BOOK 17 PAGE 29 SER. 12864

M 3-17-78 Can 4105

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS,

THAT THE UNDERSIGNED ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN HEREON EXCLUSIVE OF STREETS ALREADY DEDICATED AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "TAM VIEW KNOLLS, A CONDOMINIUM" WHICH IS COMPRISED OF SEVEN (7) SHEETS.

THAT THE SUBSCRIBERS TO THIS STATEMENT ARE ALL WHO ARE NECESSARY TO PASS CLEAR TITLE TO THE LANDS SUBDIVIDED AND SHOWN ON THIS MAP EXCLUSIVE OF STREETS ALREADY DEDICATED.

Herman Bauer
HERMAN BAUER

Max F. Holsinger
MAX F. HOLSINGER

R. Grant Perkins
R. GRANT PERKINS

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO ss

ON THIS 16 DAY OF FEBRUARY 1978, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED

HERMAN BAUER,
MAX F. HOLSINGER, AND
R. GRANT PERKINS

KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN AND FOREGOING INSTRUMENT AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS OWNERS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL REAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN. MY COMMISSION EXPIRES JUNE 27, 1981

Rowena J. Taylor
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

OFFICIAL SEAL
ROWENA J. TAYLOR
NOTARY PUBLIC - CALIFORNIA
SAN FRANCISCO COUNTY
My comm. expires JUN 27, 1981

COUNTY TAX COLLECTOR'S CERTIFICATE

I, STANLEY J. FONTEZ, TAX COLLECTOR OF THE COUNTY OF MARIN AND THE 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.

DATED THIS 17th DAY OF March 1978.

Marguerite Bumgardner, Deputy
STANLEY J. FONTEZ, COUNTY TAX COLLECTOR
COUNTY OF MARIN, STATE OF CALIFORNIA

COUNTY CLERK'S CERTIFICATE

I PETER MEYER, COUNTY CLERK OF THE COUNTY OF MARIN, STATE OF CALIFORNIA, EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS THEREOF, 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 FILING 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 17th DAY OF March, 1978.

COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN STATE OF CALIF.

PLANNING COMMISSION'S CERTIFICATE

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF SAN ANSELMO, STATE OF CALIFORNIA, THIS 7TH DAY OF, March 1978.

Planning Director

TOWN COUNCIL'S CERTIFICATE

THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO, STATE OF CALIFORNIA, AT A REGULAR MEETING HELD ON THE 14TH DAY OF March 1978, EXAMINED THE MAP OF "TAM VIEW KNOLLS, A CONDOMINIUM" TOGETHER WITH THE ACCOMPANYING REPORTS THEREON OF THE TOWN ENGINEER AND THE REDEMPTION OFFICER OF THE COUNTY OF MARIN, AND THE TOWN COUNCIL BY RESOLUTION NO. 1444 DULY PASSED THE MEETING AFORESAID APPROVES THIS MAP.

SIGNED THIS 14 DAY OF March 1978

SIGNED
MAYOR, TOWN OF SAN ANSELMO

ATTEST,
CLERK OF THE TOWN COUNCIL
TOWN OF SAN ANSELMO, CA.

COUNTY RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Town of San Anselmo THIS 17TH DAY OF March 1978 AT 9:10 P.M., IN VOLUME 17 OF MAPS AT PAGE 29 IN THE OFFICE OF THE RECORDER OF THE COUNTY OF MARIN, STATE OF CALIFORNIA.

SERIAL NO 12864 FEE $17.00

N. T. GIACOMINI
COUNTY RECORDER

BY Alice Lake
DEPUTY RECORDER

ENGINEER'S CERTIFICATE

I EDWARD B. BEATTIE, CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE SURVEYING AND CHECKING OF THE MAP HEREON WAS DONE BY ME OR UNDER MY DIRECTION DURING THE MONTH OF MARCH 1978 THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN ON THIS MAP, AND THAT A SURVEY OF THE PROPERTY CAN BE RETRACED FROM SAID MONUMENTS.

DATED THIS 3RD DAY OF MARCH 1978

Edward B. Beattie
EDWARD B. BEATTIE RCE 11143

TOWN ENGINEER'S CERTIFICATE

I, ROBERT LEITZELL, TOWN ENGINEER OF THE TOWN OF SAN ANSELMO, STATE OF CALIFORNIA CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF THE ACT OF THE STATE OF CALIFORNIA KNOWN AS THE "SUBDIVISION MAP ACT" AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 14 DAY OF March 1978

SIGNED
ROBERT LEITZEL TOWN ENGINEER

STATEMENT OF SOILS REPORT

A SOILS AND GEOLOGICAL REPORT FOR THIS PROJECT WAS PREPARED BY HARDING-LAWSON AND ASSOCIATES, CIVIL ENGINEERS AND GEOLOGISTS OF SAN RAFAEL AND DATED 11-23-76. A SUPPLEMENTAL REPORT IS DATED 12-20-76.

