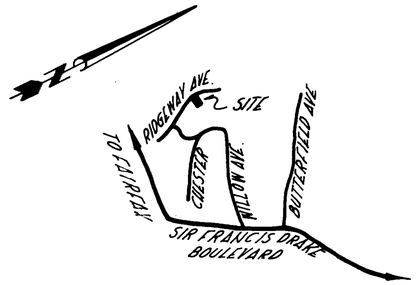
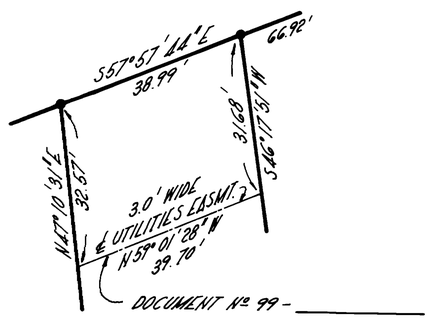
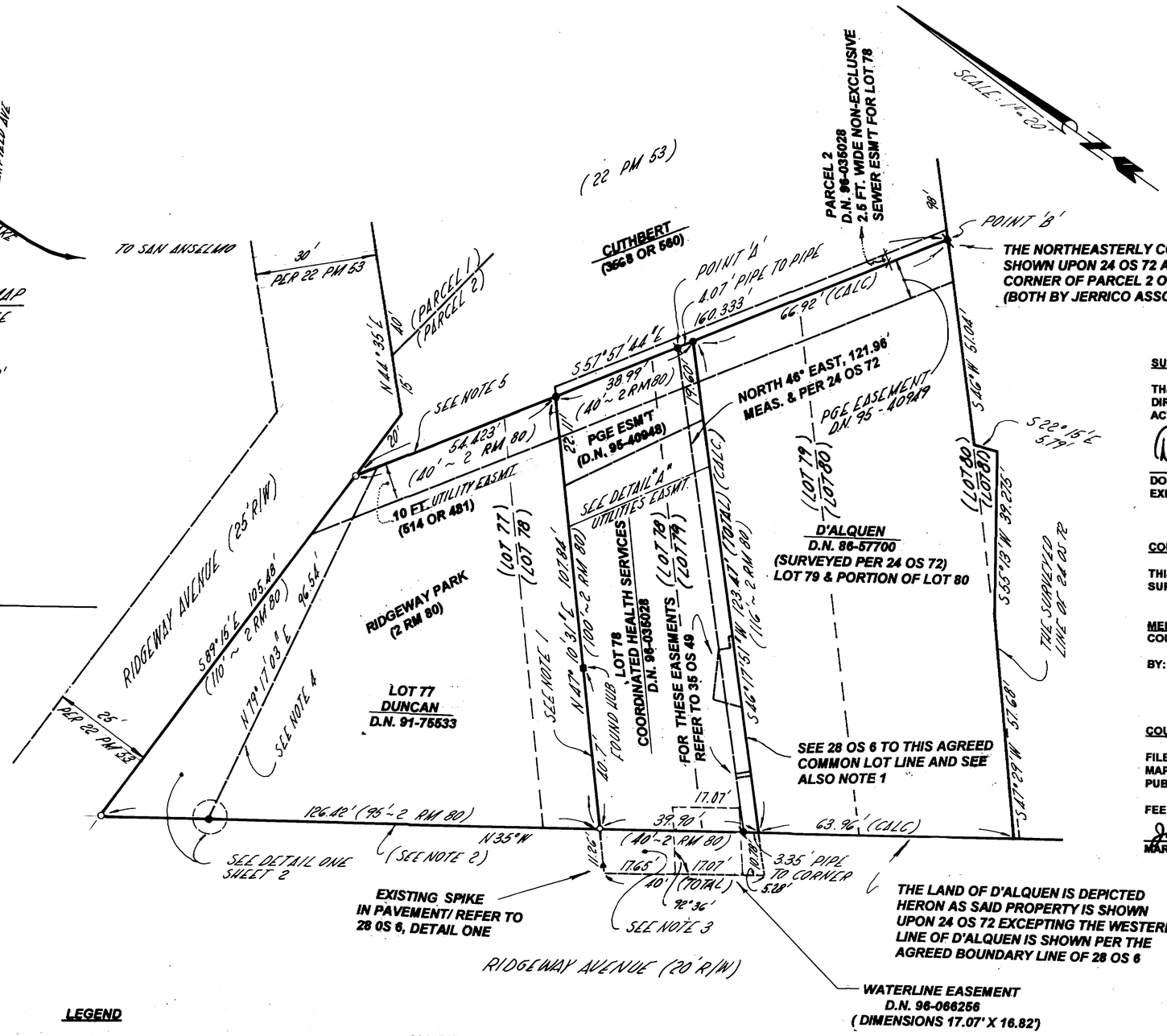


