B&M 1402-19

5

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 "CONDOMINIUM MAP OF BRANDYWINE, CITY OF LARKSPUR, MARIN COUNTY, CALIFORNIA" COMPOSED OF TWENTY-TWO (22) 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.

LARWIN-NORTHERN CALIFORNIA, INC.
A CALIFORNIA CORPORATION

BY Roderick M. Stevenson
President

BY W. F. Harrington
Asst. Sec'y.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ALAMEDA) SS

ON THIS 23 DAY OF April IN THE YEAR 1974, BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Roderick M. Stevenson AND William F. Harrington KNOWN TO ME TO BE THE President AND Asst. Secretary OF THE CORPORATION THAT EXECUTED THE FOREGOING STATEMENT, AND ALSO KNOWN TO ME TO BE THE PERSONS WHO EXECUTED IT ON THE BEHALF OF SUCH CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

D. Darlene Bleasdale
NOTARY PUBLIC IN AND FOR THE
COUNTY OF ALAMEDA
STATE OF CALIFORNIA

MY COMMISSION EXPIRES:
June 26, 1976

OFFICIAL SEAL
D. DARLENE BLEASDALE
NOTARY PUBLIC - CALIFORNIA
COUNTY OF ALAMEDA

CITY PLANNING COMMISSION'S CERTIFICATE

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LARKSPUR, STATE OF CALIFORNIA, THIS 9th DAY OF April 1974.

Earl O'Grady
VICE CHAIRMAN

COUNTY REDEMPTION OFFICER'S CERTIFICATE

I, STANLEY J. FONTEZ, REDEMPTION OFFICER 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 25TH DAY OF April 1974.

Stanley J. Fontez by Daye Farraga deputy
COUNTY REDEMPTION OFFICER, MARIN COUNTY, CALIFORNIA

COUNTY CLERK'S CERTIFICATE

I, GEORGE GNOSS, COUNTY CLERK OF THE COUNTY OF MARIN, STATE OF CALIFORNIA AND 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 AT THE TIME OF FILING THIS MAP BE 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 April 1974.

Geo Gnoss
COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS, MARIN COUNTY, CALIFORNIA.

CITY ENGINEER'S CERTIFICATE

I, ROY H. HOFFMAN, CITY ENGINEER OF THE CITY OF LARKSPUR, STATE OF CALIFORNIA HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN FINAL MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; 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 THIS MAP IS TECHNICALLY CORRECT.

DATED THIS 30th DAY OF April 1974.

Roy H. Hoffman
ROY H. HOFFMAN, R.C.E. 8389, CITY ENGINEER, CITY OF LARKSPUR, CALIFORNIA

ENGINEER'S CERTIFICATE

I, FRANCIS E. BRYAN 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 SEPTEMBER 1971; 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 THIS PROPERTY CAN BE RETRACED FROM SAID MONUMENTS.

DATED THIS 23RD DAY OF APRIL 1974.

F. E. Bryan
FRANCIS E. BRYAN R.C.E. 6131

CITY COUNCIL'S CERTIFICATE

THE CITY COUNCIL OF THE CITY OF LARKSPUR, STATE OF CALIFORNIA, AT A Regular MEETING HELD ON THE 1st DAY OF May 1974, EXAMINED THE "CONDOMINIUM MAP OF BRANDYWINE" TOGETHER WITH ACCOMPANYING REPORTS THEREON OF THE CITY ENGINEER AND THE REDEMPTION OFFICER OF THE COUNTY OF MARIN AND THE CITY COUNCIL BY RESOLUTION NO. 49/74 DULY PASSED THE MEETING AFORESAID APPROVES THIS MAP.

SIGNED THIS 2nd DAY OF May 1974.

SIGNED Joan L. Sestak, MAYOR, CITY OF LARKSPUR, CALIFORNIA
ATTEST Nancy Anthony, CLERK OF THE CITY COUNCIL, LARKSPUR, CALIFORNIA

COUNTY RECORDER'S CERTIFICATE

FILED THIS 13TH DAY OF June 1974 AT 11:40 P.M., IN VOLUMNE 16 OF MAPS AT PAGE 5 AT THE REQUEST OF TRANSAMERICA TITLE SERIAL NO. 21187 FEE $47.00

N.T. GIACOMINI - COUNTY RECORDER

BY Alice Lake
DEPUTY

CONDOMINIUM MAP OF BRANDYWINE
CITY OF LARKSPUR

MARIN COUNTY CALIFORNIA

MAY 1974

BRYAN & MURPHY ASSOCIATES, INC CIVIL ENGINEERS
WALNUT CREEK CALIFORNIA

SHEET 1 OF 22 SHEETS

Can 3213

B & M 462-19

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GENERAL NOTES:

1. THE COMMON AREA IS ALL OF PARCELS A & B, AND LOTS 1 TO 7 INCLUSIVE, SUBDIVISION "BRANDYWINE" EXCEPT THE 208 UNITS AS SHOWN THEREIN AND AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

2. THE BOUNDARIES OF EACH UNIT ARE INTERIOR SURFACES OF PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS. THE UNIT INCLUDES THE SURFACES SO DESCRIBED, AND THE AIRSPACE SO ENCOMPASSED THE FOLLOWING ARE NOT A PART OF THE UNIT:

   BEARING WALLS, FLOORS, BALCONY RAILS, FOUNDATION SLABS, PIPES, DUCTS, FLUES, CHUTES, CONDUITS, WIRES AND OTHER CENTRAL SERVICES AND UTILITY INSTALLATIONS EXCEPT THE OUTLETS THEREOF LOCATED WITHIN THE UNIT.

3. THE INTERIOR DIMENSIONS OF EACH OF THE UNITS ARE SHOWN HEREIN ON THE DETAILED DRAWINGS OF THE UNITS, THOSE DESIGNATED INTERIOR UNITS BEING WITHIN A GROUP OF UNITS. THOSE DESIGNATED EXTERIOR BEING ON THE END OF A GROUP OF UNITS.

4. THE VERTICAL LIMITS OF THE UNITS SHOWN HEREIN ARE DESIGNATED AS UPPER AND LOWER ELEVATIONS. SEE SHEET 8 FOR SCHEDULE OF ELEVATIONS.

5. BENCH MARK: TOP OF CURB AT NORTHWEST CURB RETURN ON CORTE ORIENTAL AT VIA CASITAS. ELEVATION IS 150.07. ELEVATIONS ARE BASED ON LOCAL DATUM. 6.00 LOCAL DATUM = 0.00 MEAN SEA LEVEL, U.S.C. & G.S.DATUM.

CONDOMINIUM MAP OF

BRANDYWINE

CITY OF LARKSPUR

MARIN COUNTY CALIFORNIA

MAY 1974

BRYAN & MURPHY ASSOCIATES, INC CIVIL ENGINEERS

WALNUT CREEK CALIFORNIA

B & M 4602-19

5

LEGEND

- ⓐ------ EXISTING STREET MON.
- A,B,C,D---UNIT TYPE
- 100,200,300-UNIT NUMBERS
- [L]-----LOFT

SCALE 1"=60'

LANDS OF MARIN CO. HOSPITAL DIST. (MARIN GENERAL HOSPITAL) 635-OR-84

FD. 2"x2" HUB & TAGGED R.C.E. #6131

(R) N54°46'00"E 105.00'

R=240.0' Δ=6°03'22" L=25.37'

N66°48'52"E 93.55'

N29°23'38"E 261.34'

N49°59'00"E 58.00'

N44°48'47"W 206.09'

(R)N51°38'09"W 60.00'

SET 1¼" I.P. R.C.E. #6131

CORTE ORIENTAL

10.00' 73.29' WEST

(R) N48°42'38"E

S41°17'22"E 115.43'

Δ=104°34'51" R=114.60' L=209.18'

(R) N36°01'43"E

(R) N30°20'39"E

Δ=80°17'32" L=95.29' R=68'

Δ=65°50'28" L=163.18' L=148.06'

SET 1¼" I.P. R.C.E. #6131

S 51°11'00"E 98.79'

S39°34'00"E 108.32'

EXIST. 5' P.U.E.

S16°04'16"E 136.38'

(R)S23°40'13"E 3.97'

L=283.68' R=450'

Δ=36°07'07"

L=257.11' R=275' N32°13'02"E 227.07'

Δ=53°34'07"

Δ=17°18'43" L=153.49' R=508'

Δ=42°23'36" L=125.78' R=355'

Δ=11°30'13" L=79.54'

Δ=21°07'18" R=365' Δ=23°42'57" L=152.14'

EXISTING EASEMENT 2631-OR-593 FOR WATER PIPE LINE AND INCIDENTAL PURPOSES.

