## OWNER'S CERTIFICATE

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 undersigned do hereby consent to the recording of this condominium plan pursuant to Chapter 1, Title 6, Part 4 Division Second of the Civil Code of the State of California (Section 1350 and following).

Owner : KEAST PROPERTIES
A General Partnership

Beneficiary : Keast & Kott Construction, a General Partnership

Beneficiary : First National Bank of Marin

## NOTARY ACKNOWLEDGMENT

State of California )
County of Marin ) ss

On this 23rd day of AUGUST, 1985, before me, the undersigned, a Notary Public in and for said State and County, personally appeared Terrell Keast & Dominic R. Tarantino, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the within and foregoing instrument and on behalf of the partnership acknowledged to me that (t)he(y) executed the same as owners.

Notary Public in and for said County and State
My Commission Expires 9/28/87

## NOTARY ACKNOWLEDGMENT

State of California )
County of Marin ) ss

On this 9th day of OCTOBER 1985, before me, the undersigned, a Notary Public in and for said State and County, personally appeared JEANNE MARIE KEAST of FIRST NATIONAL BANK OF MARIN, a Corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as Vice President (or Secretary), and he acknowledged to me that he executed the same on behalf of said Corporation as Beneficiary.

Notary Public in and for Said County and State
My Commission Expires 9/28/87

## NOTARY ACKNOWLEDGMENT

State of California )
County of Marin ) ss

On this 23rd day of AUGUST, 1985, before me, the undersigned, a Notary Public in and for said State and County, personally appeared William F. KOTT of KOTT & KOTT CONSTRUCTION, and 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 and foregoing instrument and he acknowledged to me that he executed the same on behalf of said Partnership as Beneficiary.

Notary Public in and for Said County and State
My Commission Expires 9/28/87

## CLERK OF THE BOARD OF SUPERVISORS

I, the undersigned, 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 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 19th day of September, 1985.

Signed
Clerk of the Board of Supervisors of the County of Marin
State of California

## BOARD OF SUPERVISOR'S CERTIFICATE

The Board of Supervisors of the County of Marin, State of California, at a REGULAR meeting held on the 27TH day of AUGUST, 1985, examined this Map of Pine Hill Terrace A Condominium together with accompanying reports thereon of the County Surveyor and Tax Collector thereof; and the said Board, by Resolution No. 85-359 duly passed at the meeting aforesaid, approved this map.

In Witness whereof the said Board of Supervisors has caused this endorsement to be executed by its chairman and the Clerk of the Board of Supervisors and its seal to be hereonto affixed.

Signed this 24th day of Sept 1985.

Signed
Chairman, Board of Supervisors, Marin County, California

Signed
Clerk of the Board of Supervisors

## COUNTY TAX COLLECTOR'S CERTIFICATE

I, the undersigned, on behalf of the Tax Collector of the County of Marin and Cities therein, State of California, hereby certify 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.

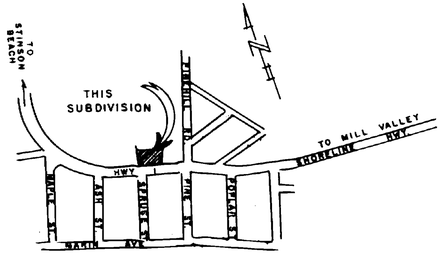
Signed this 18 day of September, 1985.

Tax Collector
County of Marin and Cities therein
State of California

By: Marie Robertson Hall
Deputy

## VICINITY MAP

NO SCALE




## SURVEYOR'S CERTIFICATE

I, Lawrence P. Doyle, certify that I am a Licensed Land Surveyor 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 AUGUST, 1985; 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 SEPTEMBER, 1985, and that a survey of the property can be retraced from said monuments.

Signed this 23 day of SEPTEMBER, 1985.

Lawrence P. Doyle
Lawrence P. Doyle, L.S. 4694

LICENSED LAND SURVEYOR LAWRENCE P. DOYLE No. 4694 STATE OF CALIFORNIA

## NOTES

1. This condominium project consists of air space units and common area.
2. Each unit consists of air space and is numbered hereon.
3. The boundaries of each unit shall be the following:

   The interior unfinished surfaces (exclusive of paint, paper, wax, tile, enamel or other finishes) of the floors, ceilings, interior beams and columns, perimeter walls, doors and door frames or lines as designated on the plan.

