"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON 12/06/00, AS INSTRUMENT NUMBER 192616"

135 MR 27

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. 4963-2, 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 PUBLIC TRAIL PURPOSES AS SHOWN ON THIS MAP AND
ALL USES INCIDENT THERETO.

AND THAT WE DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, ALL RIGHTS OF INGRESS AND EGRESS ALONG THE EASTERLY LINE OF VIA RICARDO ABUTTING LOTS 202,217,231,232,233,254,AND 255,AND THE WESTERLY LINE OF VIA RICARDO ABUTTING LOTS 269,289,301,302,319,321 340 AND 335
IN ORDER THAT THE OWNERS OF SAID LOTS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID VIA RICARDO EXCEPT THE GENERAL RIGHT-OF-TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC.

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 — MY PRIMARY PLACE OF BUSINESS IS 91103 LOS ANGELES COUNTY

CITY ENGINEER'S STATEMENT:

I, HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO.4963-2 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.4963-2 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 ON THIS MAP,

AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR PUBLIC TRAIL PURPOSES AS SHOWN ON THIS MAP,
AND ALSO ACCEPTS ALL RIGHTS OF INGRESS AND EGRESS 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

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

DEPUTY COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE:

DOCUMENT NO. 98-112952
RECORDED THIS 9th DAY OF July, 1998, AT 8:00 A.M. IN BOOK 135 OF MISCELLANEOUS RECORDS (MAPS), AT PAGES 27-46, 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.

6/4/98
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

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. 4963-2 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 A. Gliddon — 2-3-98 Partner
NAME — DATE AND TITLE

AREA = 108.47 ACRES

TRACT No. 4963-2

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4 AND 5 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

FEBRUARY 14, 1997

SHEET 1 OF 20 SHEETS

"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON 12/06/00, AS INSTRUMENT NUMBER 192616"

LEGEND AND MONUMENT NOTES

- ○ INDICATES 2" I.P. SET W/TAG L.S. 5000
- ◉ FOUND 2" I.P. TAGGED L.S. 5000 PER R1
- ⊡ FOUND VENTURA COUNTY STANDARD SURVEY MONUMENT 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

2" I.P. SET W/TAG L.S. 5000 AT ALL CHANGES IN DIRECTION ALONG BOUNDARY LINE (COURSES B1 - B72) COMMON TO R3 & R8

● FOUND MONUMENT AS NOTED

CF = CALCULATED FROM
M = MEASURED
FD = FOUND
(RAD) = RADIAL
H.O.A. = HOMEOWNERS ASSOCIATION
I.P. = IRON PIPE

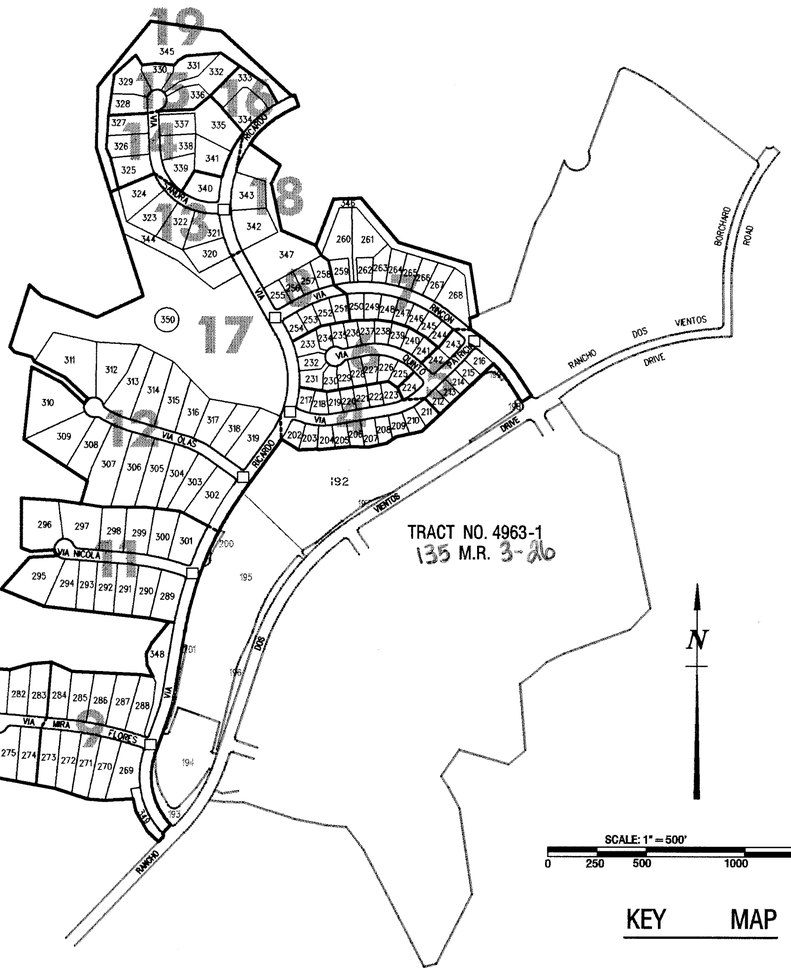
SF,NF = SEARCHED FOR, NOT FOUND
FTC = FROM TRUE CORNER

BASIS OF BEARINGS:

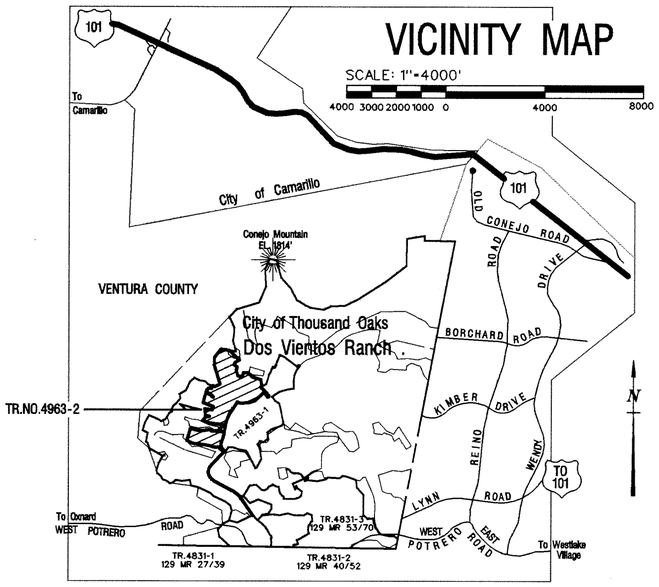
THE BEARING OF N 43° 54' 58" E, CENTERLINE OF RANCHO DOS VIENTOS DRIVE,AS SHOWN ON TRACT NO. 4963-1, RECORDED IN BOOK 135 PAGES 3 THROUGH 26 OF MISCELLANEOUS RECORDS (MAPS) OF VENTURA COUNTY WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP. (SEE SHEET NO. 3)

NOTES:

LOT NUMBERS 344 THROUGH 349, INCLUCIVE ARE PRIVATE OPEN SPACE LOTS AND TO BE GRANTED TO THE H.O.A. BY SEPARATE DOCUMENT.



KEY MAP



REFERENCES:

R1 = TRACT NO. 4963-1, 135 M.R. 3-26

R3 = PM LD NO.619 50 PM 94/99
R4 = TRACT NO. 4831-1 129 MR 27/39
R5 = TRACT NO. 4831-2 129 MR 40/52
R6 = TRACT NO. 4831-3 129 MR 53/70
R7 = 41 RS 70
R8 = 90-106550 O.R.

FOR BOUNDARY ESTABLISHMENT SEE SHEET NO. 20

TRACT No. 4963-2

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4 AND 5 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:
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6634 VALJEAN AVENUE
VAN NUYS, CA. 91406
818/779-8740/50-FAX

FEBRUARY 14 , 1997

"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON 12/06/00, AS INSTRUMENT NUMBER 192616"

135 MR 29

BORCHARD ROAD

RANCHO DOS VIENTOS DRIVE

℄ RANCHO DOS VIENTOS DRIVE

VIA RINCON

SEE DETAIL "B"

VIA ESPINOSA

VIA CAPOTE

SEE DETAIL "A"

RANCHO DOS VIENTOS DRIVE

BASIS OF BEARINGS

DETAIL "B"
NOT TO SCALE

DETAIL "A"
NOT TO SCALE

TRACT 4831-2
129 MR 40/52

TRACT 4831-1
129 MR 27/39

RANCHO DOS VIENTOS DRIVE
60' WIDE PER R1 & INST. NO. 98-004000 O. R.

RANCHO DOS VIENTOS DR.
60' WIDE PER R1

SCALE: 1" = 300'
0 100 200 300 600 900

PARCEL 4, PM LD-619
PM 50-94/99

TRACT NO. 4963-1
M.R.

SEE SHEET NO. 20

108.47 ACRES

CITY OF THOUSAND OAKS

COUNTY OF VENTURA

90-106550 O.R.
PARCEL 3

SEE SHEET NO. 20

PARCEL 4, PM LD-619
PM 50-94/99

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

✲ ESTABLISHED AT RECORD ANGLES AND DISTANCES PER R3 AND INSTRUMENT NO. 90-106550 O.R. SEARCHED FOR ALL MONUMENTS CALLED FOR PER R3, (LD-619,50 PM 94) AND FOUND NOTHING AT ANY EXTERIOR & INTERIOR PARCEL LINES EXCEPT AS SO NOTED.

