

**OWNER'S STATEMENT**

We, the undersigned, hereby state that we are the owners of or have some right, title or interest in and to the real property shown on this map entitled "Parcel Map Trestle Glen Circle"; that we are the only persons whose consent is necessary to pass clear title to said real property; and that we hereby consent to the preparation and recording of said map.

The undersigned hereby irrevocably offer for dedication to public use, the 10.00' right-of-way strip along Trestle Glen Boulevard for public road and its improvements.

We also hereby irrevocably offer for dedication the 50.00' Public Utility Easement, as shown on said map.

We also hereby release and relinquish all abutter's rights of said property to the Town of Tiburon along Trestle Glen Boulevard, as shown on said map.

The same undersigned also state that the Open Space Easements are deeded to the Town of Tiburon by separate instrument recorded as Document Number 2014-004921 Marin County Records.

We the undersigned hereby reserve to the owners of the lands within the subdivided boundary, their successor's or assign's, the area noted as Private Driveway Easement and Private Storm Drain Easement.

Owners:  
Trestle Glen Terrace, LLC, a California Limited Liability Company

Art Giovara  
by: Art Giovara,

**NOTARY'S STATEMENT:**

STATE OF CALIFORNIA  
COUNTY OF Marin

On July 9, 2013, before me, Sheryl Lynn Dodele  
a Notary Public, personally appeared Art Giovara

who 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 on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.



Sheryl Lynn Dodele  
Notary Public Signature

my Commission No. 1968643 my Commission Expires 2-4-2016

My Place of Business is Sonoma County, California

**TOWN CLERK'S STATEMENT:**

The Town Council of the Town of Tiburon, State of California, at a regular meeting held on the 17<sup>th</sup> Day of July, 2013; examined this Parcel Map, Lands of Trestle Glen Terrace, LLC and the Town Council by Resolution No. 28-2013 duly passed at the meeting aforesaid, approved this map, and on behalf of the public accept the offer of dedication of the 10.00' right-of-way strip, the Relinquishment of Abutter's Rights and accept the offer of the Open Space Easement and reject all other offers of dedication

Signed this 18<sup>th</sup> day of July, 2013

Michael Scott  
Town Clerk of the Town of Tiburon, State of California

**NO FURTHER SUBDIVISION:**

No additional subdivision for the purpose of creating additional lots and/or building sites is permitted.

**COUNTY CLERK'S STATEMENT**

I certify that all bonds, money or negotiable bonds required under the provisions of the Subdivision Map Act to secure payment for taxes and assessments have been filed with and approved by the County of Marin, namely bond(s) under Government Code Sections 66493(a) and 66493(c) in the sum of \$ \_\_\_\_\_ and \$ \_\_\_\_\_ respectively.

Dated: July 10, 2013

Signed [Signature]  
Clerk of the Board of Supervisors  
County of Marin, State of California



**TAX COLLECTOR'S STATEMENT**

According to the records in the office of the undersigned, 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 collected as taxes not yet payable. My estimate of taxes and special assessments collected as taxes and not yet payable is \$ 20,122.00

The land in said subdivision is not subject to a special assessment or bond which may be paid in full.

Security required pursuant to Government Code Sections 66493(a) and 66493(c) are hereby approved and accepted.

Dated: 7/10/13  
[Signature]  
Tax Collector,  
County of Marin,  
State of California



**RECORD TITLE INTERESTS**

Signatures of the owners of the following easements have been Omitted under the provisions of Section 66436 of the Subdivision Map Act. Their interest is such that it cannot ripen in to a fee Title and such signatures are not required by the governing body.

Owner of Interest	DN/OR	Type of Easement
Tiburon Knolls, Unit No. 2	13 Maps 9	Sanitary Sewer
Wolfgang Buck	DN 1995-062945	Landscape
Vickie Welch	DN 1998-0073972	Landscape
Lindsay Leveen	DN 2000-0007362	Scenic/Landscape
Karen L. Leveen		

**COUNTY RECORDER'S STATEMENT:**

Filed this 19 day of JULY, 2013 at 7:25AM in Volume 2013 of Maps at Page 94, at the request of the Town of Tiburon.  
Serial No. 2013-0048808 Fee \$16.00

Richard N. Benson, County Recorder, Marin County, California

Signed A.R. Subito  
Deputy

See Sheet 5 For Local Agency  
Required Information

**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 ordinance at the request of Art Giovara in November of 2012. I hereby state that this Parcel Map substantially conforms to the conditionally approved tentative map, if any, and that all monuments are of the character and occupy the positions indicated, and are sufficient to enable the survey to be retraced.

Dated: 7-9-2013

Signed [Signature]  
Aaron R. Smith, PLS 7901  
my license expires 12/31/13

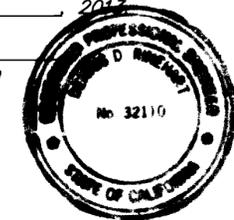


**TOWN SURVEYOR'S STATEMENT**

I, the undersigned, Town Surveyor of the Town of Tiburon, State of California, hereby state that I have examined this Parcel Map, that the land division as shown hereon is substantially the same as it appeared on the Tentative Map and any approved alterations thereof, and 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 the survey data shown upon this map is technically correct.

