For changes to Monuments within this map see Document No.
89-005293, recorded on Jan. 12, 1989 in official records.

98 MR 51

WE THE UNDERSIGNED HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE INTEREST IN THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 3463-2, SHOWN ON THE MAP, CONSISTING OF 4 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 HEREBY DEDICATE TO THE CITY OF THOUSAND OAKS THE EASEMENTS FOR STORM DRAIN AND WASTEWATER PURPOSES OVER THE STRIPS OF LAND SO DESIGNATED ON THE MAP AND ALL USES INCIDENTAL THERETO. WE HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS THE DEVELOPMENT RIGHTS OVER LOT 53. WE HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE SOUTHERLY LINES OF LOTS 38, 39 AND 40 ABUTTING AVENIDA DE LOS ARBOLES IN ORDER THAT THE OWNERS OF SAID LOTS SHALL HAVE NO ACCESS WHATEVER TO SAID AVENIDA DE LOS ARBOLES EXCEPT THE GENERAL RIGHT OF TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC. WE ALSO HEREBY DEDICATE TO THE CITY OF THOUSAND OAKS THE LANDSCAPE MAINTENANCE EASEMENTS OVER LOTS 38, 39,40 AND 53 AS SHOWN ON THE MAP AND ALL USES INCIDENT THERETO AND WE HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS LOT 53 IN FEE SIMPLE.

M.J. BROCK & SONS, INC.,
A DELAWARE CORPORATION
OWNER AND BENEFICIARY UNDER DEED OF TRUST RECORDED JULY 2, 1978 IN BOOK 5130, PAGE 947 OF OFFICIAL RECORDS.

Jack R. Harter
JACK R. HARTER, EXECUTIVE VICE PRESIDENT

BRIGHTON, LTD.,
A CALIFORNIA CORPORATION
BENEFICIARY
UNDER DEED OF TRUST RECORDED DECEMBER 11, 1979 IN BOOK 5557, PAGE 859 OF OFFICIAL RECORDS

Myrna J. Mendelssohn — PRESIDENT
Anna Zerlin — ASSISTANT SECRETARY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

ON THIS 4th DAY OF November, 1982 BEFORE ME Judy Cottriel, A NOTARTY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JACK R. HARTER, KNOWN TO ME TO BE THE EXECUTIVE VICE PRESIDENT OF M.J. BROCK & SONS, INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, AS OWNER AND BENEFICIARY.

Judy Cottriel
NOTARY PUBLIC

JUDY COTTRIEL
NOTARY PUBLIC
STATE OF CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Sept. 2, 1984

STATE OF CALIFORNIA)
COUNTY OF ~~LOS ANGELES~~ VENTURA) SS

ON THIS 9th DAY OF AUGUST, 1982 BEFORE ME M. J. REED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MYRNA J. MENDELSSOHN, KNOWN TO ME TO BE THE ~~PRESIDENT~~ AND ANNA ZERLIN, KNOWN TO ME TO BE THE ASSISTANT SECRETARY OF BRIGHTON, LTD., 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
M. J. REED
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY
My Commission Exp. Aug. 28, 1986

M. J. Reed
NOTARY PUBLIC

SIGNATURE OMISSIONS:

THE SIGNATURES OF THE HEIRS AND DEVISEES OF MIKE LANG, DECEASED, JACQUELINE LANG MAC DONALD AND GENE LANG CONGDON, AND LANGMOOR CORPORATION, A DELAWARE CORPORATION, THE PRESENT OWNERS OF ALL OIL, GAS, PETROLEUM AND OTHER MINERALS OR HYDROCARBON SUBSTANCES IN AND UNDER THAT PORTION OF SAID LAND BELOW A DEPTH OF 500 FEET PERPENDICULAR TO EACH POINT ON ANY SURFACE OF SAID LAND WITHOUT THE RIGHT TO ENTER OR OTHERWISE USE THE SURFACE OF SAID LAND OR THE SUBSURFACE THEREOF TO SAID DEPTH OF 500 FEET, BUT RESERVING THE RIGHT TO DRILL INTO AND THROUGH THAT PORTION OF SAID LAND LYING BELOW SAID DEPTH OF 500 FEET FOR THE PURPOSE OF EXPLORING, PROSPECTING, EXTRACTING AND REMOVING ANY AND ALL OF THE ABOVE MENTIONED SUBSTANCES FROM A SURFACE LOCATION ON LANDS OTHER THAN THE LAND HEREIN DESCRIBED, HAVE BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (c) (3) OF THE SUBDIVISION MAP ACT

I, JAMES T. EMERSON, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN SEPTEMBER, 1980, 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 23, 1982 — James T. Emerson
JAMES T. EMERSON, R.C.E. NO. 16531

I CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE SUBDIVISION TRACT NO. 3463-2, OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OF SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE.

