OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT ALL OF THE UNDERSIGNED ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN UPON THIS MAP, EXCLUSIVE OF STREETS ALREADY DEDICATED, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "MAP OF HUTCHINSON CONDOMINIUM, A CONDOMINIUM SUBDIVISION, SAUSALITO, MARIN COUNTY, CALIFORNIA", COMPOSED OF 3 SHEETS. THE CITY OF SAUSALITO OR ANY OTHER MUNICIPAL CORPORATION OR DISTRICT SHALL HAVE THE RIGHT OF INGRESS AND EGRESS INTO AND UPON ALL PUBLIC UTILITY EASEMENTS FOR THE PURPOSE OF IMPROVING, MAINTAINING OR REPAIRING SAME. THAT THE SUBSCRIBERS TO THIS STATEMENT ARE ALL WHO ARE NECESSARY TO PASS CLEAR TITLE TO THE LANDS SHOWN UPON THIS MAP EXCLUSIVE OF STREETS ALREADY DEDICATED.

William R. Hutchinson Lori W. Hutchinson
OWNER'S WILLIAM R. HUTCHINSON LORI W. HUTCHINSON

BENEFICIARY WORLD SAVINGS AND LOAN ASSOCIATION, A CORPORATION

BENEFICIARY PERRY NEUSCHATZ

NOTARY ACKNOWLEDGMENT
STATE OF CALIFORNIA, COUNTY OF San Francisco
ON THIS 19th DAY OF May, 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED WILLIAM R. HUTCHINSON AND LORI W. HUTCHINSON, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS OWNERS.

Nancy H. Briggs
NOTARY PUBLIC, STATE OF CALIFORNIA
MY COMMISSION EXPIRES March 7, 1985

NOTARY ACKNOWLEDGMENT
STATE OF CALIFORNIA, COUNTY OF ALAMEDA
ON THIS 28th DAY OF May, 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED Lowell H. Wilcox AND Geraldine Lopez KNOWN TO ME TO BE THE VICE PRESIDENT AND ASST VICE PRESIDENT OF WORLD SAVINGS AND LOAN ASSOCIATION, A CORPORATION, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE SAID CORPORATION, AS BENEFICIARY.

Iris L Parkes
NOTARY PUBLIC, STATE OF CALIFORNIA
MY COMMISSION EXPIRES 10-7-84

NOTARY ACKNOWLEDGMENT
STATE OF CALIFORNIA, COUNTY OF [illegible]
ON THIS [illegible] DAY OF [illegible], 198[illegible], BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED PERRY NEUSCHATZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS BENEFICIARY.

[illegible]
NOTARY PUBLIC, STATE OF CALIFORNIA
MY COMMISSION EXPIRES [illegible]

ENGINEER'S CERTIFICATE
I, DEAN A. RHODES, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE SURVEYING AND CHECKING OF THE PROPERTY SUBDIVIDED AND SHOWN HEREON WAS DONE BY ME OR UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 1980, THAT THE SURVEY OF THIS MAP IS TRUE AND COMPLETE AS SHOWN AND THAT THE MONUMENTS ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS SHOWN ON THIS MAP, AND THAT A SURVEY OF THE PROPERTY CAN BE RETRACED FROM SAID MONUMENTS.
DATED THIS 18TH DAY OF MAY, 1981

Dean A. Rhodes
DEAN A. RHODES RCE 12510

COUNTY TAX COLLECTOR'S CERTIFICATE
I, JOSEPH A. COFFRINI, 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 18th DAY OF May, 1981

JOSEPH A. COFFRINI, TAX COLLECTOR, COUNTY OF MARIN

BY DEPUTY Sophia K. Eliopoulos

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

I, VAN GILLESPIE, 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 IN 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 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 18th DAY OF MAY, 1981

Van Gillespie
VAN GILLESPIE, COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN

CITY PLANNING COMMISSION'S CERTIFICATE
APPROVED
CITY PLANNING COMMISSION OF THE CITY OF SAUSALITO, STATE OF CALIFORNIA.
DATED THIS 19th DAY OF May, 1981.
SIGNED

[illegible]
CHAIRMAN

CITY CLERK'S CERTIFICATE
I, JANET F. TRACY, CLERK OF THE CITY COUNCIL OF THE CITY OF SAUSALITO, DO HEREBY CERTIFY THAT THE CITY COUNCIL DULY PASSED ON THE 22nd DAY OF January, 1981, ITS RESOLUTION NUMBER — BY WHICH IT ADOPTS THIS MAP AS THE OFFICIAL "MAP OF HUTCHINSON CONDOMINIUM, A CONDOMINIUM SUBDIVISION", AND ACCEPTS THE RIGHTS OF INGRESS AND EGRESS. IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL OF THIS OFFICE.

