

RESOLUTION NO. 3305

A RESOLUTION OF THE TOWN OF SAN ANSELMO AUTHORIZING
EXECUTION OF QUITCLAIM DEED TO THE MARIN COUNTY OPEN SPACE
DISTRICT

WHEREAS, Hugh and Luanne Cadden are conveying by grant deed to the Town of San Anselmo a 7.37 acre property on the slopes of Bald Hill; and

WHEREAS, the Town of San Anselmo, a municipal corporation of the State of California, has entered into an agreement dated April 4, 1995 with the Marin County Open Space District, a public district of the State of California; and

WHEREAS, the agreement between the Town and the District provides that the Town shall deed the Cadden property to the District upon its conveyance to the Town,

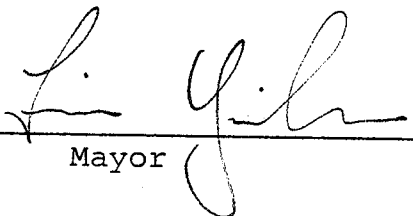
NOW, THEREFORE, BE IT HEREBY RESOLVED that the Mayor of the Town of San Anselmo is hereby authorized to grant and convey said deed, a copy of which is attached as Exhibit "A", on behalf of the Town of San Anselmo.

I hereby certify that the foregoing resolution was passed and adopted by the Town Council of the Town of San Anselmo at a regular meeting thereof held on the 9th day of May, 1995, by the following vote, to wit:

AYES: Breen, Chignell, Hodgens, Kroot, Yarish


NOES: (None)

ABSENT: (None)



Mayor

ATTEST:



Town Clerk

Recording Requested by:
Marin County Open Space District

WHEN RECORDED RETURN TO:
Real Estate Section, County of Marin
P.O.Box 4186, Civic Center Branch
San Rafael, CA 94913-4186

Attention: Terry Toner

FATCo Order No. 179719 TK

APN: 007-101-01
007-154-01

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

TOWN OF SAN ANSELMO, a municipal corporation of the State of California hereby Remises,
Releases and Forever Quitclaims to MARIN COUNTY OPEN SPACE DISTRICT, a public
district of the State of California, the real property in the Town of San Anselmo, County of
Marin, State of California, described as follows;

Exhibit A attached hereto and made a part hereof consisting of four pages

DATED: _____

5/9/95

Town of San Anselmo

Mayor

Approved as to Form

Hadden Rock
Town Attorney

DESCRIPTION

All that certain real property situate in the City of San Anselmo, County of Marin, State of California, described as follows:

PARCEL ONE:

BEGINNING at a point distant South 38° 0' East 376.80 feet, South 18° 15' East 252.31 feet from the Northwest corner of Lot 18, as shown upon that certain map entitled, "Rosenthal Tract", filed for record June 4, 1906 in Volume 2 of Maps, at Page 58; running thence South 44° 15' West 400.37 feet to the Westerly line of said Rosenthal Tract; thence along said Westerly line of said Rosenthal Tract, South 45° 45' East 513.99 feet, South 18° 30' West 396 feet, South 13° 0' West 211.20 feet; North 55° 0' East 641.90 feet; thence North 35° 0' West 521.36 feet; and thence North 18° 15' West 457.19 feet to the point of beginning.

PARCEL TWO:

BEGINNING at a point on the Northwesterly line of the parcel conveyed by Jacob E. Wegmann, et ux, to Robert S. Carey, et ux, recorded January 4, 1946 in Book 503 of Official Records, at Page 51, said point being the Northwesterly corner of the Parcel B, as described in the Deed from Robert S. Carey, et ux, to William Floyd Chapman, et ux, recorded March 19, 1948 in Book 577 of Official Records, at Page 359; running thence along the Westerly line of said parcel so conveyed to Chapman, South 0° 26' West 235.36 feet, more or less, to the Northeasterly line of a 30 foot roadway, as described in the Deed to Chapman, as above mentioned; thence along said Northeasterly line, North 64° 54' West 100 feet, more or less, to the Westerly line of the parcel so conveyed to Carey, as above mentioned; thence along said Westerly line, North 16° 25' West 115 feet, more or less, to the Northwesterly corner of said parcel; thence Northeasterly along the Northwesterly line thereof, 150 feet, more or less, to the point of beginning.

PARCEL THREE:

A NON-EXCLUSIVE right of way for utility and road purposes over and across a strip of land, 30 feet wide, 15 feet on each side of the following described centerline:

BEGINNING at a point on the Northwesterly line of that certain tract conveyed by Jacob E. Wegmann, et ux, to Frank H. Chamberlin, et ux, by Deed dated April 10, 1939 in Book 379 of Official Records, at Page 267, Marin County Records, said point being distant along said Northwesterly line, South 39° 56' West 15.01 feet from the most Northerly corner of said tract; running thence from said point of beginning, North 48° 30' West 5.82 feet; thence South 61° 20' West 109.18 feet; thence North 86° 16' West 72.38 feet; thence South 43° 47' West 56.69 feet; thence South 9° 02' West 37.53 feet; thence South 38° 55' West 92.39 feet; thence South 70° 32' West 95.39 feet; thence North 88° 55' West 118.14 feet; thence North 46° 17' West 87.98 feet; thence North 69° 16' West 41.99 feet; thence South 84° 27' West 70.92 feet; thence North 42° 04' West 113.88 feet; thence North 64° 54' West 83.76 feet, more or less, to the Westerly boundary of that certain tract conveyed by Jacob E. Wegmann, et ux, to Robert S. Carey, et ux, by Deed dated January 3, 1946 and recorded in Book 503 of Official Records, at Page 51, Marin County Records.

