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 UNDERSIGNED DO HEREBY CONSENT TO THE RECORDING OF THIS CONDOMINIUM PLAN PURSUANT TO CHAPTER 1, TITLE 6, PART 4, DIVISION SECOND OF THE CIVIL CODE OF THE STATE OF CALIFORNIA. (SECTION 1350 AND FOLLOWING.) THE SUBSCRIBERS TO THIS STATEMENT ARE ALL WHO ARE NECESSARY TO PASS CLEAR TITLE TO THE LAND SUBDIVIDED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY OFFER FOR DEDICATION PARCEL "A" FOR USE AS A PARK.

THE UNDERSIGNED FURTHER HEREBY OFFER FOR DEDICATION TO PUBLIC USE ACCESS EASEMENT, DRAINAGE EASEMENT, PUBLIC UTILITY EASEMENT, SANITARY SEWER EASEMENT AND WATER LINE EASEMENT SHOWN HEREON. 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 SUCH EASEMENTS FOR THE PURPOSE OF IMPROVING, MAINTAINING OR REPAIRING SUCH EASEMENTS AND FACILITIES WITHIN IT: HOWEVER, SAID RIGHT SHALL NOT IMPOSE UPON SAID CITY, CORPORATION, COMPANY OR DISTRICT THE OBLIGATION OF MAINTENANCE, IMPROVEMENT OR REPAIR.

HENRY L. HICKS AND DOROTHY H. HICKS, AS OWNERS (UNDIVIDED 1/2 INTEREST)

Henry L. Hicks Dorothy H. Hicks

MENLO CONSTRUCTION COMPANY, INC., A CALIFORNIA CORPORATION, AS OWNER
(UNDIVIDED 1/2 INTEREST)

Charles M. Christenson Pres. William A. Dawson, Vice-Pres.

CIVIC RESERVE FINANCIAL AND DEVELOPMENT CORPORATION, AS TRUSTEE

Bruce Flanagan, President W. Hobbs, Asst. Secretary

CIVIC FEDERAL SAVINGS AND LOAN ASSOCIATION, AS BENEFICIARY

Bruce Flanagan EVP/MD S. A. Brown, Vice Pres.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF MARIN

ON THIS 5TH DAY OF August, 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF MARIN, STATE OF CALIFORNIA, PERSONALLY APPEARED HENRY L. HICKS AND DOROTHY H. HICKS, KNOWN 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 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.

Elizabeth Roy Buchan December 9, 1978

NOTARY PUBLIC IN AND FOR THE COUNTY OF MARIN, STATE OF CALIFORNIA MY COMMISSION EXPIRES

OFFICIAL SEAL
ELIZABETH ROY BUCHAN
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
MARIN COUNTY

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF MARIN

ON THIS 5TH DAY OF AUGUST, 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF MARIN, STATE OF CALIFORNIA, PERSONALLY APPEARED Charles M. Christenson AND Wm. E. Graham, KNOWN TO ME TO BE THE PRESIDENT AND VICE-PRESIDENT RESPECTIVELY OF THE MENLO CONSTRUCTION COMPANY, 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.

Frederick G. Martinelli SEPT. 15, 1977

NOTARY PUBLIC IN AND FOR THE COUNTY OF MARIN, STATE OF CALIFORNIA MY COMMISSION EXPIRES

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

ON THIS 9TH DAY OF August, 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF San Francisco STATE OF CALIFORNIA, PERSONALLY APPEARED Bruce Flanagan AND Ralph W. Rebele, KNOWN TO ME TO BE THE President AND Asst. Secretary, RESPECTIVELY OF THE CIVIC RESERVE FINANCIAL AND DEVELOPMENT 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.

Martha Hobbs December 2, 1977

NOTARY PUBLIC IN AND FOR THE COUNTY OF San Francisco, STATE OF CALIFORNIA MY COMMISSION EXPIRES

[illegible] 0885
[illegible] CALIFORNIA
[illegible] FICE IN
[illegible] COUNTY
My Commission Expires December 2, 1977

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF San Francisco

ON THIS 5TH DAY OF August, 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF San Francisco, STATE OF CALIFORNIA, PERSONALLY APPEARED Bruce Flanagan AND S. A. Brown, KNOWN TO ME TO BE THE Executive Vice Pres. AND Vice President, RESPECTIVELY OF THE CIVIC FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 BENEFICIARY.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Martha Hobbs December 2, 1977

NOTARY PUBLIC IN AND FOR THE COUNTY OF San Francisco, STATE OF CALIFORNIA MY COMMISSION EXPIRES

OFFICIAL SEAL
MARTHA HOBBS
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Commission Expires December 2, 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 11TH DAY OF August, 1976.

