SUBDIVIDER'S STATEMENT

WE, THE UNDERSIGNED, HEREBY STATES THAT WE ARE THE OWNERS OF AND HAVE A RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THIS SUBDIVISION ENTITLED TRACT NO. 4136, AS SHOWN ON THIS MAP, CONSISTING OF 9 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 THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS THE RIGHT OF WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THE MAP.
AND THAT THEY HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS THE EASEMENTS FOR INGRESS AND EGRESS, WATER LINE, SEWER LINE, STORM DRAIN, WATER TANK, FIRE ACCESS AND UTILITY PURPOSES SHOWN ON THE MAP AND ALL USES INCIDENT THERETO.
AND THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS LOT 84 IN FEE FOR FUTURE STREET PURPOSES SHOWN ON THE MAP.
AND THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS LOT 91 IN FEE FOR WATER TANK PURPOSES.
ALL RIGHTS OF INGRESS AND EGRESS ALONG LYNN ROAD FOR LOT 1 THROUGH 5, INCLUSIVE, ARE HEREBY DEDICATED TO THE CITY OF THOUSAND OAKS
AND THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS THE RIGHT TO PROHIBIT CONSTRUCTION OF STRUCTURES AND GRADING ACTIVITY WITHIN THE AREAS LABELED "RESTRICTED USE AREA"
AND THEY HEREBY DO SPECIFICALLY OFFER TO THE CITY OF THOUSAND OAKS ALL CONSTRUCTION RIGHTS ON LOTS 85 THROUGH 87 AND THEY DO HEREBY OFFER TO DEDICATE TO THE CONEJO OPEN SPACE CONSERVATION AGENCY (COSCA) IN FEE SIMPLE, LOTS 88, 89 AND 90
AND THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS THE EASEMENTS FOR SIDEWALK PURPOSES SHOWN ON THE MAP.

CALIFORNIA COMMUNITIES, INC. A CALIFORNIA CORPORATION

JOE TROXELL
VICE PRESIDENT

C. A. HARDY
ASSISTANT SECRETARY

SECURITY PACIFIC NATIONAL BANK, A NATIONAL BANKING ASSOCIATION
BENEFICIARY UNDER A DEED OF TRUST RECORDED MARCH 29, 1989
AS INSTRUMENT NO. 89-048226 OF OFFICIAL RECORDS

E. H. HOAG
FIRST VICE PRESIDENT

ALLEN R. STAFF, JR.
VICE PRESIDENT

NOTARY CERTIFICATE

State of California) SS
County of ORANGE)

On this 24th day of October, in the year 1989, before me M. JEANETTE GRADY a notary public in and for said state, personally appeared JOE TROXELL and C.A. HARDY, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the within instrument as VICE President and ASST. Secretary on behalf of the corporation therein named and acknowledged to me that the Corporation executed it.

NAME: M. JEANETTE GRADY
COMMISSION EXPIRES: 3-2-90
PLACE OF COMMISSION: ORANGE COUNTY
Notary Public

State of California) SS
County of ORANGE)

On this 25th day of October, in the year 1989, before me LAURIE A EDGAR a notary public in and for said state, personally appeared E.H. HOAG and ALLEN R. STAFF, JR, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the within instrument as First Vice President and Vice President ~~Secretary~~ on behalf of the ~~national banking association~~ ~~corporation~~ therein named and acknowledged to me that the Corporation executed it.

NAME: LAURIE A. EDGAR
COMMISSION EXPIRES: 4-10-92
PLACE OF COMMISSION: ORANGE COUNTY
Notary Public

ENGINEER'S STATEMENT

I, Wesley R. Lind, do hereby state that I am a Registered Civil Engineer, that this map correctly represents a survey made under my direction in December, 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 improvements into the CITY STREET system.

Date: MARCH 2, 1989

Wesley R. Lind
RCE 16362

REGISTERED PROFESSIONAL ENGINEER · WESLEY R. LIND · No. 16362 Exp. 6-30-93 · 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.

Date: December 7, 1989

HAROLD R. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: DEPUTY COUNTY TAX COLLECTOR

CITY ENGINEER'S STATEMENT

I state that I have examined the final map entitled Tract No. 4136 that the subdivision is substantially the same as it appears on the tentative map, and any approved alteration 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.

G.R. PABLEO
City Engineer
City of Thousand Oaks

Date: 12-5-89 By:

REGISTERED PROFESSIONAL ENGINEER · G. R. PABLEO · No. 27221 Exp. 3/31/93 · CIVIL · STATE OF CALIFORNIA

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. 4136 have been complied with.

NANCY A. DILLON
City Clerk
City of Thousand Oaks

Date: November 30, 1989 By:

COUNTY RECORDER'S CERTIFICATE

DOCUMENT NO. 89-199757
RECORDED THIS 15th DAY OF DECEMBER, 1989, AT 9:02 A.M., IN BOOK 118 OF MISCELLANEOUS RECORDS AT PAGE 60-66 AT THE REQUEST OF THE OWNERS.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: DEPUTY ~~ASSISTANT~~ COUNTY RECORDER

CITY CLERK ACCEPTANCE CERTIFICATE

I hereby certify that the City Council of the City of Thousand Oaks by resolution duly passed on the 28th day of November, 1989 approved the attached map and accepted on behalf of the public and for public use:
THE RIGHT OF WAY FOR ALL STREETS AND HIGHWAYS AS SHOWN ON THIS MAP.
AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR INGRESS AND EGRESS, WATER LINE, SEWER LINE, STORM DRAIN, WATER TANK, FIRE ACCESS AND UTILITY PURPOSES AS SHOWN ON THIS MAP.
AND ALSO HEREBY ACCEPTS LOT 91 IN FEE FOR WATER TANK PURPOSES.
AND ALSO HEREBY ACCEPTS ALL RIGHTS OF INGRESS AND EGRESS ALONG LYNN ROAD FOR LOTS 1 THROUGH 5, INCLUSIVE.
AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR SIDEWALK PURPOSES AS SHOWN ON THIS MAP.
AND ALSO HEREBY REJECTS LOT 84 IN FEE FOR FUTURE STREET PURPOSES SHOWN ON THE MAP.
AND ALSO HEREBY ACCEPTS THE RIGHT TO PROHIBIT CONSTRUCTION OF STRUCTURES AND GRADING ACTIVITY WITHIN THE AREAS LABELED "RESTRICTED USE AREA". AND ALSO HEREBY ACCEPTS ALL CONSTRUCTION RIGHTS ON LOTS 85-87.