   The unit shall include the air space so encompassed by said boundaries, excluding all bearing walls and all walls containing any utility conduit to the unfinished surfaces of any such walls.
4. All building and air space angles are 90° unless otherwise noted.
5. Covenants, conditions, and restructions shall be recorded for this Subdivision, together with a Joint Maintenance Agreement for all common facilities and shall supersede these Notes to the extent that such declaration is inconsistent thereof.
6. All those areas included within the boundary lines of this Map which are not units are common areas.
7. Common area is subject to access easements, public utility easements, drainage easements, sanitary sewer easements and water line easements.
8. All distances and dimensions are shown in feet and decimals thereof.
9. The blue border indicates the boundaries of this condominium.
10. Basis of bearing found monuments as indicated on Sheet 2.

## SOIL ENGINEER'S REPORT

A soil report dated Nov. 30, 1982, prepared by Earth Sciences specifically for this subdivision, has been filed with the local agency's Public Works Department.

## PLANNING DIRECTOR'S CERTIFICATE

Approved by the Planning Department of the County of Marin, State of California, on the 26th day of September, 1985.

MARK J RIESENFELD
Planning Director.
by Jeanne F. McLean

## COUNTY SURVEYOR'S CERTIFICATE

I, the undersigned, County Surveyor of the County of Marin, State of California, hereby certify 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 26th day of September, 1985.

County Surveyor, County of Marin, State of California

REGISTERED PROFESSIONAL ENGINEER THOMAS RYAN FLINN No. C 23341 CIVIL STATE OF CALIFORNIA

11. Spaces 1-A and 1-B shall be a Condominum unit.

    Spaces 2-A and 2-B shall be a Condominum unit.

    Spaces 3-A and 3-B shall be a Condominum unit.

    Spaces 4-A and 4-B shall be a Condominum unit.

    Spaces 5-A and 5-B shall be a Condominum unit.

    Spaces 6-A and 6-B shall be a Condominum unit.

12. Spaces G-1, G-2, G-3, G-4, G-5a, G-5b, G-6a & G-6b shall be for Garage purposes and shall be assigned to the designated numbered unit.

13. Spaces 2-P and 3-P shall be restricted common areas for vehicular parking and shall be assigned to the designated numbered unit.

14. Spaces 1-Y, 2-Y, 3-Y, 4-Y, 1-D, 2-D, 3-D, 4-D, 5-F, 6-F, 5-E, 6-E and 6-G shall be restricted common areas for Yard and Deck purposes and shall be assigned to the designated numbered unit.

## RECORDER'S CERTIFICATE

Filed this 18th day of Oct, 1985, at 3:00 P.M. in Volume 19 of Maps at Page 61 at the request of the Dept of Public Works

Serial No. 85-46100 Fee $12.00

James J. Dal Bon
County Recorder

Alice Lake
Deputy

# MAP OF PINE HILL TERRACE

## A CONDOMINIUM

**SERIAL NO. 82-39099**

BEING A PORTION OF LOTS 3 & 4 BLOCK 10
"MAP OF MARIN HALF ACRE HOMES" 4 R.M. 111
MARIN COUNTY CALIFORNIA

ANRIG - DOYLE
LAND SURVEYORS
165 HELENS LANE, MILL VALLEY, CALIF.

A.P. 50-151-11 SCALE 1"=10' SHEET 1 OF 4 JOB NO. 83-963

19 RM 61

Can 5835

FD. HUB & TAG R.C.E. 11181

"BASIS OF BEARING" N 26° 17' 42" E 83.02' (82.95') PER 4 P.M. 82

FD. HUB & TAG L.S 5822

LANDS OF CHAO
81-03930
PARCEL B 4 P.M. 82

N 79°09'37"W 172.63' (N 78°41'23" W 173.09')

FD. HUB & NAIL

UNIT 1

UNIT 2

UNIT 3

UNIT 4

SEE SHEET 3

N 03° 30' 00" E

S 86° 30' 00" E

EXISTING 5-FOOT SANITARY EASEMENT

(S 01°43' E 120.00' ±)

S 01°13'18" E 118.15'

N 13° 23' 12" E 77.69' (TIE)

N 77° 46' 00" W 80.00'

COMMON AREA
"PARCEL 1"
AREA 17292 sq.ft.

