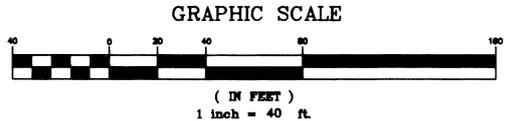


All distances are in feet and decimals thereof.



**BOUNDARY NOTES**

ALTERNATE BOUNDARY RESOLUTIONS EXIST DUE TO DISCREPANCIES IN THE REPORTED LOCATION OF TIDE LAND STATION 469 PER OGLESBY SURVEY NO. 14711 PER ( )9 AND HOOL AND LOCKETT SURVEY NO. 3574 PER ( )18.

**REFERENCES**

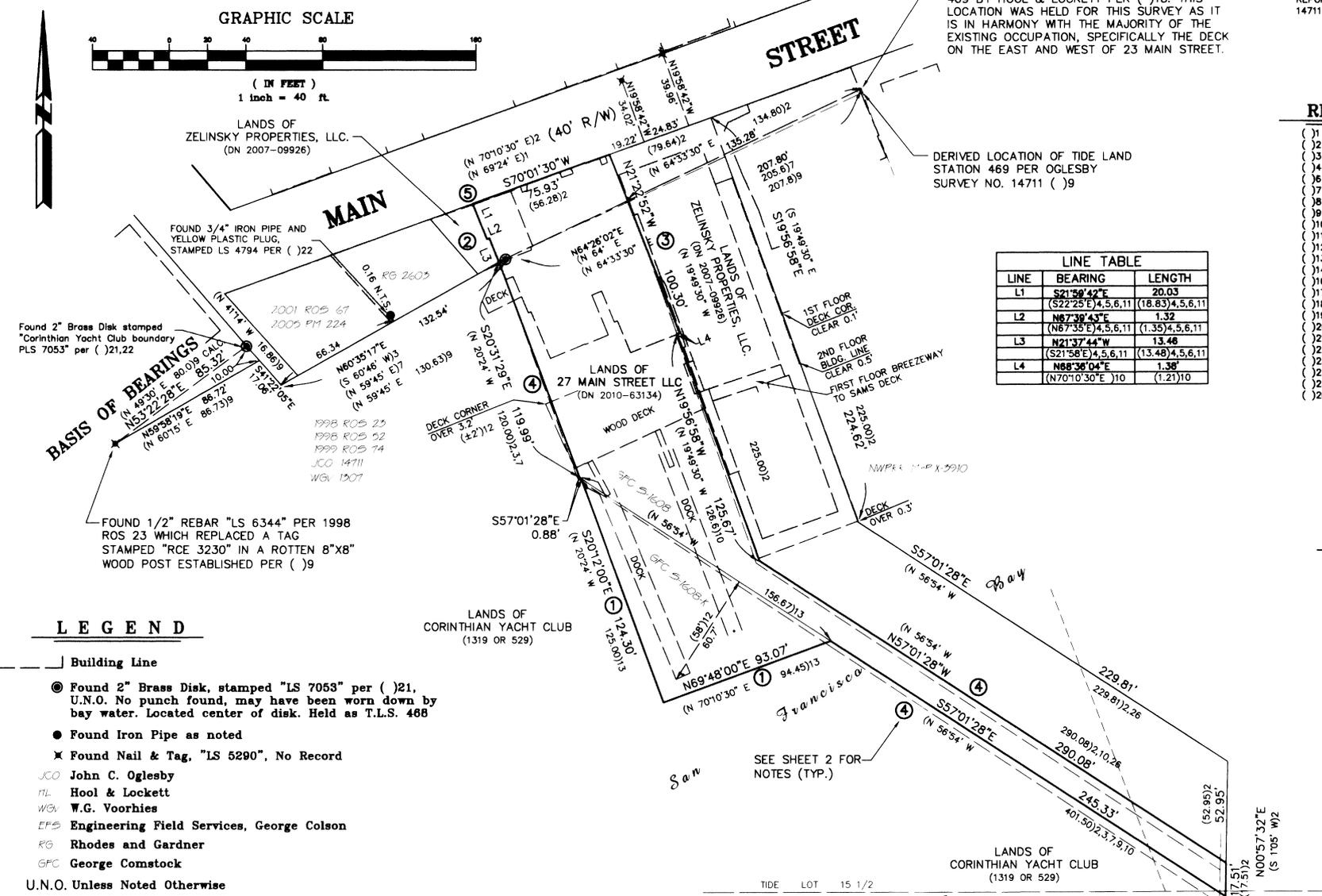
- ( )1 UNFILED MAP BY CHAS RICHARDSON AS MENTIONED IN 190 OR 170, DATED 1917
( )2 UNFILED MAP OF NWPRR CO. SALE OF TIDE LAND, DATED OCTOBER 1940
( )3 407 OR 263 NWPRR TO CORINTHIAN YACHT CLUB, RECORDED JANUARY 4, 1941
( )4 UNFILED MAP BY W.G. VOORHIES, JOB NO. 942-A, DATED MAY 1941
( )6 UNFILED MAP BY W.G. VOORHIES, JOB NO. 942-B, DATED JUNE 1941
( )7 UNFILED MAP BY W.G. VOORHIES, JOB NO. 1307, DATED MARCH 22, 1946
( )8 UNFILED MAP BY W.G. VOORHIES, JOB NO. 1394, DATED JULY 1946
( )9 UNFILED MAP BY JOHN OGLESBY, SUR. NO. 14711, DATED JANUARY 1956
( )10 UNFILED MAP BY GEORGE COMSTOCK, JOB NO. S-1608, DATED MARCH 24, 1956
( )11 1148 OR 344, VELLA TO MCPARTLAND, RECORDED OCTOBER 11, 1957
( )12 UNFILED MAP BY HOOL & LOCKETT, JOB NO. 1087, DATED JUNE 1958
( )13 UNFILED MAP BY GEORGE COMSTOCK, JOB NO. S-1608-K, NOVEMBER 24, 1958
( )14 1358 OR 549, ZELINSKY TO VELLA, RECORDED APRIL 1, 1960
( )16 UNFILED MAP BY ENGINEERING FIELD SERVICES, JOB NO. 163, DATED FEBRUARY 1967
( )17 UNFILED MAP ENGINEERING FIELD SERVICES, JOB NO. 348, DATED NOVEMBER 1968
( )18 UNFILED MAP BY HOOL & LOCKETT, JOB NO. 3574, DATED SEPTEMBER 1974
( )19 UNFILED MAP BY RHODES & GARDNER, JOB NO. 2603, DATED JANUARY 12, 1988
( )20 1998 ROS 23
( )21 1999 ROS 74
( )22 2001 ROS 67
( )23 MAP NO. 1 OF SALT MARSH AND TIDE LANDS
( )24 1319 OR 532, CORINTHIAN YACHT CLUB TO VELLA, RECORDED OCTOBER 23, 1959
( )25 407 OR 282, NORTHWESTERN PACIFIC RAILROAD TO VELLA, RECORDED JANUARY 3, 1941
( )26 408 OR 206, NORTHWESTERN PACIFIC RAILROAD TO WILLIAMSON, RECORDED JANUARY 22, 1941

