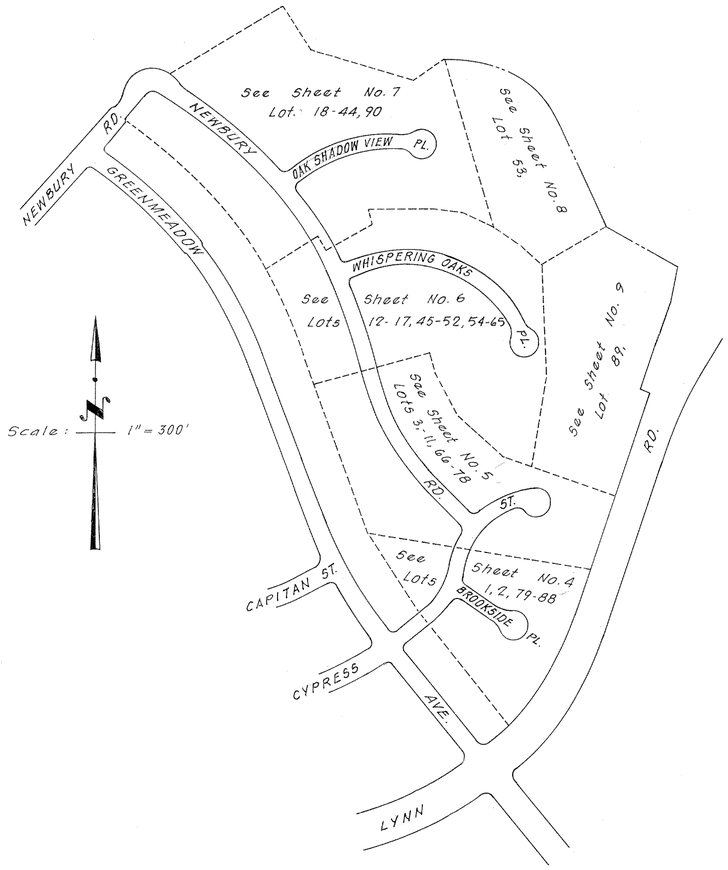
PREPARED BY:
R.S. ANGVIRE
2940 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90064

Recorded At The Request of Owner
October 5th 1978 at 4:30 P.M. In Book 78
of Misc. Records (Maps) at Pages 68 thru 76 Records
of Ventura County

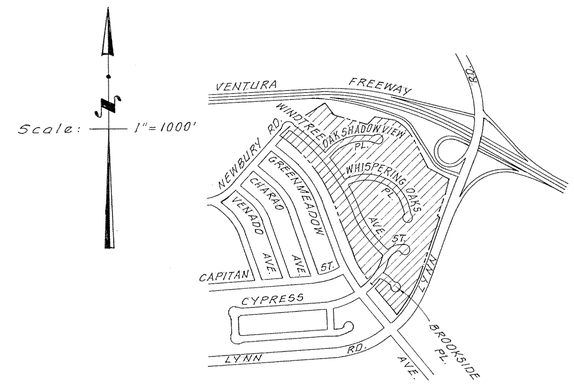
Robert L. Hamm
County Recorder - County of Ventura
By: William Bourbeau, Deputy

SHEET 1 OF 9 SHEETS

SHEET 2 OF 9 SHEETS



KEY MAP



VICINITY MAP

PREPARED BY:
R. S. ANGVIRE
2940 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90064

TRACT NO. 2612

IN THE CITY OF THOUSAND OAKS

COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 19 WEST J. EDWARDS TRACT NO. 1, RANCHO EL CONEJO, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA ACCORDING TO THE MAP RECORDED IN BOOK 1, PAGE 746 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

