

(STAMPED "CITY OF NOVATO LS 5970")

**NOTES**

- 1) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- 2) SURVEYED IN ACCORDANCE WITH CALIFORNIA LAND TITLE OF MARIN PRELIMINARY REPORTS NO. 271131A-PH, DATED FEBRUARY 14, 2008, AND NO. 271131B-PH, DATED FEBRUARY 13, 2008. REFERENCE IS HEREBY MADE TO ALL DOCUMENTS AND PARTICULARS CITED THEREIN. TITLE APPURTENANCES AND/OR ENCUMBRANCES NOT REFERRED TO IN SAID REPORTS MAY EXIST AND NOT BE SHOWN HEREON.
- 3) THE CITY OF NOVATO APPROVED THIS LOT LINE ADJUSTMENT CONDITIONALLY ON AUGUST 14, 2008 AND GAVE FINAL APPROVAL ON MAY 26, 2009.
- 4) NOT ALL IMPROVEMENTS NOR ON/OFF SITE DETAILS ARE SHOWN HEREON. WE HAVE DEPICTED ONLY THOSE IN THE VICINITY OF THE BOUNDARIES THAT ARE AFFECTED BY THE LOT LINE ADJUSTMENT AND NEW EASEMENT.
- 5) FOR THE RUDDEN et al. AND SHAFER et al. PARCELS, THE VESTING DOCUMENT SHOWN IS THE ONE FOR THE MAJORITY OWNER OF THE PARCEL, AS SHOWN ON THE COUNTY OF MARIN ASSESSOR'S ROLL.
- 6) IN THE COURSE OF THE SURVEY CITED AS R4, HOOL & LOCKETT MEASURED TO AN IRON PIPE (RE 7595) AT THE HILL/DIABLO INTERSECTION. IT HAS BEEN REPLACED WITH THE CASED MONUMENT. WE DO NOT KNOW HOW FAITHFULLY THE ORIGINAL PIPE'S POSITION WAS PERPETUATED, SO THIS TIE MAY BE IRRELEVANT.
- 7) SEE SHEET 2 OF 2 FOR LEGEND AND GREATER DETAIL OF THE AREA OF THE LOT LINE ADJUSTMENT AND NEW EASEMENT.
- 8) AN AGREEMENT RELATIVE TO THIS LOT LINE ADJUSTMENT IS RECORDED AS DOCUMENT NO. 72037, MARIN COUNTY RECORDS.

**RECORD REFERENCES**

- R1 = DATA PER O.R. 2003-116705, MARIN COUNTY RECORDS
  - R2 = DATA PER 17 P.M. 3, MARIN COUNTY RECORDS
  - R3 = DATA PER 7 R.M. 19, MARIN COUNTY RECORDS
  - R4 = DATA PER UNRECORDED SURVEY NO. 2989 BY HOOL & LOCKETT, DATED NOVEMBER, 1972. \*
  - R5 = DATA PER 2004 MAPS 146, MARIN COUNTY RECORDS
  - R6 = DATA PER 17 P.M. 2, MARIN COUNTY RECORDS
  - R7 = DATA PER 2007 MAPS 174, MARIN COUNTY RECORDS
  - R8 = DATA PER O.R. 1999-68265, MARIN COUNTY RECORDS
- \* ORIGINAL SURVEY ON FILE IN OFFICE OF DAVID L. CONTRERAS, PLS

**LEGEND**

- ⊙ = FOUND STANDARD STREET MONUMENT PER R5, STAMPED "NOVATO RCE 14888" UNLESS OTHERWISE NOTED
- = FOUND 3/4" IRON PIPE, WOOD PLUG & NAIL, NO TAG, POSSIBLY PER R4

**COUNTY RECORDER'S STATEMENT**

FILED THIS 8 DAY OF JANUARY, ~~2009~~ <sup>2010</sup> AT 10:01 A. M., IN BOOK ~~2009~~ <sup>2010</sup> OF MAPS, AT PAGE 8, AT THE REQUEST OF THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.  
 SERIAL NO. 2010-0001015  
 FEE: \$10-