**HELD**

DERIVED LOCATION OF RETRACEMENT OF OGLESBY'S LOCATION OF TIDE LAND STATION 469 BY HOOL & LOCKETT PER ( )18. THIS LOCATION WAS HELD FOR THIS SURVEY AS IT IS IN HARMONY WITH THE MAJORITY OF THE EXISTING OCCUPATION, SPECIFICALLY THE DECK ON THE EAST AND WEST OF 23 MAIN STREET.

DERIVED LOCATION OF TIDE LAND STATION 469 PER OGLESBY SURVEY NO. 14711 ( )9

LINE TABLE
LINE BEARING LENGTH
L1 S21°59'42"E 20.03
(S22°25'E)4,5,6,11 (18.83)4,5,6,11
L2 N67°39'43"E 1.32
(N67°35'E)4,5,6,11 (1.35)4,5,6,11
L3 N21°37'44"W 13.46
(S21°58'E)4,5,6,11 (13.48)4,5,6,11
L4 N88°36'04"E 1.36
(N70°10'30"E)10 (1.21)10



**BASIS OF BEARINGS**

The Basis of Bearings of this survey is N 53°22'28" E calculated between found 1/2" Rebar and Plastic Cap stamped "LS 6344" and 2" Bronze Disk stamped, "Corinthian Yacht Club boundary PLS 7053" per 2001 ROS 67 and shown hereon.

**TITLE INFORMATION**

The Title Commitment reviewed during the course of this survey was provided by First American Title Co., dated November 10 2010, Commitment Number NCS-446614-SF.