SIGNED
Janet F. Tracy
CLERK OF THE CITY COUNCIL OF THE
CITY OF SAUSALITO, CALIFORNIA

CITY ENGINEER'S CERTIFICATE
I, NORMAN WOHLSCHLAEGER, CITY ENGINEER OF THE CITY OF SAUSALITO, 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, 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.

SIGNED THIS 1st DAY OF June, 1981.
SIGNED

Norman Wohlschlaeger
CITY ENGINEER, SAUSALITO, CALIFORNIA

COUNTY RECORDERS CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF THE CITY OF SAUSALITO
THIS 16th DAY OF June, 1981, AT 3:00 P.M.
IN VOLUME 18 OF MAPS AT PAGE 49, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF MARIN, STATE OF CALIFORNIA.
SERIAL NO. 26685 FEE 10.00

W. BRUCE SHAFER, COUNTY RECORDER, MARIN COUNTY

Bruce Lake
DEPUTY

MAP OF THE

HUTCHINSON CONDOMINIUM

A CONDOMINIUM SUBDIVISION

BEING A PORTION OF LOT K, BLOCK 28, OF THE "MAP M OF THE LANDS OF THE SAUSALITO LAND AND FERRY COMPANY" 1 M 82
ALSO BEING LANDS OF HUTCHINSON 3153 OR 674

