

All distances are in grid feet and decimals thereof. (See Note)

LINE	BEARING	LENGTH
L1	S44°08'19"E (N45°31'17"W) ₁₄	100.10 (100.11) ₁₄
L2	N44°08'19"W (N45°31'17"W) ₁₄	3.78' () ₁₄ Calc.
L3	S44°42'41"W (N43°19'43"E) ₁₄	62.50' () ₁₄
L4	S18°37'19"E (S20°00'17"E) ₁₄	121.99 (122.00) ₁₄
L5	S55°00'51"W (S53°37'53"W) ₁₄	112.32 (112.33) ₁₄
L6	S43°22'39"W (S41°59'43"W) ₁₄	104.68 (104.69) ₁₄
L7	N50°14'18"E (N48°51'20"E) ₁₄	6.00' () ₁₄
L8	N39°45'42"W (N41°08'40"W) ₁₄	4.29' () ₁₄
L25	S44°08'19"E (N45°31'17"W) ₁₄	26.23' () ₁₄ Calc.

BASIS OF BEARINGS & GEODETIC CONTROL

The Basis of Bearings of this survey is grid north (California Coordinate System of 1983, Zone III, HPGN 1991.35 Epoch, Lambert Conformal Projection) established by GPS rapid static methods.

Geodetic control for this survey is the California High Precision Geodetic Network (HPGN), and the California High Precision Geodetic Network Densification (HPGN D CA). The base station for this GPS rapid static survey, conducted in June 1999, occupied a Caltrans project control station designated "MRN-8", while a second receiver occupied control station designated "M-96", before bringing control onto the SFYC site. These stations are directly tied to the HPGN and HPGN D CA as shown on that certain Record of Survey recorded in Book 34 of Surveys at Page 37, Marin County Records.

