44

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS; that the undersigned are the only persons having any 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 MARION OAKS, CITY OF NOVATO, COUNTY OF MARIN, STATE OF CALIFORNIA" composed of Three (3) sheets and do hereby offer for dedication SEVENTH STREET, MARION AVENUE, AND VALENCIA COURT for use as Public Streets;
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 to public use Public Utility Easements (P.U.E.), Drainage Easements (D.E.), Sanitary Sewer Easements (S.S.E.), Access Easements (A.E.), and Water Line Easements (W.L.E.)
such easements to be kept open and free from permanent building 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 designated public utility easements 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 repairs.

DEBRA HOMES INC., A CORPORATION, AS OWNER
Phil Trowbridge Vice President

CALIFORNIA LAND TITLE COMPANY OF MARIN, A CORPORATION, AS TRUSTEE
Don Leaf PRES.
Arthur L. Schallock Vice President

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss
On this 26th day of JUNE, 1975, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Phil Trowbridge and _____ and _____ respectively of DEBRA HOMES, INC., 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 owner.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.
My Commission expires 4-9-79
Notary Public in and for said County and State

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss
On this 26th day of JUNE, 1975, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DON LEAF and ARTHUR L. SCHALLOCK and _____ respectively of CALIFORNIA LAND TITLE COMPANY OF MARIN, a 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 the day and year in this certificate first above written.
My Commission expires 4-9-75
Notary Public in and for said County and State.

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 or Special assessments collected as taxes, except taxes or Special assessments not yet payable against the tract or subdivision of land hereon or any part thereof
Dated this 30th day of June 1975
Stanley J. Fontez by Dayle Parraga, deputy
Stanley J. Fontez, Redemption Officer, County of Marin, California

CITY PLANNING COMMISSION'S CERTIFICATE

Approved by the Planning Commission of the City of Novato, State of California this 10th day of July 1975
Lewis E. Frederickson
Chairman

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 30th day of July 1975
Peter Meyer By [illegible]
County Clerk and Ex-officio Clerk of the Board of Supervisors of the County of Marin, California.

SOIL ENGINEER'S REPORT

A soil report covering the property being subdivided was prepared by DONALD HERZOG & ASSOCIATES in a report dated MARCH 31, 1975

ENGINEER'S CERTIFICATE

I, Leon E. Oberkamper, certify that I am a Registered Civil Engineer under the laws of the State of California, that the surveying and checking of the map hereon was done by me or under my direction during the month of October, 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 of the recording date of this map and that a survey of the property can be retraced from said monuments.
Dated this 30th day of JUNE 1975
Leon E. Oberkamper
Leon E. Oberkamper R.C.E. 12034

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 within final map; that the subdivision as shown hereon is substantially the same as it appeared 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 approval of the tentative map have been complied with and I am satisfied that said map is technically correct.
Dated this 16th day of July 1975
Robert B. Pedroncelli
Robert B. Pedroncelli, City Engineer, City of Novato, California
R.C.E. 16478

CITY CLERK'S CERTIFICATE

The City Council of the City of Novato, State of California at a REGULAR meeting held on the 15TH day of JULY 1975, examined the "Map of MARION OAKS" together with accompanying reports thereon of the City Engineer and the Redemption Officer of the County of Marin and the City Council by Resolution No. 66-75 duly passed at the meeting aforesaid, approved this map and accepted on behalf of the public the offer of dedication of Seventh Street, Marion Avenue, and Valencia Court for use as public streets
and rejected the offer of dedication of all other easements
Signed this 18TH day of JULY 1975
Peggy Lehigh
City Clerk of the City of Novato, California.

