34

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN HEREON EXCLUSIVE OF STREETS ALREADY DEDICATED AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED, PEACOCK COURT, CITY OF SAN RAFAEL, COUNTY OF MARIN, STATE OF CALIFORNIA, COMPOSED OF 6 SHEETS, 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 DEDICATED.

PARCEL 'A' DESIGNATED AS COMMON AREA IS HEREBY RESERVED FOR THE HOMEOWNER'S ASSOCIATION FOR LANDSCAPING, RECREATIONAL, INGRESS AND EGRESS, UTILITY AND DRAINAGE PURPOSES. WE FURTHER HEREBY DEDICATE AN OPEN SPACE EASEMENT OVER PARCEL A OPEN SPACE AS SHOWN UPON THIS MAP TO THE CITY OF SAN RAFAEL WHICH SHALL 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 TO CONSTRUCT, COMPLETE, RECONSTRUCT, REPAIR, MAINTAIN AND OPERATE PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREOF UPON ALL DESIGNATED EASEMENTS PROVIDED, HOWEVER, THAT SAID RIGHT SHALL NOT IMPOSE UPON SAID CITY, CORPORATION OR DISTRICT THE OBLIGATION OF MAINTENANCE, IMPROVEMENTS OR REPAIRS.

PARCEL 'B' DESIGNATED AS PEACOCK COURT IS HEREBY RESERVED FOR THE HOMEOWNER'S ASSOCIATION FOR PRIVATE ROADWAY PURPOSES WITH A PUBLIC UTILITY EASEMENT (P.U.E.) OVER SAID PARCEL AND IS NOT DEDICATED TO THE CITY OF SAN RAFAEL.

PARCELS A AND B SHALL BE MAINTAINED THROUGH THE HOMEOWNER'S ASSOCIATION.

WE HEREBY DEDICATE TO THE PUBLIC FOREVER THE PARCELS OF LAND LYING WITHIN THE BOUNDARIES OF "POINT SAN PEDRO ROAD NOT PREVIOUSLY DEDICATED."

WE HEREBY DEDICATE TO PEACOCK HILL HOMEOWNER'S ASSOCIATION THE DRAINAGE EASEMENT AS RECORDED BY O.R. 88-09718.

NO FURTHER SUBDIVISION CREATING ADDITIONAL BUILDING SITES ON ANY OF THE PARCELS SHALL BE PERMITTED.

DIVIDEND DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION

BY: Dayl Watson Pres.

BY: Richard B. Oliver V. Pres.

ACKNOWLEDGEMENT

STATE OF)
COUNTY OF) SS

ON THIS 4th DAY OF April, IN THE YEAR 1988, BEFORE ME, Anna Maria Flood, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Douglas Watson, AND Richard B. Oliver, KNOWN TO ME TO BE THE President, AND Vice Presidents OF THE Corporation THAT EXECUTED THE FOREGOING STATEMENT, AND ALSO KNOWN TO ME TO BE THE PERSONS WHO EXECUTED IT ON BEHALF OF SUCH Corporation AND ACKNOWLEDGED TO ME THAT SUCH _____ EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY OF Santa Clara THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Anna Maria Flood NOTARY PUBLIC IN AND FOR THE COUNTY OF Santa Clara, STATE OF California. MY COMMISSION EXPIRES 4/30/90. Anna Maria Flood

OFFICIAL SEAL
ANNA MARIA FLOOD
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires APR 30, 1990

BENEFICIARY CERTIFICATE

THE UNDERSIGNED, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED NOVEMBER 9, 1987 IN SERIES NO. 87-74961 MARIN COUNTY RECORDS, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S CERTIFICATE AND TO THE PREPARATION AND RECORDATION OF THIS MAP AND ALL DEEDING AND DEDICATIONS THEREON.

GREAT AMERICAN FIRST SAVINGS BANK
A CALIFORNIA CORPORATION

BY: Dianne A. Lowe
TITLE: VICE PRESIDENT

BY: Ronald J. Wade
TITLE: 1ST VICE PRES.

