

BOUNDARY RESOLUTION NOTES:

1. LOTS 18-A AND 19-A OF LYFORDS HYGEIA (R/L) DO NOT CLOSE MATHEMATICALLY USING THE INFORMATION SHOWN ON THE MAP. THE ERRORS APPEAR TO BE IN THE COMMON LOT LINE DIMENSION OF S 50°29' E 167.9 FEET, AND ALONG THE NORTH LINE OF VISTA DEL MAR LANE. EARLIER MAPS OF RECORD, 29 OS 50(R/S) AND 7 OS 36(R/L) DISCOVERED AND NOTED THE MIS-CLOSURE ERROR. 7 OS 36 HELD THE RECORD BEARINGS AND DISTANCE ALONG THE COMMON LOT LINE AND PLACED THE ERROR ALONG THE NORTH LINE OF VISTA DEL MAR LANE, WHICH DRASTICALLY ALTERS THE LOCATION OF THE PUBLIC STREET RIGHT OF WAY FROM THAT SHOWN ON THE LYFORDS HYGEIA MAP. HOWEVER, 7 OS 36 DID NOT REFERENCE NOR USE THE ORIGINAL 6X6 CONCRETE CENTERLINE MONUMENT IN THE CENTER OF SPANISH TRAIL DRIVE, WHICH WAS SHOWN AS FOUND ON SUBSEQUENT MAPS, TO ESTABLISH THE NORTH LINES OF THE TWO LOTS.

THE RECORD OF SURVEY MAP 29 OS 50 DETERMINED THE LOCATION OF THE ERROR ALONG THE COMMON LOT LINE USING THE FOUND, ORIGINAL CENTERLINE MONUMENT IN SPANISH TRAIL DRIVE TO ESTABLISH COMMON NORTHERLY CORNER OF LOTS 18-A AND 19-A. THE DISCREPANCY WITH 7 OS 36 WAS NOTED ON THAT MAP. THIS SURVEY HOLDS THE LOCATION AND DIMENSION FOR THE COMMON LOT LINE PER 29 OS 50 AS CONTROLLING, AND DISTRIBUTED THE ERROR FOR LOT 18-A ALONG THE NORTH LINE OF VISTA DEL MAR LANE.

2. THE NORTH AND EAST LINES OF THE LANDS OF SHELLY BROWN (BROWN) WERE DETERMINED BY HOLDING THE DIMENSIONS SHOWN ON THE RECORD OF SURVEY 10 OS 57 (R/S), WHICH WAS FILED IN CONJUNCTION WITH A QUIET TITLE ACTION IN FAVOR OF THE PREDECESSOR IN INTEREST TO BROWN, WATHANEL & VIOLET MARANS, ON FILE WITH THE CLERK OF THE SUPERIOR COURT THE STATE OF CALIFORNIA, COUNTY OF MARIN, CASE NO. 48746(R2-A), DATED APRIL 19, 1971. THE QUIET TITLE ACTION REFERENCES 10 OS 57 AS CONTROLLING THE LOCATION OF THE DISPUTED LINES. 10 OS 57 ALSO CROSS REFERENCES THE QUIET TITLE ACTION AS THE REASON FOR FILING THE RECORD OF SURVEY MAP. THE QUIET TITLE ACTION HAS NOT BEEN RECORDED IN THE MARIN COUNTY RECORDER'S OFFICE AND IS NOT LISTED IN THE CHAIN OF TITLE FOR EITHER OF THE AFFECTED PROPERTIES.

BOUNDARY RESOLUTION NOTES(Cont'd):