MAP OF
TAM VIEW KNOLLS
A CONDOMINIUM

BEING THE LANDS OF TAM VIEW KNOLLS, A JOINT VENTURE, DESCRIBED IN 3244 O.R. 370 AND 3244 O.R. 371
TOWN OF SAN ANSELMO COUNTY OF MARIN CALIFORNIA

FEBRUARY 1978

EDWARD B. BEATTIE
P.O. BOX 328

CIVIL ENGINEER
SAUSALITO, CALIF.

SHEET 1 OF 7 SHEETS FILE: 77-120

Can 4105

29

NOTES :
1. BASIS OF BEARING IS S 89°30'08" E 290.26' BETWEEN 2 FOUND CROSSES IN CONCRETE PER BPM29.
2. REFERENCE IS MADE TO THE FOLLOWING MAPS OF RECORD: B PM 29
3. (N 06°01'20"E 265.01'). DIMENSIONS SHOWN THUSLY ARE OF PREVIOUS RECORD AND DO NOT COINCIDE WITH THOSE DETERMINED BY THIS SURVEY.
4. ELEVATIONS ARE TO AN ARBITRARY DATUM.
5. THE BOUNDARIES OF EACH UNIT ARE THE INTERIOR FINISH SURFACES OF THE PERIMETER WALLS, CEILINGS, FLOORS, AND THE WINDOWS AND DOORS THEREOF. EACH UNIT HAS THE EXCLUSIVE RIGHT OF USE OF THE DECKS AND STAIRWAYS WHICH ARE APPURTENANT THERETO.
6. O, WHERE USED DENOTES SET 1" DIAMETER GALVANIZED STEEL PIPE AND TAG RCE 11181.

LOCATION MAP
NO SCALE
MADRONE AVE.
BRIDGE AVE.
CENTER BLVD.
FRANCIS DRAKE BLVD.
TO CITY OF FAIRFAX
SIR.
RED HILL AVE.
TO CITY OF SAN RAFAEL
ESSEX ST.

SCALE 1"=40'

LANDS OF MARIUS & ABBY SMITH
2834 O.R. 485

LANDS OF WEINGER
2328 O.R. 387

N 13° 50' E 300.00'
N 76° 14' W 163.4'
S 76° 10' E 141.20'
N 01° 15' W 142.40'

LANDS OF THE TOWN OF SAN ANSELMO
3042 O.R. 084

LANDS OF ROSENBLATT
2685 O.R. 323
128.30'

LANDS OF THOMAS MYERS
4257 O.R. 094
S 71° 27' E

FD 3/4" Ø PIPE & TAG LS 2738
N 22°24' 58"E (N 22°26' 20"E)
131.71' (137.68')
N 83° 36' W 38.51'
ROADWAY EASEMENT 2678 OR 259
S 20° 10' 47" W 102.53' (S 20°12' W 102.64')
FD HUB & TACK RESET WITH 10 GSP
N 05° 39' 30" E 142.80' (N 05° 37' 20" E 142.77')
FD. HUB & TAG LS 2738 RESET WITH 1" Ø G&P
N 13°44' 06" E 169.45' (N 13° 46' E 169.5')
ROADWAY & PUBLIC UTILITIES EASEMENT
S 10° 18' 37" W 167.64'
20.00'
54.50'
41.00
SET 1½" PIPE & TAG RCE 11181 JOB BENCH MARK ELEV = 214.77

TAM VIEW KNOLLS
3244 OR 371

(A) S 76°15'54"E 12.00'
(B) S 13°44'06"W 7.00'
(C) S 76°15'54"E 20.00'
(D) N 13°44'06"E 7.00'
(E) S 76°15'54"E 5.00'
(F) N 53°30' E 10.00'
(G) N 88° E 8.00'

AREA

PARCEL 2
LANDS OF HARMAN MANAGERS INVESTMENT INC.
2770 O.R. 024
8 PM 29
149.32'
N 88° 31' W
INGRESS/EGRESS & MAINTENANCE EASEMENT 2678 OR 259