ACKNOWLEDGEMENT

STATE OF)
COUNTY OF) SS

ON THIS 5th DAY OF April, IN THE YEAR 1988, BEFORE ME, Randi L. Woodrow, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Dianne A. Lowe AND Ronald J. Wade, KNOWN TO ME TO BE THE Vice President AND First Vice President OF THE Corporation THAT EXECUTED THE FOREGOING STATEMENT, AND ALSO KNOWN TO ME TO BE THE PERSONS WHO EXECUTED IT ON BEHALF OF SUCH Corporation AND ACKNOWLEDGED TO ME THAT SUCH _____ EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY OF San Diego THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Randi L. Woodrow NOTARY PUBLIC IN AND FOR THE COUNTY OF San Diego, STATE OF California. MY COMMISSION EXPIRES March 1, 1991. Randi L. Woodrow

OFFICIAL SEAL
RANDI L. WOODROW
Notary Public California
Principal Office In
San Diego County
My Comm. Exp. Mar 1, 1991

ENGINEER'S CERTIFICATE

I, NARESH PRASAD VARMA, CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE SURVEYING AND CHECKING OF THE MAP SHOWN HEREON WAS DONE BY ME OR UNDER MY DIRECTION DURING THE MONTH OF JUNE, 1987. MONUMENTS ARE OF THE CHARACTER AND OCCUPY OR WILL OCCUPY THE POSITIONS SHOWN ON THIS MAP WITHIN ONE YEAR OF THE RECORDING DATE OF THIS MAP AND THAT A SURVEY OF THIS PROPERTY CAN BE RETRACED FROM SAID MONUMENTS.

DATED THIS 15th DAY OF March, 1988.

P&D TECHNOLOGIES
NARESH PRASAD VARMA, RCE 32288
REGISTRATION EXPIRES: 12/31/88

REGISTERED PROFESSIONAL ENGINEER — NARESH B. VARMA — No. 32288 — CIVIL — STATE OF CALIFORNIA

MAP OF
PEACOCK COURT

A TOWNHOUSE SUBDIVISION

BEING LOT 3 OF VOLUME 20 OF PARCEL MAPS AT PAGE 10
MARIN COUNTY RECORDS

CITY OF SAN RAFAEL, CALIFORNIA

JUNE 1987

PREPARED BY

P & D TECHNOLOGIES
ORINDA, CALIFORNIA

SPECIAL NOTE

ALL FUTURE DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO THE CONDITIONS OF APPROVAL AS SET FORTH IN T.S. 85-2 PEACOCK COURT ON FILE WITH THE CITY OF SAN RAFAEL.

COUNTY RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF SAN RAFAEL THIS 25th DAY OF July, 1988, AT 12:40 P.M., IN BOOK 20 OF MAPS AT PAGE 34 IN THE OFFICE OF THE RECORDER OF THE COUNTY OF MARIN, STATE OF CALIFORNIA. SERIAL NO. 88-40[illegible] FEE $6.00.

JAMES J. DAL BON, COUNTY RECORDER, MARIN COUNTY, CALIFORNIA

DEPUTY C. Lewis

PROPERTY DESCRIPTION

LOT 3, AS SHOWN UPON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP LANDS OF N.Y.-CAL. INDUSTRIAL CORP.", FILED FOR RECORD FEBRUARY 2, 1982 IN VOLUME 20 OF PARCEL MAPS, AT PAGE 10, MARIN COUNTY RECORDS.

SHEET 1 OF 6 SHEETS

20 RM 34

6456

CITY CLERK'S CERTIFICATE

THE CITY COUNCIL OF THE CITY OF SAN RAFAEL, STATE OF CALIFORNIA, AT A MEETING HELD ON THE 2nd DAY OF May, 19 88, EXAMINED THE MAP OF PEACOCK COURT, TOGETHER WITH ACCOMPANYING REPORTS THEREON OF THE CITY COUNCIL BY RESOLUTION NO. 7727 DULY PASSED AT THE MEETING AFORESAID APPROVES THIS MAP AND REJECTS THE OFFER OF DEDICATION OF ALL EASEMENTS, BUT EXCEPTS OFFER OF AREA DESIGNATED AS "POINT SAN PEDRO ROAD NOT PREVIOUSLY DEDICATED."

