SUBDIVIDER'S STATEMENT

THE UNDERSIGNED, HEREBY STATE THAT THEY ARE THE OWNERS OF, OR HAVE A RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THIS SUBDIVISION ENTITLED TRACT No. 4963-1, AS SHOWN ON THIS MAP, AND THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, THAT THEY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINE

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS FOR PUBLIC USE, THE RIGHT OF WAY, FOR ALL STREETS AND HIGHWAYS SHOWN ON THIS MAP,

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, THE EASEMENTS FOR STORM DRAINAGE AND WASTEWATER PURPOSES AS SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO,

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS PARCEL " A" IN FEE FOR STORM DRAINAGE PURPOSES .

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, ALL RIGHTS OF INGRESS AND EGRESS ALONG THE EASTERLY LINE OF RANCHO DOS VIENTOS DRIVE ABUTTING LOTS 1 AND 156 THROUGH 186 INCLUSIVE, IN ORDER THAT THE OWNERS OF SAID LOTS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID RANCHO DOS VIENTOS DRIVE EXCEPT THE GENERAL RIGHT-OF-TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC,

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS THE EASEMENTS FOR PUBLIC TRAIL PURPOSES AS SHOWN ON THIS MAP AND ALL USES INCIDENTAL THERETO.

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

BY:

LEO A. MAJICH — FUND MANAGER

GENEVIEVE N. TANGO — ADMIN. ASSISTANT

NOTARY CERTIFICATE:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

ON THIS 27TH DAY OF JANUARY, IN THE YEAR 1998, BEFORE ME, LINDA E. HUGHES 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 91103 — MY PRIMARY PLACE OF BUSINESS IS LOS ANGELES COUNTY

SIGNATURE OMISSIONS

THE SIGNATURE OF THE CITY OF THOUSAND OAKS, PRESENT OWNER OF AN EASEMENT FOR INGRESS AND EGRESS PURPOSES, AS DISCLOSED BY THE DEED RECORDED JULY 2, 1996 AS INSTRUMENT NO. 96-090518, OF OFFICIAL RECORDS (LIES PARTLY WITHIN RANCHO DOS VIENTOS DRIVE BEING DEDICATED BY THIS MAP, AND REMAINDER LIES OUTSIDE EXTERIOR BOUNDARY) HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT, THEIR INTERESTIS SUCH THAT IT CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

CITY ENGINEER'S STATEMENT:

I, HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO.4963-1 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 THE SUBDIVISION MAP ACT 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.

6-22-98
DATE

G. R. PABLEO — R.C.E. 27221
CITY ENGINEER
CITY OF THOUSAND OAKS
MY REGISTRATION EXPIRES 3/31/01

REGISTERED PROFESSIONAL ENGINEER — G.R. PABLEO — No. 27221 EXP. 3-31-01 — 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 THE SUBDIVISION MAP ACT 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.4963-1 HAVE BEEN COMPLIED WITH.

June 18, 1998
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 9 DAY OF June, 1998, APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC, FOR PUBLIC USE THE RIGHT OF WAY FOR ALL STREETS AND HIGHWAYS AS OFFERED AND SHOWN ON THIS MAP.

AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR STORM DRAINAGE, WASTEWATER AND PUBLIC TRAIL PURPOSES AS SHOWN ON THIS MAP,

AND ALSO ACCEPTS ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON,

AND ALSO HEREBY ACCEPTS PARCEL " A" IN FEE AS OFFERED HEREON.

June 18, 1998
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 25, 1998
DATE

BY: Lisa M. Cereceda
DEPUTY COUNTY TAX COLLECTOR

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

COUNTY RECORDER'S CERTIFICATE:

DOCUMENT NO. 98-112951
RECORDED THIS 9th DAY OF July, 1998, AT 8:00A.M. IN BOOK 135 OF MISCELLANEOUS RECORDS (MAPS), AT PAGES 3-26, AT THE REQUEST OF OPERATING ENGINEERS FUNDS, INC.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: E. M. Pressey
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 AND AUGUST 1996, 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.

1/16/98
DATE

LICENSED LAND SURVEYOR — WILLIAM S. KISH — L.S. 5000 — STATE OF CALIFORNIA

WILLIAM S. KISH L.S. 5000
MY REGISTRATION EXPIRES: 12/31/01

THE CITY OF THOUSAND OAKS SHALL, AS REQUIRED BY CALIFORNIA GOVERNMENT CODE 66477.5 IN ITS PRESENT FORM OR AS IT MAY FROM TIME TO TIME BE AMENDED, RECONVEY PARCEL "A" TO THE SUBDIVIDER NAMED BELOW IF THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS SHOULD DETERMINE THAT THE SAME PUBLIC PURPOSE FOR WHICH SAID PARCEL WAS DEDICATED NO LONGER EXISTS OR THAT SAID PARCEL OR ANY PORTION THEREOF IS NOT NEEDED FOR STORM DRAIN PURPOSES EXCEPT FOR ALL OR ANY PORTION OF THE PROPERTY THAT IS STILL REQUIRED FOR THE SAME PUBLIC PURPOSE OR PUBLIC UTILITY.

SUBDIVIDER : OPERATING ENGINEERS
ADDRESS : 920-G HAMPSHIRE ROAD #16
WESTLAKE VILLAGE, CA 91361

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 58 - 96 PC AND / OR CITY COUNCIL RESOLUTION NO.96-172 THRU 96-176

SOILS AND / OR GEOLOGIC REPORT(S)

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 4963-1 HAVE BEEN

PREPARED BY : KEITH W. EHLERT C.E.G. 1242 & ARROW ENGINEERING
DATE OF REPORT: 6/03/94, 2/26/97 AND 5/14/97
TITLE : PRELIMINARY GEOTECHNICAL INVESTIGATION

FIRM NAME: ARROW ENGINEERING
ENGINEER : ROGER GLIDDEN
ADDRESS : 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 W. Glidden — 2-3-98 Partner
NAME: — DATE AND TITLE

AREA = 129.65 ACRES

TRACT No. 4963-1

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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

DECEMBER 16, 1996

LEGEND AND MONUMENT NOTES

- ○ INDICATES 2" I.P. SET W/TAG L.S. 5000
- ● FOUND MONUMENT AS NOTED
- ⊙ FOUND 2" I.P. TAGGED L.S. 5000 PER R1
- □ INDICATES VENTURA COUNTY STANDARD SURVEY MONUMENT PER STANDARD DESIGN NO. 90-3 SET, TAGGED L.S. 5000

1/2" I/D, I.P. & TAG LS 5000 SET AT ALL REAR LOT CORNERS AND AT ALL ANGLE POINTS IN LOT LINES

SET 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

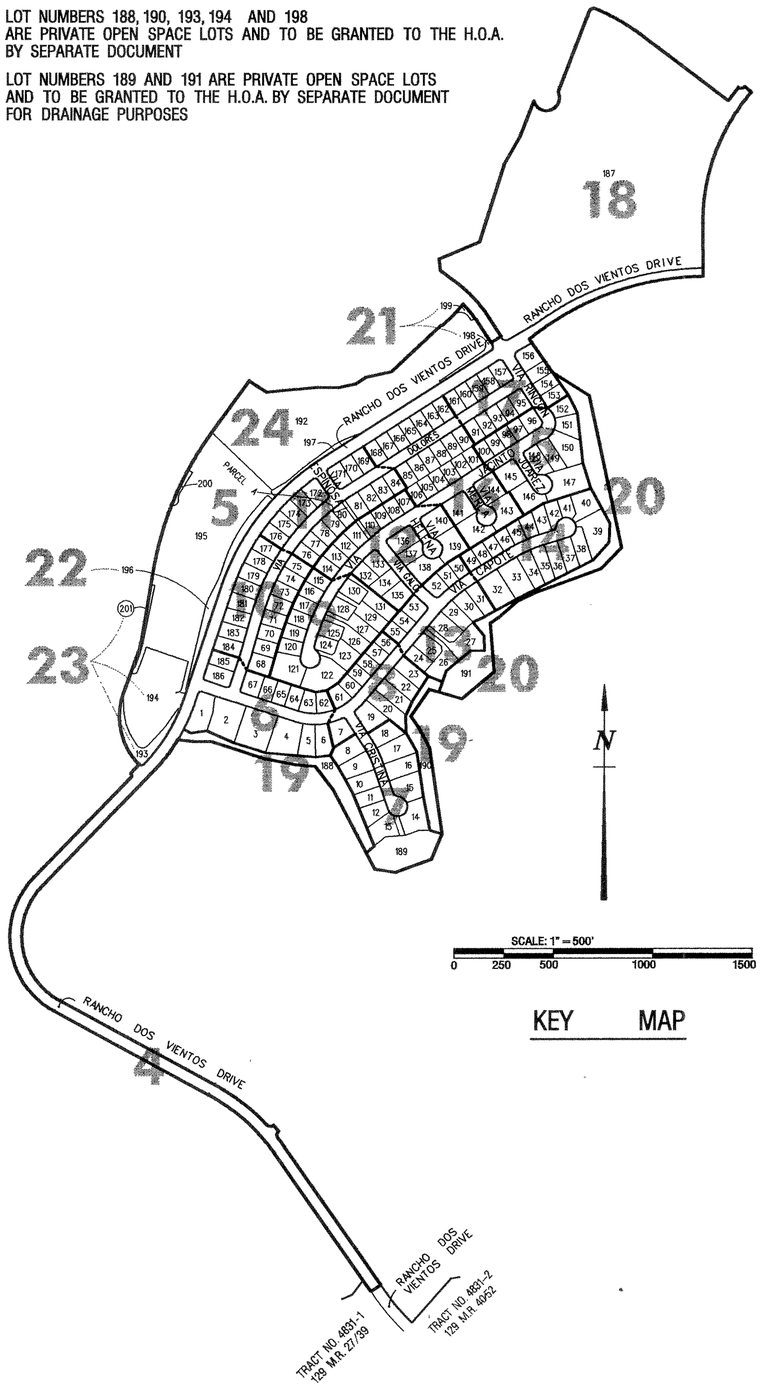
CF = CALCULATED FROM
M = MEASURED
FD = FOUND
(RAD) = RADIAL
H.O.A. = HOMEOWNERS ASSOCIATION
I.P. = IRON PIPE
SF,NF = SEARCHED FOR, NOT FOUND