COUNTY RECORDER'S CERTIFICATE

Serial No. 25562 Fee$ 9.00 PAID
Filed for record at the request of the Novato City Planning Commission, this 22nd day of July 1975; at 11:30 A.M., in Volume 16 of Maps, at Page 44 in the office of the Recorder of the County of Marin, State of California.
N.T. GIACOMINI, County Recorder, Marin County, California
[illegible]
Deputy

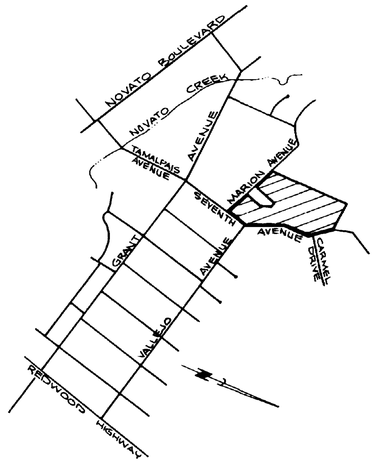
MAP OF
MARION OAKS
CITY OF NOVATO COUNTY OF MARIN
STATE OF CALIFORNIA

GONZALEZ & OBERKAMPER
CIVIL ENGINEERS INC.
SAN RAFAEL, CALIFORNIA

SHEET 1 OF 3 SHEETS

Can 3454

BOOK 16 PAGE 44 SER. 25562
7-22-75
Can 3454
Novato



VICINITY MAP
NO SCALE

MARION AVENUE (50' WIDE)
N65°48'00"W 457.53'
600.55'
103.02'
25'
LANDS OF GONZALEZ
2823 O.R. 402
81.00'
108.26'
FOUND 3/4" IRON PIPE L.S. 3770
143.30'
N0°51'00"E 718.90'
827.82' (REC. 827.9)
LANDS OF LYTLE
2717 O.R. 457
192.00'
VALENCIA COURT
1
7125.095 Sq. ft.
2
9701.122 Sq. ft.
3
30,307.755 Sq. ft.
4
12,721.481 Sq. ft.
5
9242.080 Sq. ft.
6
19,744.140 Sq. ft.
7
10,382.357 Sq. ft.
8
7714.938 Sq. ft.
9
8933.480 Sq. ft.
10
11,477.403 Sq. ft.
11
14,116.753 Sq. ft.
12
12,341.020 Sq. ft.
13
8619.000 Sq. ft.
14
11,890.655 Sq. ft.
15
23,341.699 Sq. ft.
16
SCENIC EASEMENT TO BE GRANTED TO THE CITY OF NOVATO
LANDS OF SEATON
2741 O.R. 65
SEVENTH STREET
VALLEJO AVENUE
STREET
SEE SHEET 3

LEGEND

Basis of bearings are the found Monuments on the centerline of Carmel Drive - 9 MAPS 22 - I.E. N58°21'00"E.
Blue border indicates the boundary of lands subdivided by this map.

- ● - Found Standard Street Monument
- • - Found Point as noted
- ◎ - Set Standard Street Monument
- o - Set 3/4" Iron Pipe R.C.E. 11629

(R) - Radial
PUE - Public Utility Easement
SSE - Sanitary Sewer Easement
WLE - Water Line Easement
DE - Drainage Easement
AE - Access Easement

