

All distances are in feet and decimals thereof.

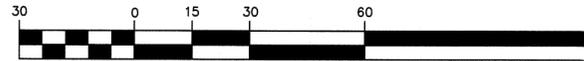
LEGEND

- Found 1/2" Iron Pipe in Concrete Footing Open, Set 3/4" Brass Washer & Nail, "PLS 6649" N.D.R., U.N.O.
- ✱ Found 5/8" Rebar & Yellow Plastic Cap, Stamped "PLS 6784" ()8,11 U.N.O.
- ✱ Found Nail and Brass Tag Stamped "LS 6784" ()8,11
- Set 5/8" Rebar with 1 1/2" Aluminum Cap with Punch Stamped, "LA STEVENS PLS 6649" (U.N.O.) ()13
- NDR No Discovered Record
- or NTS Not to Scale
- Edge of Asphalt Concrete Pavement
- SNF Searched Area Nothing Found
- UNO Unless Noted Otherwise
- Fnc Tie from Boundary to Wood Fence
- Wood Fence
- Wire Fence
- Siding of Building

BASIS OF BEARINGS

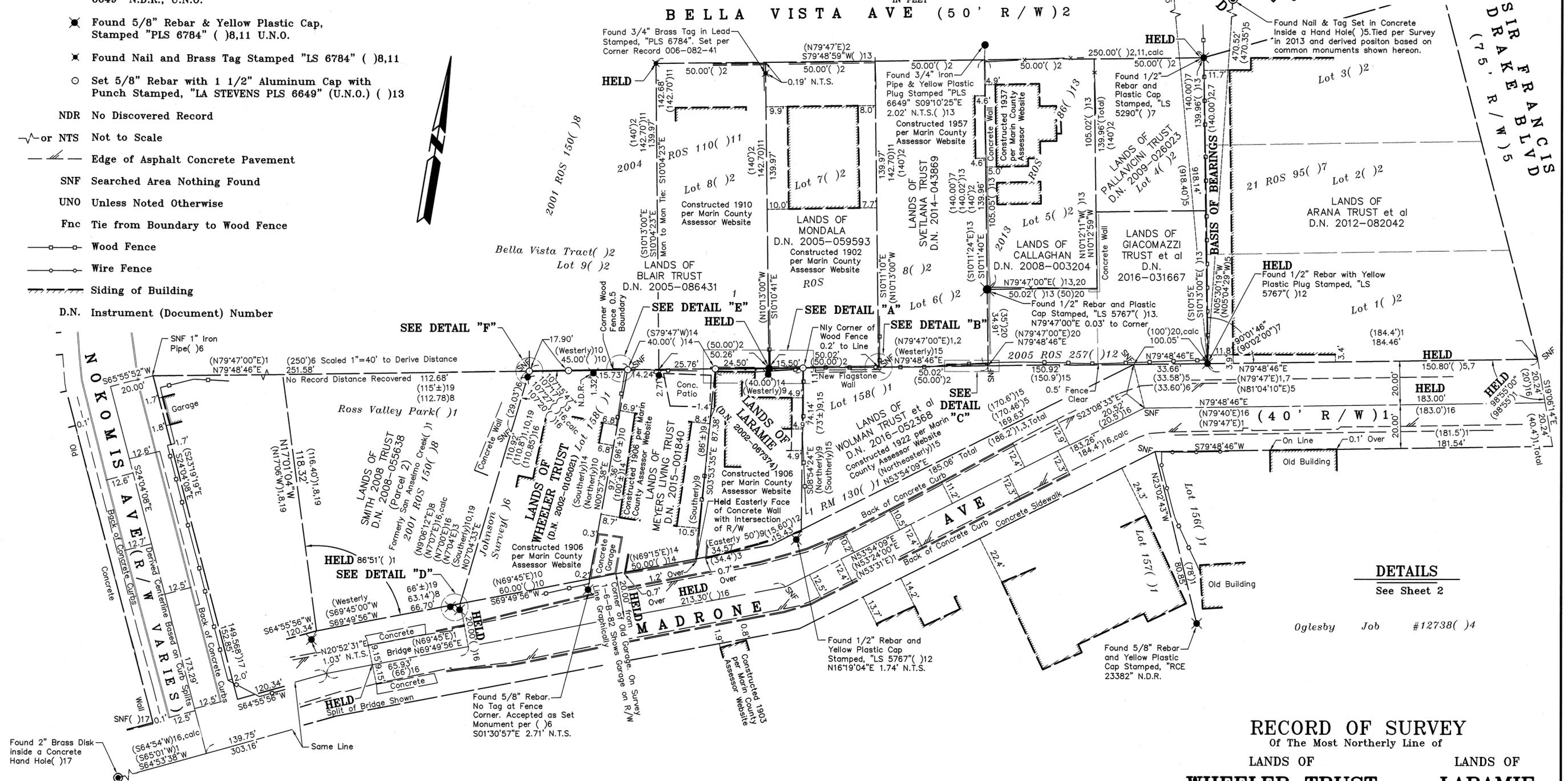
The Basis of Bearings of this survey is S10°13'00"E between a found 1/2" Rebar & Plastic Cap, Stamped "LS 5290" and a Found 1/2" Rebar & Yellow Plastic Cap Stamped, "LS 5767" per 2013 ROS 86.

