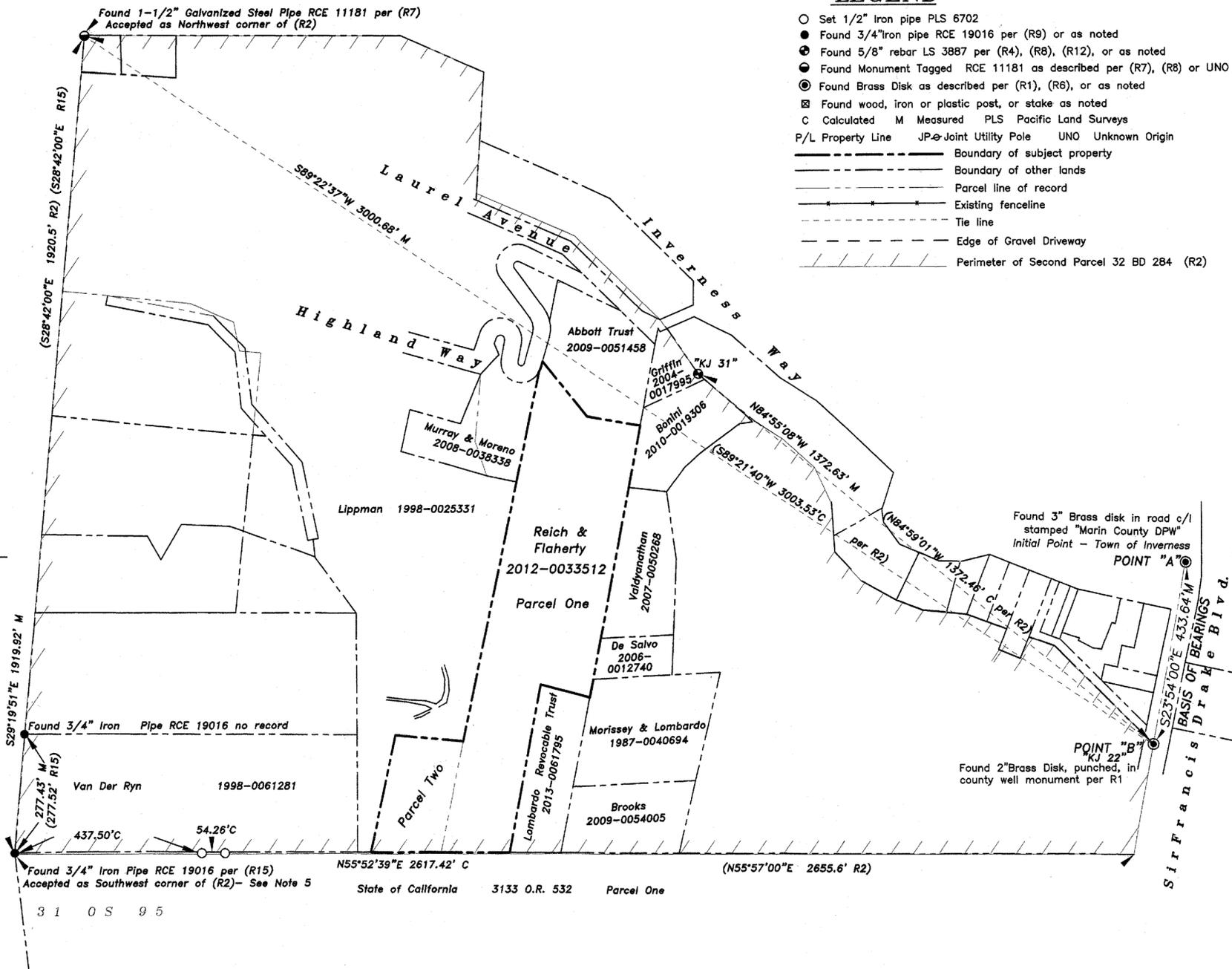


REFERENCES

- R1 Corner Record 112-296-22
R2 Kate Johnson (aka "KJ") Deed 32 Book of Deeds Page 284
R3 Schreiber Deed 71 Book of Deeds Page 50
R4 Corner Record 112-295-21
R5 2 RM 36
R6 11 OS 30
R7 7 OS 18
R8 2004 Map 093
R9 9 PM 47
R10 10 OS 61
R11 Reich / Flaherty Deed 2012-0033512
R12 Corner Record 112-295-21/22
R13 Griffin Deed 2004-0017995
R14 Lombardo Revocable Trust Deed 2013-0061795
R15 Record of Survey 31 OS 95