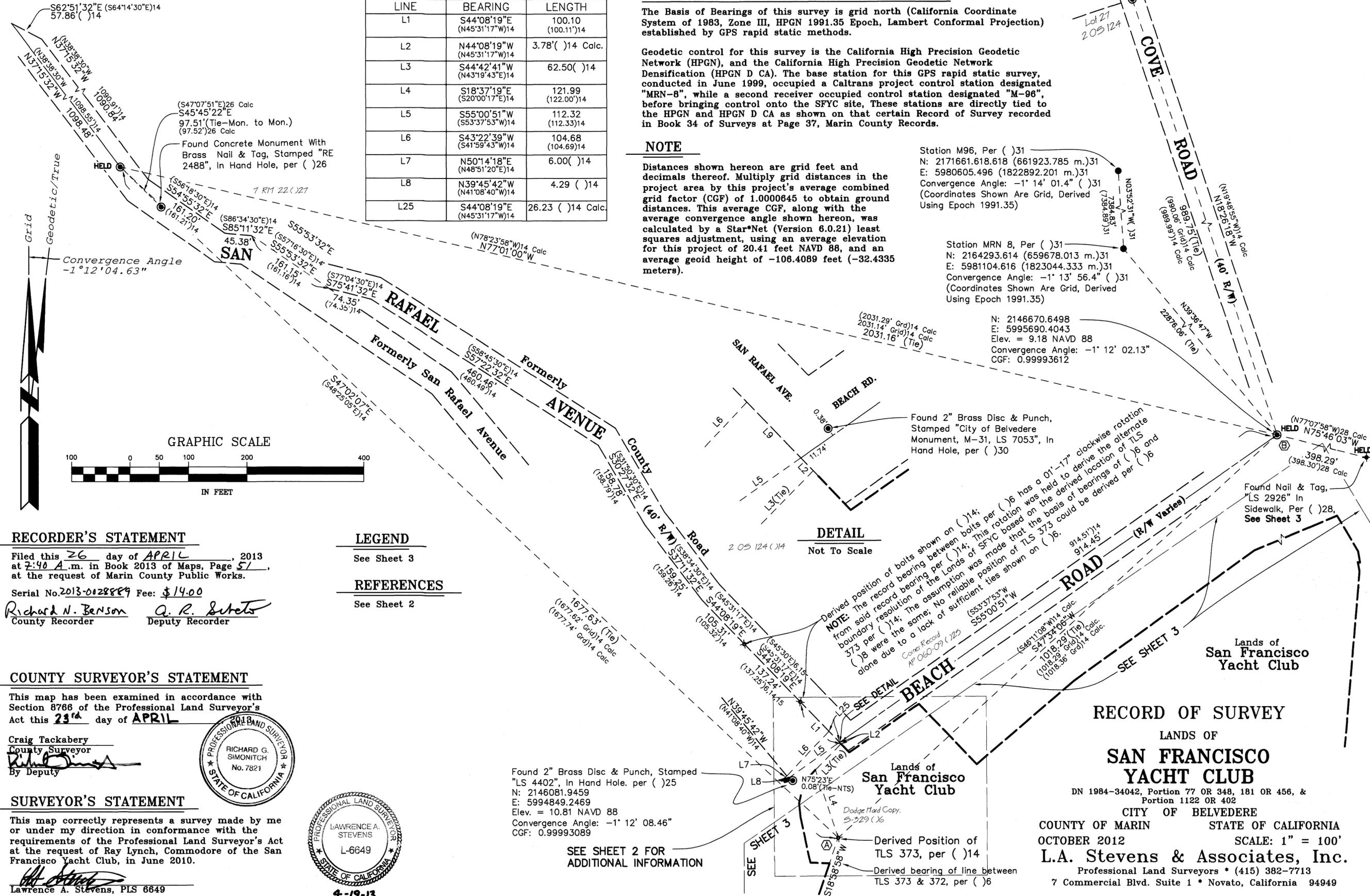
NOTE

Distances shown hereon are grid feet and decimals thereof. Multiply grid distances in the project area by this project's average combined grid factor (CGF) of 1.0000645 to obtain ground distances. This average CGF, along with the average convergence angle shown hereon, was calculated by a Star*Net (Version 6.0.21) least squares adjustment, using an average elevation for this project of 20.41 feet NAVD 88, and an average geoid height of -106.4089 feet (-32.4335 meters).

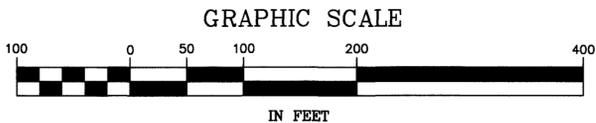
Station M96, Per ()₃₁
N: 2171661.618.618 (661923.785 m.)₃₁
E: 5980605.496 (1822892.201 m.)₃₁
Convergence Angle: -1° 14' 01.4" ()₃₁
(Coordinates Shown Are Grid, Derived Using Epoch 1991.35)

Station MRN 8, Per ()₃₁
N: 2164293.614 (659678.013 m.)₃₁
E: 5981104.616 (1823044.333 m.)₃₁
Convergence Angle: -1° 13' 56.4" ()₃₁
(Coordinates Shown Are Grid, Derived Using Epoch 1991.35)

N: 2146670.6498
E: 5995690.4043
Elev. = 9.18 NAVD 88
Convergence Angle: -1° 12' 02.13"
CGF: 0.99993612



Convergence Angle -1°12'04.63"



RECORDER'S STATEMENT

Filed this 26 day of APRIL, 2013 at 7:40 A.m. in Book 2013 of Maps, Page 51, at the request of Marin County Public Works.

Serial No. 2013-0128889 Fee: \$14.00
Richard N. Benson County Recorder
A. R. Sibeto Deputy Recorder

LEGEND

See Sheet 3

REFERENCES

See Sheet 2

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyor's Act this 23rd day of APRIL

Craig Tackabery County Surveyor
By Deputy



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 Ray Lynch, Commodore of the San Francisco Yacht Club, in June 2010.

