80MR10

We the undersigned hereby certify that we are the owners of, or have interest in the land included within this subdivision entitled Tract 2727-2 shown on this map, consisting of 6 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 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 shown on the map. We also hereby offer to dedicate to the City of Thousand Oaks, Public Service Easements, Storm Drain, Water and Wastewater Easements, and all uses incident thereto over the strips of land so designated on the map. We also hereby offer to dedicate to the City of Thousand Oaks all rights of ingress and egress over and across the Southwesterly line of Lots 55 through 69, and Lots 139 through 149, abutting Pederson Road, and the Northerly line of Lots 130 through 134, abutting Olsen Road, in order that the owners of said lots shall have no access whatever to said Pederson Road and Olsen 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, the landscape maintenance easements over and across Lots 55 through 69, Lots 130 through 134, and Lots 139 through 149, as shown on the map, and we also hereby offer to dedicate to the City of Thousand Oaks Lot 150 in fee simple.

CITATION HOMES, a Partnership

By: Anthony A. Allen

Anthony A. Allen
General Manager, Southern Division
Citation Builders, a Partnership

State of California)
County of Ventura) ss

On October 16, 1978, before me, the undersigned, a Notary Public in and for said State, personally appeared Anthony A. Allen, General Manager, Southern Division of Citation Builders, a Partnership, known to me to be one of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

Witness my hand and official seal

Signature Lynda A. Britton

OFFICIAL SEAL
LINDA A. BRITTON
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires JUL 1, 1979

I hereby certify that the City Council of the City of Thousand Oaks by resolution duly passed on the 12th. day of December, 1978, approved the attached map and accepted on behalf of the public for the public use all streets, highways and easements for public service, storm drain, water and wastewater, and all uses incident thereto. The offer of ingress and egress rights over and across the Southwesterly line of Lots 55 through 69, and Lots 139 through 149, abutting Pederson Road, and Lots 130 through 134, abutting Olsen Road, and the landscape maintenance easements over and across Lots 55 through 69, Lots 130 through 134, and Lots 139 through 149, were accepted. Lot 150 was accepted as offered.

VELMA S. QUINN
City Clerk
City of Thousand Oaks

Date: December 14, 1978

Velma S. Quinn

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 February, 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 monumnets 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 4, 1978

Robert S. Haaland
Registered Civil Engineer No. 15231

I certify that according to the records of my office there are no liens against the subdivision Tract No. 2727-2 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: 10-24-78

Shirley Bugelman

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 the approval by the City Council of the City of Thousand Oaks of the map entitled Tract No. 2727-2 have been complied with.

ROBERT L. HAMM
County Clerk
County of Ventura

Date: December 14, 1978

Joann C. Danch

I certify that I have examined the final map entitled Tract No. 2727-2 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: December 13, 1978

J. Louis Scherer

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. 2727-2, have been complied with.

VELMA S. QUINN
City Clerk
City of Thousand Oaks

Date: December 14, 1978

Velma S. Quinn

The signature of the City of Thousand Oaks, easement holder of an easement which cannot ripen into a fee, has been omitted in accordance with Section 66436 (c)(1) of the Subdivision Map Act.

DOCUMENT NO. 138056

Recorded at the request of the Owner, DECEMBER 14, 1978, at 3:30 P.M., in Book 80 of Miscellaneous Records (Maps) at Pages 10, 11, 12, 13, 14 & 15, records of Ventura County.

ROBERT L. HAMM
County Recorder
County of Ventura

By: Meyrtes C. Wyborny
~~Assistant~~ County Recorder
DEPUTY

The following soil reports have been prepared on Tract 2727-2

Date of Report	Title of Report	Firm Name	Engineer	Reg. No.
February 18, 1977	Soils Engineering and Engineering Geology Investigation TRACT 2727	Gorian and Associates	Gerald Gorian	R.C.E. 14698

