OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION AND CONDOMINIUM PROJECT SHOWN ON THIS MAP WITHIN THE EXTERIOR BOUNDARY LINE AND THAT THEY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION FOR CONDOMINIUM PURPOSES.

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

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF ✓ THOUSAND OAKS, THE EASEMENTS FOR STORM DRAINAGE, WASTEWATER AND WATER PIPELINE PURPOSES OVER THOSE PRIVATE STREETS SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO.

AND THAT THEY HEREBY OFFER TO DEDICATE TO ALL GOVERMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AN ACCESS EASEMENT OVER ALL PRIVATE STREETS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE THE STORM DRAINAGE, WATER PIPELINE AND WASTE WATER EASEMENTS SHOWN ON THIS MAP TO THE CITY OF THOUSAND OAKS

PARDEE CONSTRUCTION COMPANY, A CALIFORNIA CORPORATION, OWNER

BY:

THEODORE J. CULLEN
SR. VICE PRESIDENT

BARBARA BAIL
ASST. SECRETARY

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS

ON JANUARY 12 19 99, BEFORE ME, BRAD M. AGRON

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THEODORE J. CULLEN AND BARBARA BAIL, PERSONALLY KNOWN TO ME ~~(OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)~~ TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

Brad M. Agron

NAME (PRINT) Brad M. Agron

MY COMMISSION EXPIRES: October 22, 2002

MY PLACE OF BUSINESS IS LOS ANGELES COUNTY

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4527–10, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE 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: 4-29- ,19 99

BY:

G.R. PABLEO RCE 27221
EXPIRATION DATE: 3–31–2001
CITY ENGINEER
CITY OF THOUSAND OAKS

REGISTERED PROFESSIONAL ENGINEER G.R. PABLEO No. 27221 Exp. 3-31-01 CIVIL STATE OF CALIFORNIA

ENGINEER'S STATEMENT:

I G.S. SIKAND, DO HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER. THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN NOVEMBER OF 1997, 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 WILLBE) 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: FEBRUARY 19 ,19 99

G.S. SIKAND R.C.E. 9553
EXPIRATION DATE: 12–31–2000

REGISTERED PROFESSIONAL ENGINEER GURJIT S. SIKAND No. 9553 EXP.12-31-2000 CIVIL STATE OF CALIFORNIA

CITY CLERK CERTIFICATE:

I, NANCY DILLON, CITY CLERK OF THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA, CERTIFY THAT ALL PROVISIONS OF THE, SUBDIVISION MAP ACT 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. 4527–10 HAVE BEEN COMPLIED WITH.

DATE: April 28, ,19 99

BY:

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 27 DAY OF April ,19 99, APPROVED THE ATTACHED MAP.

AND HEREBY ACCEPTS THE EASEMENTS FOR STORM DRAINAGE, WASTEWATER AND WATER PIPILINE PURPOSES OVER THOSE PRIVATE STREETS AS SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO.

AND ALSO HEREBY ACCEPTS THE ACCESS EASEMENTS 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 HEREBY ACCEPTS THE EASEMENTS FOR WATER PIPELINES, PUBLIC SERVICE AND WASTEWATER EASEMENTS AS SHOWN ON THIS MAP.

DATE: April 28 ,19 99

BY:

NANCY A. DILLON
CITY CLERK
CITY OF THOUSAND OAKS

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. 67–90 P.C.

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: June 17 19 99

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: Lisa M. Lucero
DEPUTY COUNTY TAX COLLECTOR

99-123464

COUNTY RECORDER'S CERTIFICATE:

RECORDED AT THE REQUEST OF THE OWNER, PARDEE CONSTRUCTION COMPANY, ON June 29, 1999 AT 8:00 A.M IN BOOK 138 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 46-53, 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. 4527–7 THRU 4527–10 HAVE BEEN PREPARED

DATE OF REPORT: JANUARY 21, 1998 (AND REFERENCES)
TITLE OF REPORT: UPDATED GRADING PLAN REVIEW REPORT
FIRM NAME: GEOLABS – WESTLAKE VILLAGE
ENGINEER (OR GEOLOGIST): RONALD Z. SHMERLING
SIGNATURE:
REGISTRATION NO.: RCE 35444 AND CEG 1047
LOCATION WHERE ON FILE FOR PUBLIC INSPECTION: CITY OF THOUSAND OAKS DEPARTMENT OF PUBLIC WORKS

TOTAL GROSS AREA = 12.50 ACRES

TRACT NO. 4527–10

FOR CONDOMINIUM PURPOSES
IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

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

PREPARED BY: SIKAND ENGINEERING
15230 BURBANK BOULEVARD
VAN NUYS, CA. 91411

AUGUST 1998

SHEET 1 OF 8 SHEETS

SIGNATURE OMISSIONS:

THE SIGNATURE OF CHRONICLE PUBLISHING CO., A NEVADA CORPORATION, DBA VENTURA COUNTY CABLEVISION, PRESENT OWNER OF AN EASEMENT FOR CABLE TELEVISION SYSTEM, AS PER DOCUMENT RECORDED APRIL 29, 1994 AS DOCUMENT NO. 94-74145, OFFICIAL RECORDS OF VENTURA COUNTY, HAS 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 A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY, SAID EASEMENT IS BLANKET IN NATURE.

THE SIGNATURE OF CITY OF THOUSAND OAKS, PRESENT OWNER OF AN EASEMENT FOR WATER AND WASTEWATER PIPELINES, AS PER DOCUMENT RECORDED JULY 7, 1994 AS DOCUMENT NO. 94-114849, OFFICIAL RECORDS OF VENTURA COUNTY, HAS 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 A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY. (BLANKET IN NATURE)

THE SIGNATURE OF SHEA HOMES LIMITED PARTNERSHIP PRESENT OWNER OF AN EASEMENT FOR ROADWAY, INGRESS, EGRESS, UTILITIES AND RELATED IMPROVEMENTS, AS PER DOCUMENT RECORDED ~~JANUARY 16, 1996~~ AS DOCUMENT NO. 96-4524 AND PER DOCUMENTS RECORDED ~~JULY 23, 1998~~ AS DOCUMENTS NO. 96-4523 AND 98-121897 OF OFFICIAL RECORDS OF VENTURA COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3) (A) (i) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CAN NOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

THE SIGNATURE OF BANK OF AMERICA, SUCCESSOR TO SECURITY PACIFIC NATIONAL BANK, AS TRUSTEE OF THE TESTAMENTARY TRUSTS CREATED UNDER THE WILL OF MICHAEL B. LANG, DECEASED, PRESENT OWNER OF AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS, PETROLEUM AND OTHER MINERALS OR HYDROCARBON SUBSTANCES IN AND UNDER THAT PORTION OF SAID LAND LYING 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 THE SUBSURFACE 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 AS RESERVED IN THE DEED RECORDED JUNE 12, 1967, IN BOOK 3154, PAGE 294 OF OFFICIAL RECORDS, AND AS RESERVED IN THE DEED RECORDED JUNE 12, 1967, IN BOOK 3154, PAGE 302 OF OFFICIAL RECORDS, HAS BEEN OMITTED PURSUANT TO SECTION 66436 (a) (3) (c) OF THE SUBDIVISION MAP ACT.

