TRACT NO. 1391-3

SHADOW OAKS DEVELOPMENT CO.

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. 1391-3" shown on the annexed map consisting of 5 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; Dover Avenue, Wakefield Avenue, Rugby Circle, Stratford Street, Janss Road, Macbeth Street, Gainsborough Road, Dorset Avenue, Thames Street, Knowles Street, Parcels A, B, C, D, E, F, G, H, I and J, and turnaround easements, and also grant to the County of Ventura, all rights of ingress and egress over and across the westerly and northwesterly line of Parcel A, the westerly line of Parcel B, the southwesterly line of Parcel C, and the southerly line of Parcel D, all abutting Janss Road, the southerly, southeasterly, and easterly lines of Parcel E, and the southeasterly and southerly lines of Parcel F, all abutting Dover Avenue, the easterly line of Parcel G abutting Thames Street, the easterly line of Parcel H abutting Knowles Street, the easterly line of Parcel I abutting Gainsborough Road, the southerly line of Parcel J abutting Dover Avenue, in order that the owners of said parcels shall have no right of access whatever to said Roads, Streets, and Avenue except the general easement of travel which belongs to the whole Public.

TRANS-WORLD FINANCIAL CO., a Delaware corporation, an Owner.

By _____ President By _____ Secretary

SHADOW OAKS DEVELOPMENT COMPANY, a California corporation, an Owner.

By Harlan J. Lee President By Stuart Jaffe Secretary

Sidney Kibrick

SIDNEY KIBRICK, AN INDIVIDUAL, AN OWNER.

JANSS INVESTMENT CORPORATION, a Delaware corporation, an Owner.

By _____ President By _____ Secretary

EDWIN JANSS, JR., AN INDIVIDUAL, AN OWNER

WILLIAM CLUFF JANSS, AN INDIVIDUAL, AN OWNER

EDWIN JANSS, JR., WILLIAM CLUFF JANSS, and GEORGE GREGSON, AS TRUSTEES UNDER THE Will of Edwin Janss, deceased, an Owner.

EDWIN JANSS, JR. WILLIAM CLUFF JANSS GEORGE GREGSON

TITLE INSURANCE AND TRUST COMPANY, a corporation, as Trustee, under deeds of trust recorded in Book 2209, Page 429; in Book 2226, Page 222; in Book 2233, Page 493, and in Book 2233, Page 496, all of Official Records.

By _____ Asst. Secretary

BALDWIN PARK INVESTMENT CORP., a corporation, as Trustee, under deed of trust recorded in Book 2209, Page 447, of Official Records.

By _____ President By _____ Asst. Secretary

The signature of the County of Ventura, California, present owner of easements which cannot ripen into a fee, has been omitted in accordance with Section 11587-A of the Business and Professions Code.

The signatures of the Heirs or Devisees of Edwin Janss, deceased, Edwin Janss, Jr., William Cluff Janss, and George Gregson, as Trustees, under the Will of Edwin Janss, deceased, Edwin Janss, Jr., William Cluff Janss, and Janss Investment Corporation, present owners of all oil, gas, minerals and other 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 for the purpose of extracting such minerals, have been omitted in accordance with Section 11587-C(1) of the Business and Professions Code.

I certify that I have examined the final map entitled "TRACT NO. 1391-3"; 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 ordinances 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 December 1962

M.C. Lorenz
County Surveyor
County of Ventura

By _____
Assistant County Surveyor

I certify that according to the records of my office there are no liens against the subdivision (TRACT NO. 1391-3) 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 14th day of December 1962

Margaret E. Cooney
County Tax Collector
County of Ventura

By _____
Deputy Tax Collector

I 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 TRACT NO. 1391-3 have been complied with
Dated this 26th day of December 1962

Robert L. Hamm
County Clerk
County of Ventura

By _____
Deputy County Clerk

BASIS OF BEARINGS

The bearing N. 80° 57' 48" W. of the center line of MACBETH STREET as shown on the map of Tract No 1391-2 recorded in Book 33, Pages 80 to 84, inclusive, M.R., Records of Ventura County was taken as the basis of bearings.

