SUBDIVIDER'S STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE A RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THIS SUBDIVISION ENTITLED TRACT NO. 4305, AS SHOWN ON THIS MAP, CONSISTING OF 4 SHEETS, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, THAT WE CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE BORDERLINE. AND THAT WE HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS FOR PUBLIC USE, THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THIS MAP. AND THAT WE ALSO HEREBY OFFER TO THE CITY OF THOUSAND OAKS ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE SOUTHERLY AND EASTERLY LINE OF LOTS 1 THROUGH 23, INCLUSIVE, ABUTTING AVENIDA DE LOS ARBOLES AND LYNN ROAD, SO THAT THE OWNERS OF SAID LOTS SHALL HAVE NO ACCESS WHATSOEVER TO SAID STREETS, EXCEPT THE GENERAL RIGHT TO TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC. AND THAT WE ALSO HEREBY OFFER TO GRANT TO THE CITY OF THOUSAND OAKS IN FEE SIMPLE, LOTS 52 AND 53 FOR OPEN SPACE PURPOSES, AND EASEMENT FOR SLOPE MAINTENANCE, **SEWER, WATER, P.S.E.**, AND STORM DRAIN PURPOSES, AS SHOWN ON THIS MAP AND ALL INCIDENTAL USES THERETO.

MARLBOROUGH DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION, OWNER

PAUL N. BYRNES
VICE PRESIDENT

DOLORES M. O'BRIEN
SECRETARY

NOTARY CERTIFICATE:

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

ON THIS 24th DAY OF August, IN THE YEAR 1987, BEFORE ME Corine A. Harty, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, PAUL N. BYRNES, KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE VICE PRESIDENT, AND DOLORES M. O'BRIEN KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME THE PERSONS WHO EXECUTED ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

OFFICIAL SEAL
CORINE A. HARTY
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. May 4, 1990

NOTARY PUBLIC
NAME: CORINE A. HARTY
COUNTY OF LOS ANGELES
MY COMMISSION EXPIRES: MAY 4, 1990

SIGNATURE OMISSIONS:

THE SIGNATURE OF FALCON CABLEVISION, A CALIFORNIA LIMITED PARTNERSHIP, SUCESSOR IN THE INTEREST OF CONEJO COMMUNITY TELEVISION, PRESENT OWNER OF AN EASEMENT FOR TELEVISION CABLE SYSTEMS AND APPURTENANT STRUCTURES, AS DISCLOSED BY DEED RECORDED SEPTEMBER 5, 1967, IN BOOK 3191 PAGE 534, OF OFFICIAL RECORDS HAS BEEN OMITTED UNDER SECTION 66436 (a) (3) (A) OF SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURE OF A-S DEVELOPMENT, INC., A DELAWARE CORPORATION, SUCESSOR IN THE INTEREST OF WM. LYON DEVELOPMENT CO., INC., PRESENT OWNER OF AN EASEMENT FOR STORM DRAIN AND PUBLIC UTILITY PURPOSES, AS DISCLOSED BY DEED RECORDED MARCH 1, 1972, IN BOOK 3927 PAGE 37, OFFICIAL RECORDS HAS BEEN OMITTED UNDER SECTION 66436 (a) (3) (A) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURE OF THE CITY OF THOUSAND OAKS, PRESENT OWNER OF AN EASEMENT FOR PEDESTRIAN ACCESS, STORM DRAIN, AND PUBLIC SERVICE PURPOSES, AS DISCLOSED BY TRACT NO. 2644-2, PER MAP RECORDED IN BOOK 76 PAGES 37 TO 41 INCLUSIVE OF MAPS, AND AN EASEMENT FOR PEDESTRIAN ACCESS PURPOSES AS DISCLOSED BY DEED RECORDED JULY 2, 1980, IN BOOK 5680 PAGE 534, OFFICIAL RECORDS HAS BEEN OMITTED UNDER SECTION 66436 (a) (3) (A) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

ENGINEER'S STATEMENT

I, DAVID W. WESTON, DO HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN MAY 1987, 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 RECORDATION OF THIS TRACT MAP), AND THAT THEY ARE (OR WILL BE) SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. TIE SHEETS 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 STREET IMPROVEMENTS INTO THE CITY STREET SYSTEM.