COMMON

PARCEL 3
TAM VIEW KNOLLS
3244 O.R. 370

1 2 3 4 5 6 7 8 9 10 11 12 13

N 88° 31' W 135.28'
N 88° 30' 34" W 134.43'
95.43'
N 19° 28' 04" E 81.62'
10' DUE.
S 88° 55' 20" W 134.43'
N 88° 30' 00" E 165.00'
S 01° 29' 26" W 78.00'
N 55° E 84.78'
75.00'
N 27° W 85.00'
S 13° 27' 02" W 15.98'
S 40° 30' E 58.00'
S 30° W 81.00'
N 11° 42' 04" E 55.50'
N 30° E 74.00'
N 36° E 74.00'
S 53° 30' E 21.00'
S 01° 15' E 291.18' (231.18') 230.823'
S 37° 55' 14" E 60.351'
S 88° 55' 20" W 93.23'
S 56° 46' E 54.00'
S 88° 55' 20" W 191.21'
283.94'
S 88° 51' 00" E
151.290'
S 13° 01' 00" E 131.794'
S 16° 34' 00" W 10.00'

FD. CUT IN SIDEWALK
N 01° 15' 00" W 103.62'
S 01° 11' 14" E 64.39' (S 01° 15' E 64.10')
FD. HUB & TAG LS. 2738 RESET WITH 1" Ø G&P
PARCEL 1
LANDS OF SAN ANSELMO PRINTING
2770 O.R. 249
N 57° 07' 10" E 88.58' (N 57° 04' E 88.64')
41.64'
FD HUB & TACK
47.95' (47.92')
S 40° 48' 29" W 24.00'
S 1° 16' 19" E 77.54' (S 01° 15' E 77.63')
FD. HUB & TACK
FD HUB & TACK LS 2738 RESET WITH 1" Ø G&P. ELEV. = 177.07
LANDS OF WILLIAM & ZELDA DILL
LANDS OF WILLIAM DILL
2233 OR. 648
LAND OF ROUMAS GASTON
2838 O.R. 421
N 88° 31' W 100.00'
N 01° 15' W 40.00'
INGRESS/EGRESS & MAINTENANCE OF UTILITIES EASEMENT 3228 OR 121 (1405 OR 281)
ROADWAY & PUBLIC UTILITIES ESMT
1503 OR 433
1330 OR 067
503 OR 325
3228 OR 118
LANDS OF H&P HOLDINGS
2459 O.R. 501
50.00'
N 88° 31' W
S 88° 31' E 28.415'
40.00
S 01° 15' E 118.50'
S 0° 44' W 106.39'
50.00'
LANDS OF KILTY
1503 OR. 433
PARCEL "A"
(RETAINED BY PERRINS)
LANDS OF GRANT PERKINS
2886 OR 651
LESS 3244 OR. 371
BASIS OF BEARINGS S 89° 30' 08" E 290.26' (290.25' PER B. PM 29.)
RED HILL
30.00'
SET COUNTY STD. MON.
N 03° 03' 37" E 199.83' (N 03° 03' 16" E 199.71' PER B PM 29)
N 1° 15' W 270.00'
5.00'
FD. CUT IN CONC. PAV'T.
SET COUNTY STD. MON.
ESSEX ST.
FD. ½" PIPE

