WE THE UNDERSIGNED HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE INTEREST IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 2980, SHOWN ON THIS MAP, CONSISTING OF THREE (3) 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, FREE AND CLEAR OF ANY PRIOR EASEMENTS OF RIGHT OF WAY, FOR PUBLIC USE THE RIGHT OF WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THIS MAP, AND ALL USES INCIDENTAL THERETO.
WE ALSO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS EASEMENTS FOR PUBLIC SERVICE PURPOSES OVER THE STRIPS OF LAND SO DESIGNATED ON THE MAP.

BEDFORD DEVELOPMENT COMPANY, a California corporation.

By Robert A Rachnitz president By Leonard a Wilf secretary

I AND R PROPERTIES a partnership, as beneficiary under deed of trust recorded March 16, 1968, in Book 5074, Page 81 of Official Records.

By Albert Rosenbaum Partner By Ben Ingber Partner

State of California } ss.
County of Ventura }

On this 10th day of July 1978, before me the undersigned, a Notary Public in and for said County and State, personally appeared Albert Rosenbaum and Ben Ingber, Known to me to be the general partners of I AND R PROPERTIES, the general partnership that executed the within instrument and Known to me to be the persons who executed the within instrument on behalf of the general partnership herein named and acknowledged to me that such general partnership executed the same, as beneficiary.

OFFICIAL SEAL
OLGA K. BROSEK
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Commission Expires Nov. 28, 1980

Olga K Brosek
Notary Public
My Commission Expires 11-28-80

State of California } ss.
County of Ventura }

On this 13th day of July 1978, before me the undersigned, a a Notary Public in and for said County and State, personally appeared Robert Rachnitz Known to me to be the President and Leonard Wilf. Known to me to be the Secretary of BEDFORD DEVELOPMENT 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
OLGA K. BROSEK
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Commission Expires Nov. 28, 1980

Olga K Brosek
Notary Public
My Commission Expires 11-28-80

127478

Recorded at the request of the owner November 17th, 1978, at 3:00 P. M., in Book 79 of Miscellaneous Records (Maps) at Pages 77-78 & 79, Records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura

Document No. _____

By William Dover
Assistant County Recorder

I, Robert S. Haaland do hereby certify that I am a Registered Civil Engineer, that this map correctly represents a survey made under my direction in January 1978, 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 Road System.

Date April 12, 1978

Robert S Haaland
REGISTERED CIVIL ENGINEER NO. 15231

I certify that according to the records of my office there no liens against the subdivision Tract No. 2980, 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.

ROBERT G. BRANCH
Treasurer - Tax Collector
County of Ventura

Date 7-18-78

By Shirley Ruyelman

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 approval by the City Council, City of Thousand Oaks of the map entitled TRACT No. 2980, have been complied with.

ROBERT L. HAMM
County Clerk
County of Ventura

Date Nov. 17, 1978

By Joann C. Danch

I certify that I have examined the final map entitled Tract No. 2980, 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.

J. LOUIS SCHERER
City Engineer
City of Thousand Oaks

Date November 15, 1978

By James Brooke

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. 2980, have been complied with.

VELMA S. QUINN
City Clerk
City of Thousand Oaks

Date Nov 15, 1978

By Velma S. Quinn

I hereby certify that the City Council of the City of Thousand Oaks by resolution duly passed on the 14th day of November 1978 approved the attached map and accepted on behalf of the public and for public use the streets and easements for public service as shown on the map.

VELMA S. QUINN
City Clerk
City of Thousand Oaks

Date Nov. 15, 1978

By Velma S. Quinn

THE SIGNATURE OF MILDRED T. RAINS, AS OWNER OF 50% OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A PLANE 600 FEET BELOW THE SURFACE OF SAID LAND, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND FOR THE PURPOSE OF PROSPECTING FOR, DRILLING, MINING, OR REMOVING THE SAME, AS RESERVED IN DEED RECORDED JANUARY 13, 1960, IN BOOK 1817, PAGE 10 OF OFFICIAL RECORDS, HAS BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (c) (3) OF THE SUBDIVISION MAP ACT AS SUCH CANNOT RIPEN INTO A FEE.

THE SIGNATURES OF THOMAS HUSMAN, BEATRICE HUSMAN, MAX BEHM AND LOIS F. BEHM, AS OWNERS OF 25% OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A PLANE 600 FEET BELOW THE SURFACE OF SAID LAND, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND FOR THE PURPOSE OF PROSPECTING FOR, DRILLING, MINING, OR REMOVING THE SAME, AS RESERVED IN DEED RECORDED MARCH 10, 1965, IN BOOK 2747, PAGE 413, OF OFFICIAL RECORDS, HAVE BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (c) (3) OF THE SUBDIVISION MAP ACT AS SUCH CANNOT RIPEN INTO A FEE TITLE.