State of California, County of Los Angeles } ss.
On this 26th day of November 1962 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 CO., 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 therein named, and acknowledged to me that such corporation executed the same.
WITNESS my hand and official Seal.
Fay Neuss NOTARY PUBLIC
My Commission Expires March 15 1965

State of California, County of Los Angeles } ss.
On this 26th day of November 1962 before me Lillian Basick a Notary Public in and for said County and State, personally appeared SIDNEY KIBRICK, Known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.
WITNESS my hand and Official Seal.
Lillian Basick NOTARY PUBLIC
My Commission Expires July 9 1963

State of California, County of Ventura } ss.
On this 19th day of November 1962 before me Dorothy M. Pine a Notary Public in and for said County and State, personally appeared Edwin Janss, Jr., known to me to be the President and E. E. Dallman known to me to be the Secretary of JANSS INVESTMENT CORPORATION, a Delaware corporation, 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.
WITNESS my hand and official Seal.
Dorothy M. Pine
Dorothy M Pine NOTARY PUBLIC
My Commission Expires Jan. 18 1964

State of California, County of Ventura } ss.
On this 19th day of November 1962 before me Dorothy M. Pine a Notary Public in and for said County and State, personally appeared EDWIN JANSS, JR., an individual, WILLIAM CLUFF JANSS, an individual and EDWIN JANSS, JR., WILLIAM CLUFF JANSS and GEORGE GREGSON, as Trustees under the will of EDWIN JANSS, deceased, and Known to me to be the persons whose names are Subscribed to the within instrument and acknowledged to me that they executed the same as such individuals and trustees.
WITNESS my hand and Official Seal.
Dorothy M. Pine
Dorothy M Pine NOTARY PUBLIC
My Commission Expires Jan. 18 1964

I, E.H. McDonic, do hereby certify that I am a Registered Civil Engineer, that this map correctly represents a survey made under my direction in April 1962 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 indicated (or will be set in such positions by 12-26-63) and that they are or will be sufficient to enable the survey to be retraced.
Dated this 3RD day of December 1962

E.H. McDonic
Registered Civil Engineer No. 9513

This map entitled "TRACT NO. 1391-3" consisting of 6 sheets is presented to the Board of Supervisors of Ventura County, California at the meeting of said Board held on the 26th day of December 1962 for approval.

Said Board hereby approved said map and does hereby accept on behalf of the public for public use: Dover Avenue, Wakefield Avenue, Rugby Circle, Stratford Street, Janss Road, Macbeth Street, Gainsborough Road, Dorset Avenue, Thames Street and Knowles Street, as delineated on sheets 2 to 5 inclusive; and all rights of ingress and egress as offered hereon, provided however, that the offer of Parcels A, B, C, D, E, F, G, H, I and J, and turnaround easements 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 26th day of Dec. 1962

BOARD OF SUPERVISORS OF THE COUNTY OF VENTURA
STATE OF CALIFORNIA

Attest ROBERT L. HAMM
CLERK OF SAID BOARD
By Shirley Weeks Deputy

CHAIRMAN OF SAID BOARD

#63112

Recorded at the request of the County Clerk December 27th 1962, at 4:30 P.M. in Book 35, of Miscellaneous Records (Maps), at Pages 27-32 incl., Records of Ventura County.

ROBERT L. HAMM, COUNTY RECORDER
COUNTY OF VENTURA.

