

DOCUMENT REFERENCES

- R1 SUBJECT GRANT DEED TO CHRISTENSEN TRUST FOR LOTS 17 AND 24, BLOCK B, RECORDED AS DN 2011-0053429, AND QUITCLAIM DEED TO CHRISTENSEN TRUST FOR LOT 18, BLOCK B, RECORDED AS DN 95-026051, MCR
R2 MAP OF THE SUBDIVISION OF DILLON'S BEACH, FILED IN BOOK 2 OF MAPS, AT PAGE 9, MCR
R3 RECORD OF SURVEY, FILED IN BOOK 17 OF SURVEYS, AT PAGE 20, MCR
R4 RECORD OF SURVEY, FILED IN BOOK 22 OF MAPS, AT PAGE 62, MCR
R5 RECORD OF SURVEY, FILED IN BOOK 25 OF SURVEYS, AT PAGE 12, MCR
R6 RECORD OF SURVEY, FILED IN BOOK 2008 OF MAPS, AT PAGE 175, MCR
R7 RECORD OF SURVEY, FILED IN BOOK 2011 OF MAPS, AT PAGE 115, MCR
R8 RECORD OF SURVEY, FILED IN BOOK 2014 OF MAPS, AT PAGE 48, MCR
R9 RECORD OF SURVEY, FILED IN BOOK 2015 OF MAPS, AT PAGE 114, MCR
R10 MAP OF SUBDIVISION NO. 2 DILLON'S BEACH, FILED IN BOOK 4 OF MAPS, AT PAGE 5, MCR

DOCUMENT REFERENCE NOTES

- R2 ORIGINAL SUBDIVISION MAP DOES NOT SET MONUMENTS AND HAS INSUFFICIENT INFORMATION TO DEFINITELY ESTABLISH THE LOT LINES
R3 ESTABLISHES THE RAILROAD SPIKE AT CENTERLINE OF NORTH STREET AND OCEAN VIEW AVENUE WHICH IS HELD FOR THE BASIS OF BEARINGS
R4 SURVEY PRORATES LOTS 25 THROUGH 40 BASED ON FENCE CORNERS. YET DETAILS OF FENCE CORNERS ARE INCONSISTENT, ADDITIONALLY THE FENCE CORNER AT LOT 25 IS SHOWN OFF BY 0.6 FEET. THIS SURVEY RESPECTS THE POSITION OF LOT 29 BUT DISAGREES WITH A PRORATION OF LOTS LACKING ORIGINAL MONUMENTS AND INCONSISTENT OCCUPATION
R5 ESTABLISHES RAILROAD SPIKE AT ANGLE POINT IN OCEAN VIEW AVENUE BASED ON R3 AND IS HELD FOR THE BASIS OF BEARINGS
R7 SURVEY HOLDS POSITION OF LOT 29 AND PRORATED LOTS PER R4 BUT DOES NOT FIND OR HOLD EVIDENCE TO SUPPORT PRORATION
R8 SURVEY DISAGREES WITH R4 ON PARK AVENUE FROM LOT 32 THROUGH LOT 40, INCREASING THE BLOCK LENGTH AND ALTERING THE LOCATION OF THE BLOCK ANGLE POINT; SURVEY ALSO ALTERS BLOCK BEARING FROM LOT 29 TO LOT 31 WITHOUT SUPPORTING EVIDENCE IN DISAGREEMENT WITH CENTERLINE BEARING; NO SUPPORTING EVIDENCE IS SHOWN TO LOCATE LOT LINES WITHIN BLOCK B
R9 SURVEY HOLDS FEATURES FROM R8 WHICH LACKS SUPPORTING EVIDENCE WITHIN THE BLOCK TO SUPPORT LOT LINES