TRACT No. 4963-2

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4 AND 5 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

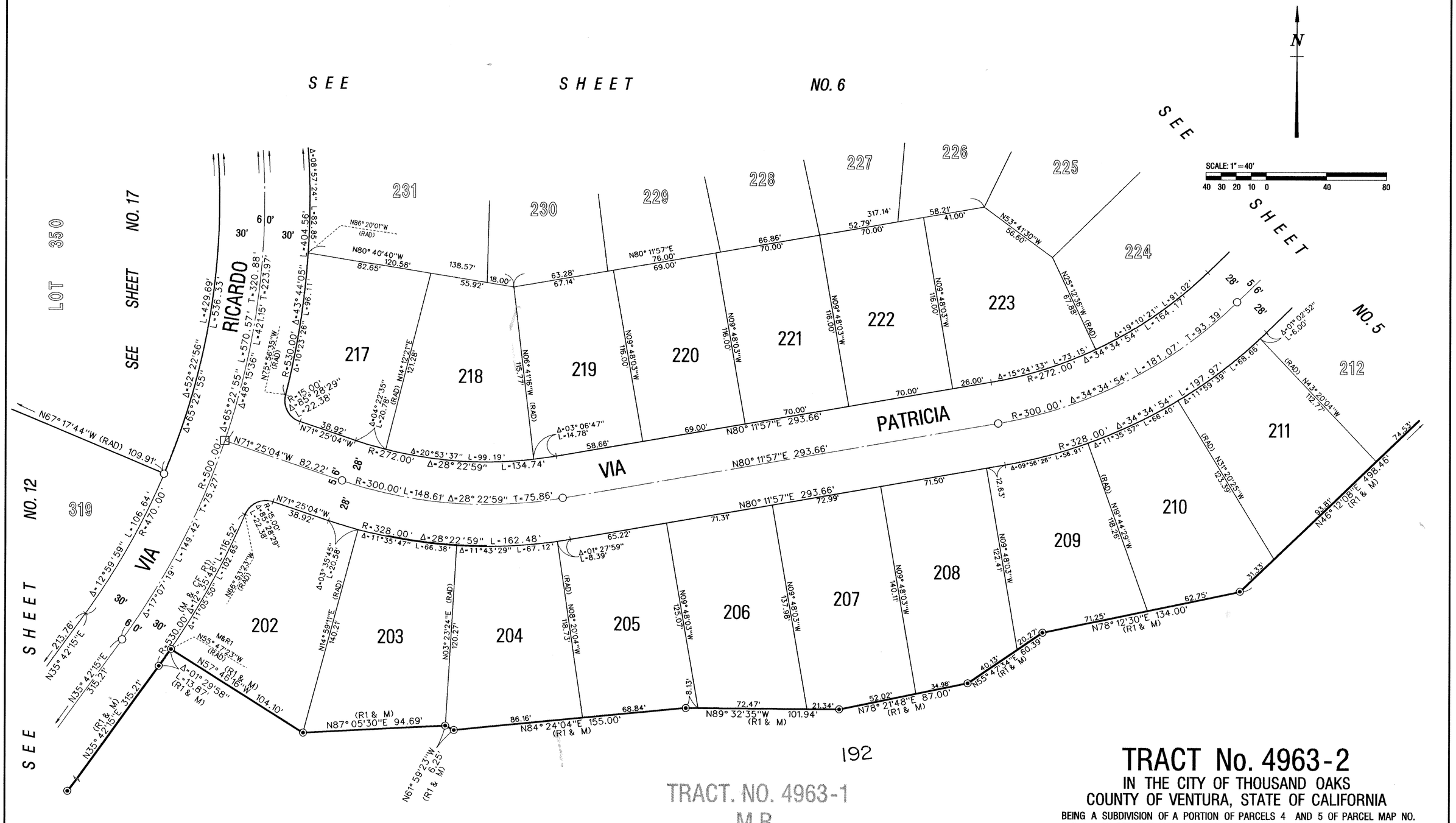
PREPARED BY:
VTN WEST, INC.
6634 VALJEAN AVENUE
VAN NUYS, CA. 91406
818/779-8740/50-FAX

FEBRUARY 14 , 1997

SHEET 3 OF 20 SHEETS

"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON 12/06/00, AS INSTRUMENT NUMBER 192616"

135 MR 30



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

TRACT No. 4963-2

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4 AND 5 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:
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6634 VALJEAN AVENUE
VAN NUYS, CA. 91406
818/779-8740/50-FAX

FEBRUARY 14 , 1997

SHEET 4 OF 20 SHEETS

"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON 12/06/00, AS INSTRUMENT NUMBER 192616"

135 MR 31

TRACT. NO. 4963-1
135 M.R. 3-26

TRACT. NO. 4963-1
135 M.R. 3-26

VIA RINCON
RANCHO DOS VIENTOS DRIVE
VIENTOS DRIVE
RANCHO DOS
PATRICIA
VIA QUINTO
SEE SHEET NO. 7
SEE SHEET NO. 6
SEE SHEET NO. 4
OPEN SPACE

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

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

TRACT No. 4963-2

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4 AND 5 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

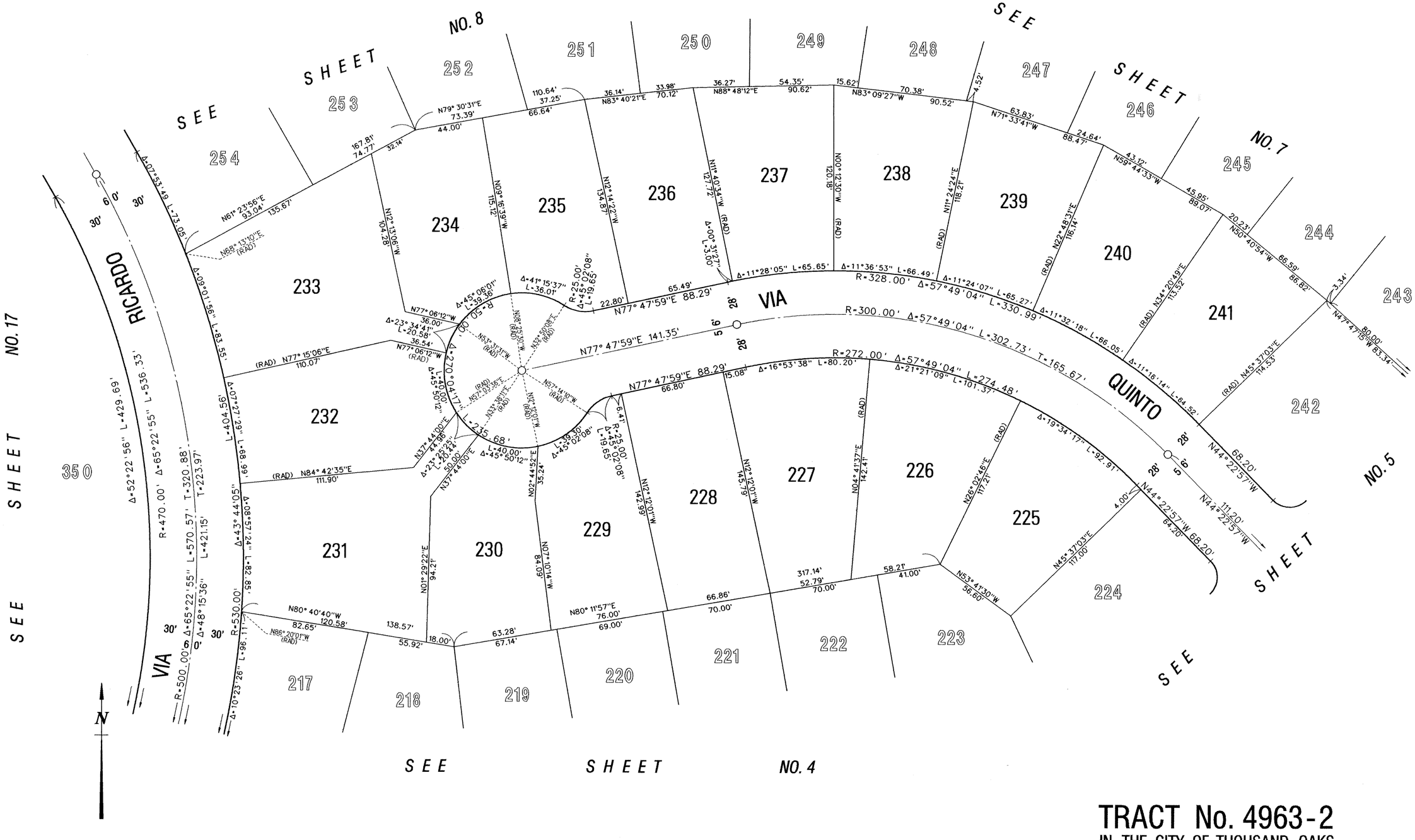
PREPARED BY:
VTN WEST, INC.
6634 VALJEAN AVENUE
VAN NUYS, CA. 91406
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FEBRUARY 14, 1997

SHEET 5 OF 20 SHEETS

"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON 12/06/00, AS INSTRUMENT NUMBER 192616"

135 MR 32



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

TRACT No. 4963-2

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4 AND 5 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:
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FEBRUARY 14, 1997

SHEET 6 OF 20 SHEETS

"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON 12/06/00, AS INSTRUMENT NUMBER 192616"

