

OWNER'S 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 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 TO PUBLIC USE AS SHOWN HEREON: ATHERTON AVENUE WIDENING, BUGEIA LANE WIDENING,

- AND SHORT STREET TO USE FOR PUBLIC STREET
ALL "PUBLIC ACCESS EASEMENTS" (PAE) TO USE FOR PUBLIC ACCESS
ALL "EMERGENCY VEHICLE ACCESS EASEMENTS" (EVA) TO USE FOR EMERGENCY VEHICLE ACCESS
ALL "PUBLIC UTILITY EASEMENTS" (PUE) TO USE FOR PUBLIC UTILITIES
ALL "SANITARY SEWER EASEMENTS" (SSE) TO USE FOR SANITARY SEWER
ALL "STORM DRAINAGE EASEMENTS" (SDE) TO USE FOR STORM DRAIN
ALL "WATER LINE EASEMENTS" (WLE) TO USE FOR WATER LINES
ALL "PEDESTRIAN EASEMENTS" (PE) TO USE FOR PEDESTRIANS
ALL "EQUESTRIAN EASEMENTS" (QE) TO USE FOR EQUESTRIANS
ALL "BICYCLE EASEMENTS" (BE) TO USE FOR BICYCLES
ALL "LANDSCAPE EASEMENTS" (LE) TO USE FOR LANDSCAPE
ALL "CONSTRUCTION AND MAINTENANCE EASEMENTS" (CME) TO USE FOR CONSTRUCTION AND MAINTENANCE
ALL "PARKING AND MAINTENANCE EASEMENTS" (PME) TO USE FOR PARKING AND MAINTENANCE

THE EASEMENTS HEREINBEFORE OFFERED FOR DEDICATION SHALL BE KEPT OPEN AND FREE FROM ANY PERMANENT BUILDINGS AND STRUCTURES OF ANY KIND. THE LOCAL AGENCY 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, COMPANY, OR DISTRICT THE OBLIGATION OF MAINTENANCE, IMPROVEMENT, OR REPAIR.

THE UNDERSIGNED ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE COUNTY OF MARIN, AN AVIGATION EASEMENT WITHIN THE AIRSPACE ABOVE ELEVATION 500 FEET, MEAN SEA LEVEL, OVER LOTS 1 THROUGH 29 INCLUSIVE, FOR THE AIRBORNE OPERATION AND NAVIGATION OF AIRCRAFT.

SOUTH COSCAN PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP BY: COSCAN CAL, INC., A CALIFORNIA CORPORATION GENERAL PARTNER

BY: Paula A. Sitton, AUTHORIZED SIGNING AGENT

BY: Dennis G. Gerber, AUTHORIZED SIGNING AGENT

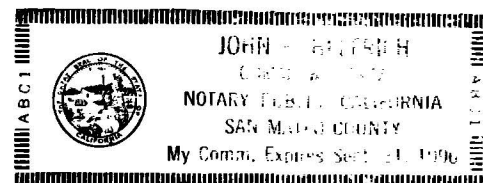
OWNER'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF SAN MATEO

ON AUGUST 15 1995, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED PAULA A SITTON + DENNIS G GERBER, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE John F. Helfrich (SEAL)



BOARD OF SUPERVISOR'S STATEMENT

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN, STATE OF CALIFORNIA, AT A REGULAR MEETING HELD ON THE 22nd DAY OF AUGUST, 1995, EXAMINED THIS "MAP OF RUSH CREEK TOGETHER WITH ACCOMPANYING REPORTS THEREON OF THE COUNTY SURVEYOR AND TAX COLLECTOR THEREOF; AND THE SAID BOARD, BY RESOLUTION NO. 95-17 DULY PASSED AT THE MEETING AFORESAID, APPROVED THIS MAP AND ON BEHALF OF THE PUBLIC ACCEPTED THE OFFER OF DEDICATIONS OF ATHERTON AVENUE WIDENING AND SHORT STREET, AND REJECTED BUGEIA LANE WIDENING AND ALL EASEMENTS.

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 HEREUNTO AFFIXED.

SIGNED [Signature] CHAIRMAN, BOARD OF SUPERVISORS, MARIN COUNTY, CALIFORNIA

SIGNED [Signature] CLERK OF THE BOARD OF SUPERVISORS

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 15th DAY OF August 1995 SIGNED [Signature] CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN STATE OF CALIFORNIA

COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT

APPROVED BY THE COMMUNITY DEVELOPMENT AGENCY, PLANNING DIVISION, OF THE COUNTY OF MARIN, STATE OF CALIFORNIA, ON THE 14th DAY OF September 1995.

Mark J. Liesenfeld COMMUNITY DEVELOPMENT DIRECTOR BY: Brian C. Crawford DEPUTY

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 15th DAY OF August, 1995.

TAX COLLECTOR COUNTY OF MARIN AND CITIES THEREIN STATE OF CALIFORNIA BY: [Signature] DEPUTY

SOIL REPORT STATEMENT

A GEOTECHNICAL INVESTIGATION REPORT DATED APRIL 20, 1994, PREPARED BY MILLER PACIFIC ENGINEERING GROUP, SPECIFICALLY FOR THIS SUBDIVISION, HAS BEEN FILED WITH THE LOCAL AGENCY'S PUBLIC WORKS DEPARTMENT.

COUNTY SURVEYOR'S STATEMENT

I, THE UNDERSIGNED, COUNTY SURVEYOR OF THE COUNTY OF MARIN, 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 15th DAY OF September 1995 [Signature] COUNTY SURVEYOR, COUNTY OF MARIN, STATE OF CALIFORNIA



ENGINEER'S STATEMENT

I, RONALD B. SIMPKINS STATE 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 Oct, 1994, 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 Sept, 1996, AND THAT A SURVEY OF THE PROPERTY CAN BE RETRACED FROM SAID MONUMENTS.

SIGNED THIS 10th DAY OF Aug, 1995.

[Signature] RONALD B. SIMPKINS LICENSED LAND SURVEYOR No. 3201 Exp. 6-30-96 STATE OF CALIFORNIA

L.S. NO. 3201 REGISTRATION EXPIRES 6-30-96

RECORDER'S STATEMENT

FILED THIS 18th DAY OF September 1995 AT 1:15 PM IN VOLUME 21 OF MAPS AT PAGE 41 AT THE REQUEST OF THE COUNTY OF MARIN.

SERIAL NO. 95-44121 FEE \$490 [Signature] JOAN C. THAYER COUNTY RECORDER [Signature] Karen Small DEPUTY

MAP OF RUSH CREEK PHASE 1 BEING A SUBDIVISION OF THE LANDS OF SOUTH COSCAN PARTNERS, A LIMITED PARTNERSHIP DOCUMENT NO. 88-36871 NOVATO AREA COUNTY OF MARIN CALIFORNIA OCTOBER 1994

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

CAN # 7733

# KEY MAP

LANDS OF  
STATE OF CALIFORNIA  
Doc. No. 84-32889

LANDS OF  
STATE OF CALIFORNIA  
Doc. No. 83-58890

LANDS OF LAVERONI  
386 O.R. 423

LANDS OF  
MARIN COUNTY  
OPEN SPACE DISTRICT  
Doc. No. 91-82729

## PARCEL A

To State Of California

## PARCEL B

To Marin County Open Space District  
Doc. No. 95-44122

## PARCEL C

## PARCEL C

To County Of Marin  
Doc. No. 95-44123

Remainder  
Parcel

LANDS OF  
BAHIA VALLEY  
MEMORIAL PARK  
3244 O.R. 82

Total Area 390.81± Acres  
A.P. #143-160-23, 24, 25, 26, & 27

19 O.S. 80

19 O.S. 80

## MAP OF RUSH CREEK PHASE 1

BEING A SUBDIVISION OF THE LANDS OF  
SOUTH COSCAN PARTNERS,  
A LIMITED PARTNERSHIP  
DOCUMENT NO. 88-36871

NOVATO AREA COUNTY OF MARIN CALIFORNIA

SCALE 1" = 300'