By William Dover
DEPUTY COUNTY RECORDER

State of California, County of Ventura } ss.
On this 14TH day of DECEMBER 1962 before me E. L. HOOPER a Notary Public in and for said County and State, personally appeared _____, ~~known to me to be the Vice President and~~ JOHN MORSE, Known to me to be the Asst. Secretary of TITLE INSURANCE AND TRUST 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 as trustee.
E. L. Hooper
E. L. Hooper NOTARY PUBLIC
My Commission Expires NOV. 20 1965

State of California, County of Los Angeles } ss.
On this 10th day of DECEMBER 1962 before me ELEANOR M. BROWNING a Notary Public in and for said County and State, personally appeared WALTER J. SCHROETER, Known to me to be the Vice President and IRENE LACEY, Known to me to be the Asst. Secretary of BALDWIN PARK INVESTMENT CORP., 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 as Trustee.
Eleanor M. Browning
Eleanor M. Browning NOTARY PUBLIC
My Commission Expires AUGUST 6, 1966

VOORHEIS - TRINOLE CO.
Engineers
5919 Van Nuys Blvd. Van Nuys
Calif.

SCALE 1" = 60'

SHEET 2 OF 6 SHEETS

TRACT NO. 1391-3

SHADOW OAKS DEVELOPMENT CO.

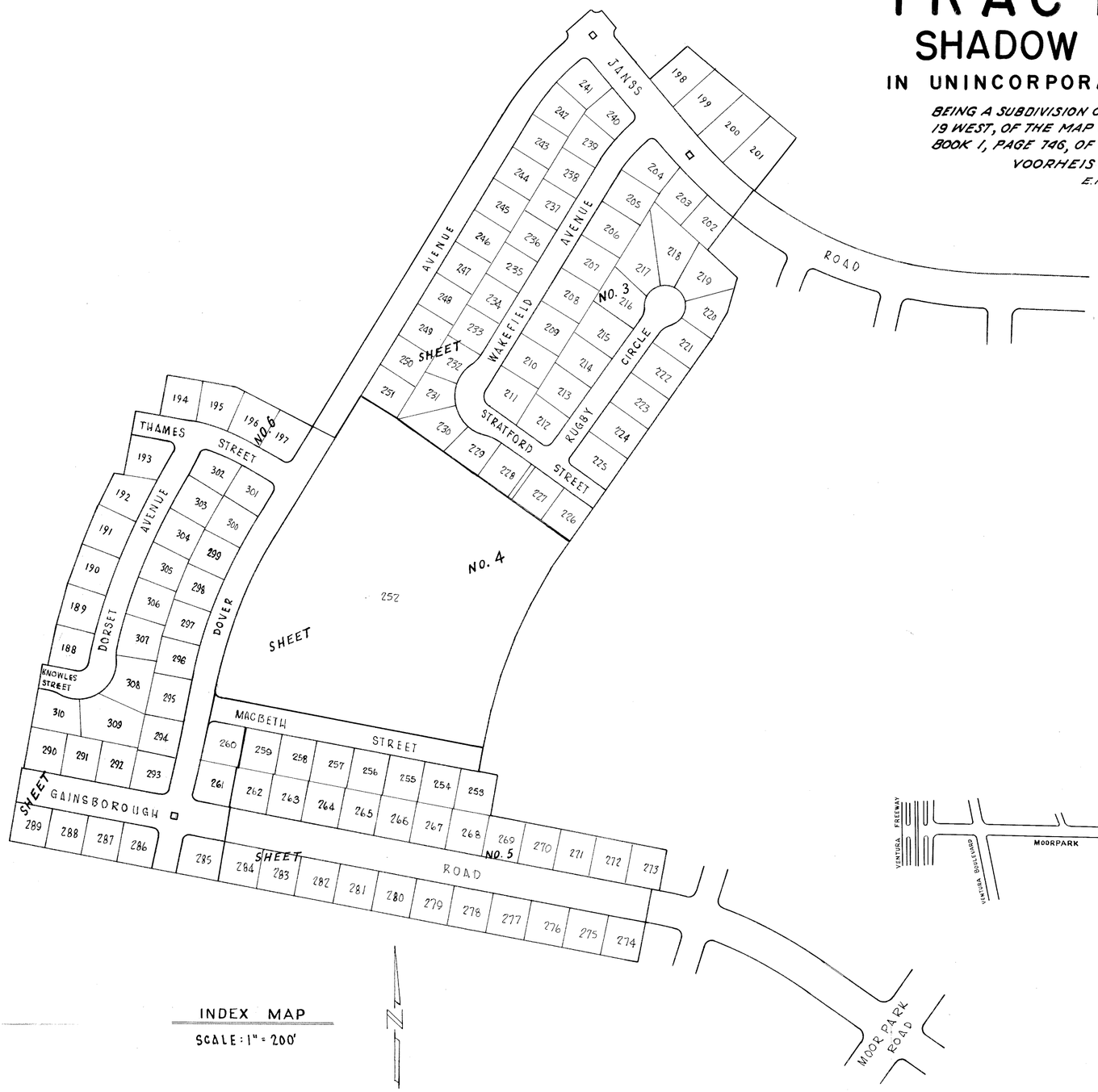
IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