EXIST. 10' EASEMENT 2535-OR-225 FOR DECORATIVE STREET IMPROVEMENTS

LOT 1 — 51.00' x 87.79'

LOT 2 — 172.96' N90°E; 122.96' N0°E; 60.54' N90°E; 221.00' N90°E; 98.98' N0°E; 62.50' N90°E; 51.00' N90°E; 226.00'

LOT 3 — 261.64' N90°E; 216.14' N90°E; 51.80' N0°E; 220' N0°E; 259.54' N90°E; 16.90' N0°E; 99.46' N90°E; 102.46' N0°E; 62.50' N90°E; 222.96' N0°E; 168.96' N0°E; 218.90' N0°E; 20.00' N90°E; 51.96' N0°E; 45.50' N90°E; 50.00' N0°E

LOT 4 — 97.50' N90°E; 23.00' N0°E; 210.50' N90°E; 139.96' N0°E; 70.96' N0°E; 51.00' N90°E; 97.00'; 94.25'; 58.00' N0°E; 62.50' N90°E; 20.00' N0°E; 276.11'; 191.16'; 79.18'

LOT 5 — 62.46' N90°E; 50.00' N90°E; 33.50' N0°E; 27.02' N90°E; 49.04' N0°E; 86.52' N90°E; 101.96' N0°E; 77.00' N0°E; 51.00' N90°E; 81.50' N0°E; 13.48' N90°E; 71.00' N0°E; 122.96' N0°E

LOT 6 — 85.50' N90°E; 62.46' N90°E; 61.00' N90°E; 124.00'; 36.00'; 122.96' N0°E; 83.50' N0°E; 62.50' N90°E; 61.98' N90°E; 60.50' N90°E; 62.50' N0°E; 85.96' N90°E; 23.00' N0°E

LOT 7 — 70.50' N90°E; 160.00' N90°E; 203.90' N0°E; 146.79' N0°E; 62.50' N90°E; 61.98' N90°E; 60.50' N90°E; 50.00' N90°E; 34.50' N0°E; 173.98' N90°E; 62.50' N0°E; 26.50' N0°E; 24.00'

PARCEL A

PARCEL B

EXIST. 5' P.U.E. PER MAP BOOK 8, PG. 3

BASIS OF BEARINGS: MAP OF BONAIR SUBD. No. SEVEN. THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE LAMBERT COORDINATE SYSTEM AS SHOWN ON SHEET 1, PLAT OF CORTE MADERA AREA SITES, FILED FOR RECORD JUNE 26, 1942, IN VOL 2 OF MAPS, AT PAGE 99, MARIN COUNTY RECORDS.

100 50 0 100

SCALE

CONDOMINIUM MAP OF BRANDYWINE

CITY OF LARKSPUR

MARIN COUNTY CALIFORNIA

MAY 1974

BRYAN & MURPHY ASSOCIATES, INC. CIVIL ENGINEERS

WALNUT CREEK CALIFORNIA

SHEET 3 OF 22 SHEETS

B.E.M. UNIT-1B

5

LEGEND

- ⓐ ------ EXISTING STREET MON.
- A,B,C,D --- UNIT TYPE
- 100,200,300 UNIT NUMBERS
- [L] ------ LOFT

SCALE 1"=60'

F.D. 2½" IRON PIPE TAGGED R.C.E. # 16131

LANDS OF MARIN CO. HOSPITAL DIST. (MARIN GENERAL HOSPITAL) 639-OR-84

N66°48'52"E 93.55'

261.34'

N29°23'38"E

N41°51'00"E 58.00'

206.09' N44°49'47"W

(R) N56°46'00"E 105.00'

R=240' Δ=6°03'22" L=25.37'

S41°17'22"E 119.43'

(R) N48°42'38"E

(R) S55°55'13"E

(R) N.48°42'38"E.

(R.N.48°42'38"E.

(R) N.36°07'43"E.

(R)N36°07'38"E

Δ=104°34'51" R=114.60' L=209.18'

Δ=80°17'32" L=99.29' R=60'

(R.N.34°25'19"E.

Δ=11°42'24" L=272.55' R=1338'

Δ=65°50'28" R=142' L=163.18'

(R)S51°11'00"E 50.35'

S.51°12'00"E. 99.75'

S39°54'00"E 108.32'

S16°09'16"E 136.38'

(R)S23°40'13"E 3.97'

L=283.60' R=450'

Δ=36°01'07"

(R)N.49°41'20"W

L=257.11' R=275' N.52°13'01"E

Δ=53°34'07"

Δ=17°18'43" L=153.49' R=508'

(R)S.36°51'24"W

(R)S.52°13'01"W

Δ=11°40'15" L=178.54' R=355'

Δ=4°13'37" Δ=21°07'18" R=365' Δ=23°52'57" L=152.14'

R=290' R=140' L=51.61'

(R)S23°51'46"W

Δ=42°23'36" L=247.47' R=335'

Δ=0°58'39" L=7.74' R=455'

L=140'

(R)N51°38'09"W 60.00'

73.23' WEST

10.00'

SET 1½" I.P.'s R.C.E. #6.13.1

EXISTING EASEMENT FOR WATER PIPE LINES & GENERAL PURPOSES 2631 OR 593

EXISTING 5' P.U.E.