OCTOBER 1994

CSW

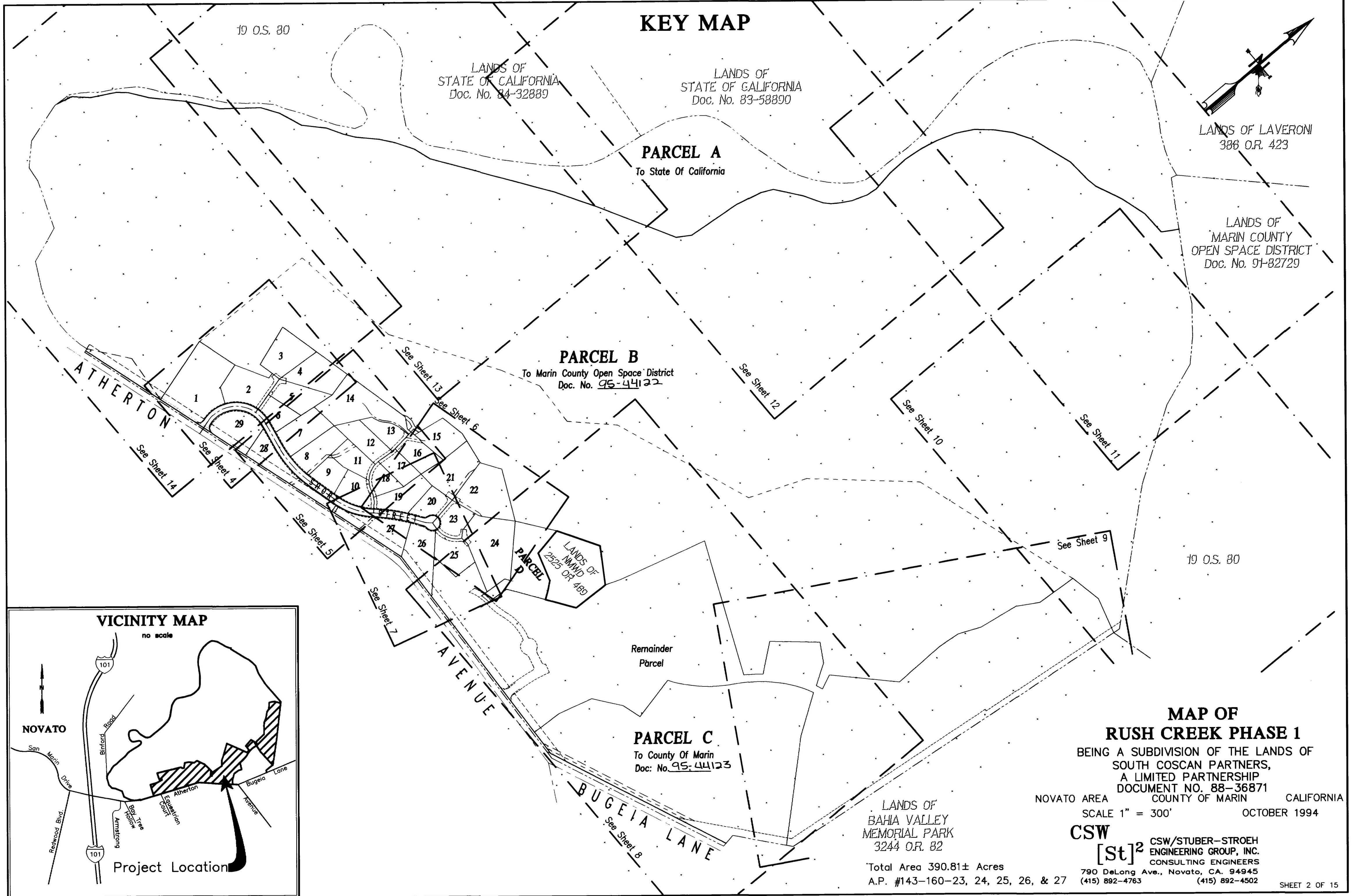
[St]<sup>2</sup>

CSW/STUBER-STROEH  
ENGINEERING GROUP, INC.  
CONSULTING ENGINEERS

790 DeLong Ave., Novato, CA. 94945  
(415) 892-4763 (415) 892-4502

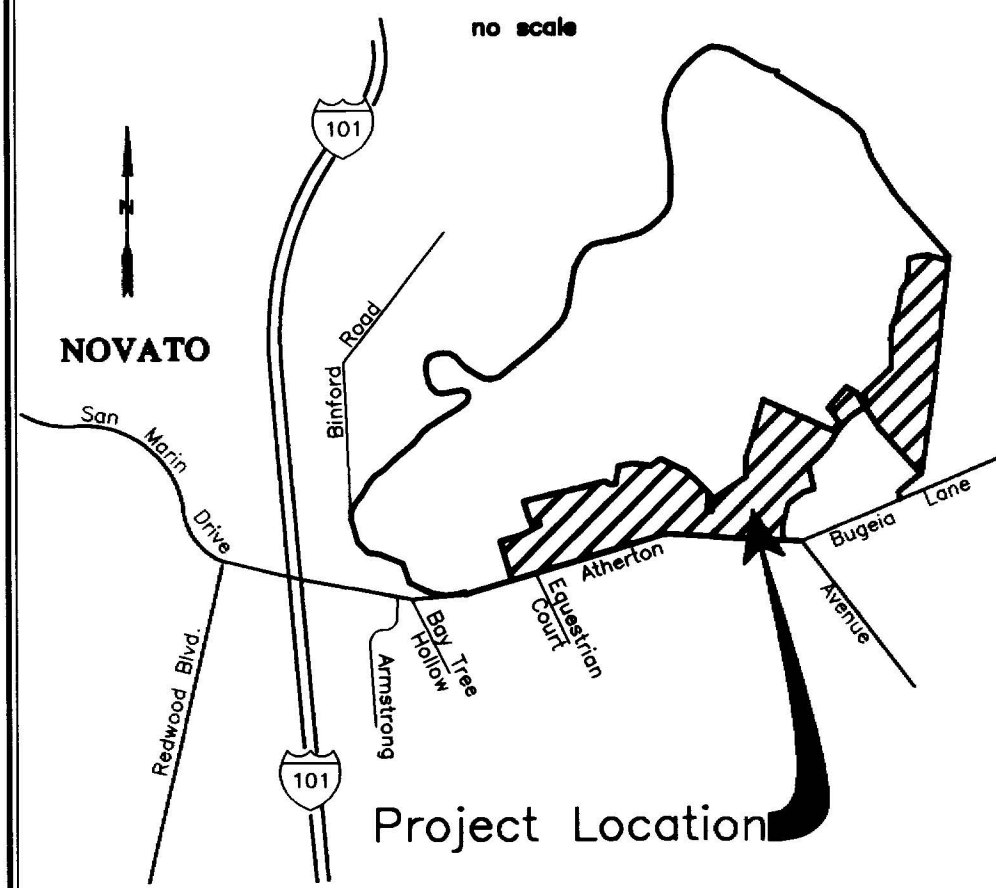
SHEET 2 OF 15

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### VICINITY MAP

no scale

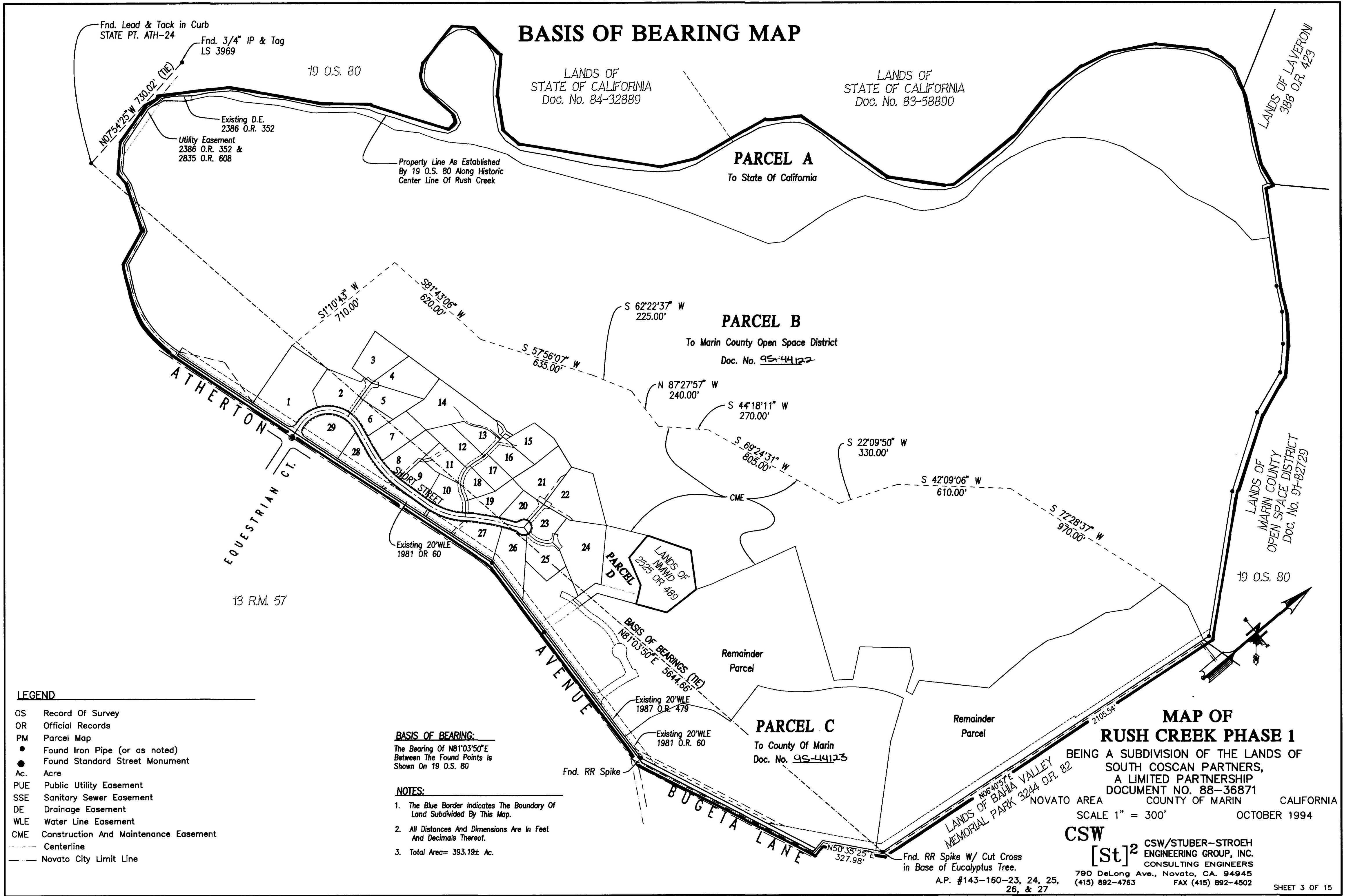


Project Location

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REORDER BY NUMBER 07548

PLAN-

# BASIS OF BEARING MAP



Fnd. Lead & Tack in Curb  
STATE PT. ATH-24

Fnd. 3/4" IP & Tag  
LS 3969

Existing D.E.  
2386 O.R. 352

Utility Easement  
2386 O.R. 352 &  
2835 O.R. 608

LANDS OF  
STATE OF CALIFORNIA  
Doc. No. 84-32889

LANDS OF  
STATE OF CALIFORNIA  
Doc. No. 83-58890

LANDS OF LAVERGNE  
388 O.R. 423

**PARCEL A**  
To State Of California

**PARCEL B**  
To Marin County Open Space District  
Doc. No. 95-44122

**PARCEL C**  
To County Of Marin  
Doc. No. 95-44123

LANDS OF  
MARIN COUNTY  
OPEN SPACE DISTRICT  
Doc. No. 91-82729

LANDS OF  
AMWD  
2525 OR 469

LANDS OF BAHIA VALLEY  
MEMORIAL PARK 3244 O.R. 82

**MAP OF  
RUSH CREEK PHASE 1**  
BEING A SUBDIVISION OF THE LANDS OF  
SOUTH COSCAN PARTNERS,  
A LIMITED PARTNERSHIP  
DOCUMENT NO. 88-36871  
COUNTY OF MARIN CALIFORNIA  
SCALE 1" = 300'  
OCTOBER 1994

**CSW**  
[St]<sup>2</sup> CSW/STUBER-STROEH  
ENGINEERING GROUP, INC.  
CONSULTING ENGINEERS  
790 DeLong Ave., Novato, CA. 94945  
(415) 892-4763 FAX (415) 892-4502

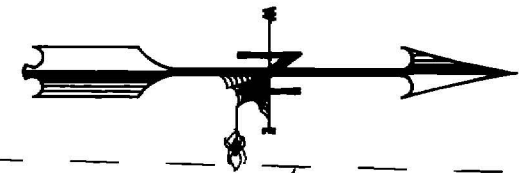
- LEGEND**
- OS Record Of Survey
  - OR Official Records
  - PM Parcel Map
  - Found Iron Pipe (or as noted)
  - Found Standard Street Monument
  - Ac. Acre
  - PUE Public Utility Easement
  - SSE Sanitary Sewer Easement
  - DE Drainage Easement
  - WLE Water Line Easement
  - CME Construction And Maintenance Easement
  - Centerline
  - Novato City Limit Line

**BASIS OF BEARING:**  
The Bearing Of N81°03'50"E  
Between The Found Points Is  
Shown On 19 O.S. 80

- 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.
  3. Total Area= 393.19± Ac.

