SUBDIVIDER'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. 4988, 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 WE DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS FOR PUBLIC USE, THE RIGHT OF WAY, EXCEPT FOR THOSE IDENTIFIED AS PRIVATE STREETS, FOR ALL STREETS AND HIGHWAYS SHOWN ON THE MAP
AND THAT WE 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 THAT WE DO 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 SHOWN ON SAID MAP
AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, THE EASEMENTS FOR PUBLIC SERVICE PURPOSES SHOWN HEREON

KAUFMAN AND BROAD - COASTAL VALLEYS, INC., A CALIFORNIA CORPORATION, AS OWNER
BY:

MARK BEISSWANGER PRESIDENT

STEVE SHORT SECRETARY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

ON SEPT. 13, 1995 BEFORE ME, SUE FORNASIER,
PERSONALLY APPEARED MARK BEISSWANGER AND STEVE SHORT,
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) ~~IS~~/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEGDED 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.

Sue Fornasier
SIGNATURE - NOTARY PUBLIC

7-23-99
MY COMMISSION EXPIRES

SUE FORNASIER
PRINT NAME - NOTARY PUBLIC

KAUFMAN AND BROAD L.A.
PRINCIPAL PLACE OF BUSINESS COUNTY

SIGNATURE OMISSIONS :

THE SIGNATURE OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY , PRESENT OWNER OF AN AN EASEMENT FOR OVERHEAD AND/OR UNDERGROPUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AS DISCLOSED BY DEED RECORDED NOVEMBER 1, 1948 IN BOOK 844, PAGE 596 OF OFFICIAL RECORDS.
THE SIGNATURE OF THOUSAND OAKS, A MUNICIPAL CORPORATION, PRESENT OWNER OF AN EASEMENT FOR PUBLIC SERVICES AS SHOWN ON THE MAP OF TRACT NO. 4255 BOOK 120 MR PAGES 88-93 OF OFFICIAL RECORDS, *AND ALSO FOR ROAD PURPOSES,*
THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, PRESENT OWNER OF AN EASEMENT FOR OVERHEAD AND/UNDERGROUND ELECTRICAL SUPPLY SYSTEM AND COMMUNICATION SYSTEMS AS SET FORTH IN AN INSTRUMENT RECORDED AS INSTRUMENT NO. 95-075252 OF OFFICIAL RECORDS.
THE SIGNATURES OF GTE, A CALIFORNIA CORPORATION, PRESENT OWNER OF AN EASEMENT FOR OVERHEAD AND/UNDERGROUND ELECTRICAL SUPPLY SYSTEM AND COMMUNICATION SYSTEMS AS SET FORTH IN AN INSTRUMENT RECORDED AS INSTRUMENT NO. 95-077252 OF OFFICIAL RECORDS.
HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.
NOTE: THE G.T.E. EASEMENT, LISTED ABOVE, IS BLANKET IN NATURE, INDETERMINATE, AND NOT CAPABLE OF BEING PLOTTED AT THIS TIME.

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4988, THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP AND ANY APPROVED ALTERATIONS 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: 12-18-95

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

BY: G R Pableo

G. R. PABLEO R.C.E. 27221
CITY ENGINEER
CITY OF THOUSAND OAKS
MY REGISTRATION EXPIRES: 3-31-97

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 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 4988 HAVE BEEN COMPLIED WITH.