Stanley J. Fontez by Dayle 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 RECORDING 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 11th DAY OF August, 1976.

Peter Meyer

COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS, COUNTY OF MARIN, STATE OF CALIFORNIA

ENGINEER'S CERTIFICATE

I, JOSEPH W. BURTON, CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER 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 APRIL, 1976; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN ON THIS MAP AND THAT A SURVEY OF THE PROPERTY CAN BE RETRACED FROM SAID MONUMENTS.

SIGNED THIS 5TH DAY OF AUGUST, 1976.

J W Burton

JOSEPH W. BURTON RCE 11226

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 ALTERATIONS 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.

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SIGNED THIS 9TH DAY OF Aug., 1976.

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 3rd DAY OF August, 1976, EXAMINED THE MAP OF LAUREL CREEK TOWNHOUSES, A CONDOMINIUM, AND THE CITY COUNCIL BY RESOLUTION 92-76 DULY PASSED AT THE MEETING AFORESAID, APPROVED THIS MAP AND, ON BEHALF OF THE PUBLIC, ACCEPTED THE OFFER OF DEDICATION OF PARCEL "A" FOR USE AS A PARK AND REJECTED THE OFFER OF DEDICATION OF ALL OTHER EASEMENTS.

SIGNED THIS 4th DAY OF August, 1976.

Peggy Eldredge

CITY CLERK OF THE CITY OF NOVATO, STATE OF CALIFORNIA

COUNTY RECORDER'S CERTIFICATE

SERIAL NO. 35519 FEE $13.00 PAID

FILED FOR RECORD AT THE REQUEST OF THE NOVATO CITY PLANNING COMMISSION THIS 12TH DAY OF AUGUST, 1976, AT 12:40 P.M. IN VOLUME 16 OF MAPS AT PAGES 67 IN THE OFFICE OF THE RECORDER OF THE COUNTY OF MARIN, STATE OF CALIFORNIA.

N. T. Giacomini A Graves

N.T.GIACOMINI, COUNTY RECORDER
MARIN COUNTY, CALIFORNIA DEPUTY

SOIL REPORT CERTIFICATE

A SOIL REPORT DATED JANUARY 27, 1976 COVERING THE PROPERTY BEING SUBDIVIDED WAS PREPARED BY DONALD HERZOG & ASSOCIATES, INC., MILL VALLEY, CALIFORNIA.