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.

VOORHEIS - TRINDLE CO. VAN NUYS, CALIF.

E.H. McDONIE RCE 9513

MAY 1962



INDEX MAP

SCALE: 1" = 200'

MONUMENTING NOTES

- ○ Set 2" I.P. 6" deep with tag marked R.E. 9513
- ● Found 2" I.P. per Tract No. 1391-2, M.R.

Set 2"x2" stake with tag marked R.E. 9513 at all lot corners unless otherwise noted.

and

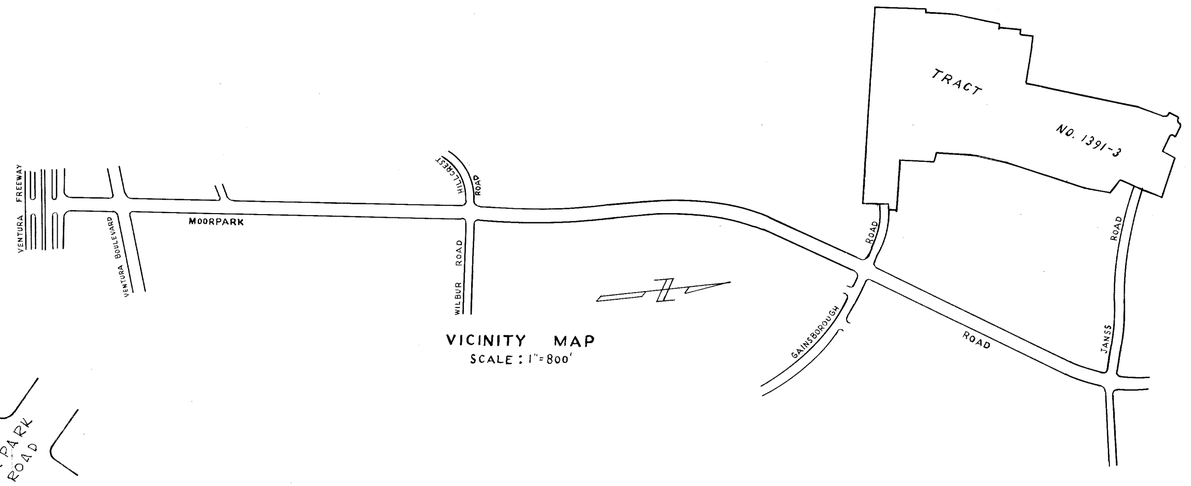
- □ Set Std. Mon. Box per Plate A-22 Ventura County Standards, Adopted Feb. 6, 1962, Bronze marker to be stamped R.C.E. 9513

State of California } ss
County of Los Angeles }

On this 12th day of Dec. 1962, before me Fay Neuss, a Notary Public in and for said County and State, personally appeared Louis J. Galen known to me to be the President, and Susan Alexander known to me to be the Asst. Secretary of TRANS-WORLD FINANCIAL CO., 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

MY COMMISSION EXPIRES March 15, 1965
Fay Neuss



VICINITY MAP

SCALE: 1" = 800'

12-17-62

SCALE 1" = 60'

TRACT NO. 1391-3

SHADOW OAKS DEVELOPMENT CO.