DATE: 12/5/95

for Linda Lawrence (Deputy)
NANCY A. DILLON
CITY CLERK
CITY OF THOUSAND OAKS

CITY CLERK ACCEPTANCE CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS, BY RESOLUTION, DULY PASSED ON THE 25th DAY OF July , 1995, APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC, FOR PUBLIC USE THE RIGHT OF WAY FOR ALL STREETS AND HIGHWAYS AS SHOWN ON THIS MAP EXCEPT FOR THOSE IDENTIFIED AS PRIVATE STREETS.
AND HEREBY ACCEPTS THE ACCESS EASEMENT OVER THOSE PRIVATE STREETS AS SHOWN ON THIS MAP ON BEHALF OF ALL GOVERNMENT AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.
AND ALSO ACCEPTS THE EASEMENTS FOR PUBLIC SERVICE PURPOSES AS SHOWN ON THIS MAP AND ALSO ACCEPTS THE EASEMENTS FOR STORM DRAINAGE, SANITARY SEWER AND WATER PIPELINE PURPOSES OVER THOSE PRIVATE STREETS AS SHOWN ON THIS MAP.

DATE: 12/5/95

for Linda Lawrence (Deputy)
NANCY A. DILLON
CITY CLERK
CITY OF THOUSAND OAKS

TAX COLLECTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL CERTIFICATES AND SECURITY REQUIRED BY 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

BY: Cynthia M. Lemmon
DEPUTY COUNTY TAX COLLECTOR

DATE: 12/19/95

COUNTY RECORDER'S CERTIFICATE:

DOCUMENT NO. 96-001916
RECORDED THIS 8th DAY OF January , 1996, AT 8:00 A.M. IN BOOK 128 OF MISCELLANEOUS RECORDS ,(MAPS) AT PAGE 26-29 , AT THE REQUEST OF KAUFMAN & BROAD - COASTAL VALLEYS , INC.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: Yolanda Vizcarra
DEPUTY COUNTY RECORDER

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. 31 - 95 PC

SURVEYOR'S STATEMENT:

I, WILLIAM S. KISH, DO HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN APRIL, 1995 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: 9/25/95

William S Kish
WILLIAM S. KISH L.S. 5000
MY REGISTRATION EXPIRES: 12/31/97

LICENSED LAND SURVEYOR WILLIAM S. KISH No. 5000 STATE OF CALIFORNIA

SECTION 66499.20 1 / 2 CERTIFICATE

THIS IS TO CERTIFY THAT PURSUANT TO SECTION 66499.20 1 /2 OF THE SUBDIVISON MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THOSE PORTIONS OF A ROAD RIGHT OF WAY TOGETHER WITH THOSE EASEMENTS FOR PUBLIC SERVICES PER TRACT NO. 4255, BOOK 120 OF MR. PAGES 88-93, PRESENTLY OWNED BY THE CITY OF THOUSAND OAKS LYING WITHIN THE EXTERIOR BOUNDARY OF THIS SUBDIVISION NOT SHOWN ON THIS MAP.

DATE: 12/5/95

for Linda Lawrence (Deputy)
NANCY A. DILLON
CITY CLERK
CITY OF THOUSAND OAKS

SOILS AND / OR GEOLOGIC REPORT(S)

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 4988 HAVE BEEN
PREPARED BY : GEOLABS-WESTLAKE VILLAGE
DATE OF REPORT: JAN. 31, 1995
TITLE : UPDATED GEOTECHNICAL REPORT 7810-KB

FIRM NAME: GEOLABS - WESTLAKE VILLAGE
ENGINEER : RONALD Z. SHMERLING
REGISTRATION NO.: CEG 1047. RCE 35444

THE SOILS REPORTS ARE ON FILE AT THE CITY OF THOUSAND OAKS, PUBLIC WORKS DEPARTMENT, FOR PUBLIC INSPECTION.

NAME:

9-14-95 PRINCIPAL ENGINEER/ PRINCIPAL GEOLOGIST
DATE AND TITLE

AREA = 6.06 ACRES

TRACT No. 4988

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

BEING A SUBDIVISION OF A LOTS 28, 29, 73 AND 74 OF TRACT No. 4255 RECORDED IN BOOK 120, PAGES 88 THROUGH 93, INCLUSIVE, OF MISCELLANEOUS RECORDS, (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

