OWNER'S STATEMENT

THE UNDERSIGNED, HEREBY STATE THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN (THE EXTERIOR BOUNDARY LINE OF) AND CONDOMINIUM PROJECT (LOT 5 ONLY) THIS SUBDIVISION ENTITLED TRACT NO. 5096, SHOWN ON THIS MAP, THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID LAND, 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 THE EASEMENTS FOR STORM DRAIN AND WASTEWATER PURPOSES AS SHOWN ON THIS MAP, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS THE EASEMENTS FOR PUBLIC SERVICE PURPOSES AS SHOWN ON THIS MAP, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, AN EASEMENT FOR PUBLIC ACCESS AND PUBLIC MULTI-PURPOSE TRAIL PURPOSES OVER ALL OF LOTS 8, 9 AND 11 AND ALL USES INCIDENTAL THERETO AND THAT THEY DO HEREBY OFFER TO DEDICATE LOT 10 IN FEE TO THE CITY OF THOUSAND OAKS FOR OPEN SPACE PURPOSES,

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE NORTHERLY LINES OF LOTS 5, 9, 10, 11 AND PARCEL A ABUTTING BORCHARD ROAD IN ORDER THAT THE OWNERS OF SAID PARCELS AND LOTS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID BORCHARD ROAD EXCEPT THE GENERAL RIGHT-OF-TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC.

MILLER BROTHERS INVESTMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER AS TO A PORTION:

BY: _____ BY: _____

AUTHORIZED REPRESENTATIVE
ARLEN MILLER

AUTHORIZED REPRESENTATIVE
ANTHONY MILLER

STANDARD PACIFIC CORP. A DELAWARE CORPORATION, OWNER AS TO A PORTION:

BY: _____ BY: _____

STEPHEN E. BOGGS
AUTHORIZED REPRESENTATIVE

JEFFREY L. MALONE
AUTHORIZED REPRESENTATIVE

STATE OF CALIFORNIA) SS
COUNTY OF Los Angeles)

ON THIS 31ST DAY OF January, IN THE YEAR 2002 BEFORE ME TAMARA A. SPRING, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEPHEN E. BOGGS AND JEFFREY L. MALONE, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: _____ COMMISSION NO. 1269904
PRINT NAME: TAMARA A. SPRING
PRINCIPAL PLACE OF BUSINESS IS IN: Los Angeles COUNTY
MY COMMISSION EXPIRES: July 31, 2004

STATE OF CALIFORNIA) SS
COUNTY OF Los Angeles)

ON THIS 4th DAY OF February, IN THE YEAR 2003, BEFORE ME JEANNE S. SMITH, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ARLEN MILLER AND ANTHONY MILLER, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: _____ COMMISSION NO. 1181666
PRINT NAME: JEANNE S. SMITH
PRINCIPAL PLACE OF BUSINESS IS IN: Los Angeles COUNTY
MY COMMISSION EXPIRES: April 30, 2002

ABANDONMENT CERTIFICATE

THIS IS TO CERTIFY THAT PURSUANT TO SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THAT EASEMENT FOR WASTEWATER AS DESCRIBED IN DEED TO THE CITY OF THOUSAND OAKS ON JANUARY 4, 2001 AS DOCUMENT NO. 2001-0006049 OF OFFICIAL RECORDS WITHIN THE EXTERIOR BOUNDARY OF THIS SUBDIVISION NOT SHOWN ON THIS MAP.

BY: Nancy A. Dillon DATE: 1-29-03
NANCY A. DILLON
CITY CLERK
CITY OF THOUSAND OAKS

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASE UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF OWNER ON SEPTEMBER 1, 2001. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, 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.

REGISTERED PROFESSIONAL ENGINEER DALE T. ORTMANN No. 22567 Exp: 12-31-05 CIVIL STATE OF CALIFORNIA

DATE: 1-29, 2002. _____
DALE T. ORTMANN R.C.E. 22567
EXPIRES: 12/31/05

CITY CLERK ACCEPTANCE CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS, BY RESOLUTION DULY PASSED ON THE 26TH DAY OF FEBRUARY, 2002 APPROVED THE ATTACHED MAP AND HEREBY ACCEPTS THE EASEMENTS FOR PUBLIC SERVICE, STORM DRAIN, WASTEWATER AND PUBLIC ACCESS AND PUBLIC MULTI-PURPOSE TRAIL PURPOSES AS OFFERED HEREON AND ALSO HEREBY ACCEPTS ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON AND ALSO HEREBY ACCEPTS LOT 10 IN FEE.

BY: Nancy A. Dillon DATE: 1-29-03
NANCY A. DILLON
CITY CLERK
CITY OF THOUSAND OAKS

CITY CLERK CERTIFICATE

I, NANCY A. DILLON, CITY CLERK OF THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA STATE OF CALIFORNIA, CERTIFY THAT ALL PROVISIONS OF TITLE 7, DIVISION 2 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCE PERTAINING TO DEPOSITS REQUIRED AT THE TIME OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS, OF THE MAP ENTITLED TRACT NO. 5096 HAVE BEEN COMPLIED WITH.