DATE: December 16, 1983 — ROBERT C. BRANCH
TREASURER-TAX COLLECTOR
COUNTY OF VENTURA

BY: Cathy Caron
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 THE APPROVAL BY THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS OF THE MAP ENTITLED TRACT NO. 3463-2 HAVE BEEN COMPLIED WITH.

DATE: December 16, 1983 — RICHARD D. DEAN
COUNTY CLERK
COUNTY OF VENTURA

BY: Joann C. Daneli
DEPUTY COUNTY CLERK

I CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 3463-2, THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED MODIFICATIONS 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: December 14, 1983 — J. LOUIS SCHERER
CITY ENGINEER
CITY OF THOUSAND OAKS

BY: J. Louis Scherer

LEGEND:

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 ANY 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.

CONDITIONAL APPROVAL NOTE:

"THIS MAP IS SUBJECT TO CONDITIONS, ORDINANCES, REGULATIONS, STANDARDS AND POLICIES WHICH HAVE BEEN IMPOSED AS A CONDITION OF APPROVAL OF THE MAP. PLEASE REFER TO CITY OF THOUSAND OAKS PLANNING COMMISSION RESOLUTION No. 211-79 P.C."

I, NANCY DILLON 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. 3463-2 HAVE BEEN COMPLIED WITH.

DATE: December 15, 1983 — NANCY DILLON
CITY CLERK
CITY OF THOUSAND OAKS

BY: Cindy Christian, Deputy

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS BY RESOLUTION, DULY PASSED ON THE 6th DAY OF December, 1983, APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC, FOR PUBLIC USE ALL STREETS AND EASEMENTS FOR PUBLIC SERVICES AS SHOWN ON THE MAP AND USES INCIDENTAL THERETO AND THE OFFER OF STORM DRAIN AND WASTEWATER EASEMENTS AS SHOWN ON THE MAP WAS ACCEPTED. THE OFFER OF DEVELOPMENT RIGHTS OVER LOT 53 WAS ACCEPTED. THE OFFER OF INGRESS AND EGRESS RIGHTS ALONG AVENIDA DE LOS ARBOLES WAS ACCEPTED AS OFFERED. THE OFFER OF LANDSCAPING MAINTENANCE EASEMENTS OVER LOTS 38, 39,40 AND 53 WAS ALSO ACCEPTED, HOWEVER THE OFFER OF LOT 53 IN FEE SIMPLE WAS REJECTED. HOWEVER, THAT SAID OFFER SHALL REMAIN IN EFFECT SO THAT THE CITY OF THOUSAND OAKS MAY ACCEPT SAID OFFER AT A LATER DATE.

DATE: December 15, 1983 — NANCY DILLON
CITY CLERK
CITY OF THOUSAND OAKS

BY: Cindy Christian, Deputy

DOCUMENT NO. 143753

RECORDED AT THE REQUEST OF THE OWNER December 20, 1983, AT 11:30 A.M., IN BOOK 98 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 51 THROUGH 54 RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: S E Durham
~~DEPUTY~~ Asst COUNTY RECORDER

THE FOLLOWING SOIL REPORTS HAVE BEEN PREPARED ON TRACT NO. 3463-2.

DATE OF REPORT	TITLE OF REPORT	FIRM NAME	ENGINEER	REG. NO.
8/29/80	GEOLOGIC & SOILS ENGINEERING INVESTIGATION	KOVACS-BYER & ASSOCIATES	JOHN W. BYER	C.E.G. 883
10/28/80	PLAN REVIEW & ADDENDUM GEOLOGIC REPORT	KOVACS-BYER & ASSOCIATES	JOHN W. BYER	C.E.G.883
4/5/83	LETTER	KOVACS-BYER& ASSOCIATES	JOHN W. BYER	C.E.G. 883

JOHN W. BYER C.E.G. 883 — 8/24/83 DATE

TRACT NO. 3463-2

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 5 OF PARCEL MAP L D 60, PER MAP RECORDED IN BOOK 6 PAGES 24 TO 30 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

