

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 KEN WELTER IN MARCH, 2017.

Michael E. Ford
MICHAEL E. FORD, PLS 7237
3-21-18
DATED



SURVEYOR'S NOTES:

THIS MAPS REPRESENTS A SURVEY OF LOTS 74 AND 75 OF THE CORRECTED MAP OF CORINTHIAN ISLAND, 2 R.M. 106, AS SHOWN ON AN UNRECORDED SURVEY MAP PREPARED BY OGLESBY, JACOBS AND WICKHAM CIVIL ENGINEERS IN 1962 (OJW). THE OJW SURVEY WAS APPARENTLY USED FOR THE BOUNDARIES OF THE SUBJECT LOTS DURING THE CONSTRUCTION OF THE EXISTING HOUSE, AS EVIDENCED BY THE LOCATION OF THE EXISTING HOUSE TO THE LOT LINES. THE LOT LINE LOCATIONS SHOWN ON THE OJW MAP ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN ON RECENT MAPS FILED IN THE PUBLIC RECORD FOR THE ADJOINING LOTS. THESE RECENTLY FILED MAPS DID NOT CONSIDER THE UNRECORDED OJW MAP.

THE FILED MAPS FOR THE LOTS ADJOINING LOTS 74 & 75 RELIED ON 2 O.S. 48-A, AN OLDER SURVEY ALSO IN THE PUBLIC RECORDS, THAT PURPORTEDLY REESTABLISHED THE LOT LOCATIONS WITHIN THIS BLOCK OF CORINTHIAN ISLAND. 2 O.S. 48-A WAS PREPARED FOR ANNEXATION PURPOSES AND DOES NOT REFLECT THE LOT LAYOUT, DIMENSIONS AND STREET RIGHT OF WAY WIDTHS FOR THE LOTS DEPICTED ON THE CORRECTED MAP OF CORINTHIAN ISLAND. 2 O.S. 48-A APPEARS TO RE-SUBDIVIDE THE LOTS WITHOUT APPROVAL OF THE JURISDICTION AT THE TIME THE MAP WAS FILED IN JULY, 1924.

THE CURRENT AND HISTORICAL VESTING DEEDS FOR THE PARCELS IN THIS BLOCK REFER TO THE "CORRECTED MAP OF CORINTHIAN ISLAND." THE 1924 PLAT OF SURVEY, 2 O.S. 48-A, IS NOT CALLED FOR IN THE VESTING DEEDS. IT IS REASONABLE TO EXPECT THAT IF THE PLAT OF SURVEY DID RE-SUBDIVIDE THE CORINTHIAN ISLAND LOTS, THE VESTING DEEDS FROM 1924 FORWARD WOULD HAVE REFERRED TO THAT MAP AS CONTROLLING.

THERE IS SUFFICIENT AMBIGUITY AND CONFLICTING SURVEY EVIDENCE IN THE PUBLIC RECORD TO CONCLUDE THAT THE BOUNDARIES OF THE SUBJECT PARCELS AND ADJOINING PARCELS CANNOT BE DETERMINED WITH CERTAINTY, BUT THE LINES SHOWN HEREIN REPRESENT THE BEST AVAILABLE EVIDENCE.

RECORD OF SURVEY

THE LANDS OF
KENNETH WELTER AND ANDRINA RAMIREZ
AS DESCRIBED BY DEED RECORDED AS DOCUMENT NUMBER 2013-0049771, OFFICIAL RECORDS OF MARIN COUNTY, BEING A PORTION OF LOTS 74 & 75 OF THE CORRECTED MAP OF CORINTHIAN ISLAND FILED IN BOOK 2 R.M. PAGE 106, MARIN COUNTY RECORDS, AS SHOWN ON AN UNRECORDED MAP BY OGLESBY, JACOBS & WICKHAM IN 1962, JOB NO. 18149, ON FILE AT THE MARIN COUNTY FREE LIBRARY, AS CALCULATED PER 9 O.S. 77

TOWN OF TIBURON
COUNTY OF MARIN STATE OF CALIFORNIA
SCALE: 1" = 40' DATE: AUGUST 2017

michael ford
land surveyors
2300 bethards drive, suite J
santa rosa - california 95405
p 707.542.8513 - f 707.542.1825
www.michaelfordinc.com

REFERENCES

- R1 GRANT DEED: D.N.2016-0049771
- R2 CORRECTED MAP OF CORINTHIAN ISLAND 2 R.M. 106
- R3 PLAT OF SURVEY 2 O.S. 48-A
- R4 GRANT DEED: 2016-0012810
- R5 GRANT DEED: D.N. 2013-0036269
- R6 RECORD OF SURVEY; 2016 MAPS 128
- R7 RECORD OF SURVEY; 9 O.S. 77
- R8 UNRECORDED SURVEY BY OGLESBY, JACOB AND WICKHAM, JULY 1962 NO. 18149, COPY IN FILE AT MARIN COUNTY FREE LIBRARY
- R9 RECORD OF SURVEY BY JL ENGINEERING UNDER REVIEW

LEGEND

- ⊕ FOUND MAGNETIC NAIL&ALUMINUM TAG AS NOTED
- ⊙ FOUND NAIL & BRASS TAG RCE 5123 OR AS NOTED
- FOUND 3/4"IRON PIPE RCE 18221 PER R6
- ⚡ FOUND RR SPIKE PER 9 O.S. 77(R7)
- ▽ FOUND BOLT IN PAVEMENT (REBAR&CAP PER R6)
- () RECORD DATA
- M MEASURED
- C CALCULATED
- SNFN PROPERTY CORNER PER R8 SEARCH FOR NOT FOUND

BASIS OF BEARINGS:

SOUTH 17°44'59" EAST BETWEEN A FOUND BOLT(1/2" REBAR PER R6) AND A FOUND NAIL & BRASS TAG, RE 5123, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 2016 OF MAPS AT PAGE 128, MARIN COUNTY RECORDS.

