19

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned are the only persons having any record title interest in the lands subdivided and shown hereon exclusive of streets already dedicated and do hereby consent to the preparation and recordation of this map entitled "Map of EL PAVO REAL ESTATES," San Rafael, California, composed of FOUR (4) sheets and do hereby Grant in fee simple for Street and Roadway purposes EL PAVO REAL CIRCLE and VISCANO WAY as shown and delineated hereon and not heretofore granted. That the subscribers to this statement are all who are necessary to pass clear title to the lands subdivided and shown on this map exclusive of streets already granted.
We further hereby offer for dedication to public use Public Utility Easements (P.U.E.), Sanitary Sewer Easements (S.S.E.), Drainage Easements (D.E.), Pedestrian Ways (Ped. Way)
to be Kept open and free from permanent buildings and structures of any kind. The City of San Rafael or any other municipal corporation or district shall have the right of ingress and egress into and upon all designated Public Utility Easements for the purpose of improving, maintaining or repairing the same, provided, however, that said right shall not impose upon said City, Corporation or District the obligation of maintenance, improvements, or repairs.

QUAIL HILL INC., a California Corporation, as Owner

R.K. Duncan — PRESIDENT

T.E. Heimer — ASST SECRETARY

ACKNOWLEDGEMENT

STATE OF CALIFORNIA) ss
COUNTY OF MARIN)

On this 10th day of April 1972, before me, the undersigned, a Notary Public in and for the County of Marin, personally appeared R.K. DUNCAN and T.E. HEIMER, President and Asst. Secretary respectively of QUAIL HILL 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 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 at my office in said County of Marin, the day and year in this certificate first above written.
My Commission expires _____

Signed _____
Notary Public in and for the County of Marin, California

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 there are no liens for unpaid taxes, County or City, or special assessments collected as taxes, County or City, or special assessments not yet payable against the Tract or Subdivision of land hereon or any part thereof.
Signed this 12th day of April 1972

Stanley J. Fontez by Dayle Farraga, Deputy

Stanley J. Fontez, Redemption Officer of the County of Marin and the Cities therein, State of California.

COUNTY CLERK'S CERTIFICATE

I, George Gnoss, County Clerk of the County of Marin, State of California and ex-officio Clerk of the Board of Supervisors thereof, do 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 payment of all taxes which may be at the time of filing 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 April 1972.

Geo H Gnoss

County Clerk and Ex-Officio Clerk of the Board of Supervisors of the County of Marin, California

SOIL ENGINEER'S INVESTIGATION

A soil investigation covering the property being subdivided was performed by HARDING-MILLER-LAWSON & ASSOCIATES, Soil Engineers in April, 1967.

ENGINEER'S CERTIFICATE

I, Leon E. Oberkamper, hereby certify that I am a Registered Civil Engineer under the laws of the State of California, that the surveying and checking of the property subdivided and shown hereon was done by me or under my direction during the month of September, 1967, that the survey is true and complete as shown and that the monuments are of the character and will occupy the positions shown on this map and that the survey of this map can be retraced from said monuments.
Dated this 4th day of APRIL 1972

Leon E. Oberkamper — R.C.E. 12094

CITY ENGINEER'S CERTIFICATE

I, Ely Caillouette Jr., City Engineer for the City of San Rafael, State of California do hereby certify that I have examined this "Map of El Pavo Real ESTATES," San Rafael, California, that the Subdivision shown hereon is substantially the same as it appeared on the Tentative Map and all approved alterations thereof, that all provisions of the Act of the State of California, known as the "Subdivision Map Act" and any local ordinances applicable at the time of approval of the Tentative Map have been complied with and I am satisfied that this map is technically correct.
Dated this 17th day of April 1972

Ely Caillouette Jr.

