SUBDIVIDER'S STATEMENT

THE UNDERSIGNED, HEREBY STATE THAT THEY ARE THE OWNERS OF, OR HAVE A RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THIS SUBDIVISION ENTITLED TRACT No. 5040-1, AS SHOWN ON THIS MAP, AND THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A TITLE TO SAID PROPERTY, 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 FOR PUBLIC USE, THE RIGHT OF WAY, EXCEPT FOR THOSE IDENTIFIED AS PRIVATE STREETS, FOR ALL STREETS AND HIGHWAYS SHOWN ON THIS MAP,

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS ACCESS EASEMENTS OVER ALL THE PRIVATE STREET SHOWN ON THIS MAP ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS THE EASEMENTS FOR STORM DRAINAGE, WATER, WASTEWATER PIPELINES AND PUBLIC SERVICE PURPOSES OVER ALL THE PRIVATE STREETS AS SHOWN ON THIS MAP,

AND THAT THEY DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, THE EASEMENTS FOR STORM DRAINAGE PURPOSES IN LOTS 91, 94, AND 95 AS SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, AN EASEMENT FOR PUBLIC TRAIL PURPOSES OVER ALL OF LOTS 92, 98, 102 AND PARCEL J,

AND THAT THEY DO HEREBY OFFER TO DEDICATE LOTS 93, 97, 99, 100, 101, 103, AND 104 IN FEE SIMPLE TO THE CITY OF THOUSAND OAKS, FOR USE FOR OPEN SPACE PURPOSES ONLY,

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, AN EASEMENT FOR WATERLINE PURPOSES IN LOT 104 AS SHOWN ON THIS MAP.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, OWNER

BY:

JOHN FRANKLIN
ASST. SECRETARY

TAKASHI FUJII
ASST. SECRETARY

NOTARY CERTIFICATE:

STATE OF CALIFORNIA)
COUNTY OF VENTURA) SS

PAULA L. ELLIAS
Comm. #1129141
NOTARY PUBLIC CALIFORNIA
VENTURA COUNTY
Comm. Exp. March 9, 2001

ON March 5, 1999 BEFORE ME, PAULA L. ELLIAS,
PERSONALLY APPEARED JOHN FRANKLIN and TAKASHI FUJII,
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 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.

Paula L. Ellias
SIGNATURE - NOTARY PUBLIC

March 9, 2001
MY COMMISSION EXPIRES

PAULA L. ELLIAS
PRINT NAME - NOTARY PUBLIC

VENTURA COUNTY
MY PRIMARY PLACE OF BUSINESS IS

SIGNATURE OMISSIONS:

THE SIGNATURES OF:

CALLEGUAS MUNICIPAL WATER DISTRICT, PRESENT OWNER OF EASEMENTS FOR WATER PIPELINES, SLOPES, WATER RESERVOIR, ACCESS, UTILITIES AND INCIDENTAL RIGHTS, AS DISCLOSED BY THE DEED RECORDED FEBRUARY 28, 1992 AS DOCUMENT No. 92-032231, BY THE DEED RECORDED NOVEMBER 16, 1993 AS DOCUMENT No. 93-221717 AND AMENDED BY DEED RECORDED JANUARY 4, 1994 AS DOCUMENT No. 94-000676 OF OFFICIAL RECORDS OF VENTURA COUNTY, AND

PARDEE CONSTRUCTION CO., PRESENT OWNER OF EASEMENTS FOR BRUSH CLEARANCE, OFFSITE GRADING, DRAINAGE, ROADWAY INGRESS, EGRESS, UTILITIES AND INCIDENTAL RIGHTS, AS DISCLOSED BY THE DEEDS RECORDED JANUARY 16, 1996 AS DOCUMENT Nos. 96-004520, 96-004521 AND 96-004522 ALL OF OFFICIAL RECORDS OF VENTURA COUNTY

HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3) (A) (i) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO FEE TITLE AND SUCH SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

CITY ENGINEER'S STATEMENT:

I, HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5040-1 AND THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED 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.

6-15-99
DATE

G. R. PABLEO R.C.E. 27221
CITY ENGINEER
CITY OF THOUSAND OAKS
MY REGISTRATION EXPIRES 3-31-01

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 THE SUBDIVISION MAP ACT 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.5040-1 HAVE BEEN COMPLIED WITH.

6-10-99
DATE

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 9TH DAY OF June, 1999 APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC, FOR PUBLIC USE THE RIGHT OF WAY FOR ALL STREETS AND HIGHWAYS AS OFFERED ON THIS MAP,

AND ALSO HEREBY ACCEPTS THE ACCESS EASEMENTS OVER THOSE PRIVATE STREETS AS SHOWN ON THIS MAP ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE,

AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR STORM DRAINAGE, WATER, WASTEWATER PIPELINES AND PUBLIC SERVICE PURPOSES OVER ALL PRIVATE STREETS AS SHOWN ON THIS MAP

AND ALSO HEREBY REJECTS THE EASEMENTS FOR STORM DRAINAGE IN LOTS 91, 94, AND 95 AS SHOWN ON THIS MAP,

AND ALSO HEREBY ACCEPT THE EASEMENTS FOR PUBLIC TRAIL PURPOSES OVER ALL OF LOTS 92, 98, 102 AND PARCEL J,

AND ALSO HEREBY ACCEPTS THE LOTS 93, 97, 99, 100, 101 103 AND 104 IN FEE SIMPLE, FOR USE FOR OPEN SPACE PURPOSES ONLY,

AND ALSO HEREBY ACCEPT THE EASEMENT FOR WATERLINE PURPOSES IN LOT 104.

6-10-99
DATE

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.

June 21, 1999
DATE

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

DEPUTY COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE:

DOCUMENT NO. 99-123465 RECORDED THIS 29TH DAY OF June, 1999, AT 8:00A.M. IN BOOK 138 OF MISCELLANEOUS RECORDS (MAPS), AT PAGES 54-69, AT THE REQUEST OF SHEA HOMES LIMITED PARTNERSHIP.

BY:

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

DEPUTY COUNTY RECORDER

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 SEPTEMBER 1998, 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.

2/24/99
DATE

LICENSED LAND SURVEYOR
WILLIAM S. KISH
L.S.5000
STATE OF CALIFORNIA

WILLIAM S. KISH L.S. 5000
MY REGISTRATION EXPIRES: 12/31/01

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

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 CITY COUNCIL RESOLUTION NO. 97 - 188 AND 97 -189

SOILS AND / OR GEOLOGIC REPORT(S)

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 5040-1 HAVE BEEN

PREPARED BY : GORIAN & ASSOCIATES, INC.
DATE OF REPORTS: JULY 24,1996 & NOVEMBER 13,1998
TITLE : PRELIMINARY GEOLOGIC AND GEOTECHNICAL EVALUATION LOG No. 18082
GEOTECHNICAL UPDATE LOG No. 19221
FIRM NAME: GORIAN & ASSOCIATES, INC.
ENGINEER : ALI H. ABDEL-HAQ 2308 GEOTECHNICAL
ADDRESS : 766 LAKEFIELD ROAD, SUITE A WESTLAKE VILLAGE, CA 91361

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

NAME:

2/26/99
DATE AND TITLE

TOTAL GROSS
AREA = 232.86 ACRES

TRACT No. 5040-1

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

BEING A SUBDIVISION OF A PORTION OF TRACT E OF RANCHO SIMI AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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

OCTOBER 30, 1998

LEGEND AND MONUMENT NOTES

○ INDICATES 2" I.P. SET W/TAG L.S. 5000, FLUSH

● FOUND MONUMENT AS NOTED

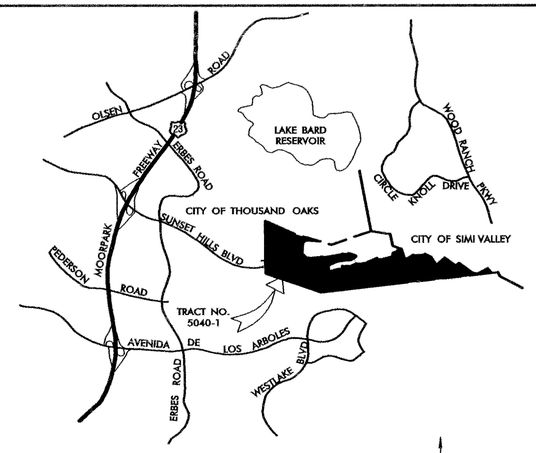
□ INDICATES SET 2" I.P. WITH BRASS CAP STAMPED L.S. 5000 IN VENTURA COUNTY STANDARD SURVEY MONUMENT WELL PER STANDARD DESIGN PLATE E-4

1/2" I/D, I.P. & TAG LS 5000 SET AT ALL REAR LOT CORNERS AND AT ALL ANGLE POINTS IN LOT LINES

SET LD, TACK AND TAG LS 5000 ON TOP OF CURB ON SIDE LOT LINES PRODUCED. AFFIXED TAG LS 5000 TO ALL MONUMENTS FOUND WITH NO TAG

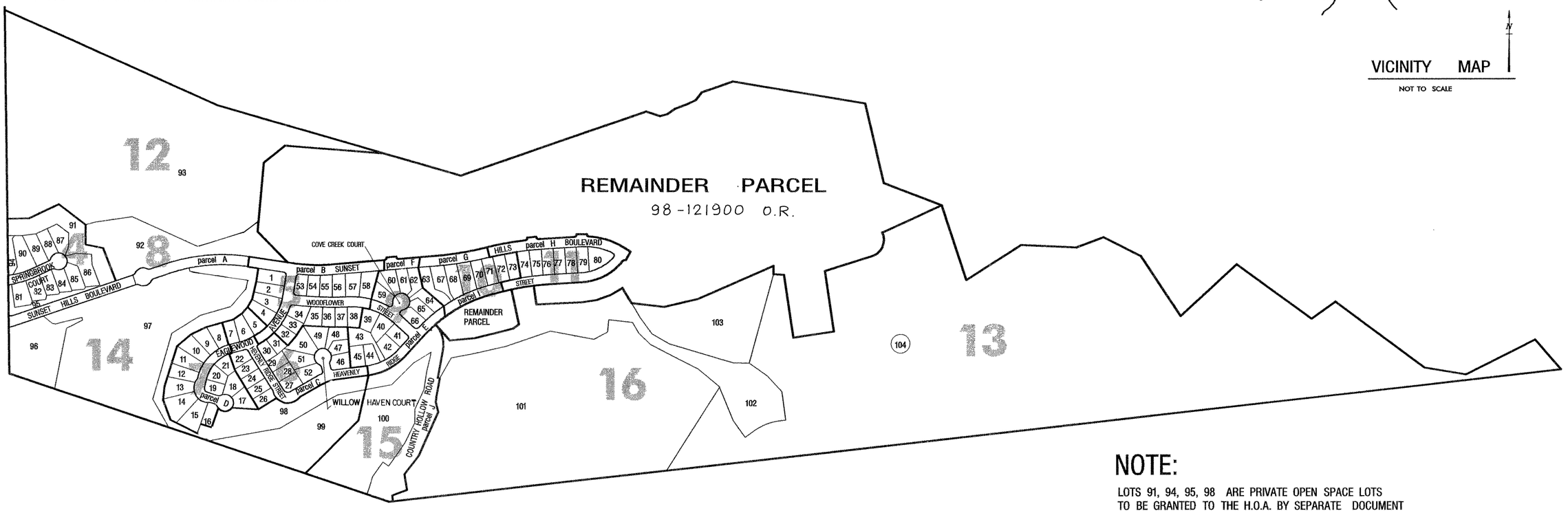
REFERENCES:

R1 = LD-S 217 37 PM 6/9
R2 = 39 RS 51/52
R3 = TRACT NO. 4604 131 MR 64/71
R4 = TRACT NO. 3463-8 98 MR 76/80
R5 = 44 RS 84/85
R6 = TRACT NO. 3463-6 98 MR 67/72
R7 = 30 RS 3
R8 = 1998 DOC. NO. 108865.O.R.
R9 = 2 CR 50



VICINITY MAP

NOT TO SCALE



NOTE:

LOTS 91, 94, 95, 98 ARE PRIVATE OPEN SPACE LOTS TO BE GRANTED TO THE H.O.A. BY SEPARATE DOCUMENT

KEY MAP

N

SCALE: 1" = 400'

0 200 400 800 1200

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHERLY LINE OF THE RECORD OF SURVEY RECORDED IN BOOK 39, PAGES 51 AND 52, OF RECORDS OF SURVEYS, OF VENTURA COUNTY SHOWN AS BEARING N 73°44'03"W ON SAID RECORD OF SURVEY AND SHOWN AS N 73°44'00" W ON THIS MAP.

M = MEASURED
FD = FOUND
S.F.F.N. = SEARCHED FOR FOUND NOTHING
RAD = RADIAL
CF = CALCULATED FROM
P.S.E. = PUBLIC SERVICES EASEMENT
H.O.A. = HOMEOWNERS ASSOCIATION

TRACT No. 5040-1

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

BEING A SUBDIVISION OF A PORTION OF TRACT E OF RANCHO SIMI AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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6634 VALJEAN AVENUE
VAN NUYS, CA. 91406
818/779-8740/50-FAX

