27

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that the undersigned are the only persons having record title interest in the land subdivided and shown hereon exclusive of streets already dedicated and do hereby consent to the preparation and recordation of this map entitled "Map of WILLOW CREEK ESTATES UNIT 1" in the City of Novato, County of Marin, State of California, composed of two (2) sheets; and do hereby offer for dedication, Piper Court for use as a public street, and the waiver of vehicular access rights as shown and delineated hereon. That the subscribers to this statement are all who are necessary to pass clear title to the lands subdivided and shown on this map exclusive of streets already dedicated. We further hereby offer for dedication Sanitary Sewer Easement (S.S.E.), Recreation Easement (R.E.), Drainage Easements (D.E.), and Public Utility Easements (P.U.E.), as shown hereon, such easements 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 easements for the purpose of improving, maintaining, or repairing the same, provided however, that right shall not impose upon said City, Corporation or District the obligation of maintenance, improvements or repair.

ROBERT HUNE AND AILEEN HUNE, Owners

Robert Hune Aileen Hune

WESTERN TITLE INSURANCE COMPANY, a California Corporation, Trustee

Chet Lowney VICE PRES. John Keating VICE PRES.

ACKNOWLEDGEMENT

State of California)
County of Marin)ss.

On this 23 day of December, 1974 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert Hune and Aileen Hune, known to me to be the persons whose names are subscribed to the within and foregoing instrument and they acknowledged to me that they executed the same as Owners.

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.

Ruth E. Dyckman
Notary Public in and for said County and State. My commission expires 6-13-78.

ACKNOWLEDGEMENT

State of California)
County of Marin)ss.

On this 3rd day of January, 1975, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Chet Lowney and John Keating, Vice Pres and Vice Pres. respectively of WESTERN TITLE INSURANCE COMPANY, a California corporation, known to me to be the persons whose names are subscribed to the within and foregoing instrument and they acknowledged to me that they executed the same on behalf of said Corporation 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 in this certificate first above written.

Betty Freeman
Notary Public in and for said County and State. My commission expires 6/13/78.

COUNTY CLERK'S CERTIFICATE

I, GEO. H. 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 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 13th day of January, 1975.

Signed
County Clerk and Ex-Officio Clerk of the Board of Supervisors, County of Marin, State of California

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 there are no liens for unpaid taxes, County or City of 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 23rd day of December, 1974.

Stanley J. Fontez by Dayle Parraga deputy
Stanley J. Fontez, Redemption Officer of the County of Marin and the Cities therein, 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 21st day of JANUARY, 1975, examined the "Map of WILLOW CREEK ESTATES UNIT 1" 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. 6-75 duly passed at the meeting aforesaid, approved this map and accepts the offer of dedication of Piper Court as a public street and accepts the waiver of vehicular access rights, but rejects the offer of dedication of all easements.

Signed this 22ND day of JANUARY, 1975.

Peggy Lehigh
City Clerk of the City of Novato
State of California

COUNTY RECORDER'S CERTIFICATE

Serial No. 2453 Fee $ 7.00 paid
Filed for record at the request of the Novato City Planning Commission this 23rd day of JANUARY, 1975, at 1:40 P.M. in Volume 16 of Maps at Page 27 in the Office of the Recorder of the County of Marin, State of California.

N. T. Giacomini, Recorder Deputy Alice Lake

CITY ENGINEER'S CERTIFICATE

I, Robert B. Pedroncelli, City Engineer of the City of Novato, State of California, hereby certify that I have examined the final map entitled "Map of WILLOW CREEK ESTATES UNIT 1", 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 15th day of January, 1975.

Robert B. Pedroncelli
Robert B. Pedroncelli, City Engineer, R.C.E. 16,478
City of Novato, State of California

SURVEYOR'S CERTIFICATE

I, Wallace B. Eshleman, 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 my or under my direction during the month of June 1974; 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 20th day of December, 1975.

Wallace B. Eshleman, LLS 3776

CITY PLANNING COMMISSION'S CERTIFICATE

Approved by the Planning Commission of the City of Novato, State of California this 20TH day of JANUARY, 1975.

Robert Glasser
Chairman

MAP OF WILLOW CREEK ESTATES UNIT 1

BEING A PORTION OF LOTS 126 AND 127
NOVATO RANCH, SUBDIVISION B 3 RM 36

NOVATO CALIFORNIA
DECEMBER 1974 SCALE 1"= 40'

JOHN W. HILL & ASSOCIATES, INC.
Civil Engineers Land Surveyors
Novato California

Sheet 1 of 2

Unit One
BOOK 16 PAGE 27 SER. 2453
M 1-23-75
Can 3366
Can 3366 3366

Fd nail with four stradler nails Refer 4 PM 72

N 29° 16' 50" E 1320.07' Meas. (N 29° 15' E 660' 3 RM 36) N 29° 15' 50" E 660.00' Meas.