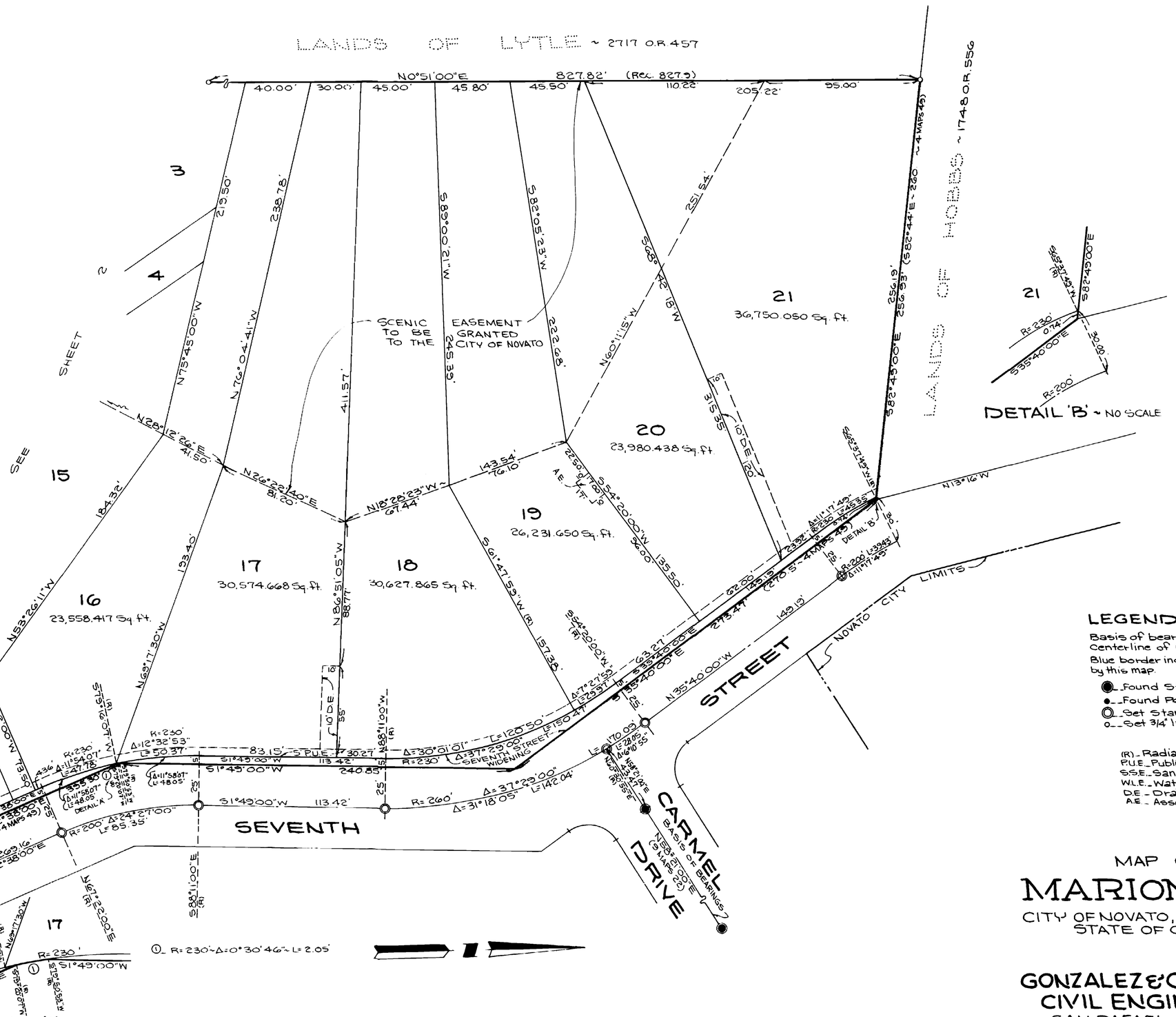
MAP OF MARION OAKS

CITY OF NOVATO, COUNTY OF MARIN
STATE OF CALIFORNIA

GONZALEZ & OBERKAMPER
CIVIL ENGINEERS INC.
SAN RAFAEL, CALIFORNIA

SCALE: 1"=40' SHEET 2 OF 3 SHEETS

Car 3454



LEGEND

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W.L.E. - Water Line Easement
D.E. - Drainage Easement
A.E. - Assess Easement

MAP OF MARION OAKS

CITY OF NOVATO, COUNTY OF MARIN
STATE OF CALIFORNIA

GONZALEZ & OBERKAMPER
CIVIL ENGINEERS INC.
SAN RAFAEL, CALIFORNIA

SCALE: 1"=40'

SHEET 3 OF 3 SHEETS

Cav 3454