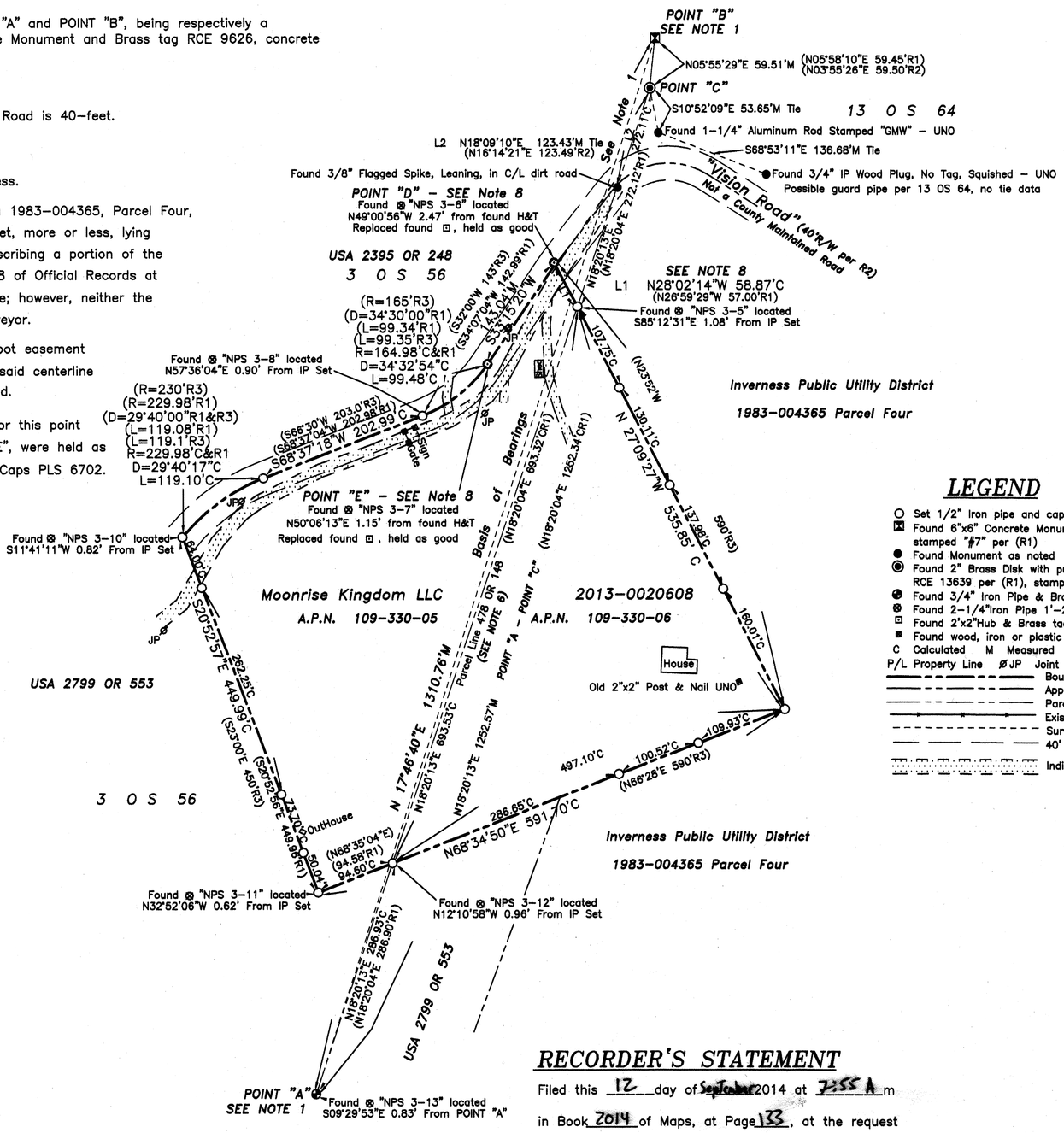
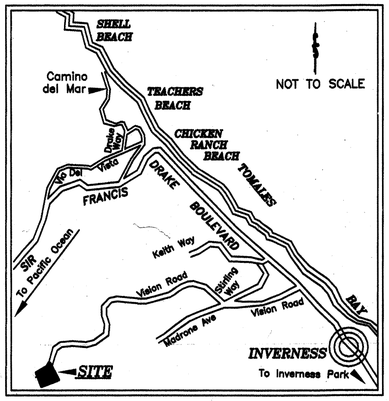
NOTES

