

We, the undersigned hereby certify that we are the owners of or are interested in the land included within this subdivision entitled TRACT NO. 1277-2, shown on the annexed map, consisting of 4 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 lines and do hereby offer to dedicate for public use those portions of land shown on said map as McGrath Road, Mandalay Beach Road, Island View Street, Capri Way, Sealane Way, Coral Way, Neptune Square, Marlin Way, Corbina Way, Dolphin Way, Nautilus Street, Marine Way, Alleys and Walkways; and we hereby grant and dedicate to the City of Oxnard all water and water rights and the right to develop all water from, located or taken from or under said land but without the right of surface entry upon said land; and we hereby grant and dedicate to the City of Oxnard easements over the strips of land so designated on said map.

OXNARD SHORES COMPANY, a partnership,

By F.W. Marlow Agent
By Edward M. Loftus Agent

The signatures of JOHN FRANCIS McGRATH, HELEN AILEEN LOUCKS, MARIAN ELIZABETH GRAHAM, GERALDINE McGRATH COOLURIS, THOMAS FRANCIS McGRATH, JR., GEORGE D. McGRATH, ANNA VIRGINIA BERRY, MARGARET CLARE BODLE, BERNADINE COULTAS, ESTELLA MARIE MAULHARDT, LEO BENJAMIN McGRATH, MARY ELLEN MEADE, JANE L. ARGELER, JOSEPH D. McGRATH, JR., ELIZABETH McGRATH JOHNSING, WILLIAM H. McGRATH, RITA S. McGRATH, CHARLES J. CONWAY and BARNEY DONLON, as trustees under Trust Agreement recorded in book 1509 page 532 of Official Records, and the decree of distribution in the matter of the estate of James Hubert McGrath, deceased, and JOHN FRANCIS McGRATH and THOMAS FRANCIS McGRATH, JR., as Trustees of Trust "A" and Trust "B" under the will of Thomas Francis McGrath, deceased, present owners of an easement over said land which cannot ripen into a fee have been omitted in accordance with Section 11587 subsection A of the Business and Professions Code.

The signatures of JOHN FRANCIS McGRATH and THOMAS FRANCIS McGRATH, JR., as Trustees of Trust "A" and as Trustees of Trust "B" under the will of Thomas Francis McGrath, deceased, present owners of an interest in and to all oil, gas, hydrocarbon substances and other minerals and fissionable substances lying below a depth of 500 feet from the surface of said land but without the right of entry upon the surface of said land or to a depth of 500 feet from the surface thereof, as excepted by John Francis McGrath and Thomas Francis McGrath, Jr., as Trustees in deed recorded in book 1888 page 445 of Official Records and in deed recorded in book 2004 page 379 of Official Records, have been omitted in accordance with Section 11587, subsection C1 of the Subdivision Map Act.

State of California } ss
County of Los Angeles }
On this 31st day of May 1961, before me ANITA F. PROKOP a Notary Public in and for said County and State, personally appeared F.W. MARLOW and EDWARD M. LOFTUS, known to me to be the agents of OXNARD SHORES COMPANY, the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.
Anita F. Prokop
ANITA F. PROKOP
NOTARY PUBLIC
My commission expires August 30, 1963.

I, S.R. THURSTON, City Engineer of the City of Oxnard, County of Ventura, State of California, certify that I have examined the final map of the Subdivision entitled TRACT NO. 1277-2 and the subdivision shown therein is substantially the same as it appeared on the tentative map, and 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 ordinances applicable at the time of approval of the tentative map have been complied with and that I am satisfied the map is technically correct.
Dated this 5th day of June 1961

S.R. Thurston
City Engineer R.C.E. No. 11412

I, GERALDINE FURR, City Treasurer of the City of Oxnard, County of Ventura, State of California, do hereby certify that according to the records of my office, there are no liens against TRACT NO. 1277-2 or any part thereof for unpaid Municipal Taxes or Special Assessments collected as Municipal Taxes, except Taxes or special assessments not yet payable.
Witness my hand and the Official Seal of the City of Oxnard this 5th day of JUNE 1961

Geraldine Furr
City Treasurer of the City of Oxnard

We the undersigned, Chairman and Secretary, respectively, of the City Planning Commission of the City of Oxnard, County of Ventura, State of California, do hereby certify that said City Planning Commission by resolution adopted at a legal meeting of said Commission held May 4, 1961, recommended and hereby recommends to the City Council of the City of Oxnard, County of Ventura, State of California, that said City Council approve the map of this tract of land entitled TRACT NO. 1277-2 and accept the streets, roads, ways walkways as dedicated hereby. Said subdivision and property dedicated substantially conforms to the Oxnard Master Plan.
In Witness Whereof: We have set our hands this 2nd day of June 1961

CITY PLANNING COMMISSION

By Ronald Johnson Secretary
By R. Nelson Chairman

This map consisting of 5 sheets, presented to the City Council of the City of Oxnard, County of Ventura, State of California, at a regular meeting of said Council held on the 6th day of JUNE 1961, said Council approves said map entitled TRACT NO. 1277-2 and accepts for public use McGRATH ROAD, MANDALAY BEACH ROAD, ISLAND VIEW STREET, SEALANE WAY, CORAL WAY, NEPTUNE SQUARE, MARLIN WAY, CAPRI WAY, DOLPHIN WAY, NAUTILUS STREET, MARINE WAY, CORBINA WAY, ALLEYS and WALKWAYS as shown within the borders of said map and water rights and easements above dedicated.
In Witness Whereof: Said City Council has caused this certificate to be signed by the Mayor and the Clerk of the City Council and the Corporate Seal of the City of Oxnard to be hereby affixed this 7 day of JUNE 1961

