

**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 OWNERS HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF NOVATO FOR PUBLIC PURPOSES THE FOLLOWING EASEMENTS:

1. THE AREA DESIGNATED EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) FOR THE PURPOSE OF INGRESS AND EGRESS OF EMERGENCY VEHICLES.
2. THE AREA DESIGNATED PUBLIC UTILITY EASEMENT (PUE) FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES AND ALL RELATED APPURTENANCES.

THE AREAS DESIGNATED "WATER LINE EASEMENT" (WLE) WILL BE DEDICATED BY SEPARATE INSTRUMENT TO NORTH MARIN WATER DISTRICT AS NON-EXCLUSIVE EASEMENTS FOR THE PURPOSES OF LAYING DOWN, CONSTRUCTING, RECONSTRUCTING, REMOVING, REPLACING, REPAIRING, MAINTAINING, OPERATING AND USING FOR THE TRANSMISSION AND DISTRIBUTION OF WATER (POTABLE AND/OR RECYCLED), A PIPE OR PIPES AND ALL NECESSARY BRACES, CONNECTIONS, FASTENINGS, MANHOLES, AND OTHER APPLIANCES AND FIXTURES.

THE REAL PROPERTY DESIGNATED AS LOTS 1-14, PARCEL A, PARCEL B, PARCEL C, PARCEL D, PARCEL E, PARCEL F, PARCEL G, AND PARCEL H ARE NOT OFFERED FOR THE USE BY THE GENERAL PUBLIC BUT RESERVED AS COMMON AREA FOR THE HOMEOWNERS OF "VERANDAH AT VALLEY OAKS 7711 REDWOOD BOULEVARD" FOR PRIVATE INGRESS AND EGRESS, PRIVATE STRUCTURES, LANDSCAPING, TRASH FACILITIES, OPEN SPACE, PRIVATE UTILITIES, PUBLIC UTILITIES, PRIVATE DRAINAGE, AND ALL RELATED APPURTENANCES. MAINTENANCE OF SAID PARCELS ARE THE RESPONSIBILITIES OF THE HOMEOWNERS ASSOCIATION ALL IN ACCORDANCE WITH THE SUBDIVISION RESTRICTIONS GOVERNING THIS PROJECT. NO CHANGE OR ALTERATIONS, EXCEPT FOR ROUTINE MAINTENANCE AND REPAIRS, MAY BE MADE TO IMPROVEMENTS OR LANDSCAPING IN THE COMMON AREA WITHOUT THE WRITTEN CONSENT OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF NOVATO. SAID PARCELS ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS MAP.

COVENANTS, CONDITIONS, AND RESTRICTIONS GOVERNING THIS SUBDIVISION WILL BE RECORDED CONCURRENTLY WITH THE MAP.

OWNER: LS-NOVATO LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature] DATE: 6/2/2020  
 NAME (PRINT): JOSH SANTOS  
 TITLE: DIVISION PRESIDENT

**OWNER'S ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA } SS.  
COUNTY OF Contra Costa

ON June 2, 2020, BEFORE ME, Jacquyn Elizabeth Tommer, A NOTARY PUBLIC, PERSONALLY APPEARED Josh Santos, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON (S) WHOSE NAME (S) IS (S) SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (S) / SHE (S) / THEY EXECUTED THE SAME IN HIS (S) / HER (S) / THEIR AUTHORIZED CAPACITY (S), AND THAT BY HIS (S) / HER (S) / THEIR SIGNATURE (S) ON THE INSTRUMENT THE PERSON (S), OR THE ENTITY UPON 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:  
 SIGNATURE: [Signature]  
 NAME (PRINT): Jacquyn Elizabeth Tommer  
 PRINCIPAL COUNTY OF BUSINESS: Contra Costa County  
 MY COMMISSION NUMBER: 2175619  
 MY COMMISSION EXPIRES: December 15, 2020

**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 LS-NOVATO LLC, A DELAWARE LIMITED LIABILITY COMPANY IN AUGUST, 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31 2022, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

5/27/2020  
DATE



[Signature]  
MARK H. WEHBER, P.L.S.  
L.S. NO. 7960

**RECORDER'S STATEMENT**

FILED THIS 18<sup>th</sup> DAY OF September, 2020 AT 8 A M.,  
 IN BOOK 2020 OF MAPS, AT PAGE 231, AT THE REQUEST OF THE CITY OF NOVATO.  
 SERIAL NO. 2020-0043888 FEE: 596-

SHELLY SCOTT  
 RICHARD N. BENSON,  
 COUNTY RECORDER  
 MARIN COUNTY RECORDER,  
 STATE OF CALIFORNIA

BY: [Signature]  
DEPUTY

**MAP OF  
VERANDAH AT VALLEY OAKS  
7711 REDWOOD BOULEVARD**

FOR CONDOMINIUM PURPOSES OF 80 UNITS  
BEING A SUBDIVISION OF PARCEL ONE (APN 125-580-16)  
AS DESCRIBED IN THAT GRANT DEED RECORDED MARCH 5, 2020 AS  
DOCUMENT NUMBER 2020-0008770, MARIN COUNTY RECORDS  
CONSISTING OF 14 LOTS AND 8 PARCELS, CONTAINING 4.00 ACRES±  
CITY OF NOVATO, MARIN COUNTY CALIFORNIA



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 CIVIL ENGINEERS • SURVEYORS • PLANNERS  
 MAY 2020

CITY CLERK'S STATEMENT

THE CITY COUNCIL OF THE CITY OF NOVATO, STATE OF CALIFORNIA, AT A REGULAR MEETING HELD ON THE 28 DAY OF July, 2020 EXAMINED THE "MAP OF VERANDAH AT VALLEY OAKS 7711 REDWOOD BOULEVARD" SUBDIVISION AND THE CITY COUNCIL BY RESOLUTION NO. 2020-049 DULY PASSED AT SAID MEETING, APPROVED THIS MAP AND ACCEPTED ON BEHALF OF THE PUBLIC.