THE AREA DESIGNATED AS "EXCESS BISCAYNE DRIVE" IS HEREBY VACATED.

SIGNED THIS 31 DAY OF May, 19 88.

Rose Lala Sniffen, Deputy City Clerk
CLERK OF THE CITY COUNCIL, SAN RAFAEL, CALIFORNIA

PLANNING COMMISSION'S CERTIFICATE

APPROVED THE PLANNING COMMISSION OF THE CITY OF SAN RAFAEL, STATE OF CALIFORNIA THIS 15th DAY OF DEC., 19 87.

Joyce B. Rifkind
CHAIRMAIN, SAN RAFAEL PLANNING COMMISSION JOYCE RIFKIND

CLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE

I, MARGARET COUNCIL, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT A GOOD AND SUFFICIENT BOND APPROVED BY AND IN THE AMOUNT FIXED BY SAID BOND BY ITS TERMS IS MADE TO INSURE TO THE BENEFIT OF SAID COUNTY OF MARIN AND IS CONDITIONED FOR THE PAYMENT OF ALL TAXES OR SPECIAL ASSESSMENTS 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 29th DAY OF October, 1987.

Margaret J. Council
CLERK OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF MARIN, CALIFORNIA

BOARD OF SUPERVISORS · MARIN COUNTY · CALIFORNIA

CITY ENGINEER'S CERTIFICATE

I, DAVID BERNARDI, CITY ENGINEER FOR THE CITY OF SAN RAFAEL, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP OF PEACOCK COURT, 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 THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED THIS 11 DAY OF APRIL, 19 88.

David M Bernardi
DAVID BERNARDI, CITY ENGINEER, SAN RAFAEL, CALIFORNIA
REGISTRATION EXPIRES: 12/31/89

SOILS ENGINEER'S CERTIFICATE

A SOILS INVESTIGATION COVERING THE PROPERTY BEING SUBDIVIDED WAS PERFORMED BY HARDING LAWSON & ASSOCIATES TITLED GEOTECHNICAL INVESTIGATION, PEACOCK COURT DEVELOPMENT, PEACOCK GAP, SAN RAFAEL, CALIFORNIA DATED JANUARY 21, 1986, ON FILE IN THE OFFICE OF THE CITY OF SAN RAFAEL DEPARTMENT OF PUBLIC WORKS.

Keith H. Bergman
HARDING LAWSON & ASSOCIATES
KEITH H. BERGMAN, P.E. 15005

REGISTERED PROFESSIONAL ENGINEER · KEITH H. BERGMAN · 15005 · 3/31/89 EXPIRES · CIVIL · STATE OF CALIFORNIA

COUNTY TAX COLLECTOR'S CERTIFICATE

I, JOSEPH A. COFFRINI, TAX COLLECTOR 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 EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE AGAINST THE TRACT OR SUBDIVISION OF LAND SHOWN HEREON OR ANY PART THEREOF.

SIGNED THIS 21st DAY OF Sept., 19 87.

Marguerite Bumgarner
JOSEPH A. COFFRINI, TAX COLLECTOR OF THE COUNTY OF MARIN AND THE CITIES THEREIN, STATE OF CALIFORNIA.

TAX COLLECTOR · COUNTY OF MARIN · CALIFORNIA

MAP OF
PEACOCK COURT

A TOWNHOUSE SUBDIVISION

BEING LOT 3 OF VOLUME 20 OF PARCEL MAPS AT PAGE 10
MARIN COUNTY RECORDS

CITY OF SAN RAFAEL, CALIFORNIA

JUNE 1987

PREPARED BY

P & D TECHNOLOGIES

SHEET 2 OF 6 SHEETS ORINDA, CALIFORNIA

San 6456

0 100 200 300
SCALE: 1" = 100'

STATE OF CALIFORNIA
3132 OR 332

OFFER OF DEDICATION TO THE CITY OF SAN RAFAEL TO BE KEPT OPEN AND FREE FROM PERMANENT BUILDINGS AND STRUCTURES ABOVE 125 FEET ELEVATION NGVD 1929 PER PARCEL MAP "CHINA CAMP LAND DIVISION" (13 M 35)

SAN RAFAEL CITY LIMIT

(N56°20'35"W N56°20'35"W 840' 20 PM 10) 841.60'

(N75°00'32"W (N74°59'20"W N74°59'20"W 720.42' 18 PM 85 TOTAL) 712.12' 20 PM 10 TOTAL) 691.10' TOTAL

N74°59'20"W 681.11'

759.55' (760.56' 20 PM 10)

"POINT SAN PEDRO ROAD NOT PREVIOUSLY DEDICATED" PER UNRECORDED CORPORATE GRANT DEED DATED MARCH 28, 1884. DEDICATED HERON.

