OWNER'S STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE A RECORD TITLE INTEREST IN, THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARY OF THE SUBDIVISION AS SHOWN ON THIS PARCEL MAP, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, THAT WE CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINE, AND THAT WE DO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE SOUTHEASTERLY LINE OF PARCELS 1 THROUGH 3 INCLUSIVE, ABUTTING LYNN ROAD IN ORDER THAT THE OWNERS OF SAID PARCELS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID LYNN ROAD EXCEPT THE GENERAL RIGHT-OF-TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC. WE ALSO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS THE "RESTRICTED USE EASEMENT" SHOWN ON PARCELS 1, 2, 3 AND 4, WHICH DEDICATION GRANTS ALL DEVELOPMENT AND GRADING RIGHTS FOR SUCH AREAS TO THE CITY, HOWEVER, WE RETAIN ALL RIGHTS OF POSSESSION AND OBLIGATIONS TO MAINTAIN SUCH AREAS. WE ALSO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, A TEN FOOT WIDE EASEMENT FOR EQUESTRIAN TRAIL PURPOSES, ALSO THE EASEMENT FOR WATERLINES, WASTEWATER AND PUBLIC UTILITY PURPOSES AS DESIGNATED WITH THE SYMBOL ⟨E11⟩ *WE ALSO OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS, AN EASEMENT ⟨E11⟩ FOR LANDSCAPE PURPOSES.*

JERRY CHOTENOVSKY AND **SHARANN CHOTENOVSKY**, AS OWNERS.

Jerry Chotenovsky — JERRY CHOTENOVSKY

Sharann Chotenovsky — SHARANN CHOTENOVSKY

STATE OF CALIFORNIA)
COUNTY OF VENTURA) SS

ON January 25, 1995 BEFORE ME Kathryn M. Salvione,
PERSONALLY APPEARED JERRY AND SHARANN CHOTENOVSKY 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:

SIGNATURE Kathryn M. Salvione NAME Kathryn M. Salvione
COUNTY OF VENTURA
MY COMMISSION EXPIRES Nov. 11, 1996

CONDITIONAL APPROVAL

"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 COMMISSION RESOLUTION NO. 112-90 PC".

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JERRY CHOTENOVSKY IN JUNE, 1993. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, AND THAT ALL MONUMENTS SHOWN ON THIS MAP ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR AFTER RECORDATION OF THIS PARCEL MAP AND THAT THEY ARE (OR WILL BE) SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED PROFESSIONAL ENGINEER — WILLIAM HALE — No. 16540 — EXP. 6-30-97 — CIVIL — STATE OF CALIFORNIA

T. William Hale
T. WILLIAM HALE
R.C.E. 16540
EXPIRATION DATE: 6/30/97

DATE: 1-26-94

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THE MAP ENTITLED PARCEL MAP NO. L.D. 617, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. I HEREBY STATE THAT THE OFFER OF ACCESS RIGHTS FROM LYNN ROAD, THE "RESTRICTED USE EASEMENT" SHOWN ON PARCELS 1, 2, 3 AND 4, AND THE TEN FOOT WIDE EASEMENT FOR EQUESTRIAN TRAIL PURPOSES, AND THE EASEMENT FOR WATER-LINES, WASTEWATER AND PUBLIC UTILITY PURPOSES AS DESIGNATED WITH THE SYMBOL ⟨E11⟩ ARE HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER ON BEHALF OF THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION NO. 89-325, *ALSO ACCEPTED IS THE EASEMENT FOR LANDSCAPE PURPOSES.*

