080

OWNER'S STATEMENT

THE UNDERSIGNED, 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 UNDERSIGNED HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO PUBLIC USE tHE PUBLIC UTILITY EASEMENTS (PUE), THE STORM DRAINAGE EASEMENTS (SDE), THE MAINTENANCE ACCESS EASEMENTS, (MAE), THE SANITARY SEWER EASEMENTS (SSE), THE WATER LINE EASEMENTS (WLE), THE EMERGENCY VEHICLE ACCESS EASEMENTS (EVA), THE SLOPE MAINTENANCE EASEMENTS (SME), AND THE PEDESTRIAN AND BICYCLE ACCESS EASEMENT (PBAE); SAID EASEMENTS SHALL BE KEPT OPEN AND FREE FROM PERMANENT BUILDINGS AND STRUCTURES OF ANY KIND. THE LOCAL AGENCY, MUNICIPALITY OR ANY OTHER MUNICIPAL CORPORATION, AGENCY, PUBLIC UTILITY COMPANY, OR DISTRICT SHALL HAVE THE RIGHT OF ACCESS OVER, INTO AND UPON ALL SUCH EASEMENTS FOR THE PURPOSES OF IMPROVING, MAINTAINING OR REPAIRING SUCH EASEMENTS AND FACILITIES WITHIN THEM; HOWEVER, SAID RIGHT SHALL NOT IMPOSE UPON SAID LOCAL AGENCY, MUNICIPAL CORPORATION, AGENCY, MUNICIPALITY, COMPANY OR DISTRICT THE OBLIGATION OF MAINTENANCE, IMPROVEMENT, OR REPAIR.

AS OWNERS: BLACKPOINT PROPERTY PARTNERS L.P., a California Limited Partnership
By: MARIN ASSOCIATES IV, a California General Partnership, its: General Partner
By: MULROY BLACKPOINT, LLC, a Delaware Limited Liability Company, its: General Partner

BY: VINCENT D. MULROY, Member

AS BENEFICIARY:
BANK OF AMERICA, NATIONAL ASSOCIATION

BY: ROBERT RIEDEL, Vice President

OWNER'S ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF MARIN) SS

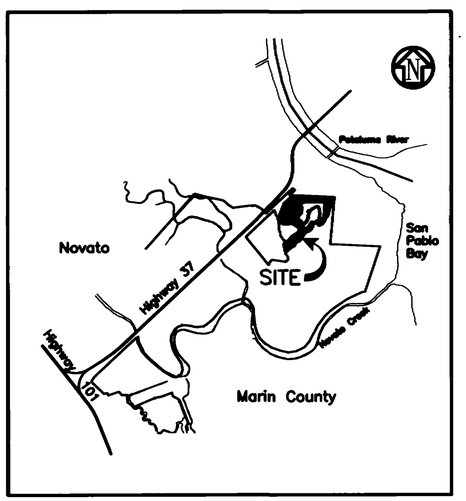
ON March 24, 2000, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED VINCENT D. MULROY, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

N. MOSHIRI
Commission # 1153769
Notary Public - California
Marin County
My Comm. Expires Sep 26, 2001

SIGNATURE N. Mosh (SEAL).

Comm # 1153769
Exp. 9-26-2001



VICINITY MAP
N.T.S.

BENEFICIARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF MARIN) SS

ON March 24, 2000, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Robert Riedel, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE

WITNESS MY HAND AND OFFICIAL SEAL.

N. MOSHIRI
Commission # 1153769
Notary Public - California
Marin County
My Comm. Expires Sep 26, 2001

SIGNATURE N. Mosh (SEAL).

CITY CLERK'S STATEMENT

THE CITY COUNCIL OF THE CITY OF NOVATO, STATE OF CALIFORNIA, AT A REGULAR MEETING HELD ON THE 28th DAY OF March, 2000, EXAMINED THIS "MAP OF BLACK POINT GOLF LINKS PHASE 2", AND THE CITY COUNCIL BY RESOLUTION NUMBER 37-00 DULY PASSED AT THE MEETING AFORESAID APPROVED THIS MAP, AND ON BEHALF OF THE PUBLIC, ACCEPTED THE PEDESTRIAN AND BICYCLE ACCESS EASEMENT AND REJECTED ALL OTHER EASEMENTS.

SIGNED THIS 6th DAY OF April, 2000

CITY CLERK OF THE CITY OF NOVATO,
STATE OF CALIFORNIA

CITY OF NOVATO INCORPORATED JANUARY 20, 1960 CALIFORNIA

CLERK OF THE BOARD OF SUPERVISOR'S 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 THIS 27TH DAY OF MARCH, 2000.

CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN
STATE OF CALIFORNIA

BOARD OF SUPERVISORS MARIN COUNTY CALIFORNIA

COUNTY TAX COLLECTOR'S STATEMENT

I, THE UNDERSIGNED, ON BEHALF OF THE TAX COLLECTOR OF THE COUNTY OF MARIN AND 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 TRACT OR SUBDIVISION OF LAND SHOWN HEREON OR ANY PART THEREOF.

SIGNED THIS 27TH DAY OF March, 2000.

TAX COLLECTOR
COUNTY OF MARIN AND CITIES THEREIN
STATE OF CALIFORNIA

BY: Sophia K. Eliopoulos
DEPUTY

TAX COLLECTOR'S OFFICE COUNTY OF MARIN CALIFORNIA

SLOPE MAINTENANCE EASEMENT STATEMENT

A SLOPE MAINTENANCE EASEMENT (SME) GIVES RIGHTS FOR THE INSPECTION, MAINTENANCE, REMOVAL AND REPLACEMENT OF CERTAIN PUBLIC FACILITIES, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: RETAINING WALLS AND EMBANKMENTS. SAID EASEMENTS SHALL ALSO INCLUDE THE RIGHT TO EXCAVATE AND/OR FILL WITHIN THE FULL WIDTH OF THE EASEMENT AND TO A REASONABLE DEPTH THEREIN.

