2626

21

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN HEREON AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "MENDOCINO GARDENS UNIT TWO", IN THE CITY OF NOVATO, COUNTY OF MARIN, STATE OF CALIFORNIA, COMPOSED OF FIVE (5) SHEETS AND DO HEREBY OFFER FOR DEDICATION AS PUBLIC STREETS MENDOCINO LANE AND EUCALYPTUS LANE, THAT THE SUBSCRIBERS TO THIS STATEMENT ARE ALL WHO ARE NECESSARY TO PASS CLEAR TITLE TO THE LAND SUBDIVIDED AND SHOWN ON THIS MAP EXCLUSIVE OF STREETS ALREADY DEDICATED. WE FURTHER HEREBY OFFER FOR DEDICATION TO PUBLIC USE PUBLIC UTILITY EASEMENTS (P. U. E.) WHICH ARE TO BE USED FOR STORM DRAINS, TELEPHONE, GAS, TELEVISION AND ELECTRIC FACILITIES; SANITARY SEWER EASEMENTS (S.E.) WHICH ARE TO BE USED FOR SANITARY SEWERS; WATER LINE EASEMENTS (W.L.E.) WHICH ARE TO BE USED FOR WATER MAINS; PEDESTRIAN EASEMENTS (P.E.) WHICH ARE TO BE USED FOR PEDESTRIAN INGRESS AND EGRESS, TO BE KEPT OPEN AND FREE FROM PERMANENT BUILDINGS AND STRUCTURES OF ANY KIND. THE CITY OF NOVATO OR ANY OTHER MUNICIPAL CORPORATION OR DISTRICT SHALL HAVE THE RIGHT OF INGRESS AND EGRESS INTO AND UPON ALL EASMENTS FOR THE PURPOSE OF IMPROVING, MAINTAINING, OR REPAIRING THE SAME, PROVIDED HOWEVER THAT SAID RIGHT SHALL NOT IMPOSE UPON SAID CITY, CORPORATION OR DISTRICT THE OBLIGATION OF MAINTENANCE, IMPROVEMENTS OR REPAIR.

MARINWAYS, INC., A CALIFORNIA CORPORATION, OWNER

HERMAN BAUER, PRESIDENT — DANIEL YANOW, SECRETARY

PACIFIC COAST HOLDINGS, INC., A CALIFORNIA CORPORATION

TRUSTEE

Not Necessary
Michael J. Grantee
Asst. Vice President
California Land Title Co.

CORPORATE ACKNOWLEDGEMENT

State of California } ss
County of Marin }

On this 19th day of April, 1972, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Herman Bauer & Daniel Yanow Marinways, Inc. a California Corporation, known to me to be the persons whose names are subscribed to the within and foregoing instrument on behalf of the corporation named herein, and they acknowledged to me that said corporation executed the same as owner.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County of Marin, the day and year in this certificate first above written.

Janet E. Shounder
Notary Public in and for said County and State. My commission expires 1-28-73.

CORPORATE ACKNOWLEDGEMENT

State of California } ss
County of Marin }

On this 14TH day of APRIL, 1972, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Shirley Power, of Pacific Coast Holdings, Inc., a California Corporation, known to me to be the persons whose names are subscribed to the within and foregoing instrument on behalf of the corporation named herein, and they acknowledged to me that said corporation executed the same as trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County of Marin, the day and year of this certificate first above written.

Janet E. Shounder
Notary Public in and for said County and State. My Commission expires _____.

Not Necessary
Michael J. Grantee
Asst. Vice President
California Land Title Co.

SOIL REPORT CERTIFICATE

A Soils Report has been prepared covering the subdivision shown hereon as follows: By Edward B. Beattie, Civil Engineer, dated Nov. 23, 1971.

CITY PLANNING COMMISSION'S CERTIFICATE

Approved by the Planning Commission of the City of Novato, State of California, this 24th day of April, 1972.