135 MR 33

PARCEL 4, PM LD-619
PM 50-94/99

PARCEL 5, PM LD-619
PM 50-94/99

N88° 12'12"E 140.72'
N40° 30'23"W 292.24'
N72° 55'16"W 377.94'
N08° 55'08"W 128.28' (CFR3)
MON PER R2, SF, NF
156.85' (CFR3)
259.03' 130.75' (CFR3)
N53° 55'09"W 65.67'
N06° 30'44"W
410.00' R3
(N64° 55'34"E SURVEY LINE ONLY)
MON PER R2, SF, NF
218.71'
45.00'
N66° 58'22"E 221.13' (R1 & M)
274.96' (R1 & M)
N20° 30'50"E 251.64'
191.57'
N66° 08'18"W
N29° 14'03"W 56.34'
N54° 14'53"W 44.55'
N88° 12'12"E 64.26'
87.26'
23.00'
257.05'
N20° 30'50"E
250.38'
N00° 44'33"W
N40° 30'23"W 244.77' 272.06'
PRIVATE OPEN SPACE TO BE GRANTED TO THE H.O.A. BY SEPARATE DOCUMENT. ACCESS TO THIS LOT IS THROUGH ALL OF LOT 347
346 1.26 ACRES OPEN SPACE
27.29'
N46° 52'30"E 99.67'
N72° 55'16"W 84.51'
334.00'
81.97'
81.19'
86.32'
N89° 29'31"E 85.68'
N83° 23'32"E 102.48'
N03° 54'04"W 128.00'
N03° 54'04"W 123.00'
N02° 15'33"W (RAD)
Δ-01° 38'31" L-20.00'
Δ-05° 43'49" L-69.81'
Δ-05° 42'18" L-69.50'
Δ-05° 30'32" L-67.11'
Δ-05° 20'08" L-65.00'
Δ-05° 20'08" L-65.00'
Δ-05° 27'56" L-66.58'
Δ-07° 59'51" L-97.43'
N03° 28'15"E 124.44' (RAD)
N09° 10'34"E 181.57' (RAD)
N14° 41'06"E 173.59' (RAD)
N20° 01'14"E 174.36' (RAD)
N25° 21'22"E 182.38' (RAD)
N30° 49'18"E 198.89' (RAD)
N03° 54'04"W 123.00'
N03° 54'04"W 128.00' (RAD)
Δ-01° 38'31" L-20.00'
N05° 32'35"W (RAD)
R-698.00' Δ-68° 29'49" L-800.98' T-456.16'
N72° 25'52"W 127.00' (RAD)
Δ-06° 53'17" L-83.91'
Δ-06° 17'10" L-76.98'
N66° 08'18"E 65.66'
N29° 14'03"E 56.34'
N51° 10'51"W 136.36'
N51° 10'51"E 253.20' 179.36'
28'
5.6'
28'
65.66'
Δ-00° 28'04" L-5.24'
70.70'
N51° 10'51"W 136.36'
RINCON
VIA
SEE SHEET NO. 5
SEE SHEET NO. 8
SEE SHEET NO. 6
R-670.00' Δ-68° 29'49" L-767.51'
R-642.00' Δ-68° 29'49" L-767.51'
Δ-07° 52'49" L-88.30'
Δ-07° 58'11" L-89.30'
Δ-08° 16'55" L-92.80'
Δ-07° 50'09" L-87.80'
Δ-07° 33'33" L-84.70'
Δ-07° 26'19" L-83.35'
Δ-07° 15'22" L-81.31'
(RAD) N16° 05'51"E 125.94'
(RAD) N23° 39'24"E 125.31'
(RAD) N31° 05'43"E 121.64'
(RAD) N38° 21'05"E 119.68'
N38° 49'09"E 120.48'
(RAD) N08° 15'42"E 132.50'
(RAD) N00° 22'53"E 137.05'
(RAD) N07° 35'18"W 137.14'
4.52'
63.83'
N71° 33'41"W
88.47'
24.64'
43.12'
N59° 44'33"W
89.07'
45.95'
20.23'
N50° 40'54"W
66.59'
86.82'
3.34'
80.00'
N47° 47'15"W 83.34'
70.38'
N83° 09'27"W
90.52'
15.62'
54.75'
90.62'
N68° 48'12"E
36.27'
33.98'
70.12'
N83° 40'21"E
36.14'
SCALE: 1" = 40'
40 30 20 10 0 40 80
N

347 258 259 260 261 262 263 264 265 266 267 268 243 244 245 246 247 248 249 250 251 236 237 238 239 240 241 242

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

TRACT No. 4963-2

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4 AND 5 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

FEBRUARY 14, 1997

SHEET 7 OF 20 SHEETS

"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON 12/06/00, AS INSTRUMENT NUMBER 192616"

135 MR 34

PARCEL 4, PM LD-619
PM 50-94/99

SEE SHEET NO. 18

SEE SHEET NO. 7

SEE SHEET NO. 6

SEE SHEET NO. 13

SEE SHEET NO. 17

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

N

342

347 OPEN SPACE

346 OPEN SPACE

260

259

258

257

256

255

250

251

252

253

254

235

236

237

234

233

320

344

350

N66° 08'18"W 191.57'
N20° 30'50"E 251.64'
N20° 30'50"E 257.05'
N29° 14'03"W 56.34'
N54° 14'53"W 44.55'
N83° 23'32"E 102.48'
N12° 25'52"W 127.00' (RAD)
65.66'
336.65'
98.17'
82.56'
N18° 43'02"W 145.73' (RAD)
N25° 22'46"W 132.55' (RAD)
N60° 15'04"E
N29° 40'40"W 130.11'
90.26'
N60° 19'20"E 95.57'
75.26'
Δ-90° 00' 00" R-15.00' L-23.56'
N60° 19'20"E 140.57'
Δ-06° 53' 17" L-83.91'
Δ-06° 17' 10" L-76.58'
Δ-06° 39' 44" L-81.16'
R-698.00' Δ-68° 29' 49" L-834.46'
R-670.00' Δ-68° 29' 49" L-800.98' T-456.16'
Δ-07° 58' 11" L-89.30'
Δ-08° 16' 55" L-92.80'
(RAD) N07° 35' 18"W 137.14'
Δ-08° 03' 38" L-90.32'
R-642.00' Δ-68° 29' 49" L-767.51'
(RAD) N15° 52' 13"W 132.92'
R-642.00' Δ-04° 17' 54" L-48.12'
(RAD) N23° 55' 52"W 120.89'
Δ-05° 44' 48" L-64.39'
N29° 40'40"W 122.11'
N68° 13'10"E (RAD)
N61° 23'56"E 93.04'
N29° 40'40"W 32.54'
Δ-07° 53' 49" R-530.00' L-73.05'
Δ-43° 44' 05" L-83.56'
Δ-09° 01' 56" L-404.56'
35.27' N68° 48'12"E
33.98' 70.12'
35.14' N83° 40'27"E
110.64' 37.25' 66.64'
N79° 30'51"E 17.36'
44.00'
167.81' 74.77' 32.14'
22.57'
N29° 40'40"W 198.84'
313.84'
115.00'
Δ-90° 00' 00" R-15.00' L-23.56'
N29° 40'40"W 356.84'
N29° 40'40"W 432.38'
75.54'
432.38'
Δ-48° 15' 36" R-500.00' L-421.15' T-223.97' Δ-65° 22' 55" L-570.57'
R-470.00' Δ-65° 22' 55" L-536.33' Δ-52° 22' 56" L-429.69'
R-520.00' Δ-23° 19' 51" L-211.75' Δ-99° 37' 04" L-904.10'
Δ-02° 18' 50" L-21.00' (RAD) N62° 38'10"E 203.00'
R-550.00' Δ-99° 37' 04" L-956.26' T-651.04' Δ-27° 24' 28" L-263.10' T-134.12'
R-580.00' Δ-23° 15' 48" Δ-10° 12' 51" L-235.49' L-103.40'
Δ-02° 18' 50" L-23.42'
28' 5' 6' 30' 6' 0'

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

TRACT No. 4963-2

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4 AND 5 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

FEBRUARY 14, 1997

SHEET 8 OF 20 SHEETS

"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON 12/06/00, AS INSTRUMENT NUMBER 192616"

135 MR 35

TRACT NO. 4963-1
135 M.R. 3-26
194

NOTE: LOTS 348 AND 349 ARE PRIVATE OPEN SPACE LOTS TO BE GRANTED TO THE H.O.A. BY SEPARATE DOCUMENT

VIA 201

RICARDO

FLORES

VIA MIRA

RANCHO DOS VIENTOS DRIVE

BASIS OF BEARINGS

SEE DETAIL" A"

348 OPEN SPACE

349 OPEN SPACE

PARCEL 5, PM LD-619 PM 50-94/99

PARCEL 4, PM LD-619 PM 50-94/99

SHEET NO. 11

SEE SHEET NO. 10

289 290 291 292 293 294 295 288 287 286 285 284 283 269 270 271 272 273 274

SCALE: 1" = 60'

60 40 20 0 60 120

DATA

NO.	R	Δ	L	(RAD)	BEARING	DISTANCE
①	100.00'	05°03'30"	8.83'	(N89°53'20"E)		
②	170.00'	03°00'40"	8.93'	(N87°50'30"E)		
③	170.00'	20°53'43"	62.00'	(N71°15'47"W)		
④					N80°30'29"W	10.12'
⑤	180.00'	20°41'52"	65.02'	(N71°46'50"W)		
⑥	180.00'	02°41'28"	8.45'	(N87°31'18"E)		
⑦	90.00'	19°35'49"	30.78'	(N75°34'21"W)		
⑧					N30°41'16"W	13.47'
⑨	100.00'	05°41'19"	9.93'	(N70°06'58"W)		
⑩	30.00'	51°11'41"	26.81'			
⑪	410.00'	09°05'23"	65.04'	(N45°14'17"E)		M&R1
⑫	15.00'	69°34'22"	18.21'	(N65°11'22"W)		
⑬	420.00'	10°49'09"	79.31'	(N54°08'21"E)		

DETAIL" A"
NOT TO SCALE

PROPOSED
(SD) 15' & 20' WIDE EASEMENT TO THE H. O. A. FOR STORM DRAIN PURPOSES BY SEPARATE DOCUMENT

(E) 10' WIDE EASEMENT TO THE CITY OF THOUSAND OAKS FOR PUBLIC TRAIL PURPOSES.