SOIL REPORT STATEMENT

A GEOTECHNICAL INVESTIGATION REPORT DATED JULY 17, 1998, PREPARED BY MILLER PACIFIC ENGINEERING GROUP, SPECIFICALLY FOR THIS SUBDIVISION, HAS BEEN FILED WITH THE LOCAL AGENCY'S PUBLIC WORKS DEPARTMENT.

CITY ENGINEER'S STATEMENT

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF NOVATO, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, 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 SAID MAP IS TECHNICALLY CORRECT.

SIGNED THIS 28th DAY OF March, 2000.

TOM NOLAN, CITY ENGINEER, CITY OF NOVATO
R.C.E. NO. 14888
LICENSE EXPIRES 3/31/01

ENGINEER'S STATEMENT

I, ALAN G. CORNWELL, STATE 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, 1998; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY OR WILL OCCUPY THE POSITIONS SHOWN ON THIS MAP BY JUNE, 2001, AND THAT A SURVEY OF THE PROPERTY CAN BE RETRACED FROM SAID MONUMENTS.

SIGNED THIS 28th DAY OF March, 2000.

ALAN G. CORNWELL
R.C.E. NO. 27577
LICENSE EXPIRES 12/31/01

RECORDER'S STATEMENT

FILED THIS 10TH DAY OF April, 2000 AT 11:37 AM IN BOOK 2000 OF MAPS AT PAGE 080 AT THE REQUEST OF THE CITY OF NOVATO.

SERIAL NO. 2000-0018449 FEE $28.00

COUNTY RECORDER

DEPUTY

MAP OF
BLACK POINT GOLF LINKS
PHASE 2

LANDS OF BLACK POINT PARTNERSHIP, LP

BEING A SUBDIVISION OF A PORTION OF LOT 1, 15 PM 82 AND A PORTION OF LOT 1, 12 PM 41

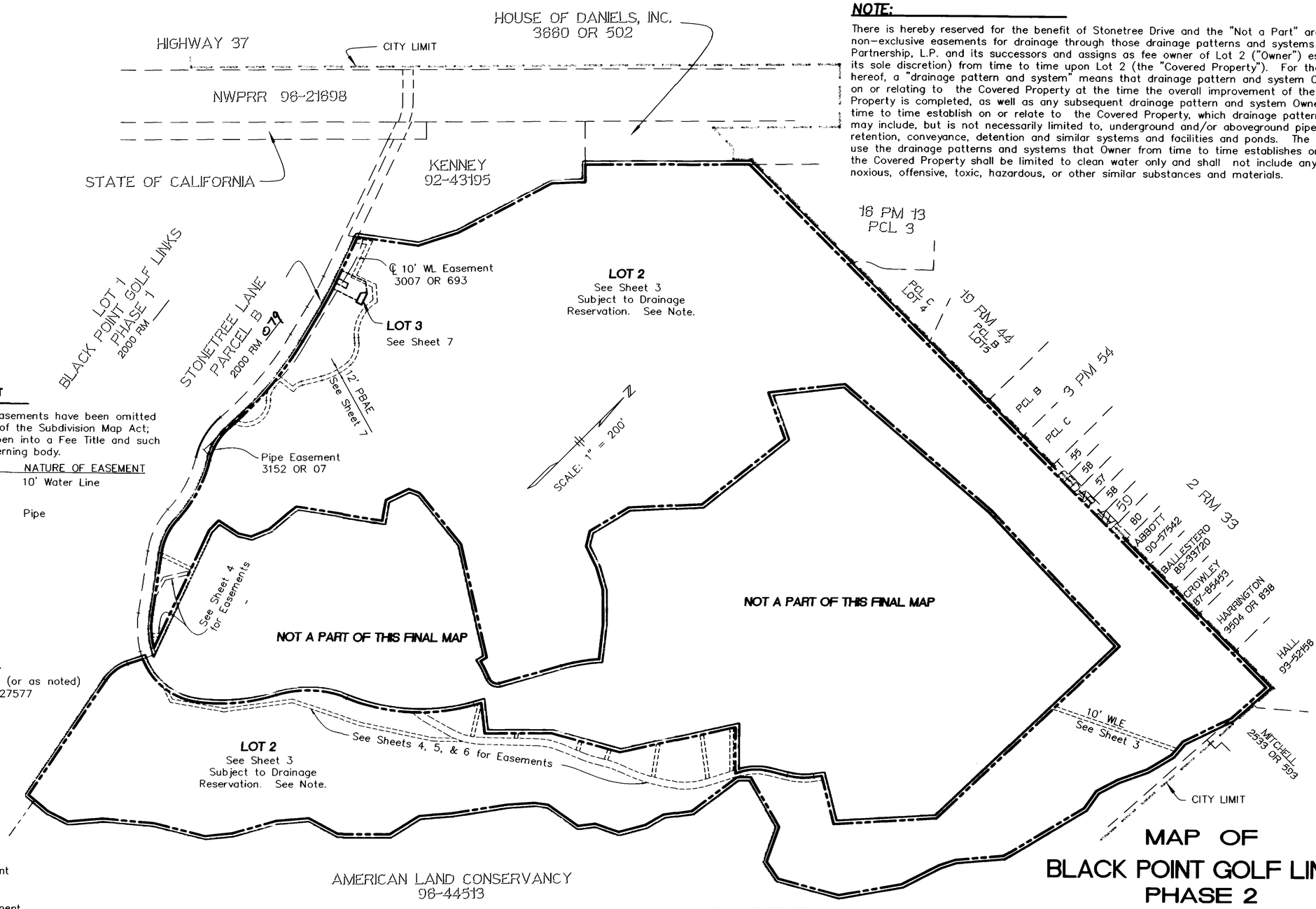
NOVATO, MARIN COUNTY, CALIFORNIA

MARCH, 2000

CSW [St]2 CSW/STUBER-STROEH ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
790 DeLong Ave., Novato, CA. 94945

