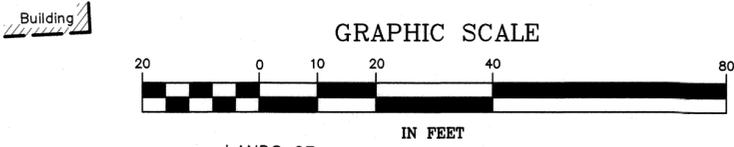


All distances are in feet and decimals thereof.
All dimensions are perpendicular unless noted otherwise.



NOTES

Boundary evidence collected on April 11, 2019.

The Title Insurance Policy reviewed during the course of this survey was provided by Fidelity National Title Insurance Co., dated 7/8/2008, Policy Number CAFN0921-0921-0005-0000815481-FNTIC-2008-06. Documents within said Policy were reviewed for this work.

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 Kenyon Family Trust & Greene and Gabriele.

REFERENCES

- () 1 11 RM 61, "Map of Park Hill Unit 1", Owner: Trillium Corporation, Trustee: Transwestern Title Company, by Kenneth Frost Associates, filed 1/30/1963.
- () 2 1 PM 22, "Parcel Map of a Portion of Park Hill Unit One, Resubdivision of Lot No. 62", requested by Trillium Lane Ventures, by Kenneth Frost Associates, recorded 7/27/1966.
- () 3 2005 RS 184, "Lands of Hardiman, Being Lot 61-A of that certain parcel map recorded in Book 3 of Parcel Maps at Page 100, Marin County Records" by L.A. Stevens & Associates, Inc., filed 7/11/2005.
- () 4 2018 RS 9, "The Lands of Bovero, Being Parcel A, 1 PM 22", by Ty Hawkins LS 7973, filed 1/26/2018
- () 5 Unfiled Survey Titled, "Site Plan", found in Job File #224 of Frost, Meglio Civil Engineers, No name & no date associated with Site Plan.
- () 6 2173 O.R. 58, Recorded 11/17/1967, Grantor: Trillium Lane Venture, L.P., Grantee: J. William Knox & Shirley J. Knox
- () 7 2313 O.R. 46, Recorded 7/18/1969, Grantor: Trillium Lane Venture, L.P., Grantee: Reginald C. Gilchrist & Suzanne J. Gilchrist.
- () 8 3405 O.R. 26, Recorded 7/18/1978, Grantee: State of California, For the Nonpayment of Property Taxes by Trillium Lane Venture.
- () 9 Unfiled Survey Titled, "Trillium Lane Master Plan", found in Frost, Meglio Job File #224, Owner: Trillium Lane Venture, Drawn by: Les Smith, Revised: 11/20/1968.

LEGEND

See Sheet 2

Boundary Resolution #1

Held record location for the centerline of Trillium Lane per 2005 RS 184 () 3 & the geometry per 11 RM 61 () 1 to establish the R/W along our site. The interior boundary lines of 1 PM 22 () 2 were established holding the record bearings and distances based on the street monuments of Trillium Lane being in the center of the R/W & the geometry shown on the map per () 2. Then extended the interior lines to said R/W boundary established per () 1,3.

Interior Boundary Lines of 1 PM 22 () 2 shown hereon do not agree with the development of the improvements on the parcel.

Resolution #1 and #3 () 4 do not conform to the improvements constructed near the time the parcel was created. See Boundary Resolution #2.

Alternate Boundary Resolutions Exist

See Sheet 2 - Boundary Resolution #2 fits best with the occupation & old drawings () 5,9.

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 Stephen & Suzanne Kenyon on February 28, 2019.

Lawrence A. Stevens, PLS 6649



1-27-2020

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 31st day of JANUARY, 2020.

Tracy W. Park, County Surveyor

By Deputy



RECORDER'S STATEMENT

Filed this 7 day of February, 2020 at 8:00 A.M. in Book 2020 of Maps, Page 12, at the request of Marin County Public Works.

Serial No. 2020-0004983 Fee: \$86.00

Skelly Scott
County Recorder

A.R. Suteo
Deputy Recorder

AP 200-173-23

RECORD OF SURVEY
LANDS OF
KENYON FAMILY TR. & VICINITY

(IN 2013-0014544 & Portion of 1 PM 22)

MILL VALLEY
COUNTY OF MARIN STATE OF CALIFORNIA
APRIL 2019 SCALE: 1" = 20'

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

Drawing No. 191937fid.dwg

Sheet 1 Of 2

All distances are in feet and decimals thereof.
All dimensions are perpendicular unless noted otherwise.