Jan C. Flayer COUNTY RECORDER      Don Wylie BY DEPUTY

**RECORD OF SURVEY  
LOT LINE ADJUSTMENT**

LANDS OF RUDDEN, et al., O.R. 2003-116705  
 LANDS OF SHAFER, et al., O.R. 1999-68265  
 BEING PORTIONS OF LOT 170 AS SHOWN ON "MAP OF SUBDIVISIONS A & B OF THE NOVATO RANCH" FILED IN BOOK 3 OF MAPS, PAGE 36, MARIN COUNTY RECORDS CITY OF NOVATO, MARIN COUNTY, CALIFORNIA

DAVID L. CONTRERAS, LAND SURVEYOR  
 20 VIVIAN COURT, NOVATO, CALIFORNIA 94947  
 (415) 892-5905

APRIL, 2009

ASSESSOR'S PARCEL NO.'s 140-273-52 & 53      SHEET 1 OF 2

**SURVEYOR'S STATEMENT**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF RONALD SHAFER FROM AUGUST, 2008 TO APRIL, 2009.

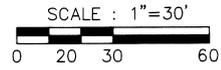
David Contreras  
 DAVID L. CONTRERAS      L.S. 5065

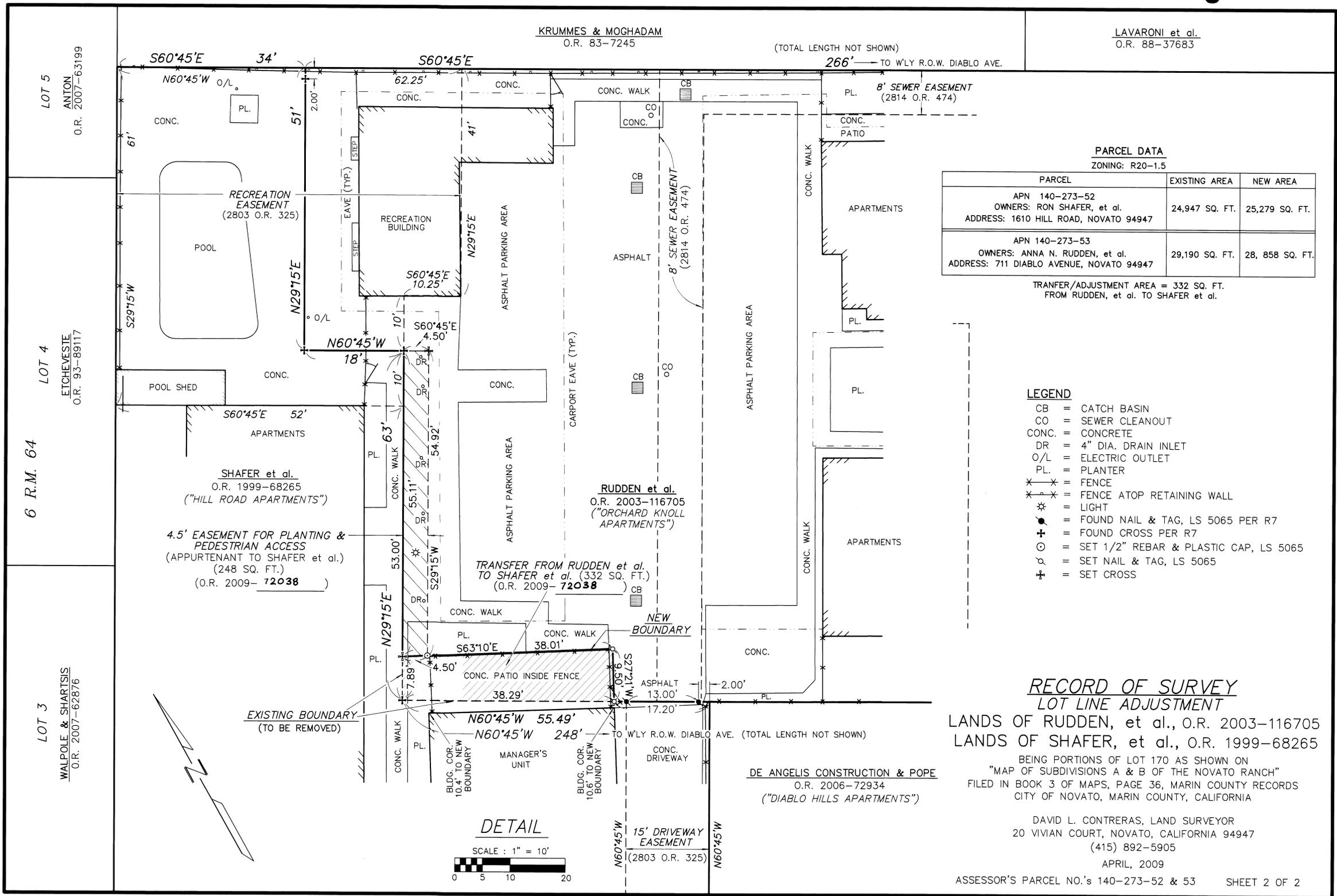


**COUNTY SURVEYOR'S STATEMENT**

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 30TH DAY OF JUNE, 2009.

Craig Tackabery  
 CRAIG TACKABERY - COUNTY SURVEYOR





KRUMMES & MOGHADAM  
O.R. 83-7245

LAVARONI et al.  
O.R. 88-37683

(TOTAL LENGTH NOT SHOWN)  
266' TO W'LY R.O.W. DIABLO AVE.

**PARCEL DATA**  
ZONING: R20-1.5

PARCEL	EXISTING AREA	NEW AREA