1. Basis of bearings is N17°46'40"E 1310.76' M (1310.48'C R1) between POINT "A" and POINT "B", being respectively a found 3/4" Iron Pipe and Brass Tag RCE 13639 and a found 6"x6" Concrete Monument and Brass tag RCE 9626, concrete stamped "#7", as calculated per (R1).
2. Distances and dimensions shown are in feet and decimals thereof.
3. Record data indicates that the total right of way width of the private Vision Road is 40-feet.
4. All offsets are perpendicular unless otherwise noted.
5. The total acreage of the property surveyed hereon is 6.43 acres, more or less.
6. The Inverness Public Utility deed parcel adjacent to the subject property, aka 1983-004365, Parcel Four, contains an exception for a "triangular parcel of an area of 4700 square feet, more or less, lying westerly of and adjacent to the course "North 16°13 'East 1252.39 feet" describing a portion of the boundary of the land granted to M.R. Ottinger by deed recorded in Book 478 of Official Records at Page 148." This Ottinger deed is in the Moonrise Kingdom LLC chain of title; however, neither the location or purpose of this excepted parcel could be determined by this surveyor.
7. The found monuments near the northeasterly end of the center of the 40-foot easement (Vision Road) did not fit the record geometry per (R2) and (R3). Therefore, said centerline as shown hereon is estimated only and a "best fit" of the field data gathered.
8. Found POINT "D" is located N53°46'33"W 2.02' from the calculated position for this point per (R1). Both found 2"x2" Hubs & Tags RCE 13639, aka POINTs "D" and "E", were held as found as original monuments per (R1) and replaced with 1/2" Iron Pipes & Caps PLS 6702.

REFERENCES

R1 Record of Survey 3 OS 56
R2 13 OS 64
R3 Moonrise Kingdom Deed 2013-0020608





VICINITY MAP

LEGEND

- ○ Set 1/2" iron pipe and cap PLS 6702 or as noted
- ⊠ Found 6"x6" Concrete Monument with punched Brass Disk RCE 13639 stamped "#7" per (R1)
- ● Found Monument as noted
- ◉ Found 2" Brass Disk with punch in 1' Diameter Concrete RCE 13639 per (R1), stamped as noted
- ⊕ Found 3/4" Iron Pipe & Brass Tag RCE 13639 per (R1)
- ⊗ Found 2-1/4"Iron Pipe 1'-2' High, etched as noted, NPS Boundary Marker, NOT P/C
- ⊡ Found 2"x2"Hub & Brass tag RCE 13639 per (R1)
- ■ Found wood, iron or plastic post

C Calculated M Measured UNO Unknown Origin H&T Hub & Tag P/C Property Corner
P/L Property Line ØJP Joint Utility Pole IP Iron Pipe NPS National Park Service

- Boundary of subject property
- Approximate Boundary of other lands
- Parcel line of record
- Existing fenceline
- Survey Tie line
- 40' Wide Easement perimeter per (R1)
- Indicates unpaved travelled way or driveway

100 0 100 200 300

SCALE:1"=100'
GRAPHIC SCALE IN FEET

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyor's Act this 11th day of SEPTEMBER 2014.

Craig Tackabery, County of Marin Surveyor

Deputy

PROFESSIONAL LAND SURVEYOR ★ RICHARD G. SIMONITCH No. 7021 ★ STATE OF CALIFORNIA

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 Trevor Traing in March 2014.

PACIFIC LAND SURVEYS, a sole proprietorship

Dated: 09-07-14

Susan D. Ruschmeyer P.L.S. 6702
License Expires 06/30/16

LICENSED LAND SURVEYOR ★ SUSAN D. RUSCHMEYER Exp. 6/30/16 No. 6702 ★ STATE OF CALIFORNIA

RECORDER'S STATEMENT

Filed this 12 day of September 2014 at 2:55 A m
in Book 2014 of Maps, at Page 133, at the request
of the County Surveyor.
Document No. 2014-0037850
Fee Paid: $10.00

Richard N. Benson
County Recorder

A. R. Dubeto
Deputy County Recorder

RECORD OF SURVEY

of the Lands of Moonrise Kingdom, LLC
as described in Document No. 2013-0020608,
Marin County Records.
1055 and 1025 Vision Road Inverness
A.P.N. 109-330-05 and 109-330-06
PORTION OF RANCHO PUNTA DE LOS REYES
COUNTY OF MARIN * STATE OF CALIFORNIA

PACIFIC LAND SURVEYS
P.O. BOX 316 BODEGA, CA 94922 · 707.875.3208

SCALE: 1"= 100' * JULY 2014 * SHEET 1 OF 1