SUBDIVIDER'S STATEMENT:

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT No. 4115 SHOWN ON THIS MAP, CONSISTING OF 4 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 PRIVATE STREETS SHOWN ON THIS MAP. WE ALSO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE NORTHEASTERLY LINE OF LOTS 18 AND 19 ABUTTING KANAN ROAD IN ORDER THAT THE OWNER OF SAID LOTS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID ROAD, EXCEPT THE GENERAL RIGHT OF TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC. WE ALSO HEREBY DEDICATE TO THE CITY OF THOUSAND OAKS AN EASEMENT FOR PUBLIC UTILITY PURPOSES OVER ALL PRIVATE STREETS AS SHOWN ON THIS MAP.

REGISTERED PROFESSIONAL ENGINEER — ROSS N. BOLTON — No. 26120 — EXP. 3/31/90 — CIVIL — STATE OF CALIFORNIA

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

BY: H. C. Connor
H. C. CONNOR
VICE PRESIDENT

BY: Norman A Chernin
NORMAN A. CHERNIN
ASSISTANT SECRETARY

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA S.S
LOS ANGELES COUNTY

ON THIS 8th DAY OF June 1988 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 SATISFACTORY 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.

OFFICIAL SEAL
NANCY M MCISAAC
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My comm. expires JAN 21, 1992

Nancy M. Mc Isaac
NOTARY PUBLIC
MY COMMISSION EXPIRES January 21, 1992

SIGNATURE OMISSION

THE SIGNATURE OF STORER CABLE T. V. INC., OWNER OF AN EASEMENT FOR COMMUNITY ANTENNAE TELEVISION SYSTEMS, RECORDED JUNE 9, 1965, IN BOOK 2999, PAGE 398, OFFICIAL RECORDS; CALLEGUAS MUNICIPAL WATER DISTRICT, OWNER OF AN EASEMENT FOR WATER PIPE LINES, RECORDED SEPTEMBER 2, 1971, IN BOOK 3878, PAGE 707, OFFICIAL RECORDS; SOUTHERN CALIFORNIA EDISON COMPANY, OWNER OF AN EASEMENT FOR UNDERGROUND SYSTEMS, RECORDED JUNE 23, 1983, AS INSTRUMENT NO. 67348, OFFICIAL RECORDS; AND TRIUNFO COUNTY SANITATION DISTRICT, OWNER OF AN EASEMENT FOR SANITARY SEWER LINES, RECORDED JULY 26, 1983, AS INSTRUMENT NO. 80424, OFFICIAL RECORDS; HAVE BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (a) (3) (A) OF THE SUBDIVISION MAP ACT, AS SAID EASEMENTS CANNOT RIPEN INTO A FEE TITLE.

THE SIGNATURE OF 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 PROTION OF THE SUBSURFACE THEREOF LYING ABOVE A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM SAID SURFACE, MAY BE OMITTED IN ACCORDANCE WITH SECTION 66436 (a) (3) (C) OF THE SUBDIVISION MAP ACT.

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 THE CITY OF THOUSAND OAKS PLANNING COMMISSION RESOLUTION No. 45-86 PC

ENGINEER'S STATEMENT:

I, ROSS N. BOLTON, DO HEREBY **STATE** THAT I AM A REGISTERED CIVIL ENGINEER, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN JUNE 1988, 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: June 17, 1988 BY: Ross N Bolton
ROSS N. BOLTON R.C.E. 26120

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.

HAROLD S. PITTMAN
TREASURER-TAX COLLECTOR
COUNTY OF VENTURA

BY: Cynthia M Simmons
DEPUTY COUNTY TAX COLLECTOR
DATE: 1/10/89

CITY ENGINEER'S CERTIFICATE :

I CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT No. 4115 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.

for J. LOUIS SCHERER
CITY ENGINEER
CITY OF THOUSAND OAKS

DATE: January 10, 1989 BY:

REGISTERED PROFESSIONAL ENGINEER — JOHN P. CLEMENT — No. 22578 — Exp. 12-31-89 — 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 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 4115 HAVE BEEN COMPLIED WITH.