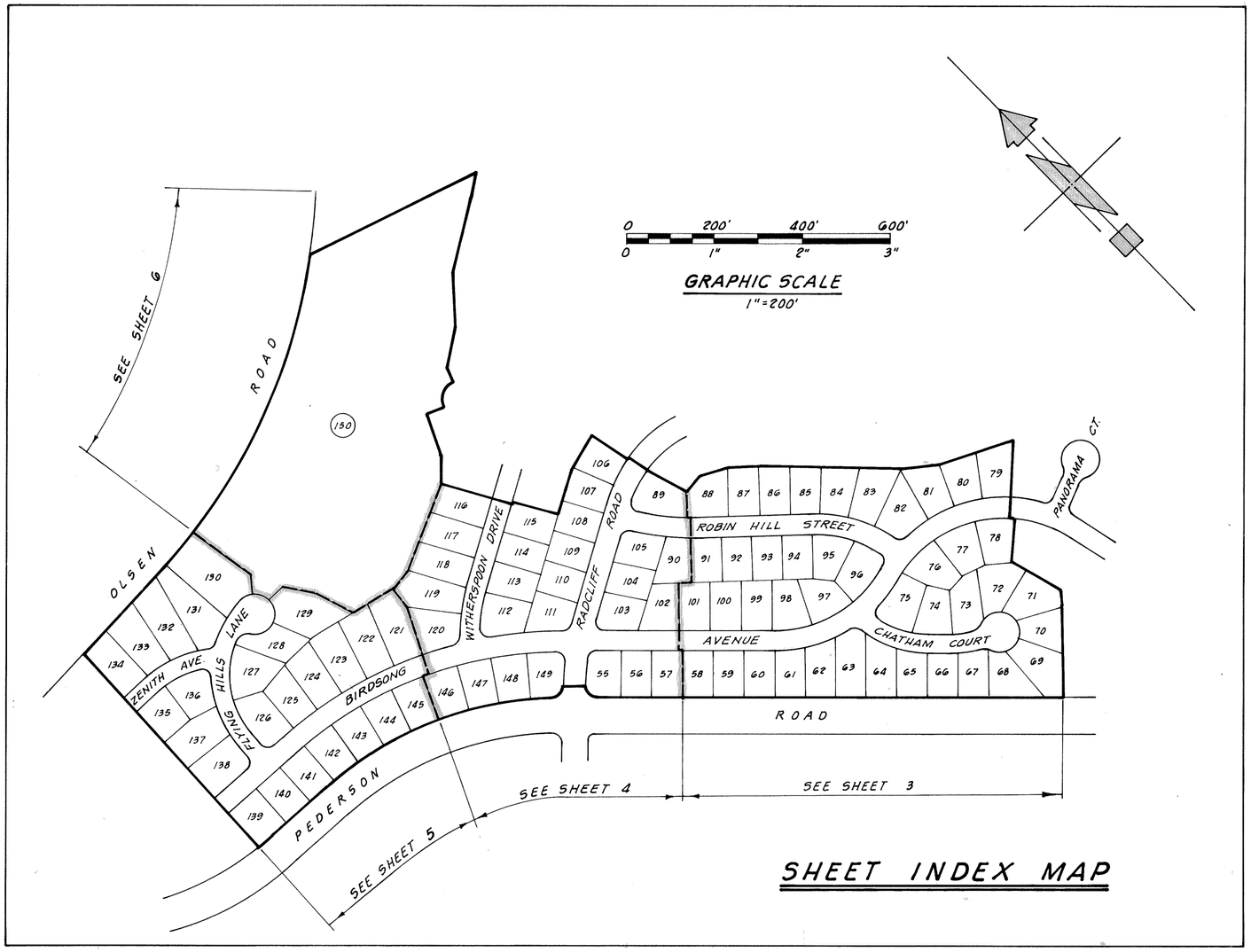
TRACT No. 2727-2

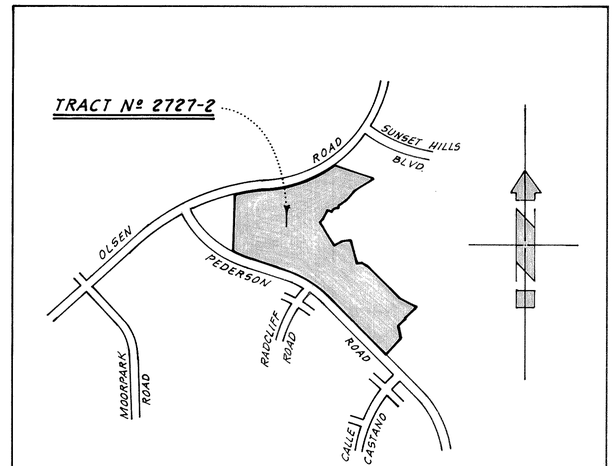
IN THE CITY OF THOUSAND OAKS

BEING A PORTION OF LOT 1, RESUBDIVISION OF A PORTION OF CONEJO RANCH (SUB-DIVISION No. 2) PER BOOK 16 AT PAGE 92 OF MISCELLANEOUS RECORDS (MAPS)

VENTURA COUNTY, CALIFORNIA

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





MONUMENT NOTES

- ◒ FOUND 1½" I.P. WITH TAG, R.C.E. 15231 PER TRACT Nº 2727-1 79 M.R. 86
- □ SET CITY OF THOUSAND OAKS STD. SURVEY MONUMENT PER PLATE F-2
- ○ SET 1½" I.P. WITH TAG R.C.E. 15231

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.
2. SET ½" I.P. WITH TAG R.C.E. 15231 AT ALL REAR LOT CORNERS AND ANGLE POINTS.
3. 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.
4. CUT "+" ON CURB ON PROLONGATIONS OF SIDE LOT LINES.

P.S.E.	PUBLIC SERVICE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
M	MEASURED DATA
R	RECORD DATA

BASIS OF BEARINGS

THE BEARING OF N 45° 08' 08" W ON THE NORTH LINE OF PEDERSON ROAD AS SHOWN ON TRACT Nº 2727-1, 79 M.R. 86, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

TRACT No. 2727-2

IN THE CITY OF THOUSAND OAKS