BY: Nancy A. Dillon DATE: 1-29-03
NANCY A. DILLON
CITY CLERK
CITY OF THOUSAND OAKS

SIGNATURE OMISSIONS

THE SIGNATURES OF THE FOLLOWING PRESENT OWNERS OF EASEMENTS HAVE BEEN OMITTED IN ACCORDANCE WITH SECTION 66436(a) (3) (A) OF THE SUBDIVISION MAP ACT AS THEIR INTEREST ARE SUCH THAT THEY CANNOT RIPEN INTO A FEE TITLE, AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

MILLER BROTHERS INVESTMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER OF AN EASEMENT FOR PUBLIC UTILITIES, RECORDED APRIL 13, 2001, AS INSTRUMENT NO. 2001-065405 AND RECORDED APRIL 13, 2001, AS INSTRUMENT NO. 2001-065409, ALL OF OFFICIAL RECORDS. BLANKET IN NATURE.

THE CITY OF THOUSAND OAKS, PRESENT OWNER OF AN EASEMENT FOR WASTEWATER RECORDED MARCH 10, 2000, AS INSTRUMENT NO. 2000-044180 AND AN EASEMENT FOR WASTEWATER, RECORDED JANUARY 4, 2001, AS INSTRUMENT NO. 2001-0006049 OF OFFICIAL RECORDS.

THE CITY OF THOUSAND OAKS, PRESENT OWNER OF AN EASEMENT FOR PUBLIC SERVICE PER TRACT NO. 5080, 144 MR 85.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, OWNER OF AN EASEMENT FOR PUBLIC UTILITIES RECORDED AUGUST 19, 2002, AS INSTRUMENT NO. 2002-0196023, OF OFFICIAL RECORDS.

DOS VIENTOS RANCH EAST MASTER ASSOCIATION, OWNER OF AN EASEMENT FOR STORM DRAINS RECORDED SEPTEMBER 20, 2002, AS INSTRUMENT NO. 2002-0225746, OF OFFICIAL RECORDS.

SOILS AND GEOLOGIC REPORTS

THE FOLLOWING SOILS AND GEOLOGIC REPORTS HAVE BEEN PREPARED FOR TRACT NO. 5096 AND HAVE BEEN SUBMITTED TO THE OFFICE OF THE CITY ENGINEER FOR PUBLIC INSPECTION.

DATE OF REPORT: DECEMBER 10, 2001
TITLE OF REPORT: 40 SCALE TENTATIVE TRACT PLAN REVIEW REPORT, TENTATIVE TRACT 5096, DOS VIENTOS RANCH, SPECIFIC PLAN NO. 8, CITY OF THOUSAND OAKS, CALIFORNIA.

FIRM NAME: GEOLABS-WESTLAKE VILLAGE
ENGINEER: RONALD SHMERLING
REG. NO: CEG 1047 RCE 35444

GEOLABS-WESTLAKE VILLAGE

BY: _____
RONALD SHMERLING R.C.E. NO. 35444 EXP. DATE 9-30-03

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5096, THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP AND ANY APPROVED MODIFICATIONS THEREOF, AND 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.

DATE: 3-24, 2003.

MARK D. WATKINS R.C.E. NO. 44257
CITY ENGINEER
CITY OF THOUSAND OAKS
EXPIRATION DATE: 6/30/05

REGISTERED PROFESSIONAL ENGINEER MARK D. WATKINS No. 44257 Exp. 6-30-05 CIVIL STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5096, AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

RONALD C. COONS
COUNTY SURVEYOR
COUNTY OF VENTURA

BY: _____ 4/11/03
ROBERT L. CHACON P.L.S. 5572
CHIEF DEPUTY COUNTY SURVEYOR
EXPIRATION DATE: 9/30/05

PROFESSIONAL LAND SURVEYOR ROBERT L. CHACON No. 5572 Exp. 9-30-05 STATE OF CALIFORNIA

COUNTY TAX COLLECTORS CERTIFICATE

I HEREBY CERTIFIY THAT ALL CERTIFICATES AND SECURITY REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT HAVE BEEN FILED AND DEPOSITED WITH ME.

LAWRENCE L. MATHENEY
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

DATE: June 23, 2003 BY: Ellen Ketsema
DEPUTY COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE

DOCUMENT NO. 03-0305381
FILED THIS 13 DAY OF AUGUST, 2003, AT 5:53 P.M.
IN BOOK 148 OF MISCELLANEOUS RECORDS (MAPS), AT PAGES 18-23 THROUGH _____,
AT THE REQUEST OF THE OWNER.