DATED: 8/13/87

DAVID W. WESTON - RCE 20228
EXPIRES 9-30-89

REGISTERED PROFESSIONAL ENGINEER
DAVID W. WESTON
No. 20228
exp. 9-30-89
CIVIL
STATE OF CALIFORNIA

TAX COLLECTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL CERTIFICATES AND SECURITY REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT HAVE BEEN FILED AND DEPOSITED WITH ME.

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

DATED: 12/14/88

BY: Cynthia M. Simmons
DEPUTY COUNTY TAX COLLECTOR

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4305, THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP AND ANY APPROVED MODIFICATIONS THEREOF, THAT ALL PROVISIONS OF TITLE 7, DIVISION 2 OF THE GOVERNMENT CODE OF THE STATE 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.

DATED: Nov 3, 1988

J. Louis Scherer
J. LOUIS SCHERER
CITY ENGINEER
CITY OF THOUSAND OAKS

REGISTERED PROFESSIONAL ENGINEER
J. LOUIS SCHERER
No. 9240
Exp. 12-31-88
CIVIL
STATE OF CALIFORNIA

SIGNATURE OMISSIONS: (CON'T)

THE SIGNATURE OF GENERAL TELEPHONE COMPANY, PRESENT OWNER OF AN EASEMENT FOR UNDERGROUND CONDUITS, AND APPURTENANT STRUCTURES, AS DISCLOSED BY DEED RECORDED SEPTEMBER 7, 1978, IN BOOK 5203 PAGE 493, OFFICIAL RECORDS HAS BEEN OMITTED UNDER SECTION 66436 (a) (3) (A) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURE OF A-S DEVELOPMENT INC., A DELAWARE CORPORATION, PRESENT OWNER OF ALL OIL, MINERAL, GAS, CARBON AND ASPHALTIUM RIGHTS BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF SAID LAND OR TO REMOVE SAID SUBSTANCES WITHIN A DEPTH OF 500 FEET FROM THE SURFACE AS RESERVED IN DEED RECORDED MARCH 1, 1972, IN BOOK 3927 PAGE 37, OFFICIAL RECORDS HAS BEEN OMITTED UNDER SECTION 66436 (a) (3) (C) OF THE SUBDIVISION MAP ACT.

THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, PRESENT OWNER OF AN EASEMENT FOR UNDERGROUND AND ABOVE GROUND ELECTRICAL AND COMMUNICATION PURPOSES, AS DISCLOSED BY DEED RECORDED MARCH 31, 1978 IN BOOK 5084 PAGE 854, OFFICIAL RECORDS HAS BEEN OMITTED UNDER SECTION 66436 (a) (3) (A) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

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 CITY COUNCIL RESOLUTION NO. 87-141 C.C.

CITY CLERK CERTIFICATE:

I, NANCY A. 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. 4305 HAVE BEEN COMPLIED WITH.

NANCY A. DILLON
CITY CLERK
CITY OF THOUSAND OAKS

DATE November 3, 1988

Nancy A. Dillon

CITY CLERK ACCEPTANCE CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS BY RESOLUTION DULY PASSED ON THE 1st DAY OF November, 1988 APPROVED THE ATTACHED MAP. SAID CITY COUNCIL HEREBY APPROVES SAID MAP AND DOES HEREBY ACCEPT FOR PUBLIC USE, THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS AS SHOWN ON THIS MAP. THE OFFER OF INGRESS ANS EGRESS OVER AND ACROSS THE SOUTHERLY AND EASTERLY LINE OF LOTS 1 THROUGH 23 INCLUSIVE, ABUTTING AVENIDA DE LOS ARBOLES AND LYNN ROAD IS HEREBY ACCEPTED. THE OFFER IN FEE SIMPLE OF LOTS 52 AND 53 FOR OPEN SPACE PURPOSES IS ALSO HEREBY ACCEPTED. THE EASEMENTS FOR SLOPE MAINTENANCE, **SEWER, WATER, P.S.E.**, AND STORM DRAIN PURPOSES, AS SHOWN ON THIS MAP **ARE** ALSO HEREBY ACCEPTED.

