SUBDIVIDER'S CERTIFICATE:

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 4185 SHOWN ON THIS MAP, CONSISTING OF 15 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, TO THE CITY OF THOUSAND OAKS FOR PUBLIC USE, THE RIGHT OF WAY FOR ALL PUBLIC STREETS AND HIGHWAYS SHOWN ON THE MAP, FREE AND CLEAR OF PRIOR EASEMENTS. WE ALSO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, FOR CITY USE, RIGHT OF WAY EASEMENTS OVER THOSE PRIVATE STREETS AS SHOWN ON THE MAP. WE ALSO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS AN EASEMENT FOR MAINTENANCE AND PUBLIC UTILITY PURPOSES OVER ALL PRIVATE STREETS AS SHOWN ON THE MAP. WE ALSO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS THE RIGHT TO PROHIBIT CONSTRUCTION WITHIN THE AREAS LABELED "RESTRICTED USE AREAS" AND FLOOD HAZARD AREAS." WE ALSO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS FOR PUBLIC USE, FLOOD CONTROL EASEMENTS OVER ALL THAT CERTAIN PROPERTY LABELED "FLOOD HAZARD AREA." WE ALSO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS IN FEE SIMPLE FOR OPEN SPACE PURPOSES ALL OF LOT 60.

REGISTERED PROFESSIONAL ENGINEER — BOYD B. BRADLEY — BEASTROM NO. 15674 — CIVIL — STATE OF CALIFORNIA

EXPIRATION DATE, JUNE 30, 1989

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

H.C. CONNOR VICE PRESIDENT

NORMAN A. CHERNIN ASSIST. SECRETARY

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA) S.S.
LOS ANGELES COUNTY)

ON THIS 28TH DAY OF APRIL, 1987 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED H.C. CONNOR 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 NORMAN A. CHERNIN PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISIFACTORY EVIDENCE TO BE 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.

Patricia Spathes
NOTARY PUBLIC
PATRICIA SPATHES
MY COMMISSION EXPIRES: 1/30/88
LOS ANGELES COUNTY

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 RESOLUTIONS NUMBERED: 67-86 AND 66-86

ENGINEER'S CERTIFICATE:

I, BOYD BEARSTROM, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN OCTOBER 1986, 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 DECEMBER 15, 1986

BY: Boyd Beastrom
BOYD BEARSTROM, 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 May 29, 1987

CITY ENGINEER'S CERTIFICATE:

I CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 4185 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

REGISTERED PROFESSIONAL ENGINEER — J. LOUIS SCHERER — No. 9240 — Exp. 12-31-88 — CIVIL — STATE OF CALIFORNIA

DATE: May 27, 1987

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 MAP ENTITLED TRACT NO. 4185 HAVE BEEN COMPLIED WITH.

NANCY DILLON
CITY CLERK
CITY OF THOUSAND OAKS

DATE: May 26, 1987

BY: Nancy A. Dillon

SIGNATURE OMISSIONS:

THE SIGNATURES OF STORER CABLE T.V. INC., A CALIFORNIA CORPORATION, CALIFORNIA WATER SERVICE COMPANY AND THE CITY OF THOUSAND OAKS, PRESENT OWNERS OF EASEMENTS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SUCH SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

THE SIGNATURE OF THE BUENA TIERRA DEVELOPMENT COMPANY, A DELAWARE CORPORATION, PRESENT OWNER OF ALL THE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING WITHIN AND UNDER, 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 SUBSURFACE THEREOF LYING ABOVE A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM SAID SURFACE, HAS BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (a)(3)(C) 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 26TH DAY OF MAY, 1987 APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC AND FOR PUBLIC USE ALL THOSE PORTIONS OF LAKEVIEW CANYON ROAD AND CRESTHAVEN DRIVE AS SHOW ON THE MAP THE OFFER FOR CITY USE OF RIGHT OF WAY EASEMENTS OVER PRIVATE STREETS WAS REJECTED. THE OFFER OF MAINTENANCE EASEMENTS OVER ALL PRIVATE STREETS WAS REJECTED. THE OFFER OF CONSTRUCTION RIGHTS WITHIN "RESTRICTED USE AREAS" AND "FLOOD HAZARD AREAS" WAS ACCEPTED. THE OFFER OF FLOOD CONTROL EASEMENTS WITHIN AREAS LABELED "FLOOD HAZARD AREA" WAS REJECTED, HOWEVER, THAT SAID OFFER SHALL REMAIN IN EFFECT SO THAT THE CITY OF THOUSAND OAKS MAY ACCEPT SAID OFFER AT A LATER DATE. THE OFFER OF LOT 60 IN FEE SIMPLE WAS ACCEPTED. THE OFFER OF PUBLIC UTILITY EASEMENTS OVER ALL PRIVATE STREETS WAS ACCEPTED.

DATE: May 28, 1987

BY: Nancy A. Dillon
NANCY A. DILLON
CITY CLERK, CITY OF THOUSAND OAKS

COUNTY RECORDER'S CERTIFICATE:

DOCUMENT NO. 87-084551

RECORDED AT THE REQUEST OF THE OWNER, _____,

JUNE 1, 1987, AT 2:55 PM IN BOOK 109 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 84-98, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: _____
DEPUTY / ASST COUNTY RECORDER

SOILS REPORTS:

THE FOLLOWING SOILS REPORTS HAVE BEEN PREPARED ON TRACT NO. 4185 AND ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER:

DATE OF REPORT	TITLE OF REPORT	FIRM NAME	ENGINEER	REG. NO.
JAN. 9, 1986 MAY. 5, 1986	GEOTECHNICAL INVESTIGATION TRACT NO. 4185	GORIAN & ASSOCIATES, INC.	RUDY M PACAL	R.C.E 21278

