SUBDIVIDER'S CERTIFICATE:

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 4023 SHOWN ON THIS MAP, CONSISTING OF 7 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 PRIOR EASEMENTS OR RIGHT OF WAY, FOR PUBLIC USE, THE RIGHT OF WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THIS MAP. WE ALSO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS EASEMENTS FOR STORM DRAIN PURPOSES AND ALL USES INCIDENT THERETO OVER THE STRIPS OF LAND SO DESIGNATED ON THE MAP. WE ALSO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE WESTERLY LINES OF LOTS 1, 2, 12 EXCEPT FOR THE SOUTHERLY 36 FEET AS SHOWN HEREIN; LOT 13 EXCEPT FOR THE NORTHERLY 85 FEET AS SHOWN HEREIN, AND LOT 14 ABUTTING WESTLAKE BOULEVARD AND THE SOUTHERLY LINES OF LOTS 1, 4 AND 16 ABUTTING KANAN ROAD IN ORDER THAT THE OWNERS OF SAID LOTS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID ROADS EXCEPT THE GENERAL RIGHT OF TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC.

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, (OWNER OF A PORTION)

BY: Frank H. Vandenbergh
FRANK H. VANDENBERGH
SECOND VICE PRESIDENT

BY: Norman A. Chernin
NORMAN A. CHERNIN
ASSISTANT SECRETARY

CALIFORNIA WATER SERVICE COMPANY, A CALIFORNIA CORPORATION, (OWNER OF A PORTION)

BY: Jeptha A. Wade Jr.
JEPTHA A. WADE JR.
VICE PRESIDENT

BY: Lester E. Saxe
LESTER E SAXE
SECRETARY

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA } SS.
LOS ANGELES COUNTY }

ON THIS 9TH DAY OF APRIL, 1986 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED FRANK H. VANDENBERGH PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE SECOND VICE PRESIDENT AND NORMAN A. CHERNIN PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE ASSISTANT SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

OFFICIAL SEAL
ARLENE WHITE
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Exp. Oct. 16, 1987

Arlene White
NOTARY PUBLIC

MY COMMISSION EXPIRES 10/16/87

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA } SS
VENTURA COUNTY }

ON THIS 19th DAY OF May, 1986 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED Jeptha A. Wade, Jr. PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE VICE PRESIDENT AND Lester E. Saxe PERSONALLY KNOWN TO ME OR PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

OFFICIAL SEAL
PHYLLIS L. LOVOI
NOTARY PUBLIC CALIFORNIA
SANTA CLARA COUNTY
My Commission Expires Aug. 30, 1988

Phyllis L. Lovoi
NOTARY PUBLIC

MY COMMISSION EXPIRES Aug. 30, 1988

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. 32-85 PC

ENGINEER'S CERTIFICATE:

I, BOYD BEASTROM, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN APRIL 1985, 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 THE ACCEPTANCE OF THE IMPROVEMENTS INTO THE CITY ROAD SYSTEM.

DATE Oct. 10, 1985

BY: Boyd Beastrom
BOYD BEASTROM, R.C.E. 15674

COUNTY TAX COLLECTORS 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.

CATHERINE E. JOHNSTON
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: Cathy Caron
DEPUTY COUNTY TAX COLLECTOR

DATE: June 11, 1986

CITY ENGINEER'S CERTIFICATE:

I CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4023 THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATION 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.

J. LOUIS SCHERER
CITY ENGINEER
CITY OF THOUSAND OAKS

DATE: June 4, 1986

BY: J. Louis Scherer

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 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 ENTITLED TRACT NO. 4023 HAVE BEEN COMPLIED WITH.

NANCY DILLON
CITY CLERK
CITY OF THOUSAND OAKS

DATE: June 5, 1986

BY: Nancy A. Dillon

SIGNATURE OMISSIONS:

THE SIGNATURES OF STORER CABLE T.V. INC., SOUTHERN CALIFORNIA EDISON COMPANY, A CALIFORNIA CORPORATION, SHELL OIL COMPANY, A DELAWARE CORPORATION, GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION, CALLEGUAS MUNICIPAL WATER DISTRICT, PACIFIC LIGHTING SERVICE COMPANY, A CALIFORNIA CORPORATION, SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, 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 THE BUENA TIERRA DEVELOPMENT COMPANY, A DELAWARE CORPORATION, PRESENT OWNER OF ALL THE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING WITHIN SAID LAND, 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 NOR INTO THAT PORTION OF THE SUBSURFACE THEREOF LYING ABOVE A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM SAID SUEFACE, MAY BE OMITTED IN ACCORDANCE WITH SECTION 66436(c)(3) OF THE SUBDIVISION MAP ACT.

