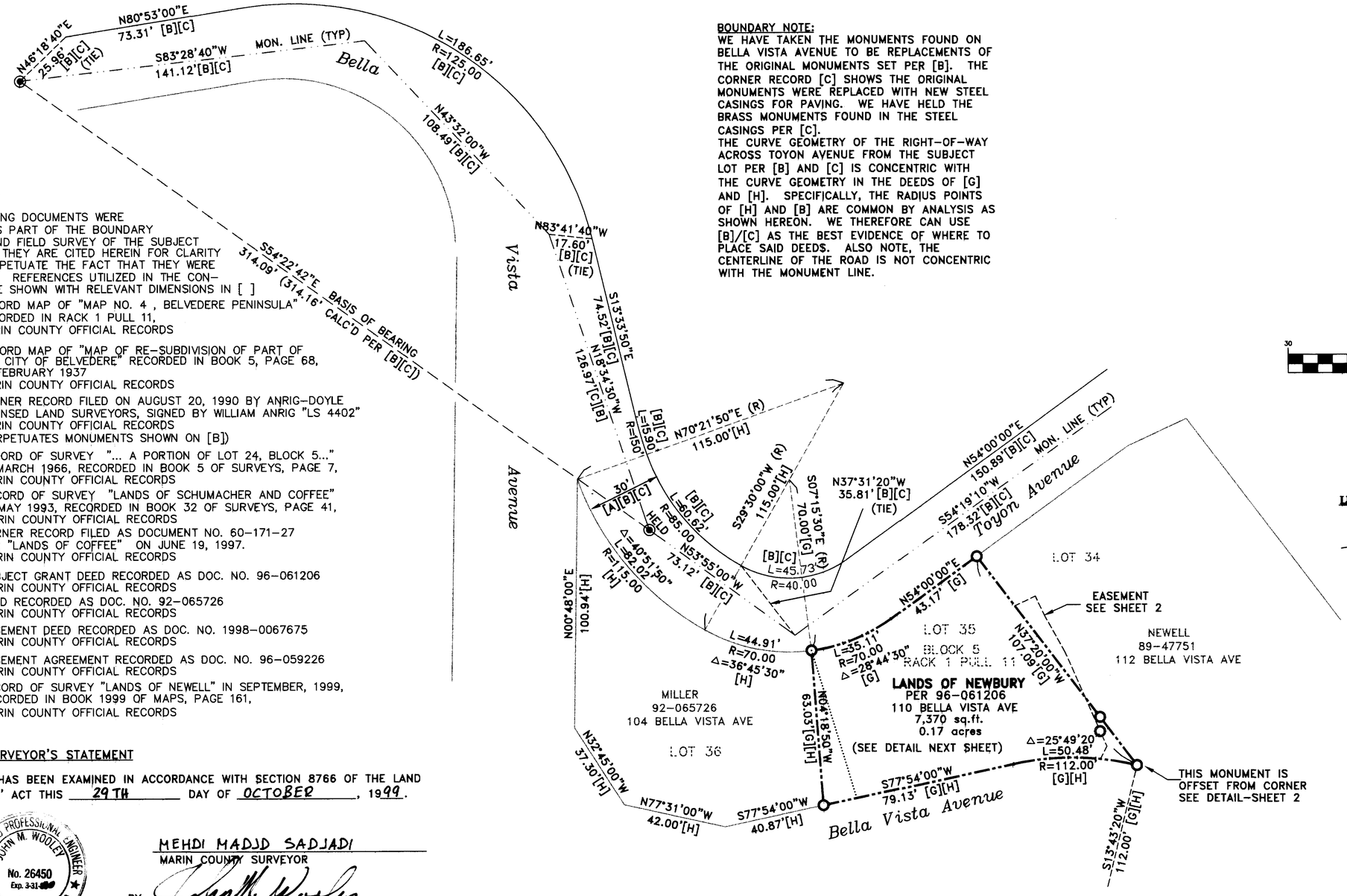


BOUNDARY NOTE:
WE HAVE TAKEN THE MONUMENTS FOUND ON BELLA VISTA AVENUE TO BE REPLACEMENTS OF THE ORIGINAL MONUMENTS SET PER [B]. THE CORNER RECORD [C] SHOWS THE ORIGINAL MONUMENTS WERE REPLACED WITH NEW STEEL CASINGS FOR PAVING. WE HAVE HELD THE BRASS MONUMENTS FOUND IN THE STEEL CASINGS PER [C].
THE CURVE GEOMETRY OF THE RIGHT-OF-WAY ACROSS TOYON AVENUE FROM THE SUBJECT LOT PER [B] AND [C] IS CONCENTRIC WITH THE CURVE GEOMETRY IN THE DEEDS OF [G] AND [H]. SPECIFICALLY, THE RADIUS POINTS OF [H] AND [B] ARE COMMON BY ANALYSIS AS SHOWN HEREON. WE THEREFORE CAN USE [B]/[C] AS THE BEST EVIDENCE OF WHERE TO PLACE SAID DEEDS. ALSO NOTE, THE CENTERLINE OF THE ROAD IS NOT CONCENTRIC WITH THE MONUMENT LINE.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REFERENCES

