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. 5040-2, AS SHOWN ON THIS MAP, AND THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS 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 ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AN ACCESS EASEMENT OVER ALL PRIVATE STREETS,

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 OFFER TO DEDICATE LOT 163 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 THE EASEMENT FOR WATER PIPELINE PURPOSES IN LOT 161 AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS THE EASEMENT FOR PUBLIC TRAIL PURPOSES OVER LOT 161 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) SS

ON March 23, 1999 BEFORE ME, Paula L. Ellias,
PERSONALLY APPEARED Takashi Fujii and John Franklin,
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

555 ST. Charles Dr. #205 Thousand Oaks,
MY PRIMARY PLACE OF BUSINESS IS VENTURA CO., CA.

SIGNATURE OMISSIONS:

THE SIGNATURES OF:

CALLEGUAS MUNICIPAL WATER DISTRICT, PRESENT OWNER OF EASEMENTS FOR WATER PIPELINES, SLOPES, ACCESS, UTILITIES AND INCIDENTAL RIGHTS, AS DISCLOSED BY THE DEED RECORDED FEBRUARY 28, 1992 AS DOCUMENT No. 92-032231, BY THE DEED RECORDED MAY 20, 1992 AS DOCUMENT No. 92-088835, 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, AND BY THE DEED RECORDED OCTOBER 17, 1994 AS DOCUMENT No. 94-169107 OF OFFICIAL RECORDS OF VENTURA COUNTY, AND

SOUTHERN CALIFORNIA EDISON COMPANY, PRESENT OWNER OF AN EASEMENT FOR PUBLIC UTILITIES AS DISCLOSED BY THE DEED RECORDED OCTOBER 13, 1994 AS DOCUMENT No. 94-165085 OF OFFICAL RECORDS OF VENTURA COUNTY AND

PARDEE CONSTRUCTION CO., PRESENT OWNER OF AN EASEMENT FOR INGRESS, EGRESS, UTILITIES AND INCIDENTAL RIGHTS, AS DISCLOSED BY THE DEED RECORDED JANUARY 16, 1996 AS DOCUMENT No. 96-004522 (BLANKET IN NATURE) OF OFFICIAL RECORDS OF VENTURA COUNTY

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 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. 5040-2 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.

8-2-99
DATE

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

REGISTERED PROFESSIONAL ENGINEER G.R. PABLEO No. 27221 Exp. 3-31-01 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 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.5040-2 HAVE BEEN COMPLIED WITH.

July 29, 1999
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 29th DAY OF July, 1999 APPROVED THE ATTACHED 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 ACCEPTS LOT 163 IN FEE FOR USE FOR OPEN SPACE PURPOSES ONLY;

AND ALSO HEREBY ACCEPTS THE EASEMENT FOR WATER PIPELINE PURPOSES IN LOT 161, AS SHOWN HEREON, AND ALSO HEREBY ACCEPTS THE EASEMENT FOR PUBLIC TRAIL PURPOSES OVER LOT 161 AS SHOWN HEREON.

July 29, 1999
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.

August 11, 1999
DATE

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

DEPUTY COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE:

DOCUMENT NO. 99-157438
RECORDED THIS 19th DAY OF AUG., 1999, AT 8:00 A.M. IN BOOK 138 OF MISCELLANEOUS RECORDS (MAPS), AT PAGES 85-92, 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.

3/15/99
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

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 51-97 PC AND CITY COUNCIL RESOLUTION NO. 97 - 188

SOILS AND / OR GEOLOGIC REPORT(S)

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 5040-2 HAVE BEEN

PREPARED BY : GORIAN & ASSOCIATES, INC.
DATE OF REPORT: 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.

Ali A. Haq.
NAME:

3/15/99 GE 2308
DATE AND TITLE

TOTAL GROSS
AREA = 26.69 ACRES

TRACT No. 5040-2

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 2" I.P. LS 5000 PER R1

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

SET L & T AND TAG LS 5000 ON TOP OF CURB ON SIDE LOT LINES PRODUCED.

□ INDICATES SET VENTURA COUNTY STANDARD SURVEY MONUMENT STAMPED LS 5000 PER STANDARD DESIGN NO. 90-3

M = MEASURED
FD = FOUND
S.F.F.N. = SEARCHED FOR FOUND NOTHING
RAD = RADIAL
CF = CALCULATED FROM
PRC = POINT OF REVERSE CURVE
PCC = POINT OF COMPOUND CURVE
P.S.E. = PUBLIC SERVICES EASEMENT
H.O.A. = HOMEOWNERS ASSOCIATION
CMWD = CALLEGUAS MUNICIPAL WATER DISTRICT

BASIS OF BEARINGS:

THE BEARING NORTH 86°25'23" EAST OF THE CENTERLINE OF HEAVENLY RIDGE STREET AS SHOWN ON THE MAP OF TRACT No 5040-1 IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA AND STATE OF CALIFORNIA RECORDED IN BOOK 138, PAGES 54 TO 69, INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS) OF SAID COUNTY WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP. (SEE SHEET 4)

REFERENCES:

R1 = TRACT No. 5040-1 138 M.R. 54/69

88-019525 O.R.