Signed this 9<sup>th</sup> day of July, 2013

[Signature]  
Dennis D. Rinehart, Town Surveyor, Town of Tiburon  
RCE 32110, expires 12/31/14



**TOWN ENGINEER'S STATEMENT**

I, the undersigned, Town Engineer of the Town of Tiburon, State of California, hereby state that I have examined this Parcel Map, that the land division as shown hereon is substantially the same as it appeared on the Tentative Map and any approved alterations thereof, and 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.

Signed this 16<sup>th</sup> day of July, 2013.

[Signature]  
Nicholas Nguyen, Town Engineer, Town of Tiburon  
RCE 54442, expires 12/31/13

**Parcel Map  
Trestle Glen Circle**

LANDS OF  
TRESTLE GLEN TERRACE, LLC  
DOCUMENT NUMBER 2006-0061607  
"RECORD OF SURVEY" VOLUME 2000 RS 226  
AND DOCUMENT NUMBER 2001-0001396  
TOWN OF TIBURON  
County Of Marin State Of California

**adobe associates, inc.**  
civil engineering | land surveying | wastewater  
1220 N. Dutton, Ave., Santa Rosa, Ca. 95401  
P (707) 541-2300; F (707) 541-2301



Fidelity National Title Company

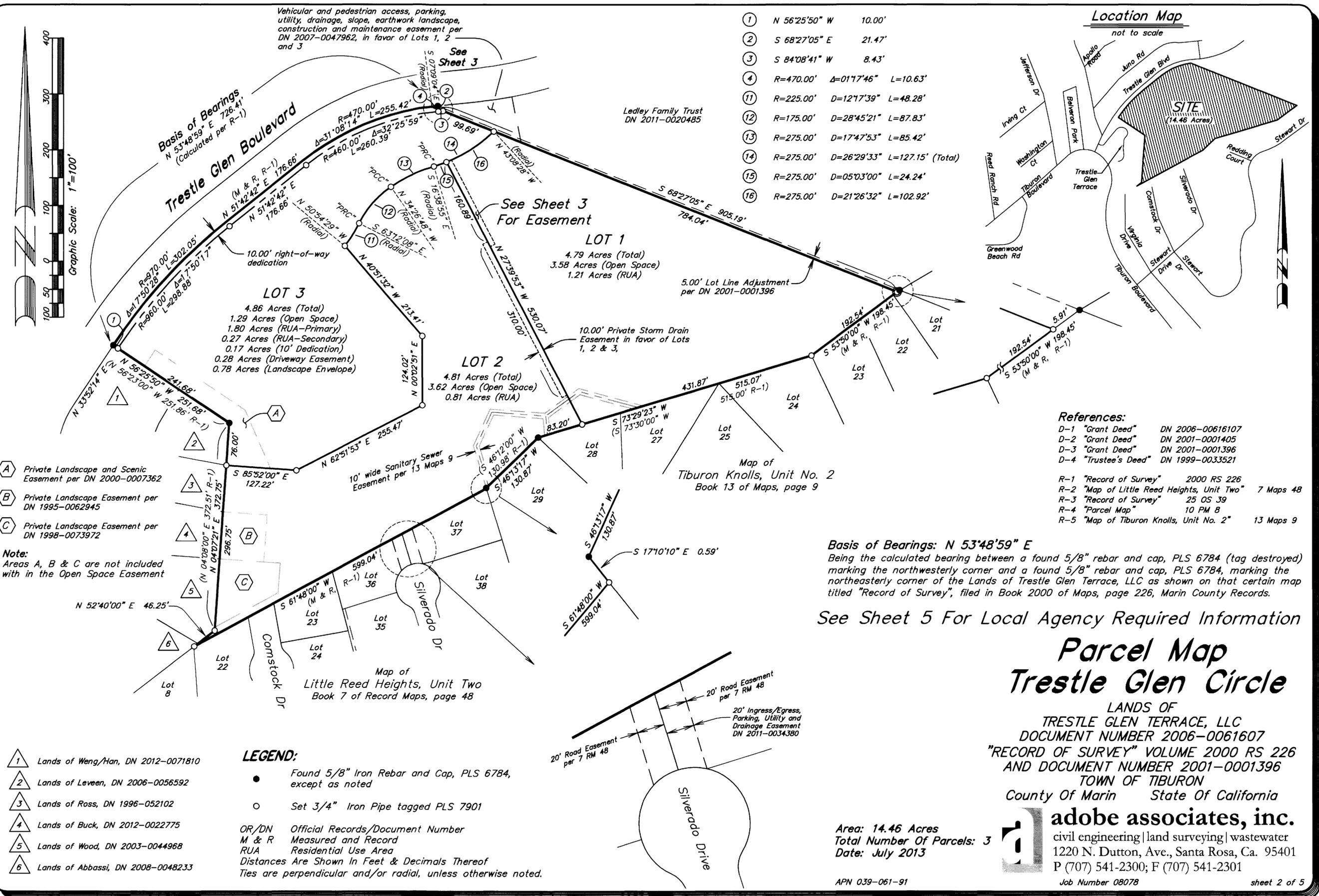
Order No. 12-280522-DP

Dated December 11, 2012

APN 039-061-91

Job Number 08078

sheet 1 of 5



- (A) Private Landscape and Scenic Easement per DN 2000-0007362
- (B) Private Landscape Easement per DN 1995-0062945
- (C) Private Landscape Easement per DN 1998-0073972

**Note:**  
 Areas A, B & C are not included with in the Open Space Easement

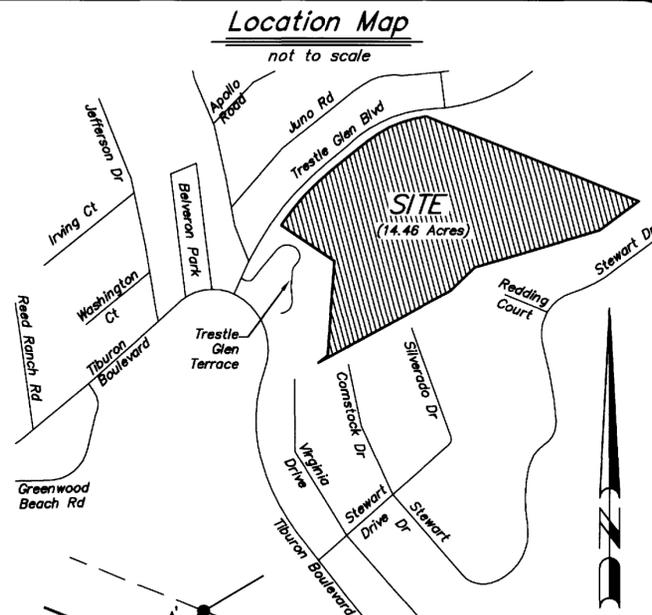
- 1 Lands of Weng/Han, DN 2012-0071810
- 2 Lands of Leveen, DN 2006-0056592