BENCH MARK
□ CHISELED ON CURB
ELEV. 113.05 (DATUM LOCAL)

LANDS OF DAVIS
3661 O.R. 462

(N 17°42' W 111.00')
N 18° 11' 43" W 110.95'

LANDS OF HAYDEN
2868 O.R. 428

2364 O.R. 327

UNIT 5

UNIT 6

SEE SHEET 4

N 04° 00' 00" E

S 86° 00' 00" E

S 22° 40' 00" W 63.31'
10' SANITARY SEWER EASEMENT

5' 5'

N 74° 40' 32" E (TIE) 44.74'

FD. HUB & NAIL

S 81° 31' 00" E 133.85'

95.73'

SET 1/2" REBAR & CAP L.S 4694

SHORELINE HIGHWAY
(60' Right of Way)

# MAP OF PINE HILL TERRACE

## A CONDOMINIUM

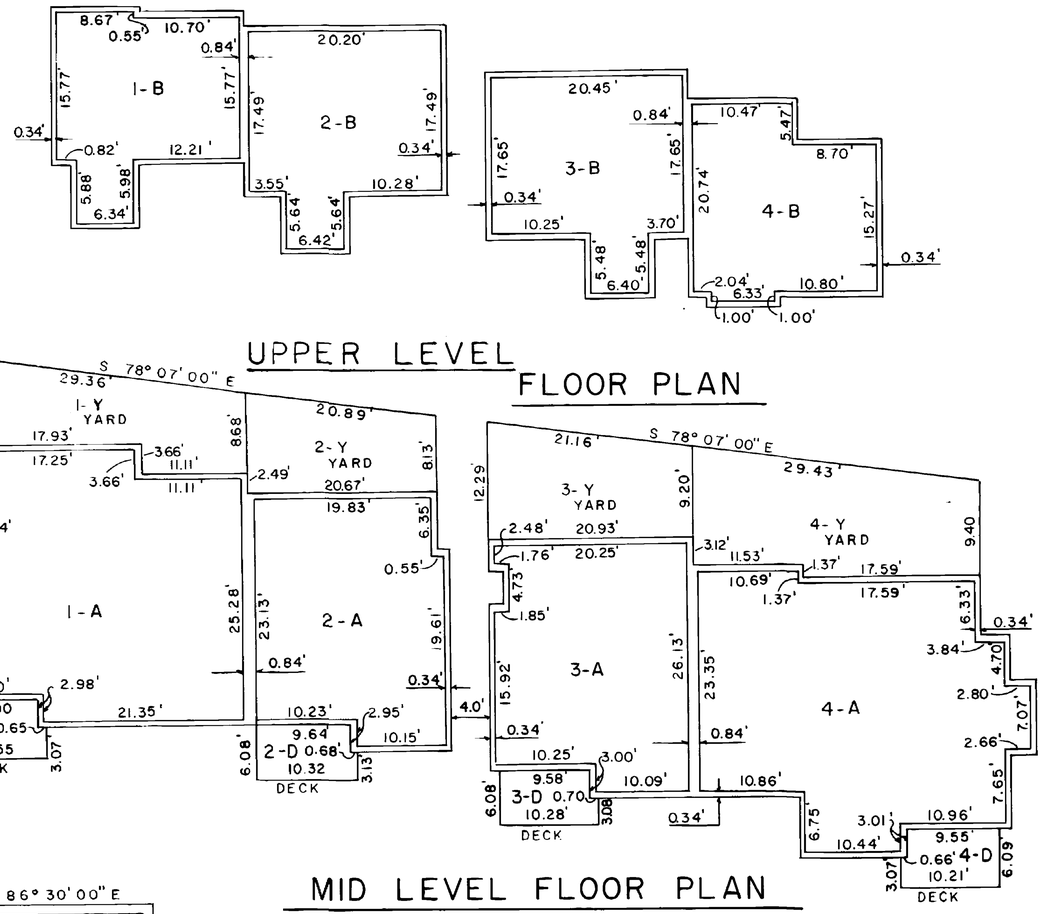
**SERIAL NO. 82-39099**

BEING A PORTION OF LOTS 3 & 4, BLOCK 10
"MAP OF MARIN HALF ACRE HOMES" 4 R.M 111
MARIN COUNTY CALIFORNIA

ANRIG - DOYLE
LAND SURVEYORS
165 HELENS LANE, MILL VALLEY, CALIF.

A.P. 50-151-11 SCALE 1" = 10' SHEET 2 OF 4 JOB No. 83-963

Can 5835




| UNIT | AIR SPACE | UNFINISHED FLOOR ELEV. | FINISHED CEILING ELEV. | FINISHED RIDGE ELEV. |
|---|---|---|---|---|
| 1 | 1-A | 131.98 | 140.02 | 149.80 |
| " | 1-B | 140.90 | | 149.80 |
| " | G-1 | 121.90 | 130.95 | |
| 2 | 2-A | 129.00 | 137.04 | 146.82 |
| " | 2-B | 137.92 | | 146.82 |
| | | | | |
| " | G-2 | 118.92 | 128.02 | |
| 3 | 3-A | 125.97 | 134.01 | 143.79 |
| " | 3-B | 134.89 | | 143.79 |
| " | G-3 | 116.95 | 124.99 | |
| | | | | |
| 4 | 4-A | 123.00 | 131.04 | 140.82 |
| " | 4-B | 131.92 | | 140.82 |
| " | G-4 | 111.83 | 122.03 | |
| 5 | G-5a | 120.88 | 130.93 | |
| " | G-5b | 119.97 | 128.02 | |
| 6 | G-6a | 115.91 | 124.99 | |
| " | G-6b | 113.93 | 122.03 | |