THE SIGNATURE OF LANGMOOR CORP., PRESENT OWNER OF THE REMAINING ONE-HALF INTEREST IN AND TO ALL OIL, GAS, PETROLEUM AND OTHER MINERALS OR HYDROCARBON SUBSTANCES IN AND UNDER THAT PORTION OF SAID LAND LYING 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 THE SUBSURFACE 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 AS RESERVED IN THE DEED RECORDED MARCH 8, 1978, IN BOOK 5068, PAGE 529 OF OFFICIAL RECORDS, HAS BEEN OMITTED PURSUANT TO SECTION 66436 (a) (3) (c) OF THE SUBDIVISION MAP ACT.

ABANDONMENT CERTIFICATE:

THIS IS TO CERTIFY THAT PURSUANT TO SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THOSE PORTIONS OF AN EASEMENT FOR WATER AND WASTEWATER PIPELINES, OWNED BY THE CITY OF THOUSAND OAKS AS PER DOCUMENT RECORDED JULY 7, 1994 AS DOCUMENT NO. 94-114849 OF OFFICIAL RECORDS OF VENTURA COUNTY, LYING WITHIN THE EXTERIOR BOUNDARY OF THIS SUBDIVISION NOT SHOWN ON THIS MAP.

DATE: April 28 ,19 99

BY: Nancy A. Dillon

NANCY A. DILLON
CITY CLERK
CITY OF THOUSAND OAKS

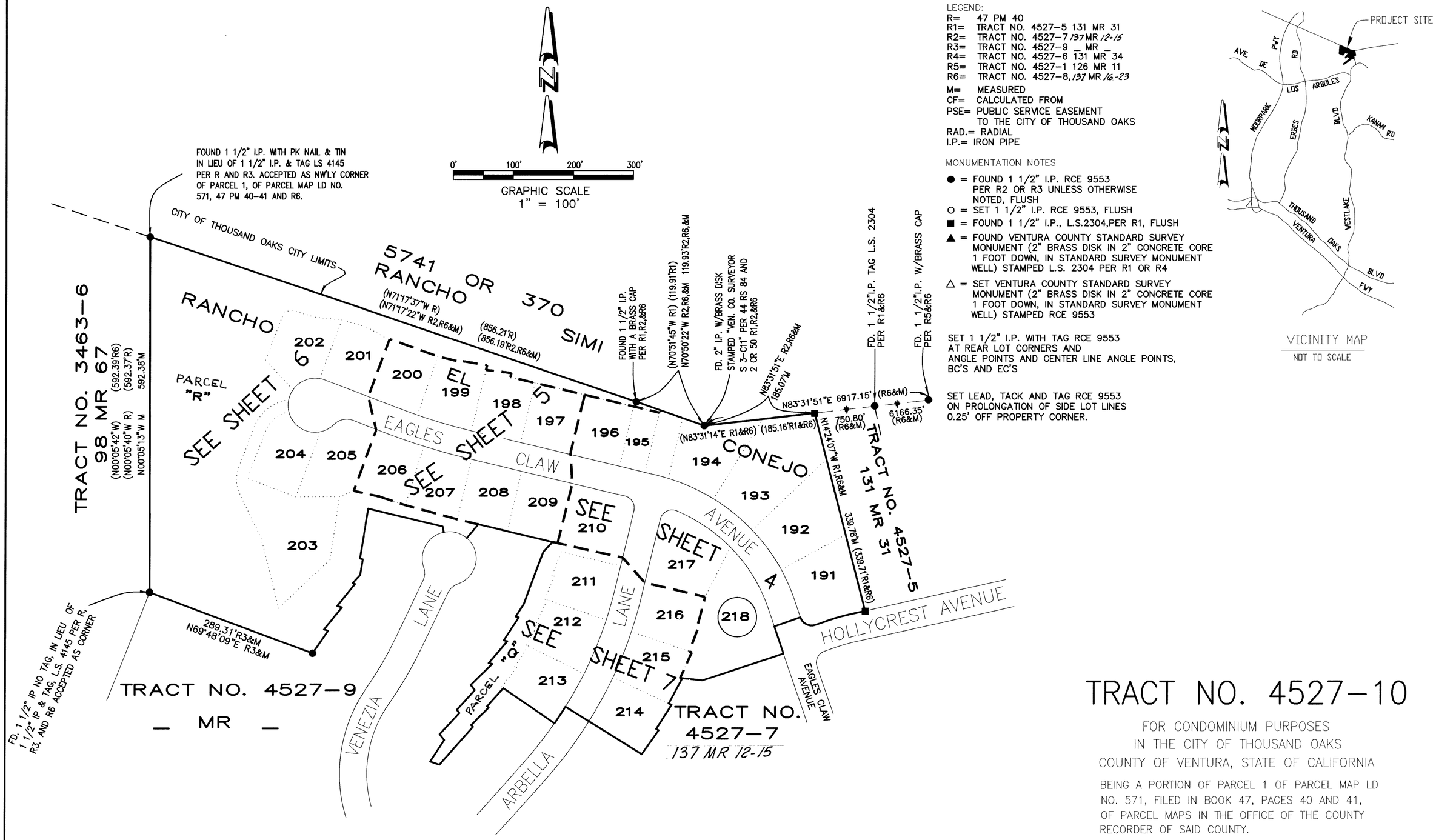
TRACT NO. 4527-10

FOR CONDOMINIUM PURPOSES
IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

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

PREPARED BY: SIKAND ENGINEERING
15230 BURBANK BOULEVARD
VAN NUYS, CA. 91411

AUGUST 1998



LEGEND:

R= 47 PM 40
R1= TRACT NO. 4527-5 131 MR 31
R2= TRACT NO. 4527-7 137 MR 12-15
R3= TRACT NO. 4527-9 _ MR _
R4= TRACT NO. 4527-6 131 MR 34
R5= TRACT NO. 4527-1 126 MR 11
R6= TRACT NO. 4527-8, 137 MR 16-23
M= MEASURED
CF= CALCULATED FROM
PSE= PUBLIC SERVICE EASEMENT TO THE CITY OF THOUSAND OAKS
RAD.= RADIAL
I.P.= IRON PIPE

MONUMENTATION NOTES

● = FOUND 1 1/2" I.P. RCE 9553 PER R2 OR R3 UNLESS OTHERWISE NOTED, FLUSH
O = SET 1 1/2" I.P. RCE 9553, FLUSH
■ = FOUND 1 1/2" I.P., L.S.2304,PER R1, FLUSH
▲ = FOUND VENTURA COUNTY STANDARD SURVEY MONUMENT (2" BRASS DISK IN 2" CONCRETE CORE 1 FOOT DOWN, IN STANDARD SURVEY MONUMENT WELL) STAMPED L.S. 2304 PER R1 OR R4
△ = SET VENTURA COUNTY STANDARD SURVEY MONUMENT (2" BRASS DISK IN 2" CONCRETE CORE 1 FOOT DOWN, IN STANDARD SURVEY MONUMENT WELL) STAMPED RCE 9553

SET 1 1/2" I.P. WITH TAG RCE 9553 AT REAR LOT CORNERS AND ANGLE POINTS AND CENTER LINE ANGLE POINTS, BC'S AND EC'S

SET LEAD, TACK AND TAG RCE 9553 ON PROLONGATION OF SIDE LOT LINES 0.25' OFF PROPERTY CORNER.

VICINITY MAP
NOT TO SCALE

TRACT NO. 4527-10

FOR CONDOMINIUM PURPOSES
IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

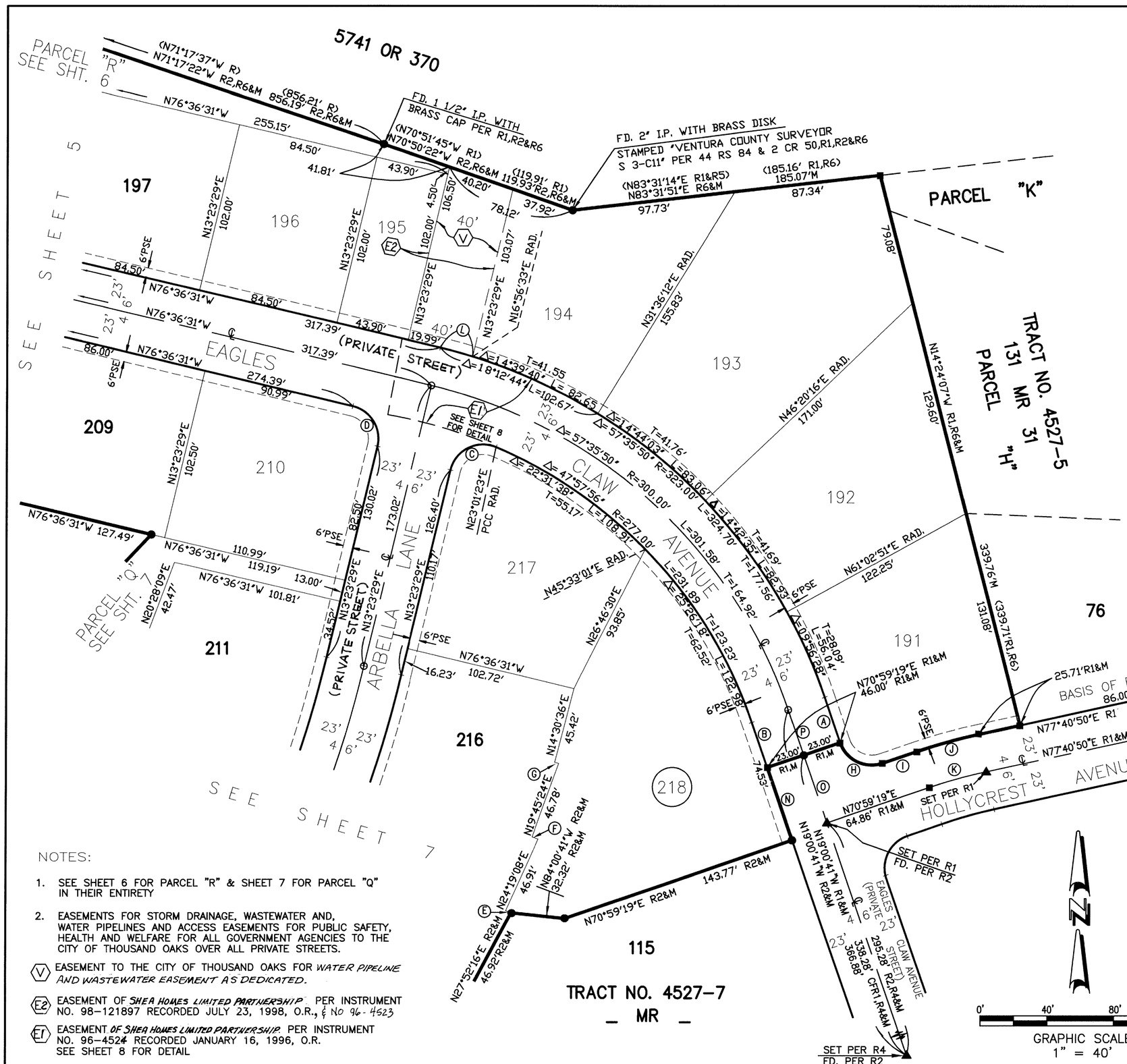
BEING A PORTION OF PARCEL 1 OF PARCEL MAP LD NO. 571, FILED IN BOOK 47, PAGES 40 AND 41, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS:

THE BEARING OF NORTH 77°40'50" EAST, OF THE CENTERLINE OF HOLLYCREST AVENUE, AS SHOWN ON TRACT NO. 4527-5, 131 MR 31-33, RECORDS OF VENTURA COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP, (SEE SHEET NO. 4)

