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 hereby irrevocably offer for dedication in fee for public use PEACOCK MANOR; BISCAYNE COURT; PARCEL A; for roadway purposes; sanitary sewer easements (S.S.E.) for sanitary sewer purposes; storm drainage easements (S.D.E.) for storm drainage purposes; ~~PARCEL B in fee for public park purposes~~; waivers of vehicular access, for nonaccess purposes as shown hereon.
The easements hereinbefore offered 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 said 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, improvement, or repair.

OWNER: CONTINENTAL SAVINGS OF AMERICA, A SAVINGS AND LOAN ASSOCIATION.

Signed: Walter Lembi

WALTER LEMBI PRESIDENT

BENEFICIARY: SAN RAFAEL SCHOOL DISTRICT OF MARIN, CALIFORNIA

Signed: J. Gill

J. GILL, DEPUTY SUPERINTENDENT SAN RAFAEL SCHOOL DISTRICT OF MARIN COUNTY.

ACKNOWLEDGMENT

State of CALIFORNIA } s.s.
County of SAN FRANCISCO }

On this 22nd day of MARCH in the year 1985, before me FRANCES M. FOSS personally appeared WALTER R. LEMBI personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as PRESIDENT or on behalf of the corporation therein named and acknowledged to me that the corporation executed it, as owner.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County of SAN FRANCISCO the day and year in this certificate first above written.

Signed: Frances M. Foss
Notary Public in and for the County of SAN FRANCISCO, State of California

My commission expires: 9-12-86

ACKNOWLEDGMENT

State of CALIFORNIA } s.s.
County of MARIN }

On this 15th day of MARCH in the year 1985, before me PHIL DANSKIN, personally appeared J. GILL, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument as DEPUTY SUPERINTENDENT of the SAN RAFAEL SCHOOL DISTRICT OF MARIN CO. and acknowledged to me that the SAN RAFAEL SCHOOL DISTRICT OF MARIN COUNTY executed it.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County of MARIN the day and year in this certificate first above written.

Signed
Notary Public in and for the County of MARIN, State of California
My commission expires: 26 DECEMBER 1987

SURVEYOR'S CERTIFICATE

I, Joseph Grippi, 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 FEBRUARY, 1984 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 APRIL 1st 1986, and that a survey of the property can be retraced from said monuments.

Signed this 26th day of MARCH 1985

Joseph Grippi
LS 3715

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 25th day of March 1985

Tax Collector
County of Marin and cities therein
State of California

By Sophia K. Eliopoulos
Deputy

CITY ENGINEER'S CERTIFICATE

I, the undersigned, City Engineer of the City of San Rafael, 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 8th day of APRIL 1985

David M Bernardi
City Engineer, City of San Rafael, State of California.

RECORDER'S CERTIFICATE

Filed this 10th day of May, 1985, at 3:00 p.m. in Book 19 of Maps at page 46 at the request of THE CITY OF SAN RAFAEL

Serial No. 85-19547 Fee: $ 12.00

James J. Dal Bon
County Recorder

By Teresa C. Wood
Deputy

MAP OF

PEACOCK MANOR

BEING A SUBDIVISION OF A PORTION OF LOT 210
"MAP OF MARIN BAY UNIT ONE"
RECORDED IN BOOK 10 OF MAPS AT PAGE 78
MARIN COUNTY RECORDS
CITY OF SAN RAFAEL
COUNTY OF MARIN STATE OF CALIFORNIA
FEBRUARY 1984 SURVEY No 1103

PREPARED BY
JOSEPH GRIPPI & ASSOCIATES, INC.
1817 GRAND AVENUE
SAN RAFAEL CALIFORNIA

SHEET 1 OF 4

FIRST AMERICAN TITLE CO. A.P. NO. 184-132-04

Can 5741

19RM46

CITY CLERK'S CERTIFICATE

The city council of the City of San Rafael, State of California, at a regular meeting held on the 6th day of May, 1985, examined the Map of Peacock Manor and the City Council by Resolution 7090 duly passed at the meeting aforesaid, approved this map and, on behalf of the public accepts in fee simple PEACOCK MANOR, BISCAYNE COURT, and PARCEL A for roadway purposes and utility easements; accepts PARCEL B for park purposes; also accepts the dedication of sanitary sewer easements (S.S.E) and storm drainage easements (S.D.E.).

