

BOUNDARY RESOLUTION METHODOLOGY :

1). Resolution of the northerly boundary of "O" of Deeds, at page 514:

The Gaetani parcel, 76 Cazneau, (APN 065-101-16), has a historical home known as the Ritchie residence. It was a wedding gift from John L. Romer, who was a trustee of the Sausalito Land & Ferry Company, to William Richie per "O" of Deeds at Page 514, (1875).

This deed calls northeasterly 140 feet along the westerly line of Cazneau Avenue from the most extreme southerly point of Block 29. Then leaves Cazneau Avenue, North 56° West 196 feet, more or less, to the easterly line of Cazneau Avenue, then southerly along the easterly line of Cazneau 220 feet to the point of beginning.

Rack One, Pull Nine denotes Bonita Street as having a bearing of North 56° West, being the basis of bearings of this survey.

Record of Survey Book 2004 of Maps, at Page 91, performed by this firm employed the centerline monuments found in Bonita Street having a bearing of North 56° West.

In 1929 a survey performed by J.C. Oglesby, Survey No. 1497, called the northerly line of the aforesaid Richie parcel as having a bearing of North 53° 47' West. Fieldbook 145, Page 68 for Oglesby Survey No. 1497 denotes a "fence" along this line.

This bearing closely coincides with Record of Survey recorded in Book 2018 of Maps, at Page 140 which delineates a course of North 53° 48' 30" West 190.38 feet.

A difference of opinion as to where the northeasterly corner of "O" of Deeds, at Page 514 has been determined. Record of Survey 2018 of Maps, at Page 140 uses the following courses: North 51° 55' East 18.89 feet; North 48° 55' East 45.00 feet; North 32° 55' East 51.94 feet, and North 44° 55' East 25.12 feet. These courses along the westerly line of Cazneau Avenue total 140.95 feet - not the deed-called 140 feet.

Employing the centerline courses for Cazneau Avenue from Book 6 of Surveys, at Page 28, as measured per Record of Survey 2004-M-91; and George M. Dodge Sausalito map "A6-B27", (also the 1954 City of Sausalito Block Map prepared by J.C. Oglesby), the westerly and easterly sidelines of Cazneau Avenue were calculated.

An attempt was made holding the deed bearing of North 56° West 196' along the northerly line of "O" of Deeds, at Page 514. This closely coincides with an old railroad-tie fence post with an old wire fence on the southerly side of railroad-tie fence post. However, this course would calculate to be North 56° West 188.21 feet. Also, employing the bearing of North 56° West a small shed upon the Gaetani (Ritchie) parcel would encroach upon the Gibbs parcel.

Therefore, it is my opinion that the bearing North 53° 47' West between the Gaetani (Ritchie) parcel and the Gibbs parcel, as measured per the J.C. Oglesby Survey 1497, Fieldbook 145, Page 68 is the accepted bearing for this line. Coincidentally, the northerly line of Book "O" of Deeds, at Page 514 calculates: North 53° 47' West 196.8 feet which closely coincides with the deed distance of 196 feet.

2). Resolution of Cazneau Avenue northeasterly from monument "M-25":

The centerline courses of Cazneau Avenue northeasterly from found Monument "M-25" employs the measurements shown upon Book 2004 of Maps, at Page 91. This centerline was rotated clockwise 0° 01' 00" to coincide with the measurements between Monument "M-25" & "M-39" per Book 2004 of Maps, at Page 91, (see Sheet Two), whose distance matched perfectly with Book 6 of Surveys, at Page 28, save, the one-minute rotation.

3). Rejection of Book 2008 of Maps, at Page 216:

Had Book 2008 of Maps, at Page 216 accepted the found 1/2" iron pipe with tag "R.E. 5948", as the most northerly corner of 486-OR-231, there would not have been the need for a retaining wall easement I.N. 2007-0045320; nor the building easement per I.N. 2007-0045321.