NANCY A. DILLON
CITY CLERK
CITY OF THOUSAND OAKS

DATE November 3, 1988

Nancy A. Dillon

COUNTY RECORDER'S CERTIFICATE:

DOCUMENT NO. 88-195637
RECORDED THIS 22ND DAY OF December 1988 AT 1:00 P.m. IN BOOK 115 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 3-6 AT THE REQUEST OF MARLBOROUGH DEVELOPMENT CORPORATION.

REGISTERED PROFESSIONAL ENGINEER
RAYMOND E. BRANNEN
GE 101
Exp. 3/31/91
GEOTECHNICAL
STATE OF CALIFORNIA

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: S. E. Durham
ASSISTANT COUNTY RECORDER

SOILS REPORTS:

THE FOLLOWING SOILS REPORTS HAVE BEEN PREPARED FOT TRACT NO. 4305, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE CITY ENGINEER.

DATE OF REPORT: JUNE 25, 1987
TITLE OF REPORT: UPDATE TO SOILS REPORT NO. 78-1-33, DATED 1/10/78
UPDATE TO COMPACTION REPORT NO. 79-1-188, DATED 1/31/79

FIRM NAME: BUENA ENGINEERS, INC.
ENGINEER:

RAYMOND E. BRANNEN R.C.E. 28966

THE ABOVE SOILS REPORTS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF THOUSAND OAKS, CITY ENGINEERS OFFICE.

TRACT NO. 4305

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

BEING A SUBDIVISION OF LOT 189 OF TRACT NO. 2644-2, IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 76, PAGES 37 TO 41 INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS).

