305173 sd

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THE WOODLANDS

NOVATO · MARIN COUNTY · CALIFORNIA

SCALE: 1"=40' · APRIL, 1978

HOFFMAN & ALBRITTON

ENGINEERS & PLANNERS
SAN RAFAEL · CALIFORNIA

OWNER'S CERTIFICATE

The undersigned are the only persons having any record title interest in the land subdivided and shown on this map exclusive of streets already dedicated and do hereby consent to the preparation and recordation of this map. The subscribers to this statement are all who are necessary to pass clear title to the land subdivided and shown hereon.

The undersigned further hereby offer for dedication Olive Avenue, a portion of Robinhood Drive, Knight Court, Bishop Court, Castle Court, Knolltop Way, Knolltop Court and a portion of Cross Creek Way for use as public streets, Parcel B for use as a park, and the waivers of vehicular access.

The undersigned further hereby offer for dedication to public use public utility easements (P.U.E.), sanitary sewer easements (S.S.E.), drainage easements (D.E.) and water line easements (W.L.E.). Such easements shall be kept open and free from permanent buildings and structures of any kind. The City of Novato or any other municipal corporation, agency, public utility company, or district shall have the right of access into and upon all such easements for the purpose of improving, maintaining, or repairing such easements and facilities within them; however, said right shall not impose upon said city, corporation, agency, company, or district the obligation of maintenance, improvement, or repair.
It is intended herein that Public Utility Easements include Easements for Television facilities.
The undersigned further hereby offer for dedication for public use as roadway easements, public utility easements (P.U.E.), sanitary sewer easements (S.S.E.), and water line easements (W.L.E.) Parcels D, E, F and G. The City of Novato or any other municipal corporation, agency, public utility company, or district shall have the right of access into and upon all such easements; however, said right shall not impose upon said city, corporation, agency, company or district the obligation of roadway maintenance, roadway improvement or roadway repair, except as may be required in conjunction with underground utility, sanitary sewer or water line maintenance, improvement or repair.

W.R.K. Corporation, a California Corporation

Alan M. Kay, Vice President

ACKNOWLEDGEMENT

State of California
County of Marin

On this 31st day of July, 1978, before me, the undersigned, a Notary Public in and for said County of Marin, State of California, personally appeared Alan M. Kay, known to me to be the Vice President of the corporation that executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

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

Notary Public in and for said County of Marin, State of California.
My commission expires 6-13-80.

Ruth E. Dyckman

CROCKER CUSTODY CORPORATION

Vice President

AT MARVIS

ACKNOWLEDGEMENT

State of California
County of Marin

On this 31st day of July, 1978, before me, the undersigned, a Notary Public in and for said County of _____, State of California, personally appeared AT MARVIS, known to me to be the Vice Pres of the corporation that executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

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

Notary Public in and for said County of MARIN, State of California.
My commission expires 6-13-80.

Ruth E. Dyckman

SOILS REPORT CERTIFICATE

Soils reports have been prepared covering the subdivision shown hereon by Engeo, Incorporated, Engineers and Geologists, Berkeley, California, dated September 7, 1977 and November 11, 1977.

COUNTY REDEMPTION OFFICER'S CERTIFICATE

I, Stanley J. Fontez, Redemption Officer of the County of Marin, and the cities therein, State of California, hereby certify that, according to the records of this office, there are no liens against this subdivision 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.

Signed this 4th day of August, 1978.

Joseph A. Poffrini by Doyle Parraga deputy
~~Stanley J. Fontez~~, Redemption Officer of the County of Marin and the Cities therein, State of California.

COUNTY CLERK'S CERTIFICATE

I, Peter Meyer, 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 of Supervisors 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 be at the time of filing of this map a lien against the tract or subdivision of land shown hereon or any part thereof, but not yet payable.

Witness my hand and seal this 4th day of August, 1978.

John Meyer by Irma
County Clerk and Ex-officio Clerk of the Board of Supervisors, County of Marin, State of California.