PHILIP J. SCHMIT
COUNTY RECORDER
COUNTY OF VENTURA

BY: _____
DEPUTY COUNTY RECORDER

CONDITIONAL APPROVAL NOTE

"THIS MAP IS SUBJECT TO CONDITIONS, ORDINANCES, REGULATIONS, STANDARDS AND POLICIES WHICH HAVE BEEN IMPOSED AS A CONDITION OF APPROVAL OF THE MAP. PLEASE REFER TO THE CITY OF THOUSAND OAKS CITY COUNCIL RESOLUTION NO. 2002-040.

GROSS AREA = 49.30 ACRES

TRACT NO. 5096

LOT 5 ONLY IS FOR CONDOMINIUM PURPOSES
IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL 1B OF LOT LINE ADJUSTMENT 98-329 PER DOC. NO. 99-069769, O.R., BEING A PORTION OF PARCELS 1 AND 2 OF PARCEL MAP LD NO. 619, BOOK 50 PAGE 94 OF PARCEL MAPS AND LOTS 120 AND 121 OF TRACT NO. 5080, 144 MR 85.
DECEMBER 2001

PREPARED BY:
THE HAALAND GROUP
351 ROLLING OAKS DRIVE, SUITE 200
THOUSAND OAKS, CA. 91361
(805) 497-4554

LEGEND & MONUMENT NOTES

FD = FOUND
O.R. = OFFICIAL RECORDS
M = MEASURED
CF = CALCULATED FROM
RAD = RADIAL BEARING
P.S.E. = PUBLIC SERVICE EASEMENT
M.R. = MISCELLANEOUS RECORDS
I.P. = IRON PIPE
L&T = LEAD & TAG
R.C.E. = REGISTERED CIVIL ENGINEER
AC. = ACRES
T.O. = THOUSAND OAKS
H.O.A. = HOMEOWNERS ASSOCIATION
R1 = TRACT NO. 5094, 143 M.R. 4
R2 = PARCEL MAP LD NO. 619, 50 P.M. 94
R3 = TRACT NO. 5074, 142 M.R. 5
R4 = TRACT NO. 5080, 144 M.R. 85/96
R5 = 2001-0170265 O.R.
R6 = TRACT NO. 5095-1, 140 M.R. 70
R7 = TRACT NO. 4493-4, 134 M.R. 35
R8 = 2002-*0081630* O.R.
R9 = 2002-*0081629* O.R.

○ = SET 1 1/2" I.P. WITH TAG R.C.E. 22567
⊠ = FD VENTURA COUNTY SURVEYOR'S STANDARD SURVEY MONUMENT STAMPED RCE 22567 PER R1
◪ = FD VENTURA COUNTY SURVEYOR'S STANDARD SURVEY MONUMENT AS DESCRIBED
■ = FD 1/2" I.P. WITH TAG R.C.E. 22567 PER TR. NO. 5080, 144 M.R. 85/96 RESET 1 1/2" WITH TAG R.C.E. 22567
● = FD 1 1/2" I.P. WITH TAG R.C.E. 22567 PER TR. NO. 5080, 144 M.R. 85/96
▲ = FD 1 1/2" I.P. WITH TAG R.C.E. 15231 PER TR. NO. 5074, 142 M.R. 5
◉ = FD 1 1/2" I.P. WITH TAG L.S. 4848 PER TR. NO. 5094, 143 M.R. 4
△ = FD 1 1/2" I.P. WITH TAG R.C.E. 15231 PER TR. NO. 4493-4, 134 M.R. 35

1. SET 1/2" I.P. WITH TAG R.C.E. 22567 AT ALL REAR LOT CORNERS AND AT ALL LOT LINE ANGLE POINTS.
2. SET L&T TAGGED R.C.E. 22567 IN CONC. CURB ALONG LOT LINE PRODUCED FROM ALL FRONT LOT CORNERS.
3. SET 1-1/2" I.P. WITH TAG R.C.E. 22567 AT ALL CENTERLINE INTERSECTIONS AND CHANGES IN DIRECTION AND AT CUL-DE-SAC RADIUS POINTS

LOTS 6, 8, 9, 11 AND PARCEL A ARE OPEN SPACE LOTS TO BE DEEDED TO HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT.

LOT 10 IS FOR OPEN SPACE PURPOSES DEDICATED IN FEE TO THE CITY OF THOUSAND OAKS.

ACCESS TO LOTS 9 AND 11 IS VIA LOTS 6 AND 8

ACCESS TO LOT 8 IS VIA LOT 6

CURVE	DELTA	RADIUS	LENGTH	TANGENT	
C1	03°51'10"	1200.00'	80.69'	40.36'	R1&M
C2	07°49'25"	1200.00'	163.86'	82.06'	R4&M
C3	11°40'35"	1200.00'	244.55'	122.70'	R2&M

BASIS OF BEARINGS:

THE BEARING OF N14°27'32"E ALONG THE CENTERLINE OF CALLE DEL PRADO PER R3 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.