PROJ. NO. 91-903 \121593\FM2-1
B-1624

CAN No. 2000 M 080



NOTE:

There is hereby reserved for the benefit of Stonetree Drive and the "Not a Part" area perpetual, non-exclusive easements for drainage through those drainage patterns and systems Black Point Partnership, L.P. and its successors and assigns as fee owner of Lot 2 ("Owner") establishes (in its sole discretion) from time to time upon Lot 2 (the "Covered Property"). For the purposes hereof, a "drainage pattern and system" means that drainage pattern and system Owner establishes on or relating to the Covered Property at the time the overall improvement of the Covered Property is completed, as well as any subsequent drainage pattern and system Owner may from time to time establish on or relate to the Covered Property, which drainage pattern and system may include, but is not necessarily limited to, underground and/or aboveground pipes, collection, retention, conveyance, detention and similar systems and facilities and ponds. The easement to use the drainage patterns and systems that Owner from time to time establishes on or relating to the Covered Property shall be limited to clean water only and shall not include any prohibited, noxious, offensive, toxic, hazardous, or other similar substances and materials.

OWNER'S OF INTEREST

Signatures of 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 into a Fee Title and such signatures are not required by the governing body.

NAMES	RECORD DATA	NATURE OF EASEMENT
North Marin Water District	3007 OR 693	10' Water Line
North Marin Water District	3152 OR 07	Pipe

LEGEND

- • Found Iron Pipe tagged RCE 9788 (or as noted)
- o Set 3/4" Iron Pipe & Tag R.C.E. 27577
- ◉ Found Standard Street Monument
- O Set Standard Street Monument
- Ac. Acre
- (R) Radial Bearing
- (T) Total Distance
- OS Record Of Survey
- OR Official Records
- PM Parcel Map
- PUE Public Utility Easement
- SSE Sanitary Sewer Easement
- SDE Storm Drain Easement
- WLE Water Line Easement
- MAE Maintenance Access Easement
- EVA Emergency Vehicle Access Easement
- SME Slope Maintenance Easement
- PSSE Private Sanitary Sewer Easement
- PBAE Pedestrian & Bicycle Access Easement
- Δ Central Angle

BASIS OF BEARING:

The Bearing N 44°35'00" E between found monuments on Harbor Drive as shown on 12 PM 41.

NOTES:

1. The Blue Border Indicates The Boundary Of Land Subdivided By This Map.
2. All Distances And Dimensions Are In Feet And Decimals Thereof.

MAP OF
BLACK POINT GOLF LINKS PHASE 2

LANDS OF BLACK POINT PARTNERSHIP, LP

BEING A SUBDIVISION OF A PORTION OF LOT 1, 15 PM 82 AND A PORTION OF LOT 1, 12 PM 41

NOVATO, MARIN COUNTY, CALIFORNIA

MARCH, 2000

CSW [St]² CSW/STUBER-STROEH ENGINEERING GROUP, INC. CONSULTING ENGINEERS
790 DeLong Ave., Novato, CA. 94945

PROJ. NO. 91-903

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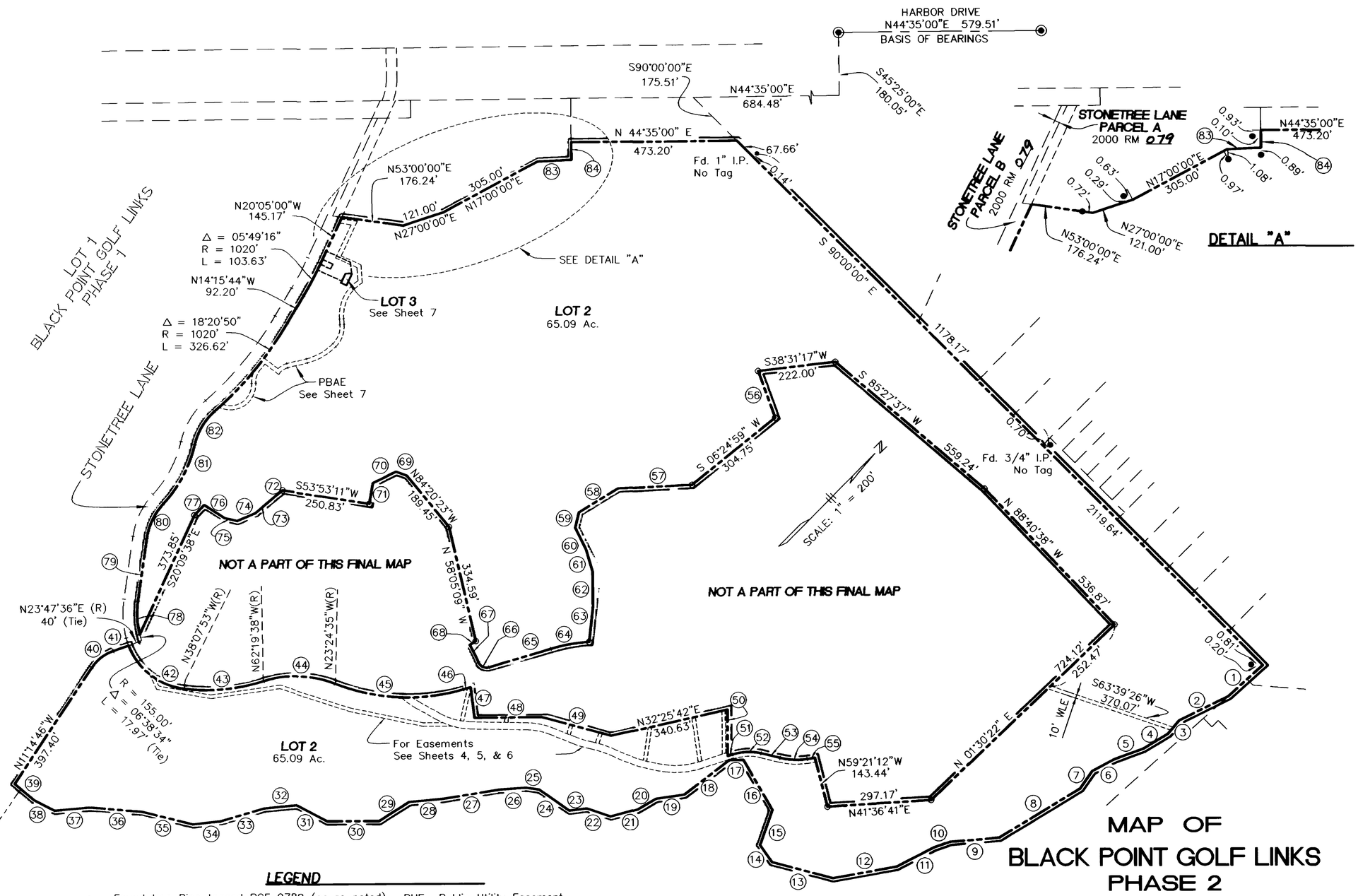
B-1515.2