MAP OF
TAM VIEW KNOLLS
A CONDOMINIUM

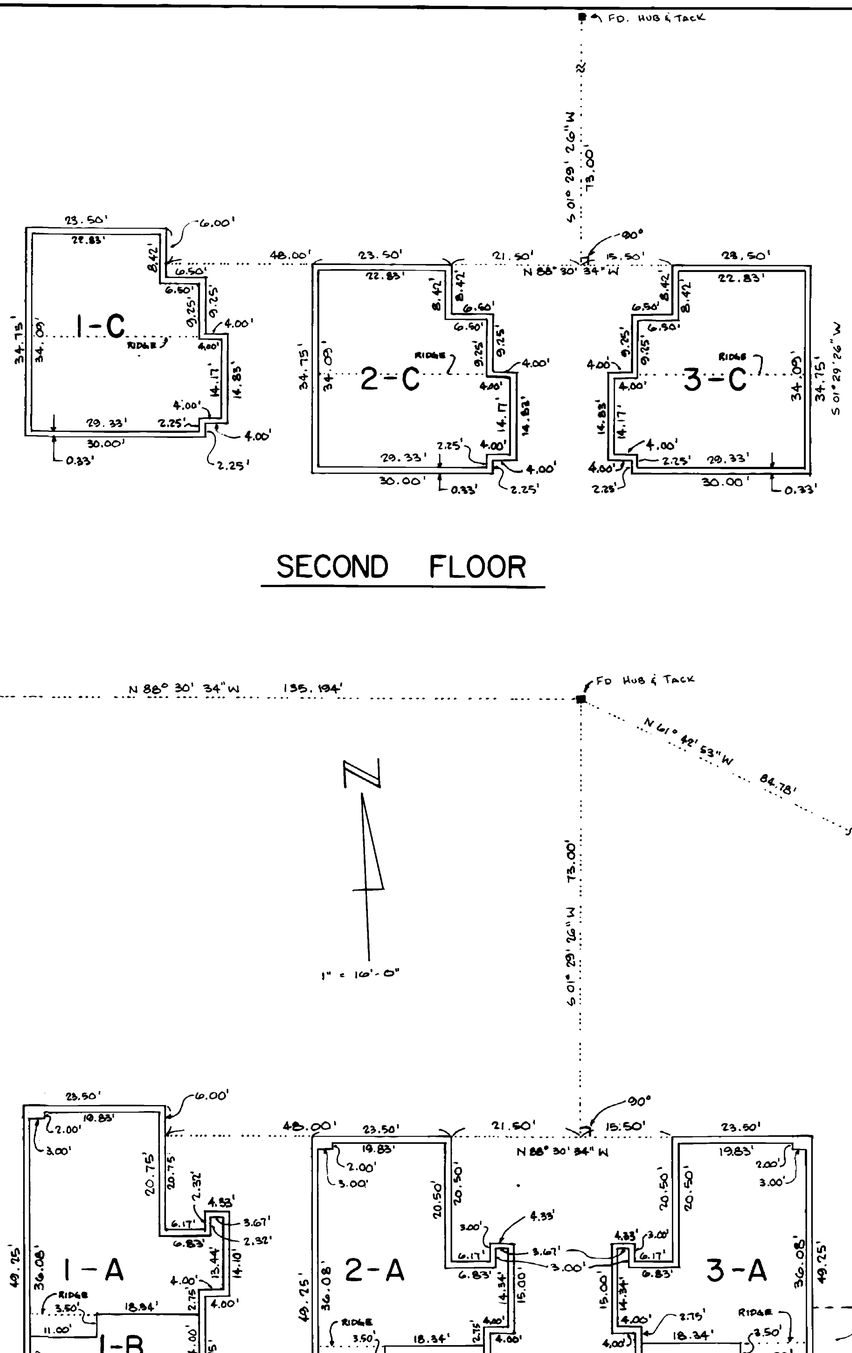
BEING THE LANDS OF TAM VIEW KNOLLS, A JOINT VENTURE, DESCRIBED IN 3244 O.R. 370 AND 3244 O.R. 371 TOWN OF SAN ANSELMO COUNTY OF MARIN CALIFORNIA

FEBRUARY 1978

EDWARD B. BEATTIE
P.O. BOX 328
CIVIL ENGINEER
SAUSALITO, CALIF.

FILE: 77-129

Can 4105



SECOND FLOOR

FIRST FLOOR

UNIT	FLOOR ELEV.	CEIL. ELEV.	EAVE ELEV.	RIDGE ELEV.	AREA
1 - A	183.87	191.05	—	—	
B	181.37	—	189.70	193.04	2333.62 ☐'
C	192.94	—	200.44	205.44	
2 - A	184.52	192.60	—	—	
B	182.02	—	189.52	193.69	2338.78 ☐'
C	193.59	—	201.09	206.09	
3 - A	184.62	192.70	—	—	
B	182.12	—	189.62	193.79	2338.78 ☐'
C	193.69	—	201.19	206.17	

CONDOMINIUM NOTES

1. OUTSIDE DIMENSIONS ARE TO FOUNDATION AND FACE OF STUD INSIDE DIMENSIONS ARE TO UNFINISHED INTERIOR SURFACES OF THE WALLS, FLOORS AND CEILINGS.
2. ALL BUILDING WALLS OF UNITS ARE AT RIGHT ANGLES TO ONE ANOTHER
3. WALL THICKNESSES ARE 0.33' UNLESS OTHERWISE SHOWN.
4. STAIRWAYS EXTEND FROM ONE LEVEL TO THE NEXT.
5. DECKS AND YARD EASEMENTS ARE EXCLUSIVE EASEMENTS IN THE COMMON AREA APPURTENANT TO THE UNITS TO WHICH THEY ATTACH.
6. DATUM IS ASSUMED. BENCH MARK IS 2" PIPE ON PERIMETER OF PROPERTY AT INTERSECTION OF COURSE BEARING N 13° 44' 06" E 169.45' AND N 76° 14' W 163.40'.
7. ANGULAR RELATIONSHIPS ARE NINETY DEGREES.

MAP OF
TAM VIEW KNOLLS
A CONDOMINIUM

BEING THE LANDS OF TAM VIEW KNOLLS, A JOINT VENTURE, DESCRIBED IN 3244 O.R. 370 AND 3244 OR. 371.
TOWN OF SAN ANSELMO COUNTY OF MARIN CALIFORNIA.