APPROXIMATE LOCATION OF ELECTRIC LINE (NOT RECORDED)

APPROXIMATE LOCATION OF EXISTING CONTOUR 125 FEET ABOVE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

LOT 3
20 PM 10

APPROXIMATE LOCATION TELEPHONE LINE (NOT OF RECORD) AS SHOWN ON 18 PM 85 & 20 PM 10

N71°09'08"W 226.76'

N19°15'18"E 180.00'

N53°21'24"E 160.25'

N17°08'

N36°59'40"W 258.08'

PARCEL "A"
OPEN SPACE

PARCEL "A"
COMMON AREA

OPEN SPACE EASEMENT

OPEN SPACE EASEMENT
PRIVATE DRAINAGE EASEMENT FOR THE PEACOCK HILL HOMEOWNERS ASSOCIATION O.R. 88-09718

PARCEL A PEACOCK POINTE
19 MAPS 100

N19°15'18"E 1281.46'

N37°00'00"E 30.00'

N12°00'00"E (R) 30.00'

N34°47'20"W (R)

N41°45'20"W (R)

N18°33'50"E (R)

N45°55'20"E (R)

N49°27'04"E (R)

N16°20'25"E (R)

N8°00'00"W (R)

N 20°39'39"W 212.82'

PEACOCK COURT

PARCEL "B"

PEACOCK HILL
12 MAPS 31

5' PUE (12 M 31)

BISCAYNE DRIVE

BISCAYNE COURT

RIVERA DRIVE

MAP OF PEACOCK MANOR UNIT ONE 19 MAPS 45

MAP OF MARINA BAY UNIT ONE 10 MAPS 78

PEACOCK GAP
UNIT 6
13 MAPS 10

N71°59'20"W 31.56'

N29°08'17"W 824.04'

N 37°45'00"E (R)

POINT SAN PEDRO ROAD

N 07°26'19"E 431.39 M-M (N 07°25'44"E 431.43 M-M 21 R.O.S. 54)

N41°45'20"W (R)

SEE SHEET 4

SEE SHEET 4 FOR DETAIL

SEE SHEET 5

SEE SHEET 6

RECORD OF SURVEY
BLOCK A
3 SURVEYS 10

BASIS OF BEARINGS

MONUMENT LINE IN BISCAYNE DRIVE AS N78°00'00"W AS SHOWN ON 20 PM 10.

BASIS OF BEARINGS N78°00'00"W 447.72'

FB Nº 221, 160, 210 & L.L.

TANGENT TABLE

#	BEARING	DISTANCE	COMMENT
1	N53°00'00"W	82.74'	12 M 31
2	N37°00'00"E	41.00'	12 M 31
3	N53°00'00"W	56.00'	12 M 31
4	N37°00'00"E	4.00'	12 M 31
5	N53°00'00"W	76.00'	12 M 31
6	N37°00'00"E	4.00'	12 M 31
7	N53°00'00"W	75.65'	12 M 31
8	N57°15'00"W	11.50'	10 PM 78
9	N60°51'25"W	6.70'	13 PM 35
10	N29°08'35"E	36.98'	13 PM 35
11	N41°50'35"E	82.50'	13 PM 35
12	N47°33'35"E	142.62'	13 PM 35
13	N42°09'17"E	84.16'	13 PM 35
14	N09°58'34"E	67.18'	13 PM 35
15	N02°25'06"W	74.90'	13 PM 35
16	N22°36'44"W	75.54'	13 PM 35
	N22°36'44"W	75.55'	CALC. - HELD
17	N58°05'41"W	160.68'	MEA. M-M - HELD
	N58°198'05"W	160.06'	11 MAPS 1
18	N71°00'00"W	57.57'	11 MAPS 1 - HELD
	N70°58'10"W	57.56'	MEA. M-M
19	N88°00'00"W	277.84'	11 MAPS 1 - HELD
	N87°59'30"W	277.91'	MEA. M-M
20	N74°20'05"W	7.00'	CALC.
21	N48°15'00"E	10.38'	10 M 78
22	N53°00'00"W	10.00'	CALC.
23	N37°00'00"E	264.47'	CALC.
24	N56°30'00"W	219.30'	11 MAPS 1 - HELD
	N56°29'08"W	219.36'	MEA. M-M
25	N78°24'25"E	351.66'	10 MAPS 78 - HELD
	N78°24'42"E	351.67'	MEA. M-M
26	N86°00'00"W	249.49'	11 MAPS 1 - HELD
	N85°58'43"W	249.51'	MEA. M-M
27	N86°20'03"W	242.64'	CALC. M-M