AUGUST, 1977

THE SIGNATURE OF EDWARD BORCHARD, TERESA A. BORCHARD, MILTON C. BORCHARD, HELEN BORCHARD WEBBER, IDA FAY MAYHAN, MARYANN BORCHARD TRAYLOR, JAMES A. BORCHARD, ANTONE BORCHARD, FRANK BORCHARD, FRED KELLEY, JOSEPHINE COLWELL, TERESA OLSON, DOROTHY ASHBY, JOHN KELLEY, JR., MICHAEL KELLY, CATHERINE MORAGNE, RALPH FLETCHER, PATRICK FLETCHER, ELIZABETH JONES, MICHAEL BUNCE, MARY KATHLEEN BUNCE, CHARLES BORCHARD, JR., RICHARD BORCHARD, JOHN BORCHARD AND PAUL BORCHARD, PRESENT OWNERS OF AN INTEREST IN ONE-HALF OF ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON SAID LAND OR THE SURFACE THEREOF OR ANY PART THEREOF FOR THE PURPOSE OF PROSPECTING, EXPLORING, DEVELOPING, DRILLING, PRODUCING, MINING, OR FOR ANY OTHER PURPOSES, HAVE BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (C) (3) OF THE SUBDIVISION MAP ACT.

THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT HOLDER FOR UTILITY PURPOSES BY DEED RECORDED AUGUST 31, 1967, IN BOOK 3190, PAGE 236, OFFICIAL RECORDS, HAS BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (C) (1) OF THE SUBDIVISION MAP ACT AS THEIR INTERESTS ARE SUCH THAT THEY CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURE OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY EASEMENT HOLDER FOR UTILITY AND ACCESS PURPOSES BY DEEDS RECORDED MAY 7, 1917 IN BOOK 156, PAGE 53, AND APRIL 16, 1948 IN BOOK 826, PAGE 83, OF OFFICIAL RECORDS HAS BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (C) (1) OF THE SUBDIVISION MAP ACT AS THEIR INTERESTS ARE SUCH THAT THEY CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURE OF CONEJO VALLEY SANITARY COMPANY EASEMENT HOLDER FOR SEWER PIPE LINES BY DEED RECORDED MAY 18, 1965 IN BOOK 2789, PAGE 525, OFFICIAL RECORDS, HAS BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (C) (1) OF THE SUBDIVISION MAP ACT AS THEIR INTERESTS ARE SUCH THAT THEY CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURE OF THE COUNTY OF VENTURA EASEMENT HOLDER FOR DRAINAGE PURPOSES BY DEED RECORDED SEPTEMBER 17, 1965, IN BOOK 2864, PAGE 47[illegible]49 OF OFFICIAL RECORDS HAS BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (C) (1) OF THE SUBDIVISION MAP ACT AS THEIR INTERESTS ARE SUCH THAT THEY CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURE OF THE STATE OF CALIFORNIA EASEMENT HOLDER FOR SLOPE PURPOSES AND UTILITY PURPOSES BY DEED RECORDED MARCH 4, 1968, IN BOOK 3271, PAGE 228, OFFICIAL RECORDS HAS BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (C) (1) OF THE SUBDIVISION MAP ACT AS THEIR INTERESTS ARE SUCH THAT THEY CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

BASIS OF BEARINGS:
THE BEARING N. 39°10'14" W. OF THE CENTERLINE OF GREENMEADOW ROAD AS SHOWN ON MAP OF TRACT NO. 2538 RECORDED IN BOOK 70, PAGE 4 OF MISCELLANEOUS RECORDS (MAPS) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENT LEGEND:

●----FOUND MONUMENT AS NOTED.

□----SET CITY OF THOUSAND OAKS STANDARD SURVEY MONUMENT PER PLATE F-2.

⊙----SET 1½" I.P. 18" LONG WITH TAG. (R.C.E. 9284)

MONUMENT NOTES:

1. SET 1½" I.P. 18" LONG WITH TAG (R.C.E. 9284) AT ALL CENTERLINE INTERSECTION AND AT ALL CHANGES OF DIRECTIONS OF CENTERLINES AND AT ALL CUL-DE-SAC RADIUS POINTS.
2. SET ½" I.P. 15" LONG TAGGED R.C.E. 9284 AT ALL REAR LOT CORNERS AND WITNESS CROSSES IN CONC. CURB ALONG LOT LINES PRODUCED.
3. ENGINEERS' 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.

