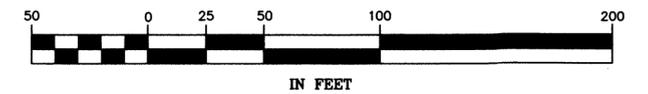


All distances are in feet and decimals thereof.

GRAPHIC SCALE

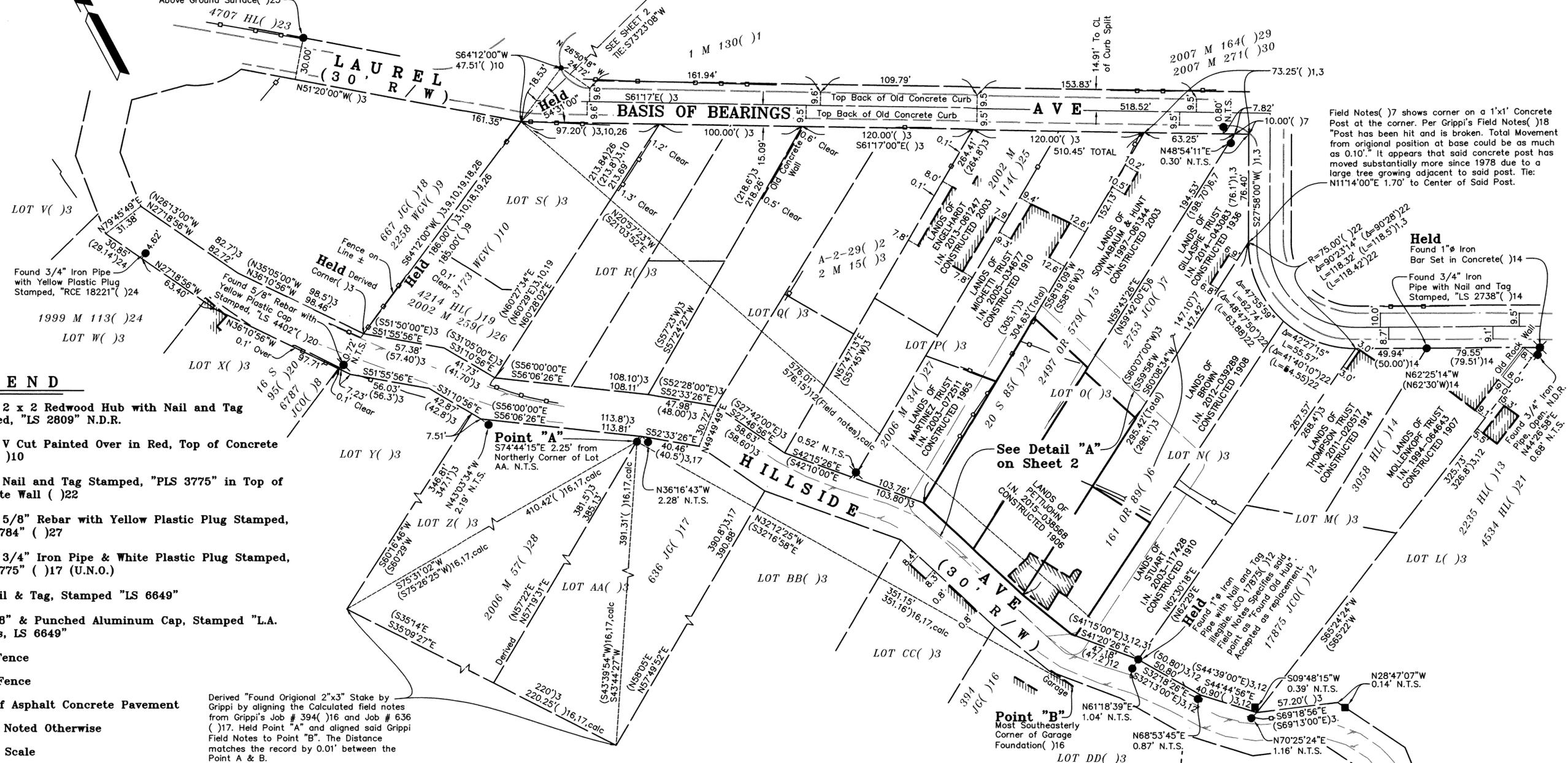


BASIS OF BEARINGS

The Basis of Bearings of this survey is S 61°17' E based on the derived centerline of the curbs along Laurel Avenue.