- 1. THE AREAS DESIGNATED EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) FOR THE PURPOSE OF INGRESS AND EGRESS OF EMERGENCY VEHICLES.
2. THE AREAS DESIGNATED PUBLIC UTILITY EASEMENT (PUE) FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES AND ALL RELATED APPURTENANCES.

SIGNED THIS 30 DAY OF July, 2020.

Laura McDowell, Acting City Clerk
CITY CLERK OF THE CITY OF NOVATO, STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I DO HEREBY STATE THAT THIS SUBDIVISION MAP HAS BEEN EXAMINED BY ME, AND THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP HAVE BEEN COMPLIED WITH.

CHRISTOPHER J. BLUNK, RCE 76105
CITY ENGINEER, CITY OF NOVATO
STATE OF CALIFORNIA

7/30/2020
DATE

I DO HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION MAP ON BEHALF OF THE CITY OF NOVATO, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

RICHARD A. MOSHIER, RCE 30696

7/16/2020
DATE



SOILS REPORT STATEMENT

A GEOTECHNICAL INVESTIGATION REPORT ON WAS PREPARED BY ENGeo INCORPORATED, DATED JUNE 10, 2019, PROJECT NO. 15401.000.000, SIGNED BY THEODORE P. BAYHAM, GE 2480, AND HAS BEEN FILED AT THE OFFICE OF THE CITY ENGINEER.

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 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 ON THIS 10th DAY OF September, 2020.

SIGNED: Clerk of the Board of Supervisors of the County of Marin, 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 TAXES, COUNTY OR CITY, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE AGAINST THE SUBDIVISION OF LAND SHOWN HEREON OR ANY PART THEREOF.

SIGNED THIS 15th DAY OF September, 2020.

MATTHEW FRAGATA
TAX COLLECTOR
COUNTY OF MARIN AND CITIES THEREIN
STATE OF CALIFORNIA

BY: Deputy



TITLE NOTES

THE LANDS INCLUDED IN THIS TRACT MAP ARE SUBJECT TO THE FOLLOWING TERMS, PROVISIONS, AND EASEMENTS WHICH HAVE NOT BEEN PLOTTED HEREON:

- 1. COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS IN THE DOCUMENT RECORDED FEBRUARY 18, 1930 AS BOOK 189, PAGE 460 OF OFFICIAL RECORDS.
2. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY, ROADWAY OR TRANSIT FACILITY AS CONTAINED IN THE DOCUMENT RECORDED AUGUST 23, 1971 AS BOOK 2495, PAGE 436 OF OFFICIAL RECORDS.
3. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION OF THE CITY OF NOVATO" RECORDED JUNE 09, 1981 AS INSTRUMENT NO. 81-25337 OF OFFICIAL RECORDS.
4. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE PERTAINING TO HIGH PRESSURE SERVICE" RECORDED MARCH 09, 1989 AS INSTRUMENT NO. 89-13949 OF OFFICIAL RECORDS.
5. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM REDWOOD BOULEVARD, EXCEPT ACCESS OPENINGS, HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED PER BK 2495, PG 436.
6. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED FEBRUARY 18, 1930 AS BOOK 189, PAGE 460 OF OFFICIAL RECORDS.
7. EASEMENTS FOR ROADWAY PURPOSES IN FAVOR OF THE COUNTY OF MARIN PER BOOK 1 OF DEEDS AT PAGE 43, BOOK 2 OF DEEDS AT PAGE 28, BOOK 17 OF DEEDS AT PAGE 297, BOOK 178 OF DEEDS AT PAGE 392, AND BOOK 235 OF DEEDS AT PAGE 203. THE LOCATION OF THESE EASEMENTS CANNOT BE DETERMINED.

OMITTED SIGNATURES

IN ACCORDANCE WITH SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HOLDERS OF RIGHTS OF WAY OR EASEMENTS, WHICH CANNOT RIPEN INTO FEE, HAVE BEEN OMITTED:

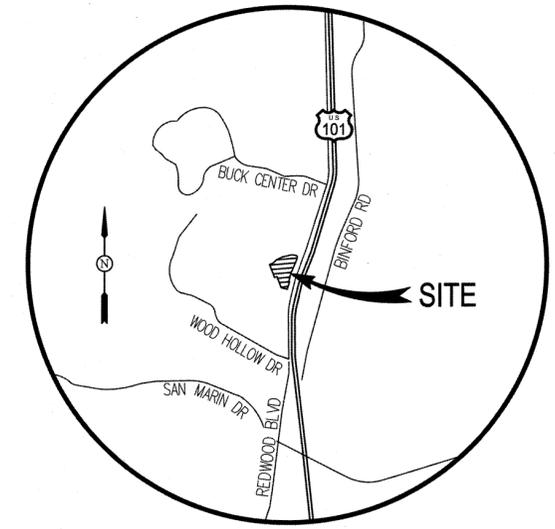
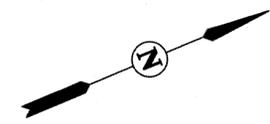
- 1. PACIFIC GAS AND ELECTRIC COMPANY: AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, DOCUMENT RECORDED AS BOOK 212, PAGE 52 OF MARIN COUNTY RECORDS.
2. PACIFIC GAS AND ELECTRIC COMPANY: AN EASEMENT 60 FEET WIDE FOR THE RIGHT TO EXCAVATE FOR, INSTALL, REPLACE, MAINTAIN, USE FOR CONVEYING GAS, AND INCIDENTAL PURPOSES, DOCUMENT RECORDED AS BOOK 1147, PAGE 336, OF MARIN COUNTY RECORDS.
3. PACIFIC GAS AND ELECTRIC COMPANY: AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, DOCUMENT RECORDED AS BOOK 1181, PAGE 140 OF MARIN COUNTY RECORDS.
4. STATE OF CALIFORNIA: THE RELINQUISHED ABUTTER'S RIGHTS ON INGRESS AND EGRESS TO OR FROM THE ADJOINING STATE HIGHWAY, DOCUMENT RECORDED AS BOOK 2495, PAGE 436, OF MARIN COUNTY RECORDS.