PREPARED BY:
VTN WEST, INC.
6634 VALJEAN AVENUE
VAN NUYS, CA. 91406
818/779-8740/50-FAX

APRIL 1 1995

LEGEND AND MONUMENT NOTES

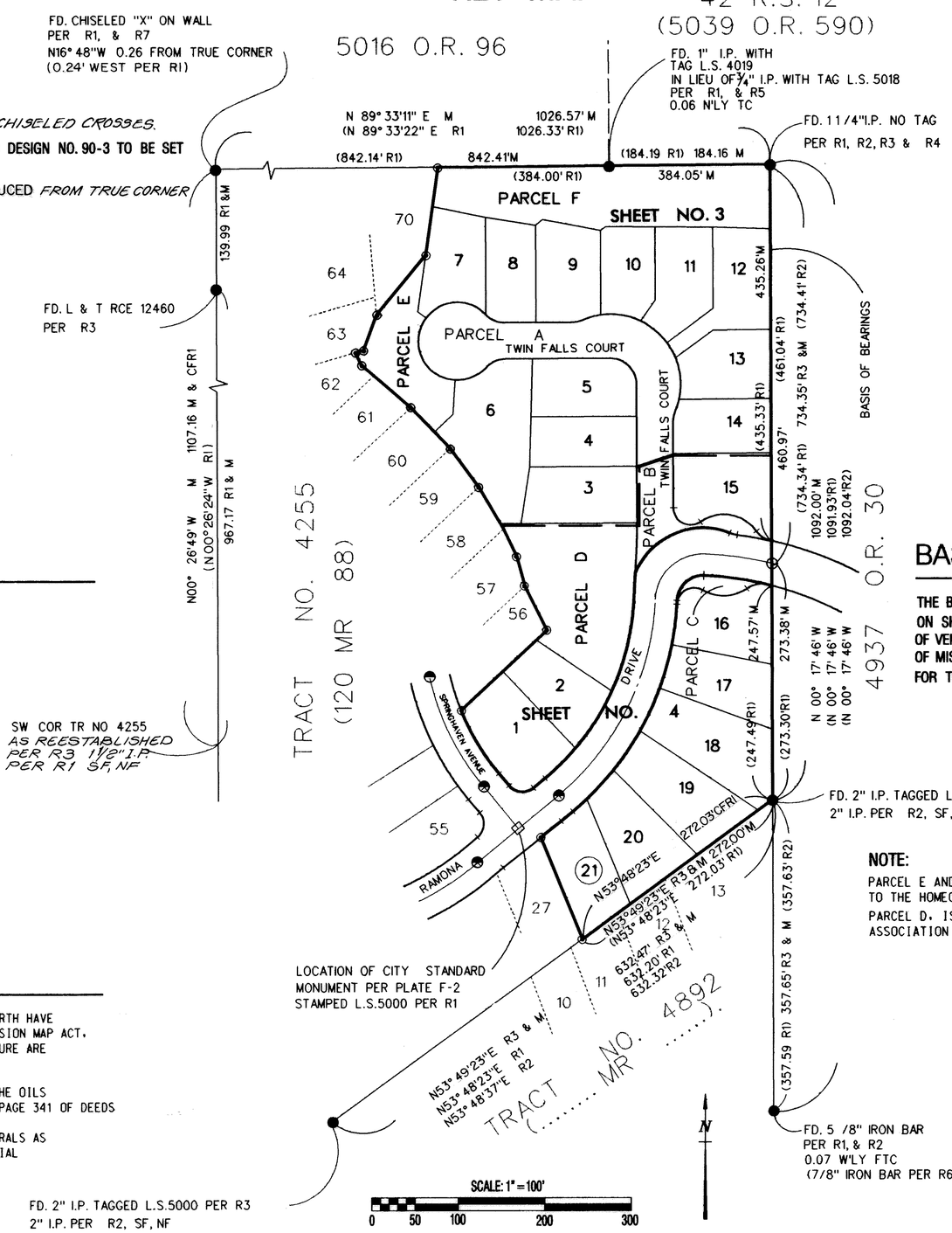
- ○ INDICATES 2" I.P. TO BE SET W/TAG L.S. 5000
- ● FOUND MONUMENT AS NOTED
  1/2" I/D, I.P. & TAG LS 5000 TO BE SET AT ALL LOT CORNERS, BC/EC AND ANGLE POINTS NOT ON RIGHT OF WAY LINE
  1 1/2 " I/D, I.P. & TAG LS 5000 TO BE SET AT ALL RIGHT OF WAY CENTERLINE, BC/EC AND ANGLE POINTS
  AFFIX TAG LS 5000 TO ALL MONUMENTS FOUND WITH NO TAG, *EXCEPT CHISELED CROSSES.*
- □ INDICATES STANDARD VENTURA COUNTY SURVEY MONUMENT PER STANDARD DESIGN NO. 90-3 TO BE SET
- ◉ LOCATION OF 1 /2 " I.P. WITH TAG L.S. 5000 TO BE SET PER R1
  L & T & TAG L.S. 5000 ON TOP OF CURB ON SIDE LOT LINES PRODUCED *FROM TRUE CORNER*
- ◓ LOCATION OF 1 1 /2 " I.P. WITH TAG L.S. 5000 TO BE SET PER R1

