

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 REAL PROPERTIES WITHIN ~~THE~~ ^{THE} BOUNDARIES OF THIS SUBDIVISION DESIGNATED BELOW ARE DEDICATED AS EASEMENTS FOR PUBLIC PURPOSES:

1. THE REAL PROPERTY DESIGNATED AS ERIN DRIVE, ERIN COURT AND ELLEN DRIVE, FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENTS.
2. THE AREAS DESIGNATED AS STORM DRAINAGE EASEMENT (SDE) FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF PUBLIC STORM DRAIN FACILITIES AND ALL RELATED APPURTENANCES. MAINTENANCE OF THE SDE SHALL NOT BE THE RESPONSIBILITY OF ANY PUBLIC AGENCY AND SHALL BE IN ACCORDANCE WITH THE DECLARATION, COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) THAT GOVERN THIS SUBDIVISION.
3. THE AREAS DESIGNATED AS SANITARY SEWER EASEMENT (SSE) FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF PUBLIC SANITARY SEWER FACILITIES AND ALL RELATED APPURTENANCES. MAINTENANCE OF THE SSE SHALL NOT BE THE RESPONSIBILITY OF ANY PUBLIC AGENCY AND SHALL BE IN ACCORDANCE WITH THE DECLARATION, COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) THAT GOVERN THIS SUBDIVISION.
4. THE AREAS DESIGNATED AS WATER LINE EASEMENT (WLE) FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF PUBLIC WATER LINE FACILITIES AND ALL RELATED APPURTENANCES. MAINTENANCE OF THE WLE SHALL NOT BE THE RESPONSIBILITY OF ANY PUBLIC AGENCY AND SHALL BE IN ACCORDANCE WITH THE DECLARATION, COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) THAT GOVERN THIS SUBDIVISION.
5. THE AREAS DESIGNATED AS PEDESTRIAN ACCESS EASEMENT (PAE) FOR THE PURPOSE OF PUBLIC INGRESS AND EGRESS. MAINTENANCE OF THE PAE SHALL NOT BE THE RESPONSIBILITY OF ANY PUBLIC AGENCY AND SHALL BE IN ACCORDANCE WITH THE DECLARATION, COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) THAT GOVERN THIS SUBDIVISION.
6. THE AREAS DESIGNATED AS EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) FOR THE PURPOSE OF INGRESS AND EGRESS OF EMERGENCY VEHICLES. MAINTENANCE OF THE EVAE SHALL NOT BE THE RESPONSIBILITY OF ANY PUBLIC AGENCY AND SHALL BE IN ACCORDANCE WITH THE DECLARATION, COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) THAT GOVERN THIS SUBDIVISION.
7. THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS (PUE) FOR THE PURPOSE OF CONSTRUCTION, OPERATION, AND MAINTENANCE OF APPLICABLE STRUCTURES AND APPURTENANCES THERETO, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, WATER, ELECTRICAL, GAS AND COMMUNICATION FACILITIES. MAINTENANCE OF THE PUE SHALL NOT BE THE RESPONSIBILITY OF ANY PUBLIC AGENCY AND SHALL BE IN ACCORDANCE WITH THE DECLARATION, COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) THAT GOVERN THIS SUBDIVISION.

THE REAL PROPERTY DESIGNATED BELOW IS RESERVED FOR PRIVATE PURPOSES AND IS NOT DEDICATED TO THE PUBLIC.

THE REAL PROPERTY DESIGNATED AS PARCEL A, PARCEL B, AND PARCEL C ARE RESERVED FOR OPEN SPACE. SAID PARCELS TO BE OWNED BY AND CONVEYED TO THE TALUS RESERVE COMMUNITY ASSOCIATION AND MAINTAINED IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) THAT GOVERN THIS SUBDIVISION.

THE REAL PROPERTY DESIGNATED AS PARCEL D AND PARCEL E ARE NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT RESERVED FOR WATER RETENTION POND, ASSOCIATED DRAINAGE IMPROVEMENTS AND COMMON LANDSCAPE AREAS. SAID PARCELS TO BE CONVEYED TO AND OWNED BY THE TALUS RESERVE COMMUNITY ASSOCIATION AND MAINTAINED IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) THAT GOVERN THIS SUBDIVISION.

THE AREAS DESIGNATED AS PRIVATE OPEN SPACE EASEMENT ARE NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR OPEN SPACE.

THE AREAS DESIGNATED AS PRIVATE NON-DEVELOPABLE OPEN SPACE AND WOODLANDS AREA ARE NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT RESERVED PER THE PRIVATE, NON-DEVELOPABLE OPEN SPACE AND WOODLANDS AREA AGREEMENT TO BE RECORDED BY SEPARATE INSTRUMENT CONCURRENTLY WITH THE RECORDATION OF THIS FINAL MAP.

THE AREAS DESIGNATED AS PRIVATE DRIVEWAY EASEMENTS ARE NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT RESERVED FOR THE BENEFIT OF THE ADJOINING LOTS FOR PRIVATE INGRESS AND EGRESS. MAINTENANCE AND USE OF SAID EASEMENT TO BE DEFINED IN THE CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R'S) THAT GOVERN THIS SUBDIVISION. SAID EASEMENTS TO BE CONVEYED TO THE INDIVIDUAL LOT OWNERS BY SEPARATE INSTRUMENTS SUBSEQUENT TO THE FILING OF THIS MAP.

THIS MAP SHOWS OR NOTES ALL EASEMENTS EXISTING OR OF RECORD, WITHIN THE BOUNDARY LINES OF THE HEREON EMBODIED MAP.