CITY CLERK ACCEPTANCE CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS BY RESOLUTION DULY PASSED ON THE 3rd DAY OF June, 1986, APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC AND FOR PUBLIC USE ALL STREETS AND HIGHWAYS AS SHOWN ON THE MAP, THE OFFER OF STORM DRAIN EASEMENTS, AND ALL USES INCIDENTAL THERETO, OVER THE STRIPS OF LAND DESIGNATED ON THE MAP, WAS ACCEPTED. THE OFFER OF INGRESS AND EGRESS RIGHTS OVER AND ACROSS THE WESTERLY LINES OF LOTS 1, 2, 12, 13 AND 14 ABUTTING WESTLAKE BOULEVARD AND THE SOUTHERLY LINES OF LOTS 1, 4 AND 16 ABUTTING KANAN ROAD WAS ACCEPTED.

NANCY DILLON
CITY CLERK CITY OF THOUSAND OAKS

DATE: June 5, 1986

BY: Nancy A. Dillon

LEGEND:

PURSUANT TO CHAPTER 10 OF TITLE 9 OF THE THOUSAND OAKS MUNICIPAL CODE, ADOPTED BY INITIATIVE ORDINANCE ON APRIL 8, 1980, AND EFFECTIVE ON MAY 15, 1980, THIS SUBDIVISION IS SUBJECT TO THE CITY OF THOUSAND OAKS RESIDENTIAL DEVELOPMENT CONTROL SYSTEM. NO BUILDING PERMIT MAY BE ISSUED BY THE CITY FOR THE CONSTRUCTION OF ANY NEW RESIDENTIAL DWELLING ON ANY LOT WITHIN THIS SUBDIVISION, UNTIL A DEVELOPMENT ALLOTMENT IS AWARDED BY THE CITY COUNCIL. THIS REQUIREMENT APPLIES TO ANY FUTURE CHANGE OF OWNERSHIP OF ANY OR ALL LOTS. THE ISSUANCE OF A BUILDING PERMIT FOR CONSTRUCTION OF A SINGLE FAMILY RESIDENTIAL UNIT ON A SINGLE LOT WITHIN THIS SUBDIVISION SHALL NOT QUALIFY AS AN EXEMPT PROJECT, PUESUANT TO SECTION 9-10.02 (C) OF THE MUNICIPAL CODE.

COUNTY RECORDER'S CERTIFICATE:

DOCUMENT NO. 86-72992

RECORDED AT THE REQUEST OF THE OWNER, _____

JUNE 12, 1986, AT 2:59 PM IN BOOK 105 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 62-68, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: E. E. Dunham
ASSISTANT COUNTY RECORDER

SOILS REPORTS:

THE FOLLOWING SOILS REPORTS HAVE BEEN PREPARED ON TRACT NO. 4023 AND ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER:

DATE OF REPORT	TITLE OF REPORT	FIRM NAME	ENGINEER	REG. NO.
JULY 9, 1985	GEOTECHNICAL INVESTIGATION TRACT NO. 4023	GORIAN & ASSOCIATES, INC.	RUDY M. PACAL	R.C.E. 21278

BY Rudy M. Pacal
RUDY M. PACAL, R.C.E. 21278

4-4-86
DATE

TRACT NO. 4023

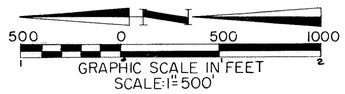
IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