VICINITY MAP
NOT TO SCALE



DETAIL "A"
SCALE: 1" = 20'



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS' ACT AT THE REQUEST OF COORDINATED HEALTH SERVICES IN FEB. OF 1999.

Douglas J. Scranton

DOUGLAS J. SCRANTON P.L.S. NO. 5379
EXPIRATION DATE: JUNE 30, 2000

LICENSED LAND SURVEYOR DOUGLAS J. SCRANTON No. 5379 Renewal 6-30-00 STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYOR'S ACT THIS 7TH DAY OF JULY, 1999.

MEHDI MADJD-SADJADI
COUNTY SURVEYOR, MARIN COUNTY, CALIFORNIA
BY: John M. Woolley
DEPUTY

REG. PROFESSIONAL ENGINEER JOHN M. WOOLLEY No 26450 Exp 3-31-00 CIVIL STATE OF CALIFORNIA

COUNTY RECORDER'S STATEMENT

FILED THIS 14th DAY OF July, 1999, AT 2:31 P.M., IN BOOK 1999 OF MAPS, AT PAGE 122 AT THE REQUEST OF THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

FEE: $10.00 SERIAL NO. 1999-0052377

Joan C. Thomas
MARIN COUNTY RECORDER
BY: H. A. Clemes
DEPUTY

LEGEND

- ○ SET 1/2 INCH REBAR, PLS CAP 5379 AFFIXED TO TOP (UNLESS NOTED OTHERWISE)
- ● FOUND 1/2 REBAR, PLS CAP 5379 AFFIXED TO TOP (UNLESS NOTED OTHERWISE)
- ◆ FOUND 1/2 REBAR, LS 3887 CAP AFFIXED TO TOP
- ( ) INDICATES RECORD DIMENSION

ALL DISTANCES GIVEN IN FEET AND DECIMALS THEREOF

BASIS OF BEARING

TAKEN AS SOUTH 57°57'44" EAST BETWEEN POINTS "A AND "B" AS SHOWN ALONG THE SOUTHWESTERLY LINE OF PARCEL 2 OF 22 PM 53

FOR CITED NOTES REFER TO SHEET TWO

RECORD OF SURVEY

LAND OF COORDINATED HEALTH SERVICES
DBA WFI TRUSTEE, A CALIFORNIA LIMITED PARTNERSHIP
PER DOCUMENT NO. 96-035028 AND ALSO
DEPICTING THE LAND OF DUNCAN PER
DOCUMENT NO. 91-75533 AND THE LAND
OF D'ALQUEN PER DOCUMENT NO. 86-57700
BEING LOTS 77, 78, 79, AND A PORTION OF
LOT 80 OF THE MAP OF R.H. JORDAN CO.
SUBV. OF RIDGEWAY PARK (2 RM 80)