BOARD OF SUPERVISORS · MARIN COUNTY, CALIFORNIA

SURVEYOR'S CERTIFICATE

I, John L. Riley, certify that I am a Licensed Land Surveyor under the Laws of the State of California, that the surveying and checking of the map shown hereon was done by me or under my direction during the month of March 1978; 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 after the recording date of this map and that a survey of the property can be retraced from said monuments.

Signed this 31 day of July, 1978.

John L. Riley
John L. Riley, L.S. 3221

LICENSED LAND SURVEYOR · JOHN L. RILEY No. 3221 · STATE OF CALIFORNIA

CITY ENGINEER'S CERTIFICATE

I, Robert B. Pedroncelli, City Engineer of the City of Novato, State of California, hereby certify that I have examined this final map, that the subdivision as shown hereon is substantially the same as it appeared on the Tentative Map and any approved alternations thereof, that all provisions of Chapter 2 of the Subdivision Map Act and any local ordinances applicable at the time of the approval of the Tentative Map have been complied with and I am satisfied that said map is technically correct.

Signed this 7th day of Aug, 1978

Robert B. Pedroncelli
City Engineer, City of Novato, State of California

CITY CLERK'S CERTIFICATE

The City Council of the City of Novato, State of California, at a regular meeting held on the 4th day of July, 1978, examined the Map of THE WOODLANDS and the City Council by Resolution 78-77 duly passed at the meeting aforesaid, approved this map and, on behalf of the public, accepted the offer of dedication of Olive Avenue, a portion of Robinhood Drive, Knight Court, Bishop Court, Castle Court, Knolltop Way, Knolltop Court and a portion of Cross Creek Way for use as public streets and Parcel B for use as a park, and rejected the offer of dedication of all other easements.

Signed this 4th day of August, 1978.

Peggy Enright
City Clerk of the City of Novato, State of California

CITY OF NOVATO · INCORPORATED JANUARY 23, 1960 · CALIFORNIA

COUNTY RECORDER'S CERTIFICATE

Serial No. 39149 Fee $21.00 paid.
Filed for record at the request of the City of Novato this 9th day of AUG, 1978, at 10:15 AM in Volume 17 of Maps at Page 50 in the office of the Recorder of the County of Marin, State of California.

N. T. Giacomini, County Recorder, Marin County
State of California

Alice Lake
Deputy

NOTE

The lines of occupation were generally used to resolve the boundary of this property.