Lawrence A. Stevens, PLS 6649



4-19-13

Found 2" Brass Disc & Punch, Stamped "LS 4402", In Hand Hole. per ()₂₅
N: 2146081.9459
E: 5994849.2469
Elev. = 10.81 NAVD 88
Convergence Angle: -1° 12' 08.46"
CGF: 0.99993089

SEE SHEET 2 FOR ADDITIONAL INFORMATION

DETAIL

Not To Scale

NOTE: The record bearing shown on ()₁₄; from said record bearing per ()₁₄; This rotation was held to derive the alternate boundary resolution of the Lands of SFYC based on the basis of bearings of ()₁₆ and ()₁₈ were the same; No reliable position of TLS 373 could be derived per ()₁₆ done due to a lack of sufficient ties shown on ()₁₆.

RECORD OF SURVEY

LANDS OF SAN FRANCISCO YACHT CLUB
DN 1984-34042, Portion 77 OR 348, 181 OR 456, & Portion 1122 OR 402
CITY OF BELVEDERE
COUNTY OF MARIN STATE OF CALIFORNIA
OCTOBER 2012 SCALE: 1" = 100'
L.A. Stevens & Associates, Inc.
Professional Land Surveyors * (415) 382-7713
7 Commercial Blvd. Suite 1 * Novato, California 94949

All distances are in grid feet and decimals thereof. (See Note)

Derived Position of Bolt Shown on ()14; See Sheet 1 of 3

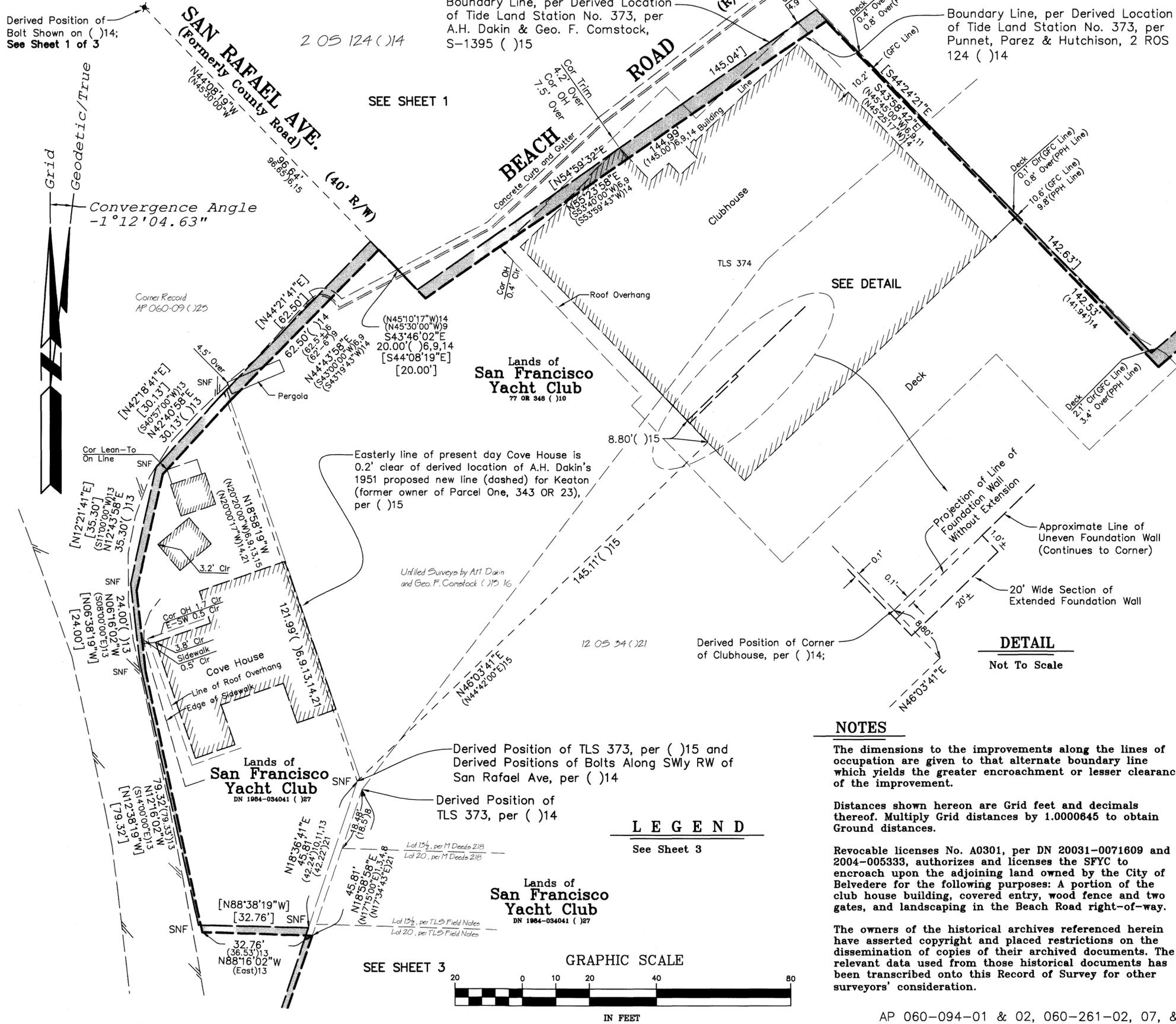
Boundary Line, per Derived Location of Tide Land Station No. 373, per A.H. Dakin & Geo. F. Comstock, S-1395 ()15