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

TRACT No. 4963-2

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4 AND 5 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

FEBRUARY 14, 1997

SHEET 9 OF 20 SHEETS

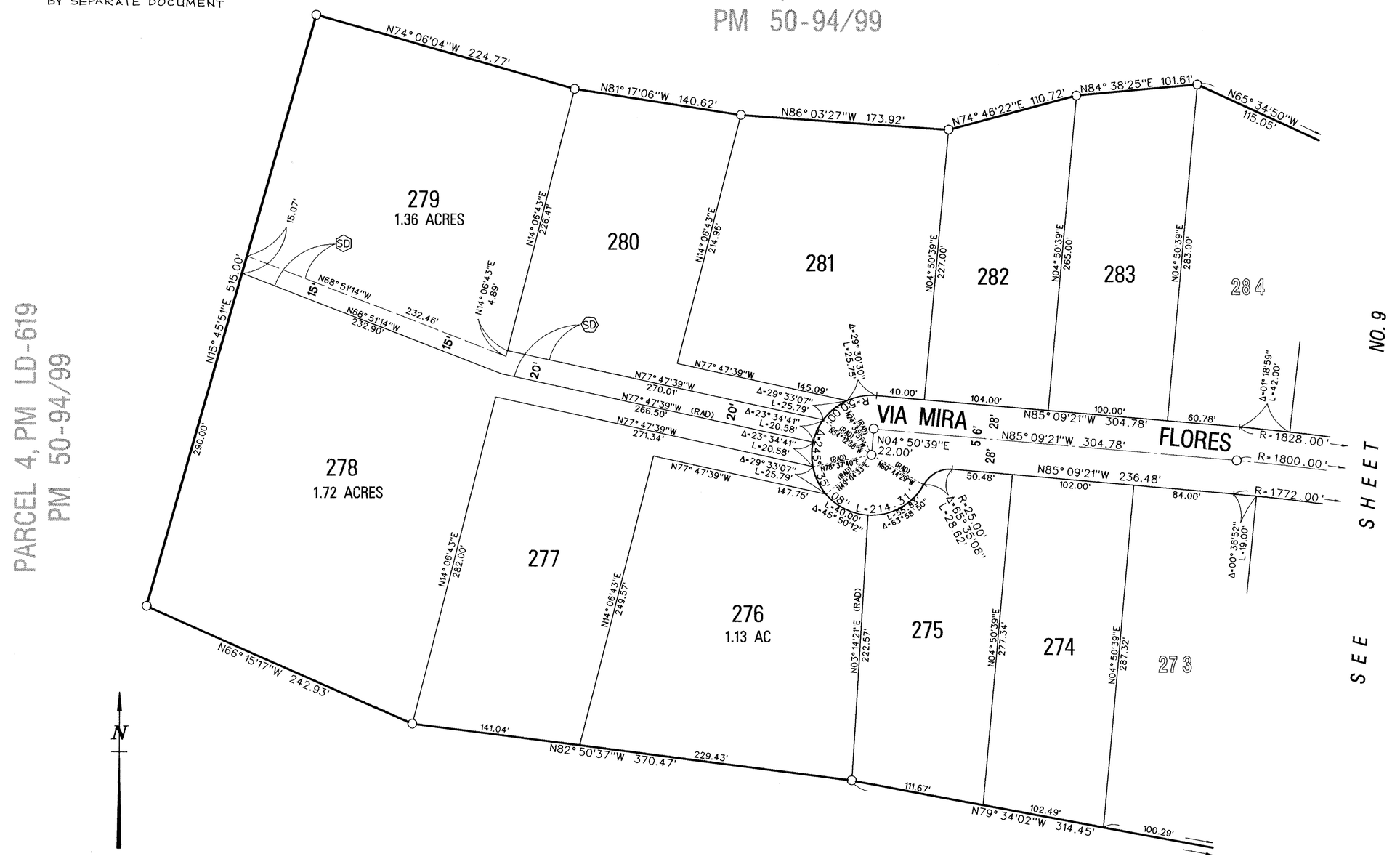
PARCEL 4, PM LD-619 PM 50-94/99

"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON 12/06/00, AS INSTRUMENT NUMBER 192616"

135 MR 36

PROPOSED
(SD) 15' & 20' WIDE EASEMENT TO THE H. O. A. FOR STORM DRAIN PURPOSES BY SEPARATE DOCUMENT

PARCEL 4, PM LD-619
PM 50-94/99



SCALE: 1" = 60'
60 40 20 0 60 120

PARCEL 4, PM LD-619
PM 50-94/99

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

TRACT No. 4963-2

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4 AND 5 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

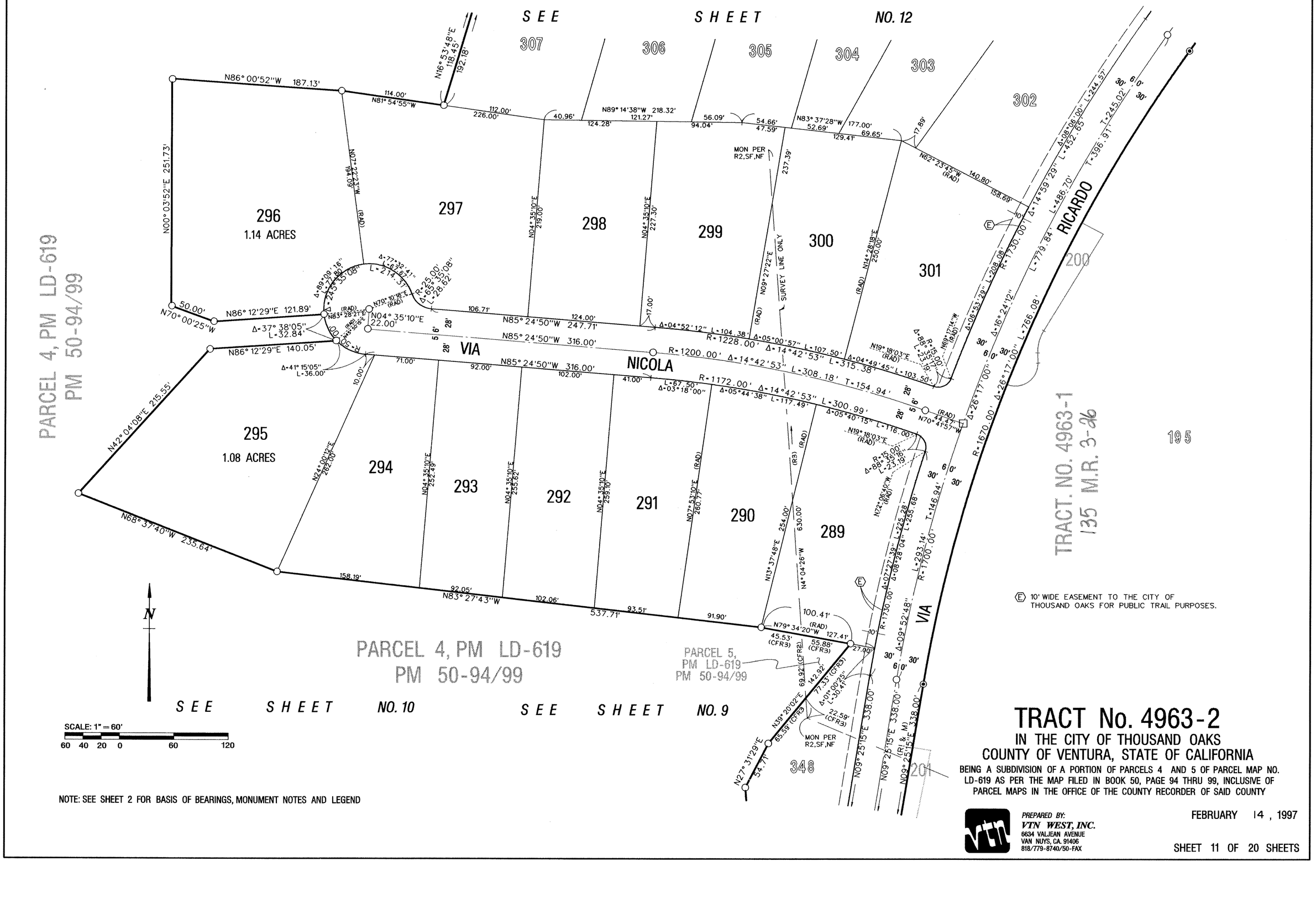
PREPARED BY:
VTN WEST, INC.
6634 VALJEAN AVENUE
VAN NUYS, CA. 91406
818/779-8740/50-FAX

FEBRUARY 14, 1997

SHEET 10 OF 20 SHEETS

"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON 12/06/00, AS INSTRUMENT NUMBER 192616"

135 MR 37



(E) 10' WIDE EASEMENT TO THE CITY OF THOUSAND OAKS FOR PUBLIC TRAIL PURPOSES.

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

TRACT No. 4963-2

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4 AND 5 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

FEBRUARY 14, 1997

SHEET 11 OF 20 SHEETS

"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON 12/06/00, AS INSTRUMENT NUMBER 192616"

135 MR 38

(E) 10' WIDE AND VARIABLE WIDTH EASEMENT TO THE CITY OF THOUSAND OAKS FOR PUBLIC TRAIL PURPOSES.
PROPOSED
(SD) 15' & 20' WIDE EASEMENT TO THE H. O. A. FOR STORM DRAIN PURPOSES BY SEPARATE DOCUMENT

SEE SHEET NO. 17

SEE SHEET NO. 17

SEE SHEET NO. 4

SEE SHEET NO. 11

PARCEL 4, PM LD-619
PM 50-94/99

TRACT NO. 4963-1
M.R.

