073

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Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
Land Planning | Construction Management

504 Redwood Blvd, Suite 310
Novato, CA 94947
tel: 415.883.9850
fax: 415.883.9835

http://www.cswst2.com

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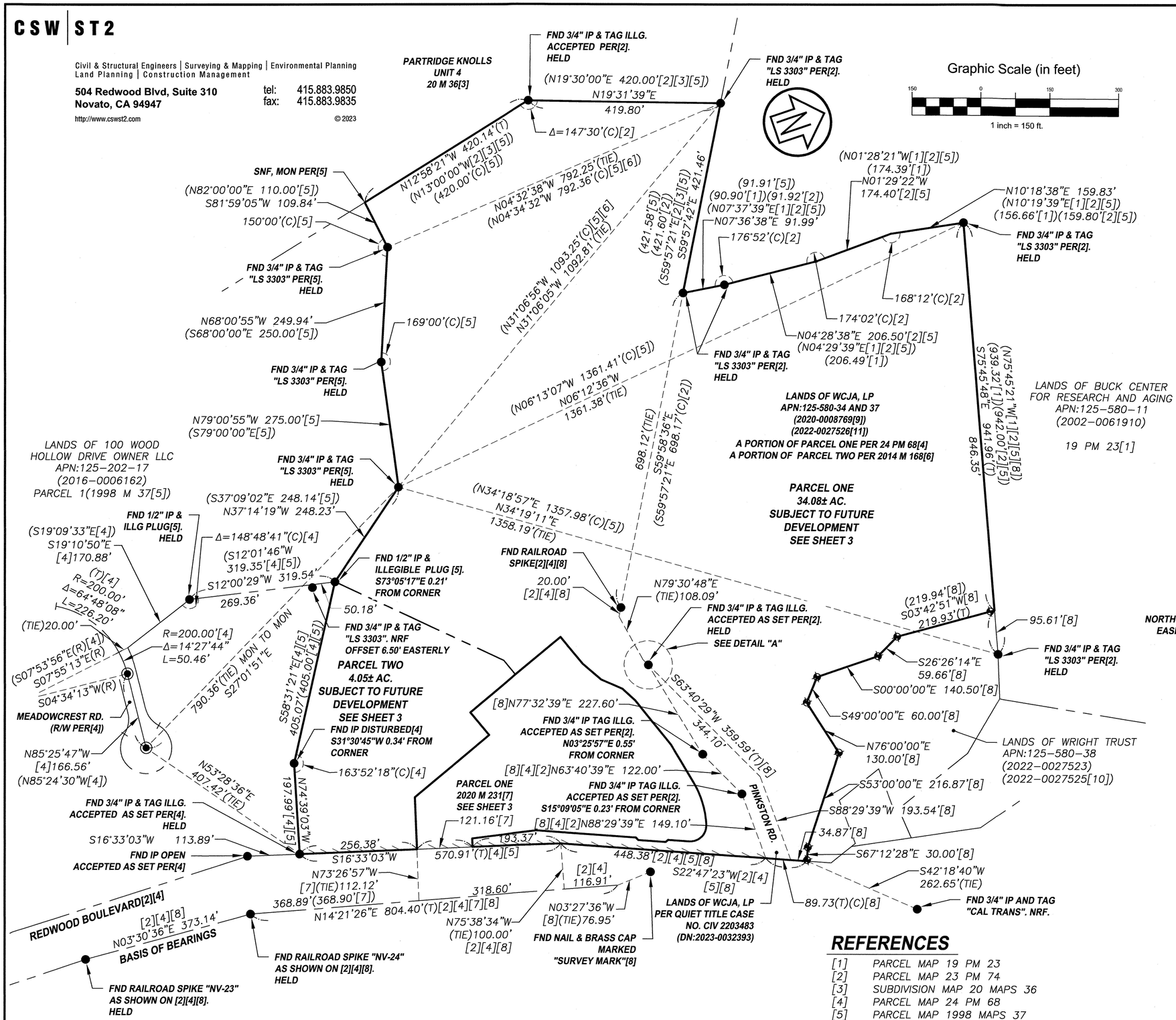