Fnd. RR Spike W/ Cut Cross  
in Base of Eucalyptus Tree.  
A.P. #143-160-23, 24, 25,  
26, & 27

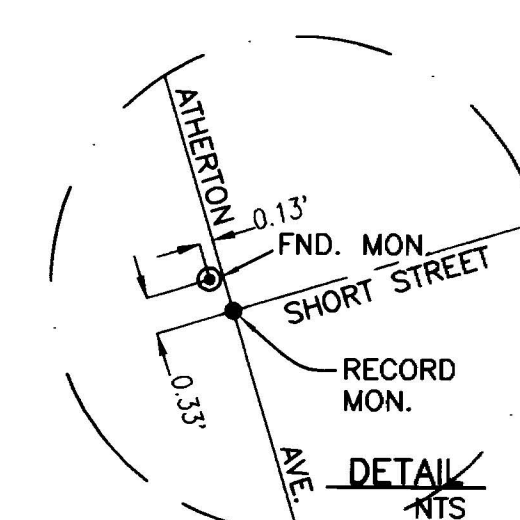
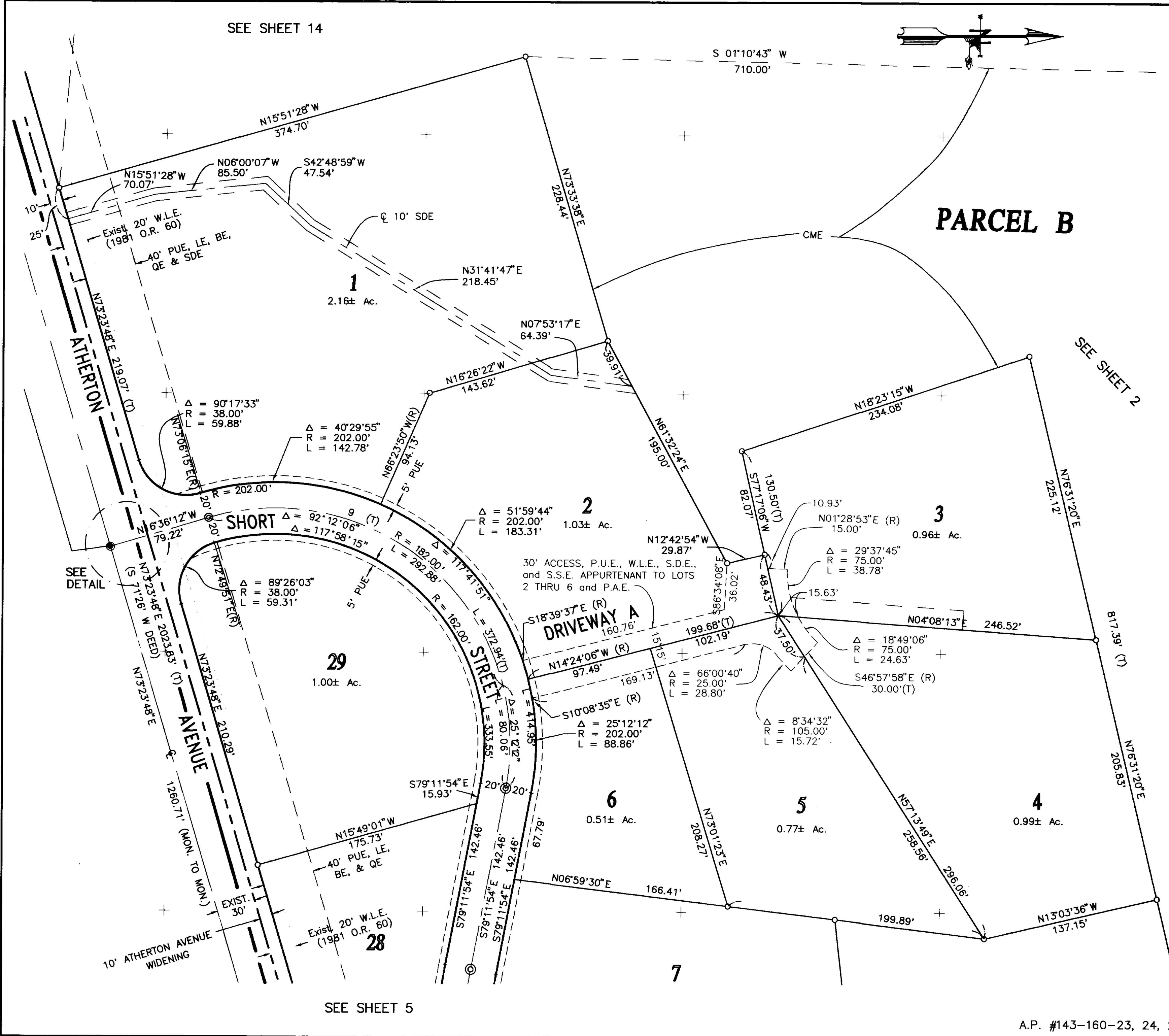
SEE SHEET 14



**LEGEND**

- OS Record Of Survey
- OR Official Records
- PM Parcel Map
- Found Iron Pipe (or as noted)
- Set 3/4" Iron Pipe & Tag R.C.E 27577
- ⊙ Found Standard Street Monument
- ⊙ Set Standard Street Monument
- △ Delta
- Ac. Acre
- (R) Radial Bearing
- (T) Total Distance
- PUE Public Utility Easement
- SSE Sanitary Sewer Easement
- SDE Storm Drain Easement
- WLE Water Line Easement
- LE Landscape Easement
- CME Construction And Maintenance Easement
- PAE Public Access Easement
- EVA Emergency Vehicle Access Easement
- PE Pedestrian Easement
- BE Bicycle Easement
- QE Equestrian Easement
- PME Parking And Maintenance Easement
- 2** Lot Number
- ℄ Centerline

**PARCEL B**



**BASIS OF BEARING:**  
 The Bearing Of N81°03'50"E  
 Between The Found Points Is  
 Shown On 19 O.S. 80

**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  
 RUSH CREEK PHASE 1**  
 BEING A SUBDIVISION OF THE LANDS OF  
 SOUTH COSCAN PARTNERS,  
 A LIMITED PARTNERSHIP  
 DOCUMENT NO. 88-36871

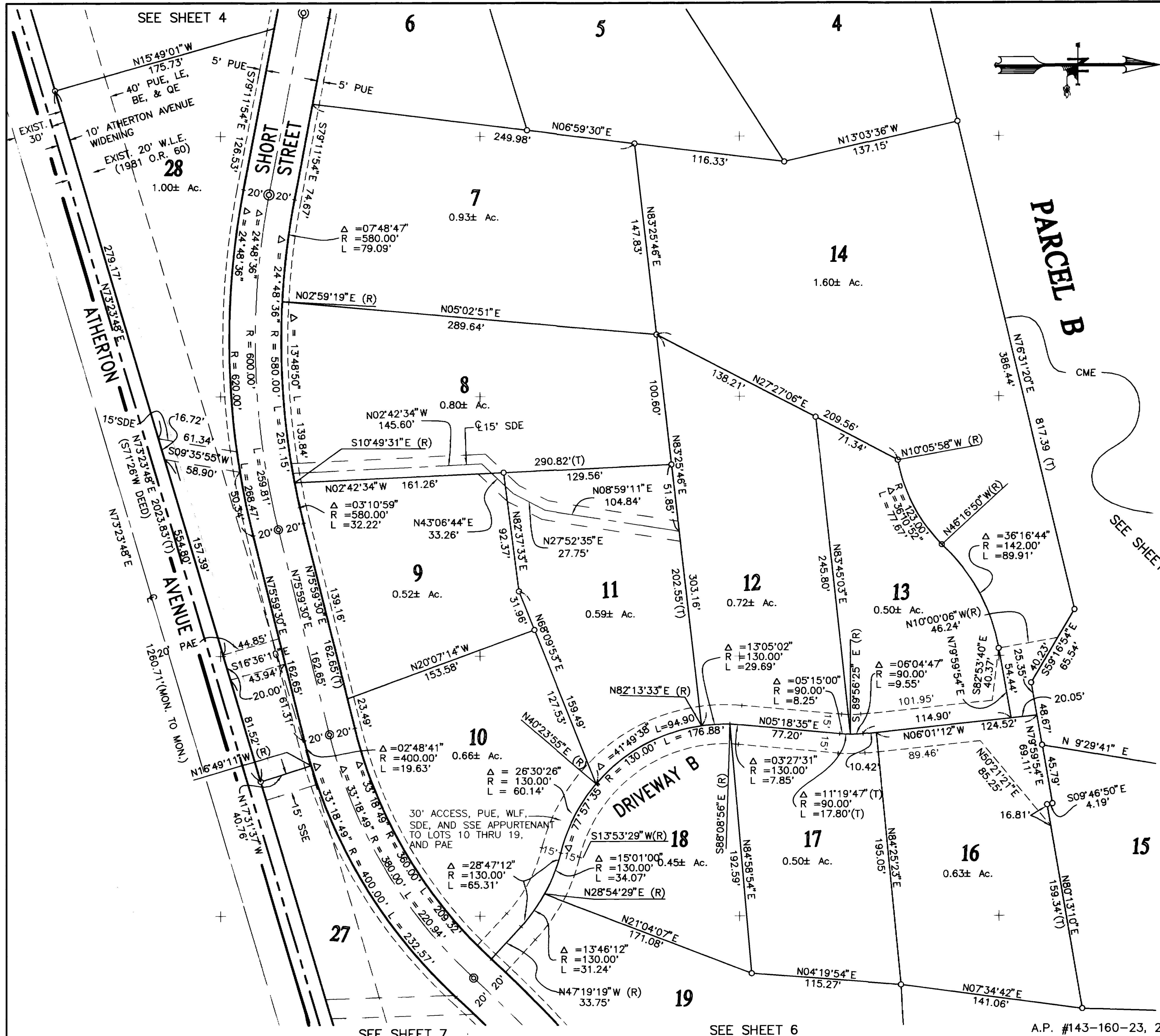
NOVATO AREA      COUNTY OF MARIN      CALIFORNIA  
 SCALE 1" = 50'      OCTOBER 1994