Date: November 30, 1989 By:

Nancy A. Dillon
City Clerk, City of
Thousand Oaks

SIGNATURE OMISSIONS

THE HEIRS OR DEVISEES OF JANE T. BOWERSMITH, DECEASED SUBJECT TO THE ADMINISTRATION OF THE ESTATE OF SAID DECEDENT, IN SANTA BARBARA COUNTY, CASE NO 169801, AS TO AN UNDIVIDED 1/2 INTEREST AND CHARLES W. CAMPBELL, JR., ET AL, BY DECREE OF DISTRIBUTION DATED MARCH 29, 1979, AS TO AN UNDIVIDED 1/2 INTEREST, PRESENT OWNER OF OIL AND MINERAL RIGHTS, HAS BEEN OMITTED PURSUANT TO SECTION 66436 (A) (3) (C) OF THE SUBDIVISION MAP ACT.

PURSUANT TO SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS MAP CONSTITUTES ABANDONMENT OF THAT CERTAIN EASEMENT FOR CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL, RECONSTRUCTION AND OPERATION OF A PUBLIC ROAD ACQUIRED BY THE COUNTY OF VENTURA BY DEED RECORDED IN BOOK 3786 PAGE 953, OFFICIAL RECORDS

SOILS REPORTS

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGICAL REPORT(S) RELATING TO TRACT NO. 4136 HAVE BEEN PREPARED:

DATE OF REPORT - TITLE OF REPORT - FIRM NAME - ENGINEER REG NO.
2-12-88 ~ GEOLOGY REPORT - EARL MORLEY - ENG. GEOLOGIST NO. 20
2-24-88 ~ GEOTECHNICAL REPORT - PACIFIC MATERIALS LAB - SIAMAK JAFROUDI GEO. TECH. ENG'R NO 2024