EXIST. 5' P.U.E. PER MAP BOOK 8, PG. 3

EXIST. 10 FT. EASEMENT FOR DECORATIVE STREET IMPROVEMENTS

2585 OR 225

BON AIR SUBD. No. 3

B-M-3

A-18

VIA

HILLCREST

BON AIR SUBD. No. 7

13-M-46

202

201

200

10-M-68

AIR

GASHYAS

LOT 1 (100) LOT 2 (184) LOT 3 (114) LOT 4 (128) LOT 5 (146) LOT 6 (159) LOT 7 (171)

PARCEL A

PARCEL B

NOTE

BUILDING DIMENSIONS & TIES SHOWN ARE TO EXTERIOR LIMITS OF BUILDING FOUNDATION FACE. INTERIOR DIMENSIONS OF INDIVIDUAL UNITS ARE SHOWN ON THE BUILDING DETAIL PLANS.
LOT TIES, DIMENSIONS AND BEARINGS ARE SHOWN ON SHEET 3.

FIRST LEVEL DWELLING UNITS

100 50 0 100

SCALE

BASIS OF BEARINGS: MAP OF BON AIR SUBD. No. SEVEN. THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE LAMBERT COORDINATE SYSTEM AS SHOWN ON SHEET 1, PLAT OF CORTE MADERA AEK SITES, FILED FOR RECORD JUNE 26, 1942, IN VOL. 2 OF MAPS, AT PAGE 99, MARIN COUNTY RECORDS.

CONDOMINIUM MAP OF BRANDYWINE

CITY OF LARKSPUR

MARIN COUNTY CALIFORNIA

MAY 1974

BRYAN & MURPHY ASSOCIATES, INC CIVIL ENGINEERS
WALNUT CREEK CALIFORNIA

SHEET 4 OF 22 SHEETS

B.E.M. 4802-19

5

LEGEND

- ⊙ ------ EXISTING STREET MON.
- A, B, C, D --- UNIT TYPE
- 100, 200, 300 - UNIT NUMBERS
- [L] ------ LOFT

SCALE 1"=60'

F.D. 2"x2" HUB ETAGGED R.C.E. #G131

LANDS OF MARIN CO. HOSPITAL DIST. (MARIN GENERAL HOSPITAL) 63-DE-84

N66°48'52"E 93.55'

(R) N58°46'00"E 105.00'

R=240' Δ=6°03'22" L=25.37'

N29°23'38"E 261.34'

N45°51'00"E 50.00'

N44°48'47"W 206.08'

(R) N.48°42'38"E.

S41°17'22"E 114.43'

R=114.60' Δ=104°34'51" L=209.18'

(R) S.55°52'13"E.

(R) N.48°42'38"E.

R=60' Δ=80°17'32" L=99.29'

R=182' Δ=65°30'28" L=163.18'

(R) N.36°07'43"E. (RADIAL BEARING)

R=328' Δ=11°42'24" L=46.55'

SET 1¼" I.P. R.C.E. #G131

S 5°17'20"E 98.75'

S 39°34'00"E 108.32'

S 16°09'16"E 136.38'

EXIST. 5' P.U.E. PER MAP BOOK 8, PG. 3

EXIST. 5' P.U.E.

SET 1¼" I.P. R.C.E. #G131

(R) S 23°40'13"E 3.97'

L=283.60'

R=450' Δ=36°07'07"

(R) N 59°41'20"W

L=257.11' R=275' Δ=53°34'07"

Δ=17°18'43" L=193.49' R=508'

(R) S 37°07'13"E

(R) S 19°33'06"W

(R) N 58°46'00"E 60.00'

SET 1¼" I.P.'S R.C.E. #G131

EXISTING EASEMENT F.O. WATER PIPE LINES & INCIDENTAL PURPOSES 2031 OR 593

2535 OR 229 EXIST. 10' P.U.E. EASEMENT FOR DECORATIVE STREET IMPROVEMENTS

(R) S 52°20'19"W

(R) S 52°20'19"E

Δ=12°30'13" L=179.54' R=355'

Δ=42°53'36" L=265.92' R=355'

Δ=21°07'18" R=364' Δ=23°02'57" L=192.14'

R=180' L=51.60'

(R) S 37°07'13"E

(R) S 19°33'06"W

L=247.47'

(R) N 58°46'00"E 73.29'

10.00'

(R) N 58°46'00"E

(R) N 58°46'00"E

(R) N 58°46'00"E

BEM 4402-10

5

LEGEND

- ⓐ------EXISTING STREET MON.
- A,B,C,D---UNIT TYPE
- 100,200,300-UNIT NUMBERS
- [L]-----LOFT

SCALE 1"=60'