APN 140-273-52 OWNERS: RON SHAFER, et al. ADDRESS: 1610 HILL ROAD, NOVATO 94947	24,947 SQ. FT.	25,279 SQ. FT.
APN 140-273-53 OWNERS: ANNA N. RUDDEN, et al. ADDRESS: 711 DIABLO AVENUE, NOVATO 94947	29,190 SQ. FT.	28,858 SQ. FT.

TRANSFER/ADJUSTMENT AREA = 332 SQ. FT.  
FROM RUDDEN, et al. TO SHAFER et al.

**LEGEND**

- CB = CATCH BASIN
- CO = SEWER CLEANOUT
- CONC. = CONCRETE
- DR = 4" DIA. DRAIN INLET
- O/L = ELECTRIC OUTLET
- PL. = PLANTER
- \*-\*- = FENCE
- \*-\*- = FENCE ATOP RETAINING WALL
- \* = LIGHT
- = FOUND NAIL & TAG, LS 5065 PER R7
- ⊕ = FOUND CROSS PER R7
- ⊙ = SET 1/2" REBAR & PLASTIC CAP, LS 5065
- ⊗ = SET NAIL & TAG, LS 5065
- ⊕ = SET CROSS

**RECORD OF SURVEY**  
**LOT LINE ADJUSTMENT**

LANDS OF RUDDEN, et al., O.R. 2003-116705  
LANDS OF SHAFER, et al., O.R. 1999-68265

BEING PORTIONS OF LOT 170 AS SHOWN ON  
"MAP OF SUBDIVISIONS A & B OF THE NOVATO RANCH"  
FILED IN BOOK 3 OF MAPS, PAGE 36, MARIN COUNTY RECORDS  
CITY OF NOVATO, MARIN COUNTY, CALIFORNIA

DAVID L. CONTRERAS, LAND SURVEYOR  
20 VIVIAN COURT, NOVATO, CALIFORNIA 94947  
(415) 892-5905

APRIL, 2009

ASSESSOR'S PARCEL NO.'s 140-273-52 & 53 SHEET 2 OF 2

**DETAIL**