Furthermore, accepting the position of the found 1/2" iron pipe with tag "R.E. 5948", as the most northerly corner of 486-OR-231, the carport retaining wall and the joint of the stone walls along Cazneau Avenue fronting said 486-OR-231 are in harmony with the boundaries. Accepting position of Book 2008 of Maps, at Page 216 would cause further encroachments.

The aforementioned 1/2" iron pipe with tag "R.E. 5948" was searched for but not found. However, its position was re-established and accepted as the most northerly corner of 486-OR-231, employing the found 1/2" rebar and plastic cap in the vicinity of the most westerly corner of this survey and the found standard street monuments per Book 10 of Parcel Maps, at Page 59. (See calculation on Detail 2-A)

BASIS OF BEARINGS

The Basis of Bearings of this survey is N 15° 34' 08" W 433.09' MEAS. & 2004-M-91, between found old stone monument with lead plug & copper nail, "M-25", and found lead plug with tag "LS 4794" per 2004-M-91, as shown on Sheet Two.

LEGEND

- Denotes set temporary 60d nail dimension point of proposed Lot-Line Adjustment of equal area
- Denotes found monument as noted
- CALC. Denotes calculated
- I.N. Denotes Official Records Instrument Number, Marin County Records
- J.C.O. Denotes J.C. Oglesby Survey No. 1497, April 1929. Original plats, notes & files on file with the Oglesby Collection, Marin County Free Library
- MEAS. Denotes measured
- M- Denotes Book of Maps, Marin County Records
- OR- Denotes Official Records, Marin County Records
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NOTES

- 1). All dimensions shown are in feet and decimals thereof, save monument dimensions, being in inches.
- 2). A Topographic and Boundary Map was prepared by Thieu That Ton, (R.C.E. #28596), of HTT Engineering, Oakland California dated 5 July 2007 and prepared for Neil Gibbs. Thieu That Ton, (R.C.E. #28596), prepared a Record of Survey map dated June 2010. The Record of Survey map was not filed nor recorded as of the date of this survey.
- 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.
- 5). All off-set dimensions are perpendicular, unless noted otherwise
- 6). DATE OF SURVEY: 9 September 2019 to 3 October 2019

EXEMPTION NOTE:
N/A Exempt from SB2 fee
per G.C. 27388.1(a)(2)(D)

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 Neil Gibbs in September 2019.

Signed 
Phillip A. Danskin - PLS 4794



COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 16th day of MARCH 2020.


Tracy W. Park, PLS 8176
County Surveyor



COUNTY RECORDER'S STATEMENT

Filed this 24th day of MARCH 2020 at 8:00AM. in Book 2020 of Maps at Page 56 at the request of the Marin County Department of Public Works.


Shelly Scott
County Recorder

\$90 -
Fee \$


2020-0011836
Serial No.

RECORD OF SURVEY
OF LANDS CONVEYED TO
NEIL & ELLEN GIBBS
TRUSTEES OF THE GIBBS FAMILY LIVING TRUST
AS DESCRIBED IN
OFFICIAL RECORDS INSTRUMENT No. 2010-013522
BEING A PORTION OF LOT 1 OF
"OFFICIAL MAP OF SAUSALITO
LAND AND FERRY COMPANY"
RECORDED IN RACK 1 OF MAPS, AT PULL 9
MARIN COUNTY RECORDS
CITY OF SAUSALITO
MARIN COUNTY SEPTEMBER 2019 CALIFORNIA SURVEY No. 1127



PREPARED BY
PHILLIP A DANSKIN & ASSOCIATES
LAND SURVEYOR
SONOMA, CALIFORNIA
(415) 459-2558

BASIS OF BEARINGS

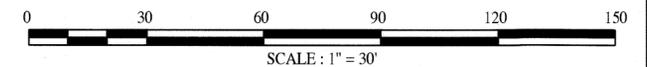
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- 6). DATE OF SURVEY: 9 September 2019 to 3 October 2019