JUNE 1987

CIVIC ENGINEERING CORPORATION
7141 VALJEAN AVENUE, VAN NUYS, CALIFORNIA 91406

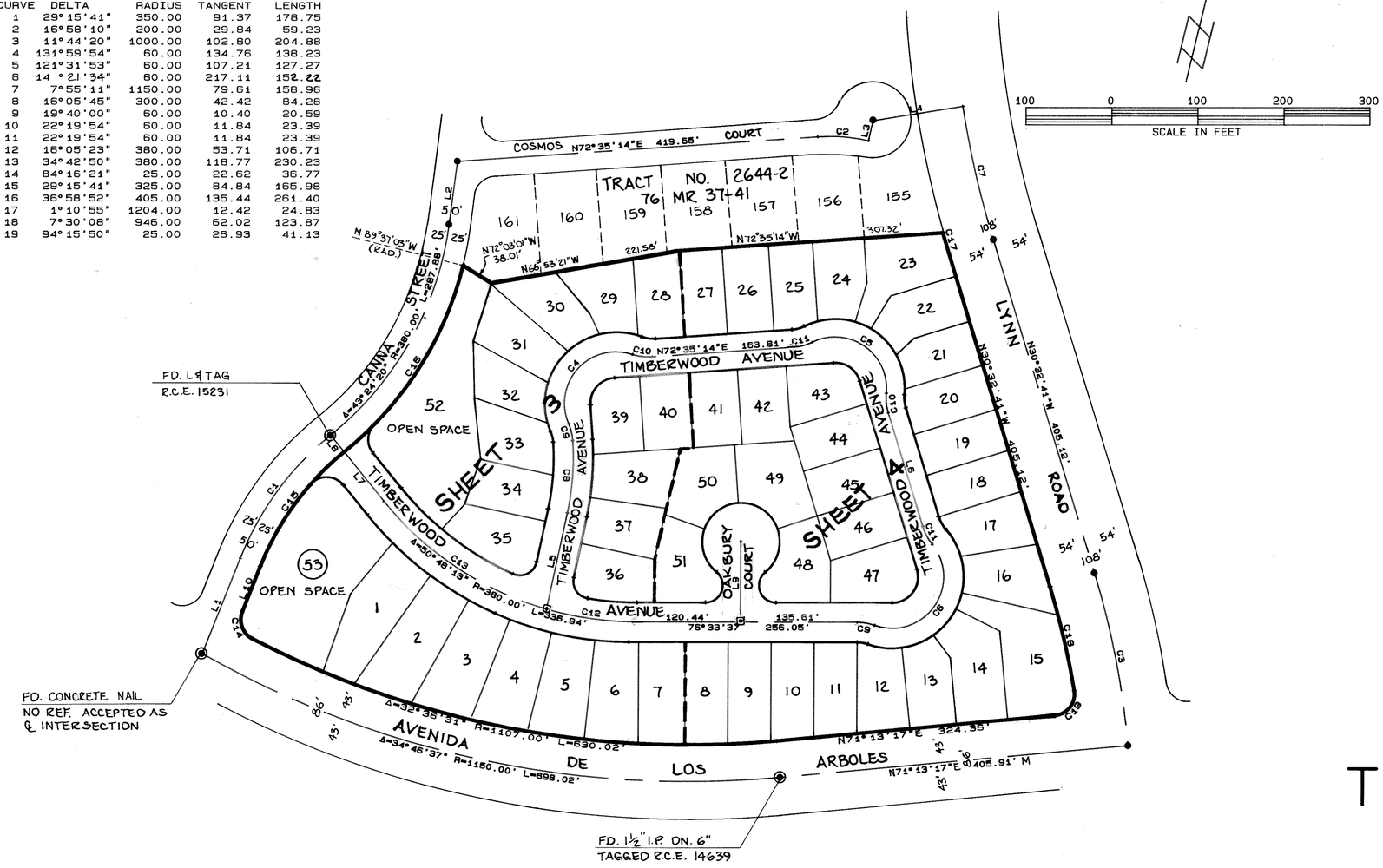
TOTAL GROSS ACREAGE = 9.97 ACRES

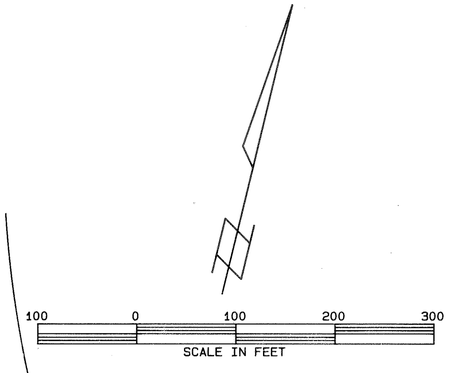
SHEET 1 OF 4 SHEETS

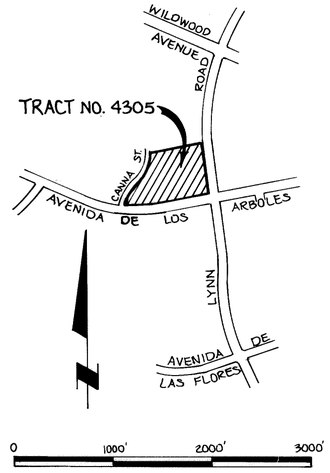
THE SIGNATURE OF MIDLAND INVESTMENT CORPORATION, A CALIFORNIA CORPORATION, PRESENT OWNER OF OIL, MINERALS, GAS AND OTHER HYDROCARBON SUBSTANCES UNDER SAID LAND, BELOW A DEPTH OF FIVE HUNDRED (500) FEET, WITHOUT THE RIGHT-OF-SURFACE ENTRY, AS TO A PORTION OF SAID LAND AS CONVEYED IN DEED RECORDED MAY 31, 1988 AS INSTRUMENT No. 88-075071, MAY BE OMITTED IN ACCORDANCE WITH SECTION 66436 (a) (3) (c) OF THE SUBDIVISION MAP ACT.