Chairman

CITY CLERK'S CERTIFICATE

The City Council of the City of Novato, State of California, at a Regular meeting held on the 25th day of April, 1972, examined the Map of Mendocino Gardens Unit Two together with accompanying reports thereof of the City Engineer and of the Redemption Officer of the County of Marin and the City Council by Resolution No. 29-72 duly passed at the meeting aforesaid, approved this map and accepts the offer of dedication for public use as a street or highway Mendocino Lane and Eucalyptus Ave. and rejects the offer of dedication of all other easements.

Signed this 26th day of April, 1972.

City Clerk of the City of Novato, State of California

COUNTY CLERK'S CERTIFICATE

I, GEORGE GNOSS County Clerk of the County of Marin, State of California, ex-officio clerk of the board of supervisors thereof, do hereby certify that a good and sufficient bond approved by and in the amount fixed by said Board has been filed with said Board, and that said bond by its terms is made to inure to the benefit of said County of Marin and is conditioned for the payment of all taxes which may at the time of filing of this map, be a lien against the tract or subdivision of land shown upon this map, or any part thereof, but not yet payable.

Signed this ___ day of _____, 1972.

Signed _____
County Clerk and ex-officio clerk of the Board of Supervisors, State of California.

COUNTY REDEMPTION OFFICERS CERTIFICATE

I, S.J. FONTEZ, County Redemption Officer, County of Marin, State of California, do hereby certify that there are no liens for unpaid taxes, State, County, or Municipal or special assessments collected as taxes, except taxes or special assessments not yet payable against the tract or subdivision of land shown hereon or any part thereof.

Signed this 19th day of April, 1972

Signed Stanley J. Fontez by Chuck Parraga Deputy
County Redemption Officer of Marin County, California

CITY ENGINEER'S CERTIFICATE

I, Clifford Temps City Engineer of the City of Novato, State of California hereby certify that I have examined the final map entitled "MAP OF MENDOCINO GARDENS UNIT II ", that the subdivision as shown hereon is substantially the same as it appears on the Tentative Map and all approved alterations thereof, that all provisions of the Act of California known as the Subdivision Map Act and any local ordinances applicable at the time of the Tentative Map have been complied with and I am satisfied that said map is technically correct.

Signed this 4-21 day of 4-21 1972.

CLIFFORD E. TEMPS
No. 17126
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

City Engineer, City of Novato
State of California Registered Civil Engineer # 17126

ENGINEER'S CERTIFICATE

I, Edward B. Beattie, certify that I am a Registered Civil Engineer under the laws of the State of California, that the surveying and checking of this Map shown hereon was done by me or under my direction during the month of March, 1972, that the survey is true and complete as shown, that the monuments are of the character and occupy or will occupy the positions shown on this map within one year of the recording date of this map and that the survey of this property can be retraced from said monuments.

Signed this 17th day of April, 1972

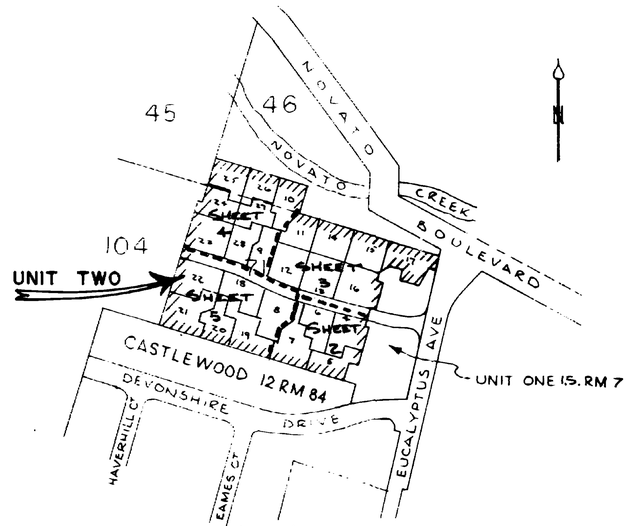
Signed Edward B. Beattie
RCE 11181

COUNTY RECORDERS CERTIFICATE

Serial Number 17321 recorded at the request of City of Novato Planning Commission on May 12, 1972, at 16 minutes past 3 o'clock P.M. in Volume 15 of Maps at Page 21 in the office of the recorder at the County of Marin, State of California.