BOOK 17 PAGE 50 SER. 39149
M 8-9-78 Can 4209

Sh. 1 of 9

76-901

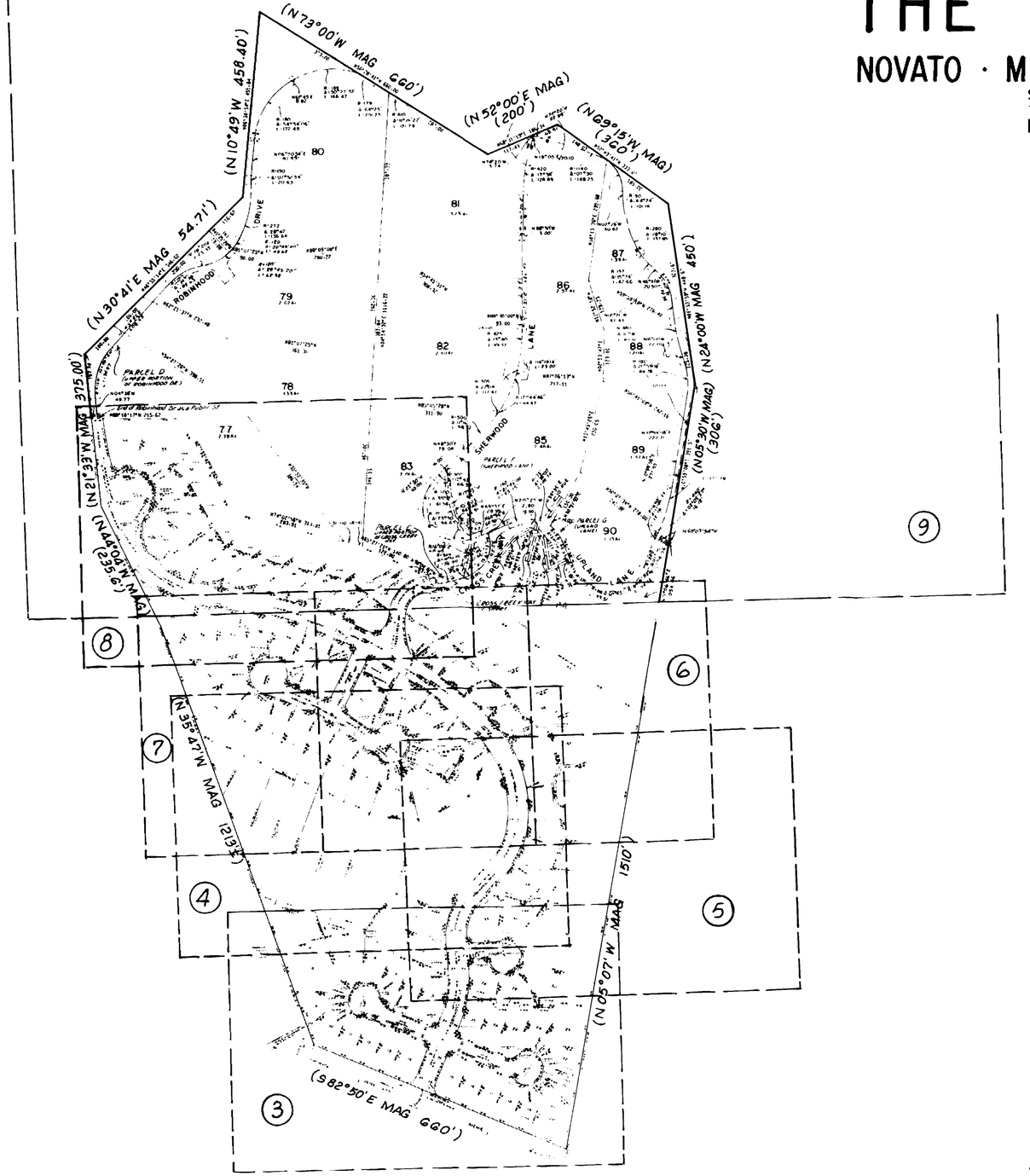
Can 4209

THE WOODLANDS

NOVATO · MARIN COUNTY · CALIFORNIA

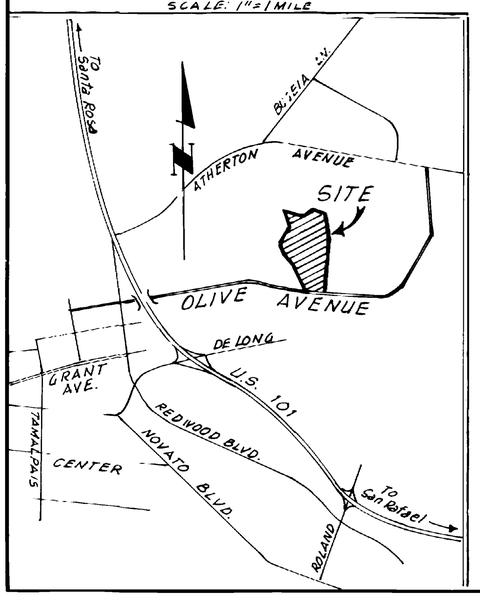
SCALE: 1"=200' · APRIL, 1978

HOFFMAN & ALBRITTON
ENGINEERS & PLANNERS
SAN RAFAEL · CALIFORNIA

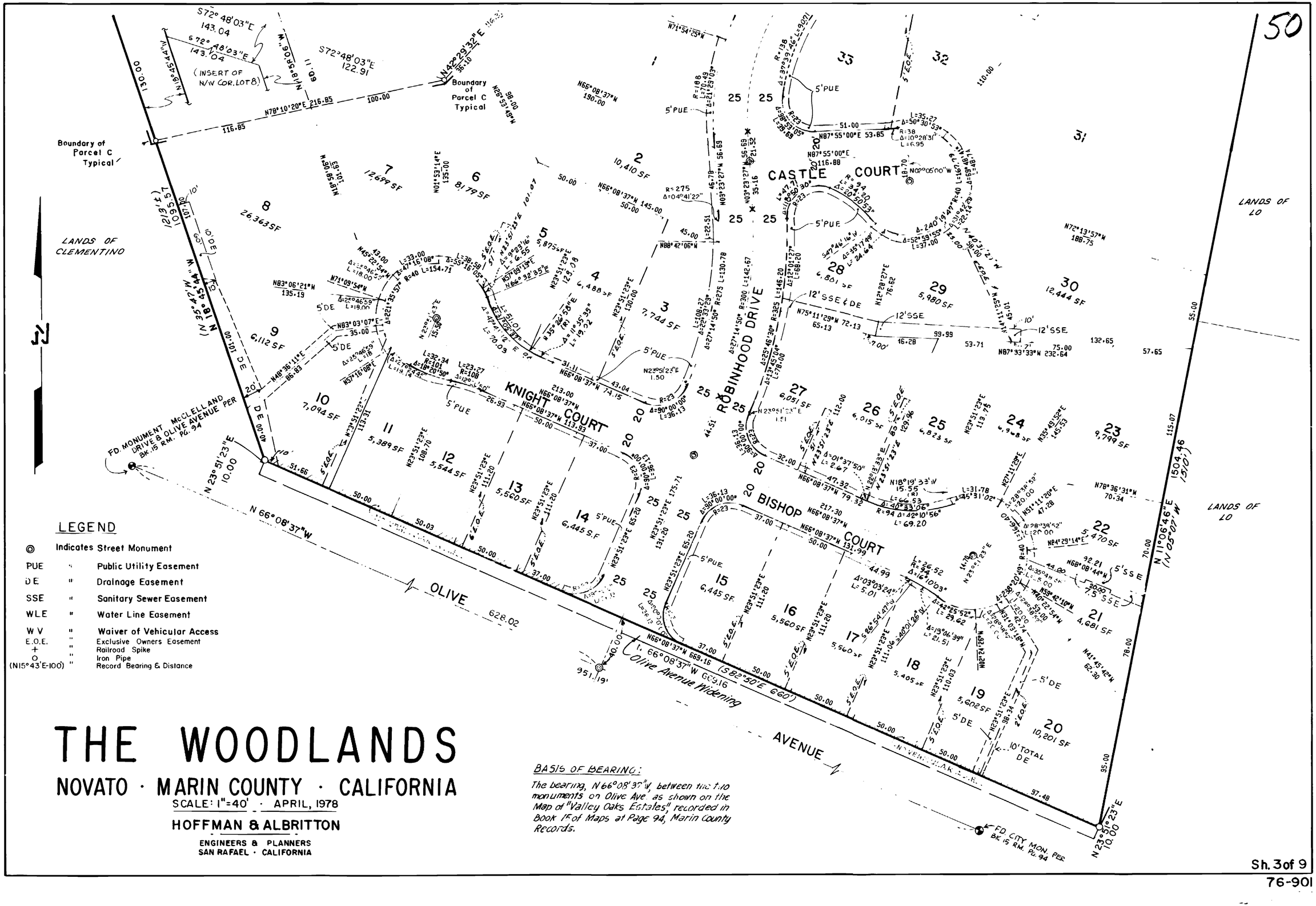


VICINITY MAP

SCALE: 1"=1 MILE



INDEX SHEET



THE WOODLANDS

NOVATO · MARIN COUNTY · CALIFORNIA

SCALE: 1"=40' · APRIL, 1978

HOFFMAN & ALBRITTON

ENGINEERS & PLANNERS
SAN RAFAEL · CALIFORNIA

BASIS OF BEARING:

The bearing, N66°08'37"W, between the two monuments on Olive Ave. as shown on the Map of "Valley Oaks Estates", recorded in Book 15 of Maps at Page 94, Marin County Records.

