



LINE TABLE		
LINE	BEARING	LENGTH
L1	S38°58'11\"W	44.79
L2	S04°33'37\"E	82.40
L3	S47°20'49\"E	18.26
L4	S00°52'09\"E	35.27
L5	N79°42'52\"E	22.17
L6	S01°19'55\"E	18.27
L7	N56°11'54\"E (N56°11'00\"E)17	22.48()17

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	80.00	21°48'34\"	30.45
C2	80.00	21°48'34\"	30.45
C3	80.00	21°48'35\"	30.46

BASIS OF BEARINGS

The Basis of Bearings of this survey is N 75°08'24\" W between found window weight and rusted iron pipe per JCO Survey No. 2028 ()6 and shown hereon.

To obtain bearings based upon solar observation, rotate bearings shown hereon by 0°04'27\" counterclockwise.

**RECORD OF SURVEY
LOT LINE ADJUSTMENT
BETWEEN LANDS OF
CHEVALIER, et al.**

(DN 2002-0111394)
STINSON BEACH
COUNTY OF MARIN STATE OF CALIFORNIA
APRIL 2008 SCALE: 1\" = 40'
L.A. Stevens & Associates, Inc.
Professional Land Surveyors * (415) 382-7713
7 Commercial Blvd. Suite 1 * Novato, California 94949

NOTE

The new interior lines were approved by the Marin County Development Agency July 31, 2009, per Application No. LL 09-17.

20' wide right of way for foot, vehicular, motor or other passage, per ()7, appurtenant to 501 OR 158, and therefore, Lots 1, 2 & 3. Described in 501 OR 158 as "...adjacent to the parcel above described from said parcel to the Pacific Ocean..." This non-contiguous easement is assumed to begin at the projection of the approximate westerly edge of the gravel travelled way leading to the graded driveway on Lot 1. This is based on the assumptions that the perpetual right of way to access the County Road, per ()27, which predated this easement, includes all of the paved road and gravel travelled way up to said projection, and that the grantor's intent (in 501 OR 158) was to grant an additional easement that was contiguous with said perpetual right of way, and thus, provide access rights from the County Road to the westerly edge of said grantor's property.

EASEMENT NOTE

A perpetual right of way easement, appurtenant to the historic lots described in 190 Deeds 496 and 218 Deeds 39, and therefore, appurtenant to Lots 1 & 2, exists within a strip of land between said lots, and from said strip to State Highway One, per 197 OR 83, ()29, executed June 7, 1920, and recorded May 27, 1930.

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 Haakon Chevalier in February 2008

Lawrence A. Stevens
Lawrence A. Stevens, PLS 8649



COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8786 of the Professional Land Surveyor's Act this 9TH day of MAY, 2011.

Craig Tackabery, County Surveyor



RECORDER'S STATEMENT

Filed this 24 day of FEBRUARY, 2012 at 11:13 A.M. in Book 2019 of Maps, Page 29, at the request of Marin County Public Works.

Richard M. Dawson, County Recorder
Deputy Recorder

REFERENCES

- () 1 123 Deeds 157, Kent to Van Vliet, recorded August 2, 1909
- () 2 4 RM 90, recorded August 5, 1915
- () 3 190 Deeds 496, Kent to Lansburgh, recorded September 19, 1917
- () 4 218 Deeds 39, Kent to Lansburgh, recorded July 6, 1920
- () 5 Unrecorded Survey by J.C. Oglesby, Survey No. 1275, dated April 20, 1928 & Field Book 200, p. 35, dated March 16, 1928
- () 6 Unrecorded Survey by J.C. Oglesby, Survey No. 2028, dated September 1931 & Field Book 200, p. 38, dated July 28, 1931
- () 7 501 OR 158, Kent & Arnold to Lansburgh, executed September 4, 1931; recorded December 24, 1945
- () 8 Unrecorded Survey by J.C. Oglesby, Survey No. 5538, dated March 1943 & Field Book 220, p. 43, dated March 23, 1943
- () 9 Unrecorded Survey by J.C. Oglesby, Survey No. 6877, field plat, and Field Book 333, p. 13, dated Nov. 20, 1945
- () 10 503 OR 55, Parcel B, Kent Estates Co. to Malmgren recorded January 4, 1946
- () 11 Unrecorded Survey by J.C. Oglesby, Survey No. 11191, Field Book 530, p. 9, Field Book 560, p. 20, dated Feb. 12, 1951, p. 43, dated Oct. 10, 1951
- () 12 739 OR 160, Kent Estate to State of California, recorded April 17, 1952
- () 13 787 OR 442, Malmgren to Lansburgh, recorded Oct. 3, 1952
- () 14 Unrecorded Survey by Hool & Lockett, Survey No. 759, dated November 1956
- () 15 1250 OR 603, Malmgren to State of California, Condemnation Court Decision, recorded January 26, 1959
- () 16 2 ROS 201, filed April 27, 1959
- () 17 1312 OR 528, Lawrence to Lansburgh, recorded Sept. 25, 1959
- () 18 6 ROS 77, filed June 27, 1967
- () 19 Survey of the Golden Gate National Recreation Area, by the United States Department of the Interior, Bureau of Land Management, dated July 22, 1980, and field notes of survey conducted Nov. 14, 1975 - August 16, 1976.
- () 20 California State Highway Monument Map, DR. No. S-219.1, County of Marin, Route 1, Post Mile 12.4, dated May 1980
- () 21 Unrecorded Survey by E. Lockett, Survey No. 4570, dated October 1984
- () 22 29 ROS 79, filed Dec. 18, 1991
- () 23 DN 2005-011535, Chevalier-Skolnikoff to Chevalier Revocable Trust, recorded February 17, 2005
- () 24 127 Deeds 32, Kent to County of Marin, executed August 23, 1904, recorded February 10, 1910, superceded by 190 Deeds 277
- () 25 190 Deeds 277, Kent to County of Marin, recorded August 8, 1917, filed to correct description in 127 Deeds 32
- () 26 190 Deeds 279, County of Marin to Kent, recorded August 8, 1917
- () 27 452 OR 145, Kent to Lievre, recorded September 3, 1943
- () 28 1246 OR 451, Kent to Lawrence, recorded January 7, 1958
- () 29 197 OR 83, Letter Agreement, Kent to Lansburgh, recorded May 27, 1930