GRAPHIC SCALE



Found Concrete Monument in Hand Hole. No Nail or Tag Found, Located Center of Concrete Monument()5. Tied per Survey in 2013 and derived position based on common monuments shown hereon.

Note: See 2013 ROS 86()13 for Additional Boundary Evidence



DETAILS

See Sheet 2

Oglesby Job #12738()4

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 The Laramies & The Wheelers in July, 2017.



COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 20th day of February, 2018.



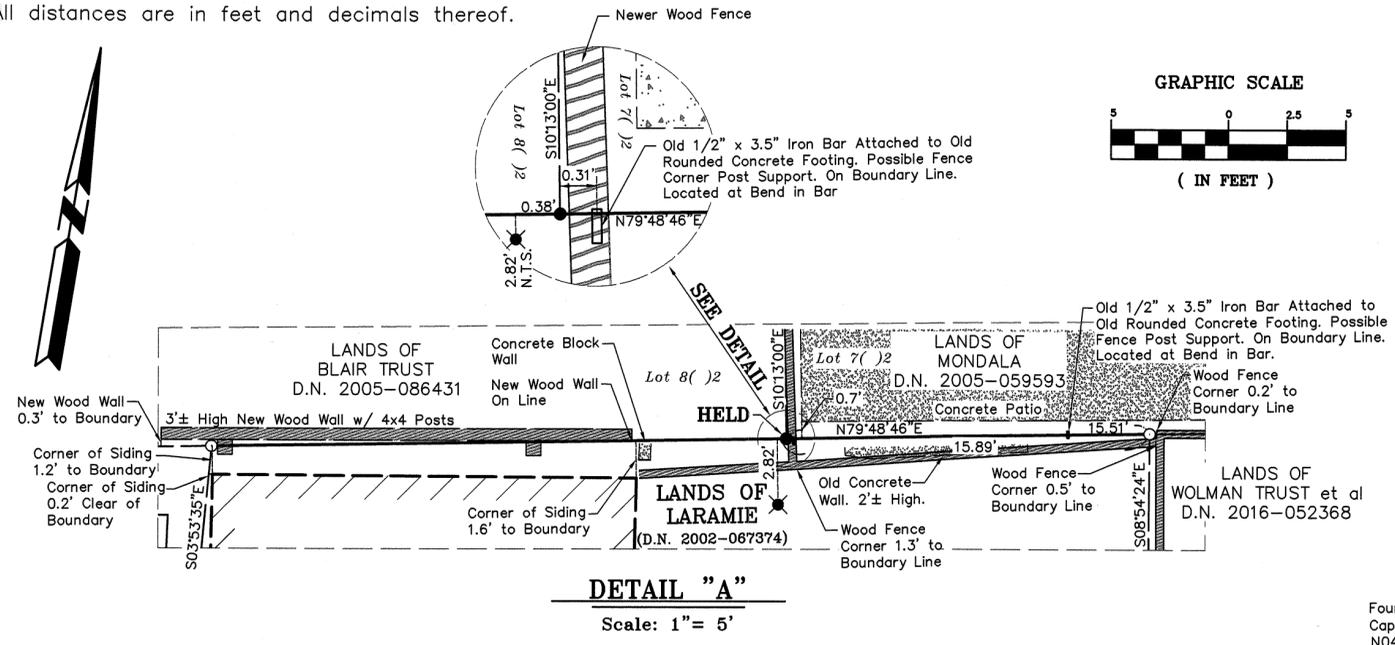
RECORDER'S STATEMENT

Filed this 23rd day of February, 2018 at 8:17 A.M. in Book 2018 of Maps, Page 29, at the request of Marin County Public Works.