THE FOLLOWING SOILS REPORTS HAVE BEEN PREPARED ON TR. NO. 2612:

DATE OF REPORT	TITLE OF REPORT	FIRM NAME	ENGINEER	ENGINEER'S REGISTRATION NO.
10-22-76	SOILS EXPLORATION	TIERRA TECH	LEONARD C. HAYES	RCE 21561

THE SIGNATURE OF THE CITY OF THOUSAND OAKS, A MUNICIPAL CORPORATION, EASEMENT HOLDER, FOR DRAINAGE PURPOSES BY DEED RECORDED MARCH 6, 1974 IN BOOK 4232, PAGE 267 TO 269 INCLUSIVE, OFFICIAL RECORDS HAS BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (C) (1) OF THE SUBDIVISION MAP ACT AS THEIR INTERESTS ARE SUCH THAT THEY CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

ABBREVIATION LEGEND:

P.S.E.----PUBLIC SERVICE EASEMENT
P.U.E.----PUBLIC UTILITY EASEMENT
PVMT.----PAVEMENT
FD.----FOUND
P.K.----PARKER-KALON
C.E.F.B.---CITY ENGINEER'S FIELD BOOK
RAD.----RADIAL
P.R.C.----POINT OF REVERSE CURVE
MON.---MONUMENT
CO.----COUNTY
R.C.E.---REGISTERED CIVIL ENGINEER
O.R.----OFFICIAL RECORDS
R.S.----RECORD OF SURVEY
M.R.----MISCELLANEOUS RECORDS
I.P.----IRON PIPE
STD.----STANDARD
℄----CENTERLINE
℗----PROPERTY LINE
L.S.----LICENSED SURVEYOR
L&T----LEAD & TACK
SPK.----SPIKE
R----RECORD
MEAS.---MEASURED

TRACT NO. 2612

IN THE CITY OF THOUSAND OAKS

COUNTY OF VENTURA
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 19 WEST, J. EDWARDS TRACT NO. 1, RANCHO EL CONEJO, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA ACCORDING TO THE MAP RECORDED IN BOOK 1, PAGE 746 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.
AUGUST, 1977

PREPARED BY:
R. S. ANGVIRE
2940 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90064

SCALE: 1"= 50'

50' 0' 50' 100'

GRAPHIC SCALE IN FEET

(A) DENOTES A 6' WIDE PUBLIC SERVICE EASEMENT TO THE CITY OF THOUSAND OAKS, PARALLEL WITH AND ADJACENT TO STREET RIGHT OF WAY LINES.

NOTE: SEE SHEET 3 FOR BASIS OF BEARINGS AND MONUMENTATION NOTES.

PREPARED BY:
R.S. ANGVIRE
2940 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90064

TRACT NO. 2612

IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA
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AUGUST, 1977

SCALE: 1" = 50'

GRAPHIC SCALE IN FEET

(A) DENOTES A 6' WIDE PUBLIC SERVICE EASEMENT TO THE CITY OF THOUSAND OAKS, PARALLEL WITH AND ADJACENT TO STREET RIGHT OF WAY LINES.

SEE SHEET 6

SEE SHEET 8

SEE SHEET 4

SEE SHEET 6

WINDTREE AVE.

LYNN ROAD

ELY LINE OF A LANDSCAPE EASEMENT MAINTENANCE OF TO THE CITY OF THOUSAND OAKS.

15' STORM DRAIN EASEMENT TO THE CITY OF THOUSAND OAKS.

15'X 15' STORM DRAIN EASEMENT OF THE CITY OF THOUSAND OAKS PER 4232 O.R. 267.

FD. 2" I.P. RCE 14851 PER TR. NO. 2538 70 MR 3/4

FD. 2" I.P. NO REF. FD. 3 L & T TIES IN CURB TAGGED RCE 11768

20' EASEMENT OF THE PACIFIC TELEPHONE & TELEGRAPH CO. PER 826 O.R. 83.

20' EASEMENT OF THE PACIFIC TELEPHONE & TELEGRAPH CO. PER 826 O.R. 83.