- 3 Lands of Ross, DN 1996-052102
- 4 Lands of Buck, DN 2012-0022775
- 5 Lands of Wood, DN 2003-0044968
- 6 Lands of Abbasi, DN 2008-0048233

**LEGEND:**

- Found 5/8" Iron Rebar and Cap, PLS 6784, except as noted
- Set 3/4" Iron Pipe tagged PLS 7901

OR/DN Official Records/Document Number  
 M & R Measured and Record  
 RUA Residential Use Area  
 Distances Are Shown In Feet & Decimals Thereof  
 Ties are perpendicular and/or radial, unless otherwise noted.

- 1 N 56°25'50" W 10.00'
- 2 S 68°27'05" E 21.47'
- 3 S 84°08'41" W 8.43'
- 4 R=470.00' Δ=01°17'46" L=10.63'
- 11 R=225.00' D=12°17'39" L=48.28'
- 12 R=175.00' D=28°45'21" L=87.83'
- 13 R=275.00' D=17°47'53" L=85.42'
- 14 R=275.00' D=26°29'33" L=127.15' (Total)
- 15 R=275.00' D=05°03'00" L=24.24'
- 16 R=275.00' D=21°26'32" L=102.92'



- References:**
- D-1 "Grant Deed" DN 2006-0061607
  - D-2 "Grant Deed" DN 2001-0001405
  - D-3 "Grant Deed" DN 2001-0001396
  - D-4 "Trustee's Deed" DN 1999-0033521
  - R-1 "Record of Survey" 2000 RS 226
  - R-2 "Map of Little Reed Heights, Unit Two" 7 Maps 48
  - R-3 "Record of Survey" 25 OS 39
  - R-4 "Parcel Map" 10 PM 8
  - R-5 "Map of Tiburon Knolls, Unit No. 2" 13 Maps 9

**Basis of Bearings: N 53°48'59" E**  
 Being the calculated bearing between a found 5/8" rebar and cap, PLS 6784 (tag destroyed) marking the northwesterly corner and a found 5/8" rebar and cap, PLS 6784, marking the northeasterly corner of the Lands of Trestle Glen Terrace, LLC as shown on that certain map titled "Record of Survey", filed in Book 2000 of Maps, page 226, Marin County Records.