BEING A PORTION OF LOT 1, RESUBDIVISION OF A PORTION OF CONEJO RANCH (SUBDIVISION No. 2) PER BOOK 16 AT PAGE 92 OF MISCELLANEOUS RECORDS (MAPS)

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4050 OR 835

N62°38'20"W 62.60' N47°46'10"W 71.01' N43°54'38"W 322.73' N51°32'47"W 179.34' N63°51'49"W 91.00'

N47°58'42"E 62.00' N43°02'14"E 113.00' N43°02'14"E 114.00' N43°02'14"E 110.87' N46°54'07"E 107.33' N39°10'17"E 117.03' N69°21'59"E 145.41' N13°00'27"E 121.44' N24°19'56"E 108.09' N30°00'40"E 132.81' N47°58'42"E 178.81'

88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 91 92 93 94 95 96 97 98 99 100 101

47 48 49 50 51 52 53 54

TRACT 2727

M.R. NO.

ROBIN HILL STREET — BIRDSONG — CHATHAM AVENUE — COURT

PEDERSON ROAD

SEE SHEET No. 4

LANDSCAPE MAINTENANCE EASEMENT

0 50' 75' 100' 150'
0 1" 2" 3"

GRAPHIC SCALE
1"=50'

CURVE DATA

1	Δ = 54°38'28" R = 30', L = 28.61'
2	Δ = 19°11'17" R = 45', L = 15.07'
3	Δ = 41°40'15" R = 30', L = 21.82'
4	Δ = 7°38'22" R = 30', L = 4.00'
5	Δ = 34°01'53" R = 30', L = 17.82'
6	Δ = 70°21'42" R = 20', L = 24.56'

NOTE:
SEE SHEET 2 FOR LEGEND, BASIS OF BEARINGS, AND MONUMENT NOTES.