BY: Rudy M Pacal 4-28-87
DATE

TRACT NO. 4185

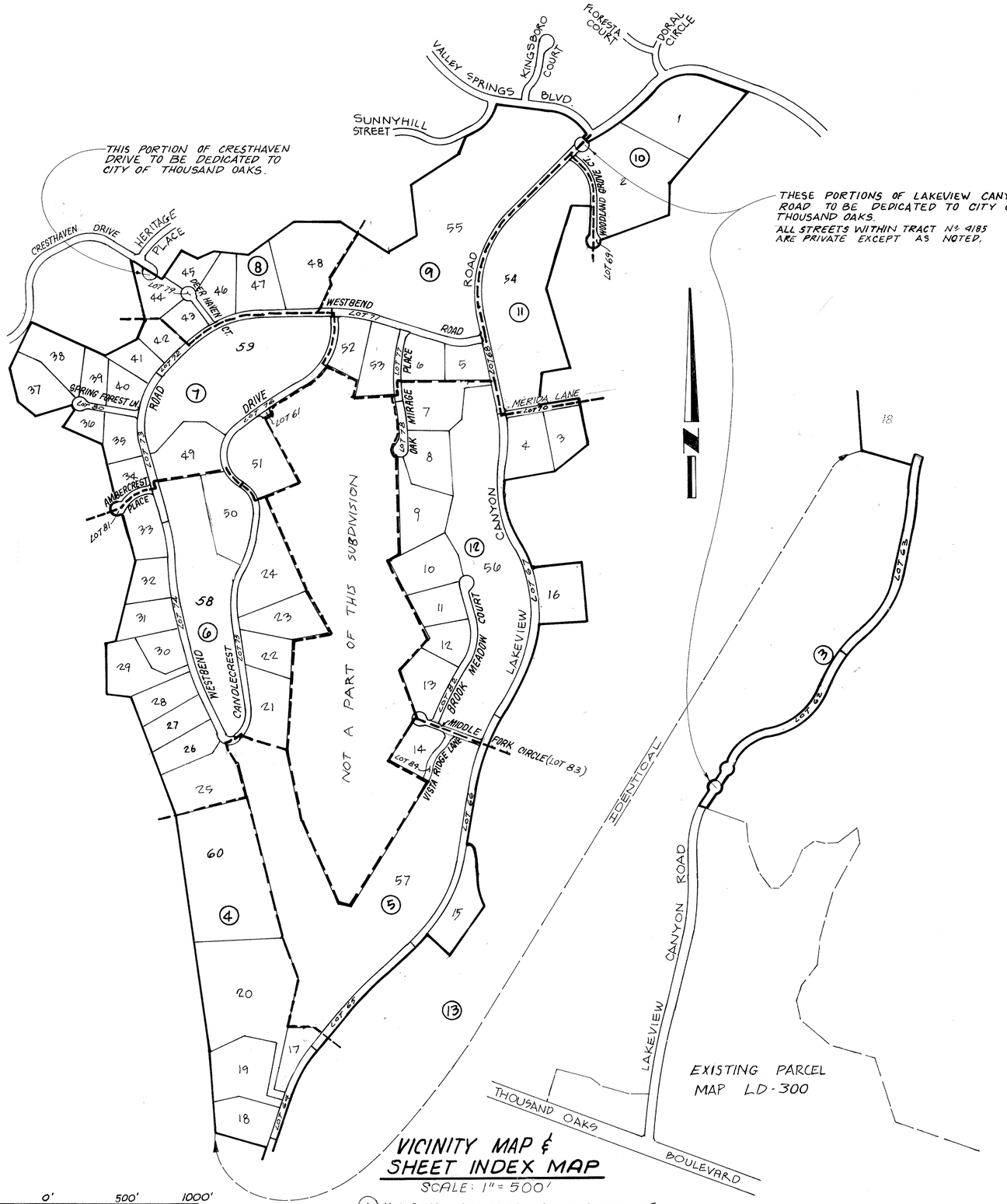
IN THE CITY OF THOUSAND OAKS

COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF SECTIONS 12 & 13 T.1N., R19W AND 7 & 18 T.1N., R18W 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.

PREPARED BY

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



LEGEND AND MONUMENTING NOTES:

- ● — FOUND 1½" I.P. WITH TAG R.C.E. 15231 PER TRACT NO. 2778, 80 MR 47
- ▲ — FOUND 1½" I.P. WITH TAG R.C.E. 15231 PER TRACT NO. 3507-1, 93 MR 85/89
- ■ — 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 ⅛" I.P. WITH TAG R.C.E. 15674 AT ALL REAR LOT CORNERS AND LOT LINE ANGLE POINTS, FLOOD HAZARD LINES AND RESTRICTED USE AREA LINES.
- 3.) — SET L&T ON CURB ON PROLONGATION OF SIDE LOT LINES, FLOOD HAZARD LINES AND RESTRICTED USE AREA LINES.
- 4.) — SET LEAD AND TACK ON CURB FOR STREET CENTERLINE MONUMENT REFERENCE POINT TIES
- ◉ — FOUND MONUMENT AS NOTED ON MAP.
- ⊙ — FOUND 1½" I.P. W/TAG R.C.E. 15231 PER TRACT Nº 2343-2, 67 MR 48

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

RECORD DATA:

- R_1 = PARCEL MAP LD-300 PER
- R_2 = TRACT Nº: 2778 PER 80 MR 47/57
- R_3 = TRACT Nº: 3507-1 PER 93 MR 85/89
- R_4 = TRACT Nº: 3507-2 PER 94 MR 57/77
- R_5 = TRACT Nº: 2343-2 PER 67 MR 48/55
- R_6 = LAND DESCRIBED IN DEED RECORDED AS INSTRUMENT Nº.

BASIS OF BEARINGS:

THE BEARING N69°11'25"W ALONG THE CENTERLINE OF LAKEVIEW CANYON ROAD PER TRACT NO. 3507-2 RECORDED IN BOOK 94 PAGE 57 OF MISCELLANEOUS RECORDS WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP, AS SHOWN ON SHT. 10

TRACT NO. 4185

IN THE CITY OF THOUSAND OAKS

COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF SECTIONS 12 & 13 T.1N., R19W. AND 7 & 18 T.1N., R18W. 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.

PREPARED BY

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

SCALE 1"=100'

100' 0 100' 200'

1 0 1 2

4058 O.R. 295

N 46°06'46"W 24.00'
N 46°06'46"W 24.00'
Δ=17°12'01" R=356'
L=106.87'
Δ=17°12'01" R=380'
L=114.08' T=57.47'
8' 24' 24'
N26°41'13"E
N26°41'13"E
240.51'
N 63°18'47"W 15.00'
PROPOSED VARIABLE WIDTH EASEMENT TO BE GRANTED BY SEPARATE INSTRUMENT FOR STORM DRAIN PURPOSES
N 31°17'38"E 67.34'
N 55°50'33"E 59.04'
Δ=17°12'01" R=404 L=121.28'
N26°41'13"E
240.51'
Δ=16°18'34" R=404' L=115.00'
Δ=53°15'32" R=380' L=353.23' T=190.53'
Δ=53°15'32" R=356' L=330.92'
LAKEVIEW CANYON ROAD
Δ=46°54'51" R=380' L=311.15' T=164.89'
Δ=38°11'18" R=381.97' L=254.58'
LOT 62 (PRIVATE STREET)
N10°03'15"W (RAD.)
N79°56'45"E 17.33'
Δ=38°11'18" R=327.97' L=218.58'
N41°45'27"E 17.33'
N49°14'33"W (RAD.)
Δ=8°43'32" R=350' L=53.30'
N33°01'55"E 53.30'
N56°28'05"W
N82°29'46"E (RAD.)-PRC
N16°25'56"W (RAD.)-PRC
N33°01'55"E 62.51'
N82°29'46"E (RAD.)-P.R.C.
N16°25'56"W (RAD.)-PRC
N33°01'55"E 62.51'
N16°25'56"W (RAD.)-P.R.C.
N82°29'46"E
N33°01'55"E 52.26'
N16°25'56"W (RAD.)
N33°01'55"E 52.26'
N33°01'55"E 63.82'
N48°14'33"W (RAD.)
Δ=8°43'32" R=410' L=62.44'
N33°01'55"E 15.08'
Δ=8°15'43" R=570' L=82.19'
Δ=8°39'46" R=600' L=90.72'
Δ=8°39'46" R=630' L=95.25'
N73°14'46"W 342.94' (R.)
N73°12'09"W (ESTABLISHED BY RECORD ANGLE FROM & LAKEVIEW CANYON ROAD)
N65°13'48"W (R.) (RAD.)
N65°34'17"W (R.) (RAD.)
N65°38'40"W (RAD.) CALCULATED FROM RECORD ANGLE
2.33'
30.00'
(R.) Δ=26°02'21" R=571' L=259.50'
Δ=26°01'56" (CALCULATED FROM RECORD ANGLE)
(R.) Δ=25°56'09" R=571' L=259.43'
(M) Δ=25°57'26" R=600' L=271.60'
(R.) Δ=24°03'14" R=600' L=271.82'
(M) Δ=24°04'31" R=630' L=264.49'
R=630' L=264.72'
N5°40'29"W (R.) (RAD.)
N16°37'32"W (M) (RAD.)
DETAIL "A" 1"=50'
① Δ=40°32'09" R=27' L=19.10
② Δ=81°04'18" R=48' L=67.92'
4058 O.R. 295
Fd. 1½" I.P. W/TAG R.C.E. 15231 PER P.M. LD-300 23 PM 26127
N73°14'46"W 342.94' (R.)
N73°12'09"W (ESTABLISHED BY RECORD ANGLE FROM & LAKEVIEW CANYON ROAD)
N 46°06'46"W 24.00'
N 46°06'46"W 24.00'
IDENTICAL
SEE SHEET 4
18
N 69°49'18"W 24.00'
N 69°49'18"W 24.00'
N 71°17'54"W 47.50'
℄ OF A PROPOSED 20' WIDE EASEMENT TO BE GRANTED BY SEPARATE INSTRUMENT FOR STORM DRAIN PURPOSES
Δ=20°10'42" R=776' L=273.29'
Δ=20°10'42" R=800' L=281.74'
Δ=20°10'42" R=824' L=290.19'
8' 24' 24'
Δ=3°37'58" R=824' L=52.24'
N73°27'16"W (RAD.)
334.80'
N 05°30'31"E 274.53'
Δ=16°32'44" R=824' L=237.95'
Δ=12°58'36" R=724' L=163.98'
Δ=12°58'36" R=700' L=158.54' T=79.61'
Δ=2°01'08" R=676' L=25.00'
Δ=12°58'36" R=676' L=153.10'
N 87°52'52"W 60.00'
EAST (RAD.)-P.C.
N12°58'36"E
N12°58'36"E
408.69'
408.69'
408.69'
LAKEVIEW CANYON ROAD
LOT 63
Δ=21°02'17" R=404' L=148.34'
Δ=21°02'17" R=380' L=139.53' T=70.56'
Δ=21°02'17" R=356' L=130.72'
N34°00'53"E 84.79'
N34°00'53"E 84.79'
N34°00'53"E 84.79'
Δ=17°38'57" R=404' L=124.45'
Δ=17°38'57" R=380' L=117.05' T=58.99'
Δ=17°38'57" R=356' L=109.66'
Δ=7°46'36" R=796' L=99.90'
N43°53'14"E 87.11'
N38°20'10"W (RAD.) P.R.C.-(RAD.)
Δ=7°46'36" R=760' L=103.15' T=51.66'
Δ=7°46'36" R=784' L=106.41'
N43°53'14"E 87.11'
N43°53'14"E 87.11'
4058 O.R. 295
THIS PORTION OF LAKEVIEW CANYON ROAD TO BE DEDICATED TO THE CITY OF THOUSAND OAKS.
N 46°06'46"W 24.00'
N 46°06'46"W 24.00'
N4°29'05"W 511.57'
N76°55'35"W 284.80'
PARCEL MAP LD-300
DETAIL "A"
Δ=26°02'21" R=571' L=259.50'
Δ=25°56'09" R=571' L=259.43'
Δ=25°57'26" R=600' L=271.60'
Δ=24°03'14" R=600' L=271.82'
Δ=24°04'31" R=630' L=264.49'
R=630' L=264.72'
LAKEVIEW CANYON ROAD
LAKEVIEW CANYON ROAD
Fd. 1½" I.P. W/ TAG RCE. 15231 PER P.M. LD-300 23 P.M. 26/27
(M) N16°37'32"W (RAD.)
(R) N16°40'29"W (RAD.)

