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. WE ALSO HEREBY OFFER TO DEDICATE TO THE CITY OF THOUSAND OAKS FOR PUBLIC USE, THE VARIABLE WIDTH EQUESTRIAN/HIKING/BIKING TRAIL EASEMENT OVER A PORTION OF PARCEL 1&2, THE 10' WIDE EQUESTRIAN/HIKING/BIKING TRAIL EASEMENT ON PARCEL 1, THE RESTRICTED USE EASEMENT AND THE RIGHT OF WAY FOR ALL STREETS AND HIGHWAYS, AND TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AN ACCESS EASEMENT OVER AREA (A), AS SHOWN ON THE MAP.

OWNER(S) Wayne Colmer

HELGA TRAILS L.P., A CALIFORNIA LIMITED PARTNERSHIP
COLMER DEVELOPMENT COMPANY A CALIFORNIA LIMITED PARTNERSHIP
COLMER HOLDING CORPORATION., ITS GENERAL PARTNER
WAYNE COLMER, ITS PRESIDENT

PRESIDENT Senior VICE PRESIDENT Bruce W. Beck BRUCE W. BECK

INMC MORTGAGE HOLDING, INC., A DELAWARE CORPORATION, dba
CONSTRUCTION LENDING CORPORATION OF AMERICA AS BENEFICIARY
UNDER DEED OF TRUST RECORDED AUGUST 19,1997 AS INSTRUMENT
NO. 97-104632 OF OFFICIAL RECORDS

OWNER(S)

NEWBURY OAKS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY
JIM BILLINGSLY, ITS MANAGING PARTNER AS BENEFICIARY UNDER
DEED OF TRUST RECORDED NOVEMBER 28,1997 AS INSTRUMENT NO. 97-159896 OF OFFICIAL RECORDS

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES

ON FEB. 10, 1998 BEFORE ME, MYRNA B. CRAIG,
PERSONALLY APPEARED WAYNE COLMER
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

Myrna B. Craig
NOTARY PUBLIC
NAME: MYRNA B. CRAIG
PRINCIPLE PLACE OF BUSINESS: LOS ANGELES COUNTY
MY COMMISION EXPIRES: 11-9-2001

STATE OF CALIFORNIA } S.S.
COUNTY OF LOSANGELES

ON FEB. 10, 1998 BEFORE ME, MYRNA B. CRAIG,
PERSONALLY APPEARED JIM BILLINGSLY
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

Myrna B. Craig
NOTARY PUBLIC
NAME: MYRNA B. CRAIG
PRINCIPLE PLACE OF BUSINESS: LOS ANGELES COUNTY
MY COMMISION EXPIRES: 11-9-2001

STATE OF CALIFORNIA } S.S.
COUNTY OF Orange

ON February 9, 1998 BEFORE ME, Connie Caspio, Notary Public,
PERSONALLY APPEARED Bruce W. Beck
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON~~S~~ WHOSE NAME~~S~~ ~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT ~~THEY~~ HE EXECUTED THE SAME IN ~~THEIR~~ HIS AUTHORIZED CAPACITI~~ES~~, AND THAT BY ~~THEIR~~ HIS SIGNATURE~~S~~ ON THE INSTRUMENT THE PERSON~~S~~, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON~~S~~ ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

Connie Caspio
NOTARY PUBLIC
NAME: CONNIE CASPIO
PRINCIPLE PLACE OF BUSINESS: Orange County
MY COMMISION EXPIRES: 7-5-2001

STATE OF CALIFORNIA } S.S.
COUNTY OF _____

ON _____ BEFORE ME, _____,
PERSONALLY APPEARED _____
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:

NOTARY PUBLIC
NAME: _____
PRINCIPLE PLACE OF BUSINESS: _____
MY COMMISION EXPIRES: _____

SIGNATURE OMISSIONS

THE SIGNATURES OF THE FOLLOWING PRESENT OWNERS OF EASEMENTS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE, AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY:

DAVID T. FORD AND BEVERLY J. FORD, HUSBAND AND WIFE, ET AL. PRESENT OWNERS OF AN EASEMENT FOR ROAD AND UTILITIES, RECORDED IN BOOK 1854, PAGE 251 OF OFFICIAL RECORDS.

CITY OF THOUSAND OAKS, A CALIFORNIA MUNICIPAL CORPORATION, PRESENT OWNER OF AN EASEMENT FOR SANITARY SEWERS, STORM DRAINS, WATER-LINES, PUBLIC UTILITIES AND PUBLIC ROAD, RECORDED NOVEMBER 21, 1988 AS INSTRUMENT NO. 88-177394 OF OFFICIAL RECORDS.