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

SHEET 3 OF 6 SHEETS

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

VOORHEIS - TRINDLE CO. VAN NUYS, CALIF.
E.H. McDONIE R.C.E. 9513
APRIL 1962

JANSS INVESTMENT CORPORATION 310 O.R. 35

DOVER AVENUE

WAKEFIELD AVENUE

RUGBY CIRCLE

STRATFORD STREET

ROAD 83

JANSS ROAD

PARCEL A

PARCEL B 1"x60'

PARCEL C

PARCEL D 1"x60'

PARCEL E

SEE SHEET 4

252

TRACT NO. 1391-2
33 M.R. 80

MONUMENTING NOTES

- Set 2" I.P. 6" deep with tag marked R.E. 9513
- Found 2" I.P. per Tract No. 1391-1, 32 M.R. 78 and Tract No. 1391-2, 33 M.R. 80. Ventura County Standards Adopted Feb. 6, 1962
- Set Std. Monument Box per Plate A-22 Bronze marker to be stamped R.E. 9513.

Set 2"x2" stake with tag marked R.E. 9513 at all lot corners unless otherwise noted

JANSS INVESTMENT CORPORATION 310 O.R. 35

1391-3

12-17-62

DIETZGEN 185 IMPERIAL

SCALE 1" = 60'

TRACT NO. 1391-3

SHADOW OAKS DEVELOPMENT CO.

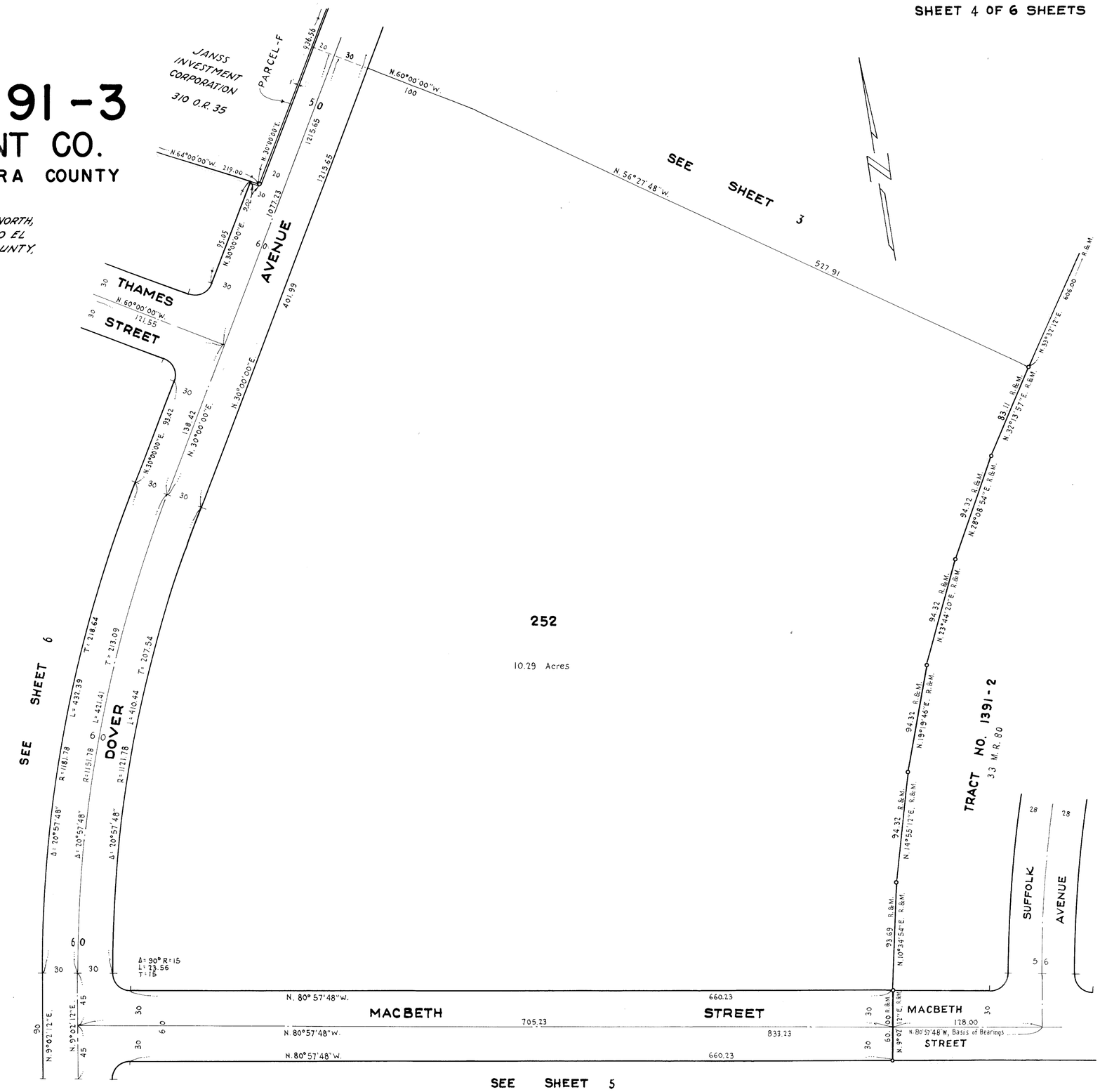
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VOORHEIS - TRINDLE CO. VAN NUYS, CALIF.

