WE, SUNSHINE HOMES, A PARTNERSHIP, HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION ENTITLED "Mc FADDEN SUBDIVISION No. 2", SHOWN ON THE ANNEXED MAP CONSISTING OF ONE SHEET, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BORDER LINE AND DO HEREBY DEDICATE FOR PUBLIC USE THOSE PORTIONS OF LAND SHOWN ON SAID MAP AS CORNETT AVENUE, 20 Ft. ALLEYS AND PARCEL "A" AND OFFER PARCELS "B"+"C" FOR FUTURE DEDICATION.

A PARTNER
William F Jeske
A PARTNER
Wesley H Manor

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

ON THIS 14TH DAY OF JUNE 1954, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF ~~VENTURA~~ LOS ANGELES, STATE OF CALIFORNIA, RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED WESLEY H. MANOR AND WILLIAM F. JESKE, KNOWN TO ME TO BE PARTNERS OF THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME SUCH PARTNERSHIP EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Robert P Platt
NOTARY PUBLIC IN AND FOR THE COUNTY OF ~~VENTURA~~ LOS ANGELES, STATE OF CALIFORNIA.
MY COMMISSION EXPIRES JULY 26, 1955

I, L.E. HALLOWELL, COUNTY CLERK OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA, CERTIFY THAT ALL THE PROVISIONS OF CHAPTER 2, DIVISION 4, PART 2 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCE PERTAINING TO DEPOSITS REQUIRED AT THE TIME OF THE APPROVAL BY THE BOARD OF SUPERVISORS OF THE MAP ENTITLED "Mc FADDEN SUBDIVISION No. 2."

DATED July 13TH 1954. L.E. Hallowell
L.E. HALLOWELL, COUNTY CLERK
COUNTY OF VENTURA, CALIFORNIA.

I, MARGARET E. COONEY, COUNTY TAX COLLECTOR OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA, CERTIFY THAT ACCORDING TO THE RECORDS OF THE OFFICE OF THE COUNTY TAX COLLECTOR OF VENTURA, COUNTY, THERE ARE NO LIENS AGAINST THE TRACT OF LAND SHOWN ON THE MAP ENTITLED "Mc FADDEN SUBDIVISION No. 2," OR ANY PART THEREOF FOR UNPAID COUNTY TAXES OR SPECIAL ASSESSMENTS NOT COLLECTED AS TAXES EXCEPT TAXES AND SPECIAL ASSESSMENTS NOT YET PAYABLE.

DATED THIS 17th DAY OF June 1954.
Margaret E. Cooney
MARGARET E. COONEY
COUNTY TAX COLLECTOR.

I, AUSTIN A. RICE, COUNTY SURVEYOR OF THE COUNTY OF VENTURA, CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED "Mc FADDEN SUBDIVISION No. 2" AND THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF CHAPTER 2, DIVISION 4, PART 2 OF THE BUSINESS AND PROFESSIONS CODE 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.

DATED THIS 12th DAY OF July, 1954.
Austin A. Rice
AUSTIN A. RICE
COUNTY SURVEYOR.

THIS MAP ENTITLED "Mc FADDEN SUBDIVISION No. 2" CONSISTING OF 2 SHEETS BEING PRESENTED TO THE BOARD OF SUPERVISORS OF VENTURA COUNTY, CALIFORNIA AT THE MEETING OF SAID BOARD HELD ON THE 13TH DAY OF July, 1954 FOR APPROVAL.

SAID BOARD HEREBY APPROVES SAID MAP AND DOES HEREBY ACCEPT ON BEHALF OF THE PUBLIC FOR PUBLIC USE "CORNETT AVENUE, 20 Ft. ALLEYS AND PARCEL A", AND ACKNOWLEDGES THE OFFER OF PARCELS "B"+"C" FOR FUTURE DEDICATION, AS DELINEATED UPON SHEET 2, AND IN WITNESS WHEREOF HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY ITS CHAIRMAN AND ATTESTED TO BY ITS CLERK AND THE OFFICIAL SEAL OF SAID BOARD TO BE AFFIXED HERETO THIS 13TH DAY OF July 1954.

BOARD OF SUPERVISORS OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA

L.E. Hallowell
CLERK OF SAID BOARD.

L.A. Rice
CHAIRMAN OF SAID BOARD.

I, MILTON E. RAMELLI, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, THAT I HAVE UNDER INSTRUCTIONS FROM WILLIAM F. JESKE SUBDIVIDED THE LANDS DELINEATED UPON THIS MAP INTO LOTS AND IN MAKING SAID SURVEY I HAVE ESTABLISHED PERMANENT MONUMENTS AT THE LOCATIONS INDICATED UPON THIS MAP BY WHICH ANY ENGINEER OR SURVEYOR MAY RETRACE MY WORK.

WITNESS MY HAND THIS 28TH DAY OF MAY 1954.

Milton E. Ramelli
REGISTERED CIVIL ENGINEER No. 4825.

