80 MR 88

We the undersigned hereby certify that we are the owners of the land included within this subdivision entitled Tract No. 2996 shown on this map, consisting of 6 sheets, and that we are the only persons whose consent is necessary to pass clear title to this land, that we consent to the making and recordation of said map and subdivision as shown within the borderline, and that we do hereby offer to dedicate, free and clear of any prior easements of right of way, for public use the right of way for Golf Course Drive as shown on the map. We also hereby offer to dedicate to the City of Thousand Oaks the right to prohibit the construction of any residential buildings or animal shelters within the areas labeled "Flood Hazard Area". We also hereby offer to dedicate to the City of Thousand Oaks easements for wastewater, storm drain and proposed storm drain purposes as designated on the map, including but not limited to all the areas within lots no. 115, 116, 117 and 118 (Private Streets) as shown upon said map.

COAST MORTGAGE & REALTY INVESTORS, a California Corporation.

Robert C. Brink
PRESIDENT

Erna M. Becker
SECRETARY

FIRST AMERICAN TITLE INSURANCE COMPANY, a California Corporation (Trustee)

UNDER DEEDS OF TRUST RECORDED IN BOOK 5094 PAGE 51 OF OFFICIAL RECORDS AND IN BOOK 5094, PAGE 58 OF OFFICIAL RECORDS.

Parker S. Kennedy
Vice PRESIDENT

Leonard E. Somdahl
Asst SECRETARY

STATE OF CALIFORNIA)
COUNTY OF VENTURA) ss.

On this 8TH day of JANUARY, 1979, before me the undersigned, a Notary Public in and for said State, personally appeared Robert C. BRINK known to me to be the _____ President, and ERNA M. BECKER known to me to be the VICE PRES & Secretary of COAST MORTGAGE & REALTY INVESTORS the Corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same as owner.

OFFICIAL SEAL
MELVIN L. JENSEN
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires July 28, 1980

Melvin L. Jensen, Notary Public
My Commission Expires 7-28-80

STATE OF CALIFORNIA)
COUNTY OF VENTURA) ss.

On this 9TH day of JANUARY, 1979, before me the undersigned, a Notary Public in and for said State, personally appeared PARKER S. KENNEDY known to me to be the VICE President, and LEONARD E. SOMDAHL known to me to be the ASSISTANT Secretary of FIRST AMERICAN TITLE INSURANCE COMPANY the Corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same as owner.

OFFICIAL SEAL
JANIS L. ANDREW
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My comm. expires JUN 21, 1982

Janis L. Andrew, Notary Public
My Commission Expires June 21th 1982

I, George J. Galanis, do hereby certify that I am a Registered Civil Engineer, that this map correctly represents a survey made under my direction in MAY - 1978 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 approval of this tract map by the City Council) and that they are (or will be) sufficient to enable the survey to be retraced. Tie notes 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.

Date: 12-10-78

George J. Galanis
George J. Galanis, R.C.E. 15679

I certify that according to the records of my office there are no liens against the subdivision Tract No. 2996, or any part thereof for unpaid State, County, Municipal, or local taxes or special assessments collected as taxes, except taxes or special assessments not yet due and payable.

Date: 1/9/79

ROBERT G. BRANCH
Treasurer - Tax Collector
County of Ventura

By: Mollie Grover

I certify that all the provisions of Title 7, Division 2 of the Government Code of the State of Califorina and of any local ordinance pertaining to deposits, required at the time of the approval by the City Council of the City of Thousand Oaks, of the map entitled Tract No. 2996, have been complied with.

Date: February 15, 1979

ROBERT L. HAMM
County Clerk
County of Ventura

By: Robert L. Hamm

I certify that I have examined the final map entitled Tract No. 2996, that the subdivision is substantially the same as it appeared on the tentative map, and any approved alterations thereof, that all provisions of Title 7, Division 2 of the Government Code 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: February 14, 1979

J. LOUIS SCHERER
City Engineer
City of Thousand Oaks

By: J Louis Scherer

REGISTERED PROFESSIONAL ENGINEER
J. LOUIS SCHERER
NO. 9244
CIVIL
STATE OF CALIFORNIA

I, Velma S. Quinn, 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. 2996, have been complied with.

Date: Feb. 14, 1979

VELMA S. QUINN
City Clerk
City of Thousand Oaks

By: Velma S. Quinn

I hereby certify that the City Council of the City of Thousand Oaks by resolution duly passed on the 13th. day of Feb., 1979, approved the attached map and accepted on behalf of the public and for public use the right of way for GOLF COURSE DRIVE and easements for wastewater and storm drain purposes as shown on the map. The offer of construction rights was also accepted. The offer of proposed storm drain easements was rejected.