PREPARED BY: SIKAND ENGINEERING
15230 BURBANK BOULEVARD
VAN NUYS, CA. 91411

AUGUST 1998



	DELTA/BEARING	RADIUS	LEN./DIST.
Ⓐ	N19°00'41"W		28.60'
Ⓑ	N19°00'41"W		28.60'
Ⓒ	99°37'55"	20.00'	34.78'
Ⓓ	90°00'00"	20.00'	31.42'
Ⓔ	N68°06'14"W		3.39'
Ⓕ	N71°20'36"W RAD.		3.81'
Ⓖ	N74°34'57"W		2.48'
Ⓗ	90°00'00" R1&M	20.00' R1&M	31.42' R1&M
Ⓘ	N70°59'19"E R1&M		21.86' R1&M
Ⓙ	6°41'31" R1&M	323.00' R1&M	37.72' R1&M
Ⓚ	6°41'31" R1&M	300.00' R1&M	35.04' R1&M
Ⓛ	3°33'04"	323.00'	20.02'
Ⓝ	N19°00'41"E R2&M		45.94' R2&M
Ⓞ	N19°00'41"E R1,R2&M		43.00'R1&M
Ⓟ	N19°00'41"W		28.60'

LEGEND:
R= 47 PM 40
R1= TRACT NO. 4527-5 131 MR 31
R2= TRACT NO. 4527-7 137 MR 12-15
R3= TRACT NO. 4527-9 _ MR _
R4= TRACT NO. 4527-6 131 MR 34
R5= TRACT NO. 4527-1 126 MR 11
R6= TRACT NO. 4527-8 137 MR 16-23
M= MEASURED
CF= CALCULATED FROM
PSE= PUBLIC SERVICE EASEMENT TO THE CITY OF THOUSAND OAKS
RAD.= RADIAL
I.P.= IRON PIPE

MONUMENTATION NOTES

● = FOUND 1 1/2" I.P. RCE 9553 PER R2 OR R3 UNLESS OTHERWISE NOTED, FLUSH
O = SET 1 1/2" I.P. RCE 9553, FLUSH
■ = FOUND 1 1/2" I.P., L.S.2304,PER R1, FLUSH
▲ = FOUND VENTURA COUNTY STANDARD SURVEY MONUMENT (2" BRASS DISK IN 2" CONCRETE CORE 1 FOOT DOWN, IN STANDARD SURVEY MONUMENT WELL) STAMPED L.S. 2304 PER R1,R2&R4
△ = SET VENTURA COUNTY STANDARD SURVEY MONUMENT (2" BRASS DISK IN 2" CONCRETE CORE 1 FOOT DOWN, IN STANDARD SURVEY MONUMENT WELL) STAMPED RCE 9553

SET 1 1/2" I.P. WITH TAG RCE 9553 AT REAR LOT CORNERS AND ANGLE POINTS AND CENTER LINE ANGLE POINTS, BC'S AND EC'S

SET LEAD, TACK AND TAG RCE 9553 ON PROLONGATION OF SIDE LOT LINES 0.25' OFF PROPERTY CORNER.

NOTES:

1. SEE SHEET 6 FOR PARCEL "R" & SHEET 7 FOR PARCEL "Q" IN THEIR ENTIRETY
2. EASEMENTS FOR STORM DRAINAGE, WASTEWATER AND, WATER PIPELINES AND ACCESS EASEMENTS FOR PUBLIC SAFETY, HEALTH AND WELFARE FOR ALL GOVERNMENT AGENCIES TO THE CITY OF THOUSAND OAKS OVER ALL PRIVATE STREETS.

Ⓥ EASEMENT TO THE CITY OF THOUSAND OAKS FOR *WATER PIPELINE AND WASTEWATER EASEMENT AS DEDICATED.*

Ⓔ2 EASEMENT OF *SHEA HOMES LIMITED PARTNERSHIP* PER INSTRUMENT NO. 98-121897 RECORDED JULY 23, 1998, O.R., & NO 96-4523

Ⓔ1 EASEMENT *OF SHEA HOMES LIMITED PARTNERSHIP* PER INSTRUMENT NO. 96-4524 RECORDED JANUARY 16, 1996, O.R. SEE SHEET 8 FOR DETAIL

TRACT NO. 4527-10

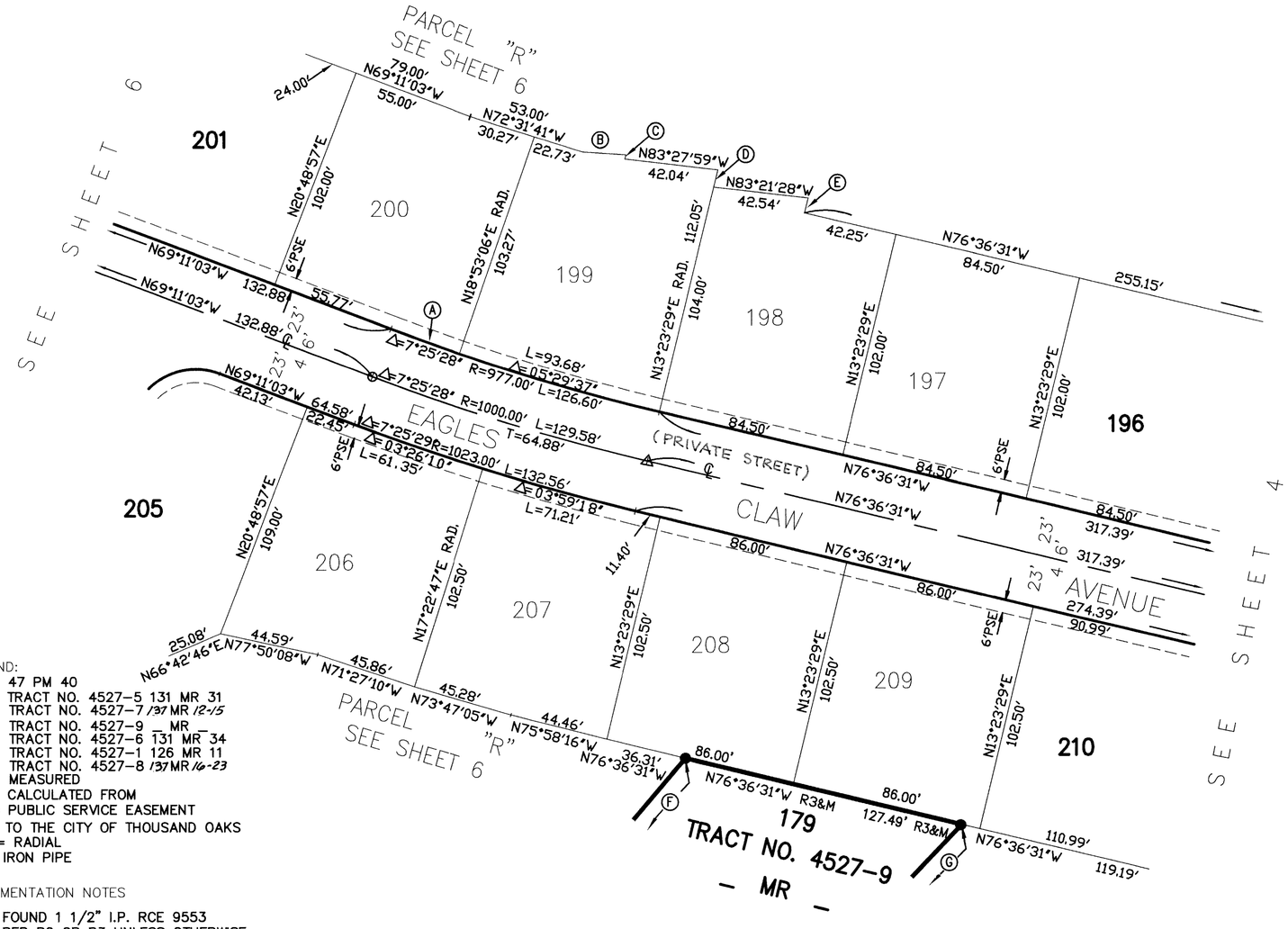
FOR CONDOMINIUM PURPOSES
IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