CITY OF THOUSAND OAKS, A CALIFORNIA MUNICIPAL CORPORATION, PRESENT OWNER OF AN EASEMENT FOR PIPELINES FOR THE TRANSPORTATION OF WATER AND WASTEWATER PURPOSES, RECORDED OCTOBER 18, 1989 AS INSTRUMENT NO. 89-165528 OF OFFICIAL RECORDS.

THE SIGNATURES OF THE FOLLOWING OWNERS OF INTERESTS IN OR RIGHTS TO OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(C) OF THE SUBDIVISION MAP ACT:

HELGA KELLY, PRESENT OWNER OF AN UNDIVIDED 51% OF ALL OIL, GAS OR OTHER HYDROCARBONS OR OTHER MINERALS EXCEPT WATER, WITHOUT, HOWEVER, ANY RIGHT OF SURFACE ENTRY AS RESERVED IN DEED RECORDED JULY 12,1957 IN BOOK 1533, PAGE 76 OF OFFICIAL RECORDS.

SOILS AND/OR GEOLOGIC REPORT

THE FOLLOWING GEOLOGIC REPORT RELATING TO LD-66.7 HAS BEEN PREPARED:

DATE OF REPORT: JULY 16, 1997
TITLE OF REPORT: PRELIMINARY GEOLOGIC AND GEOTECHNICAL EVALUATION
LOTS 1 AND 2, LD 667 AND LOTS 1-3, LD 668
LOCATED ADJACENT TO HELGA COURT
NEWBURY PARK AREA
CITY OF THOUSAND OAKS, CALIFORNIA
FIRM NAME: GORIAN & ASSOCIATES
GEOTECHNICAL ENGINEER: RUDY M. PACAL, REGISTRATION No. 660
GEOLOGIST: JAMES PATRICK QUINN, REGISTRATION No. EG 1508
LOCATION WHERE ON FILE FOR PUBLIC INSPECTION: CITY OF THOUSAND OAKS, OFFICE OF THE CITY ENGINEER.

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 FILE NO. LD-667, (PCD:420-46/ER/17.1607).

SURVEYORS 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 HELGA TRAILS L.P. ON JULY, 1997. I HEREBY STATE THAT THIS PARCEL MAP SUBSTATIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY; THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, (OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR FROM THE FILING DATE OF THIS MAP); THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

BY: Richard R. Widmer

RICHARD R. WIDMER L.S. 4848
LIC. EXPIRES 9-30-00

PROFESSIONAL LAND SURVEYOR
RICHARD WIDMER
Exp. 9/30/00
No. 4848
STATE OF CALIFORNIA

COUNTY RECORDER'S STATEMENT:

DOCUMENT NO. 98-049011
FILED THIS 2nd DAY OF April 1998
AT 8:00 A.M. IN BOOK 57 OF PARCEL MAPS
AT PAGE 22-23 AT THE REQUEST OF GEORGE E. DIXON

BY E. M. Pressey
DEPUTY COUNTY RECORDER

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

TAX COLLECTOR'S CERTIFICATE:

I HEREBY CERTIFY 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.

DATED: MARCH 24, 1998 BY: Eileen E. Hilds

HAROLD S. PITTMAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED PARCEL MAP NO. LD 667, 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 TO DEDICATE THE RIGHT OF WAY FOR STREETS AND HIGHWAYS, THE EQUESTRIAN TRAIL AND THE RESTRICTED USE EASEMENTS 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, AND ALSO ACCEPTS THE ACCESS EASEMENT, AS SHOWN, ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE PURSUANT TO ABOVE SAID RESOLUTION.

DATED: 3/19/98 BY: Donald H. Nelson

DONALD H. NELSON RCE 23138
PUBLIC WORKS DIRECTOR / CITY ENGINEER
CITY OF THOUSAND OAKS

No. 23138

PARCEL MAP No. LD 667

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

BEING A SUBDIVISION OF A PORTION OF
THE WEST 1/2 OF SECTION 13,
T1N, R20W, RANCHO EL CONEJO
(BOOK 1, PAGE 746 DEEDS)

JULY 1997

PREPARED BY:
PEAK SURVEYS INC.
2488 TOWNSGATE RD. SUITE D
WESTLAKE VILLAGE, CA 91361
(805)497-0102

SW CORNER OF PARCEL 2, 925 O.R. 130
ESTABLISHED BY INTERSECTION AND AT RECORD DISTANCE PER R4, NOTHING FOUND OR SET.