98-108865 O.R.

30 R.S. 3

TRACT No. 5040-1
138 M.R. 54/69

REMAINDER PARCEL
98 - 121900 O.R.

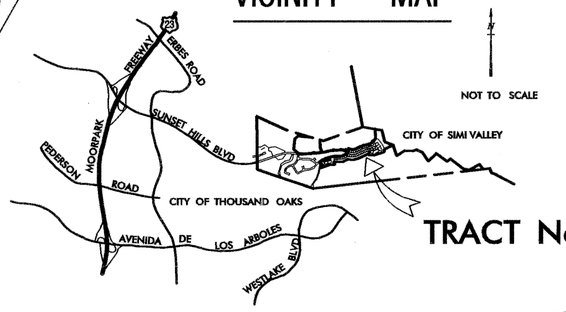
TRACT No. 5040-1
138 M.R. 54/69

TRACT No. 5040-2

TRACT No. 5040-1
138 M.R. 54/69

SUNSET HILLS BOULEVARD
HEAVENLY RIDGE STREET
MORNING RIDGE AVENUE
PARCEL K
PARCEL L
PARCEL M

VICINITY MAP



NOT TO SCALE

N

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

KEY MAP

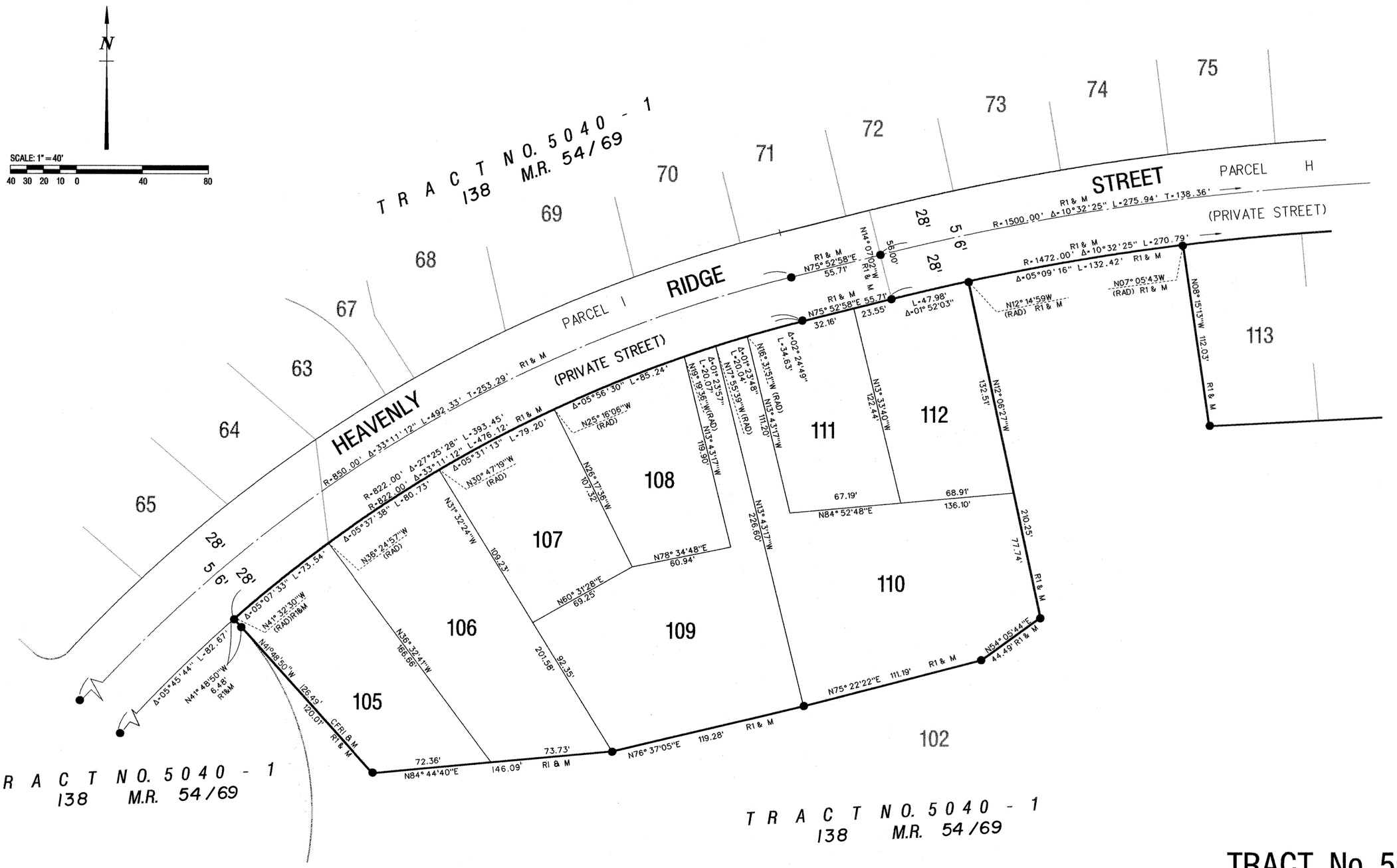
TRACT No. 5040-2

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



TRACT NO. 5040 - 1
138 M.R. 54/69

TRACT NO. 5040 - 1
138 M.R. 54/69

SEE SHEET NO. 4

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

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 No. 5040-2

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

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.

N

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

REMAINDER PARCEL
98 - 121900 O.R.

TRACT NO. 5040 - 1
138 M.R. 54/69

SUNSET HILLS BOULEVARD

SUNSET HILLS PRIVATE STREET

PARCEL "K"

PARCEL H

HEAVENLY RIDGE STREET

BASIS OF BEARINGS (SEE SHEET 2)

PRIVATE OPEN SPACE TO BE GRANTED TO THE H.O.A. BY SEPARATE DOCUMENT ACCESS TO THIS LOT IS THROUGH ALL OF LOTS 159, 160 AND 161

SEE SHEET NO. 3

SEE SHEET NO. 5

TRACT NO. 5040 - 1
138 M.R. 54/69

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

TRACT No. 5040-2

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

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

REMAINDER PARCEL
98-121900 O.R.

SEE SHEET NO. 4

SEE SHEET NO. 6

BOULEVARD

HILLS

SUNSET

PRIVATE

PARCEL "L"

STREET

147 148 149 150 151 152 153 154 155 136 137 135 134 133 132 131 130 129 128 127 126 125 124 123 122 138 161 159 158

1.83 ACRES

ACCESS TO THIS LOT IS THROUGH ALL OF LOT 161

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

T R A C T N O. 5 0 4 0 - 1
138 M.R. 54/69

N

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

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 No. 5040-2