Ely Caillouette Jr., City Engineer, City of San Rafael, California

CITY CLERK'S CERTIFICATE

The City Council of the City of San Rafael, State of California at a REGULAR meeting held on the 17 day of APRIL 1972, examined the "Map of EL PAVO REAL ESTATES" together with accompanying reports thereof of the City Engineer and of the Redemption Officer of the County of Marin and the City Council by Resolution No. 5192 duly passed at the meeting afore said approved this map and accepts the Grant in fee Simple for Street and Roadway purposes EL PAVO REAL CIRCLE and VISCANO WAY and rejects the offer of dedication of Pedestrian Ways and rejects the offer of dedication of all other easements.
Signed this 4th day of MAY 1972

Marion G. Brady

Clerk of the City Council of San Rafael, California

CITY PLANNING COMMISSION'S CERTIFICATE

Approved -
City Planning Commission of the City of San Rafael, State of California
Dated this 17 day of APRIL 1972.

Joseph J. Garbarino

Chairman

COUNTY RECORDER'S CERTIFICATE

Serial No. 16324 Fee $ 11.00
Filed for record at the request of City of San Rafael this 5th day of MAY 1972, at 3:30 P.M., in Volume 15 of Maps at Page 18 in the office of the Recorder of the County of Marin State of California.
N.T. GIACOMINI, County Recorder, Marin County, California.