MAP OF VERANDAH AT VALLEY OAKS 7711 REDWOOD BOULEVARD

FOR CONDOMINIUM PURPOSES OF 80 UNITS BEING A SUBDIVISION OF PARCEL ONE (APN 125-580-16) AS DESCRIBED IN THAT GRANT DEED RECORDED MARCH 5, 2020 AS DOCUMENT NUMBER 2020-0008770, MARIN COUNTY RECORDS CONSISTING OF 14 LOTS AND 8 PARCELS, CONTAINING 4.00 ACRES± CITY OF NOVATO, MARIN COUNTY CALIFORNIA



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MAY 2020



VICINITY MAP  
NOT TO SCALE

**BASIS OF BEARINGS:**

THE BASIS OF BEARING FOR THIS MAP IS TAKEN AS N10°55'30"E BETWEEN HIGHWAY MONUMENTS "NV-23" AND "NV-25" AS SHOWN ON THE PARCEL MAP OF SAN MARIN BUSINESS PARK PHASE 2 (2014 M 168) OF THE COUNTY OF MARIN.

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE / LOT LINE
- SHEET LIMITS
- SHEET NUMBER

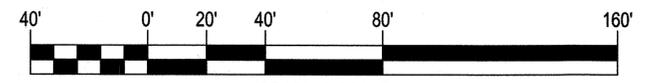
# MAP OF VERANDAH AT VALLEY OAKS 7711 REDWOOD BOULEVARD

FOR CONDOMINIUM PURPOSES OF 80 UNITS  
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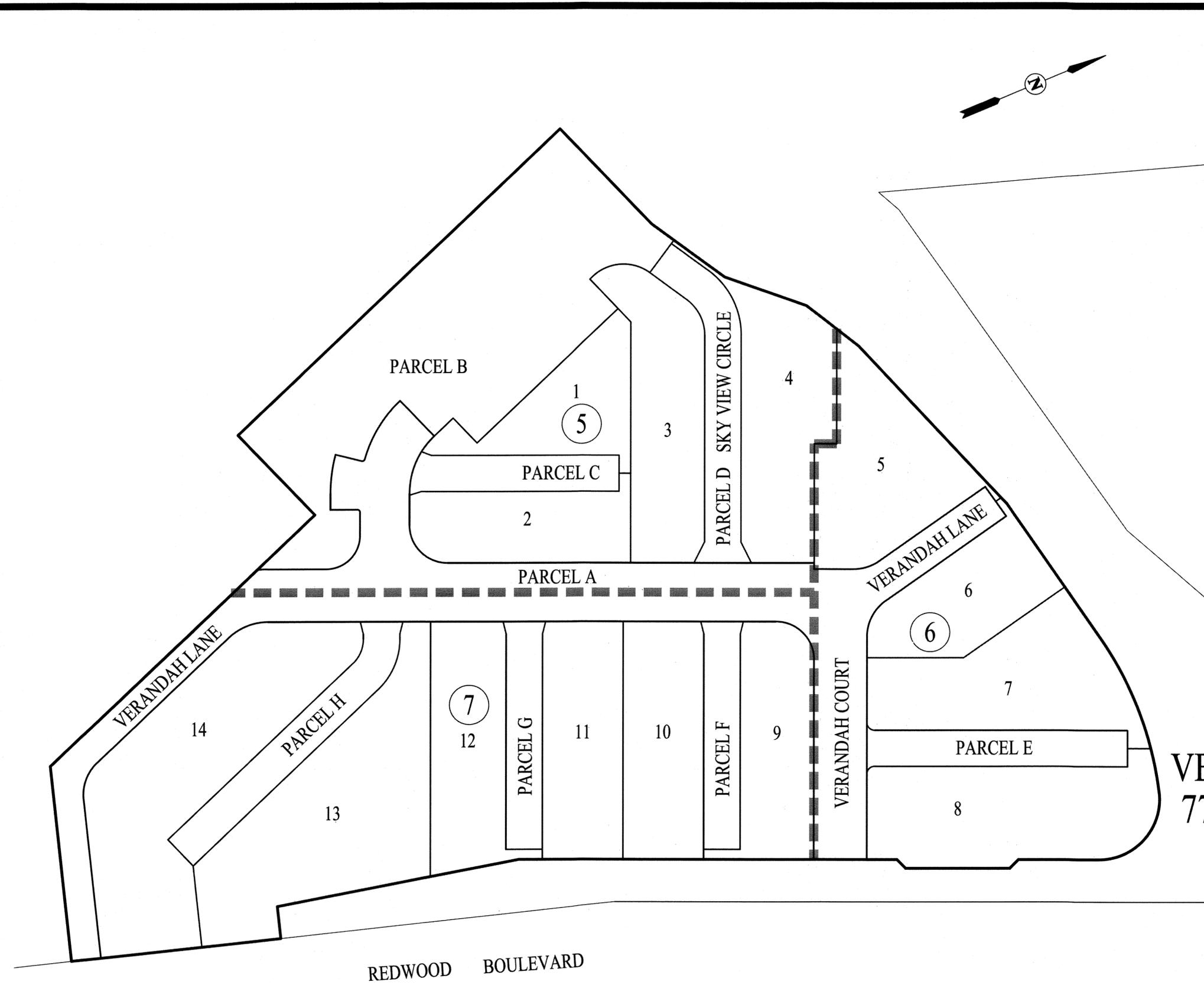
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CIVIL ENGINEERS SURVEYORS PLANNERS  
SCALE: 1" = 40' MAY 2020