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

PREPARED BY: *SIKAND ENGINEERING*
15230 BURBANK BOULEVARD
VAN NUYS, CA. 91411

AUGUST 1998

◯	DELTA/BEARING	RADIUS	LEN./DIST.	RECORD
Ⓐ	1°55'51"	977.00'	32.93'	
Ⓑ	N86°28'56"W		19.62'	
Ⓒ	N16°08'17"E		2.00'	
Ⓓ	N13°23'29"E		8.05'	
Ⓔ	N13°23'29"E		7.00'	
Ⓕ	N40°08'35"E R3&M		30.04'	R3,&M
Ⓖ	N43°23'29"E R3&M		22.47'	R3,&M



LEGEND:
R= 47 PM 40
R1= TRACT NO. 4527-5 131 MR 31
R2= TRACT NO. 4527-7 *137 MR 12-15*
R3= TRACT NO. 4527-9 _ MR _
R4= TRACT NO. 4527-6 131 MR 34
R5= TRACT NO. 4527-1 126 MR 11
R6= TRACT NO. 4527-8 *137 MR 16-23*
M= MEASURED
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MONUMENTATION NOTES

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O = SET 1 1/2" I.P. RCE 9553, FLUSH

■ = FOUND 1 1/2" I.P., L.S.2304,PER R1, FLUSH

▲ = FOUND VENTURA COUNTY STANDARD SURVEY MONUMENT (2" BRASS DISK IN 2" CONCRETE CORE 1 FOOT DOWN, IN STANDARD SURVEY MONUMENT WELL) STAMPED L.S. 2304 *PER R1, R2 OR R4*

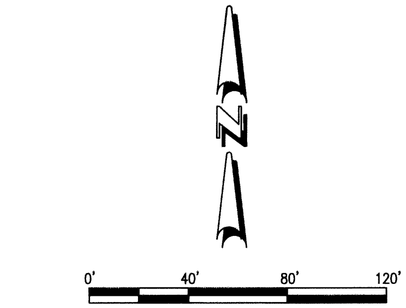
△ = SET VENTURA COUNTY STANDARD SURVEY MONUMENT (2" BRASS DISK IN 2" CONCRETE CORE 1 FOOT DOWN, IN STANDARD SURVEY MONUMENT WELL) STAMPED RCE 9553

SET 1 1/2" I.P. WITH TAG RCE 9553 AT REAR LOT CORNERS AND ANGLE POINTS AND CENTER LINE ANGLE POINTS, BC'S AND EC'S

SET LEAD, TACK AND TAG RCE 9553 ON PROLONGATION OF SIDE LOT LINES 0.25' OFF PROPERTY CORNER.

NOTES:

1. SEE SHEET 6 FOR PARCEL "R" IN ITS ENTIRETY
2. EASEMENTS FOR STORM DRAINAGE, WASTEWATER AND, WATER PIPELINES AND ACCESS EASEMENTS FOR PUBLIC SAFETY, HEALTH AND WELFARE FOR ALL GOVERNMENT AGENCIES TO THE CITY OF THOUSAND OAKS OVER ALL PRIVATE STREETS.
3. SEE SHEETS NO. 3 AND 4 FOR BASIS OF BEARINGS



GRAPHIC SCALE
1" = 40'

TRACT NO. 4527-10

FOR CONDOMINIUM PURPOSES
IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

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

PREPARED BY: *SIKAND ENGINEERING*
15230 BURBANK BOULEVARD
VAN NUYS, CA. 91411

AUGUST 1998

5741 OR 370

(N71°17'37"W R)
N71°17'22"W R2,R6&M

(856.21'R)
856.19' R2,R6&M

(N70°51'45"W R1)
N70°50'22"W R2,R6&M
(119.91' R1)
119.93' R2,R6&M

FOUND 1 1/2 I.P. WITH PK NAIL & TIN IN LIEU OF 1 1/2 I.P. & TAG LS 4145 PER R. ACCEPTED AS NW'LY CORNER OF PARCEL 1 PARCEL MAP LD NO. 571, PM 40-41 &R6.

N54°26'26"W 19.65'
N73°38'52"W 40.83'
N84°15'32"W 44.53'
N74°11'03"W 43.16'
N69°11'03"W 24.00'
79.00
55.00
N72°31'41"W 53.00'
N83°27'59"W 42.04'
N83°21'28"W 42.54'
N76°36'31"W 255.15'
41.81'

N00°05'37"W (N00°05'40"W R) (N00°05'42"W

TRACT NO. 3463-6
98 MR 67

592.38' M
(592.37' R)
592.39' R6)

OPEN SPACE

PARCEL "R"
3.53 ACRES, GROSS

TO THE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT FOR LANDSCAPE AND SLOPES.

202
203
204
205
206
200
SEE SHEET 5

EAGLES CLAW AVENUE (PVT. 64' ST.)