Monument Agrees with Record Bearing. Found 3/4" Iron Pipe with Nail and Tag Stamped, "LS 2738" 0.1' Above Ground Surface ()23

Note: Dashed Lines are not to be considered the location of final boundary lines. Said dashed lines are to be considered dimension lines to document the location of evidence found in the field. The only boundary lines established by this survey are shown as a thick continuous line for the parcels owned by Pettijohn.



LEGEND

- Found 2 x 2 Redwood Hub with Nail and Tag Stamped, "LS 2809" N.D.R.
Found V Cut Painted Over in Red, Top of Concrete Curb ()10
Found Nail and Tag Stamped, "PLS 3775" in Top of Concrete Wall ()22
Found 5/8" Rebar with Yellow Plastic Plug Stamped, "PLS 6784" ()27
Found 3/4" Iron Pipe & White Plastic Plug Stamped, "PLS 3775" ()17 (U.N.O.)
Set Nail & Tag, Stamped "LS 6649"
Set 5/8" & Punched Aluminum Cap, Stamped "L.A. Stevens, LS 6649"
Wood Fence
Metal Fence
Edge of Asphalt Concrete Pavement
U.N.O. Unless Noted Otherwise
N.T.S. Not to Scale

Derived "Found Original 2"x3" Stake by Grippi by aligning the Calculated field notes from Grippi's Job # 394()16 and Job # 636 ()17. Held Point "A" and aligned said Grippi Field Notes to Point "B". The Distance matches the record by 0.01' between the Point A & B.

()3 & ()11 NOTE: Although dimensions shown per ()3 & ()11 hereon are listed to the nearest second for bearing & the nearest 0.01' for distance, the record document only shows to the nearest minute for bearing & the nearest 0.1' for distance

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 Adam Pettijohn in September 6, 2017.

Lawrence A. Stevens, PLS 6649



COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 17th day of April, 2019.

Tracy W. Park, County Surveyor



RECORDER'S STATEMENT

Filed this 19 day of APRIL, 2019 at 7:40 A.M. in Book 2019 of Maps, Page 20, at the request of Marin County Public Works.