MAP OF
LAUREL CREEK TOWNHOUSES,
A CONDOMINIUM
CITY OF NOVATO, CALIFORNIA

APRIL 3, 1976

BURTON ENGINEERS
PETALUMA

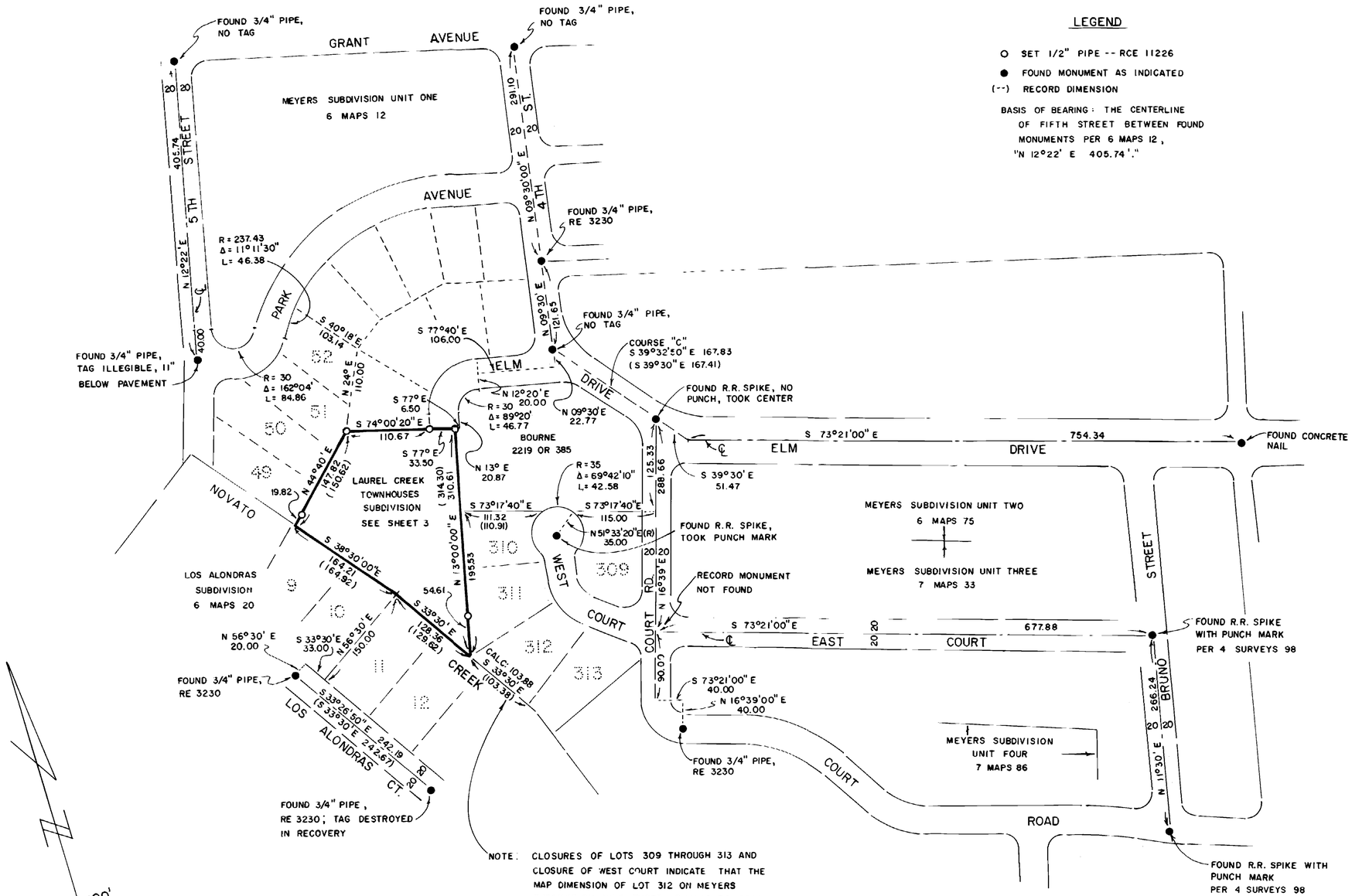
SHEET 1 OF 5 SHEETS 1100-5

BOOK 16 PAGE 67 SER 35510
M 8-12-76
CAN 3666

76-913

CAN 3666

67



LEGEND

- ○ SET 1/2" PIPE -- RCE 11226
- ● FOUND MONUMENT AS INDICATED
- (--) RECORD DIMENSION

BASIS OF BEARING: THE CENTERLINE OF FIFTH STREET BETWEEN FOUND MONUMENTS PER 6 MAPS 12, "N 12°22' E 405.74'."

NOTE: CLOSURES OF LOTS 309 THROUGH 313 AND CLOSURE OF WEST COURT INDICATE THAT THE MAP DIMENSION OF LOT 312 ON MEYERS SUBDIVISION UNIT THREE, 7 MAPS 33, READING "S 33°30' E 103.381" SHOULD READ "S 33°30' E 103.88."

NOTE: MEYERS SUBDIVISION UNIT TWO 6 MAPS 75, MEYERS SUBDIVISION UNIT THREE 7 MAPS 33, AND MEYERS SUBDIVISION UNIT FOUR 7 MAPS 86 ARE SHIFTED SOUTH 0.22 AND EAST 0.32 FROM UNIT ONE. SEE COURSE "C" FOR CALCULATED VS. MAP DIMENSIONS.

MAP OF
LAUREL CREEK TOWNHOUSES,
A CONDOMINIUM
CITY OF NOVATO, CALIFORNIA

1" = 100'

APRIL 3, 1976

BURTON ENGINEERS
PETALUMA

SHEET 2 OF 5 SHEETS

1100-5

76-913

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MEYERS SUBDIVISION
UNIT ONE
6 MAPS 12

ELM DR.