311
1.46 AC GROSS
1.05 AC NET

310
1.44 AC GROSS
1.42 AC NET

309
1.04 AC

308

307
1.31 AC

306
1.02 AC

305

304

303

302

312

313

314

315

316

317

318

319

202

195

300

301

299

298

297

296

200

VIA OLAS

RICARDO

SCALE: 1" = 60'
60 40 20 0 60 120

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

TRACT No. 4963-2

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

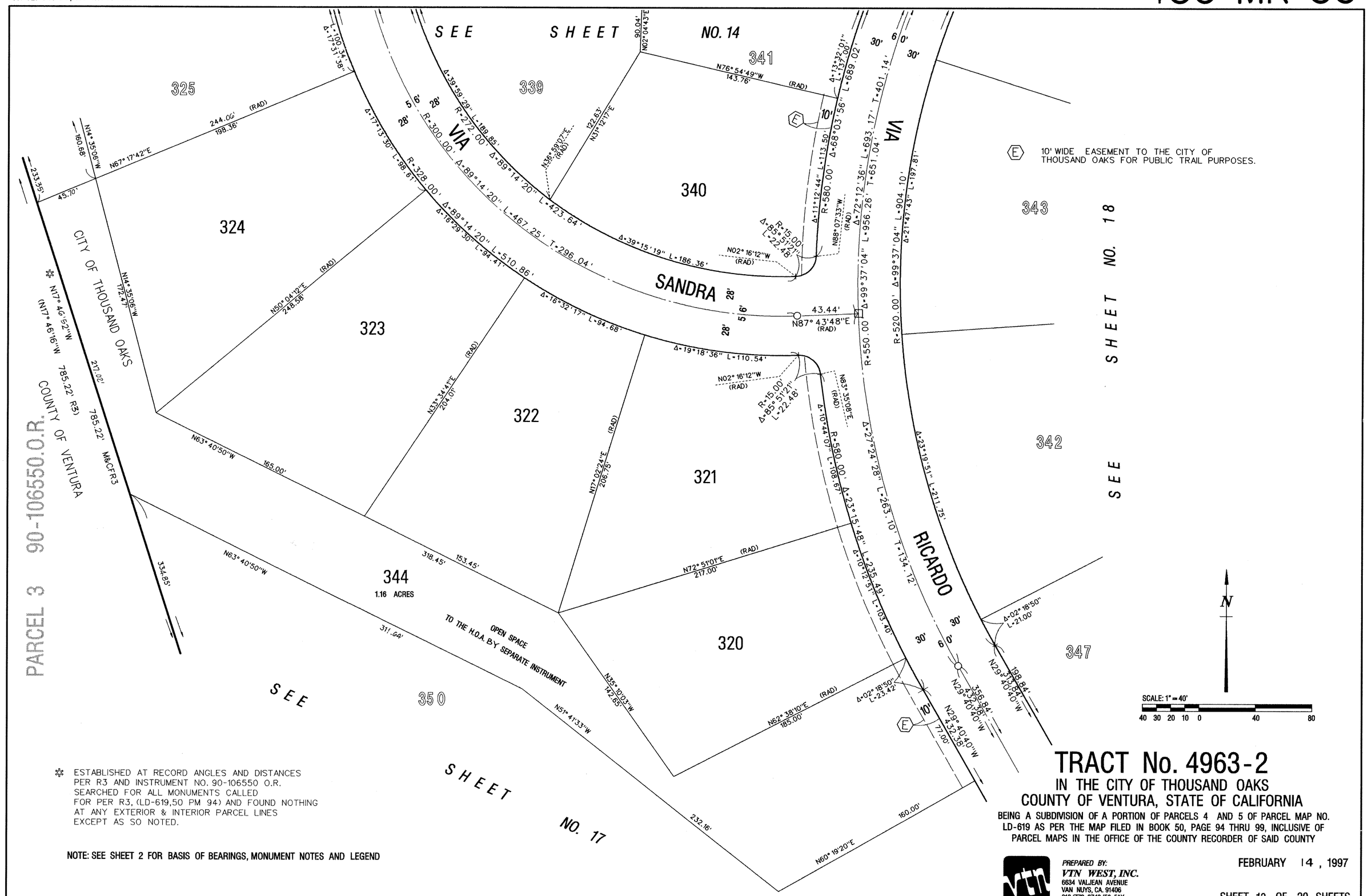
BEING A SUBDIVISION OF A PORTION OF PARCELS 4 AND 5 OF PARCEL MAP NO. LD-619 AS PER THE MAP FILED IN BOOK 50, PAGE 94 THRU 99, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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

FEBRUARY 14, 1997

"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON 12/06/00, AS INSTRUMENT NUMBER 192616"

135 MR 39



* ESTABLISHED AT RECORD ANGLES AND DISTANCES PER R3 AND INSTRUMENT NO. 90-106550 O.R. SEARCHED FOR ALL MONUMENTS CALLED FOR PER R3, (LD-619,50 PM 94) AND FOUND NOTHING AT ANY EXTERIOR & INTERIOR PARCEL LINES EXCEPT AS SO NOTED.

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

TRACT No. 4963-2

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4 AND 5 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

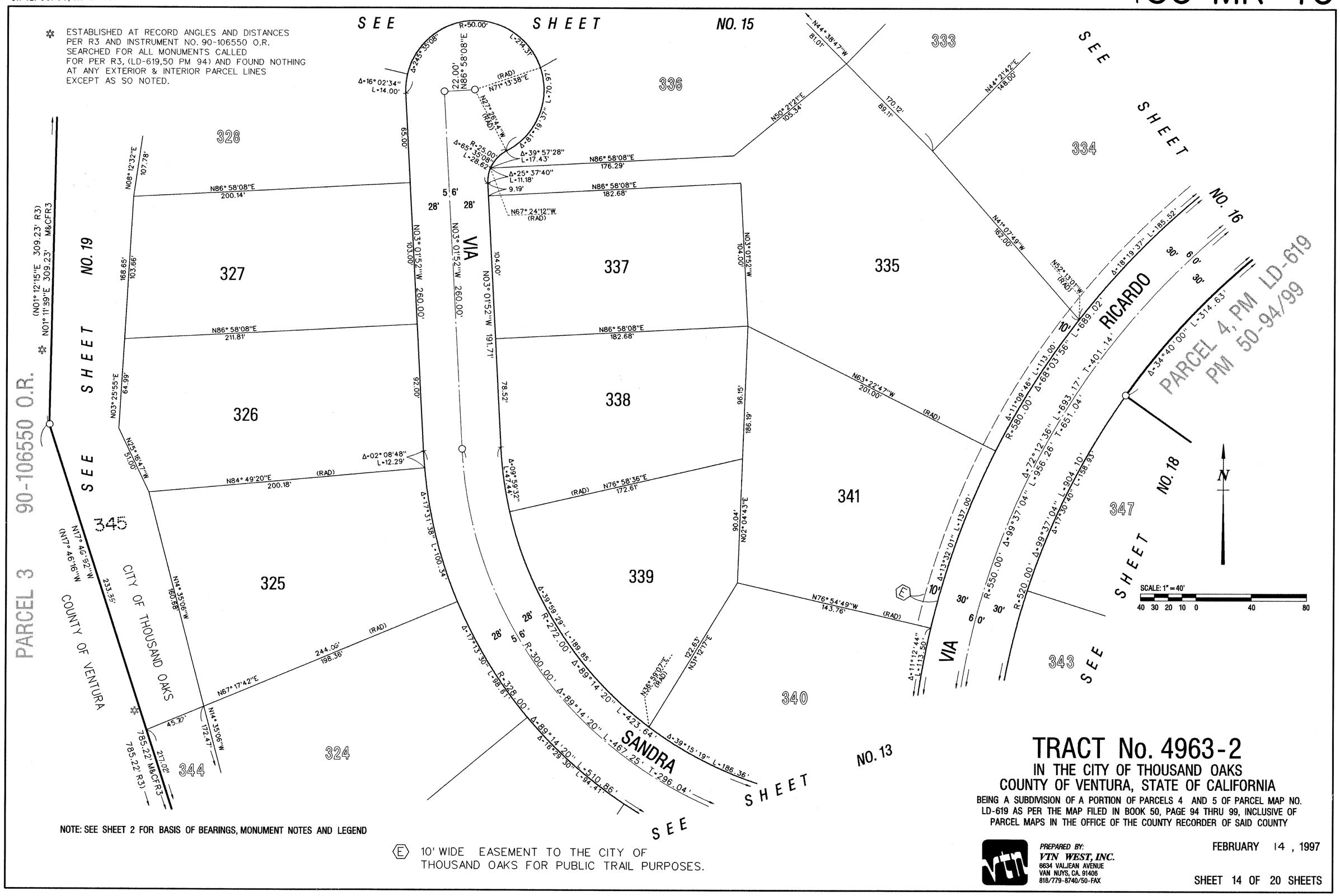
FEBRUARY 14, 1997

SHEET 13 OF 20 SHEETS

"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON 12/06/00, AS INSTRUMENT NUMBER 192616"

135 MR 40

* ESTABLISHED AT RECORD ANGLES AND DISTANCES PER R3 AND INSTRUMENT NO. 90-106550 O.R. SEARCHED FOR ALL MONUMENTS CALLED FOR PER R3, (LD-619,50 PM 94) AND FOUND NOTHING AT ANY EXTERIOR & INTERIOR PARCEL LINES EXCEPT AS SO NOTED.



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

(E) 10' WIDE EASEMENT TO THE CITY OF THOUSAND OAKS FOR PUBLIC TRAIL PURPOSES.