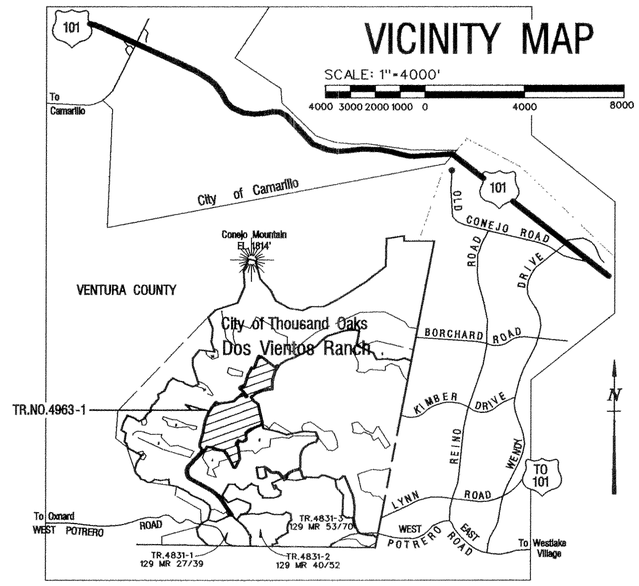
BASIS OF BEARINGS:

THE BEARING OF N 10° 39' 34" E FOR THE RANCHO GUADALASCA AND RANCHO EL CONEJO BOUNDARY LINE, AS SHOWN ON TRACT NO. 4831-1 RECORDED IN BOOK 129 PAGES 27 THRU 39 OF MISCELLANEOUS RECORDS (MAPS) OF VENTURA COUNTY WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP. (SEE SHEET NO. 3)

NOTES:

1. LOT NUMBERS 188, 190, 193, 194 AND 198 ARE PRIVATE OPEN SPACE LOTS AND TO BE GRANTED TO THE H.O.A. BY SEPARATE DOCUMENT
2. LOT NUMBERS 189 AND 191 ARE PRIVATE OPEN SPACE LOTS AND TO BE GRANTED TO THE H.O.A. BY SEPARATE DOCUMENT FOR DRAINAGE PURPOSES





REFERENCES:

R1 = TRACT NO. 4831-1 129-27/39 , M.R.
R2 = TRACT NO. 4831-2 129-40/52 , M.R.
R3 = TRACT NO. 4831-3 129-53/70 , M.R.
R4 = PM LD NO. 619 50 PM 94/99

TRACT No. 4963-1

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

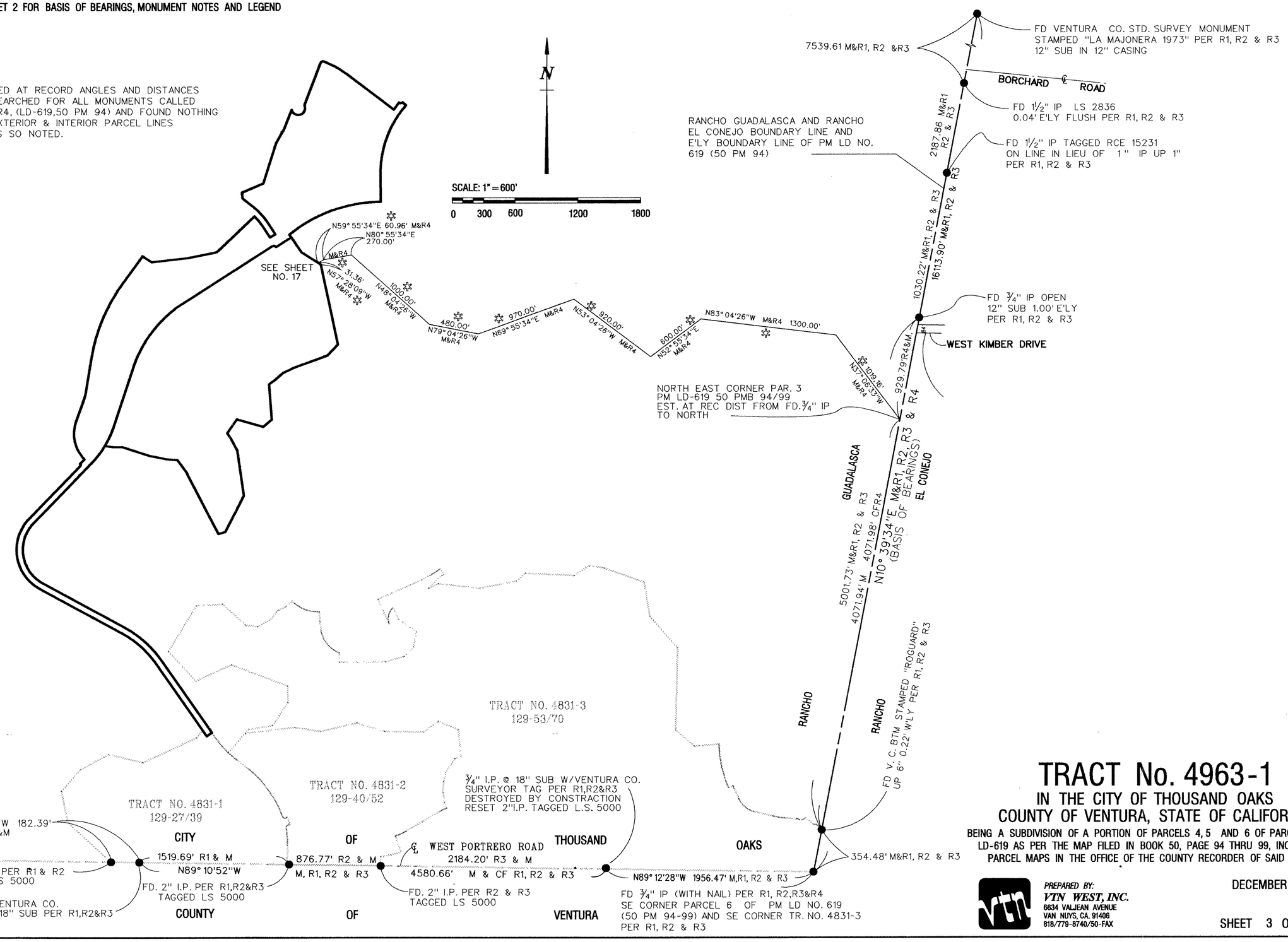
BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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

DECEMBER 16, 1996

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

✲ ESTABLISHED AT RECORD ANGLES AND DISTANCES PER R4, SEARCHED FOR ALL MONUMENTS CALLED FOR PER R4, (LD-619,50 PM 94) AND FOUND NOTHING AT ANY EXTERIOR & INTERIOR PARCEL LINES EXCEPT AS SO NOTED.



TRACT No. 4963-1

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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

DECEMBER 16, 1996

DATA

NO.	BEARING	DISTANCE	REFERENCE
⟨1⟩	N55° 13'33"E	60.00'	M & R1
⟨2⟩	N55° 13'33"E	30.00'	M & R1
⟨5⟩	N40° 19'40"W	40.00'	(RAD)
⟨6⟩	N40° 19'40"W	20.00'	
⟨7⟩	N40° 19'40"W	20.00'	
⟨8⟩	N49° 40'20"E	54.04	(RAD)
⟨9⟩	N46° 05'02"W	35.20'	
⟨11⟩	N43° 10'01"E	60.05'	
⟨12⟩	N43° 10'01"E	30.03'	
⟨13⟩	N43° 10'01"E	30.02'	

CURVE DATA

NO.	R	Δ	L	T	
③	1000.00'	05° 33'13"	96.93'	48.50'	
④	1030.00'	03° 06'33"	55.89'		
⑩	380.00'	01° 29'08"	9.85'	4.93'	
⑪	1708.00'	06° 18'52"	188.23'		(CFR4)

SCALE: 1" = 100'
0 50 100 200 300

SEE SHEET NO.19

SEE SHEET NO.23

N71° 47'15"W 272.76'

N88° 59'12"W 99.16'

N59° 01'36"W (RAD)

Δ=12° 47' 46" L=207.70'
R=930.00' Δ=25° 44' 20" L=417.78'
R=870.00' Δ=25° 44' 20" L=390.83'

N83° 01'58"W 74.72'

Δ=12° 56' 34" L=210.08'
L=404.31' T=205.62'

N43° 54'58"E 2.09'

193

Δ=91° 40' 00" R=15.00' L=24.00'

N45° 35'36"E (RAD)

Δ=64° 01'21" L=391.09'
R=350.00'

N45° 24'06"E (RAD)

N45° 14'17"E (RAD)

R=15.00' Δ=88° 40' 41" L=23.22'

47.27'

RANCHO DOS VIENTOS DRIVE

270.41' (CFR4)

Δ=18° 22' 44" R=1792.00' R4 L=574.82'
Δ=6° 35' 22" (CFR4) 206.09'

N43° 54'58"E 793.75'
146.52'
N43° 54'58"E 701.63'

PARCEL 4 P.M. L.D. NO. 619 50 P.M. 94/99

(CFR4) 158.67'

26.14' (CFR4)

DOS

N85° 44'57"W 266.02' R4 (RAD)

29.40' (CFR4)

206.45' (CFR4)

256.20' (CFR4)

VIENTOS

R=370.00' Δ=105° 21' 56" L=680.42'
R=400.00' Δ=105° 21' 56" L=735.59' T=524.75'
R=430.00' Δ=105° 21' 56" L=790.76'

PARCEL 5 P.M. L.D. NO. 619 50 P.M. 94/99

PARCEL 4 P.M. L.D. NO. 619 50 P.M. 94/99

PARCEL 6 P.M. L.D. NO. 619 50 P.M. 94/99

N47° 13'39"E (RAD)

Δ=87° 33'19" R=25.00' L=38.20'

N52° 07'00" (RAD)

R=25.00' Δ=87° 33'19" L=38.20'

R=1030.00' Δ=18° 40' 37" L=335.75'

Δ=21° 07' 18" L=368.64' T=186.44'
R=1000.00' Δ=26° 40' 31" L=465.57' T=237.09'

R=970.00' Δ=26° 40' 31" L=451.60'

Δ=62° 31'53"

(CFR4) 178.27'

N61° 26'58"W 883.95'

347.63' (CFR4)

N61° 26'58"W 883.95'

N61° 26'58"W 883.95'

244.57' (CFR4)

Δ=11° 14'25" L=335.08" (CFR4)

Δ=16° 01'15" L=477.59" (CFR4)

R=1708.00' L=1864.07' (R4)

49.04'(CFR4)

257.71'(CFR4

N50° 10'26"W

Δ=17° 01'30" L=532.48" (CFR4)

Δ=20° 50'19" L=651.76' (CFR4)

Δ=33° 08'00" L=1036.29' (R4)

R=1792.00'

490.00' (R4)

316.67 (CFR4)

CFR4 98.84'

490.00' R4

422.11' CFR4

6.35'(CFR4)

N34° 46'27"W 904.43'

N34° 46'27"W 850.78'

780.61'

N34° 46'27"W 850.78'

904.43'

850.78'

DRIVE

248.36 (CFR4)

358.50'(CFR4)

30' 30' 60'

53.65' M&R1

70.17' M&R1 N34° 46'27"W M&R1

N34° 46'27"W M&R1

N34° 46'27"W M&R1

R=1000.00' M&R1 Δ=17° 21' 36" L=302.99' T=152.66'

PARCEL D PER R1

RANCHO DOS VIENTOS DRIVE

RANCHO DOS VIENTOS DR. TO THE CITY OF THOUSAND OAKS PER INST. NO. 98-004000 O.R.