Fee for recording: 13.00.

Signed N.T. Giacomini Recorder — K. Crumpley Deputy Recorder



KEY & LOCATION MAP
NO SCALE

MAP OF

MENDOCINO GARDENS UNIT TWO

BEING A RESUBDIVISION OF PORTION OF LOT 46 & LOT 71, AMENDED MAP Nº1 OF SUBDIVISION "E" OF THE NOVATO RANCH R.M. 3-54
CITY OF NOVATO, MARIN COUNTY, CALIFORNIA.
EDWARD B BEATTIE CIVIL ENGINEER · MILL VALLEY, CA.
OB 70-157

SHEET 1 OF 5 SHEETS

can 2626

CONTINUED ON SHEET THREE

CONTINUED ON SHEET FOUR

CONTINUED ON SHEET FIVE

9 | 12 | 13 | 16

8 | 7 | 6 | 5 | 4 | 3

21 | 20 | 19 | 23 | 22

M E N D O C I N O L A N E

E U C A L Y P T U S A V E N U E

D E V O N S H I R E D R I V E

C A S T L E W O O D 12 M 84

SCALE 1" = 20'-0"

N 10° 21' 36" E

N 75° 41' 36" E 12.000'

N 14° 16' 24" E 57.000'

L = 8.000' Δ = 1° 38' 12" R = 280

S 74° 45' 00" E 160.967'

S 74° 45' 00" E 83.478'

113.589'

30.111'

5.000'

40.000'

20.000'

N 15° 15' 00" E

L = 78.082' Δ = 15° 58' 40" R = 280

N 31° 13' 40" E (R)

S 58° 48' 20" E 44.924'

L = 83.659' Δ = 15° 58' 40" R = 300

S 58° 48' 20" E 42.103'

42.103'

L = 89.237' Δ = 15° 58' 40"

L = 66.237' Δ = 11° 51' 36" R = 320

Δ = 1° 58' 10" L = 11.000'

Δ = 2° 08' 54" L = 12.000'

67.981' 76.098'

66.866' 84.868'

18.002'

18.000'

55.044'

N 14° 18' 24" E 38.000'

43.000'

46.020'

45.616'

15.091'

43.061'

17.394'

S 75° 41' 36" E 19.091'

N 14° 18' 24" E 16.000'

4.502'

S 75° 41' 36" E 19.450'

N 14° 18' 24" E 17.600'

17.992'

N 14° 18' 24" E 48.397'

4.500'

29.500'

S 75° 41' 36" E 6.500'

34.500'

4-A

6-A

6-B

5-A

5-B

7-A

8-B

1-A

20.500'

0.856'

14.500'

27.856'

18.000'

9.856'

S 75° 41' 36" E 32.500'

S 75° 41' 36" E 4.644'

11.500'

30.000'

6.856'

4.500'

14.401'

S 75° 41' 36" E 18.901'

N 14° 18' 24" E 35.956'

34.000'

N 14° 18' 24" E 26.456'

5.500'

45.000'

S 75° 41' 36" E 50.500'

50.500'

S 75° 41' 36" E 55.000'

5.000'

3.000'

N 14° 18' 24" E 66.000'

48.500'

N 14° 18' 24" E 37.000'

3.500'

59.000'

37.000'

22.000'

8.000'

10.000'

81.992'

119.099'

S 75° 41' 36" E 462.091' (S 75° 45' E 460.064')