TRACT NO. 4185

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

BEING A SUBDIVISION OF A PORTION OF SECTIONS 12&13 T.1N., R.19 W. AND 7&18 T.1N., R.18W. 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.

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

SCALE: 1"=100'

SEE SHEET 5

℄ OF A PROPOSED 15' WIDE EASEMENT TO THE TRIUNFO COUNTY SANITATION DISTRICT FOR SEWER PURPOSES

283.59'

N80°20'57"W

Δ= 47°33'21"
R= 95.00'
L= 78.85'
T= 41.86'

N69°43'57"E 29.69'
54.64

N22°18'17"E

FLOOD HAZARD AREA

224.06'

N75°29'36"E 199.71'

N17°16'46"E 44.06'

N10°34'14"E 50.36'

17
1.92 AC.

N13°33'02"W 23.32'

N17°24'48"E 280.57'

N35°22'26"E 34.06'

N67°10'58"E 38.58'

N16°41'44"E 80.00'

N22°21'23"W 130.00'

N67°10'58"E 80.00'

N17°24'48"E 230.57'

N11°20'42"E 123.87'

N6°26'41"E 41.64'

N6°41'44"E 229.88'

271.52'

SEE DETAIL M HEREON

N22°21'23"W 94.06'

N67°49'17"W 123.28'

N20°10'42"E 130.00'

N69°49'17"W 209.63'

N75°41'14"W 182.15'

N69°35'34"E 188.73'

N69°49'17"W 72.65'

N76°01'57"W 121.93'

N17°10'26"E 249.98'

N73°27'16"W (RAD.) 190.00'

N76°55'35"W 334.80'

N05°30'31"E 274.53'

N78°28'16"E 160.21'

N4°29'05"W 320.00'

191.57'

511.57'

685.93'

1500.99'

N86°09'55"E

550.68'

N4°32'24"W 218.94'

N11°27'09"E 412.09'

N69°49'17"W 102.48'

N69°49'17"W 43.39'

N68°49'33"E 79.06'

N31°46'47"E 70.95'

N11°20'16"E 165.08'

N20°10'42"E 20.00'

20
8.21 Ac.

19
3.01 Ac

18
2.05 Ac.

60
9.50 Ac.
OPEN SPACE

RESTRICTED USE AREA

RESTRICTED USE AREA

4058 O.R. 295

LAKEVIEW CANYON ROAD

N41°02'09"E 379.77'

N41°02'09"E 428.42'

(N 48°57'51"W 24.00')

(N 48°57'51"W 24.00')

40.65'

N48°57'51"W 55.54'

Δ= 20°51'27" R= 800' L= 291.22' T= 147.24'

PROPOSED VARIABLE WIDTH EASEMENT TO BE GRANTED BY SEPARATE INSTRUMENT FOR STORM DRAIN PURPOSES

N42°40'32"E 31.58'

Δ= 20°51'27" R= 776' L= 282.59'

Δ= 4°25'48" R= 776' L= 60.00'

N58°27'28"E 51.47'

(PRIVATE STREET) 40.00'

Δ= 4°58'59" R= 776' L= 70.00'

N36°07'54"W 18.03'

N31°08'54"E 25.00'

LOT 64

N20°10'42"E

20.00'
20.00'
353.41'

(N 69°49'18"W 24.00')
(N 69°49'18"W 24.00')
Δ= 2°12'54" R= 776' L= 30.00'

℄ OF A PROPOSED 20' WIDE EASEMENT TO BE GRANTED BY SEPARATE INSTRUMENT FOR STORM DRAIN PURPOSES

N71°17'54"W 7.50'

Δ= 20°10'42" R= 776' L= 273.29'

Δ= 20°10'42" R= 800' L= 281.74'

T= 142.24'

R= 824' L= 290.19'

Δ= 16°32'46" R= 824' L= 237.95'

N84°19'54"W 21.00'

N7°49'32"E 115.49'

N11°20'16"E 165.08'

N31°46'47"E 70.95'

Δ= 38°37'58" R= 824' T= 287.58' L= 555.24'

PROPOSED VARIABLE WIDTH EASEMENT TO BE GRANTED BY SEPARATE INSTRUMENT FOR STORM DRAIN PURPOSES

SEE SHEET 5

EASTERLY LINE OF A PROPOSED 30' WIDE & VARIABLE WIDTH EASEMENT TO THE TRIUNFO COUNTY SANITATION DISTRICT FOR SEWER PURPOSES

N14°54'21"W 760.00' N14°54'21"W 848.65'

S24°53'09"E 107.85'

Δ= 20°00'50" R= 505.00' L= 176.40' T= 89.11'

S66°45'52"E 83.70'

Δ= 24°45'18" L= 213.87'

R= 495.00' S31°31'10"E 67.18'

T= 108.63'

N20°16'05"W 304.29'
309.29'

1234.97'

WESTERLY LINE OF A PROPOSED 25' WIDE EASEMENT TO BE GRANTED BY SEPARATE INSTRUMENT FOR STORM DRAIN PURPOSES

N77°31'45"E 135.78'

N67°41'43"W 25.00'

SOUTHERLY LINE OF A PROPOSED 25' WIDE EASEMENT TO BE GRANTED BY SEPARATE INSTRUMENT FOR STORM DRAIN PURPOSES

N15°10'41"E 80.62'

452.62'

N83°35'18"E

815.06'

N8°22'13"W

(R6 & M)

795.35'

N20°29'49"W

SEE SHEET 6

57

25

E'LY LINE OF LAND DESCRIBED IN DEED RECORDED SEPT. 17, 1986 AS INSTRUMENT NO. 86-127650

24.48'24"

LAKEVIEW CANYON ROAD

N20°10'42"E 353.41'

LOT 64

(PRIVATE STREET)

N20°10'42"E 165.21'

N20°10'42"E 82.00'

N20°10'42"E 80.29'

N22°21'23"W 130.00'

FLOOD HAZARD AREA

N22°21'23"W 94.06'

N20°10'42"E 57.16'

17

20

19

18

COMMON DRIVEWAY EASEMENT FOR LOTS 18, 19 & 20

N31°01'43"E 101.02'

N7°49'32"E 115.49'

FLOOD HAZARD AREA

N31°46'47"E 70.95'

N11°20'16"E 165.08'

N20°10'42"E 20.00'

N69°49'17"W 107.45'

N69°49'17"W 55.50'

N69°49'17"W 43.39'

N68°49'33"E 79.06'

123.28'

18.62'

19.91'

153.02'

43.35'

123.28'

DETAIL M

SCALE: 1"=40'

SCALE: 1"=40'

TRACT NO. 4185

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

BEING A SUBDIVISION OF A PORTION OF SECTIONS 12 & 13 T. 1 N., R 19 W. AND 7 & 18 T. 1 N., R 18 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.