# MAP OF PINE HILL TERRACE

## A CONDOMINIUM

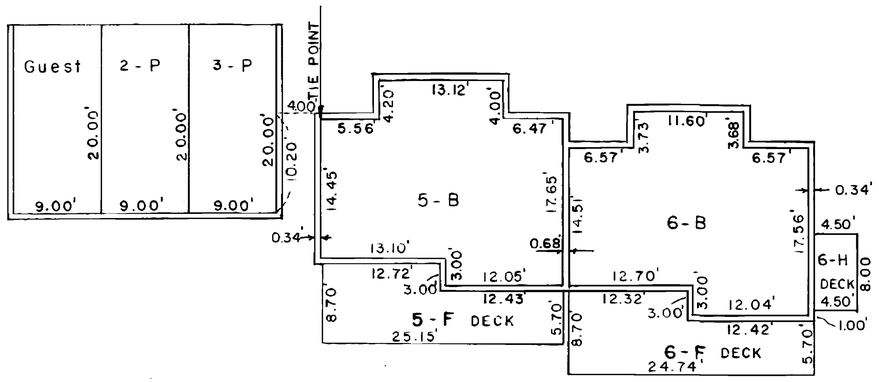
**SERIAL NO. 82-39099**

BEING A PORTION OF LOTS 3 & 4, BLOCK 10
"MAP OF MARIN HALF ACRE HOMES" 4 R.M 111
MARIN COUNTY CALIFORNIA

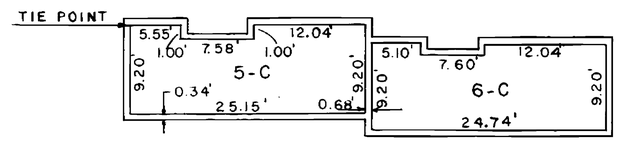
ANRIG - DOYLE
LAND SURVEYORS
165 HELENS LANE, MILL VALLEY, CALIF.

A.P. 50-151-11 SCALE 1" = 10' SHEET 3 OF 4 JOB NO. 83-963

Can 5835

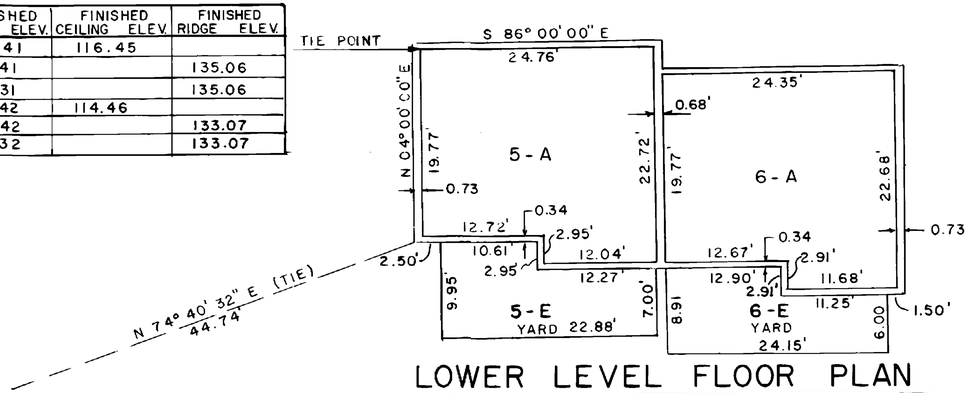



MID LEVEL FLOOR PLAN




UPPER LEVEL FLOOR PLAN

| UNIT | AIR SPACE | UNFINISHED FLOOR ELEV. | FINISHED CEILING ELEV. | FINISHED RIDGE ELEV. |
|---|---|---|---|---|
| 5 | 5 - A | 108.41 | 116.45 | |
| | 5 - B | 117.41 | | 135.06 |
| | 5 - C | 125.31 | | 135.06 |
| 6 | 6 - A | 106.42 | 114.46 | |
| | 6 - B | 115.42 | | 133.07 |
| | 6 - C | 123.32 | | 133.07 |




LOWER LEVEL FLOOR PLAN

# MAP OF PINE HILL TERRACE

## A CONDOMINIUM

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Can 5835