(R= 45.00')
N78°46'08"W RAD.
N07°07'21"W RAD.
(R= 70.00')

N20°48'57"E 86.00'
N20°48'57"E 73.00'
N20°48'57"E 104.13'
N20°48'57"E 102.00'
N20°48'57"E 109.00'
N20°48'57"E 115.69'
S12°03'25"E RAD.
N87°45'15"W RAD.
N42°57'37"W
N55°06'05"W RAD.
N44°46'11"W PRC. RAD.
R= 45.00' Δ=245°35'08" L=192.89
L=87.17'
L=167.17'
Δ = 64°30'38" L = 50.67' N09°24'33"E RAD.
N 20°48'57" E 103.77'
N20°48'57"E 100.57'
77.11'
39.94'
55.77'
132.88'
N69°11'03"W 132.88'
64.58'
N69°11'03"W 42.13'
22.45'
6'PSE
23' 4 6'
R= 45.00' Δ=87°26'36" L=68.68
(R= 45.00') S75°23'11"W RAD.
(R= 50.00') S09°18'22"E RAD.
N77°50'08"W 44.59'
N71°27'10"W 45.86'
N73°47'05"W 45.28'
N75°58'16"W 44.46'
N76°36'31"W 36.31'
N89°52'12"E 72.80'
N69°11'03"W 84.18'
N08°17'26"E 106.76'
N25°56'41"W 81.84'
N14°10'19"W 120.00'
N46°52'14"E 117.00'
N39°26'00"E R3&M 46.64'R3&M
N34°41'42"E R3&M 45.22'R3&M
N73°20'21"W 7.09' (R3)
N69°48'09"W R3&M 289.31' R3&M

N76°36'31"W R3&M 127.51' R3&M
(R3) Δ= 61°28'32" L= 48.28' (R3&M)
Δ= 270°04'18" L= 212.11'
R = 45.00'
N40°08'35"E RAD. R3&M
30.04' R3&M
96°55'23" 76.13'(R3)
N09°26'00"E 84.72' R3&M
N39°26'00"E R3&M 46.64' R3&M
N25°47'25"E R3&M 157.07' R3&M
VENEZIA LANE (PRIVATE STREET)

179
180
181
182
183

TRACT NO. 4527 - 9 MR

PARCEL "P"
TRACT NO. 4527 - 9
- MR -

FD. 1 1/2 I.P. NO TAG IN LIEU OF 1 1/2 I.P. & TAG, LS 4145 PER R ACCEPTED AS CORNER PER R, R3, & R6

0' 40' 80' 120'
GRAPHIC SCALE
1" = 40'

MONUMENTATION NOTES

- ● = FOUND 1 1/2" I.P. RCE 9553 PER R2 OR R3 UNLESS OTHERWISE NOTED, FLUSH
- O = SET 1 1/2" I.P. RCE 9553, FLUSH
- ■ = FOUND 1 1/2" I.P., L.S.2304,PER R1, FLUSH
- ▲ = FOUND VENTURA COUNTY STANDARD SURVEY MONUMENT (2" BRASS DISK IN 2" CONCRETE CORE 1 FOOT DOWN, IN STANDARD SURVEY MONUMENT WELL) STAMPED L.S. 2304 PER R1 OR R4
- △ = SET VENTURA COUNTY STANDARD SURVEY MONUMENT (2" BRASS DISK IN 2" CONCRETE CORE 1 FOOT DOWN, IN STANDARD SURVEY MONUMENT WELL) STAMPED RCE 9553

SET 1 1/2" I.P. WITH TAG RCE 9553 AT REAR LOT CORNERS AND ANGLE POINTS AND CENTER LINE ANGLE POINTS, BC'S AND EC'S

SET LEAD, TACK AND TAG RCE 9553 ON PROLONGATION OF SIDE LOT LINES 0.25' OFF PROPERTY CORNER.

	DELTA/BEARING	RADIUS	LEN./DIST.
A	65°35'08"	30.00'	34.34'
B	32°42'46"	45.00'	25.69'
C	25°50'41"	45.00'	20.30'
D	23°40'03"	45.00'	18.59'
E	11°24'24"	45.00'	8.96'
F	62°03'42"	70.00'	75.82'
G	46°45'38"	55.00'	44.89'
H	18°34'11"	35.00'	11.34'
I	59°52'41"	50.00'	52.25'
J	N66°42'46"E		25.08'
K	52°00'24" R3&M	45.00' R3&M	40.85' R3&M
L	N11°51'49"W RAD. R3&M		10.00' R3&M
M	N73°20'21"W R3&M		5.04'R3&M
N	N09°26'00"E R3&M		26.71' R3&M
O	N43°16'01"E R3&M		18.45' R3&M
P	N73°20'22"W R3&M		4.34' R3&M
Q	N73°20'22"W R3&M		8.14' R3&M
R	N73°20'22"W R3&M		7.09' R3&M
S	N13°23'29"E		4.50'
T	N13°23'29"E		7.00'
U	N13°23'29"E		8.05'
V	N16°08'17"E		2.00'
W	N86°28'56"W		19.62'
X	N79°34'27"E		13.21'
Y	N20°48'57"W		22.00'
Z	N76°36'31"W R3&M		127.49' R3&M
AA	63°46'34"	17.50'	19.48'
BB	N 42°57'37"W		29.96'
CC	26°13'26"	17.50'	8.01'
DD	N69°11'03"E		13.53'
EE	22°47'09"	45.00'	17.90'

NOTES:

1. EASEMENTS FOR STORM DRAINAGE, WASTEWATER AND, WATER PIPELINES AND ACCESS EASEMENTS FOR PUBLIC SAFETY, HEALTH AND WELFARE FOR ALL GOVERNMENT AGENCIES TO THE CITY OF THOUSAND OAKS OVER ALL PRIVATE STREETS.
2. SEE SHEETS NO. 3 AND 4 FOR BASIS OF BEARINGS.

(X) PROPOSED EASEMENT TO THE HOA FOR STORM DRAIN PURPOSES BY SEPARATE DOCUMENT.

LEGEND:
R= 47 PM 40
R1= TRACT NO. 4527-5 131 MR 31
R2= TRACT NO. 4527-7 137 MR 12-15
R3= TRACT NO. 4527-9 _ MR _
R4= TRACT NO. 4527-6 131 MR 34
R5= TRACT NO. 4527-1 126 MR 11
R6= TRACT NO. 4527-8 137 MR 16-23
M= MEASURED
CF= CALCULATED FROM
PSE= PUBLIC SERVICE EASEMENT TO THE CITY OF THOUSAND OAKS
RAD.= RADIAL
I.P.= IRON PIPE