**See Sheet 5 For Local Agency Required Information**

**Parcel Map**  
**Trestle Glen Circle**

LANDS OF  
 TRESTLE GLEN TERRACE, LLC  
 DOCUMENT NUMBER 2006-0061607  
 "RECORD OF SURVEY" VOLUME 2000 RS 226  
 AND DOCUMENT NUMBER 2001-0001396  
 TOWN OF TIBURON  
 County Of Marin State Of California

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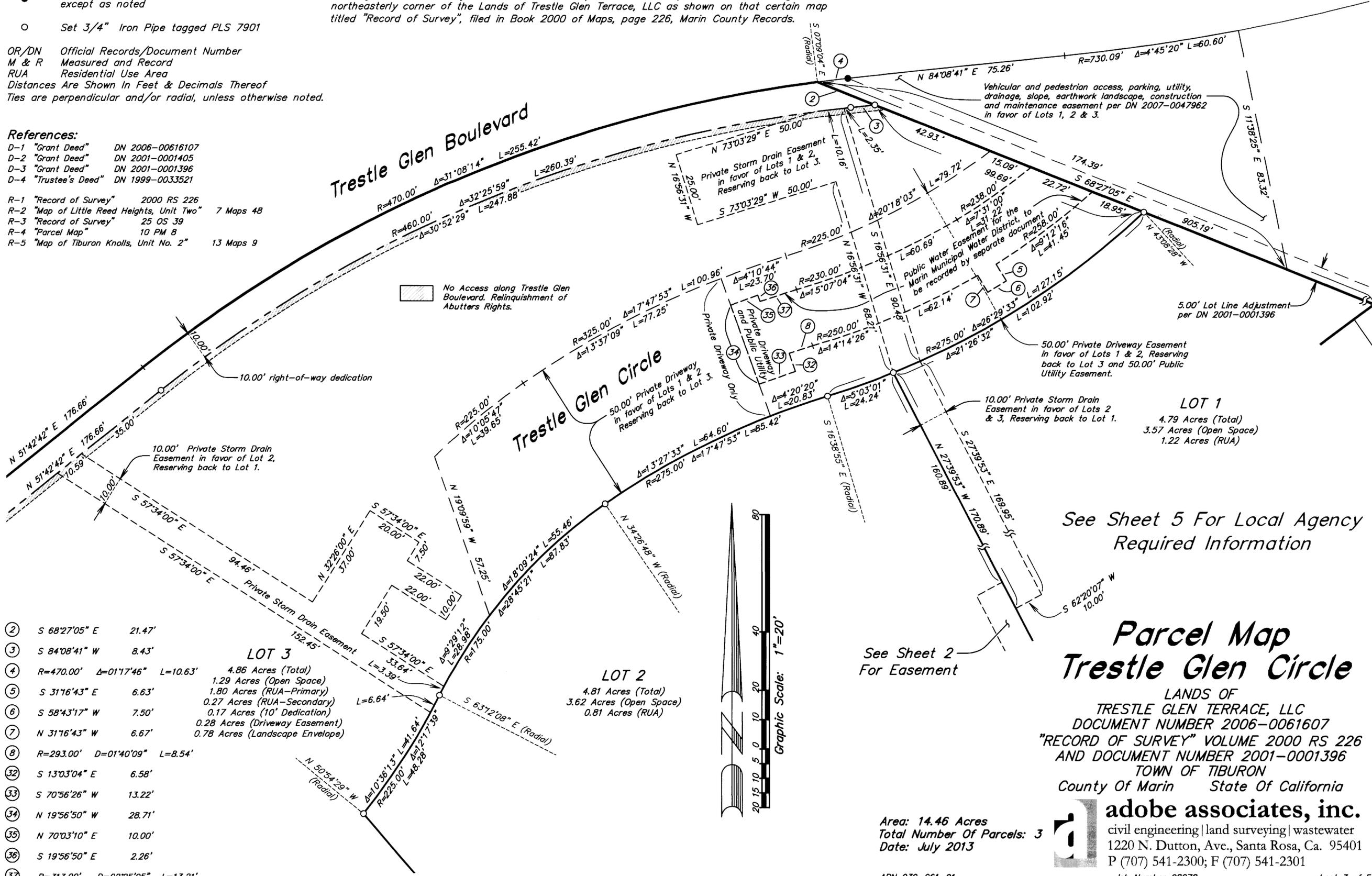
OR/DN Official Records/Document Number  
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 Distances Are Shown In Feet & Decimals Thereof  
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**References:**

- D-1 "Grant Deed" DN 2006-00616107  
 D-2 "Grant Deed" DN 2001-0001405  
 D-3 "Grant Deed" DN 2001-0001396  
 D-4 "Trustee's Deed" DN 1999-0033521
- R-1 "Record of Survey" 2000 RS 226  
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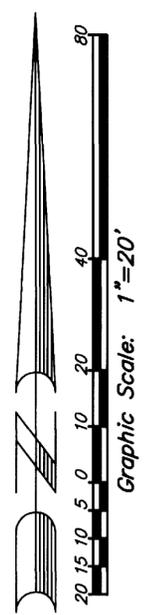


