

BASIS OF BEARINGS

The Basis of Bearings of this survey is S 53° 23' 47" E 621.59' MEAS. (621.66' 5-M-23 CALC.) between Point "A", being the reestablished position of original hub per J.C.O. Survey No. 15886, Dec. 1957 and Point "B", being a found 3/4" iron pipe with plastic plug "LS 5814" per 2004-M-331, as shown on Sheet Two.

LEGEND

- Denotes set 3/4" I.D. galvanized iron pipe with plastic plug "DANSKIN PLS 4794", unless noted otherwise
- Denotes found 3/4" I.D. iron pipe with plastic plug "DANSKIN PLS 4794" set in concrete per 2016-M-143
- Denotes found 3/4" I.D. iron pipe with plastic plug "DANSKIN PLS 4794" per 2016-M-143, unless noted otherwise
- CALC. Denotes calculated
- I.N. Denotes Official Records Instrument Number, Marin County Records
- JCO #1 Denotes J.C. Oglesby Survey No. 13881, December 1954 Field Book #567, Pages 72 & 73. Original plats, maps & field notes on file with Oglesby Collection, Marin County Free Library.
- JCO #2 Denotes J.C. Oglesby Survey No. 15886, December 1957 Field Book #567, Page 68. Original plats, maps & field notes on file with Oglesby Collection, Marin County Free Library.
- MEAS. Denotes measured
- M- Denotes Book of Maps, Marin County Records
- O.L.L. Denotes Orville L. LeNoue Survey No. 8154, April 1978
- OR- Denotes Official Records, Marin County Records
- ✕✕✕ Denotes fence, as noted

BOUNDARY RESOLUTION NOTES

1. Point "A" is the "found original hub" corner stake at the northeasterly corner of Lot Eight per 5-Maps-23a that was re-established from field ties from the same garage shown upon J.C.O. FB-567, page 68, survey number 15886, dated December 1957. This re-established position of original hub was accepted as the northeasterly corner of said Lot Eight. However, J.C.O. Survey Number 15886 rejects the original stake as being the corner and denotes it as N 19° 08' W 0.625' of corner.

Employing the position of the "found original hub" as the original corner point supports the preponderance of evidence found within the Woodworth Wood subdivision during this survey.
2. Point "B" is a found 3/4" iron pipe with plastic plug "LS 5814" per 2004-Maps-331 was employed for the basis of bearings from the above-described re-established position of "found original hub". This set point per 2004-Maps-331 was set at the northeasterly corner of an old 8" x 8" post (now missing).
3. The occupational evidence found along the northeasterly line of Lot Six supports the acceptance of the original hub mentioned in Note One above. Orville LeNoue Survey No. 8154, dated April 10, 1978 further supports this boundary opinion (although only one point exists common with his survey). See Book 2016 of Maps, Page 143.
4. Point "C", a found tag "RE 3230" in top of curb was rejected as the southerly line of Lot Seven projected westerly per J.C. Oglesby Survey No. 13881, dated December 1954, Field Book 567, Pages 72 & 73. The field notes do not indicate what was set 4.30' along said projected line, but it is assumed to be the above-mentioned lead plug and tag "RE 3230". Other monuments, noted upon said survey, were searched for but not found. Lead plug points set in Ames Avenue by JCO survey and Book 17 of Surveys at Page 78 were not searched for as they are deemed irrelevant due to both surveys being rejected.
5. J.C. Oglesby Survey No. 11128, dated September 1951, exist upon the subject parcel and denotes a fence being southerly of the 1951 opined boundary. A review of the field notes (Field book #587, page 37) denotes a "stake" was S 19° 08' E 2.88 feet from the northwesterly corner of Lot Four. However, the field notes show that this stake was S 19° 08' E 102.58 feet from a found hub near the northwesterly corner of Lot Five, thereby shorting Lot Five by 3.8 feet. These same field notes denote that Oglesby survey does not agree with stakes set by others.
6. It is my opinion that a boundary line agreement/quitclaim deed should be executed by the appropriate parties (and recorded) in an effort to fix the common boundaries of the subject parcel.
7. Discrepancies shown hereon between O.L.L., J.C.O. & 17-S-78 ties are approximate and "assumes" these surveys had a similar basis of bearings, as this survey found only one point, the nail & tag "RE 3230", shown upon Detail 1-B, and was common to all three surveys.

GENERAL NOTES

- 1). All dimensions shown are in feet and decimals thereof, save monument dimensions, being in inches.
- 2). Matters regarding Subdivision Map Act compliance not in scope of services.
- 3). Easements, recorded or otherwise, not in scope of services.
- 4). No attempt has been made as part of this survey to locate and/or show existence of all improvements on the subject property. Only selected improvements are shown.

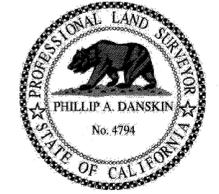
RECORD OF SURVEY

OF LANDS CONVEYED TO
 NINA R. COHEN
 TRUSTEE OF THE
 NINA R. COHEN REVOCABLE TRUST
 AS DESCRIBED IN
 OFFICIAL RECORDS INSTRUMENT No. 2015-018201
 BEING LOT 8, AS SHOWN UPON
 "WORDSWORTH WOOD, ROSS, MARIN CO., CAL."
 RECORDED IN BOOK 5 OF MAPS, AT PAGE 23
 MARIN COUNTY RECORDS
 TOWN OF ROSS
 MARIN COUNTY CALIFORNIA
 JANUARY 2016 SURVEY No. 1047

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 Nina R. Cohen in January 2016.

Signed *PA* 1/23/17
 Phillip A. Danskin - PLS 4794
 Expires September 30, 2018



COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyor's Act this 31st day of JANUARY 2017.

T. W. Park
 Tracy W. Park, County Surveyor

By Deputy



COUNTY RECORDER'S STATEMENT

Filed this 3 day of February 2017 at 8:20 A.M.
 in Book 2017 of Maps at Page 10 at the request of the County Surveyor.
 Serial No. 2017-0004875 Fee \$12.00

Richard N. Benson
 County Recorder

By *A. R. Durets*
 Deputy



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