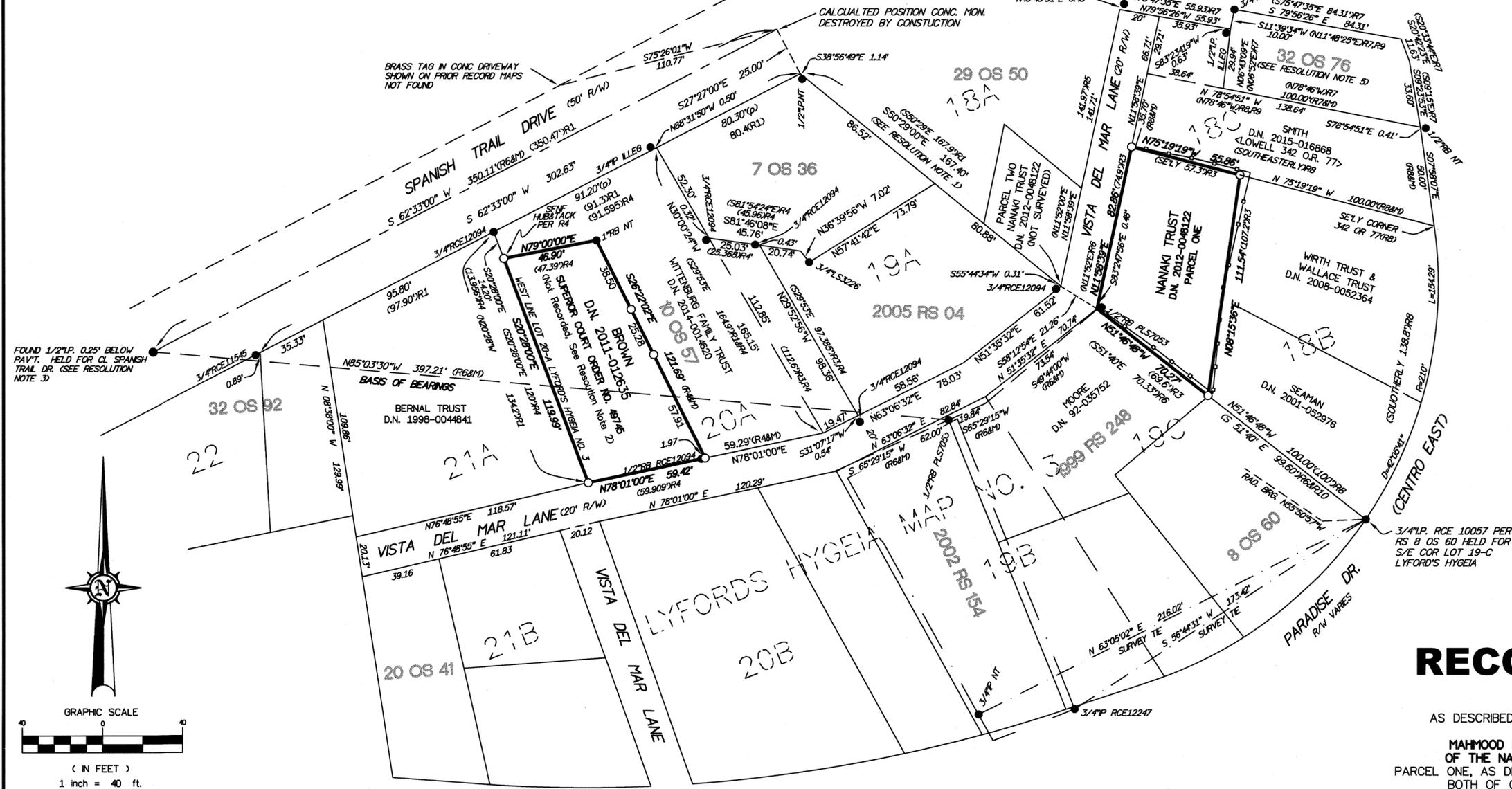
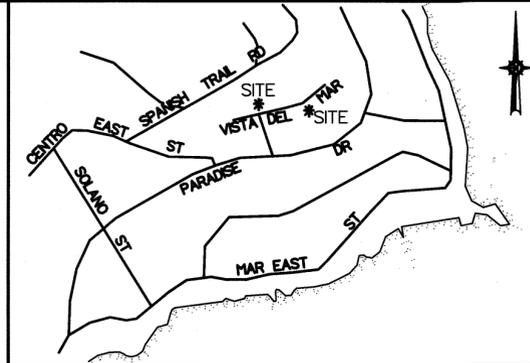
3. THE CENTER LINE OF SPANISH TRAIL DR. (VISTAZO EAST) ESTABLISHED BY HOLDING THE FOUND IRON PIPE OPPOSITE LOT 22 AS AN ORIGINAL SHOWN ON THE LYFORDS HYGEIA MAP NO. 3. THE CONSENSUS OPINION OF MOST OF THE SURVEYS OF RECORD IN THE AREA SUPPORT THIS CONCLUSION. THERE ARE, HOWEVER, OTHER MAPS OF RECORD THAT HOLD AN ALTERNATE LOCATION FOR THE CENTERLINE OF SPANISH TRAIL DR. THAT WERE RECORDED AND UNRECORDED MAPS.