**RECORD OF SURVEY**
LANDS OF
**27 MAIN STREET LLC**
(DN 2010-83134)

TOWN OF TIBURON
COUNTY OF MARIN STATE OF CALIFORNIA
DECEMBER 2010 SCALE: 1" = 40'

L.A. Stevens & Associates, Inc.
Professional Land Surveyors • (415) 382-7713
7 Commercial Blvd. Suite 1 • Novato, California 94949

**LEGEND**

- Building Line
Found 2" Brass Disk, stamped "LS 7053" per ( )21. U.N.O. No punch found, may have been worn down by bay water. Located center of disk. Held as T.L.S. 468
Found Iron Pipe as noted
Found Nail & Tag, "LS 5290", No Record
JCO John C. Oglesby
HL Hool & Lockett
WGV W.G. Voorhies
EFS Engineering Field Services, George Colson
RG Rhodes and Gardner
GFC George Comstock
U.N.O. Unless Noted Otherwise
CLR. Clear
T.L.S. Tide Land Station
Boundary per 1998 ROS 23
Boundary per JCO Survey 14711

**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 Surveyor's Act at the request of Anchor Restaurant Corp. LLC in August, 2010.
Lawrence A. Stevens, PLS 6649



**COUNTY SURVEYOR'S STATEMENT**

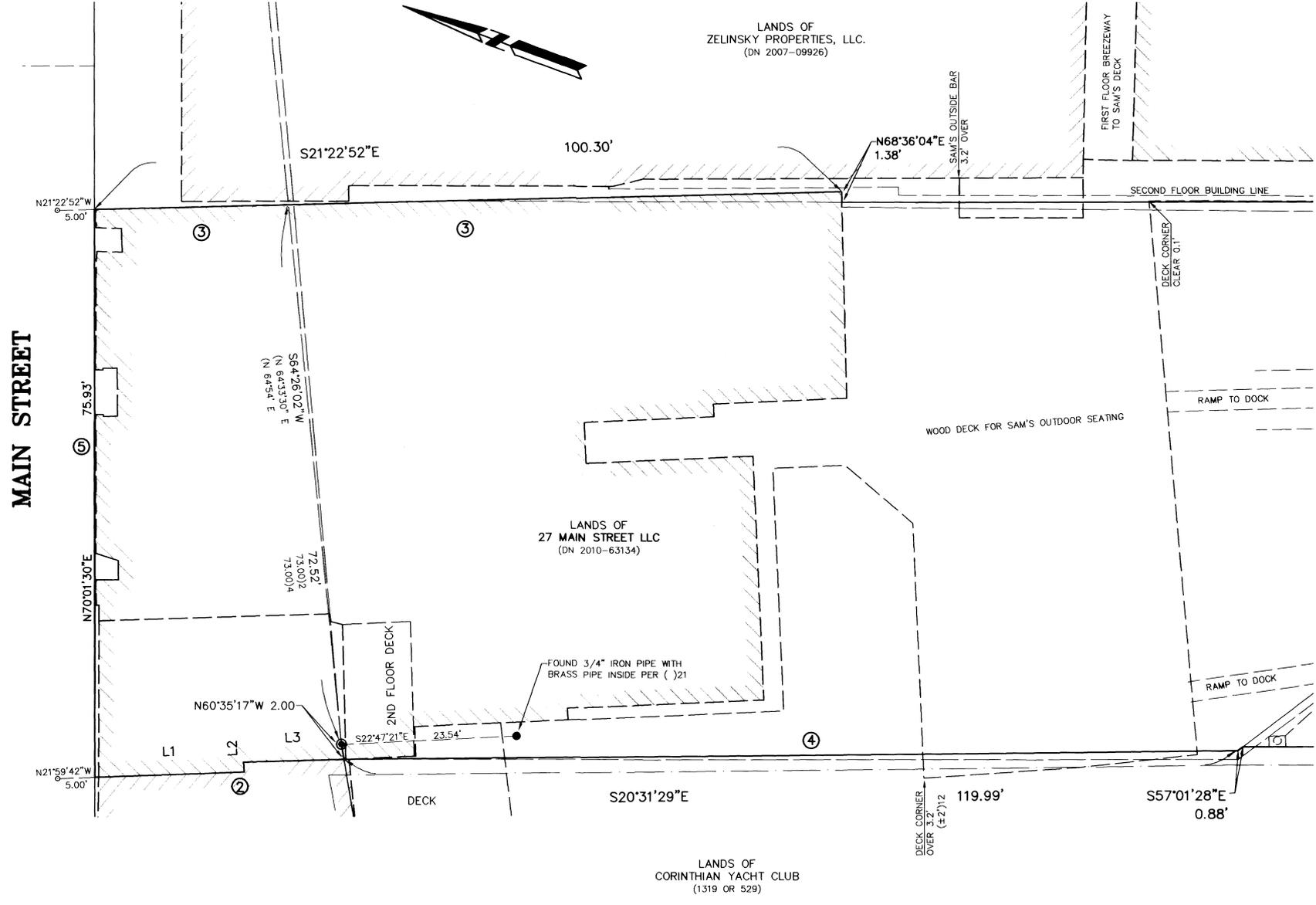
This map has been examined in accordance with Section 8766 of the Professional Land Surveyor's Act this 28TH day of MARCH, 2011.
Craig Tackabery, County Surveyor