COURSE	RADIUS	BRNG/DELTA	LENGTH
1		S 03°19'45" W	132.66'
2		S 18°51'09" W	156.20'
3		S 05°00'00" E	50.00'
4		S 14°00'00" W	82.00'
5		S 25°00'00" W	90.00'
6		S 17°00'00" W	70.00'
7		S 10°00'00" E	60.00'
8		S 14°00'00" W	270.00'
9		S 40°00'00" W	140.00'
10		S 26°00'00" W	50.00'
11		S 18°00'00" W	120.00'
12		S 35°00'00" W	185.00'
13		S 60°00'00" W	180.00'
14		N 80°00'00" W	60.00'
15		N 25°30'00" W	106.25'
16		N 75°00'00" W	165.00'
17		S 44°00'00" W	40.00'
18		S 08°00'00" W	162.00'
19		S 37°00'00" W	82.00'
20		S 15°00'00" W	60.00'
21		S 30°00'00" W	80.00'
22		S 64°00'00" W	72.00'
23		S 38°00'00" W	50.00'
24		S 80°00'00" W	105.00'
25		S 53°00'00" W	40.00'
26		S 41°00'00" W	80.00'
27		S 36°00'00" W	160.00'
28		S 40°00'00" W	95.00'
29		S 13°00'00" W	100.00'
30		S 45°00'00" W	150.00'
31		S 73°00'00" W	95.00'
32		S 40°00'00" W	95.00'
33		S 29°00'00" W	130.00'
34		S 39°00'00" W	80.00'
35		S 59°00'00" W	150.00'
36		S 50°00'00" W	150.00'
37		S 40°00'00" W	100.00'
38		S 72°00'00" W	65.00'
39		S 85°00'00" W	72.70'
40	120.00'	37°58'45"	79.54'
41		N 26°43'59" E	45.83'
42	195.00'	61°55'29"	210.75'
43	545.00'	24°11'45"	230.15'
44	305.00'	38°55'03"	207.17'
45	570.00'	37°37'37"	374.33'
46		N 28°57'48" E	21.31'
47		S 51°59'00" E	88.26'
48		N 44°45'08" E	191.85'
49		N 60°17'05" E	205.55'
50		S 45°11'38" E	132.96'
51		N 27°15'36" E	14.87'
52	150.00'	31°31'16"	82.52'
53		N 58°46'52" E	55.73'
54	200.00'	22°25'21"	78.27'
55		N 36°21'31" E	22.01'
56		S 64°55'05" E	141.81'
57		S 42°07'16" W	211.28'
58		S 13°56'56" W	130.87'
59		S 31°16'45" E	45.00'
60		S 71°14'21" E	69.32'
61		S 61°21'16" E	66.75'
62		S 45°27'13" E	98.62'
63		S 38°42'42" E	101.09'
64	520.00'	12°16'35"	111.42'
65		S 28°57'48" W	184.41'
66	25.00'	83°27'30"	36.42'
67	370.00'	08°28'57"	54.78'
68		N 13°56'21" E	20.40'
69		S 65°06'49" W	33.18'
70		S 19°05'26" W	73.27'
71		S 35°00'30" E	60.16'
72		S 06°09'08" W	37.09'
73		S 04°54'14" W	64.21'
74		S 22°24'47" W	56.39'
75		S 58°12'09" W	37.11'
76		S 77°53'18" W	68.87'
77		S 01°01'44" E	40.02'
78	240.00'	22°49'45"	95.63'
79		N 36°44'05" W	180.90'
80	180.00'	34°57'42"	109.84'
81	370.00'	30°02'35"	194.01'
82	180.00'	35°54'04"	112.79'
83		N 42°30'00" E	97.00'
84		N 45°25'00" W	50.00'



LEGEND

- ● Found Iron Pipe tagged RCE 9788 (or as noted)
- o Set 3/4" Iron Pipe & Tag R.C.E. 27577
- ◉ Found Standard Street Monument
- ⊙ Set Standard Street Monument
- Ac. Acre
- (R) Radial Bearing
- (T) Total Distance
- OS Record Of Survey
- OR Official Records
- PM Parcel Map
- PUE Public Utility Easement
- SSE Sanitary Sewer Easement
- SDE Storm Drain Easement
- WLE Water Line Easement
- MAE Maintenance Access Easement
- EVA Emergency Vehicle Access Easement
- SME Slope Maintenance Easement
- PSSE Private Sanitary Sewer Easement
- PBAE Pedestrian & Bicycle Access Easement
- Δ Central Angle

BASIS OF BEARING:

The Bearing N 44°35'00" E between found monuments on Harbor Drive as shown on 12 PM 41.