4. THE BOUNDARY FOR THE LANDS OF MAHMOOD MODRZADEH, TRUSTEE, (MODRZADEH) IS DETERMINED BY HOLDING A COMBINATION OF THE EXISTING SURVEYS OF RECORD ADJOINING THE PROPERTY, 8 O.S. 60 AND 32 O.S. 76. THIS SURVEY SHOWS THE BOUNDARY OF THE MODRZADEH PARCEL USING THE OCCUPATION ESTABLISHED BY THE PREVIOUS SURVEYS OF RECORD AND THE BEST FIT OF DEED DIMENSIONS AND THE LOT DIMENSIONS SHOWN ON THE LYFORDS HYGEIA MAP. EVIDENCE EXIST THAT COULD RESULT IN ALTERNATE POSITIONS OF THE SUBJECT PARCEL'S BOUNDARY.

5. THE NORTH LINE OF MODRZADEH ESTABLISHED BY HOLDING THE SOUTH LINE OF 32 OS 76 AND THE DEED DIMENSIONS OF THE ADJOINING PROPERTY, 342 O.R. 77. THE MODRZADEH DEED QUALIFIES TO 342 O.R. 77 AS CONTROLLING.

REFERENCES

- R1 LYFORDS HYGEIA MAP NO. 3 (SEE SHEET 2)
- R2 GRANT DEED D.N. 2010-0060505
- R2-A COURT ORDER QUIETING TITLE, ACTION NO. 49745 SUPERIOR COURT OF MARIN COUNTY.
- R3 GRANT DEED 2012-0048122
- R4 R.O.S 10 OS 57
- R5 R.O.S. 29 O.S. 50
- R6 R.O.S. 1999 MAPS 248
- R7 GRANT DEED 372 O.R. 408
- R8 GRANT DEED 342 O.R. 77
- R9 R.O.S. 32 OS 76
- R10 R.O.S. 8 OS 60
- R11 R.O.S. 7 O.S 36



LEGEND

- SET 1/2" IRON PIPE TAGGED LS 7237
- FOUND IRON PIPE/REBAR SIZE & TAGGED AS NOTED
- () RECORD DATA
- R & M RECORD & MEASURED
- C CALCULATED
- D.N. DOCUMENT NUMBER
- O.R. OFFICIAL RECORD
- (P) PROPORTIONATE MEASURE
- <> FORMER DEED
- NT NOT TAGGED
- WOOD FENCE

BASIS OF BEARINGS:

N85°03'30"W 397.21' CALCULATED BETWEEN FOUND MONUMENTS SHOWN ON 1999 RS 248

NOTES:

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. ALL TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.

RECORD OF SURVEY

THE LANDS OF
SHELLY N. BROWN LIVING TRUST
 AS DESCRIBED BY DEED RECORDED UNDER DOC. NO 2011-012635
 AND THE LANDS OF
MAHMOOD MODRZADEH, TRUSTEE, OR SUCCESSOR TRUSTEE,
OF THE NAMAKI LIVING TRUST U/D/T DATED JUNE 27, 2002,
 PARCEL ONE, AS DESCRIBED BY DEED RECORDED IN DOC. NO. 2012-0048122,
 BOTH OF OFFICIAL RECORDS OF MARIN COUNTY, CALIFORNIA
 BEING PORTIONS OF LOT 18 AND LOT 20, SECTION 1,
 LYFORDS HYGEIA MAP No. 3, FILED FOR RECORD
 AUGUST 23, 1894, MCR.

TOWN OF TIBURON

COUNTY OF MARIN
SCALE: 1" = 40'

STATE OF CALIFORNIA
DATE: JANUARY, 2015



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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 SHELLY BROWN IN FEBRUARY, 2014.

Michael E. Ford
 MICHAEL E. FORD, PLS 7237
 5-27-16
 DATED



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS ACT THIS 3rd DAY OF JUNE 2015.

CRAIG TACKABERY
 COUNTY SURVEYOR
Craig Tackabery
 DEPUTY
 PLS 7821



RECORDER'S STATEMENT

FILED THIS 5 DAY OF JUNE 2015, AT 2:54 P.M. IN BOOK 2015 OF MAPS, AT PAGE 92, AT THE REQUEST OF THE COUNTY SURVEYOR.

Richard N. Benson
 COUNTY RECORDER
A. R. Sabeto
 DEPUTY COUNTY RECORDER

2015-0026876
 DOCUMENT NO.
 \$10.00
 FEES