29

OWNER'S STATEMENT

THE UNDERSIGNED ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AND SHOWN ON THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND ARE ALL WHO ARE NECESSARY TO PASS CLEAR TITLE TO THE LAND SUBDIVIDED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY IRREVOCABLY OFFER FOR DEDICATION TO PUBLIC USE, THE ACCESS AND UTILITY EASEMENT AS SHOWN HEREON. THE PERMANENT EASEMENT HEREIN OFFERED FOR DEDICATION SHALL BE KEPT OPEN AND FREE FROM PERMANENT BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT AS RELATED TO THE PURPOSE OF THE EASEMENT. THE LOCAL AGENCY 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 LOCAL AGENCY, CORPORATION, AGENCY, COMPANY, OR DISTRICT THE OBLIGATION OF MAINTENANCE, IMPROVEMENT OR REPAIR.

James E. Runyeon - VICE PRESIDENT
BOARD of TRUSTEES, PRESBYTERY of the REDWOODS

ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF MARIN

ON 1-3-97, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JAMES E. RUNYEON PERSONALLY KNOWN TO ME OR (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Glen K. Hubbard
NOTARY PUBLIC IN AND FOR SAID COUNTY OF MARIN
STATE OF CALIFORNIA. MY COMMISSION EXPRIRES Aug 18, 2000.
COMM. # 1108982

GLEN K. HUBBARD
COMM. #1108982
NOTARY PUBLIC-CALIFORNIA
MARIN COUNTY
My Comm. Expires Aug. 18, 2000

ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF MARIN

ON_____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, PERSONALLY KNOWN TO ME OR (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC IN AND FOR SAID COUNTY OF MARIN
STATEE OF CALIFORNIA. MY COMMISSION EXPIRES _____.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF THE PRESBYTERY OF THE REDWOODS IN JULY 1996. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; 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 THE MAP BY SEPTEMBER 1996, AND THAT A SURVEY OF THE PROPERTY CAN BE RETRACED FROM SAID MONUMENTS.

LICENSED LAND SURVEYOR
ROBERT A. WALLING
LIC. NO. L6234
EXP. 3/31/98
STATE OF CALIFORNIA

SIGNED: Robert A. Walling
ROBERT WALLING, PLS 6234, EXP. DATE 3/31/96

COUNTY SURVEYOR'S STATEMENT

I, THE UNDERSIGNED, COUNTY SURVEYOR OF THE COUNTY OF MARIN, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THE WITHIN PARCEL MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISION 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.

ON BEHALF OF THE PUBLIC, I HEREBY REJECT THE OFFER OF DEDICATION OF ALL EASEMENTS.

DATED: 1/31/97

SIGNED: Michael Stanford
COUNTY SURVEYOR

REGISTERED PROFESSIONAL ENGINEER
M. Mehdi Madjd-Sadjadi
No 25885
Exp 12/31/97
CIVIL
STATE OF CALIFORNIA

COUNTY TAX COLLECTOR'S STATEMENT

I, THE UNDERSIGNED ON BEHALF OF THE TAX COLLECTOR OF THE COUNTY OF MARIN AND THE CITIES THEREIN, STATE OF CALIFORNIA, HEREBY STATE THAT THERE ARE NO LIENS FOR UNPAID TAXED, COUNTY OR CITY, 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 31st DAY OF January 1997

TAX COLLECTOR
COUNTY OF MARIN AND CITIES THEREIN
STATE OF CALIFORNIA

BY: Sophia K. Eliopoulos
DEPUTY

MARIN COUNTY, CALIF.