NANCY A. DILLON
CITY CLERK
CITY OF THOUSAND OAKS

DATE: January 10, 1989 BY: Nancy A. Dillon

CITY CLERK ACCEPTANCE CERTIFICATE :

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS BY RESOLUTION DULY PASSED ON THE DAY OF , 1988, APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC THE OFFER OF INGRESS AND EGRESS RIGHTS OVER AND ACROSS THE NORTHEASTERLY LINE OF LOTS 18 AND 19 ABUTTING KANAN ROAD . THE OFFER OF PUBLIC UTILITY EASEMENT OVER ALL PRIVATE STREETS WAS ACCEPTED.
THE OFFER FOR PUBLIC USE OF RIGHT OF WAY EASEMENT OVER PRIVATE STREETS 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.

NANCY A. DILLON
CITY CLERK, CITY OF THOUSAND OAKS

DATE: January 10, 1989 BY: Nancy A. Dillon

COUNTY RECORDER'S CERTIFICATE :

DOCUMENT No. 89-7258

RECORDED AT THE REQUEST OF THE OWNER, THIS 17th DAY OF JANUARY, 1989 AT 9:31 AM IN BOOK 115 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 18-21, RECORDS OF VENTURA COUNTY.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: S E Durham
ASSISTANT COUNTY RECORDER

SOILS REPORTS :

THE FOLLOWING SOIL REPORTS HAVE BEEN PREPARED ON TRACT No. 4115 AND ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER :

DATE OF REPORT	TITLE OF REPORT	FIRM NAME	ENGINEER	REG. No.
JAN. 26, 1987	GEOTECHNICAL SITE INVESTIGATION TRACT 4115 NORTH RANCH	GORIAN AND ASSOCIATES INC.	JEROME J. BLUNCK	G.E.151

REGISTERED PROFESSIONAL ENGINEER — JEROME JON BLUNCK — No. 151 — Exp. 12-31-88 — GEOTECHNICAL — STATE OF CALIFORNIA

BY: Jerome J Blunck
JEROME J. BLUNCK

5-31-88
DATE

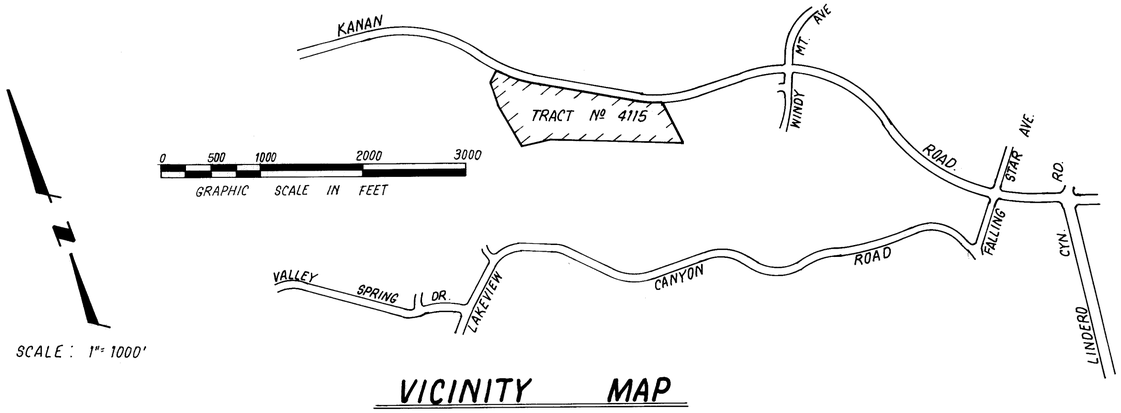
TRACT NO. 4115

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

BEING A SUBDIVISION OF LOT 134 AND OF A PORTION OF LOT 141 OF TRACT NO. 3507-2, IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 94, PAGES 57 THROUGH 77 OF MAPS, ALSO SHOWN AS LOT 134A OF LOT LINE ADJUSTMENT No. 87-141, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