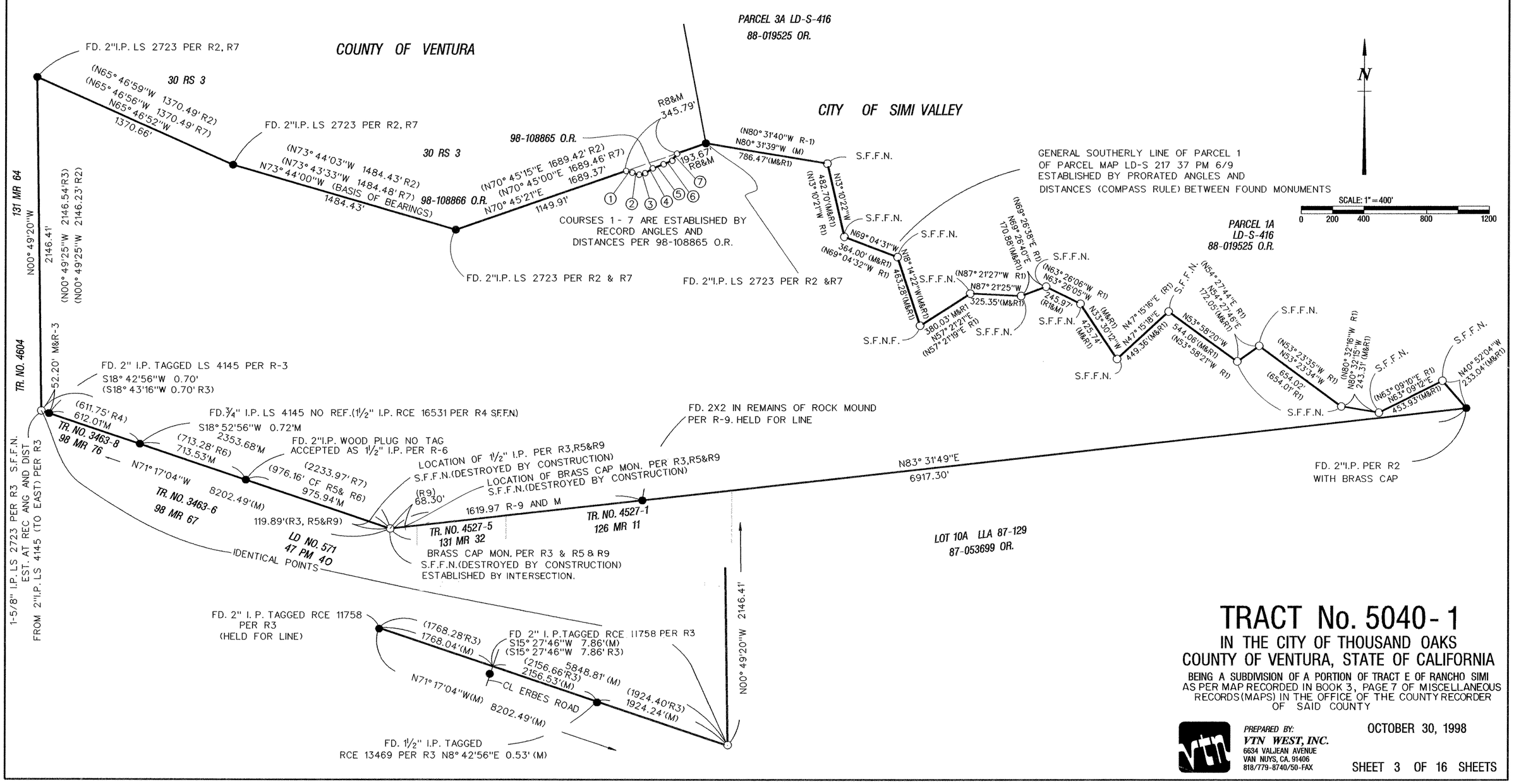
OCTOBER 30, 1998

SEE SHEET 2 FOR MONUMENT NOTES, LEGEND, AND RECORD REFERENCES.

SURVEY DATA

NOTE: ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.

O	BEARINGS	DIST.
1	N73° 05'52"W	41.11'
2	N72° 04'31"W	46.34'
3	N75° 09'47"E	40.35'
4	N55° 56'48"E	56.23'
5	N68° 37'38"E	75.70'
6	N64° 59'52"E	57.94'
7	N36° 39'19"E	57.70'



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OCTOBER 30, 1998

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

	RADIUS	DELTA	LENGTH
1	100.00'	45° 49'21"	79.98'
2	100.00'	21° 57'59"	38.34'
3	100.00'	23° 51'22"	41.64'
4	80.00'	45° 49'21"	63.98'
5	80.00'	18° 01'31"	25.17'
6	80.00'	27° 47'50"	38.81'
7	410.00'	00° 59'49"	7.13'
8	1770.00'	00° 03' 39"	1.88'

(E) VARIABLE WIDTH AND 20' WIDE EASEMENT TO THE CITY OF THOUSAND OAKS FOR STORM DRAINAGE PURPOSES.