Boundary Line, per Derived Location of Tide Land Station No. 373, per Punnet, Perez & Hutchison, 2 ROS 124 ()14

REFERENCES

- ()1 Original Field Notes of the Tide Land Survey, in Meanders No. 3, Series 2 Index, dated July 6 to July 23, 1870
()2 Transcribed Original Field Notes of the Official Survey of Salt Marsh and Tide Lands, Situate in the County of San Francisco, and in the Counties of Marin, San Mateo, Alameda and Contra Costa, State of California, Pages 116-117, Survey Commenced May 1868 and Completed in December 1871
()3 Map No. 1 of Salt Marsh and Tide Lands, approved May 10, 1871
()4 M Deeds 218, State of California to Kashow, recorded December 10, 1875
()5 Plat of the Rancho Corte Madera del Presidio, Finally Confirmed to the Heirs of John Reed, approved April 19, 1884, and Field Notes, approved March 24, 1883
()6 Hard Copy of Unfiled Survey by Geo. M. Dodge, S-329, for the Belvedere Land Co., dated August 6, 1907
()7 2 RM 103, "Map of Corinthian Island", filed November 11, 1907
()8 Unfiled Map entitled "Survey Made for the Town of Belvedere", by Geo. M. Dodge, dated December 1910, and Field Notes, dated December 8, 1910
()9 77 OR 348, Phillip J. Fay, Bankruptcy Trustee of Continental Building & Associates, to SFYC, recorded October 22, 1925
()10 77 OR 358, Smith to SFYC, recorded October 22, 1925
()11 113 OR 179, SFYC to Belvedere Land Company, recorded February 4, 1927
()12 181 OR 456, Peel to SFYC, recorded September 7, 1929
()13 343 OR 23, Belvedere Land Company to Dolly Payne Simmons, recorded October 22, 1925
()14 2 OS 124, filed February 21, 1948
()15 Unfiled Survey by A.H. Dakin and Geo. F. Comstock, Survey No. S-1395; Proposed Pier Plat, dated September 15, 1951, and Field Notes, dated August 31 and September 15, 1951; Plot Plan for SFYC, dated December 8, 1951; Field Plat, Undated.
()16 Unfiled Survey by A.H. Dakin and Geo. F. Comstock, Survey No. S-1395; 1956 Annotated Plot Plan for SFYC, originally dated December 8, 1951; Plot Plan for SFYC (showing one version of proposed land exchange between City of Belvedere and SFYC), dated May 4, 1956
()17 1122 OR 402, Land Exchange Between SFYC and City of Belvedere, recorded June 20, 1957
()18 1750 OR 389, Letter Agreement, SFYC to Schultheis, recorded November 15, 1963
()19 1750 OR 390, Schultheis to Dillon, recorded November 15, 1963
()20 2183 OR 318, Hills Estate to Hills, recorded January 3, 1968
()21 12 OS 34, filed June 19, 1974
()22 DN 1997-012726, SFYC to City of Belvedere, Sewer Easement, recorded March 13, 1997
()23 Aerial Photographic Map of SFYC and Vicinity, by Radman Aerial Surveys, Sacramento, California, Conducted June 11, 1999
()24 Site Facilities Map, SFYC, by Vincent A. Meglio, Inc., dated January 2000
()25 Corner Record, AP 060-09, filed January 15, 1991
()26 7 RM 22, filed November 21, 1950
()27 DN 1984-034042, Dolly Payne Keaton Estate to SFYC, recorded July 18, 1984
()28 Unfiled Survey by A.H. Dakin, Survey No. S-1395-H, Plat and Field Notes, dated November 28, 1961
()29 1437 OR 438, Easement, SFYC to City of Belvedere, recorded February, 1961
()30 2003 Maps 83, filed April 14, 2003
()31 34 OS 37, recorded January 2, 1998
()32 DN 1997-8821, City of Belvedere to SFYC, recorded 2-10-97