LINE	BEARING	DISTANCE
1	N 8°06'09"E	119.15
2	N 6°02'30"W	73.59
3	N 0°26'42"W	24.00
4	N67°22'30"E	105.45
5	N 1°19'01"W	114.11
6	N30°32'41"W	137.81
7	N52°38'10"W	73.89
8	N52°38'10"W	25.00
9	N13°26'23"W	93.44
10	N 8°06'09"E	56.65

CURVE	DELTA	RADIUS	TANGENT	LENGTH
1	29°15'41"	350.00	91.37	178.75
2	16°58'10"	200.00	29.84	59.23
3	11°44'20"	1000.00	102.80	204.88
4	131°59'54"	60.00	134.76	138.23
5	121°31'53"	60.00	107.21	127.27
6	14°21'34"	60.00	217.11	152.22
7	7°55'11"	1150.00	79.61	158.96
8	16°05'45"	300.00	42.42	84.28
9	19°40'00"	60.00	10.40	20.59
10	22°19'54"	60.00	11.84	23.39
11	22°19'54"	60.00	11.84	23.39
12	16°05'23"	380.00	53.71	106.71
13	34°42'50"	380.00	118.77	230.23
14	84°16'21"	25.00	22.62	36.77
15	29°15'41"	325.00	84.84	165.98
16	36°58'52"	405.00	135.44	261.40
17	1°10'55"	1204.00	12.42	24.83
18	7°30'08"	946.00	62.02	123.87
19	94°15'50"	25.00	26.93	41.13







GRAPHIC SCALE: 1"=1000'

LOCATION MAP

MONUMENT NOTES AND LEGEND

- ◙ SET CITY OF THOUSAND OAKS STANDARD SURVEY MONUMENT PER PLATE E-2.
- ● FD. 1½" I.P. W/TAG R.C.E. 15231 PER TRACT NO. 2644-2 76 M.R. 38.
- ◉ F.D. MONUMENT AS DESCRIBED.
- o SET 1½" I.P. W/TAG, R.C.E. 20228 AT ALL CENTERLINE INTERSECTIONS AND AT ALL CHANGES OF DIRECTION OF CENTERLINES AT ALL CUL-DE-SAC RADIUS POINTS AND AT TRACT BOUNDARY ANGLE POINTS.

1. SET ½" I.P. W/TAG, R.C.E. 20228 OF ALL REAR LOT CORNERS.
2. 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.
3. SET L&T. ON CURB ON PROLONGATIONS OF SIDE LOT LINES.

R = RECORD
M = MEASURED
P.M. = PARCEL MAP
M.R. = MISCELLANEOUS RECORDS
I.P. = IRON PIPE
L.&T. = LEAD & TACK
R_1 = TRACT NO. 2644-2 76 MR 37
P.S.E. = PUBLIC SERVICE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
RAD. = RADIAL
FD. = FOUND
REF. = REFERENCE

BASIS OF BEARINGS

THE BEARING OF NORTH 71°13'17" EAST FOR THE CENTERLINE OF AVENIDA DE LOS ARBOLES AS SHOWN ON TRACT MAP NO. 2644-2, AS RECORDED IN BOOK 76, PAGES 37-41, INCLUSIVE OF MAPS, RECORDS OF VENTURA COUNTY WAS USED AS A BASIS OF BEARINGS FOR THIS MAP.

TRACT NO. 4305

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

BEING A SUBDIVISION OF LOT 189 OF TRACT NO. 2644-2, IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 76, PAGES 37 TO 41 INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS)

JUNE 1987

CIVIC ENGINEERING CORPORATION
7141 VALJEAN AVENUE, VAN NUYS, CALIFORNIA 91406

TOTAL GROSS ACREAGE = 9.97 ACRES

85-324

S'LY LINE OF LOTS 158-A TO 161-A PER LOT LINE ADJUSTMENT NO. 163

TIMBERWOOD AVENUE

TIMBERWOOD AVENUE

TIMBERWOOD AVENUE

CANNA STREET

AVENIDA DE LOS ARBOLES

LA PALOMA CIRCLE

OPEN SPACE

10' WIDE EASEMENT TO THE CITY OF THOUSAND OAKS FOR STORM DRAIN PURPOSES

15' & VARIABLE WIDTH EASEMENT TO THE CITY OF THOUSAND OAKS FOR SANITARY SEWER PURPOSES

10' & VARIABLE WIDTH EASEMENT TO THE CITY OF THOUSAND OAKS FOR STORM DRAIN PURPOSES.