- ② S 68°27'05" E 21.47'
- ③ S 84°08'41" W 8.43'
- ④ R=470.00' Δ=01°17'46" L=10.63'
- ⑤ S 31°16'43" E 6.63'
- ⑥ S 58°43'17" W 7.50'
- ⑦ N 31°16'43" W 6.67'
- ⑧ R=293.00' D=01°40'09" L=8.54'
- ⑩ S 13°03'04" E 6.58'
- ⑪ S 70°56'26" W 13.22'
- ⑫ N 19°56'50" W 28.71'
- ⑬ N 70°03'10" E 10.00'
- ⑭ S 19°56'50" E 2.26'
- ⑮ R=313.00' D=02°25'05" L=13.21'

**LOT 3**  
 4.86 Acres (Total)  
 1.29 Acres (Open Space)  
 1.80 Acres (RUA-Primary)  
 0.27 Acres (RUA-Secondary)  
 0.17 Acres (10' Dedication)  
 0.28 Acres (Driveway Easement)  
 0.78 Acres (Landscape Envelope)

**LOT 2**  
 4.81 Acres (Total)  
 3.62 Acres (Open Space)  
 0.81 Acres (RUA)

**LOT 1**  
 4.79 Acres (Total)  
 3.57 Acres (Open Space)  
 1.22 Acres (RUA)



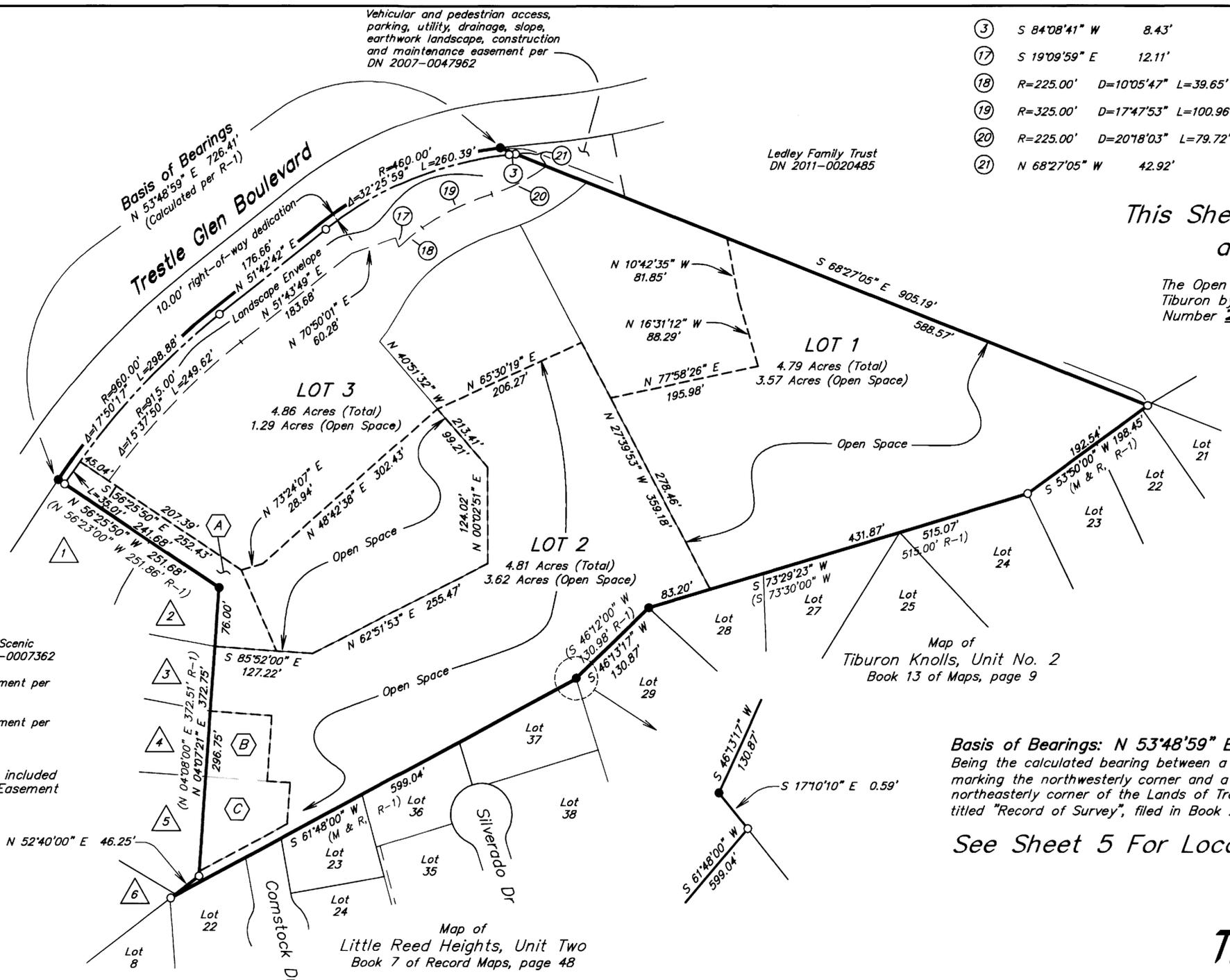
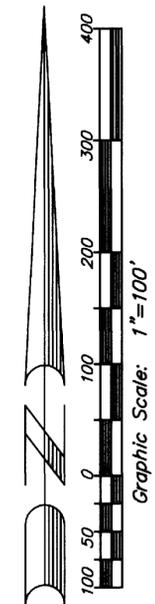
See Sheet 5 For Local Agency Required Information