CURVE TABLE

#	DELTA	RADIUS	LENGTH	COMMENT
1	20°00'00"	770.00'	268.78'	20 PM 10
2	24°00'00"	630.00'	263.89'	11 MAPS 1
3	29°55'20"	580.00'	302.90'	CALC.
4	26°26'10"	320.00'	147.65'	20 PM 10
	24°59'49"	320.00'	139.00'	CALC.
5	93°06'25"	30.00'	49.01'	13 PM 35
6	26°26'10"	350.00'	161.49'	3 R/S 10
	24°59'49"	350.00'	152.70'	CALC. - HELD
7	23°00'00"	550.00'	220.78'	11 MAPS 1 - HELD
	23°00'39"	549.88'	220.84'	MEA.
8	06°00'00"	550.00'	57.60'	11 MAPS 1 - HELD
	06°00'02"	549.88'	57.59'	MEA.
9	00°40'06"	600.00'	7.00'	CALC.
10	23°19'54"	600.00'	244.33'	CALC.
11				
12				
13	00°59'14"	550.00'	9.48'	CALC.
14	10°51'01"	630.00'	119.31'	CALC.
15	06°57'40"	330.00'	40.09'	12 MAPS 31
16	85°12'04"	320.00'	475.86'	CALC.
17	60°18'50"	320.00'	336.86'	12 MAPS 31
18	13°49'59"	320.00'	77.26'	Easement
19	20°00'00"	800.00'	279.25'	11 MAPS 1 - HELD
	20°00'18"	800.00'	279.32'	MEA. M-M
20	60°18'50"	350.00'	368.44'	10 MAPS 78 - HELD
	60°18'49"	350.00'	368.43'	MEA. M-M
21	24°00'00"	600.00'	251.33'	11 MAPS 1 - HELD
	24°00'19"	599.95'	251.36'	MEA. M-M

LEGEND

- FOUND STANDARD STREET MONUMENT PER 10 M 78
- FOUND STANDARD STREET MONUMENT PER 11 M 1
- FOUND COUNTY OF MARIN STANDARD MON. PER 12 R.O.S. 17
- STANDARD STREET MONUMENT TO BE SET
- FOUND STANDARD CITY MONUMENT PER 21 R.O.S. 54