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

TRACT NO. 4185

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

BEING A SUBDIVISION OF A PORTION OF SECTIONS 12 & 13 T.1N., R.19W. AND 7 & 18 T.1N., R.18W. 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 I, PAGE 746 OF DEEDS.

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WOODLAND HILLS, CALIFORNIA 91364

SHEET 5 OF 15 SHEETS

SCALE: 1" = 100'

DETAIL "L"
SCALE: 1" = 40'

NOT A PART OF THIS SUBDIVISION

4058 O.R. 295

4058 O.R. 295

SEE SHEET 12

SEE SHEET 13

SEE SHEET 4

SEE SHEET 6

SEE DETAIL "B" ON SHEET NO. 14

SEE DETAIL "L" HEREON

SEE SHEET NO. 4

LAKEVIEW CANYON ROAD

MIDDLE FORK CIRCLE (LOT 83 (PVT. ST.))

VISTA RIDGE LANE (LOT 84 (PVT. ST.))

BROOK MEADOW CT (LOT 82 (PVT. ST.))

LOT 75 (PVT. ST.) CANDLECREST DRIVE

LOT 74 (PVT. ST.) WESTBEND ROAD

GOLF COURSE

28.26 Ac.

LOT 65

(PRIVATE STREET)

56

57

14
1.51 AC.

13

21

25

60

17

20

① Δ = 146° 43' 12" R = 81' L = 207.42'

& OF A 30' WIDE EASEMENT OF THE CITY OF THOUSAND OAKS FOR WATERLINE PURPOSES PER DEED RECORDED DEC. 5, 1984 AS DOC. NO. 135315 O.R. AND OF THE CALIFORNIA WATER SERVICE COMPANY PER DEED RECORDED FEB. 20, 1986 AS DOC. NO. 86-020656

& WATER EASEMENT CURVE DATA
Δ = 20°53'45"
R = 825'
L = 300.88'

& WATER EASEMENT CURVE DATA
Δ = 0°58'20"
R = 825'
L = 14.00'

& OF A PROPOSED 15' WIDE EASEMENT TO THE TRIUNFO COUNTY SANITATION DISTRICT FOR SEWER PURPOSES

& OF A PROPOSED 15' WIDE EASEMENT TO THE TRIUNFO COUNTY SANITATION DISTRICT FOR SEWER PURPOSES

EASTERLY LINE OF A PROPOSED 30' WIDE & VARIABLE WIDTH EASEMENT TO THE TRIUNFO COUNTY SANITATION DISTRICT FOR SEWER PURPOSES

SOUTHERLY LINE OF A PROPOSED 30' WIDE & VARIABLE WIDTH EASEMENT TO THE TRIUNFO COUNTY SANITATION DISTRICT FOR SEWER PURPOSES

SOUTHERLY LINE OF A PROPOSED 25' WIDE EASEMENT TO BE GRANTED BY SEPARATE INSTRUMENT FOR STORM DRAIN PURPOSES

WESTERLY LINE OF A PROPOSED 25' WIDE EASEMENT TO BE GRANTED BY SEPARATE INSTRUMENT FOR STORM DRAIN PURPOSES

FLOOD HAZARD AREA

N 11° 24' 26" W 699.45'

N 25° 57' 12" W 404.49'

N 14° 54' 21" W 386.32'

N 20° 16' 03" W 304.29'

N 63° 10' 30" W (RAD.) 42.00'

N 63° 21' 11" W 246.43'

N 32° 36' 40" E 925.42'

N 66° 34' 17" W 65.39'

N 63° 21' 11" W 610.03'

N 33° 04' 21" E 391.32'

N 21° 42' 06" E 106.82'

N 21° 38' 56" E 345.62'

N 11° 20' 00" E 672.75'

N 33° 13' 02" W 388.13'

N 48° 13' 39" E 349.12'

N 41° 02' 09" E 428.42'

N 48° 57' 51" W 55.54'

N 17° 24' 48" E 280.51'

N 17° 29' 36" W 197.71'

N 80° 20' 57" W 283.59'

N 17° 24' 48" E 50.00'

N 22° 21' 45" E 135.75'

N 67° 41' 43" W 25.00'

N 69° 45' 57" E 29.69'

N 53° 31' 05" E 67.18'

N 20° 16' 03" W 249.65'

N 14° 54' 21" E (RAD.) 212.32'

N 1° 15' 21" E (RAD.) 212.32'

N 61° 24' 11" E (RAD.)

N 26° 49' 30" E 45.81'

N 26° 40' 50" W (RAD.) PR.C.

N 69° 31' 27" W 346.28'

N 72° 12' 46" W (RAD.) 147.27'

N 44° 46' 27" W (RAD.)

N 82° 14' 13" W (RAD.)

N 67° 37' 56" E (RAD.)

N 18° 40' 12" W (RAD.) 291.00'

N 41° 46' 21" W (RAD.) 24.00'

N 47° 43' 08" W (RAD.) 200.00'

Δ = 22° 33' 11" R = 830' L = 326.71' T = 165.50'

Δ = 9° 08' 33" R = 832.44'

Δ = 6° 27' 13" R = 854' L = 96.19'

Δ = 87° 18' 41" R = 20' L = 30.48'

Δ = 83° 39' 03" R = 20' L = 29.20'

Δ = 19° 03' 43" R = 246' L = 81.84'

Δ = 38° 07' 26" R = 204' L = 135.14'

Δ = 96° 20' 56" R = 20' L = 33.63'

Δ = 47° 09' 23" R = 30' L = 24.69'

Δ = 86° 18' 08" R = 45' L = 67.78'

Δ = 88° 05' 01" R = 45' L = 69.18'

Δ = 90° 55' 38" R = 45' L = 78.48'

Δ = 7° 11' 30" R = 1100' L = 138.07' T = 69.13'

Δ = 7° 11' 30" R = 1116' L = 139.96'

Δ = 7° 11' 30" R = 1124' L = 141.08' T = 70.69'

Δ = 36° 53' 39" R = 800' L = 515.14' T = 266.86'

Δ = 36° 53' 39" R = 776' L = 449.69'

Δ = 5° 56' 47" R = 824' L = 85.51'

Δ = 27° 17' 36" R = 513.17' L = 244.45' T = 124.59'

Δ = 47° 33' 21" L = 79.85' R = 95.00' T = 41.86'

Δ = 24° 45' 18" R = 495' L = 213.87' T = 108.63'

Δ = 20° 00' 50" R = 505.00' L = 176.40' T = 89.11'

Δ = 16° 36' 03" R = 81' L = 11.30'

Δ = 68° 26' 46" R = 81' L = 96.76'

Δ = 47° 00' 16" R = 81' L = 66.45'

Δ = 74° 14' 58" R = 200' L = 259.18'

Δ = 40° 21' 47" R = 221' L = 155.69'

Δ = 47° 29' 33" R = 221' L = 183.19'

TRACT NO. 4185

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

BEING A SUBDIVISION OF A PORTION OF SECTIONS 12 & 13 T.1N., R19W. AND 7 & 18 T.1N., R18W. 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.

