"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON NOVEMBER 21, 1994 AS INSTRUMENT NUMBER 94-186766."

126 MR 69

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 4527-3, SHOWN ON THIS MAP, THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID LAND, THAT THEY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINE.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, THE EASEMENTS FOR PUBLIC SERVICE AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, THE EASEMENTS FOR STORM DRAINAGE, SANITARY SEWER AND WATER PIPELINE PURPOSES OVER THOSE PRIVATE STREETS SHOWN HEREON.

AND WE HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS AN ACCESS EASEMENT FOR ALL GOVERNMENT AGENCIES PROVIDING FOR PUBLIC SAFETY, HEALTH AND WELFARE OVER ALL PRIVATE STREETS OR LANES SHOWN ON SAID MAP.

BALDWIN BUILDERS, A CALIFORNIA CORPORATION, OWNER
BY:

Exec. PRESIDENT _____ SECRETARY

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

ON July 18, 1994 BEFORE ME,
Valerie F. Neal
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
Louis J. Malone, Exec. Vice President

PERSONALLY KNOWN TO ME (OR PROVED TO ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NAME (PRINT) Valerie F. Neal
MY COMMISSION EXPIRES: 10/18/96
MY PLACE OF BUSINESS IS Los Angeles COUNTY

THE SIGNATURES OF GENE LANG CONGDON AND JACQUELYN LANG MACDONALD AS CO-EXECUTRICES OF THE WILL OF MICHAEL BERNARD LANG, DECEASED, RECORDED JUNE 12, 1967 AS INST. NO. 24950, IN BOOK 3154, PAGE 294, AND AS RESERVED IN DEED FROM JACQUELYN LANG MACDONALD AND GENE LANG CONGDON, RECORDED JUNE 12, 1967 AS INST. NO. 24951, IN BOOK 3154, PAGE 302, AND AS RESERVED BY LANGMOOR CORP., A DELAWARE CORPORATION, IN A DEED RECORDED MARCH 8, 1978 IN BOOK 5068, PAGE 529, ALL OF OFFICIAL RECORDS, SUCCESSORS OR ASSIGNEES, OWNERS OF OR INTEREST IN OR RIGHTS TO OIL AND MINERAL RIGHTS, HAVE BEEN OMITTED UNDER THE PROVISION OF SECTION 66436 (a) (3) (C) OF THE SUBDIVISION MAP ACT, THEIR INTERESTS ARE SUCH THAT THEY CANNOT RIPEN INTO A FEE TITLE AS SAID SIGNATURES ARE NOT REQUIRED BY THE CITY OF THOUSAND OAKS CITY COUNCIL.

THE SIGNATURE(S) OF CHRONICLE PUBLISHING COMPANY, HOLDER OF AN EASEMENT FOR CABLE TELEVISION SYSTEM AND INCIDENTAL PURPOSES BY DEED RECORDED APRIL 29, 1994 AS DOCUMENT NO. 94-074145 OFFICIAL RECORDS HAS BEEN OMITTED PURSUANT TO THE PROVISIONS OF SECTION 66436 (a) 3 (A) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY. SAID EASEMENT IS BLANKET IN NATURE.

THE SIGNATURE OF THE CITY OF THOUSAND OAKS, HOLDER OF AN EASEMENT FOR PIPELINE AND APPURTENANCES FOR THE TRANSPORTATION OF WATER AND WASTEWATER AND INCIDENTAL PURPOSES BY DEEDS RECORDED MAY 2, 1994 AS DOCUMENT NOS. 94-075215 AND 94-075216 OFFICIAL RECORDS HAS BEEN OMITTED PURSUANT TO THE PROVISIONS OF SECTION 66436 (a) 3(A) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

SURVEYOR'S STATEMENT

I GEORGE R. PSOMAS, DO HEREBY STATE THAT I AM A LICENSED SURVEYOR THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN JUNE OF 1990, 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 ROAD SYSTEM.

DATED: July 14, 1994.

George R. Psomas
L.S. NO. 2304 EXP. 6-30-96

PROFESSIONAL LAND SURVEYOR — GEORGE R. PSOMAS — No. 2304 — Exp. 6-30-96 — STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4527-3, THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED MODIFICATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT 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: October 4, 1994.