THE SIGNATURE OF JANSS CORPORATION, A CORPORATION, AS OWNER OF 25% OF ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A PLANE 600 FEET BELOW THE SURFACE OF SAID LAND, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND FOR THE PURPOSE OF PROSPECTING FOR, DRILLING, MINING OR REMOVING THE SAME, AS EXCEPTED IN DEED RECORDED MARCH 10, 1965 IN BOOK 2747, PAGE 426, OF OFFICIAL RECORDS, HAS BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (c) (3) OF THE SUBDIVISION MAP ACT AS SUCH CANNOT RIPEN INTO A FEE TITLE.

The following soil reports have been prepared on Tract No. 2980

Date of Report	Title of Report	Firm Name	Engineer	Engineer's Registration No.
Dec. 21, 1977	Geologic and Soils Engineering Investigation, Tentative Tract 2980	Gorian & Associates	Gerald Gorian	14698

TRACT NO. 2980

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

BEING A SUBDIVISION OF LOT 231, TRACT NO. 2039-2, PER MAP RECORDED IN BOOK 55, PAGES 50 TO 54 INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE VENTURA COUNTY RECORDER.

JANUARY, 1978

PREPARED BY:
HALE, HAALAND & ASSOC., INC.
100 EAST THOUSAND OAKS BOULEVARD
THOUSAND OAKS PLAZA, SUITE 220
THOUSAND OAKS, CALIFORNIA 91360

SHEET 1 OF 3 SHEETS

W.O. 77-24

TRACT NO. 2039-1

52 M.R. 39

(N.10°36'40"W. 633.12' R & R)

Meas. 633.13

80.13'

N. 10°38'31" W. Meas.

FD. 1½" I.P. WITH TAG, R.C.E. 12795, PER TRACT No. 2039-1, 52 M.R. 39/41

N. 38°30'36" W.

NO. 2039-2

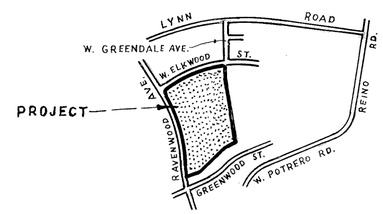
WINFIELD STREET

GLADHILL STREET

RAVENWOOD AVENUE

SEE SHEET 3

IDENTICAL



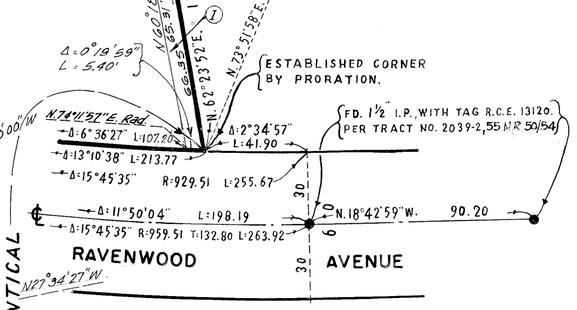
VICINITY MAP

N

SCALE : 1"=1000'

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

Pcl. Ⓐ through Pcl. Ⓘ ---- Denotes Sub-Parcels and to be deeded in fee simple by separate documents to adjacent property owners, easterly of east boundary line of Tract no. 2980.



TRACT NO. 2980

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

BEING A SUBDIVISION OF LOT 231, TRACT NO. 2039-2, PER MAP RECORDED IN BOOK 55, PAGES 50 TO 54 INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE VENTURA COUNTY RECORDER.