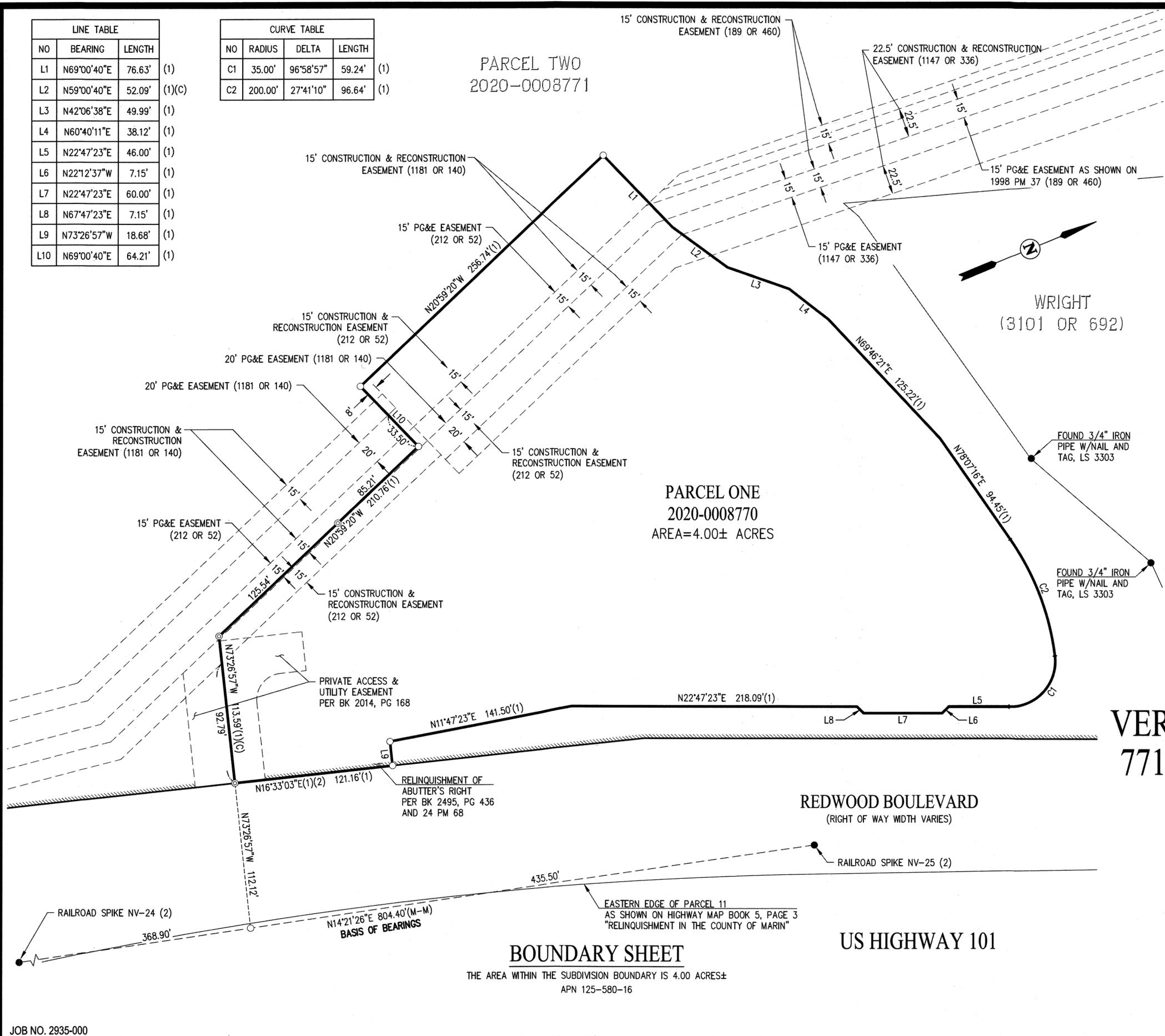
GRAPHIC SCALE

INDEX SHEET



LINE TABLE		
NO	BEARING	LENGTH
L1	N69°00'40"E	76.63' (1)
L2	N59°00'40"E	52.09' (1)(C)
L3	N42°06'38"E	49.99' (1)
L4	N60°40'11"E	38.12' (1)
L5	N22°47'23"E	46.00' (1)
L6	N22°12'37"W	7.15' (1)
L7	N22°47'23"E	60.00' (1)
L8	N67°47'23"E	7.15' (1)
L9	N73°26'57"W	18.68' (1)
L10	N69°00'40"E	64.21' (1)

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	35.00'	96°58'57"	59.24' (1)
C2	200.00'	27°41'10"	96.64' (1)



**BASIS OF BEARINGS:**

THE BASIS OF BEARING FOR THIS MAP IS TAKEN AS N10°55'30"E BETWEEN HIGHWAY MONUMENTS "NV-23" AND "NV-25" AS SHOWN ON THE PARCEL MAP OF SAN MARIN BUSINESS PARK PHASE 2 (2014 M 168) OF THE COUNTY OF MARIN.

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE / LOT LINE
- ADJOINER LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- (T) TOTAL
- (R) RADIAL
- (C) CALCULATED FROM RECORD
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- ⊙ FOUND STANDARD STREET MONUMENT
- FOUND MONUMENT AS NOTED
- ⊙ SET STANDARD STREET MONUMENT LS 7960
- SET 3/8" REBAR OR NAIL AND TAG, LS 7960
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- WLE PUBLIC WATER LINE EASEMENT BY SEPARATE INSTRUMENT
- RELINQUISHMENT OF ABUTTER'S RIGHTS

**NOTES:**

- BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED DATA AND ARE PER GRANT DEED 2020-0008770 (1).
- MEASUREMENTS SHOWN ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.