TRACT NO. 4831-1
129 M.R. 27/39

TRACT NO. 4831-2
129 M.R. 40/52

PARCEL 6 P.M. L.D. NO. 619 50 P.M. 94/99

PARCEL 5 P.M. L.D. NO. 619 50 P.M. 94/99

PARCEL 4 P.M. L.D. NO. 619 50 P.M. 94/99

R=1708.00' Δ=02° 39' 49" L=79.40' (CFR4)

186.42' (R4) N46° 08'26"E (RAD) 165.56'(CFR4)

IDENTICAL

PARCEL 6 P.M. L.D. NO. 619 50 P.M. 94/99

PARCEL 5 P.M. L.D. NO. 619 50 P.M. 94/99

SCALE: 1" = 100'
0 50 100 200 300

Δ=12° 17' 41" L=384.53' (CFR4)
R=1792.00' Δ=33° 08'00"

N72° 57'34" 420.35 R4 332.70' (CFR4)

534.17' (CFR4)

DRIVE

N61° 26'58"W 883.95'
N61° 26'58"W 883.95'
N61° 26'58"W 883.95'

30' 30' 60'

2.16' (CFR4)

Δ=7° 07'43" L=53.50' (CFR4)

8.32' (CFR4)

(CFR4) Δ=17° 01'30" L=532.48'
Δ=20° 50'19" L=651.76' (CFR4)
L=1036.29(R4)

PARCEL 4 P.M. L.D. NO. 619 50 P.M. 94/99

PARCEL 5 P.M. L.D. NO. 619 50 P.M. 94/99

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

TRACT No. 4963-1

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

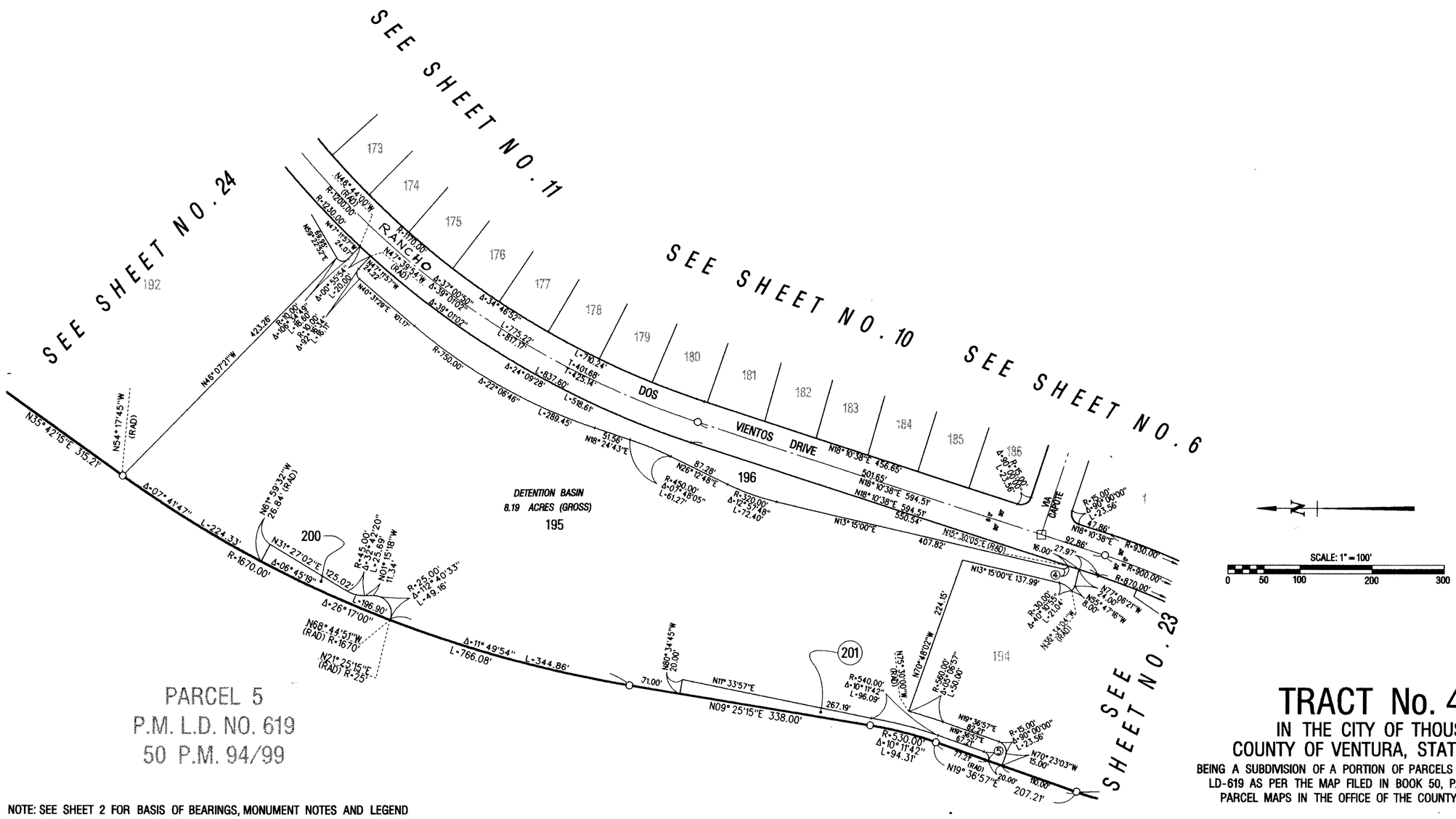
BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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

DECEMBER 16, 1996

CURVE DATA

NO.	R	Δ	L
④	6.00'	87°44'51"	9.19'
⑤	10.00'	90°00'00"	15.71'



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

N

SCALE: 1" = 100'

0 50 100 200 300

TRACT No. 4963-1

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PREPARED BY:
VTN WEST, INC.
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DECEMBER 16, 1996

SEE SHEET NO. 10

SEE SHEET NO. 9

SEE SHEET NO. 8

SEE SHEET NO. 5

SEE SHEET NO. 7

SEE SHEET NO. 4

SEE SHEET NO. 19

184 185 186 68 67 66 65 64 121 122 63 62 61 7 6 5 4 3 2 1 8 188

DRIVE VIENTOS

DRIVE DOS

VIA DOLORES

VIA CAPOTE

VIA CRISTINA

RANCHO

N72° 51'15"W 139.03'

N71° 49'22"W 139.33'

N71° 49'22"W 109.33'

N71° 49'22"W 96.00'

N71° 49'22"W 291.24'

N71° 49'22"W 142.22'

N74° 24'34"W 55.46'

N71° 49'22"W 197.33'

N71° 49'22"W 334.24'

N71° 49'22"W 531.57'

N71° 49'22"W 109.33'

N73° 09'18"W 86.02'

N71° 49'22"W 291.24'

N71° 47'15"W 272.76'

210.52' CFR4

62.24' CFR4

N83° 01'58"W 74.72'

N88° 59'12"W 99.16'

N82° 38'14"E 81.73'

N65° 44'04"W 148.97'

N72° 47'05"W 166.76'

N84° 52'15"W 160.14'

N85° 07'09"W 101.20'

N79° 06'21"W 163.14'

N37° 10'27"W 144.65'

N65° 55'34"E R4 496.56' R4

N41° 08'42"E R4 96.73' CFR4

N59° 01'36"W (RAD)

N62° 47'05"W (RAD) 40.00'

N18° 10'38"E 594.51' 501.65'

N18° 10'38"E 456.65'

N18° 10'38"E 92.86'

N18° 10'38"E 47.86'

N18° 10'38"E 112.44'

N18° 10'38"E 157.44'

N18° 10'38"E 114.44' 95.00'

N18° 10'38"E 110.00'

N18° 10'38"E 118.00'

N18° 10'38"E 118.00'

N18° 10'38"E 118.00'

N17° 26'24"E (RAD) 117.99'

N18° 10'38"E 97.00'

N18° 10'38"E 197.80'

N18° 10'38"E 195.00'

N09° 52'47"E (RAD) 164.00'

N00° 51'47"W (RAD) 165.00'

N12° 18'00"W (RAD) 126.93'

N23° 49'02"E 42.00'

N57° 23'44"E 132.56'

N34° 18'33"W 67.65'

N83° 41'00"E 73.40'

N02° 34'02"W (RAD) 110.00'

N23° 47'22"W (RAD) 105.00'

N56° 50'05"E 63.87'

N82° 11'34"E 57.97'

R=15.00' Δ=90°00'00" L=23.56'

R=1972.00' Δ=0°37'10" L=20.98'

R=2000.00' Δ=0°37'10" T=45.73' L=91.44'

R=2028.00' Δ=0°37'10" L=92.72'

R=870.00' Δ=25°44'20" L=390.83'

R=900.00' Δ=25°44'20" L=404.31' T=205.62'

R=930.00' Δ=25°44'20" L=417.78'

Δ=09°02'17" L=146.70'

Δ=03°45'29" L=61.00'

Δ=12°56'34" L=210.08'

R=272.00' Δ=68°13'53" L=323.91' T=203.24'

Δ=20°13'19" L=96.00'

Δ=20°00'26" L=94.98'

R=300.00' Δ=68°13'53" L=357.26' T=142.39'

Δ=50°46'54" L=265.89'

R=328.00' Δ=43°54'59" L=251.41'

Δ=11°26'13" L=65.47'

Δ=10°44'34" L=61.50'

Δ=08°17'51" L=47.50'

Δ=13°26'21" L=76.94'

Δ=21°59'55" L=104.43'

Δ=01°35'17" L=54.66'

Δ=01°01'53" L=35.50'

Δ=02°18'31" L=81.72'

Δ=00°44'14" L=3.50'

N25° 44'21"W (RAD)

N18° 10'38"E 20.00'

N09° 20'37"E 64.37'

N18° 10'38"E 97.00'

N18° 10'38"E 197.80'

N18° 10'38"E 195.00'

N09° 52'47"E (RAD) 164.00'

N00° 51'47"W (RAD) 165.00'

N12° 18'00"W (RAD) 126.93'

N23° 49'02"E 42.00'

N57° 23'44"E 132.56'