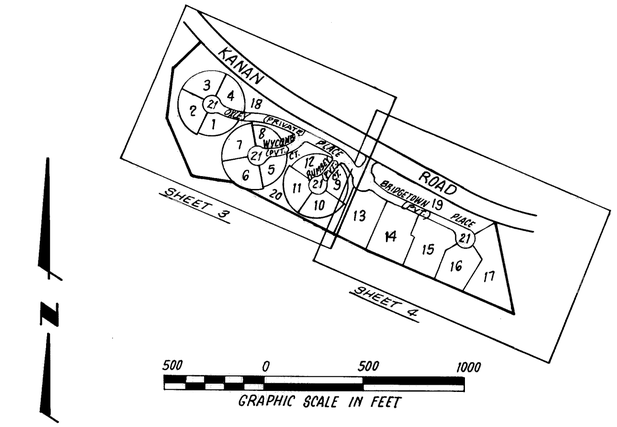
MAY 1988

PREPARED BY
SOUTH BAY ENGINEERING CORP.
822 HAMPSHIRE RD. SUITE H
WESTLAKE VILLAGE, CA 91361
494-4499 / (213) 375-2556



SCALE : 1"= 1000'

VICINITY MAP



SCALE : 1"=500'

INDEX MAP

LEGEND AND MONUMENTING NOTES:

- ● — FOUND 1½" I.P. WITH TAG R.C.E. 31680 PER TRACT NO. 3507-2, 94 MR 57/77
- ■ — FOUND CITY STANDARD SURVEY MONUMENT
- □ — SET CITY STANDARD SURVEY MONUMENT PER PLATE F-2, STAMPED R.C.E. 26120
- ○ — SET 1½" I.P. WITH TAG R.C.E. 26120 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. 26120 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. 26120 AT ALL REAR LOT CORNERS AND LOT LINE ANGLE POINTS, FLOOD HAZARD LINES
- 3.) — SET L.T. ON CURB ON PROLONGATION OF SIDE LOT LINES, FLOOD HAZARD LINES
- 4.) — SET LEAD AND TACK ON CURB FOR STREET CENTERLINE MONUMENT REFERENCE POINT TIES

ABBREVIATIONS:

F.D.	FOUND
M.	MEASURED
R.	RECORD
RAD.	RADIAL
M.R.	MISCELLANEOUS RECORDS
O.R.	OFFICIAL RECORDS
R.S.	RECORD OF SURVEY
I.P.	IRON PIPE
AC.	ACRES
L.T.	LEAD AND TAG
PVT. ST.	PRIVATE STREET

RECORD DATA:

R1 - TRACT No. 3507-2 PER 94 MR 57/77

BASIS OF BEARINGS:

THE BEARING **N 59° 03' 02" W** OF THE CENTERLINE OF KANAN ROAD AS SHOWN ON MAP OF TRACT № 3507-2, AS RECORDED IN BOOK 94, PAGES 57 TO 77 INCLUSIVE, OF MISCELLANEOUS RECORDS (MAPS), RECORDS OF VENTURA COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