**REFERENCES:**

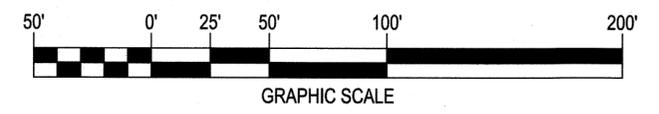
- (#) INDICATES REFERENCE NUMBER
- (1) GRANT DEED 2020-0008770
- (2) PARCEL MAP OF SAN MARIN BUSINESS PARK (2014 M 168)

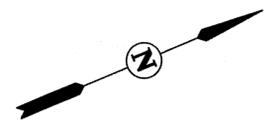
**MAP OF VERANDAH AT VALLEY OAKS**  
**7711 REDWOOD BOULEVARD**

FOR CONDOMINIUM PURPOSES OF 80 UNITS  
BEING A SUBDIVISION OF PARCEL ONE (APN 125-580-16)  
AS DESCRIBED IN THAT GRANT DEED RECORDED MARCH 5, 2020 AS  
DOCUMENT NUMBER 2020-0008770, MARIN COUNTY RECORDS  
CONSISTING OF 14 LOTS AND 8 PARCELS, CONTAINING 4.00 ACRES±  
CITY OF NOVATO, MARIN COUNTY CALIFORNIA

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CIVIL ENGINEERS SURVEYORS PLANNERS  
SCALE: 1" = 50' MAY 2020





**BASIS OF BEARINGS:**

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**LEGEND**

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE / LOT LINE
- ADJOINER LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- (T) TOTAL
- (R) RADIAL
- (C) CALCULATED FROM RECORD
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- FOUND MONUMENT AS NOTED
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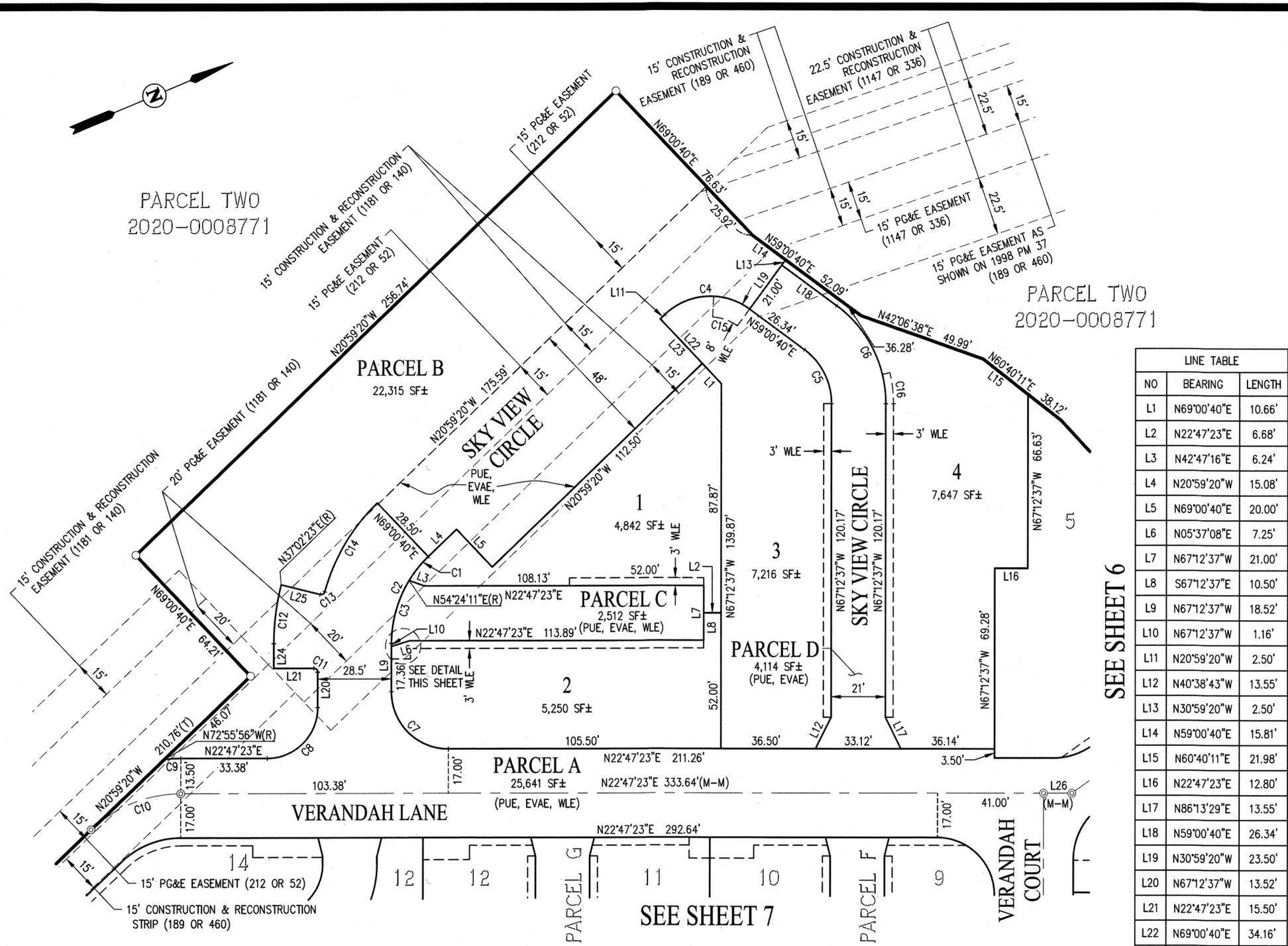
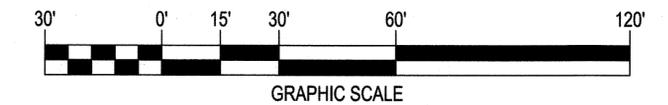
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SCALE: 1" = 30' MAY 2020