N34° 18'33"W 67.65'

N83° 41'00"E 73.40'

N02° 34'02"W (RAD) 110.00'

N23° 47'22"W (RAD) 105.00'

N56° 50'05"E 63.87'

N82° 11'34"E 57.97'

R=15.00' Δ=90°00'00" L=23.56'

R=15.00' Δ=90°00'00" L=23.56'

R=15.00' Δ=90°00'00" L=23.56'

R=870.00' Δ=25°44'20" L=390.83'

R=900.00' Δ=25°44'20" L=404.31' T=205.62'

R=930.00' Δ=25°44'20" L=417.78'

Δ=09°02'17" L=146.70'

Δ=03°45'29" L=61.00'

Δ=12°56'34" L=210.08'

R=272.00' Δ=68°13'53" L=323.91' T=203.24'

Δ=20°13'19" L=96.00'

Δ=20°00'26" L=94.98'

R=300.00' Δ=68°13'53" L=357.26' T=142.39'

Δ=50°46'54" L=265.89'

R=328.00' Δ=43°54'59" L=251.41'

Δ=11°26'13" L=65.47'

Δ=10°44'34" L=61.50'

Δ=08°17'51" L=47.50'

Δ=13°26'21" L=76.94'

Δ=21°59'55" L=104.43'

Δ=01°35'17" L=54.66'

Δ=01°01'53" L=35.50'

Δ=02°18'31" L=81.72'

Δ=00°44'14" L=3.50'

N25° 44'21"W (RAD)

74.44' 41.44' 71.00' 71.00' 19.44' 22.16' 48.30' 70.46' 114.44' 70.20' 72.02' 27.72' 81.00' 70.00' 70.20' 70.04' 197.33' 334.24' 531.57' 73.50' 35.83' 39.50' 166.74' 85.00' 92.86' 47.86' 146.70' 417.78' 61.00' 210.08' 74.72' 99.16' 81.73' 148.97' 166.76' 160.14' 92.21' 252.35' 101.20' 144.65' 96.73' 496.56' 210.52' 62.24' 163.14' 114.50' 142.22' 55.46' 110.00' 105.00' 63.87' 57.97' 96.00' 139.03' 139.33' 109.33' 291.24' 86.02' 166.74' 291.24' 197.33' 334.24' 531.57' 109.33' 73.50' 35.83' 39.50' 166.74' 85.00' 291.24' 210.52' 62.24' 74.72' 99.16' 81.73' 148.97' 166.76' 160.14' 92.21' 252.35' 101.20' 144.65' 96.73' 496.56' 163.14' 114.50' 142.22' 55.46' 110.00' 105.00' 63.87' 57.97' 139.03' 139.33' 109.33' 291.24' 86.02' 166.74' 291.24' 197.33' 334.24' 531.57' 109.33' 73.50' 35.83' 39.50' 166.74' 85.00' 291.24' 210.52' 62.24' 74.72' 99.16' 81.73' 148.97' 166.76' 160.14' 92.21' 252.35' 101.20' 144.65' 96.73' 496.56' 163.14' 114.50' 142.22' 55.46' 110.00' 105.00' 63.87' 57.97' 96.00

PARCEL 6
PM LD NO. 619 50 PM 94/99

N08° 23'40"W 438.85'

N27° 48'40"W 121.51'

65.92'

N34° 38'42"W

190

SEE SHEET NO. 19

N68° 31'52"W 65.38'

N22° 23'33"E 141.70'

SCALE: 1" = 40'

40 30 20 10 0 40 80

N08° 23'40"W 227.88'

93.40'

134.48'

N11° 16'01"W 165.73'

N29° 46'33"W 112.40'

20

N50° 03'15"W 264.43'

107.36'

N70° 22'52"E 179.01'

16

N71° 05'07"E 161.95'

15

N70° 28'36"E 89.44'

14

N73° 06'20"E 128.42'

189

1.27 ACRES GROSS

1.13 ACRES NET

N70° 26'29"E 189.93'

17

18

N62° 24'22"E 165.74' (RAD)

N57° 23'44"E 130.91'

19

Δ=105° 00'03" L=217.21'

Δ=66° 36'29" L=58.13'

R=25.00' Δ=68° 55'59" L=30.08'

N68° 47'36"E (RAD)

N02° 11'08"E (RAD)

N06° 12'20"W (RAD)

N27° 08'23"E (RAD)

N71° 05'07"E 24.00'

R=50.00' Δ=48° 28'16" L=42.31'

Δ=33° 20'44" L=29.10'

N18° 54'53"W 108.00'

N18° 54'53"W 23.17'

N82° 23'31"E (RAD)

N63° 35'41"E

N36° 24'19"W 10.00'

N53° 35'41"E 10.00'

R=97.50' Δ=15° 04'04" L=25.74'

N71° 19'43"W 2.50'

N18° 40'17"E 20.61'

N11° 19'43"W 2.50'

N71° 19'43"W 2.50'

N18° 40'17"E 20.61'

N18° 54'53"W 10.00'

N71° 19'43"W 2.50'

N18° 54'53"W 40.10'

N36° 24'19"W 10.07'

N18° 54'53"W 39.24'

R=82.50' Δ=37° 35'10" L=54.12'

N80° 34'47"W (RAD)

N18° 54'53"W 5.51'

N71° 05'07"E 15.00'

N18° 54'53"W 15.00'

N71° 05'07"E 15.55'

N18° 54'53"W 146.67'

N18° 54'53"W 233.00'

N18° 54'53"W 25.52'

29.71'

14.16'

116.96'

25'

25'

3

3

4.5'

15'

15'

PRIVATE OPEN SPACE TO BE GRANTED TO THE H.O.A BY SEPARATE DOCUMENT ACCESS FOR THIS LOT IS THROUGH ALL OF LOT 188

1

N55° 47'43"E 166.49'

N55° 47'43"E 175.58'

N27° 36'08"W (RAD)

R=242.50' Δ=10° 07'29" L=42.86'

N79° 23'52"W (RAD)

R=217.50' Δ=10° 18'00" L=39.10'

15'

22.90'

15.73'

N78° 36'37"W (RAD)

N62° 33'28"W 105.37'

PARCEL 6
PM LD NO. 619 50 PM 94/99

NOTE:

EASEMENT TO THE CITY OF THOUSAND OAKS FOR PUBLIC TRAIL PURPOSES OVER ALL OF LOT 189

SEE SHEET 7

N32° 36'16"W 160.61'

118.6'

42.00'

Δ=05° 00'38" L=46.00'

R=526.00'

Δ=08° 40'45" L=79.68'

Δ=13° 41'23" L=125.68'

26'

2'

5

N18° 54'53"W 233.00'

74.50'

52.00'

Δ=60° 13'02" L=52.55'

Δ=17° 04'26" L=14.90'

(RAD) N54° 00'41"E 138.27'

168.28'

227.69'

202.17'

N82° 38'57"E

59.41'

VIA

N32° 36'16"W 201.15'

R=500.00' Δ=13° 41'23" L=113.25' T=60.02'

26'

2'

N32° 36'16"W 160.61'

72.61'

88.00'

R=474.00' Δ=13° 41'23" L=113.25'

Δ=10° 18'19" L=85.25'

19.50'

87.00'

L=28.00' Δ=53° 23'04"

(RAD) N60° 46'48"E 165.00'

N70° 35'02"E 155.65'

N71° 05'07"E 141.00'

N71° 05'07"E 136.48'

N57° 23'44"E 132.56'

8

9

10

11

12

13

107.47'

250.00'

67.89'

74.64'

N22° 23'08"W

N28° 37'16"W 86.88'

N29° 34'42"W 77.48'

42.00'

N23° 49'02"E

67.65'

N34° 18'33"W

SHEET NO. 8

SEE SHEET NO. 6

SEE SHEET NO. 19

188

301.16'

N27° 30'39"W 457.24'

117.45'

156.08'

N74° 38'28"W (RAD)

PARCEL 6
PM LD NO. 619 50 PM 94/99

N37° 10'27"W 144.65'

1 15' WIDE EASEMENT TO THE CITY OF THOUSAND OAKS FOR WASTEWATER PURPOSES.

2 PROPOSED SEPARATE DOCUMENT 15' WIDE & VARIABLE WIDTH EASEMENT TO THE H.O.A. BY FOR STORM DRAIN PURPOSES.

3 25' WIDE EASEMENT TO THE CITY OF THOUSAND OAKS FOR WASTEWATER PURPOSES AND PROPOSED TO THE H.O.A FOR STORM DRAIN PURPOSES BY SEPARATE DOCUMENT

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

TRACT No. 4963-1

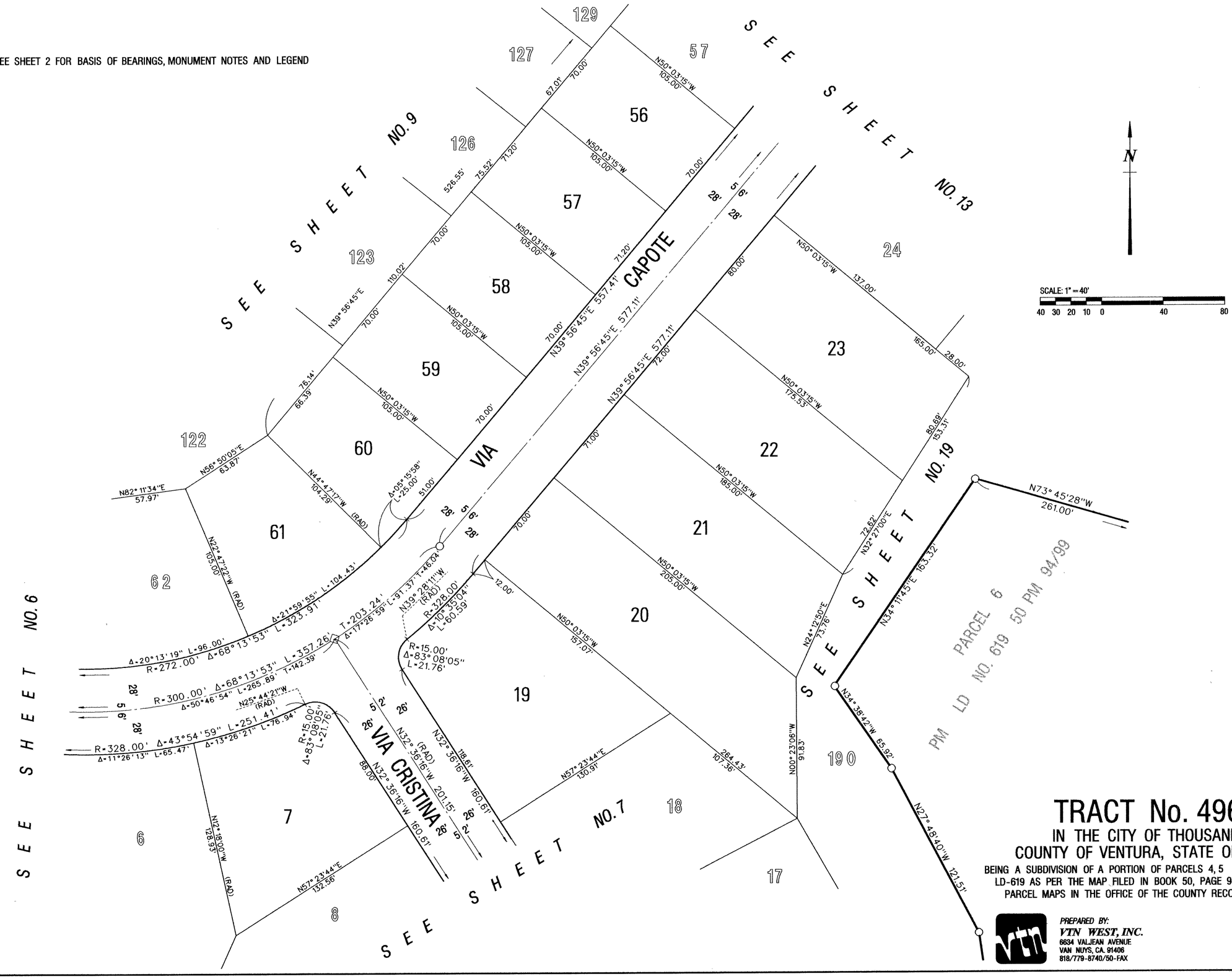
IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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