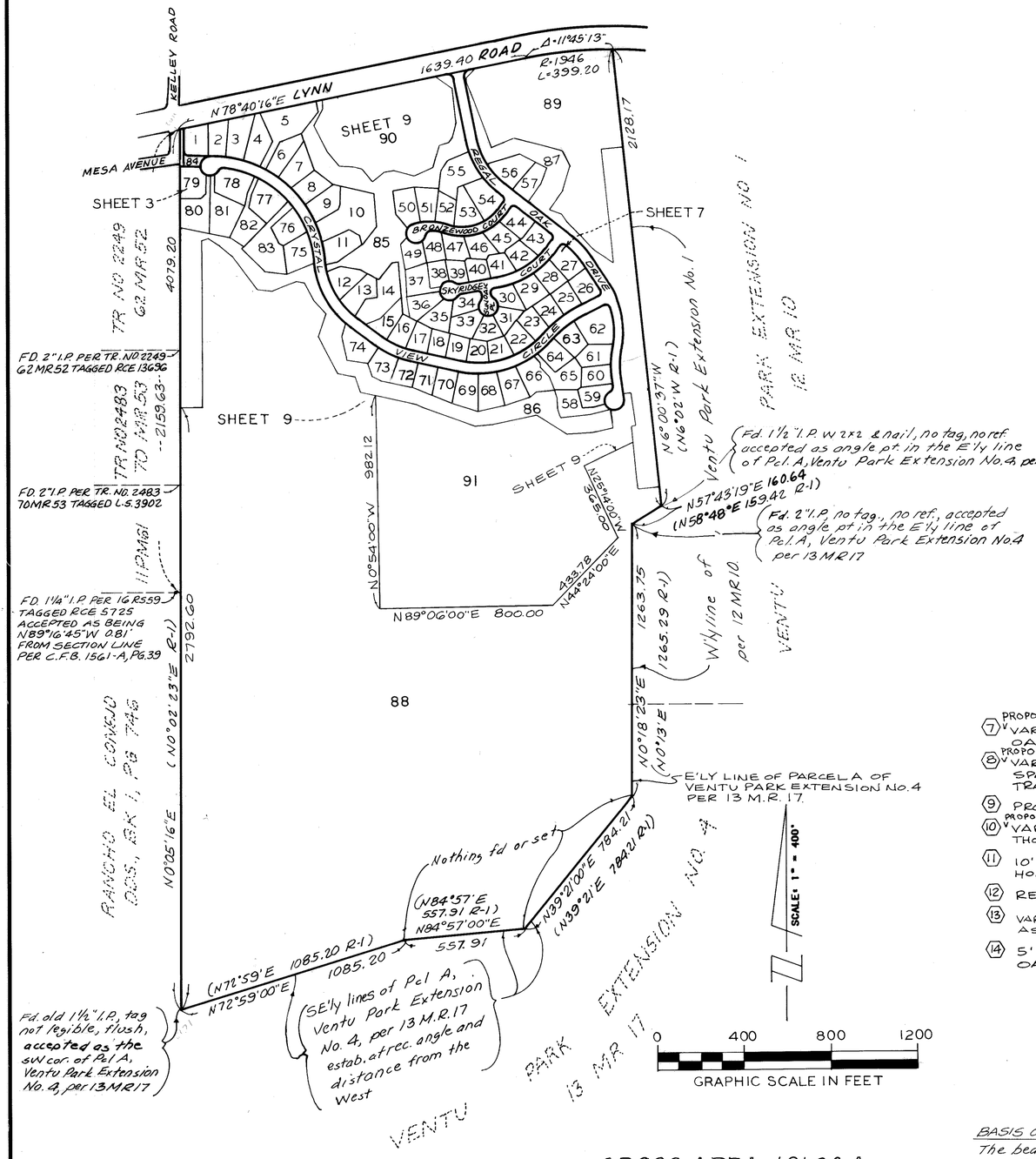
TRACT NO. 4136

IN THE CITY OF THOUSAND OAKS, VENTURA COUNTY, CALIFORNIA

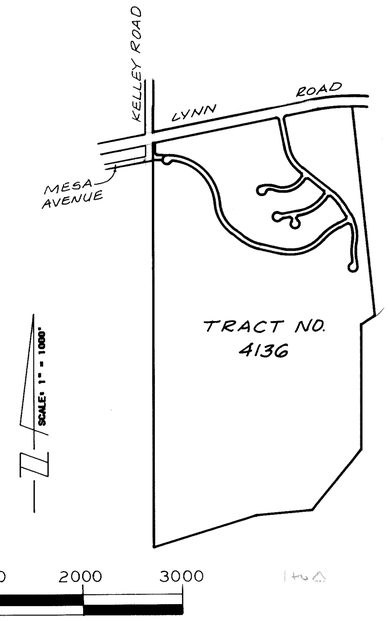
BEING A SUBDIVISION OF A PORTION OF PARCEL A. OF VENTU PARK EXTENSION NO. 4 PER MAP RECORDED IN BOOK 13, PAGE 17 OF MISCELLANEOUS RECORDS, (MAPS) RECORDS OF SAID COUNTY.

ENGINEER:
W. R. LIND
44 SOUTH CHESTER AVENUE
PASADENA, CALIFORNIA, 91106

FEBRUARY 1988 SHEET 1 OF 9 SHEETS



GROSS AREA = 191.23 Ac.



ABBREVIATIONS

Fd. = Found
M = Measured
R = Record
Rad = Radial
M.R. = Miscellaneous Records
O.R. = Official Records
C.F.R. = Calculated from record
I.P. = Iron Pipe
L&T = Lead & tag
Ac. = Acres
P.S.E. = PUBLIC SERVICE EASEMENT

LEGEND AND MONUMENT NOTES (CONTINUED)

(7) PROPOSED VARIABLE WIDTH EASEMENT TO THE CITY OF THOUSAND OAKS FOR WATER TANK ROAD PURPOSES.
(8) PROPOSED VARIABLE WIDTH EASEMENT TO THE CONEJO OPEN SPACE CONSERVATION AGENCY FOR EQUESTRIAN TRAIL PURPOSES.
(9) PROPOSED VARIABLE WIDTH ACCESS EASEMENT.
(10) PROPOSED VARIABLE WIDTH EASEMENT TO THE CITY OF THOUSAND OAKS FOR SLOPE MAINTENANCE PURPOSES.
(11) 10' AND VARIABLE WIDTH EASEMENT TO THE HOMEOWNERS ASSOCIATION FOR STORM DRAIN PURPOSES.
(12) RESTRICTED USE AREA
(13) VARIABLE WIDTH EASEMENT TO THE HOMEOWNERS ASSOCIATION FOR FUEL MODIFICATION ZONE PURPOSES
(14) 5' WIDE EASEMENT TO THE CITY OF THOUSAND OAKS FOR SIDEWALK PURPOSES.

BASIS OF BEARINGS:
The bearing N0°05'16"E along the centerline of Kelley Road per Tract No. 2249 recorded in Book 62, pages 52, 53 and 54 of Miscellaneous Records was used as the basis of bearings for this map, as shown on sheet 3.

LEGEND AND MONUMENT NOTES:

△ Found City Standard Survey Monument per Tr. No. 2249, 62 MR 52/54
△ Found 2" I.P. with tag., R.C.E. 13696 per Tr. No. 2249, 62 MR 52/54

(1) Set 2" I.P with tag. R.C.E. 16362 at all centerline intersections, at all changes of direction of centerlines and at cul-de-sac radius points.
(2) Set ½" I.P. with tag, R.C.E. 16362 at all rear lot corners and lot line angle points.
(3) Set L&T on curb on prolongation of side lot lines
(4) Set Lead and tack on curb for street centerline monument reference point ties.
● Found monument as noted on map.
△ Set City Standard Survey Monument per plate F-2 stamped R.C.E. 16362.
R-1 = VENTU PARK EXTENSION NO. 4 PER 13 MR 17

(1) VARIABLE WIDTH EASEMENT TO THE CITY OF THOUSAND OAKS FOR STORM DRAIN PURPOSES.
(2) PROPOSED 5' WIDE AND VARIABLE WIDTH EASEMENT TO THE CITY OF THOUSAND OAKS FOR LANDSCAPE MAINTENANCE PURPOSES
(4) VARIABLE WIDTH EASEMENT TO THE CITY OF THOUSAND OAKS FOR ACCESS ROAD PURPOSES.
(5) PROPOSED 40.00 WIDE COMMON DRIVEWAY EASEMENT.
(6) VARIABLE WIDTH EASEMENT TO THE CITY OF THOUSAND OAKS FOR INGRESS AND EGRESS, WATER LINE, SEWER AND STORM DRAIN PURPOSES.

