OWNERS STATEMENT

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 recording 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 Parcel "A" for street purposes and also offers for dedication to public use: Public Utility Easements (P.U.E.), Emergency Vehicle Access Easement as shown hereon. The easements herein before offererd for dedication shall be kept open and free from permanent buildings and structures of any kind. The local agency or any other municipal corporation, agency, public utility company, or district shall have the right of access into and upon all such easements for the purpose of improving, maintaining, or repairing such easements and facilities within them; however, said right shall not impose upon said local agency, corporation, agency, company, or district the obligation of maintenance, improvements, or repair.

OWNER: Gregory J. Schoepp

Gregory J. Schoepp

NOTARY ACKNOWLEDGMENT

State of California)
County of SAN FRANCISCO)

On NOV 12, 2004 before me, MY KIM personally appeared GREGORY J. SCHOEPP personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

MY KIM
COMMISSION# 1416513
SAN FRANCISCO COUNTY
COMM. EXPIRES MAY 6, 2007

RECORDER'S STATEMENT

Filed this 29th day of November, 2004, at 12:00 pm, in Book 2004 of Maps at Page 361 at the request of the City of Novato.

Serial No. 2004-0200038 Fee $10.00

_____ _____
County Recorder Deputy

SHARED OR COMMON AREAS AND FACILITIES

No changes or alteration, except for routine maintenance and repairs, may be made to improvements or landscaping in the Common Area without the written consent of the Community Development Director for the City of Novato.

CITY CLERK'S STATEMENT

The City Council of the City of Novato, State of California, at a regular meeting held on the 12th day of October, 2004, examined the "MAP OF VIRGINIA OAKS" and the City Council by Resolution No. 102-04 duly passed at the meeting aforesaid, approved this Map.

Parcel "A" is accepted for street and related purposes by the City of Novato and rejects the offer of all other dedications.

Signed this 16th day November, 2004.

By Shirley Gremmels
City Clerk of City of Novato, State of California

CITY OF NOVATO INCORPORATED JANUARY 20, 1960 CALIFORNIA

CITY ENGINEERS' STATEMENT

I, the undersigned, City Engineer for the City of Novato, do 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 15th day of NOVEMBER 2004

S.W. Wallace 11-15-04
Steven W. Wallace, City Engineer, City of Novato Date
R.C.E. 43138 Expires 3/31/06

I, the undersigned, do hereby state that I have examined this map on behalf of the City of Novato and that I am satisfied that the survey data shown on this map is technically correct.

Signed this 15th day of November, 2004

Glenn Young 11/15/04
Glenn Young, R.C.E. 29858 Expires 3/31/07 Date

SOILS REPORT STATEMENT

A Geotechnical Investigation for the Virginia Oaks Subdivision prepared by Salem Howes Associates dated June 11, 2003 has been filed with the City of Novato, Department of Public Works.

IMPROVEMENT STATEMENT

Offsite and onsite improvements shall be constructed in accordance with the Vesting Tentative Map, conditions of of approval of the Virginia Oaks Subdivision Vesting Tentative Map Dated September 23, 2003.

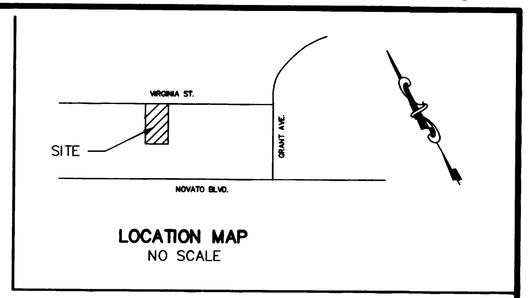
SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Gregory J. Schoepp in September, 2003.
I hereby state that this Subdivision Map conforms to the approved or conditionally approved Tentative Map.

All monuments are of the character and will occupy the positions shown on this Map by December 2004 and will be sufficient to enable the survey to be retraced.

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

Lawrence P. Doyle
Lawrence P. Doyle L.S. No. 4694
EXP. 9/30/05



LOCATION MAP
NO SCALE

CLERK OF THE BOARD OF SUPERVISORS 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 12th day of November, 2004.

Signed _____
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 12th day of November, 2004.

