

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. DISTURBED OR LEANING MONUMENTS WERE LOCATED AT THE TOP OF MONUMENT UNLESS OTHERWISE NOTED.
5. DISTANCES SHOWN TO THE THIRD DECIMAL PLACE ARE REFLECTIVE OF EXISTING SURVEYS ON RECORD. THIS SURVEY DOES NOT ASSUME NOR QUALIFY SUCH PRECISION.
6. A HEIGHT RESTRICTION COVENANT IS RECORDED UNDER DN 85-036121, MCR WHICH RESTRICTS THE HEIGHT OF THE HOUSE AND TREES LOCATED ON APN 199-221-13 (OLD NUMBER) WHICH IS CURRENTLY APN 199-221-19. THE REFERENCE POINT FOR ELEVATION IS THE EXISTING ROADWAY CURRENTLY KNOWN AS WHITE WAY, FORMERLY BEING THE ROAD EASEMENT KNOWN AS JUMINITH WHALE. SEE DOCUMENT FOR FULL PARTICULARS.
7. ANGLE IRONS (OLD FENCE CORNERS) WERE FOUND AS SHOWN, LOCATIONS WERE 0.3~0.45 WITHIN POSITION OF CALCULATED CORNERS. NO SURVEY MONUMENTS WERE FOUND.

DOCUMENT REFERENCES

- R1 SUBJECT GRANT DEED TO COMI/BJORNSSON RECORDED UNDER DN 2019-0039937, MCR
- R2 MAP OF BELLO BEACH, SUBDIVISION ONE, FILED IN BOOK 5 OF MAPS, AT PAGE 17, MCR (1923)
- R3 MAP OF SEASCAPE, FILED IN BOOK 13 OF MAPS, AT PAGE 54, MCR (1966)
- R4 RECORD OF SURVEY, FILED IN BOOK 9 OF SURVEYS, AT PAGE 49, MCR (1970)
- R5 PARCEL MAP, FILED IN BOOK 5 OF PARCEL MAPS, AT PAGE 15, MCR (1970)
- R6 RECORD OF SURVEY, FILED IN BOOK 2001 OF MAPS, AT PAGE 29, MCR
- R7 RECORD OF SURVEY, FILED IN BOOK 2003 OF MAPS, AT PAGE 90, MCR
- R8 RECORD OF SURVEY, FILED IN BOOK 2005 OF MAPS, AT PAGE 226, MCR
- R9 RECORD OF SURVEY, FILED IN BOOK 2013 OF MAPS, AT PAGE 188, MCR
- R10 DEED 1804 OR 173, MCR