SCALE: 1" = 40'
40 30 20 10 0 40 80

SEE SHEET NO. 12

PRIVATE OPEN SPACE TO BE GRANTED TO THE H.O.A. BY SEPARATE DOCUMENT

91 OPEN SPACE 1.91 AC.

94 OPEN SPACE LANDSCAPE

90 89 88 87

81 82 83 84 85 86

95 OPEN SPACE - LANDSCAPE

SPRINGBROOK COURT

SUNSET HILLS BOULEVARD

SEE SHEET NO. 8

SEE SHEET NO. 14

TRACT NO. 4604
131 MR 64

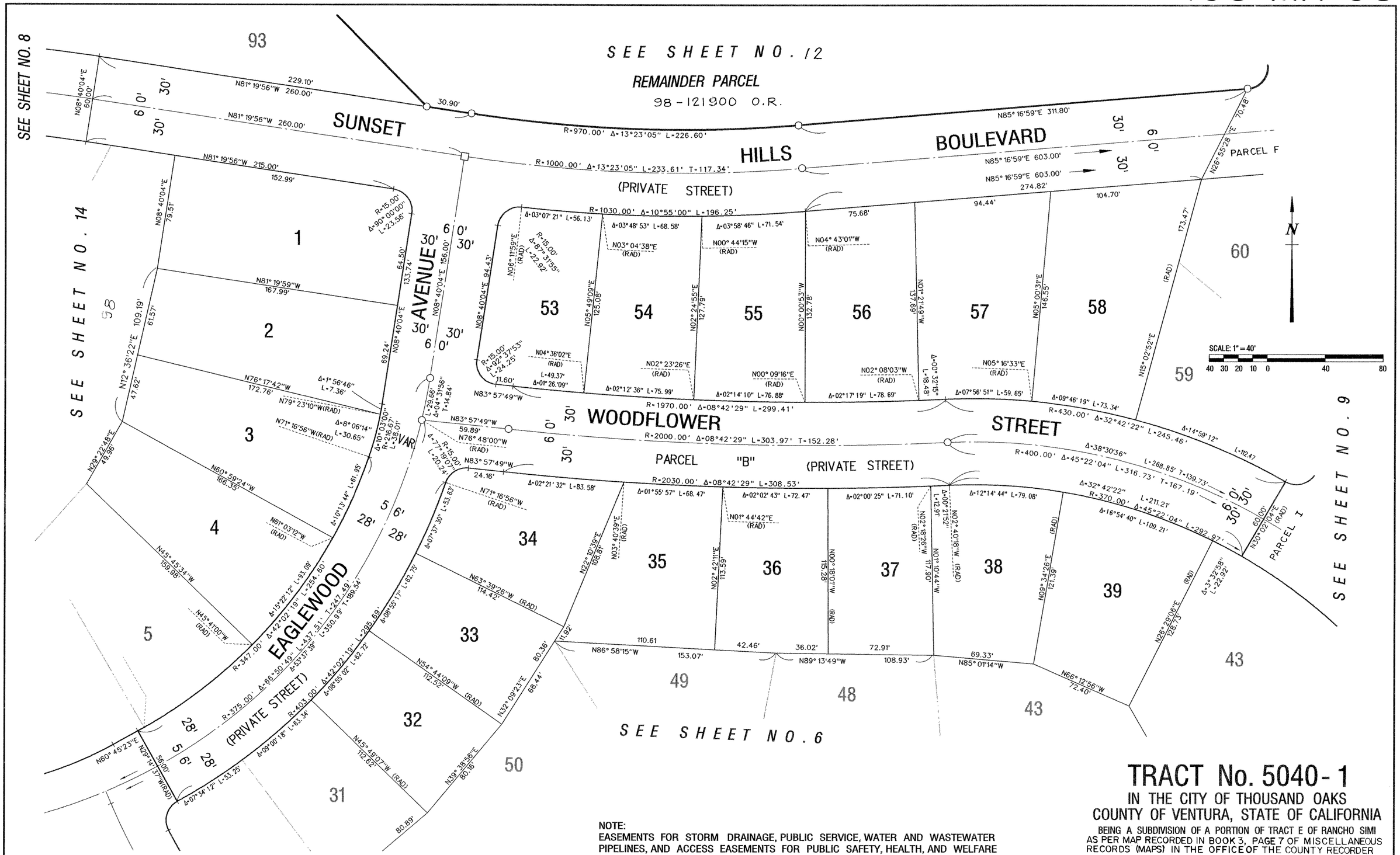
TRACT No. 5040-1

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OCTOBER 30, 1998

NOTE:
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SEE SHEET NO. 14

SEE SHEET NO. 5

SEE SHEET NO. 9

SEE SHEET NO. 7

SEE SHEET NO. 14

N

SCALE: 1" = 40'
40 30 20 10 0 40 80

AVENUE (PRIVATE STREET)

EAGLEWOOD

PARCEL D

HEAVENLY RIDGE STREET (PRIVATE STREET)

PARCEL "C"

WILLOW HAVEN COURT (PRIVATE STREET)

HEAVENLY RIDGE STREET (PRIVATE STREET)

TRACT No. 5040-1

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

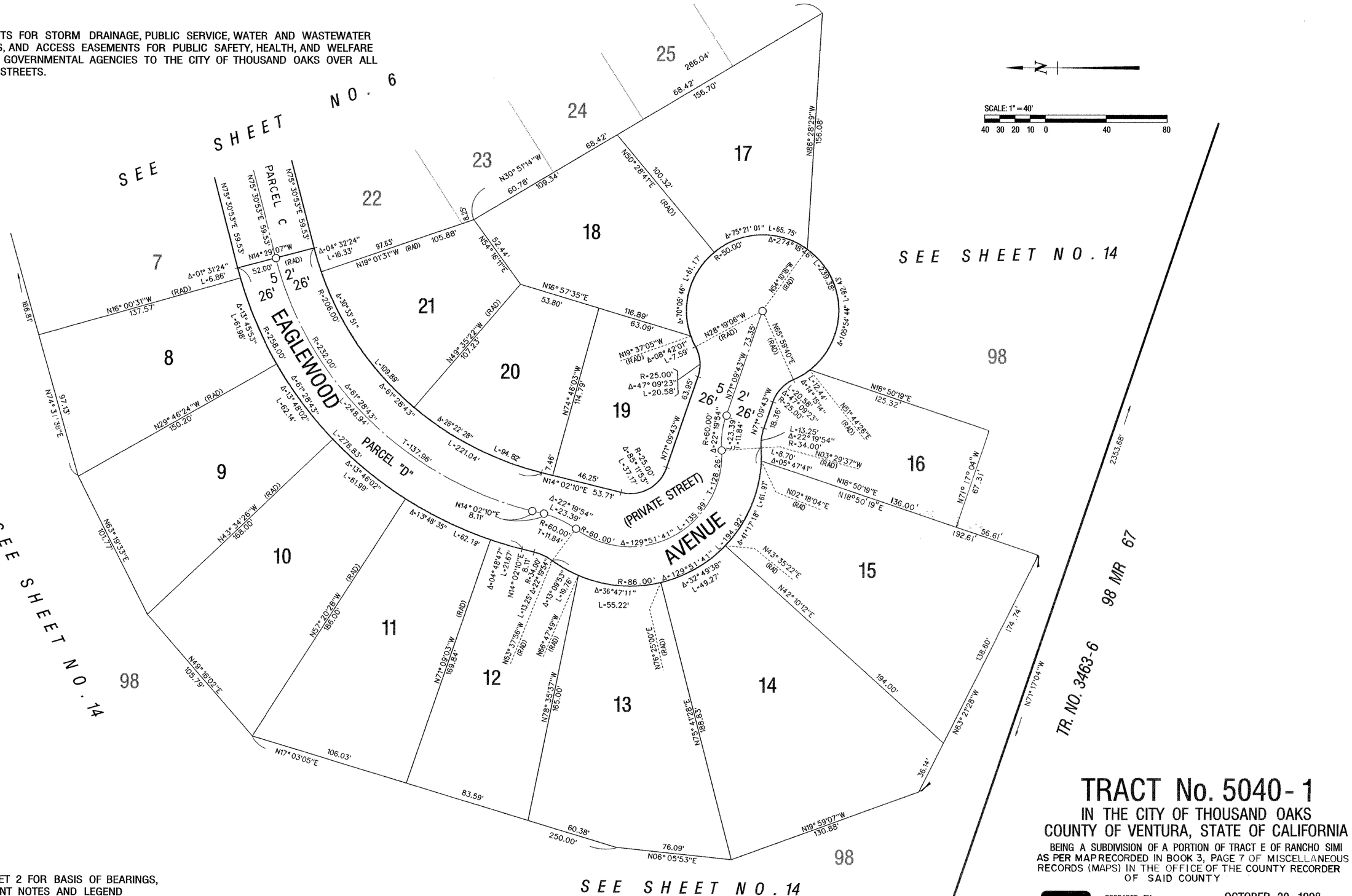
BEING A SUBDIVISION OF A PORTION OF TRACT E OF RANCHO SIMI AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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

PREPARED BY:
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818/779-8740/50-FAX

OCTOBER 30, 1998

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

TRACT No. 5040-1

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

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OCTOBER 30, 1998

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SEE SHEET NO. 12

N75° 39'00"E 57.00'
N81° 21'00"E 219.50'
N65° 27'00"W 421.00'
117.00' S00° 00'00"W
S79° 00'41"E 104.92'
N20° 58'40"W 201.36'
92
PARK SITE
PUBLIC TRAIL EASEMENT TO CITY OF THOUSAND OAKS
91
97
104.00'
60.00'
54.60'
N18° 57'36"W
203.24'
148.64'
N25° 49'53"E (RAD)
N63° 45'05"W (RAD)
R=25.00' Δ=44° 47'29" L=19.54'
R=50.50' Δ=89° 34'58" L=82.08'
N71° 02'24"E 94.04'
N71° 02'24"E 688.41'
N71° 02'24"E 891.65'
688.41'
N71° 02'24"E 688.41'
R=1030.00' Δ=27° 37' 40" L=496.66'
R=1000.00' Δ=27° 37' 40" L=482.20' T=245.88'
R=970.00' Δ=27° 37' 40" L=467.73'
PARCEL A
(PRIVATE STREET)
SUNSET HILLS BOULEVARD
30'
6' 0'
60.00' N03° 40'04"E (RAD)

SEE SHEET NO. 4
SEE SHEET NO. 5
SEE SHEET NO. 14

N

SCALE: 1" = 40'
40 30 20 10 0 40 80

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

TRACT No. 5040-1

IN THE CITY OF THOUSAND OAKS
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OCTOBER 30, 1998

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SEE SHEET NO. 10

PARCEL 1

REMAINDER PARCEL
98-121900 O.R.