PARCEL FOUR:

EXHIBIT A

A NON-EXCLUSIVE right of way for utility and road purposes over and across a strip of land 30 feet wide, 15 feet on each side of the following described centerline:

BEGINNING at a point on the Northwesterly line of that certain tract conveyed by Jacob E. Wegmann, et ux, to Frank J. Chamberlin, et ux, by Deed recorded in Book 379 of Official Records, at Page 267, Marin County Records, said point being distant along said Northwesterly line, South 39° 56' West 15.01 feet from the most Northerly corner of said tract; running thence South 48° 30' East 67.0 feet; thence South 7° 40' East 63.97 feet; thence South 65° 11' East 127.71 feet; thence South 10° 16' East 125.47 feet; thence South 55° 57' East 61.49 feet; thence North 87° 51' East 106.40 feet; thence South 58° 04' East 99.54 feet, more or less, to the centerline of Oak Avenue.

EXCEPTING THEREFROM any portion lying Northeasterly of the Northeasterly line of the property described in the Deed to Chamberlin above referred to.

ALSO the same right of way over the following described parcel:

BEGINNING at a point on the Northwesterly line of that certain tract conveyed by Jacob E. Wegmann, et ux, to Frank J. Chamberlin and Gerda E. Chamberlin, by Deed recorded in Book 379 of Official Records, at Page 267, Marin County Records; said point being distant along said Northwesterly line, South 39° 56' West 30.02 feet from the most Northerly corner of said tract; thence along said Northwesterly line, South 39° 56' West 11.09 feet; thence leaving said line, North 61° 20' East to a point which bears South 48° 30' East from the point of beginning; thence North 48° 30' West to the point of beginning.

PARCEL FIVE:

A NON-EXCLUSIVE EASEMENT for water pipeline over, on or under a strip of land 3 feet wide, lying adjacent to and Northerly of the Southeasterly line of the parcel conveyed by Jacob E. Wegmann, et ux, to Robert S. Carey, et ux, recorded January 4, 1946 in Book 503 of Official Records, at Page 51, together with the right to use existing pipe.

PARCEL SIX:

A NON-EXCLUSIVE EASEMENT 3 feet wide, for utility purposes along the following described centerline:

BEGINNING 1.5 feet in a Southeasterly direction from the Northwesterly corner of that certain triangular tank site more particularly described in the Deed from Robert S. Carey, et ux, to Arthur Oster and Roger Sachs, recorded in Book 574 of Official Records, at Page 494; thence North 16° 39' West 598 feet.

PARCEL SEVEN:

THE NON-EXCLUSIVE RIGHT to use for erection and maintenance of a water storage tank a parcel of land described as follows:

BEGINNING at the Southwesterly corner of the parcel conveyed by Jacob E. Wegmann, et ux to Robert S. Carey, et ux, by Deed recorded January 4, 1946 in Book 503 of Official Records, at Page 51; running thence Northeasterly along the Southeasterly line of said parcel 100 feet; thence in a direct line, Northwesterly 94.79 feet, more or less, to a point on the Westerly line thereof, distant thereon 100 feet Northerly from the point of beginning; thence Southerly along said Westerly line, 100 feet to the point of beginning.