Date: Feb. 14, 1979

VELMA S QUINN
City Clerk
City of Thousand Oaks

By: Velma S. Quinn

THE SIGNATURES OF SHELL OIL COMPANY, STORER CABLE T.V., INC., SOUTHERN CALIFORNIA GAS COMPANY, SOUTHERN CALIFORNIA EDISON COMPANY, WESTLAKE WATER COMPANY AND CITY OF THOUSAND OAKS, PRESENT OWNERS OF EASEMENTS WHICH CANNOT RIPEN INTO A FEE, HAVE BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (c)(1) OF THE SUBDIVISION MAP ACT.

THE SIGNATURE OF BUENA TIERRA DEVELOPMENT COMPANY, A DELAWARE CORPORATION, PRESENT OWNER OF ALL THE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING WITHIN AND UNDER THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY, FROM THE SURFACE OF SAID LAND, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND OR INTO THAT PORTION OF THE SUB-SURFACE THEREOF, LYING ABOVE A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM SAID SURFACE, HAS BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (C) (3) OF THE SUBDIVISION MAP ACT.

RECORDED AT THE REQUEST OF THE OWNER FEBRUARY 15th 1979 AT 10:40 A.M. IN BOOK 80 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 88 thru 93, RECORDS OF VENTURA COUNTY.

DOCUMENT NO. 16335

ROBERT L. HAMM
COUNTY RECORDER
COUNTY OF VENTURA

BY: William Power Asst.
DEPUTY COUNTY RECORDER

TRACT NO. 2996

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

BEING A SUBDVISION OF LOT 313 OF TRACT NO. 2343-7 RECORDED IN BOOK 75 PAGE 65 AND LOT 317 OF TRACT NO. 2343-8 RECORDED IN BOOK 75 PAGE 68 OF MISCELLANEOUS RECORDS (MAPS.)