102

N

SCALE: 1" = 40'
40 30 20 10 0 40 80

SEE SHEET NO. 10

64 65 66 62 61 60 59 58 39 41 42 40 43 44 45 47 46 48

PARCEL G 6 0' 30' 30'

PARCEL F (PRIVATE STREET) 248.20'

PARCEL HILLS BOULEVARD

COVE CREEK COURT (PRIVATE STREET)

PARCEL "E" 6 0' 30' (PRIVATE STREET)

HEAVENLY RIDGE STREET

PARCEL E (PRIVATE STREET)

SEE SHEET NO. 15

SUNSET STREET

WOODFLOWER STREET

PARCEL B

REMAINDER 98-121900 O.R.

PARCEL B 6 0' 30' 30'

PARCEL C HEAVENLY RIDGE STREET (PRIVATE STREET)

5 6' 28' 28'

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

SEE SHEET NO. 5

SEE SHEET NO. 6

TRACT No. 5040-1

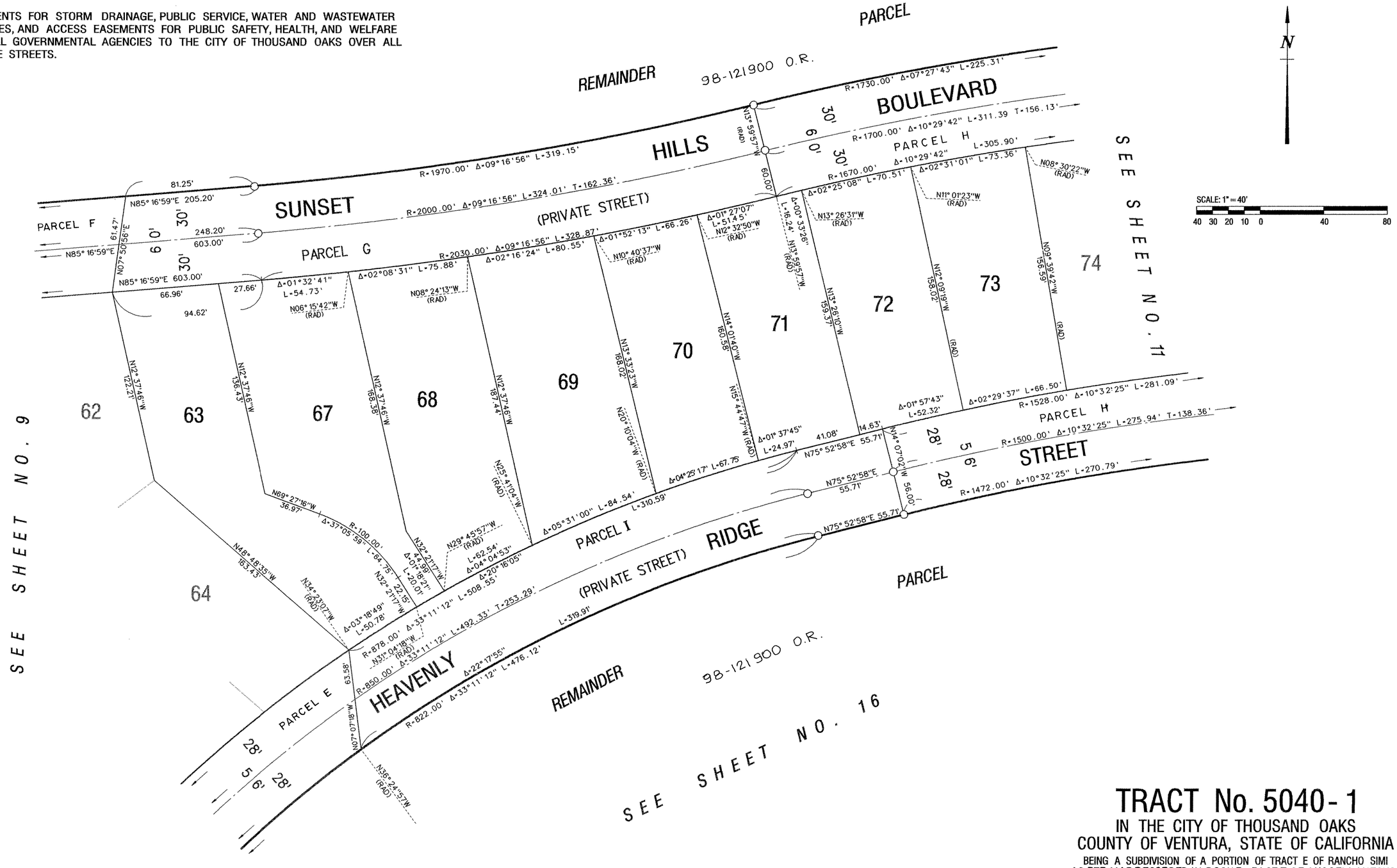
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818/779-8740/50-FAX

OCTOBER 30, 1998

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NOTE:
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TRACT No. 5040-1

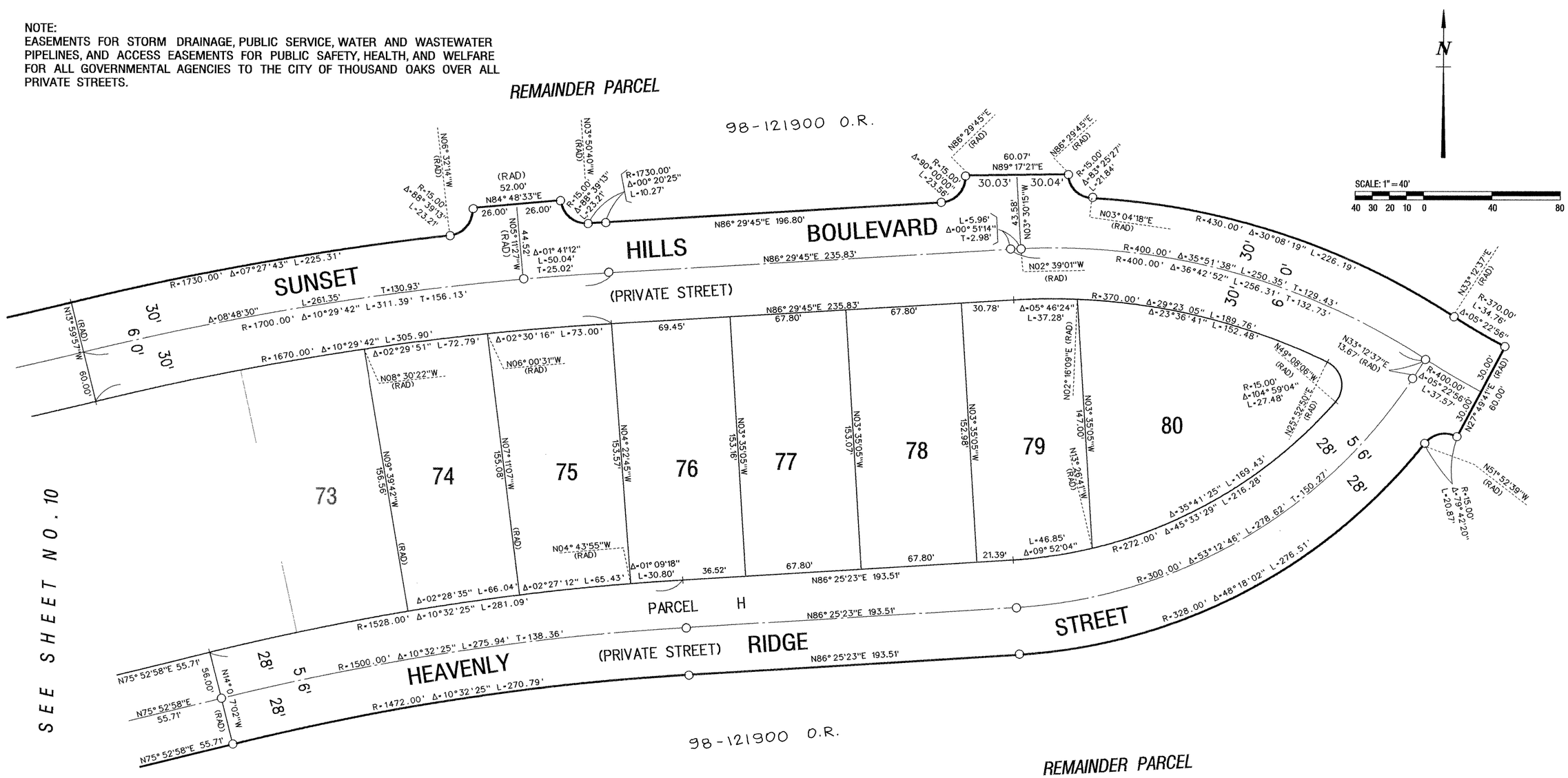
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BEING A SUBDIVISION OF A PORTION OF TRACT E OF RANCHO SIMI AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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