F.D. 2"x2" HUB & TAGGED R.C.E. #6131

LANDS OF MARIN CO. HOSPITAL DIST. (MARIN GENERAL HOSPITAL) 635-02-04

PARCEL A

PARCEL B

LOT 3

LOT 2

EXISTING EASEMENT FOR WATER PIPE LINES AND INCIDENTIAL PURPOSES 2931 OR 393

EXIST. 10' EASEMENT FOR DECORATIVE STREET IMPROVEMENTS 2835 OR 225

EXIST. 5' P.U.E. PER MAP BOOK 11, PAGE 3

EXIST. 5' PUE

SET 1/4" I.P. R.C.E. #6131

SET 1/4" I.P.'S R.C.E. #6131

EXIST. ORIENTATION

VIA

VIA HOLON

GASITAS

BON AIR SUBD. NO. 3

10-M-88

202

201

200

NOTE

BUILDING DIMENSIONS & TIES SHOWN ARE TO EXTERIOR LIMITS OF BUILDING FOUNDATION FACE. INTERIOR DIMENSIONS OF INDIVIDUAL UNITS ARE SHOWN ON THE BUILDING DETAIL PLANS.
LOT TIES, DIMENSIONS AND BEARINGS ARE SHOWN ON SHEET 3.

BASIS OF BEARINGS: MAP OF BON AIR SUBD. No. SEVEN. THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE LAMBERT COORDINATE SYSTEM AS SHOWN ON SHEET 1, PLAT OF CORTE MADERA AREA SITES, FILED FOR RECORD JUNE 26, 1942, IN VOL. 2 OF MAPS, AT PAGE 99, MARIN COUNTY RECORDS.

THIRD LEVEL DWELLING UNITS

100 50 0 100

SCALE

CONDOMINIUM MAP OF BRANDYWINE

CITY OF LARKSPUR

MARIN COUNTY CALIFORNIA

MAY 1974

BRYAN & MURPHY ASSOCIATES, INC CIVIL ENGINEERS
WALNUT CREEK CALIFORNIA

SHEET 6 OF 22 SHEETS

B.E.M. 4402-19

5

LEGEND

- ⊙ ------ EXISTING STREET MON.
- A, B, C, D --- UNIT TYPE
- 100, 200, 300 - UNIT NUMBERS
- [L] ------ LOFT
- C100 --- COVERED ASSIGNED PARKING
- 200 --- OPEN ASSIGNED PARKING
- G --- OPEN PARKING (GUEST)
- [ ] --- OPEN PARKING

TYPICAL PARKING DIMENSIONS: 20' x 9.3' · 20' x 9' · 20' x 9' · 23' x 8.5' · 20' x 9'

SCALE 1" = 60'

F.D. 2"x2" HUB ETAGGED R.C.E. #6131

LANDS OF MARIN CO. HOSPITAL DIST. (MARIN GENERAL HOSPITAL) 63-02-84

N66°48'52"E 93.55'

(R) N54°46'00"E 105.00'

R=240' Δ=6°03'22" L=25.37'

S41°17'22"E 114.43'

R=114.60' Δ=104°34'51" L=209.18'

R.N. 48°42'36"E

R.N. 49°42'23"E

S55°52'31"E

R.N. 36°07'43"E

RADIAL BEARING

R=68' Δ=80°17'32" L=99.29'

R=228' Δ=11°46'24" L=46.58'

(R) N24°25'19"E

R=142' Δ=65°50'28" L=163.18'

SET 1¼" I.P. R.C.E. #6131

S25°34'28"E 20.35'

S9°17'12"E 98.19'

S39°34'00"E 100.32'

SET 1¼" I.P. R.C.E. #6131

S16°09'16"E 136.38'

EX. 15' S. 5' H.U.E. PER MAP BOOK 8, PAGE 3

(R) S23°40'13"E 3.97'

L=283.68' R=450' Δ=36°07'07"

(R) N39°47'20"W

R=275' Δ=53°34'07" L=257.11' 227.07' N.52°13'02"E

R=908' Δ=17°18'43" L=153.49'

R.S.E. 13.93'

R=355' Δ=12°40'19" L=78.54' (R) S27°05'17"W (R) N14°19'02"E

Δ=44°19'11" R=290 Δ=21°07'18" R=365' Δ=23°42'57" L=152.14'

L=51.61' L=140' L=36.55'

(R) S52°12'19"W

(R) S36°27'01"W

2555 OR 225 EXIST. 10FT. EASEMENT FOR DECORATIVE STREET IMPROVEMENTS

(R) S22°12'19"W

S.E. 123°59'16"W

N44°46'47"W 206.00'