E. H. McDONIE R.C.E. 9513

APRIL 1962



MONUMENTING NOTES

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- □ Set Std. Mon. T Box per Plate A-22 Ventura County Standards Adopted Feb. 6, 1962 and Bronze marker to be stamped R.C.E. 9513.

12-14-62

35 M.R. 31

SCALE 1" = 60'

TRACT NO. 1391-3

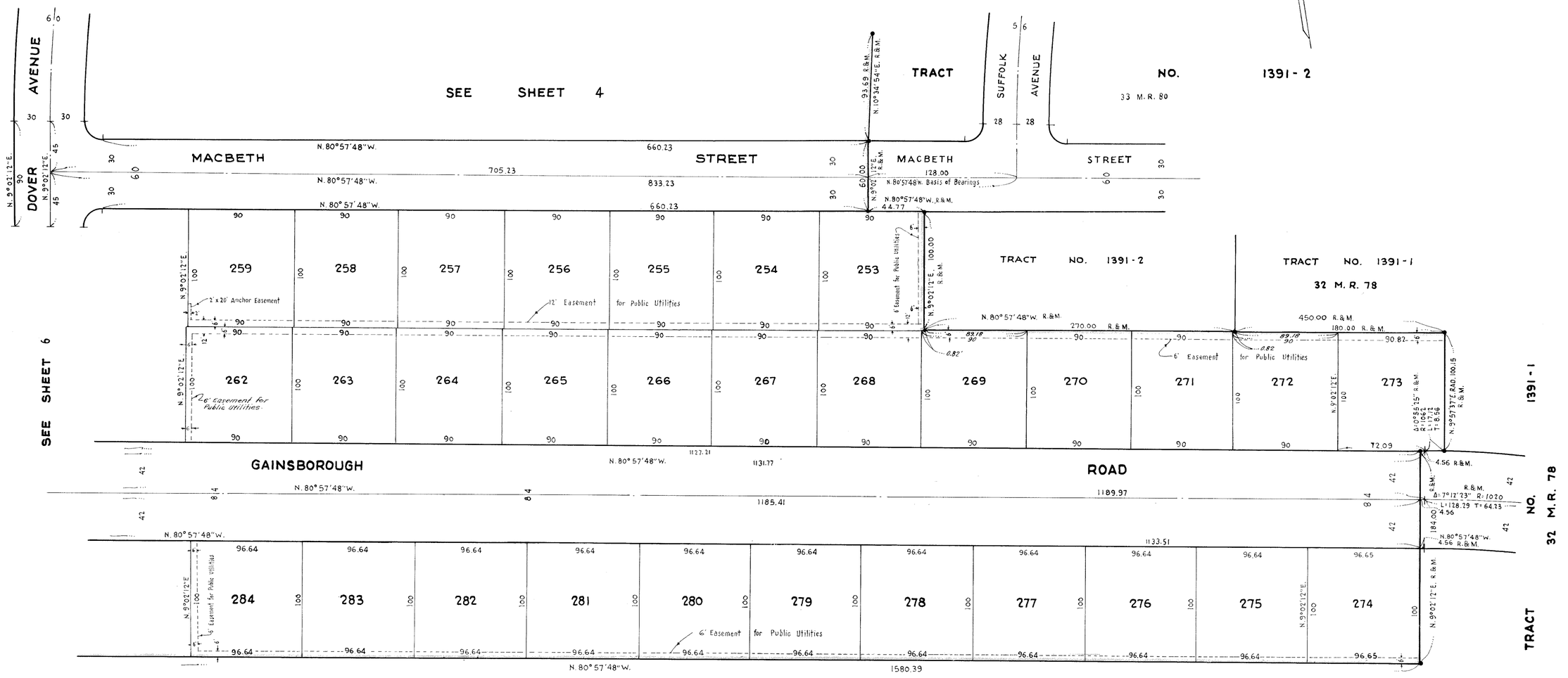
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VOORHEIS-TRINDLE CO. VAN NUYS, CALIF.
E.H. McDONIE R.C.E. 9513
APRIL 1962