**RECORDER'S STATEMENT**

Filed this 5 day of APRIL, 2011 at 8:46 Am. in Book 2011 of Maps, Page 50, at the request of Marin County Public Works.
Serial No. 201-0018401 Fee: \$12-
Richard W. Benson County Recorder
Don W. Deputy Recorder

THE MOST NORTHERLY LOCATION OF THE COMMON TIDE LOT LINE OF LOT 15 1/2 & 18 PER THAT CERTAIN DEED RECORDED IN BOOK M OF DEEDS AT PAGE 218, MARIN COUNTY RECORDS. SAID COMMON LINE IS BASED UPON A DEED MISCLOSURE OF 25.5 FEET AND WORST CASE EXTENTS DISCOVERED IN THE NORTHERLY DIRECTION. NO OPINION IS GIVEN HEREON TO THE TRUE LOCATION OF THE COMMON LINE BETWEEN TIDE LOTS 15 1/2 & 18.

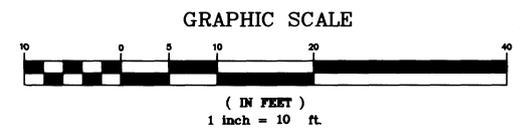
All distances are in feet and decimals thereof.



- ① THESE LINES ARE A RETRACEMENT OF PARCEL "A" OF COMSTOCK SURVEY S-1608-K ( )13 WHICH IS BELIEVED TO BE THE ORIGINAL SURVEY FOR THE PARCEL DESCRIBED IN 1319 OR 532 ( )24. THE LINES WERE RETRACED BY HOLDING THE PERPETUATION OF T.L.S. 468 PER 1999 ROS 74 AND A 1/2" REBAR "LS 6344" WHICH REPLACED A TAG STAMPED "RCE 3230" IN A ROTTEN 8X8 POST ESTABLISHED PER ( )9 AND THEN HOLDING RECORD ANGLES AND DISTANCES TO DERIVE PARCEL "A".
- ② THE THREE LINES NOTED L1-L3 WERE DERIVED HOLDING THE APPROXIMATE EXTERIOR WALLS DIVIDING THE TWO BUILDINGS. THE EXTERIOR WALLS COULD NOT BE LOCATED ACCURATELY DUE ROOFING MATERIALS COVERING THE GAP (IF ANY) BETWEEN THE TWO BUILDINGS. THIS APPROXIMATION APPEARS TO BE HARMONY WITH THE LINES AS DESCRIBED IN THE AGREEMENT BETWEEN VELLA AND McPARTLAND AS DESCRIBED IN 1146 OR 344.
- ③ THIS LINE WAS DERIVED HOLDING THE EXTERIOR BUILDING LINE AS DESCRIBED IN PARCELS 2 & 3 OF 1433 OR 27.
- ④ LINES DERIVED BY HOLDING PERPETUATION OF T.L.S. 468 PER 1999 ROS 74 AND THE LOCATION OF T.L.S. 469 AS DERIVED BY HOOL & LOCKETT SURVEY 3574 ( )18, ALONG WITH RECORD ANGLES AND DISTANCES. THE HOOL AND LOCKETT LOCATION OF T.L.S. 469 WAS HELD FOR THIS SURVEY AS IT IS IN HARMONY WITH THE MAJORITY OF THE EXISTING OCCUPATION, SPECIFICALLY THE EAST AND WEST SIDE OF THE DECK LOCATED AT 23 MAIN STREET.
- ⑤ HELD DERIVATION OF MAIN STREET PER 2001 ROS 67 AND 30 ROS 70

**LEGEND**

- Building Line
- Found 2" Brass Disk, stamped "LS 7053" per ( )21, U.N.O. No punch found, may have been worn down by bay water. Located center of disk. Held as T.L.S. 468
- Found Iron Pipe as noted
- Found Nail & Tag, "LS 5290", No Record
- Set Mag Nail & Brass Washer, stamped "LA STEVENS LS 6649"
- JCO John C. Oglesby
- HL Hool & Lockett
- WGV W.G. Voorhies
- EFS Engineering Field Services, George Colson
- PG Rhodes and Gardner
- GFC George Comstock
- U.N.O. Unless Noted Otherwise
- CLR Clear
- T.L.S. Tide Land Station
- Boundary per 1996 ROS 23
- Boundary per JCO Survey 14711



**RECORD OF SURVEY**  
 LANDS OF  
**27 MAIN STREET LLC**  
 (DN 2010-63134)

CITY OF TIBURON  
 COUNTY OF MARIN STATE OF CALIFORNIA  
 DECEMBER 2010 SCALE: 1" = 10'

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