**CSW**  
**[St]<sup>2</sup>** CSW/STUBER-STROEHL  
 ENGINEERING GROUP, INC.  
 CONSULTING ENGINEERS

790 DeLong Ave., Novato, CA. 94945  
 (415) 892-4763      FAX (415) 892-4502

A.P. #143-160-23, 24, 25, 26, & 27

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
 REORDER BY NUMBER 0754R  
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
 REORDER BY NUMBER 0754R



**LEGEND**

- OS Record Of Survey
- OR Official Records
- PM Parcel Map
- Found Iron Pipe (or as noted)
- Set 3/4" Iron Pipe & Tag R.C.E. 27577
- ⊙ Found Standard Street Monument
- ⊗ Set Standard Street Monument
- △ Delta
- Ac. Acre
- (R) Radial Bearing
- (T) Total Distance
- PUE Public Utility Easement
- SSE Sanitary Sewer Easement
- SDE Storm Drain Easement
- WLE Water Line Easement
- LE Landscape Easement
- CME Construction And Maintenance Easement
- PAE Public Access Easement
- EVA Emergency Vehicle Access Easement
- PE Pedestrian Easement
- BE Bicycle Easement
- QE Equestrian Easement
- PME Parking And Maintenance Easement
- 8 Lot Number
- ℄ Centerline

**BASIS OF BEARING:**  
 The Bearing Of N81°03'50"E  
 Between The Found Points Is  
 Shown On 19 O.S. 80

- 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  
 RUSH CREEK PHASE 1**  
 BEING A SUBDIVISION OF THE LANDS OF  
 SOUTH COSCAN PARTNERS,  
 A LIMITED PARTNERSHIP  
 DOCUMENT NO. 88-36871  
 NOVATO AREA COUNTY OF MARIN CALIFORNIA  
 SCALE 1" = 50' OCTOBER 1994

**CSW**  
**[St]<sup>2</sup>**  
 CSW/STUBER-STROEHL  
 ENGINEERING GROUP, INC.  
 CONSULTING ENGINEERS  
 790 DeLong Ave., Novato, CA. 94945  
 (415) 892-4763 FAX (415) 892-4502

A.P. #143-160-23, 24, 25, 26, & 27 SEE SHEET 5 OF 15

PARCEL B

SEE SHEET 2

LEGEND

- OS Record Of Survey
- OR Official Records
- PM Parcel Map
- Found Iron Pipe (or as noted)
- Set 3/4" Iron Pipe & Tag R.C.E. 27577
- ⊙ Found Standard Street Monument
- ⊗ Set Standard Street Monument
- △ Delta
- Ac. Acre
- (R) Radial Bearing
- (T) Total Distance
- PUE Public Utility Easement
- SSE Sanitary Sewer Easement
- SDE Storm Drain Easement
- WLE Water Line Easement
- LE Landscape Easement
- CME Construction And Maintenance Easement
- PAE Public Access Easement
- EVA Emergency Vehicle Access Easement
- PE Pedestrian Easement
- BE Bicycle Easement
- QE Equestrian Easement
- PME Parking And Maintenance Easement
- 22 Lot Number

BASIS OF BEARING:

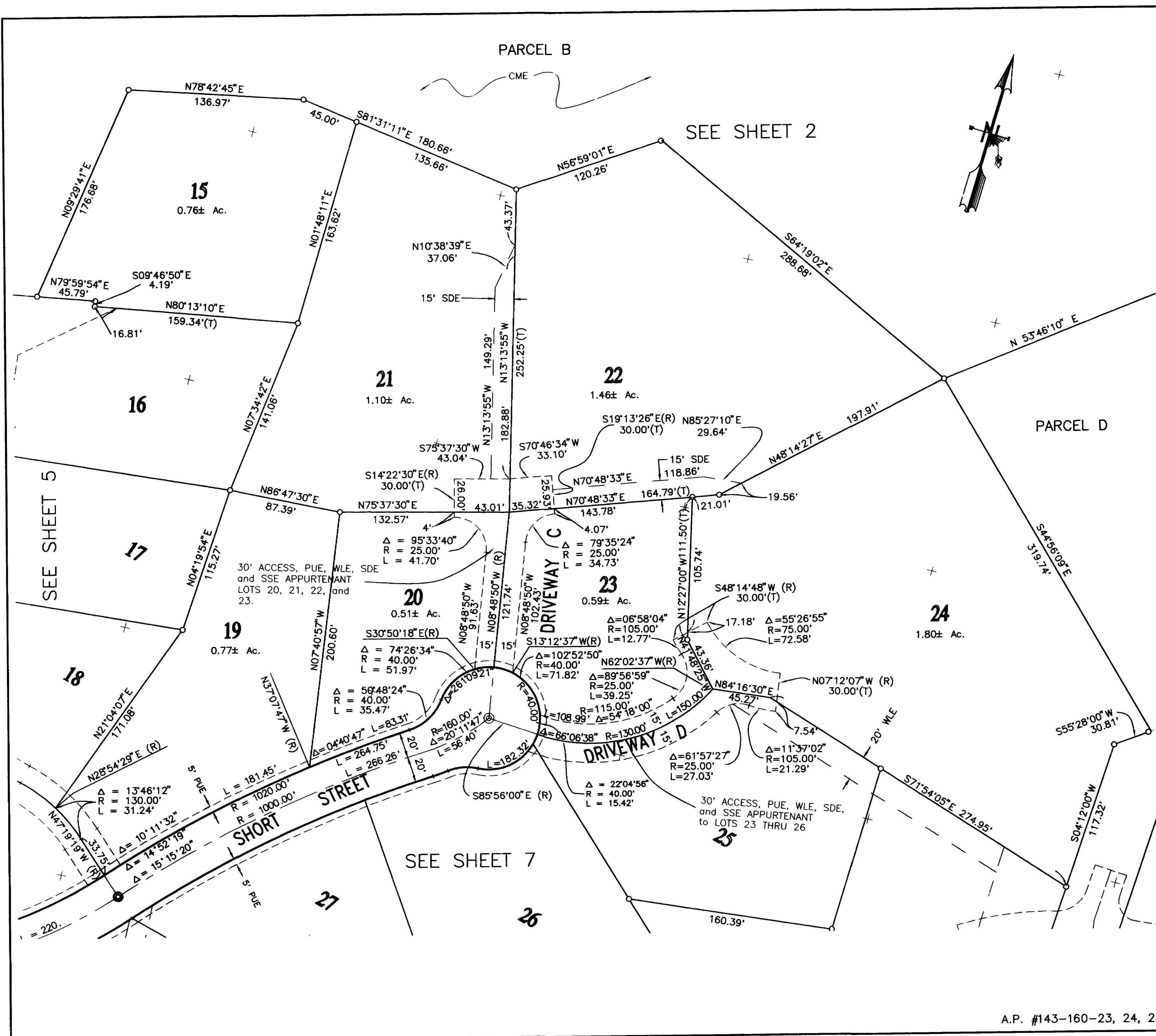
The Bearing Of N81°03'50"E  
Between The Found Points Is  
Shown On 19 O.S. 80

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  
RUSH CREEK PHASE 1**  
BEING A SUBDIVISION OF THE LANDS OF  
SOUTH COSCAN PARTNERS,  
A LIMITED PARTNERSHIP  
DOCUMENT NO. 88-36871  
NOVATO AREA COUNTY OF MARIN CALIFORNIA  
SCALE 1" = 50' OCTOBER 1994

**CSW**  
**[St]<sup>2</sup>** CSW/STUBER-STROEH  
ENGINEERING GROUP, INC.  
CONSULTING ENGINEERS  
790 DeLong Ave., Novato, CA. 94945  
(415) 892-4763 FAX (415) 892-4502