VICINITY MAP
SCALE 1" = 1000'

KEY MAP

0' 100' 200' 400' 600'

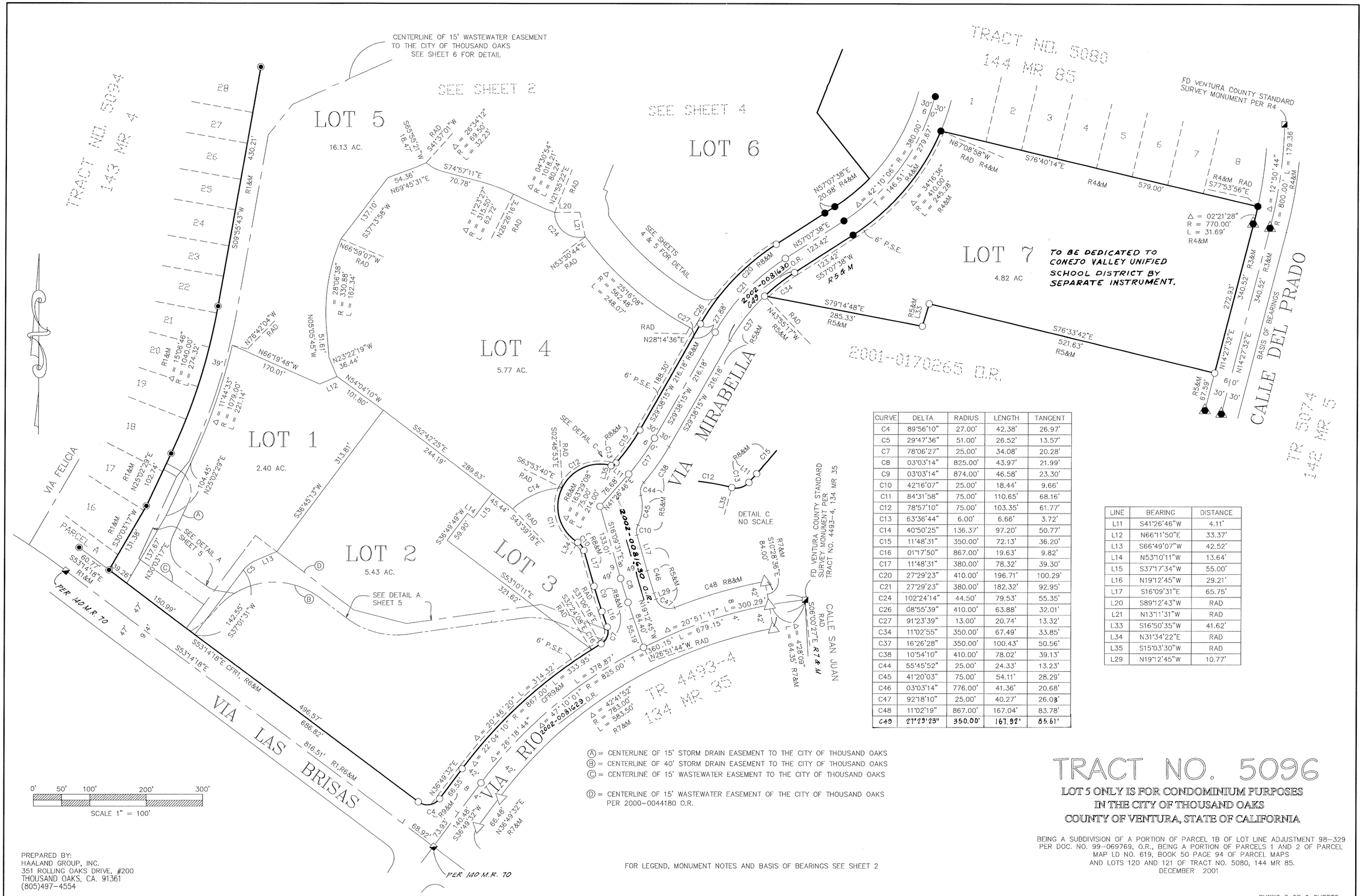
SCALE 1" = 200'

TRACT NO. 5096

LOT 5 ONLY IS FOR CONDOMINIUM PURPOSES
IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL 1B OF LOT LINE ADJUSTMENT 98-329 PER DOC. NO. 99-069769, O.R., BEING A PORTION OF PARCELS 1 AND 2 OF PARCEL MAP LD NO. 619, BOOK 50 PAGE 94 OF PARCEL MAPS AND LOTS 120 AND 121 OF TRACT NO. 5080, 144 MR 85.
DECEMBER 2001

