SUBDIVIDERS STATEMENT

WE, THE UNDERSIGNED HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE A RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THIS SUBDIVISION ENTITLED TRACT No. 4831-3, AS SHOWN ON THIS MAP, CONSISTING OF 18 SHEETS, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A TITLE TO SAID PROPERTY, THAT WE CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINE.

AND THAT WE DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS FOR PUBLIC USE, THE RIGHT OF WAY EXCEPT FOR THOSE INDENTIFIED AS PRIVATE STREETS, FOR ALL STREETS AND HIGHWAYS SHOWN ON THIS MAP

AND THAT WE DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, THE EASEMENTS FOR STORM DRAINAGE, WASTEWATER PIPELINES AND PUBLIC SERVICE PURPOSES OVER THOSE PRIVATE STREETS SHOWN ON THIS MAP

AND THAT WE DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, AN ACCESS EASEMENT FOR ALL GOVERNMENT AGENCIES PROVIDING FOR PUBLIC SAFETY, HEALTH AND WELFARE OVER ALL PRIVATE STREETS SHOWN ON THIS MAP

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, THE EASEMENTS FOR STORM DRAINAGE, WASTEWATER PIPELINES, SIDEWALK, AND LANDSCAPE PURPOSES OVER ALL OF LOTS 232, 233 ,235 AND 236

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, ALL RIGHTS OF INGRESS AND EGRESS ALONG THE SOUTHERLY LINES OF LOTS 232, 233, AND 235 ABUTTING LYNN ROAD IN ORDER THAT THE OWNERS OF SAID LOTS 232, 233, AND 235 SHALL HAVE NO RIGHTS OF ACCESS TO SAID LYNN ROAD EXCEPT THE GENERAL RIGHT-OF TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC

AND THAT WE DO HEREBY OFFER TO DEDICATE TO THE CONEJO RECREATION AND PARK DISTRICT LOTS 230 AND 231 IN FEE, FOR PUBLIC PARK PURPOSES

AND THAT WE DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS THE WASTEWATER PIPELINE EASEMENT SHOWN FOR LOT 239

AND THAT WE DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS THE STORM DRAINAGE EASEMENTS SHOWN FOR LOTS *165 AND 239*

AND THAT WE DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS THE INGRESS AND EGRESS EASEMENT SHOWN FOR LOTS 152 AND 237

AND THAT WE DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS EASEMENTS FOR TRAIL PURPOSES SHOWN FOR LOTS 235, 236, 237, AND 239.

OPERATING ENGINEERS FUNDS, INC., A CALIFORNIA CORPORATION, AS CUSTODIAN FOR THE OPERATING ENGINEERS PENSION TRUST, AS OWNER.

BY:

FUND MGR. ~~PRESIDENT~~
LEO A. MAJICH

ADMIN. ASSISTANT ~~SECRETARY~~
GENEVIEVE N. TANGO

SEE SHEET NO.2 FOR NOTARY ACKNOWLEGMENT

SIGNATURE OMISSIONS:

THE SIGNATURE OF
CITY OF THOUSAND OAKS, PRESENT OWNER OF EASEMENTS FOR PUBLIC HIGHWAY PURPOSES AS FILED IN BOOK 1, PAGE 201 OF SUPERVISOR PROCEEDINGS AND RECORDED MARCH 16, 1875, IN BOOK 3, PAGE 25 OF DEEDS, AND RECORDED MARCH 11, 1920, IN BOOK 173, PAGE 90 OF DEEDS AND RECORDED OCTOBER 21, 1933, IN BOOK 393, PAGE 247 OF OFFICIAL RECORDS; AND FOR SANITARY SEWER AND STORM COLLECTION SYSTEMS, WATER DISTRIBUTION SYSTEMS, PUBLIC UTILITIES FACILITIES AND PUBLIC ROAD AS DISCLOSED BY DEED RECORDED AUGUST 16, 1994 AS INSTRUMENT 94-135038 AND FOR PIPELINE, CHANNELS, INLETS, OUTLETS, CATCH BASINS, PONDS AND BASINS AND APPURTENANCES INCIDENTAL THERETO, FOR THE TRANSPORTATION OF STORM WATER/RAINFALL RUN-OFF WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAME AS RECORDED AUGUST 16, 1994 AS INSTRUMENT NO. 94-135039, OF OFFICIAL RECORDS AND FOR PIPELINE, CHANNELS INLETS, OUTLETS, CATCH BASIN, PONDS AND BASINS AND APPURTENANCES INCIDENTAL THERETO, FOR THE TRANSPORTATION OF STORM WATER/RAINFALL RUN-OFF WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAME AS RECORDED AUGUST 16, 1994 AS INSTRUMENT NO. 94-135040, OF OFFICIAL RECORDSAND RECORDED AUGUST 16, 1994 AS INSTRUMENT NO. 94-135041 OF OFFICIAL RECORDS; AND FOR SANITARY SEWER AND STORM DRAIN COLLECTION SYSTEMS, WATER DISTRIBUTION SYSTEMS, PUBLIC UTILITIES FACILITIES AND PUBLIC ROAD AS RECORDED AUGUST 16, 1994 AS INSTRUMENT NO. 94-135042 OF OFFICIAL RECORDS AND RECORDED AUGUST 16, 1994 AS INSTRUMENT NO. 94-135043 OF OFFICIAL RECORDS; AND FOR SEWER LINES, WATER LINES, PIPES, CONDUITS, CABLES, WIRES, POLES AND OTHER CONVENIENT STRUCTURES, EQUIPMENT AND FIXTURES FOR THE TRANSPORTATION OR DISTRIBUTION OF ELECTRIC ENERGY AND FOR DRAINAGE PURPOSES, INCLUDING ACCESS THERETO AS RECORDED AUGUST 16, 1994 AS INSTRUMENT NO. 94-135044 OF OFFICIAL RECORDS.
AND SOUTHERN CALIFORNIA EDISON COMPANY, PRESENT OWNER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES, AS DISCLOSED BY DEED RECORDED AUGUST 23, 1949, IN BOOK 887, PAGE 247 OF OFFICIAL RECORDS *AND RECORDED JANUARY 31, 1996, AS INSTRUMENT NO. 96-011552, OFFICIAL RECORDS.*
HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTON 66436 (a) (3) (A) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY

NOTE: EASEMENTS RECORDED AS INSTRUMENT NO. 94-135039 AND 94-135043 FALL ENTIRELY WITHIN LYNN ROAD.

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED "TRACT No. 4831-3", 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 TITLE 7, DIVISION 2, OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES 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.

5-8-96
DATE

G. R. PABLEO R.C.E.27221
CITY ENGINEER
CITY OF THOUSAND OAKS
MY REGISTRATION EXPIRES: 03/31/97

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 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.4831-3 HAVE BEEN COMPLIED WITH.

May 8, 1996
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 7th DAY OF May, 1996, APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC, FOR PUBLIC USE THE RIGHT OF WAY FOR ALL STREETS AND HIGHWAYS AS SHOWN ON THE MAP AND USES INCIDENTAL THERETO.
AND HEREBY ACCEPTS THE ACCESS EASEMENTS OVER THOSE PRIVATE STREETS AS SHOWN ON THIS MAP ON BEHALF OF ALL GOVERNMENT AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.
AND HEREBY ACCEPTS THE EASEMENTS FOR PUBLIC SERVICE, STORM DRAINAGE, WASTEWATER PIPELINE PURPOSES OVER ALL PRIVATE STREETS AS SHOWN ON THIS MAP
AND ALSO HEREBY ACCEPTS ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON
AND HEREBY ACCEPTS THE EASEMENTS FOR SIDEWALK, STORM DRAINAGE, WASTEWATER PIPELINES AND LANDSCAPE MAINTENANCE PURPOSES OVER ALL OF LOTS 232,233 ,235 AND 236

AND ALSO HEREBY ACCEPTS THE WASTEWATER PIPELINES EASEMENT AS SHOWN FOR LOT 239
AND ALSO HEREBY ACCEPTS THE STORM DRAINAGE EASEMENTS AS SHOWN FOR LOTS *165 AND 239*
AND ALSO HEREBY ACCEPTS THE INGRESS AND EGRESS EASEMENT AS SHOWN FOR LOTS 152 AND 237
AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR TRAIL PURPOSES SHOWN FOR LOTS 235, 236, 237, AND 239.

May 8, 1996
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.

June 20, 1996
DATE

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

DEPUTY COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE:

DOCUMENT NO. 96-090517
RECORDED THIS 2nd DAY OF JULY, 1996, AT 8:00 A.M. IN BOOK 129 OF MISCELLANEOUS RECORDS (MAPS), AT PAGES 53-70, AT THE REQUEST OF OPERATING ENGINEERS PENSION TRUST.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: Mary E. Baker
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 JULY, 1993 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.

2/9/96
DATE

WILLIAM S. KISH L.S. 5000
MY REGISTRATION EXPIRES: 12/31/97

CONEJO RECREATION AND PARK DISTRICT ACCEPTANCE CERTIFICATE

I HEREBY CERTIFY THAT THE CONEJO RECREATION AND PARK DISTRICT ACCEPTS THE INTEREST IN THE REAL PROPERTY CONVEYED AS LOT 230 AND 231 OF TRACT No. 4831-3 FOR PUBLIC PARK PURPOSES AS SHOWN ON THIS MAP. SUCH ACCEPTANCE IS HEREBY DONE ON BEHALF OF THE DISTRICT BOARD OF DIRECTORS PURSUANT TO AUTHORITY CONFERRED BY SAID BOARD OF DIRECTORS OF THE CONEJO RECREATION AND PARK DISTRICT.

4/22/96
DATE

TEX WARD, GENERAL MANAGER
CONEJO RECREATION AND PARK DISTRICT

SECTION 66499.20 1 / 2 CERTIFICATE

THIS IS TO CERTIFY THAT PURSUANT TO SECTION 66499.20 1 /2 OF THE SUBDIVSION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THOSE PORTIONS OF A ROAD RIGHT- OF-WAY PER BOOK 1, PAGE 201 OF SUPERVISON PROCEEDINGS, BOOK 3 OF DEEDS, PAGE 25, BOOK 173 OF DEEDS PAGE 90, AND 393 O.R. 247 PRESENTLY OWNED BY THE CITY OF THOUSAND OAKS LYING WITHIN THE EXTERIOR BOUNDARY OF THIS SUBDIVISION NOT SHOWN ON THIS MAP

May 8, 1996
DATE

NANCY A. DILLON
CITY CLERK
CITY OF THOUSAND OAKS

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 COMMISION RESOLUTION NO. 91-434 AND / OR CITY COUNCIL RESOLUTION NO.94-186/94-187

SOILS AND / OR GEOLOGIC REPORT(S)

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 4831-3 HAVE BEEN

PREPARED BY :
DATE OF REPORT:
TITLE : KEITH W. EHLERT C.E.G. 1242 & ARROW ENGINEERING
4-14-1994 2-10-95
FIRM NAME: PRELIMINARY GEOTECHNICAL INVESTIGATION
ENGINEER : ARROW ENGINEERING
ADDRESS : ROGER GLIDDEN
42138 TENTH STREET WEST, LANCASTER, CA 93564

THE SOILS REPORTS ARE ON FILE AT THE CITY OF THOUSAND OAKS, PUBLIC WORKS DEPARTMENT, FOR PUBLIC INSPECTION.

