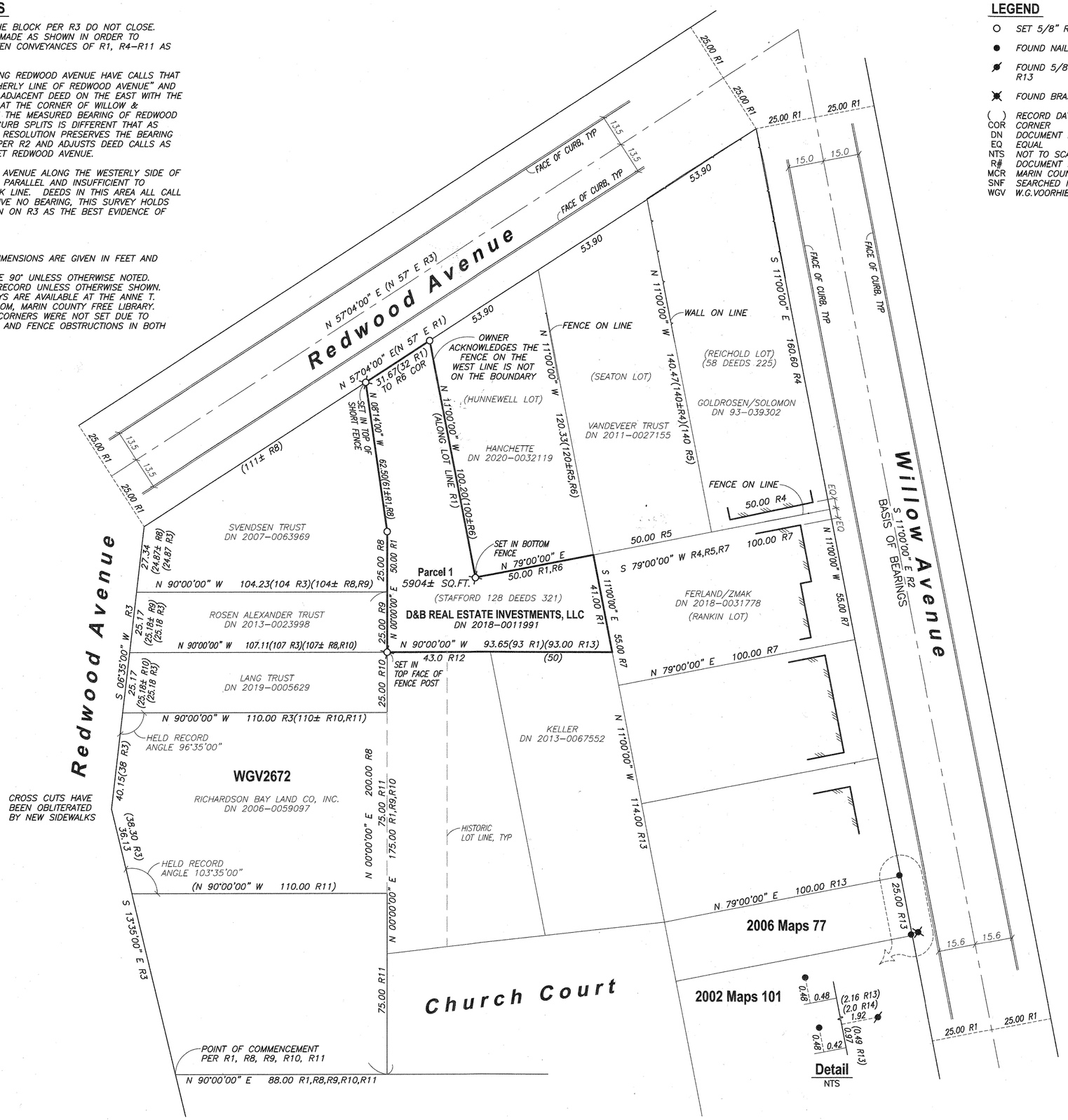
BOUNDARY NOTES

1. COURSES AROUND THE BLOCK PER R3 DO NOT CLOSE. ADJUSTMENTS WERE MADE AS SHOWN IN ORDER TO PRESERVE THE WRITTEN CONVEYANCES OF R1, R4–R11 AS NOTED.
2. THE FIVE DEEDS ALONG REDWOOD AVENUE HAVE CALLS THAT READ "TO THE SOUTHERLY LINE OF REDWOOD AVENUE" AND ARE BOUND TO THE ADJACENT DEED ON THE EAST WITH THE SENIOR DEED BEING AT THE CORNER OF WILLOW & REDWOOD. BECAUSE THE MEASURED BEARING OF REDWOOD AVENUE BASED ON CURB SPLITS IS DIFFERENT THAT AS SHOWN ON R3, THIS RESOLUTION PRESERVES THE BEARING OF WILLOW AVENUE PER R2 AND ADJUSTS DEED CALLS AS APPROPRIATE TO MEET REDWOOD AVENUE.
3. CURBS OF REDWOOD AVENUE ALONG THE WESTERLY SIDE OF THE BLOCK ARE NOT PARALLEL AND INSUFFICIENT TO ESTABLISH THE BLOCK LINE. DEEDS IN THIS AREA ALL CALL TO THE ROAD BUT GIVE NO BEARING, THIS SURVEY HOLDS THE BEARINGS SHOWN ON R3 AS THE BEST EVIDENCE OF THE BOUNDARY.