TRACT No. 2727-2

IN THE CITY OF THOUSAND OAKS

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VENTURA COUNTY, CALIFORNIA

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



0 50' 75' 100' 150'
0 1" 2" 3"

GRAPHIC SCALE
1" = 50'

CURVE DATA

(7.) Δ = 95°57'55" R = 20.00' L = 33.50
(8.) Δ = 88°11'06" R = 20.00' L = 30.78'
(9.) Δ = 106°08'18" R = 20.00' L = 37.05'
(10.) Δ = 76°10'51" R = 20.00' L = 26.59'
(11.) Δ = 82°57'20" R = 20.00' L = 28.96'
(12.) Δ = 96°47'46" R = 20.00' L = 33.79'
(13.) Δ = 0°45'42" R = 600.00' L = 7.97'
(14.) Δ = 90°50'24" R = 25.00' L = 39.64'
(15.) Δ = 87°54'40" R = 25.00' L = 38.36'
(16.) Δ = 100°22'52" R = 20.00' L = 35.04'
(17.) Δ = 77°41'40" R = 20.00' L = 27.12'

NOTE:

SEE SHEET 2 FOR LEGEND, BASIS OF BEARINGS AND MONUMENT NOTES.

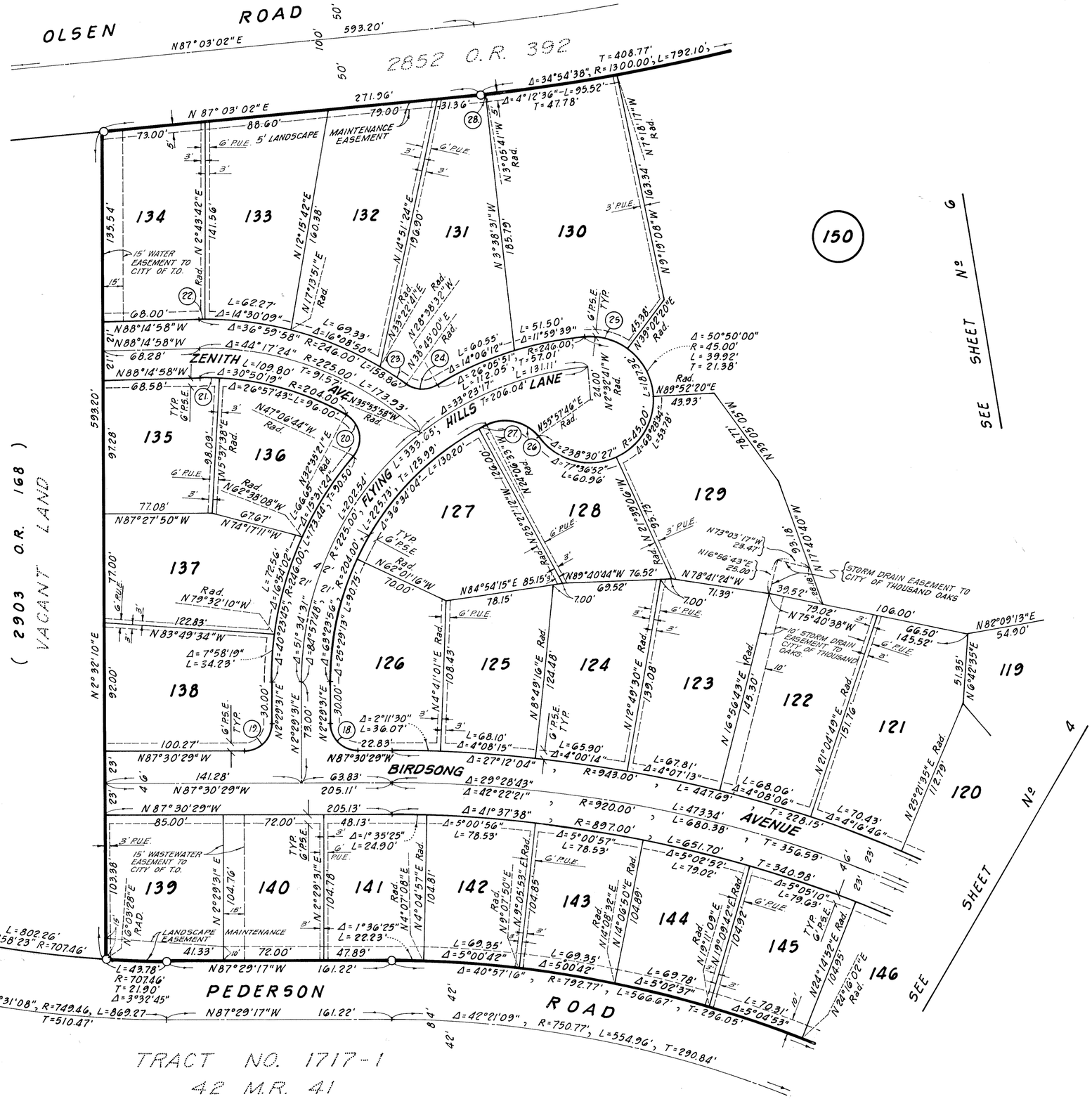
TRACT No. 2727-2

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100 EAST THOUSAND OAKS BOULEVARD
THOUSAND OAKS PLAZA, SUITE 220
THOUSAND OAKS, CALIFORNIA 91360



0 50' 75' 100' 150'
0 1" 2" 3"

GRAPHIC SCALE
1"=50'

CURVE DATA

(18) Δ=90°00'00" R=20.00' L=31.42'

(19) Δ=90°00'00" R=20.00' L=31.42'

(20) Δ=100°17'55" R=20.00' L=35.01'

(21) Δ=3°52'36" R=204.00' L=13.80'

(22) Δ=0°58'40" R=246.00' L=4.20'

(23) Δ=5°22'19" R=246.00' L=23.06'

(24) Δ=67°23'32" R=20.00' L=23.52'

(25) Δ=41°35'01" R=45.00' L=32.66'