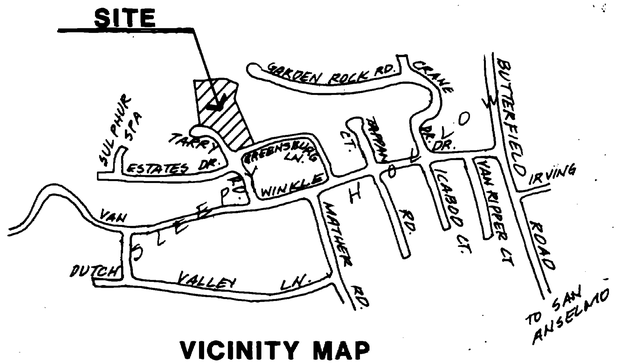
CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I, THE UNDERSIGNED, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN, STATE OF CALIFORNIA, DO HEREBY STATE 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 PAYMENTS 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 31st DAY January 1997.

SIGNED: M Mikels
CLERK OF THE BOARD OF SUPERVISORS, OF THE COUNTY OF MARIN, STATE OF CALIFORNIA.

BOARD OF SUPERVISORS
MARIN COUNTY, CALIFORNIA



VICINITY MAP
NO SCALE

COMMUNITY DEVELOPEMENT AGENCY DIRECTOR'S STATEMENT

THIS MAP IS IN SUBSTANTIAL CONFORMITY WITH THE PRESBYTERY OF THE REDWOODS DIVISION OF LAND APPROVED JANUARY 30, 1997, AND MAY BE RECORDED. ANY IMPROVEMENTS AS ENUMERATED ON THE CERTIFICATE OF APPROVAL OF THE TENTATIVE MAP ARE REQUIRED.

MARIN COUNTY COMMUNITY DEVELOPEMENT AGENCY DIRECTOR:
Mark Riesenfeld

BY: Andrea Troy DATE: 1.30.97

RECORDER'S STATEMENT

FILED FOR RECORD AT THE REQUEST OF THE COUNTY OF MARIN DEPARTMENT OF PUBLIC WORKS THIS 7TH DAY OF FEB, 1997 AT 11:44 A.M. IN BOOK 26 OF PARCEL MAPS AT PAGE 29 IN THE OFFICE OF THE RECORDER OF THE COUNTY OF MARIN, STATE OF CALIFORNIA.

SERIAL NO. 97-006657

FEE: $13.00

JOAN C THAYER, COUNTY RECORDER
MARIN COUNTY, CALIFORNIA.

BY: Florence Shimano

PARCEL MAP

LANDS OF PRESBYTERY OF THE REDWOODS, A CORPORATION- 1131 OR 432, DN. 96-054058 & DN. 96-054056 SLEEPY HOLLOW PRESBYTERIAN CHURCH