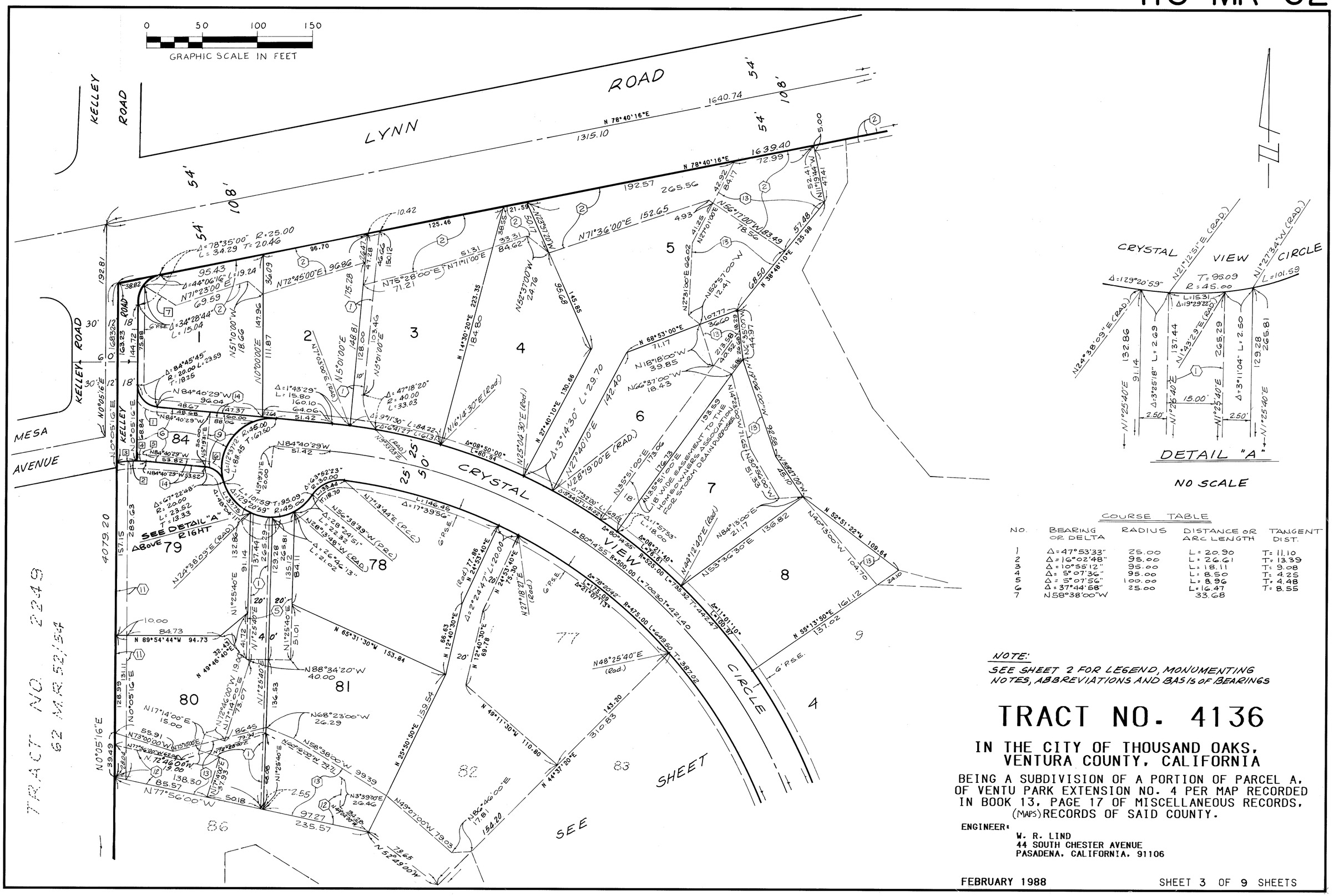
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IN THE CITY OF THOUSAND OAKS, VENTURA COUNTY, CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL A, OF VENTU PARK EXTENSION NO. 4 PER MAP RECORDED IN BOOK 13, PAGE 17 OF MISCELLANEOUS RECORDS, (MAPS) RECORDS OF SAID COUNTY.

ENGINEER:
W. R. LIND
44 SOUTH CHESTER AVENUE
PASADENA, CALIFORNIA, 91106

FEBRUARY 1988



COURSE TABLE

NO.	BEARING OR DELTA	RADIUS	DISTANCE OR ARC LENGTH	TANGENT DIST.
1	Δ=47°53'33"	25.00	L=20.90	T=11.10
2	Δ=16°02'48"	95.00	L=26.61	T=13.39
3	Δ=10°55'12"	95.00	L=18.11	T=9.08
4	Δ=5°07'36"	95.00	L=8.50	T=4.25
5	Δ=5°07'56"	100.00	L=8.96	T=4.48
6	Δ=37°44'58"	25.00	L=16.47	T=8.55
7	N58°38'00"W		33.68	

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

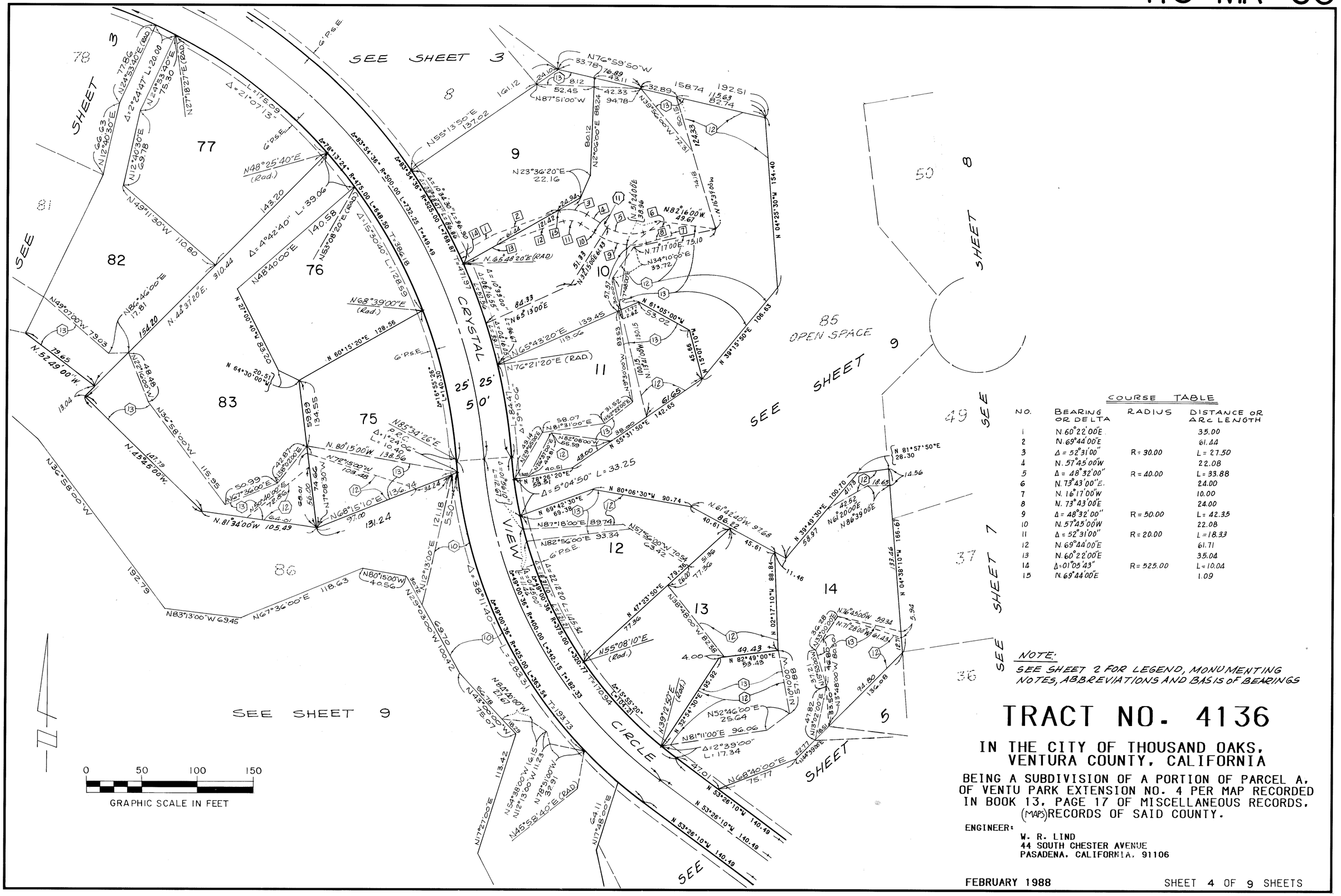
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ENGINEER:
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44 SOUTH CHESTER AVENUE
PASADENA, CALIFORNIA, 91106