**LINE TABLE**

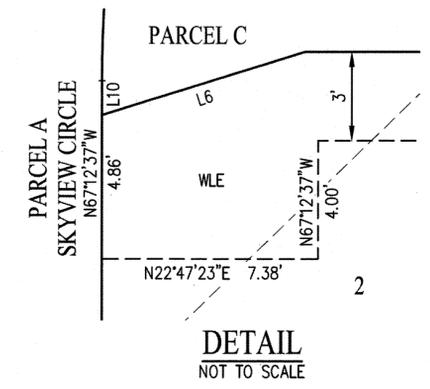
NO	BEARING	LENGTH
L1	N69°00'40"E	10.66'
L2	N22°47'23"E	6.68'
L3	N42°47'16"E	6.24'
L4	N20°59'20"W	15.08'
L5	N69°00'40"E	20.00'
L6	N05°37'08"E	7.25'
L7	N67°12'37"W	21.00'
L8	S67°12'37"E	10.50'
L9	N67°12'37"W	18.52'
L10	N67°12'37"W	1.16'
L11	N20°59'20"W	2.50'
L12	N40°38'43"W	13.55'
L13	N30°59'20"W	2.50'
L14	N59°00'40"E	15.81'
L15	N60°40'11"E	21.98'
L16	N22°47'23"E	12.80'
L17	N86°13'29"E	13.55'
L18	N59°00'40"E	26.34'
L19	N30°59'20"W	23.50'
L20	N67°12'37"W	13.52'
L21	N22°47'23"E	15.50'
L22	N69°00'40"E	34.16'
L23	N69°00'40"E	23.50'
L24	N67°12'37"W	9.50'
L25	N36°43'36"E	15.52'
L26	N22°47'23"E	10.90'

**CURVE TABLE**

NO	RADIUS	DELTA	LENGTH
C1	46.00'	14°36'29"	11.73'
C2	46.00'	46°13'17"	37.11'
C3	46.00'	31°36'48"	25.38'
C4	25.50'	80°00'00"	35.60'
C5	25.50'	53°46'43"	23.93'
C6	46.50'	53°46'43"	43.65'
C7	22.00'	90°00'00"	34.56'
C8	19.50'	90°00'00"	30.63'

**CURVE TABLE**

NO	RADIUS	DELTA	LENGTH
C9	63.50'	5°43'19"	6.34'
C10	50.00'	43°46'43"	38.20'
C11	1.50'	90°00'00"	2.36'
C12	91.50'	14°15'00"	22.76'
C13	1.50'	88°29'31"	2.32'
C14	74.50'	30°46'36"	40.02'
C15	17.50'	33°32'20"	10.24'
C16	49.50'	13°53'24"	12.00'



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	25.50'	35°14'44"	15.69'
C2	25.50'	54°45'16"	24.37'
C3	4.50'	90°00'00"	7.07'
C4	200.00'	7°20'55"	25.65'
C5	4.50'	90°00'00"	7.07'

LINE TABLE		
NO	BEARING	LENGTH
L1	N12°27'21"W	3.84'
L2	N77°32'39"E	10.50'
L3	N22°47'23"E	22.71'
L4	N67°12'37"W	3.50'
L5	N22°47'23"E	12.80'
L6	N60°40'11"E	16.13'
L7	N69°46'21"E	4.81'
L8	N77°32'39"E	10.50'
L9	N67°12'37"W	12.36'
L10	N22°47'23"E	13.47'
L11	N67°12'37"W	10.50'
L12	N67°12'37"W	10.50'
L13	N22°12'37"W	7.15'
L14	N67°47'23"E	7.15'
L15	N22°47'23"E	10.90'

**BASIS OF BEARINGS:**

THE BASIS OF BEARING FOR THIS MAP IS TAKEN AS N10°55'30"E BETWEEN HIGHWAY MONUMENTS "NV-23" AND "NV-25" AS SHOWN ON THE PARCEL MAP OF SAN MARIN BUSINESS PARK PHASE 2 (2014 M 168) OF THE COUNTY OF MARIN.

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE / LOT LINE
- ADJOINER LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- (T) TOTAL
- (R) RADIAL
- (C) CALCULATED FROM RECORD
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- FOUND STANDARD STREET MONUMENT
- FOUND MONUMENT AS NOTED
- SET STANDARD STREET MONUMENT LS 7960
- SET 5/8" REBAR OR NAIL AND TAG, LS 7960
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- WLE PUBLIC WATER LINE EASEMENT BY SEPARATE INSTRUMENT
- RELINQUISHMENT OF ABUTTER'S RIGHTS