NOTES

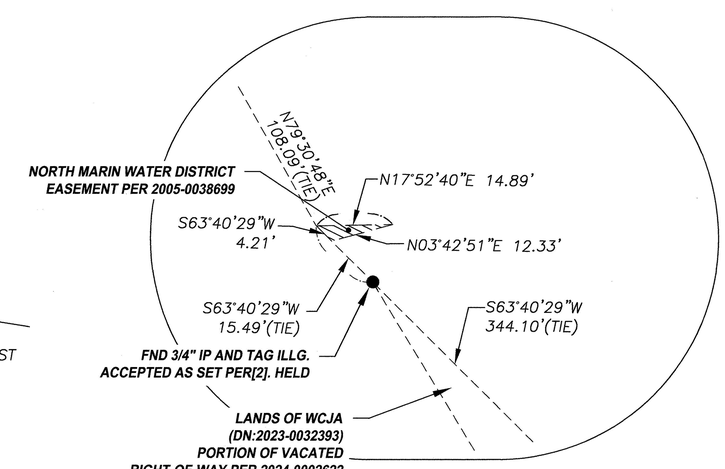
1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. FIELD SURVEY WAS PERFORMED IN MARCH 2023 AND NOVEMBER 2024.
3. ALL TIES SHOWN HEREON ARE MEASURED PERPENDICULARLY UNLESS NOTED OTHERWISE.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS NORTH 03°30'36" EAST BETWEEN RAILROAD SPIKES "NV–23" AND "NV–24" AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP SAN MARIN BUSINESS PARK PHASE 1", RECORDED IN BOOK 23 OF PARCEL MAPS, PAGE 74, MARIN COUNTY RECORDS.

LEGEND

	EXTERIOR BOUNDARY LINE
	INTERIOR BOUNDARY LINE
	ADJOINING BOUNDARY LINE
	BOUNDARY TIES
	EASEMENT AS NOTED
	MONUMENT LINE
●	MONUMENT AS NOTED
◉	FOUND PIN MONUMENT IN MONUMENT WELL WITH TAG "LS 3303" PER[4]
	FOUND 3/4" IRON PIPE AND CAP "PLS 9387" PER[8]
(C)	CALCULATED
DN	DOCUMENT NUMBER
FND	FOUND
IP	IRON PIPE
NRF	NO RECORD FOUND
[#]	REFERENCE MAP OR DEED
PM	PARCEL MAP
PUE	PUBLIC UTILITY EASEMENT
SNF	SEARCH NOT FOUND
(T)	TOTAL
	WAIVER OF VEHICULAR ACCESS PER 2495 OR 436



DETAIL "A"

NOT TO SCALE

REFERENCES

[1] PARCEL MAP 19 PM 23
[2] PARCEL MAP 23 PM 74
[3] SUBDIVISION MAP 20 MAPS 36
[4] PARCEL MAP 24 PM 68
[5] PARCEL MAP 1998 MAPS 37
[6] PARCEL MAP 2014 MAPS 168
[7] SUBDIVISION MAP 2020 MAPS 231
[8] LOT LINE ADJUSTMENT RECORD OF SURVEY 2023 M 86
[9] DN 2020–0008769
[10] DN 2022–0027525
[11] DN 2022–0027526

