TRACT NO. 1391-1

SHADOW OAKS UNIT NO. 1

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

BEING A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 19 WEST, OF THE MAP OF PARTITION SURVEY OF RANCHO EL CONEJO, PER BOOK 1, PAGE 746, OF DEEDS, RECORDS OF VENTURA COUNTY, CALIFORNIA.

We, the undersigned, hereby certify that we are the owners of, or are interested in the land included within this subdivision entitled, "TRACT NO. 1391-1" shown on the annexed map consisting of 2 sheets, 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 offer to dedicate for public use those portions of land shown on said map as: Gainsborough Road, Norwich Avenue, Warwick Avenue, Kirk Avenue, York Drive, Newport Circle, temporary turnaround easements and Parcels A, B, C, D, E, F & G and also grant to the County of Ventura, all rights of ingress to and egress from Lots 1, 70, 72, 73, 74 & 76 to 82 inclusive, over and across the Easterly lines of said lots abutting Moorpark Road, and the Northerly line of parcel A abutting Warwick Avenue, the Easterly line of parcel B abutting Gainsborough Road, the Easterly line of parcel C abutting York Drive, the Southerly line of parcel D abutting Norwich Avenue, the Southerly line of parcel E abutting Warwick Avenue, the Southerly line of parcel F abutting Kirk Avenue, and the Southerly line of parcel G abutting York Drive, in order that the owners of said lots and parcels shall have no rights of access whatever to said Road, Avenues and Drive except the general easement of travel which belongs to the whole public.

SHADOW OAKS DEVELOPMENT COMPANY

Harlan J. Lee, President

Stuart Jaffe, Secretary

State of California } S.S.
County of Los Angeles }

On this 14 day of December, 1961 before me Fay Neuss a Notary Public in and for said County and State, personally appeared Harlan J. Lee known to me to be the President and Stuart Jaffe known to me to be the Secretary of SHADOW OAKS DEVELOPMENT COMPANY the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation herein named and acknowledged to me that such corporation executed the same.

Fay Neuss
Notary Public Fay Neuss
My Commission expires March 15, 1965

MUTUAL TITLE CORPORATION, LTD. A corporation
Trustee under deed of trust recorded in Book 2082 Page 326 of Official Records

Victor H. Palmieri, President

L. Paul Nelson, Secretary

State of California } S.S.
County of Ventura }

On this 15th day of December 1961, before me, the undersigned, personally appeared Victor H. Palmieri known to me to be the President and L. Paul Nelson known to me to be the Secretary of MUTUAL TITLE CORPORATION, LTD., the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation herein named and acknowledge to me that such corporation executed the same as Trustee.

Dorothy B. Lepper
Notary Public
My Commission expires Jan. 19, 1963
Dorothy B. Lepper

The signatures of the Heirs or Devisees of EDWIN JANSS, deceased, present owners of all oil, gas, minerals and hydrocarbon substances in or underlying said land without, however, the right of surface entry and without the right of entry in and to the subsurface thereof at a depth of less than 500 feet beneath the surface which were reserved in deed recorded in Book 2082 Page 324 of Official Records, have been omitted in accordance with Section 11587 C-(1) of the Business and Professions Code. — for the purpose of extracting such minerals

The signatures of THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, and CONEJO VALLEY SANITARY CO., present owner's of easements which cannot ripen into a fee, have been omitted in accordance with Section 11587 A of the Business and Professions Code

I certify that I have examined the final map entitled "TRACT NO. 1391-1", that 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 3 day of January 1962

M. C. LORENZ
County Surveyor
County of Ventura

By W. W. MacMillan
Deputy County Surveyor

I certify that according to the records of my office there are no liens against the subdivision (TRACT No. 1391-1) or any part thereof for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable

Dated this 22nd day of December 1961

MARGARET E. COONEY
County Tax Collector
County of Ventura

By Catherine Johnston
Deputy County Tax Collector

I certify that all of the provisions of Chapter 2, Division 4, Part 2 of the Business and Professions Code of the State of California and any local ordinance pertaining to deposits required at the time of the approval by the Board of Supervisors of the map entitled "TRACT NO. 1391-1" have been complied with.
Dated this 9th day of January 1962.

ROBERT L. HAMM
County Clerk
County of Ventura

By
Deputy County Clerk

BASIS OF BEARINGS

The bearing N. 33°32'12" E. of the centerline of Moorpark Road as shown on the map of Tract No. 1144 recorded in Book 28, Pages 12 and 13, M.R., Records of Ventura County was taken as the basis of bearings.

I, E. H. McDONIE, do hereby certify that I am a Registered Civil Engineer; that this map correctly represents a survey made under my direction in August 1961 for Shadow Oaks Development Company; that the survey is true and complete as shown, that the monuments are of the character and occupy the positions (or will be set in such positions by January 9, 1963) and that they are (or will be) sufficient to enable the survey to be retraced.
Dated this 13th day of December 1961

Registered Civil Engineer No. 9513

This map entitled "TRACT NO. 1391-1" consisting of 3 sheets, is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 9th day of January 1962 for approval.