(R) N5°38'09"W 60.00'

R=140' Δ=101°16'36" L=247.47'

L=300.39' R=125.78'

SET 1¼" I.P.'S R.C.E. #6131

EXISTING EASEMENT FOR WATER PIPE LINES & INCIDENTAL PURPOSES 2631 OR 533

SEE SHEET 3 OF 22 FOR BEARING & DISTANCES

PARCEL A

PARCEL B

N45°54'00"E 58.00'

N29°23'38"E 261.34'

10.00' 73.25' WEST

NOTE

BUILDING DIMENSIONS & TIES SHOWN ARE TO EXTERIOR LIMITS OF BUILDING FOUNDATION FACE. INTERIOR DIMENSIONS OF INDIVIDUAL UNITS ARE SHOWN ON THE BUILDING DETAIL PLANS.
LOT TIES, DIMENSIONS AND BEARINGS ARE SHOWN ON SHEET 3.

PARKING

LIMITED COMMON AREA

100 50 0 100

SCALE

BASIS OF BEARINGS: MAP OF BON AIR SUBD. No. SEVEN. THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE LAMBERT COORDINATE SYSTEM AS SHOWN ON SHEET 1, PLAT OF CORTE MADERA ARK SITES, FILED FOR RECORD JUNE 26, 1942, IN VOL. 2 OF MAPS, AT PAGE 99, MARIN COUNTY RECORDS.

CONDOMINIUM MAP OF BRANDYWINE

CITY OF LARKSPUR

MARIN COUNTY CALIFORNIA

MAY 1974

BRYAN & MURPHY ASSOCIATES, INC CIVIL ENGINEERS
WALNUT CREEK CALIFORNIA

SHEET 7 OF 22 SHEETS

B&M 1601-19

5

LEGEND

- ⓐ ------ EXISTING STREET MON.
- A, B, C, D ---- UNIT TYPE
- 100, 200, 300 - UNIT NUMBERS
- [L] ------ LOFT
- [C100] ---- COVERED ASSIGNED PARKING
- [200] ---- OPEN ASSIGNED PARKING
- [G] ---- OPEN PARKING (GUEST)
- [ ] ---- OPEN PARKING

TYPICAL PARKING DIMENSIONS: 20' x 9.3' · 20' x 9' · 20' x 9' / 23' x 8.5' · 20' x 9'

SCALE 1"=60'

F.D. 2"x2" HUB ETAGGED R.C.E. #G1131

LANDS OF MARIN CO. HOSPITAL DIST. (MARIN GENERAL HOSPITAL) 639-OE-84

(R) N58°46'00"E 105.00'

N66°48'52"E 93.55'

R=240' Δ=6°03'22" L=25.37

S41°17'22"E 115.43'

(R) N.48°42'38"E

(R) S.69°32'15"E

BON AIR SUBD. NO. 3

(R) S.21°36'50"E 1.43'

(R) N30°00'39"E

HILDALGO

Δ=104°34'51" R=114.60' L=209.18'

Δ=80°17'32" L=95.29' R=68'

(R) N24°25'19"E L=46.58'

R=328' Δ=11°32'24" L=66.08'

R=182' Δ=65°30'28" L=163.18'

SET 1¼" I.P. R.C.E. #G1131

(R) S25°58'44"E 50.35'

S37°12'00"E 98.75'

S39°34'00"E 106.32'

EXIST. 5' P.U.E.

SET 1¼" I.P. R.C.E. #G1131

EXIST. 5' P.U.E. PER MAP BOOK 8, PAGE 3

S16°08'16"E 136.38'

(R) S23°40'13"E 3.97'

L=283.60' R=450' Δ=36°07'07"

(R) N59°47'20"W

L=257.11' R=275' N.52°13'02"E 227.07'

Δ=53°34'07"

Δ=17°18'43" L=153.49' R=508'

(R) S.36°53'13"E

N49°59'00"E 58.00'

N39°23'38"E 261.34'

N44°49'47"W 206.08'

(R) N51°38'09"W 60.00'

SET 1¼" I.P.'s R.C.E. #G1131

R=170.00' Δ=101°16'36" L=300.49'

Δ=42°23'36" L=125.70'

10.00' 73.29' WEST

ORIENTAL

Δ=18°30'13" L=79.54' R=355

Δ=2°18'17" L=36.33' R=290

Δ=21°07'18" R=140' L=51.61'

R=365' Δ=23°52'57" L=152.14'

2535 OR 225 EXIST. 10 FT. EASEMENT FOR DECORATIVE STREET IMPROVEMENTS

2691 OR 505 EXISTING EASEMENT FOR WATER PIPE LINES AND INCIDENTAL PURPOSES

PARCEL A

PARCEL B

364.50'