SAN ANSELMO, MARIN COUNTY, CALIFORNIA

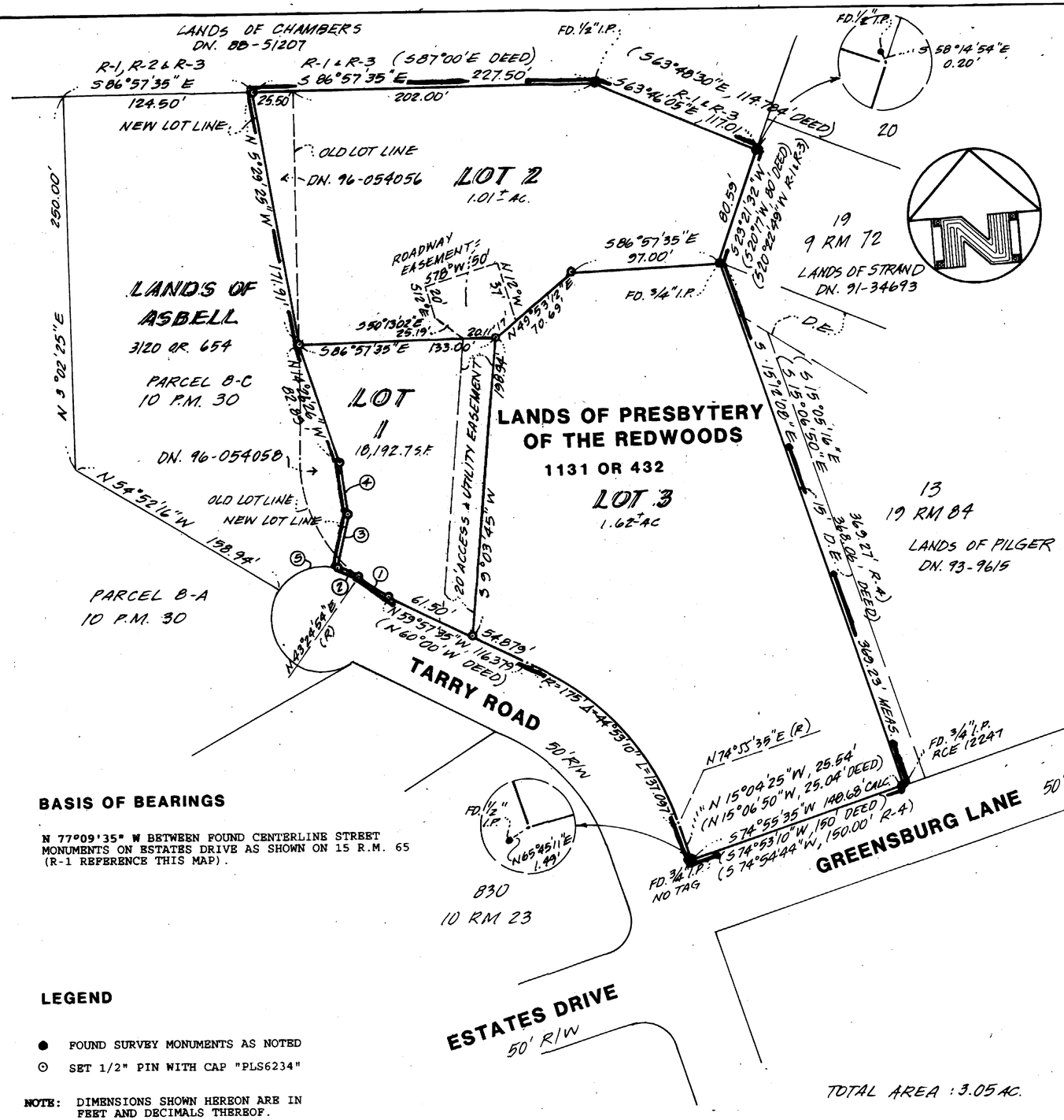
SEPTEMBER 1996 **SCALE 1":50'**

BOB WALLING TECHNICAL SERVICES
P.O. Box 1346 • Glen Ellen, CA 95442
(707) 938-1593 (415) 382-1593

APN. 176-251-10 **JN.95-11** **SHEET 1 OF 3**

CAN No. 7975

PLAN-HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 07-54
PLAN-HOLD CORPORATION • IRVINE CALIFORNIA
RECORDED BY NUMBER 07-54
PLAN-HOLC



REFERENCE SCHEDULE

NO.	REFERENCE DOC.
R-1	15 RM 65
R-2	10 PM 30
R-3	23 PM 93
R-4	19 RM 84
DEED	1131 O.R. 432

NO.	R	Δ	L
1	105'	13°22'29"	24.91'
2	35'	22°55'06"	14.00'
3	N	7°47'01" E	38.21'
4	N	2°21'28" W	32.64'
5	35'	75°22'04"	46.04'

BASIS OF BEARINGS

N 77°09'35" W BETWEEN FOUND CENTERLINE STREET MONUMENTS ON ESTATES DRIVE AS SHOWN ON 15 R.M. 65 (R-1 REFERENCE THIS MAP).

LEGEND

● FOUND SURVEY MONUMENTS AS NOTED

⊙ SET 1/2" PIN WITH CAP "PLS6234"

NOTE: DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

TOTAL AREA : 3.05 AC.