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OCTOBER 2012 SCALE: 1" = 20'
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Drawing No. 101286ROS.DWG Sheet 2 Of 3



NOTES
The dimensions to the improvements along the lines of occupation are given to that alternate boundary line which yields the greater encroachment or lesser clearance of the improvement.
Distances shown hereon are Grid feet and decimals thereof. Multiply Grid distances by 1.0000645 to obtain Ground distances.

Revocable licenses No. A0301, per DN 20031-0071609 and 2004-005333, authorizes and licenses the SFYC to encroach upon the adjoining land owned by the City of Belvedere for the following purposes: A portion of the club house building, covered entry, wood fence and two gates, and landscaping in the Beach Road right-of-way.

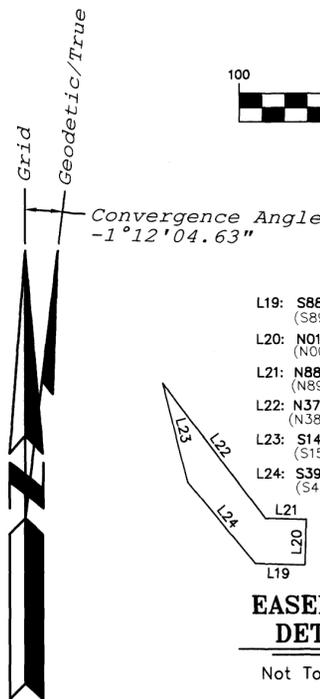
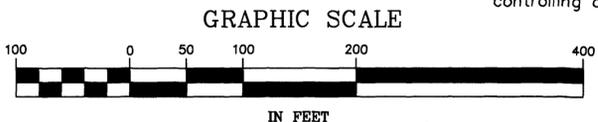
The owners of the historical archives referenced herein have asserted copyright and placed restrictions on the dissemination of copies of their archived documents. The relevant data used from those historical documents has been transcribed onto this Record of Survey for other surveyors' consideration.

All distances are in grid feet and decimals thereof. (See Note #3)

2 OS 124 shows this line being a westerly projection of the northerly line of the Lands of Hills Trust, with a bearing of S70°03'08"W. The legal description contained in the Title Guarantee reviewed during the course of this work (See Note #4, below left) indicates the controlling call for this line is the southerly line of 113 OR 179.

EASEMENTS & ENCUMBRANCES NOTES

- 1. A 15' wide easement with the rights to lay, maintain, operate, repair, remove and relay at any time a pipe line or pipe lines for sewer purposes, with right of ingress and egress, per 1437 OR 438, assumed to be laid out per AHD/GFC boundary line.
2. An easement with the rights to install, maintain, operate, repair, and reinstall at any time, a pump station and pipe lines for sewer purposes, with right of ingress and egress, per DN 1997-012726.
3. An appurtenant easement for ingress to and egress from AP 060-195-20 (former Von Schultheis parcel), exists across the Lands of the San Francisco Yacht Club, per 1750 OR 389. This easement has no described route across said lands, but is presumed to follow the existing ingress and egress through the existing parking lot.
4. DN 1995-023146 and DN 1997-055513 both establish conditions, covenants and restrictions (CC&R's) on AP 060-261-02, Both documents state this assessor's parcel as being described in DN 1984-34042, which actually describes AP 060-094-01. The improvements authorized by the U.S. Army Corps of Engineers, though, referred to in said documents and which these CC&R's are a result of, were located on AP 060-261-02.
5. The parcels of the San Francisco Yacht Club are encumbered by rights and easements for commerce, navigation and fishery, per Item 4b, Schedule A, of the Title Guarantee issued by Stewart Title Guaranty Co., Order Number 320980.