146.30'

8.46'

SEE SHEET 3 OF 22 FOR BEARING & DISTANCES

C113 C213 C313 C112 C212 C312 C111 C211 C311 C110 C210 C310 C109 C209 C309 C108 C208 C308 C116 C219 C319 C118 C218 C318 C117 C217 C317 C116 C216 C316 C115 C215 C315 C114 C214 C314 C307 C207 C107 C306 C206 C106 C205 C105 C104 C204 C103 C203 C102 C202 C101 C201

20' 25' 20' 23.5' 37.12' 42.5' 36.92' 6.29' 65.06' 4.50' 18.42' 244.12' 22.50'

NOTE

BUILDING DIMENSIONS & TIES SHOWN ARE TO EXTERIOR LIMITS OF BUILDING FOUNDATION FACE. INTERIOR DIMENSIONS OF INDIVIDUAL UNITS ARE SHOWN ON THE BUILDING DETAIL PLANS.
LOT TIES, DIMENSIONS AND BEARINGS ARE SHOWN ON SHEET 3.

PARKING
LIMITED COMMON AREA

100 50 0 100
SCALE

BASIS OF BEARINGS: MAP OF BON AIR SUBD. No. SEVEN. THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE LAMBERT COORDINATE SYSTEM AS SHOWN ON SHEET 1, PLAT OF CORTE MADERA CREEK SITES, FILED FOR RECORD JUNE 26, 1942, IN VOL. 10 OF MAPS, AT PAGE 99, MARIN COUNTY RECORDS.

CONDOMINIUM MAP OF BRANDYWINE

CITY OF LARKSPUR

MARIN COUNTY CALIFORNIA

MAY 1974

BRYAN & MURPHY ASSOCIATES, INC CIVIL ENGINEERS
WALNUT CREEK CALIFORNIA

SHEET 8 OF 22 SHEETS

FIRST LEVEL DWELLING UNITS ELEVATIONS

UNIT NUMBERS	LOWER ELEVATION	UPPER ELEVATION
100,101,102,137,138 139,140	192.84	200.83
103,104,105,106,107 108,109,110,111,112 113,114,115,116,117 118,119	155.97	163.96
120,121,122,123,124 125,126,127	187.84	195.83
128,129	192.34	200.33
130,131,132,133,134	196.84	204.83
135,136	188.34	196.33
141,142	197.34	205.33
143,144,145,146,147 148,149,150,151,152 153	212.84	220.83
154,155	208.34	216.33
156,157	200.34	208.33
158,159,160	204.84	212.83
161,162,165,166	202.84	210.83
163,164,167,168,169	198.34	206.33
170,171,172,173	193.84	201.83
174,175	189.34	197.33
176,177,178,179	184.84	192.83
180,181,182,183,184 185,186,187	175.34	183.33
188,189,190,191	179.84	187.83

SECOND LEVEL DWELLING UNITS ELEVATIONS

UNIT NUMBERS	LOWER ELEVATION	UPPER ELEVATION	LOFT LOWER ELEVATION	LOFT UPPER ELEVATION
200,238,239	201.88	209.89		
201,202,237,240	201.88	209.89	210.80	218.81
203,204,205,206,207, 208,209,210,211,212 213,214,215,216,217 218,219	165.01	173.00		
220,222,223,225,227	196.88	204.89		
221,224,226	196.88	204.89	205.80	213.81
228	201.38	209.39		
229	201.38	209.39	210.30	218.31
230,232	205.88	213.89		
231,233,234	205.88	213.89	214.80	222.81
235	197.38	205.39		
236	197.38	205.39	206.30	214.31
241	206.38	214.39		
242	206.38	214.39	215.30	223.31
243,245,247,249,253	221.88	229.89		
244,246,248,250,251 252	221.88	229.89	230.80	238.81
255	217.38	225.39		
254	217.38	225.39	226.30	234.31
256	209.38	217.39		
257	209.38	217.39	218.30	226.31
259	213.88	221.89		
258,260	213.88	221.89	222.80	230.81
262,265	211.88	219.89		
261,266	211.88	219.89	220.80	228.81
264,267	207.38	215.39		
263,268,269	207.38	215.39	216.30	224.31
271,272	202.88	210.89		
270,273	202.88	210.89	211.80	219.81
275	198.38	206.39		
274	198.38	206.39	207.30	215.31
277,278	193.88	201.89		
276,279	193.88	201.89	202.80	210.81
280,281,282,283,284 285,286	184.38	192.37		
287	184.38	192.39		
288,290	188.88	196.89		
289,291	188.88	196.89	197.80	205.81