PREPARED BY:
THE HAALAND GROUP
351 ROLLING OAKS DRIVE, SUITE 100
THOUSAND OAKS, CA. 91361
(805) 497-4554



CURVE	DELTA	RADIUS	LENGTH	TANGENT
C4	89°56'10"	27.00'	42.38'	26.97'
C5	29°47'36"	51.00'	26.52'	13.57'
C7	78°06'27"	25.00'	34.08'	20.28'
C8	03°03'14"	825.00'	43.97'	21.99'
C9	03°03'14"	874.00'	46.58'	23.30'
C10	42°16'07"	25.00'	18.44'	9.66'
C11	84°31'58"	75.00'	110.65'	68.16'
C12	78°57'10"	75.00'	103.35'	61.77'
C13	63°36'44"	6.00'	6.66'	3.72'
C14	40°50'25"	136.37'	97.20'	50.77'
C15	11°48'31"	350.00'	72.13'	36.20'
C16	01°17'50"	867.00'	19.63'	9.82'
C17	11°48'31"	380.00'	78.32'	39.30'
C20	27°29'23"	410.00'	196.71'	100.29'
C21	27°29'23"	380.00'	182.32'	92.95'
C24	102°24'14"	44.50'	79.53'	55.35'
C26	08°55'39"	410.00'	63.88'	32.01'
C27	91°23'39"	13.00'	20.74'	13.32'
C34	11°02'55"	350.00'	67.49'	33.85'
C37	16°26'28"	350.00'	100.43'	50.56'
C38	10°54'10"	410.00'	78.02'	39.13'
C44	55°45'52"	25.00'	24.33'	13.23'
C45	41°20'03"	75.00'	54.11'	28.29'
C46	03°03'14"	776.00'	41.36'	20.68'
C47	92°18'10"	25.00'	40.27'	26.03'
C48	11°02'19"	867.00'	167.04'	83.78'
C49	27°29'23"	350.00'	167.92'	85.61'

LINE	BEARING	DISTANCE
L11	S41°26'46"W	4.11'
L12	N66°11'50"E	33.37'
L13	S66°49'07"W	42.52'
L14	N53°10'11"W	13.64'
L15	S37°17'34"W	55.00'
L16	N19°12'45"W	29.21'
L17	S16°09'31"E	65.75'
L20	S89°12'43"W	RAD
L21	N13°11'31"W	RAD
L33	S16°50'35"W	41.62'
L34	N31°34'22"E	RAD
L35	S15°03'30"W	RAD
L29	N19°12'45"W	10.77'

Ⓐ = CENTERLINE OF 15' STORM DRAIN EASEMENT TO THE CITY OF THOUSAND OAKS
Ⓑ = CENTERLINE OF 40' STORM DRAIN EASEMENT TO THE CITY OF THOUSAND OAKS
Ⓒ = CENTERLINE OF 15' WASTEWATER EASEMENT TO THE CITY OF THOUSAND OAKS

Ⓓ = CENTERLINE OF 15' WASTEWATER EASEMENT OF THE CITY OF THOUSAND OAKS PER 2000-0044180 O.R.

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

TRACT NO. 5096

LOT 5 ONLY IS FOR CONDOMINIUM PURPOSES
IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL 1B OF LOT LINE ADJUSTMENT 98-329 PER DOC. NO. 99-069769, O.R., BEING A PORTION OF PARCELS 1 AND 2 OF PARCEL MAP LD NO. 619, BOOK 50 PAGE 94 OF PARCEL MAPS AND LOTS 120 AND 121 OF TRACT NO. 5080, 144 MR 85.
DECEMBER 2001

PREPARED BY:
HAALAND GROUP, INC.
351 ROLLING OAKS DRIVE, #200
THOUSAND OAKS, CA. 91361
(805)497-4554

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

BORCHARD ROAD

LOT 9
1.43 AC.
OPEN SPACE TO H.O.A.

LOT 11
OPEN SPACE TO H.O.A.

LOT 10
4.07 AC.
TO THE CITY OF THOUSAND OAKS FOR OPEN SPACE PURPOSES

PARCEL A
OPEN SPACE LOT TO H.O.A.
1.16 AC.

LOT 8
1.90 AC.
OPEN SPACE TO H.O.A

LOT 5
16.13 AC.

LOT 6
4.50 AC.

TRACT NO. 5080
144 MR 85

TRACT NO. 5093
142 MR 4

PARCEL C R1 & M

PARCEL D

6' WIDE S.C.E. EASEMENT PER 2002-0196023 O.R.

CENTERLINES OF 6' WIDE S.C.E. EASEMENT PER 2002-0196023 O.R

4' WIDE S.C.E. EASEMENT PER 2002-0196023 O.R.

45.71' R&M OPEN SPACE TO H.O.A.

EASEMENT FOR STORM DRAINS TO DOS VIENTOS RANCH EAST MASTER ASSOCIATION PER 2002-0225146 O.R.

CENTERLINE OF 15' WASTEWATER EASEMENT TO THE CITY OF THOUSAND OAKS SEE SHEET 6 FOR DETAIL

PUBLIC MULTI-PURPOSE TRAIL EASEMENT TO THE CITY OF THOUSAND OAKS

TO CONEJO RECREATION AND PARK DISTRICT BY SEPARATE INSTRUMENT.