TRACT NO. 4115

IN THE CITY OF THOUSAND OAKS

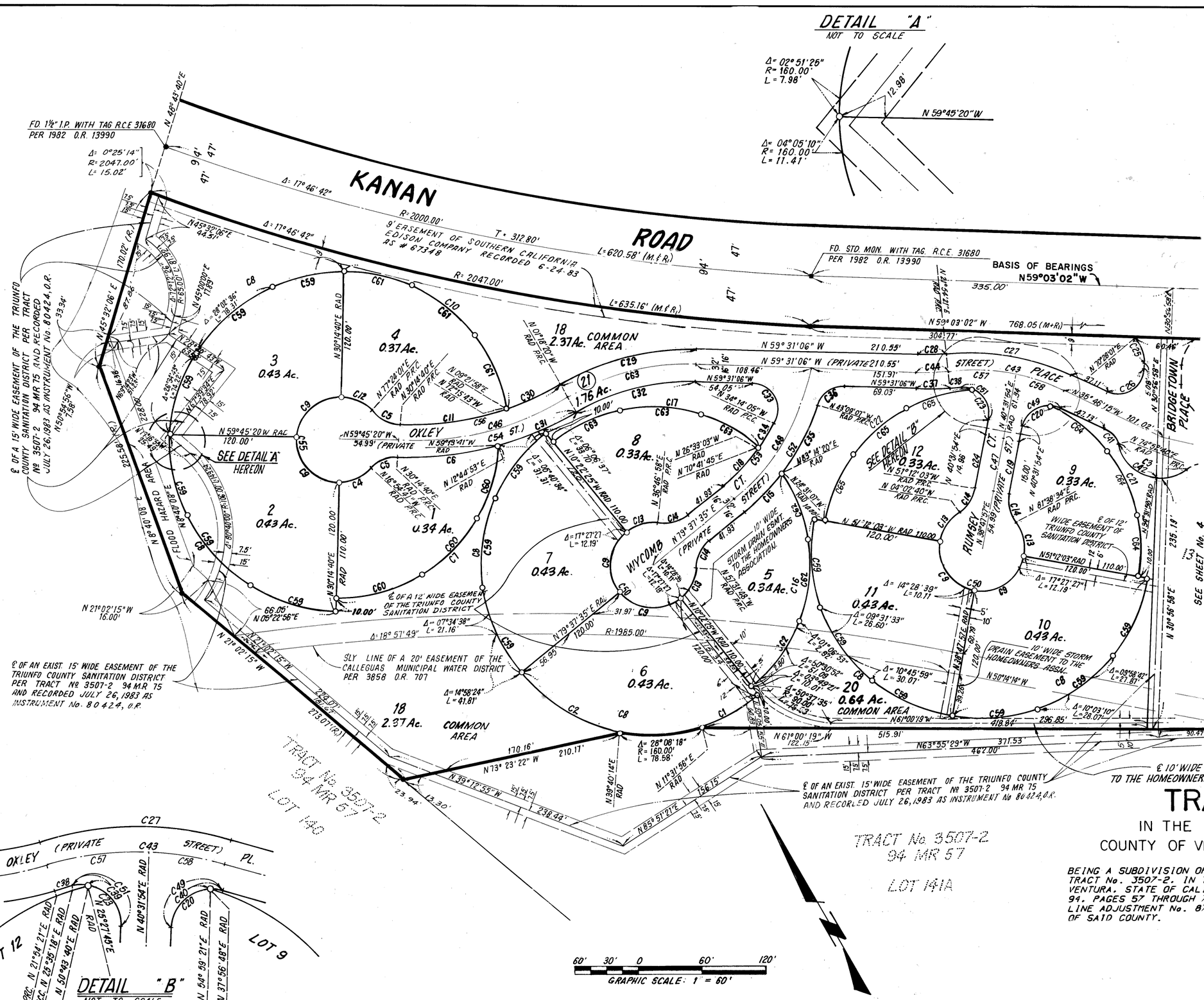
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 134 AND OF A PORTION OF LOT 141 OF TRACT No. 3507-2, IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 94, PAGES 57 THROUGH 77 OF MAPS. ALSO SHOWN AS LOT 134A OF LOT LINE ADJUSTMENT No. 87-141, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MAY 1988