OCTOBER 30, 1998

NOTE:
EASEMENTS FOR STORM DRAINAGE, PUBLIC SERVICE, WATER AND WASTEWATER PIPELINES, AND ACCESS EASEMENTS FOR PUBLIC SAFETY, HEALTH, AND WELFARE FOR ALL GOVERNMENTAL AGENCIES TO THE CITY OF THOUSAND OAKS OVER ALL PRIVATE STREETS.



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

TRACT No. 5040-1

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

BEING A SUBDIVISION OF A PORTION OF TRACT E OF RANCHO SIMI AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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OCTOBER 30, 1998

FD. 2"I.P. LS 2723 PER R2

NOTE:
EASEMENTS FOR STORM DRAINAGE, PUBLIC SERVICE, WATER AND WASTEWATER PIPELINES, AND ACCESS EASEMENTS FOR PUBLIC SAFETY, HEALTH, AND WELFARE FOR ALL GOVERNMENTAL AGENCIES TO THE CITY OF THOUSAND OAKS OVER ALL PRIVATE STREETS.

TRACT "E"

30 RS 3

N

SCALE: 1" = 100'
0 50 100 200 300

131 MR 64

TR. NO. 4604

N65° 46'52"W
1370.66'

FD. 2"I.P. LS 2723 PER R2,R7

N73° 44'00"W

BASIS OF BEARINGS

1012.08'

1484.43'

2146.41'

1230.83'

N00° 49'20"W

93

33.43 ACRES

OPEN SPACE

TO CITY OF THOUSAND OAKS

N85° 32'54"W
580.55'

N51° 23'48"E
156.67'

FD. 2"I.P. LS 2723 PER R2,R7

342.68'

N05° 12'26"E
407.68'

N05° 12'26"E

REMAINDER PARCEL

98-121900 O.R.

N89° 05'26"E
126.13'

N64° 37'32"E
193.69'

N52° 36'29"W
197.81'

N75° 39'00"E
57.00'

N81° 21'00"E
219.50'

N65° 27'00"W
421.00'

111.00'

N59° 45'06"E

65.00'

N73° 05'48"E
283.00'

N44° 31'07"W
254.12'

91

PRIVATE OPEN SPACE TO BE GRANTED TO THE H.O.A. BY SEPARATE DOCUMENT

N00° 00'00"W
117.00'

104.92'
N79° 00'41"W

N63° 45'05"W (RAD)
R=25.00'
Δ=44° 47'29"
L=19.54'

N20° 58'47"W
207.36'

104.00'
N71° 02'24"E

R=52.00'
Δ=89° 34'58"
L=82.08'

N25° 49'53"E (RAD)
R=25.00'
Δ=44° 47'29"
L=19.54'

N71° 02'24"E
94.04'

IDENTICAL

92

4.44 ACRES

PUBLIC TRAIL EASEMENT TO CITY OF THOUSAND OAKS

SEE SHEET NO. 4

SEE SHEET NO. 8

SUNSET HILLS BOULEVARD

50' R=1030.00' PARCEL Δ=27° 37'40" L=496.66'

50' R=1000.00' PRIVATE Δ=27° 37'40" [L=482.20' STREET T=245.88' "A"

60' 30' N81° 19'56"W 260.00' PARCEL "B"

60' 30' N81° 19'56"W 260.00'

229.10'

SEE SHEET NO. 14

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

TRACT No. 5040-1

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

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818/779-8740/50-FAX

OCTOBER 30, 1998

88-019525 O.R.

SCALE: 1" = 200'
0 100 200 400 600

N

NOTE:
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37 P M 6

CITY OF SIMI VALLEY

REMAINDER PARCEL

98-121900 O.R.

SEE INSET THIS SHEET FOR LOT LINE/ EASEMENT INTERSECT TIES

ACCESS & UTILITY EASEMENT OF CMWD PER 93-221717 O.R.

SLOPE EASEMENT OF CMWD PER 93-221717 O.R.

SLOPE EASEMENT OF CMWD PER 93-221717 O.R.

WATER RESERVOIR EASEMENT OF CMWD PER 93-221717 O.R.

SLOPE EASEMENT OF CMWD PER 93-221717 O.R.

20' STRIP EASEMENT OF CMWD FOR WATER PIPELINE AND RELATED PURPOSES PER 94-000676 O.R. AND 92-032231 O.R.

OPEN SPACE
ACCESS EASEMENT TO LOT 103

104

80.91 ACRES GROSS & NET

ACCESS TO THIS LOT IS THROUGH ALL OF LOT 101

87-053699 O.R.