TRACT No. 4963-2

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4 AND 5 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
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818/779-8740/50-FAX

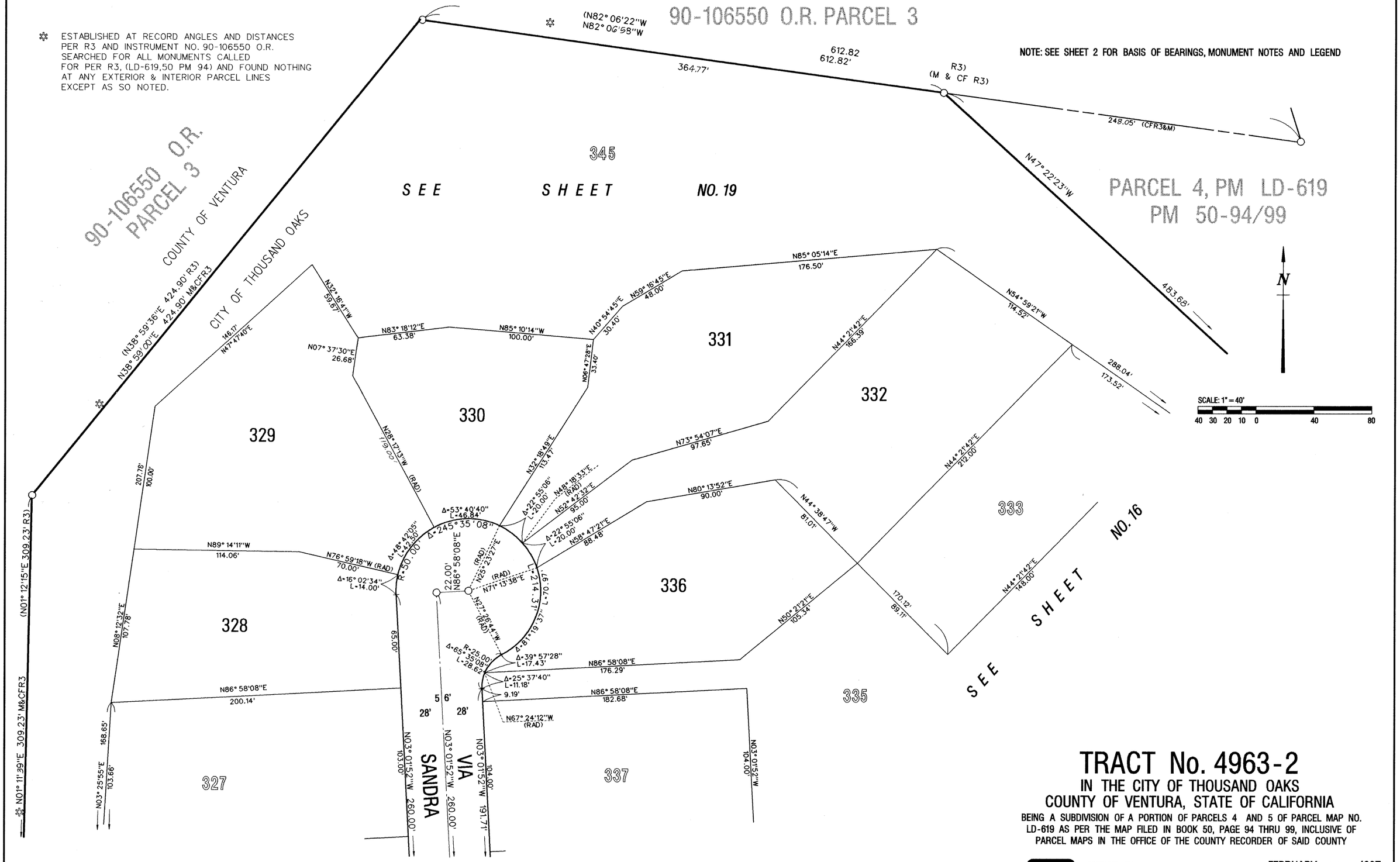
FEBRUARY 14, 1997

SHEET 14 OF 20 SHEETS

"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON 12/06/00, AS INSTRUMENT NUMBER 192616"

135 MR 41

* ESTABLISHED AT RECORD ANGLES AND DISTANCES PER R3 AND INSTRUMENT NO. 90-106550 O.R. SEARCHED FOR ALL MONUMENTS CALLED FOR PER R3, (LD-619,50 PM 94) AND FOUND NOTHING AT ANY EXTERIOR & INTERIOR PARCEL LINES EXCEPT AS SO NOTED.



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

TRACT No. 4963-2

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4 AND 5 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

FEBRUARY 14, 1997

SHEET 15 OF 20 SHEETS

"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON 12/06/00, AS INSTRUMENT NUMBER 192616"

135 MR 42

PARCEL 4, PM LD-619
PM 50-94/99

90-106550 O.R.
PARCEL 3
COUNTY OF VENTURA

CITY OF THOUSAND OAKS

612.82' R3)
612.82' M&CFR3

N82° 06'22"W (N82° 06'58"W)
364.17'
245.05' CFR3 & M

N47° 22'23"W
418.60'
483.68'

R=580.00'
L=14.93'
Δ=01° 28'29"
N21° 32'05"W (RAD)

(RAD) N20° 03'36"W
60.00'
30.00' 30.00'

65.00'
71.89'
N30° 06'28"E
Δ=08° 06'02" L=82.00'
30' 60' 30'

N29° 38'07"W
82.00'
102.00'
(RAD)
20.00'
Δ=08° 06'02" L=34.07'

288.04'
173.52'
N54° 59'21"W
114.52'

56.34'
N47° 28'54"E
Δ=05° 20'29" L=34.07'

RICARDO

N89° 21'42"E
23.00'
N49° 16'35"W
100.53'
42.00'
52.00' (RAD)
N34° 58'36"W
10.00'
10'

Δ=34° 40'00" L=314.63'

N44° 21'42"E
166.39'
212.00'
148.00'

Δ=17° 14'25" L=174.52'
Δ=72° 12'36" L=693.17' T=401.14'
T=651.04'

81.01'
89.11'
N44° 38'47"W
170.13'
N41° 07'49"W
162.00'
N52° 13'01"W (RAD)

R=580.00'
Δ=11° 09'46" L=113.00'
Δ=68° 03'56" L=689.02'

R=550.00'
Δ=99° 37'04" L=956.26'

Δ=99° 37'04" L=904.10'

(RAD) N54° 43'36"W 187.65'

R=520.00'
Δ=99° 37'04" L=158.99'

N03° 01'52"W
104.00'
(RAD)
N63° 22'47"W
201.00'

N02° 04'43"E
96.15'
186.19'

Δ=13° 32'01" L=137.00'

VIA

10' 30' 60' 30'

Δ=21° 47'43" L=197.81'

SEE SHEET NO. 19
SEE SHEET NO. 15
SEE SHEET NO. 18
SEE SHEET NO. 14

345
331
332
333
334
336
335
337
341
347
343

✲ ESTABLISHED AT RECORD ANGLES AND DISTANCES PER R3 AND INSTRUMENT NO. 90-106550 O.R., SEARCHED FOR ALL MONUMENTS CALLED FOR PER R3, (LD-619, 50 PM 94) AND FOUND NOTHING AT ANY EXTERIOR & INTERIOR PARCEL LINES EXCEPT AS SO NOTED.

(E) 10' WIDE AND VARIABLE WIDTH EASEMENT TO THE CITY OF THOUSAND OAKS FOR PUBLIC TRAIL PURPOSES

N

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

PARCEL 4, PM LD-619
PM 50-94/99

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

TRACT No. 4963-2

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4 AND 5 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

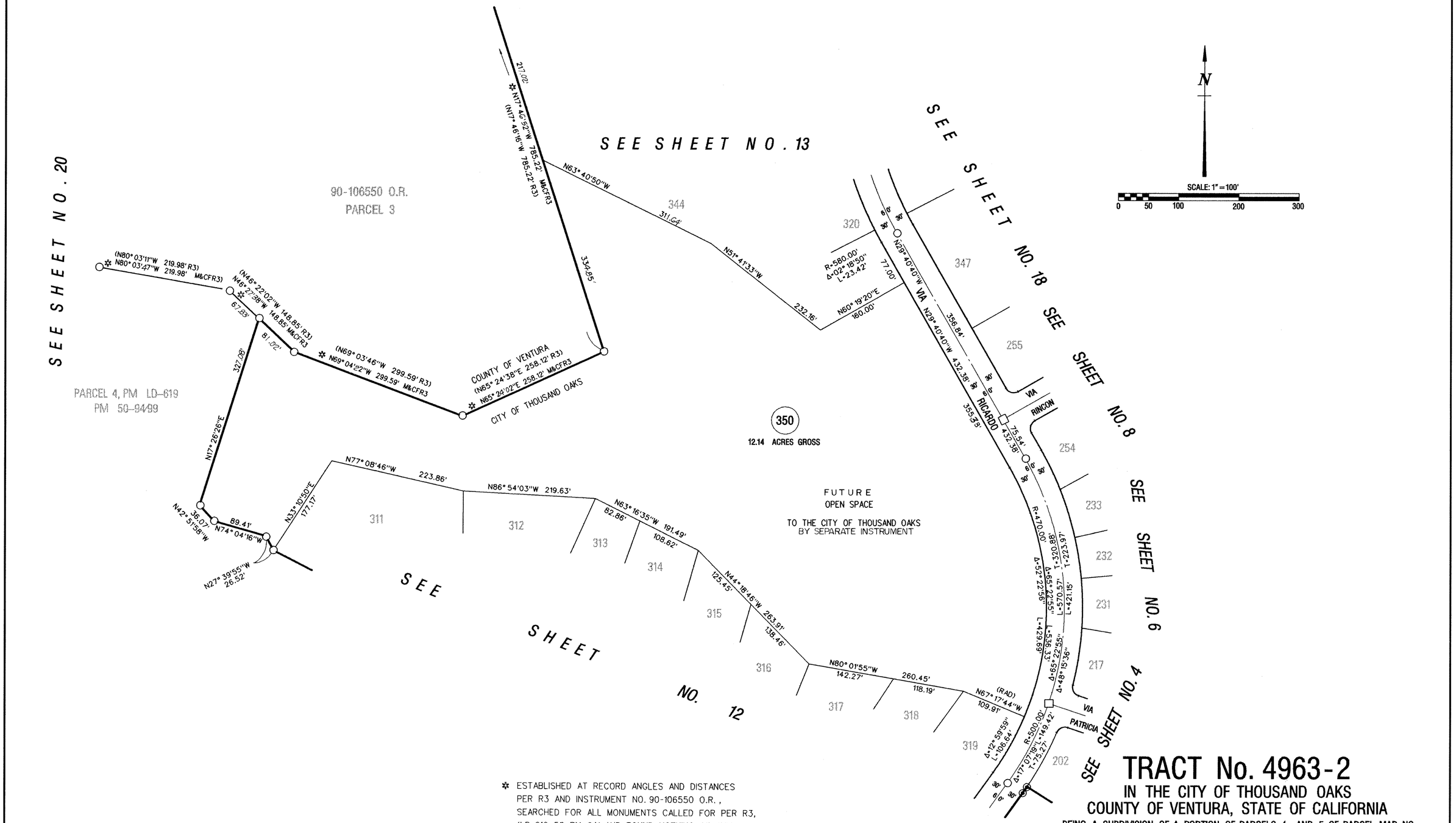
PREPARED BY:
VTN WEST, INC.
6634 VALJEAN AVENUE
VAN NUYS, CA. 91406
818/779-8740/50-FAX