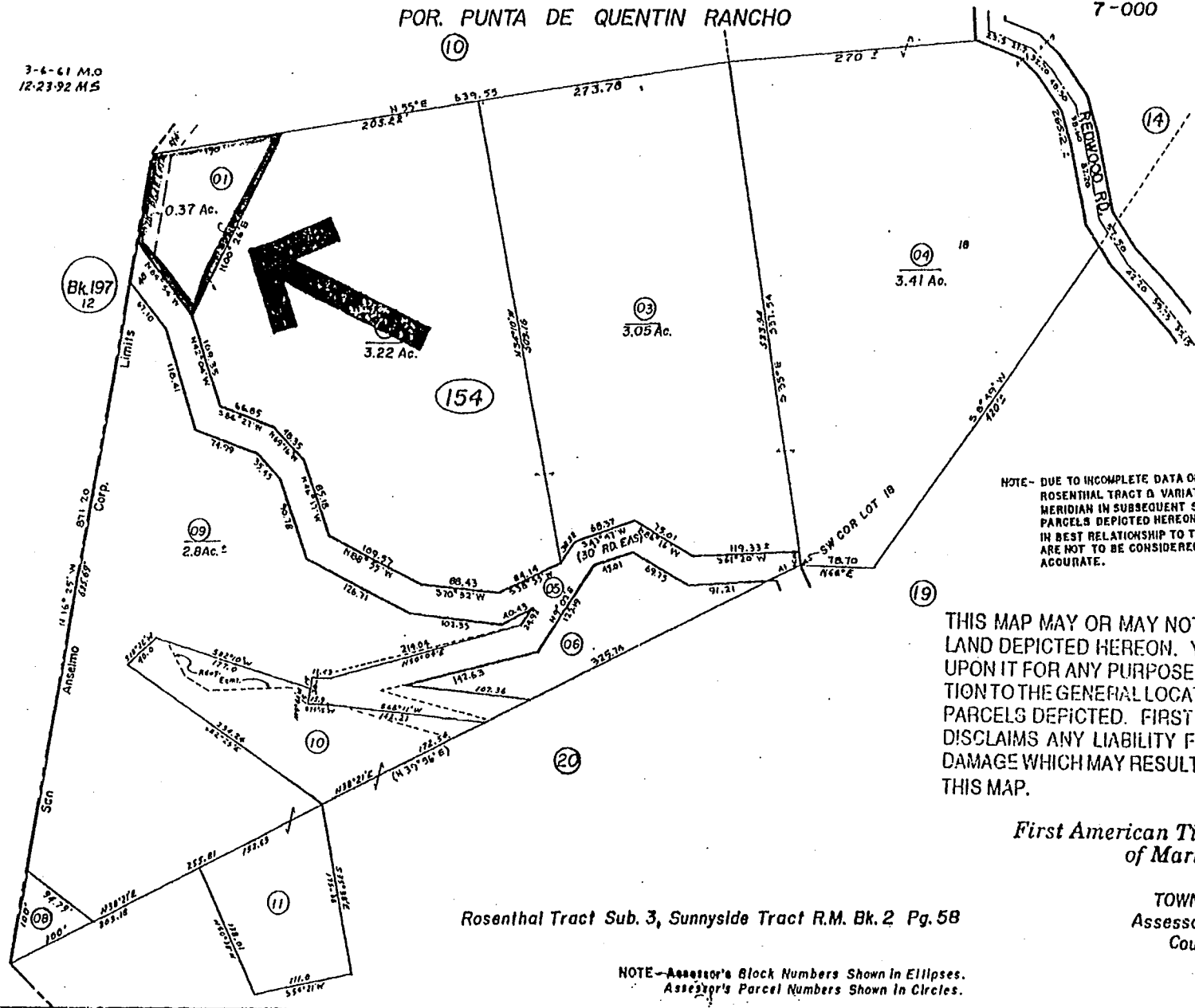
EXHIBIT A

POR. PUNTA DE QUENTIN RANCHO

Tax Rate Area
7-000

7-15

3-4-61 M.O
12-23-92 M.S



NOTE- DUE TO INCOMPLETE DATA OF ORIGINAL ROSENTHAL TRACT & VARIATIONS OF MERIDIAN IN SUBSEQUENT SURVEYS, THE PARCELS DEPICTED HEREON ARE SHOWN IN BEST RELATIONSHIP TO THE WHOLE & ARE NOT TO BE CONSIDERED AS ENTIRELY ACCURATE.

(19) THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED. FIRST AMERICAN EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THIS MAP.

*First American Title Company
of Marin*

Rosenthal Tract Sub. 3, Sunnyside Tract R.M. Bk. 2 Pg. 58

TOWN OF SAN ANSELMO
Assessor's Map Bk. 7 - Pg. 15
County of Marin, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

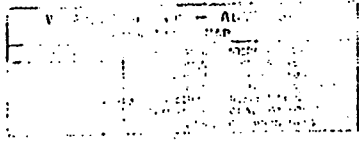
EXHIBIT A

POR. PUNTA DE QUENTIN RANCHO

Tax Rate Area
7-000

7-10

NOTE - DUE TO INCOMPLETE DATA OF ORIGINAL SURVEY OF ROSENTHAL TRACT & VARIATIONS OF MERIDIAN IN SUBSEQUENT SURVEYS, THE PARCELS DEPICTED HEREON ARE SHOWN IN BEST RELATIONSHIP TO THE WHOLE & ARE NOT TO BE CONSIDERED AS ENTIRELY ACCURATE.



Bk. 197
12

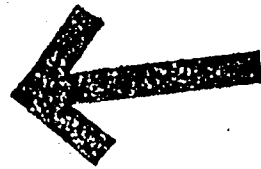
01
7.0 Ac.

101

02
13.12 Ac.

18

09



THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED. FIRST AMERICAN EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THIS MAP.

First American Title Company
REDWOOD ROAD

TOWN OF SAN ANSELMO
Assessor's Map Bk. 7 - Pg. 10
County of Marin, Calif.

15 Rosenthal Tract Sub. 3, Sunnyside Tract R.M. Bk. 2 Pg. 58

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

14

EXHIBIT A