**Parcel Map  
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 P (707) 541-2300; F (707) 541-2301

Area: 14.46 Acres  
 Total Number Of Parcels: 3  
 Date: July 2013



- ③ S 84°08'41" W 8.43'
- ⑭ S 19°09'59" E 12.11'
- ⑮ R=225.00' D=10°05'47" L=39.65'
- ⑯ R=325.00' D=17°47'53" L=100.96'
- ⑰ R=225.00' D=20°18'03" L=79.72'
- ⑱ N 68°27'05" W 42.92'

**This Sheet for Open Space Easements and Landscape Envelope**

The Open Space Easements are deeded to the Town of Tiburon by separate instrument recorded as Document Number 2013-0048871, Marin County Records.

- References:**
- D-1 "Grant Deed" DN 2006-00616107
  - D-2 "Grant Deed" DN 2001-0001405
  - D-3 "Grant Deed" DN 2001-0001396
  - D-4 "Trustee's Deed" DN 1999-0033521
  - R-1 "Record of Survey" 2000 RS 226
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  - R-5 "Map of Tiburon Knolls, Unit No. 2" 13 Maps 9

- A Private Landscape and Scenic Easement per DN 2000-0007362
- B Private Landscape Easement per DN 1995-0062945
- C Private Landscape Easement per DN 1998-0073972

**Note:**  
 Areas A, B & C are not included with in the Open Space Easement

**Basis of Bearings: N 53°48'59" E**  
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See Sheet 5 For Local Agency Required Information

**Parcel Map  
 Trestle Glen Circle**

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- ① Lands of Weng/Han, DN 2012-0071810
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- ④ Lands of Buck, DN 2012-0022775
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- ⑥ Lands of Abbassi, DN 2008-0048233

**LEGEND:**

- Found 5/8" Iron Rebar and Cap, PLS 6784, except as noted
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OR/DN Official Records/Document Number  
 M & R Measured and Record  
 RUA Residential Use Area  
 Distances Are Shown In Feet & Decimals Thereof  
 Ties are perpendicular and/or radial, unless otherwise noted.

Area: 14.46 Acres  
 Total Number Of Parcels: 3  
 Date: July 2013

### Local Agency/Public Information

All "Agency/Public Information" is for informational purposes describing conditions as of the date of filing of this map, and is not intended to affect record title interest. Such information is derived from public records and reports, and inclusion hereon does not imply the correctness or sufficiency of those records. All such information is subject to change, alteration or variance in accordance with State, County and/or local ordinances and local agency regulations and procedures.

- 1) **Floor Area and Height Maximums Established.** In furtherance of Section 16-52.020 (1[3]) of the Municipal Code, this Precise Development Plan approval establishes the limit of "floor area, gross", as defined in Section 16-100.020 (F) therein, and "height", as defined in Section 16-100.020 (H) therein, that may be constructed on each lot as set forth as follows:
- Lot 1: A maximum of 4,925 square feet of gross floor area and 1,082 square feet of garage space.
  - Lot 2: A maximum of 4,402 square feet of gross floor area and 600 square feet of garage space.
  - Lot 3: A maximum of 5,885 square feet of gross floor area and 600 square feet of garage space.

Any garage and/or carport floor area in excess of the amount specified above shall be counted as additional gross floor area on a lot. Floor areas meeting the definition of "basement" in the Tiburon Municipal Code shall not be included in the calculation of gross floor area. It is understood that the floor area for each lot as specified above is a maximum allowable square footage, and the Design Review Board may, in its reasonable discretion in reviewing Site Plan and Architectural Review applications for each lot, approve a lesser amount of square footage and/or height for good cause. Accessory buildings may include a pool house, cabana, tool/garden shed, or similar structure, the use of which is clearly subordinate and incidental to the main building. The main building on each lot shall not exceed thirty (30) feet above grade. Accessory buildings shall not exceed fifteen (15) feet in height above grade. (PDP Condition #5)

**Note:**  
Areas A, B & C are not included with in the Open Space Easement

- (A) Private Landscape and Scenic Easement per DN 2000-0007362
- (B) Private Landscape Easement per DN 1995-0062945
- (C) Private Landscape Easement per DN 1998-0073972

### Zoning Information

Refer to Planned Development #18A for improvement information set forth in the Trestle Glen Circle Precise Development Plan (PDP), available for review in the Town of Tiburon Planning Division.