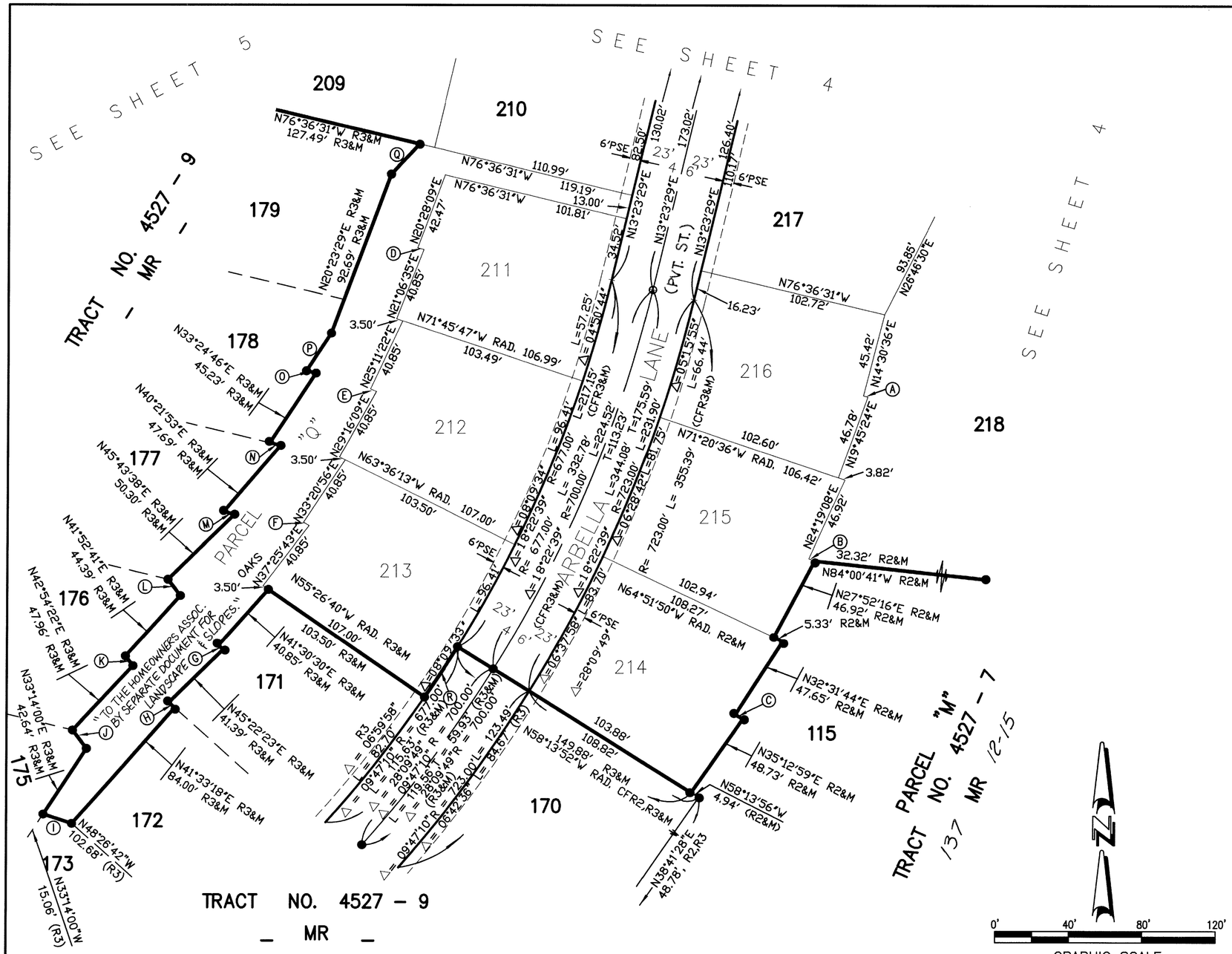
TRACT NO. 4527-10

FOR CONDOMINIUM PURPOSES
IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

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

PREPARED BY: SIKAND ENGINEERING
15230 BURBANK BOULEVARD
VAN NUYS, CA. 91411

AUGUST 1998



◯	DELTA/BEARING	RADIUS	LEN./DIST.
Ⓐ	N74°34'57"W		2.48'
Ⓑ	N68°06'12"W		3.39'
Ⓒ	N61°35'10"W R2&M		4.74' R2&M
Ⓓ	N75°50'30"W		3.50'
Ⓔ	N67°40'56"W		3.50'
Ⓕ	N59°31'23"W		3.50'
Ⓖ	N51°21'52"W R3&M		3.50' R3&M
Ⓗ	N48°26'42"W R3&M		4.32' R3&M
Ⓘ	N71°46'00"W R3&M		16.32' R3&M
Ⓙ	N37°29'29"W R3&M		12.46' R3&M
Ⓚ	N37°29'27"W R3&M		6.76' R3&M
Ⓛ	N37°29'28"W R3&M		11.07' R3&M
Ⓜ	N76°36'30"W R3&M		6.14' R3&M
Ⓝ	N76°36'31"W R3&M		6.14' R3&M
Ⓞ	N76°36'31"W R3&M		5.32' R3&M
Ⓟ	N33°24'46"E R3&M		24.48' R3&M
Ⓠ	N43°23'29"E R3&M		22.47' R3&M
Ⓡ	2°47'12" R3&M	677.00'	32.93' R3&M

LEGEND:
R= 47 PM 40
R1= TRACT NO. 4527-5 131 MR 31
R2= TRACT NO. 4527-7 /37 MR 12-15
R3= TRACT NO. 4527-9 _ MR _
R4= TRACT NO. 4527-6 131 MR 34
R5= TRACT NO. 4527-1 126 MR 11
R6= TRACT NO. 4527-8 /37 MR 16-23
M= MEASURED
CF= CALCULATED FROM
PSE= PUBLIC SERVICE EASEMENT TO THE CITY OF THOUSAND OAKS
RAD.= RADIAL
I.P.= IRON PIPE

MONUMENTATION NOTES

● = FOUND 1 1/2" I.P. RCE 9553 PER R2 OR R3 UNLESS OTHERWISE NOTED, FLUSH
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■ = FOUND 1 1/2" I.P., L.S.2304,PER R1, FLUSH
▲ = FOUND VENTURA COUNTY STANDARD SURVEY MONUMENT (2" BRASS DISK IN 2" CONCRETE CORE 1 FOOT DOWN, IN STANDARD SURVEY MONUMENT WELL) STAMPED L.S. 2304 PER R1 OR R4
△ = SET VENTURA COUNTY STANDARD SURVEY MONUMENT (2" BRASS DISK IN 2" CONCRETE CORE 1 FOOT DOWN, IN STANDARD SURVEY MONUMENT WELL) STAMPED RCE 9553

SET 1 1/2" I.P. WITH TAG RCE 9553 AT REAR LOT CORNERS AND ANGLE POINTS AND CENTER LINE ANGLE POINTS, BC'S AND EC'S

SET LEAD, TACK AND TAG RCE 9553 ON PROLONGATION OF SIDE LOT LINES 0.25' OFF PROPERTY CORNER.

