92 MR 19

We the undersigned hereby certify that we are the owners of, or have interest in the land included within this subdivision entitled Tract No. 3052, shown on this map, consisting of TWO 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. WE HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE SOUTHERLY LINE OF LOT A ABUTTING WILBUR ROAD, IN ORDER THAT THE OWNERS OF SAID LOT A SHALL HAVE NO ACCESS RIGHTS WHATSOEVER TO WILBUR ROAD, EXCEPT THE GENERAL RIGHT OF TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC. WE ALSO HEREBY DEDICATE TO THE CITY OF THOUSAND OAKS THE SLOPE MAINTENANCE EASEMENTS OVER LOT A AS SHOWN ON THE MAP.

THIS TRACT IS APPROVED AS A CONDOMINIUM FOR 50 UNITS WHEREBY THE OWNERS OF THE UNITS OF AIRSPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS WHICH WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENT FOR THE UNITS.

A & F DEVELOPMENT, INC., A CALIFORNIA CORPORATION, OWNERS.

Robt Ferrante — ROBERT FERRANTE (PRESIDENT)

Chet Anderson — CHESTER ANDERSON (SECRETARY)

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

ON THIS 30TH DAY OF JUNE, 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT FERRANTE KNOWN TO ME TO BE THE PRESIDENT AND CHESTER ANDERSON KNOWN TO ME TO BE THE SECRETARY OF A & F DEVELOPMENT, INC. 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
RICHARD LLOYD FRANKLIN, JR.
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires AUG 28, 1981

17630 Chatsworth Street, Granada Hills, CA 91344

Richard Lloyd Franklin Jr. — NOTARY PUBLIC

SANTA CLARITA NATIONAL BANK, A CALIFORNIA CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 21, 1981 AS DOCUMENT NO. 047156

[signature] — PRESIDENT AND Ruby M. Williams — SECRETARY

STATE OF CALIFORNIA SS
COUNTY OF

ON THIS 30th DAY OF JUNE, 1981, BEFORE ME Jeanne Gede, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Gilbert Anderson KNOWN TO ME TO BE THE Vice President AND Ruby M. Williams KNOWN TO ME TO BE THE Corporate Officer OF SANTA CLARITA NATIONAL BANK 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 AS BENEFICIARY.

OFFICIAL SEAL
JEANNE OJEDA
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires JUN 30, 1982

Jeanne Gede — NOTARY PUBLIC

DOCUMENT NO. 69945
Recorded at the request of the Owner, JULY 23, 1981, at 11:30 A.M.
In Book 92 of Miscellaneous Records (Maps) at Pages 19 + 20, records of County.

ROBERT L. HAMM
County Recorder
County of Ventura

By Myrtes C. Wyborny

I, JOHN E. TRACY, do hereby certify that I am a Registered Civil Engineer, that this map correctly represents a survey made under my direction in JULY, 1981 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: July 6, 1981

John E. Tracy
Registered Civil Engineer No. 15566

I certify that according to the records of my office there are no liens against the subdivision Tract No. 3052 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: July 1, 1981

ROBERT G. BRANCH
Treasurer - Tax Collector
County of Ventura

By Kathleen E. Johnston

I certify that all the 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 the approval by the Board of Supervisors of the map entitled Tract No. 3052, have been complied with.

Date: July 7, 1981

Robert L. Hamm
ROBERT L. HAMM
County Clerk
County of Ventura

By _____

I certify that I have examined the final map entitled Tract No. 3052, 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.

Date: July 22, 1981

J. Louis Scherer
City Engineer
City of Thousand Oaks

J. Louis Scherer

I, SUZANNE OTA, 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. 3052, have been complied with.

Date: 7/22/81

Eva Marie Rinke, Deputy
for SUZANNE OTA
City Clerk
City of Thousand Oaks

I hereby certify that the City Council of the City of Thousand Oaks by resolution, duly passed on the 21st day of July, 1981, approved the attached map AND ALSO ACCEPTED ALL RIGHT OF INGRESS & EGRESS AS OFFERED AND REJECTED DEDICATIONS OF SLOPE MAINTENANCE EASEMENTS AS DELINEATED

Date: 7/22/81

Eva Marie Rinke, Deputy
for SUZANNE OTA
City Clerk
City of Thousand Oaks

THE SIGNATURE OF JANSS CORPORATION, A DELAWARE CORPORATION OWNER OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING WITHIN AND UNDER THAT PORTION OF SAID LAND, LYING BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM THE SURFACE OF SAID LAND, WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND NOR INTO THAT PORTION OF THE SUBSURFACE THEREOF LYING ABOVE A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM SAID SURFACE, PER DEED RECORDED DECEMBER 23, 1966 IN BOOK 3085, PAGE 84 OF OFFICIAL RECORDS OF VENTURA COUNTY HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (C)(3) OF THE SUBDIVISION MAP ACT.

THE SIGNATURE OF CONEJO VALLEY SANITARY COMPANY, A CORPORATION, EASEMENT HOLDERS PER 1959 OR 350 HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (C)(1).