TRACT NO. 64MR-1-5 2313-1

NOTE: SEE SHEET 3 FOR BASIS OF BEARINGS AND MONUMENTATION NOTES.

PREPARED BY:
R.S. ANGVIRE
2940 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90064

TRACT NO. 2612

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

BEING A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 19 WEST, J. EDWARDS' TRACT NO. 1, RANCHO EL CONEJO, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA ACCORDING TO THE MAP RECORDED IN BOOK 1, PAGE 746 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

AUGUST, 1977

SEE SHEET 9

SEE SHEET 8

SEE SHEET 7

SEE SHEET 5

SCALE: 1" = 50'

50' 0' 50' 100'

GRAPHIC SCALE IN FEET

(A) DENOTES A 6' WIDE PUBLIC SERVICE EASEMENT TO THE CITY OF THOUSAND OAKS, PARALLEL WITH AND ADJACENT TO STREET RIGHT OF WAY LINES.

NOTE: SEE SHEET 3 FOR BASIS OF BEARINGS AND MONUMENTATION NOTES.

PREPARED BY:
R.S. ANGVIRE
2940 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90064

TRACT NO. 2612

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

BEING A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 19 WEST, J. EDWARDS TRACT NO. 1, RANCHO EL CONEJO, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA ACCORDING TO THE MAP RECORDED IN BOOK 1, PAGE 746 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

AUGUST, 1977

4' EASEMENTS OF SO. CAL. EDISON CO. PER 3190 O.R. 236. (SEE DETAIL "A" SHEET 8)

S'LY. LINE PARCEL 1 1910 O.R. 469 ESTABLISHED PER CAL TRANS FIELD BOOK AVE. 101 B-105

1910 O.R. 469

L = 419.21'

R = 2880'

Δ = 8°20'24"

NOT A PART OF THIS SUBDIVISION

SE'LY LINE 4999 O.R. 786

506.54'

407.75'

398.21'

15' EASEMENT OF CONEJO VALLEY SANITARY CO. PER 2789 O.R. 525.

10' EASEMENT OF SO. CAL. EDISON CO. PER 3190 O.R. 236.

FUTURE PARK 27 2.08 AC.

(A) DENOTES A 6' WIDE PUBLIC SERVICE EASEMENT TO THE CITY OF THOUSAND OAKS, PARALLEL WITH AND ADJACENT TO STREET RIGHT OF WAY LINES.

N 6° 18' 23" W 224.28'

N 57° 47' 27" E

SEE DETAIL "A" SHEET 8

N 15° 08' 50" E RAD.

N 33° 34' 33" E RAD.

N 50° 01' 25" E

Δ = 16° 35' 52" L = 10.14'

FD. CHISELED "+" PER CAL. TRANS FIELD BOOK AVE. 101 B-105.

L = 51.36'

Δ = 35° 01' 35"

R = 85'

0.16'

10.61'

R = 60'

Δ = 106° 16' 36"

Δ = 8° 59' 20" L = 247.09'

Δ = 13° 32' 56"

Δ = 15° 01' 19"

R = 1575'

L = 406.38'

T = 204.36'

Δ = 35° 59' 01"

R = 1550'

L = 372.44'

T = 193.45'

L = 957.75'

Δ = 35° 59' 01"

R = 1525'

T = 503.38'

Δ = 11° 47' 40" L = 319.07' T = 160.10'

R = 1575' L = 241.26'

25' 50' 25' AVE.

WINDTREE

NEWBURY ROAD

N 56° 06' 11" W (R)

N 41° 03' 50" W (R)

FD. L & T PER 34 R.S. 41 AND CAL TRANS F.B. AVE. 101 B-105

Δ = 22° 29' 02" R = 30.00' L = 11.77'

Δ = 47° 08' 45" R = 425.00' L = 349.63'

Δ = 6° 19' 45" L = 66.38'

Δ = 47° 12' 06" R = 515'

Δ = 4° 08' 45" R = 425.00' L = 30.73'

Δ = 22° 49' 02" R = 30.00' L = 11.95'

N 37° 47' 19" W RAD.