DECEMBER 16, 1996

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



TRACT No. 4963-1

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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

DECEMBER 16, 1996

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

SEE SHEET NO. 10

SEE SHEET NO. 12

SEE SHEET NO. 13

SEE SHEET NO. 8

SEE SHEET NO. 6

VIA JACINTO

N

SCALE: 1" = 40'

40 30 20 10 0 40 80

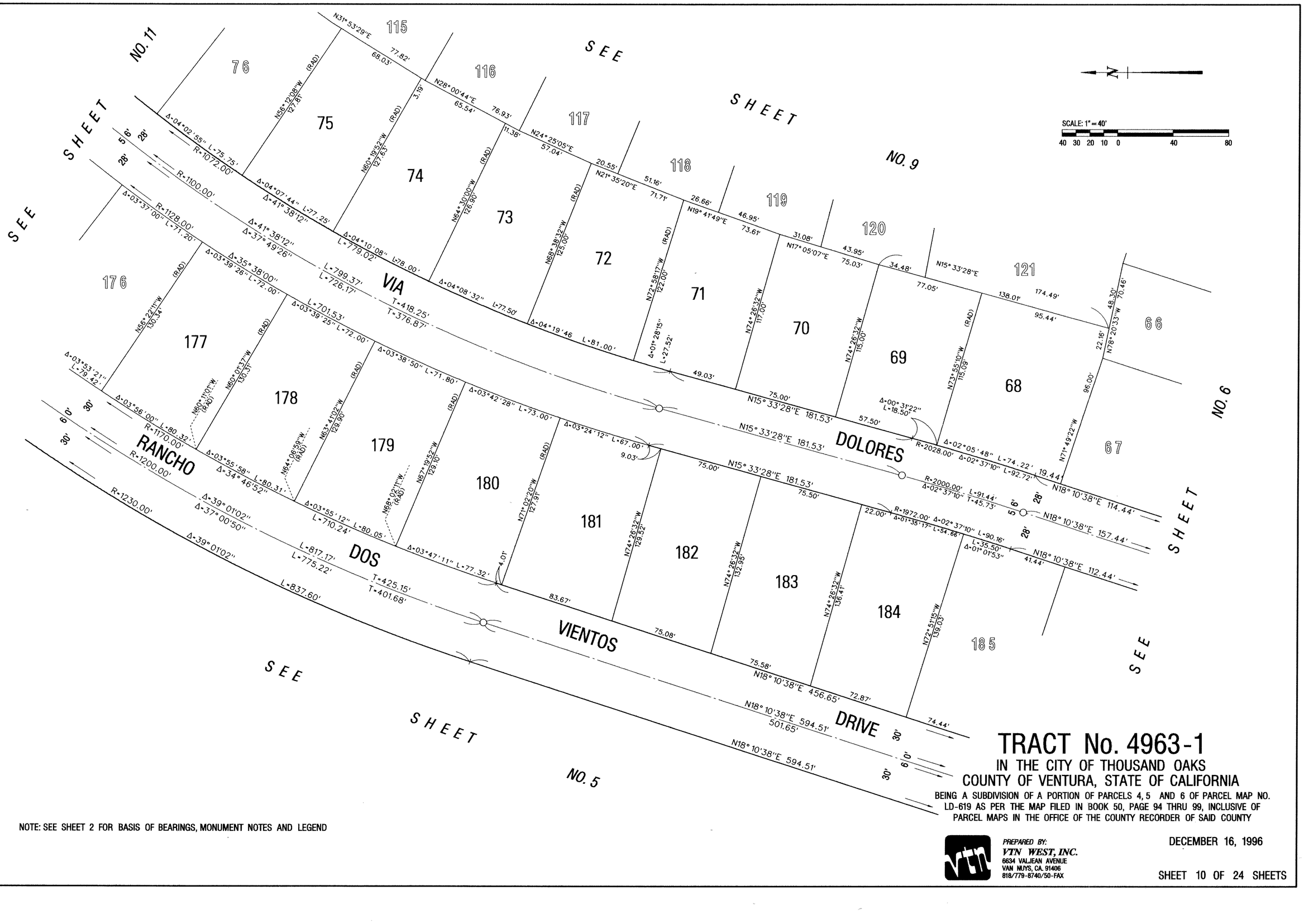
TRACT No. 4963-1

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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

DECEMBER 16, 1996



TRACT No. 4963-1

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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

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

DECEMBER 16, 1996

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

N

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

SEE SHEET NO. 5

RANCHO DOS VIENTOS DRIVE

VIA ESPINOSA

DOLORES

SEE SHEET NO. 16

VIA

PARCEL A

VIA JACINTO

SEE SHEET NO. 10

SEE SHEET NO. 12

PARCEL "A" IS DEDICATED IN FEE TO THE CITY OF THOUSAND OAKS FOR STORM DRAIN PURPOSES

TRACT No. 4963-1

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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

DECEMBER 16, 1996

PARCEL "A" IS DEDICATED IN FEE TO THE CITY OF THOUSAND OAKS FOR STORM DRAIN PURPOSES

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

TRACT No. 4963-1

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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

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

DECEMBER 16, 1996

PARCEL 6
PM LD NO. 619 50 PM 94/99

SEE SHEET NO.14

SEE SHEET NO.20

SEE SHEET NO.20

SEE SHEET NO.19

SEE SHEET NO.12

SEE SHEET NO.9

SEE SHEET NO.8

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

PROPOSED
(SD) 15' AND VARIABLE WIDTH EASEMENT TO THE H. O. A. FOR STORM DRAIN PURPOSES BY SEPARATE DOCUMENT

TRACT No. 4963-1

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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

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

DECEMBER 16, 1996

N

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

✲ ESTABLISHED AT RECORD ANGLES AND DISTANCES PER R4, SEARCHED FOR ALL MONUMENTS CALLED FOR PER R4, (LD-619,50 PM 94) AND FOUND NOTHING AT ANY EXTERIOR & INTERIOR PARCEL LINES EXCEPT AS SO NOTED.

SEE SHEET NO. 15
SEE SHEET NO. 16
SEE SHEET NO. 12
SEE SHEET NO. 13
SEE SHEET NO. 20
SEE SHEET NO. 20

CAPOTE
VIA

PARCEL 3
PM LD NO. 619 50 PM 94/99

PARCEL 6
PM LD NO. 619 50 PM 94/99

TRACT No. 4963-1

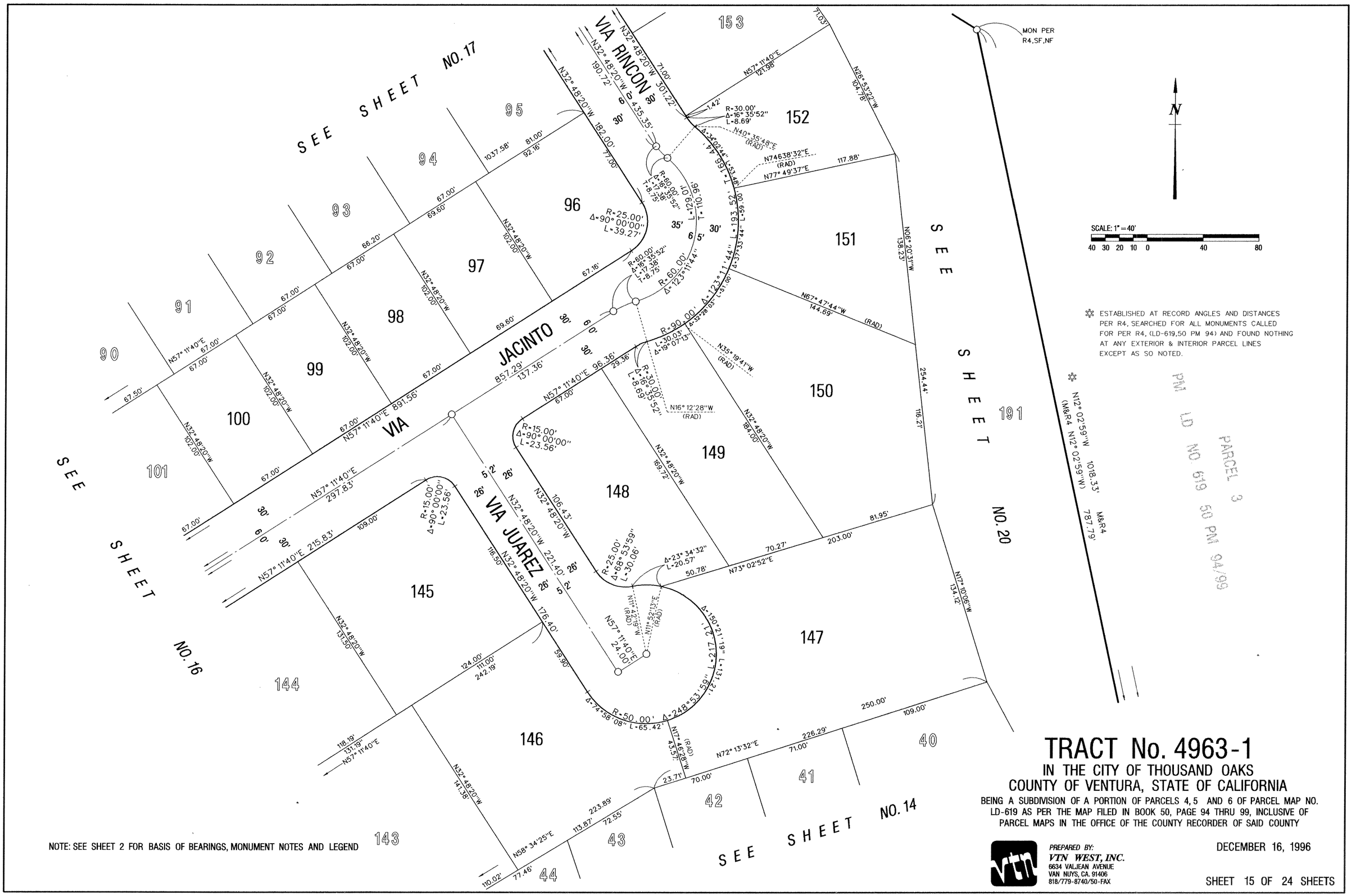
IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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