Said Board hereby approves said map and does hereby accept on behalf of the public for public use: Gainsborough Road, Norwich Avenue, Warwick Avenue, Kirk Avenue, York Drive and Newport Circle, as delineated on Sheets 2 and 3; and all rights of ingress and egress as offered hereon, provided however, that the offer of the temporary turnaround easements and of parcels A, B, C, D, E, F & G is hereby rejected 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 9th day of January 1962.

Board of Supervisors of the County of Ventura State of California

Attest: Robert L. Hamm, Clerk of said Board

Edwin Daniel, Chairman of said Board

#1496

Recorded at the request of the County Clerk JANUARY 10th 1962 at 1:15 P.M. in Book 32 of Miscellaneous Records, (Maps) at Pages 77, 78 & 79 Records of Ventura County

ROBERT L. HAMM
County Recorder
County of Ventura

By William Dover
Deputy County Recorder

VOORHEIS - TRINOLE COMPANY
Engineers
5919 Van Nuys Blvd. Van Nuys, Calif

DECEMBER 1, 1961

SCALE 1" = 60'

TRACT NO. 1391-1

SHADOW OAKS UNIT NO. 1

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

SHEET 2 OF 3 SHEETS



MONUMENTING NOTES

- ○ Set 2" I.P. 6" deep with tag marked R.E. 9513
  Set 2"x2" stake with tag marked R.E. 9513 at all lot corners unless otherwise indicated
  Set 2" I.P. at all street intersections and at B.C. and E.C. points on center line.
  S. & T. denotes spike and tin

DECEMBER 1, 1961

DIETZGEN 99 IMPERIAL

SCALE 1" = 60'

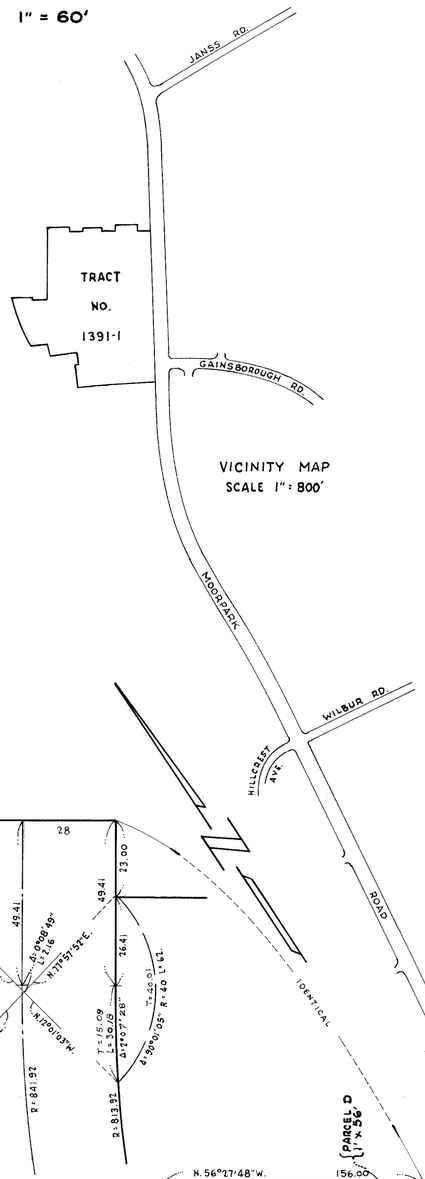
SHEET 3 OF 3 SHEETS

TRACT NO. 1391-1

SHADOW OAKS UNIT NO. 1

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

VICINITY MAP
SCALE 1" = 800'



THE HEIRS OR DEVISEES OF THE ESTATE OF EDWIN JANSS, DECEASED
BOOK 2012 PAGE 527 O.R.

THE HEIRS OR DEVISEES OF THE ESTATE OF EDWIN JANSS, DECEASED
BOOK 2012 PAGE 527 O.R.

Fd. Spk. F.B. 884-28 & JANSS ROAD

Set S&T Calc. from Record 1042.00
1042.28 Measured

MONUMENTING NOTES

- Set 2" I.P. 6' deep with tag marked R.E. 9513
- Set 2"x2" stake with tag marked R.E. 9513 at all lot corners unless otherwise noted.
- Set 2" I.P. at all street intersections and at B.C. and E.C. points on centerline.
- S.&T. denotes spike and tin.

SEE SHEET 2

DECEMBER 1, 1961

BOOK 155 PAGE 105 DEEDS
BOOK 2006 PAGE 4 O.R.
PARCEL 4 BOOK 2006 PAGE 4 O.R.
PARCEL 1.3
MOORPARK ROAD