NOTES:

1. The Blue Border Indicates The Boundary Of Land Subdivided By This Map.
2. All Distances And Dimensions Are In Feet And Decimals Thereof.

MAP OF
BLACK POINT GOLF LINKS
PHASE 2

LANDS OF BLACK POINT PARTNERSHIP, LP

BEING A SUBDIVISION OF A PORTION OF LOT 1, 15 PM 82
AND A PORTION OF LOT 1, 12 PM 41

NOVATO, MARIN COUNTY, CALIFORNIA

MARCH, 2000

CSW [St]² CSW/STUBER-STROEH ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
790 DeLong Ave., Novato, CA. 94945

PROJ. NO. 91-903

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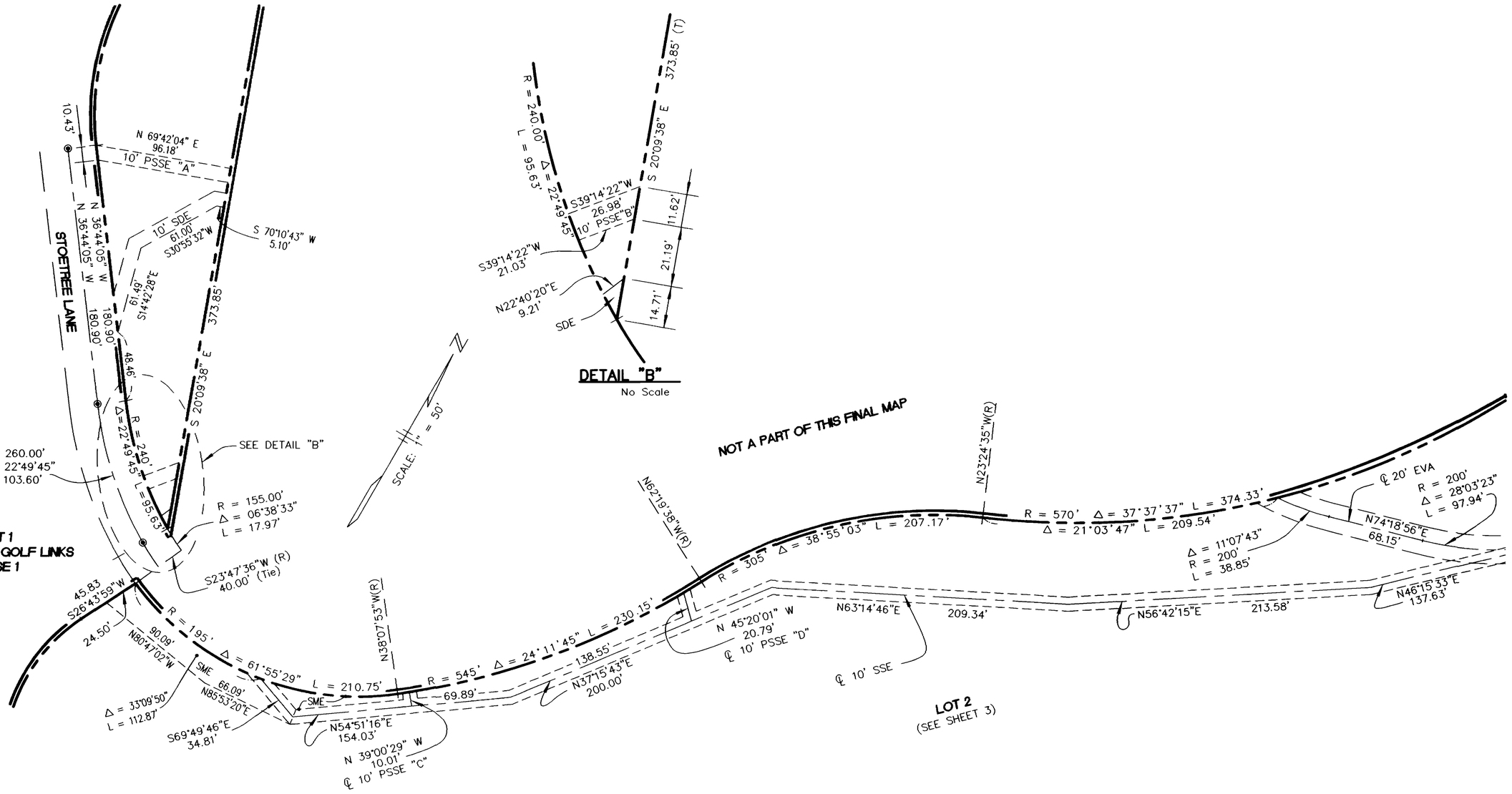

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LEGEND

o	Set 3/4" Iron Pipe & Tag R.C.E. 27577
◉	Found Standard Street Monument
o	Set Standard Street Monument
Ac.	Acre
(R)	Radial Bearing
(T)	Total Distance
OS	Record Of Survey
OR	Official Records
PM	Parcel Map
PUE	Public Utility Easement
SSE	Sanitary Sewer Easement
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WLE	Water Line Easement
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BLACK POINT GOLF LINKS
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NOVATO, MARIN COUNTY, CALIFORNIA