VARIABLE WIDTH SLOPE MAINTENANCE EASEMENT TO THE CITY OF THOUSAND OAKS.

FD. L & TAG R.C.E. 15231

FD. CONC. NAIL, NO REF. ACCEPTED AS CENTERLINE OF INTERSECTION.

SCALE IN FEET

LINE	BEARING	DISTANCE
1	N 8°06'09"E	56.65
2	N52°38'10"W	44.69
3	N 1°19'01"W	62.78
4	N52°38'10"W	51.80
5	N17°24'46"W	40.39
6	N 1°19'01"W	16.08
8	N76°33'37"E	11.44
9	N76°33'37"E	19.94
10	N 38° 29' 19" W	27.00'
11	N 8° 04' 30" E	57.02'
12	S 12° 53' 43" E	4.63'
13	N 12° 53' 43" W	18.45'
14	S 12°53'43"E	54.08'
15	N 9° 41' 22" E	6.45'
16	N 9° 41' 22" E	6.62'
17	N 26°00' 57" W	25.99'
18	N 29°51' 50" E	17.70'
19	N 60°08' 10" W	10.00'
20	N 29°51' 50" E	16.43'
21	N 84°34' 58" E	25.00'

CURVE	DELTA	RADIUS	TANGENT	LENGTH
1	16°05'45"	300.00	42.42	84.28
2	19°40'00"	60.00	10.40	20.59
3	22°19'54"	60.00	11.84	23.39
5	16°05'23"	380.00	53.71	106.71
6	84°16'21"	25.00	22.62	36.77
7	19°40'02"	325.00	56.33	111.56
8	99°35'39"	25.00	29.58	43.46
9	19°40'00"	37.00	6.41	12.70
12	24°31'02"	39.00	8.47	16.69
13	16°05'45"	277.00	39.17	77.82
14	101°56'12"	20.00	24.67	35.58
15	83°19'21"	25.00	22.24	36.36
17	90°00'00"	30.00	30.00	47.12
22	9°16'49"	357.00	28.98	57.82
23	92°50'33"	20.00	21.02	32.41
24	16°05'45"	323.00	45.67	90.74
26	5°21'42"	83.00	3.89	7.77
27	37°27'09"	83.00	28.14	54.25
28	29°20'18"	83.00	21.75	42.50
29	27°36'45"	83.00	20.40	40.00
30	30°05'01"	83.00	22.30	43.58
31	4°20'08"	83.00	3.14	6.28
43	6°05'38"	381.98	20.33	40.63
44	7°39'41"	381.98	25.58	51.08
45	2°34'26"	381.98	8.58	17.16
46	4°50'27"	405.00	17.12	34.22
47	7°29'23"	405.00	26.51	52.94
48	8°12'18"	405.00	29.05	58.00
49	6°12'31"	405.00	21.97	43.89
54	3°07'34"	323.00	8.81	17.62
55	8°52'10"	323.00	25.05	50.00
56	4°06'01"	323.00	11.56	23.12
57	2°01'07"	1107.00	19.50	39.00
58	3°38'07"	1107.00	35.13	70.24
59	3°35'26"	1107.00	34.70	69.37
60	3°30'05"	1107.00	33.84	67.65
61	3°28'55"	1107.00	33.65	67.27
62	3°20'14"	1107.00	32.25	64.48
63	2°47'47"	1107.00	27.02	54.03
64	2°35'19"	1107.00	25.01	50.01
68	8°01'01"	277.00	19.41	38.76
69	8°04'44"	277.00	19.56	39.06
70	6°40'38"	406.00	23.63	47.20
T1	9°35'39"	325.00	27.27	54.42
T2	58°24'02"	45.00	25.15	45.87
T3	51°04'30"	90.00	43.00	80.23
T4	37°29'05"	110.00	37.32	71.97
T5	22°28'60"	102.50	20.37	40.22