BOUNDARY NOTES

THIS SURVEY HOLDS RAILROAD SPIKES ON OCEAN VIEW AVENUE, THE SET PIPE PER R8 ON PARK AVENUE, CENTERLINE BEARINGS PER R4, AND RECORD DATA FROM THE ORIGINAL SUBDIVISION MAP (R2) TO RE-ESTABLISH BLOCK B. THIS SURVEY HOLDS THE POSITION OF LOT 29 PER R4 AND THE PRORATION PER R7 BUT DISAGREES WITH THE PRINCIPLE OF PRORATION DUE TO LACK OF ORIGINAL MONUMENTATION AND THE VARYING LOCATIONS OF FENCE CORNERS IN THE SOUTHERLY PORTION OF THE BLOCK. THIS SURVEY HOLDS RECORD DIMENSIONS FOR THE SUBJECT LOTS SINCE THE SOUTHERLY END OF THE BLOCK HAS BEEN ALTERED FROM THE ORIGINAL CONFIGURATION AND NO ORIGINAL EVIDENCE IS AVAILABLE FROM WHICH TO PRORATE.
BASIS OF BEARINGS NOTE: IT IS NOTED HEREON THAT THE CITED SURVEYS HAVE CONFLICTING CALLS TO THE RAILROAD SPIKES HAVING A PUNCH OR CHISELED CROSS. THIS SURVEY FINDS A CLEAR CROSS ON EACH SPIKE WHICH WERE HELD TO ESTABLISH THE BASIS OF BEARINGS.

LEGEND

- SET 5/8" REBAR, YELLOW CAP PLS 7950
○ SET BRASS NAIL & TAG, PLS 7950 IN CONCRETE DRIVEWAY, POINT ON LINE 2.5 FEET FROM TRUE CORNER WHICH IS OCCUPIED BY LARGE CYPRESS TREE
● FOUND 1/2-INCH IRON PIPE, OR AS NOTED
● FOUND 3/4-INCH IRON PIPE, AS NOTED
✕ FOUND BRIDGE SPIKE, NO TAG
⊗ FOUND BRASS NAIL & TAG, AS NOTED
⊙ FOUND RAILROAD SPIKE WITH CROSS, AS NOTED

SURVEYOR'S STATEMENT

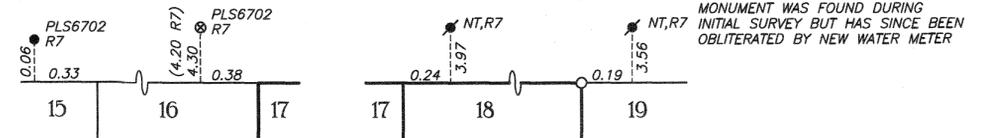
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF DAVID PENNY ON BEHALF OF ODETTE AND DANA CHRISTENSEN IN SEPTEMBER OF 2019.

Signature: David O. Knell, III, PLS 7950
DATE: April 29, 2020

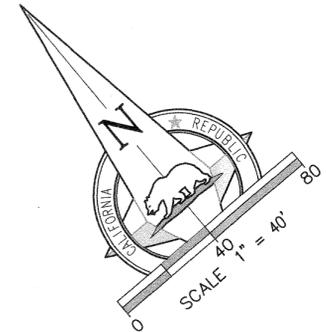
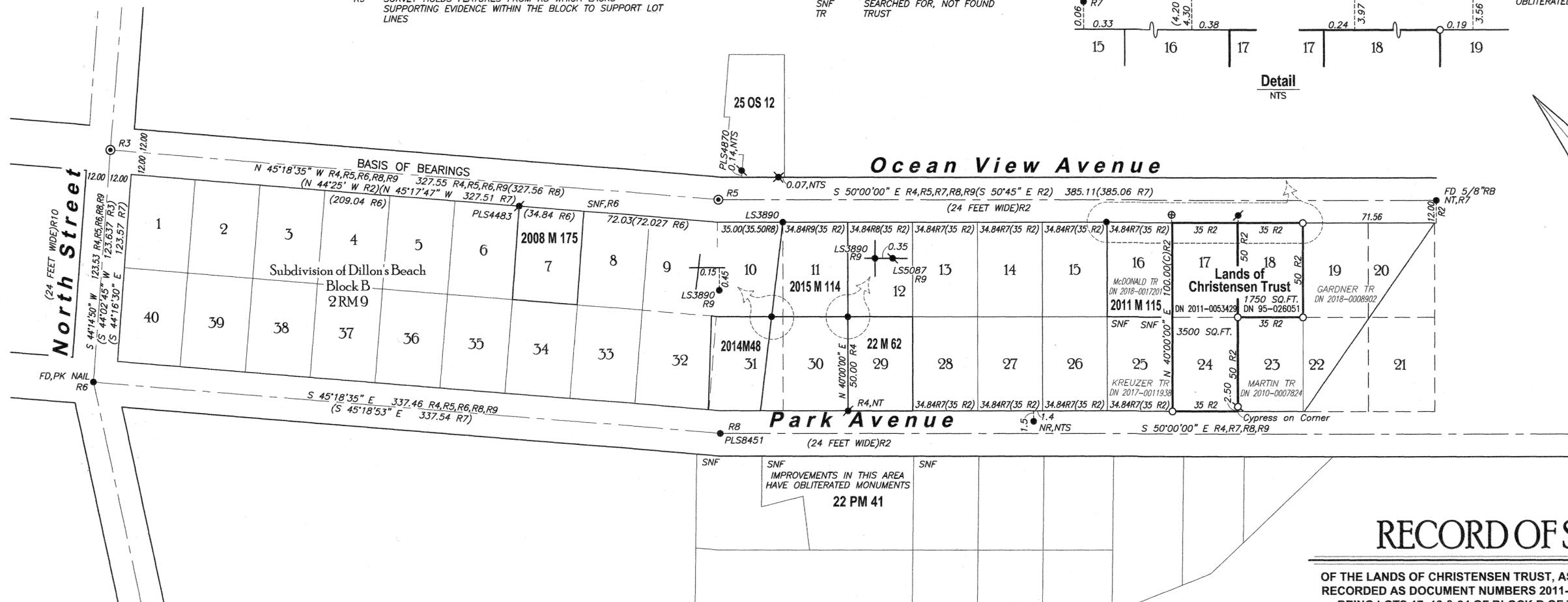