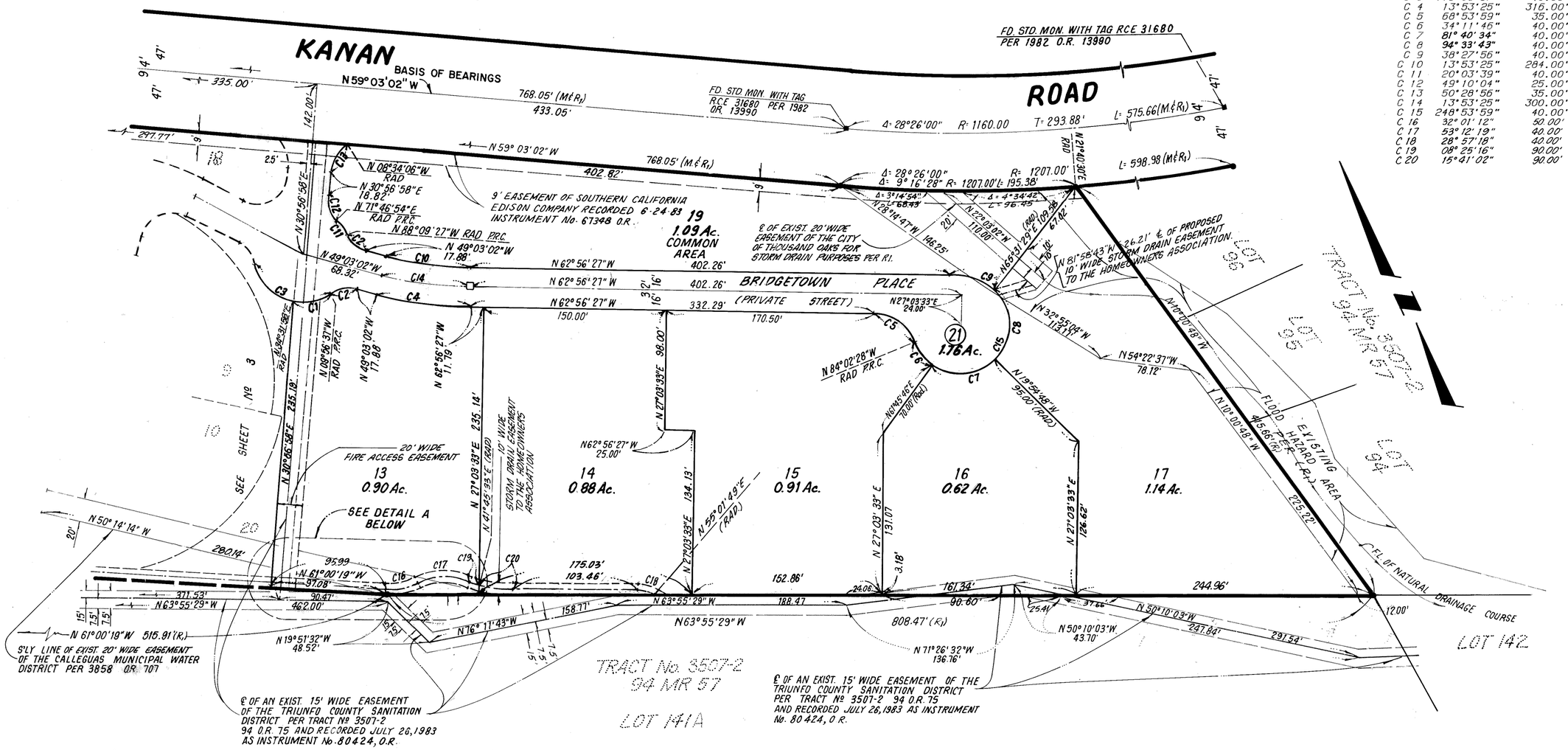
PREPARED BY

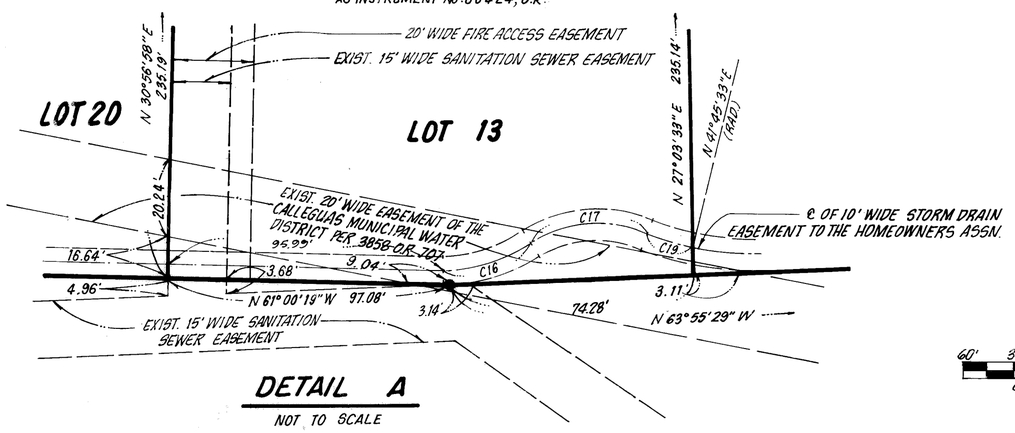
SOUTH BAY ENGINEERING CORPORATION
822 HAMPSHIRE RD., SUITE H
WESTLAKE VILLAGE, CALIFORNIA 91361


KANAN ROAD
Δ= 17°46'42"
R= 2000.00'
T= 312.80'
L= 620.58' (M.&R.)
R= 2047.00'
L= 635.16' (M.&R.)
9' EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 6-24-83 AS # 67348
FD. 1⅛" I.P. WITH TAG R.C.E 31680 PER 1982 O.R. 13990
Δ= 0°25'14" R= 2047.00' L= 15.02'
FD. STO. MON. WITH TAG. R.C.E. 31680 PER 1982 O.R. 13990
BASIS OF BEARINGS N59°03'02"W
335.00'
768.05 (M+R)
304.77'
N 59°31'06" W 210.55'
N 59°31'06" W (PRIVATE 210.55')
OXLEY (PRIVATE STREET)
WYCOMB (PRIVATE STREET)
RUMSEY (PRIVATE ST.)
BRIDGE TOWN PLACE
C43 PLACE
C57 STREET)
SEE DETAIL "A" HEREON
SEE DETAIL "B" HEREON
DETAIL "A"
NOT TO SCALE
Δ= 02°51'26" R= 160.00' L= 7.98'
12.98'
N 59°45'20"W
Δ= 04°05'10" R= 160.00 L= 11.41'
1 0.34 Ac.
2 0.43 Ac.
3 0.43 Ac.
4 0.37 Ac.
5 0.34 Ac.
6 0.43 Ac.
7 0.43 Ac.
8 0.33 Ac.
9 0.33 Ac.
10 0.43 Ac.
11 0.43 Ac.
12 0.33 Ac.
18 2.37 Ac. COMMON AREA
20 0.64 Ac. COMMON AREA
21 1.76 Ac.
N 45°32'06" E 44.51'
N 45°00'00" E 17.69'
N 45°32'06" E 87.96'
N 45°32'06" E 170.02' (R.)
N 59°45'20" W RAD. 120.00'
N 59°45'20" W 54.99' (PRIVATE)
N 21°02'15" W 16.00'
N 21°02'15" W 273.07' (R.)
N 21°02'15" W 273.07' (M.)
N 8°40'08" E 225.58'
N 8°40'08" E 220.00'
N 8°40'08" E (FLOOD HAZARD AREA)