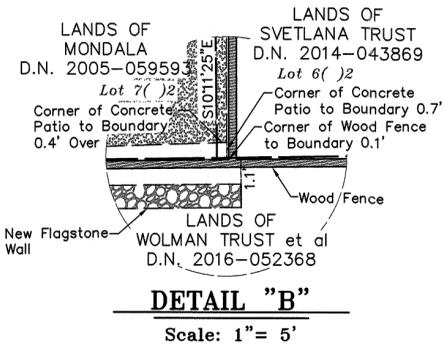
RECORD OF SURVEY Of The Most Northerly Line of LANDS OF WHEELER TRUST & LANDS OF LARAMIE (Northerly Line of DN 2002-0105021) (Northerly Line of DN 2002-067374) TOWN OF SAN ANSELMO COUNTY OF MARIN STATE OF CALIFORNIA SEPTEMBER 2017 SCALE: 1" = 30'

L.A. Stevens & Associates, Inc. Professional Land Surveyors * (415) 382-7713 7 Commercial Blvd. Suite 1 * Novato, California 94949

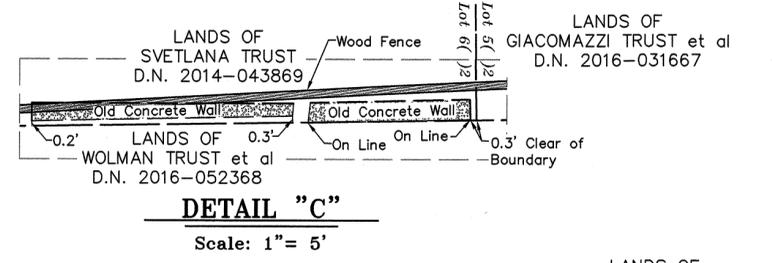
All distances are in feet and decimals thereof.



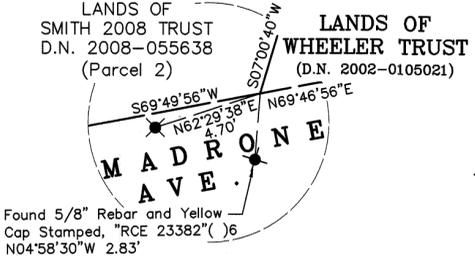
DETAIL "A" Scale: 1" = 5'



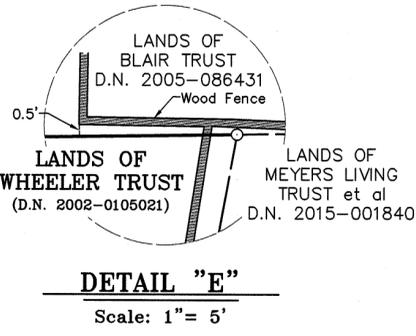
DETAIL "B" Scale: 1" = 5'



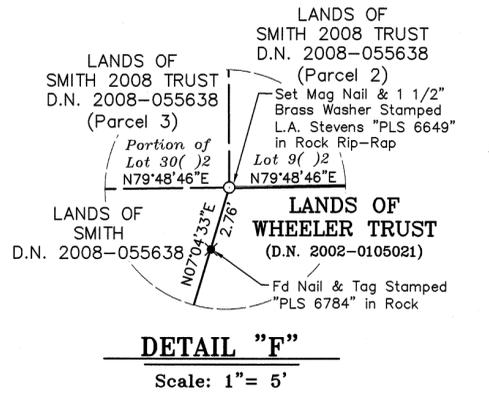
DETAIL "C" Scale: 1" = 5'