Roger A. Glidden
NAME

2-5-96 Partner
DATE AND TITLE

AREA = 216.19 ACRES

TRACT No. 4831-3

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 6 of PARCEL MAP LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS; AND A PORTION OF THE RANCHO GUADALASCA AS PER THE MAP RECORDED IN BOOK 1, PAGE 160 OF PATENTS; ALL IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY

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

JULY 12, 1994

LEGEND AND MONUMENT NOTES

○ INDICATES 2" I.P. TO BE SET W/TAG L.S. 5000
● FOUND MONUMENT AS NOTED
1/2" I/D. I.P. & TAG LS 5000 TO BE SET AT ALL REAR LOT CORNERS AND AT ALL ANGLE POINTS IN LOT LINES. L&T AND TAG LS 5000 ON TOP OF CURB ON SIDE LOT LINES PRODUCED. AFFIX TAG LS 5000 TO ALL MONUMENTS FOUND WITH NO TAG
◉ INDICATES, FOUND 2" I.P. TAGGED LS 5000 PER TRACT NO. 4831-2, 129 MR ~~90-93~~
☐ INDICATES STANDARD VENTURA COUNTY SURVEY MONUMENT PER STANDARD DESIGN NO. 90-3 TO BE SET.

CF = CALCULATED FROM
M = MEASURED
FD = FOUND
(RAD) = RADIAL
H.O.A. = HOMEOWNERS ASSOCIATION
VCFB = VENTURA COUNTY FIELD BOOK
MON. = MONUMENTS
I.P. = IRON PIPE
B.C.M. = BRASS CAP MONUMENT
SF, NF = SEARCHED FOR, NOT FOUND
■ = FOUND VENTURA COUNTY SURVEY MONUMENT PER R5

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS MAP IS THE BEARING N 89°10'52" W OF THE SOUTHERLY LINE OF PARCELS 5 AND 6 PER LD NO. 619 (50 PM 94-99) AS SHOWN ON THE MAP OF TRACT 4381-2 129 M.R. ~~90-93~~ (IDENTIFIED ON SHEET NO. 3)

NOTARY CERTIFICATE:

STATE OF CALIFORNIA)
COUNTY OF) SS

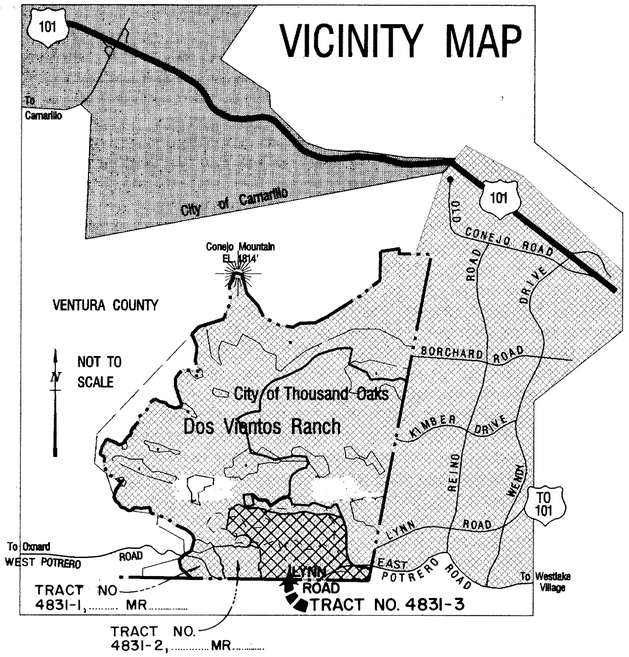
ON _____ BEFORE ME, _____
PERSONALLY APPEARED _____
PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON (S) WHOSE NAME (S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY (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.

SIGNATURE - NOTARY PUBLIC — MY COMMISSION EXPIRES

PRINT NAME - NOTARY PUBLIC — PRINT PLACE OF BUSINESS COUNTY

NOTES:
LOTS 242 AND 244 TO BE GRANTED TO CALIFORNIA AMERICAN WATER COMPANY BY SEPARATE DOCUMENT.

~~TO BE GRANTED TO VENTURA COUNTY FLOOD CONTROL DISTRICT BY SEPARATE DOCUMENT.~~
ACCESS TO LOTS 241, 242, 243 AND 244 BY SEPARATE DOCUMENT. 96-090519



NOTARY CERTIFICATE:

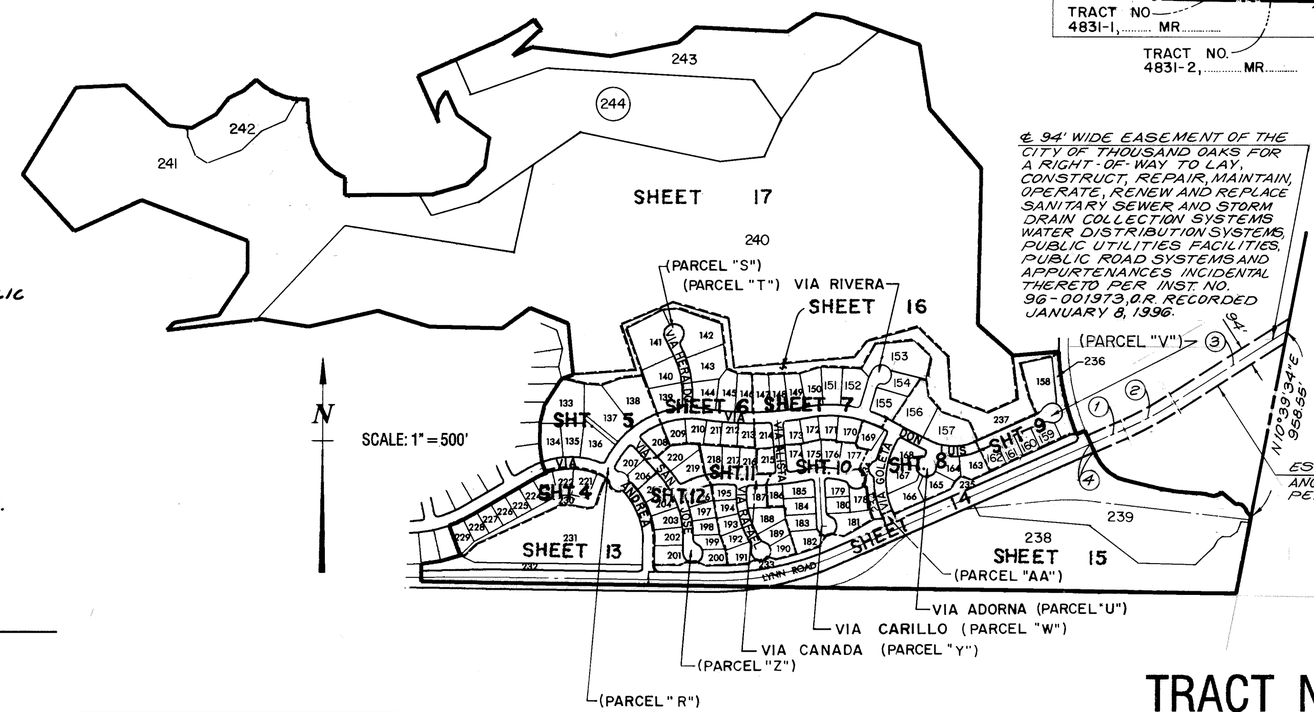
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

ON 2/1/96 BEFORE ME, LINDA E. HUGHES, NOTARY PUBLIC
PERSONALLY APPEARED LEO A. MAJICH AND GENEVIEVE N. TANGO
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.

Linda E. Hughes — SIGNATURE - NOTARY PUBLIC
JUNE 19, 1998 — MY COMMISSION EXPIRES
LINDA E. HUGHES — PRINT NAME - NOTARY PUBLIC
100 E. CORSON ST. PASADENA, CA. — PRINT PLACE OF BUSINESS COUNTY

REFERENCES:

R1 = PM LD NO. 619 50 PM 94/99
R2 = PM LD NO. 598 50 PM 82/84
R3 = VCFB 1657M, PAGE 25-33
R4 = TRACT NO. 4831-1 129 MR 87-89
R5 = TRACT NO. 4831-2 129 MR ~~90-93~~



NO.	BEARING	DISTANCE	
(1)	N66°09'25"E	168.00'	
(3)	N57°23'17"E	681.66'	
(4)	N23°05'36"W	47.00'	

NO.	RADIUS	DELTA	LENGTH	
(2)	2000.00'	8°46'08"	306.09'	

℄ 94' WIDE EASEMENT OF THE CITY OF THOUSAND OAKS FOR A RIGHT-OF-WAY TO LAY, CONSTRUCT, REPAIR, MAINTAIN, OPERATE, RENEW AND REPLACE SANITARY SEWER AND STORM DRAIN COLLECTION SYSTEMS WATER DISTRIBUTION SYSTEMS, PUBLIC UTILITIES FACILITIES, PUBLIC ROAD SYSTEMS AND APPURTENANCES INCIDENTAL THERETO PER INST. NO. 96-001973, O.R. RECORDED JANUARY 8, 1996.