Serial No. 2019-0012831 Fee: \$86.00

Shelley Scott County Recorder, Q.R. White Deputy Recorder

RECORD OF SURVEY

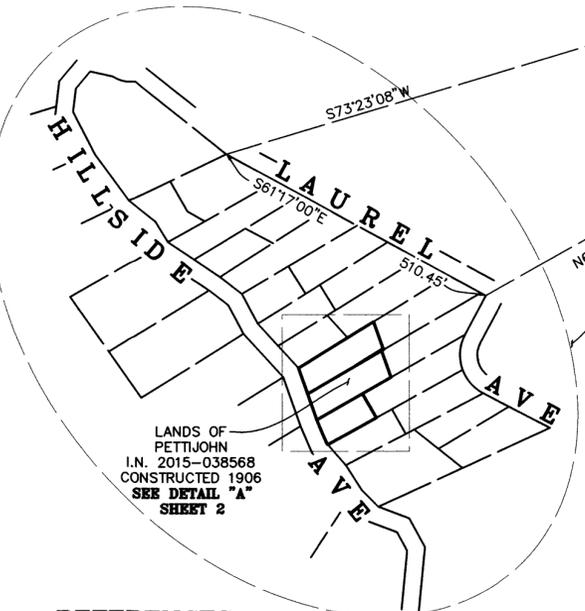
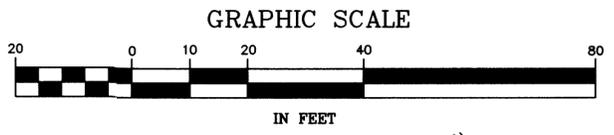
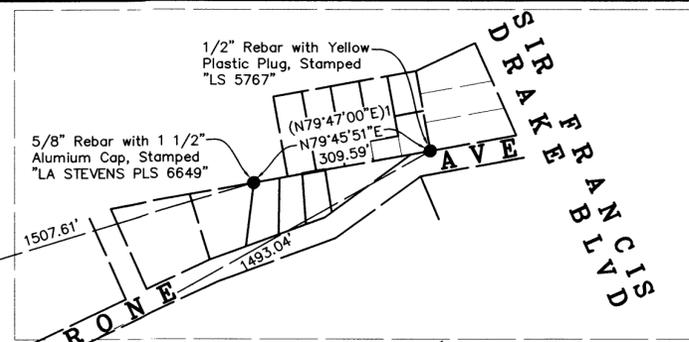
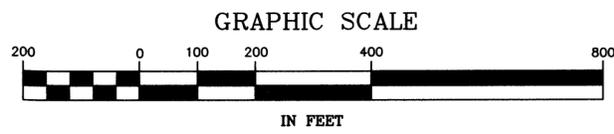
LANDS OF PETTIJOHN

(IN 2015-038568)

TOWN OF SAN ANSELMO COUNTY OF MARIN STATE OF CALIFORNIA APRIL 2018 SCALE: 1" = 50'

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.



SEE SHEET 1

LEGEND

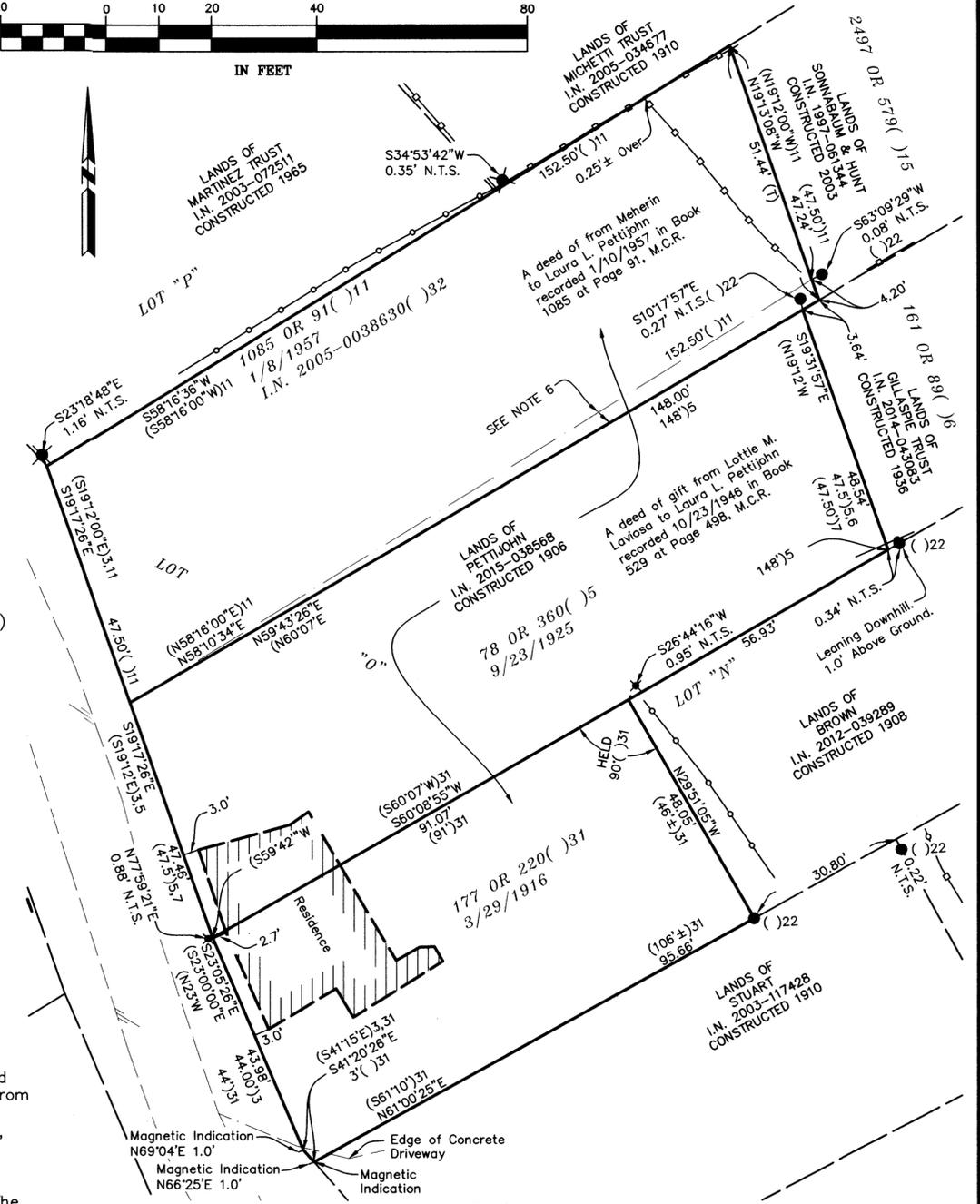
- Found 2 x 2 Redwood Hub, (Tagged As Noted)
Found V Cut Painted Over in Top of Red Concrete Curb ()10
Found Nail and Tag Stamped, "LS 3375" in Top of Concrete Wall ()22
Found 5/8" Rebar with Yellow Plastic Plug Stamped, "PLS 6784" ()27
Found 3/4" Iron Pipe & White Plastic Plug Stamped, "LS 3775" ()17 (U.N.O.)
Set Nail & Tag, Stamped "LS 6649"
Set 5/8" & Punched Aluminum Cap, Stamped "L.A. Stevens, LS 6649"
Wood Fence
Metal Fence
Edge of Asphalt Concrete Pavement
U.N.O. Unless Noted Otherwise
or N.T.S. Not to Scale
(T) Total