DETAIL "D" Scale: 1" = 5'



DETAIL "E" Scale: 1" = 5'



DETAIL "F" Scale: 1" = 5'

BOUNDARY RESOLUTION FOR MADRONE AVE

- The Northerly boundary of the Laramie & Wheeler properties coincides with the northerly line of Lot 158 of the Map of Ross Valley Park filed 11-23-1903 in Book 1 of Maps at Page 130 () 1 and showed an existing fence along said northerly line.
- The properties to the north of said lot 158 are part of the Bella Vista Tract that was filed in Book 1 of Official Surveys at Page 8 () 2 on 6-24-1904 and stated the southerly line was "along old fence".
- The old Sanborn Fire map () 18 dated 1924 shows a space between the Northerly boundary line and the Laramie house. Our retracement of the northerly boundary of Laramie shows the house is clear of the boundary.
- The old Sanborn Fire map () 18 dated 1924 shows the garage of the Meyers Living Trust property on the right of way of Madrone Avenue and the westerly boundary line. The survey of Lot 158 by C.H. Towle () 3 for A.S. Shapley, dated March 15, 1924 shows a division of Lot 158 that includes the Wheeler parcel and the Meyers parcel, as well as the garage on the Meyers parcel being along the right of way of Madrone Avenue and the westerly boundary line of Meyers. The evidence discovered in the vicinity supports the old garage being 0.2 and 0.3 feet from the said westerly boundary and the face of the garage being on the right of way. Some of this evidence includes the Laramie house being parallel with our derived easterly boundary of said property, the distances of the subdivided parcels of Lot 158 matching record within an expected amount. The westerly line of Lot 158 () 1 matches the mapped () 1 distance by 0.12' and the field notes by 0.07'.
- The dimensions shown for Lot 158 on the Map of Ross Valley Park Sub 2 () 1 do not mathematically close by S00°55'02"W 1.80' - We find the most likely place that this error occurred is along the centerline of Madrone Avenue in front of the easterly portion of Lot 158 as shown hereon. Based on the evidence found along the right of way of Madrone Avenue we held the record distances from east and west side of the easterly line of Lot 158 () 1, and find that the easterly portion of lot 158 is extended by 1.06'.
- The original field survey notes by George Dodge for the Ross Valley Park # 2, 1 RM 130 () 1 shows a measurement tie from the right of way along the westerly boundary of Lot 158 to be 110.8 () 1 (110.85)16 feet to the northerly line. No measurement could be found in the field notes for the easterly line of Lot W.
- The Meridian Survey (2001 Maps 150 () 8) does not document any evidence in the vicinity of the Laramie or the Wheeler parcel for the determination of the Madrone Avenue right of way. It documents monuments found that are more than 350 feet away on Madrone Avenue and uses record bearings and distances to establish the right of way and elongating the Bella Vista Tract lots 4-9 side lines by 2.7 feet, without the appropriate nexus to do so. The monuments it held in the centerline of Madrone were established from 18 RM 37 which found an old 2"x4" Stake 20' from the derived CL of said map and only one other monument to derive the boundary mapped per 18 RM 37.
- An old 1/2 inch iron pipe monument was found at the southeast corner of Lot 8 of the Bella Vista Tract (the Blair Trust property) which we accepted as the corner, also being a point on northerly line of the Laramie northerly boundary.