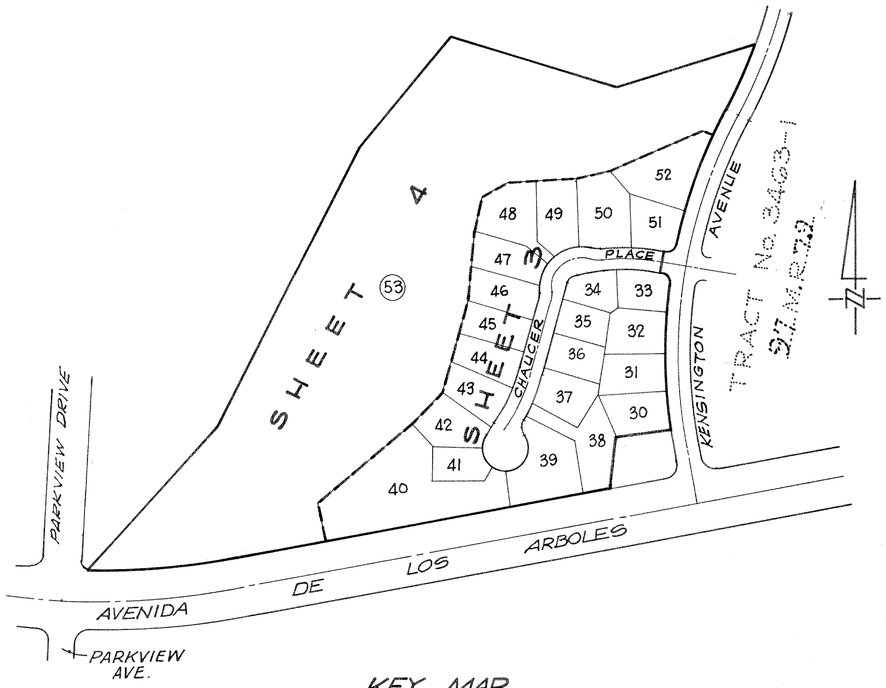
FEBRUARY, 1981

PREPARED BY:
BECHTOL & EMERSON
825 COLORADO BLVD. SUITE 222
LOS ANGELES CALIF. 90041

SHEET 1 OF 4 SHEETS

For changes to Monuments within this map see Document No. 89-005293, recorded on Jan. 12, 1989 in official records.

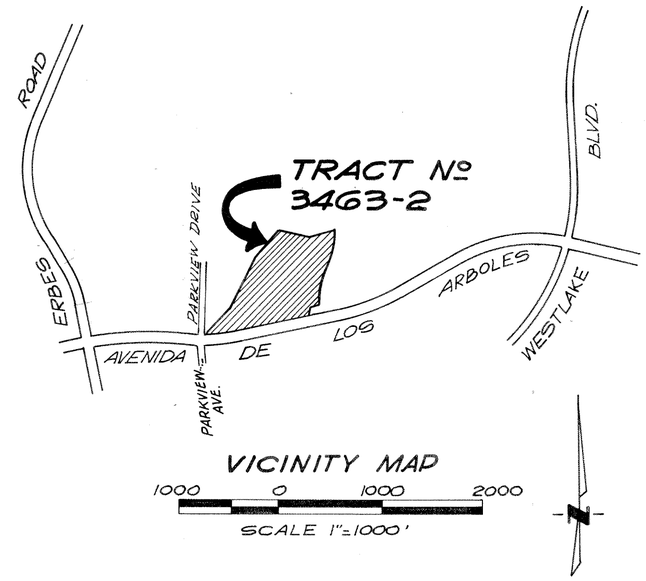
98 MR 52



KEY MAP

200 0 200 400

SCALE 1" = 200'



VICINITY MAP

1000 0 1000 2000

SCALE 1" = 1000'