FEBRUARY 1978

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DATAPRINT N26795A

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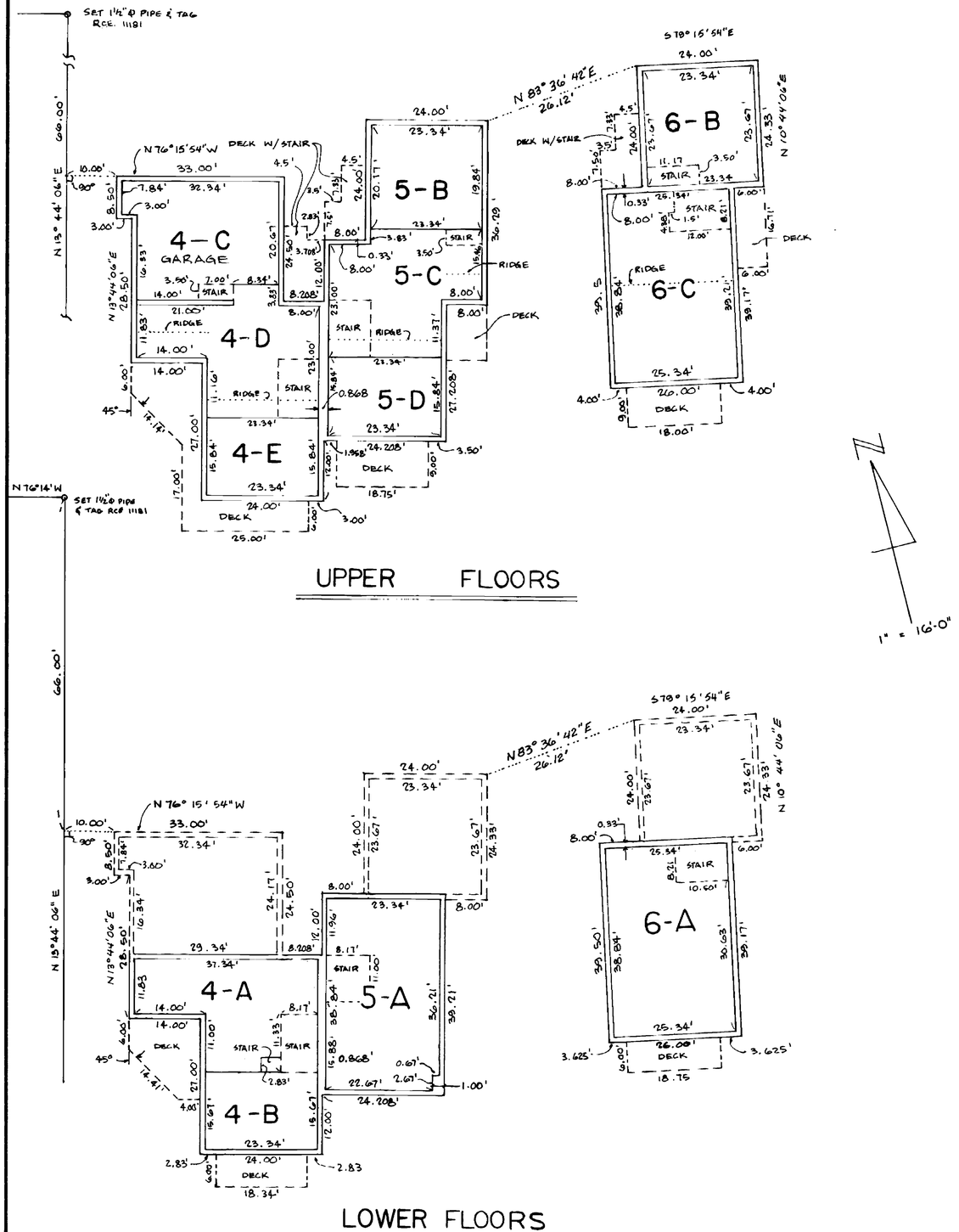

UPPER FLOORS

1" = 16'-0"

LOWER FLOORS

UNIT	FLOOR ELEV.	CEIL. ELEV.	EAVE ELEV.	RIDGE ELEV	AREA ☐'
4-A	195.50	203.68	—	—	2879.22
B	196.50	203.68	—	—	
C	200.50	—	210.27	214.27	
D	204.50	—	214.27	217.60	
E	205.50	—	214.27	217.60	
5-A	198.50	206.68	—	—	2464.44
B	202.50	—	212.27	216.27	
C	206.50	—	216.27	219.60	
D	207.50	—	216.27	219.60	
6-A	194.00	202.18	—	—	2520.85
B	198.00	—	207.17	211.77	
C	203.00	—	211.77	213.43	

SEE SHEET 3 FOR CONDOMINIUM NOTES.