MAP OF
PEACOCK COURT

A TOWNHOUSE SUBDIVISION

BEING LOT 3 OF VOLUME 20 OF PARCEL MAPS AT PAGE 10
MARIN COUNTY RECORDS

CITY OF SAN RAFAEL, CALIFORNIA

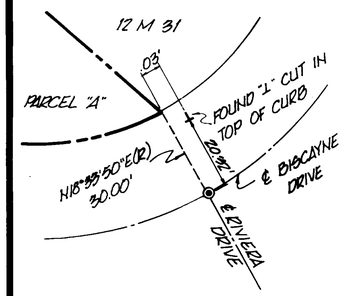
JUNE 1987

PREPARED BY

P & D TECHNOLOGIES
ORINDA, CALIFORNIA

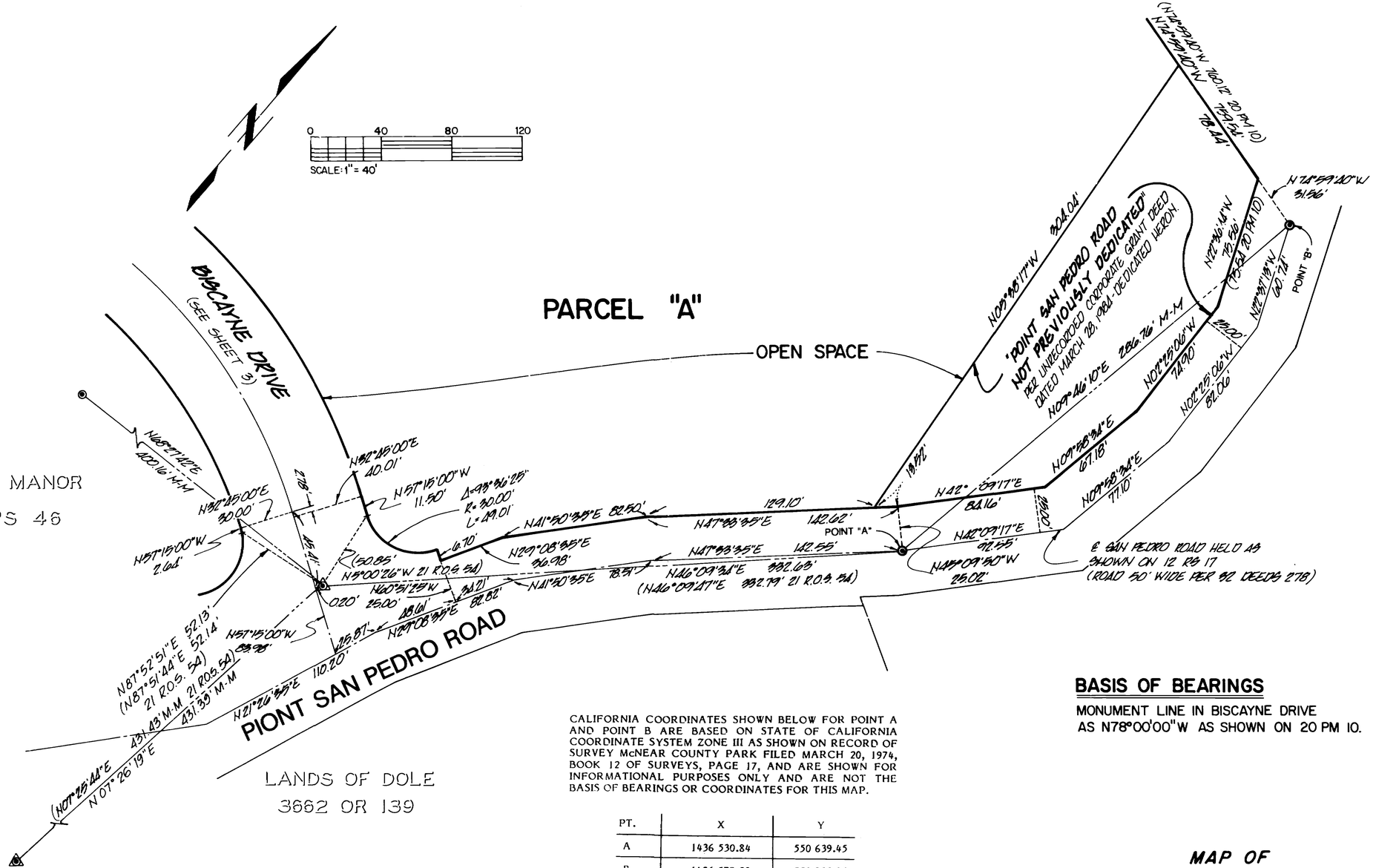
SHEET 3 OF 6 SHEETS

San 6456



DETAIL FROM SHEET 3

N.T.S.



PEACOCK MANOR
19 MAPS 46

LANDS OF DOLE
3662 OR 139

CALIFORNIA COORDINATES SHOWN BELOW FOR POINT A AND POINT B ARE BASED ON STATE OF CALIFORNIA COORDINATE SYSTEM ZONE III AS SHOWN ON RECORD OF SURVEY McNEAR COUNTY PARK FILED MARCH 20, 1974, BOOK 12 OF SURVEYS, PAGE 17, AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT THE BASIS OF BEARINGS OR COORDINATES FOR THIS MAP.