TRACT No. 4831-3

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 6 OF PARCEL MAP LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS AND A PORTION OF THE RANCHO GUADALASCA AS PER THE MAP RECORDED IN BOOK 1, PAGE 160 OF PATENTS; ALL IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

JULY 12, 1994

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

SURVEY DATA

BOUNDARY ESTABLISHMENT

NO.	RADIUS	DELTA	LENGTH	
(5)	630.00'	10°26'46"	114.86'	(R5&M)
(7)	370.00'	10°40'31"	68.94'	(R5&M)
(36)	340.00'	44°02'56"	261.39'	
(39)	280.00'	59°26'31"	290.49'	
(47)	150.00'	66°06'43"	173.08'	
(57)	825.00'	07°43'29"	111.23'	
(67)	1207.00'	20°25'37"	430.32'	
(69)	1160.00'	01°19'47"	26.92'	
(71)	225.00'	53°00'00"	208.13'	(R1&M)
(73)	800.00'	9°00'00"	125.66'	(R1&M)
(75)	60.00'	19°40'00"	20.59'	(R1&M)
(76)	60.00'	69°48'31"	73.10'	(R1&M)
(79)	45.00'	87°53'02"	69.02'	(R1&M)
(89)	30.00'	68°53'59"	36.06'	(R1&M)
(82)	1160.00'	25°01'57"	506.80'	R1&M
(84)	1200.00'	24°23'33"	510.88'	R1&M
(86)	1500.00'	3°46'55"	99.01'	R1&M
(93)	775.00'	31°07'21"	420.37'	R1&M
(94)	825.00'	13°06'13"	188.68'	R1&M

NO.	BEARING	DISTANCE	
(1)	N00°49'08"E	90.10'	(R5&M)
(2)	N80°35'48"E	98.46'	(R5&M)
(3)	N73°56'25"E	102.14'	(R5&M)
(4)	N20°01'23"W(RAD)	162.70'	(R5&M)
(6)	N59°31'51"E	373.84'	(R5&M)
(8)	N19°47'38"W(RAD)	60.00'	(R5&M)
(9)	N07°06'50"W	95.74'	(R5&M)
(10)	N01°43'20"E	106.94'	(R5&M)
(11)	N13°34'58"E	87.55'	(R5&M)
(12)	N32°30'20"E	160.47'	(R5&M)
(13)	N70°22'07"E	62.05'	(R5&M)
(14)	N05°38'00"W	259.95'	(R5&M)
(15)	N67°33'00"W	207.75'	(R5&M)
(16)	N54°08'00"E	176.00'	(R5&M)
(17)	N88°43'00"W	369.00'	(R5&M)
(18)	N73°20'00"W	275.95'	(R5&M)
(19)	N77°07'00"E	358.55'	(R5&M)
(20)	N81°00'00"W	244.90'	(R5&M)
(21)	N83°16'00"E	481.95'	(R5&M)
(22)	N40°59'00"E(R5&M)	50.81'	
(23)	N80°51'48"E	230.91'	
(24)	N33°30'24"E	266.01'	
(25)	N00°39'30"W	156.84'	
(26)	N65°16'23"E	374.93'	
(27)	N42°22'57"W	387.74'	
(28)	N87°23'47"E	252.14'	
(29)	N47°03'05"W	300.51'	
(30)	N83°20'34"W	115.54'	
(31)	N60°25'45"E	147.35'	
(32)	N37°41'54"E	105.24'	

(33)	N63°49'00"E	85.00'	
(34)	N47°40'45"E	80.00'	
(35)	N49°01'12"W	26.93'	
(37)	N03°04'08"W(RAD)	100.00'	
(38)	N09°00'00"W	82.89'	
(40)	N00°22'37"W	89.93'	
(41)	N89°37'23"E	441.57'	
(42)	N73°58'41"E	182.75'	
(43)	N46°30'31"E	130.03'	
(44)	N08°02'22"E	151.18'	
(45)	N54°40'03"W	202.62'	
(46)	N24°13'07"W	129.53'	
(48)	N24°18'07"W	260.39'	
(49)	N66°05'13"E	454.58'	
(50)	N60°35'40"E	93.71' R1&M	
(52)	N33°40'43"W	65.98'	
(53)	N67°55'25"E	20.00'	
(54)	N45°40'20"E	176.89'	
(55)	N65°33'23"E	105.00'	
(56)	N83°41'38"W	401.72'	

(57)	N78°31'46"E	351.83'	
(58)	N48°33'51"E	114.99'	
(59)	(N87°20'17"W R1&M)	467.26'	
(60)	N56°47'04"E	166.97'	R1&M
(61)	N82°17'48"W	145.85'	R1&M
(62)	N70°18'10"W	410.78'	R1&M
(63)	N08°52'06"W	331.89'	
(64)	N41°13'41"W	403.49'	
(65)	N49°07'30"W	238.06'	
(66)	N85°08'00"E	234.84'	
(68)	N67°29'11"E(RAD)	47.00'	
(70)	N23°50'36"W	110.49'	(R1&M)
(72)	N76°50'36"W M	177.69'	(R1&M)
(74)	N85°50'36"W M	99.25'	(R1&M)
(77)	N50°57'30"W	96.81'	(R1&M)
(80)	N83°21'56"W	1.76'	(R1&M)
(81)	N10°39'34"E	409.53'	(R1&M)

(93)	N01°11'22"E	437.15'	R1&M
(85)	N23°12'11"W	630.72'	R1&M
(87)	N89°13'58"E	80.15'	R1&M
(88)	N46°11'58"E	194.32'	R1&M
(89)	N83°06'01"W	170.57'	R1&M
(90)	N87°20'17"W	627.37'	R1&M
(91)	N16°57'29"W	270.20'	R1&M
(92)	N85°05'09"W	149.08'	R1&M

FD STD VENTURA CO MONUMENT STAMPED "LA MOJONERA 1973" PER R1 12" SUB IN 12" CASING

(P) PORTIONS OF PARCEL 6 PARCEL MAP LD NO. 619 50 PM 94 NOT A PART, REMAINDER.

RANCHO GUADALASCA AND RANCHO EL CONEJO BOUNDARY LINE AND E'LY BOUNDARY LINE OF PM LD NO. 619 (50 PM 94), (R1)

✳ ESTABLISHED AT RECORD ANGLES AND DISTANCES PER R1, SEARCHED FOR ALL MONUMENTS CALLED FOR PER R1, (LD-619, 50 PM 94) AND FOUND NOTHING AT ANY EXTERIOR & INTERIOR PARCEL LINES EXCEPT AS SO NOTED.

N

SCALE: 1" = 500'

0 250 500 1000 1500

DETAIL "C"
NOT TO SCALE

DETAIL "A"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE

TR. NO. 4831-1
129 MR 27-29

TR. NO. 4831-2
MR

TR. NO. 4831-3

(7539.56' CFR1) 7539.61(M) & R4, R5

27.00' R1

FD 1½" IP LS 2836 PER R1 & R4 0.04' E'LY FLUSH

℄ BORCHARD ROAD

(R4 & R5) 2187.86(M) (2187.81' CFR1)

FD 1½" IP TAGGED RCE 15231 ON LINE IN LIEU OF 1" IP PER R1 UP 1"

(R4 & R5) 10,302.22(M) (10302.21' R1)

(16113.79' R1 & R2)

FD ¾" IP OPEN PER R2, R4 & R5 12" SUB 1.00' E'LY

84

WEST KIMBER DRIVE

EL CONEJO GUADALASCA

16113.90' (M, R4 & R5)

N10° 39'34"E (R1, R2, R4, R5 & M)

5001.73'(M), (R4 & R5)

N'LY LINE OF LOT 7 BROOME ESTATE RANCH, 3 OM 63 AND S'LY LINE OF PARCELS 4, 5, AND 6 OF PM LD NO. 619 50 PM 94/99

N30°57'22"E 516.17'

N68°57'15"W 577.27'

N40°59'00"E 245.75'(M & R5)

N70°24'20"E (RAD)

N21°33'29"E (RAD)

N37°07'49"W (RAD)

N42°30'33"W (RAD) R1&M

N11°23'12"W (RAD) R1&M

N43°28'57"W (RAD)

N70°34'44"E (RAD) R1&M

N'LY LINE OF PARCEL 6 PM LD NO. 619 50 PM 94/99

N 23°49'24"E (RAD) (R1) &M

N45°59'07"W (RAD) (R1) &M

N01°07'40"E 792.52'

N87°54'48"E (RAD)

N12°20'59"W (RI & M) (RAD)

N75°32'03"E (RI & M) (RAD)

N75°32'03"E (RAD) (R1 & M)

55.05'

M, R4 & R5 354.48' N10°39'34"E 409.53' (R1 & M)

MON. PER RI SF, NF

MON. PER RI, SF, NF

RANCHO GUADALASCA

WEST LYNN ROAD

FD V. C. BTM STAMPED "ROGUARD" PER R1, R4 & R5 UP 6" 0.22' W'LY

DETAIL "B" 354.48 M, R4 & R5 (354.60 R1)

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

FD 2" I.P. PER R4 & R5

CITY OF THOUSAND OAKS

1519.69' R4, R5 & M

876.77' R5 & M

2184.20' M & R5

N89°10'26"W (R1 & R2) 4580.59 BASIS OF BEARINGS N89° 10'52"W(M, R4 & R5) 4580.66' M, 62.47' R4 & M

COUNTY OF VENTURA

2121.73' (M, R4 & R5)

N89° 12'58"W 3056.83'(M, R4 & R5)

N89° 12'28"W 1956.47' M, R4 & R5

FD 1½" IP OPEN PER R1, R3, R4 & R5 UP 12"

FD ¾" IP WITH VENTURA CO SURVEYOR TAG in 18" SUB. IN LIEU OF 1"IP PER R1, R3, R4 & R5

FD 1½" IP FLUSH TAG GONE PER R4 & R2 N33°10'24"E 0.12' PER R4, R5 & M ESTABLISHED BY INTERSECTION

FD ¾" IP WITH VENTURA CO SURVEYOR TAG IN LIEU OF 1" IP PER R1, R3, R4 & R5 18" SUB

FD ¾" IP PER R1, R4 & R5 WITH NAIL ACCEPTED AS SE CORNER PARCEL 6 OF PM LD NO. 619 (50 PM 94-99)