SAUSALITO, MARIN COUNTY, CALIFORNIA

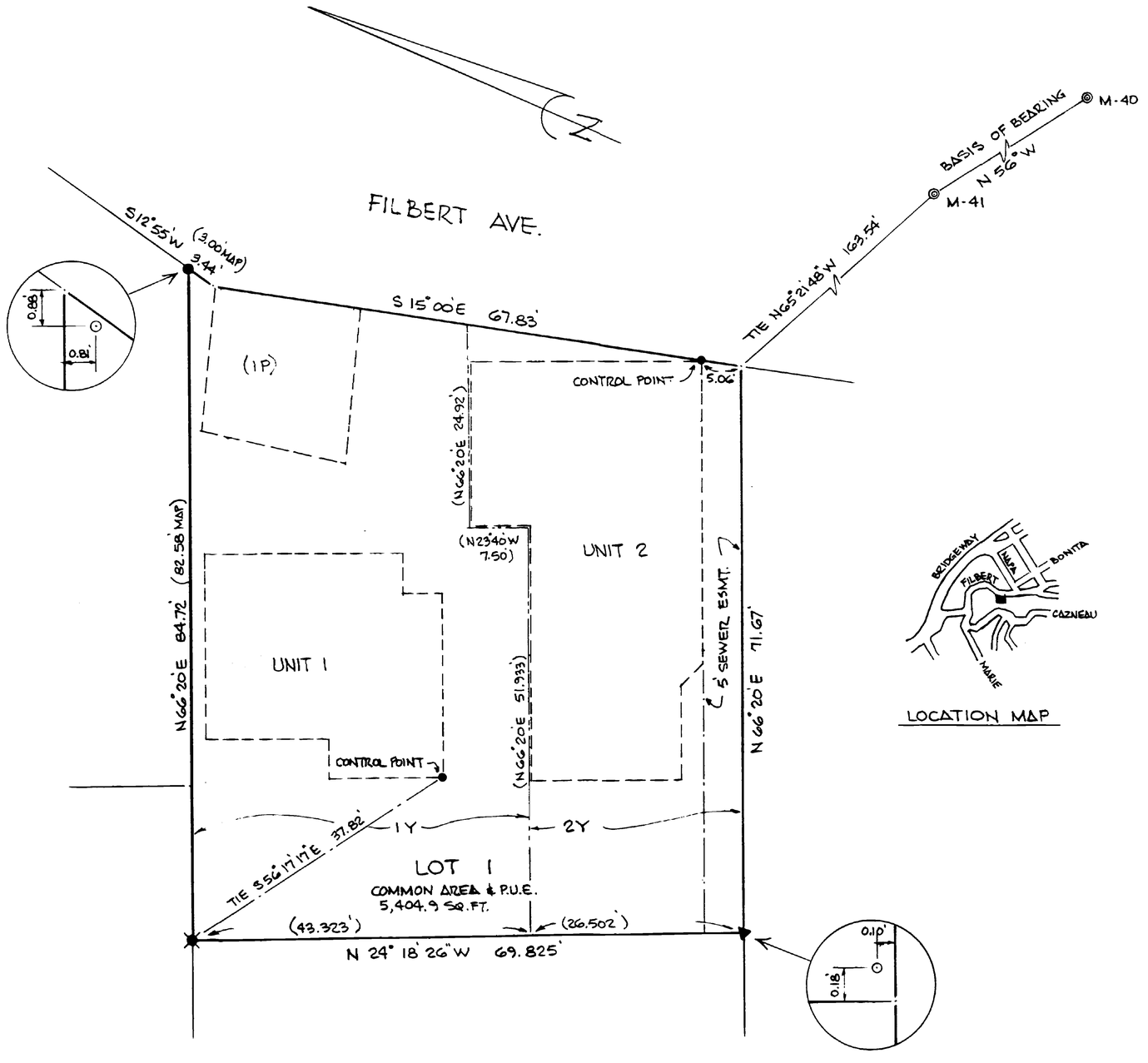
RHODES AND GARDNER INC.
CIVIL ENGINEER- SURVEYOR- LAND PLANNER

OCTOBER, 1980

SHEET 1 OF 3

18 RM 49

Rec. 6/2/19



LOCATION MAP

GENERAL NOTES :

1. THIS PROJECT CONSISTS OF ALL THE LAND AND REAL PROPERTY INCLUDED WITHIN LOT 1 AS SHOWN. "LOT 1, COMMON AREA AND P.U.E.", TOGETHER WITH ALL IMPROVEMENTS THEREON, SHALL BE CONVEYED TO EACH OF THE CONDOMINIUM UNITS AS AN UNDIVIDED ONE-HALF (½) INTEREST, EXCEPT THOSE AIR SPACE PORTIONS SHOWN AND DEFINED HEREIN AS UNIT 1 AND UNIT 2.

2. THE PORTION OF THE PROPERTY DESIGNATED "Y" SHALL BE RESTRICTED COMMON AREA FOR YARD AND LANDSCAPE PURPOSES AND SHALL BE ASSIGNED TO THE DESIGNATED NUMBERED UNIT.

3. THE BASIS OF BEARING FOR THIS SUBDIVISION ARE THOSE CITY OF SAUSALITO MONUMENTS INDICATED AS M-40 AND M-41 AND AS SHOWN ON THIS MAP.

4. THE BENCH MARK ELEVATION DEFINITION FOR THIS SUBDIVISION IS THE CITY OF SAUSALITO BENCH MARK NO. BM-22, HAVING AN ELEVATION OF 93.33 M.L.L.W. DATUM.

5. COVENANTS, CONDITIONS, AND RESTRICTIONS SHALL BE RECORDED FOR THIS SUBDIVISION, TOGETHER WITH A JOINT MAINTENANCE AGREEMENT FOR ALL COMMON FACILITIES.

LEGEND

- ◎ FOUND STANDARD STREET MONUMENTS
- ● FOUND ¾" ϕ IRON PIPE
- ✱ FOUND ¾" ϕ IRON PIPE & TAG RE 12247
- ▲ FOUND ¾" ϕ IRON PIPE & TAG RE 11181

MAP OF THE

HUTCHINSON CONDOMINIUM

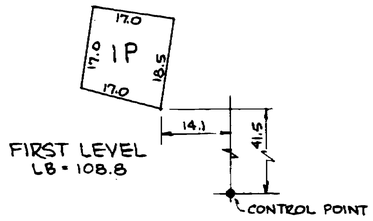
A CONDOMINIUM SUBDIVISION

BEING A PORTION OF LOT K, BLOCK 28, OF THE "MAP M OF THE LANDS OF THE SAUSALITO LAND AND FERRY COMPANY" 1 M 82
ALSO BEING LANDS OF HUTCHINSON 3153 OR 674

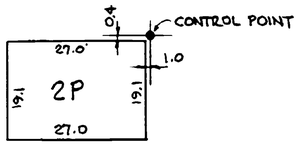
SAUSALITO, MARIN COUNTY, CALIFORNIA

RHODES AND GARDNER INC.
CIVIL ENGINEER- SURVEYOR- LAND PLANNER

OCTOBER, 1980 SCALE 1" = 10'