Signed this 8th day of May, 1985

Jeanne M. Loncini
City Clerk of the City of San Rafael, State of California.

CITY OF SAN RAFAEL MARIN COUNTY, CA

CLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE

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 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 25TH day of MARCH 1985.

Signed Van Billingsley
Clerk of the Board of Supervisors, of the County of Marin, State of California.

BOARD OF SUPERVISORS

SOIL REPORT CERTIFICATE

A soil report dated March 30, 1982, prepared by Donald Herzog Associates (and/or a geologic report) dated N.A., prepared by N.A. specifically for this subdivision, has been filed with the local agency's Public Works Department.

PLANNING COMMISSION CERTIFICATE

Approved by the Planning Commission of the City of San Rafael, State of California, this 17th day of DECEMBER 1984.

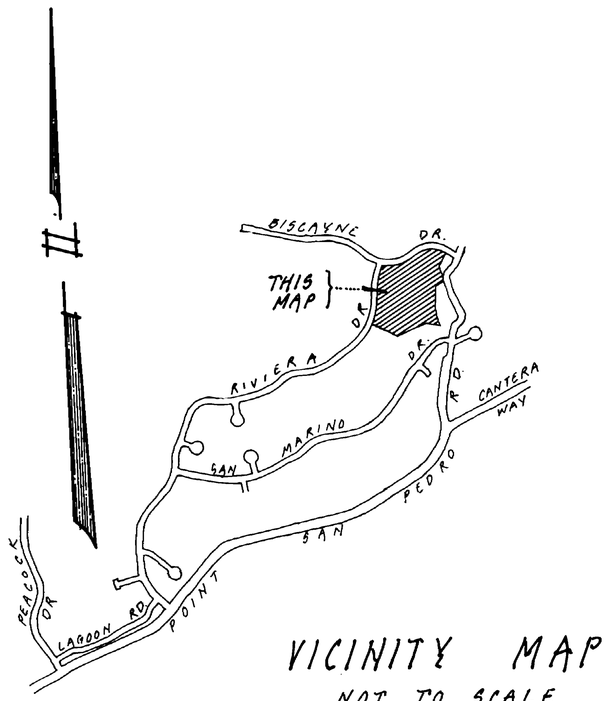
Signed Maynard H. Wiellins
Chairman, San Rafael Planning Commission.

NOTE

1). Design review shall be required for Lots 10, 11, 12, 13, 18 and 19.

2). All proposed residences within this subdivision shall be subject to architectural approval by the Peacock Gap Neighborhood Association.

3). The maintenance of the wall along Biscayne Drive shall be the responsibility of the individual property owners.



VICINITY MAP
NOT TO SCALE

MAP OF

PEACOCK MANOR

BEING A SUBDIVISION OF A PORTION OF LOT 210
"MAP OF MARIN BAY UNIT ONE"
RECORDED IN BOOK 10 OF MAPS AT PAGE 78
MARIN COUNTY RECORDS
CITY OF SAN RAFAEL
COUNTY OF MARIN STATE OF CALIFORNIA
FEBRUARY 1984 SURVEY No. 1103

PREPARED BY
JOSEPH GRIPPI & ASSOCIATES, INC.
1817 GRAND AVENUE
SAN RAFAEL CALIFORNIA

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LEGEND

- Denotes found standard street monument per book 10 of Maps at page 78.
- Denotes set standard street monument with bronze disk stamped "LS 3775"
- Denotes set 3/4" x 18" iron pipe with plastic plug "LS 3775"
- Denotes waiver of vehicular access
- P.O.E. Denotes Private Drainage Easement
- S.D.E. Denotes Storm Drainage Easement

SCALE 1" = 40'

BISCAYNE DRIVE

RIVIERA DRIVE

BISCAYNE COURT

SAN PEDRO ROAD

POINT

PEACOCK MANOR

PARK 11,584 SQ. FT. 84-56156

PARCEL A

ACCESS

PARCEL E SLOPE EASEMENT PER 10-MAPS-78

BUILDING ENVELOPE

SANITARY SEWER EASEMENT (PRIVATE)