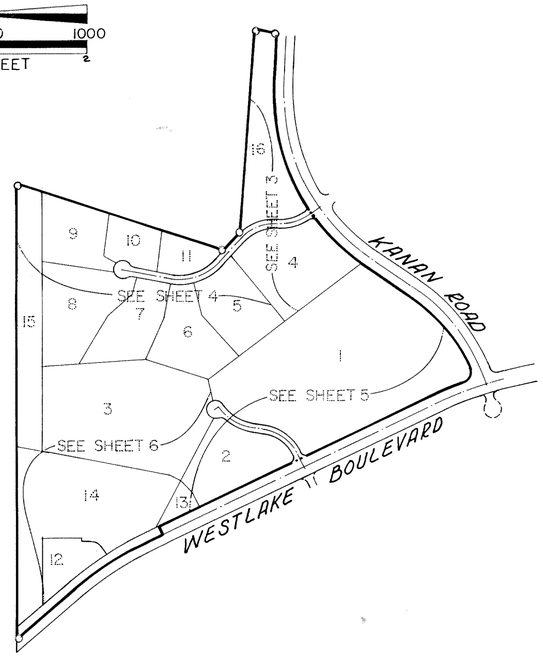
BEING A SUBDIVISION OF A PORTION OF SECTION 1 T. 1 N., R. 19 W., IN THE RANCHO EL CONEJO AS SHOWN UPON A MAP ENTITLED "MAP OF PARTITION SURVEY OF RANCHO EL CONEJO VENTURA COUNTY CALIFORNIA", RECORDED IN BOOK 1, PAGE 746 OF DEEDS.

MAY 1985

PREPARED BY

BOYD BEASTROM & ASSOCIATES
No. 238 WARNER PLAZA
21777 VENTURA BOULEVARD
WOODLAND HILLS, CALIFORNIA 91364





INDEX MAP

LEGEND AND MONUMENTING NOTES:

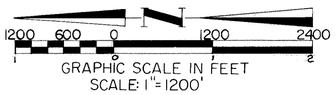
- ● — FOUND 1½" I.P. WITH TAG R.C.E. 15231 PER CERTIFICATE OF CORRECTION RECORDED IN BOOK 5278, PAGE 61, O.R.
- ■ — FOUND CITY STANDARD SURVEY MONUMENT
- □ — SET CITY STANDARD SURVEY MONUMENT PER PLATE F-2, STAMPED R.C.E. 15674.
- ○ — SET 1½" I.P. WITH TAG R.C.E. 15674 AT TRACT BOUNDARY ANGLE POINTS, AT ALL CHANGES OF DIRECTION OF TRACT BOUNDARY, AND INTERMEDIATE POINTS AT 1000 FOOT MAX. INTERVALS.
- 1.) — SET 1½" I.P. WITH TAG R.C.E. 15674 AT ALL CENTERLINE INTERSECTIONS, AT ALL CHANGES OF DIRECTION OF CENTERLINES AND AT CUL-DE-SAC RADIUS POINTS.
- 2.) — SET 1½" I.P. WITH TAG R.C.E. 15674 AT ALL REAR LOT CORNERS AND LOT LINE ANGLE POINTS,
- 3.) — SET L.&T. ON CURB ON PROLONGATION OF SIDE LOT LINES
- 4.) — SET LEAD AND TACK ON CURB FOR STREET CENTERLINE MONUMENT REFERENCE POINT TIES
- ⊙ — FOUND MONUMENT AS NOTED ON M.A.P.

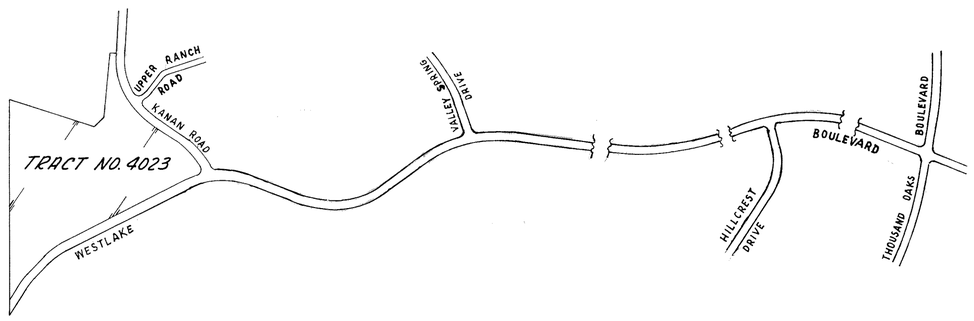
ABBREVIATIONS:

FD.	FOUND
M.	MEASURED
R.	RECORD
RAD.	RADIAL
M.R.	MISCELLANEOUS RECORDS
O.R.	OFFICIAL RECORDS
C.F.R.	CALCULATED FROM RECORD
R.S.	RECORD OF SURVEY
I.P.	IRON PIPE
AC.	ACRES
L&T.	LEAD AND TAG

BASIS OF BEARINGS:

THE BEARING N. 35°00'21"E. OF THE CENTERLINE OF KANAN ROAD AS SHOWN ON MAP OF TRACT NO. 2343-5, RECORDED IN BOOK 71, PAGES 50 TO 56 INCLUSIVE, OF MISCELLANEOUS RECORDS (MAPS), RECORDS OF VENTURA COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.