- L19: S88°19'19"E 21.94' (S89°40'17"E 22.00)22
L20: N01°41'25"E 19.98' (N00°19'43"E 20.00)22
L21: N88°18'39"W 18.10' (N89°40'17"W)22
L22: N37°22'59"W 74.55' (N38°44'37"W 74.55)22
L23: S14°12'58"E 44.55' (S15°34'36"E 50.5)22
L24: S39°46'02"E 46.72' (S41°10'17"E 45.13)22

EASEMENT DETAIL

Not To Scale

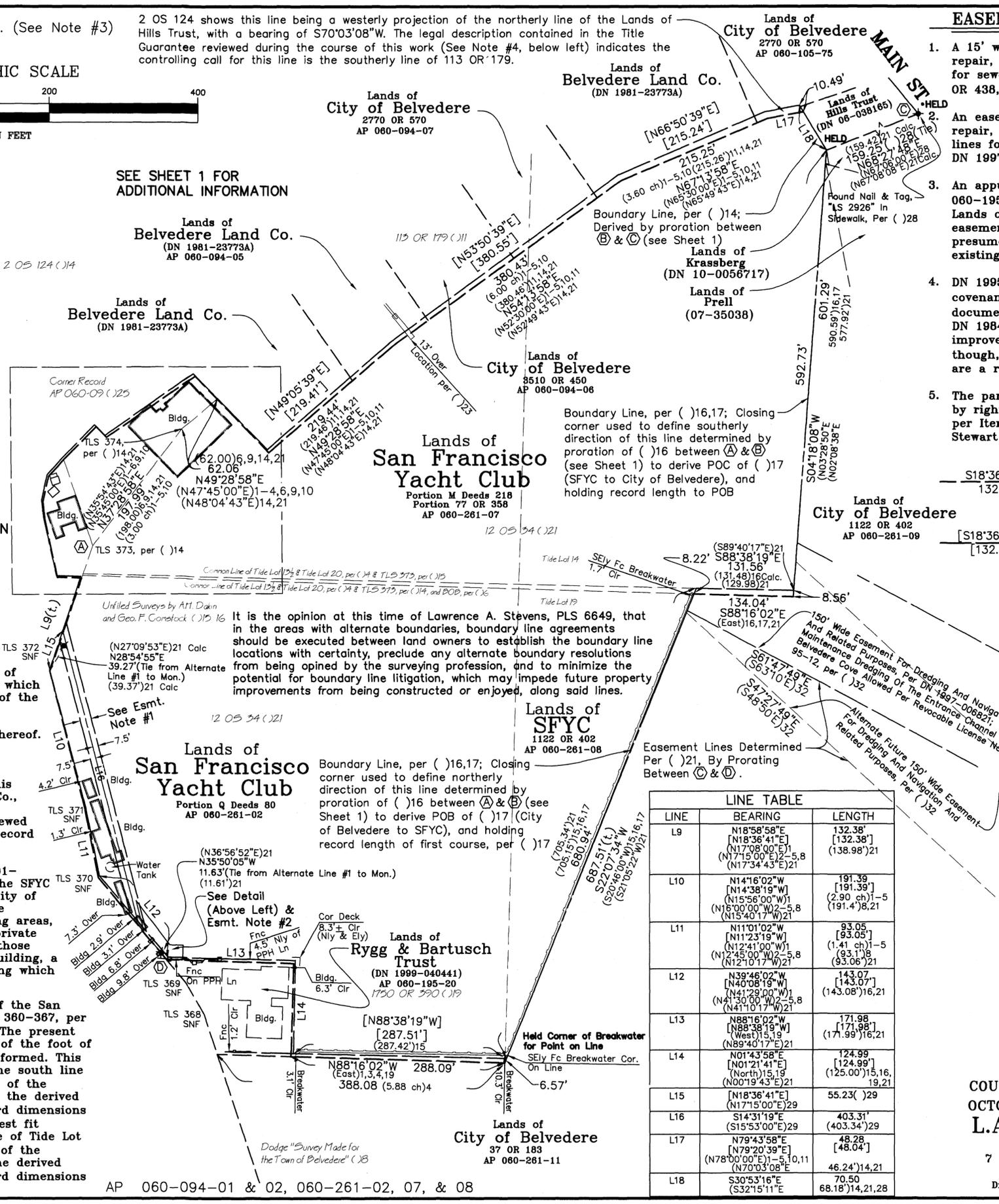
SEE SHEET 2 FOR ADDITIONAL INFORMATION

REFERENCES

See Sheet 2

NOTES

- 1. All proportioned measurements were determined by a Grant Boundary adjustment.
2. The dimensions to the improvements along the lines of occupation are given to that alternate boundary line which yields the greater encroachment or lesser clearance of the improvement, unless noted otherwise.
3. Distances shown hereon are grid feet and decimals thereof. Multiply grid distances by a combined grid factor of 1.0000645 to obtain ground distances.
4. The Title Guarantee reviewed during the course of this survey was provided by Stewart Title Guaranty Title Co., dated August 23, 2010, Order Number 320980. Only easement documents within said Guarantee were reviewed for this work. There may exist other documents of record and not of record that affect this surveyed parcel.
5. Revocable licenses No. A01-19 and A0314, per DN 2001-0059146 and 2004-0053336, authorizes and licenses the SFYC to encroach upon the adjoining land owned by the City of Belvedere for the following purposes: A portion of the Harbormaster Building, storage building, paved parking areas, entry monument, entry paving, landscaping and all private improvements in the Beach Road right-of-way, and those portions of the Harbormaster Building and storage building, a wood fence and portions of the Sailing Center Building which encroach into the City's sanitary sewer easement.