NOTE

- 1. Boundary evidence collected between 3/27/2018 & 4/12/2018.
2. The identification and location of easements burdening this parcel is outside the scope of services contracted for.
3. The owners of the unfiled historical archives referenced hereon have asserted copyright and have required me to agree not to disseminate copies to anyone.
4. The historical archives of Hool & Lockett are controlled by David Contreras, Retired LS.
5. The Title Insurance Policy reviewed during the course of this survey was provided by Old Republic National Title Insurance Co., dated 2/28/2017, Policy Number A04039-FTYA-152725.
6. Laviosa granted Pettijohn a piece of property that was a portion of Lot "O" of the Map of Ross Valley Park, filed in Book 1 at Page 130()1 with the conveyance that was recorded October 23, 1946 in Book 529 of Official Records at Page 498.
7. Construction dates obtained from Marin County Assessor Website.

REFERENCES

- ()1 1 M 130, "Ross Valley Park", by G.M. Dodge, Recorded 11/23/1903
()2 Hardcopy of "Ross Valley Park" (1 M 30), Job # A-2-29, by G.M. Dodge
()3 2 M 15, "Ross Valley Park - Hillside Tract" by G.M. Dodge, Recorded 2/16/1905
()4 Deed 106 OR 168, Grantor: Croker, Grantee: Adams, Executed: 1/19/1907, Recorded: 1/22/1907
()5 Deed 78 OR 360, Grantor: Arnke, Grantee: Laviosa, Executed: 9/12/1925, Recorded: 9/23/1925
()6 Deed 161 OR 89, Grantor: Arnke, Grantee: Engelman, Executed: 9/12/1928, Recorded: 11/30/1928
()7 "Survey of South 1/2 Lot "O" - Hillside Tract", by J.C. Oglesby, for C. Stevens, Job # 2753, Field Book 236 Page 14, Dated 7/1936
()8 "Survey of Portion of Lot X Ross Valley Park, Sub 2" by J.C. Oglesby, for Cardone Realty Co., Job # 6587, Dated 6/1945
()9 "Survey of Portion of Lot "T" Hillside Tract" by W.G. Voordhies, for W.R. Preston, Job # 2258, Field Book Page, Dated 6/1949
()10 "Subdivision of Lot "S" Hillside Tract", by W.G. Voordhies, for R. Wood, Job # 3173, Field Book 190 Page 56, Dated 8/1950
()11 Deed 1085 OR 91, Grantor: Meherin, Grantee: Pettijohn, Executed: 1/8/1957, Recorded: 1/10/1957
()12 "Survey Portion, Lots "M" & "N", Ross Valley Hillside Tract", by Oglesby, Jacob & Wickham, for Howard B. Mitchell, Job # 17875, Field Book 346 Page 34, Dated 1/26/1962
()13 "Survey & Division of Assessor's Parcel 17-115-18 Ptn. Lot L" by Hool & Lockett, for H.L. Mollenkopf, Job # 2235, Dated 5/1964
()14 "Survey of Ptn. Lot M Ross Valley Park - Hillside Tract" by Hool & Lockett, for H.L. Mollenkopf, Job # 3058, Dated 10/1970
()15 Deed 2487 OR 579, Grantor: Meherin, Grantee: Urquhart, Executed: 8/27/1971, Recorded: 8/30/1971
()16 "Ptn Lot DD Ross Valley Park Hillside Tract" by J. Grippi, for P. Fraser, Job # 394, Dated: 10/9/1976, Hardcopy & Field Notes
()17 "Map of Survey Lands of Baker" by J. Grippi, Job # 636, Dated 5/1978
()18 "Map of Survey Southeastern Portion of Lot T" by J. Grippi, for J. Knight, Job # 687, Dated 8/1978
()19 "Survey of Northwest Line Assessor's Parcel 7-115-27" by Hool & Lockett, for Mrs. R. Urico, Job # 4214, Dated 5/1/1980
()20 16 S 95, by Anrig-Doyle (LS 4402), Filed 2/6/1981
()21 "Survey of Portion of Lot L Ross Valley Park - Hillside Tract" by Hool & Lockett, for G. Duryee, Job # 4534, Dated 5/1984
()22 20 S 85, by J. Grippi & Associates Inc. (LS 3775), Filed 8/27/1985
()23 "Survey of Assessor's Parcel 7-112-35" by Hool & Lockett, for K. Shea, Job # 4707, Dated 8/1986
()24 1999 M 113, by IL Schwartz Associates Inc. (RCE 18221), Filed 6/28/1999
()25 2002 M 114, by David Contreras (LS 5065), Filed 6/10/2002
()26 2002 M 259, by Bracken & Keane (LS 5461), Filed 12/20/2002
()27 2006 M 34, by Meridian Surveying Engineering (LS 6784), Filed 2/7/2006
()28 2006 M 57, by William Schroeder & Associates LLC (LS 5814), Filed 3/13/2006
()29 2007 M 164, by Steven Flatland (LS 7744), Filed 8/14/2007
()30 2007 M 271, by Steven Flatland (LS 7744), Filed 12/21/2007
()31 Deed 177 OR 220, Grantor: J.F. Adams et ux, Grantee: L.M. Adams, Executed: 3/21/1916, Recorded: 3/29/1916
()32 I.N. 2005-0038630, "Conditional Certificate of Compliance", Executed: 5/24/2005, Recorded: 5/25/2005



DETAIL "A" Scale: 1"=20'

RECORD OF SURVEY

LANDS OF PETTIJOHN (IN 2015-038568) TOWN OF SAN ANSELMO COUNTY OF MARIN STATE OF CALIFORNIA APRIL 2018 SCALE: AS NOTED

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