(26) Δ=80°04'19" R=30.00' L=41.93'

(27) Δ=1°20'39" R=204.00' L=4.78'

(28) Δ=0°08'43" R=1300.00' L=3.30'

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OLSEN ROAD

100'

50'

50'

Δ= 33°21'14" , R= 1250.00' , L= 727.67' , T= 374.47'

2852 O.R. 392

Δ= 4°12'36" L= 95.52'
T= 47.78'

N 3°05'41" W
Rad.

Δ= 34°54'38" , R= 1300.00' , L= 792.10' , T= 408.77'

Δ= 30°33'19" , L= 693.28' , T= 355.09'

163.34'

N 7°18'17" W
Rad.

60.82'

N 37°51'30" W
Rad.

N 71°47'45" W

419.39'

SO. CALIF. EDISON CO. EASEMENT
2550 O.R. 571

130

N 9°19'08" W

45.38'

N 39°02'20" E
Rad.

Δ= 50°50'00"
R= 45.00'
L= 39.92'
T= 21.38'

Rad
N 89°52'20" E

43.93'

78.77'

N 39°05'05" W

129

SHEET No 5

FLYING HILLS LANE

SEE

150

7.937 Acres

Open Space

60.33'

N 55°58'52" E

N 57°33'15" E

172.41'

121.08'

N 41°59'14" E

97.07'

N 56°33'20" E

38.19'

N 18°23'42" E
Rad.

L= 67.39', T= 41.81'
Δ= 85°47'48"
R= 45.00'

Rad
N 67°24'06" W

44.63'

97.58'

N 24°12'03" E

64.71'

N 46°09'09" E

169.00'

N 28°59'50" W

4050 O.R. 835

71.39'

N 78°41'28" W

39.52'

93.18'

N 17°40'40" W

STORM DRAIN EASEMENT

79.02'

N 75°40'38" W

106.00'

66.50'

145.52'

122

121

N 82°09'13" E

54.90'

N 6°05'19" E

70.18'

210.54'

70.18'

70.18'

119

118

117

116

SEE SHEET No 4

0 50' 75' 100' 150'
0 1" 2" 3"

GRAPHIC SCALE
1" = 50'

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