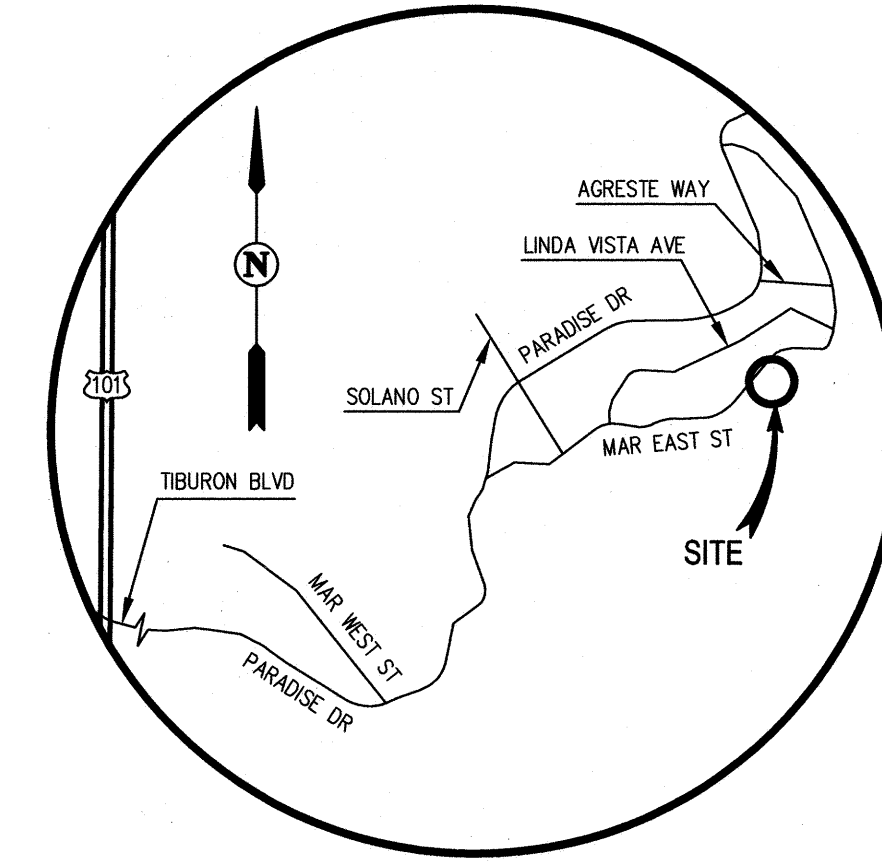


RECORD OF SURVEY
2312-2314 MAR EAST STREET
TIBURON, CALIFORNIA

CONSISTING OF 2 SHEETS
BEING A RETRACEMENT OF A PORTION OF THE NORTHEASTERN LINE
OF THE LANDS OF CARL MORABITO, AS DESCRIBED IN THAT CERTAIN
DEED RECORDED MAY 1, 2013, IN DOCUMENT NO. 2013-0030335 OF
OFFICIAL RECORDS OF MARIN COUNTY, APN 059-195-03
TOWN OF TIBURON, MARIN COUNTY, CALIFORNIA

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA
JULY 2013



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE NORTHEASTERN LINE OF THE PROPERTY AS DESCRIBED IN THE GRANT DEED RECORDED MAY 1, 2013, IN DOCUMENT NO. 2013-0030335 OF OFFICIAL RECORDS OF MARIN COUNTY.

2013-0030335 AND THE ADJOINING GRANT DEED (2010-0036011) HAVE THE SAME POINT OF COMMENCEMENT AND THE SAME POINT OF BEGINNING.

THE POINT OF COMMENCEMENT FOR BOTH DEEDS IS "THE SOUTHWEST CORNER OF SUBDIVISION C OF LOT 4, IN SECTION 6, AS SHOWN ON MAP NO. 3 OF LYFORD'S HYGEIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MARIN, STATE OF CALIFORNIA, ON AUGUST 21, 1894." SAID POINT OF COMMENCEMENT WAS RE-ESTABLISHED PER MONUMENTS SHOWN ON PARCEL MAP 5 OF PARCEL MAPS, AT PAGE 93, AND PER RECORD OF SURVEY 6 OF SURVEYS, AT PAGE 74.