20

20

S 77°00'00" E
N 11.20

S 77°00'00" E
6.50

33.50

S 74°00'20" E
110.67

N 22°40'20" E
135.42
(161.79)

BOURNE
2219 OR 385

N 13°00'00" E

S 74°00'20" E
1.06

0.90

SET NAIL AND TAG,
RCE 11226, ON SHED
ROOF

S 33°48'20" E
1.38

SET WITNESS PIPE
AT FENCE CORNER

DETAIL
NO SCALE

N 44°40'00" E

(150.62)
147.82

LOT 1
0.98 ACRES
42,688 SQ. FT.

℄ 10' DRAINAGE
EASEMENT

5 5

0.39

WEST LINE OF MEYERS SUBDIVISION
UNIT THREE 7 MAPS 33 PER STREET
MONUMENTS. SEE SHEET 2.

MEYERS SUBDIVISION
UNIT ONE
6 MAPS 12

CORNER EXISTING BUILDING

R = 100
Δ = 28°28'10"
L = 49.69

MEYERS SUBDIVISION
UNIT THREE
7 MAPS 33

1" = 20'

FOUND 2" X 2" REDWOOD
HUB, RE 3230

0.38

N 13°00'00" E

DETAIL
NO SCALE

115.37

N 44°40'00" E

EXISTING FENCE

N 44°40'00" E

3.5' ±

3.0' ±

SET POINT ON
LINE AT BANK
OF STREAM

DETAIL
NO SCALE

19.82

38.71

S 38°51'30" E
206.07

18.31

N 51°08'30" E

33.22

S 65°22'40" E
40.05

PARCEL "A"
OFFERED FOR DEDICATION
TO MARIN COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT
3063 OR 410

NOVATO

S 38°30'00" E
164.21
(164.92)

SET POINT ON LINE AT
BANK OF CREEK

(314.30)
310.61

88.19

54.61

CREEK

S 33°30'00" E
128.36
(129.62)

LOS ALONDRAS SUBDIVISION
6 MAPS 20

N 56°30' E
150.00

S 33°30' E
33.00

N 56°30' E
20.00

LOS ALONDRAS COURT

S 33°26'50" E
(S 33°30' E
242.19
242.67

FOUND 3/4" PIPE,
RE 3230

FOUND 3/4" PIPE, RE 3230,
TAG DESTROYED BY RECOVERY

LEGEND

- ○ SET 1/2" PIPE-- RCE 11226
- ● FOUND MONUMENT AS INDICATED
- (--) RECORD DIMENSION
- ×—×—× FENCE LINE

BASIS OF BEARING : THE CENTERLINE
OF FIFTH STREET BETWEEN FOUND
MONUMENTS PER 6 MAPS 12,
"N 12°22' E 405.74'."

1" = 20'