6. Searches were conducted along the coastline south of the San Francisco Yacht Club at the derived positions of TLS 360-367, per () 6, but no monuments shown on () 6 were found. The present day toe of the sea bluff was located, and a best fit of the foot of bluff shown on () 6 and today's toe of bluff was performed. This best fit solution derives a north-south location of the south line of Tide Lot 20, shown on () 6 that fits within 1 foot of the north-south location of said line, derived by holding the derived location of TLS 373, per () 14, and holding the record dimensions and basis of bearings per () 6 from said TLS. This best fit solution derives an east-west location of the west line of Tide Lot 20, shown on () 6, that fits within 1.75 feet or less of the east-west location of said line, derived by holding the derived location of TLS 373, per () 15, and holding the record dimensions per () 15 from said TLS.



LEGEND

- Alternate Boundary Line #1, per Derived Location of Tide Land Station No. 373, per () 14, Holding Basis of Bearings, per () 6, and Record Distances & Angles, per () 1,3,4,9-11,13,19, U.N.O.
Alternate Boundary Line #2, per Derived Location of Tide Land Station No. 373, per () 15, and Record Distances & Angles, per () 1,3,4,9-11,13,19, U.N.O.
Found 2" Brass Disc & Punch, per () 21
Found Concrete Monument With Brass Nail & Tag, Stamped "RE 2488", in Hand Hole, per () 14, U.N.O
Total
Searched, Not Found
Grid Distance
Ground Distance
San Francisco Yacht Club
Calculated
Tide Land Survey Station Number
Unless Noted Otherwise
Face Clear
Edge of Asphalt Concrete Pavement
Monument
Not To Scale
Right of Way
Overhang
Sidewalk
Combined Grid Factor
Basis of Bearings
Point of Commencement
Point of Beginning
A.H. Dakin
G.F. Comstock

LINE TABLE with columns: LINE, BEARING, LENGTH. Contains data for lines L9 through L18.

AP 060-094-01 & 02, 060-261-02, 07, & 08

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Drawing No. 101286ROS.DWG Sheet 3 Of 3