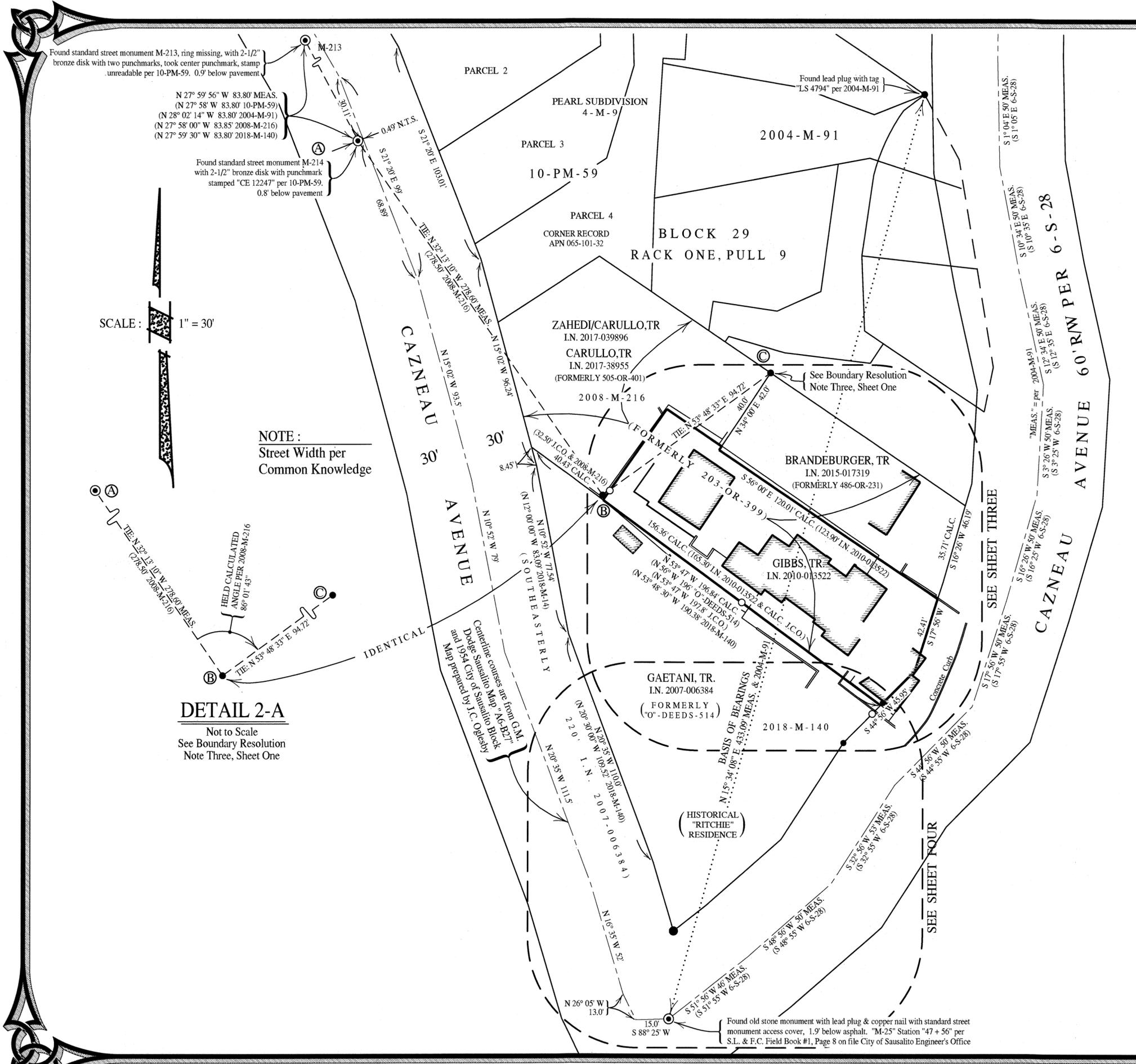
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PREPARED BY
PHILLIP A DANSKIN & ASSOCIATES
 LAND SURVEYOR
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Found standard street monument M-213, ring missing, with 2-1/2" bronze disk with two punchmarks, took center punchmark, stamp unreadable per 10-PM-59. 0.9' below pavement