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

SHEET 6 OF 15 SHEETS

LINE TABLE

	BEARING	LENGTH
(1)	N66°10'00"E	17.04' (RAD)

CURVE DATA

(1)	Δ=146°43'12"	R=81.00'	L=207.42'
(2)	Δ=257°37'34"	R=45.00'	L=202.34'
(3)	Δ=101°09'21"	R=30.00'	L=52.97'
(4)	Δ=0°59'02"	R=1149.00'	L=19.73'
(5)	Δ=3°40'26"	R=1125.00'	L=72.14' T=36.08'
(6)	Δ=17°02'11"	R=14.21'	L=4.23'
(7)	Δ=16°36'03"	R=39.00'	L=11.30'
(8)	Δ=26°48'10"	R=81.00'	L=37.89'
(9)	Δ=9°57'18"	R=81.00'	L=14.07'

4058 O.R. 295

NOT A PART OF THIS SUBDIVISION

SEE SHEET 5

SEE SHEET 7

SEE SHEET 4

4058 O.R. 295

4058 O.R. 295

TRACT NO. 2778 80 M.R. 50

TRACT NO. 2778 80 M.R. 49

SEE SHEET 8

SEE SHEET 9

SEE SHEET 6

CRESTHAVEN DRIVE

DEER HAVEN CT.

DEER HAVEN DRIVE

WESTBEND ROAD

WESTBEND ROAD (PRIVATE STREET) LOT 72

SPRING FOREST LANE LOT 80 (PVT. ST.)

AMBERCREST PLACE LOT 81 (PRIVATE STREET)

LOT 73

LOT 76

LOT 75 (PRIVATE STREET)

LOT 71 (PRIVATE STREET)

LOT 51 (PRIVATE STREET) VISTA RIDGE LANE

COLEMEADOW DRIVE

COLECREST DRIVE

WESTBEND ROAD

37 2.23Ac.

38 2.48 Ac.

39 1.26 Ac.

40 1.17 Ac.

41 1.21 Ac.

42 1.03 Ac.

43

44

59 13.23 Ac. GOLF COURSE

35 1.50 Ac.

36 1.00 Ac.

34 1.06 Ac.

49 2.96 Ac.

50

51 3.16 Ac.

52

58

RESTRICTED USE AREA

4058 OR 295 NOT A PART OF THIS SUBDIVISION

4058 O.R. 295

NOT A PART OF THIS SUBDIVISION

℄ OF A 30' WIDE EASEMENT OF THE CITY OF THOUSAND OAKS FOR WATERLINE PUPOSES PER DEED RECORDED DEC. 5, 1984 AS DOC. No. 135315 O.R. AND OF THE CALIFORNIA WATER SERVICE COMPANY PER DEED RECORDED FEB. 20, 1986 AS DOC. No. 86-020656

DETAIL - "I"

SCALE: 1" = 30'

SCALE: 1" = 100'

EASTERLY LINE OF A PROPOSED 18' WIDE EASEMENT TO BE GRANTED BY SEPARATE INSTRUMENT FOR STORM DRAIN PURPOSES

15' WIDE EASEMENT TO BE GRANTED PER SEPERATE INSTRUMENT FOR SD PURPOSES

VAR WIDTH EASEMENT TO BE GRANTED PER SEPERATE INSTRUMENT FOR STORM DRAIN PURPOSES

VARIABLE WIDTH EASEMENT TO BE GRANTED PER SEPERATE INSTRUMENT FOR STORM DRAIN PURPOSES

CURVE DATA

①	Δ = 4°21'20"	R=500'	L=38.01'
②	Δ = 7°08'41"	R=500'	L=62.35'
③	Δ = 11°30'01"	R=479'	L=96.14'
④	Δ = 9°43'52"	R=479'	L=81.35'

TRACT NO. 4185

IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF SECTIONS 12 & 13 T.1N., R19W. AND 7 & 18 T.1N., R18W. 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 IN DEEDS.

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

TRACT NO. 2778 80 M.R. 51

TRACT NO. 2778
80 M.R. 50

DEER HAVEN ROAD

COURT

CRESTHAVEN DRIVE

COACHMAN PLACE

HERITAGE PLACE

CRESTHAVEN DR.

DEER HAVEN COURT

WESTBEND

CANDLECREST DRIVE

LOT 71 (PVT. ST.)

LOT 73 (PVT. ST.)

(PRIVATE STREET LOT 72)

℄ OF A 30' WIDE EASEMENT OF THE CITY OF THOUSAND OAKS FOR WATERLINE PURPOSES PER DEED RECORDED DEC. 5, 1984 AS DOC. NO. 135315 O.R. AND OF THE CALIFORNIA WATER SERVICE COMPANY PER DEED RECORDED FEB. 20, 1986 AS DOC. Nº 86-020656

DETAIL - "J"
SCALE: 1" = 50'

THIS PORTION OF CRESTHAVEN DRIVE TO BE DEDICATED TO THE CITY OF THOUSAND OAKS.

E'LY LINE LOT 53 TRACT Nº 2778 PER 80 MR 50

VAR WIDTH EASEMENT TO BE GRANTED PER SEPERATE INSTRUMENT FOR STORM DRAIN PURPOSES.

S'LY LINES OF LOT 55 TR. 2778 80 MR 47/57

SE'LY LINE OF LOT 56 TR. 2778 80 MR 47/57

SE'LY LINE OF LOT 57 TR. 2778 80 MR 47/57

S'LY LINE OF LOT 63, TR. 2778 80 MR 47/57

SW'LY LINE OF LOTS 64 & 65 (TR. 2778 80 MR 47/57)

CURVE DATA
Δ=20°10'21" R=660' L=232.37'

SEE DETAIL "H" SHOWN ON SHEET Nº 9

SEE DETAIL "J" HEREON

SEE SHEET 7

SEE SHEET 9

	Δ	R	L	T
1	47°09'23"	30.00'	24.69'	13.09'
2	85°40'40"	20.00'	29.91'	18.55'
3	12°37'24"	225.00'	49.57'	24.89'
4	12°37'24"	246.00'	54.20'	27.21'
5	12°37'24"	204.00'	44.95'	22.56'
6	75°05'59"	45.00'	58.98'	
7	19°58'50"	45.00'	15.69'	
8	16°22'08"	45.00'	12.86'	
9	02°51'08"	45.00'	2.24'	
10	70°20'13"	45.00'	55.24'	
11	06°11'54"	246.00'	26.59'	
12	06°25'50"	246.00'	27.61'	
13	64°05'45"	20.00'	22.37'	
14	21°34'55"	20.00'	7.53'	

TRACT NO. 4185

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

BEING A SUBDIVISION OF A PORTION OF SECTIONS 12 & 13 T.1N., R19W. AND 7 & 18 T.1N., R18W. IN THE RANCHO EL CONEJO AS SHOWN UPON A MAP ENTITLED "MAP OF PARTITION SURVEY OF RANCHO EL CONEJO VENTURA COUNTRY CALIFORNIA", RECORDED IN BOOK 1, PAGE 746 IN DEEDS.

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

SEE SHEET 10

SEE SHEET 11

SEE SHEET 12

SEE SHEET 8

SEE SHEET 7

SEE DETAIL "K" ON SHEET No. 11

SEE DETAIL "G" SHEET No. 14

SEE DETAIL "F" ON SHEET No. 12

SEE DETAIL "H" HEREON

SCALE 1"=100'

LAKEVIEW CANYON ROAD

LOT 68 (PRIVATE STREET)

LOT 69 (PVT. ST.)

WOODLAND GROVE CT.

LOT 71 (PVT. STREET)

LOT 77 (PVT. ST.)

OAK MIRAGE PLACE

WESTBEND ROAD

SUNNYHILL STREET

KINGSBORO COURT

VALLEY SPRING DRIVE

CANDLECREST DRIVE

LOT 76 (PVT. ST.)

LOT 72 (PRIVATE STREET)

TRACT NO. 3507-1
93 MR 85

TRACT NO. 2778
80 MR. 57

TRACT NO. 2778
80 MR. 56

4058 O.R. 235

55
21.86 Ac.
GOLF COURSE

5
1.34 Ac.

6
1.69 Ac.

53
2.03 Ac.

52
1.66 Ac.