SEE SHEET NO. 16

103

102

101

126 MR 71

N13° 10'22"W 482.70'
N69° 04'31"W 364.00'
N13° 50'53"E 306.42'
370.04
N65° 24'47"E 383.54'
N64° 14'58"E (rad)
R=100.00'
Δ=97° 59'39"
L=171.03'
N18° 14'22"W 463.28'
N57° 21'21"E 380.03'
N87° 21'25"W 325.35'
N69° 26'40"E 170.88'
N63° 26'05"W 245.97'
N33° 30'12"W 425.74'
N47° 15'18"E 449.56'
N53° 58'20"W 544.06'
N54° 27'46"E 172.05'
N53° 23'34"W 654.02'
N80° 32'15"W 243.31'
N63° 09'12"E 453.93'
N40° 52'04"W 233.04'
FD.2" I.P. PER R2 WITH BRASS CAP
N20° 59'46" W 198.16'
N20° 11'21" E 165.02'
R=600.00'
Δ=13° 47'41"
L=144.46'
N6° 23'40"E 296.43'
N01° 08'45"E 50.01'
N66° 12'13"E 490.77'
N08° 30'00"W 361.79'
N87° 16'25"W 62.43'
N08° 30'00"W 375.08'
573.27'
N24° 02'39"E 586.36'
N31° 45'22"E
92.87'
N89° 29'50"W
131.39'
N54° 27'45"W
125.00'
N42° 33'21"W
R=275.00'
Δ=75° 56'25"
L=364.49'
N82° 20'05"E 42.31'
N54° 20'05"E 69.84'
N23° 18'59"W 218.38'
N35° 16'46"W 121.17'
N54° 20'05"E 109.64'
N6° 02'53"W 116.20'
N82° 20'05"E 247.40'
R=300.00'
Δ=28° 00'00"
L=146.61'
N07° 32'53"W 170.00'
5282.55'
4832.55'
N83° 31'49"E 6917.30'
450.00'

CURVE TABLE

ID NO	RADIUS	DELTA	LENGTH
1	100.00'	90° 06'43"	157.27'
2	100.00'	7° 52'56"	13.56'
3	310.00'	28° 00'00"	151.49'

TANGENT TABLE

ID NO	BEARING	DISTANCE
1	N20° 59'46"E	64.36'
2	N20° 59'46"E	133.80'
3	N69° 04'31"W	0.58'
4	N34° 00'50"E	83.69'
5	N62° 50'49"E	426.71'
6	N81° 30'00"E	80.00'
7	N08° 30'00"W	340.00'
8	N81° 30'00"E	240.00'
9	N08° 30'00"W	340.00'
10	N81° 30'00"E	160.00'
11	N08° 30'00"W'	19.69'
12	N62° 50'49"E	303.76'
13	N20° 59'46"W	59.22'
14	N13° 50'53"E	68.00'
15	N66° 31'55"W'	126.50'
16	N34° 30'20"E	205.97'
17	N62° 50'49"E	261.54'
18	N62° 50'49"W	165.17'
19	N62° 50'49"E	212.07'
20	N17° 30'48"E	139.76'
21	N40° 28'32"W	289.51'
22	N6° 23'40"E	27.38'

TANGENT TABLE

ID NO	BEARING	DISTANCE
23	N8° 30'00"W	320.31'
24	N81° 30'00"E	149.00'
25	N40° 28'32"W	242.71'
26	N49° 31'28"E	212.51'
27	N6° 23'40"E	74.29'
28	N32°56'18"E	91.07'
30	N08° 30'00"W	41.48'
31	N08° 30'00"W	35.08'
35	N72° 14'37"E	240.70'
36	N72° 14'37"E	49.05'
37	N62° 50'14"E	250.74'
38	N62° 50'14"E	53.02'
39	N62° 50'49"E	91.69'

INSET

EASEMENT/ LOT LINE INTERSECT TIES ONLY

NOT TO SCALE

N87° 16'25"W 62.43'
N08° 30'00"W 375.08'
N81° 30'00"E 80.00'
160.00'
240.00'
N08° 30'00"W 361.79'
N32°56'18"E 91.07'
N72°14'37"E 39.78'

(W)-C.L. OF 15' WIDE EASEMENT TO THE CITY OF THOUSAND OAKS FOR WATER LINE PURPOSES

NOTE: CMWD = CALLEGUAS MUNICIPAL WATER DISTRICT

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

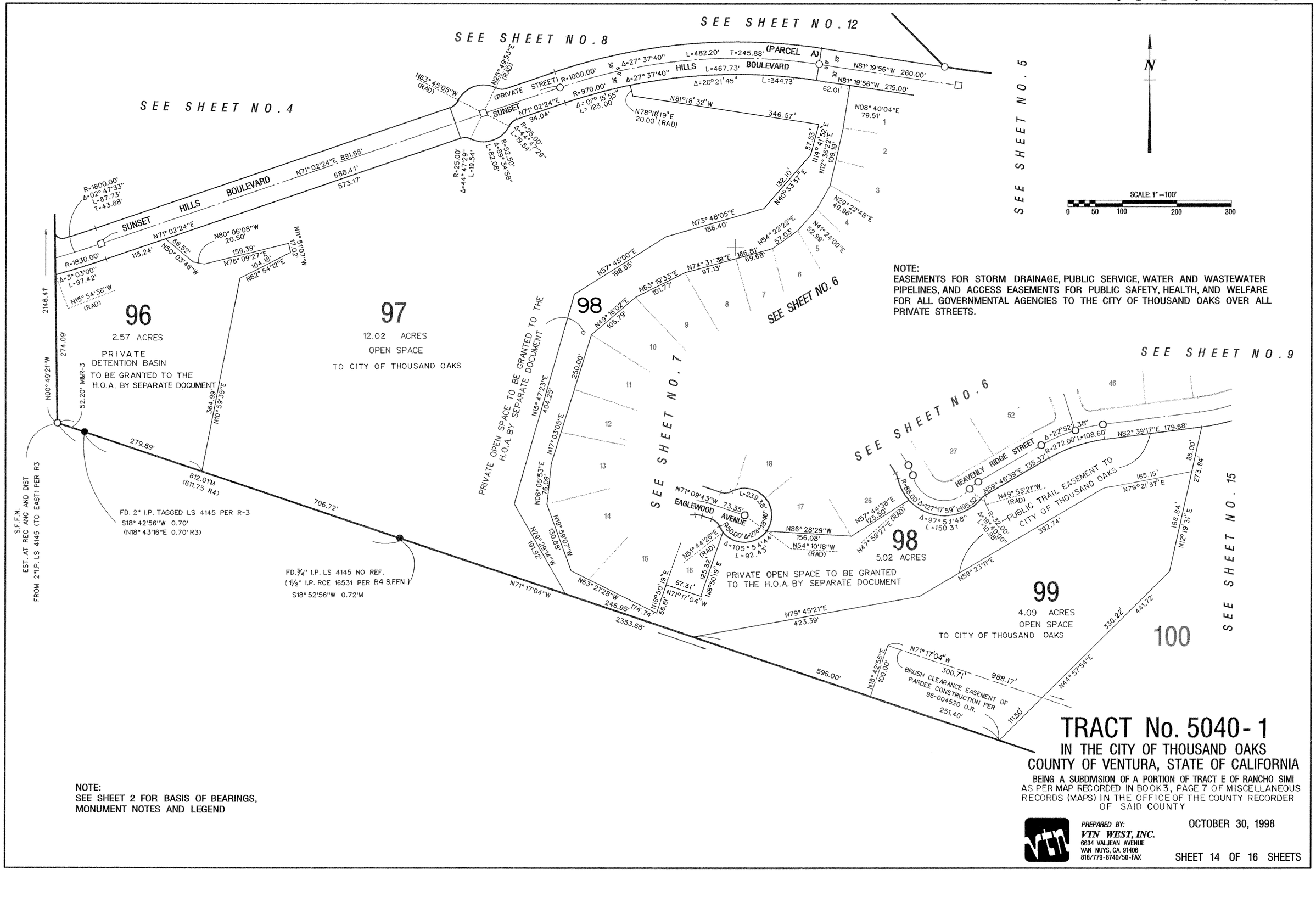
TRACT No. 5040-1

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

BEING A SUBDIVISION OF A PORTION OF TRACT E OF RANCHO SIMI AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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OCTOBER 30, 1998



NOTE:
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TRACT No. 5040-1

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OCTOBER 30, 1998

REMAINDER PARCEL
98-121900
O.R.