TRACT NO. 4527-10

FOR CONDOMINIUM PURPOSES
IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

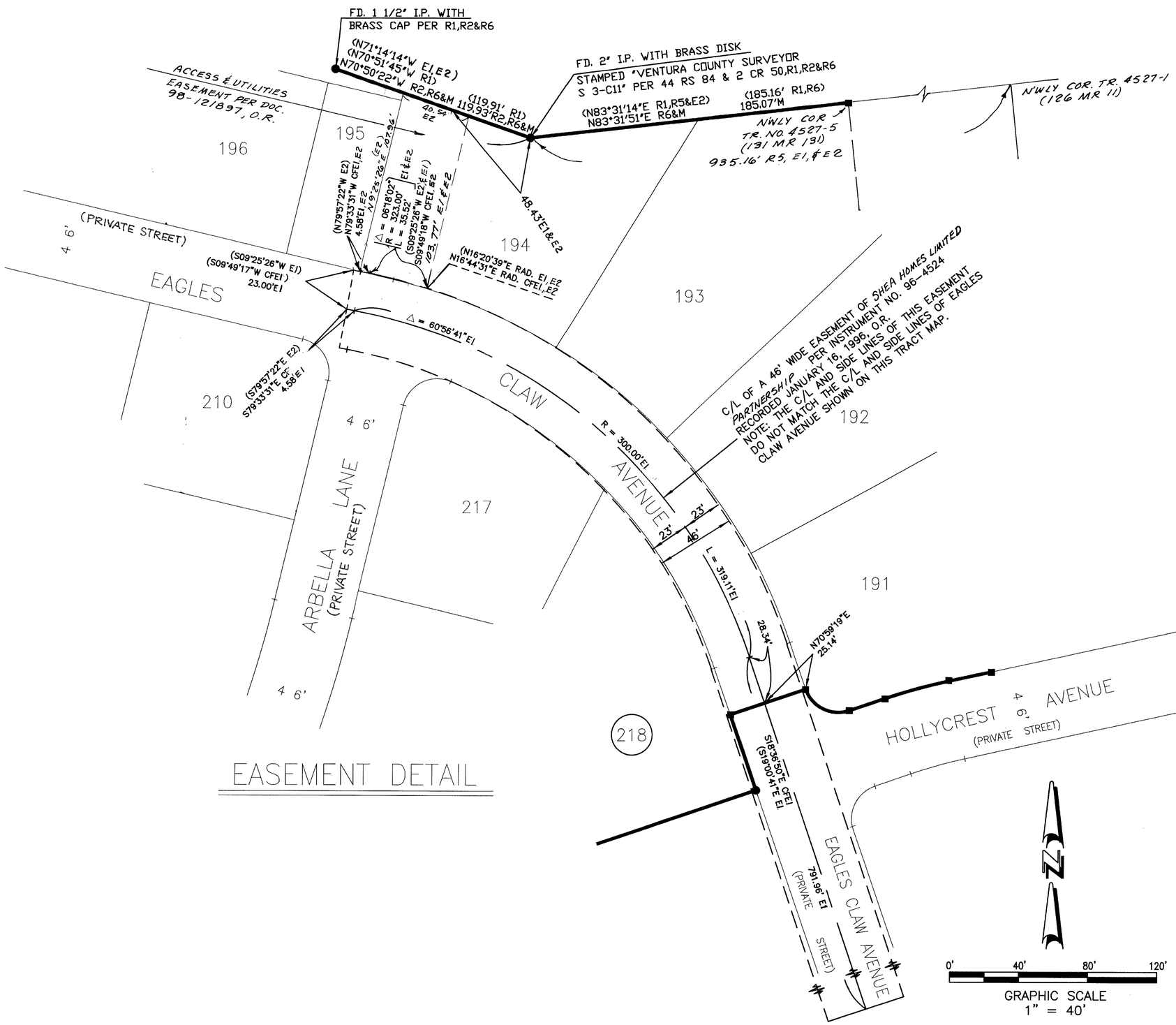
BEING A PORTION OF PARCEL 1 OF PARCEL MAP LD NO. 571, FILED IN BOOK 47, PAGES 40 AND 41, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOTES:

1. EASEMENTS FOR STORM DRAINAGE, WASTEWATER AND, WATER PIPELINES AND ACCESS EASEMENTS FOR PUBLIC SAFETY, HEALTH AND WELFARE FOR ALL GOVERNMENT AGENCIES TO THE CITY OF THOUSAND OAKS OVER ALL PRIVATE STREETS.
2. SEE SHEETS NO. 3 AND 4 FOR BASIS OF BEARINGS.

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15230 BURBANK BOULEVARD
VAN NUYS, CA. 91411

AUGUST 1998



EASEMENT DETAIL

LEGEND:

R1= TRACT NO. 4527-5 131 MR 31
R2= TRACT NO. 4527-7 137MR 12-15
R5= TRACT NO. 4527-1 126 MR 11
R6= TRACT NO. 4527-8 137MR 16-23
E1= 96-004524 O.R. E2 = 98-121897, O.R.
M= MEASURED
CF= CALCULATED FROM
PSE= PUBLIC SERVICE EASEMENT TO THE CITY OF THOUSAND OAKS
RAD.= RADIAL
I.P.= IRON PIPE

MONUMENTATION NOTES

● = FOUND 1 1/2" I.P. RCE 9553 PER R2 OR R3 UNLESS OTHERWISE NOTED, FLUSH
O = SET 1 1/2" I.P. RCE 9553, FLUSH
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▲ = FOUND VENTURA COUNTY STANDARD SURVEY MONUMENT (2" BRASS DISK IN 2" CONCRETE CORE 1 FOOT DOWN, IN STANDARD SURVEY MONUMENT WELL) STAMPED L.S. 2304 PER R1,R2&R4
△ = SET VENTURA COUNTY STANDARD SURVEY MONUMENT (2" BRASS DISK IN 2" CONCRETE CORE 1 FOOT DOWN, IN STANDARD SURVEY MONUMENT WELL) STAMPED RCE 9553

SET 1 1/2" I.P. WITH TAG RCE 9553 AT REAR LOT CORNERS AND ANGLE POINTS AND CENTER LINE ANGLE POINTS, BC'S AND EC'S

SET LEAD, TACK AND TAG RCE 9553 ON PROLONGATION OF SIDE LOT LINES 0.25' OFF PROPERTY CORNER.

N

0' 40' 80' 120'

GRAPHIC SCALE
1" = 40'

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