59

48

CURVE DATA

①	Δ= 3° 10' 12"	R= 574'	L= 31.76'
②	Δ= 4° 07' 49"	R= 574'	L= 41.38'
③	Δ= 6° 31' 34"	R= 380'	L= 43.28'
④	Δ= 0° 34' 21"	R= 550'	L= 5.50'
⑤	Δ= 3° 00' 08"	R= 395'	L= 20.70'
⑥	Δ= 2° 05' 05"	R= 550'	L= 20.01'
⑦	Δ= 5° 48' 30"	R= 380'	L= 38.52'
⑧	Δ= 2° 27' 33"	R= 699'	L= 30.00'
⑨	Δ= 1° 09' 35"	R= 741'	L= 15.00'

DETAIL "H"
SCALE 1"=30'

℄ OF A 30' WIDE EASEMENT OF THE CITY OF THOUSAND OAKS FOR WATERLINE PURPOSES PER DEED RECORDED DEC. 5, 1984 AS DOC. 135315 O.R AND OF THE CALIFORNIA WATER SERVICE COMPANY PER DEED RECORDED FEBRUARY 20, 1986 AS DOC. NO 86-020656

℄ OF A 30' WIDE EASEMENT TO THE CITY OF THOUSAND OAKS FOR WATERLINE PURPOSES PER DEED RECORDED DEC. 5, 1984 AS DOC. 135315 OR. AND. OF THE CALIF. WATER SERVICE COMPANY PER DEED RECORDED FEB. 20, 1986 AS DOCUMENT No. 86-020656

VAR. WIDTH EASEMENT TO BE GRANTED PER SEPARATE INSTRUMENT FOR STORM DRAIN PURPOSES

15' WIDE EASEMENT TO BE GRANTED PER SEPARATE INSTRUMENT FOR STORM DRAIN PURPOSES

15' WIDE EASEMENT TO BE GRANTED PER SEPARATE INSTRUMENT FOR STORM DRAIN PURPOSES

FLOOD HAZARD AREA

SCALE 1"=30'

TRACT NO. 4185
IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF SECTIONS 12 & 13 T.1N., R19W. AND 7 & 18 T.1N., R18W. 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 IN DEEDS.

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SHEET 9 OF 15 SHEETS

TRACT NO. 3507-1
93 MR 85

TRACT NO. 3507-2
94 M.R. 64

KINGSBORO COURT

DORAL CIRCLE

VALLEY SPRING DRIVE

LAKEVIEW CANYON ROAD

LOT 68 (PVT. ST.)

LOT 69 (PVT. ST.) WOODLAND GROVE

SEE DETAIL "K" SHOWN ON SHEET No. 11

SEE SHEET 11

TRACT No. 3507-2 94 MR 57

1
6.02 ACRES

2
6.34 ACRES

(BASIS OF BEARINGS) N69°11'25"W 367.71'

FD. 1½" I.P. & TAG R.C.E. 31680 PER TRACT No. 3507-2, 94 M.R. 64

SOUTHERLY LINE OF LAKEVIEW CANYON ROAD AS SHOWN ON TRACT NO. 3507-2 94 MR 64

FD. 1½" I.P. & TAG RCE. 15231 PER TRACK NO. 3507-1, 93 M.R. 85

FD. 1½" I.P. W/TAG R.C.E. 31680 PER TRACT No. 3507-2 94 MR 57/77

FD. 1½" I.P. W/TAG R.C.E. 31680 PER TRACT No. 3507-2 94 MR 57/77

℄ OF A PROPOSED 15' WIDE EASEMENT TO BE GRANTED BY SEPARATE INSTRUMENT FOR STORM DRAIN PURPOSES

PROPOSED VARIABLE WIDTH EASEMENT TO BE GRANTED BY SEPARATE INSTRUMENT FOR STORM DRAIN PURPOSES

4058 O.R. 295

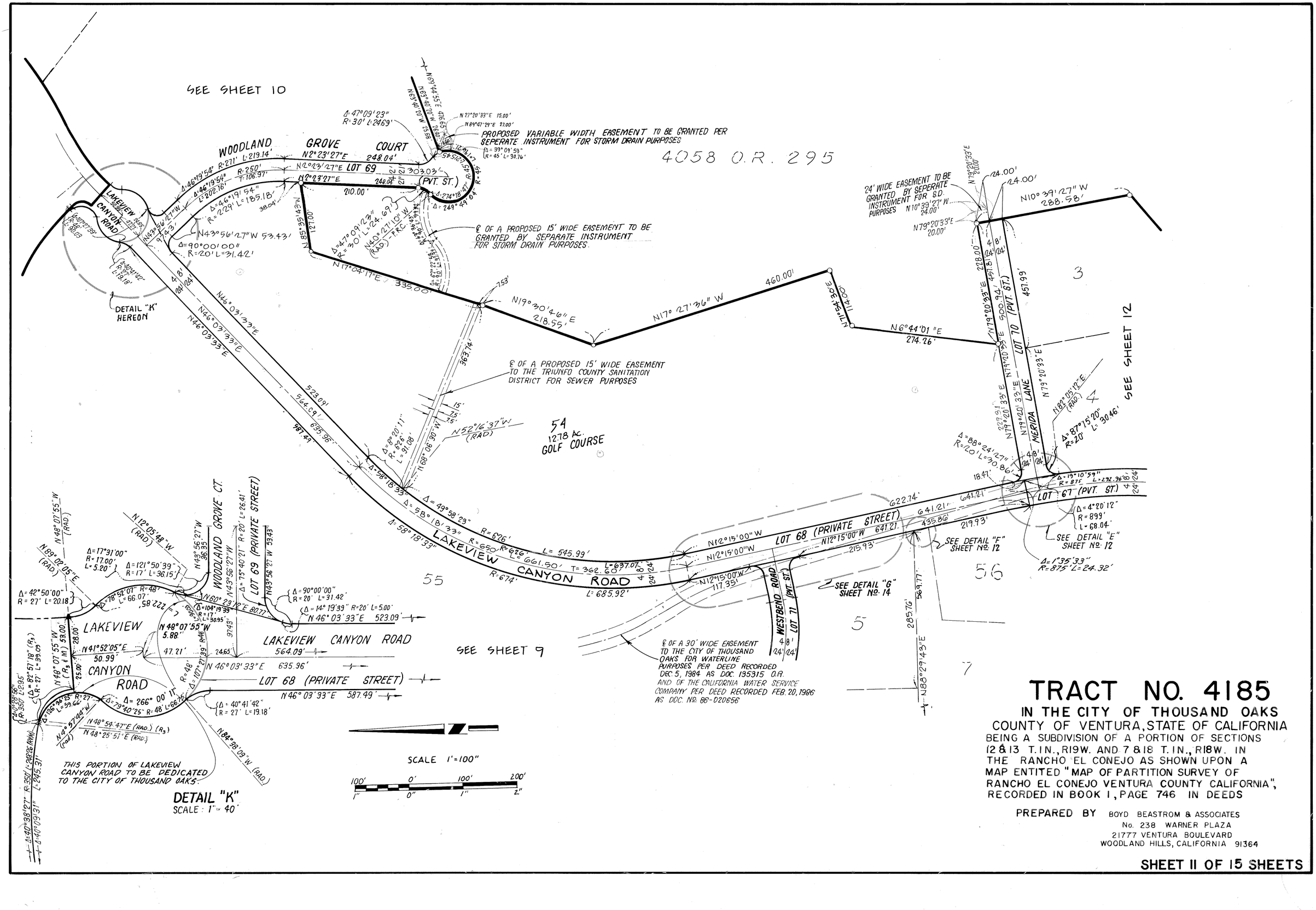
SCALE 1"=100'

TRACT NO. 4185

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

BEING A SUBDIVISION OF A PORTION OF SECTIONS 12 & 13 T.1N., R19W. AND 7 & 18 T.1N., R18W. 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 IN DEEDS.