DRAINAGE EASEMENT

7 0.1524 ACRE

6 0.1391 ACRE

5 0.1465 ACRE

4 0.1381 ACRE

LEGEND

- LANDSCAPING AND YARD EASEMENT TO BENEFIT LOT DESIGNATED, E.G. IS FOR THE BENEFIT OF LOT 5. THIS EASEMENT IS SUBJECT TO THE PRIOR RIGHT FOR ROOF OVERHANG AND BUILDING ENCROACHMENT.
- STANDARD CITY MONUMENT FOUND.
- " " " " - SET
- ¾"ø IRON PIPE & TAG RCE 11181 FOUND.
- DRIVEWAY, PUBLIC UTILITY & SANITARY SEWER EASEMENT

NOTES

1. BASIS OF BEARING ℄ EUCALYPTUS AVENUE S10° 21' 36"W PER MAP OF CASTLEWOOD 12RM84.
2. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. THE BLUE BORDER INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP.

MAP OF

MENDOCINO GARDENS

UNIT TWO

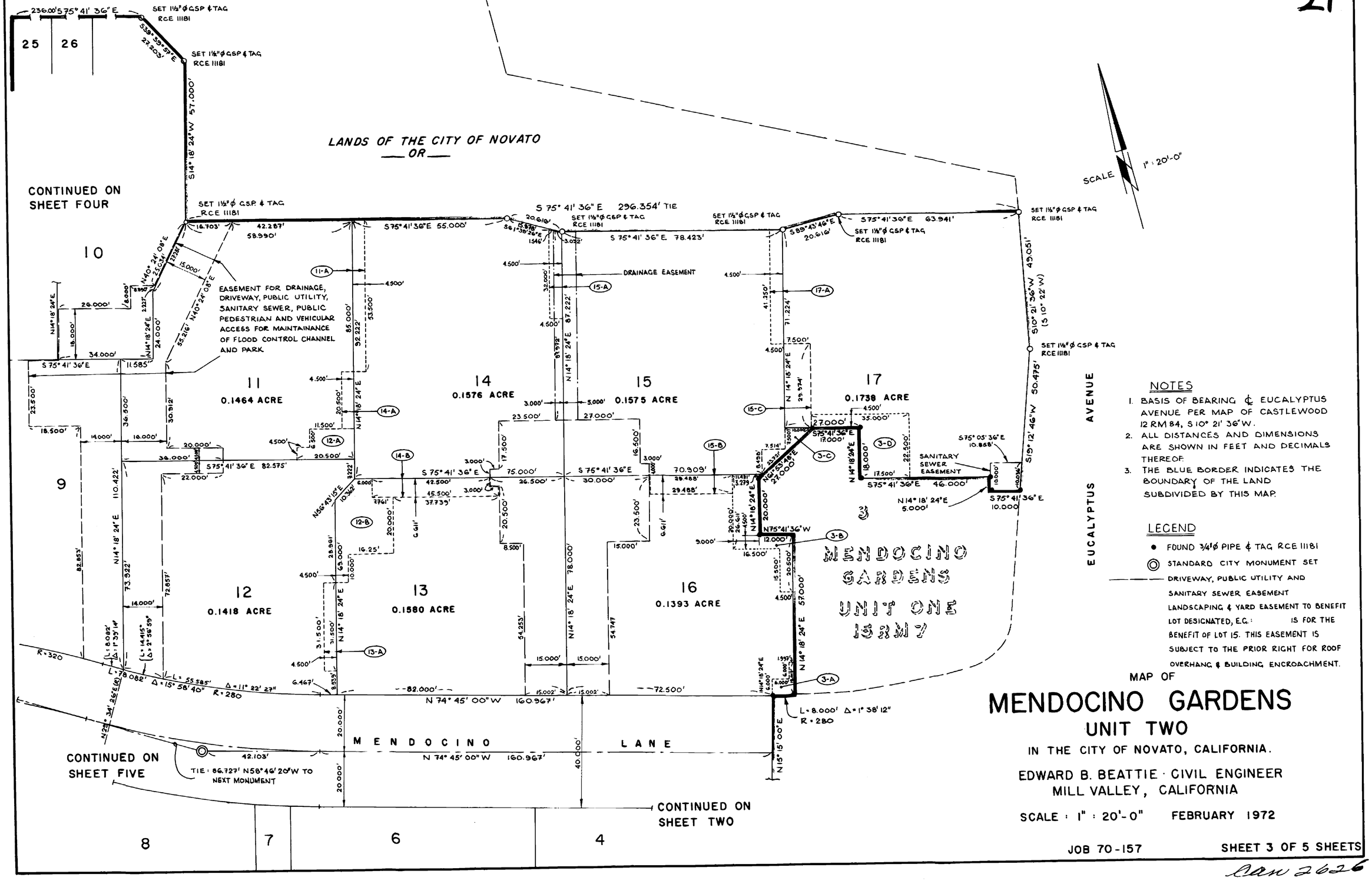
IN THE CITY OF NOVATO, CALIFORNIA.