CF	= CALCULATED FROM	FTC	= FROM TRUE CORNER
M	= MEASURED	SF, NF	= SEARCHED FOR, NOT FOUND
FD	= FOUND		
(RAD)	= RADIAL		
CN	= CONCRETE NAIL		
VCFB	= VENTURA COUNTY FIELD BOOK		
VCE	= VENTURA COUNTY ENGINEER'S		
I.P.	= IRON PIPE		
B.C.M.	= BRASS CAP MONUMENT		
PSE	= PUBLIC SERVICE EASEMENT		

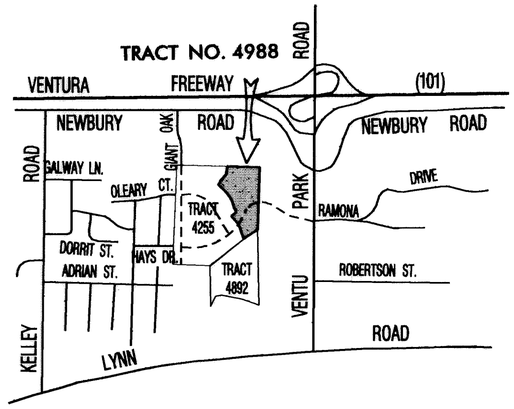
REFERENCES:

- R1 = TRACT NO. 4255, 120 MR 88/93
- R2 = RECORD OF SURVEY ..49.. RS ..87..
- R3 = TRACT NO. 4892, ... MR .....
- R4 = 4 L.S. 3
- R5 = 42 R.S. 12
- R6 = 18 R.S. 53
- R7 = 44 P.M. 13

SURVEY DATA & KEY MAP



VICINITY MAP



SCALE: 1" = 1200'

BASIS OF BEARINGS:

THE BEARING NORTH 00°17'46" WEST OF THE EASTERLY LINE OF TRACT NO. 4255 AS SHOWN ON SHEEET NO.3 ON THE MAP OF TRACT NO. 4255, IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA, RECORDED IN BOOK 120, PAGES 88 THROUGH 93 INCLUSIVE, OF MISCELLANEOUS RECORDS (MAPS) OF SAID COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

NOTE:

PARCEL E AND F, NOT A BUILDING SITE, ARE PRIVATE OPEN SPACE LOTS ,TO BE GRANTED TO THE HOMEOVNERS ASSOCIATION BY SEPARATE DOCUMENT.

PARCEL D, IS PRIVATE RECREATIONAL LOT TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT

SIGNATURES OMISSION NOTES

THE SIGNATURE OF PARTIES NAMED HEREINAFTER AS OWNERS OF AN INTEREST SET FORTH HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(C)OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURE ARE NOT REQUIRED BY THE GOVERNING BODY.