2) **Residential Use Areas (RUAs).** In furtherance of Section 16-21.040 (A) of the Municipal Code, no improvements of any type, including fencing, shall be permitted on any lot outside of the approved "residential use area" for each lot. Accessory buildings or structures and other improvements, including patios, decks, pools, spas, fountains and water features, built-in barbecues, play structures, arbors, gazebos, tool sheds, fencing, introduced landscaping, utility improvements, parking areas, driveways, and retaining walls shall be limited to the residential use area of each lot. Fencing and retaining walls shall not exceed six (6) feet in height, except for retaining walls shown on Sheets C6 and C7 of the approved Precise Development Plan drawings, and landscape walls shall not exceed four (4) feet in height.

The use of the secondary residential use areas for Lot 3 shall be limited to solar panels and landscape elements, including planting with non-commercial food crops such as vegetable gardens, fruit trees, olive orchard or grapevines. (PDP Condition #6)

### This Sheet for Open Space Easements and Landscape Envelope

The Open Space Easements are deeded to the Town of Tiburon by separate instrument recorded as Document Number 2013-0048811, Marin County Records.

3) **Lot Areas Outside of the RUA.** In furtherance of Section 16-21.030(D[3]) of the Municipal Code, all portions of private lots outside the RUA shall be protected by an open space easement or easements offered for acceptance to the Town of Tiburon by separate instrument as part of the parcel map application. Said open space easement or easements shall be recorded in conjunction with the recordation of the parcel map and their existence shall be noted on the parcel map. This limitation does not apply to improvements contemplated in this Precise Development Plan; for example, the private roadway serving the subdivision; driveways, retaining walls supporting driveways; utilities; landslide repair devices and re-vegetation; drainage ditches; or other ancillary improvements necessary for installation of the subdivision improvements contemplated in this Precise Development Plan or permits issued in reliance thereon, including the subdivision improvement drawings. Three-foot high permanent bollards with plaques shall be installed between the boundary of the residential use areas and the private open space areas of each lot. Deer fencing shall be allowed along the boundary of the project site at Silverado Drive, as shown on Sheet C5 of the approved Precise Development Plan drawings. The landscape envelope on Lot 3 shall be planted with native trees and shrubs to soften and screen the downhill portions of the property. (PDP Condition #7)

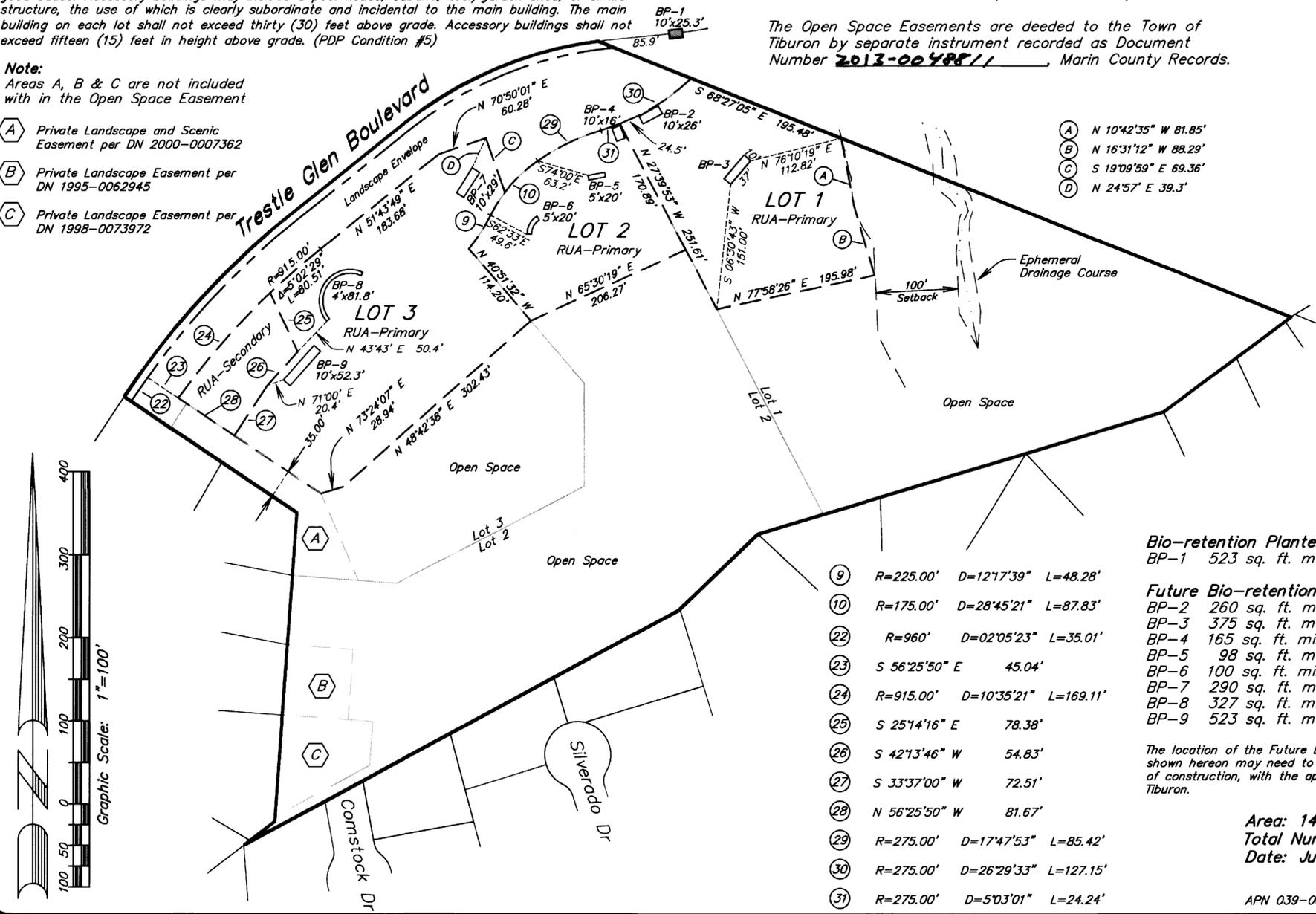
4) **Pre-Existing Landscape Easements.** Current and future use of existing recreation, privacy and landscape easements granted to the properties at 202, 206 and 208 Trestle Glen Terrace shall comply with the uses and improvements contained in the Precise Development Plan Project description, prepared by IP A, Inc., dated July 27, 2011 at pages 11 and 12, on file with the Town of Tiburon. (PDP Condition #8)