PARCEL MAP

LANDS OF PRESBYTERY OF THE REDWOODS, A CORPORATION- 1131 OR 432, DN. 96-054058 & DN. 96-054056

SLEEPY HOLLOW PRESBYTERIAN CHURCH

SAN ANSELMO, MARIN COUNTY, CALIFORNIA

SEPTEMBER 1996 **SCALE 1":50'**

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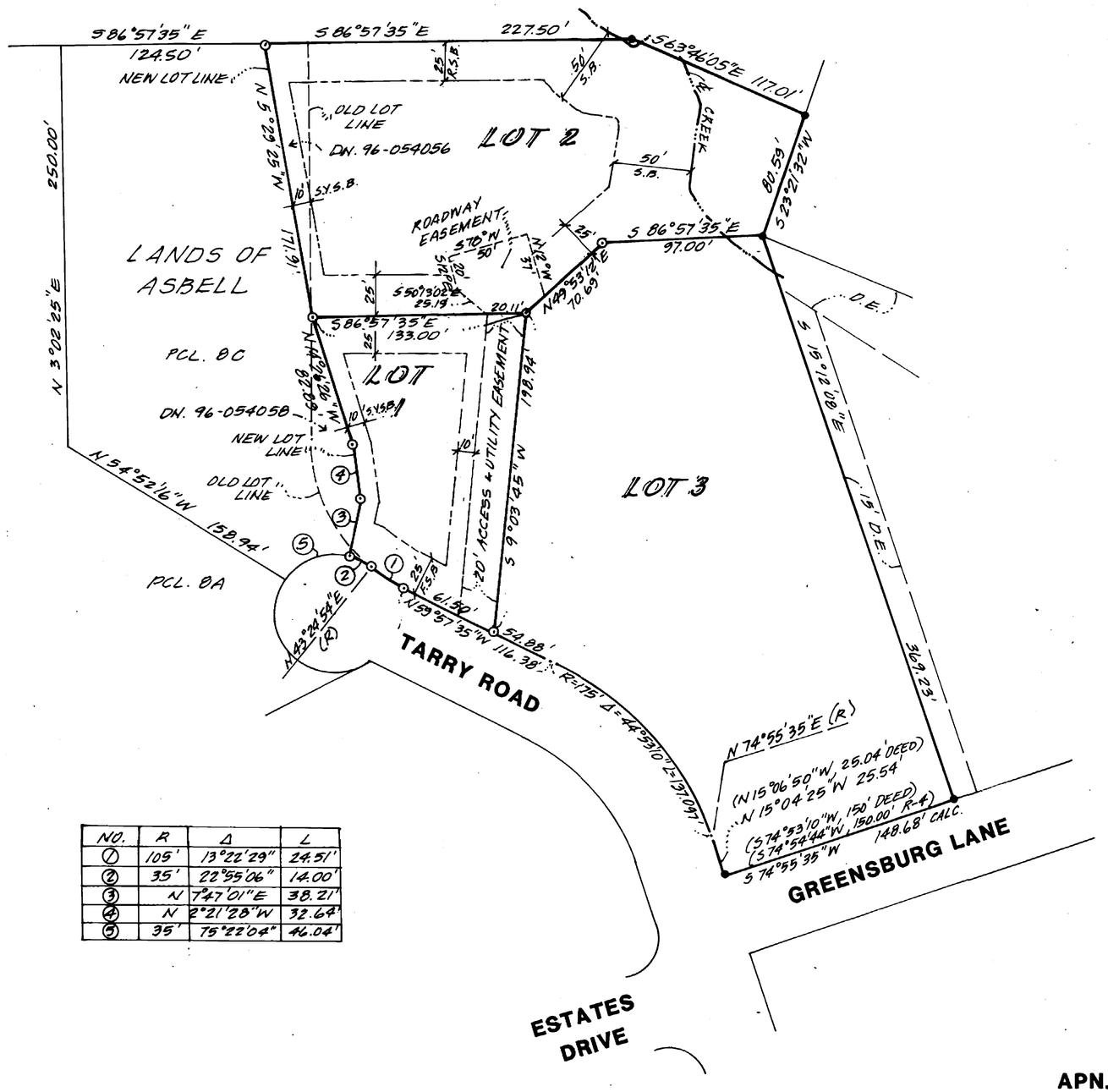
APN. 176-251-10 **JN. 95-11** **SHEET 2 OF 3**