1. WILLIAM H. HAYS AND FLORENCE O. HAYS, OWNERS OF ONE-HALF INTEREST IN THE OILS AND MINERALS AS RESERVED IN DEED RECORDED DECEMBER 13, 1921, IN BOOK 179, PAGE 341 OF DEEDS OF

2. REBA HAYS JEFFRIES, OWNER OF ONE QUARTER INTEREST IN THE OILS AND MINERALS AS RESERVED IN DEED RECORDED NOVEMBER 3, 1983 AS DOCUMENT NO. 126039 OF OFFICIAL RECORDS.

TRACT No. 4988

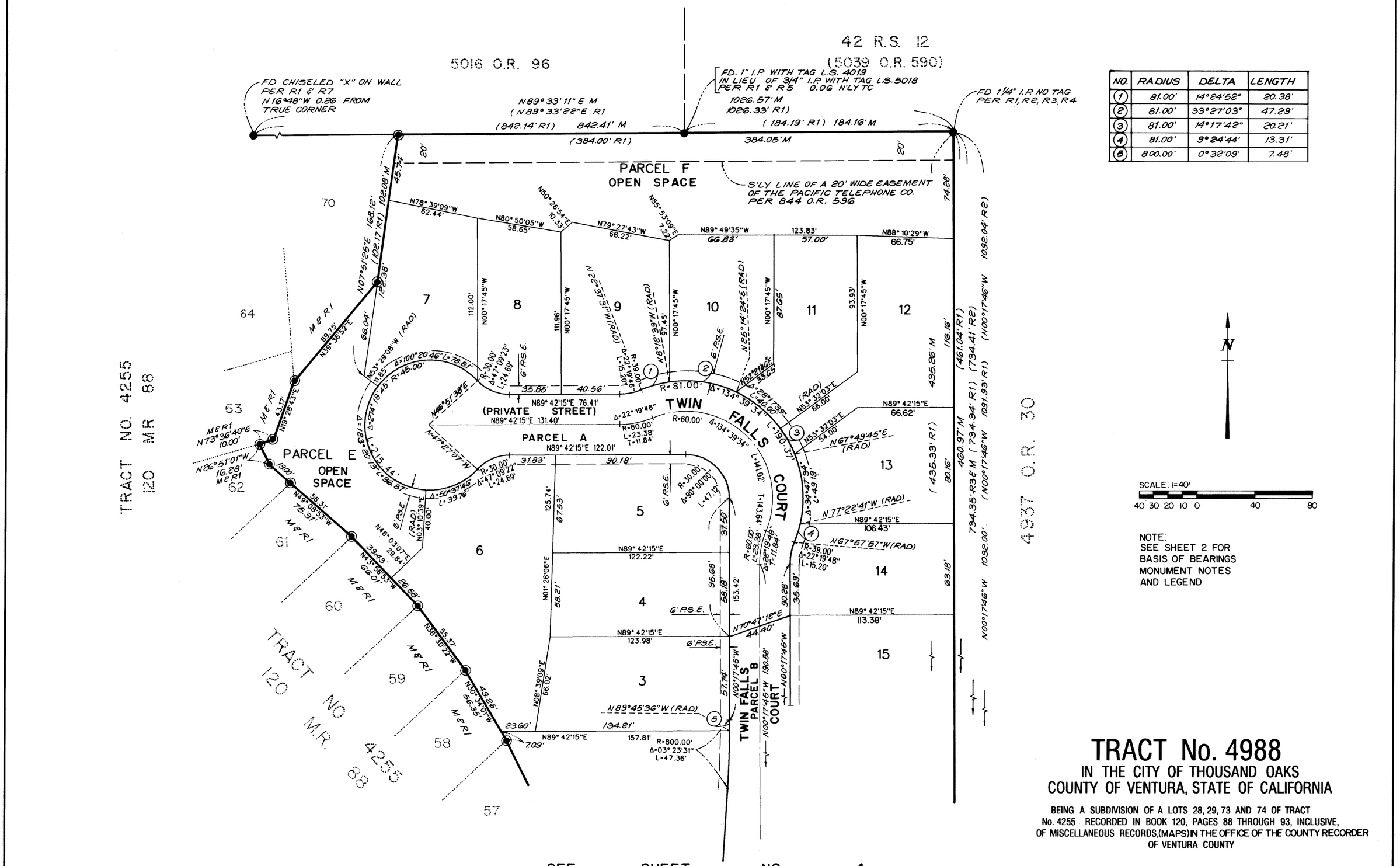
IN THE CITY OF THOUSAND OAKS COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A LOTS 28, 29, 73 AND 74 OF TRACT No. 4255 RECORDED IN BOOK 120, PAGES 88 THROUGH 93, INCLUSIVE, OF MISCELLANEOUS RECORDS, (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