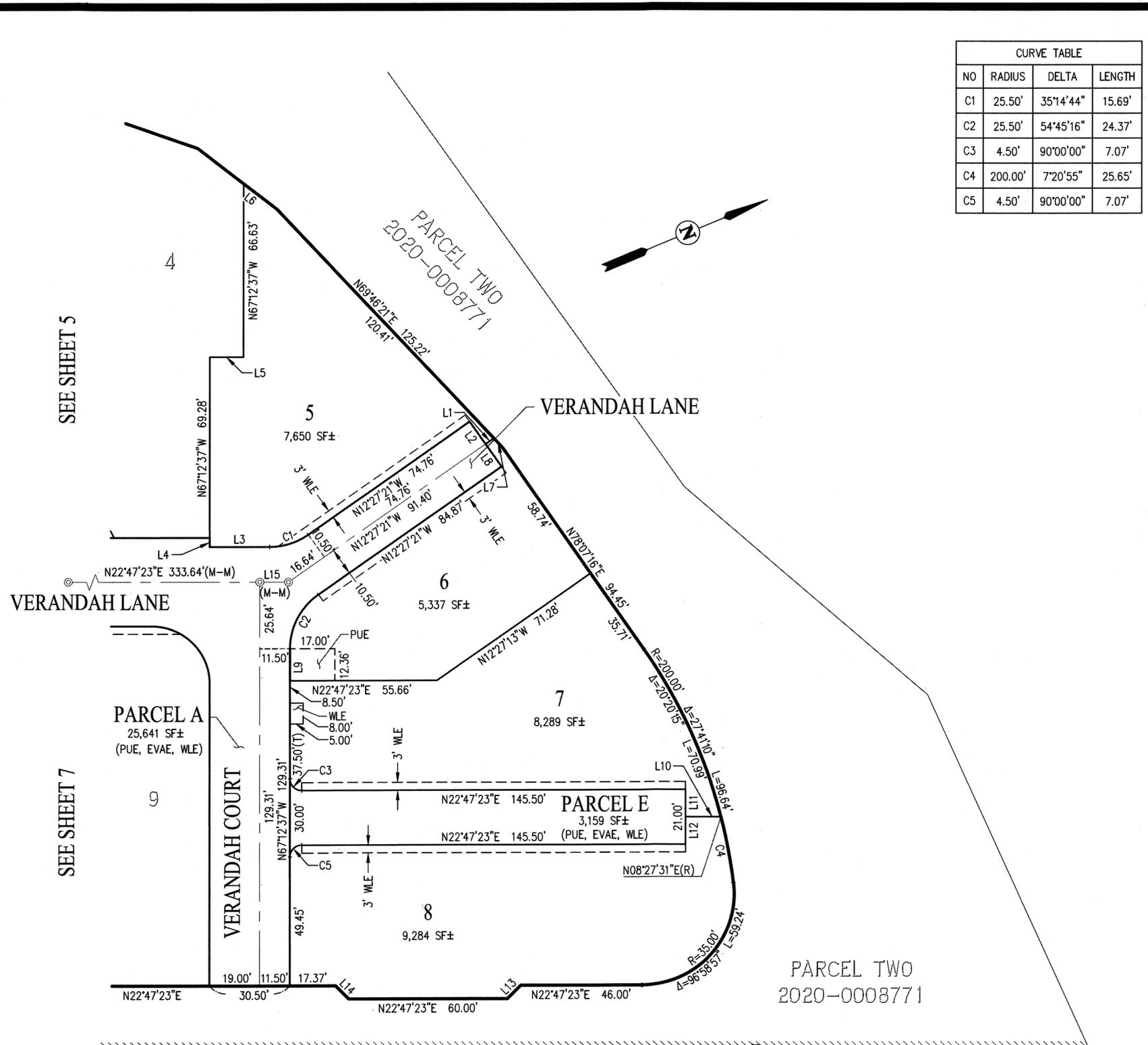
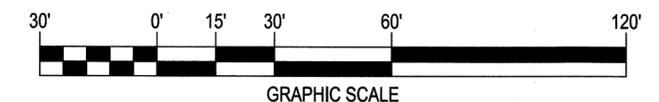
**REFERENCES:**

- (#) INDICATES REFERENCE NUMBER
- (1) GRANT DEED 2020-0008770
- (2) PARCEL MAP OF SAN MARIN BUSINESS PARK (2014 M 168)

**MAP OF  
VERANDAH AT VALLEY OAKS  
7711 REDWOOD BOULEVARD**

FOR CONDOMINIUM PURPOSES OF 80 UNITS  
BEING A SUBDIVISION OF PARCEL ONE (APN 125-580-16)  
AS DESCRIBED IN THAT GRANT DEED RECORDED MARCH 5, 2020 AS  
DOCUMENT NUMBER 2020-0008770, MARIN COUNTY RECORDS  
CONSISTING OF 14 LOTS AND 8 PARCELS, CONTAINING 4.00 ACRES±  
CITY OF NOVATO, MARIN COUNTY CALIFORNIA

**cbg** SAN RAMON (925) 866-0322  
SACRAMENTO (916) 375-1877  
WWW.CBANDG.COM  
CIVIL ENGINEERS SURVEYORS PLANNERS  
SCALE: 1" = 30' MAY 2020