NO.	R	Δ	L
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3	N	7°47'01"E	38.21'
4	N	2°21'28"W	32.64'
5	35'	75°22'04"	46.04'

RESTRICTIONS & CONDITIONS

A) FUTURE RESIDENTIAL DEVELOPMENT ON LOTS 1 AND 2 SHALL COMPLY WITH THE FOLLOWING DEVELOPMENT AND DESIGN CRITERIA:

1) DEVELOPMENT OF NEW SINGLE-FAMILY DWELLINGS ON LOTS 1 AND 2 SHALL BE SUBJECT TO THE PROVISIONS CONTAINED IN CHAPTR 22.82 (DESIGN REVIEW) OF THE MARIN COUNTY CODE.

2) A VEGETATION PRESERVATION RESTRICTION SHALL APPLY TO ALL AREAS OUTSIDE THE APPROVED BUILDING ENVELOPES IN ORDER TO PROTECT THE EXISTING VEGATATION. NO TREES SHALL BE REMOVED UNLESS TO COMPLY WITH THE LOCAL AND STATE FIRE SAFETY REGULATIONS, TO PREVENT THE SPREAD OF DISEASE AS REQUIRED BY THE STATE FOOD AND AGRICULTURE DEPARTMENT, AND PREVENT SAFETY HAZARDS TO PEOPLE AND PROPERTY. ROUTINE TREE TRIMMING AND MAINTENANCE ACTIVITIES THAT ENHANCE THE HEALTH OF THE TRES MAY BE PERMITTED.

3) EXTERIOR LIGHTING MAY BE PERMITTED FOR SAFETY AND SECURITY PURPOSES ONLY. IT MUST BE UNOBTRUSIVE AND MAINTAIN PRIVACY THROUGH THE USE OF HOODED, LOW LEVEL, LOW-WATTAGE LIGHT FIXTURES WHICH CAST LIGHT IN A DOWNWARD DIRECTION.

4) PERIMETER FENCING MAY BE CONSTRUCTED AT THE PROPERTY BOUNDARY OF EACH PARCEL, PROVIDED IT DOES NOT EXCEED A MAXIMUM HEIGHT OF SIX FEET ABOVE GRADE.

5) THE FUTURE RESIDENTIAL STRUCTURES SHALL COMPLY WITH THE ESTABLISHED SITE AREA AND SETBACK STANDARDS CONTAINED IN SECTION 22.46.010 OF THE MARIN COUNTY CODE AND BE LIMITED TO A MAXIMUM HEIGHT OF 30 FEET AND A MAXIMUM FLOOR AREA RATIO OF 30 PERCENT. THESE MAXIMUMS ARE NOT GUARANTEED, AND RESIDENTIAL IMPROVEMENTS SHALL BE REVIEWED UNEDER THEIR OWN MERITS IN THE DESIGN REVIEW PROCESS

LEGEND

S.B.	BUILDING SET BACK
R.S.B.	REAR SET BACK
F.S.B.	FRONT SET BACK
S.Y.S.B.	SIDE YARD SET BACK

ADDENDUM SHEET
PARCEL MAP

LANDS OF PRESBYTERY OF THE REDWOODS,
A CORPORATION- 1131 OR 432,
DN. 96-054058 & DN. 96-054056
SLEEPY HOLLOW PRESBYTERIAN CHURCH

SAN ANSELMO, MARIN COUNTY, CALIFORNIA

SEPTEMBER 1996 **SCALE 1":50'**

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APN. 176-251-10 **JN. 95-11** **SHEET 3 OF 3**