DATE: 2-23-95

REGISTERED PROFESSIONAL ENGINEER — G. R. PABLEO — No. 27221 — Exp. 6-31-97 — CIVIL — STATE OF CALIFORNIA

G. R. PABLEO
CITY ENGINEER
CITY OF THOUSAND OAKS
G R Pableo
R. C. E. NO. 27221

SIGNATURE OMISSIONS

THE SIGNATURES OF MARIE CROWDER, ET. AL., PRESENT OWNERS OF AN EASEMENT FOR ROAD AND PUBLIC UTILITIES, RECORDED APRIL 11, 1960 IN BOOK 1854 PAGE 251 OFFICIAL RECORDS; CALLEGUAS MUNICIPAL WATER DISTRICT, PRESENT OWNERS OF AN EASEMENT FOR ACCESS, RECORDED MAY 28, 1964 IN BOOK 2549 PAGE 456 OFFICIAL RECORDS; CITY OF THOUSAND OAKS, PRESENT OWNERS OF AN EASEMENT FOR SANITARY SEWERS, STORM DRAINS, WATER LINES, PUBLIC UTILITIES, PUBLIC ROAD, SLOPE AND DRAINAGE, RECORDED MAY 27, 1982 AS INSTRUMENT NO. 049770, OFFICIAL RECORDS, AND RECORDED NOVEMBER 21, 1988 AS INSTRUMENT NO. 88-177393, OFFICIAL RECORDS, *AND RECORDED FEBRUARY 8, 1995 AS INSTRUMENT NO. 95-015242, OFFICIAL RECORDS, HAVE BEEN OMITTED PURSUANT TO SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT*
THE SIGNATURES OF WALTER KELLEY, ET. AL., AS PRESENT OWNER OF 51% OF ALL OIL, GAS OR OTHER HYDROCARBONS OR OTHER MINERALS, WITHOUT, HOWEVER, ANY RIGHT TO SURFACE ENTRY AS DISCLOSED BY AN INSTRUMENT RECORDED JULY 12, 1957, IN BOOK 1533 PAGE 76, OFFICIAL RECORDS, HAVE BEEN OMITTED PURSUANT TO SECTION 66436 (a)(3)(C) OF THE SUBDIVISION MAP ACT.

COUNTY RECORDER' CERTIFICATE

DOCUMENT NO. 95-023150
FILED THIS 28th DAY OF February 19 95
AT 8:00 A. M. IN BOOK 54 OF PARCEL MAPS AT PAGE 87-89
AT THE REQUEST OF THE OWNERS.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA
BY: Elizabeth M. Pressey
DEPUTY COUNTY RECORDER

COUNTY TAX COLLECTOR'S CERTIFICATE

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

DATE: 2/23/95

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA
BY: Harold S. Pittman
~~DEPUTY~~ COUNTY TAX COLLECTOR

SOILS REPORTS

THE FOLLOWING SOILS REPORTS HAVE BEEN PREPARED FOR PARCEL MAP L.D. 617. A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE CITY ENGINEER.

DATE OF REPORT	TITLE OF REPORT	FIRM NAME	ENGINEER	REG. NO.
JUNE 22, 1993	PRELIMINARY GEOTECHNICAL SITE EVALUATION L.D. 617.	GORIAN & ASSOCIATES	RUDY PACAL	GE 660

L.D. 617
PARCEL MAP

BEING A SUBDIVISION
OF A PORTION OF
THE WEST ONE-HALF OF
SECTION 13
T. 1 N. - R. 20 W.
RANCHO EL CONEJO
(BOOK 1, PAGE 746 DEEDS)
CITY OF THOUSAND OAKS
VENTURA COUNTY, CALIFORNIA

JUNE, 1993

PREPARED BY:
HALE and ASSOCIATES

1143 EAST MAIN STREET
VENTURA, CALIFORNIA 93001
(805) 648-1859

SHEET NO. 1. OF 3. SHEETS

(F-2903 D-3856)

N. 89°06'13" W.
874.70' R6, R9. & M.

FD. 1¼" I.P.
TAGGED
R.E. 5725 (R6.)

90°17'23"
C.F. R6. & M.

SEARCHED FOR
1½" I.P. PER R6.
NOT FOUND

N.1°11'10"E.
1564.44' C.F. R8 & M.