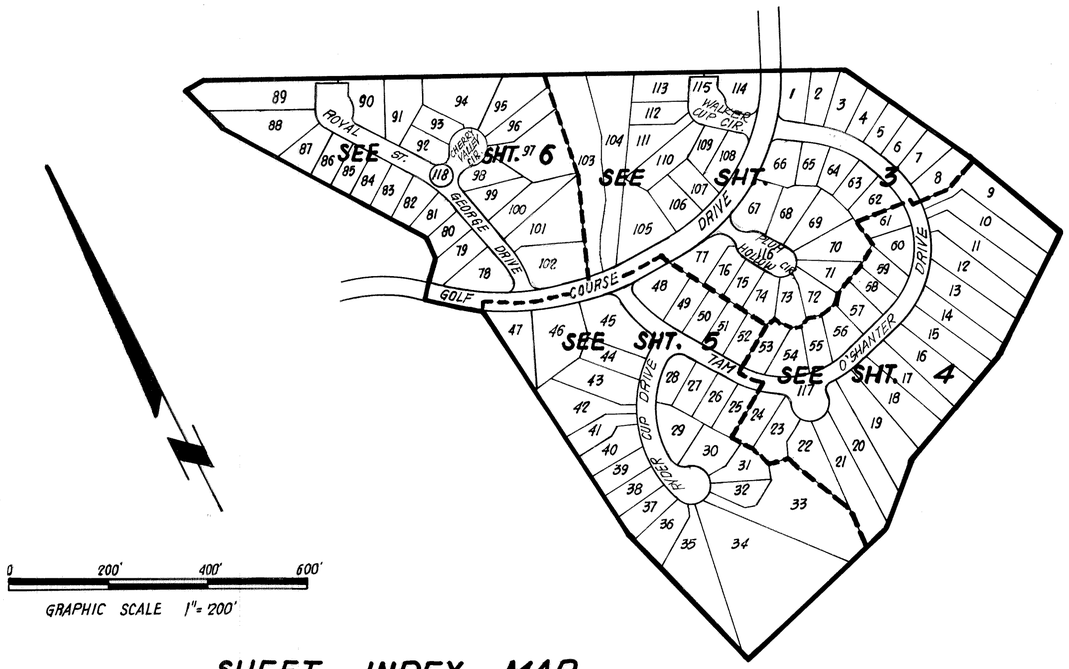
JUNE 1978

PREPARED BY

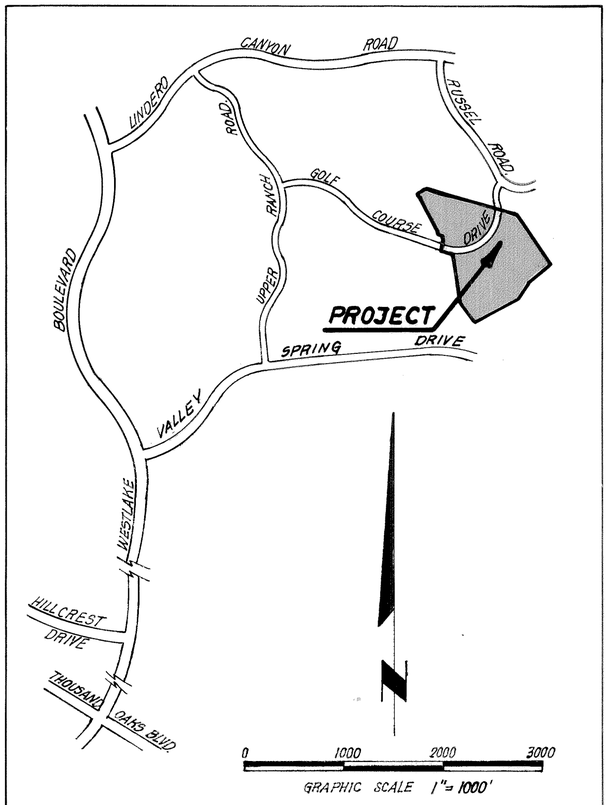
GEORGE GALANIS & ASSOC.
32123 W. LINDERO CANYON ROAD
WESTLAKE VILLAGE, CA. 91360

SHEET 1 OF 6 SHEETS

10-26-79



SHEET INDEX MAP



LOCATION MAP

MONUMENT NOTES

- ● FOUND 1½" I.P. W/TAG R.C.E. 16540 PER TRACT NO. 2343-7, 75 M.R. 65
- ◑ FOUND 1½" I.P. W/TAG R.C.E. 16540 PER TRACT NO. 2343-8, 75 M.R. 68
- ○ SET 1½" I.P. W/TAG R.C.E. 15679

1. SET 1½" I.P. W/TAG R.C.E. 15679 AT ALL CENTERLINE INTERSECTIONS AND AT ALL CHANGES OF DIRECTION OF CENTERLINES AND AT CUL-DE-SAC RADIUS POINTS.
2. SET ½" I.P. W/TAG R.C.E. 15679 OF ALL REAR LOT CORNERS.
3. ENGINEER CENTERLINE TIES AND MONUMENTS SET WITHIN THIS TRACT WILL BE ON FILE AT THE OFFICE OF THE CITY ENGINEER OF THE CITY OF THOUSAND OAKS.
4. CUT "+" ON CURB ON PROLONGATIONS OF SIDE LOT LINES.

P.S.E. = PUBLIC SERVICE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
RAD. = RADIAL
M. = MEASURED
R. = RECORDED

BASIS OF BEARING

THE BEARING OF N88°42'54"E ALONG THE CENTERLINE OF GOLF COURSE DRIVE, PER TRACT NO. 2343-7, RECORDED IN BK. 75 PG. 67 OF MAP, WAS USED AS THE BASIS OF BEARINGS ON THIS MAP.

TRACT NO. 2996

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

BEING A SUBDVISION OF LOT 313 OF TRACT NO. 2343-7 RECORDED IN BOOK 75 PAGE 65 AND LOT 317 OF TRACT NO. 2343-8 RECORDED IN BOOK 75 PAGE 68 OF MISCELLANEOUS RECORDS (MAPS.)

JUNE 1978

PREPARED BY
GEORGE GALANIS & ASSOC.
32123 W. LINDERO CANYON ROAD
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NOTE:
FOR BASIS OF BEARINGS AND MONUMENT NOTES SEE SHT. 2

SHEET 3 OF 6 SHEETS

GRAPHIC SCALE 1"= 40'

DETAIL OF STORM DRAIN EASEMENT.