G. R. PABLEO RCE 27221
(EXPIRES 3-31-97)
CITY ENGINEER
CITY OF THOUSAND OAKS
BY: G R Pableo

REGISTERED PROFESSIONAL ENGINEER — G. R. PABLEO — No. 27221 — Exp. 3-31-97 — CIVIL — STATE OF CALIFORNIA

CITY CLERK ACCEPTANCE CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS BY RESOLUTION DULY PASSED ON THE 14th DAY OF September 1994, APPROVED THE ATTACHED MAP

AND HEREBY ACCEPTS THE EASEMENTS FOR PUBLIC SERVICE, STORM DRAINAGE, SANITARY SEWER AND WATER PIPELINE AS SHOWN ON THIS MAP.

AND HEREBY ACCEPTS THE ACCESS EASEMENT OVER THOSE PRIVATE STREETS AND LANES AS SHOWN ON THIS MAP ON BEHALF OF ALL GOVERNMENT AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.

NANCY A. DILLON
CITY CLERK
CITY OF THOUSAND OAKS

DATE: 9/8/94 — Nancy A. Dillon

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. 4527-3 HAVE BEEN COMPLIED WITH.

NANCY A. DILLON
CITY CLERK
CITY OF THOUSAND OAKS

DATE: 9/8/94 — Nancy A. Dillon

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 COMMISION RESOLUTION NO. 67-90 PC AND / OR CITY COUNCIL RESOLUTION NO. 69-152.

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: October 31, 1994.

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA
BY _____ DEPUTY COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE

#94-179582

RECORDED AT THE REQUEST OF THE OWNER, ON NOVEMBER 7, 1994, AT 8:00 A.M. IN BOOK 126 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 69-71, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA
BY _____ DEPUTY COUNTY RECORDER

SOILS AND/OR GEOLOGIC REPORT(S)

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 4527-3 HAVE BEEN PREPARED:

DATE OF REPORT: MAY 25, 1990

TITLE OF REPORT: PRELIMINARY GEOLOGIC & SOIL ENGINEERING STUDY

FIRM NAME: GEO SOILS, INC.

ENGINEER (OR GEOLOGIST): GEORGE R. LARSON

REGISTRATION NO. CEG 161

LOCATION WHERE ON FILE FOR PUBLIC INSPECTION: CITY OF THOUSAND OAKS

FIRST AMERICAN TITLE INSURANCE COMPANY, AS TRUSTEE UNDER A DEED OF TRUST RECORDED JULY 18, 1994, AS INSTRUMENT NO. 94-118997, OFFICIAL RECORDS.

_____
ASSISTANT SECRETARY

STATE OF CALIFORNIA) SS
COUNTY OF VENTURA)

ON October 25, 1994 BEFORE ME,
LAURIE J. KLINGER
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
JIMMY E. ELLIS

PERSONALLY KNOWN TO ME (OR PROVED TO ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NAME (PRINT)
MY COMMISSION EXPIRES: 8-30-96
MY PLACE OF BUSINESS IS First American Title

TRACT NO. 4527-3

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

BEING A PORTION OF PARCEL 1 OF PARCEL MAP LD NO. 571, RECORDED IN BOOK 47, PAGES 40-41, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY: PSOMAS AND ASSOCIATES
3420 OCEAN PARK BOULEVARD
SANTA MONICA, CA 90405