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

DECEMBER 16, 1996



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

❊ ESTABLISHED AT RECORD ANGLES AND DISTANCES PER R4, SEARCHED FOR ALL MONUMENTS CALLED FOR PER R4, (LD-619,50 PM 94) AND FOUND NOTHING AT ANY EXTERIOR & INTERIOR PARCEL LINES EXCEPT AS SO NOTED.

PM LD NO 619 50 PM 94/99 PARCEL 3

TRACT No. 4963-1

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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

DECEMBER 16, 1996

SEE SHEET NO. 5

SEE SHEET NO. 17

SEE SHEET NO. 15

SEE SHEET NO. 14

SEE SHEET NO. 11

SEE SHEET NO. 12

DOS VIENTOS DRIVE

RANCHO DOLORES

VIA JACINTO

VIA MERLA

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

SCALE: 1" = 40'

TRACT No. 4963-1

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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

DECEMBER 16, 1996

N

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

SEE SHEET NO. 18

SEE SHEET NO. 21

SEE SHEET NO. 16

SEE SHEET NO. 15

SEE SHEET NO. 3

RANCHO DOS VIENTOS

DRIVE

VIA DOLORES

VIA RINCON

VIA (M&R4) (R=1400.00') Δ=08°59'03" L=219.52

N59° 44'05"E 309.30'

N59° 44'05"E 361.38'

N59° 44'05"E 86.56'

N32° 48'20"W 107.24'

N32° 48'20"W 116.87'

N57° 11'40"E 60.00'

R=25.00' Δ=87° 27'35" L=38.16'

R=25.00' Δ=90° 00'00" L=39.27'

64.63'

9.63'

N39° 14'58"W M&R4 (RAD)

MON PER R4,SF,NF

24.89'

N34° 28'55"W 208.61' M&R4

105.19'

71.03'

R=25.00' Δ=92° 32'25" L=40.38'

87.00'

N34° 28'55"W

N57° 11'40"E 115.75'

156

155

154

153

152

191

157

158

159

160

161

162

95

94

93

92

91

90

96

97

98

99

100

MON PER R4,SF,NF

4.50'

N57° 11'40"E 117.83'

66.33' 70.83' 321.08'

137.36'

(M&R4 N57° 28'09"W) 186.26' M&R4 217.62' CFR4

M&R4 N59° 55'34"E 60.96'

M&R4 31.36'

N57° 11'40"E 119.90'

71.03'

N26° 53'22"W 104.78'

N12° 02'59"W 1018.33' M&R4 787.79'

71.00'

N57° 11'40"E 121.98'

1.42'

R=30.00' Δ=16° 35'52" L=8.69'

N40° 35'48"E (RAD)

R=30.00' Δ=16° 35'52" L=8.69'

N57° 11'40"E 1013.20'

N57° 11'40"E 1068.20'

N57° 11'40"E 1008.57'

N57° 11'40"E 985.65'

N57° 11'40"E 1030.65'

N57° 11'40"E 985.65'

57.50'

67.50'

67.00'

66.80'

67.20'

66.20'

66.00'

69.60'

81.00'

92.16'

77.00'

R=25.00' Δ=90° 00'00" L=39.27'

R=15.00' Δ=90° 00'00" L=23.56'

R=15.00' Δ=90° 00'00" L=23.56'

N32° 48'20"W 82.00'

N32° 48'20"W 122.00'

N32° 48'20"W 120.00'

N32° 48'20"W 182.00'

N32° 48'20"W 301.22'

435.35'

190.72'

70.80'

105.00'

1037.58'

180.00'

67.00'

28'

5'6"

6'0"

30'

42'

80'

* ESTABLISHED AT RECORD ANGLES AND DISTANCES PER R4, SEARCHED FOR ALL MONUMENTS CALLED FOR PER R4, (LD-619,50 PM 94) AND FOUND NOTHING AT ANY EXTERIOR & INTERIOR PARCEL LINES EXCEPT AS SO NOTED.

PARCEL 2
P.M. L.D. NO.619
50 P.M. 94/99

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

TRACT No. 4963-1

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PREPARED BY:
VTN WEST, INC.
5634 VALJEAN AVENUE
VAN NUYS, CA. 91406
818/779-8740/50-FAX

DECEMBER 16, 1996

✲ ESTABLISHED AT RECORD ANGLES AND DISTANCES PER R4, SEARCHED FOR ALL MONUMENTS CALLED FOR PER R4, (LD-619,50 PM 94) AND FOUND NOTHING AT ANY EXTERIOR & INTERIOR PARCEL LINES EXCEPT AS SO NOTED.

PARCEL 5
P.M. L.D. NO.619
50 P.M. 94/99

PARCEL 2
P.M. L.D. NO.619 50 P.M. 94/99

PARCEL 5
P.M. L.D. NO.619 50 P.M. 94/99

MON PER R4,SF,NF

N14° 47'04"W (RAD) (R4&M)

IDENTICAL

N49° 14'51"W (RAD) 44.00'

R=25.00' Δ=86° 24'24" L=37.70'

N37° 09'33"E 84.00' (RAD)

N56° 26'27"W (RAD)

R=25.00' Δ=86° 24'00" L=37.70'

N52° 50'27"W 2.00

SEE DETAIL "C"

N52° 50'27"W 556.42' 558.42'

R=1000.00' (R=1000.00') Δ=75° 42'00" L=1321.21' (M&R4)

Δ=41° 14'13" L=719.72' (M&R4)

BORCHARD ROAD 42'

R=1042.00' Δ=20° 36'23" L=374.76'

Δ=34° 02'37" L=619.13'

MON PER R4,SF,NF

✲ N00° 29'04"W 270.08' (RAD) (M&R4)

N00° 29'04"W 204.61'

N77° 02'51"W (RAD)

Δ=12° 36'44" L=229.37'

Δ=00° 49'29" L=15.00'

N77° 52'20"W (RAD)

257.56'

264.88'

15' WIDE EASEMENT TO THE CITY OF THOUSAND OAKS FOR WASTEWATER PURPOSES.

R=25.00' Δ=87° 22'56" L=38.13'

N03° 06'08"W (RAD)

RANCHO DOS VIENTOS DRIVE M&R4 42'

Δ=12° 33'55" L=316.24'

✲ R=1400.00' Δ=29° 46'51" L=727.68'

Δ=38° 45'54" L=947.21'

Δ=15° 44'54" L=683.63'

Δ=27° 09'47" L=683.63'

SEE DETAIL "B"

N59° 44'05"E 309.30'

N59° 44'05"E 361.38'

N30° 15'55"W (RAD)

Δ=08° 59'03" L=219.53'

R=25.00' Δ=87° 27'35" L=38.16'

30.00'

64.63' 30.00

N32° 48'20"W 107.24'

N57° 11'40"E 60.00'

N32° 48'20"W 116.87'

9.63'

Δ=18° 22'31" L=234.12' R=730.00'

R=670.00' Δ=11° 30'15" L=134.52'

N45° 41'25"E (RAD)

N46° 12'08"E 498.46'

N06° 30'44"W 56.26'

N52° 30'47"W 86.02'

N66° 58'22"E 207.97'

N17° 28'49"E 542.72'

N15° 54'18"W 15.00'

N74° 05'42"E 2.50'

N15° 54'18"W 23.31'

R=30.00' Δ=68° 45'18" L=36.00'

Δ=00° 50'58" L=21.38'

SD

R=97.50' Δ=49° 53'58" L=84.91'

N05° 20'24"E 20.00' (RAD)

R=82.50' Δ=49° 53'58" L=71.85'

R=50.00' Δ=68° 45'18" L=60.00'

N65° 48'16"W 177.93'

R=82.50' Δ=39° 43'44" L=57.21'

N26° 04'32"W 43.03'

R=97.50' Δ=39° 43'44" L=67.61'

N26° 04'32"W 43.03'

R=492.50' Δ=46° 51'58" L=402.85'

R=507.50' Δ=46° 51'58" L=415.12'

61.39' N20° 47'26"E 112.27'

N20° 47'26"E 425.28'

R=65.00' Δ=183° 35'38" L=208.28'

N21° 31'12"E 189.19'

N75° 26'31"E (RAD)

N65° 44'19"E 55.97'

SD 15' WIDE & VARIABLE WIDTH EASEMENTS TO THE CITY OF THOUSAND OAKS FOR STORM DRAINAGE PURPOSES.