MAP OF
LAUREL CREEK TOWNHOUSES,
A CONDOMINIUM
CITY OF NOVATO, CALIFORNIA

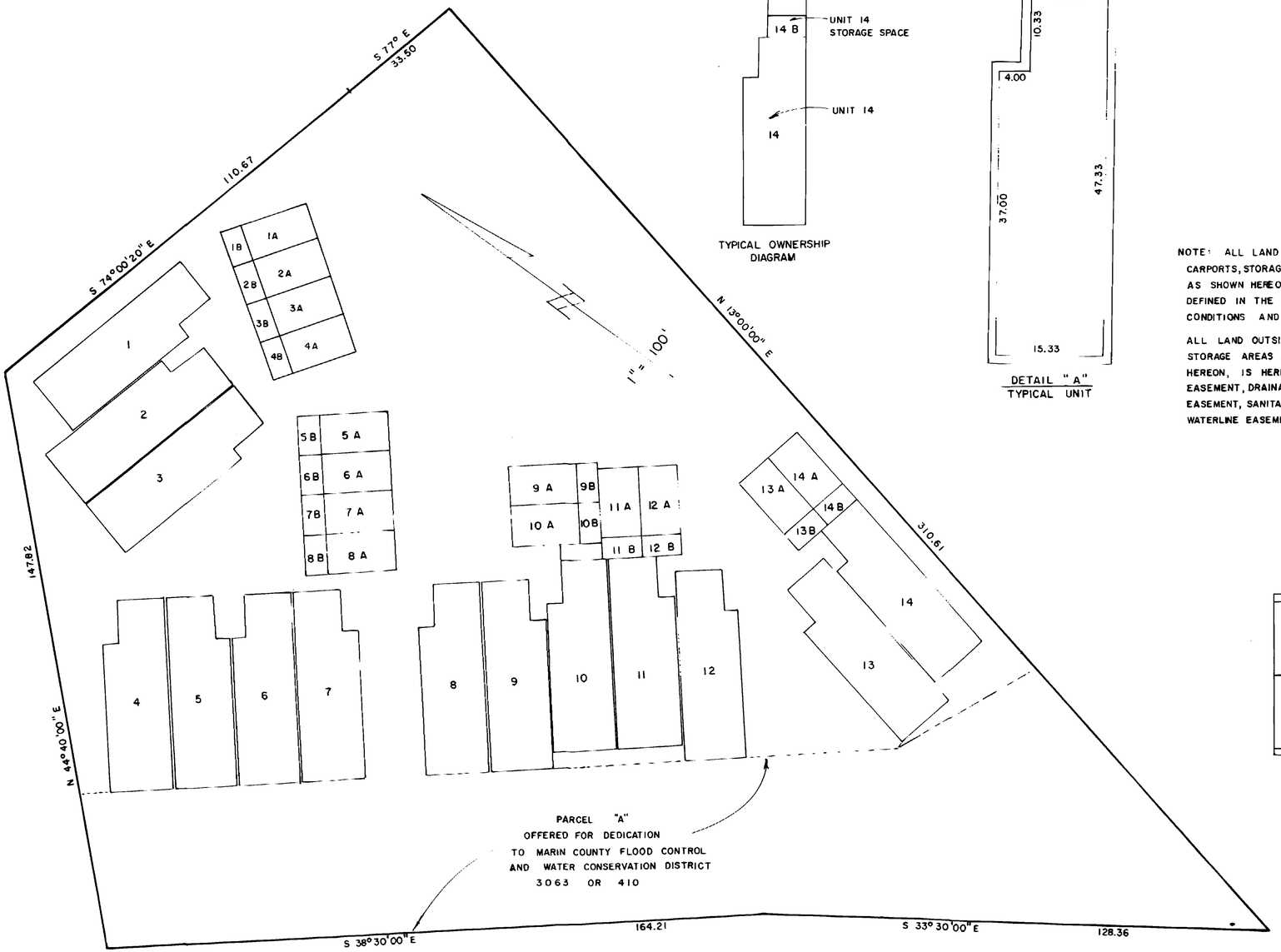
APRIL 3, 1976

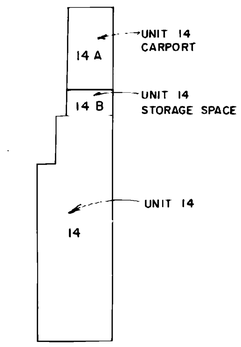
BURTON ENGINEERS
PETALUMA

SHEET 3 OF 5 SHEETS

1100 - 5

76-913



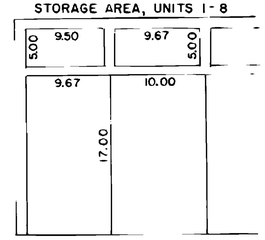


TYPICAL OWNERSHIP DIAGRAM

DETAIL "A"
TYPICAL UNIT

BASIS OF BEARING: THE CENTERLINE OF FIFTH STREET BETWEEN FOUND MONUMENTS PER G MAPS 12, "N 12°22' E 405.74'."

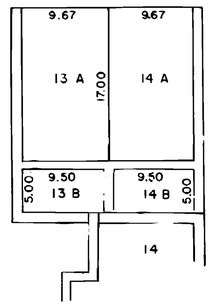
DETAIL "B"
TYPICAL CARPORT & STORAGE AREA, UNITS 1-8

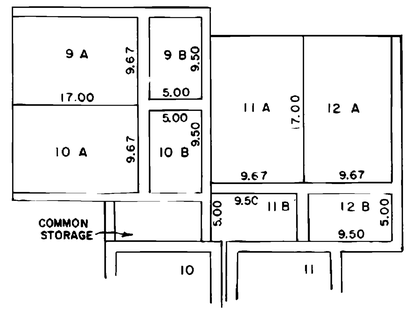


NOTE: ALL LAND OUTSIDE THE BUILDINGS, CARPORTS, STORAGE AREAS AND PARCEL "A" AS SHOWN HEREON IS "COMMON AREA" AS DEFINED IN THE PROJECT COVENANTS, CONDITIONS AND RESTRICTIONS.