SEE SHEET 8

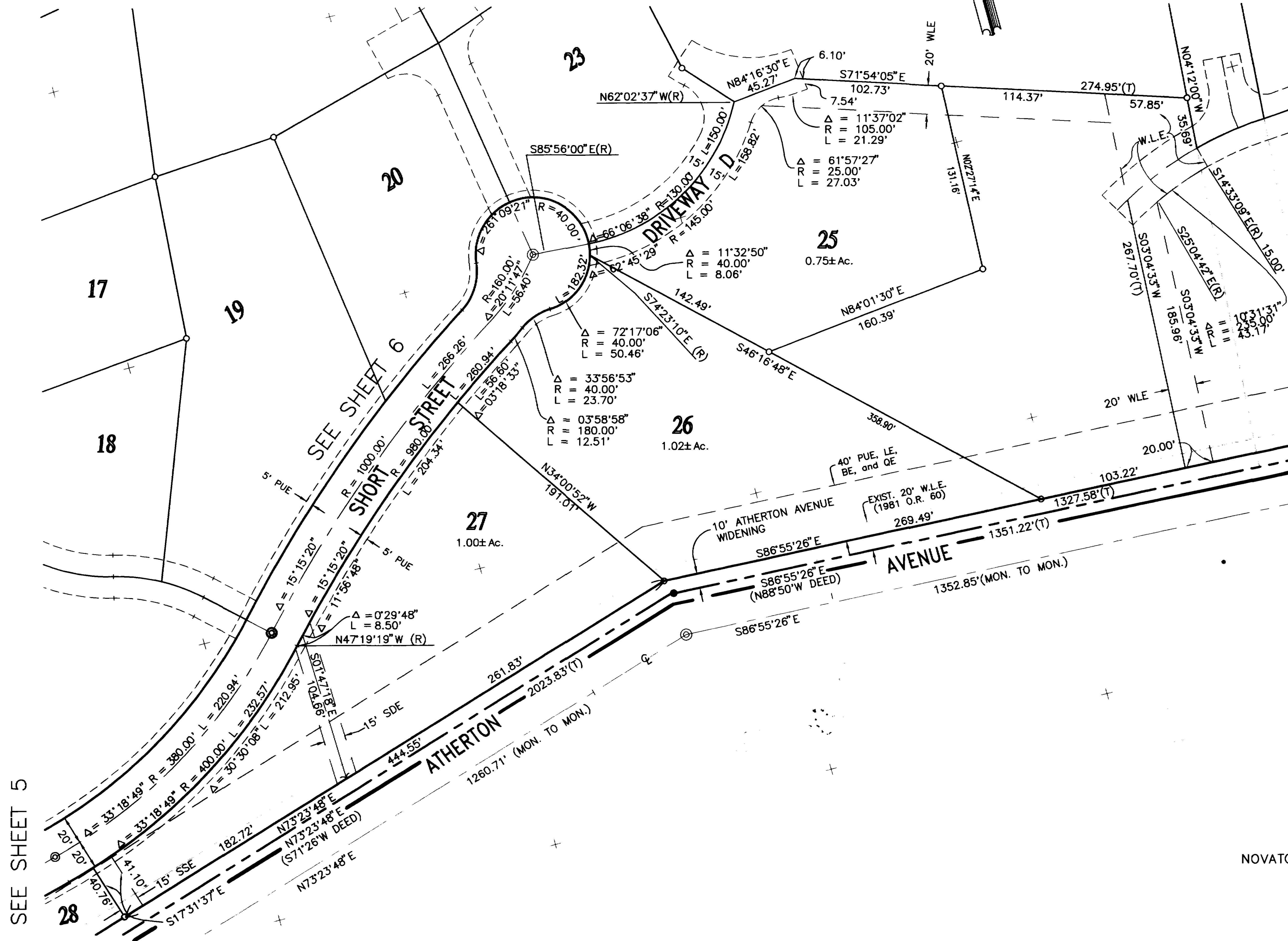
SEE SHEET 7

SEE SHEET 5

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REGISTERED BY NUMBER 07234

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REGISTERED BY NUMBER 07234

PLAN HOLD



**LEGEND**

- OS Record Of Survey
- OR Official Records
- PM Parcel Map
- Found Iron Pipe (or as noted)
- Set 3/4" Iron Pipe & Tag R.C.E. 27577
- ⊙ Found Standard Street Monument
- ⊕ Set Standard Street Monument
- △ Delta
- Ac. Acre
- (R) Radial Bearing
- (T) Total Distance
- PUE Public Utility Easement
- SSE Sanitary Sewer Easement
- SDE Storm Drain Easement
- WLE Water Line Easement
- LE Landscape Easement
- CME Construction And Maintenance Easement
- PAE Public Access Easement
- EVA Emergency Vehicle Access Easement
- PE Pedestrian Easement
- BE Bicycle Easement
- QE Equestrian Easement
- PME Parking And Maintenance Easement
- ⊖ Centerline
- 26 Lot Number

SEE SHEET 8

**BASIS OF BEARING:**  
 The Bearing Of N81°03'50"E  
 Between The Found Points Is  
 Shown On 19 O.S. 80

- 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  
 RUSH CREEK PHASE 1**  
 BEING A SUBDIVISION OF THE LANDS OF  
 SOUTH COSCAN PARTNERS,  
 A LIMITED PARTNERSHIP  
 DOCUMENT NO. 88-36871  
 NOVATO AREA COUNTY OF MARIN CALIFORNIA  
 SCALE 1" = 50' OCTOBER 1994

**CSW**  
**[St]<sup>2</sup>** CSW/STUBER-STROEH  
 ENGINEERING GROUP, INC.  
 CONSULTING ENGINEERS  
 790 DeLong Ave., Novato, CA. 94945  
 (415) 892-4763 FAX (415) 892-4502

- LEGEND**
- OS Record Of Survey
  - OR Official Records
  - PM Parcel Map
  - Found Iron Pipe (or as noted)
  - Set 3/4" Iron Pipe & Tag RCE 27577
  - ⊕ Found Standard Street Monument
  - ⊙ Set Standard Street Monument
  - △ Delta
  - Ac. Acre
  - (R) Radial Bearing
  - (T) Total Distance
  - PUE Public Utility Easement
  - SSE Sanitary Sewer Easement
  - SDE Storm Drain Easement
  - WLE Water Line Easement
  - LE Landscape Easement
  - CME Construction And Maintenance Easement
  - PAE Public Access Easement
  - EVA Emergency Vehicle Access Easement
  - PE Pedestrian Easement
  - BE Bicycle Easement
  - QE Equestrian Easement
  - PME Parking And Maintenance Easement
  - ⊕ Centerline
  - 24** Lot Number

**PARCEL B**  
261.78± Ac.  
To Marin County Open Space District  
Doc. No. 95-44122

LANDS OF  
NMWD  
2525 OR 489  
(2.38± Ac.)  
(Not a Part of This Subdivision)

**PARCEL D**  
1.78± Ac.

Remainder Parcel  
43.74± Ac.

**PARCEL C**  
19.32± Ac.  
To County Of Marin  
Doc. No. 95-44123

**BASIS OF BEARING:**  
The Bearing of N81°03'50"E  
Between The Found Points  
Is Shown On 19 U.S. 80

- 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  
RUSH CREEK PHASE 1**  
BEING A SUBDIVISION OF THE LANDS OF  
SOUTH COSCAN PARTNERS,  
A LIMITED PARTNERSHIP  
DOCUMENT NO. 88-36871

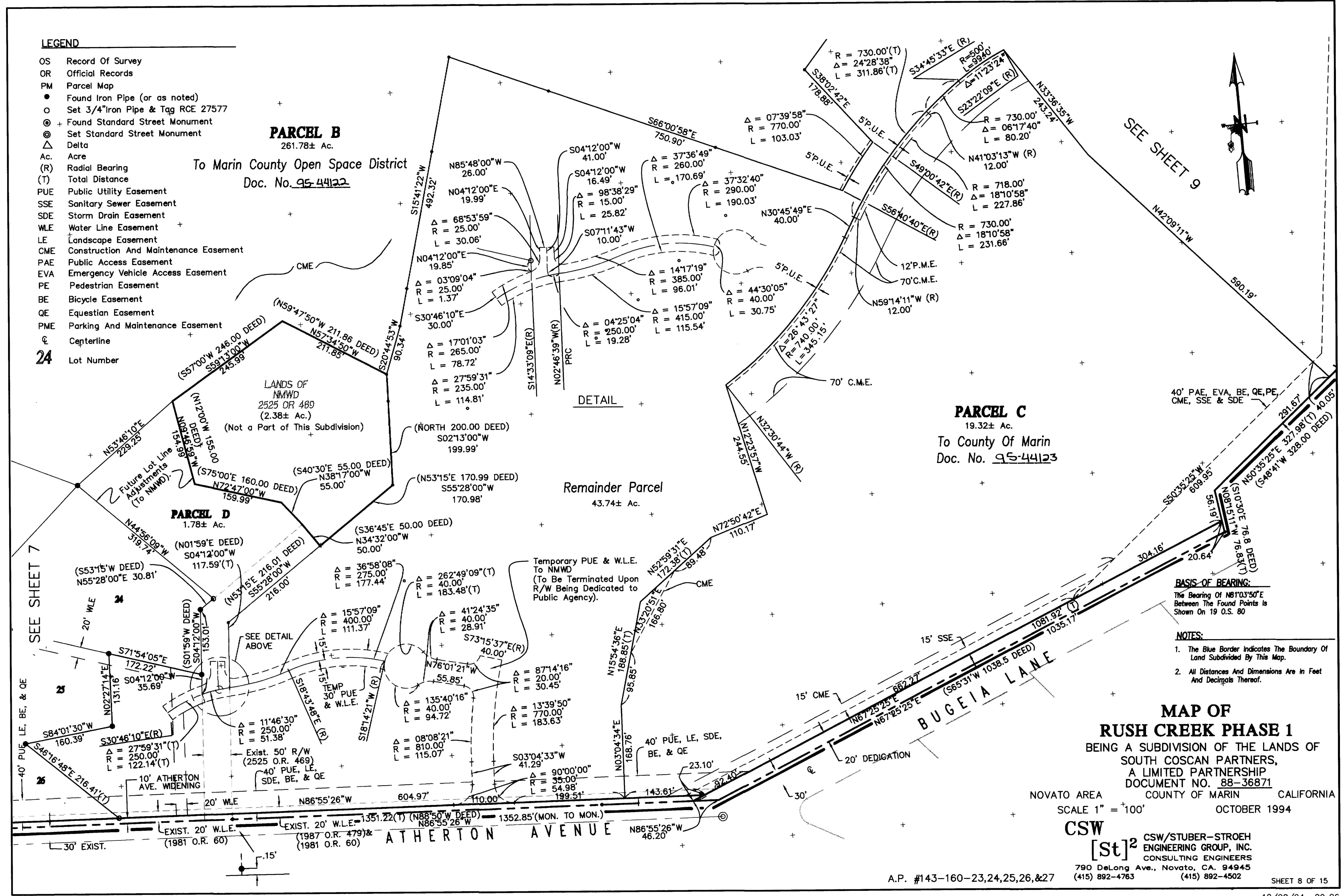
NOVATO AREA COUNTY OF MARIN CALIFORNIA  
SCALE 1" = 100' OCTOBER 1994

**CSW**  
[St]<sup>2</sup> CSW/STUBER-STROEH  
ENGINEERING GROUP, INC.  
CONSULTING ENGINEERS  
790 DeLong Ave., Novato, CA. 94945  
(415) 892-4783 (415) 892-4502