N79° 51'06"W 466.71'

469.51'

N79° 51'06"W

N71° 50'53"E (RAD)

R=25.00' Δ=38° 56'33" L=16.99'

N26° 27'19"W 197.42'

N26° 27'19"W 197.24'

N76° 54'36"W

N76° 54'36"W

R=958.00' Δ=15° 24'00" L=257.49'

N21° 45'33"E (RAD)

R=25.00' Δ=90° 58'07" L=39.69'

187

PROPOSED
PARK SITE TO CONEJO RECREATION AND PARK DISTRICT
BY SEPARATE INSTRUMENT

29.40 ACRES GROSS

N

SCALE: 1" = 100'
0 50 100 200 300

DETAIL "A"
NOT TO SCALE

N71° 50'53"E (RAD) (PRC)

R=25.00' Δ=38° 56'33" L=16.99'

Δ=93° 42'27" L=106.31'

N14° 26'40"W (RAD)

Δ=35° 14'05" L=39.97'

N20° 47'25"E (RAD)

R=65.00' Δ=183° 35'38" L=208.28'

Δ=02° 22'08" L=2.69'

N23° 09'33"E (RAD)

Δ=17° 47'03" L=20.17'

N75° 26'31"E (RAD)

Δ=34° 29'55" L=39.14'

N79° 51'06"W 466.71'

N79° 51'06"W 469.51'

112.27' N20° 47'26"E 61.39'

N09° 12'35"W 45.00'

N09° 39'48"W 13.05'

36.70' N09° 39'48"W

N40° 56'36"E (RAD)

DETAIL "B"
NOT TO SCALE

N15° 40'03"W (RAD)

N61° 32'38"W 27.20'

N73° 27'23"E 3.54'

R=1442.00'

N16° 31'01"W (RAD)

Δ=27° 09'47" L=683.63'

N61° 32'38"W 32.55'

Δ=00° 50'58" L=21.38'

N73° 27'21"E 28.28'

32.55' N61° 32'38"W

N73° 27'23"E 3.54'

N61° 32'38"W 26.98'

MON PER R4,SF,NF

(N57° 28'09"W) 217.62' (M&R4)

✲ (N57° 28'09"W) 208.61' (M&R4)

4.56'

VAR. M&R4 N39° 14'58"W (RAD)

(N34° 28'55"W 105.78'

N53° 44'05"E 24.89'

71.03'

42'

15

N32° 48'20"W 435.35'

190.72'

RINCON

VIA

180.00'

SEE SHEET NO.17

157

SEE SHEET NO.24

DETAIL "C"
NOT TO SCALE

(RAD) N37° 09'33"E 84.00'

N56° 26'27"W (RAD)

R=25.00' Δ=86° 24'00" L=37.70'

N52° 50'27"W 556.42' 558.42'

N52° 50'27"W 2.00'

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

TRACT No. 4963-1

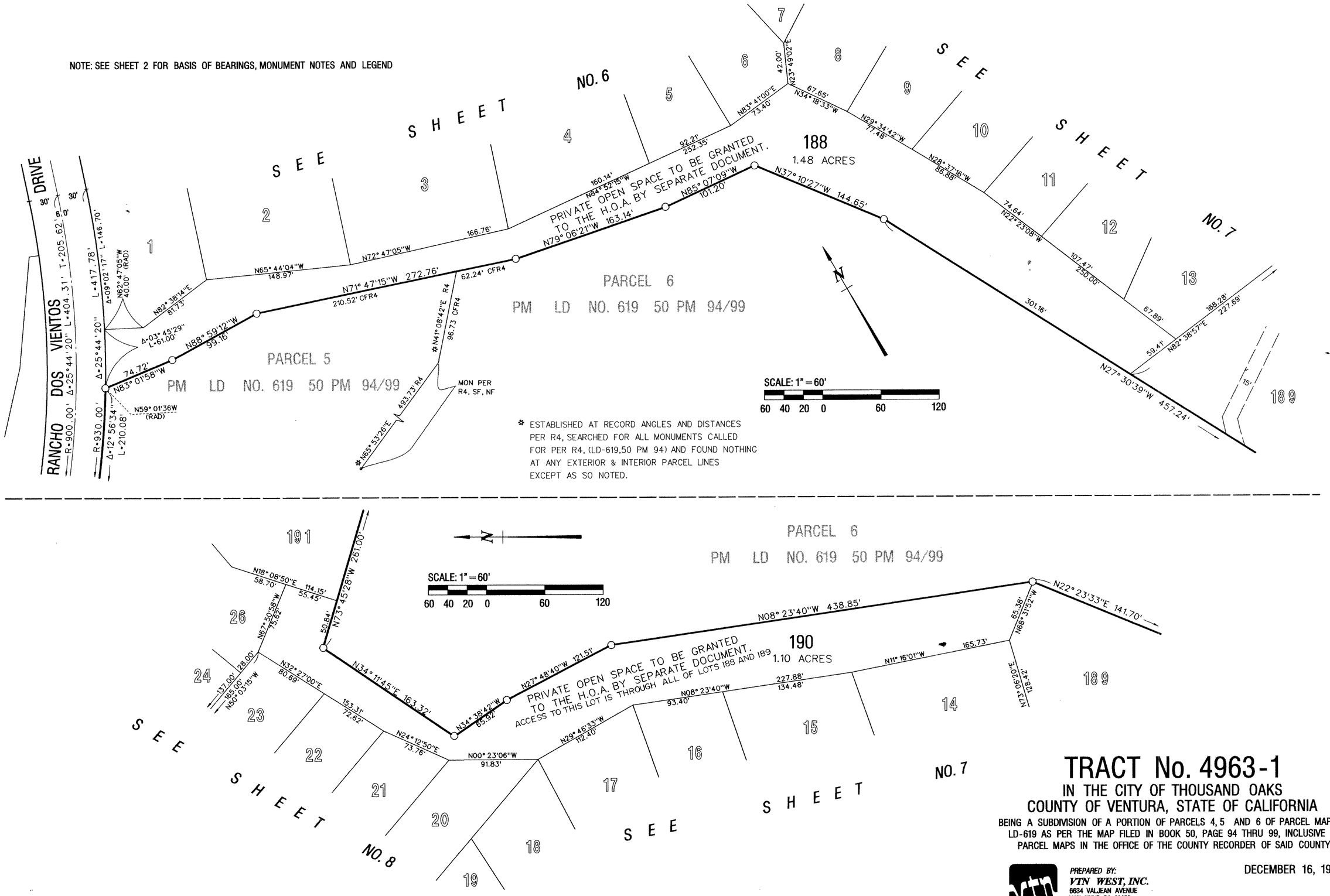
IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5 AND 6 OF PARCEL MAP NO. LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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

DECEMBER 16, 1996

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



* ESTABLISHED AT RECORD ANGLES AND DISTANCES PER R4, SEARCHED FOR ALL MONUMENTS CALLED FOR PER R4, (LD-619,50 PM 94) AND FOUND NOTHING AT ANY EXTERIOR & INTERIOR PARCEL LINES EXCEPT AS SO NOTED.

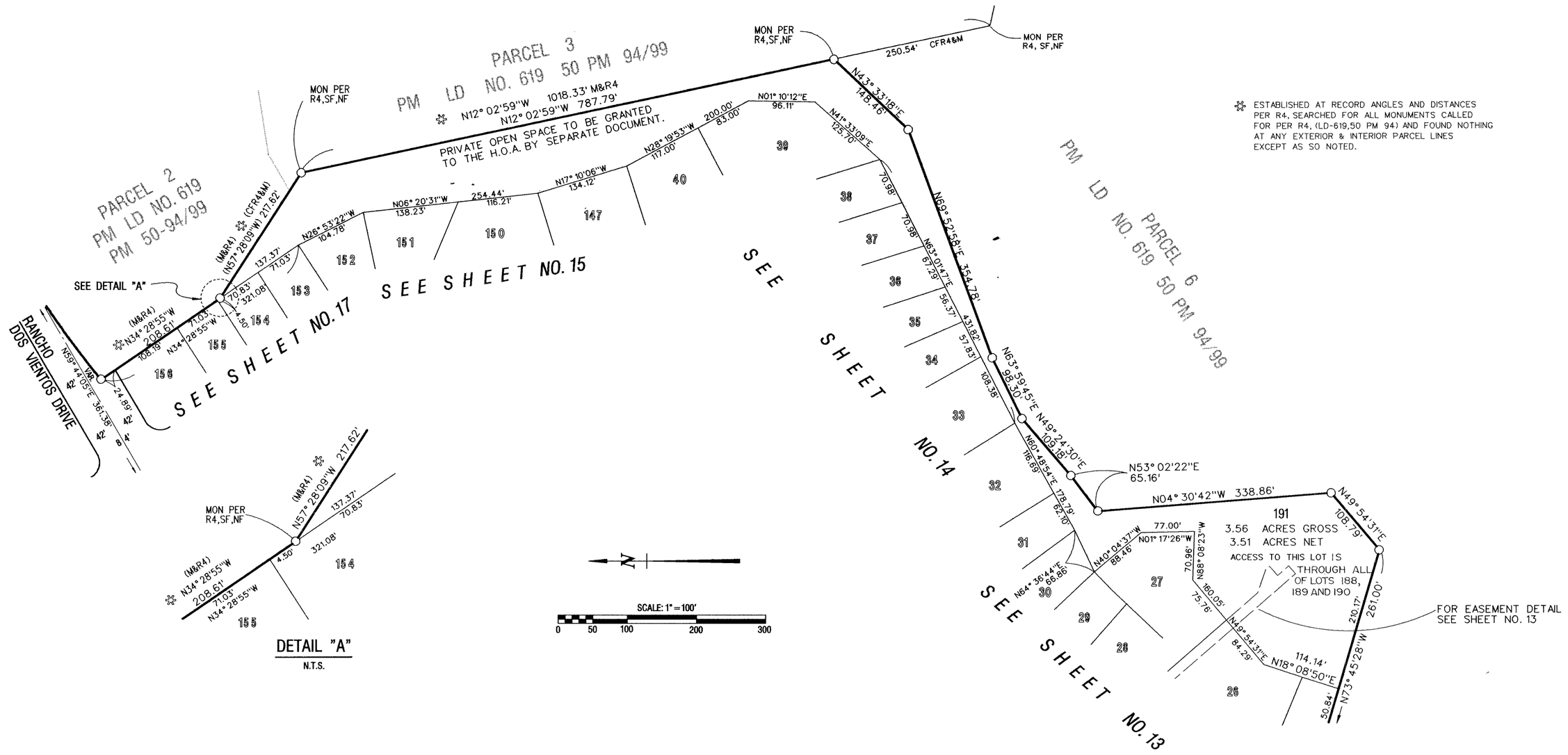
TRACT No. 4963-1

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

TRACT No. 4963-1

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COUNTY OF VENTURA, STATE OF CALIFORNIA

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DECEMBER 16, 1996

NOTE: ALL OF LOT 198 IS A EASEMENT TO THE CITY OF THOUSAND OAKS FOR PUBLIC TRAIL PURPOSES

SEE SHEET NO. 18

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

NOTE:
LOT 198 IS A PRIVATE OPEN SPACE TO BE GRANTED TO THE H.O.A. BY SEPARATE DOCUMENT FOR LANDSCAPE MAINTENANCE PURPOSES.