LEGEND AND MONUMENTING NOTES

- ■ FD. CITY OF THOUSAND OAKS STANDARD SURVEY MONUMENT
- o SET 1½" I.P. WITH TAG "R.C.E. 16531" AT TRACT BOUNDARY ANGLE POINTS AND INTERMEDIATE POINTS AT 1000 FOOT MAXIMUM INTERVALS.
- ● FD. 1½" I.P. WITH TAG "R.C.E. 16531", TRACT NO. 3463-1.
- ◑ FOUND MONUMENTS AS DESCRIBED ON SHT Nº 4
- 1. SET 1½" I.P. TAG "R.C.E. 16531" AT ALL INTERSECTIONS AND AT ALL CHANGES OF DIRECTIONS OF CENTERLINES AND AT ALL CUL-DE-SAC RADIUS POINTS.
- 2. SET ½" I.P. WITH "R.C.E. 16531" AT ALL REAR LOT CORNERS AND ANGLE POINTS
- 3. SET L&T'S ON CURB PROLONGATIONS OF SIDE LOT LINES
- 4. SET L&T'S ON CURBS AT STREET CENTER LINE TIE REFERENCE POINTS PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS INTO THE CITY ROAD SYSTEM.

ABBREVIATIONS

FD.	=	FOUND
P.S.E.	=	PUBLIC SERVICE EASEMENT
P.U.E.	=	PUBLIC UTILITY EASEMENT
RAD.	=	RADIAL
M.R.	=	MISCELLANEOUS RECORDS
O.R.	=	OFFICIAL RECORDS
MKD.	=	MARKED
I.P.	=	IRON PIPE

BASIS OF BEARINGS

THE BEARING OF NORTH 79°41'38" EAST ALONG THE CENTER LINE OF AVENIDA DE LOS ARBOLES AS SHOWN ON TRACT NO. 3463-1 97 M.R. 79 to 84 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

TRACT NO. 3463-2

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 5 OF PARCEL MAP L D 60, PER MAP RECORDED IN BOOK 6 PAGES 24 TO 30 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FEBRUARY, 1981

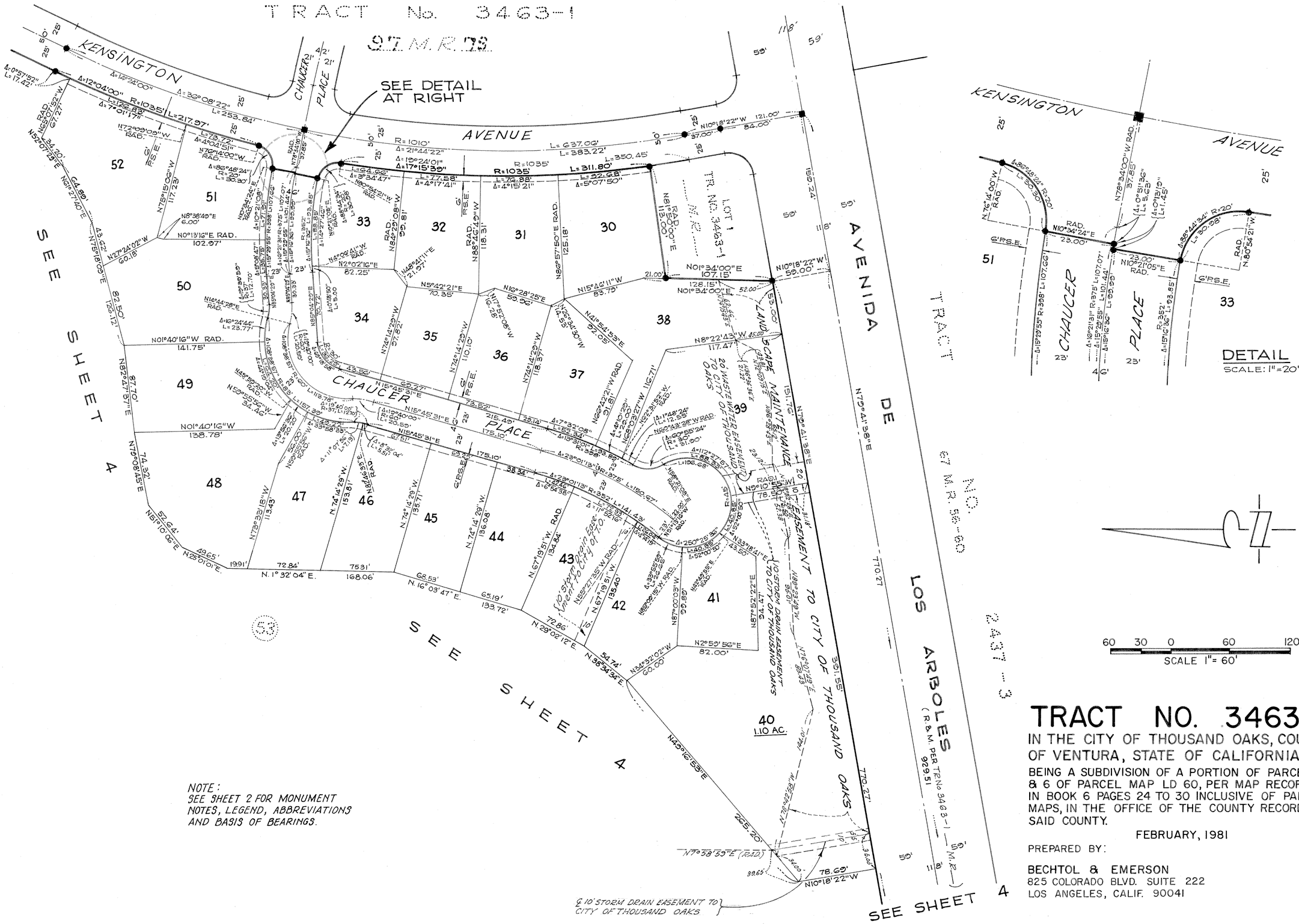
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98 MR 53