NOTES

- 1. Basis of bearings is S23°54'00"E 433.64' between Points "A" and "B", being respectively a found 3" brass disk punched and stamped "Marin County DPW" and a found railroad spike as shown on that Record of Survey map filed in Book 2007 of Maps at Page 187, Marin County Records, a PLS map. The found railroad spike, aka POINT "B", was replaced with a 2" Brass Disk with a punch in a standard well monument as shown on Corner Record 112-296-22 (R1).
2. Distances and dimensions shown are in feet and decimals thereof.
3. Record data indicates that the right of way width of Highland Way is variable.
4. Area of the Reich / Flaherty property is 6.51 acres, more or less.
5. The Second Parcel of the original Kate Johnson (aka "KJ") deed, 32 Book of Deeds Page 284, (R2) dated 01/25/1895, contains a mathematical error of closure in the amount of 14.3 feet in an east-west direction. A portion of this parcel was later conveyed to Mary E. Schreiber in the 1901 document recorded as Book 71 of Deeds Page 50 (R3), and this deed represents the land shown on the recorded "Plat of Inverness Heights - Schreiber Subdivision - Addition to Inverness" recorded in Book 2 of Record Maps at Page 36 (R5). There is also an error of about 41 feet, again in an east-west direction, in (R3) and therefore also on (R5). The Reich and Flaherty lands were later carved out of the Schreiber Subdivision, and this east-west measurement discrepancy or inconsistency becomes obvious when comparing the record distances to the existing monuments along both the westerly line of and on a northerly projection of the easterly of Parcel One of Reich and Flaherty lands (R11). As such, existing monuments from previously recorded maps were held as superior evidence in determining the easterly and westerly lines of Parcel One of Reich / Flaherty lands. In addition, as evidenced by a series of monuments found along what is represented as the westerly line of the aforementioned Second Parcel of (R2), there is an angular error turned from the northwest corner of (R2), resulting in yet another east-west distance error along the southerly line of (R2), and additional shortage of 24+- feet. The record distance for the southerly line of (R2) is 2655.6'; the calculated distance per this survey is 2617.42', resulting in a total distance discrepancy of 38.18'.
6. Please see Sheet 2 of 2 for a detailed boundary of Reich / Flaherty lands.



LEGEND

- Set 1/2" Iron pipe PLS 6702
● Found 3/4" Iron pipe RCE 19016 per (R9) or as noted
● Found 5/8" rebar LS 3887 per (R4), (R8), (R12), or as noted
● Found Monument Tagged RCE 11181 as described per (R7), (R8) or UNO
● Found Brass Disk as described per (R1), (R6), or as noted
⊠ Found wood, iron or plastic post, or stake as noted
C Calculated M Measured PLS Pacific Land Surveys
P/L Property Line JP Joint Utility Pole UNO Unknown Origin
--- Boundary of subject property
--- Boundary of other lands
--- Parcel line of record
--- Existing fenceline
--- Tie line
--- Edge of Gravel Driveway
--- Perimeter of Second Parcel 32 BD 284 (R2)

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyor's Act this 8th day of MAY, 2014.

Craig Tackabery, Surveyor of the County of Marin State of California

Richard G. Simonitch, 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 Robert B. Reich and Perian Flaherty in November 2013.

PACIFIC LAND SURVEYS, a sole proprietorship

Dated: 05-04-14

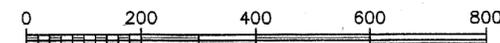
Susan D. Ruschmeyer, P.L.S. 6702 License Expires 06/30/14



RECORDER'S STATEMENT

Filed this 9 day of MAY 2014 at 7:33A.m in Book 2014 of Maps, at Page 73, at the request of the County Surveyor. Document No. 2014-0018663 Fee Paid: \$12.00 Richard N. Benson County Recorder