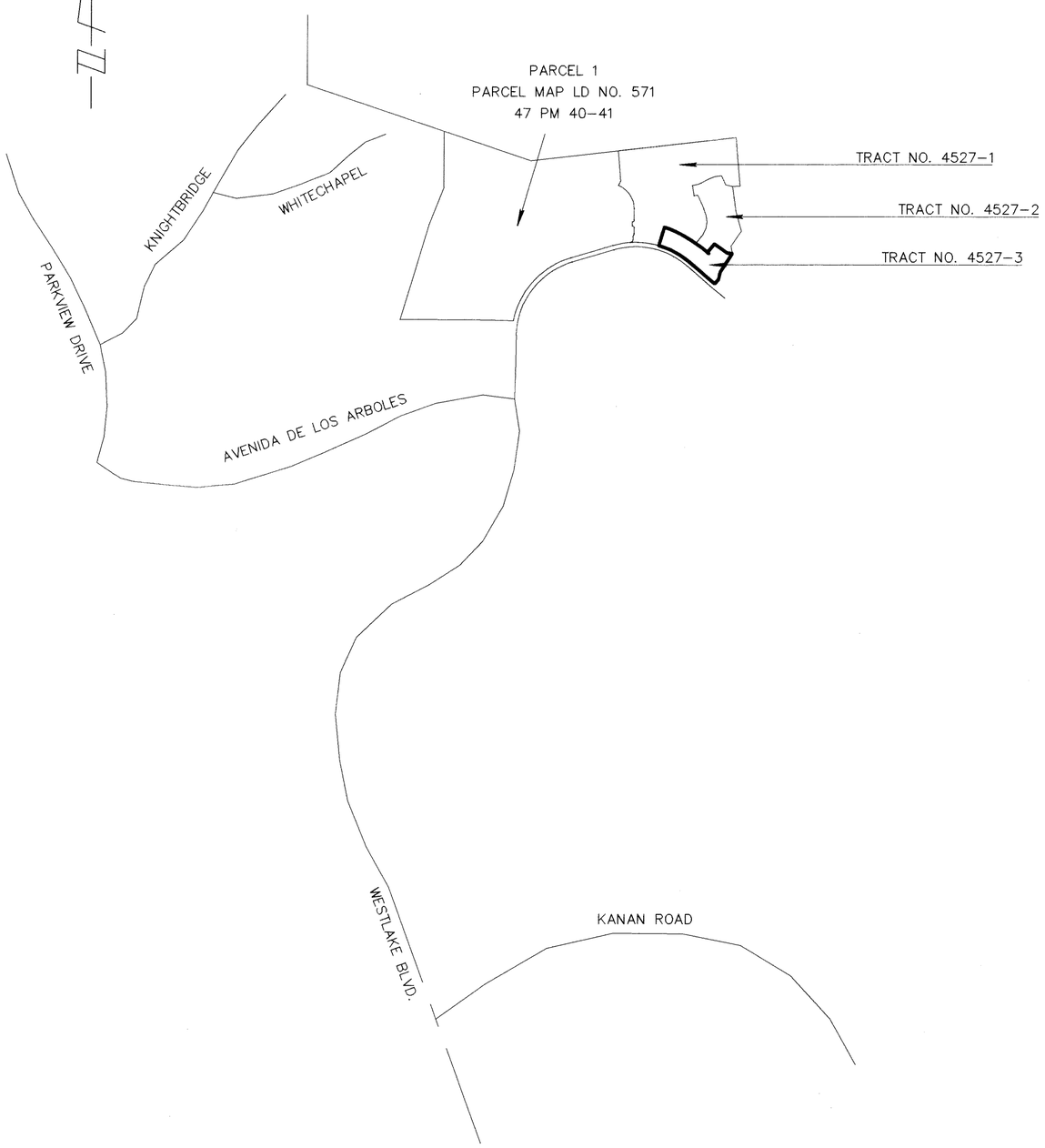
SEPTEMBER 1993

SHEET 1 OF 3 SHEETS

"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON NOVEMBER 21, 1994 AS INSTRUMENT NUMBER 94-186766."

VICINITY MAP

1" = 1000'



GROSS AREA = 4.12 ACRES

TRACT NO. 4527-3

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

BEING A PORTION OF PARCEL 1 OF PARCEL MAP LD NO. 571, RECORDED IN BOOK 47, PAGES 40-41, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY:

PSOMAS AND ASSOCIATES
3420 OCEAN PARK BOULEVARD
SANTA MONICA, CA 90405

FEBRUARY 1994

"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON NOVEMBER 21, 1994 AS INSTRUMENT NUMBER 94-186766."

126 MR 71

SCALE: 1" = 50'

0' 25' 50' 100' 150'
GRAPHIC SCALE: 1" = 50'

42', 46' AND VARIABLE WIDTH EASEMENT OF THE CITY OF THOUSAND OAKS FOR SANITARY SEWER AND WATER PIPELINE PURPOSES, ETC. PER INST. NO. 94-075216 O.R.