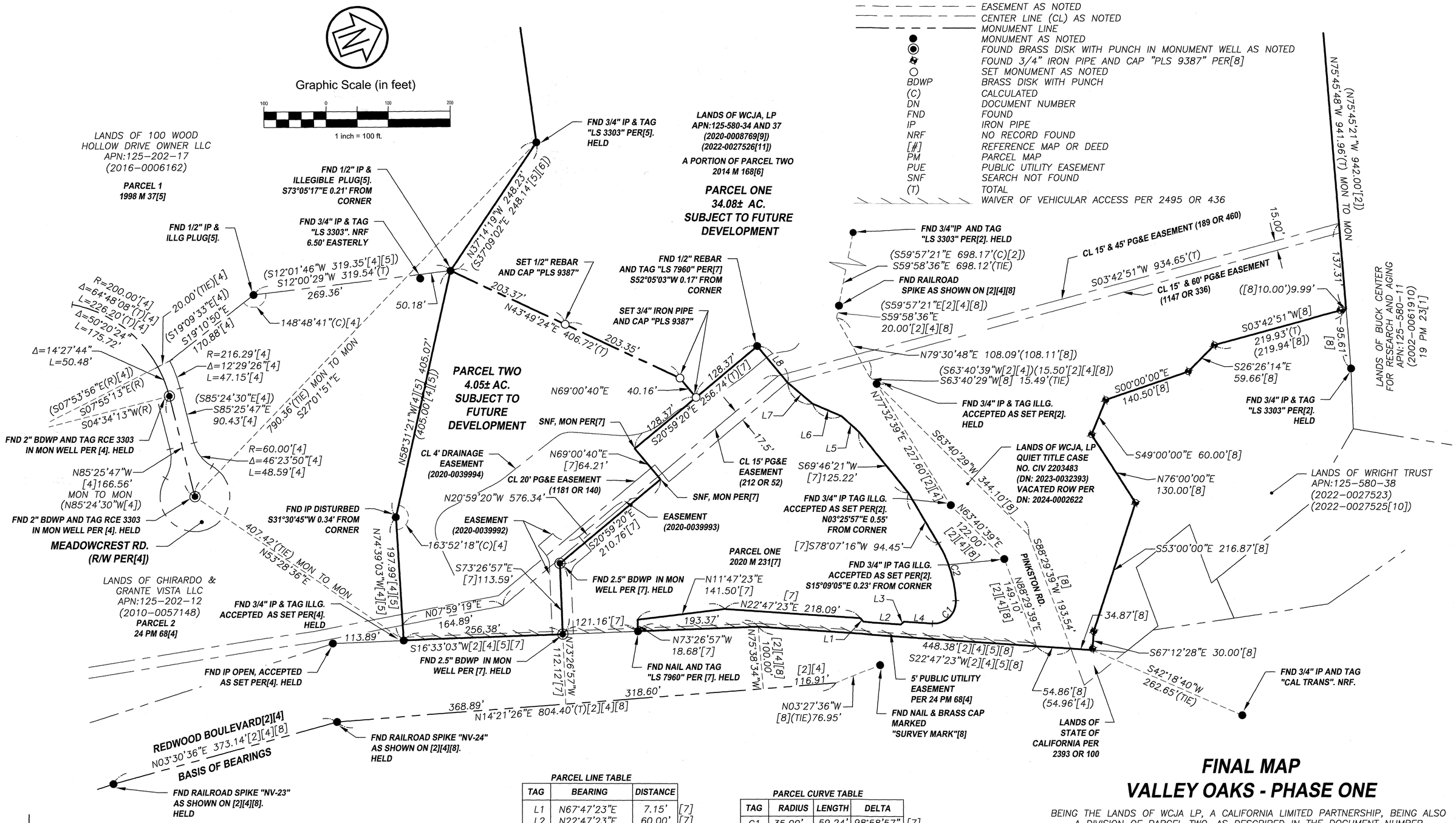
FINAL MAP
VALLEY OAKS - PHASE ONE

BEING THE LANDS OF WCJA LP, A CALIFORNIA LIMITED PARTNERSHIP, BEING ALSO A DIVISION OF PARCEL TWO, AS DESCRIBED IN THE DOCUMENT NUMBER 2020–0008769, AND LANDS AS DESCRIBED IN DOCUMENT NUMBER 2022–0027526 AND JUDGEMENT QUIET TITLE, RECORDED IN DOCUMENT NUMBER 2023–0032393.
2 PARCELS
38.13± AC
CITY OF NOVATO, COUNTY OF MARIN, CALIFORNIA
JANUARY 2025

A.P.N. 125-580-34, 125-580-37

LEGEND

	EXTERIOR BOUNDARY LINE
	INTERIOR BOUNDARY LINE
	ADJOINING BOUNDARY LINE
	BOUNDARY TIES
	EASEMENT AS NOTED
	CENTER LINE (CL) AS NOTED
	MONUMENT LINE
●	MONUMENT AS NOTED
◉	FOUND BRASS DISK WITH PUNCH IN MONUMENT WELL AS NOTED
	FOUND 3/4" IRON PIPE AND CAP "PLS 9387" PER[8]
○	SET MONUMENT AS NOTED
BDWP	BRASS DISK WITH PUNCH
(C)	CALCULATED
DN	DOCUMENT NUMBER
FND	FOUND
IP	IRON PIPE
NRF	NO RECORD FOUND
[#]	REFERENCE MAP OR DEED
PM	PARCEL MAP
PUE	PUBLIC UTILITY EASEMENT
SNF	SEARCH NOT FOUND
(T)	TOTAL
	WAIVER OF VEHICULAR ACCESS PER 2495 OR 436



PARCEL LINE TABLE

TAG	BEARING	DISTANCE	
L1	N67°47'23"E	7.15'	[7]
L2	N22°47'23"E	60.00'	[7]
L3	N22°12'37"W	7.15'	[7]
L4	N22°47'23"E	46.00'	[7]
L5	S60°40'11"W	38.12'	[7]
L6	S42°06'38"W	49.99'	[7]
L7	S59°00'40"W	52.09'	[7]
L8	S69°00'40"W	76.63'	[7]

PARCEL CURVE TABLE

TAG	RADIUS	LENGTH	DELTA	
C1	35.00'	59.24'	98°58'57"	[7]
C2	200.00'	96.64'	27°41'10"	[7]

FINAL MAP
VALLEY OAKS - PHASE ONE

BEING THE LANDS OF WCJA LP, A CALIFORNIA LIMITED PARTNERSHIP, BEING ALSO A DIVISION OF PARCEL TWO, AS DESCRIBED IN THE DOCUMENT NUMBER 2020–0008769, AND LANDS AS DESCRIBED IN DOCUMENT NUMBER 2022–0027526 AND JUDGEMENT QUIET TITLE, RECORDED IN DOCUMENT NUMBER 2023–0032393.
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