PARK SITE

SEE SHEET 6 FOR DETAIL

SEE SHEET 2

SEE SHEET 5 DETAIL B

SEE SHEET 3

6' WIDE S.C.E. EASEMENT PER 2002-0196023 O.R.

4' WIDE S.C.E. EASEMENT PER 2002-0196023 O.R.

VIA MIRABELLA

LINE	BEARING	DISTANCE
L2	N25°32'39"W	47.03'
L3	N02°23'15"W	50.77'
L4	S12°05'12"W	41.02'
L6	S35°51'42"W	28.12'
L7	N45°37'33"W	19.75'
L8	S41°20'40"W	23.19'
L9	N32°44'26"E	29.93'
L10	S10°53'34"W	54.50'
L18	S64°27'06"W	RAD
L19	S86°30'10"E	RAD
L22	S21°31'43"W	8.56'
L23	S68°28'17"E	8.00'
L36	S60°16'28"E	5.67'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C18	90°00'00"	2.50'	3.93'	2.50'
C19	47°04'37"	9.58'	7.87'	4.17'
C20	27°29'23"	410.00'	196.71'	100.29'
C21	27°29'23"	380.00'	182.32'	92.95'
C22	29°02'44"	48.50'	24.59'	12.56'
C23	39°47'29"	11.50'	7.99'	4.16'
C25	80°33'27"	28.00'	39.37'	23.73'
C26	08°55'39"	410.00'	63.88'	32.01'
C31	02°14'36"	1040.00'	40.72'	20.36'
C32	06°51'06"	1040.00'	124.37'	62.26'
C33	05°16'32"	1040.00'	95.76'	47.91'

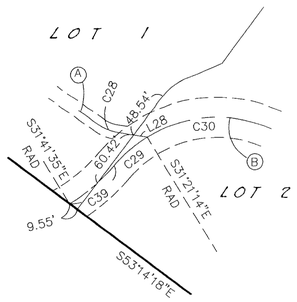
0' 50' 100' 200' 300'
SCALE 1" = 100'

PREPARED BY:
HAALAND GROUP, INC.
351 ROLLING OAKS DRIVE, #200
THOUSAND OAKS, CA. 91361
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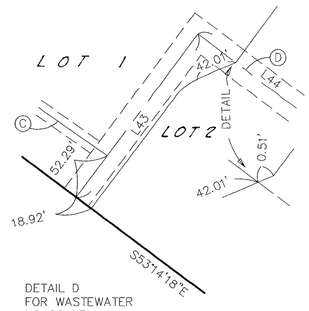
TRACT NO. 5096

LOT 5 ONLY IS FOR CONDOMINIUM PURPOSES
IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL 1B OF LOT LINE ADJUSTMENT 98-329 PER DOC. NO. 99-069769, O.R., BEING A PORTION OF PARCELS 1 AND 2 OF PARCEL MAP LD NO. 619, BOOK 50 PAGE 94 OF PARCEL MAPS AND LOTS 120 AND 121 OF TRACT NO. 5080, 144 MR 85.
DECEMBER 2001