L = 72.27'

L = 37.37' R = 21.94'

Δ = 70° 11' 50"

R = 30' L = 12.98'

Δ = 24° 47' 12"

N 69° 46' 37" W RAD.

N 44° 59' 07" W RAD.

R = 30' L = 11.76'

Δ = 22° 27' 02"

N 47° 23' 35" W 83.20'

N 50° 56' 16" W RAD.

30.00'

30' 6 30'

100' RAD.

200.85'

Δ = 124° 40' 32" R = 30.00' L = 12.92'

N 39° 05' 27" E 102.06'

Δ = 3° 30' 58" R = 600' L = 36.82'

N 56° 25' 27" W 34.28'

L = 75.50' Δ = 2° 50' 12"

L = 68.00' Δ = 2° 33' 18"

L = 73.50' Δ = 2° 45' 41"

L = 72.00' Δ = 2° 42' 18"

L = 78.50' Δ = 2° 45' 41"

L = 68.00' Δ = 2° 33' 18"

L = 73.50' Δ = 2° 45' 41"

L = 68.00' Δ = 2° 33' 18"

N 36° 29' 44" E RAD. 127.46'

N 39° 03' 02" E RAD. 129.55'

N 41° 48' 43" E RAD. 132.10'

N 44° 12' 34" E RAD. 135.10'

N 44° 31' 01" E RAD. 142.40'

N 47° 16' 42" E RAD. 138.66'

N 49° 50' 00" E RAD. 146.90'

N 52° 35' 41" E RAD. 151.48'

N 55° 08' 59" E RAD. 151.48'

10.00' 15.00' 10.00'

Δ = 3° 08' 14" L = 69.76' N 42° 39' 14" W 66.53'

Δ = 3° 11' 47" L = 67.00' 134.12' 67.59'

Δ = 30° 43' 44" R = 120' L = 64.12'

Δ = 2° 56' 07" L = 61.53'

Δ = 3° 10' 52" L = 66.68'

Δ = 2° 56' 07" L = 61.53'

18.16' 13.15' 15.00' 25.17' 35.00'

N 43° 18' 18" E 96.12'

N 30° 52' 54" W RAD 82.41'

N 22° 58' 29" W RAD 201.31'

N 15° 04' 04" W RAD 207.56'

N 7° 09' 39" W RAD 180.49'

N 0° 44' 46" E RAD 157.39'

N 11° 06' 23" W RAD.

N 39° 36' 16" E RAD. 23.50'

N 29° 28' 40" E R.

353.77' 42.40'

6963'

R = 50' L = 48.11' Δ = 55° 07' 54"

N 40° 17' 38" W RAD.

R = 50' L = 60.89' Δ = 69° 46' 18"

Δ = 7° 54' 25" L = 65.00'

Δ = 7° 54' 25" L = 65.00'

Δ = 7° 54' 25" L = 65.00'

Δ = 7° 54' 25" L = 65.00'

Δ = 9° 44' 59" L = 79.00'

Δ = 10° 25' 03" L = 78.00'

Δ = 45° 00' 24" R = 450' L = 353.43'

Δ = 51° 38' 46" R = 429' L = 386.79'

Δ = 44° 12' 19" R = 450' L = 346.99'

Δ = 10° 57' 05" L = 82.00'

Δ = 10° 57' 05" L = 82.00'

N 18° 17' 50" W RAD. 135.08'

N 34° 54' 24" W RAD. 129.45'

N 7° 50' 47" W RAD. 192.38'

N 1° 50' 12" E RAD. 192.06'

N 1° 50' 12" E RAD. 157.15'

N 25° 00' 30" W 139.94'

N 72° 45' 12" E RAD. 83.92'

N 9° 47' 34" W 115.00'

140.00'

N 0° 44' 46" E 124.35'

N 11° 06' 23" W RAD.

Δ = 22° 12' 34" L = 20.94' R = 54.00'

Δ = 23° 59' 37" R = 30'

Δ = 22° 51' 30"

L = 69.87' Δ = 89° 52' 04"

L = 215.29'

N 40° 19' 17" W RAD.

