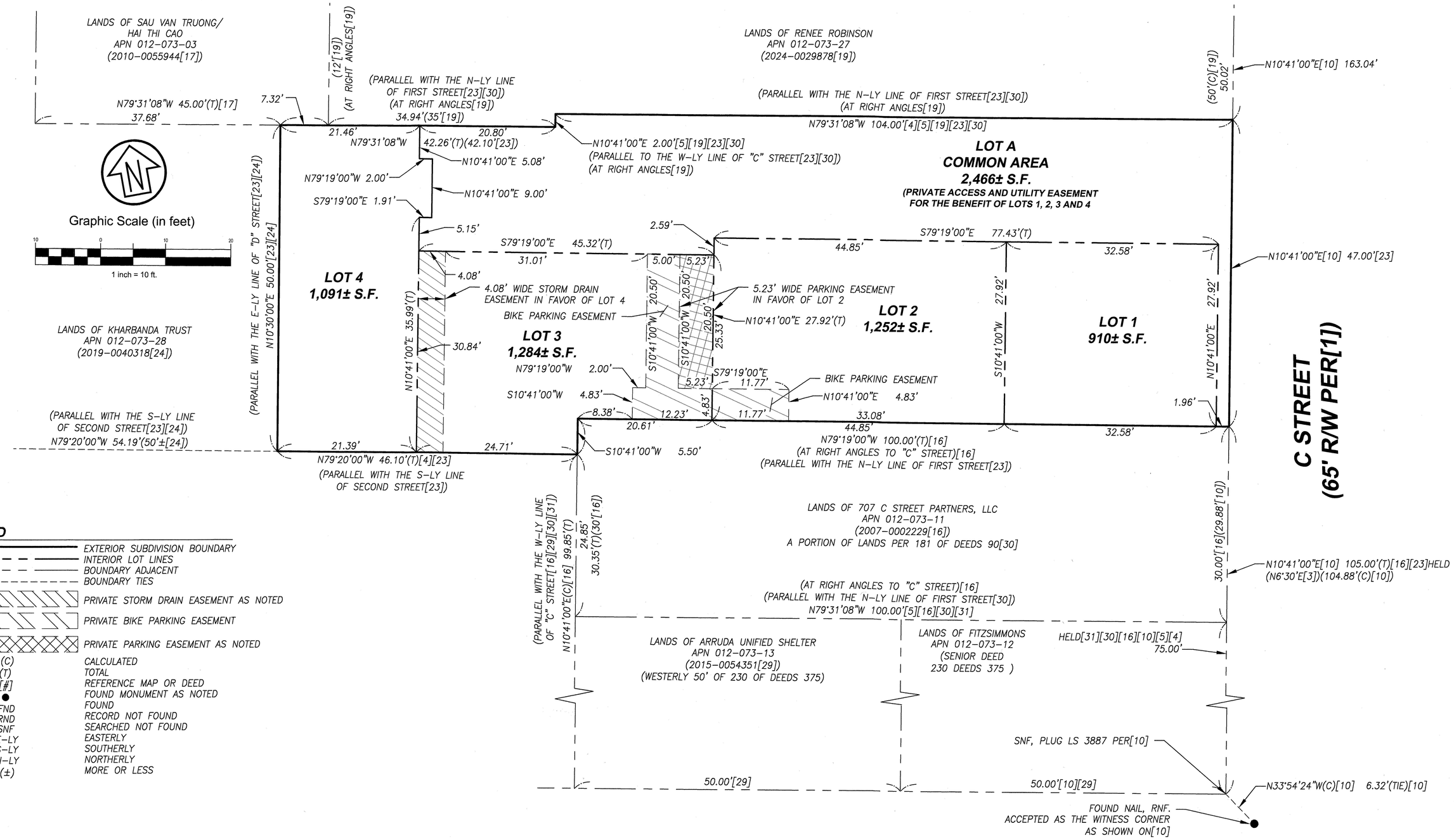

LEGEND

———	EXTERIOR SUBDIVISION BOUNDARY
— — —	INTERIOR LOT LINES
— — —	BOUNDARY ADJACENT
- - - - - -	BOUNDARY TIES
	PRIVATE STORM DRAIN EASEMENT AS NOTED
	PRIVATE BIKE PARKING EASEMENT
	PRIVATE PARKING EASEMENT AS NOTED
(C)	CALCULATED
(T)	TOTAL
[#]	REFERENCE MAP OR DEED
●	FOUND MONUMENT AS NOTED
FND	FOUND
RND	RECORD NOT FOUND
SNF	SEARCHED NOT FOUND
E-LY	EASTERLY
S-LY	SOUTHERLY
N-LY	NORTHERLY
(±)	MORE OR LESS

FIRST STREET (R/W WIDTH VARIES[7])

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS CALCULATED BEARING NORTH 45°24'17" EAST WITH DISTANCE OF 384.55 FEET BETWEEN FOUND 3/4" IRON PIPE OPEN AND NAIL IN CONCRETE SIDEWALK AS SHOWN ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY LANDS OF COLTURI" RECORDED JULY 17, 1980 IN BOOK 16 OF SURVEYS AT PAGE 69, MARIN COUNTY RECORDS.

A.P.N. 012-073-10
TS24-001

FINAL MAP
FOR CONDOMINIUM PURPOSES
LANDS OF MODLP, LLC

BEING A PORTION OF BLOCK 16 OF THE TOWNSITE OF SAN RAFAEL AND AS DESCRIBED IN DOCUMENT NUMBER 2024-0026294, RECORDED SEPTEMBER 27, 2024, MARIN COUNTY RECORDS.

CITY OF SAN RAFAEL, COUNTY OF MARIN,
STATE OF CALIFORNIA

JOB #2200280 DECEMBER 2025

CSW ST2