TRACT No. 4831-3

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

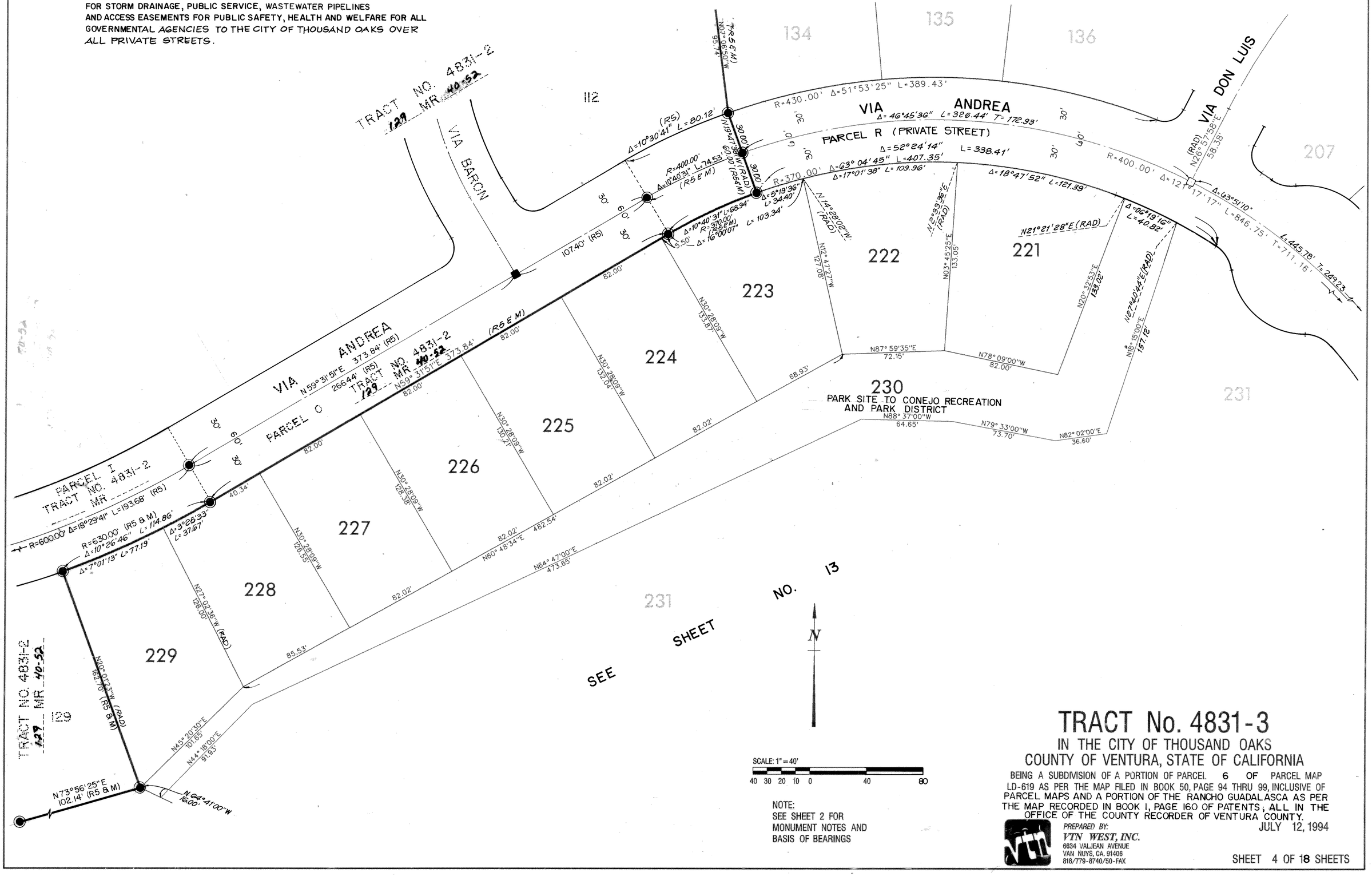
BEING A SUBDIVISION OF A PORTION OF PARCEL 6 OF PARCEL MAP LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS AND A PORTION OF THE RANCHO GUADALASCA AS PER THE MAP RECORDED IN BOOK 1, PAGE 160 OF PATENTS; ALL IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

JULY 12, 1994

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

NOTE: EASEMENTS
FOR STORM DRAINAGE, PUBLIC SERVICE, 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.

SEE SHEET NO. 5



SEE SHEET NO. 13

N

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

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

TRACT No. 4831-3

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 6 OF PARCEL MAP LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS AND A PORTION OF THE RANCHO GUADALASCA AS PER THE MAP RECORDED IN BOOK 1, PAGE 160 OF PATENTS; ALL IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

JULY 12, 1994

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

SEE SHEET NO. 16

NOTE: EASEMENTS
FOR STORM DRAINAGE, PUBLIC SERVICE, 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.

SEE SHEET NO. 6

SEE SHEET NO. 4

SEE SHEET NO. 12

TRACT NO. 4831-2
129 MR 57

TRACT No. 4831-3

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

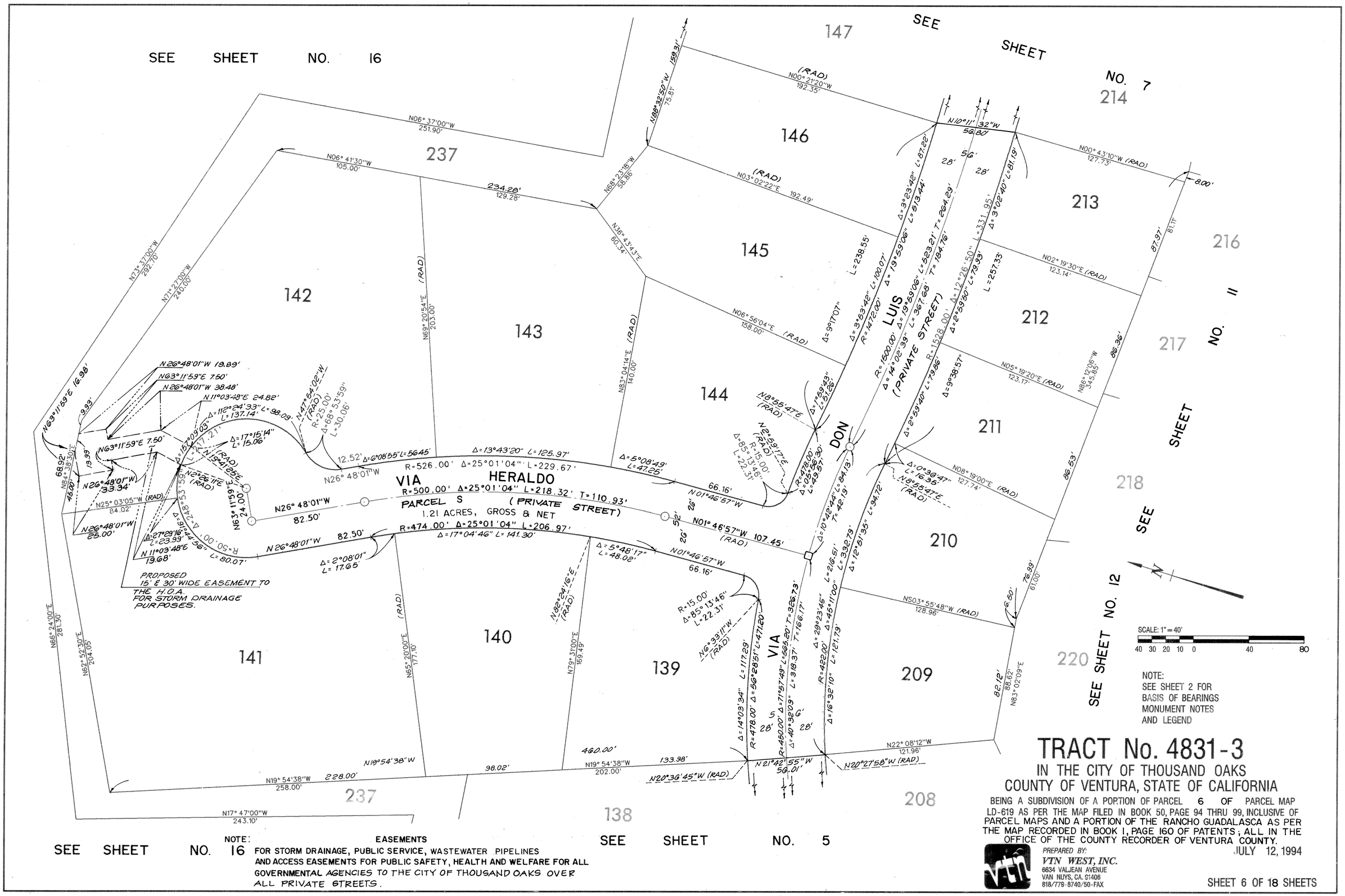
BEING A SUBDIVISION OF A PORTION OF PARCEL 6 OF PARCEL MAP LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS AND A PORTION OF THE RANCHO GUADALASCA AS PER THE MAP RECORDED IN BOOK 1, PAGE 160 OF PATENTS; ALL IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

JULY 12, 1994

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

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

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


SEE SHEET NO. 16
SEE SHEET NO. 7
SEE SHEET NO. 12
SEE SHEET NO. 5
SEE SHEET NO. 16
147
146
145
144
142
143
141
140
139
138
237
214
213
212
211
210
209
208
216
217
218
220
VIA HERALDO
R=500.00' Δ=25°01'04" L=218.32' T=110.93'
PARCEL S (PRIVATE STREET)
1.21 ACRES, GROSS & NET
R=474.00' Δ=25°01'04" L=206.97'
Δ=17°04'46" L=141.30'
VIA LUIS (PRIVATE STREET)
R=526.00' Δ=25°01'04" L=229.67'
R=1500.00' Δ=19°59'00" L=523.21' T=264.29'
R=1472.00' Δ=19°59'00" L=513.44'
R=1528.00' Δ=12°26'50" L=331.95'
R=422.00' Δ=45°11'00" L=121.79'
R=478.00' Δ=56°28'51" L=471.20'
R=460.00' Δ=71°57'49" L=585.20' T=326.73'
R=460.00' Δ=40°32'09" L=318.37' T=166.17'
R=15.00' Δ=85°13'46" L=22.31'
R=479.00' Δ=105°58'30" L=49.37'
PROPOSED 15' & 30' WIDE EASEMENT TO THE H.O.A. FOR STORM DRAINAGE PURPOSES.
N26°48'01"W 82.50'
N26°48'01"W 33.34'
N26°48'01"W 25.00'
N26°48'01"W 19.89'
N63°11'59"E 7.50'
N26°48'01"W 38.48'
N11°03'48"E 24.82'
N63°11'59"E 16.98'
N73°37'00"W 282.70'
N71°27'00"W 240.00'
N06°37'00"W 251.90'
N06°41'30"W 105.00'
234.28' 129.28'
N68°23'18"W 58.86'
N36°43'43"E 60.34'
N06°56'04"E 158.00' (RAD)
N83°04'14"E 140.00' (RAD)
N69°20'54"E 203.00' (RAD)
N66°24'00"E 281.30'
N62°52'30"E 204.06'
N65°20'00"E 177.10'
N79°31'00"E 169.49'
N19°54'38"W 258.00'
N19°54'38"W 228.00'
N19°54'38"W 202.00'
98.02'
460.00'
133.98'
N17°47'00"W 243.10'
N01°46'57"W 107.45'
N01°46'57"W 66.16'
N01°46'57"W 66.16'
N20°36'45"W (RAD)
N21°42'55"W 56.01'
N20°27'58"W (RAD)
N22°08'12"W 121.96'
N00°21'20"W 192.35' (RAD)
N03°02'22"E 192.49' (RAD)
N00°43'10"W 127.73' (RAD)
N10°11'32"W 56.80'
N02°19'30"E 123.14' (RAD)
N05°19'20"E 123.17' (RAD)
N08°19'00"E 127.74' (RAD)
N03°55'48"W 128.96' (RAD)
N86°12'06"W 345.83'
N83°02'09"E 82.12'
N08°55'47"E (RAD)
N20°59'17"E (RAD)
N16°33'11"W (RAD)
N82°24'16"E (RAD)
N25°03'05"W (RAD) 84.02'
N41°25'54"E (RAD)
N47°54'02"W (RAD)
N68°55'47"E (RAD)
N63°11'59"E 7.50'
N11°09'03"E 117.21'
N26°48'01"W 82.50'
N26°48'01"W 82.50'
N11°03'48"E 19.68'
N63°11'59"E 24.00'
N26°48'01"W 45.00'
N26°48'01"W 19.99'
N26°48'01"W 25.00'
N26°48'01"W 33.34'
N26°48'01"W 82.50'
N26°48'01"W 82.50'
N26°48'01"W 82.50

NOTE: EASEMENTS
FOR STORM DRAINAGE, PUBLIC SERVICE, 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.