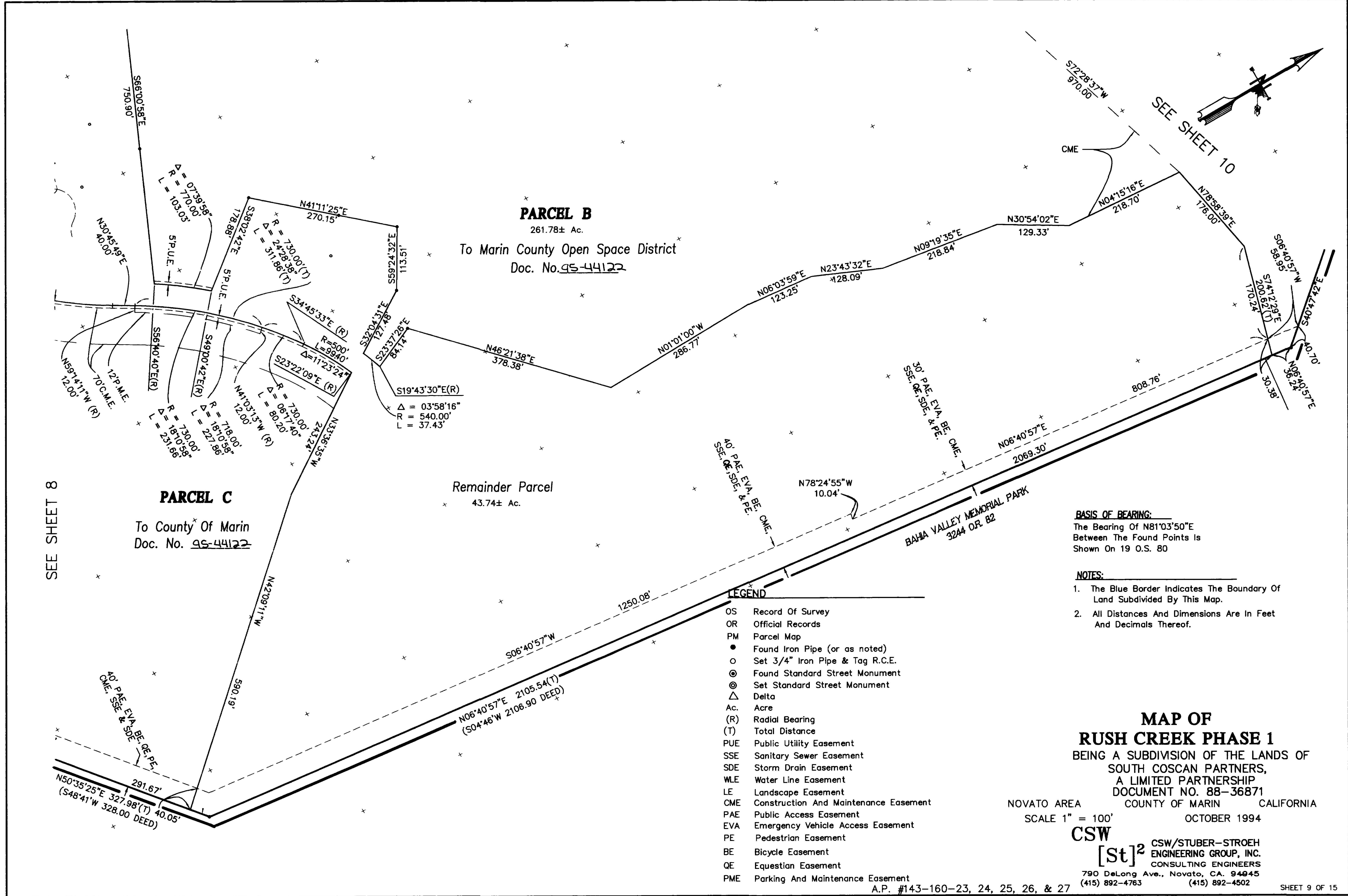
A.P. #143-160-23,24,25,26,&27

SHEET 8 OF 15

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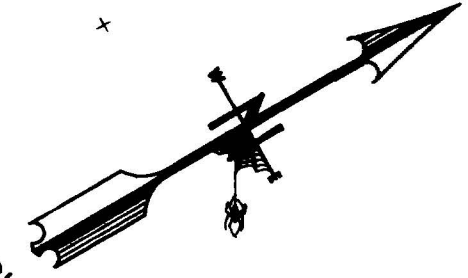






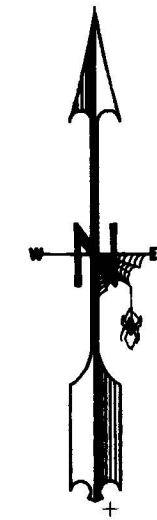
SEE SHEET 8

SEE SHEET 10



PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
 REPORT NUMBER 07348  
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
 REPORT NUMBER 07348

SEE SHEET 11

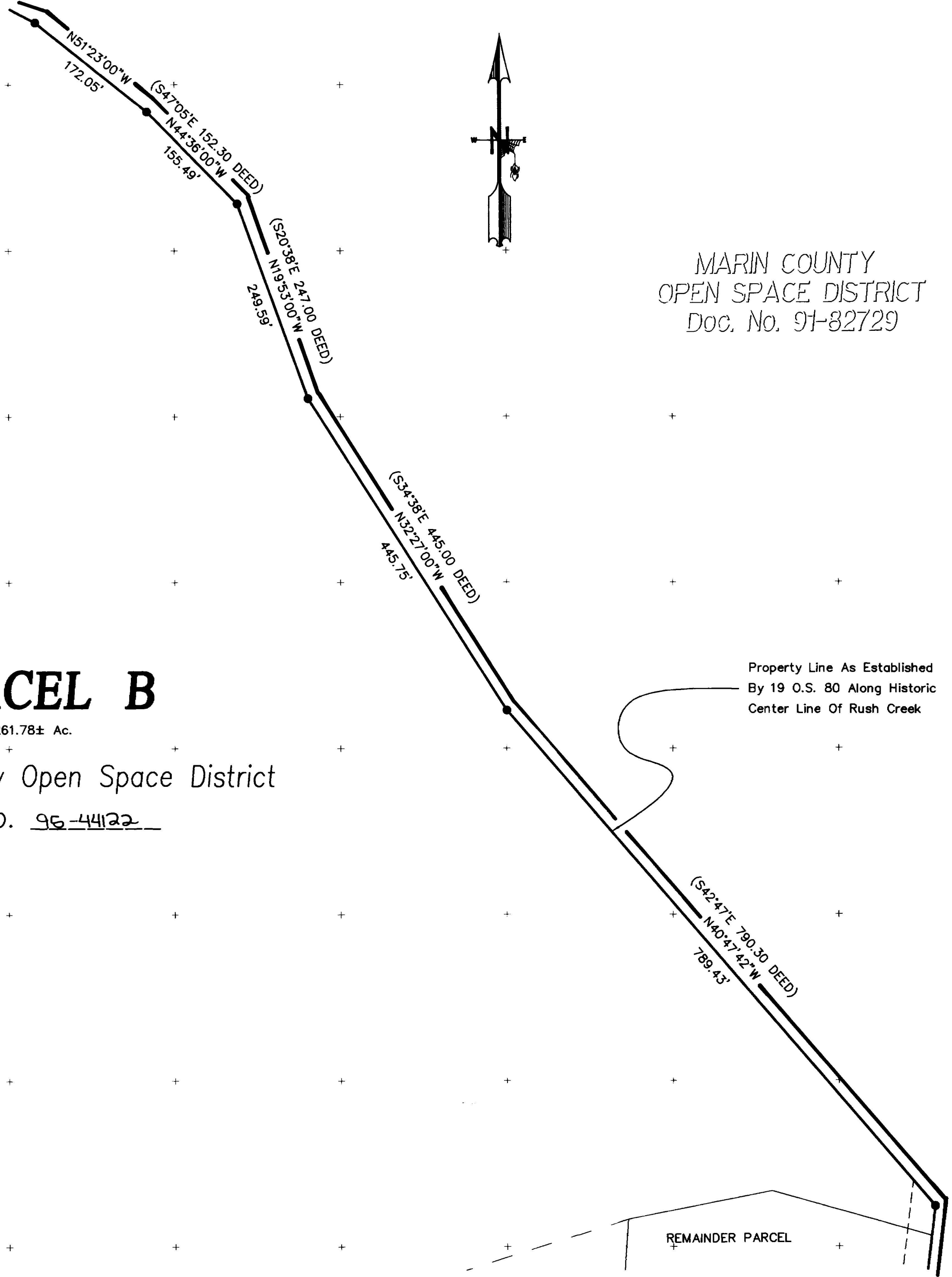


MARIN COUNTY  
OPEN SPACE DISTRICT  
Doc. No. 97-82729

# PARCEL B

261.78± Ac.

To Marin County Open Space District  
Doc. No. 96-44122



Property Line As Established  
By 19 O.S. 80 Along Historic  
Center Line Of Rush Creek

(S42°47'E 790.30 DEED)  
N40°47'42\"/>

### LEGEND

- OS Record Of Survey
- OR Official Records
- PM Parcel Map
- Found Iron Pipe (or as noted)
- Set 3/4" Iron Pipe & Tag R.C.E. 27577
- ⊙ Found Standard Street Monument
- ⊗ Set Standard Street Monument
- △ Delta
- Ac. Acre
- (R) Radial Bearing
- (T) Total Distance
- PUE Public Utility Easement
- SSE Sanitary Sewer Easement
- SDE Storm Drain Easement
- WLE Water Line Easement
- LE Landscape Easement
- CME Construction And Maintenance Easement
- PAE Public Access Easement
- EVA Emergency Vehicle Access Easement
- PE Pedestrian Easement
- BE Bicycle Easement
- QE Equestrian Easement
- PME Parking And Maintenance Easement

### BASIS OF BEARING:

The Bearing Of N81°03'50"E  
Between The Found Points Is  
Shown On 19 O.S. 80

### 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 RUSH CREEK PHASE 1

BEING A SUBDIVISION OF THE LANDS OF  
SOUTH COSCAN PARTNERS,  
A LIMITED PARTNERSHIP  
DOCUMENT NO. 88-36871

NOVATO AREA COUNTY OF MARIN CALIFORNIA

SCALE 1" = 100'

OCTOBER 1994

CSW

[St]<sup>2</sup>

CSW/STUBER-STROEH  
ENGINEERING GROUP, INC.  
CONSULTING ENGINEERS

790 DeLong Ave., Novato, CA. 94945

(415) 892-4763

FAX (415) 892-4502

SHEET 10 OF 15

SEE SHEET 9

A.P. #143-160-23, 24, 25, 26, & 27

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REORDER BY NUMBER 075A4

LANDS OF  
STATE OF CALIFORNIA  
Doc. No. 83-58890

LANDS OF LAVERONI  
386 O.R. 423

LANDS OF  
MARIN COUNTY  
OPEN SPACE DISTRICT  
DOC. NO. 91-82729

**PARCEL A**

35.33± Ac.