THE ROUTE FROM THE POINT OF COMMENCEMENT TO THE POINT OF BEGINNING FOLLOWS A DIFFERENT ROUTE IN EACH DEED, BUT THE GEOMETRY LEADS TO THE SAME PLACE. THE ROUTE DESCRIBED IN 2010-0036011 FOLLOWS THE NORTHWESTERN RIGHT OF WAY OF MAR EAST STREET 167.17 FEET, THEN CROSSES SAID STREET (40 FEET) AT A RIGHT ANGLE TO REACH THE POINT OF BEGINNING. THE ROUTE DESCRIBED IN 2013-0030335 FOLLOWS A PORTION OF THE NORTHWESTERN RIGHT OF WAY OF MAR EAST STREET 35.00 FEET, THEN CROSSES SAID STREET (40 FEET) AT A RIGHT ANGLE, AND THEN CONTINUES 132.17 FEET ALONG THE SOUTHEASTERN RIGHT OF WAY OF MAR EAST STREET. THE BEARINGS OF BOTH SIDES OF THE STREET ARE PARALLEL, AND THE CROSSINGS ARE PERPENDICULAR. THEREFORE, EACH DEED'S POINT OF BEGINNING IS AT THE SAME LOCATION.

EACH DEED HAS THE SAME BEARING ALONG THE SOUTHEASTERN RIGHT-OF-WAY OF MAR EAST STREET (N 45°49' E). THE EASTERLY LINE OF DEED 2013-0030335 HAS A BEARING OF N 36°20' W. THE WESTERLY LINE OF DEED 2010-0036011 HAS A BEARING OF N 35°56' W, A BEARING DIFFERENCE OF 0°24'. BASED ON DEED CALLS, WE HELD THE BEARING OF DEED 2010-0036011 TO ESTABLISH THE COMMON LINE.

WE OBTAINED A COPY OF AN UNRECORDED DRAWING PREPARED BY McCUE BOONE TOMSICK ARCHITECTS DATED NOVEMBER 1973 AND JANUARY 1974 FROM THE TOWN OF TIBURON'S BUILDING DEPARTMENT. IT REFERENCES "INFORMATION FROM OGLESBY JACOBS & WICKHAM SEP 64 SURVEY FOR MR. J. MCCORMICK AND SURVEY BY RHODES AND BURTON OF MAR 68 FOR JOHN MCGUIRE." WE COMPARED THIS DRAWING WITH THE DEEDS FOR EACH PROPERTY. THE BEARING OF THE PROPERTY LINE IN QUESTION ON THE 1973 DRAWING IS N 35°56' W. HOWEVER, THE SOUTHEASTERN RIGHT-OF-WAY OF MAR EAST STREET SHOWS A BEARING OF "N 43°48' W" (THE W IS A TYPO; SHOULD BE AN E) WHICH DOES NOT AGREE WITH 2010-0036011 BY 2°01'.

WE HELD THE GRANT DEEDS AS THE BASIS OF OUR RE-ESTABLISHMENT OF THE LINE IN QUESTION RATHER THAN THE UNRECORDED 1973 DRAWING.

THE OGLESBY SURVEY OF 1964 OR THE RHODES SURVEY OF 1968 APPARENTLY SET TWO IRON PINS ON THE LINE IN QUESTION. THE TWO PINS DO NOT AGREE WITH THE GRANT DEEDS FOR THE TWO PROPERTIES, THEREFORE WE DISCARDED THEM.

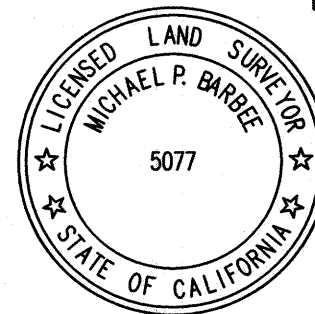
THE 1973 DRAWING AND THE ASSESSOR MAP SHOW A 4.78 FOOT JOG IN THE RIGHT-OF-WAY IN THE NORTH-SOUTH DIRECTION. NEITHER OF THE DEEDS REFLECT THE JOG.

UPON FURTHER RESEARCH, WE OBTAINED A "PLOT PLAN" PREPARED BY A.H. DAKIN, DATED NOVEMBER 9, 1962, THAT REFERENCES A 1949 COURT CASE REALIGNING THE RIGHT OF WAY OF MAR EAST STREET. THE "PLOT PLAN" DEPICTS AN ADJUSTMENT IN THE RIGHT-OF-WAY OF MAR EAST STREET THAT COINCIDENTALLY STARTS AT THE LINE BETWEEN 2013-0030335 AND 2010-0036011. THE "PLOT PLAN" SHOWS THE REALIGNED RIGHT-OF-WAY IN FRONT OF 2010-0036011 TO BE N 43°48' E AS OPPOSED TO N 45° 49' E ON THE ORIGINAL RIGHT-OF-WAY AND DEED.