THE FOLLOWING DOCUMENTS WERE REVIEWED AS PART OF THE BOUNDARY ANALYSIS AND FIELD SURVEY OF THE SUBJECT PROPERTY. THEY ARE CITED HEREIN FOR CLARITY AND TO PERPETUATE THE FACT THAT THEY WERE CONSIDERED. REFERENCES UTILIZED IN THE CONCLUSION ARE SHOWN WITH RELEVANT DIMENSIONS IN [ ]

[A] RECORD MAP OF "MAP NO. 4 , BELVEDERE PENINSULA" RECORDED IN RACK 1 PULL 11, MARIN COUNTY OFFICIAL RECORDS

[B] RECORD MAP OF "MAP OF RE-SUBDIVISION OF PART OF THE CITY OF BELVEDERE" RECORDED IN BOOK 5, PAGE 68, IN FEBRUARY 1937 MARIN COUNTY OFFICIAL RECORDS

[C] CORNER RECORD FILED ON AUGUST 20, 1990 BY ANRIG-DOYLE LICENSED LAND SURVEYORS, SIGNED BY WILLIAM ANRIG "LS 4402" MARIN COUNTY OFFICIAL RECORDS (PERPETUATES MONUMENTS SHOWN ON [B])

[D] RECORD OF SURVEY "... A PORTION OF LOT 24, BLOCK 5..." IN MARCH 1966, RECORDED IN BOOK 5 OF SURVEYS, PAGE 7, MARIN COUNTY OFFICIAL RECORDS

[E] RECORD OF SURVEY "LANDS OF SCHUMACHER AND COFFEE" IN MAY 1993, RECORDED IN BOOK 32 OF SURVEYS, PAGE 41, MARIN COUNTY OFFICIAL RECORDS

[F] CORNER RECORD FILED AS DOCUMENT NO. 60-171-27 FOR "LANDS OF COFFEE" ON JUNE 19, 1997. MARIN COUNTY OFFICIAL RECORDS

[G] SUBJECT GRANT DEED RECORDED AS DOC. NO. 96-061206 MARIN COUNTY OFFICIAL RECORDS

[H] DEED RECORDED AS DOC. NO. 92-065726 MARIN COUNTY OFFICIAL RECORDS

[I] EASEMENT DEED RECORDED AS DOC. NO. 1998-0067675 MARIN COUNTY OFFICIAL RECORDS

[J] EASEMENT AGREEMENT RECORDED AS DOC. NO. 96-059226 MARIN COUNTY OFFICIAL RECORDS

[K] RECORD OF SURVEY "LANDS OF NEWELL" IN SEPTEMBER, 1999, RECORDED IN BOOK 1999 OF MAPS, PAGE 161, MARIN COUNTY OFFICIAL RECORDS

LEGEND

IP	IRON PIPE
R/C	REBAR & CAP (5/8")
—x—	FENCE
●	FOUND REBAR & CAP "LS 6344"
O	SET R/C (PLS 6784)
⊡	SET HUB W/ NAIL AND TAG "PLS 6784"
◉	FOUND STANDARD CAST IRON STREET MONUMENT (MON.) WITH BRASS CAP STAMPED "LS 4402" WHICH REPLACED ORIGINAL RAILROAD SPIKE PER [C]
	TREE STUMP

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS' ACT THIS 29TH DAY OF OCTOBER, 1999.

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

MEHDI MADJD SADJADI
MARIN COUNTY SURVEYOR

BY: John M. Wooley
DEPUTY

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF MARCUS NEWBURY IN AUGUST 1999.

Stanley T. Gray
STANLEY T. GRAY PLS 6784
CERTIFICATE EXPIRES 9/30/00

PROFESSIONAL LAND SURVEYOR STANLEY T. GRAY EXP: 9/30/00 P.L.S. 6784 STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED THIS 4TH DAY OF November, 1999, AT 48 MINUTES PAST 12 P .M., IN BOOK 1999 OF MAPS AT PAGE 208 AT THE REQUEST OF MARCUS NEWBURY.

SERIAL NO. 1999-0080257 FEE: $10.00

Joan C. Thayer
JOAN C. THAYER
MARIN COUNTY RECORDER

BY: G. A. Clima
DEPUTY

APN 060-174-02

RECORD OF SURVEY

OF
LANDS OF NEWBURY
PER DEED 96-061206
ALSO BEING LOT 35 AND
A PORTION OF LOT 36 OF BLOCK 5 OF
RACK 1 PULL 11, MARIN COUNTY
CALIFORNIA

TOWN OF BELVEDERE — CALIFORNIA
99127.DWG — OCT 1999

MERIDIAN SURVEYING ENGINEERING, INC.
1812 UNION STREET
SAN FRANCISCO 94123
(415) 440-4131
100 DRAKES LANDING #164
GREENBRAE, CA 94904
(415) 461-1241

SHEET 1 OF 2

CAN No. 1999 M 208

NOTES:

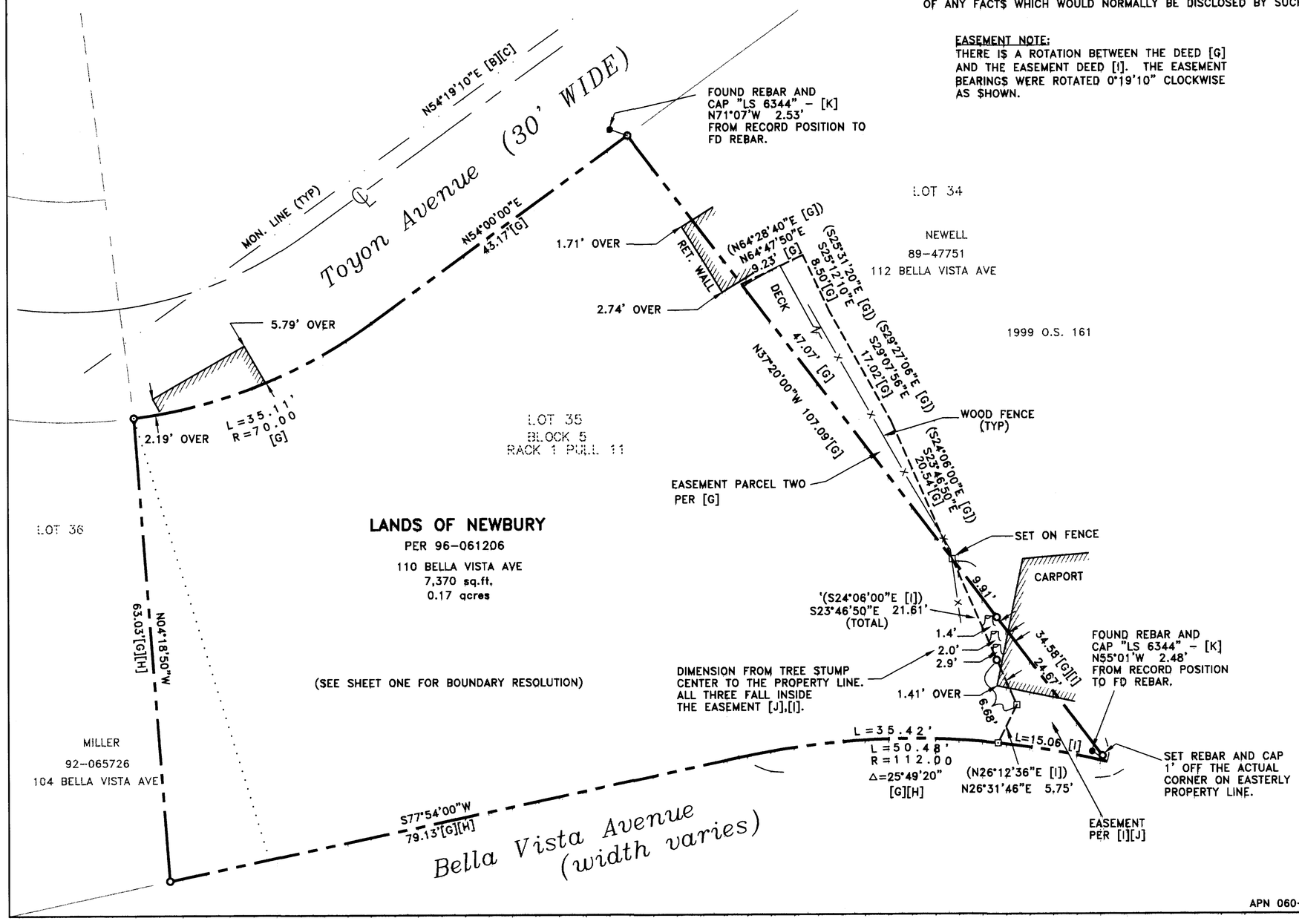
1) ALL DISTANCES ARE IN DECIMAL FEET.
2) RECORD = MEASURED UNLESS OTHERWISE NOTED.
3) DISCREPANCIES EXIST BETWEEN FOUND FIELD EVIDENCE AND RECORD DATA. THE FIELD EVIDENCE WAS HELD AS SHOWN IN ACCORDANCE WITH STANDARD PRACTICE.
4) BASIS OF BEARING: FOUND ORIGINAL MONUMENTS PER [C], PERPETUATED FROM [B] FOUND IN BELLE VISTA AVENUE AND CALCULATED FROM [B] AS SOUTH 54°22'42" EAST.
(5) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
(6) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.
(7) SINCE A CURRENT POLICY OF TITLE INSURANCE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE CONSULTANT IS NOT RESPONSIBLE FOR THE OMISSION HEREON OF ANY FACTS WHICH WOULD NORMALLY BE DISCLOSED BY SUCH A POLICY.

EASEMENT NOTE:
THERE IS A ROTATION BETWEEN THE DEED [G] AND THE EASEMENT DEED [I]. THE EASEMENT BEARINGS WERE ROTATED 0°19'10" CLOCKWISE AS SHOWN.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



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