ABBREVIATIONS

- () RECORD DATA
R# DOCUMENT REFERENCE
DN DOCUMENT NUMBER
FD FOUND
IP IRON PIPE
MCR MARIN COUNTY RECORDS
NR NO RECORD
NT NO TAG
NTS NOT TO SCALE
PLS PROFESSIONAL LAND SURVEYOR
RB REBAR
SNF SEARCHED FOR, NOT FOUND
TR TRUST



MONUMENT WAS FOUND DURING INITIAL SURVEY BUT HAS SINCE BEEN OBLITERATED BY NEW WATER METER



BASIS OF BEARING

THE BEARING NORTH 45°18'35" WEST AS MEASURED BETWEEN FOUND RAILROAD SPIKES AS SHOWN ON THAT RECORD OF SURVEY R5 (25 SURVEYS 12), MARIN COUNTY RECORDS, ALL BEARINGS HEREIN MENTIONED ARE RELATED THERETO

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT
THIS 2ND DAY OF MAY 2020.

TRACY W. PARK, PLS 8176
COUNTY SURVEYOR

Signature: David O. Knell
DAVID O. KNELL, PLS 5301
DEPUTY COUNTY SURVEYOR



COUNTY RECORDER'S CERTIFICATE

FILED THIS 8TH DAY MAY 2020, AT 9:55 A.M.

IN BOOK 2020 OF MAPS AT PAGE 99 AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS

DOC. NO. 2020-0018056 FEE PAID \$ 84-

Signature: Shelly Scott
COUNTY RECORDER
DEPUTY

RECORD OF SURVEY

OF THE LANDS OF CHRISTENSEN TRUST, AS DESCRIBED BY GRANT DEED RECORDED AS DOCUMENT NUMBERS 2011-0053429 AND 95-026051, ALSO BEING LOTS 17, 18 & 24 OF BLOCK B OF THAT CERTAIN MAP OF THE SUBDIVISION OF DILLON'S BEACH, FILED IN BOOK 2 OF MAPS, AT PAGE 9, MARIN COUNTY RECORDS BEING A PORTION OF THE RANCHO BOLSA DE TOMALES

AREA OF DILLON BEACH MARIN COUNTY STATE OF CALIFORNIA
OCTOBER 2019
APN 100-172-10 & 12

1031Survey, Inc.

High Definition Surveying
1857 Rainier Circle, Petaluma, California 94954

415-827-6370

NOTES

- 1. ALL DISTANCES & DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. ALL TIES SHOWN ARE 90° UNLESS OTHERWISE NOTED.
3. MEASURED EQUALS RECORD UNLESS OTHERWISE SHOWN.
4. NO KNOWN EASEMENTS EXIST, AND THUS ARE NOT SHOWN.