N 89°58'53" W R1,R2 & M (874.70' R1 & CFR2) 874.37' M

FD. 1-1/4" IP
PER R1 & R2 ' FLUSH UNDER IRON FENCE
ACCEPTED AS TRUE CORNER PER R1

(995.29' R5)
995.28 R4, R6 & M

(N 89°58'53" W R5) N 89°58'52" W M 880.16' R4 & M
(N 89°57'45" W R4)

FD. S&W, TAG RCE 28522
PER R4 & R6, FLUSH IN PAVEMENT

FD. 3/4"IP, NO TAG, NO REF.
UP 0.2'
S37°40'46"E 1.09' FTC

995.27' R3, R4, R7, R8 & M

450.00' R4, R5 & M

430.16' R4 & M

FD. 3/4" IP, TAG RCE 28522
PER R4 & R6, UP 0.1'
ACCEPTED AS TRUE CORNER

215.88' M

175.54' M (175.53 R4)

97-027473 O.R.

952.30' M (952.20' R4)

249.54' M

95-128174 O.R.

222.32' R3 & M

359.17 R4 & M

2252.00' M (2252.63' R2)

N 00°18'30" E R2 & M

WEST LINE OF SECTION 13, T1N, R20W
RANCHO EL CONEJO

PARCEL 1, 55 PM 90/91

FD.2" IP, TAG L.S.6345
PER R4, FLUSH

N89°58'30"E 231.18'

104.94'

93.94'

N 00°01'30" W R3 & M
140.90' M (140.83' R3)

N89°35'12"E
38.44'

46.96'

35.96'

139.20'

N 89°58'53" W 200.00' CFR3 & M

125.00' R3 & M

75.00'
R3 & M

EASEMENT NOTES

1. 20' WIDE EASEMENT FOR ROAD AND UTILITY PURPOSES PER 1854 O.R. 251(TO FORD)
2. 10' WIDE EASEMENT FOR WATER AND WASEWATER PURPOSES PER DOC.# 89-165528 O.R. (TO THE CITY OF THOUSAND OAKS)
3. HELGA COURT RIGHT-OF-WAY PER DOC. # 88-177394, O.R. (TO THE CITY OF THOUSAND OAKS)

A ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.

(N67°52'38"E R4, N67°51'52"E R3)
N 67°51'36" E M

486.88' M (486.84 R4)

N 47°10'59" W 173.55'

N70°54'26"E

VARIABLE WIDTH PUBLIC EQUESTRIAN/HIKING/BIKING TRAIL EASEMENT TO THE CITY OF THOUSAND OAKS

83.44'

67.83'

N79°46'41"E
62.57'

VARIABLE WIDTH PUBLIC EQUESTRIAN / HIKING/BIKING TRAIL EASEMENT TO THE CITY OF THOUSAND OAKS

90.11'

RESTRICTED USE EASEMENT TO THE CITY OF THOUSAND OAKS

N55°36'37"E

125.91'

N46°35'49"E 139.71'

FD. 3/4"IP, WOOD PLUG & NAIL, NO TAG, NO REF.
S32°52'15"E 1.17' FTC
UP 0.1'

PARCEL 2
GROSS & NET
AREA = 1.22 ACRES

1354.45' PER 1533 O.R. 76

131.15'

569.17' M (569.14 R5, 569.01 R4)

393.63' M (393.48 R4, 393.59 R3)

N 00°18'30" E R3,R4,R5 & M

151.80'

N57°44'37"E

101.00'

25.00'

10' WIDE PUBLIC EQUESTRIAN/HIKING/BIKING TRAIL EASEMENT TO THE CITY OF THOUSAND OAKS

N23°37'26"W
RAD

N5°29'45"W

76.00'

10'

D= 74°31'53"
R=44.00'
L=57.24'

16.03'

168.18' M

N 00°01'30" W

WEST LINE OF 2101 O.R. 199

2633 O.R. 142

168.18' M

D= 134°58'03"
R=44.00'
L=103.65'

D=209°29'56"
R=44.00'
L=160.88'

3

HELGA COURT

N50°54'27"E
RAD

N21°24'31"E
RAD

R=44.00'
L=51.69'

D=67°19'00"

162.63'