	BEARING	DISTANCE	
1	N02°46'18"E	6.00'	
2	N87°13'42"W	7.50'	
3	N02°46'18"E	30.00'	
4	N87°13'42"W	30.00'	
5	N02°46'18"E	30.00'	
6	N87°13'42"W	7.50'	
7	N02°46'18"E	5.78'	

	R	Δ	L	T	
8	628.00'	1°22'09"	15.01'		
9	301.00'	4°15'51"	22.40'		

SEE SHEET NO. 16

N74° 44'00"E 263.70'
N85° 01'30"E 195.57'
N46° 10'00"W 116.10'
N37° 56'00"E 104.90'
N29° 45'20"E 142.71'
20' WIDE EASEMENT TO THE CITY OF THOUSAND OAKS FOR INGRESS AND EGRESS PURPOSES.
N11° 11'01"E 112.77'
N85° 00'00"E 616.35'
25.67'
16.99'
131.31'
74.93'
N43° 48'32"W 70.50'
205.36'
94.00'
28.65'
86.97'
157.47'
N4° 48'32"W 56.38'
N59° 53'56"W (RAD)
Δ=123° 24'29" L=107.69' R=50.00'
Δ=240° 56'13"
N63° 30'33"E (RAD)
N 75° 26'42"W 158.30'
187.00'
N68° 25'31"W (RAD)
N72° 41'22"W (RAD)
R=30.00 Δ=13° 45'04" L=72.24'
R=275.00' Δ=19° 31'35" L=93.72'
R=275.00' Δ=13° 45'04" L=66.00' T=33.16'
Δ=5° 13'39" L=27.45'
R=25.00' Δ=74° 41'16" L=32.59'
L=210.25'
Δ=117° 31'44" L=102.66'
N01° 02'17"E (RAD)
Δ=69° 32'31" L=30.34'
N74° 06'24"W 168.02'
N68° 30'14"W (RAD)
112.35'
265.96'
N16° 21'01"E 125.31'
PRIVATE STREET 16.00' (RAD)
N16° 21'01"E 112.63'
Δ=5° 08'45" L=2.23'
N12° 41'40"E (RAD)
R=15.00' Δ=86° 20'39" L=22.60'
N16° 21'01"E
N20° 00'22"E (RAD)
R=628.00' Δ=6° 50'54" L=75.06'
N63° 09'44"W 29.07'
N61° 52'21"W 7.50'
153.61'
N32° 52'41"E
N61° 52'21"W 90.02'
N29° 51'19"E 5.00' (RAD)
R=15.00' Δ=88° 24'11" L=23.14'
N3° 31'03"W (RAD)
N16° 24'55"E (RAD) 124.50'
N15° 37'34"E
N3° 21'57"E 133.00'
N04° 39'59"E (RAD)
N7° 34'16"W 130.83'
N16° 00'00"W (RAD)
N11° 23'19"W (RAD)
R=1528.00' Δ=2° 42'44" L=72.33'
R=15.00' Δ=88° 24'11" L=23.14'
Δ=5° 03'19" L=50.47'
Δ=10° 39'59" L=106.48'
Δ=11° 44'56" L=117.29'
Δ=10° 30'15" T=55.15' L=110.00'
R=572.00' Δ=37° 54'35" L=378.46'
T=206.07'
R=600.00' Δ=37° 54'35" L=396.99'
Δ=27° 24'20" L=286.99' T=146.30'
PARCEL T (PRIVATE STREET) 1.40 ACRES, GROSS & NET
N6° 42'41"W (RAD) L=115.85' Δ=4° 20'38"
Δ=1° 37'54" L=43.51'
N02° 46'18"E 187.26'
187.96'
N02° 46'18"E
N02° 46'57"E (RAD)
N 3° 54'48"E (RAD)
15'
193.26'
193.74'
PROPOSED 15' WIDE EASEMENT TO THE H.O.A. FOR STORM DRAINAGE PURPOSES.
N88° 05'10"W 111.36'
N73° 18'47"E 113.60'
N88° 32'50"W 159.31'
83.50'
77.50'
N88° 13'40"E 158.14'
80.64'
190.00' N03° 06'40"W (RAD)
N11° 03'19"W (RAD) 171.00'
181.55' N07° 51'11"W (RAD)
187.00' N04° 04'46"W (RAD)
192.35' N00° 21'20"W (RAD)
Δ=10° 41'59"
L=274.89'
Δ=3° 43'26" L=95.67'
Δ=3° 26'25" L=88.39'
Δ=3° 32'08" L=90.83'
Δ=7° 56'39" L=87.07'
R=628.00'
Δ=8° 23'37" L=92.00'
Δ=23° 44'59"
Δ=7° 24'43" L=81.24'
L=260.31'
R=1472.00'
Δ=19° 59'06" L=513.44'
DON LUIS VIA
L=523.21' T=264.29'
Δ=5° 56'27" L=155.53' T=77.84'
R=1500.00' Δ=19° 59'06"
Δ=14° 02'39" L=367.68' T=184.76'
R=1528.00' 12° 26'50" L=331.95'
Δ=2° 47'53" L=74.62'
N10° 11'
N0° 43'10"W (RAD) 127.73'
N3° 31'03"W (RAD) R=15.00' Δ=88° 24'11" L=23.14'
111.70' N5° 06'52"W
VIA ALISTA (PRIVATE STREET)
N5° 06'52"W 103.55'
N5° 06'52"W
N78° 38'28"E 13.49
N86° 48'22"E 90.26'
N01° 46'37"W 4.00'
N88° 28'38" 81.18'
N84° 32'16"W 89.79'
N84° 53'08"E 82.50'
N86° 08'40"E 91.00'
N76° 35' 46" E 59'
N 80° 12'06"W 345.85'
8.00'
229.70'
315.16'
228.55'
28' 5' 28'
146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 214 215 216
NO. 6
SHEET
SEE SHEET NO. 10
SEE SHEET NO. 8
N
SCALE: 1" = 40'
40 30 20 10 0 40 80

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

TRACT No. 4831-3

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 6 OF PARCEL MAP LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS AND A PORTION OF THE RANCHO GUADALASCA AS PER THE MAP RECORDED IN BOOK 1, PAGE 160 OF PATENTS; ALL IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

JULY 12, 1994

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

SEE SHEET NO. 7

NOTE:
EASEMENTS
FOR STORM DRAINAGE, PUBLIC SERVICE, 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.

SEE SHEET NO. 16

SEE SHEET NO. 10

SEE SHEET NO. 9

SEE SHEET NO. 14

154 153 155 156 157 237 170 169 177 234 178 181 167 168 166 165 164 163 162 235

PROPOSED EASEMENT TO THE H.O.A. FOR SIDEWALK, STORM DRAINAGE AND LANDSCAPE MAINTENANCE PURPOSES. OVER ALL OF LOT 234

20' WIDE EASEMENT TO THE CITY OF THOUSAND OAKS FOR STORM DRAINAGE PURPOSES

VARIES PARCEL U 1.48 ACRES (PRIVATE STREET) GROSS & NET

VIA DON LUIS

GOLETA

VIA ADORNA (PRIVATE STREET)

VIA CANADA (PRIVATE STREET) PARCEL W

VIA (PRIVATE STREET)

R=15.00' Δ=90°00'00" L=23.56'

R=600.00' Δ=10°30'15" L=110.00' T=55.15'

R=628.00' Δ=6°50'54" L=75.06'

R=576.00' Δ=37°54'35" L=378.46' Δ=10°06'21" L=104.22'

R=430.00' Δ=24°36'59" L=184.74' Δ=50°41'52" L=353.94' T=189.50' Δ=12°28'23" L=80.55' L=183.74'

R=370.00' Δ=15°58'52" L=103.20'

R=274.00' Δ=51°04'54" L=244.28'

R=300.00' Δ=51°04'54" L=267.46' T=143.36'

R=326.00' Δ=37°19'25" L=212.36'

R=25.00' L=12.00' Δ=27°29'57" R=370.00' Δ=12°21'26" L=79.80'

R=25.00' Δ=127°19'58" L=116.67'

R=25.00' Δ=54°53'08" L=23.95'

R=25.00' L=23.95' Δ=54°53'08"

R=62.50' Δ=121°19'58" L=116.67'

R=15.00' Δ=83°08'51" L=21.77'

R=25.00' Δ=44°09'23" L=60.58'

R=15.00' Δ=89°05'40" L=21.75'

R=26.00' Δ=47°09'23" L=20.58'

R=15.00' Δ=90°00'00" L=23.56'

R=25.00' Δ=27°29'57" L=200'

R=25.00' Δ=54°53'08"

R=25.00' Δ=24°36'59" L=23.95'

R=50.00' Δ=112°00'02" L=97.71'

R=50.00' Δ=274°18'46" L=239.38'

R=430.00' Δ=8°31'11" L=63.94'

N16°24'55"E (RAD) 124.50'

N15°37'34"E 124.50'

N44°27'57"W 17.65'

N75°13'07"W 65.92' 14.67'

N36°20'00"E 125.16'

N26°51'16"E 41.65'

N26°51'16"E 84.65'

N22°28'50"E 112.71'

N63°08'44"W 129.52' 34.07'

N63°08'44"W 248.59'

N63°08'44"W 129.21'

N61°52'11"W 90.02'

N26°51'16"E 172.30'

N71°58'34"W 143.00'

N24°13'38"W 106.50'

N24°13'38"W 121.23'

N28°37'15"W 89.76'

N75°26'42"W 28.70'

N41°59'34"W 74.97' 110.63' 35.66'

N32°52'41"E 153.61'

112.35' 265.96'

N63°08'44"W 29.07' 7.50'

N63°08'44"W 29.07' 22.39'

N26°51'16"E 58.00' 74.07'

N63°08'44"W 74.07'

N20°00'07"E 38.85' 66.07'

N20°00'07"E (RAD) 62.20'

N20°00'07"E 9.86' 103.38'

N20°00'07"E 9.86'

N23°50'36"W 72.57'

N23°50'36"W 64.62'

N3°34'34"W (RAD)

N84°34'54"W (RAD) 144.42'

N85°20'38"E (RAD)

N75°30'10"W (RAD)

N76°59'53"E (RAD)

N67°43'24"W (RAD)

N85°23'21"W (RAD)

N43°34'48"E (RAD)

N66°09'24"E 163.52'

N78°37'47"E (RAD)

N66°09'24"E 165.00' 311.00' 146.00'

N66°09'24"E 104.33' 95.83'

N63°01'36"W (RAD) 118.00'

N33°25'28"E 48.20'

N45°25'10"E 36.95'

N74°35'08"W 61.86'

N65°46'22"E 16.20'