FIRST LEVEL
LB = 108.8



FIRST LEVEL
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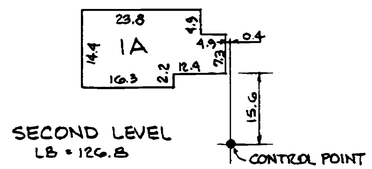
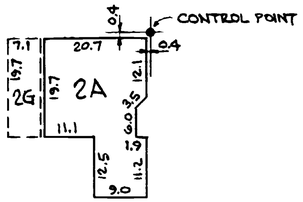
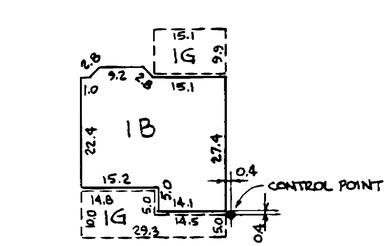


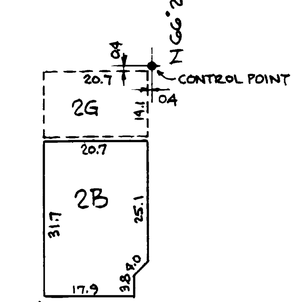
SECOND LEVEL
LB = 126.8



SECOND LEVEL
LB = 118.9

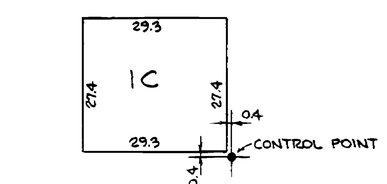


THIRD LEVEL
LB = 137.1

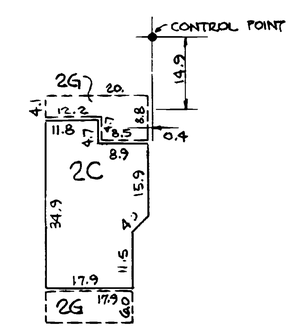


THIRD LEVEL
LB = 127.7

N 65° 59' E



FOURTH LEVEL
LB = 146.1



FOURTH LEVEL
LB = 138.9

UNIT 1

UNIT 2

NOTES AND DEFINITIONS :

1. SPACE 1A, 1B, 1C SHALL BE A CONDOMINIUM UNIT AND SPACE 2A, 2B, 2C SHALL BE A CONDOMINIUM UNIT. THE BOUNDARIES OF THE UNITS GRANTED ARE THE INTERIOR SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS, AND DOORS THEREOF, AND SHALL INCLUDE THE SURFACES SO DESCRIBED.

2. EACH AIRSPACE DESIGNATED "P" SHALL BE RESTRICTED COMMON AREA FOR VEHICULAR PARKING PURPOSES AND SHALL BE ASSIGNED TO THE DESIGNATED NUMBERED UNIT. THE BOUNDARIES OF THE SPACE ARE THE FINISHED FLOOR SURFACE ; THE SURFACE OF THE PERIMETER WALLS, WINDOWS, AND DOORS ; AND THE UPPER BOUNDARY SHALL BE THE SURFACE OF THE CEILING OR A HORIZONTAL PLANE 11.6 FEET ABOVE THE FLOOR SURFACE IF NO CEILING EXISTS.

3. EACH AIR SPACE DESIGNATED "G" SHALL BE RESTRICTED COMMON AREA FOR GARDEN AND/OR DECK PURPOSES AND SHALL BE ASSIGNED TO THE DESIGNATED NUMBERED UNIT. THE BOUNDARIES OF THE SPACE ARE THE FINISHED FLOOR SURFACE ; THE SURFACE OF THE PERIMETER WALLS, RAILINGS, AND FENCES BOUNDING SUCH SPACE ; AND THE UPPER BOUNDARY IS A HORIZONTAL PLANE COINCIDENT IN ELEVATION WITH THAT TYPICAL OF THAT PARTICULAR FLOOR.

4. LOWER BOUNDARY (L.B.) ELEVATIONS SHOWN PERTAIN TO ALL AIR SPACES ON THAT PARTICULAR FLOOR UNLESS SPECIFICALLY OTHERWISE DESIGNATED.

5. ALL AIR SPACE BOUNDARY LINES INTERSECT AT RIGHT ANGLES UNLESS OTHERWISE INDICATED.

6. ALL DIMENSIONS SHOWN ARE INDICATED IN FEET AND DECIMALS THEREOF.

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SAUSALITO, MARIN COUNTY, CALIFORNIA

RHODES AND GARDNER INC.
CIVIL ENGINEER - SURVEYOR - LAND PLANNER

OCTOBER, 1980 SCALE 1" = 20'

Ser 4124