N 10° 14' 38" E RAD.

N 23° 27' 18" E RAD.

Δ = 274° 06' 45" R = 45'

L = 215.29'

L = 40.00' Δ = 50° 55' 46"

N 49° 03' 34" W RAD.

N 29° 44' 04" W 174.47'

N 0° 55' 46" E 57.50'

L = 40.70' Δ = 50° 59' 16" R = 30'

N 0° 55' 59" W 69.99'

N 25° 08' 59" E RAD.

N 26° 48' 11" E RAD.

Δ = 0° 55' 59" L = 40.70'

Δ = 50° 59' 16" L = 40.78'

N 0° 52' 12" E RAD. 157.15'

N 0° 52' 12" E RAD. 192.06'

N 76° 39' 23" E 77.49'

N 76° 39' 23" E 143.80'

N 86° 32' 16" E 65.82'

N 86° 32' 16" E 40.24'

N 34° 08' 10" W 96.09'

N 15° 10' 07" W RAD. 110.00'

N 34° 08' 10" W 284.43'

N 52° 03' 38" E RAD. 104.79'

N 29° 14' 55" W RAD. 111.30'

N 48° 35' 52" E RAD. 44.47'

L = 54.69' Δ = 1° 59' 23"

L = 69.70' Δ = 2° 02' 08"

L = 68.00' Δ = 2° 08' 25"

N 94° 35' 46" E RAD. 144.22'

N 57° 04' 11" E RAD. 137.98'

102.50'

41.72'

74.32'

145.62'

L = 73.45'

Δ = 8° 46' 36"

Δ = 11° 47' 40"

R = 1575'

L = 319.07'

T = 160.10'

L = 241.26'

25' 50' 25'

N 75° 09' 44" W 55.84'

N 75° 09' 44" W 320.64'

N 75° 09' 44" W. 264.80'

93.25' 211.27' 67.02'

51.00'

N 75° 27' 15" E 110.15'

N 6° 53' 22" W 215.53'

N 81° 02' 14" E 50.40'

Δ = 73° 57' 16" R = 20' L = 25.81'

N 32° 58' 49" W 150.91'

S W'LY. LINE 3271 O.R. 228

3271 O.R. 228

N 7° 02' 01" E RAD.

N 1° 44' 42" E RAD.

Δ = 0° 17' 19" R = 2880 L = 14.51'

6.50'

FUTURE PARK 90

SEE SHEET 9

SEE SHEET 6

SEE SHEET 6

NEWBURY ROAD

GREENMEADOW AVENUE

N 50° 56' 16" W 205.47'

N 39° 03' 44" E 137.00'

0.50'

N.E. LINE OF TR NO. 1665-1, 46 MR 13/16 ESTABLISHED BY RECORD DISTANCE FROM GREENMEADOW AVE.

TRACT NO. 1665-1 46 MR 13

FD. NOTHING

FD. 2" I.P. L.S. 2602 PER TR. NO. 1665-1 46 MR 13/16

NE'LY LINE OF A 10' LANDSCAPE MAINTENANCE EASEMENT TO THE CITY OF THOUSAND OAKS.

SCALE: 1" = 50'

50' 0' 50' 100'

GRAPHIC SCALE IN FEET

NOTE: SEE SHEET 3 FOR BASIS OF BEARINGS AND MONUMENTATION NOTES.

PREPARED BY:
R.S. ANGVIRE
2940 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90064

TRACT NO. 2612

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

BEING A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 19 WEST, J. EDWARDS TRACT NO. 1, RANCHO EL CONEJO, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA ACCORDING TO THE MAP RECORDED IN BOOK 1, PAGE 746 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

AUGUST, 1977

FD. SPK & W SHOWN AT STA. 18+47.78 ON CAL TRANS FIELD BOOK AVE 1018-98.

BOUNDARY LINE OF 3271 O.R. 228.