90°02'37"
R6.
90°02'30" M.

1564.42' M.
N.0°51'17"E.
(1564.45' C.F. R9.)

C/L HELGA COURT
UN-RECORDED AND
NOT MONUMENTED.

FD. ⅜" I.P.
TAGGED
R.C.E. 28522 (R8)

N. 89°06'13" W. M.
450.00' R8. & M.

433.75' C.F. R8, R9. & M.

339.05' M.
(339.04' R9.)

544.70' R9. & M.
N. 89°06'13" W.

FD. V.C.S.M.
TAGGED
R.C.E. 16173 (R1.)

FD. LEAD & TAG
STAMPED R.C.E. 28522
IN CONC. DITCH (R8.)

90°17'23"
R8. & M.

N.0°51'17"E.
325.03' M.
325.00' R9.

(1663 O.R. 26)

HELGA COURT
40'

325.00' R9.
325.03' M.
N.0°51'17"E.

N. 89°06'13" W.
544.70' R4. & M.

(1571 O.R. 81)

N.34°59'53"E.
241.38' M.
N.34°59'40"E.
241.40' R4.

N.0°51'17"E.
69.28'
C.F. R1, R2, R4. & M.

ROAD

Parcel 1.

Parcel 4.

EASEMENT FOR SANITARY SEWERS,
STORM DRAINS, WATERLINES,
PUBLIC UTILITIES AND PUBLIC ROAD PURPOSES
TO THE CITY OF THOUSAND OAKS PER
DOCUMENT NO. 82-49770 O.R.

FD. 1½" I.P.
TAGGED
L.S. 2723 (R2.)
S.20°11'46"E.
0.82' M.

Parcel 2.

SEE SHEET No. 3.

86°02'15" C.F. R4.
86°02'02" M.

N.1°11'10"E.
688.20' M.
688.19' C.F. R6. & R8.

WESTERLY LINE
SECTION 13.

N.52°41'10"E.
264.00' R7. & M.

111°39'15"
C.F. R6, R7 & M

300.00' R2. & R3.

Parcel 3.

FD. 1½" I.P.
TAGGED
L.S. 2723 (R2.)
N.0°07'20"E.
1.02' M.

Calleguas Municipal Water District
(2546 O.R. 3)

499.80' C.F. R2 & M.
N.58°58'05"W.
553.87' C.F. R2 & M.
N.58°58'05"W.

199.80' C.F. R2 & M.
253.87' R2. & M.

128°30'00"
C.F. R6, R7 & M.

SEARCHED FOR
2" I.P. PER R6. & R8.
NOT FOUND

FD. 1½" I.P.
TAGGED
L.S. 3317 (R2.)

C.F. R2 & M.
54.07'

Lot 15.

Tract No. 2159
(57 M.R. 74)

Lot 16.

87°07'39"
C.F. R2 & M.

FD. V.C.S.M.
TAGGED
R.C.E. 16173 (R1.)

Sec. 14. | Sec. 13.
Sec. 23. | Sec. 24.

SEARCHED FOR
2" I.P. PER R2.
NOT FOUND

54.

168.30' M.
N.0°51'17"E.

99.02'

(2414.97' C.F. R6.)
N.0°51'17"E.

LYNN ROAD

454.94' M.
N.33°54'16"E.
(453.08' R1.)

368.39' C.F. R1.
369.24' M.
N.33°54'16"E.

800.58' R1. & M.
N.33°54'16"E.

FELTON
STREET
C/L

150.00'
R1, R2 & M.
N.33°54'16"E.

1000.00'±

FD. V.C.S.M.
TAGGED
R.C.E. 16173 (R1.)