REFERENCES

- () 1 1 RM 130, "Ross Valley Park" Dated 11/23/1903
- () 2 1 RS 8, "Bella Vista Tract" Dated 6/1904
- () 3 A-6-B-82, "Lot 158 - Ross Valley Park" by C.H. Towle, Job #: T.195, Dated 3/15/1924
- () 4 "Survey of Ptn of 'Creek Lot' Ross Valley Park Sub 2 - For Watkins & Sibald" by J.C. Oglesby, RCE 3230, Job #: 12738, Dated 12/1952
- () 5 7 ROS 42, "Record of Survey Right of Way Line Sir Francis Drake Blvd" by D. Frost, Recorded 6/17/1968.
- () 6 Boundary Survey Plat "Lands of Peter & Kristine Halpin" by C. Johnson, RCE 23382, Dated 5/1/1977
- () 7 21 ROS 95 by David P. Harp, PLS 5290, Recorded 10/6/1986
- () 8 2001 ROS 150 by Stanley T. Gray, PLS 6784, Meridian Surveying Engineering, Inc, Recorded 8/27/2001
- () 9 D.N. 2002-0067374, Grantor: Stefanie Marlis, Grantee: Brian & Tanya Laramie, Executed: 7/24/2002, Recorded: 8/2/2002
- () 10 D.N. 2002-0105021, Grantor: Richard R. & Sheila Q. Wheeler, Grantee: Richard R. & Sheila Q. Wheeler Revocable Trust UTA, Executed: 9/30/2002, Recorded: 11/18/2002
- () 11 2004 ROS 110 by Stanley T. Gray, PLS 6784, Meridian Surveying Engineering, Inc, Recorded 5/3/2004
- () 12 2005 ROS 257 by Michael Brogan, PLS 5767, Recorded 9/20/2005
- () 13 2013 ROS 86 by Lawrence Stevens, PLS 6649, Recorded 7/12/2013
- () 14 D.N. 2015-0001840, Grantor: Richard W. Clark & Pamela Meyers, Grantee: Pamela Meyers Living Trust, Executed: 1/15/2015, Recorded: 1/15/2015
- () 15 D.N. 2016-0052368, Grantor: Gerd. S. Wolman Living Trust, Grantee: Gerd. S. Wolman Living Trust et al., Executed: 10/10/2016, Recorded: 11/10/2016
- () 16 Field Notes Titled "Ross Valley Park Map No. 2" by Dodge, Field Book 105, Page 65
- () 17 1999 M 102 by David Contreras, PLS 5065, Recorded 5/25/1999
- () 18 Sanborn Map Co Map Dated 5/1924
- () 19 D.N. 2008-0055638, Grantor: Adelbert L. & Carolyn R. Smith, Grantee: Adelbert L. & Carolyn R. Smith, or their successors, as Trustees of the Del & Carolyn Smith 2008 Trust u/d/t, Executed: 12/1/2008, Recorded: 12/19/2008
- () 20 D.N. 2016-0031667, Grantor: John E. Giacomazzi Jr. and Silvia Martins, Grantee: John E. Giacomazzi Jr. and Silvia Martins Family Trust, Executed: 6/14/2016, Recorded: 7/15/2016

NOTE

Boundary evidence collected between 8/2/2017 & 8/30/2017 & Set Monuments on 9/28/2017 & 10/2/2017

The identification and location of easements burdening this parcel is outside the scope of services contracted for.

The relevant data used from those historical documents has been transcribed onto this Record of Survey for other surveyors' consideration. The archives of George Dodge, J.C. Oglesby, and C.H. Towle are available for review at the Anne T. Kent California Room, part of the Marin County Free Library.

The Title Insurance Policy reviewed during the course of this survey was provided by Fidelity National Title Insurance Co., dated 8/2/2002, Policy Number 27-01-90 667480.

LEGEND

- Found 1/2" Iron Pipe in Concrete Footing Open, Set Yellow Plastic Plug Stamped, "L.A. STEVENS PLS 6649" N.D.R., U.N.O.
- ✱ Found 5/8" Rebar & Yellow Plastic Cap, Stamped "PLS 6784" () 8,11 U.N.O.
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- UNO Unless Noted Otherwise
- Fnc Tie from Boundary to Wood Fence
- Wood Fence
- Wire Fence
- //// Siding of Building

RECORD OF SURVEY

Of The Most Northerly Line of

LANDS OF WHEELER TRUST & LANDS OF LARAMIE

(Northerly Line of DN 2002-0105021) (Northerly Line of DN 2002-067374)

TOWN OF SAN ANSELMO
COUNTY OF MARIN STATE OF CALIFORNIA
SEPTEMBER 2017 SCALE: 1" = 5'

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