TRACT NO. 2996

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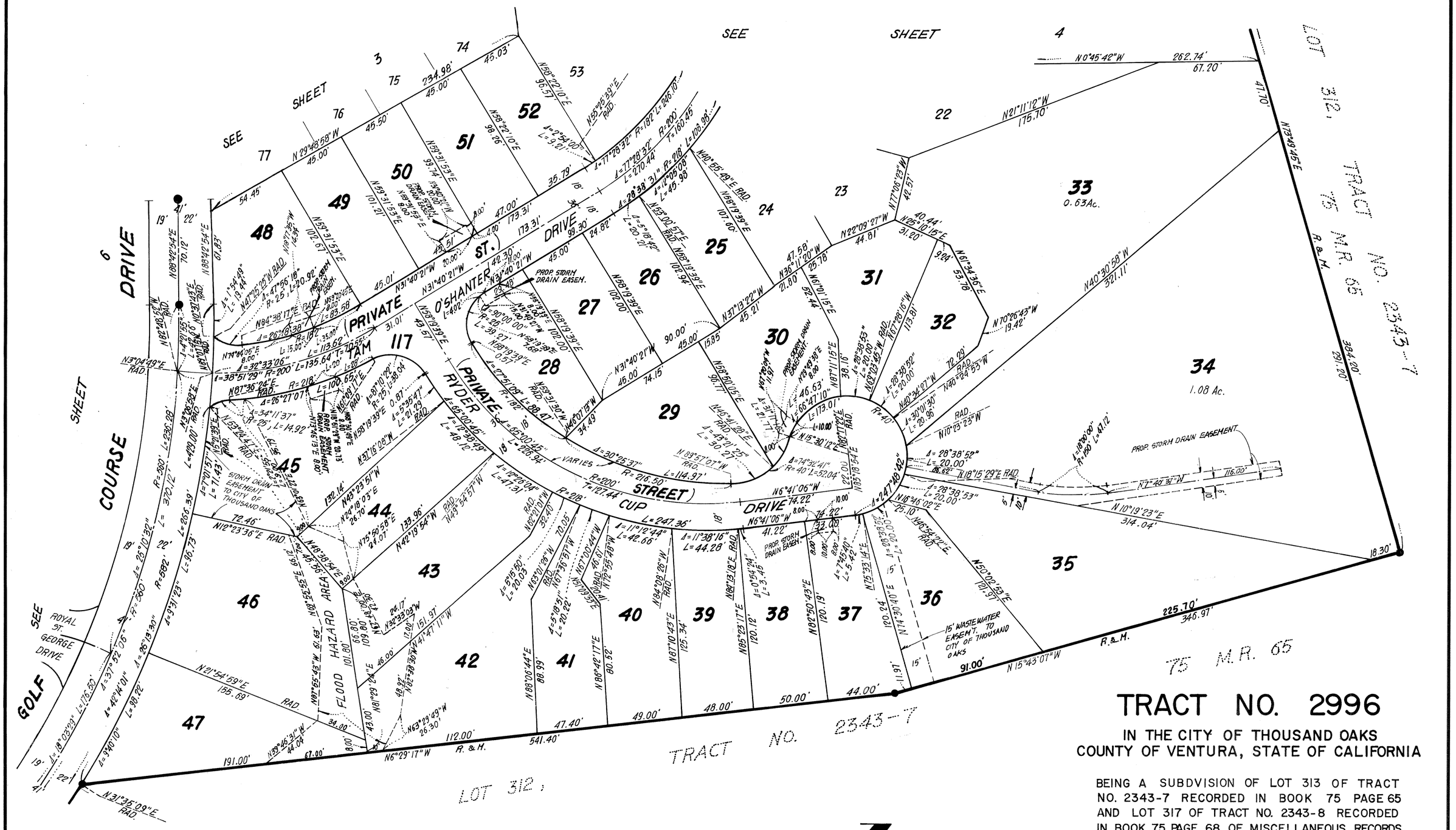
JUNE 1978

PREPARED BY

GEORGE GALANIS & ASSOC.
32123 W. LINDERO CANYON ROAD
WESTLAKE VILLAGE, CA. 91360

NOTE :
FOR BASIS OF BEARINGS AND MONUMENT NOTES SEE SHT. 2

GRAPHIC SCALE 1"= 40'



NOTE:
FOR BASIS OF BEARINGS AND MONUMENT NOTES SEE SHT. 2

TRACT NO. 2996

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SHEET 6 OF 6 SHEETS

NOTE:
FOR BASIS OF BEARINGS AND MONUMENT NOTES SEE SHT. 2

GRAPHIC SCALE 1"= 40'

LOT 316 TRACT NO. 2343-8 75 M.R. 68

LOT 317 TRACT NO. 2343-8 75 M.R. 68

SOUTHERLY BOUNDARY LINE OF A 5 EASEMENT TO SHELL OIL CO. PER 4536 OR 84

SEE SHEET 3

SEE SHEET 5

FLOOD HAZARD AREA

CHERRY VALLEY STREET

PRIVATE ROYAL ST.

GEORGE DRIVE

COURSE DRIVE

GOLF