VICINITY MAP

TRACT NO. 4023

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

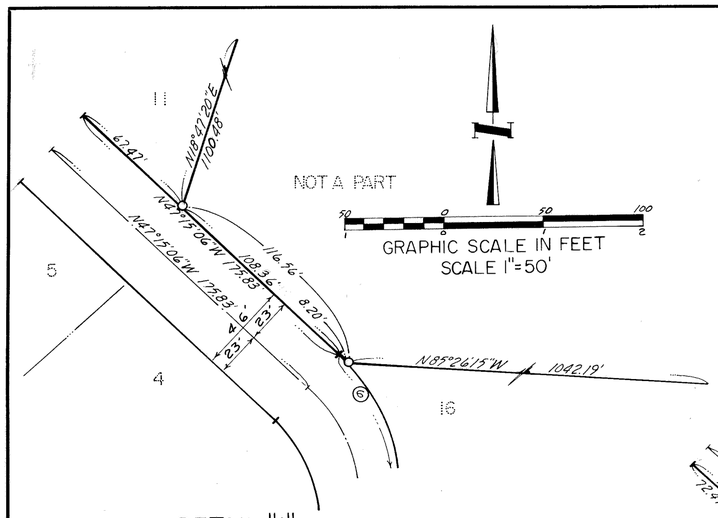
BEING A SUBDIVISION OF A PORTION OF SECTION 1, T. 1 N., R. 19 W., IN THE RANCHO EL CONEJO AS SHOWN UPON A MAP ENTITLED "MAP OF PARTITION SURVEY OF RANCHO EL CONEJO VENTURA COUNTY CALIFORNIA", RECORDED IN BOOK 1, PAGE 746 OF DEEDS.

MAY 1985

PREPARED BY

BOYD BEASTROM & ASSOCIATES
No. 238 WARNER PLAZA
21777 VENTURA BOULEVARD
WOODLAND HILLS, CALIFORNIA 91364

CURVE DATA TABLE				
NO.	DELTA	RADIUS	TANGENT	LENGTH
①	39°10'42"	202.00'	71.89'	138.13'
②	39°10'42"	225.00'	80.07'	153.85'
③	39°10'42"	248.00'	88.26'	169.58'
④	52°12'43"	202.00'	98.98'	184.08'
⑤	52°12'43"	225.00'	110.26'	205.04'
⑥	52°12'43"	248.00'	121.53'	225.99'
⑦	87°19'54"	27.00'	25.77'	41.15'



DETAIL "A"

NOTE:

SEE SHEET 2 FOR LEGEND, MONUMENTING NOTES, ABBREVIATIONS AND BASIS OF BEARINGS.

TRACT NO. 4023

IN THE CITY OF THOUSAND OAKS

COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF SECTION 1 T. 1 N., R. 19 W., IN THE RANCHO EL CONEJO AS SHOWN UPON A MAP ENTITLED "MAP OF PARTITION SURVEY OF RANCHO EL CONEJO VENTURA COUNTY CALIFORNIA", RECORDED IN BOOK 1, PAGE 746 OF DEEDS.

MAY 1985

PREPARED BY

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No. 238 WARNER PLAZA
21777 VENTURA BOULEVARD
WOODLAND HILLS, CALIFORNIA 91364

GRAPHIC SCALE IN FEET
SCALE: 1"=100'

CURVE DATA TABLE				
NO.	DELTA	RADIUS	TANGENT	LENGTH
①	270°04'16"	45.00'	44.94'	212.11'
②	45°02'08"	30.00'	12.44'	23.58'
③	58°36'33"	227.00'	127.41'	232.20'
④	58°36'33"	250.00'	140.32'	255.73'
⑤	58°36'33"	273.00'	153.23'	279.26'

FOUND 2"IRON PIPE, L.S. 2602 PER 34 RS 62

NOT A PART

WESTERLY LINE AS DESCRIBED IN BOOK 4762 PAGE 841

SOUTHWESTERLY LINE AS DESCRIBED IN BOOK 4762, PAGE 841

N18°47'20"E 1100.48'

SOUTHERLY LINE, E.M. GLASS PER BOOK 146 PAGE 383, O.R.