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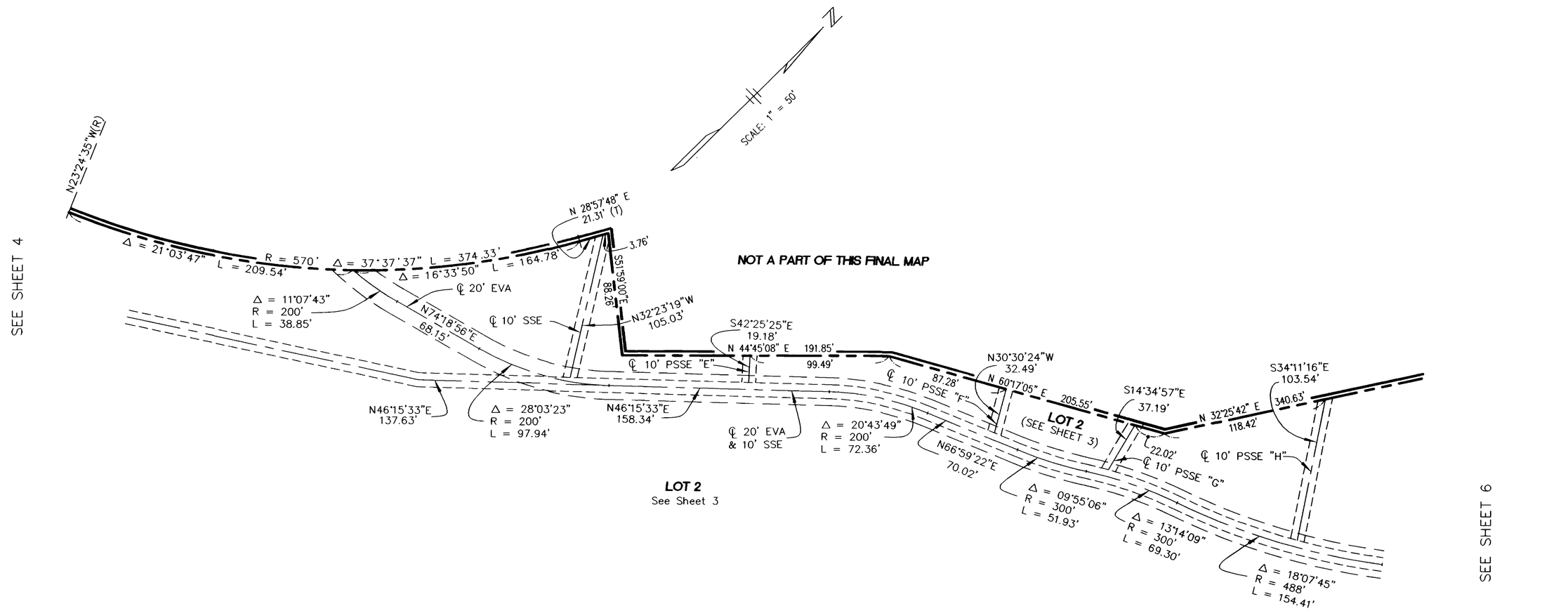

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MAP OF
BLACK POINT GOLF LINKS
PHASE 2

LANDS OF BLACK POINT PARTNERSHIP, LP

BEING A SUBDIVISION OF A PORTION OF LOT 1, 15 PM 82 AND A PORTION OF LOT 1, 12 PM 41

NOVATO, MARIN COUNTY, CALIFORNIA

MARCH, 2000

SEE SHEET 6

CSW [St]² CSW/STUBER-STROEH ENGINEERING GROUP, INC. CONSULTING ENGINEERS
790 DeLong Ave., Novato, CA. 94945

Sheet 5 of 8

PROJ. NO. 91-903

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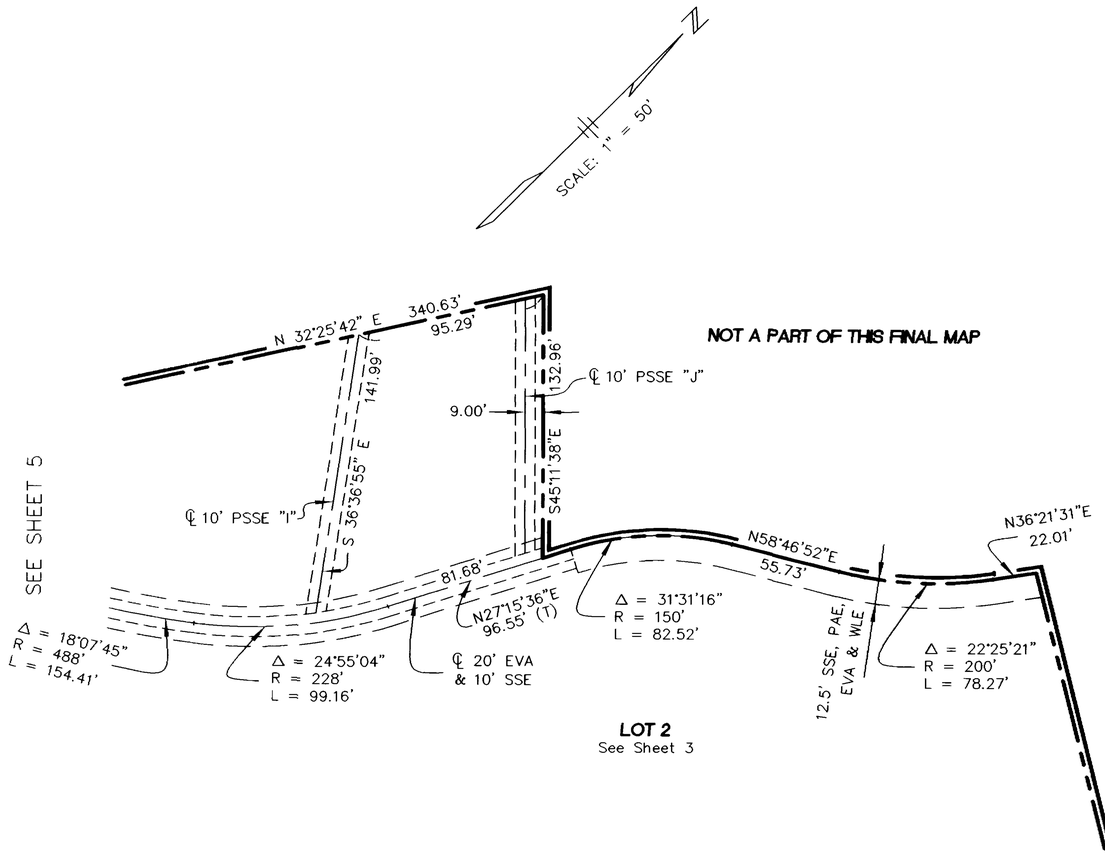