FEBRUARY 1988



COURSE TABLE

NO.	BEARING OR DELTA	RADIUS	DISTANCE OR ARC LENGTH
1	N. 60°22'00"E		35.00
2	N. 69°44'00"E		61.44
3	Δ = 52°31'00"	R = 30.00	L = 27.50
4	N. 57°45'00"W		22.08
5	Δ = 48°32'00"	R = 40.00	L = 33.88
6	N. 73°43'00"E.		24.00
7	N. 16°17'00"W		10.00
8	N. 73°43'00"E		24.00
9	Δ = 48°32'00"	R = 50.00	L = 42.35
10	N. 57°45'00"W		22.08
11	Δ = 52°31'00"	R = 20.00	L = 18.33
12	N. 69°44'00"E		61.71
13	N. 60°22'00"E		35.04
14	Δ = 01°05'43"	R = 525.00	L = 10.04
15	N. 69°44'00"E		1.09

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

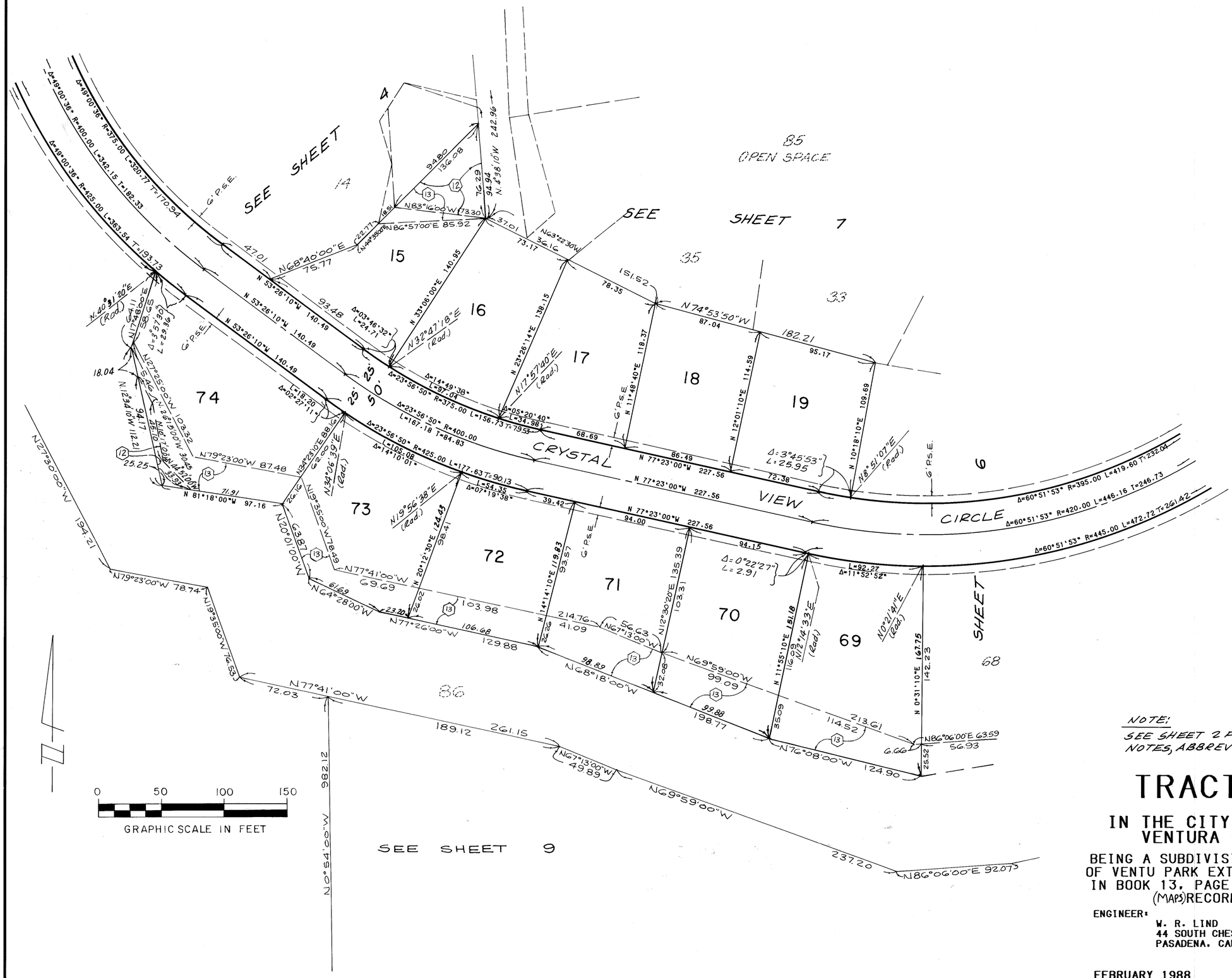
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NOTE:
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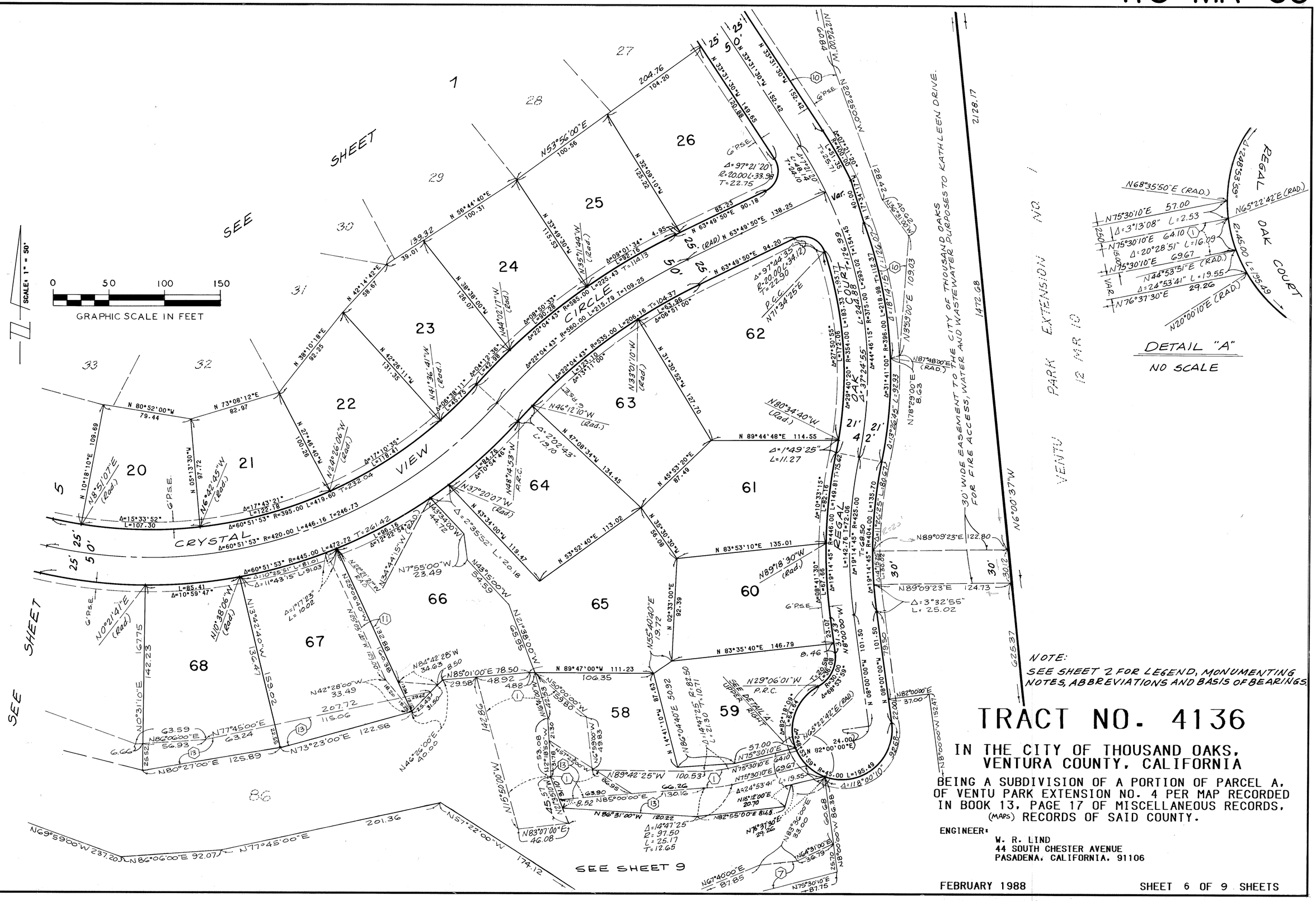
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FEBRUARY 1988