N 27° 59' 56" W 83.80' MEAS.
 (N 27° 58' W 83.80' 10-PM-59)
 (N 28° 02' 14" W 83.80' 2004-M-91)
 (N 27° 58' 00" W 83.85' 2008-M-216)
 (N 27° 59' 30" W 83.80' 2018-M-140)

Found standard street monument M-214 with 2-1/2" bronze disk with punchmark stamped "CE 12247" per 10-PM-59. 0.8' below pavement

SCALE: 1" = 30'

NOTE:
 Street Width per
 Common Knowledge

DETAIL 2-A

Not to Scale
 See Boundary Resolution
 Note Three, Sheet One

HELD CALCULATED
 ANGLE PER 2008-M-216
 86° 01' 43"

Centerline courses are from G.M.
 Dodge Sausalito Map "Ac-327"
 and 1954 City of Sausalito Block
 Map prepared by J.C. Oglesby

Found old stone monument with lead plug & copper nail with standard street monument access cover, 1.9' below asphalt. "M-25" Station "47 + 56" per S.L. & F.C. Field Book #1, Page 8 on file City of Sausalito Engineer's Office

ZAHEDI/CARULLO, TR
I.N. 2017-039896
CARULLO, TR
I.N. 2017-38955
(FORMERLY 505-OR-401)
2008-M-216

BRANDEBURGER, TR
I.N. 2015-017319
(FORMERLY 486-OR-231)

GIBBS, TR.
I.N. 2010-013522
(FORMERLY 203-OR-399)