CURVE	DELTA	RADIUS	TANGENT	LENGTH
76	84°14'30"	25.00'	–	36.76'
77	2°51'52"	1107.00'	–	55.35'
78	0°31'04"	1107.00'	–	10.00'
79	1°18'58"	1107.00'	–	25.43'
80	27°45'04"	55.00'	–	26.64'
81	27°45'04"	65.00'	–	31.48'
82	63°49'34"	95.00'	–	105.83'
83	63°49'34"	85.00'	–	94.69'
84	40°21'20"	40.00'	–	28.17'
85	40°21'20"	50.00'	–	35.22'
86	14°04'27"	65.00'	–	15.94'
87	23°24'37"	55.00'	–	22.47'
88	1°40'14"	405.00'	–	11.81'
89	4°32'17"	405.00'	–	32.08'
90	0°50'40"	355.00'	–	5.23'
91	5°50'36"	355.00'	–	36.20'
92	4°39'02"	355.00'	–	28.81'

BASIS OF BEARINGS
SEE SHEET 2

MONUMENT NOTES
SEE SHEET 2

TRACT NO. 4305

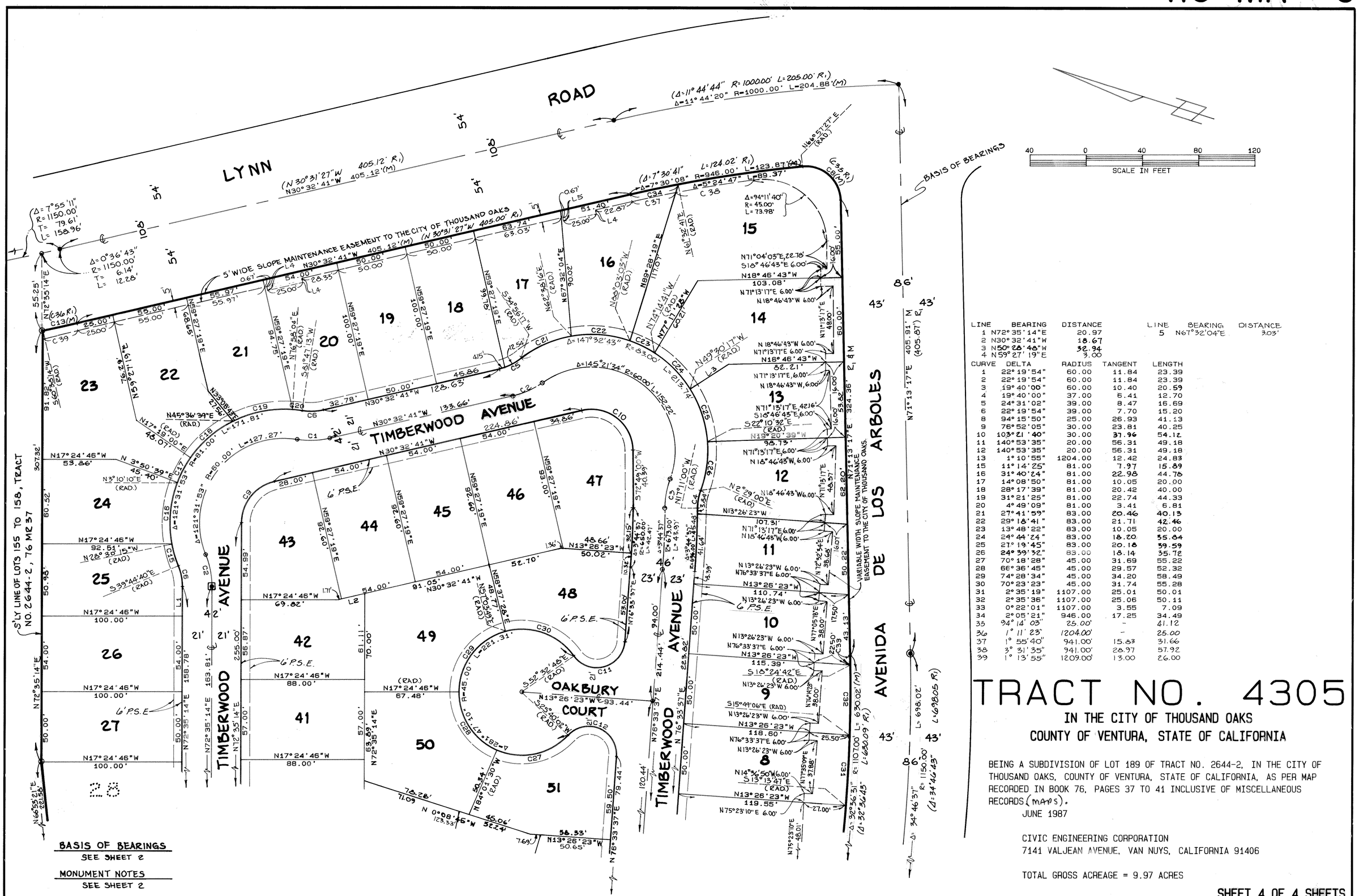
IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 189 OF TRACT NO. 2644-2, IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 76, PAGES 37 TO 41 INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS).