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TRACT NO. 4185

IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF SECTIONS 12 & 13 T.1N., R19W. AND 7 & 18 T.1N., R18W. IN THE RANCHO EL CONEJO AS SHOWN UPON A MAP ENTITED "MAP OF PARTITION SURVEY OF RANCHO EL CONEJO VENTURA COUNTY CALIFORNIA", RECORDED IN BOOK 1, PAGE 746 IN DEEDS

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TRACT NO. 4185

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

BEING A SUBDIVISION OF A PORTION OF SECTIONS 12 & 13 T. 1N., R19W. AND 7 & 18 T. 1N., R18 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 IN DEEDS.

PREPARED BY

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

SHEET 12 OF 15 SHEETS

4058 O.R. 295

SCALE : 1" = 100'

LINE	DATA
(1)	N 76°56'16"E 21.00'
(2)	N 13°03'44"W 76.18
(3)	N 88°29'43"E 31.34'

CURVE	DATA	
(1)	Δ= 248°53'59"	R=45.00' L= 195.49'
(2)	Δ= 274°18'46"	R=45.00' L= 215.44'
(3)	Δ= 247°53'15"	R=45.00' L= 194.69'
(4)	Δ= 47°09'23"	R=30.00' L= 24.69'
(5)	Δ= 87°18'41"	R=20.00' L= 30.48'
(6)	Δ= 0°49'13"	R=699.00' L= 10.01'

LAKEVIEW CANYON ROAD (PRIVATE STREET)

LOT 67 — LOT 82 — LOT 83 — LOT 84 (FORK CIRCLE) — LOT 78 (OAK MIRAGE PLACE)

MERIDA LANE — LOT 70 (PVT. ST.) — MIDDLE COURT — VISTA RIDGE LANE

BROOK MEADOW COURT

GOLF COURSE 56 16.14 Ac.

LANE (PRIVATE STREET) 228.00'

MERIDA LOT 70

1 171 Ac. — 2 2.15 Ac. — 3 1.71 Ac. — 4 2.31 Ac. — 5 — 6 — 7 2.93 Ac. — 8 2.41 Ac. — 9 2.66 Ac. — 10 2.49 Ac. — 11 1.67 Ac. — 12 1.50 Ac. — 13 2.10 Ac.

SEE SHEET 11 — SEE SHEET 13 — SEE SHEET 14 — SEE SHEET 5 — SEE SHEET 9

SEE DETAIL "B" SHEET No. 14

DETAIL "E" HEREON — DETAIL "F" HEREON

DETAIL "E" SCALE: 1" = 30'

DETAIL "F" SCALE: 1" = 10'

24' WIDE EASEMENT TO BE GRANTED BY SEPERATE INST. FOR STORM DRAIN PURPOSES

℄ OF A PROPOSED 20' WIDE EASEMENT TO BE GRANTED BY SEPARATE INSTRUMENT FOR STORM DRAIN PURPOSES

EASTERLY LINE OF A PROPOSED EASEMENT TO BE GRANTED BY SEPARATE INSTRUMENT FOR STORM DRAIN PURPOSES

SEE DETAIL "D", SHEET No. 15

℄ OF A 30' WIDE EASEMENT TO THE CITY OF THOUSAND OAKS FOR WATERLINE PURPOSES PER DEED RECORDED DEC. 5, 1984 AS DOC. 135315 O.R. AND OF THE CALIFORNIA WATER SERVICE CO. PER DEED REC. FEB 20, 1986 AS DOC. NO. 86-020656

PROPOSED 10' WIDE EASEMENT TO THE CITY OF THOUSAND OAKS FOR WATERLINE PURPOSES

℄ OF A PROPOSED 15' WIDE EASEMENT TO THE TRIUNFO COUNTY SANITATION DISTRICT FOR SEWER PURPOSES

℄ OF A PROPOSED 15' WIDE EASEMENT TO THE TRIUNFO COUNTY SAN. DISTRICT FOR SEWER PURPOSED

PROPOSED VARIABLE WIDTH EASEMENT TO BE GRANTED BY SEPARATE INSTRUMENT FOR STORM DRAIN PURPOSES

℄ OF A PROPOSED 20' WIDE EASEMENT TO BE GRANTED BY SEPARATE INSTRUMENT FOR STORM DRAIN PURPOSES

℄ OF A 30' WIDE EASEMENT TO THE CITY OF THOUSAND OAKS FOR WATERLINE PURPOSES PER DEED RECORDED DEC. 5, 1984 AS DOC. 135315 O.R. AND OF THE CALIF. WATER SERVICE CO. PER DEED REC. FEB 20, 1986 AS DOC. NO. 86-020656

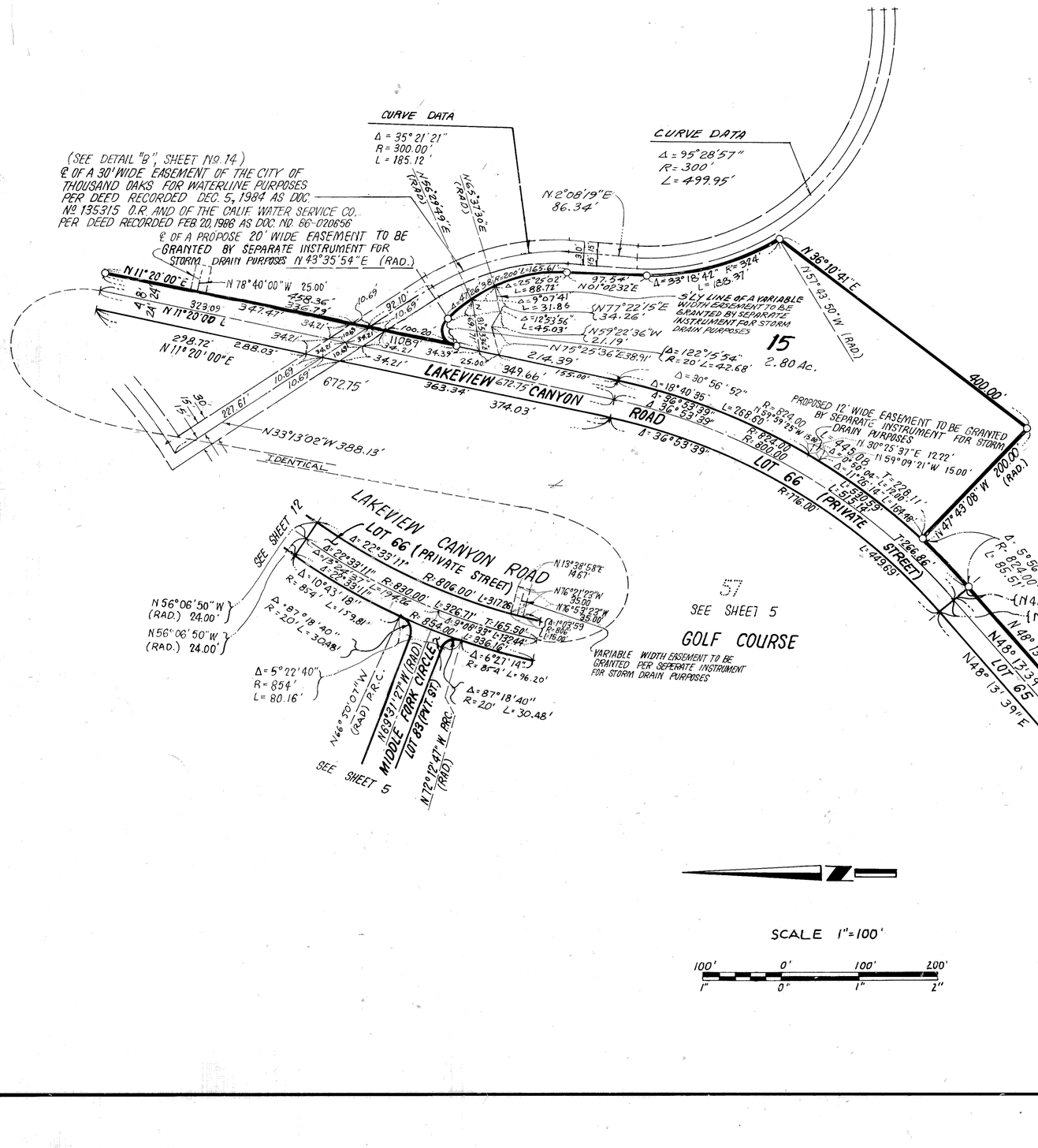
SEE DETAIL "C", SHEET No. 15

℄ OF A PROPOSED 15' WIDE EASEMENT TO BE GRANTED BY SEPARATE INSTRUMENT FOR STORM DRAIN PURPOSES

OAK MIRAGE PLACE LOT 78 (PRIVATE STREET)

NOT A PART OF THIS SUBDIVISION

4058 O.R. 295



4058 O.R. 295

TRACT NO. 4185

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

BEING A SUBDIVISION OF A PORTION OF SECTIONS 12 & 13 T. 1N., R19W. AND 7 & 18 T.1N., R18W. 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 IN DEEDS.