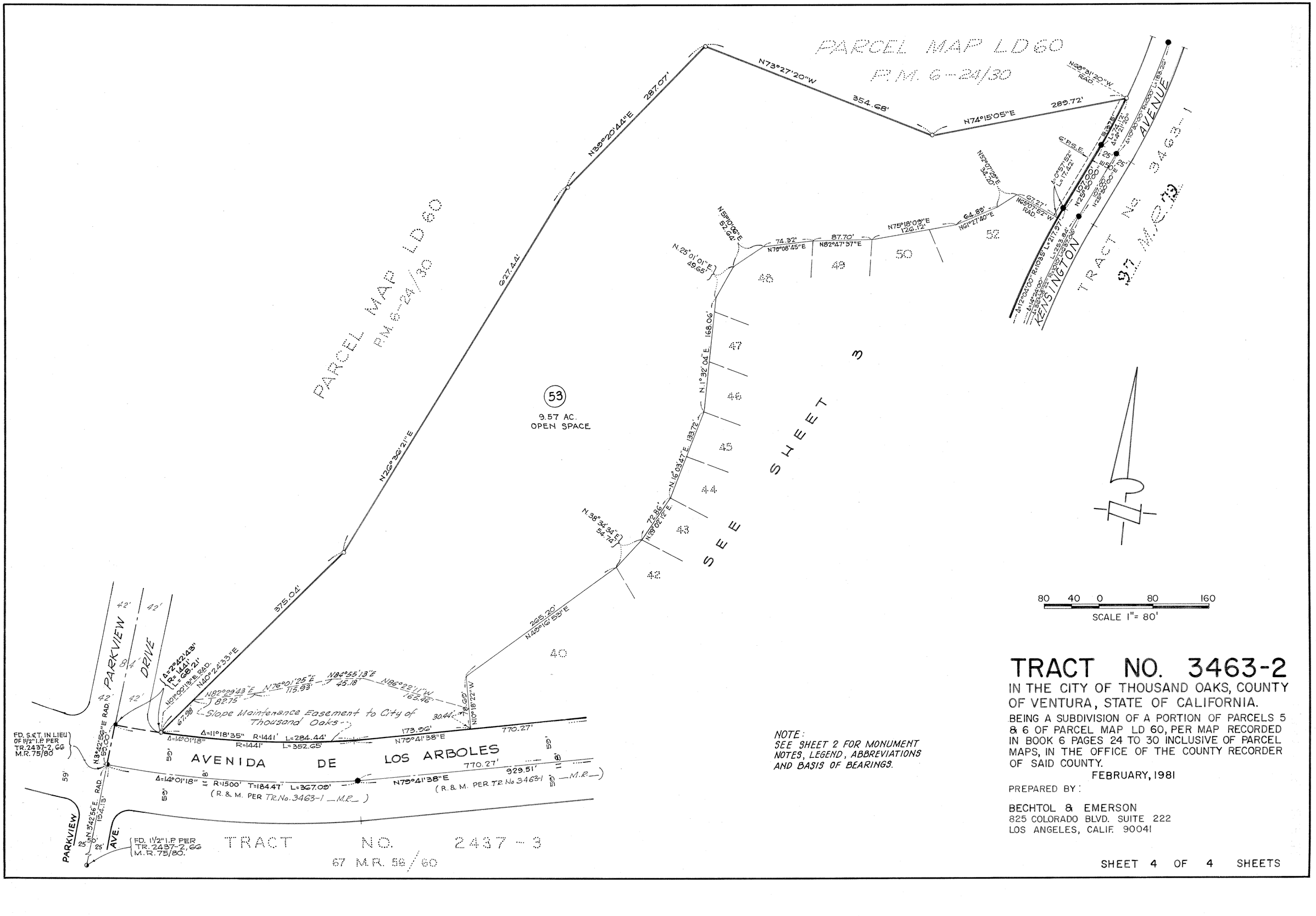
TRACT No. 3463-1

97 M.R. 79


KENSINGTON AVENUE
CHAUCER PLACE
SEE DETAIL AT RIGHT
AVENIDA DE LOS ARBOLES
TRACT No. 3463-1
97 M.R. 79
LOT 1
TR. NO. 3463-1
M.R.
CHAUCER PLACE
20' WASTE WATER EASEMENT TO CITY OF THOUSAND OAKS
10' STORM DRAIN EASEMENT TO CITY OF THOUSAND OAKS
CAPE MAINTENANCE STRIP
SEE SHEET A
SEE SHEET 4
SEE SHEET 4
52
51
50
49
48
47
46
45
44
43
42
41
40 1.10 AC.
33
32
31
30
34
35
36
37
38
39
R=1035'
R=1010'
L=311.80'
L=350.45'
L=383.22'
L=637.06'
N10°18'22"W 121.00'
84.00'
N10°18'22"W 59.00'
N01°34'00"E 107.15'
N01°40'16"W 138.78'
N01°40'16"W RAD. 141.75'
N01°13'16"E RAD. 102.97'
N8°38'49"E 6.00'
N0°02'16"E 82.25'
N5°42'21"E 70.35'
N16°28'25"E 59.96'
N15°46'11"W 83.79'
N41°54'53"E 92.08'
N8°22'43"W 117.47'
N79°41'38"E 770.27'
N10°18'22"W 78.69'
N7°38'59"E (RAD.) 265.20'
N43°16'59"E 390.55'
N29°02'12"E 79.86'
N38°34'34"E 54.74'
N2°59'56"E 82.00'
N87°52'22"E 64.47'
N87°00'09"W 99.86'
N67°19'51"W 134.84'
N67°19'51"W 135.40'
N74°14'29"W 110.10'
N74°14'29"W 118.37'
N74°14'29"W 135.71'
N74°14'29"W 136.08'
N72°39'18"W 119.43'
N72°08'45"E 74.32'
N51°10'06"E 52.64'
N25°01'01"E 49.65'