FD. SPK. & W. SHOWN AT STA. 12 — ON CAL TRANS FIELD BOOK AVE. 1018-98

SCALE: 1" = 50'

50' 0' 50' 100'

GRAPHIC SCALE IN FEET

54' 108' 54'

N21°17'04"E 647.78'

LYNN ROAD

68.35'

FD. SPK NO REF.

FD. 2" I.P. NO REF.; AND FD. 3 L & T. TIES ON SE & NW CURB TAGGED RCE 11758

Δ=3°22'26" R=3957.93' L=209.51' (Δ=3°00'05" R=4000.00' L=209.54' CALC. PER 3969 O.R. 872)

N68°29'04"W RAD

N.68°42'23"W. RAD.

Δ=3°22'13" R=3611.93' L=212.46'

N18°08'43"E 460.78'

N18°08'43"E 91.03'

N18°08'43"E 460.78'

54' 108' 54'

N9°43'51"E 114.84'

N18°58'07"E 272.22'

N21°17'37"E RAD.

N68°42'56"W 32.00'

Δ=0°13'19" R=3969.99' L=13.79'

5'L.Y. LINE 3271 O.R. 228

247.07'

N60°30'57"W

N46°55'31"E 25.16'

N44°35'56"E 193.11'

205.16'

BOUNDARY LINE OF PARCEL 3B, 3130 O.R. 373

N.43°38'23"E 20.21'

Δ=97°58'29" R=30' L=51.30'

N46°21'37"W RAD.

N.33°59'38"W. RAD.

L=38.60' Δ=55°17'15" R=40'

12'

R=42' L=62.75' Δ=85°36'30"

R=112' L=118.81' Δ=60°46'52"

12'

Δ=60°46'52" R=100' L=106.08'

N51°36'52"E. RAD.

N.9°10'00"W. RAD.

PROPOSED EQUESTRIAN EASEMENT TO CONEJO RECREATION AND PARK DISTRICT

53
4.91 AC.

74

SEE SHEET 5

298.36'

N71°51'17"W

SEE SHEET 9

89

SW'LY LINE 3271 O.R. 228

N32°58'49"W. 150.91'

S'LY LINE PARCEL 1 1910 O.R. 469

N.2°02'01"E. RAD.

Δ=0°09'38" L=8.07'

N.1°52'23"E. RAD.

Δ=0°07'41" L=6.44'

N.1°44'42"E. RAD.

Δ=8°20'24" R=2880.' L=419.21'

5.87'

27.66'

N.29°40'25"E

℄ OF A 30'X4' WIDE EASEMENT OF SO. CAL. EDISON CO. PER 3190 O.R. 236.

℄ OF A 40'X4' WIDE EASEMENT OF SO. CAL. EDISON CO. PER 3190 O.R. 236.

℄ OF A 15' WIDE EASEMENT OF CONEJO VALLEY SANITARY CO. PER 2789 O.R. 525.

℄ OF A 10' WIDE EASEMENT OF SO. CAL. EDISON CO. PER 3190 O.R. 236

NE'LY LINE WINDTREE ROAD.

N.50°10'25"E. RAD.

N.15°08'50"E. RAD.

N.57°47'27"E

N.57°47'27"E 36.52'

N.57°47'27"E 39.52'

N.57°47'27"E 398.85'

398.21'

R=85' L=51.96' Δ=35°01'32"

N38°50'54"E. RAD.

Δ=11°45'52" R=85' L=17.45'

N.26°56'42"E. RAD.

Δ=11°47'52" R=85' L=17.50'

N.15°08'50"E. RAD.

SE'LY LINE 4999 O.R. 786 AND TRACT BOUNDARY.

DETAIL "A"
NO SCALE
SEE SHEET 7

N. 2°51'30"W. 239.83'

12'

235.77'

N. 2°51'30"W.

115.23'

351.00'

N.40°15'00"W. 5.14'

12.05'

N.87°08'30"E. RAD.

Δ=96°18'30" R=70' L=117.66'

12'

R=82' L=137.83' Δ=96°18'30"

N.29°04'40"E 209.89'

52

SEE SHEET 6

54

73

NOTE: SEE SHEET 3 FOR BASIS OF BEARINGS AND MONUMENTATION NOTES.