PURSUANT TO CHAPTER 10 OF TITLE 9 OF THE THOUSAND OAKS MUNICIPAL CODE, ADOPTED BY INITIATIVE ORDINANCE ON APRIL 8, 1980, AND EFFECTIVE ON MAY 15, 1980, THIS SUBDIVISION IS SUBJECT TO THE CITY OF THOUSAND OAKS RESIDENTIAL DEVELOPMENT CONTROL SYSTEM. NO BUILDING PERMIT MAY BE ISSUED BY THE CITY FOR THE CONSTRUCTION OF ANY NEW RESIDENTIAL DWELLING ON LOT WITHIN THIS SUBDIVISION, UNTIL A DEVELOPMENT ALLOTMENT IS AWARDED BY THE CITY COUNCIL. THIS REQUIREMENT APPLIES TO ANY FUTURE CHANGE OF OWNERSHIP OF ANY OR ALL LOTS, THE ISSUANCE OF A BUILDING PERMIT FOR CONSTRUCTION OF A SINGLE FAMILY RESIDENTIAL UNIT ON A SINGLE LOT WITHIN THIS SUBDIVISION SHALL NOT QUALIFY AS AN EXEMPT PROJECT, PURSUANT TO SECTION 9-10.02 (c) OF THE MUNICIPAL CODE.

THE SIGNATURE OF WESTERN MUTUAL CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED MAY 21, 1981 AS DOCUMENT NO. 047156 HAS BEEN OMITTED PURSUANT TO SECTION 66436(b) OF THE GOVERNMENT CODE, SUBDIVISION MAP ACT.

The following soil reports have been prepared on Tract No. 3052.

Date of Report	Title of Report	Firm Name	Engineer	Engineer's Registration No.
1/22/76	SOILS ENGRG. INVESTIGATION	GORIAN & ASSOC.	GERALD GORIAN	R.C.E. 14698
9-20-78	UPDATE	GORIAN & ASSOC.	" "	" "
6-30-81	UPDATE	GORIAN & ASSOC.	RUDY PACAL	R.C.E. 21278

TRACT NO. 3052

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

LOT 1 OF TRACT NO. 1473 RECORDED IN BOOK 35, PAGE 71 OF MISCELLANEOUS RECORDS IN THE COUNTY RECORDERS OFFICE, COUNTY OF VENTURA, STATE OF CALIFORNIA.

JUNE 1981
FOR CONDOMINIUM PURPOSES

PREPARED BY: W.O. 77-1334
CONEJO VALLEY ENGINEERING, INC.
100 EAST THOUSAND OAKS BOULEVARD
SUITE 257
THOUSAND OAKS, CALIFORNIA 91360
TEL. (805) 497-4148

SHEET 1 OF 2 SHEETS

TRACT NO. 3052

CITY OF THOUSAND OAKS, COUNTY OF VENTURA
STATE OF CALIFORNIA

LOT 1 OF TRACT NO. 1473 RECORDED IN BOOK 35, PAGE 71 OF MISCELLANEOUS RECORDS IN THE COUNTY RECORDERS OFFICE, COUNTY OF VENTURA, STATE OF CALIFORNIA.

JUNE 1981
FOR CONDOMINIUM PURPOSES

MONUMENT NOTES AND LEGEND

- ⊙ FD. MONUMENT AS NOTED ON MAP.
- ○ SET 1 1/2" I.P. w/ TAG, R.C.E. 15566
- RAD. RADIAL.
- MR. MISCELLANEOUS RECORDS.
- R. RECORD. (35 MR 71,72)
- M. MEASURED.

BASIS OF BEARINGS

BEARING OF N 9°17'25"E ALONG THE CENTERLINE OF MOORPARK ROAD AT WILBUR ROAD AS SHOWN ON MAP RECORDED IN BOOK 35 PAGE 71 OF MISCELLANEOUS RECORDS WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

SCALE : 1" = 30'

LOT A.
2.02 ACRES

LOT 2, TRACT 1473, 35 MR 71.

LOT 1, TRACT 1473, 35 MR 71.

AVENUE

MOORPARK ROAD

WILBUR ROAD

12' ESM'T. TO CALIFORNIA AMERICAN WATER COMPANY FOR WATER PURPOSES.

ESMT. TO CITY OF THOUSAND OAKS FOR SLOPE MAINTENANCE

25' EASEMENT FOR SEWER & INCIDENTAL PURPOSES GRANTED TO CONEJO VALLEY SAN. COMPANY (1959 O.R. 350

EASEMENT TO CITY OF THOUSAND OAKS FOR SLOPE MAINTENANCE

Vicinity Map
SCALE = 1" = 2,500

PREPARED BY:
CONEJO VALLEY ENGINEERING, INC.
100 E. THOUSAND OAKS BLVD. #232
THOUSAND OAKS, CALIFORNIA 91360
TEL. (805) 497-4148

W.O. 77-1334

SHEET 2 OF 2

92 MR 20