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 SURVEYORS' ACT AT THE REQUEST OF CARL MORABITO IN JULY 2013.

Michael P. Barbee
MICHAEL P. BARBEE
L.S. 5077
DATE 10-2-14



COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 20th DAY OF OCTOBER, 2014.

CRAIG TACKABERY
COUNTY SURVEYOR
L.S. 7128

BY: *Richard Simonitch*
DEPUTY
PLS 7821
RICHARD SIMONITCH

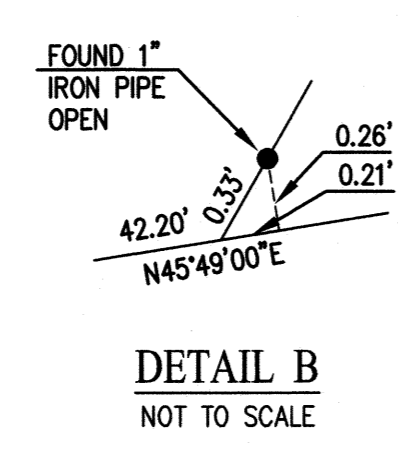
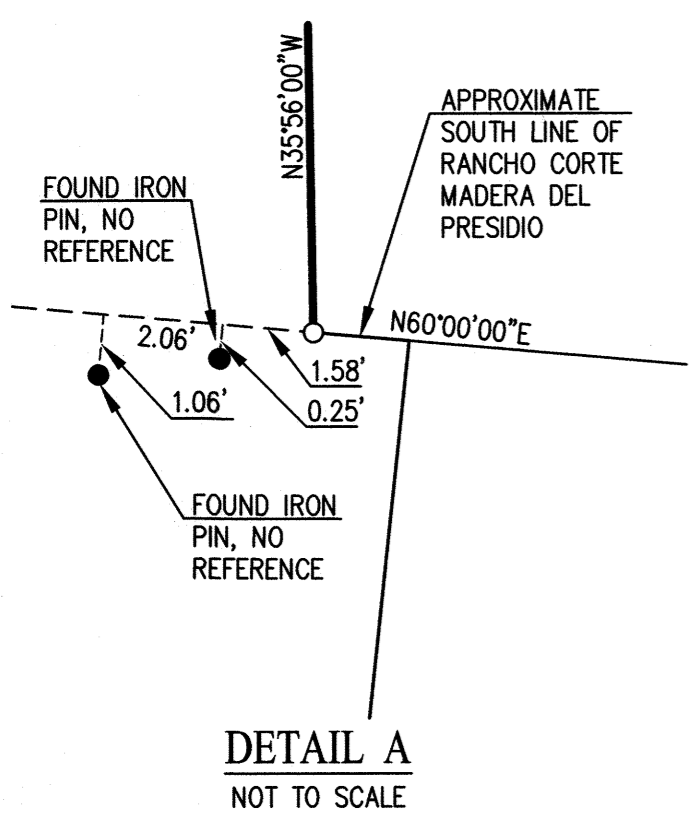
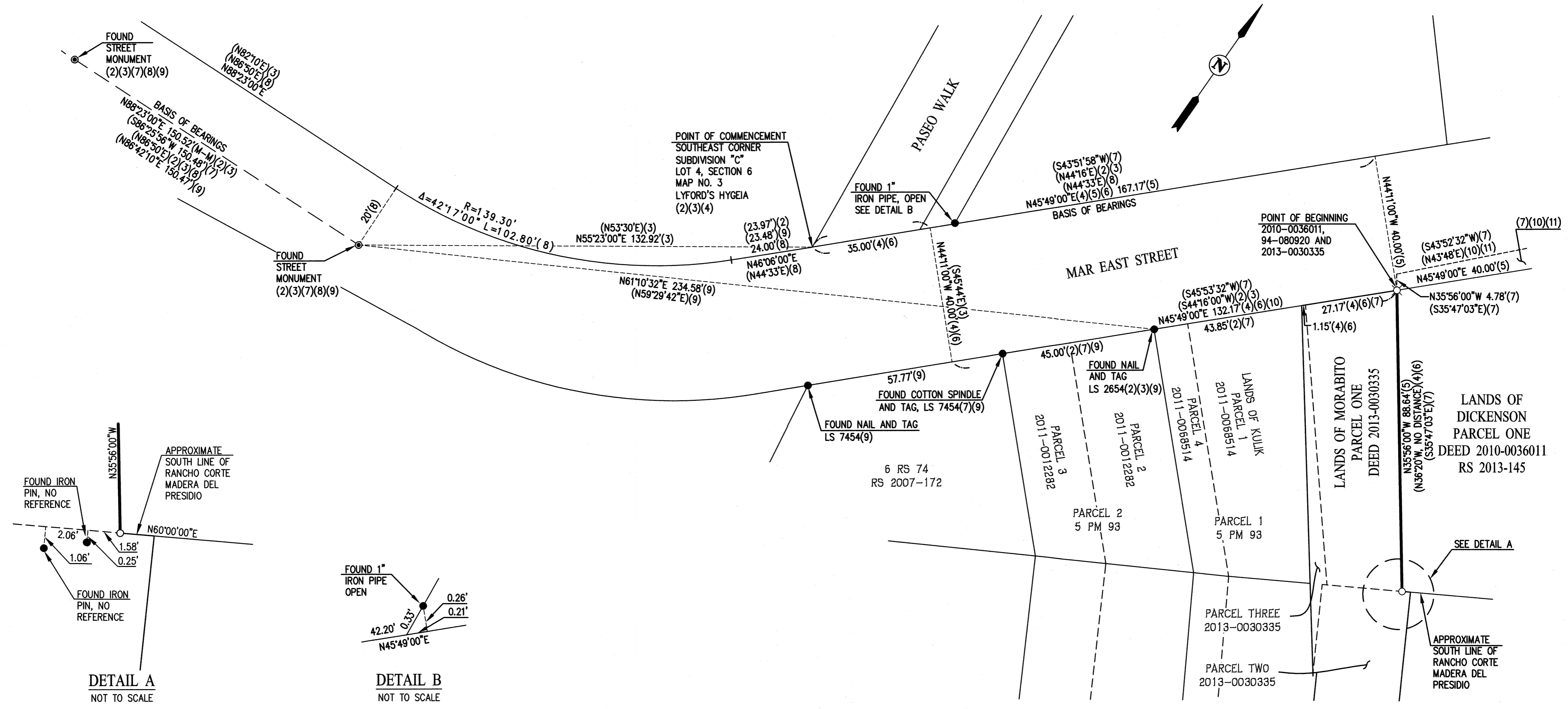