FEBRUARY 14, 1997

SHEET 16 OF 20 SHEETS

"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON 12/06/00, AS INSTRUMENT NUMBER 192616"

135 MR 43



✲ ESTABLISHED AT RECORD ANGLES AND DISTANCES PER R3 AND INSTRUMENT NO. 90-106550 O.R., SEARCHED FOR ALL MONUMENTS CALLED FOR PER R3, (LD-619, 50 PM 94) AND FOUND NOTHING AT ANY EXTERIOR & INTERIOR PARCEL LINES EXCEPT AS SO NOTED.

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

TRACT No. 4963-2

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4 AND 5 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

FEBRUARY 14, 1997

SHEET 17 OF 20 SHEETS

"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON 12/06/00, AS INSTRUMENT NUMBER 192616"

135 MR 44

N

SCALE: 1" = 40'

40 30 20 10 0 40 80

PARCEL 4, PM LD-619
PM 50-94/99

346 260

SEE SHEET NO.7

N20° 30'50"E 251.64'

N29° 14'03"W 56.34'

N66° 08'18"W 191.57'

N12° 25'03"W 243.48'

N26° 17'35"E 101.12'

N54° 43'36"W 187.65'

L=314.63'
Δ=34° 40'00"

(RAD)

N02° 43'34"W 135.56'

N26° 06'36"W 135.48'

N72° 14'16"W 155.00'

N85° 58'10"E 178.00'

N62° 38'10"E 203.08'

L=21.00'
N02° 18'50"E

65.66'

N60° 15'04"E 98.17'

82.56'

336.65'

90.26'

115.00'

313.84'

432.38'

198.84'
N29° 40'40"W

356.84'

N29° 40'40"W

OPEN SPACE
TO THE H.O.A. BY SEPARATE INSTRUMENT

347

2.24 ACRES

258

257

256

255

SEE SHEET NO.8

342

343

Δ=17° 30'40"
L=158.93'
R=520.00'

R=550.00'

Δ=72° 12'36"

Δ=21° 47'43"
L=197.81'

Δ=99° 37'04"

Δ=99° 37'04"
L=693.17'
T=401.14'

Δ=23° 19'51" L=211.75'
L=904.10'
T=651.04'

L=956.26'
Δ=27° 24'28" L=263.10' T=134.12'

VIA RICARDO

6' 30'

30'

335

SEE SHEET NO. 14

341

340

SEE SHEET NO. 17 350

344

NO. 13

320

SHEET 321

43.44'
N87° 43'48"E (RAD)

5 6' 28' 28'

VIA SANDRA

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

TRACT No. 4963-2

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4 AND 5 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

FEBRUARY 14, 1997

"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON 12/06/00, AS INSTRUMENT NUMBER 192616"

135 MR 45

✲ ESTABLISHED AT RECORD ANGLES AND DISTANCES PER R3 AND INSTRUMENT NO. 90-106550 O.R. SEARCHED FOR ALL MONUMENTS CALLED FOR PER R3, (LD-619,50 PM 94) AND FOUND NOTHING AT ANY EXTERIOR & INTERIOR PARCEL LINES EXCEPT AS SO NOTED.

Ⓔ 10' WIDE AND VARIABLE WIDTH EASEMENT TO THE CITY OF THOUSAND OAKS FOR PUBLIC TRAIL PURPOSES.

COUNTY OF VENTURA

90-106550 O.R. PARCEL 3

(N82° 06'22"W
✲ N82° 06'58"W 364.77'
612.82' M&CFR3
612.82' R3)

248.05' CFR3 & M

N47° 22'23"W 483.68'

PARCEL 4, PM LD-619
PM 50-94/99

CITY OF THOUSAND OAKS

345
3.21 ACRES

OPEN SPACE
TO THE H.O.A. PER SEPARATE INSTRUMENT

(N38° 59'36"E 424.90' R3)
✲ N38° 59'00"E 424.90' M&CFR3

146.17'
N47° 47'40"E

N32° 16'41"W 59.67'
N07° 37'30"E 26.68'
N83° 18'12"E 63.38'
N85° 10'14"W 100.00'
N40° 54'45"E 30.40'
N59° 16'45"E 48.00'
N85° 05'14"E 176.50'
N54° 59'21"W 114.52'
288.04' 173.52'

329 330 331 332 333

SEE SHEET NO. 15

SEE SHEET NO. 16

207.78'
100.00'

N08° 12'32"E 107.78'

328

SEE SHEET NO. 14

168.65'
103.66'

327

326

N03° 25'55"E 64.99'
N25° 16'47"W 51.00'

325

N14° 35'06"W 160.88'

244.06'
198.36'

N67° 17'42"E 45.70'

324

344

216.73'

(N01° 12'15"E 309.23' R3)
N01° 11'39"E 309.23' M&CFR3

90-106550 O.R. PARCEL 3

N17° 46'52"W 785.22' M&CFR3
(N17° 46'16"W 785.22' R3)

COUNTY OF VENTURA

CITY OF THOUSAND OAKS

233.44'

SEE SHEET NO.13

N29° 38'07"W 82.00' (RAD)

R=580.00'
Δ=01° 14' 03"
28.29'
N21° 32'05"W (RAD)

65.00'

7.59'
N35° 06'25"E

Ⓔ L= 82.00'
Δ=08° 06'02"
20.68'

Ⓔ Δ=68° 03'56" L=689.02'

R=580.00'

VIA RICARDO

(RAD)
N20° 03'36"W
60.00'

30' 30' 6'0"

N

SCALE: 1" = 60'
60 40 20 0 60 120

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

TRACT No. 4963-2

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4 AND 5 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

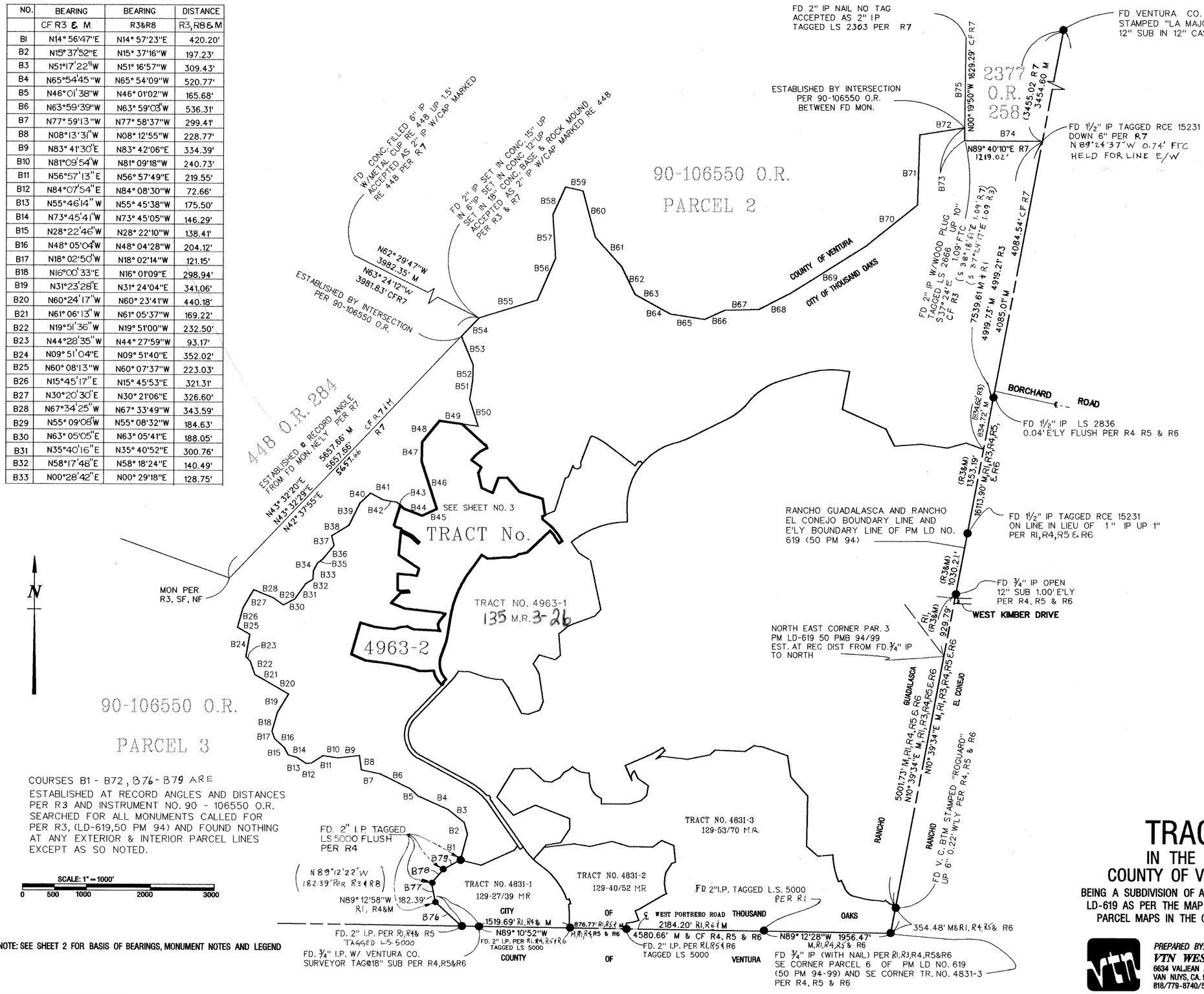
FEBRUARY 14, 1997

"MAP AMENDED BY AFFIDAVIT/CERTIFICATE OF CORRECTION RECORDED ON 12/06/00, AS INSTRUMENT NUMBER 192616"