THE WOODLANDS

NOVATO · MARIN COUNTY · CALIFORNIA

SCALE: 1"= 40' · APRIL, 1978

HOFFMAN & ALBRITTON

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SAN RAFAEL · CALIFORNIA

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J2

KNOLLTOP COURT

CITY OF NOVATO SCENIC EASEMENT

ROBINHOOD DRIVE

CASTLE COURT

LANDS OF CLEMENTINO

Boundary of Parcel C Typical

73 14,204 SF

72 24,705 SF

71 27,576 SF

70 31,190 SF

69 29,353 SF

68 44,513 SF

67 89.00

66 12,347 SF

65

56,117 SF

1 12,318 SF

33

32

25

LEGEND

◎		Indicates Street Monument
PUE	"	Public Utility Easement
D E	"	Drainage Easement
SSE	"	Sanitary Sewer Easement
WLE	"	Water Line Easement
W V	"	Waiver of Vehicular Access
E.O.E.	"	Exclusive Owners Easement
+	"	Railroad Spike
o	"	Iron Pipe
(N15°43'E-100')	"	Record Bearing & Distance

BASIS OF BEARING :

The bearing, N 66°08'37"W, between the two monuments on Olive Ave. as shown on the Map of "Valley Oaks Estates," recorded in Book 15 of Maps at Page 94, Marin County Records.

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THE WOODLANDS

NOVATO · MARIN COUNTY · CALIFORNIA

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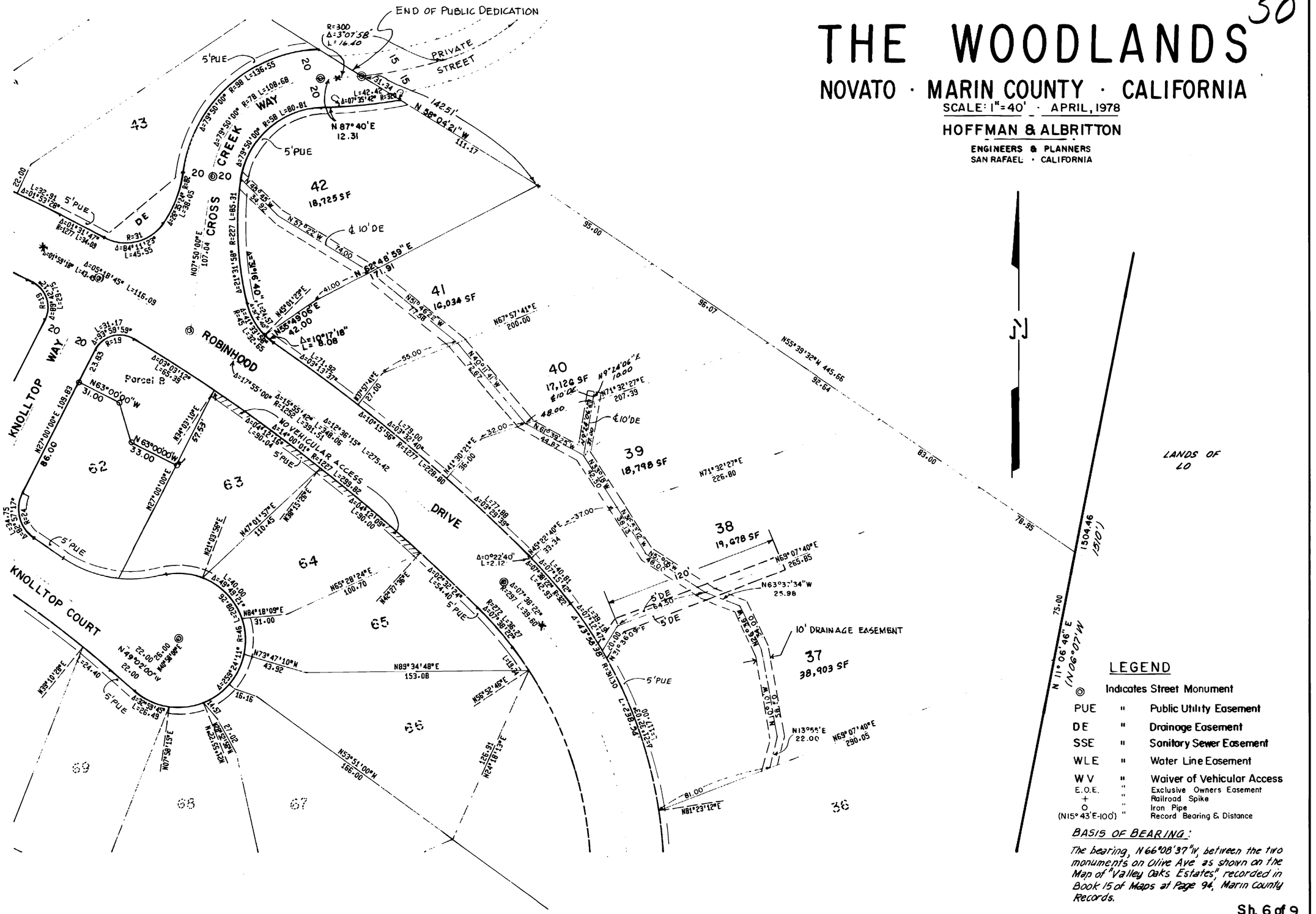