SEARCHED FOR
1¼" I.P. PER R6.
NOT FOUND

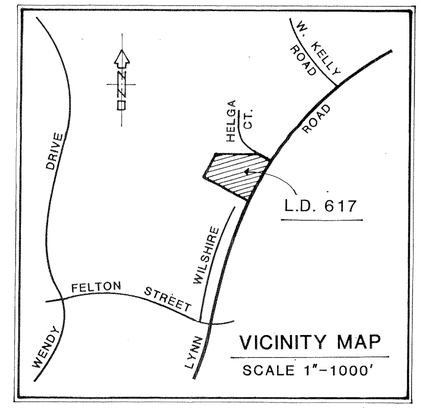
255.90' R6.

SEARCHED FOR
1½" I.P. PER R6.
NOT FOUND

GRAPHIC SCALE:
SCALE 1"=60'

0" 1" 2" 3"
0' 30' 60' 120' 180'

BASIS OF BEARINGS
C/L LYNN ROAD
N.33 54'16"E.
PER R1.



VICINITY MAP
SCALE 1"=1000'

LEGEND:

- ◉ ____ DENOTES FOUND MONUMENTS AS NOTED.
- ◎ ____ DENOTES SET 1 1/2" IRON PIPE TAGGED R.C.E. 16540, UNLESS OTHERWISE NOTED.
- O ____ DENOTES SET 1" IRON PIPE TAGGED R.C.E. 16540, UNLESS OTHERWISE NOTED.
- R. ____ DENOTES RECORD.
- C.F. ____ DENOTES CALCULATED FROM.
- M. ____ DENOTES MEASURED.
- V.C.S.M. ____ DENOTES VENTURA COUNTY SURVEY MONUMENT.
- R1. ____ RIGHT-OF-WAY MAP NO. 82-08A.
- R2. ____ 57 M.R. 74
- R3. ____ 2546 O.R. 3
- R4. ____ 4717 O.R. 356
- R5. ____ 26 R.S. 93 / 96
- R6. ____ 16 R.S. 58 / 59
- R7. ____ 1533 O.R. 76
- R8. ____ 47 R.S. 18
- R9. ____ 1663 O.R. 26
- R10. ____ 1595 O.R. 376