NOTES:

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

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS ACT THIS 23 DAY OF MARCH, 2018.

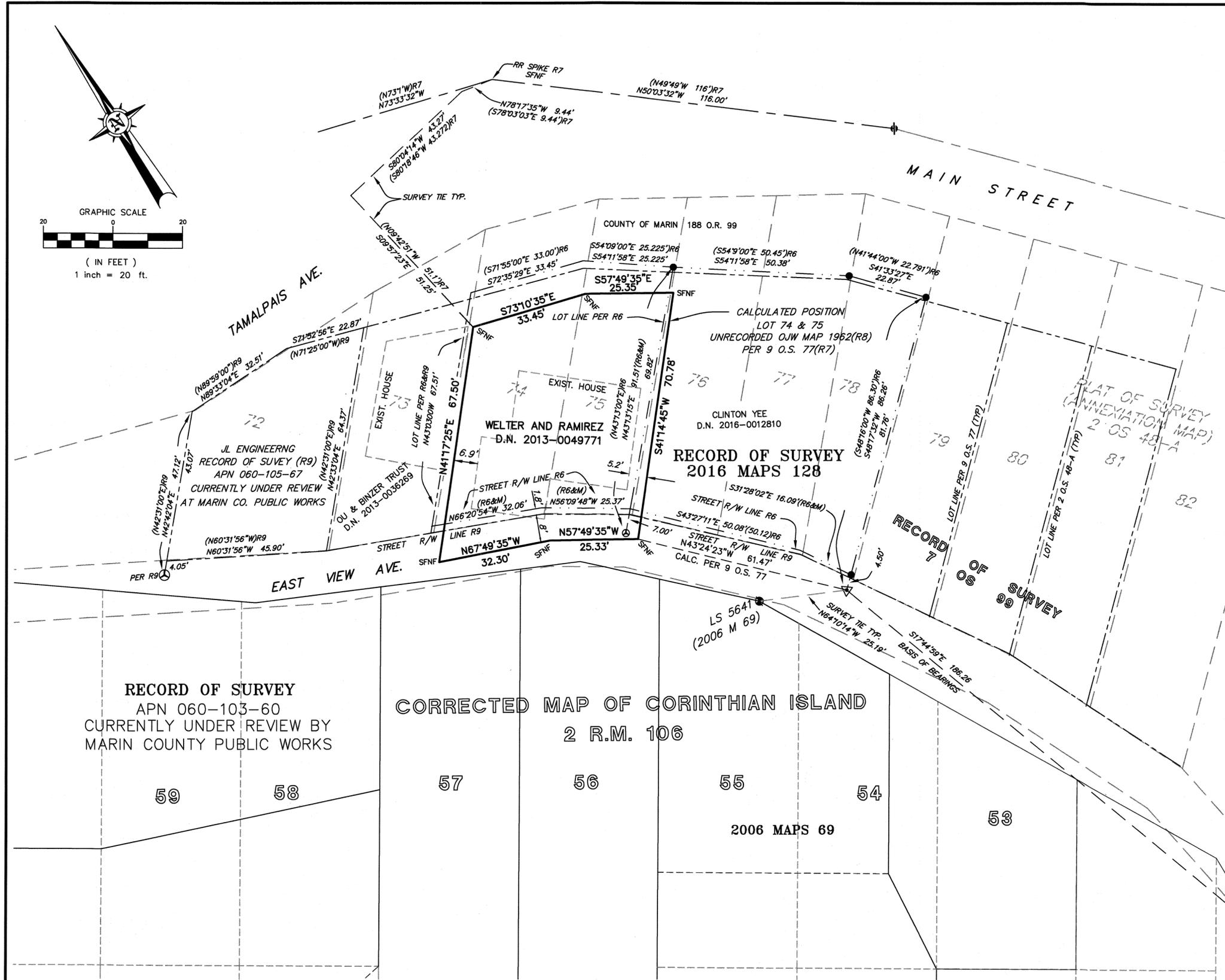
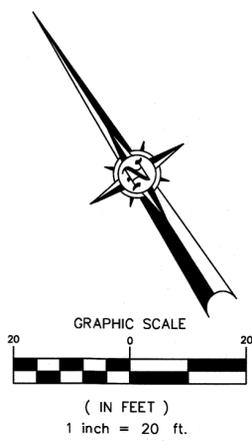
TRACY W. PARK, PLS 8176
COUNTY SURVEYOR
Tracy W. Park
JAMES M. DICKEY, PLS 7935
DEPUTY COUNTY SURVEYOR



RECORDER'S STATEMENT

FILED THIS 30 DAY OF MARCH, 2018, AT 8:00 AM, IN BOOK 2018 OF MAPS, AT PAGE 58, AT THE REQUEST OF THE DEPARTMENT OF PUBLIC WORKS, MARIN COUNTY.

Richard N. Benson 2018-0011162
COUNTY RECORDER DOCUMENT NO.
A.R. Sabeto \$ 86.00
DEPUTY COUNTY RECORDER FEES



- REFERENCES**
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RECORD OF SURVEY
APN 060-103-60
CURRENTLY UNDER REVIEW BY
MARIN COUNTY PUBLIC WORKS

CORRECTED MAP OF CORINTHIAN ISLAND
2 R.M. 106

RECORD OF SURVEY
2016 MAPS 128

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