Sh. 6 of 9

76-901

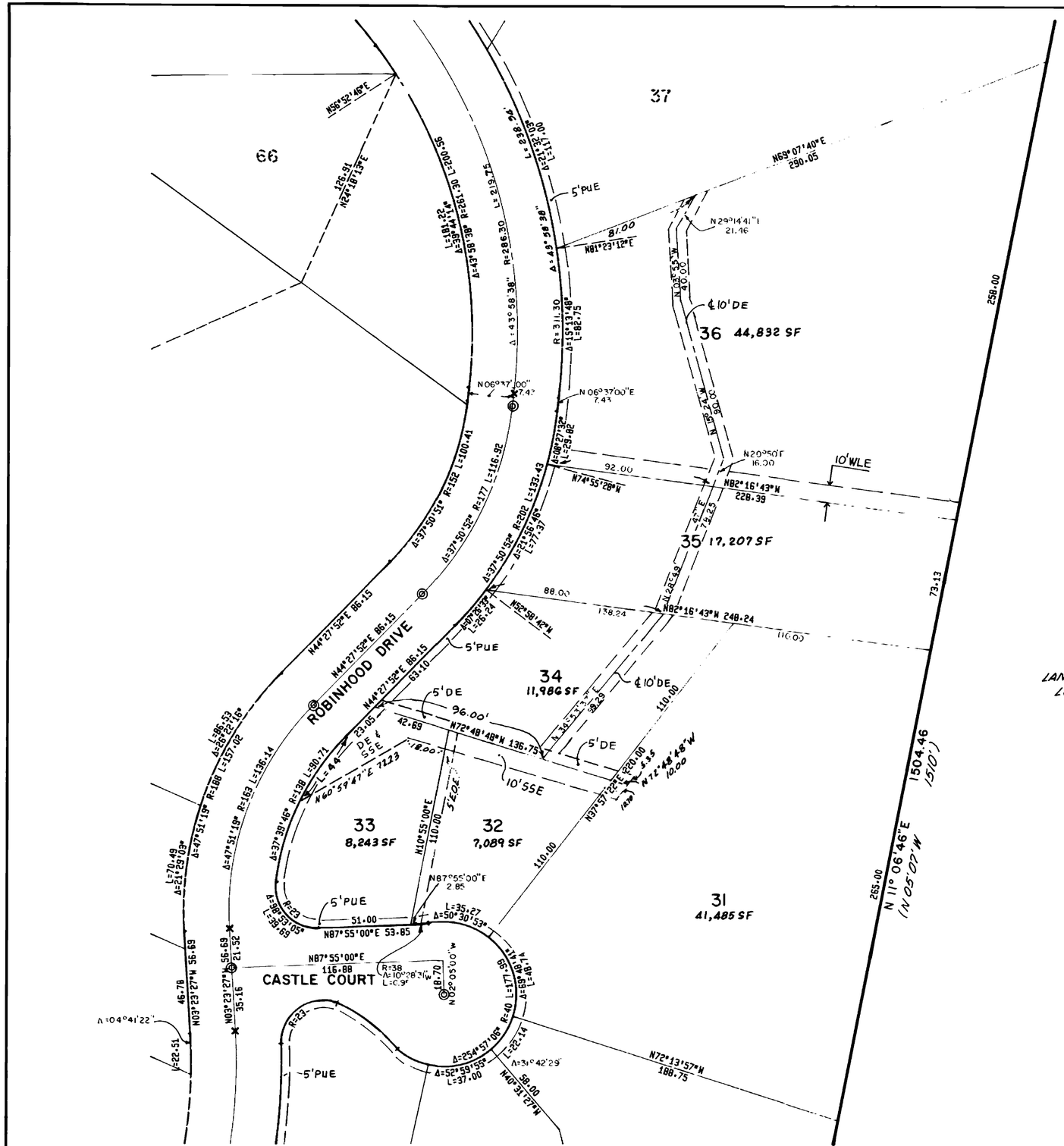
THE WOODLANDS

NOVATO · MARIN COUNTY · CALIFORNIA

SCALE: 1"=40' · APRIL, 1978

HOFFMAN & ALBRITTON

ENGINEERS & PLANNERS
SAN RAFAEL · CALIFORNIA



LEGEND

◎		Indicates Street Monument
PUE	"	Public Utility Easement
DE	"	Drainage Easement
SSE	"	Sanitary Sewer Easement
WLE	"	Water Line Easement
W V	"	Waiver of Vehicular Access
E.O.E.	"	Exclusive Owners Easement
+	"	Railroad Spike
○	"	Iron Pipe
(N15°43'E-100')	"	Record Bearing & Distance

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LEGEND

◎	Indicates	Street Monument
PUE	"	Public Utility Easement
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W V	"	Waive. of Vehicular Access
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SCALE: 1"=40' APRIL, 1978

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ENGINEERS & PLANNERS
SAN RAFAEL · CALIFORNIA

LEGEND

◎	Indicates Street Monument	
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DE	"	Drainage Easement