GROSS AREA - 4.91 ACRES

L.D. 617
PARCEL MAP

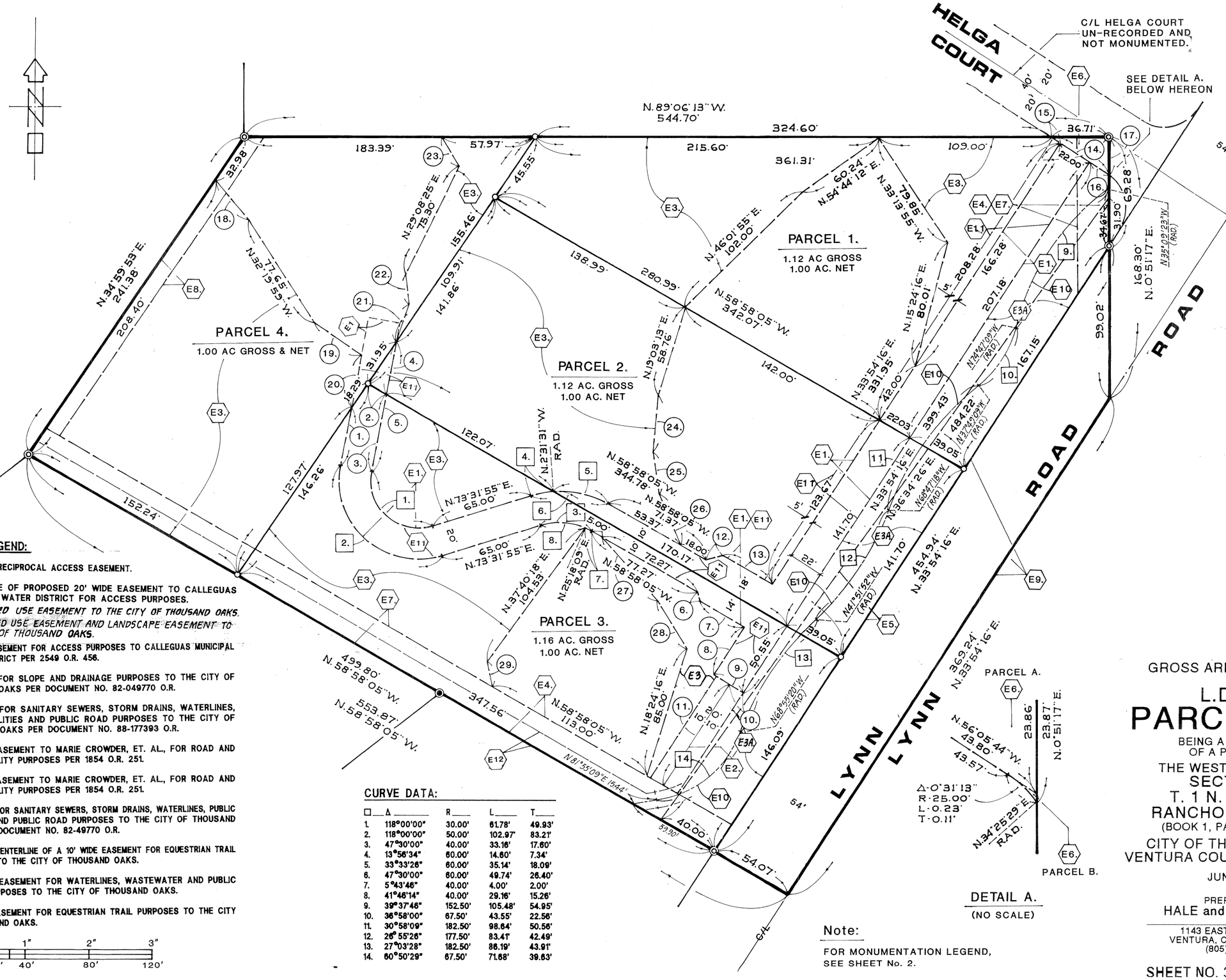
BEING A SUBDIVISION
OF A PORTION OF
THE WEST ONE-HALF OF
SECTION 13
T. 1 N. - R. 20 W.
RANCHO EL CONEJO
(BOOK 1, PAGE 746 DEEDS)
CITY OF THOUSAND OAKS
VENTURA COUNTY, CALIFORNIA

JUNE, 1993

PREPARED BY:
HALE and ASSOCIATES
1143 EAST MAIN STREET
VENTURA, CALIFORNIA 93001
(805) 648-1859

SHEET NO. 2. OF 3. SHEETS

(F-2903 D-3856)



COURSE DATA:

	BEARING	DISTANCE
1.	N.11°31'55"E.	37.73'
2.	N.58°58'05"W.	13.49'
3.	N.11°31'55"E.	50.01'
4.	N.11°31'55"E.	33.81'
5.	N.11°31'55"E.	83.82'
6.	N.13°58'05"W.	5.65'
7.	N.58°58'05"W.	33.00'
8.	N.33°54'16"E.	35.43'
9.	N.56°05'44"W.	22.00'
10.	N.56°05'44"W.	10.00'
11.	N.33°54'16"E.	76.01'
12.	N.76°01'55"E.	11.31'
13.	N.58°58'05"W.	36.50'
14.	N.56°05'44"W.	43.80'
15.	N.56°05'44"W.	7.56'
16.	N.56°05'44"W.	14.24'
17.	N.00°51'17"E.	23.86'
18.	N.38°30'20"W.	32.00'
19.	N.55°28'05"W.	36.00'
20.	N.11°31'55"E.	34.00'
21.	N.20°29'40"E.	25.00'
22.	N.07°30'20"W.	20.00'
23.	N.31°06'13"W.	22.48'
24.	N.05°01'55"E.	35.00'
25.	N.07°58'05"W.	28.00'
26.	N.22°28'05"W.	35.00'
27.	N.40°58'05"W.	55.00'
28.	N.32°17'41"W.	35.55'
29.	N.11°05'44"W.	16.00'