TRACT NO. 4527-1
126 MR 11/14

PARCEL B

(PRIVATE STREET)

FERNCREST PLACE

HOLLYCREST AVENUE (PRIVATE STREET)

PARCEL A

WESTLAKE BOULEVARD

TRACT NO. 4527-1
126 MR 11/14

TRACT NO. 4527-2
126 MR 66-68

SILK OAK AVENUE (PRIVATE STREET)

TRACT NO. 4527-2
126 MR 66-68

PARCEL E

PARCEL F
LANDSCAPING AND SLOPE TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION

39,206 SQ. FT.
0.90 ACRES

20' WIDE EASEMENT OF THE CITY OF THOUSAND OAKS FOR SANITARY SEWER & WATER PIPELINE PURPOSES ETC, PER INST. NO. 94-075215 O.R.

6' WIDE PSE

INST. NO. 90-135356 O.R.

1.5" I.P. LS 4145 PER R1 AND R6 NOT FOUND.

1.5" I.P. LS 4145 PER R2 AND R6 NOT FOUND.

S'LY LINE PARCEL 1 PER R2.

FD. 1.5" I.P. LS 4145 PER R1.

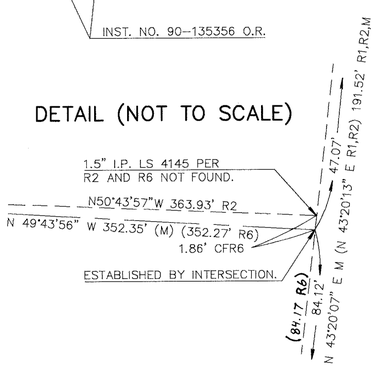
SEE DETAIL BELOW

ESTABLISHED BY INTERSECTION.

TRACT NO. 4393
121 MR 20-32

BASIS OF BEARINGS
N 00°17'19" W 229.65' R4&M

DETAIL (NOT TO SCALE)



MONUMENT LEGEND

- ⊙ FOUND 1 1/2" I.P., TAGGED LS 2304 PER R5.
- ● FOUND 1 1/2" IP LS 2304 PER R4 UNLESS OTHERWISE NOTED.
- ▲ FD. CITY OF THOUSAND OAKS STANDARD MONUMENT STAMPED LS 2304 PER R4.
- △ SET CITY OF THOUSAND OAKS STANDARD MONUMENT STAMPED LS 2304.
- ○ SET 1 1/2" IP LS 2304

LANDT LEAD AND TACK

MONUMENTATION NOTES

SET 1 1/2" IP WITH TAG LS 2304 AT REAR LOT CORNERS AND ANGLE POINTS AS INDICATED.

SET L AND T'S WITH TAG LS 2304 ON PROLONGATION OF SIDE LOT LINES 0.25' OFF PROPERTY CORNER.

BASIS OF BEARINGS

THE BEARING OF N 00° 17' 19" W AS SHOWN ALONG THE CENTERLINE OF HOLLYCREST AVENUE AS SHOWN ON TRACT NO. 4527-1, 126 MR 41/44 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGEND

M	= MEASURED
R	= RECORD
(RAD.)	= RADIAL
CF	= CALCULATED FROM RECORD
PSE	= PUBLIC SERVICE EASEMENT
R1	= RECORD OF SURVEY 44 RS 17
R2	= PARCEL MAP LD NO. 571 47 PM 40/41
R3	= RECORD OF SURVEY 44 RS 84
R4	= TRACT NO. 4527-1 126 MR 11/14
R5	= TRACT NO. 4527-2 126 MR 66-68
R6	= TRACT NO. 4393 112 MR 20-32

DATA

◯	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
(A)	47°09'23"	30.00	24.69	13.09
(B)	28°46'17"	45.00	22.60	11.54
(C)	N 50°39'43"W		43.00	
(D)	N 49°23'41"W		41.99	
(E)	N 88°44'18"W		23.29	(R4&M)
(F)	3°25'30"	777.00	46.45	23.23
(G)	2°17'52"	965.00	38.70	19.35

TRACT NO. 4527-3

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

BEING A PORTION OF PARCEL 1 OF PARCEL MAP LD NO. 571, RECORDED IN BOOK 47, PAGES 40-41, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY:

PSOMAS AND ASSOCIATES
3420 OCEAN PARK BOULEVARD
SANTA MONICA, CA 90405

FEBRUARY 1994

SHEET 3 OF 3 SHEETS