To State Of California

**PARCEL B**

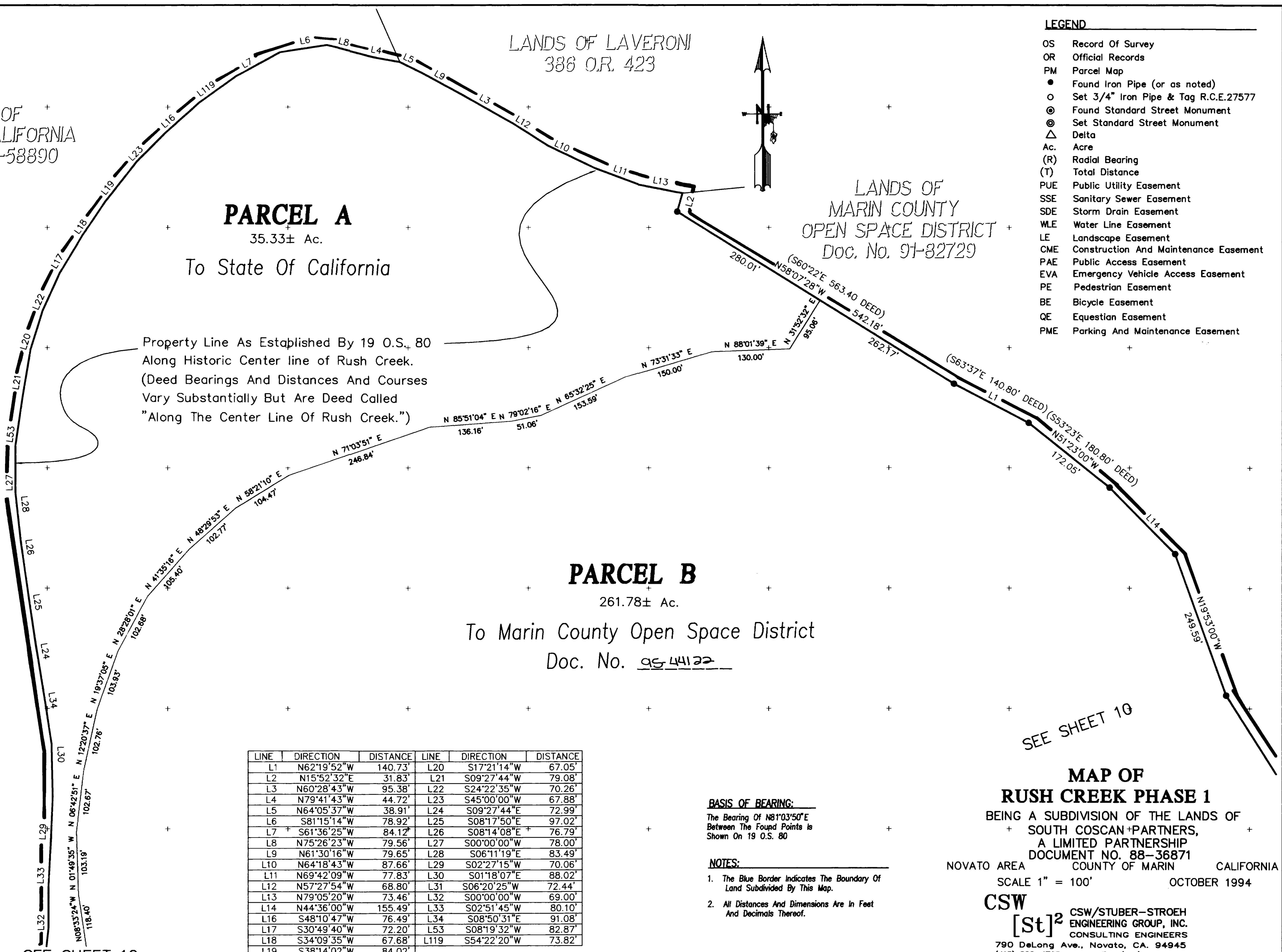
261.78± Ac.

To Marin County Open Space District

Doc. No. 95-44122

Property Line As Established By 19 O.S. 80  
Along Historic Center line of Rush Creek.  
(Deed Bearings And Distances And Courses  
Vary Substantially But Are Deed Called  
"Along The Center Line Of Rush Creek.")

- LEGEND**
- OS Record Of Survey
  - OR Official Records
  - PM Parcel Map
  - Found Iron Pipe (or as noted)
  - Set 3/4" Iron Pipe & Tag R.C.E.27577
  - ⊙ Found Standard Street Monument
  - ⊗ Set Standard Street Monument
  - △ Delta
  - Ac. Acre
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  - PUE Public Utility Easement
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  - PE Pedestrian Easement
  - BE Bicycle Easement
  - QE Equestrian Easement
  - PME Parking And Maintenance Easement



LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	N62°19'52"W	140.73'	L20	S17°21'14"W	67.05'
L2	N15°52'32"E	31.83'	L21	S09°27'44"W	79.08'
L3	N60°28'43"W	95.38'	L22	S24°22'35"W	70.26'
L4	N79°41'43"W	44.72'	L23	S45°00'00"W	67.88'
L5	N64°05'37"W	38.91'	L24	S09°27'44"E	72.99'
L6	S81°15'14"W	78.92'	L25	S08°17'50"E	97.02'
L7	S61°36'25"W	84.12'	L26	S08°14'08"E	76.79'
L8	N75°26'23"W	79.56'	L27	S00°00'00"W	78.00'
L9	N61°30'16"W	79.65'	L28	S06°11'19"E	83.49'
L10	N64°18'43"W	87.66'	L29	S02°27'15"W	70.06'
L11	N69°42'09"W	77.83'	L30	S01°18'07"E	88.02'
L12	N57°27'54"W	68.80'	L31	S06°20'25"W	72.44'
L13	N79°05'20"W	73.46'	L32	S00°00'00"W	69.00'
L14	N44°36'00"W	155.49'	L33	S02°51'45"W	80.10'
L16	S48°10'47"W	76.49'	L34	S08°50'31"E	91.08'
L17	S30°49'40"W	72.20'	L53	S08°19'32"W	82.87'
L18	S34°09'35"W	67.68'	L119	S54°22'20"W	73.82'
L19	S38°14'02"W	84.02'			

**BASIS OF BEARING:**  
The Bearing Of N81°03'50"E  
Between The Found Points Is  
Shown On 19 O.S. 80

- NOTES:**
- The Blue Border Indicates The Boundary Of Land Subdivided By This Map.
  - All Distances And Dimensions Are In Feet And Decimals Thereof.

SEE SHEET 10

SEE SHEET 12

**MAP OF  
RUSH CREEK PHASE 1**  
BEING A SUBDIVISION OF THE LANDS OF  
+ SOUTH COSCAN+PARTNERS,  
A LIMITED PARTNERSHIP  
DOCUMENT NO. 88-36871  
NOVATO AREA COUNTY OF MARIN CALIFORNIA  
SCALE 1" = 100' OCTOBER 1994

**CSW**  
[St]<sup>2</sup> CSW/STUBER-STROEH  
ENGINEERING GROUP, INC.  
CONSULTING ENGINEERS  
790 DeLong Ave., Novato, CA. 94945  
(415) 892-4763 FAX (415) 892-4502

SEE SHEET 11

LINE	DIRECTION	DISTANCE
L29	S02°27'15"W	70.06'
L30	S01°18'07"E	88.02'
L31	S06°20'25"W	72.44'
L32	S00°00'00"W	69.00'
L33	S02°51'45"W	80.10'
L35	S49°53'57"W	74.52'
L36	S44°25'17"W	70.01'
L37	S57°54'27"W	69.64'
L38	S74°16'05"W	73.76'
L39	S63°03'38"W	68.43'
L40	S39°35'17"W	67.48'
L41	S73°46'04"W	82.28'
L42	S79°41'43"W	89.44'
L43	S80°04'26"W	81.22'
L44	S56°18'36"W	61.29'
L45	S39°17'22"W	71.06'
L46	S72°28'28"W	79.70'
L47	S12°02'33"W	76.69'
L48	S25°51'59"W	73.35'
L49	S11°03'23"W	83.97'
L50	S30°22'45"W	67.23'
L51	S75°57'50"W	74.22'
L52	S27°40'52"W	68.88'
L54	S36°39'56"W	112.20'
L55	S20°08'11"W	95.86'

LANDS OF STATE OF CALIFORNIA Doc. No. 83-58890

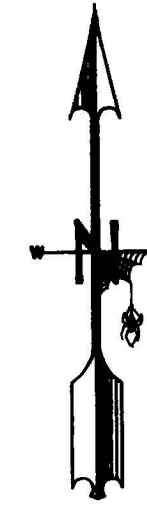
Property Line As Established By 19 O.S. 80 Along Historic Center Line Of Rush Creek

PARCEL A 35.33± Ac. To State Of California

PARCEL B 261.78± Ac. To Marin County Open Space District Doc. No. 95-44122

LANDS OF STATE OF CALIFORNIA Doc. No. 84-32889

SEE SHEET 13



LEGEND

- OS Record Of Survey
- OR Official Records
- PM Parcel Map
- Found Iron Pipe (or as noted)
- Set 3/4" Iron Pipe & Tag R.C.E. 27577
- ⊙ Found Standard Street Monument
- ⊙ Set Standard Street Monument
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- Ac. Acre
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BASIS OF BEARING: The Bearing Of N81°03'50"E Between The Found Points Is Shown On 19 O.S. 80

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 RUSH CREEK PHASE 1

BEING A SUBDIVISION OF THE LANDS OF SOUTH COSCAN PARTNERS, A LIMITED PARTNERSHIP DOCUMENT NO. 88-36871 NOVATO AREA COUNTY OF MARIN CALIFORNIA SCALE 1" = 100' OCTOBER 1994

CSW [St]<sup>2</sup> CSW/STUBER-STROEH ENGINEERING GROUP, INC. CONSULTING ENGINEERS 790 DeLong Ave., Novato, CA. 94945 (415) 892-4763 FAX (415) 892-4502