EASEMENT LEGEND:

- E1. PROPOSED RECIPROCAL ACCESS EASEMENT.
- E2. CENTERLINE OF PROPOSED 20' WIDE EASEMENT TO CALLEGUAS MUNICIPAL WATER DISTRICT FOR ACCESS PURPOSES.
- E3. *RESTRICTED USE EASEMENT TO THE CITY OF THOUSAND OAKS.*
- E3A. *RESTRICTED USE EASEMENT AND LANDSCAPE EASEMENT TO THE CITY OF THOUSAND OAKS.*
- E4. 20' WIDE EASEMENT FOR ACCESS PURPOSES TO CALLEGUAS MUNICIPAL WATER DISTRICT PER 2549 O.R. 456.
- E5. EASEMENT FOR SLOPE AND DRAINAGE PURPOSES TO THE CITY OF THOUSAND OAKS PER DOCUMENT NO. 82-049770 O.R.
- E6. EASEMENT FOR SANITARY SEWERS, STORM DRAINS, WATERLINES, PUBLIC UTILITIES AND PUBLIC ROAD PURPOSES TO THE CITY OF THOUSAND OAKS PER DOCUMENT NO. 88-177393 O.R.
- E7. 20' WIDE EASEMENT TO MARIE CROWDER, ET. AL., FOR ROAD AND PUBLIC UTILITY PURPOSES PER 1854 O.R. 251.
- E8. 10' WIDE EASEMENT TO MARIE CROWDER, ET. AL., FOR ROAD AND PUBLIC UTILITY PURPOSES PER 1854 O.R. 251.
- E9. EASEMENT FOR SANITARY SEWERS, STORM DRAINS, WATERLINES, PUBLIC UTILITIES AND PUBLIC ROAD PURPOSES TO THE CITY OF THOUSAND OAKS PER DOCUMENT NO. 82-49770 O.R.
- E10. CENTERLINE OF A 10' WIDE EASEMENT FOR EQUESTRIAN TRAIL PURPOSES TO THE CITY OF THOUSAND OAKS.
- E11. EASEMENT FOR WATERLINES, WASTEWATER AND PUBLIC UTILITY PURPOSES TO THE CITY OF THOUSAND OAKS.
- E12. 10' WIDE EASEMENT FOR EQUESTRIAN TRAIL PURPOSES TO THE CITY OF THOUSAND OAKS.

GRAPHIC SCALE: SCALE 1"=40'

CURVE DATA:

	Δ	R	L	T
1.	118°00'00"	30.00'	61.78'	49.93'
2.	118°00'00"	50.00'	102.97'	83.21'
3.	47°30'00"	40.00'	33.16'	17.60'
4.	13°56'34"	60.00'	14.60'	7.34'
5.	33°33'26"	60.00'	35.14'	18.09'
6.	47°30'00"	60.00'	49.74'	26.40'
7.	5°43'46"	40.00'	4.00'	2.00'
8.	41°46'14"	40.00'	29.16'	15.26'
9.	39°37'48"	152.50'	105.48'	54.95'
10.	36°58'00"	67.50'	43.55'	22.56'
11.	30°58'09"	182.50'	98.64'	50.56'
12.	26°55'26"	177.50'	83.41'	42.49'
13.	27°03'28"	182.50'	86.19'	43.91'
14.	60°50'29"	67.50'	71.68'	39.63'

DETAIL A.
(NO SCALE)

Note:
FOR MONUMENTATION LEGEND, SEE SHEET No. 2.

GROSS AREA - 4.91 ACRES

L.D. 617

PARCEL MAP

BEING A SUBDIVISION OF A PORTION OF
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SHEET NO. 3. OF 3. SHEETS

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