DETAIL D
FOR STORM DRAIN
NO SCALE

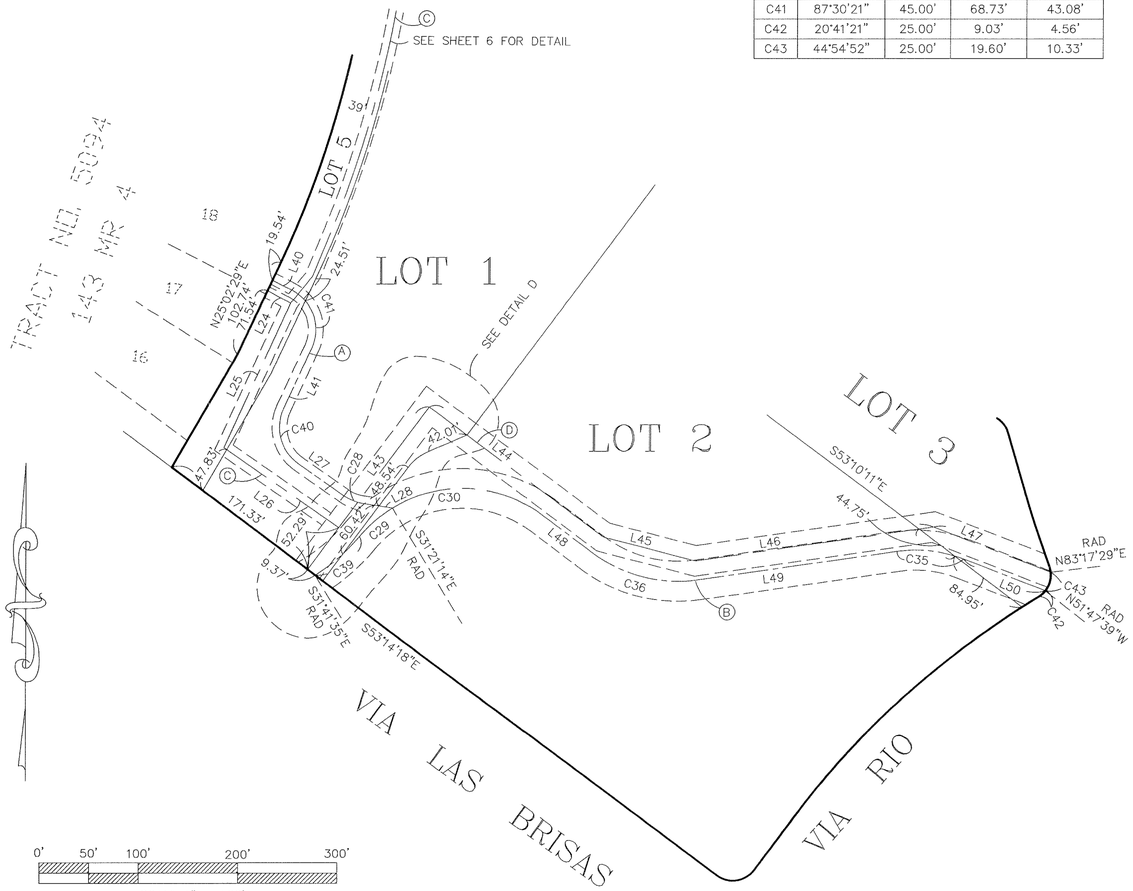


DETAIL D
FOR WASTEWATER
NO SCALE

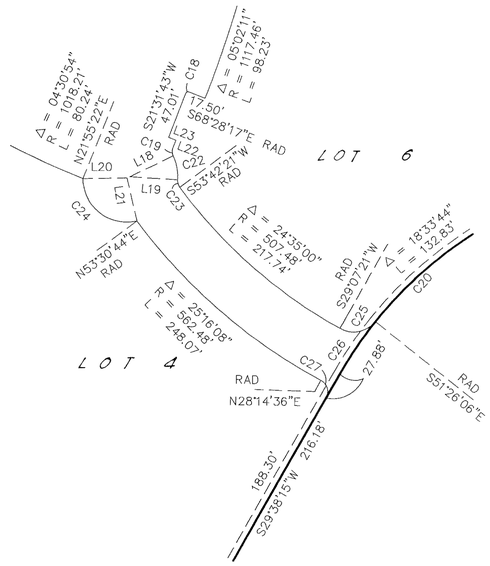
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C19	47°04'39"	9.58'	7.87'	4.17'
C20	27°29'23"	410.00'	196.71'	100.29'
C22	29°02'44"	48.50'	24.59'	12.56'
C23	39°47'29"	11.50'	7.99'	4.16'
C24	102°24'14"	44.50'	79.53'	55.35'
C25	80°33'27"	28.00'	39.37'	23.73'
C26	08°55'39"	410.00'	63.88'	32.01'
C27	91°23'39"	13.00'	20.74'	13.32'
C28	26°09'45"	45.00'	20.55'	10.46'
C29	18°41'42"	135.00'	44.05'	22.22'
C30	68°08'50"	135.00'	160.57'	91.31'
C35	28°59'45"	135.00'	68.32'	34.91'
C36	44°49'38"	145.00'	113.45'	59.81'
C39	18°21'21"	185.00'	59.27'	29.89'
C40	79°48'31"	45.00'	62.68'	37.63'
C41	87°30'21"	45.00'	68.73'	43.08'
C42	20°41'21"	25.00'	9.03'	4.56'
C43	44°54'52"	25.00'	19.60'	10.33'

LINE	BEARING	DISTANCE
L18	S64°27'06"W	RAD
L19	S86°30'10"E	RAD
L20	S89°12'43"W	RAD
L21	N13°11'31"W	RAD
L22	S21°31'43"W	8.56'
L23	S68°28'17"E	8.00'
L24	S61°06'32"E	26.57'
L25	S24°35'32"W	160.39'
L26	S55°13'52"E	141.19'
L27	S54°59'21"E	56.28'
L28	S81°09'06"E	30.35'
L40	S62°41'11"E	21.97'
L41	S24°49'10"W	66.94'
L43	S36°47'45"W	204.24'
L44	S53°12'24"E	219.04'
L45	N75°37'13"W	96.09'
L46	S81°57'58"W	242.34'
L47	N69°02'17"W	126.23'
L48	N53°12'24"W	62.28'
L49	N81°57'58"E	202.52'
L50	S69°02'17"E	88.14'

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



DETAIL A
SCALE 1" = 100'



DETAIL B
SCALE 1" = 100'

Ⓐ = CENTERLINE OF 15' STORM DRAIN EASEMENT TO THE CITY OF THOUSAND OAKS
Ⓑ = CENTERLINE OF 40' STORM DRAIN EASEMENT TO THE CITY OF THOUSAND OAKS
Ⓒ = CENTERLINE OF 15' WASTEWATER EASEMENT TO THE CITY OF THOUSAND OAKS

Ⓓ = CENTERLINE OF 15' WASTEWATER EASEMENT OF THE CITY OF THOUSAND OAKS PER 2000-0044180 O.R.