N

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

R=730.00' Δ=18°22'31" L=234.12'
N45°41'25"E (RAD)
R=670.00' Δ=11°30'15" L=134.52'
Δ=08°14'30" L=96.37'
199
Δ=100°59'32" R=50.00' L=88.13'
N32°48'20"W 21.77'
N67°49'54"E 23.31'
N53°55'55"E (RAD)
N46°12'08"E 498.46'
159.80'
N46°12'08"E 77.06'
338.66'
N81°11'37"E 12.21'
Δ=03°15'45" L=58.15'
N32°48'20"W 89.52'
N32°48'20"W 107.24'
N65°33'19"E (RAD)
N32°48'20"W 116.87'
107.24'
187
R=25.00' Δ=87°27'35" L=38.16'
N57°11'40"E 60.00'
30.00'
30.00' 9.63'
N32°48'20"W 64.63'
17.72'
R=40.00' Δ=50°40'49" L=35.38'
N63°45'52"E (RAD)
R=15.00' Δ=83°25'48" L=21.84'
R=25.00' Δ=90°00'00" L=39.27'
198
192
NO. 24
SEE SHEET NO. 22

N59°44'05"E 309.30'
DRIVE
42'
L=219.52'
VIENTOS
DOS
RANCHO
VAR.
N59°44'05"E 361.38'
Δ=08°59'03"
R=1400.00'
M&R4
N39°14'58"W M&R4 (RAD)
42'
8'
42'
24.88'
N34°28'55"W 208.61' 208.19'
N59°44'05"E 86.56'
156
VIA RINCON
30' 6'0' 30'
R=25.00' Δ=90°00'00" L=39.27'
435.35'
180.00'
NO. 17

PARCEL 2
P.M. L.D. NO.619
50 P.M. 94/99

SEE SHEET NO. 22
673.00'
N57°11'40"E 681.00'
N57°11'40"E 1013.20'
IDENTICAL
N57°11'40"E 1013.20'
N57°11'40"E 1068.20'
N57°11'40"E 1008.57'
67.00'
66.80'
67.20'
57.50'
67.50'
67.00'
67.00'
30' 6'0' 30'
10'
10'
RANCHO DOS VIENTOS DRIVE
157
158
159
160
161
162
SEE SHEET NO. 17
N32°48'20"W 10.00'
84.93'

✲ ESTABLISHED AT RECORD ANGLES AND DISTANCES PER R4, SEARCHED FOR ALL MONUMENTS CALLED FOR PER R4, (LD-619,50 PM 94) AND FOUND NOTHING AT ANY EXTERIOR & INTERIOR PARCEL LINES EXCEPT AS SO NOTED.

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DECEMBER 16, 1996

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

NOTE:
LOTS 196 AND 197 ARE PRIVATE OPEN SPACE TO BE GRANTED TO THE H.O.A. BY SEPARATE DOCUMENT FOR LANDSCAPE MAINTENANCE PURPOSES.

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

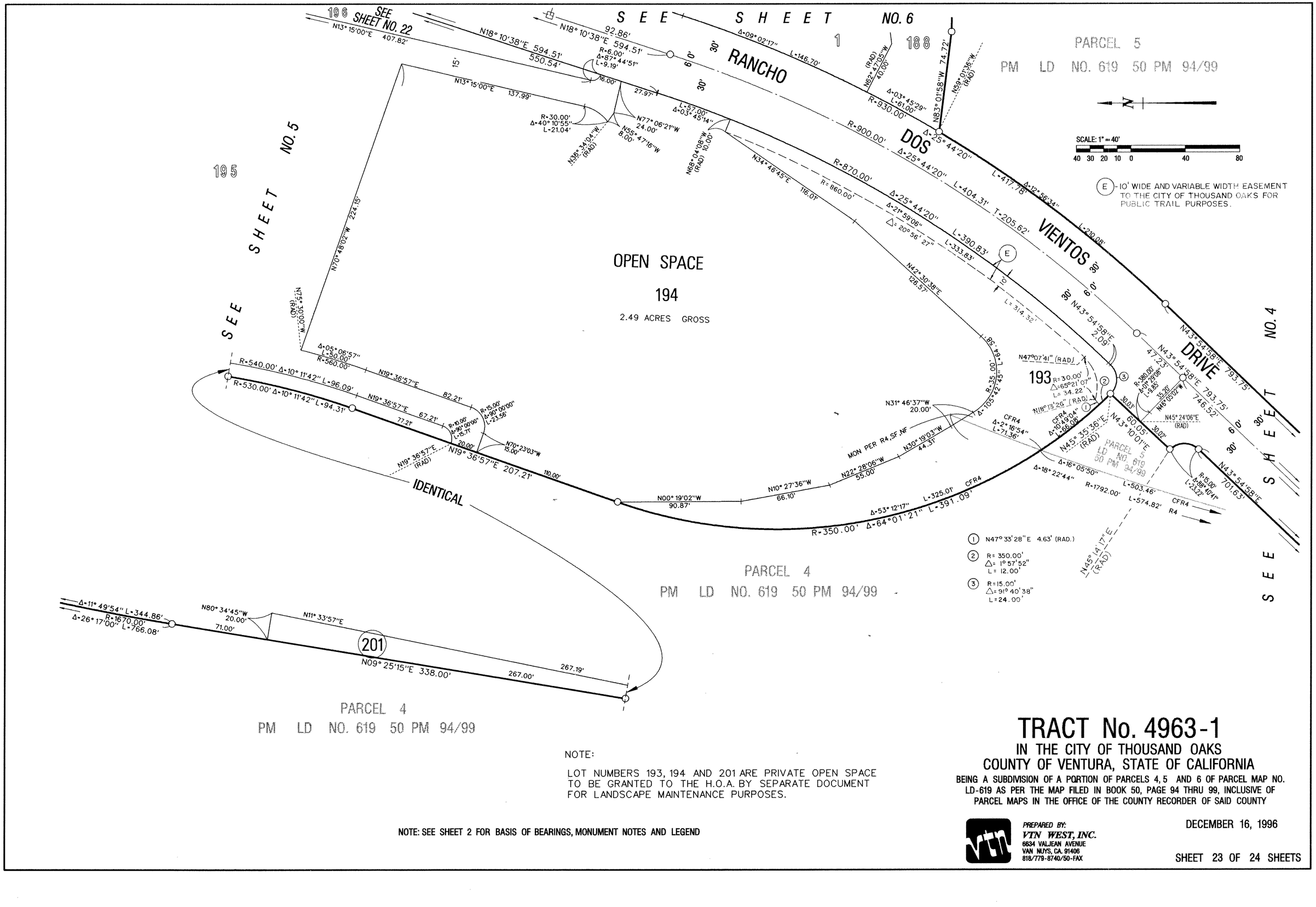
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DECEMBER 16, 1996



NOTE:

LOT NUMBERS 193, 194 AND 201 ARE PRIVATE OPEN SPACE TO BE GRANTED TO THE H.O.A. BY SEPARATE DOCUMENT FOR LANDSCAPE MAINTENANCE PURPOSES.

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

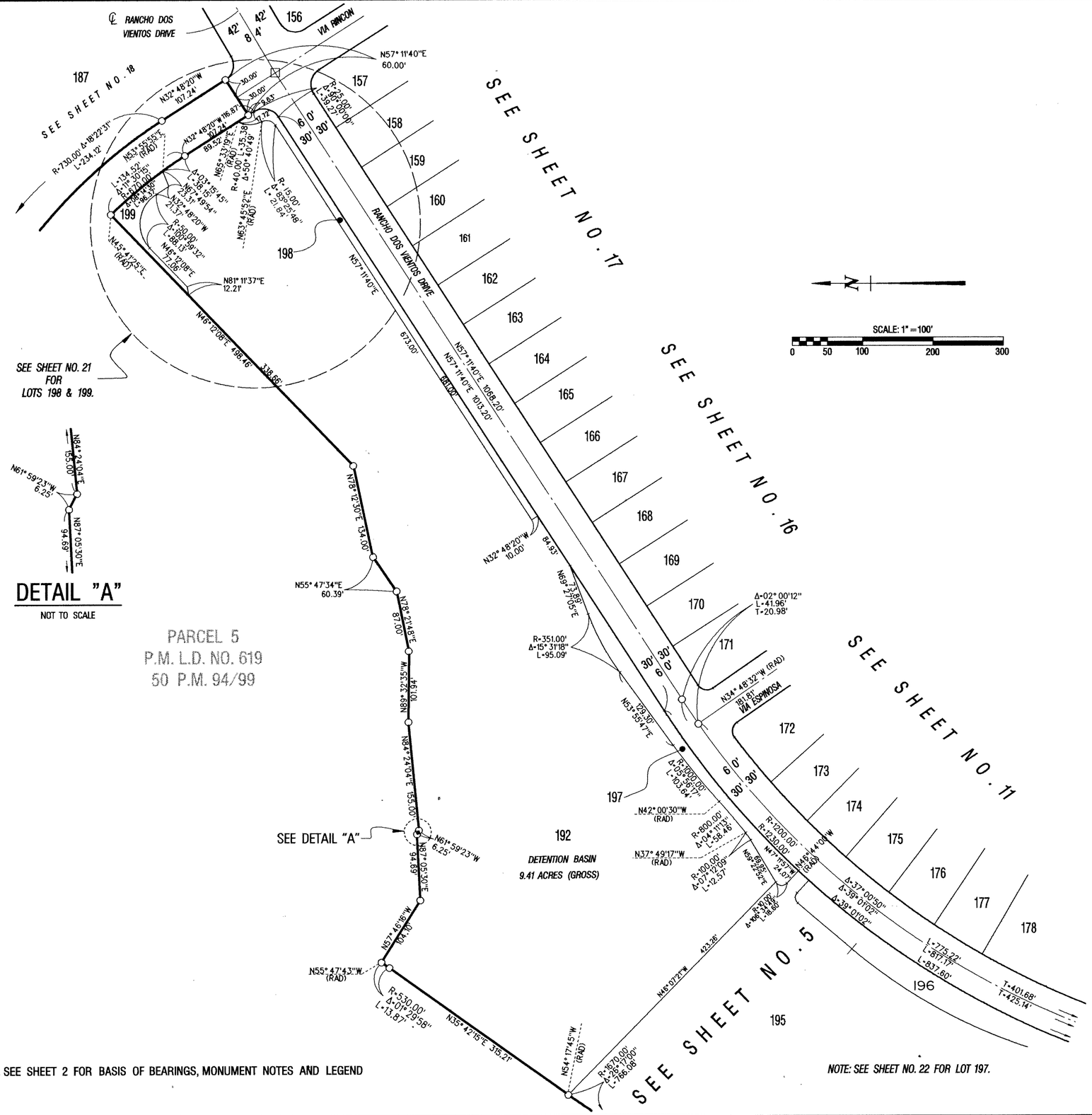
TRACT No. 4963-1

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DECEMBER 16, 1996



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

NOTE: SEE SHEET NO. 22 FOR LOT 197.

TRACT No. 4963-1

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COUNTY OF VENTURA, STATE OF CALIFORNIA

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