PREPARED BY

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

CURVE DATA

(13)	Δ= 55° 26' 36"	R= 20'	L= 19.35'
(14)	Δ= 34° 33' 25"	R= 20'	L= 12.06'
(15)	Δ= 1° 24' 07"	R= 985'	L= 24.10'
(16)	Δ= 52° 41' 06"	R= 20'	L= 18.39'
(17)	Δ= 35° 33' 52"	R= 20'	L= 12.41'
(18)	Δ= 0° 17' 38"	R= 985'	L= 5.05'

SCALE 1" = 30'

N 77°45'00" E

N 13°21'55" E (Rad.)

LAKEVIEW CANYON ROAD

LOT 68 (PRIVATE STREET)

24' 18' 24'

30' 15' 15'

N 16°28'29" E 420.64'

N 16°28'29" E 420.64'

N 16°28'29" E 255.21'

Δ=0°09'36" L=2.83'

15.00'

N 12°15'00" W 84.07'

L=226.97'

Δ=4°23'32" L=77.81'

35.28'

R=1015' L=146.33'

Δ=12°48'48"

Δ=8°15'36"

N 60°42'47" E

R=1015'

R=1000' L=223.62' L=192.03'

R=1000'

Δ=12°48'44"

Δ=11°00'09"

R=985' L=220.26' L=191.11'

R=985'

Δ=12°48'44"

Δ=11°01'00"

N 68°58'23" E (Rad.)

N 77°42'56" E (Rad.) Water

N 45°48'05" W (Rad.) Street

N 77°49'47" E (Rad.)

N 77°45'00" E 62.85'

49.49'

3.37'

N 13°17'58" E (Rad.)

N 77°45'00" E 96.85'

51.68'

WESTBEND ROAD

N 13°18'54" E (Rad.)

Δ=1°32'02" L=27.65'

Δ=0°13'33" L=3.94'

22.51'

19.03'

Δ=1°45'02" R=20' L=0.61'

LOT 71 (PRIVATE ST.)

20.0'

26.55'

27.00'

8.45'

DETAIL "G"

℄ OF A 30' WIDE EASEMENT OF THE CITY OF THOUSAND OAKS FOR WATERLINE PURPOSES PER DEED RECORDED DEC. 5, 1984 AS DOC. Nº 135315 O.R. AND OF THE CALIFORNIA WATER SERVICE COMPANY PER DEED RECORDED FEB. 20, 1986 AS DOC. Nº. 86-020656

N 59°03'46" W (Rad.)

N 64°35'50" W (Rad.)

N 69°41'35" W (Rad.)

N 71°43'22" W (Rad.) Street

N 53°55'52" W (Rad.) Water

N 74°34'56" W (Rad.)

N 78°40'00" W (RAD.)

LAKEVIEW CANYON ROAD

R=806' Δ=19°36'15"

L=275.78'

L=317.26'

N34°34'59"E 284.78'

153.42'

167.01'

198.94'

Δ=22°33'11" 284.78'

1.57'

Δ=20°33'11"

3.43'

10.52'

4.43'

Δ=8°29'00" R=830' L=122.89'

19.57'

N34°34'59" 284.78'

248.58'

73.50'

Δ=10°43'18" R=854' L=159.81'

R=830' L=326.71'

Δ=8°58'26"

L=130.00'

Δ=20°51'02"

Δ=4°14'23" L=62.16'

19.59'

14.65'

12.34'

15.67'

21.63'

8.57'

LOT 66 (PRIVATE STREET)

Δ=4°05'05" L=60.88'

Δ=16°36'38" R=840' L=243.52'

L=305.68'

Δ=20°53'35"

Δ=19°14'42"

R=825'

R=825'

L=300.38'

L=277.11'

Δ=20°53'45"

Δ=19°52'33" R=810'

L=295.41'

L=280.99'

30' 15' 15'

N 56°06'50" W (RAD.)

N 16°37'33" W (Rad.)

MIDDLE FORK CIRCLE

LOT 83 (PRIVATE STREET)

N 69°31'30" W 196.68'

N 54°23'49" W (Rad.)

N 40°56'58" E (Rad.)

N 8°11'08" W (Rad.) Street

N 53°45'56" W (Rad.) Water

N 51°10'38" W (Rad.)

DETAIL "B"

℄ OF A 30' WIDE EASEMENT OF THE CITY OF THOUSAND OAKS FOR WATERLINE PURPOSES PER DEED RECORDED DEC. 5, 1984 AS DOC. Nº 135315 O.R. AND OF THE CALIFORNIA WATER SERVICE COMPANY PER DEED RECORDED FEB. 20, 1986 AS DOC. Nº. 86-020656

SCALE 1" = 30'

CURVE DATA

(1)	Δ= 1° 29' 39"	R= 825'	L= 21.51'
(2)	Δ= 72° 20' 19"	R= 20'	L= 25.25'
(3)	Δ= 0° 09' 24"	R= 825'	L= 2.25'
(4)	Δ= 0° 29' 25"	R= 854'	L= 7.31'
(5)	Δ= 14° 58' 22"	R= 20'	L= 5.22'
(6)	Δ= 14° 58' 22"	R= 20'	L= 5.22'
(7)	Δ= 0° 53' 24"	R= 854'	L= 13.27'
(8)	Δ= 1° 01' 12"	R= 810'	L= 14.42'
(9)	Δ= 0° 10' 08"	R= 830'	L= 2.44'
(10)	Δ= 1° 47' 54"	R= 854'	L= 26.81'
(11)	Δ= 2° 11' 55"	R= 854'	L= 32.77'
(12)	Δ= 4° 05' 05"	R= 854'	L= 60.88'

30' 0 30' 60'

1 0 1 2

GRAPHIC SCALE

TRACT NO. 4185

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

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BOYD BEASTROM & ASSOCIATES
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21777 VENTURA BOULEVARD
WOODLAND HILLS, CALIFORNIA 91364

SCALE: 1" = 50'

CURVE DATA

①	Δ = 0° 38' 56"	R = 840'	L = 9.51'
②	Δ = 0° 90' 15"	R = 806'	L = 9.44'
③	Δ = 0° 38' 54"	R = 825'	L = 9.33'
④	Δ = 0° 37' 55"	R = 830'	L = 9.15'
⑤	Δ = 1° 47' 57"	R = 830'	L = 26.06'
⑥	Δ = 1° 09' 10"	R = 840'	L = 16.09'
⑦	Δ = 0° 34' 21"	R = 825'	L = 8.21'
⑧	Δ = 0° 19' 29"	R = 820'	L = 4.65'
⑨	Δ = 2° 02' 09"	R = 1245'	L = 44.24'
⑩	Δ = 1° 36' 27"	R = 1245'	L = 34.93'
⑪	Δ = 1° 33' 53"	R = 1269'	L = 34.66'

WATERLINE Δ = 1° 15' 35" R = 825' L = 18.14'

℄ OF A 30' WIDE EASEMENT OF THE CITY OF THOUSAND OAKS FOR A WATERLINE PURPOSES PER DEED RECORDED DEC. 5, 1984 AS DOC. Nº 135315 O.R. AND OF THE CALIFORNIA WATER SERVICE COMPANY PER DEED RECORDED FEBRUARY 20, 1986 AS DOCUMENT NO. 86-020656

LOT 67

LAKEVIEW CANYON ROAD

DETAIL "D"

DETAIL "C"

SCALE: 1" = 50'

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

TRACT NO. 4185

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