NOTE:
EASEMENTS FOR STORM DRAINAGE, PUBLIC SERVICE, WATER AND WASTEWATER PIPELINES, AND ACCESS EASEMENTS FOR PUBLIC SAFETY, HEALTH, AND WELFARE FOR ALL GOVERNMENTAL AGENCIES TO THE CITY OF THOUSAND OAKS OVER ALL PRIVATE STREETS.

SCALE: 1" = 60'
60 40 20 0 120 180

COUNTRY HOLLOW ROAD (PRIVATE STREET)

PARCEL J 3.49 ACRES

PUBLIC TRAIL EASEMENT TO CITY OF THOUSAND OAKS

OPEN SPACE
TO CITY OF THOUSAND OAKS
100
5.50 ACRES

HEAVENLY RIDGE STREET (PRIVATE STREET)

PARCEL E

SEE SHEET NO. 16

SEE SHEET NO. 9

SEE SHEET NO. 14

BRUSH CLEARANCE EASEMENT OF PARDEE CONSTRUCTION PER 96-004520 O.R.

GRADING AND DRAINAGE EASEMENT OF PARDEE CONSTRUCTION PER 96-004521 O.R.

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

TRACT No. 5040-1

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

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N

SCALE: 1" = 100'
0 50 100 200 300

SEE SHEET NO. 9

REMAINDER PARCEL
98-121900 O.R.

HEAVENLY RIDGE STREET (PRIVATE STREET)

N41° 32'30"W (RAD)

R=822.00'
L=82.67'
Δ=05° 45'44"

N41° 48'50"W 6.48'

N41° 48'50"W 120.01'

178.31'
N42° 41'46"E

R=170.00'
Δ=52° 08'01"
L=154.68'

146.09'
N84° 44'40"E

119.28'
N76° 37'05"E

111.19'
N75° 22'22"E

44.49'
N54° 05'44"E

R=1472.00'
Δ=05° 09'16"
L=132.42'

N12° 14'59W (RAD)

N07° 05'43W (RAD)

N02° 15'13"W 112.03'

N12° 06'27"W 210.25'

268.86'
N87° 11'04"E

84.65'
N81° 01'34"E

85.92'
N70° 03'59"E

84.00'
N59° 13'18"E

105.93'
N30° 29'52"W

192.71'
N83° 37'35"W

196.23'
N76° 44'34"E

490.72'
N66° 12'13"E

50.01'
N01° 08'45"E

573.27'
N24° 02'39"E

PUBLIC TRAIL EASEMENT TO CITY OF THOUSAND OAKS

ACCESS TO THIS LOT IS THROUGH ALL OF LOT 101 AND LOT 104

OPEN SPACE
103
5.00 ACRES
TO CITY OF THOUSAND OAKS

SEE SHEET NO. 13
104

258.00'
N79° 08'44"W

277.95'
N71° 04'11"E

209.23'
N77° 09'16"E

116.70'
N80° 05'44"E

140.20'
N29° 03'20"E

171.36'
N10° 19'11"E

111.23'
N10° 19'11"E

284.20'
N12° 36'55"W

N23° 54'26"E

135.91'
N37° 42'25"E

95.22'
N09° 56'55"W

92.48'
N69° 54'26"E

36.00'
N06° 04'34"W

91.60'
N61° 51'03"E

72.29'
N04° 46'14"E

143.95'
N82° 44'52"W

203.00'
N29° 36'52"W

97.07'

121.00'
N35° 45'23"W

117.29'
N60° 23'21"W

68.76'
N29° 36'52"W

96.80'
N45° 35'28"W

391.41'
N73° 21'13"W

317.10'
N62° 41'15"W

157.32'
N50° 15'47"W

92.87'
N89° 29'50"W

131.39'
N54° 27'45"W

125.00'
N42° 33'21"W

170.00'
N07° 25'53"W

218.38'
N22° 16'59"W

121.17'
N35° 16'48"W

586.36'
N31° 45'22"E

R=310.00'
Δ=28° 00'00"
L=151.49'

69.84'
N64° 20'05"E

42.31'
N82° 20'05"E

SEE SHEET NO. 15

COUNTRY HOLLOW ROAD (PRIVATE STREET) PARCEL J

SEE SHEET 15 FOR BRUSH CLEARANCE EASEMENT OF PARDEE CONSTRUCTION CO PER 96-004521 O.R.

OPEN SPACE
TO CITY OF THOUSAND OAKS
101
ACCESS EASEMENT TO LOTS 103 & 104
29.77 ACRES GROSS & NET

102
8.09 ACRES
PRIVATE
DETENTION BASIN
TO BE GRANTED TO THE H.O.A. BY SEPARATE DOCUMENT

SEE SHEET NO. 13
104

BRASS CAP MON. PER R3 & R5 & R9
S.F.F.N. (DESTROYED BY CONSTRUCTION)
ESTABLISHED BY INTERSECTION

1612.75'
1519.12'
6917.30'
N83° 31'49"E

TR. NO. 4527-5 131 MR 32

TR. NO. 4527-1 126 MR 11

TRACT No. 5040-1

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

BEING A SUBDIVISION OF A PORTION OF TRACT E OF RANCHO SIMI AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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OCTOBER 30, 1998

SHEET 16 OF 16 SHEETS

Recording requested by:
VTN West , Inc.
6946 Van Nuys Blvd. Ste 100
Van Nuys, CA. 91405

WHEN RECORDED MAIL TO:
County Surveyor,s Office
County of Ventura
800 S. Victoria Ave.
Ventura, CA. 93009

20040514-0135403
Pages: 1 Fees: $7.00
05/14/2004 02:47:02 PM
T20040044440 FO
Ventura County Recorder
Philip J. Schmit

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIDAVIT
CERTIFICATE OF CORRECTION

The lot line shown as having a bearing of North 78°18'19" East along the line common to both Lots 97 and 98, Tract No. 5040-1 in the City of Thousand Oaks, County of Ventura, State of California as per the map recorded in Book 138, pages 54 through 69, inclusive, of Miscellaneous Records (Maps) in the office of the County Recorder of said County, should be North 11°41'41" West.

The current fee owner of the property affected by this correction is:

The CITY OF THOUSAND OAKS, as to Lot 97,

WOODRIDGE COMMUNITY ASSOCIATION, a California nonprofit mutual benefit corporation as to Lot 98

William S. Kish L.S. 5000
Registration expires: 12/31/05

Date: 4/30/04

LICENSED LAND SURVEYOR
WILLIAM S. KISH
No. 5000
Exp. 12/31/05
STATE OF CALIFORNIA

I hereby certify that the changes hereon are authorized by Section 66469 of the Subdivision Map Act of the State of California.

PROFESSIONAL LAND SURVEYOR
ROBERT L. CHACON
No. 5572
Exp.
STATE OF CALIFORNIA

Robert L. Chacon
L.S. 5572
Chief Deputy County Surveyor
County of Ventura

By:

Date: 5/11/04

Registration Expires: 9.30.05