135 MR 46

NO.	BEARING	BEARING	DISTANCE
	CF R3 & M	R3&R8	R3, R8&M
B1	N14° 56'47"E	N14° 57'23"E	420.20'
B2	N15° 37'52"E	N15° 37'16"W	197.23'
B3	N51°17'22"W	N51° 16'57"W	309.43'
B4	N65°54'45"W	N65° 54'09"W	520.77'
B5	N46°01'38"W	N46° 01'02"W	165.68'
B6	N63°59'39"W	N63° 59'03"W	536.31'
B7	N77° 59'13"W	N77° 58'37"W	299.41'
B8	N08°13'31"W	N08° 12'55"W	228.77'
B9	N83° 41'30"E	N83° 42'06"E	334.39'
B10	N81°09'54"W	N81° 09'18"W	240.73'
B11	N56°57'13"E	N56° 57'49"E	219.55'
B12	N84°07'54"E	N84° 08'30"W	72.66'
B13	N55°46'14"W	N55° 45'38"W	175.50'
B14	N73°45'41"W	N73° 45'05"W	146.29'
B15	N28°22'46"W	N28° 22'10"W	138.41'
B16	N48° 05'04"W	N48° 04'28"W	204.12'
B17	N18° 02'50"W	N18° 02'14"W	121.15'
B18	N16°00'33"E	N16° 01'09"E	298.94'
B19	N31°23'28"E	N31° 24'04"E	341.06'
B20	N60°24'17"W	N60° 23'41"W	440.18'
B21	N61° 06'13"W	N61° 05'37"W	169.22'
B22	N19°51'36"W	N19° 51'00"W	232.50'
B23	N44°28'35"W	N44° 27'59"W	93.17'
B24	N09° 51'04"E	N09° 51'40"E	352.02'
B25	N60° 08'13"W	N60° 07'37"W	223.03'
B26	N15°45'17"E	N15° 45'53"E	321.31'
B27	N30°20'30"E	N30° 21'06"E	326.60'
B28	N67°34'25"W	N67° 33'49"W	343.59'
B29	N55° 09'08"W	N55° 08'32"W	184.63'
B30	N63° 05'05"E	N63° 05'41"E	188.05'
B31	N35°40'16"E	N35° 40'52"E	300.76'
B32	N58°17'48"E	N58° 18'24"E	140.49'
B33	N00°28'42"E	N00° 29'18"E	128.75'

NO.	BEARING	BEARING	DISTANCE	
	CF R3 & M	R3&R8		
B34	N28° 14'39"E	N28°15'15"E	153.69'	R3,R8&M
B35	N53° 41'26"E	N53°42'02"E	89.99'	R3,R8&M
B36	N39° 45'06"E	N39° 45'42"E	282.19'	R3,R8&M
B37	N13° 50'42"W	N13° 50'06"W	155.34'	R3,R8&M
B38	N59° 03'37"E	N59° 04'13"E	311.78'	R3,R8&M
B39	N25°27'08"E	N25° 27'44"E	397.60'	R3,R8&M
B40	N46° 37' 14"E	N46° 37'50"E	219.92'	R3,R8&M
B41	N62° 58'35"W	N62° 57'59"W	232.07'	R3,R8&M
B42	N80° 03'47"W	N80° 03'11"W	219.98'	R3,R8&M
B43	N46° 22'38"W	N46° 22'02"W	148.85'	R3,R8&M
B44	N69° 04'22"W	N69° 03'46"W	299.59'	R3,R8&M
B45	N65°24'02"E	N65° 24'38"E	258.12'	R3,R8&M
B46	N17°46'52"W	N17° 46'16"W	785.22'	R3,R8&M
B47	N01° 11'39"E	N01° 12'15"E	309.23'	R3,R8&M
B48	N38°59'00"E	N38° 59'36"E	424.90'	R3,R8&M
B49	N82°06'58"W	N82° 06'22"W	612.82'	R3,R8&M
B50	N17° 29'05"W	N17° 28'29"W	439.58'	R3,R8&M
B51	N08° 26'46"E	N08° 27'22"E	312.65'	R3,R8&M
B52	N01° 51'39"E	N01° 52'15"E	232.03	R3,R8&M
B53	N22° 24' 12"W		491.29'	M
		N22° 23'36"W	491.27'	R3&R8
B54	N43° 32'20"E		401.79'	M
		N43° 32'29"E	400.00'	R3&R8
B55	N72° 45'15"E	N72° 45'24"E	956.53'	R3,R8&M
B56	N23° 21'53"E	N23° 22'02"E	713.52'	R3,R8&M
B57	N03° 26'16"W	N03° 26'07"W	684.23'	R3,R8&M
B58	N24° 11'32"E	N24° 11'41"E	475.80'	R3,R8&M
B59	N77° 41'40"W	N77° 41'31"W	281.47'	R3,R8&M
B60	N14° 51'35"W	N14° 51'26"W	744.90'	R3,R8&M
B61	N42° 02'42"W	N42° 02'33"W	616.71'	R3,R8&M
B62	N25° 50'37"W	N25° 50'28"W	495.55'	R3,R8&M
B63	N61° 07'31"W	N61° 07'22"W	347.16'	R3,R8&M
B64	N61° 29'31"W	N61° 29'22"W	285.64'	R3,R8&M
B65	N80° 51'13"W	N80° 51'04"W	540.88'	R3,R8&M
B66	N65° 02'23"E	N65° 02'32"E	350.75'	R3,R8&M
B67	N88° 29'34"E	N88° 29'43"E	533.18'	R3,R8&M
B68	N62° 59'53"E	N63° 00'02"E	530.86'	R3,R8&M
B69	N57° 43'19"E	N57° 43'28"E	1415.75'	R3,R8&M
B70	N51° 28'02"E	N51° 28'11"E	1035.43'	R3,R8&M
B71	N01° 39'58"E	N01° 40'07"E	1098.97	R3,R8&M
B72	N81° 11'46"E		713.57'	M
		N81° 11'55"E	713.48	R3&R8
B73	N00° 34'58"E		199.94'	M
		N00° 34'44"E	199.74'	R3&R8
B74	N89° 24'37"W		1219.64'	M
		N89° 25'16"W	1219.02'	R3&R7
B75	N00° 34'58"E		1428.60'	M
	R4 & M			
B76	N47°16'43"W	N47°16'07"W	563.10'	R3,R8&M
B77	N11°34'12"W	N11°33'36"W	305.46'	R3,R8&M
B78	N40°47'02"E	N40°47'38"E	280.92'	R3,R8&M
B79	N61°13'29"E	N61°14'05"E	304.18'	R3,R8&M



COURSES B1 - B72, B76 - B79 ARE ESTABLISHED AT RECORD ANGLES AND DISTANCES PER R3 AND INSTRUMENT NO. 90 - 106550 O.R. SEARCHED FOR ALL MONUMENTS CALLED FOR PER R3, (LD-619,50 PM 94) AND FOUND NOTHING AT ANY EXTERIOR & INTERIOR PARCEL LINES EXCEPT AS SO NOTED.

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

TRACT No. 4963-2

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

BEING A SUBDIVISION OF A PORTION OF PARCELS 4 AND 5 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

FEBRUARY 14, 1997

SHEET 20 OF 20 SHEETS

Recording requested by:
VTN West , Inc.
6946 Van Nuys Blvd. Ste 100
Van Nuys, CA. 91405

WHEN RECORDED MAIL TO:
County Surveyors Office
County of Ventura
800 S. Victoria Ave.
Ventura, CA. 93009

Ventura, County Recorder
RICHARD D. DEAN
DOC- 2000-0192616-00
REQD BY STEVE GONZALES
Wednesday, DEC 06, 2000 09:47:28
Ttl Pd $9.00 Nbr-0000293229
KLH/C4/1-1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIDAVIT
CERTIFICATE OF CORRECTION

The bearing NORTH 51°17'22" WEST and distance 309.43 along the Westerly tract boundary line shown as course No. B3 on sheet number 20 (tabled at the upper left corner of the map sheet) of Tract No. 4963-2 in the City of Thousand Oaks, County of Ventura and State of California, as per the map recorded in Book 135, pages 27 through 46, inclusive, of Miscellaneous Records (Maps), in the office of the County Recorder of said County should be changed to a bearing of NORTH 51°17'33" WEST and a distance of 309.43 feet.

The current fee owner of the property affected by this correction is:

OPERATING ENGINEERS FUNDS, INC., a California Corporation, as custodian for the Operating Engineers Pension Trust.

LICENSED LAND SURVEYOR
WILLIAM S. KISH
No. 5000
STATE OF CALIFORNIA

William S. Kish L.S. 5000
Registration expires: 12/31/01

Date: 11/2/00

I hereby certify that the changes hereon are authorized by Section 66469 of the Subdivision Map Act of the State of California.

REGISTERED PROFESSIONAL ENGINEER
G. R. PABLEO
No. 27221
Exp. 3-31-01
CIVIL
STATE OF CALIFORNIA

G. R. Pableo
City Engineer
City of Thousand Oaks

By: G R Pableo

Date: 11-21-00