OWNER'S STATEMENT CONTINUED

LUCAS VALLEY-TALUS, LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]

NAME (PRINT): MARC VALDES

TITLE: AUTHORIZED SIGNATORY

DATE: 8/3/2022

BY: [Signature]

NAME (PRINT): HOUDIN HONARVAR

TITLE: AUTHORIZED SIGNATORY

DATE: 8/3/2022

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF NEW YORK

COUNTY OF NEW YORK

ON AUGUST 3, 2022, BEFORE ME, DANIEL JESSE KIMMEL A NOTARY PUBLIC, PERSONALLY APPEARED MARC VALDES, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: [Signature]

NAME (PRINT): DANIEL JESSE KIMMEL

PRINCIPAL COUNTY OF BUSINESS: NEW YORK

MY COMMISSION NUMBER: 02K16432051

MY COMMISSION EXPIRES: 04-25-2026

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF NEW YORK

COUNTY OF NEW YORK

ON AUGUST 3, 2022, BEFORE ME, DANIEL JESSE KIMMEL A NOTARY PUBLIC, PERSONALLY APPEARED HOUDIN HONARVAR, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

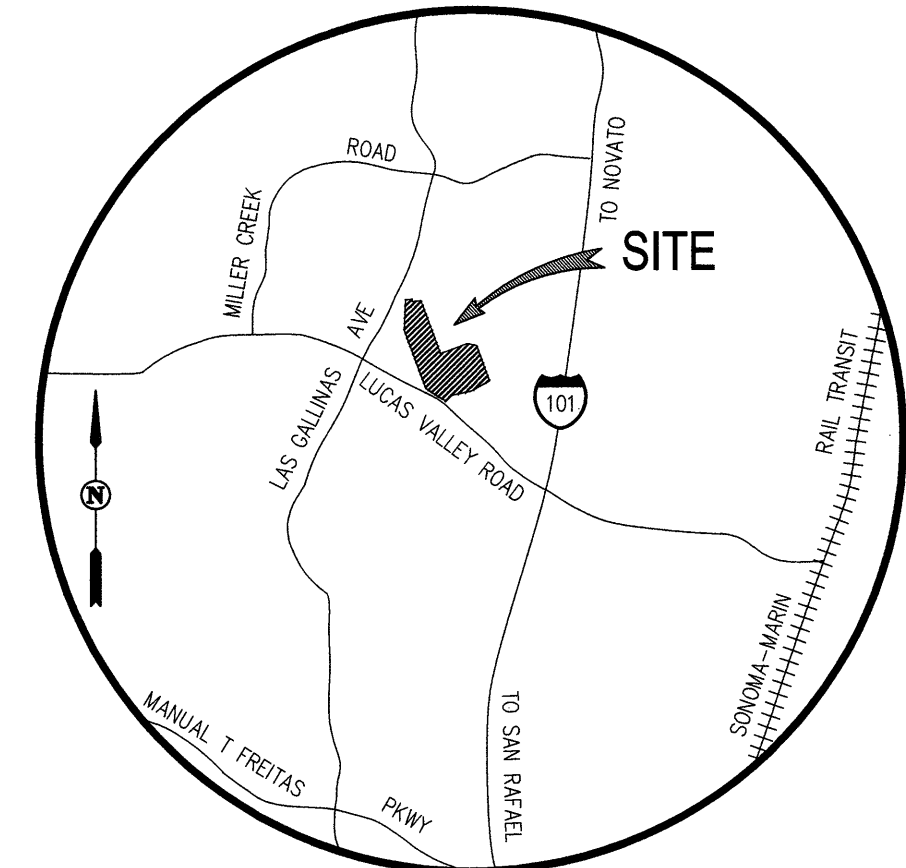
SIGNATURE: [Signature]

NAME (PRINT): DANIEL JESSE KIMMEL

PRINCIPAL COUNTY OF BUSINESS: NEW YORK

MY COMMISSION NUMBER: 02K16432051

MY COMMISSION EXPIRES: 04-25-2026



VICINITY MAP

NOT TO SCALE

OWNERS OF INTEREST

SIGNATURES OF THE OWNERS OF THE FOLLOWING EASEMENTS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SUCH SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

NAMES	RECORD DATA	NATURE OF EASEMENT
PACIFIC GAS AND ELECTRIC COMPANY	BOOK 384, PAGE 493	EASEMENT FOR GAS PIPELINES AND INCIDENTAL PURPOSES.

RECORDER'S STATEMENT

FILED THIS 10th DAY OF November, 2022 AT 12:44 P.M.,

IN BOOK 2022 OF MAPS, AT PAGE 208, AT THE REQUEST OF FIRST AMERICAN TITLE.

SERIAL NO. 2022-0037545 FEE: \$102

SHELLY SCOTT

SHELLY SCOTT,
COUNTY RECORDER

BY: [Signature]
DEPUTY

MAP OF TALUS RESERVE

CONSISTING OF 10 SHEETS
BEING A SUBDIVISION OF LOT 1 AS SHOWN ON THE PARCEL MAP,
"LANDS OF DAPHNE/BACCIOCCO D.N. 94-060713" FILED FOR RECORD
JULY 31, 2006 IN BOOK 2006 OF MAPS AT PAGE 168
VESTING DEED INSTRUMENT NUMBER 2018-02223499
IN THE COUNTY OF MARIN, STATE OF CALIFORNIA



CIVIL ENGINEERS

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SURVEYORS • PLANNERS

JULY 2022