COUNTY RECORDER'S STATEMENT:

FILED THIS 31st DAY OF OCTOBER, 2014,
AT 11:50 AM. IN BOOK 2014 OF MAPS, AT PAGE(S) 154 MARIN
COUNTY RECORDS, AT THE REQUEST OF CARL MORABITO MARIN COUNTY DEPT.
SERIAL NO. 2014-45702 FEE: \$12 OF PUBLIC WORKS

Richard N. Benson
RICHARD N. BENSON
COUNTY RECORDER

BY: *h.t.*
DEPUTY



LEGEND

- NORTHEASTERN LINE OF 2013-0030335
- EXISTING PROPERTY LINE
- - - - - RECORD PROPERTY LINE
- MONUMENT LINE
- - - - - TIE LINE
- (T) TOTAL
- (M-M) MONUMENT TO MONUMENT
- FOUND STANDARD STREET MONUMENT, AS NOTED
- FOUND MONUMENT, AS NOTED
- SET 1" IRON PIPE AND CAP, LS 5077
- ⊗ SET 5/8" REBAR AND CAP WITH TAG, LS 5077

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS BETWEEN FOUND MONUMENTS IN MAR EAST STREET; THE BEARING BEING N88°23'00"E PER 5 PM 93.

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) MAP NO. 3 OF LYFORD'S HYGIA
- (2) PARCEL MAP (5 PM 93)
- (3) RECORD OF SURVEY (6 RS 74)
- (4) DEED (94-080920)
- (5) DEED (2010-0036011)
- (6) DEED (2013-0030335)
- (7) RECORD OF SURVEY (2013 MAPS 145)
- (8) MAP OF GOLDEN VIEW HEIGHTS (10 MAPS 68)
- (9) RECORD OF SURVEY (2007 MAPS 172)
- (10) UNRECORDED DRAWING PREPARED BY MCCUE BOONE TOMSICK ARCHITECTS DATED NOVEMBER 1973 AND JANUARY 1974
- (11) "PLOT PLAN" PREPARED BY A.H. DAKIN, DATED NOVEMBER 9, 1962

RECORD OF SURVEY
2312-2314 MAR EAST STREET
TIBURON, CALIFORNIA

CONSISTING OF 2 SHEETS
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SCALE: 1" = 20' JULY 2013