NOTES

1. ALL DISTANCES & DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. ALL TIES SHOWN ARE 90° UNLESS OTHERWISE NOTED.
3. MEASURED EQUALS RECORD UNLESS OTHERWISE SHOWN.
4. UNRECORDED SURVEYS ARE AVAILABLE AT THE ANNE T. KENT CALIFORNIA ROOM, MARIN COUNTY FREE LIBRARY.
5. THE TWO EASTERLY CORNERS WERE NOT SET DUE TO DENSE LANDSCAPING AND FENCE OBSTRUCTIONS IN BOTH AREAS.



LEGEND

- ○ SET 5/8" REBAR, YELLOW CAP PLS 7950
- ● FOUND NAIL & BRASS TAG, PLS 7053 PER R13
- ⌀ FOUND 5/8 REBAR, PLASTIC CAP, PLS 7053 PER R13
- ⊠ FOUND BRASS NAIL & TAG, PLS 6784 PER R14

( ) RECORD DATA
COR CORNER
DN DOCUMENT NUMBER
EQ EQUAL
NTS NOT TO SCALE
R# DOCUMENT REFERENCE
MCR MARIN COUNTY RECORDS
SNF SEARCHED FOR, NOT FOUND
WGV W.G.VOORHIES

DOCUMENT REFERENCES

R1 SUBJECT GRANT DEED TO D&B REAL ESTATE INVESTMENTS, LLC RECORDED UNDER DN 2018–0011991, ORMC

R2 MAP OF ROADS ON PORTION OF VAN REYNEGON RANCH, LAND OF E.C. PIXLEY AT CORTE MADERA, FILED IN BOOK 1 OF MAPS, AT PAGE 102, MCR

R3 UNRECORDED BLOCK MAP, BY J.C. OGLESBY, AVAILABLE AT THE ANNE T. KENT CALIFORNIA ROOM, MARIN COUNTY FREE LIBRARY.

R4 GRANT DEED TO GOLDROSEN/SOLOMON, RECORDED UNDER DN 93–039302, ORMC

R5 GRANT DEED TO THE CYNTHIA VANDEVEER 1995 TRUST, RECORDED UNDER DN 2011–0027155, ORMC

R6 GRANT DEED TO HANCHETTE, RECORDED UNDER DN 2020–0032119, ORMC

R7 GRANT DEED TO FERLAND/ZMAK, RECORDED UNDER DN 2018–0031778, ORMC

R8 DEED OF REALTY IN TRUST TO SVENDSEN TRUST, RECORDED UNDER DN 2007–0063969, ORMC

R9 TRUST TRANSFER DEED TO ROSEN ALEXANDER LIVING TRUST, RECORDED UNDER DN 2013–0023998, ORMC

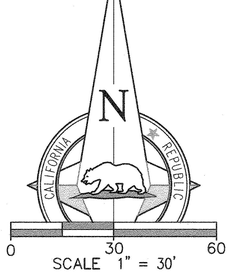
R10 GRANT DEED TO LANG LIVING TRUST, RECORDED UNDER DN 2019–0005629, ORMC

R11 GRANT DEED TO RICHARDSON BAY LAND CO, INC., RECORDED UNDER DN 2006–0059097, ORMC

R12 UNRECORDED SURVEY OF "A PARCEL OF LAND ON REDOOD RD, NORTH OF THE CURTH LT." BY W.G. VOORHIES, SURVEY NO. 2672, JANUARY 1950

R13 RECORD OF SURVEY, FILED IN BOOK 2006 OF MAPS, AT PAGE 77, MCR

R14 RECORD OF SURVEY, FILED IN BOOK 2002 OF MAPS, AT PAGE 101, MCR



BASIS OF BEARINGS

THE BEARING SOUTH 11°00'00" EAST AS MEASURED BY THE SPLIT OF CURBS ALONG WILLOW AVENUE, ALL BEARINGS HEREIN MENTIONED ARE RELATED THERETO

PARCEL MAP
for
115–117 Redwood Avenue Condominiums, a Two–Unit Condominium Project

OF THE LANDS OF:
D&B REAL ESTATE INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED BY DN 2018-0011991, OFFICIAL RECORDS MARIN COUNTY

TOWN OF CORTE MADERA COUNTY OF MARIN STATE OF CALIFORNIA
SURVEYED OCTOBER 2024
APN 024-134-02

1031Survey, Inc.
High Definition Surveying
1857 Rainier Circle, Petaluma, California 94954
415-827-6370

DATE: 2026.02.17 FILE: 21310PM1–2 PAGE: 2 OF 2

OLD REPUBLIC TITLE COMPANY
ORDER No. 0435022009–LS