N65°46'22"E 366.01'

N65°46'22"E 421.00'

N65°46'22"E 366.01'

N65°46'22"E 2.00'

N13°02'47"E (RAD)

N66°09'24"E 60.00'

N22°05'40"W 53.98'

N86°26'42"E 47.05'

N7°16'47"W 119.62'

N54°40'00"W (RAD) 17.94

N13°19'38"E (RAD)

N05°04'00"W (RAD) 105.00'

Δ=274°18'46" L=239.38'

Δ=23°01'43" L=72.45'

Δ=23°34'41" L=20.58'

Δ=19°09'38" L=109.02'

Δ=18°09'47" L=103.34'

Δ=44°13'45" L=231.58' T=121.91'

Δ=51°04'54" L=244.28'

Δ=6°51'09" L=35.88' T=17.96'

Δ=19°09'12" L=8.36'

Δ=8°20'45" L=3.64'

Δ=45°09'43" L=41.34'

Δ=6°44'24" L=53.88'

Δ=2°54'18" L=15.18'

Δ=1°46'50" L=9.33'

Δ=12°28'23" L=80.55'

Δ=112°00'02" L=97.71'

Δ=274°18'46" L=239.38'

Δ=15°58'52" L=103.20'

Δ=50°41'52" L=353.94'

Δ=24°36'59" L=184.74'

Δ=54°53'08" L=23.95'

Δ=127°19'58" L=116.67'

Δ=27°29'57" L=200'

Δ=12°28'23" L=80.55'

Δ=8°31'11" L=63.94'

Δ=10°30'15" L=110.00'

Δ=10°06'21" L=104.22'

Δ=6°50'54" L=75.06'

Δ=37°54'35" L=378.46'

Δ=37°54'35" L=378.46'

Δ=90°00'00" L=23.56'

Δ=83°08'51" L=21.77'

Δ=44°09'23" L=60.58'

Δ=89°05'40" L=21.75'

Δ=47°09'23" L=20.58'

Δ=90°00'00" L=23.56'

Δ=54°53'08" L=23.95'

Δ=112°00'02" L=97.71'

Δ=54°53'08" L=23.95'

Δ=274°18'46" L=239.38'

Δ=15°58'52" L=103.20'

Δ=50°41'52" L=353.94'

Δ=24°36'59" L=184.74

NOTE: EASEMENTS FOR STORM DRAINAGE, PUBLIC SERVICE, 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.

MON. PER RI SF, NF

EASEMENT TO THE CITY OF THOUSAND OAKS FOR SIDEWALK, WASTEWATER PIPELINES, LANDSCAPE MAINTENANCE, STORM DRAINAGE AND TRAIL PURPOSES

W'LY LINE PARCEL 3 L D NO. 619 50 PM 94

PARCEL 3 LD NO. 619 50 PM 94

PROPOSED 15' AND VARIABLE WIDTH EASEMENT TO THE I4.0 A FOR STORM DRAINAGE PURPOSES.

(E) EASEMENT TO THE CITY OF THOUSAND OAKS FOR TRAIL PURPOSES

ESTABLISHED AT RECORD ANGLES AND DISTANCES PER RI, SEARCHED FOR ALL MONUMENTS CALLED FOR PER RI, LD-619, 50 PM 94) AND FOUND NOTHING AT ANY EXTERIOR & INTERIOR PARCEL LINES EXCEPT AS SO NOTED.

SCALE: 1" = 40'

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

SEE SHEET NO. 16

SEE SHEET NO. 2

SEE SHEET NO. 18

SEE SHEET NO. 14

SEE SHEET NO. 157

SEE SHEET NO. 163

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

15' x 20' EASEMENTS TO THE CITY OF THOUSAND OAKS FOR STORM DRAINAGE PURPOSES.

NO.	BEARING	DISTANCE	
(1)	N66°09'24"E	20.00'	
(2)	N24°13'38"W	15.00'	

TRACT No. 4831-3

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 6 OF PARCEL MAP LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS AND A PORTION OF THE RANCHO GUADALASCA AS PER THE MAP RECORDED IN BOOK 1, PAGE 160 OF PATENTS; ALL IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

JULY 12, 1994

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

NOTE:

EASEMENTS

FOR STORM DRAINAGE, PUBLIC SERVICE, 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.

SEE SHEET NO. 7

SEE SHEET NO. 8

SEE SHEET NO. 11

SEE SHEET NO. 14

VIA ALISTA (PRIVATE STREET)

CANADA VIA CARILLO (PRIVATE STREET)

PARCEL W (PRIVATE STREET) 1.29 ACRES GROSS & NET

SCALE: 1" = 40'

40 30 20 10 0 40 80

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

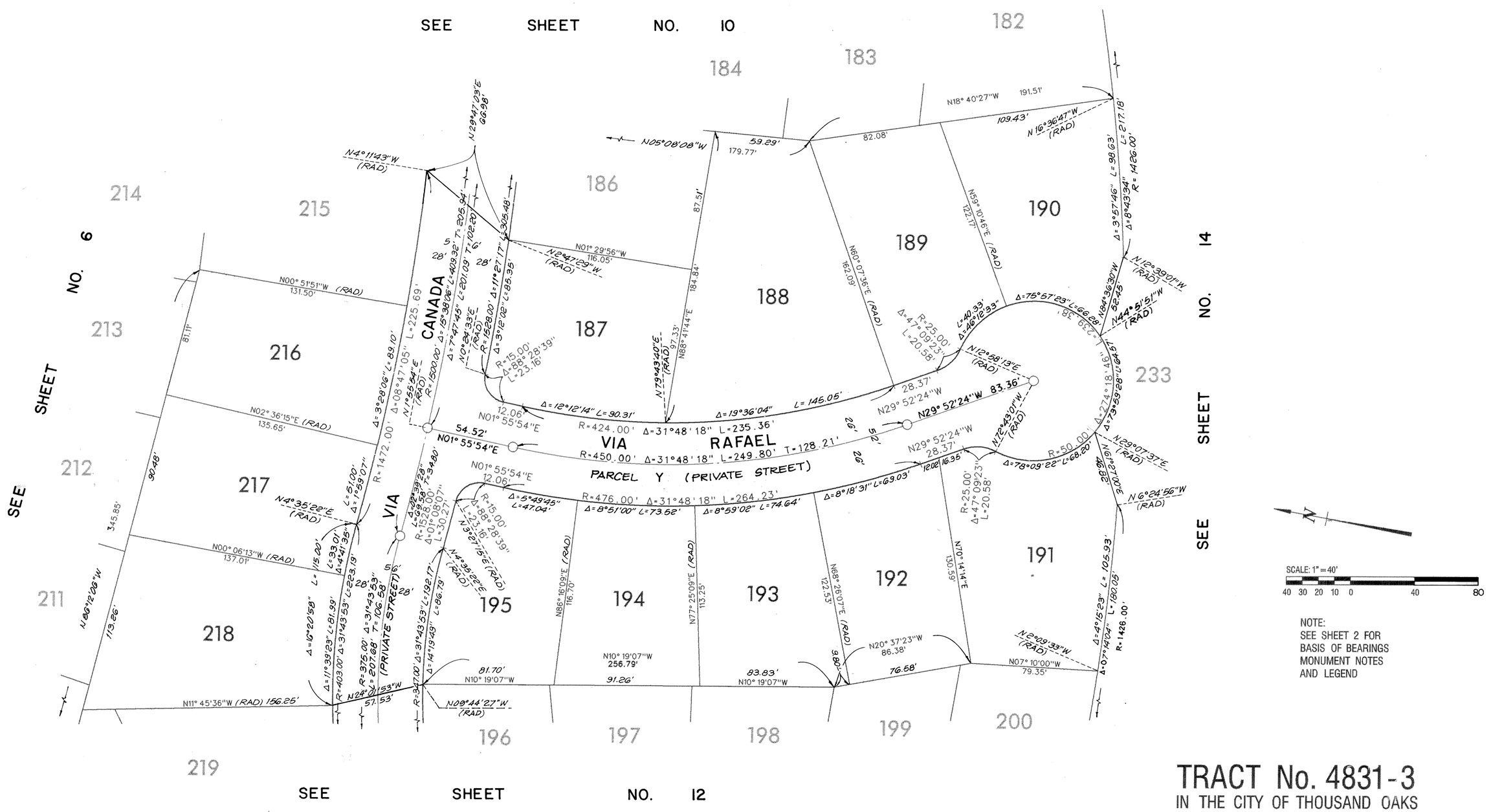
TRACT No. 4831-3

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 6 OF PARCEL MAP LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS AND A PORTION OF THE RANCHO GUADALASCA AS PER THE MAP RECORDED IN BOOK 1, PAGE 160 OF PATENTS; ALL IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

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

NOTE: **EASEMENTS**

FOR STORM DRAINAGE, PUBLIC SERVICE, 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. 4831-3

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 6 OF PARCEL MAP LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS AND A PORTION OF THE RANCHO GUADALASCA AS PER THE MAP RECORDED IN BOOK 1, PAGE 160 OF PATENTS; ALL IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

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SHEET 11 OF 18 SHEETS

NOTE: EASEMENTS FOR STORM DRAINAGE, PUBLIC SERVICE, 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.

SEE SHEET NO. 6

SEE SHEET NO. 11

SEE SHEET NO. 5

SEE SHEET NO. 14

SEE SHEET NO. 13

SEE SHEET NO. 233

SEE SHEET NO. 231

SCALE: 1" = 40'

40 30 20 10 0 40 80

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

TRACT No. 4831-3

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 6 OF PARCEL MAP LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS AND A PORTION OF THE RANCHO GUADALASCA AS PER THE MAP RECORDED IN BOOK 1, PAGE 160 OF PATENTS; ALL IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

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NOTE: EASEMENTS FOR STORM DRAINAGE, PUBLIC SERVICE, 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.