SOUTHERN CALIFORNIA EDISON COMPANY PER 2875 O.R. 230

N89°42'51"W 4159.61'

S89°42'51"W 1312.27'

330.00'

130.00'

357.96'

428.74'

132.53'

N11°29'14"E

2829.61'

FOUND 2x2 ON SURFACE AT FENCE CORNER SHOWN AS BEING OVER BRASS CAP 2" IRON PIPE ON MAP 28 M.R. 39

30' WIDE EASEMENT OF THE

SEE DETAIL "A" HEREIN

9
2.50 Ac.

10
1.38 Ac.

11
1.10 Ac.

4
SEE SHEET 3

5
2.60 Ac.

8
3.81 Ac.

7
2.48 Ac.

6
2.37 Ac.

15
3.94 Ac

3
SEE SHEET 6

SEE SHEET 7 OF 7 FOR DETAIL OF EASEMENTS

1
SEE SHEET 5

UPPER RANCH ROAD

DETAIL "A"
SCALE: 1"=50'

10' WIDE STORM DRAIN EASEMENT TO THE CITY OF THOUSAND OAKS

NOTE:
SEE SHEET 2 FOR LEGEND, MONUMENTING NOTES, ABBREVIATIONS AND BASIS OF BEARINGS.

TRACT NO. 4023

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

BEING A SUBDIVISION OF A PORTION OF SECTION 1 T. 1 N., R. 19 W., IN THE RANCHO EL CONEJO AS SHOWN UPON A MAP ENTITLED "MAP OF PARTITION SURVEY OF RANCHO EL CONEJO VENTURA COUNTY CALIFORNIA", RECORDED IN BOOK 1, PAGE 746 OF DEEDS.

MAY 1985

PREPARED BY

BOYD BEASTROM & ASSOCIATES
No. 238 WARNER PLAZA
21777 VENTURA BOULEVARD
WOODLAND HILLS, CALIFORNIA 91364

GRAPHIC SCALE IN FEET
SCALE: 1" = 100'

SEE SHEET 4

SEE SHEET 7

SEE SHEET 6

SEE DETAIL "A" HEREON

N29°03'32"W 471.32'

N36°37'18"W 485.00'

N54°00'33"W RAD.

BASIS OF BEARINGS

N76°51'13"E 175.00'

NU°23'11"E RAD.

Δ=84°51'18"
R=45.00'
L=66.64'

N84°03'34"W RAD.

N33°45'31"W 84.00'

N33°45'31"W

N11°45'15"W RAD.

Δ=25°45'39"
R=45.00'
L=20.23'

N37°31'12"E RAD.

N08°28'52"E 50.00'

N08°28'52"E 50.00'

BRUNSTON COURT

N64°33'29"W 624.82'

379.82'

2.5'

N45°47'04"E 86.37'

N64°49'43"E 77.00'

INGRESS AND EGRESS RIGHTS ARE HEREBY RETAINED FOR USE OF LOT 13

14

85'

265.00'

25'

13
0.46 Ac.

25'

65'

25'

241.71'

55.00'

510.87'

2
3.18 Ac.

1
16.28 Ac.

20' WIDE STORM DRAIN EASEMENT TO THE CITY OF THOUSAND OAKS

N25°10'17"W 1589.34'

N64°49'43"E 74.00'

1644.34'

4200'

N25°10'17"W 1644.34'

756.72'

804.72'

804.72'

839.62'

784.62'

55.00'

WESTLAKE BOULEVARD

KANAN ROAD

N35°00'12"E 2,790.40'

N37°00'12"E 2,790.40'

Δ=4°28'34" R=2,878.00' L=225.02'

Δ=32°30'58" R=925.00' L=605.47'

N22°31'05"W RAD.

N12°34'41"E

94'

47'

94'

47'

7

4

3

2

TRACT NO. 4022

MR

FOUND 1½" I.P. WITH TAG R.C.E. 14851 PER CITY OF THOUSAND OAKS DWG. NO. 74-101A S. 85° 10' 26" E. 1.11' FROM E.C. AND AS SHOWN ON TRACT NO. 23435, 711 M.R. 50.

25' WIDE STORM DRAIN EASEMENT TO THE CITY OF THOUSAND OAKS

N29°03'32"W 471.32'

SOUTHWESTERLY LINE OF A 15' EASEMENT TO CALLEGUAS MUNICIPAL WATER DISTRICT PER O.R. 3858-707

N63°58'13"W 22.02'

Δ=26°06'07"
R=214.34'
L=97.65'

20.00'

CENTERLINE OF A 5' EASEMENT TO SHELL OIL CO. PER 4536-84

CENTERLINE OF A 10' EASEMENT TO PACIFIC LIGHTING SERVICE CO. PER O.R. 4393-535

CENTERLINE OF A 10' EASEMENT TO PACIFIC LIGHTING SERVICE CO. PER O.R. 4393-545

CENTERLINE OF A 10' EASEMENT TO PACIFIC LIGHTING SEEVICE CO. PER OR. 4393-555

N16°51'13"E 175.00'

N00°03'46"W RAD.