John C. Cole
Clerk and Ex-Officio Clerk of the City Council of the City of Oxnard
Robert L. Hamm
Mayor of the City of Oxnard

I, C.R. NELSON, do hereby certify that I am a Registered Civil Engineer of the State of California, and that this map correctly represents a survey made under my supervision for F.W. MARLOW, that the monuments are of the character and occupy the positions indicated (or will be set in such positions prior to the final acceptance of the improvements) and that they are (or will be) sufficient to enable the survey to be retraced by any Engineer or Surveyor.
Dated this 2 day of JUNE 1961

C.R. Nelson
Registered Civil Engineer No. 8781

I, ROBERT L. HAMM, County Clerk of the County of Ventura, State of California, do hereby 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 of any local ordinance pertaining to deposits required at the time of approval by the Board of Supervisors of the County of Ventura, of the map entitled TRACT NO. 1277-2 have been complied with.
Dated this 13th day of June 1961

Robert L. Hamm
County Clerk

I, MARGARET E. COONEY, Tax Collector of the County of Ventura, State of California do hereby 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 TRACT NO. 1277-2 or any part thereof, for unpaid County taxes or special assessments collected as taxes, except taxes or special assessments not yet payable.
Dated this 8th day of June 1961

Margaret E. Cooney
County Tax Collector

The signatures of RITA S. McGRATH, CHARLES J. CONWAY and BARNEY DONLON, as Trustees under trust agreement recorded in book 1509 page 532 of Official Records, JOHN FRANCIS McGRATH, THOMAS FRANCIS McGRATH, JR., HELEN AILEEN LOUCKS, MARIAN ELIZABETH GRAHAM, GERALDINE ANN COOLURIS, formerly Geraldine Ann McGrath, ANNA VIRGINIA BERRY, MARGARET CLARE BODLE, BERNADINE COULTAS, ESTELLA MARIE MAULHARDT, LEO BENJAMIN McGRATH, MARY ELLEN MEADE, GEORGE D. McGRATH, JR., WILLIAM H. McGRATH, JANE L. ARGELER, and ELIZABETH McGRATH JOHNSING, present owners of the remaining oil, gas, hydrocarbon substances and other minerals and fissionable substances lying below a depth of 500 feet from the surface of said land but without the right of entry upon the surface of said land or to a depth of 500 feet from the surface thereof as excepted by Rita S. McGrath et al., in deed recorded in book 1888 page 441 of Official Records, in deeds recorded in book 1902 page 594, book 1903 page 1 and in book 1903 page 7, and in deeds recorded in book 2004 page 368, book 2004 page 371 and in book 2004 page 375, all of Official Records, have been omitted in accordance with Section 11587, subsection C-1 of the Subdivision Map Act.

#25449
Recorded at the request of the County Clerk
on this 15th day of June 1961 at 2:00 P.M. in Book 31 of
Miscellaneous Records (Maps) at pages 30, 31, 32, 33, 34 Records of
Ventura County.

Robert L. Hamm
County Recorder
County of Ventura
By William Dover
Deputy County Recorder

MAP OF
TRACT NO. 1277-2
OXNARD SHORES UNIT NO. 4

BEING A RESUBDIVISION OF A PORTION OF MANDALAY UNIT NO. 1 AS PER MAP RECORDED IN BOOK 13, PAGE 59, OF MISCELLANEOUS RECORDS AND A PORTION OF THE PATTERSON RANCH AS PER MAP RECORDED IN BOOK 8, PAGE 1, OF MISCELLANEOUS RECORDS, ALL RECORDS OF VENTURA COUNTY, CALIFORNIA.

The bearing N. 24° 46' 56" W. of the centerline of McGrath Road was taken as basis of bearings for this map.

C.R. Nelson
R.C.E. 8781
VOORHEIS TRINDLE CO. Engineers
5919 VAN NUYS BLVD.
VAN NUYS, CALIFORNIA

SCALE 1" = 60'

TRACT NO. 1277-2

IN THE CITY OF OXNARD

SHEET 2 OF 5 SHEETS



SCALE 1" = 60'

TRACT NO. 1277-2

IN THE CITY OF OXNARD

SHEET 3 OF 5 SHEETS



SEE SHEET 2

SEE SHEET 4

SEE SHEET 2
MANDALAY BEACH ROAD
283.00
203.64

5-22-64

SCALE 1" = 60'

TRACT NO. 1277-2

IN THE CITY OF OXNARD

SHEET 4 OF 5 SHEETS



SEE SHEET 2

SEE SHEET 5

SEE SHEET 3

7938

N. 13° 30' 00" W.

783.00

909.64

40.00

31 M.R. 33

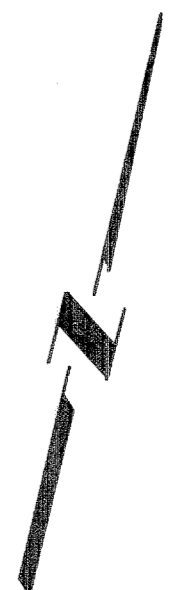
5-226

SCALE 1" = 60'

TRACT NO. 1277.2

IN THE CITY OF OXNARD

SHEET 5 OF 5 SHEETS



SEE SHEET 2

SEE SHEET 4

S.M.G.I.