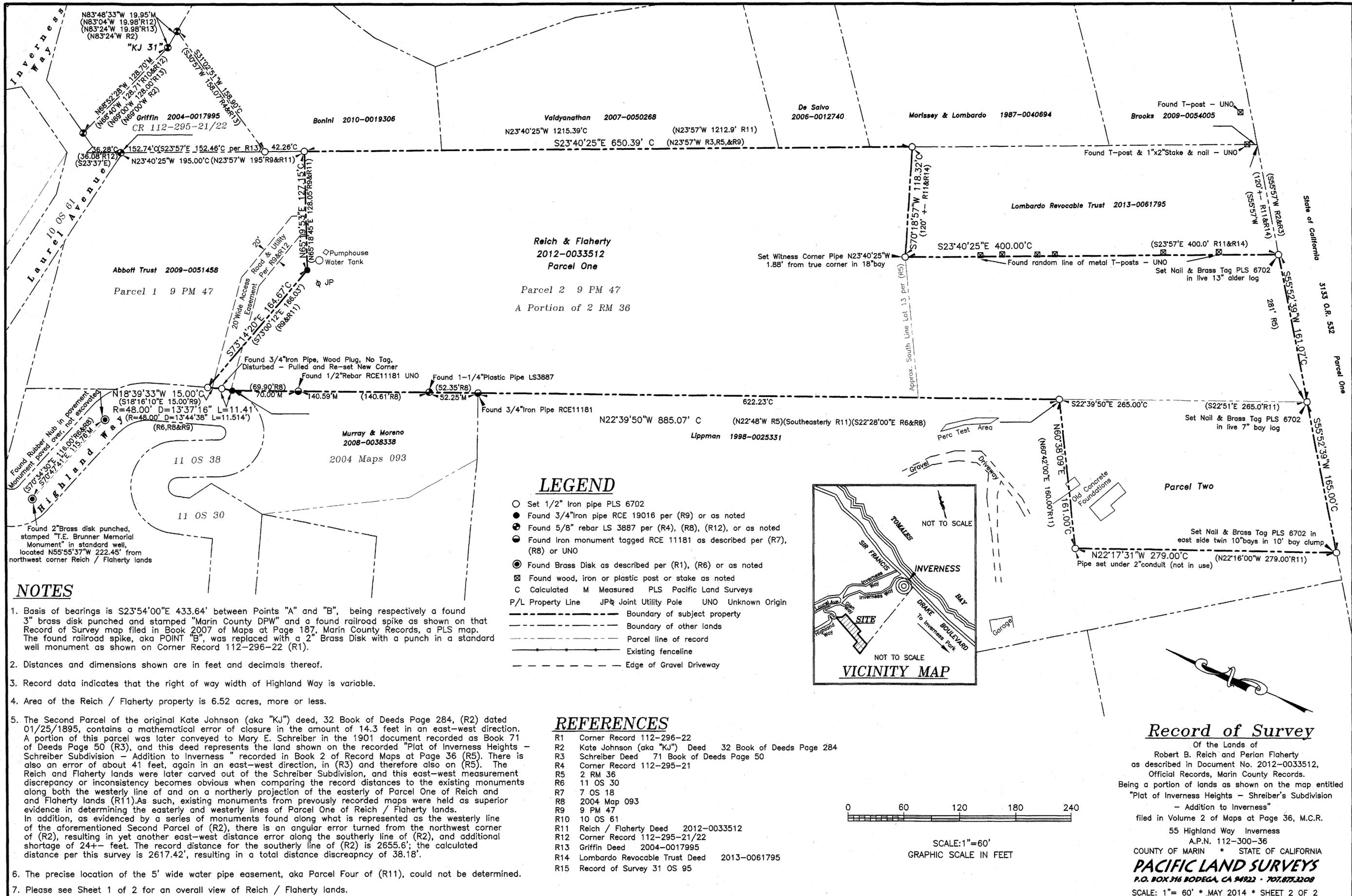
A.R. Shuts Deputy County Recorder



SCALE: 1"=200' GRAPHIC SCALE IN FEET

Record of Survey

Of the Lands of Robert B. Reich and Perian Flaherty as described in Document No. 2012-0033512, Official Records, Marin County Records. Being a portion of lands as shown on the map entitled "Plat of Inverness Heights - Schreiber's Subdivision - Addition to Inverness" filed in Volume 2 of Maps at Page 36, M.C.R. 55 Highland Way Inverness A.P.N. 112-300-36 COUNTY OF MARIN \* STATE OF CALIFORNIA PACIFIC LAND SURVEYS P.O. BOX 316 BODEGA, CA 94922 \* 707.875.3208 SCALE: 1"= 200' \* MAY 2014 \* SHEET 1 OF 2