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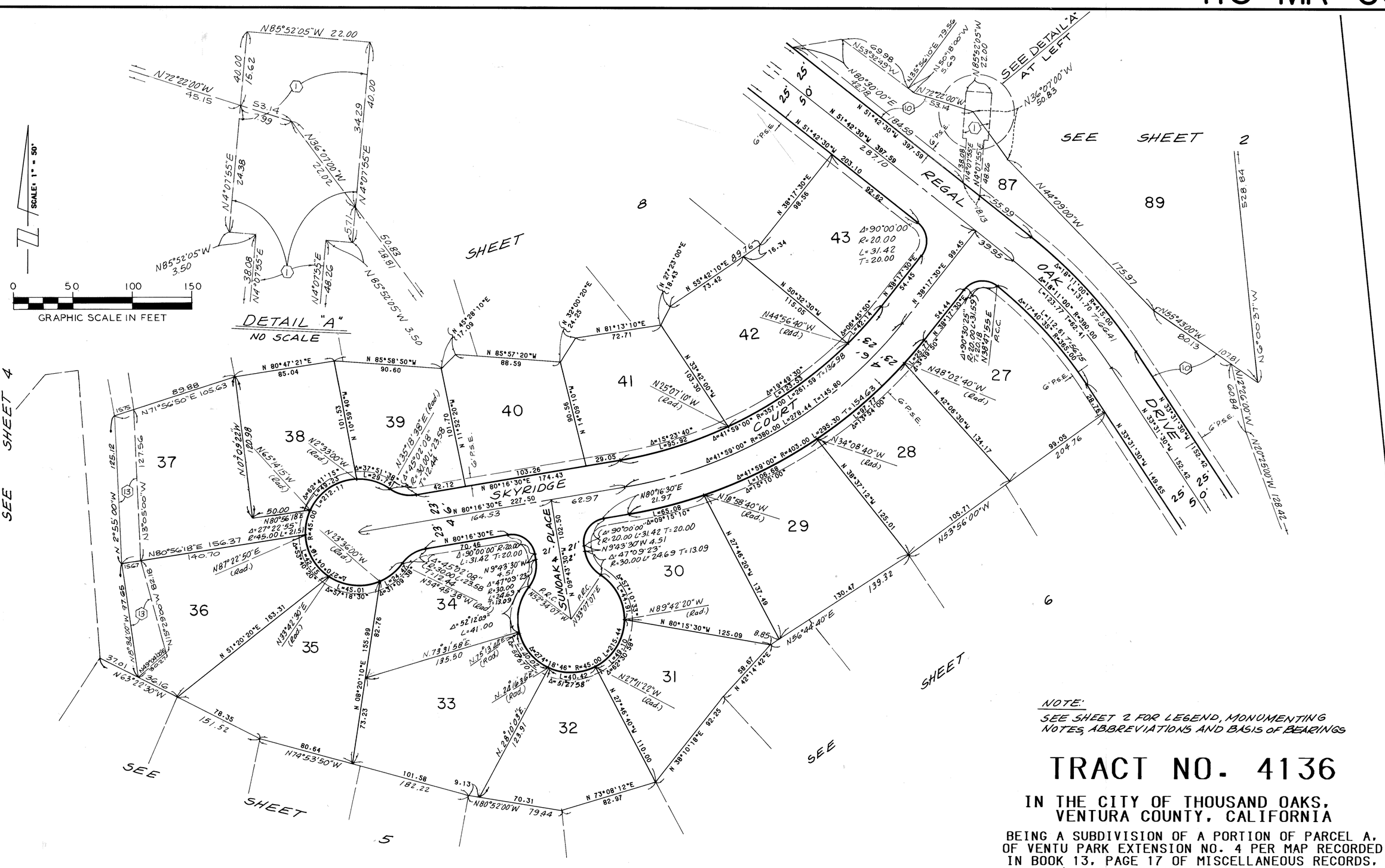
TRACT NO. 4136