N 30°14'40" E RAD 120.00'
N 30°14'40" E RAD 110.00'
N 01°18'20" W RAD PRC.
N 77°24'01" E RAD PRC.
N 30°14'40" E RAD PRC.
N 09°21'58" E RAD
N 74°45'43" W RAD
N 59°31'06" W 54.05'
N 34°14'05" W RAD PRC.
N 59°31'06" W 69.03'
N 43°09'01" W RAD PRC.C21.
N 40°31'54" E RAD 61.34'
N 40°31'54" E 19.98'
N 40°31'54" E 15.00'
N 81°38'34" E RAD PRC.
N 83°14'20" E RAD
N 51°12'03" W RAD PRC.
N 04°02'40" W RAD PRC.
N 51°12'03" W RAD 110.00'
N 51°12'03" W 120.00'
N 36°46'58" E RAD PRC.
N 70°41'45" E RAD PRC.
N 26°33'03" W RAD
N 18°54'41" W RAD PRC.
N 30°14'40" E RAD
N 12°44'53" E RAD
N 10°22'25" W RAD 110.00'
N 79°37'35" E RAD 120.00'
N 57°31'48" W RAD PRC.
N 10°22'25" W RAD 110.00'
N 61°00'19" W 515.91'
N 63°55'29" W 371.53'
462.00'
N 73° 23' 22" W 210.17'
N 39°12'55" W 238.44'
N 11°31'56" E RAD 156.75'
N 85°51'27" E 23.94'
N 39°40'14" E RAD 19.30'
N 61°00'19" W 122.15'
N 30°40'14" E RAD
N 39°40'14" E RAD 120.00'
N 30°40'14" E RAD 110.00'
N 30°46'58" E 418.84'
N 30°46'58" E 296.85'
N 30°46'58" E 235.19'
N 30°46'58" E
N 35°46'15" W 101.02'
N 70°28'01" E RAD
N 70°28'01" E 60.46'
N 70°41'45" E RAD
N 70°41'45" E RAD PRC.
N 81°38'34" E RAD
N 81°38'34" E RAD PRC.
N 50°14'14" W
N 39°40'14" E RAD 60.79'
N 79° 37' 35" E RAD 120.00'
N 79° 37' 35" E RAD
N 57°31'48" W RAD PRC.
N 10°22'25" W RAD 110.00'
N 10°22'25" W RAD
N 10°22'25" W 110.00'
N 10°22'25" W 122.00'
N 10°22'25" W 120.00'
N 10°22'25" W 110