N 00°18'30" E R3 & M
178.86' M

1779 O.R. 15
PARCEL 2

117.43' M

125.00' CFR9 & M

(243.49' R7 & CFR3)
N89°58'53"W R3 R7 & M 242.43' M

1385.77' R3 & M
2414.54'M (2414.97 R1 & CFR2) BASIS OF BEARINGS

N 00°01'30" W R1,R3 & M

1595 O.R. 377

GRAPHIC SCALE SCALE 1"=50'
0 50 100 150

209.99' R3, R4 & M

PARCEL 1
GROSS AREA = 1.04 ACRES
NET AREA = 1.01 ACRES

D= 68°53'59"
R=31.00'
L=37.28'

HELGA COURT

N 00°18'30" E
(178.7' R3)

178.65' M

SET LEAD & TAG L.S.4848
IN CONC. DRIVE

1 2 A

64.88'
N0°18'30"E

64.78'
N00°18'30"E

ESTABLISHED BY INTERSECTION
FROM EASTERLY PROD OF THE
SOUTHERLY LINE OF 1595 O.R. 377

FD. LEAD & TAG RCE 28522
IN CONC. V-DITCH PER
R4 & R6, ACCEPTED AS TRUE CORNER

450.00' R3, R4 & M

10'

20.00'

243.47' M (243.74' R7)

339.04' R8 & M
(339.05' PER 54 P.M.87)

110.96' M

10'10'

160.00'

190.00'R3 & M

HELGA COURT RIGHT OF WAY
PER DOC. # 89-031897

687.56' M
(687.60' R6)

1571 O.R. 81

N 89°58'53" W R3, R4 & M 883.47' M

40'

20' 20'

HELGA COURT

PCL. 3
PARCEL MAP LD-668
57 P.M. 24-25

PCL. 2

PCL.1
PARCEL MAP LD-668
57 P.M. 24-25

536.59'

℄ LYNN ROAD

FD. 2" IP WITH STEEL CAP & PUNCH MARK PER R2 & 125 M.R. 57/59
UP 1.5" (UP 12" PER 125 M.R. 57/59) DUE TO SLOPE EROSION

FD. 2" IP, TAG L.S.6345 PER R4, FLUSH
ACCEPTED AS N/W COR. OF
1533 O.R. 76

FD. 1-1/4" IP
PER R2 DOWN 2'

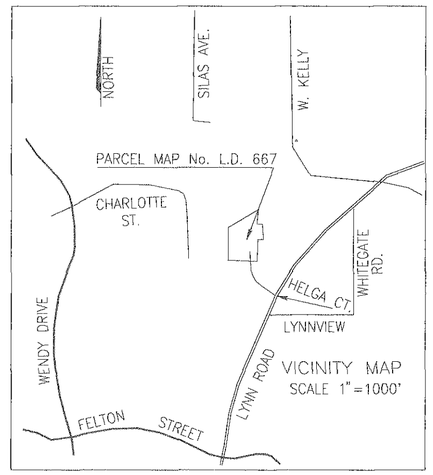
N 00°01'30" W R1,R3 & M 2414.54'M (2414.97 R1 & CFR2) BASIS OF BEARINGS

LEGEND

R1	1174 O.R. 343
R2	16 R.S. 58/59
R3	5039 O.R. 333
R4	55 PM 90/91
R5	2040 O.R. 113
R6	47 R.S. 18
R7	1779 O.R.15
R8	1571 O.R. 81
R9	2101 O.R. 199
CF	CALCULATED FROM
D	CURVE DELTA
FD	FOUND
FTC	FROM TRUE CORNER
IP	IRON PIPE
M	MEASURED
S&W	SPIKE AND WASHER
●	FOUND MONUMENT AS DESCRIBED
○	SET 1-1/2" IP LS 4848, FLUSH SET 1" IP LS 4848, FLUSH, AT ALL INTERIOR CORNERS

BASIS OF BEARINGS

THE BEARING OF N 00°01'30" W ALONG THE EAST LINE OF THE LAND OF WALTER AND HELGA KELLEY(R1) AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 16 AT PAGES 58 & 59 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP



TOTAL GROSS AREA = 2.46 ACRES

PARCEL MAP No. LD 667

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

BEING A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 13, T1N, R20W, RANCHO EL CONEJO (BOOK 1, PAGE 746 DEEDS)

JULY 1997

PREPARED BY:
PEAK SURVEYS INC.
2488 TOWNSGATE RD. SUITE D
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SCALE 1" = 50' SHEET 2 OF 2 SHEETS