JANUARY, 1978

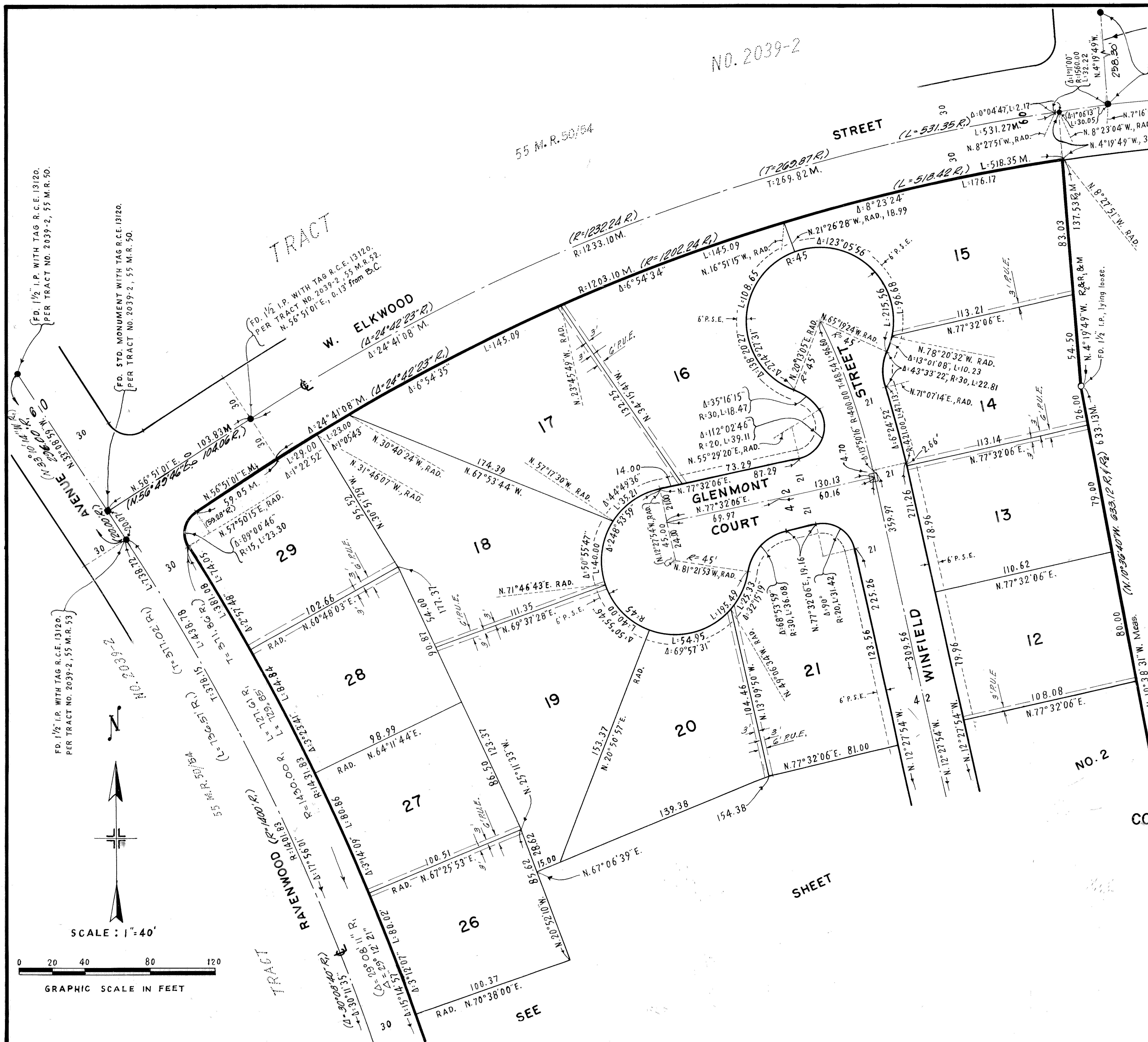
PREPARED BY:
HALE, HAALAND & ASSOC., INC.
100 EAST THOUSAND OAKS BOULEVARD
THOUSAND OAKS PLAZA, SUITE 220
THOUSAND OAKS, CALIFORNIA 91360

SCALE : 1"= 40'

0 20 40 80 120

GRAPHIC SCALE IN FEET

TRACT NO. 2039-2
55 M.R. 50/54



MONUMENT NOTES AND LEGEND:

- ● — FD. MONUMENT AS DESCRIBED.
- ■ — FD. CITY OF THOUSAND OAKS STANDARD SURVEY MONUMENT AS DESCRIBED.
- O — SET 1½" I.P. WITH TAG R.C.E. 15231, 18" LONG.
- 1 — SET 1½" I.P. WITH TAG R.C.E. 15231 AT ALL CENTERLINE INTERSECTIONS AND AT ALL CHANGES OF DIRECTION OF CENTERLINES AND AT CUL-DE-SAC RADIUS POINTS, 18" LONG.
- 2 — SET 1½" I.P. WITH TAG R.C.E. 15231 ON ALL REAR LOT CORNERS AND ANGLE POINTS, 18" LONG.
- 3 — CUT "+" ON CURB ON PROLONGATION OF SIDE LOT LINES.
- □ SET STD. MONUMENT PER PLATE F-2.

P.U.E. — PUBLIC UTILITY EASEMENT.
P.S.E. — PUBLIC SERVICE EASEMENT.
FD. — FOUND.
RAD. — RADIAL.
R_1 — TRACT 2039-2 (55 M.R. 50/54)
R_2 — TRACT 2039-1 (52 M.R. 39/41)
M — MEASURED
MEAS. - M

BASIS OF BEARINGS:

THE BEARING N.4°19'49"W. OF THE CENTER LINE OF S. GREENDALE AVENUE AS SHOWN ON THE MAP OF TRACT NO. 2039-1, 52 M.R. 39/41 WAS USED AS THE BASIS OF BEARINGS ON THIS MAP.

TRACT NO. 2980

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

BEING A SUBDIVISION OF LOT 231, TRACT NO. 2039-2, PER MAP RECORDED IN BOOK 55, PAGES 50 TO 54 INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE VENTURA COUNTY RECORDER.

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