CURVE DATA:

Curve Number	Delta	Radius	Arc Length	Tangent Length
C 1	44°28'35"	40.00'	31.05'	16.35'
C 2	50°53'35"	25.00'	22.21'	11.90'
C 3	115°03'57"	40.00'	80.33'	62.87'
C 4	13°53'25"	316.00'	76.61'	38.49'
C 5	68°53'59"	35.00'	42.09'	24.01'
C 6	34°11'46"	40.00'	23.87'	12.30'
C 7	81°40'34"	40.00'	57.02'	34.57'
C 8	94°33'43"	40.00'	66.02'	43.32'
C 9	38°27'56"	40.00'	26.85'	13.96'
C 10	13°53'25"	284.00'	68.85'	34.59'
C 11	20°03'39"	40.00'	14.01'	7.07'
C 12	49°10'04"	25.00'	21.45'	11.44'
C 13	50°28'56"	35.00'	30.84'	16.50'
C 14	13°53'25"	300.00'	72.73'	36.54'
C 15	248°53'59"	40.00'	173.76'	------
C 16	32°01'12"	50.00'	27.94'	14.35'
C 17	53°12'19"	40.00'	37.14'	20.03'
C 18	28°57'18"	40.00'	20.21'	10.33'
C 19	08°25'16"	90.00'	13.23'	6.63'
C 20	15°41'02"	90.00'	24.64'	12.40'





DETAIL A
NOT TO SCALE

60' 30' 0 60' 120'
GRAPHIC SCALE: 1" = 60'

TRACT NO. 4115

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

BEING A SUBDIVISION OF LOT 134 AND OF A PORTION OF LOT 141 OF TRACT No. 3507-2, IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 94, PAGES 57 THROUGH 77 OF MAPS. ALSO SHOWN AS LOT 134A OF LOT LINE ADJUSTMENT No. 87-141, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MAY 1988

PREPARED BY

SOUTH BAY ENGINEERING CORPORATION
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