Boundary Resolution #1

See Sheet 1

BASIS OF BEARINGS

See Sheet 1

REFERENCES

See Sheet 2

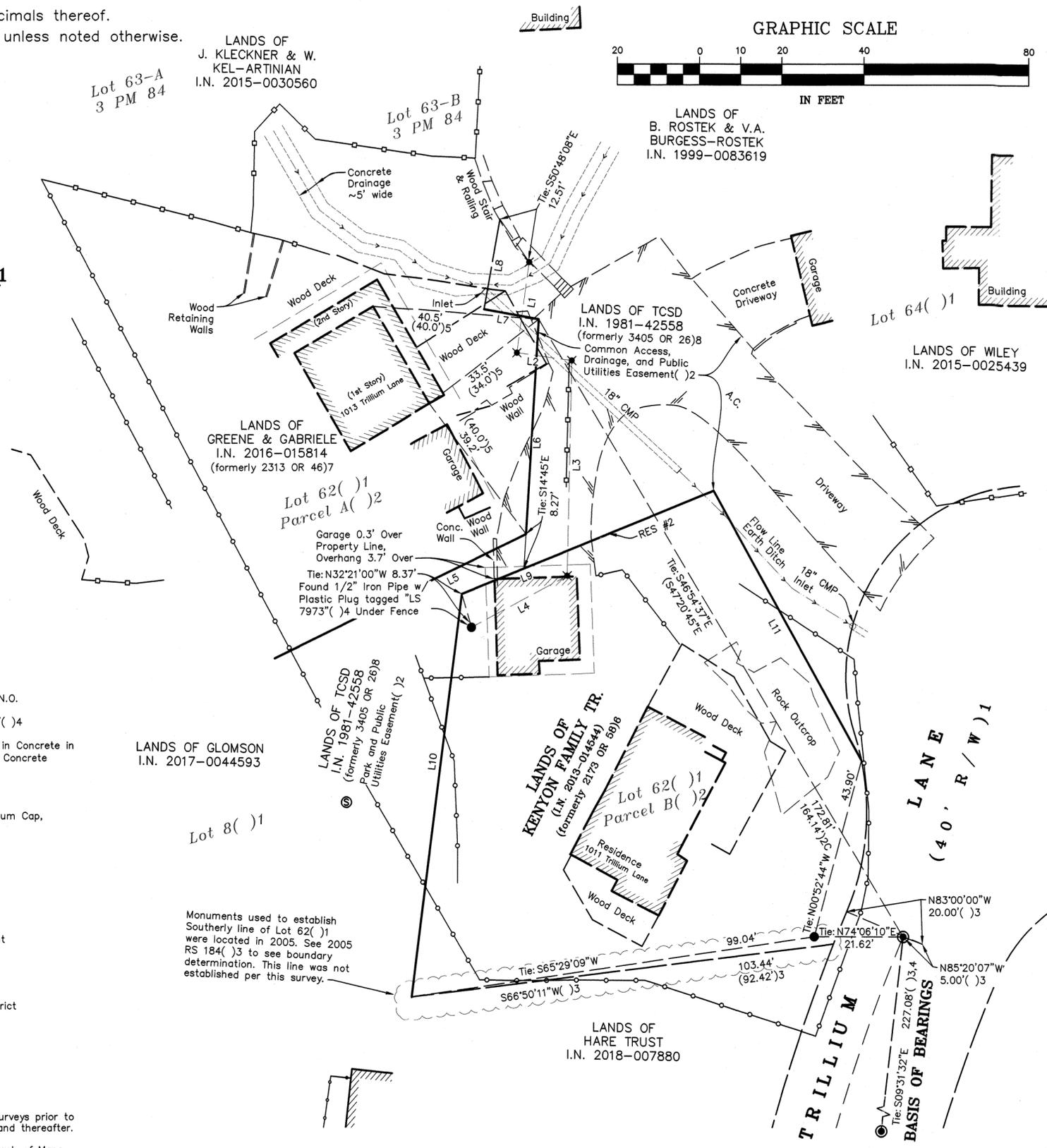
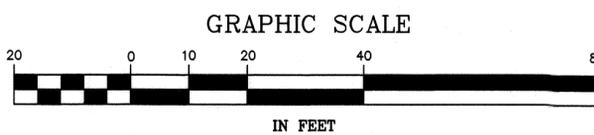
LEGEND