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

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.

N

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

REMAINDER PARCEL
98 - 121900 O.R.

SEE SHEET NO. 7

SEE SHEET NO. 5

SEE SHEET NO. 7

SEE SHEET NO. 8

FOR DETAIL SEE SHEET 7

SLOPE EASEMENT OF CMWD PER 92-088835 O.R.

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

℄ 20' STRIP EASEMENT OF CMWD FOR WATER PIPELINE PURPOSES PER 94-169107 O.R. & S.C.E. FOR ELEC. SUPPLY PURPOSES PER 94-165085 O.R.

SUNSET HILLS BOULEVARD (PRIVATE STREET)

MORNING RIDGE (PRIVATE STREET)

28' PARCEL "M"

26' 5 STREET) 2 AVENUE

30' 6 0' 30' PARCEL "L"

1.69 ACRES NET
2.13 ACRES GROSS

PUBLIC TRAIL EASEMENT TO THE CITY OF THOUSAND OAKS

℄ OF 15' WIDE EASEMENT TO THE CITY OF THOUSAND OAKS FOR WATER PIPELINE PURPOSES.

DETAIL 'A'
NOT TO SCALE

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

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

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

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

TRACT NO. 5040 - 1
138 M.R. 54/69

TRACT NO 5040-1
138 M.R. 54/69

TRACT No. 5040-2

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

OCTOBER 30, 1998

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

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.

CITY OF SIMI VALLEY

37 PM 6

OPEN SPACE
TO THE CITY OF THOUSAND OAKS

786.47'
N80° 31'39"W 316.58'
R1 & M

N13° 10'22"W 482.70'
R1 & M
R1 & M

N13°10'22"W 482.70'
N69° 04' 31" W 364.00'
N13°50'53"E 374.42'
0.58'

N69° 04'31"W 364.00'
R1 & M
R1 & M

SCALE: 1" = 50'
50 40 30 20 10 0 50 100

ACCESS TO THIS LOT IS THROUGH ALL OF LOT 161

N65° 24'47"E 383.54'
R1 & M

149.79'
N01° 10'40"W
N89° 44'11"E 28.96'
N46° 48'22"W 83.50'
N79° 30'18"W 82.00'
N55° 54'34"W 78.43'
N13° 10'22"W 158.00'

351.97'
202.18'

163
4.05 ACRES

162
2.00 ACRES

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

REMAINDER PARCEL
98-121900 O.R.