N00°03'46"W RAD.

N00°03'32"E RAD.

N61°56'53"W 317.19'

N61°26'40"W 268.23'

N61°23'35"W 362.79'

N61°33'29"W 377.56'

Δ=12°08'17"
R=214.40'
L=58.13'

Δ=30°13'22"
L=26.88'

Δ=14°40'29"
L=11.53'

Δ=11°35'01"
L=9.10'

Δ=11°10'30"
L=8.78'

Δ=08°42'13"
L=6.84'

Δ=04°29'42"
L=3.53'

R=45.00'(TYPICAL)

SEE TABLE OF COURSES HEREON

DETAIL "A"

GRAPHIC SCALE IN FEET
SCALE: 1" = 50'

NOTE:
SEE SHEET 2 FOR LEGEND, MONUMENTING NOTES, ABBREVIATIONS AND BASIS OF BEARINGS.

CURVE DATA TABLE				
NO	DELTA	RADIUS	TANGENT	LENGTH
③	44°26'50"	204'	83.35'	158.25'
④	5°41'09"	204'	10.13'	20.24'
⑤	5°52'52"	204'	10.48'	20.94'
⑥	46°46'34"	246'	106.39'	200.83'
⑦	4°41'49"	246'	10.09'	20.17'
⑧	4°52.28"	246'	10.47'	20.93'

TABLE OF COURSES FOR DETAIL "A"		
NO	BEARING	DISTANCE
①	N65°52'57"E	45.00'
②	N79°53'44"W	45.00'
③	N65°13'16"W	45.00'
④	N53°38'15"W	47.00'
⑤	N42°27'44"W	45.00'
⑥	N33°45'31"W	45.00'

TABLE OF COURSES FOR LOT 1 & 2		
NO	BEARING	DISTANCE
⑦	N25°10'17"W	60.29'
⑧	N64°49'43"E	20.00'
⑨	N25°10'17"W	57.76'
⑩	N25°10'17"W	50.06'
⑪	N64°49'43"E	20.00'
⑫	N25°10'17"W	46.99'

CURVE DATA TABLE				
NO.	DELTA	RADIUS	TANGENT	LENGTH
①	276°03'42"	45.00'	57.53'	201.11'
②	62°04'01"	30.00'	18.05'	32.50'
③	33°45'56"	271.00'	82.25'	159.71'
④	47°45'37"	250.00'	110.68'	208.39'
⑤	47°45'37"	229.00'	101.38'	190.89'
⑥	56°20'51"	246.00'	131.76'	241.93'
⑦	56°20'51"	225.00'	120.51'	221.28'
⑧	56°20'51"	204.00'	109.26'	200.62'
⑨	90°00'00"	27.00'	27.00'	42.41'
⑩	06°23'58"	1197.00'	66.92'	133.70'
⑪	93°44'46"	27.00'	28.83'	44.18'
⑫	00°59'06"	1047.	9.00'	18.00'

TRACT NO. 4023

IN THE CITY OF THOUSAND OAKS

COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF SECTION 1 T. 1 N., R. 19 W., IN THE RANCHO EL CONEJO AS SHOWN UPON A MAP ENTITLED "MAP OF PARTITION SURVEY OF RANCHO EL CONEJO VENTURA COUNTY CALIFORNIA", RECORDED IN BOOK 1, PAGE 746 OF DEEDS.

MAY 1985

PREPARED BY
BOYD BEASTROM & ASSOCIATES
No. 238 WARNER PLAZA
21777 VENTURA BOULEVARD
WOODLAND HILLS, CALIFORNIA 91364

FOUND 2 x 2 ON SURFACE AT FENCE CORNER SHOWN AS BEING OVER BRASS CAP 2" IRON PIPE ON MAP 28 M.B. 39

SOUTHERLY LINE, E.M. GLASS PER BOOK 146 PAGE 383, O.R.