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THE WOODLANDS

NOVATO · MARIN COUNTY · CALIFORNIA

SCALE: 1"=100' · APRIL, 1978

HOFFMAN & ALBRITTON

ENGINEERS & PLANNERS
SAN RAFAEL · CALIFORNIA

LEGEND

◎		Indicates Street Monument
PUE	"	Public Utility Easement
DE	"	Drainage Easement
SSE	"	Sanitary Sewer Easement
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LANDS OF SCHWARTZ

LANDS OF RUDNICK

LANDS OF SADE

ENLARGEMENT

DRIVE

ROBINHOOD

SHERWOOD

UPLAND LANE

CROSS CREEK WAY

PARCEL D (UPPER PORTION OF ROBINHOOD DR.)

PARCEL E (UPPER PORTION OF CROSS CREEK WAY)

PARCEL F (SHERWOOD LANE)

PARCEL G. (UPLAND LANE)

End of Robinhood Dr. as a Public St.

END OF CROSS CREEK WAY as a Public Street

INSERT FOR LOT 84

LANDS OF LO

77 2.39Ac · 78 3.33Ac · 79 2.62Ac · 80 3.49 Ac · 81 3.23 Ac · 82 2.30Ac · 83 2.01Ac · 84 2.76 Ac. · 85 2.46Ac · 86 2.57 Ac · 87 1.39Ac · 88 1.20Ac · 89 1.37Ac · 90 1.03Ac

Sh. 9 of 9

76-901