Tax Collector County of Marin and Cities therein State of California

By: Katherine Haley
Deputy

MAP OF VIRGINIA OAKS

A SUBDIVISION OF THE LANDS OF SCHOEPP

BEING A PORTION OF LOT 9, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "SUBDIVISION ONE, SWEETSER RANCH, NOVATO, CAL." (4 R.M. 49)

D.N. 99-60295

NOVATO MARIN COUNTY CALIFORNIA

LAWRENCE P. DOYLE
LAND SURVEYOR/CIVIL ENGINEER
P.O. BOX 1609 MILL VALLEY, CA 94942 (415) 388-9585

DATE: 10/1/04 SHEET 1 OF 2 JOB No. 717-99
A.P. 141-142-03

CREEKSIDE COURT

VILLA PLACE

STEEL PIN IN CONCRETE MONUMENT

BRASS DISC & PUNCH MONUMENT

(475.40) M-1
457.40'

N60°49'00"W

BRASS DISC & PUNCH MONUMENT

144.329'

50.00'

S29°11'00"W 25.00'

VIRGINIA AVENUE

(R\W VARIES)

PARCEL "A"
5 FOOT STRIP OFFER FOR DEDICATION

EXISTING G.T.E. EASEMENT 97-37545

5.00' N60°49'00"W 87.98' 5.00'

N60°49'00"W 66.00' 20.97' 18.60' 200.00'

70.00' 5.00'

N60°49'00"W 100.00'

N60°49'00"W 100.00'

5' P.U.E.

L=16.36'
Δ=48°03'33"
R=19.50'

L=11.23'
Δ=41°27'55"
R=15.50'

5' P.U.E. & DRAINAGE EASEMENT

PARCEL 2
14 P.M. 60

LANDS OF NICHELINI
D.N. 96-016172

LOT 1
10,700 S.F.

N29°11'00"E 42.25'

107.00'

212.50'

SHEP COURT
PRIVATE

107.00'

91.00'

N29°11'00"E 46.24'

LOT 5
10,700 S.F.

10' SANITARY SEWER EASEMENT

C3

C4

N29°11'00"E 4.01'

S60°49'00"E 49.17'

N60°49'00"W 53.17'

107.00'

212.50'

N29°11'00"E 25.75'

25.75' N29°11'00"E

PARCEL 3
14 P.M. 60

LANDS OF NICHELINI
D.N. 96-016172

11.83' N60°49'00"W 66.666' 88.17' 66.666' 33.33' 54.84' 66.666' 11.83'

10' P.U.E. & DRAINAGE EASEMENT

10' P.U.E. & DRAINAGE EASEMENT

10' P.U.E. & DRAINAGE EASEMENT

LANDS OF ROMAN CATHOLIC WELFARE CO.

LOT 1
5 R.M. 43

FOUND 3/4" PIPE TAG R.C.E. 10759 (M-2)

105.50'

N29°11'00"E

105.50'

105.50'

105.50'

N29°11'00"E

LOT 2
7,033 S.F.

LOT 3
7,033 S.F.

LOT 4
7,033 S.F.

PARCEL 6
17 R.M. 36

LANDS OF NICHELINI
D.N. 96-016172

64.50'

N29°11'00"E

N29°11'00"E

N29°11'00"E

(E) DRAINAGE EASEMENT

5' DRAINAGE EASEMENT

5' DRAINAGE EASEMENT

5' DRAINAGE EASEMENT

15.00'

10.00'

66.666' N60°49'00"W 66.666' 66.666' 28.84' 200.00' 66.666'

FOUND 3/4" PIPE & PLUG L.S. 3775 (M-3)

PARCEL 1
15 P.M. 45

LANDS OF SULLIVAN
D.N. 95-000906

PARCEL 3
17 P.M. 97

LANDS OF TAPIA
D.N. 93-041395

PARCEL 4
17 P.M. 97

LANDS OF MIURA
D.N. 88-015546

LOT 12
5 R.M. 43

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	24.35'	15.50'	=90°00'00"
C2	30.63'	19.50'	=90°00'00"
C3	38.48'	24.50'	=90°00'00"
C4	32.20'	20.50'	=90°00'00"

LEGEND

- FOUND WELL STREET MONUMENT
- FOUND 3/4" PIPE AND TAG
- SET 3/4" PIPE AND PLUG L.S. 4694
- EXTERIOR SUBDIVISION BOUNDRAY

SHEP COURT

PUBLIC UTILITY EASEMENT
DRAINAGE EASEMENT
WATERLINE EASEMENT
ROADWAY EASEMENT
EMERGENCY VEHICLE ACCESS EASEMENT
PEDESTRIAN EASEMENT
BICYCLE EASEMENT

MAP REFERENCE

M-1	17 R.M. 36
M-2	14 P.M. 60
M-3	17 P.M. 97

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS N60°49'00"W AS ESTABLISHED FROM STREET MONUMENTS ON VIRGINIA AVENUE & VILLA PLACE. (14 P.M. 60)

NOTES

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. ALL DISTANCES ON CURVE TABLE ARE TOTAL LENGTHS OF CURVES.

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D.N. 99-60295

NOVATO MARIN COUNTY CALIFORNIA

LAWRENCE P. DOYLE
LAND SURVEYOR/CIVIL ENGINEER
P.O. BOX 1609 MILL VALLEY, CA 94942 (415) 388-9585

DATE: 10/1/04 SHEET 2 OF 2 JOB No. 717-99
SCALE: 1"=20' A.P. 141-142-03