FOUND 2" IRON PIPE, L.S. 2602 PER 34 RS 62

1848.78'

321.08'

62.18'

N89°42'51"W 4159.61'

2310.83'

918.73'

1330.00'

130' WIDE EASEMENT OF THE SOUTHERN CALIFORNIA EDISON COMPANY PER 2875 OR 230

Δ=38°34'20" R=100.48' L=67.64

N83°12'08"E 129.97'

Δ=39°59'00" R=100' L=69.78'

Δ=50°15'30" R=300' L=263.15'

17.28'

N40°31'51"W 377.85'

163.46'

N89°42'51"W 780.67'

365.00'

415.67'

N89°42'51"W 1312.27'

428.74'

132.53'

15

N46°32'22"W 171.43'

INGRESS AND EGRESS RIGHTS ARE HEREBY RETAINED FOR USE OF LOTS 12 AND 14

12

1.78 Ac.

℄ OF A 60' WIDE EASEMENT OF VENTURA COUNTY (SIMI ROAD) PER 285 O.R. 157 TO BE VACATED

Δ=2°29'22" R=500' L=87.14'

Δ=10°22'41" R=1847'

Δ=15°21'34" R=1800'

WESTLAKE BOULEVARD

N00°17'09"E 272.00'

N59°24'56"E 22.89'

L=335.66'

14

7.79 Ac.

N89°42'51"W 19.00'

N00°17'09"E 66.54'

36.

Δ=59°07'47" R=5000' T=2836' L=51.60'

Δ=04°56'52" L=159.50'

N25°10'17"W 39.04'

N58°45'51"E RAD.

N59°52'51"E RAD.

R=5449.00' R=5223.30'

N64°33'29"W 265.00'

SEE DETAIL "A" HEREON

N25°10'17"W 1644.34'

N25°10'17"W 1589.34'

N64°49'43"E 47.00'

N28°34'38"E 81.16'

N64°33'29"W 359.82'

Δ=145°26'45" R=45.00' L=114.23'

N84°03'34"W RAD.

N61°23'11"E RAD.

175.00' N76°51'13"E

50' WIDE ACCESS EASEMENT FOR LOT 12 & 14

N03°05'27"W 521.58'

N68°26'53"E 291.48'

SEE SHEET 4

6

3

9.66 Ac.

N14°06'12"E RAD.

N64°21'43"E RAD.

N64°47'43"E RAD.

3.43'

CENTERLINE OF R 10' EASEMENT TO PACIFIC LIGHTING SERVICE CO. PER O.R. 4393-743

N61°22'22"W 315.43'

N61°28'40"W 293.73'

N61°29'35"W 281.10'

N61°33'29"W 268.40'

CENTERLINE OF R 10' EASEMENT TO PACIFIC LIGHTING SERVICE CO. PER O.R. 4393-737

N25°10'17"W 1644.34'

13

4.21'

15.75'

19.46'

2.50'

4.96'

10.86'

9.19'

9.03'

50'

CENTERLINE OF R 10' EASEMENT TO PACIFIC LIGHTING SERVICE CO. PER O.R. 4393-735

N61°22'22"W 319.13'

N61°28'40"W 356.45'

N61°29'35"W 356.29'

N61°33'29"W 358.82'

CENTERLINE OF R 5' EASEMENT TO SHELL OIL CO. PER 4936-84

N61°29'45"W 390.33'

SOUTHWESTERLY LINE OF R 15' EASEMENT TO CALLEGUAS MUNICIPAL WATER DISTRICT PER O.R. 3818-707

50'

Δ=09°38'30" R=269.80' L=45.02' T=22.57'

SEE DETAIL "B" HEREON FOR THIS AREA

SEE SHEET 5

2

1

Δ=10°41'17" L=8.39'

Δ=14°25'51" L=11.33'

Δ=11°34'51" L=9.12'

Δ=11°18'18" L=8.88'

Δ=03°24'20" L=2.68'

Δ=25°45'40" L=20.23'

N43°18'13"W RAD.

N32°36'56"W RAD.

N57°44'04"W RAD.

N69°20'36"W RAD.

N80°39'14"W RAD.

N84°03'34"W RAD.

N70°10'47"E RAD. RADIUS=45.00' (TYPICAL)

DETAIL "B"
NO SCALE

DETAIL "A"

GRAPHIC SCALE IN FEET
SCALE: 1"=100'

50 0 50 100

GRAPHIC SCALE IN FEET
SCALE: 1"=50'

NOTE:

SEE SHEET 2 FOR LEGEND, MONUMENTING NOTES, ABBREVIATIONS AND BASIS OF BEARINGS.