A.P. #143-160-23, 24, 25, 26, & 27

SHEET 12 OF 15

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA REORDER BY NUMBER 073AR

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L54	S36°39'56"W	112.20'	L79	S68°22'09"W	62.39'
L55	S20°08'11"W	95.86'	L80	N84°30'28"E	52.24'
L56	S47°29'22"W	113.95'	L81	S50°11'40"E	39.05'
L57	S47°25'45"W	116.78'	L82	S77°28'16"E	46.10'
L58	S48°39'08"W	66.60'	L83	S15°22'35"E	41.48'
L59	S53°21'16"W	102.20'	L84	S27°10'52"E	41.59'
L60	S50°33'11"W	102.30'	L85	S43°12'36"E	45.28'
L61	S73°04'21"W	96.18'	L86	S10°18'17"E	44.72'
L62	S51°58'06"W	128.23'	L87	N75°22'45"E	47.54'
L63	N60°27'40"W	68.96'	L88	N63°50'18"W	63.51'
L64	N42°52'44"W	57.31'	L89	N84°48'20"W	66.28'
L65	N50°19'56"W	53.26'	L90	S51°25'43"W	101.04'
L66	N42°58'43"W	60.14'	L91	S58°03'19"W	100.17'
L67	N53°41'44"W	60.80'	L92	S56°28'10"W	99.57'
L68	S70°54'23"E	55.03'	L93	S45°45'50"W	53.04'
L69	N82°11'05"E	51.48'	L94	S45°54'34"W	44.55'
L70	N79°59'31"E	51.79'	L95	S38°30'02"W	56.22'
L71	S19°13'50"E	45.54'	L96	S62°54'16"W	48.30'
L72	N60°51'07"W	59.54'	L97	S59°32'04"W	98.62'
L73	N86°03'17"W	58.14'	L98	S17°42'02"W	49.34'
L74	S83°17'25"W	68.47'	L99	S43°39'08"W	120.24'
L75	S38°59'28"W	54.04'	L105	S51°58'22"W	99.02'
L76	S01°14'43"E	46.01'	L110	S50°42'38"W	99.49'
L77	S09°12'40"E	37.48'	L118	S41°43'46"W	99.16'
L78	S11°18'36"W	50.99'			

LANDS OF  
STATE OF CALIFORNIA  
Doc. No. 84-32889

**PARCEL A**  
35.33± Ac.  
To State Of California

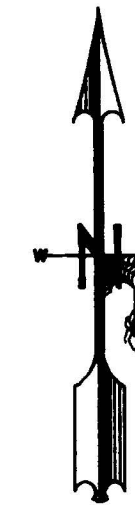
**PARCEL B**  
261.78± Ac.

To Marin County Open Space District  
Doc. No. \_\_\_\_\_

Property Line As Established  
By 19 O.S. 80 Along Historic  
Center Line Of Rush Creek

SEE SHEET 12

SEE SHEET 14



**LEGEND**

- OS Record Of Survey
- OR Official Records
- PM Parcel Map
- Found Iron Pipe (or as noted)
- Set 3/4" Iron Pipe & Tag R.C.E. 27577
- ⊙ Found Standard Street Monument
- ⊗ Set Standard Street Monument
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**BASIS OF BEARING:**  
The Bearing Of N81°03'50"E  
Between The Found Points Is  
Shown On 19 O.S. 80

**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  
RUSH CREEK PHASE 1**

BEING A SUBDIVISION OF THE LANDS OF  
SOUTH COSCAN PARTNERS,  
A LIMITED PARTNERSHIP  
DOCUMENT NO. 88-36871  
NOVATO AREA COUNTY OF MARIN CALIFORNIA  
SCALE 1" = 100' OCTOBER 1994

**CSW**  
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A.P. #143-160-23, 24, 25, 26, & 27

SHEET 13 OF 15

LANDS OF  
STATE OF CALIFORNIA  
Doc. No. 84-32889

SEE SHEET 13

Property Line As Established  
By 19 O.S. 80 Along Historic  
Center Line Of Rush Creek

LINE	DIRECTION	DISTANCE
L100	N73°11'46"E	15.14'
L101	S16°48'14"E	22.44'
L102	S57°59'41"W	47.17'
L103	S45°38'04"W	78.66'
L104	S47°00'09"W	76.25'
L105	S51°58'22"W	99.02'
L106	S47°29'22"W	48.84'
L107	S29°19'38"W	102.08'
L108	S35°16'21"W	100.44'
L109	S54°03'28"W	49.41'
L110	S50°42'38"W	99.49'
L111	S10°13'51"E	16.07'
L112	S03°45'54"W	75.15'
L113	S30°40'08"W	72.92'
L114	S83°55'02"E	82.31'
L115	S44°47'39"E	145.04'
L116	S38°28'49"W	99.64'
L117	S62°09'15"E	119.80'

**PARCEL A**

35.33± Ac.

To State of California

**PARCEL B**

261.78± Ac.

To Marin County Open Space District

Doc. No. 95-44122

**LEGEND**

- OS Record Of Survey
- OR Official Records
- PM Parcel Map
- Found Iron Pipe (or as noted)
- Set 3/4" Iron Pipe & Tag R.C.E. 27577
- ⊙ Found Standard Street Monument
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- Ac. Acre
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- EVA Emergency Vehicle Access Easement
- PE Pedestrian Easement
- BE Bicycle Easement
- QE Equestrian Easement
- PME Parking And Maintenance Easement
- ⊕ Centerline
- 1** Lot Number

**BASIS OF BEARING:**

The Bearing Of N81°03'50"E  
Between The Found Points Is  
Shown On 19 O.S. 80

**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  
RUSH CREEK PHASE 1**

BEING A SUBDIVISION OF THE LANDS OF  
SOUTH COSCAN PARTNERS,  
A LIMITED PARTNERSHIP  
DOCUMENT NO. 88-36871

NOVATO AREA COUNTY OF MARIN CALIFORNIA  
SCALE 1" = 100' OCTOBER 1994

**CSW**

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A.P. #143-160-23, 24, 25, 26, & 27 SHEET 14 OF 15

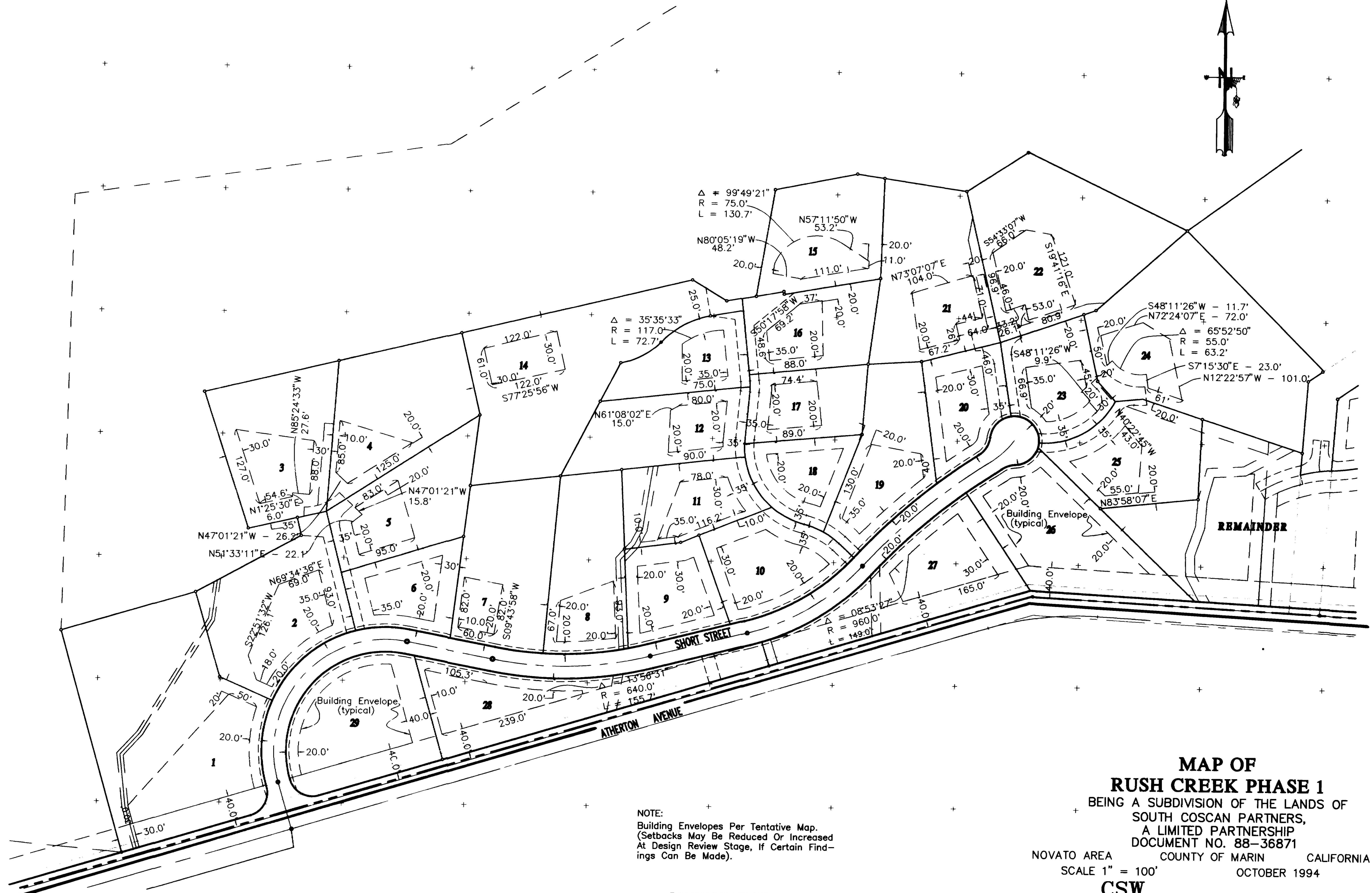
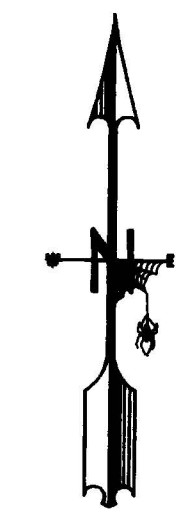
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PLAN HOLD CORPORATION IRVINE, CALIFORNIA

PLAN HOLD CORPORATION IRVINE, CALIFORNIA

PLAN HOLD CORPORATION IRVINE, CALIFORNIA



NOTE:  
Building Envelopes Per Tentative Map.  
(Setbacks May Be Reduced Or Increased  
At Design Review Stage, If Certain Find-  
ings Can Be Made).

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.

**MAP OF  
RUSH CREEK PHASE 1**  
BEING A SUBDIVISION OF THE LANDS OF  
SOUTH COSCAN PARTNERS,  
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A.P. #143-160-23, 24, 25, 26, & 27

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REORDER BY NUMBER 075AR  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REORDER BY NUMBER 075AR