A. Lake

Deputy

MAP OF

EL PAVO REAL ESTATES

SAN RAFAEL CALIFORNIA

GONZALEZ & OBERKAMPER
CIVIL ENGINEERS INC.
SAN RAFAEL, CALIFORNIA

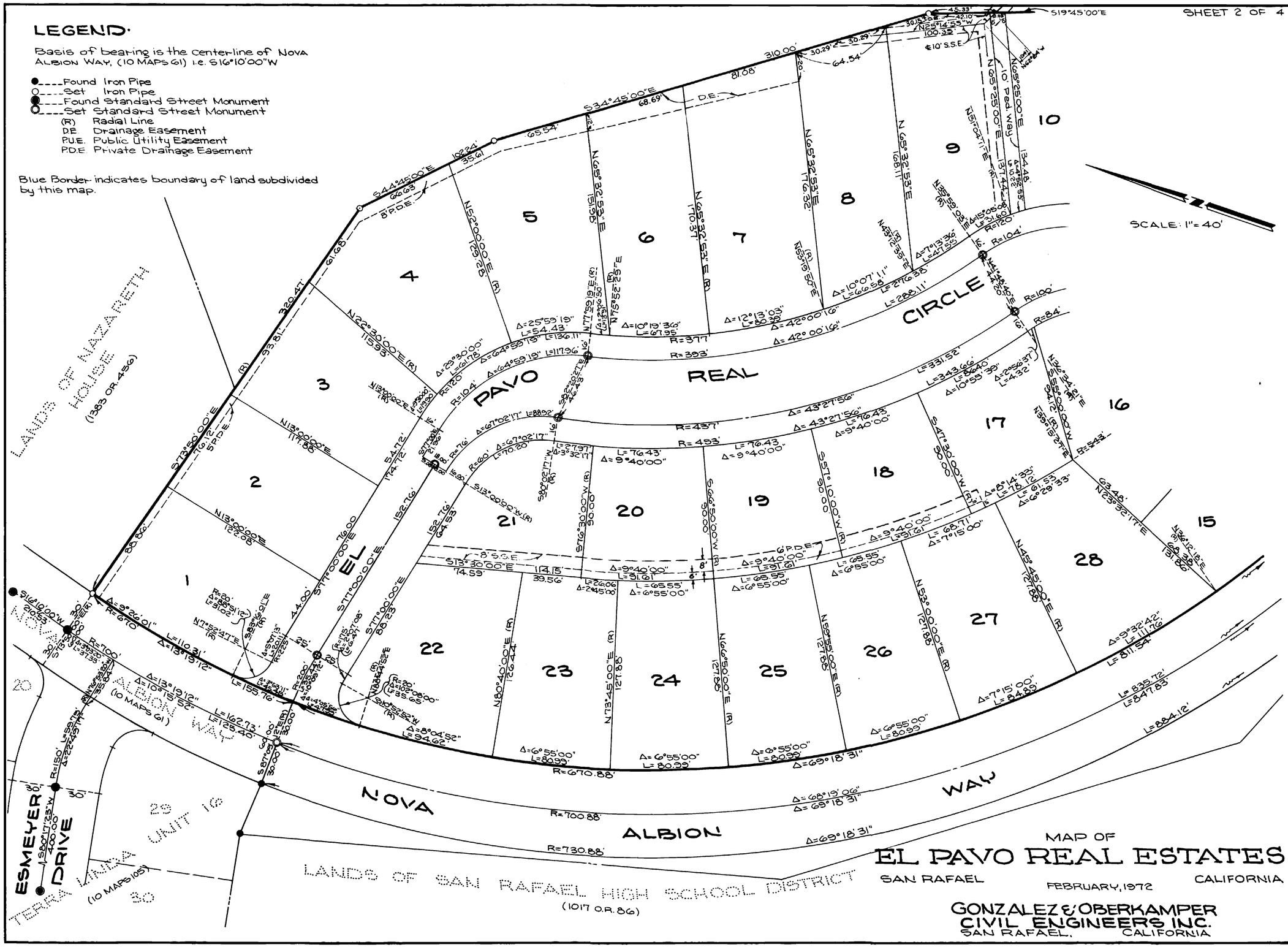
Can 2620

LEGEND:

Basis of bearing is the centerline of Nova Albion Way, (10 MAPS 61) i.e. S16°10'00"W

- ●----Found Iron Pipe
- ○----Set Iron Pipe
- ◉----Found Standard Street Monument
- ⊙----Set Standard Street Monument
- (R) Radial Line
- D.E. Drainage Easement
- P.U.E. Public Utility Easement
- P.D.E. Private Drainage Easement

Blue Border indicates boundary of land subdivided by this map.



MAP OF
EL PAVO REAL ESTATES

SAN RAFAEL FEBRUARY, 1972 CALIFORNIA

GONZALEZ & OBERKAMPER
CIVIL ENGINEERS INC.
SAN RAFAEL, CALIFORNIA

Can 2630

13

LEGEND:

Basis of bearing is the centerline of NOVA ALBION WAY, (10 MAPS 61) I.E. S16°10'00"W

- ●---- Found Iron Pipe
- ○---- Set Iron Pipe
- ◉---- Found Standard Street Monument
- ◎---- Set Standard Street Monument
- (R) Radial Line.
- D.E. Drainage Easement
- P.U.E. Public Utility Easement

Blue border indicates the boundary of land subdivided by this map.

SCALE: 1"=40'

EL PAVO REAL CIRCLE

NOVA ALBION WAY

TERRA LINDA VALLEY (10 MAPS 34)

CORTE PACHECO

SEE SHEET 28

LANDS OF SAN RAFAEL HIGH SCHOOL DISTRICT (1017 O.R. 86)

NOVA ALBION WAY (10 MAPS 70)

MAP OF EL PAVO REAL ESTATES

SAN RAFAEL FEBRUARY, 1972 CALIFORNIA

GONZALEZ & OBERKAMPER CIVIL ENGINEERS INC.
SAN RAFAEL, CALIFORNIA

Can 2630

1609-007

18

EL FAISAN DRIVE

VISCAINO

NOVA WAY

ALBION WAY

TERRA LINDA

VALLEY

Parcel "A"

(10 MAPS 34)

LEGEND

The Basis of bearing for this map is the bearing S 38°47'22"W on the Center line of Nova Albion Way as indicated hereon.

The Blue border indicates the boundary of land included in this map.

- ◎----Set Standard Street Monument
- ◉----Found Standard Street Monument
- ○----Set Iron Pipe
- ●----Found Iron Pipe

(R)---Radial Line
SSE--Sanitary Sewer Easement
DE--Drainage Easement
PUE--Public Utility Easement
PDE--Private Drainage Easement
WLE - Water Line Easement

MAP OF

EL PAVO REAL ESTATES

SAN RAFAEL CALIFORNIA

FEBRUARY, 1972

GONZALEZ & OBERKAMPER
CIVIL ENGINEERS INC.
SAN RAFAEL, CALIFORNIA

SCALE: 1"=40'

Can 2620