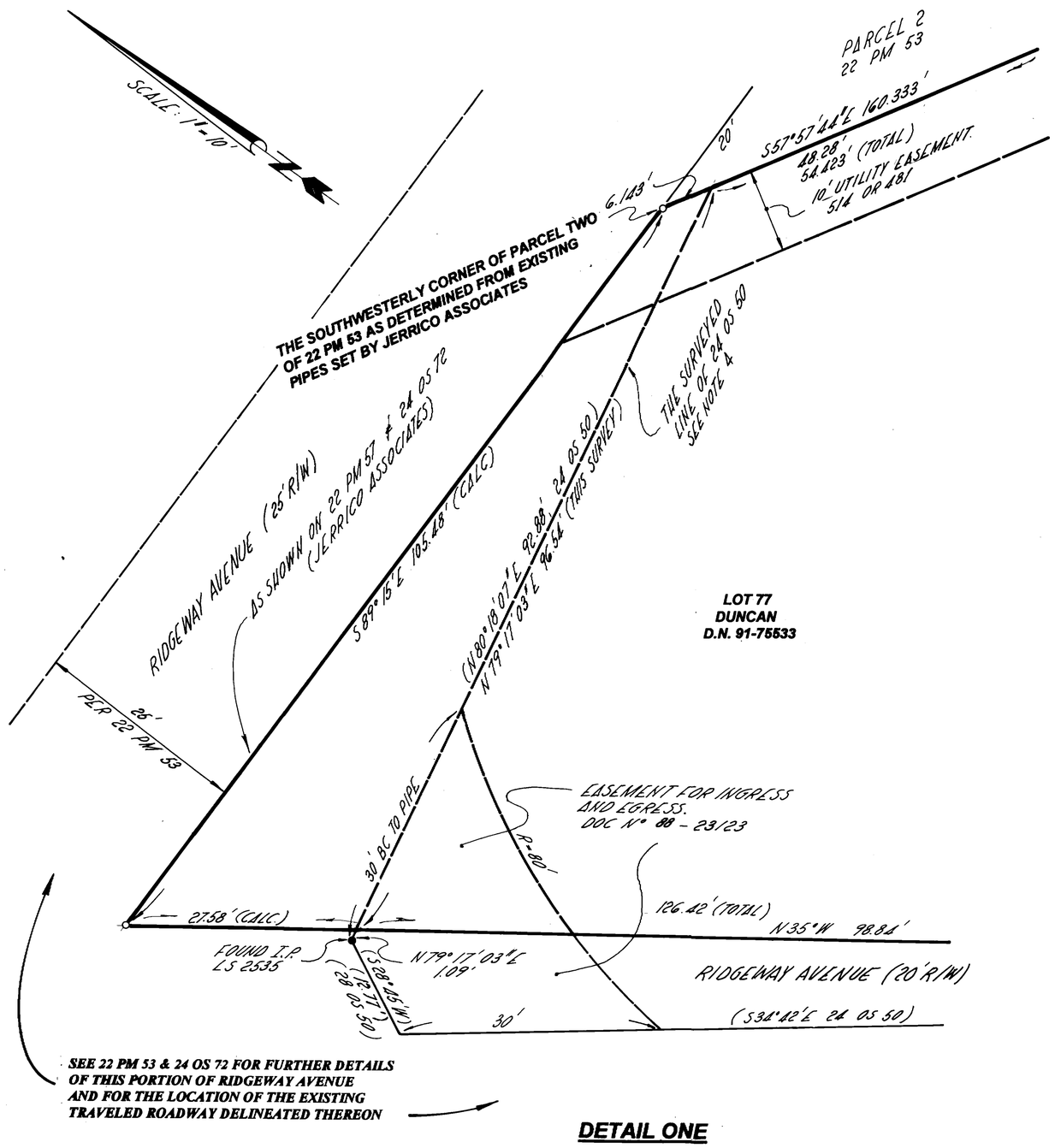
MARIN COUNTY TOWN OF FAIRFAX CALIFORNIA
SCALE 1" =20 FEET FEBRUARY 1999
SHEET ONE OF TWO SHEETS

JN 9806

PREPARED BY:
DJ SCRANTON SURVEYING NOVATO, CALIFORNIA

APN'S 01-203-04,05 & 06

CAN No. 1999 M 122



DETAIL ONE

NARRATIVE AND NOTES

THIS PURPOSE OF THIS SURVEY IS TO RESOLVE ISSUES REGARDING THE BOUNDARY OF LOT 78 OF 2 RM 80 AS FIRST BEGUN IN 1988 PER 25 OS 57 DONE BY THIS OFFICE. THE RESOLUTION OF THE COMMON SIDE LOT LINES OF LOT 78 IS DEPICTED UPON 28 OS 6 AS A RESULT OF ARBITRATION IN 1990. A SUBSEQUENT SURVEY WAS PREPARED IN OCTOBER OF 1996 TO FURTHER CLARIFY THE EXTERIOR BOUNDARY OF LOT 78 (35 OS 49). THIS SURVEY DEPICTS NOT ONLY LOT 78 BUT ALSO THE LAND OF D'ALQUEN (AS SURVEYED BY 24 OS 72) AND DEPICTS THE LAND OF DUNCAN (LOT 77). AS REQUESTED BY CALIFORNIA LAND TITLE COMPANY THE BASIS OF BEARING OF THIS SURVEY COINCIDES WITH THE EXISTING PARCEL MAP OF RECORD COMMON TO THE REAR OF ALL THREE PROPERTIES DEPICTED (22 PM 53). SUBSEQUENTLY, BEARINGS UTILIZED PER THE PREVIOUS SURVEYS FOR LOT 78 DONE BY THIS OFFICE HAVE BEEN ROTATED ACCORDINGLY TO MATCH SAID 22 PM 53. REFER TO SHEET ONE FOR THE LOCATION OF NOTES CITED BELOW.