MAP OF TAM VIEW KNOLLS A CONDOMINIUM

BEING THE LANDS OF TAM VIEW KNOLLS, A JOINT VENTURE, DESCRIBED IN 3244 OR 370 AND 3244 OR 371 TOWN OF SAN ANSELMO COUNTY OF MARIN CALIFORNIA

FEBRUARY 1978

EDWARD B. BEATTIE
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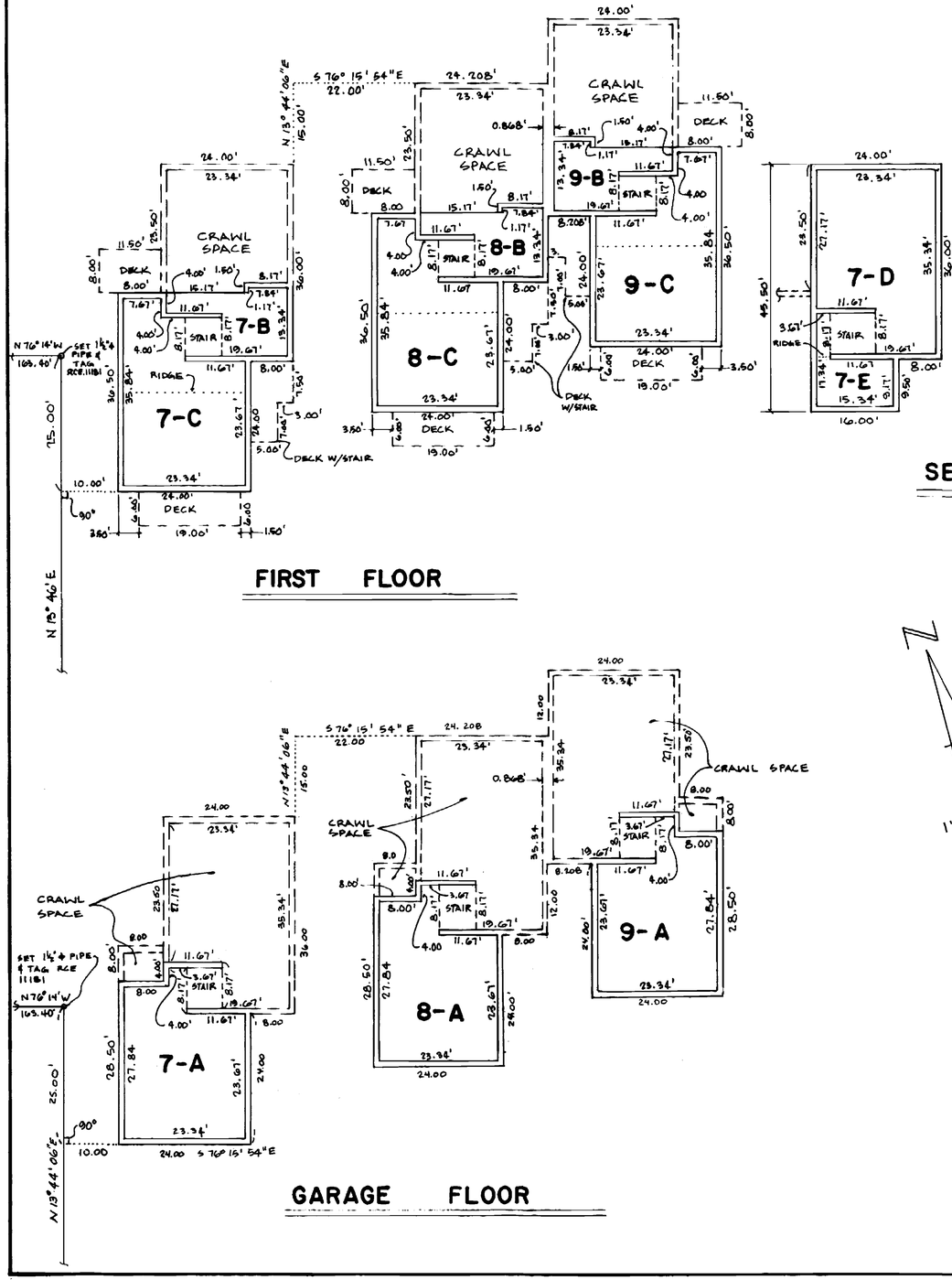