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BLACK POINT GOLF LINKS
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NOVATO, MARIN COUNTY, CALIFORNIA

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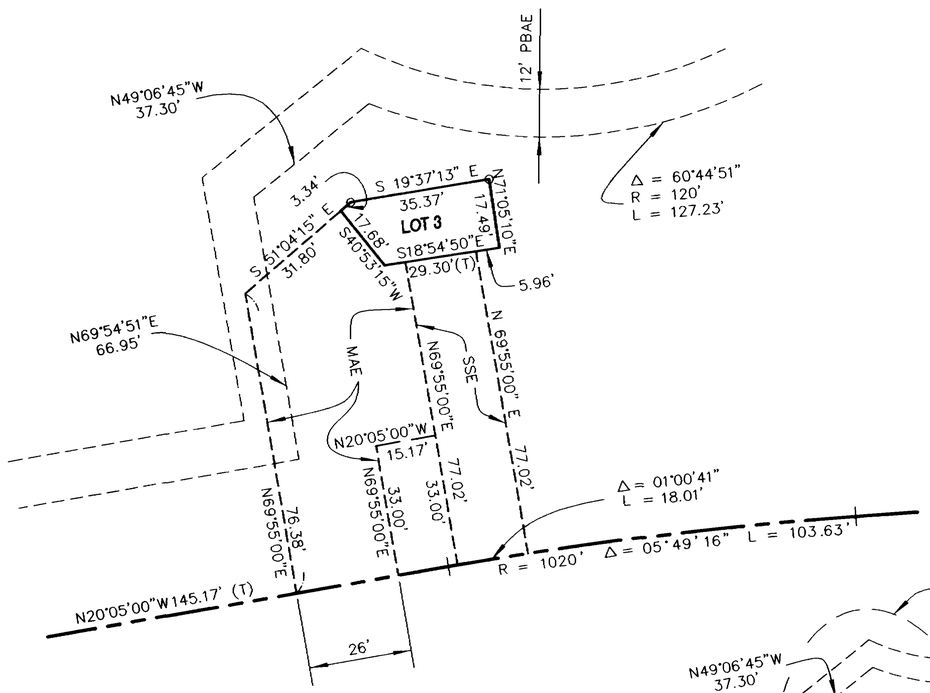
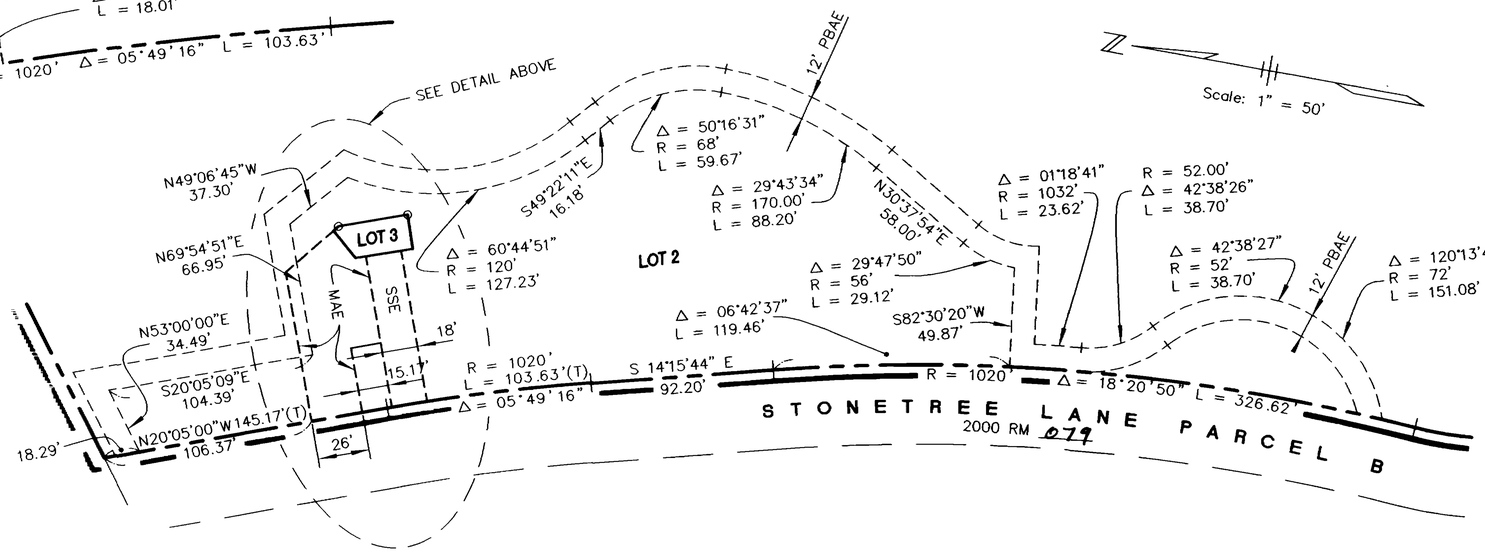


DETAIL
No Scale



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SSE	Sanitary Sewer Easement
SDE	Storm Drain Easement
WLE	Water Line Easement
MAE	Maintenance Access Easement
EVA	Emergency Vehicle Access Easement
SME	Slope Maintenance Easement
PSSE	Private Sanitary Sewer Easement
PBAE	Pedestrian & Bicycle Access Easement
Δ	Central Angle