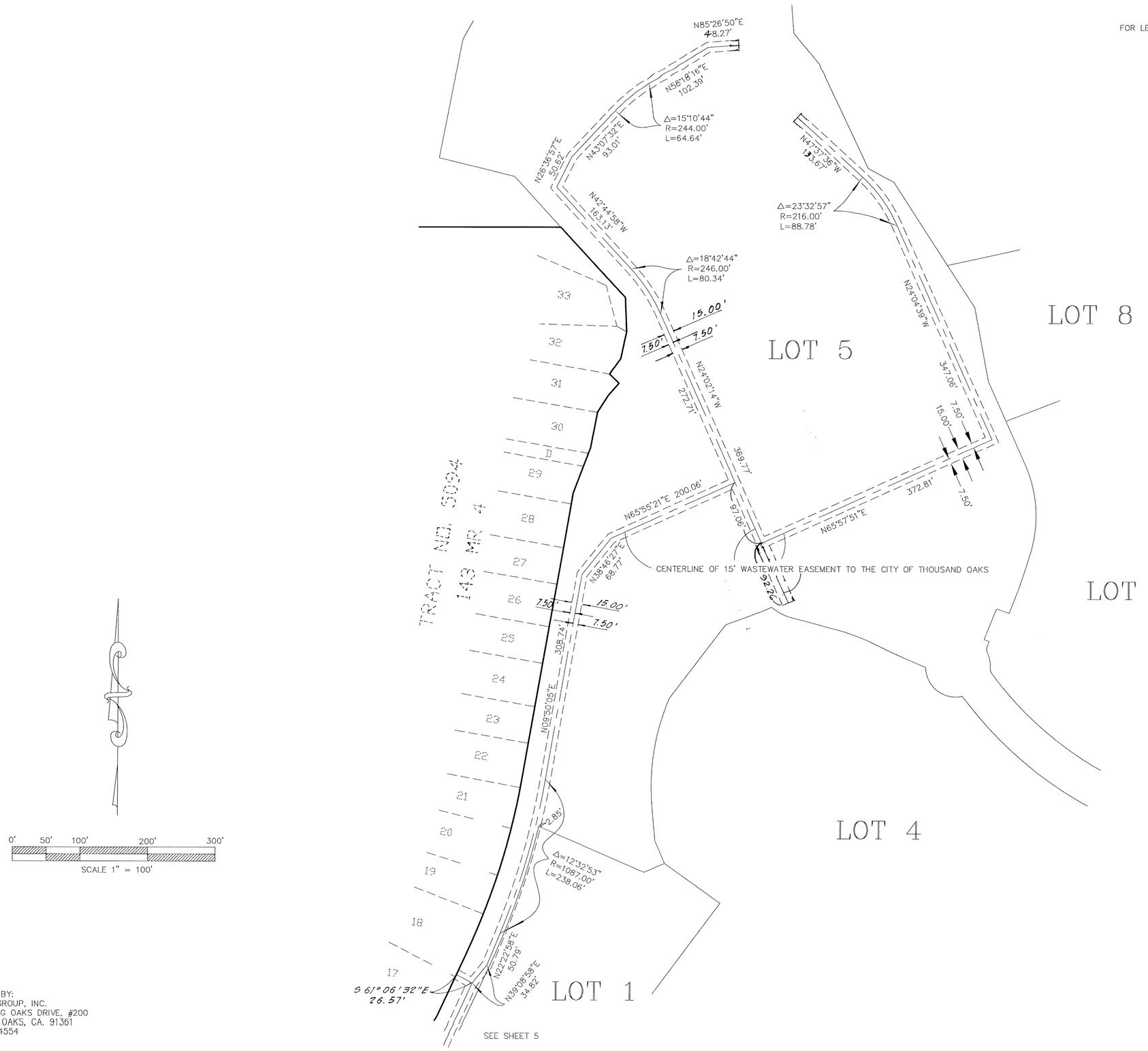
TRACT NO. 5096

LOT 5 ONLY IS FOR CONDOMINIUM PURPOSES
IN THE CITY OF THOUSAND OAKS
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL 1B OF LOT LINE ADJUSTMENT 98-329 PER DOC. NO. 99-069769, O.R., BEING A PORTION OF PARCELS 1 AND 2 OF PARCEL MAP LD NO. 619, BOOK 50 PAGE 94 OF PARCEL MAPS AND LOTS 120 AND 121 OF TRACT NO. 5080, 144 MR 85.
DECEMBER 2001

PREPARED BY:
HAALAND GROUP, INC.
351 ROLLING OAKS DRIVE, #200
THOUSAND OAKS, CA. 91361
(805)497-4554

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



0' 50' 100' 200' 300'

SCALE 1" = 100'

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