SEE SHEET NO. 4

PARCEL Q (PRIVATE STREET)

R=370.00' Δ=52°24'14" L=338.41'

Δ=04°55'51" L=31.84'

N41°41'16"E 60.48'

N48°22'37"E (RAD)

Δ=43°51'10"

R=400.00'

Δ=121°17'17" L=445.78' T=249.23

L=840.75' T=711.10'

R=490.00' Δ=42°26'31" L=318.52'

SEE SHEET NO. 12

VIA ANDREA

N127°40'44"E (RAD)

N18°15'00"E 157.18'

N32°36'36"E (RAD)

R=25.00' L=21.45' Δ=49°09'42"

N81°46'18"E (RAD)

R=52.50' L=74.65' Δ=81°27'32"

N00°18'22"E (RAD)

R=25.00' L=21.45' Δ=49°09'42"

N49°28'04"E (RAD)

R=370.00' Δ=41°21'04" L=267.03'

114.64' 138.42' 23.78' N45°37'11"W (RAD) 30' 30' 60' N00°49'08"E 188.64' N00°49'08"E 138.42'

N47°15'27"E (RAD) R=34.50' Δ=46°26'19" L=27.96'

N88° 37'00"W 64.65' N79° 33'00"W 73.70' 36.60' N82° 02'00"E

230

N64° 47'00"E 473.65'

N44° 18'00"E 91.93'

N40° 41'10"W 82.62'

129

128

(R5 & M) N80° 35'48"E 98.46'

(R5 & M) N73° 56'25"E 102.14'

TRACT NO. 4831-2 129 MR 40-52

(R5 & M) N00° 49'08"E 90.10'

34.52' 32.91'

N88°42'57"E 352.09'

(R5 & M) 876.77'

(R4 & M) 62.47'

VARIES

N89° 36'20"E 214.30'

VARIES

R=8000.00' Δ=1°12'47" L=169.38' T=84.70'

68.50' 39.50' 29'

232 1.00 ACRES GROSS & NET

744.55'

N89° 10'52"W 851.60'

EASEMENT TO THE CITY OF THOUSAND OAKS FOR SIDEWALK, STORM DRAINAGE, WASTEWATER PIPELINES AND LANDSCAPE MAINTENANCE PURPOSES.

R=34.50' Δ=46°26'19" L=27.96'

N89° 10'52"W 1124.91'

LYNN ROAD

707.78'

N89°10'52"W 1093.14'

325.36'

68.50' 39.50' 29'

N89°10'52"W M 1689.91'

2184.20' (M & R5) 2121.73' (R4, R5 & M)

1752.38'

4580.66' M

30'

WEST POTRERO ROAD PER 3 DEEDS 143

FD 1½" I.P. FLUSH TAG GONE PER R4 & R2 N33°10'24"E 0.12' PER R4, R5 & M ESTABLISHED BY INTERSECTION.

N'LY. LINE LOT 7 BROOME ESTATE RANCH & S'LY LINE PARCELS 4, 5, & 6, LD NO. 619 (50 PM 94-99)

LOT 7 BROOME ESTATE RANCH 3 OM 63

PARK SITE

TO CONEJO RECREATION AND PARK DISTRICT

231

5.19 ACRES GROSS & NET

N

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

SCALE: 1"=60'

60 40 20 0 60 120

TRACT No. 4831-3

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 6 OF PARCEL MAP LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS AND A PORTION OF THE RANCHO GUADALASCA AS PER THE MAP RECORDED IN BOOK 1, PAGE 160 OF PATENTS; ALL IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

JULY 12, 1994

PREPARED BY:
VTN WEST, INC.
6634 VALJEAN AVENUE
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DETAIL "A"
NOT TO SCALE

EASEMENT TO THE CITY OF THOUSAND OAKS FOR SIDEWALK, STORM DRAINAGE, WASTEWATER PIPELINES LANDSCAPE MAINTENANCE PURPOSES.

EASEMENT TO THE CITY OF THOUSAND OAKS FOR TRAIL PURPOSES.

PARCEL 3
LD NO. 619
50 PM 94

ESTABLISHED PER RECORD ANGLES AND DISTANCES PER RI, SEARCHED FOR ALL MONUMENTS CALLED FOR PER RI, (LD-619, 50 PM 94) AND FOUND NOTHING AT ANY EXTERIOR & INTERIOR PARCEL LINES EXCEPT AS SO NOTED.

MON. PER RI, SF, NF

W'LY LINE PARCEL 3 LD NO. 619 50 PM 94

VIA GOLETA — PARCEL AA (PRIVATE STREET) 52.86' 30' 103.09'

LYNN ROAD

1.14 ACRES GROSS

SEE SHEET NO. 15

SEE SHEET NO. 8

SEE SHEET NO. 9

SEE SHEET NO. 10

SEE SHEET NO. 11

SEE SHEET NO. 12

SEE SHEET NO. 13

SEE SHEET NO. 15

SEE DETAIL "A"

IDENTICAL

℄ OF 94' WIDE EASEMENT SEE SHEET NO. 2

SCALE: 1"=100'
100 80 60 40 20 0 100 200

	R	Δ	L
①	50.00'	248° 53'59"	217.21'
②	50.00'	62° 54'32"	54.90'
③	50.00'	274° 18'46"	239.38'
④	50.00'	73° 59'28"	64.57'
⑤	50.00'	248° 53'59"	217.21'
⑥	50.00	42°36'38"	37.19'
⑦	1207.00'	1° 00'30"	21.24'
⑧	1160.00'	23°42'10"	479.88'
⑨	1160.00'	25°01'57"	506.80' R18M

EASEMENT TO THE CITY OF THOUSAND OAKS FOR SIDEWALK, STORM DRAINAGE, WASTEWATER PIPELINES AND LANDSCAPE MAINTENCE PURPOSES.

VIA ANDREA — VIA SAN JOSE — VIA RAFAEL — VIA CARILLO — VIA GOLETA

WEST POTRERO ROAD PER 3 Dds 143

N'LY LIE LOT 7 BROOME ESTATE RANCH

FD. 3/4" I.P. WITH VENTURA CO. SURVEYOR TAG IN LIEU OF I" I.P. PER RI, R3, R4 & R5

LOT 7 BROOME ESTATE RANCH 3 OM 63

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

SCALE: 1"=100'
100 80 60 40 20 0 100 200

NOTE: EASEMENTS FOR STORM DRAINAGE, PUBLIC SERVICE, 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. 4831-3

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 6 OF PARCEL MAP LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS AND A PORTION OF THE RANCHO GUADALASCA AS PER THE MAP RECORDED IN BOOK 1, PAGE 160 OF PATENTS; ALL IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

JULY 12, 1994

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

TRACT No. 2039-3
55 MR 55

✳ ESTABLISHED AT RECORD ANGLES AND DISTANCES PER RI, SEARCHED FOR ALL MONUMENTS CALLED FOR PER RI, (LD-619, 50 PM 94) AND FOUND NOTHING AT ANY EXTERIOR & INTERIOR PARCEL LINES EXCEPT AS SO NOTED.

PARCEL 3
LD NO. 619
50 PM 94

SEE SHEET NO. 18

MON. PER RI, SF, NF

S'LY LINE PARCEL 3 P M L D NO. 619 (50 PM 94-99)

℄ OF 94' WIDE EASEMENT SEE SHEET NO. 2

EASEMENT TO THE CITY OF THOUSAND OAKS FOR STORM DRAINAGE PURPOSES SEE SHEET 9 FOR DETAILS

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

DETAIL "D"
NOT TO SCALE

DETAIL "E"
NOT TO SCALE

DETAIL "G"
SEE SHEET NO. 18

DETAIL "C"
NOT TO SCALE

SCALE: 1"-100'
100 80 60 40 20 0 100 200

℄ OF 60' WIDE EASEMENT OF THE CITY OF THOUSAND OAKS FOR SEWER LINES, WATER LINES, UTILITY AND DRAINAGE PURPOSES, PER DEED RECORDED AUGUST 16, 1994 AS INS. NO. 94-135044 OF O.R.

EASEMENT OF THE CITY OF THOUSAND OAKS FOR SANITARY SEWER AND STORM DRAIN COLLECTION SYSTEMS, WATER DISTRIBUTION SYSTEMS, PUBLIC UTILITIES FACILITIES AND PUBLIC ROAD RECORDED AUGUST 16, 1994 AS INSTRUMENT NO. 94-135042 OF O.R.

EASEMENT OF THE CITY OF THOUSAND OAKS FOR STORM DRAIN AND INCIDENTAL PURPOSES PER DEED RECORDED AUGUST 16, 1994 AS INS. NO. 94-135040 OF O.R.

EASEMENT OF THE CITY OF THOUSAND OAKS FOR STORM DRAIN AND INCIDENTAL PURPOSES PER DEED RECORDED AUGUST 16, 1994 AS INS. NO. 94-135041 OF O.R.

EASEMENT OF THE CITY OF THOUSAND OAKS FOR STORM DRAINAGE AND INCIDENTAL PURPOSES PER DEED RECORDED AUGUST 16, 1994 AS INS. NO. 94-135038 O.R.

℄ OF A 50' WIDE EASEMENT OF THE SOUTHERN CALIFORNIA EDISON CO. FOR PUBLIC UTILITIES PER DEED RECORDED AUG. 23, 1949 IN BOOK 887 PAGE 247 OF O.R. AND RECORDED JANUARY 31, 1996 AS INSTRUMENT NO. 96-011552, OFFICIAL RECORDS.

S'LY LINE PARCEL 6 PER LD NO. 619 (50 PM 94-99) & N'LY LINE LOT 7 BROOME ESTATE RANCH

LOT 7 BROOME ESTATE RANCH 3 OM 63

W'LY LINE RANCHO EL CONEJO

E'LY LINE RANCHO GUADALASCA

NO.	BEARING	DISTANCE	
①	N83°22'52"W	48.38'	
②	N22°57'50"E	43.64'	
③	N55°00'29"E	36.62'	
④	N84°41'08"E	43.19'	
⑤	N55°00'29"E	30.52'	
⑥	N27°33'10"E	38.91'	
⑦	N83°22'26"W	70.68'	
⑧	N62°40'19"E	77.07'	
⑨	N85°59'56"W	40.03'	
⑩	N35°07'49"W	49.40'	
⑪	N06°37'34"E	8.03'	

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

TRACT No. 4831-3

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 6 OF PARCEL MAP LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS AND A PORTION OF THE RANCHO GUADALASCA AS PER THE MAP RECORDED IN BOOK 1, PAGE 160 OF PATENTS; ALL IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

JULY 12, 1994

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NO	BEARING	DISTANCE	
(1)	N85°08'00"E	46.88'	
(2)	N21°13'36"W	20.06'	
(3)	N68°46'24"E	30.00'	
(4)	N21°13'36"W	28.87'	
(5)	N85°08'00"E	156.69'	

PARCEL 6
PM LD NO. 619
50 PM 94

SEE SHEET NO. 9

PROPOSED 15' AND VARIABLE WIDTH EASEMENT TO THE H.O.A. FOR STORM DRAINAGE PURPOSES. SEE SHEET NO. 9

N49°07'30"W 238.06'
N7°33'12"E 164.97'
N5°43'14"E 40.50'
N15°09'00"W 185.09'
N7°13'00"W 224.38'
N24°13'38"W 82.81'
23.45'
N65°46'22"E 169.34'
N4°04'00"W 214.15'
N69°37'00"W 205.38'
N45°30'00"W 211.70'
N46°10'00"W 116.10'
N11°11'01"E 112.76'
N74°44'00"E 283.70'
N85°01'30"E 195.57'
N37°56'00"E 104.90'
N29°45'20"E 142.71'
N88°05'10"W 205.36'
N6°37'15"W 89.76'
N41°59'34"W 110.63'
N71°58'34"W 143.00'
N24°13'38"W 106.50'
16.20'
R=274.00' Δ=51°04'54" L=244.28'
R=300.00' Δ=51°04'54" L=267.49'
T=143.36'
326.36'
N65°46'22"E 366.01'
N65°46'22"E 421.00'
N65°46'22"E 366.01'
PARCEL V (PRIVATE STREET)
VIA DON LUIS

SEE SHEET NO. 8

SEE SHEET NO. 7

SEE SHEET NO. 6

SEE SHEET NO. 5

20' WIDE EASEMENT TO THE CITY OF THOUSAND OAKS FOR INGRESS AND EGRESS PURPOSES. SEE SHEET NO. 7

LOT NO. 237, IS A PRIVATE OPEN SPACE LOT TO BE GRANTED TO THE H.O.A. BY SEPARATE DOCUMENT.