ALL LAND OUTSIDE THE BUILDINGS, CARPORTS, STORAGE AREAS AND PARCEL "A" AS SHOWN HEREON, IS HEREBY OFFERED AS ACCESS EASEMENT, DRAINAGE EASEMENT, PUBLIC UTILITY EASEMENT, SANITARY SEWER EASEMENT, AND WATERLINE EASEMENT.

DETAIL "C"
NO SCALE





DETAIL "D"
NO SCALE

CONDOMINIUM PLAN
FOR LAUREL CREEK TOWNHOUSES

MAP OF
LAUREL CREEK TOWNHOUSES,
A CONDOMINIUM
CITY OF NOVATO, CALIFORNIA

1" = 100'
MAY 3, 1976

BURTON ENGINEERS
PETALUMA

1100 - 5

SHEET 4 OF 5 SHEETS

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GENERAL CONDOMINIUM NOTES

1. RESIDENTIAL AIR SPACES - EACH OF THE AIR SPACES 1 THROUGH 14, INCLUSIVE, IS A RESIDENCE STRUCTURE. THE BOUNDARIES OF EACH SUCH RESIDENCE STRUCTURE ARE THE INTERIOR UNFINISHED SURFACES OF THE PERIMETER WALLS, CHIMNEYS, WINDOWS, DOORS, THE INTERIOR UNFINISHED SURFACES OF THE FLOORS AND THE INTERIOR UNFINISHED SURFACES OF THE CEILINGS (NOT INCLUDING PAINT, TILE OR OTHER WALL, FLOOR OR CEILING FINISHES), AND EACH SUCH RESIDENTIAL STRUCTURE SHALL INCLUDE THE SURFACES SO DESCRIBED, THE PORTIONS OF THE BUILDING AND IMPROVEMENTS LYING WITHIN SAID BOUNDARIES AND THE AIR SPACE SO ENCOMPASSED.

2. PARKING AND STORAGE AIR SPACE - THE CONVEYANCE OF EACH UNIT INCLUDES AN EXCLUSIVE EASEMENT FOR PARKING ON THE COVERED PARKING AREA BEARING THE SAME CORRESPONDING NUMBER AS THE UNIT ALONG WITH AN "A" DESIGNATION, THE RIGHTS TO SUCH EXCLUSIVE EASEMENT AND CONDITIONS OF USE TO BE SET FORTH IN THE RESTRICTIONS. THE STORAGE AIR SPACE DESIGNATED WITH THE SAME CORRESPONDING NUMBER AS A UNIT PLUS A "B" DESIGNATION ALSO SHALL BE INCLUDED WITH THE CONVEYANCE OF THE UNIT AND THERE SHALL BE AN EXCLUSIVE RIGHT OF OCCUPANCY AND USE OF SUCH STORAGE AIR SPACE. THE LIMITATIONS AND RIGHTS OF USE SHALL BE MORE FULLY SET FORTH IN THE DEED RESTRICTIONS.

3. AIR SPACES ARE PARALLEL AND AT RIGHT ANGLES TO BOUNDARY OR EASEMENT LINES UNLESS OTHERWISE NOTED.

4. AIR SPACE LINES ARE INTENDED TO DELINEATE BUILDING WALLS AS CONSTRUCTED; ACTUAL LOCATIONS OF BUILDING WALLS SHALL GOVERN.

5. THE COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH ARE TO BE RECORDED IN CONNECTION WITH THIS PROJECT SHALL BE DETERMINATIVE AS TO THE DEFINITION AND ANY INCONSISTENCY BETWEEN THESE NOTES AND THE COVENANTS, CONDITIONS AND RESTRICTIONS SHALL BE RESOLVED BY THE COVENANTS, CONDITIONS AND RESTRICTIONS.

6. AFTER COMPLETION AND ACCEPTANCE OF IMPROVEMENTS AND LANDSCAPING WITHIN THIS CONDOMINIUM, NO CHARGE OR ALTERATION TO SUCH IMPROVEMENTS OR LANDSCAPING MAY BE MADE WITHOUT THE WRITTEN CONSENT OF THE NOVATO PLANNING DIRECTOR. THIS RESTRICTION DOES NOT AFFECT ROUTINE MAINTENANCE, REPAIR OR REPLACEMENT OF SUCH IMPROVEMENTS AND LANDSCAPING.

MAP OF
LAUREL CREEK TOWNHOUSES,
A CONDOMINIUM
CITY OF NOVATO, CALFIRONIA

MAY 3, 1976

BURTON ENGINEERS
PETALUMA