EASEMENT NOTE

It shall be the responsibility of the owners to create the easements over Lot 1 and appurtenant to Lot 2, shown on Sheet 2, at the time of conveying Lot 1 or Lot 2, shown on Sheet 1.

NOTES

Boundary uncertainties exist for the following reasons:

Detail "B":

Two resolutions result from 1 or 2 below:

- 1: holding the resolved position of the Southeasterly corner of 4 RM 90, the derived position of brass spigot, per 218 OR 39, and the record length (205.41') of the southeasterly line of Parcel "B", 503 OR 55, along the line of the Lands of Chevalier, per ()6
- 2: holding the record angle (98°44') between the Southerly and Westerly lines, per ()6,7.

Detail "C":

The alternate resolutions result from:

- 1: running the lines of 123 Deeds 157, 218 OR 39, 503 OR 55 and 1312 OR 528 from the alternate derived positions of the brass spigot (SEE DETAIL "C" for these alternate spigot derivations);
- 2: uncertainty concerning the iron pipe called for in the description for Parcel A in 1250 OR 603;
- 3: possible unwritten rights in the area near the course labeled N34°14'32"W(L8).

It is the opinion at this time of Lawrence A. Stevens, PLS 6649, that in the areas of boundary line uncertainty, Lot Line Agreements should be executed between land owners to establish the boundary line locations with certainty, preclude any alternate boundary resolutions from being opined by the Surveying Profession, and to minimize the potential for boundary line litigation, which may impede future property improvements from being constructed or enjoyed, along said lines.

The fieldwork for this Record of Survey was conducted by L.A. Stevens & Associates, Inc. from February 20, 2008 through February 9, 2010.

The Preliminary Title Report reviewed during the course of this survey was provided by Stewart Title Of California, dated January 4, 2011, Order Number 335928. Only documents within said Policy and those noted hereon were reviewed for this work.

LEGEND

- Found Concrete Footing with 2" x 2" Hub Hole, per ()14, U.N.O.
- Found 3/4" Iron Pipe & Plastic Plug, Stamped "LS 2654", per ()18, U.N.O.
- ★ Found 2 1/2" Iron Pipe & 3" Brass Cap, Stamped "GGNRA/BLM 1976", U.N.O.
- ◎ Found 3/4" Iron Pipe & Brass Disc, Stamped "LS 2781, State of California, Dept. of Natural Resources, Division of Beaches & Parks", per ()16, U.N.O.
- Set 3/4" Iron Pipe & Plastic Plug, Stamped "LS 6649"
- Set Mag Nail & Brass Washer, Stamped "LS 6649", U.N.O.
- U.N.O. Unless Noted Otherwise
- Edge of Pavement
- Wood Fence
- Wire Fence
- Cyclone Fence
- Old Rough Split 6 x 6 Wood Fence Posts
- SNF Searched For, Not Found
- Area of Boundary Line Uncertainty (See Notes, Sheet 3)
- Alt. Bdry. Alternate Boundary Line
- Fndtn. Foundation
- No Record Indicates No Record of Public, Quasi-Public, or Private Records Were Discovered to Determine How and Why This Possible Monument was Established
- (T) Total
- 90°

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(DN 2002-0111394)
STINSON BEACH

COUNTY OF MARIN STATE OF CALIFORNIA
APRIL 2008 SCALE: NONE

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