ROBERT P. STRATHEARN, JR. ET AL., ARE THE PRESENT OWNERS OF AN EASEMENT OVER A PORTION OF SAID LAND WHICH CANNOT RIPEN INTO A FEE. (BOOK 29, PAGE 500 OF DEEDS.)

#22440

RECORDED AT THE REQUEST OF THE COUNTY CLERK
July 26, 1954 AT 4:30 P.M. IN BOOK 21 OF
MISCELLANEOUS RECORDS (MAPS) AT PAGES 90 & 91
RECORDS OF VENTURA COUNTY.

John A. Locke
COUNTY RECORDER.

BY _____
DEPUTY

MAP OF
Mc FADDEN SUBDIVISION No. 2
In Unincorporated Territory
BEING A PORTION OF LOT P, TRACT L
RANCHO SIMI
COUNTY OF VENTURA, CALIFORNIA

SCALE: 1" = 50'
MAY, 1954.
SHEET 1 OF 2

Milton E. Ramelli
MILTON E. RAMELLI
REG. ENGR. NO. 4825
VENTURA, CALIFORNIA

F-12-1043 D-20-2241 F.B. 170-36

21 M.R. 91

℄ MOORPARK AVE.

Found Nail

313.67 Rec.

Found Nail

℄ McFADDEN AVENUE

138.68' Rec. & Meas.

McFADDEN SUBDIVISION
19 - MR - 100

60'

25' 35'

Found Nail

Found 3/4" Iron Pipes

EXISTING 6' EASEMENT FOR PUBL. UTILITIES

N 0°03' E 857.50' Rec. & Meas.

6' EASEMENT FOR PUBLIC UTILITIES

77.50' 67.50' 67.50' 67.50' 67.50' 67.50' 67.50' 67.50' 67.50' 67.50' 67.50' 67.50' 70.00' 20.00'

25' 25'

25.00'

10.00

300.59' Rec. & Meas.

S 89°57' E 107.29'

24 23 22 21 20 19 18 17 16 15 14 13

125.29' WEST

1 2 3 4 5 6 7 8 9 10 11 12

125.29' WEST

ALLEY

5.00

20.00

Found 3/4" Iron Pipe as per 14 R.S. 41

℄ MOORPARK AVE.

25.00

Found 2" Iron Pipe as per 14 R.S. 41

288.67 Rec.

138.68' Rec. & Meas.

300.59' Rec. & Meas.

PARCEL "C"

Δ = 90°
R = 18.00'
L = 28.27

30'

59.61'

67.50' 67.50' 67.50' 67.50' 67.50' 67.50' 67.50' 67.50' 67.50' 67.50' 67.50'

742.17'

T = 49.96'
Δ = 102°38'
L = 71.65
R = 40'

N 39°44' E 288.67' Rec.

7.56'

N 38°38' W

56.20'

S 38°38' E

20.00

5.00

14 - R.S. - 41

POINDEXTER ROAD

S 89°57' E (BASIS OF BEARINGS) 150.29

Set Nail

150.30'

S 89°57' E

107.30'

EXISTING 30' EASEMENT FOR ROAD AND PIPE LINE PURPOSES

30'

PARCEL "A"

50'

25.00'

25' 25'

50'

CORNETT AVENUE

N 0°03' E 882.63' Rec. & Meas. 801.43'

742.21'

59.65' 67.50' 67.50' 67.50' 67.50' 67.50' 67.50' 67.50' 67.50' 67.50' 67.50' 67.50' 67.50'

Δ = 90°
R = 18.00'
L = 28.27

30'

R = 40'
L = 71.65
Δ = 102°38'
T = 49.96'

N 38°38' W Rad.

7.56'

25' 50' 25'

20.00

5.00

125.30' WEST

24 23 22 21 20 19 18 17 16 15 14 13

125.30' WEST

ALLEY

125.30

PARCEL "B"

D - 145 - 296

6' EASEMENT FOR PUBLIC UTILITIES

77.76' 67.50' 67.50' 67.50' 67.50' 67.50' 67.50' 67.50' 67.50' 67.50' 67.50' 67.50' 70.00' 20.00'

25.00'

25' 25'

50'

Found 3/4" Iron Rod As per 14-R.S.-41

N 0°03' E 857.76' Rec. & Meas.

14 - R.S. - 41

Found 3/4" Iron Rod As per 14-R.S.-41

~ LEGEND ~

Set 3/4" Iron Pipes and tag: R.E. 4825 shown thus: -------O

Found 3/4" Iron Pipes shown thus: ----------◎

Unless otherwise noted.

MAP OF
McFADDEN SUBDIVISION No. 2
In Unincorporated Territory
BEING A PORTION OF LOT P, TRACT L
RANCHO SIMI
COUNTY OF VENTURA, CALIFORNIA

SCALE: 1" = 50'

MAY, 1954.

SHEET 2 OF 2

Milton E. Ramelli

MILTON E. RAMELLI
REG. ENGR. NO. 4825
VENTURA, CALIFORNIA

F-12-1043 D-20-2241 F.B. 170-36