PREPARED BY:
VTN WEST, INC.
6634 VALJEAN AVENUE
VAN NUYS, CA. 91406
818/779-8740/50-FAX

APRIL 1 1995

NO.	RADIUS	DELTA	LENGTH
(1)	81.00'	14°24'52"	20.38'
(2)	81.00'	33°27'03"	47.29'
(3)	81.00'	14°17'42"	20.21'
(4)	81.00'	9°24'44"	13.31'
(5)	800.00'	0°32'09"	7.48'



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

TRACT No. 4988

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

BEING A SUBDIVISION OF A LOTS 28, 29, 73 AND 74 OF TRACT No. 4255 RECORDED IN BOOK 120, PAGES 88 THROUGH 93, INCLUSIVE, OF MISCELLANEOUS RECORDS,(MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

PREPARED BY:
VTN WEST, INC.
6634 VALJEAN AVENUE
VAN NUYS, CA. 91406
818/779-8740/50-FAX

APRIL 1 1995

SEE SHEET NO. 3

NO.	RADIUS	DELTA	LENGTH	TANGENT	
1	425.00'	5°24'59"	40.18'		M
2	35.00'	14°18'33"	8.74'		M&R1
3	85.00'	123°06'33"	182.64'		R1
5	20.00'	90°00'00"	31.42'		M&R1
6	30.00'	90°12'58"	47.24'		M&R1
7	375.00'	12°07'42"	79.38'		M
8	285.00'	9°54'44"	49.31'		
9	335.00'	3°43'10"	21.75'		
10	336.00'	8°42'32"	50.92'		
11					
12	400.00'	6°14'57"	43.63'	21.84'	M
13	60.00'	14°18'33"	14.98'	7.53'	M&R1
14	60.00'	123°06'33"	128.92'	110.76'	M&R1
15	60.00'	20°09'27"	21.11'	10.66'	M&R1
16	85.00'	88°44'10"	131.64'		M
17	78.00'	27°32'46"	37.50'		
18	375.00'	12°07'23"	79.35'		R1
19	33.00'	28°49'42"	16.60'		
20	33.00'	30°53'47"	17.80'		
21	425.00'	5°24'42"	40.14'		R1
22	400.00'	6°14'39"	43.59'	21.82'	R1
23	335.00'	00°10'02"	0.98'		

DETAIL A
NOT TO SCALE

DETAIL "B"
NOT TO SCALE

SCALE: 1" = 40'

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

TRACT No. 4988
IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A LOTS 28, 29, 73 AND 74 OF TRACT No. 4255 RECORDED IN BOOK 120, PAGES 88 THROUGH 93, INCLUSIVE, OF MISCELLANEOUS RECORDS,(MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

PREPARED BY:
VTN WEST, INC.
6634 VALJEAN AVENUE
VAN NUYS, CA. 91406
818/779-8740/50-FAX

APRIL 1 1995