N40° 54'15"E 71.95'
N56° 28'28"E (RAD)
R=88.00' Δ=41° 21'05" L=63.51'
N78° 31'47"E (RAD)
R=32.00' Δ=19° 17'46" L=10.78'
N82° 10'27"W (RAD)
R=272.00' Δ=16° 55'50" L=80.37'
N78° 31'47"E 28.00' (RAD)
N74° 16'33"E 28.07'
R=300.00' Δ=16° 55'50" L=88.65' T=44.65'

N41° 54'27"E 86.00'
N40° 00'28"W 34.00'
N16° 18'08"E 28.84'
N42° 36'19"W 158.72'
N55° 59'12"E 138.19'
N61° 35'57"E 85.00'
N28° 24'03"W 55.00'
N27° 07'40"W 90.02'
N28° 24'03"W 211.50'

10.66'
31.79'
50.39'
40.33'
SLOPE EASEMENT OF CMWD PER 92-088835 O.R.
SLOPE EASEMENT OF CMWD PER 92-088835 O.R.
N13° 50'53"E 125.00'
0.58'
10'
10'
129.97'
132.45'
N13° 50'53"E 160.85'
N76° 09'07"E 15.00'
40.02'
N76° 09'07"W
N13° 50'53"E 220.71'
370.04'

℄ 20' STRIP EASEMENT OF CMWD FOR WATER PIPELINE PURPOSES PER 94-169107 O.R. & S.C.E. FOR ELEC. SUPPLY PURPOSES PER 94-165085 O.R.

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

N25° 30'56"W
N13° 50'53"E
174.65'
149.33'
374.42'
10' 10'
10' 10'
N20° 59'46"W 59.22'

℄ 20' STRIP EASEMENT OF CMWD FOR WATER PIPELINE PURPOSES PER 94-169107 O.R. & S.C.E. FOR ELEC. SUPPLY PURPOSES PER 94-165085 O.R.

161
142
141
140

MORNING RIDGE AVENUE 28' 26'
PARCEL "M"
PRIVATE STREET 26'

SEE SHEET NO. 6

TRACT NO. 5040 - 1
138 M.R. 54/69

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

TRACT No. 5040-2

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

OCTOBER 30, 1998

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

MORNING RIDGE AVENUE

SEE SHEET NO. 6

N

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

159

138

139

140

161

N66° 12'13"E 470.72'
R1 & M

N01° 08'45"E 50.01' R1 & M

N87° 16'25"W 62.43' R1 & M

159.40'

210.24'

147.81'

35.08' R1 & M

80.00' R1 & M
N81° 30'00"E

22.15'

37.80'

N50° 01'15"W 23.47'

N34° 30'20"E 59.71'

205.97'

124.11'

56.15'

32.68'

105.15'

21.11'

29.73'

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

N50° 56'08"E 85.34'

N66° 31'55"W 87.05'

N60° 46'29"E 58.50'

121.55'

63.05'

126.50'

39.45'

426.71'

223.74'

N62° 50'49"E

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

N72° 14'37"E

240.00'

160.00'

96.27'

R1 &M

N8° 30'00"W 19.69' R1 &M

12.79'

41.48'

R1 & M

289.76' R1 & M

240.71'

386.03'

259.74'

N62° 50' 49"E

R1 &M

303.76' R1 & M

53.02'

49.05'

N23° 25'20"E 48.68'

L=46.88'
R=160.00'
Δ=16°47'38"
(RAD)
N50° 47'02"W 20.03'

Δ=23°04'26"
L=20.14'
N50° 47'02"W 20.03'

L=72.91'
R=140.00'
Δ=29° 50'17"
N09° 22'41"E (RAD)

L=53.14'
R=160.00'
Δ=19° 01'43"

N28° 24'24"E (RAD)
L=36.82'
R=25.00'
Δ=84° 23'34"

20.23'

N34° 00'50"E 83.69'

68.00'

10' 10'

℄ 20' STRIP EASEMENT OF CMWD FOR WATER PIPELINE PURPOSES PER 94-169107 O.R. & S.C.E. FOR ELEC. SUPPLY PURPOSES PER 94-165085 O.R.

160

1.97 ACRES

ACCESS TO THIS LOT IS THROUGH ACCESS EASEMENT OF CMWD PER 93-221717 O.R.

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

N08° 30'00"W 340.00'

N08° 30'00"W 361.79'

340.00'

320.31'

375.08' R1 & M

R1 & M

N81° 30'00"E 240.00' R1 & M

TRACT NO. 5040 - 1
138 M.R. 54/69

TRACT NO. 5040 - 1
138 M.R. 54/69

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

TRACT No. 5040-2

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

SHEET 8 OF 8 SHEETS