SEE SHEET THREE

MAP OF PEACOCK MANOR

BEING A SUBDIVISION OF A PORTION OF LOT 210
"MAP OF MARIN BAY UNIT ONE"
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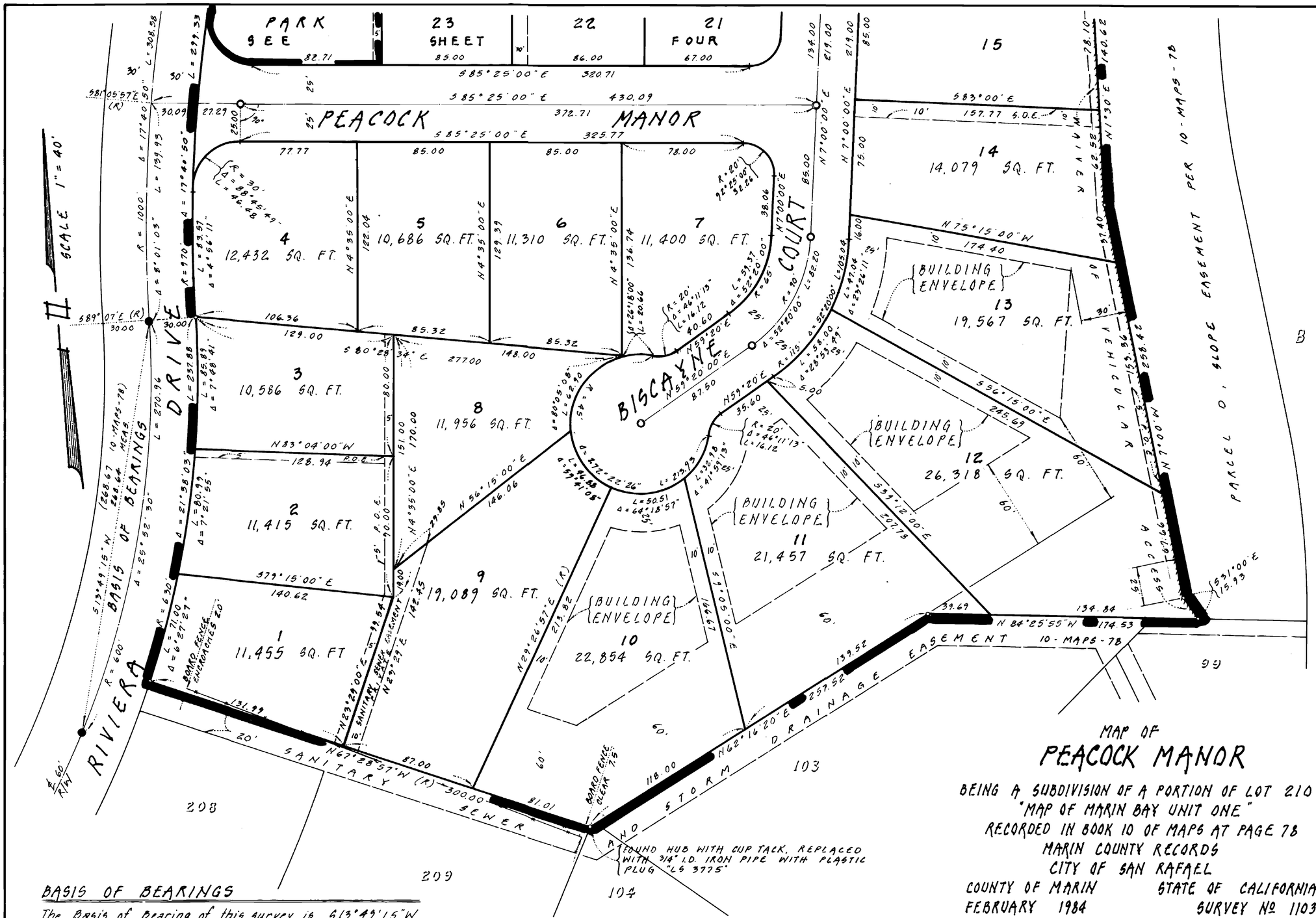
SHEET 4 OF 4

Can 5741



BASIS OF BEARINGS

The Basis of Bearing of this survey is S13°49'15"W between found standard street monuments per 10 - Maps - 78, as shown.

NOTE: See sheet 4 for notes and legend.

MAP OF

PEACOCK MANOR

BEING A SUBDIVISION OF A PORTION OF LOT 210
"MAP OF MARIN BAY UNIT ONE"
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