NOTES

1) THE SIDELINES FOR THIS SURVEY ARE AS THOSE SHOWN UPON 28 OS 6 AND 35 OS 49 AS WERE AGREED TO PER THE MARCH 1990 ARBITRATION HEARING (SEE SPECIFICALLY 28 OS 6 FOR FURTHER DETAILS).

2) THE NORTHERLY LINE OF RIDGEWAY ALONG THE FRONTAGE OF THE THREE PROPERTIES SHOWN HAS BEEN HELD TO CONFORM TO THE LOCATION OF SAID LINE AS SHOWN UPON 22 PM 53 AND SUBSEQUENTLY DEPICTED UPON 24 OS 72 IN ORDER TO ACHIEVE UNIFORMITY ACROSS THE FRONTAGES OF LOTS 77 TO 80.

3) AREA PREVIOUSLY SHOWN AS PART OF LOT 78 BY PREVIOUS SURVEYS BY THIS OFFICE CITED IN NOTE ONE ABOVE. FOR THE RATIONALE OF THIS CHANGE REFER TO NOTE 2 ABOVE.

4) THE NORTHWESTERLY LINE OF LOT 77 PER THIS SURVEY HAS BEEN HELD TO CONFORM WITH THE SOUTHERLY LINE OF RIDGEWAY AVENUE AS DEPICTED UPON 22 PM 53 AND 24 OS 72. REFER TO INGRESS/EGRESS EASEMENT PER DOCUMENT NO. 89-23123 (SEE DETAIL ONE ON THIS SHEET) IN WHICH THE PREVIOUS OWNERS TO DUNCAN (LOT 77) RELIED UPON 28 OS 50 FOR THE DETERMINATION OF THE PHYSICAL LOCATION FOR THIS NORTHWESTERLY LINE OF LOT 77 (ALSO BEING THE SOUTHERLY LINE OF RIDGEWAY AVE). THE LOCATION AS HELD HEREON DOES NOT COINCIDE WITH THE LINE AS SHOWN UPON SAID 28 OS 50.

5) THE NORTHERLY LINE OF ALL THREE PROPERTIES HAS BEEN HELD TO THE LINE AS SURVEYED PER 22 PM 53 AND SUBSEQUENTLY SURVEYED AND SHOWN UPON 24 OS 72. MONUMENTATION SET BY JERRICO ASSOCIATES (JERRY BRUNNER, LS 3887) HAS BEEN FOUND ALONG THIS LINE AND UTILIZED TO DETERMINE THE LOCATION ON THE GROUND FOR THIS COMMON LOT LINE. FURTHERMORE, THE LOCATION ON THE GROUND OF THE SEWER EASEMENT GRANTED TO LOT 78 (PARCEL 2 OF D.N. 96-035028) INDICATES THAT THE OWNER OF PARCEL TWO OF 22 PM 53 (CUTHBERT) HAS RELIED UPON AND ACCEPTED THE LOCATION ON THE GROUND OF THIS COMMON LOT AS DETERMINED BY MAPS OF RECORD PREPARED BY SAID JERRICO ASSOCIATES.

RECORD OF SURVEY

LAND OF COORDINATED HEALTH SERVICES
DBA WFI TRUSTEE, A CALIFORNIA LIMITED PARTNERSHIP
PER DOCUMENT NO. 96-035028 AND ALSO
DEPICTING THE LAND OF DUNCAN PER
DOCUMENT NO. 91-75533 AND THE LAND
OF D'ALQUEN PER DOCUMENT NO. 86-57700
BEING LOTS 77, 78, 79, AND A PORTION OF
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SCALE 1" =10 FEET FEBRUARY 1999
SHEET TWO OF TWO SHEETS

PREPARED BY:
DJ SCRANTON SURVEYING NOVATO, CALIFORNIA

JN 9806