**Reich & Flaherty**  
**2012-0033512**  
**Parcel One**

Parcel 2 9 PM 47  
 A Portion of 2 RM 36

**LEGEND**

- Set 1/2" Iron pipe PLS 6702
- Found 3/4" Iron pipe RCE 19016 per (R9) or as noted
- ⊕ Found 5/8" rebar LS 3887 per (R4), (R8), (R12), or as noted
- ⊙ Found Iron monument tagged RCE 11181 as described per (R7), (R8) or UNO
- ⊗ Found Brass Disk as described per (R1), (R6) or as noted
- ⊠ Found wood, iron or plastic post or stake as noted
- C Calculated M Measured PLS Pacific Land Surveys
- P/L Property Line JP& Joint Utility Pole UNO Unknown Origin
- Boundary of subject property
- - - - - Boundary of other lands
- - - - - Parcel line of record
- - - - - Existing fence line
- - - - - Edge of Gravel Driveway

**REFERENCES**

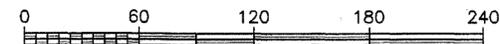
- R1 Corner Record 112-296-22
- R2 Kate Johnson (aka "KJ") Deed 32 Book of Deeds Page 284
- R3 Schreiber Deed 71 Book of Deeds Page 50
- R4 Corner Record 112-295-21
- R5 2 RM 36
- R6 11 OS 30
- R7 7 OS 18
- R8 2004 Map 093
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- R11 Reich / Flaherty Deed 2012-0033512
- R12 Corner Record 112-295-21/22
- R13 Griffin Deed 2004-0017995
- R14 Lombardo Revocable Trust Deed 2013-0061795
- R15 Record of Survey 31 OS 95

**NOTES**

1. Basis of bearings is S23°54'00"E 433.64' between Points "A" and "B", being respectively a found 3" brass disk punched and stamped "Marin County DPW" and a found railroad spike as shown on that Record of Survey map filed in Book 2007 of Maps at Page 187, Marin County Records, a PLS map. The found railroad spike, aka POINT "B", was replaced with a 2" Brass Disk with a punch in a standard well monument as shown on Corner Record 112-296-22 (R1).
2. Distances and dimensions shown are in feet and decimals thereof.
3. Record data indicates that the right of way width of Highland Way is variable.
4. Area of the Reich / Flaherty property is 6.52 acres, more or less.
5. The Second Parcel of the original Kate Johnson (aka "KJ") deed, 32 Book of Deeds Page 284, (R2) dated 01/25/1895, contains a mathematical error of closure in the amount of 14.3 feet in an east-west direction. A portion of this parcel was later conveyed to Mary E. Schreiber in the 1901 document recorded as Book 71 of Deeds Page 50 (R3), and this deed represents the land shown on the recorded "Plat of Inverness Heights - Schreiber Subdivision - Addition to Inverness" recorded in Book 2 of Record Maps at Page 36 (R5). There is also an error of about 41 feet, again in an east-west direction, in (R3) and therefore also on (R5). The Reich and Flaherty lands were later carved out of the Schreiber Subdivision, and this east-west measurement discrepancy or inconsistency becomes obvious when comparing the record distances to the existing monuments along both the westerly line of and on a northerly projection of the easterly of Parcel One of Reich and Flaherty lands (R11). As such, existing monuments from previously recorded maps were held as superior evidence in determining the easterly and westerly lines of Parcel One of Reich / Flaherty lands. In addition, as evidenced by a series of monuments found along what is represented as the westerly line of the aforementioned Second Parcel of (R2), there is an angular error turned from the northwest corner of (R2), resulting in yet another east-west distance error along the southerly line of (R2), and additional shortage of 24+ feet. The record distance for the southerly line of (R2) is 2655.6'; the calculated distance per this survey is 2617.42', resulting in a total distance discrepancy of 38.18'.
6. The precise location of the 5' wide water pipe easement, aka Parcel Four of (R11), could not be determined.
7. Please see Sheet 1 of 2 for an overall view of Reich / Flaherty lands.

**Record of Survey**

Of the Lands of  
 Robert B. Reich and Perian Flaherty  
 as described in Document No. 2012-0033512,  
 Official Records, Marin County Records.  
 Being a portion of lands as shown on the map entitled  
 "Plat of Inverness Heights - Schreiber's Subdivision  
 - Addition to Inverness"  
 filed in Volume 2 of Maps at Page 36, M.C.R.  
 55 Highland Way Inverness  
 A.P.N. 112-300-36  
 COUNTY OF MARIN \* STATE OF CALIFORNIA  
**PACIFIC LAND SURVEYS**  
 P.O. BOX 316 BODEGA, CA 94922 • 707.877.3208  
 SCALE: 1" = 60' \* MAY 2014 \* SHEET 2 OF 2



SCALE: 1" = 60'  
 GRAPHIC SCALE IN FEET