GAETANI, TR.
I.N. 2007-006384
(FORMERLY "O"-DEEDS-514)
2018-M-140

BASIS OF BEARINGS

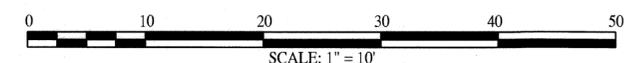
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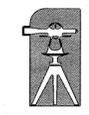
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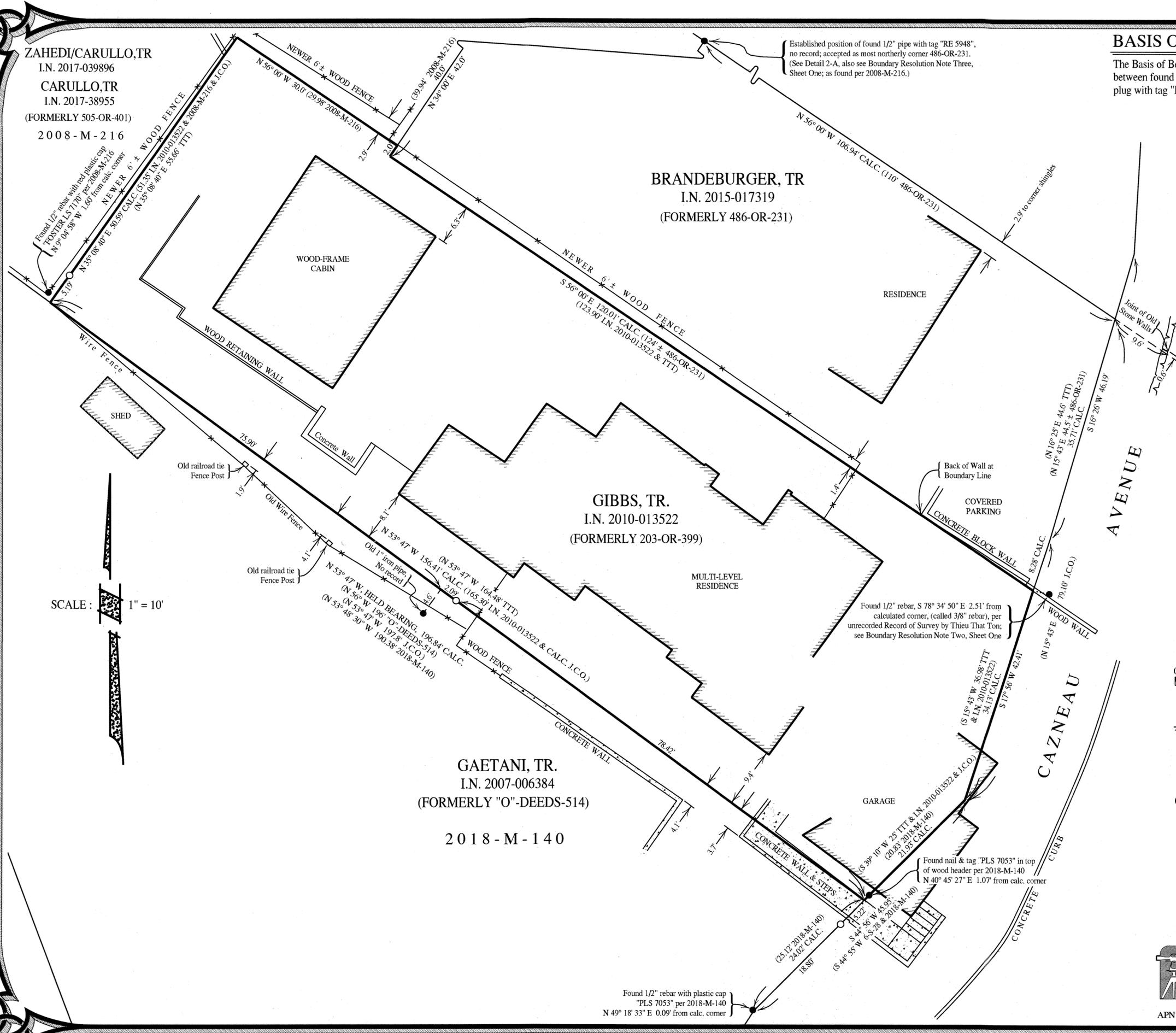
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PREPARED BY
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APN 065-101-15



Established position of found 1/2" pipe with tag "RE 5948", no record; accepted as most northerly corner 486-OR-231. (See Detail 2-A, also see Boundary Resolution Note Three, Sheet One; as found per 2008-M-216.)

Found 1/2" rebar, S 78° 34' 50" E 2.51' from calculated corner, (called 3/8" rebar), per unrecorded Record of Survey by Thieu That Ton; see Boundary Resolution Note Two, Sheet One

Found nail & tag "PLS 7053" in top of wood header per 2018-M-140
N 40° 45' 27" E 1.07 from calc. corner

Found 1/2" rebar with plastic cap "PLS 7053" per 2018-M-140
N 49° 18' 33" E 0.09 from calc. corner

SCALE: 1" = 10'

BASIS OF BEARINGS

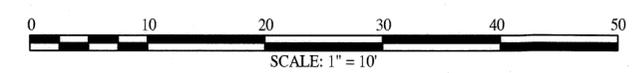
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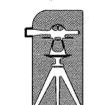
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PREPARED BY
PHILLIP A DANSKIN & ASSOCIATES
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SEE BOUNDARY
 RESOLUTION NOTE ONE
 (SHEET ONE)

SCALE: 1" = 10'

GAETANI, TR.
 I.N. 2007-006384
 (FORMERLY "O"-DEEDS-514)
 (FORMERLY
 THE HISTORICAL
 "RITCHIE RESIDENCE")
 2018-M-140

Centerline courses are from G.M.
 Dodge Sausalito Map, A6-A27,
 and 1954 City of Sausalito Block
 Map prepared by J.C. Oglesby

NOTE:
 Street Width per
 Common Knowledge