EDWARD B. BEATTIE · CIVIL ENGINEER
MILL VALLEY, CALIFORNIA.

SCALE: 1" = 20'-0" FEBRUARY 1972

JOB 70-157 SHEET 2 OF 5 SHEETS

Can 2626



NOTES

1. BASIS OF BEARING ℄ EUCALYPTUS AVENUE PER MAP OF CASTLEWOOD 12 RM 84, S 10° 21' 36" W.
2. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. THE BLUE BORDER INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP.

LEGEND

- ● FOUND ¾"ø PIPE & TAG RCE 11181
- ◎ STANDARD CITY MONUMENT SET
- ——— DRIVEWAY, PUBLIC UTILITY AND SANITARY SEWER EASEMENT
- LANDSCAPING & YARD EASEMENT TO BENEFIT LOT DESIGNATED, E.G. : IS FOR THE BENEFIT OF LOT 15. THIS EASEMENT IS SUBJECT TO THE PRIOR RIGHT FOR ROOF OVERHANG & BUILDING ENCROACHMENT.

MAP OF

MENDOCINO GARDENS

UNIT TWO

IN THE CITY OF NOVATO, CALIFORNIA.

EDWARD B. BEATTIE · CIVIL ENGINEER
MILL VALLEY, CALIFORNIA

SCALE : 1" : 20'-0" FEBRUARY 1972

JOB 70-157 SHEET 3 OF 5 SHEETS

Can 2626

LANDS OF THE CITY OF NOVATO

—OR—

LANDS OF THORSSON

LANDS OF GALINSKI

SET 1½"ø PIPE & TAG RCE 11181

S 75° 41' 36" E 236.000'

SET 1½" G.S.P. & TAG RCE 11181

S 39° 39' 59" E 27.203'

SET 1½"ø G.S.P. & TAG RCE 11181

S 14° 18' 24" W 57.000'

SET 1½"ø G.S.P. & TAG RCE 11181

S 75° 41' 36" E 296.354' TIE

SCALE 1" = 20'-0"

DRAINAGE EASEMENT

25
0.1415 ACRE

26
0.1550 ACRE

10
0.1723 ACRE

27
0.1719 ACRE

24
0.1378 ACRE

23
0.1655 ACRE

28
0.1653 ACRE

9
0.1450 ACRE

11

12

(N 75° 09' W) S 75° 05' 01" E 12.435'

SET 1½"ø PIPE & TAG RCE 11181

FD. HUB & TACK SET TAG RCE 11181

P.U.E.

CONTINUED ON SHEET THREE

CONTINUED ON SHEET FIVE

EASEMENT FOR DRAINAGE, DRIVEWAY, PUBLIC UTILITY, SANITARY SEWER, PUBLIC PEDESTRIAN AND VEHICULAR ACCESS FOR MAINTAINANCE OF OF FLOOD CONTROL CHANNEL & PARK

M E N D O C I N O

L A N E

NOTES

1. BASIS OF BEARING ℄ EUCALYPTUS AVENUE S 10° 21' 36" W PER MAP OF CASTLEWOOD 12 RM 84.
2. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. THE BLUE BORDER INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP.