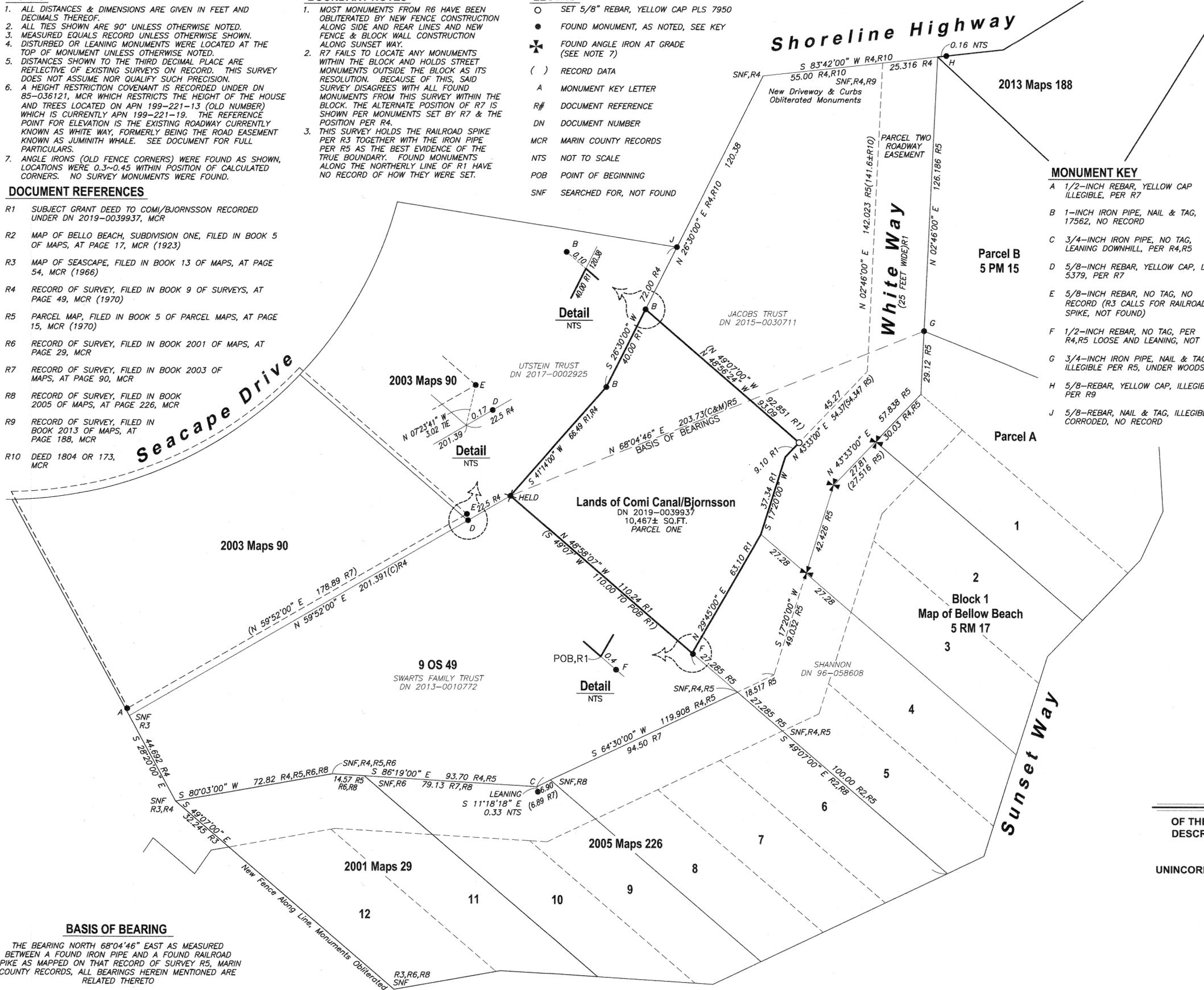
BOUNDARY NOTES

1. MOST MONUMENTS FROM R6 HAVE BEEN OBLITERATED BY NEW FENCE CONSTRUCTION ALONG SIDE AND REAR LINES AND NEW FENCE & BLOCK WALL CONSTRUCTION ALONG SUNSET WAY.
2. R7 FAILS TO LOCATE ANY MONUMENTS WITHIN THE BLOCK AND HOLDS STREET MONUMENTS OUTSIDE THE BLOCK AS ITS RESOLUTION. BECAUSE OF THIS, SAID SURVEY DISAGREES WITH ALL FOUND MONUMENTS FROM THIS SURVEY WITHIN THE BLOCK. THE ALTERNATE POSITION OF R7 IS SHOWN PER MONUMENTS SET BY R7 & THE POSITION PER R4.
3. THIS SURVEY HOLDS THE RAILROAD SPIKE PER R3 TOGETHER WITH THE IRON PIPE PER R5 AS THE BEST EVIDENCE OF THE TRUE BOUNDARY. FOUND MONUMENTS ALONG THE NORTHERLY LINE OF R1 HAVE NO RECORD OF HOW THEY WERE SET.

LEGEND

- SET 5/8" REBAR, YELLOW CAP PLS 7950
- FOUND MONUMENT, AS NOTED, SEE KEY
- ✕ FOUND ANGLE IRON AT GRADE (SEE NOTE 7)
- () RECORD DATA
- A MONUMENT KEY LETTER
- R# DOCUMENT REFERENCE
- DN DOCUMENT NUMBER
- MCR MARIN COUNTY RECORDS
- NTS NOT TO SCALE
- POB POINT OF BEGINNING
- SNF SEARCHED FOR, NOT FOUND

Shoreline Highway



MONUMENT KEY

- A 1/2-INCH REBAR, YELLOW CAP ILLEGIBLE, PER R7
- B 1-INCH IRON PIPE, NAIL & TAG, 17562, NO RECORD
- C 3/4-INCH IRON PIPE, NO TAG, LEANING DOWNHILL, PER R4,R5
- D 5/8-INCH REBAR, YELLOW CAP, LS 5379, PER R7
- E 5/8-INCH REBAR, NO TAG, NO RECORD (R3 CALLS FOR RAILROAD SPIKE, NOT FOUND)
- F 1/2-INCH REBAR, NO TAG, PER R4,R5 LOOSE AND LEANING, NOT HELD
- G 3/4-INCH IRON PIPE, NAIL & TAG, ILLEGIBLE PER R5, UNDER WOODSTACK
- H 5/8-INCH REBAR, YELLOW CAP, ILLEGIBLE, PER R9
- J 5/8-INCH REBAR, NAIL & TAG, ILLEGIBLE CORRODED, NO RECORD

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 MAURICIO COMI, IN JANUARY OF 2020.

G. J. HARMINA, III
 G. J. HARMINA, III, PLS 7950
 DATE April 28, 2020



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT

THIS 4TH DAY OF MAY 2020.
T. W. Park
 TRACY W. PARK, PLS 8176
 COUNTY SURVEYOR



COUNTY RECORDER'S CERTIFICATE

FILED THIS 8TH DAY MAY 2020, AT 9:55 A.M.
 IN BOOK 2020 OF MAPS AT PAGE 100 AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS
 DOC. NO. 2020-0018057 FEE PAID \$ 84-
Stacy Scott
 COUNTY RECORDER
W. J. [Signature]
 DEPUTY



RECORD OF SURVEY

OF THE LANDS OF MAURICIO COMI CANAL AND ERICA BJORNSSON AS DESCRIBED BY GRANT DEED RECORDED UNDER DOCUMENT NUMBER 2019-0039937, MARIN COUNTY RECORDS

UNINCORPORATED MARIN COUNTY MUIR BEACH STATE OF CALIFORNIA
 JANUARY 2020
 APN 199-202-26

1031Survey, Inc.
 High Definition Surveying
 1857 Rainier Circle, Petaluma, California 94954
 415-827-6370

BASIS OF BEARING

THE BEARING NORTH 68°04'46" EAST AS MEASURED BETWEEN A FOUND IRON PIPE AND A FOUND RAILROAD SPIKE AS MAPPED ON THAT RECORD OF SURVEY R5, MARIN COUNTY RECORDS, ALL BEARINGS HEREIN MENTIONED ARE RELATED THERETO