PROPOSED 15' WIDE EASEMENT TO THE H.O.A. FOR STORM DRAINAGE PURPOSES SEE SHEET NO. 7

PROPOSED 15' & 30' WIDE EASEMENT TO THE H.O.A. FOR STORM DRAINAGE PURPOSES. SEE SHEET NO. 6

4.32 GROSS & NET ACRES

N85°00'00"E 616.35'
N73°18'47"E 113.60'
N88°13'40"E 158.14'
N88°32'50"W 159.31'
58.86'
N68°23'18"W
N84°38'30"E 68.92'
292.70'
N73°37'00"W
N71°27'00"W 240.00'
N06°37'00"W 251.90'
N06°41'30"W 234.28'
N66°24'00"E 281.30'
N62°52'30"E 204.05'
N19°54'38"W 460.00'
N17°47'00"W 258.00'
243.10'
322.65'
N84°00'00"E 118.52'
N86°00'00"E
N69°52'00"E 103.98'
N85°01'05"W 89.30'
N77°28'00"W 117.67'
N70°22'07"E 62.05' (R5.9 M)

142 143 141 239 140 138 137 133 145 146 147 148 149 150 151 153 156 157 158 237

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

N

SCALE: 1"=100'
100 80 60 40 20 0 100 200

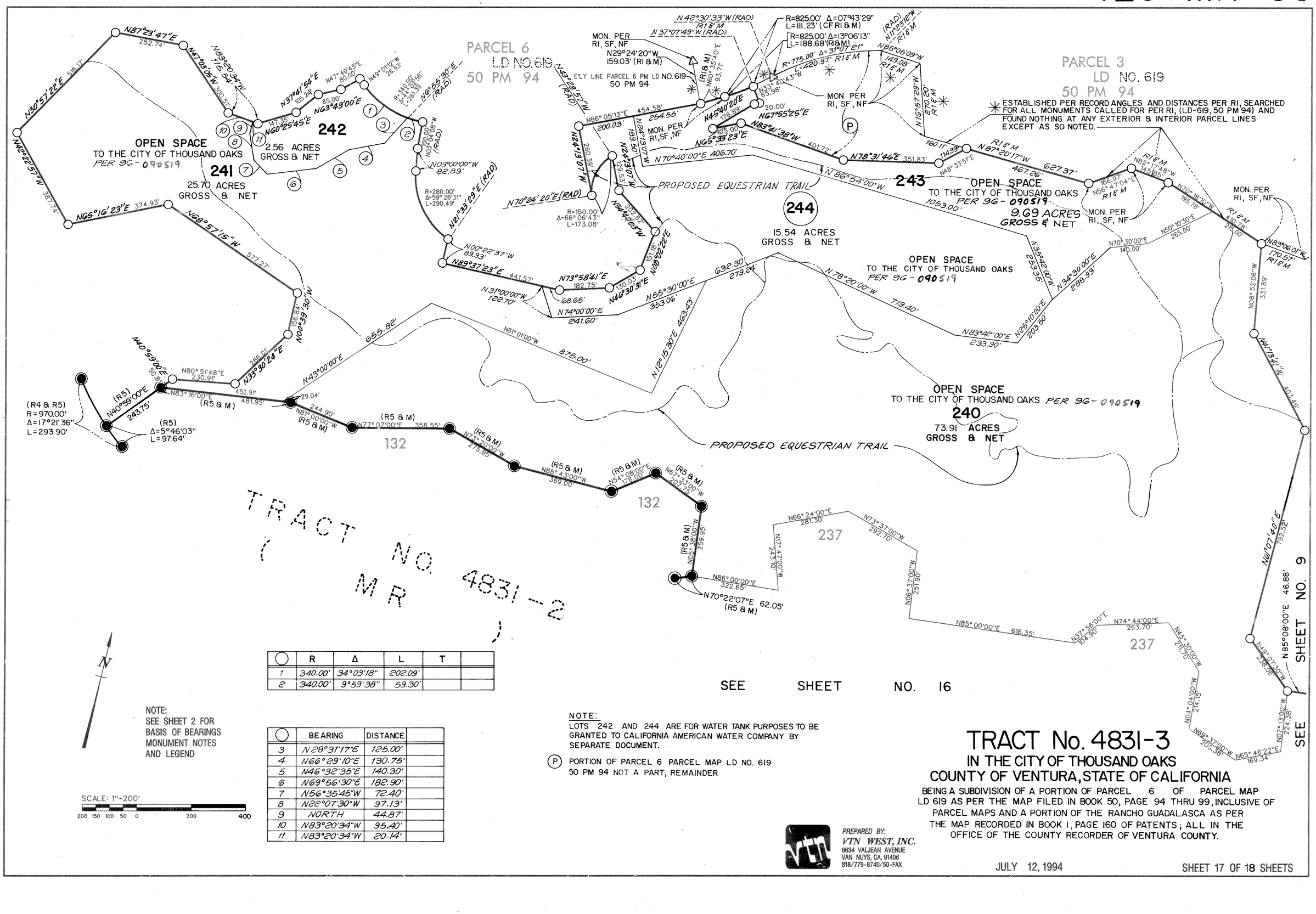
TRACT No. 4831-3

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 6 OF PARCEL MAP LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS AND A PORTION OF THE RANCHO GUADALASCA AS PER THE MAP RECORDED IN BOOK 1, PAGE 160 OF PATENTS; ALL IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

JULY 12, 1994

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



	R	Δ	L	T	
1	340.00'	34°03'18"	202.09'		
2	340.00'	9°59'38"	59.30'		

	BEARING	DISTANCE	
3	N28°31'17"E	125.00'	
4	N66°29'10"E	130.75'	
5	N46°32'35"E	140.30'	
6	N69°56'30"E	182.90'	
7	N56°35'45"W	72.40'	
8	N22°07'30"W	97.13'	
9	NORTH	44.87'	
10	N83°20'34"W	95.40'	
11	N83°20'34"W	20.14'	

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

NOTE:
LOTS 242 AND 244 ARE FOR WATER TANK PURPOSES TO BE GRANTED TO CALIFORNIA AMERICAN WATER COMPANY BY SEPARATE DOCUMENT.

(P) PORTION OF PARCEL 6 PARCEL MAP LD NO. 619 50 PM 94 NOT A PART, REMAINDER

TRACT No. 4831-3

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 6 OF PARCEL MAP LD 619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS AND A PORTION OF THE RANCHO GUADALASCA AS PER THE MAP RECORDED IN BOOK 1, PAGE 160 OF PATENTS; ALL IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

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

JULY 12, 1994

NO.	Δ-BEARING	DISTANCE	RADIUS
①	03° 14'56"	28.35'	500.00'
②	N85°57'35"E	16.15'	—
③	N15°57'39"W	25.00'	—
④	N74°02'21"E	15.00(RAD)	—

LYNN ROAD

N23°50'36"W 110.49'

47.00'

MON. PER RI, SF, NF

50.91'

18.13'

N66°09'24"E

R=25.00' Δ=88°34'22" L=38.65'

N64°43'46"E (RAD)

R=225.00' Δ=53°00'00" L=208.13' (RI&M)

R=251.00'

Δ=51°34'22"

L=225.93'

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

EASEMENT TO THE CITY OF THOUSAND OAKS FOR STORM DRAINAGE PURPOSES.

N70°47'26"E (RAD.)

DETAIL "D"
SEE SHEET NO. 15

S'LY LINE
PARCEL 3
P M L D NO. 619
50 PM 94

✳ ESTABLISHED AT RECORD ANGLES AND DISTANCES PER RI, SEARCHED FOR ALL MONUMENTS CALLED FOR PER RI, (LD-619, 50 PM 94) AND FOUND NOTHING AT ANY EXTERIOR & INTERIOR PARCEL LINES EXCEPT AS SO NOTED.

MON. PER RI, SF, NF

20', 26' AND VARIABLE WIDTH OF WASTEWATER PIPELINES EASEMENT TO THE CITY OF THOUSAND OAKS.

177.69' N76°50'36"W (R1&M)

177.69' N76°50'36"W

R=826.00' Δ=9°00'00" L=129.75'

R=800.00' Δ=9°00'00" L=125.66' (RI&M)

MON. PER RI, SF, NF

(R1&M) 99.25' N85°50'36"W

99.25' N85°50'36"W

R=34.00' Δ=19°40'00" L=11.67'

R=86.00' Δ=57°44'31" L=86.67'

(RI&M) R=60.00' Δ=19°40'00" L=20.59

N23°49'24"E (RAD) (RI&M)

R=60.00' Δ=69°48'31" L=73.10

MON. PER RI, SF, NF (R1&M)

N45°59'07"W (RI&M) (RAD)

N33°55'07"W (RAD)

65.25' N50°57'33"W

96.81' (R1&M) N50°57'33"W

N12°20'59"W (RI&M) (RAD)

Δ=28°15'54" L=22.20'

N75°32'03"E (RI&M) (RAD)

(RI&M) R=45.00' Δ=87°53'02" L=195.48'

MON. PER RI, SF, NF

N40°36'53"W (RAD)

L=104.26' Δ=248°53'59"

R=45.00'

A=132°45'03"

WEST POTRERO ROAD

N83°21'56"W 1.76' (RI&M)

N83°21'56"W 68.78'

12.64'

N10°38'34"E (RI&M) 409.53'

354.79'

N83°22'52"W 48.38'

N22°37'50"E 43.64'

N55°00'29"E 36.62'

N84°41'08"E 43.19'

N55°00'29"E 30.52'

N27°33'10"E 38.91'

N45°18'47"E 129.40'

N87°58'47"W 292.18'

S51°55'38"E 312.49'

R=30.00' Δ=89°55'58" L=47.09'

42.10'

25.06' (R1)

30'

6'

30'

E. WEST POTRERO ROAD

TRACT No. 2039-3
55 MR 55

239

SEE SHEET NO. 15

N

SCALE: 1" = 40'

40 30 20 10 0 40 80

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

TRACT No. 4831-3

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 6 of PARCEL MAP LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS AND A PORTION OF THE RANCHO GUADALASCA AS PER THE MAP RECORDED IN BOOK 1, PAGE 160 OF PATENTS; ALL IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

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