UNIT	FLOOR ELEV.	CEIL ELEV.	EAVE ELEV.	RIDGE ELEV.	AREA ±
7 - A	202.50	212.63	—	—	
B	209.00	217.15	—	—	
C	213.50	221.79	222.27	224.67	2,399.99 ±
D	218.00	—	226.77	231.35	
E	222.50	—	231.27	232.68	
8 - A	203.50	214.63	—	—	
B	211.00	219.15	—	—	
C	215.50	223.79	224.27	226.67	2,399.99 ±
D	220.00	—	228.77	233.35	
E	224.50	—	233.27	234.68	
9 - A	199.50	213.63	—	—	
B	210.00	218.15	—	—	
C	214.50	220.79	223.27	225.67	2,399.99 ±
D	219.00	—	227.77	232.35	
E	223.50	—	232.27	233.68	

SEE SHEET 3 FOR CONDOMINIUM NOTES

MAP OF
TAM VIEW KNOLLS
A CONDOMINIUM

BEING THE LANDS OF TAM VIEW KNOLLS, A JOINT VENTURE, DESCRIBED IN 3244 O.R. 370 AND 3244 OR. 371.

TOWN OF SAN ANSELMO COUNTY OF MARIN CALIFORNIA.

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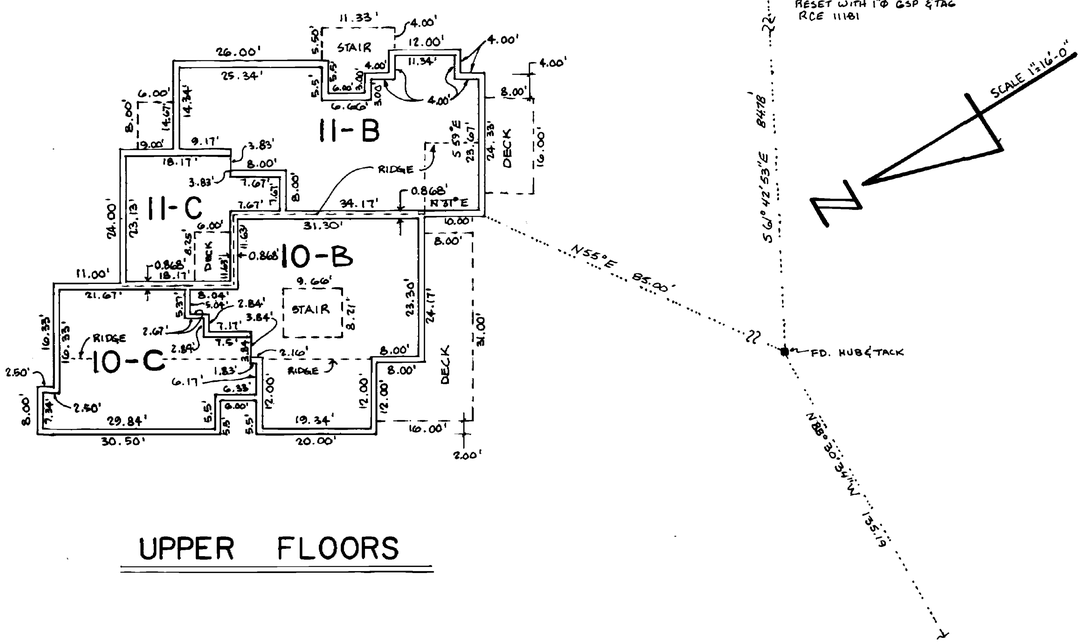
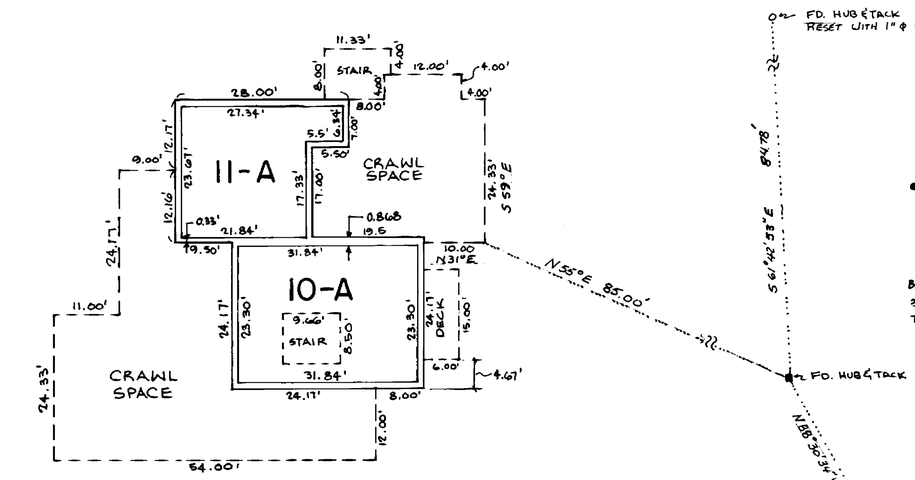