- Found Rebar & Cap "LS 4402", U.N.O.
- ✕ Found Nail & Brass Tag "LS 7973" ()4
- ⊙ Found Pin & Tag "RCE 8181" ()1 in Concrete in Monument Well, 0.5' below Asphalt Concrete
- Set Mag Nail & Brass Washer, Stamped "LA STEVENS PLS 6649"
- Set 5/8" Rebar & Punched Aluminum Cap, Stamped "L.A. Stevens, PLS 6649"

- NDR No Discovered Record
- NTS Not to Scale
- SNF Searched Area Nothing Found
- UNO Unless Noted Otherwise

- Edge of Asphalt Concrete Pavement
- Wood Fence
- Wire Fence

- TCSD Tamalpais Community Services District
- C Calculated per Record Map
- A.C. Asphalt Concrete
- ⊙ Sanitary Sewer Manhole
- RES #2 Boundary Resolution #2
- RS Record of Survey filed in Official Surveys prior to 1998 & in Book of Maps in 1998 and thereafter.
- RM Major Subdivision Map - Filed in Book of Maps.



Boundary Resolutions

Boundary Resolution #2
This boundary was established by holding the record interior geometry per ()2 and aligning the building shown in the site plan ()5 to the existing building & fitting the building relative to the CMP culvert shown as existing ()5. The building fit with the existing 18" CMP culvert by approximately 2 feet ± and was parallel with the existing culvert. The boundary geometry was then placed using the best fit location between said 18" CMP culvert, the building, and the building offsets as shown per ()5 to establish the boundary shown on the Site Plan. The interior line geometry of 1 PM 22 ()2 fit well with this resolution & reasonably agrees with the garage built on Parcel B ()2. The Site Check Report by County Inspector, dated 10-23-1967 MCR, stated "yes" to "Lot Stakes". The garage location at 1011 Trillium Lane (Kenyon) fits with the existing garage shown on the "Trillium Lane Master Plan", revised Nov. 20, 1968, found in job folder #224, by Frost, Meglio ()9.

The original building permit application for Kenyon was issued on 10/26/1967; Owner: Knox; Contractor: Robert Antonioli.

The Trillium Lane Venture President was Les Smith and he signed the original deed to Knox for Parcel B, 1 PM 22, recorded 11/7/1967. The contractor who built the carport/garage was Bob Antonioli per the Site Check Report, dated 10/23/1967 in the County of Marin file.

The Parcel A, 1 PM 22 home was permitted 12/28/1968 for a Grading Plan for parking area according to the Marin County records. The building permit listed Robert Antonioli as the contractor on 12/19/1968.

The property for the Park on 1 PM 22 was not dedicated or conveyed to the County and was eventually obtained by Tamalpais Community Services District per Tax Deed 1981-042558, recorded 9/24/1981. Unwritten rights should exist over the park parcel given the historic use of the parcel.

Antonioli was a builder with close ties to Ken Frost, surveyor of the Parcel Map and underlying subdivision. He occasionally worked on the Survey crew with Ken Frost and had worked on properties with Frost in his subdivision.

It is apparent that these properties were co-developed and relied upon boundaries that were established that varied greatly from the record as shown on the boundary resolve on Sheet 2 and labeled Boundary Resolution #2.

See the following cases for justification of Boundary Resolution #2: French v. Brinkman (1963) 60 Cal. 2d 547, Ernie v. Trinity Lutheran Church (1959) 51 Cal. 2d 702, Mello v. Weaver (1950) 36 Cal. 2d 456, & Martinelli v. Gabriel (1951) 103 Cal. App. 2d 818.

Boundary Resolution #3
See survey by T. Hawkins filed in Book 2018 at Page 9, M.C.R. & noted hereon as lines L1 through L4.

Measured			Record		
Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N08°11'41"W	21.98'	L1	N08°06'52"W	22.00'()4,2
L2	S81°51'24"W	13.48'	L2	S81°53'08"W	13.50'()4,2
L3	N14°48'37"W	51.70'	L3	N14°45'00"W	51.69'()4,2
L4	N45°50'33"E	26.40'	L4	N45°55'00"E	26.20'()4,2
L5	N48°03'31"E	68.04'	L5	N45°55'00"E	68.039'()2
L6	S12°36'29"E	51.69'	L6	S14°45'00"E	51.691'()2
L7	S84°01'39"W	13.50'	L7	S81°53'08"W	13.500'()2
L8	N05°58'21"W	22.00'	L8	N08°06'52"W	22.000'()2
L9	N51°53'31"E	66.08'	L9	N49°45'E	66.083'()2
L10	N08°51'29"W	97.65'	L10	N11°00'W	84.692'()2
L11	S45°06'29"E	74.08'	L11	S47°00E	44.000'()2

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