PT.	X	Y
A	1436 530.84	550 639.45
B	1436 579.50	550 922.06

BASIS OF BEARINGS

MONUMENT LINE IN BISCAYNE DRIVE AS N78°00'00"W AS SHOWN ON 20 PM 10.

LEGEND

- ◉ FOUND STANDARD CITY STREET MONUMENT PER 10 MAPS 78
- ◉ FOUND COUNTY OF MARIN STANDARD MONUMENT PER 12 ROS 17
- ◬ FOUND STANDARD CITY MONUMENT AS SHOWN ON 21 R.O.S. 54

MAP OF

PEACOCK COURT

A TOWNHOUSE SUBDIVISION

BEING LOT 3 OF VOLUME 20 OF PARCEL MAPS AT PAGE 10
MARIN COUNTY RECORDS

CITY OF SAN RAFAEL, CALIFORNIA

JUNE 1987

PREPARED BY

P & D TECHNOLOGIES

SHEET 1 OF 6 SHEETS ORINDA, CALIFORNIA

S014-00

San 6456

SEE SHEET 5

BASIS OF BEARINGS

MONUMENT LINE IN BISCAYNE DRIVE TAKEN AS N 78°00'00"W AS SHOWN ON 20 PM 10.

SCALE: 1" = 20'

0 10 20 40

P.U.E. - PUBLIC UTILITY EASEMENT

NOTE: 1. THIS PARCEL SHALL NOT BE USED FOR ACCESS TO BISCAYNE DRIVE WITHOUT THE APPROVAL OF THE CITY OF SAN RAFAEL PER 11 MAPS 1.

2. THE "STORM DRAIN EASEMENT (PRIVATE)" IS FOR THE USE OF AND IS TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

MAP OF PEACOCK COURT

A TOWNHOUSE SUBDIVISION

BEING LOT 3 OF VOLUME 20 OF PARCEL MAPS AT PAGE 10
MARIN COUNTY RECORDS

CITY OF SAN RAFAEL, CALIFORNIA

JUNE 1987

PREPARED BY

P & D TECHNOLOGIES

SHEET 5 OF 6 SHEETS ORINDA, CALIFORNIA

San 6456

SCALE : 1" = 20'

0 10 20 40

BASIS OF BEARINGS

MONUMENT LINE IN BISCAYNE DRIVE TAKEN AS N 78°00'00"W AS SHOWN ON 20 PM 10.

NOTE: THE "STORM DRAIN EASEMENT (PRIVATE)" IS FOR THE USE OF AND IS TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

P.U.E. - PUBLIC UTILITY EASEMENT

PARCEL "A"
COMMON AREA
SEE SHEET 3

PEACOCK HILL 12 M 31

PRIVATE STORM DRAIN EASEMENT FOR PEACOCK HILL HOMEOWNER'S ASSOCIATION, PER ~~BOOK~~ 88-09718 O.R. MARIN COUNTY RECORDS.

PARCEL "A"
COMMON AREA

PARCEL "A"
COMMON AREA

PARCEL "B"

5' P.U.E. (TYPICAL)

5' STORM DRAIN EASEMENT (PRIVATE)

10' STORM DRAIN EASEMENT (PRIVATE)

6' STORM DRAIN EASEMENT (PRIVATE)

5' P.U.E. (TYPICAL)

SET RAILROAD SPIKE (TYPICAL) RCE 32288

(SEE SHEET 3)

SEE SHEET 4

BISCAYNE DRIVE

FND STD. STREET MONUMENT PER 11 M 17

MAP OF
PEACOCK COURT

A TOWNHOUSE SUBDIVISION

BEING LOT 3 OF VOLUME 20 OF PARCEL MAPS AT PAGE 10
MARIN COUNTY RECORDS

CITY OF SAN RAFAEL, CALIFORNIA

JUNE 1987

PREPARED BY

P & D TECHNOLOGIES

ORINDA, CALIFORNIA

SHEET 6 OF 6 SHEETS

Can 6456