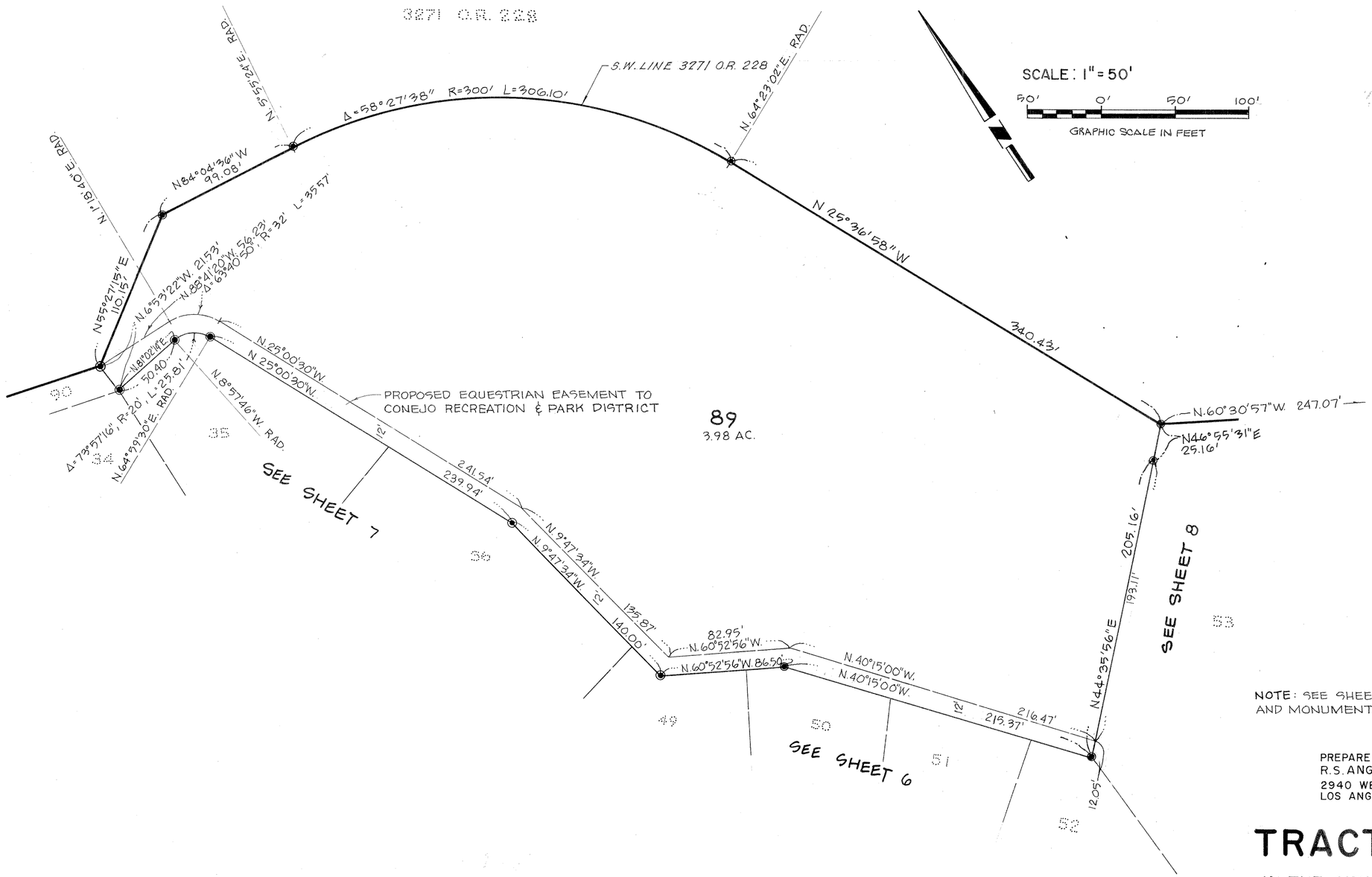
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AUGUST, 1977



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