N. 1°32'04"E. 72.84'
75.31'
68.53'
65.19'
N. 16°08'47"E.
N. 1°32'04"E. 168.06'
139.72'
N82°47'57"E 87.70'
N15°18'09"E 82.50'
120.12'
N27°24'07"W 60.18'
N2°07'29"E 64.89'
N69°21'40"E 43.62'
N76°15'09"W 117.23'
N72°09'09"W RAD.
N76°14'00"W RAD.
N76°34'06"W RAD.
N82°29'09"W RAD.
N84°45'51"W RAD.
N84°29'09"W RAD.
N88°45'49"W RAD.
N88°45'49"W RAD.
N88°57'50"E RAD. 125.18'
N88°45'49"W RAD. 118.31'
N84°29'09"W RAD. 99.81'
N14°44'28"E RAD.
N85°58'20"E RAD.
N85°58'20"E RAD.
N59°55'54"W 34.40'
N15°45'31"E 175.10'
N15°45'31"E 215.49'
N15°45'31"E 60.27'
N15°45'31"E 73.52'
N15°45'31"E 38.34'
N15°45'31"E 63.24'
N15°45'31"E 175.10'
N15°45'31"E 73.14'
N15°45'31"E 63.24'
N15°45'31"E 63.24'
N15°45'31"E 63.24

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98 MR 54



80 40 0 80 160
SCALE 1"= 80'

TRACT NO. 3463-2

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 5 & 6 OF PARCEL MAP LD 60, PER MAP RECORDED IN BOOK 6 PAGES 24 TO 30 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FEBRUARY, 1981

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

PREPARED BY:

BECHTOL & EMERSON
825 COLORADO BLVD. SUITE 222
LOS ANGELES, CALIF. 90041