JUNE 1987

CIVIC ENGINEERING CORPORATION
7141 VALJEAN AVENUE, VAN NUYS, CALIFORNIA 91406

TOTAL GROSS ACREAGE = 9.97 ACRES



LINE	BEARING	DISTANCE
1	N72°35'14"E	20.97
2	N30°32'41"W	18.67
3	N50°28'48"W	32.94
4	N59°27'19"E	3.00
5	N67°32'04"E	9.03'

CURVE	DELTA	RADIUS	TANGENT	LENGTH
1	22°19'54"	60.00	11.84	23.39
2	22°19'54"	60.00	11.84	23.39
3	19°40'00"	60.00	10.40	20.59
4	19°40'00"	37.00	6.41	12.70
5	24°31'02"	39.00	8.47	16.69
6	22°19'54"	39.00	7.70	15.20
8	94°15'50"	25.00	26.93	41.13
9	76°52'05"	30.00	23.81	40.25
10	103°21'40"	30.00	37.96	54.12
11	140°53'35"	20.00	56.31	49.18
12	140°53'35"	20.00	56.31	49.18
13	1°10'55"	1204.00	12.42	24.83
15	11°14'25"	81.00	7.97	15.89
16	31°40'24"	81.00	22.98	44.76
17	14°08'50"	81.00	10.05	20.00
18	28°17'39"	81.00	20.42	40.00
19	31°21'25"	81.00	22.74	44.33
20	4°49'09"	81.00	3.41	6.81
21	27°41'59"	83.00	20.46	40.13
22	29°18'41"	83.00	21.71	42.46
23	13°48'22"	83.00	10.05	20.00
24	24°44'24"	83.00	18.20	35.84
25	27°19'45"	83.00	20.18	39.59
26	24°39'32"	83.00	18.14	35.72
27	70°18'28"	45.00	31.69	55.22
28	66°36'45"	45.00	29.57	52.32
29	74°28'34"	45.00	34.20	58.49
30	70°23'23"	45.00	31.74	55.28
31	2°35'19"	1107.00	25.01	50.01
32	2°35'36"	1107.00	25.06	50.11
33	0°22'01"	1107.00	3.55	7.09
34	2°05'21"	946.00	17.25	34.49
35	94°14'03"	25.00'	-	41.12
36	1°11'23"	1204.00'	-	25.00
37	1°55'40"	941.00'	15.83	31.66
38	3°31'35"	941.00'	28.97	57.92
39	1°13'55"	1209.00'	13.00	26.00

TRACT NO. 4305

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

BEING A SUBDIVISION OF LOT 189 OF TRACT NO. 2644-2, IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 76, PAGES 37 TO 41 INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS).

JUNE 1987

CIVIC ENGINEERING CORPORATION
7141 VALJEAN AVENUE, VAN NUYS, CALIFORNIA 91406

TOTAL GROSS ACREAGE = 9.97 ACRES