MAP OF
BLACK POINT GOLF LINKS
PHASE 2

LANDS OF BLACK POINT PARTNERSHIP, LP

BEING A SUBDIVISION OF A PORTION OF LOT 1, 15 PM 82
AND A PORTION OF LOT 1, 12 PM 41

NOVATO, MARIN COUNTY, CALIFORNIA

MARCH, 2000

CSW [St]² CSW/STUBER-STROEH ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
790 DeLong Ave., Novato, CA. 94945

PROJ. NO. 91-903
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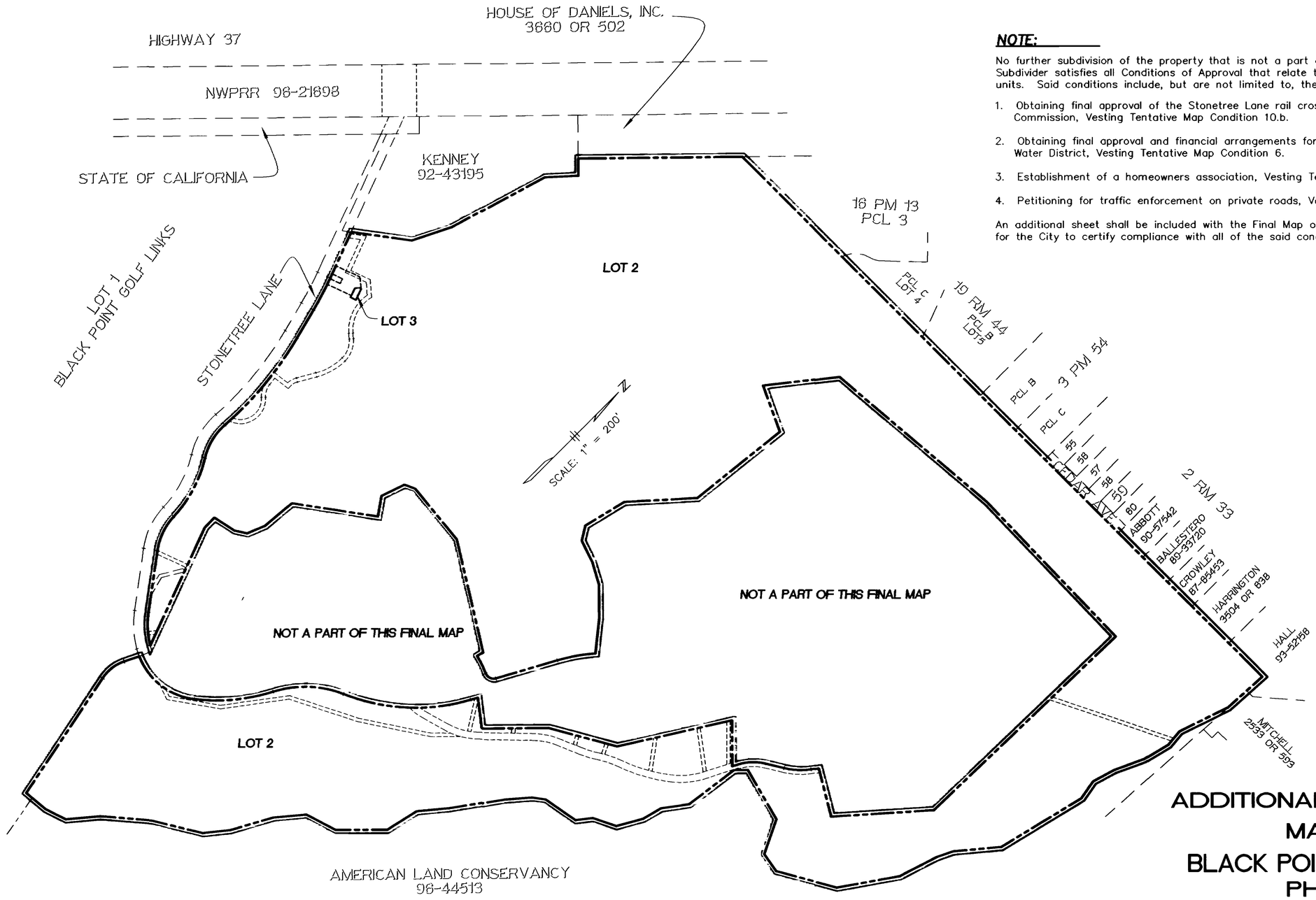

AMERICAN LAND CONSERVANCY
96-44513

NOTE:

THIS SHEET IS FOR LOCAL AGENCY DEVELOPMENT RESTRICTIONS ONLY. IT IS ONLY FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

NOTE:

No further subdivision of the property that is not a part of this map shall be allowed until the Subdivider satisfies all Conditions of Approval that relate to the first Final Map involving residential units. Said conditions include, but are not limited to, the following:

1. Obtaining final approval of the Stonetree Lane rail crossing from the California Public Utilities Commission, Vesting Tentative Map Condition 10.b.
2. Obtaining final approval and financial arrangements for all facilities required by the North Marin Water District, Vesting Tentative Map Condition 6.
3. Establishment of a homeowners association, Vesting Tentative Map Condition 10.e.
4. Petitioning for traffic enforcement on private roads, Vesting Tentative Map Condition 10.f.

An additional sheet shall be included with the Final Map of Black Point Golf Links, Phase 3 for the City to certify compliance with all of the said conditions.

ADDITIONAL INFORMATION MAP OF BLACK POINT GOLF LINKS PHASE 2

LANDS OF BLACK POINT PARTNERSHIP, LP

BEING A SUBDIVISION OF A PORTION OF LOT 1, 15 PM 82 AND A PORTION OF LOT 1, 12 PM 41

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