IN THE CITY OF THOUSAND OAKS,
VENTURA COUNTY, CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL A, OF VENTU PARK EXTENSION NO. 4 PER MAP RECORDED IN BOOK 13, PAGE 17 OF MISCELLANEOUS RECORDS, (MAPS) RECORDS OF SAID COUNTY.

ENGINEER:
W. R. LIND
44 SOUTH CHESTER AVENUE
PASADENA, CALIFORNIA, 91106

FEBRUARY 1988



NOTE:
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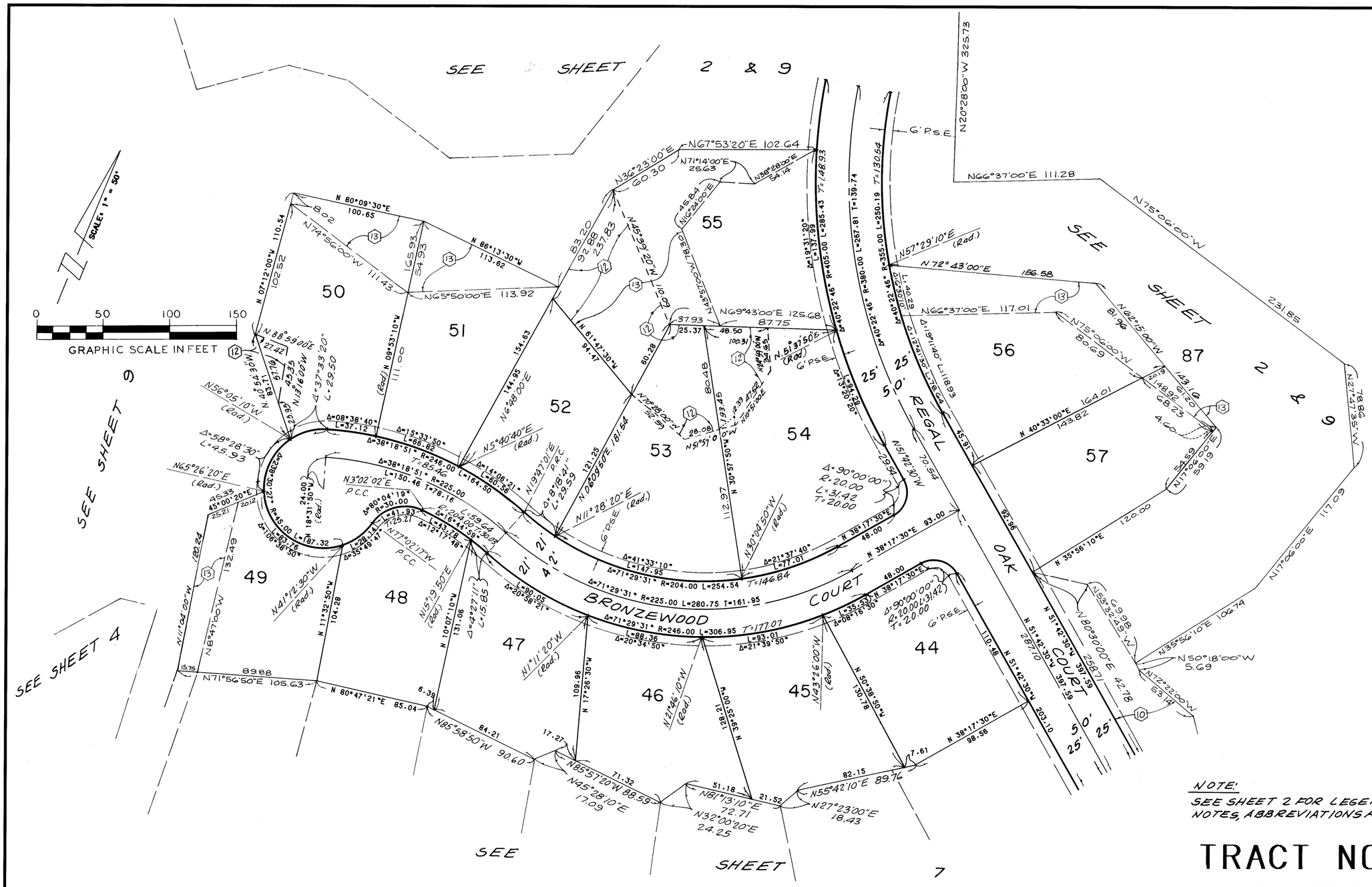
TRACT NO. 4136