RELINQUISHMENT OF  
ABUTTER'S RIGHT  
PER BK 2495, PG 436  
AND 24 PM 68

SEE SHEET 5

SEE SHEET 7

PARCEL TWO  
2020-0008771

**BASIS OF BEARINGS:**

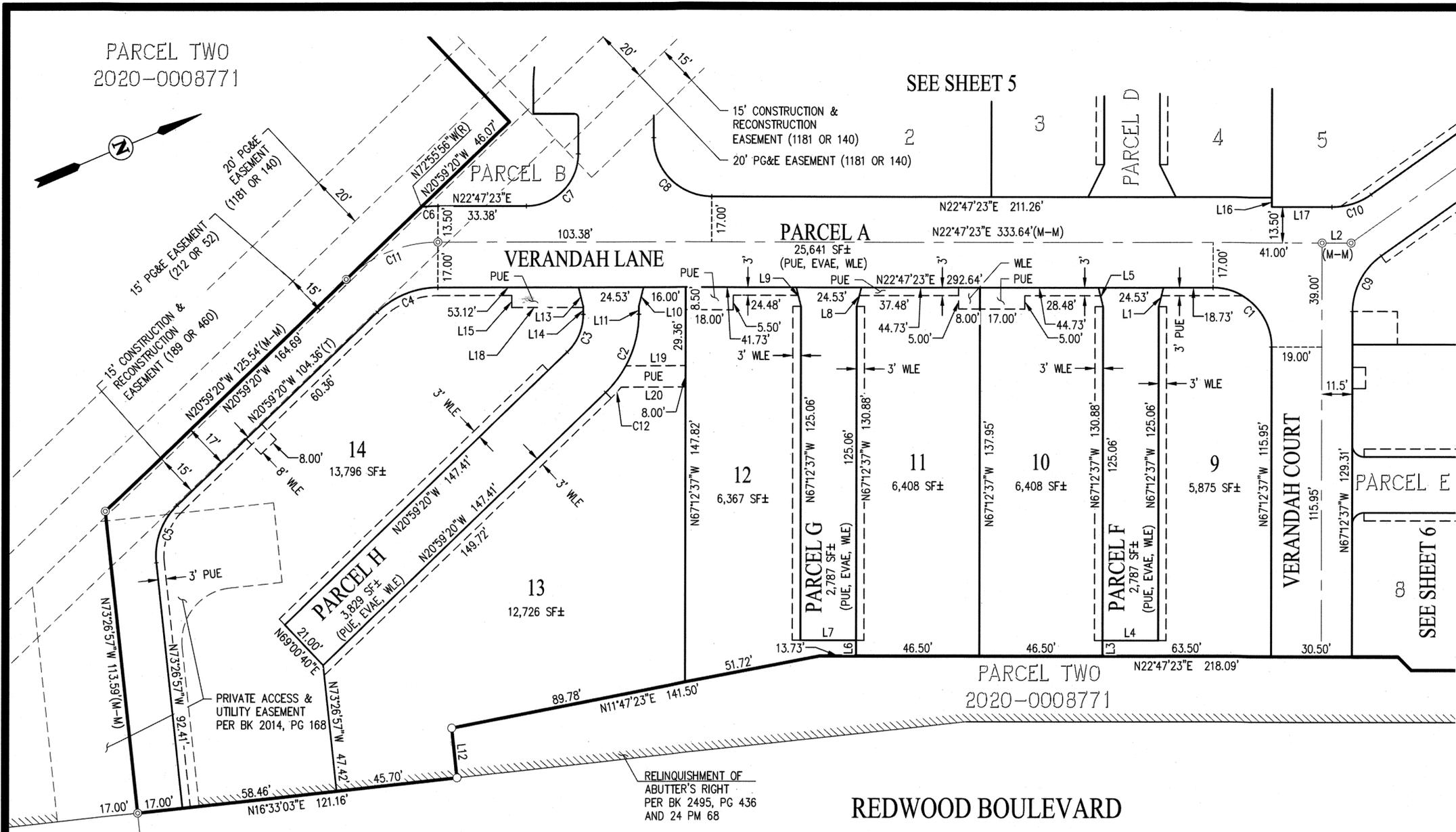
THE BASIS OF BEARING FOR THIS MAP IS TAKEN AS N10°55'30"E BETWEEN HIGHWAY MONUMENTS "NV-23" AND "NV-25" AS SHOWN ON THE PARCEL MAP OF SAN MARIN BUSINESS PARK PHASE 2 (2014 M 168) OF THE COUNTY OF MARIN.

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE / LOT LINE
- ADJOINER LINE
- PROPOSED EASEMENT LINE
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**REFERENCES:**

- (#) INDICATES REFERENCE NUMBER
- (1) GRANT DEED 2020-0008770
- (2) PARCEL MAP OF SAN MARIN BUSINESS PARK (2014 M 168)



**REDWOOD BOULEVARD**

**MAP OF  
VERANDAH AT VALLEY OAKS  
7711 REDWOOD BOULEVARD**

FOR CONDOMINIUM PURPOSES OF 80 UNITS  
BEING A SUBDIVISION OF PARCEL ONE (APN 125-580-16)  
AS DESCRIBED IN THAT GRANT DEED RECORDED MARCH 5, 2020 AS  
DOCUMENT NUMBER 2020-0008770, MARIN COUNTY RECORDS  
CONSISTING OF 14 LOTS AND 8 PARCELS, CONTAINING 4.00 ACRES±  
CITY OF NOVATO, MARIN COUNTY CALIFORNIA

LINE TABLE		
NO	BEARING	LENGTH
L1	N53°10'27"W	7.28'
L2	N22°47'23"E	10.90'
L3	N67°12'37"W	5.82'
L4	N22°47'23"E	21.00'
L5	N81°14'47"W	7.28'
L6	N67°12'37"W	5.82'
L7	N22°47'23"E	21.00'
L8	N53°10'27"W	7.28'
L9	N81°14'47"W	7.28'
L10	N53°10'27"W	7.28'
L11	N67°12'37"W	3.05'
L12	N73°26'57"W	18.68'
L13	N81°14'47"W	7.28'

LINE TABLE		
NO	BEARING	LENGTH
L14	N67°12'37"W	3.05'
L15	N67°12'37"W	4.50'
L16	N67°12'37"W	3.50'
L17	N22°47'23"E	22.71'
L18	N22°47'23"E	27.00'
L19	N22°47'23"E	22.63'
L20	N22°47'23"E	24.36'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	22.00'	90°00'00"	34.56'
C2	40.50'	46°13'17"	32.67'
C3	19.50'	46°13'17"	15.73'
C4	33.00'	43°46'43"	25.21'
C5	26.00'	52°27'37"	23.81'
C6	63.50'	5°43'19"	6.34'
C7	19.50'	90°00'00"	30.63'
C8	22.00'	90°00'00"	34.56'
C9	25.50'	54°45'16"	24.37'
C10	25.50'	35°14'44"	15.69'
C11	50.00'	43°46'43"	38.20'
C12	43.50'	7°26'00"	5.64'

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