5) **House Designs.** Individual house designs submitted for Site Plan and Architectural Review shall closely resemble the articulation of buildings in the conceptual designs shown in the above-referenced drawings prepared by Miles Berger. In reviewing these applications, the Design Review Board is directed to avoid changes to the house locations that would have materially greater impacts on views across the site from neighboring homes, substantially increase the heights of retaining walls, result in substantially more grading, increase the project's visibility from off-site, or otherwise materially increase the project's impacts on the surrounding area. The Design Review Board is encouraged to show flexibility in the location of the house on Lot 3 to minimize the impacts on neighboring residents. The Design Review Board is also encouraged to carefully review the lighting design of future homes to minimize the light pollution impacts for nearby residents.

The house design for Lot 3 shall be stepped better into the hillside and shortened horizontally from the conceptual design, consistent with the conceptual designs for Lots 1 and 2. Such changes shall be achieved with the changes to the building design and/or a reduction in the floor area of the house. (PDP Condition #9)

6) **Colors and Materials.** Colors and materials of homes and accessory buildings shall be low-reflectivity, medium and/or dark hues that minimize contrast with surroundings and reduce visual impacts. (PDP Condition #10)

7) **Landscaping.** Any disturbed open space areas shall be landscaped immediately following the landslide repair and/or subdivision improvements/home construction work. Additionally, all landslide repair areas shall be hydro-seeded following grading for dust control and soil stability in accordance with geotechnical engineering recommendations. No new landscaping or vegetation shall be planted on any private open space area other than that approved as part of a detailed landscape plan and palette to be submitted with the tentative subdivision map application and incorporated into the subdivision improvement drawings. Hydroseeding and other planting within private open space shall be limited at all times to native plants and native grasses only. (PDP Condition #11)



9	R=225.00'	D=1217'39"	L=48.28'
10	R=175.00'	D=28'45'21"	L=87.83'
22	R=960'	D=02'05'23"	L=35.01'
23	S 56'25'50" E	45.04'	
24	R=915.00'	D=10'35'21"	L=169.11'
25	S 25'14'16" E	78.38'	
26	S 42'13'46" W	54.83'	
27	S 33'37'00" W	72.51'	
28	N 56'25'50" W	81.67'	
29	R=275.00'	D=17'47'53"	L=85.42'
30	R=275.00'	D=26'29'33"	L=127.15'
31	R=275.00'	D=5'03'01"	L=24.24'

<b>Bio-retention Planter</b>	BP-1	523 sq. ft. minimum
<b>Future Bio-retention Planter</b>	BP-2	260 sq. ft. minimum
	BP-3	375 sq. ft. minimum
	BP-4	165 sq. ft. minimum
	BP-5	98 sq. ft. minimum
	BP-6	100 sq. ft. minimum
	BP-7	290 sq. ft. minimum
	BP-8	327 sq. ft. minimum
	BP-9	523 sq. ft. minimum

The location of the Future Bio-retention Planters shown hereon may need to be relocated at time of construction, with the approval of the Town of Tiburon.

Area: 14.46 Acres  
Total Number Of Parcels: 3  
Date: July 2013

APN 039-061-91

### Local Agency/Public Informational Sheet

## Parcel Map Trestle Glen Circle

LANDS OF  
TRESTLE GLEN TERRACE, LLC  
DOCUMENT NUMBER 2006-0061607  
"RECORD OF SURVEY" VOLUME 2000 RS 226  
AND DOCUMENT NUMBER 2001-0001396  
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Job Number 0807B

sheet 5 of 5