IN THE CITY OF THOUSAND OAKS, VENTURA COUNTY, CALIFORNIA

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FEBRUARY 1988



NOTE:
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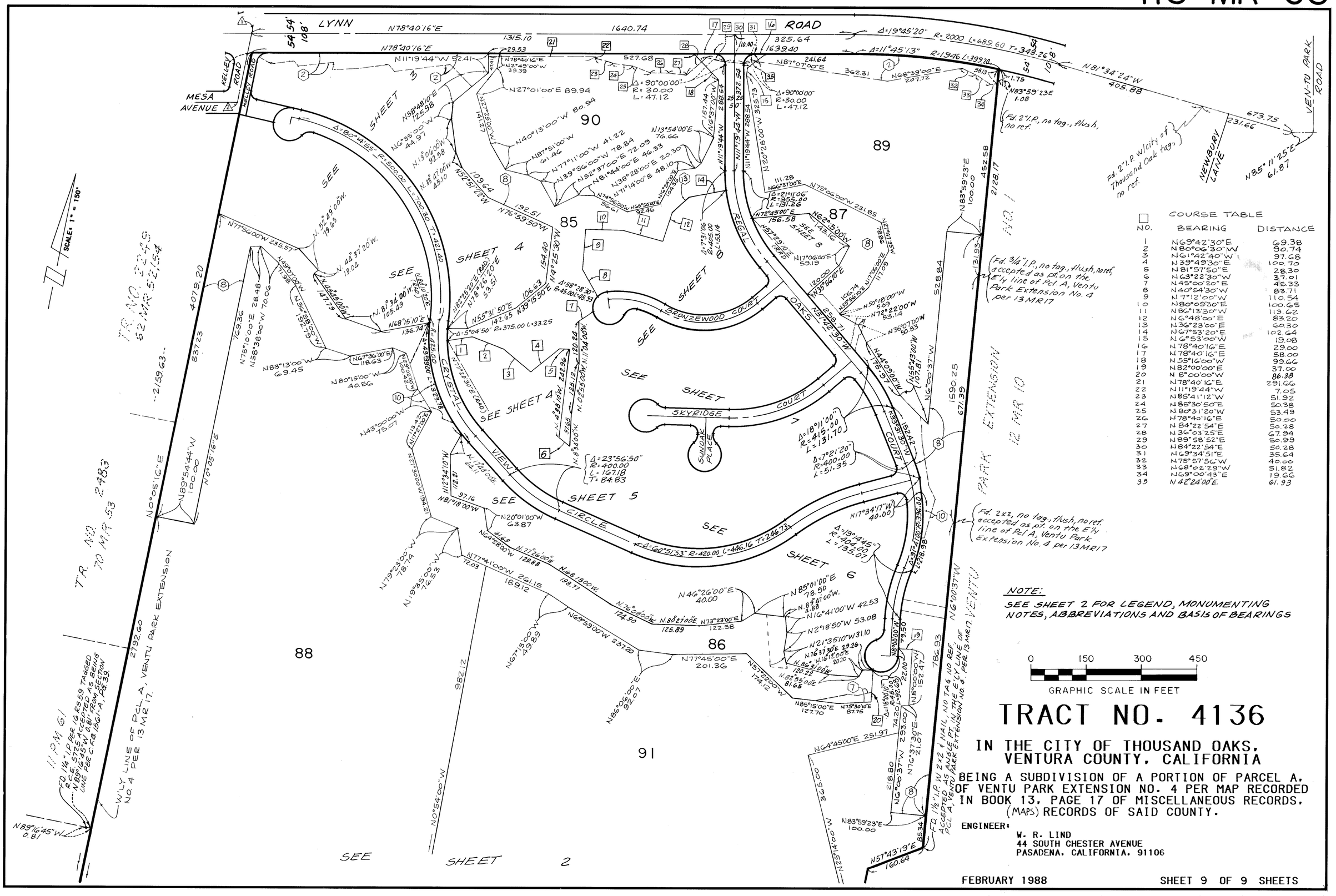
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IN THE CITY OF THOUSAND OAKS, VENTURA COUNTY, CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL A, OF VENTU PARK EXTENSION NO. 4 PER MAP RECORDED IN BOOK 13, PAGE 17 OF MISCELLANEOUS RECORDS, (MAPS) RECORDS OF SAID COUNTY.

ENGINEER:
W. R. LIND
44 SOUTH CHESTER AVENUE
PASADENA, CALIFORNIA, 91106

FEBRUARY 1988



COURSE TABLE		
NO.	BEARING	DISTANCE
1	N69°42'30"E	69.38
2	N80°06'30"W	90.74
3	N61°42'40"W	97.68
4	N39°49'30"E	100.70
5	N81°57'50"E	28.39
6	N63°22'30"W	37.91
7	N45°00'20"E	45.33
8	N40°54'30"W	83.71
9	N7°12'00"W	110.54
10	N80°09'30"E	100.65
11	N86°13'30"W	113.62
12	N6°48'00"E	83.20
13	N36°23'00"E	60.30
14	N67°53'20"E	102.64
15	N6°53'00"W	19.08
16	N78°40'16"E	29.00
17	N78°40'16"E	58.00
18	N55°16'00"W	59.66
19	N82°00'00"E	37.00
20	N 8°00'00"W	86.38
21	N78°40'16"E	291.66
22	N11°19'44"W	7.05
23	N85°41'12"W	51.92
24	N85°30'50"E	50.38
25	N80°31'20"W	53.49
26	N78°40'16"E	50.00
27	N84°22'54"E	50.28
28	N36°03'25"E	67.94
29	N89°58'52"E	50.59
30	N84°22'54"E	50.28
31	N6°34'51"E	35.64
32	N75°57'56"W	40.00
33	N68°02'29"W	51.82
34	N69°00'43"E	19.66
35	N42°24'00"E.	61.93

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

0 150 300 450
GRAPHIC SCALE IN FEET

TRACT NO. 4136

IN THE CITY OF THOUSAND OAKS, VENTURA COUNTY, CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL A, OF VENTU PARK EXTENSION NO. 4 PER MAP RECORDED IN BOOK 13, PAGE 17 OF MISCELLANEOUS RECORDS, (MAPS) RECORDS OF SAID COUNTY.

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FEBRUARY 1988

SHEET 9 OF 9 SHEETS