LEGEND

◎ STANDARD CITY MONUMENT SET

——— DRIVEWAY, PUBLIC UTILITY AND SANITARY SEWER EASEMENT.

- - - - - - - - LANDSCAPING AND YARD EASEMENT, TO BENEFIT LOT DESIGNATED, E.G. (24-A) IS FOR THE BENEFIT OF LOT 24. THIS EASEMENT IS SUBJECT TO THE PRIOR RIGHT FOR ROOF OVERHANG AND BUILDING ENCROACHMENT.

MAP OF

MENDOCINO GARDENS

UNIT TWO

IN THE CITY OF NOVATO, CALIFORNIA.

EDWARD B. BEATTIE · CIVIL ENGINEER
MILL VALLEY, CALIFORNIA.

SCALE : 1" = 20' - 0" FEBRUARY 1972

JOB 70 - 157 SHEET 4 OF 5 SHEETS

can 2626

CONTINUED ON SHEET FOUR

CONTINUED ON SHEET THREE

CONTINUED ON SHEET TWO

LANDS OF GALINSKI

LANDS OF MYERS

M E N D O C I N O

L A N E

S 74° 45' 00" E

S 75° 41' 36" E 145.555'

L = 94.505' Δ = 16° 55' 16" R = 320

146.000'

L = 88.599' Δ = 16° 55' 16" R = 300

S 58° 46' 20" E 44.624'

L = 78.082' Δ = 15° 58' 40" R = 280

S 75° 41' 36" E 146.005'

94.577'

51.028'

L = 82.692' Δ = 16° 55' 16" R = 280

L = 64.017' Δ = 13° 05' 59"

L = 83.655' Δ = 15° 58' 40" R = 300

S 58° 46' 20" E 42.103'

L = 89.237' Δ = 15° 58' 40" R = 320

L = 66.237' Δ = 11° 51' 36"

L = 18.675' Δ = 3° 49' 17"

S 14° 19' 11" W 293.546' (S 14° 15' W 293.459')

N 31° 13' 40" E (R)

N 22° 24' 21" E (R)

22
0.1492 ACRE

18
0.1436 ACRE

8
0.1566 ACRE

21
0.1654 ACRE

20
0.1567 ACRE

19
0.1710 ACRE

7

S 75° 41' 36" E 462.091' (S 75° 45' E 460.064')

FD. HUB & TACK SET TAG RCE 11181

26 | 25 | 24 | 23

C A S T L E W O O D

13 M 84

SCALE 1" = 20'-0"

NOTES

1. BASIS OF BEARING ℄ EUCALYPTUS AVENUE S 10° 21' 36" W PER MAP OF CASTLEWOOD 12 RM 84
2. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. THE BLUE BORDER INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP.

LEGEND

1. ◎ STANDARD CITY MONUMENT SET
2. o 3/4" ø IRON PIPE & TAG RCE 11181 SET
3. ——— DRIVEWAY, PUBLIC UTILITY & SANITARY SEWER EASEMENT
4. LANDSCAPING AND YARD EASEMENT TO BENEFIT LOT DESIGNATED, E.G. (20-A) IS FOR THE BENEFIT OF LOT 20. THIS EASEMENT IS SUBJECT TO THE PRIOR RIGHT FOR ROOF OVERHANG & BUILDING ENCROACHMENT.

MAP OF

MENDOCINO GARDENS

UNIT TWO

IN THE CITY OF NOVATO, CALIFORNIA.

EDWARD B. BEATTIE · CIVIL ENGINEER
MILL VALLEY, CALIFORNIA.

SCALE : 1" : 20'-0" FEBRUARY 1972

JOB 70-157 SHEET 5 OF 5 SHEETS

cow 2626