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GRAPHIC SCALE IN FEET
SCALE 1"=50'

UPPER RANCH ROAD

KANAN ROAD

SEE DETAIL "B" HEREON

N44°42'25"E (RAD)

4'
23'
23'

Δ=33°51'43" R=273.00' L=161.34'
Δ=29°09'20" R=273' L=138.92'

Δ=2°44'52
R=273'
L=13.09'

N76°36'37"E 170.00'

N47°15'06"W 175.83'
103.36'
72.47'

Δ=1°57'31"
R=273'
L=9.33'

N25°51'22"E 17.24'

N84°08'33"W 5.00'

N84°08'33"W

N47°27'17"E (RAD)

N84°08'33"W 5.00'

30'

20'

10' WIDE STORM DRAIN EASEMENT TO THE CITY OF THOUSAND OAKS

281.46'

Δ=52°12'43"
R=202.00'
L=184.08'

Δ=39°10'42"
R=248.00'
L=169.58'

N34°13'05"W
1.16'

Δ=87°19'54"
R=27.00'
L=41.17'

CENTERLINE OF A 10' EASEMENT TO PACIFIC LIGHTING SERVICE CO. PER O.R. 4393-555

N61°55'55"W 216.24'

Δ=04°04'21"
R=349.00'
L=24.81'

19.00'

N44°09'48"W 194.38'

N63°52'02"W 436.78'

N63°58'13"W 461.22'

N61°29'35"W 486.28'

N61°33'29"W 486.28'

CENTERLINE OF A 5' EASEMENT TO SHELL OIL CO. PER 4536-84

CENTERLINE OF A 10' EASEMENT TO PACIFIC LIGHTING SERVICE CO. PER O.R. 4393-535

Δ=17°07'22"
R=1047.00'
L=312.89'

CENTERLINE OF A 10' EASEMENT TO PACIFIC LIGHTING SERVICE CO. PER O.R. 4393-545

SOUTHWESTERLY LINE OF A 20' EASEMENT TO CALLEGUAS MUNICIPAL WATER DISTRICT PER O.R. 3858-707

Δ=14°45'44"
R=214.34'
L=55.23'

N55°13'54"W
13.89'

Δ=05°55'09"
R=507.44'
L=52.42'

36.30'

119.13'

Δ=17°00'25"
R=354.00'
L=105.77'

Δ=05°34'09"
R=349.00'
L=33.92'

6.72'

14.32'

23.21'

8.56'

N48°30'32"E

202'

55.00'
N37°30'33"W

Δ=11°47'51"
R=507.44'
L=104.49'

N63°52'02"W 237.77'

N35°28'42"W 5.00'

N63°58'13"W 212.50'

N61°29'35"W 184.11'

N61°33'29"W 168.09'

23.41'

22.84'

15.04'

77.11'

N29°03'32"W 477.32'

295.89'

91.65'

N36°37'18"W 485.00'

DETAIL "B"
NO SCALE

N34°13'05"W
1.16'

N37°46'55"E
RAD.

N37°01'38"E RAD.

N61°44'33"E RAD.

N62°07'27"E RAD.

Δ=87°19'54"
R=27.00'
L=41.17'

N36°53'11"W
RAD.

N37°04'16"W
RAD.

N37°30'44"W
RAD.

Δ=01°41'43"
L=7.97'

Δ=00°11'05"
L=3.38'

Δ=00°22'55"
L=1.80'

Δ=04°42'55"
L=20.90'

C

B

A

N63°58'13"W 461.22'

N29°52'20"W 36.28'

N61°55'55"W 216.24'

15.00'

Δ=00°26'28"
L=8.06'

N61°29'35"W 486.28'

N61°33'29"W 486.27'

D

E

(A)—E OF A 10' EASEMENT TO PACIFIC LIGHTING SERVICE CO. PER O.R. 4393-555.

(B)—SOUTHWESTERLY LINE OF A 15' EASEMENT TO CALLEGUAS MUNICIPAL WATER DISTRICT PER O.R. 3858-707.

(C)—E OF A 10' EASEMENT TO PACIFIC LIGHTING SERVICE CO. PER 4393-545.

(D)—E OF A 10' EASEMENT TO PACIFIC LIGHTING SERVICE CO. PER O.R. 4393-535.

(E)—E OF A 5' EASEMENT TO SHELL OIL CO. PER O.R. 4536-84.

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