UPPER FLOORS

UNIT	FLOOR ELEV.	CEIL. ELEV.	EAVE ELEV.	RIDGE ELEV.	AREA
10-A	188.00	196.13	—	—	
B	197.00	—	206.77		2434.81
C	200.00				
11-A	167.00	177.13	—	—	
B	178.00	—	186.77	188.77	2160.82
C	180.00	—	188.77	190.77	

SEE SHEET 3 FOR CONDOMINIUM NOTES



LOWER FLOORS

MAP OF

TAM VIEW KNOLLS

A CONDOMINIUM

BEING THE LANDS OF TAM VIEW KNOLLS, A JOINT VENTURE, DESCRIBED IN 3244 O.R. 370 AND 3244 O.R. 371.
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FEBRUARY 1978

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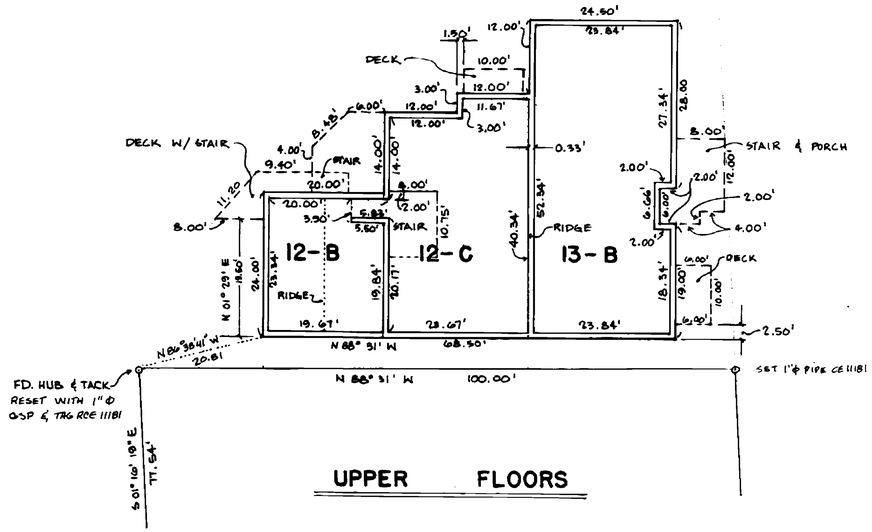
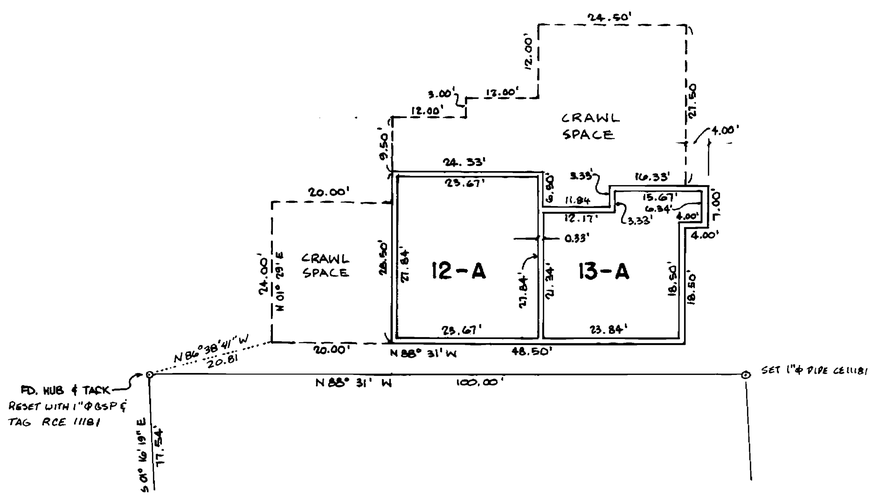
FILE: 77-120

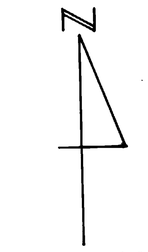
Can 4/05



UPPER FLOORS



LOWER FLOORS



UNIT	FLOOR ELEV.	CEIL. ELEV.	EAVE ELEV.	RIDGE ELEV.	AREA ±
12 - A	164.00	172.18	—	—	2,036.09±
B	177.00	—	185.77	187.44	
C	173.00	—	181.77	185.77	
13- A	148.00	157.18	—	—	1,807.42±
B	158.00	—	166.77	170.68	

SEE SHEET 3 FOR CONDOMINIUM NOTES

MAP OF
TAM VIEW KNOLLS
A CONDOMINIUM

BEING THE LANDS OF TAM VIEW KNOLLS, A JOINT VENTURE, DESCRIBED IN 3244 O.R. 370 AND 3244 O.R. 371.
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FEBRUARY 1978

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SAUSALITO, CALIF.

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