SHEET 5 OF 6 SHEETS



MONUMENTING NOTES

- ○ Set 2" I.P. 6' deep with tag marked R.E. 9513
- ● Found 2" I.P. per Tract No. 1391-1, 32 M.R. 78 and Tract No. 1391-2, 33 M.R. 80
  Set 2"x2" stake with tag marked R.E. 9513 at all lot corners
  unless otherwise noted
- □ Set Std Mon. and Box per Plate A-22 Ventura County Standards Adopted Feb. 6, 1962
  Bronze marker to be stamped R.C.E. 9513

JANSS INVESTMENT CORPORATION
310 O.R. 35

12-17-62

35 M.R. 32

SCALE 1" = 60'

TRACT NO. 1391-3

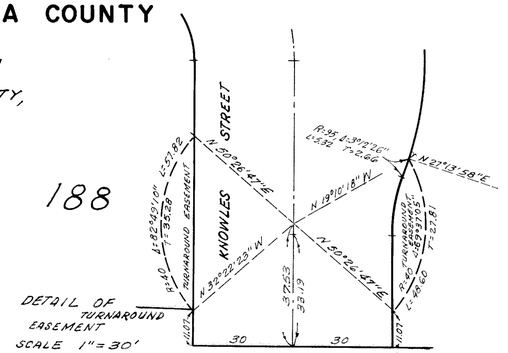
SHADOW OAKS DEVELOPMENT CO.

IN UNINCORPORATED TERRITORY OF VENTURA COUNTY

SHEET 6 OF 6 SHEETS

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VOORHEIS-TRINDLE CO. VAN NUYS, CALIF.
E.H. McDONIE R.C.E. 9513
APRIL 1962



SEE SHEET 5

SEE SHEET 4

JANSS INVESTMENT CORPORATION 310 O.R. 35

DOVER AVENUE

DORSET AVENUE

MACBETH STREET

THAMES STREET

KNOWLES STREET

GAINSBOROUGH ROAD

PARCEL G 1' x 60'

PARCEL H 1' x 60'

PARCEL I 1' x 84'

PARCEL J 1' wide

JANSS INVESTMENT CORPORATION 310 O.R. 35

MONUMENTING NOTES

- Set 2" I.P. 6" deep with tag marked R.E. 9513
- Found 2" I.P. per Tract No. 1391-1, 32 M.R. 78 and Tract No. 1391-2, 33 M.R. 80 and
- ☐ Set Std. Man. Box per Plate A-22 Ventura County Standards Adopted Feb 6, 1962, Bronze marker to be stamped R.E. 9513.

Set 2"x2" stake with tag marked R.E. 9513 at all lot corners unless otherwise noted.

DIETZGEN 139 IMPERIAL

12-17-62