THIRD LEVEL DWELLING UNITS ELEVATIONS

UNIT NUMBERS	LOWER ELEVATION	UPPER ELEVATION
303,304,305,306,307 308,309,310,311,312 313,314,315,316,317 318,319	174.05	182.06
380,381,382,383,384 385,386	193.42	201.43

CONDOMINIUM MAP OF

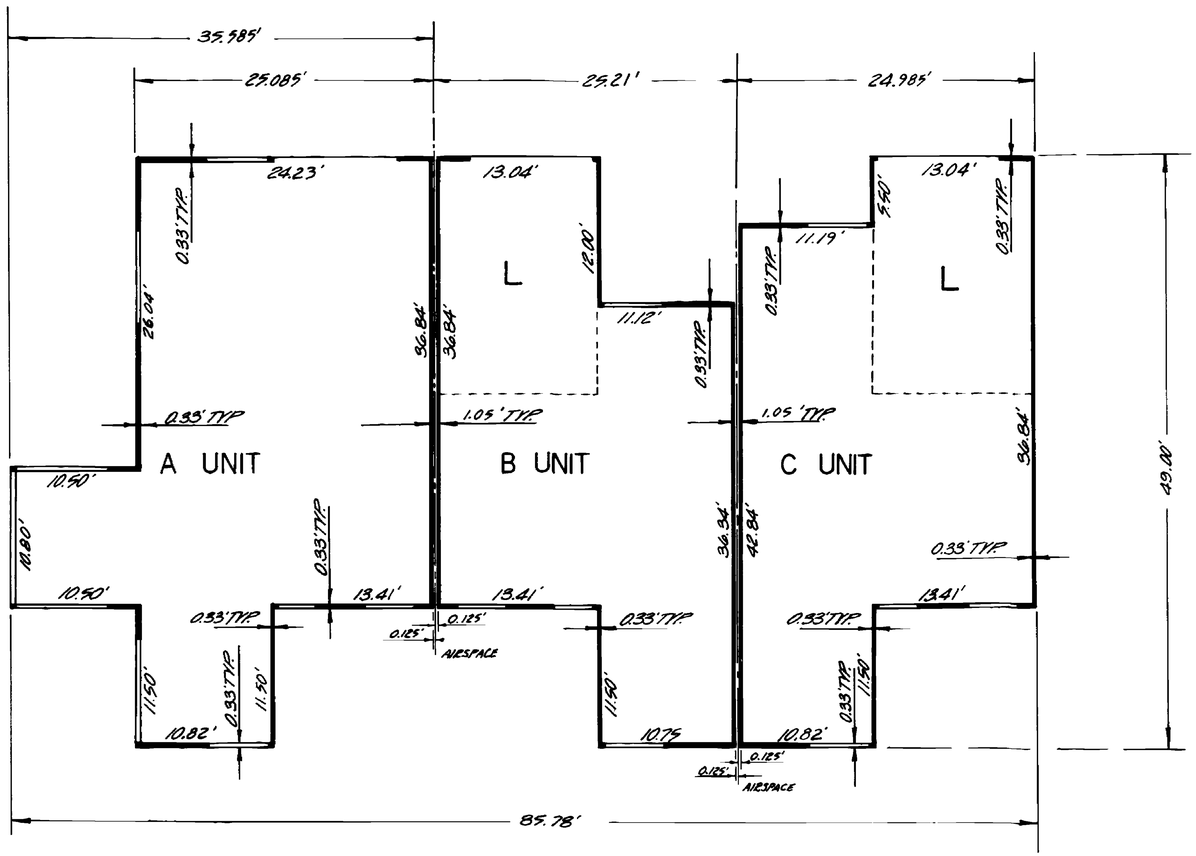
BRANDYWINE

CITY OF LARKSPUR

MARIN COUNTY CALIFORNIA

MAY 1974

BRYAN & MURPHY ASSOCIATES, INC CIVIL ENGINEERS
WALNUT CREEK CALIFORNIA



BUILDING DETAILS

SCALE - 1/8" = 1'

10 5 0 10

UNIT NUMBER

FIRST LEVEL 100,101,102.

SECOND LEVEL 200.

SECOND LEVEL WITH LOFT 201,202.

NOTE:
ALL DIMENSIONS IN THIS UNIT ARE ALSO APPLICABLE TO THIS UNIT REVERSED.

CONDOMINIUM MAP OF
BRANDYWINE
CITY OF LARKSPUR

MARIN COUNTY CALIFORNIA

MAY 1974

BRYAN & MURPHY ASSOCIATES, INC CIVIL ENGINEERS
WALNUT CREEK CALIFORNIA