℄ Mc CLAY ROAD

DETAIL

0.01
0.22

(N 29°15'E 660' 3 RM 36)

330' 3 RM 36) 330.35 Meas.

(N 60° 45' W 440.06')

RCE 9626

0.10

223.60 (Deed) Held

211.97 (Deed) Held

(S 60° 45' E 211.97 Deed)

LOT 163

LANDS OF GARAVENTA (815 OR 7)

LOT 126
LOT 127
LANDS OF FIFE (2647 OR 591)

(N 29° 15' E) Held

(169.64 Deed)

(330' 499.64'

3 RM 36)

(N 60° 45' W 330.35 Meas.)

(FOL A 368.64)

LANDS OF TROSTEL

Set RR Spike on Willow trunk at top of bank

N 26° 43' 00" E 201.050' N 29° 16' 00" E 130.115' 30.165

82.34

168.572'

N 24° 12' 54" E 132.511' N 23° 33' 08" E

103.51'

92.09' R.E. N 26° 43' E 92.09' R.E. 26.62' N 26° 43' E 26.67' N 23° 16' E 51.65' 51.69' R.E. N 29° 16' E 78.43' 78.43'

R.E. D.E. D.E.

N 19° 27' 19" E 95.47'

S 26° 51' W 20.00' N 18° 28' 25" E 86.01' N 38° 39' 54" E 36.00' N 23° 33' 08" E

N 26° 45' 38" E 92.09' N 21° 13' E 78.77' N 21° 13' E 78.77'

D.E. N 16° 25' 34" E 76.99'

N 27° 26' E 167.00'

45.00' 239.08'

R=45' Δ=105°03'34" L=82.52

N 22° 12' E 71.43 77.67' 23.00' S 28° W N 13° 15' E 41.56'

This portion of Drainage Easement subject to future public street construction

137.09' 33.09' 33.76' 48.71' 147.72' 135.90' 289.90' 293.046' 179.046'

6' D.E. S 60° 45' E 137.09' 141.16' 147.72'

4' D.E.

3 12795 S.F.

2 11215 S.F.

1 11760 S.F.

10' D.E.

5' P.U.E.

R=20.00 Δ=90°00'00" L=31.42

58.00'

92.00' 78.00' S 29° 15' W 228.00'

20' PIPER COURT 20'

S 29° 15' W 244.80'

S 29° 15' W 30.00'

40.00'

LOT 127
LOT 128

(2.265Ac.)

10'

(Existing easement for sewer and utility purposes to L.J. & M.E. Peterson, 1452 O.R. 437)

SSE

S 29° 15' W 24.00' 25.60' S 29° 15' W

S 29° 15' W 221.60'

79.80' 79.80' 62.00'

5' P.U.E.

R=20.00 Δ=90°00'00" L=31.42

4' D.E.

6' D.E. S 60° 45' E 94.00'

6 7500 S.F.

5 7500 S.F.

4 7620 S.F.

74.00' 114.00'

S 60° 45' E

CENTER ROAD

Fence Encr. 1.0

388.40

S 29° 15' W 630.00'

79.80' 79.80' 62.00'

30.00' 30.00'

125.87'

℄

0.08
0.44
DETAIL

27 28 29 30 31 32 33 34

STANFORD OAKS (13 MAPS 66)

STANFORD COURT

N 29° 15' E (BASIS OF BEARINGS)

BASIS OF BEARING

The bearing of N 29° 15' E between found monuments on the centerline of Stanford Court as shown on 13 Maps 66 and indicated hereon, was used as the basis of bearings for this map.

LEGEND

- ◉ indicates found Standard street monument
- ◎ indicates set Standard street monument
- ● indicates found ¾" iron pipe, tag as shown
- ○ indicates set ¾" iron pipe, tag L.S. 3770
- D.E. indicates drainage easement
- ——— indicates waiver of vehicular access
- ▲ indicates found nail
- ( ) indicates record information
- ■ indicates found 2"x2" Hub, tag as shown
- P.U.E. indicates Public Utilities Easement
- R.E. indicates Recreation Easement
- S.S.E. indicates Sanitary Sewer Easement

MAP OF WILLOW CREEK ESTATES UNIT 1

BEING A PORTION OF LOTS 126 AND 127
NOVATO RANCH, SUBDIVISION B 3 RM 36

NOVATO CALIFORNIA
DECEMBER 1974 SCALE 1" = 40'

JOHN W. HILL & ASSOCIATES, INC.
Civil Engineers Land Surveyors
Novato California

226-0022