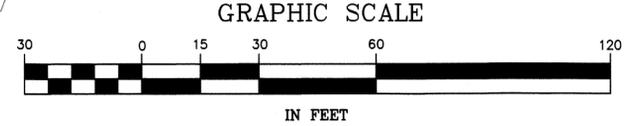
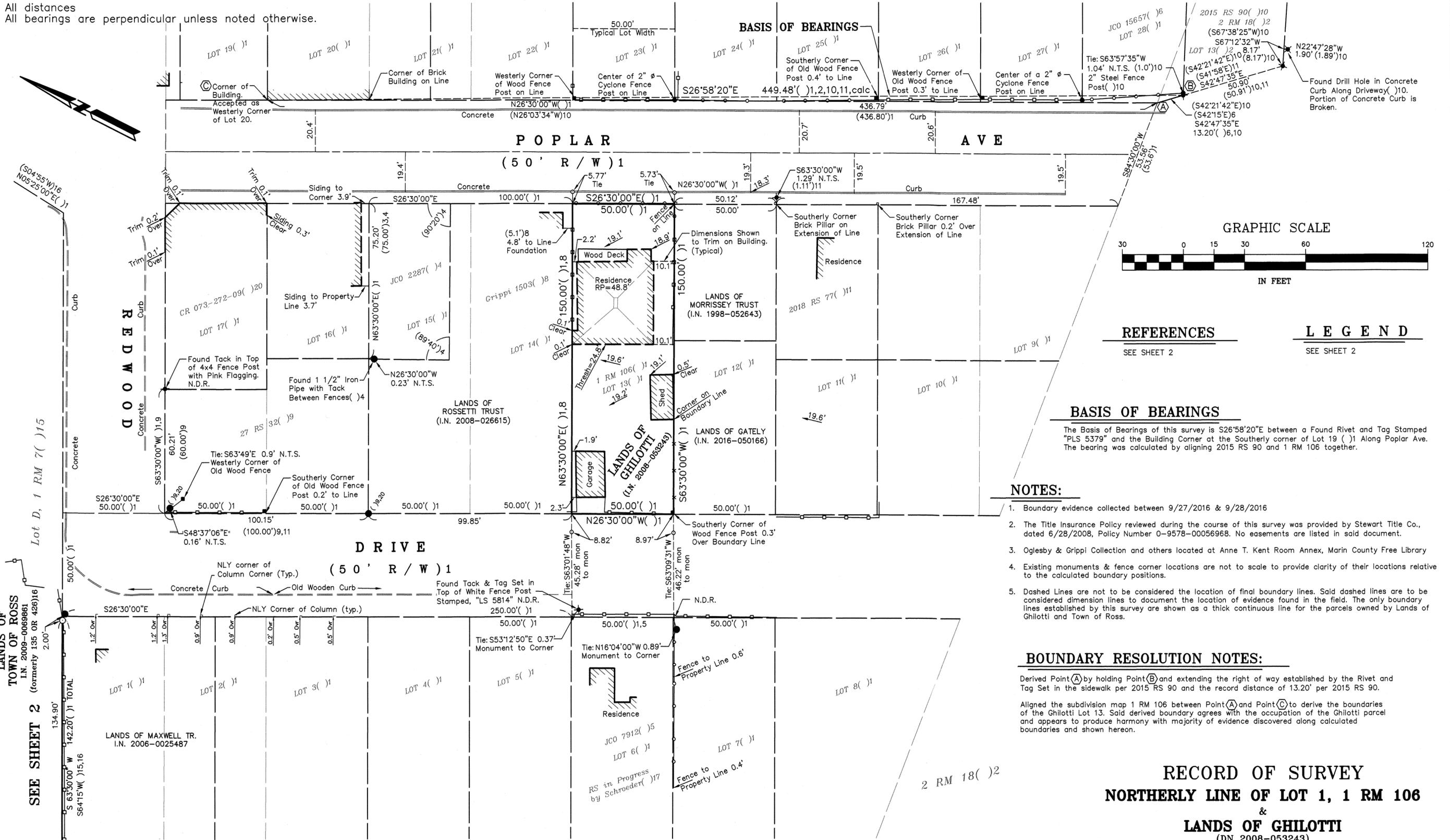


All distances
All bearings are perpendicular unless noted otherwise.



REFERENCES: SEE SHEET 2
LEGEND: SEE SHEET 2

BASIS OF BEARINGS
The Basis of Bearings of this survey is S26°58'20"E between a Found Rivet and Tag Stamped "PLS 5379" and the Building Corner at the Southerly corner of Lot 19 ()1 Along Poplar Ave. The bearing was calculated by aligning 2015 RS 90 and 1 RM 106 together.

- NOTES:**
- 1. Boundary evidence collected between 9/27/2016 & 9/28/2016
 - 2. The Title Insurance Policy reviewed during the course of this survey was provided by Stewart Title Co., dated 6/28/2008, Policy Number 0-9578-00056968. No easements are listed in said document.
 - 3. Oglesby & Grippi Collection and others located at Anne T. Kent Room Annex, Marin County Free Library
 - 4. Existing monuments & fence corner locations are not to scale to provide clarity of their locations relative to the calculated boundary positions.
 - 5. 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 Lands of Ghilotti and Town of Ross.

BOUNDARY RESOLUTION NOTES:
Derived Point (A) by holding Point (B) and extending the right of way established by the Rivet and Tag Set in the sidewalk per 2015 RS 90 and the record distance of 13.20' per 2015 RS 90.
Aligned the subdivision map 1 RM 106 between Point (A) and Point (C) to derive the boundaries of the Ghilotti Lot 13. Said derived boundary agrees with the occupation of the Ghilotti parcel and appears to produce harmony with majority of evidence discovered along calculated boundaries and shown hereon.

RECORD OF SURVEY
NORTHERLY LINE OF LOT 1, 1 RM 106
&
LANDS OF GHILOTTI
(DN 2008-053243)
(Lot 13, per 1 RM 106)
TOWN OF ROSS

COUNTY OF MARIN STATE OF CALIFORNIA
NOVEMBER 2019 SCALE: 1" = 30'

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

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 Steve Ragghianti in September, 2016 & Town of Ross in August, 2019.
Lawrence A. Stevens, PLS 6649



COUNTY SURVEYOR'S STATEMENT

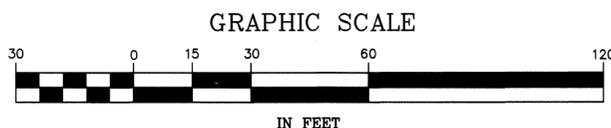
This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 5th day of June, 2020.
Tracy W. Park, PLS 8176, County Surveyor
David O. Knell
David O. Knell, PLS 5301, Deputy County Surveyor



RECORDER'S STATEMENT

Filed this 15th day of JUNE, 2020 at 1:10 P.m. in Book 2020 of Maps, Page 152, at the request of Marin County Department of Public Works.
Serial No. 2020-0024794 Fee: \$86-
SHELLY SCOTT County Recorder
[Signature] Deputy Recorder

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



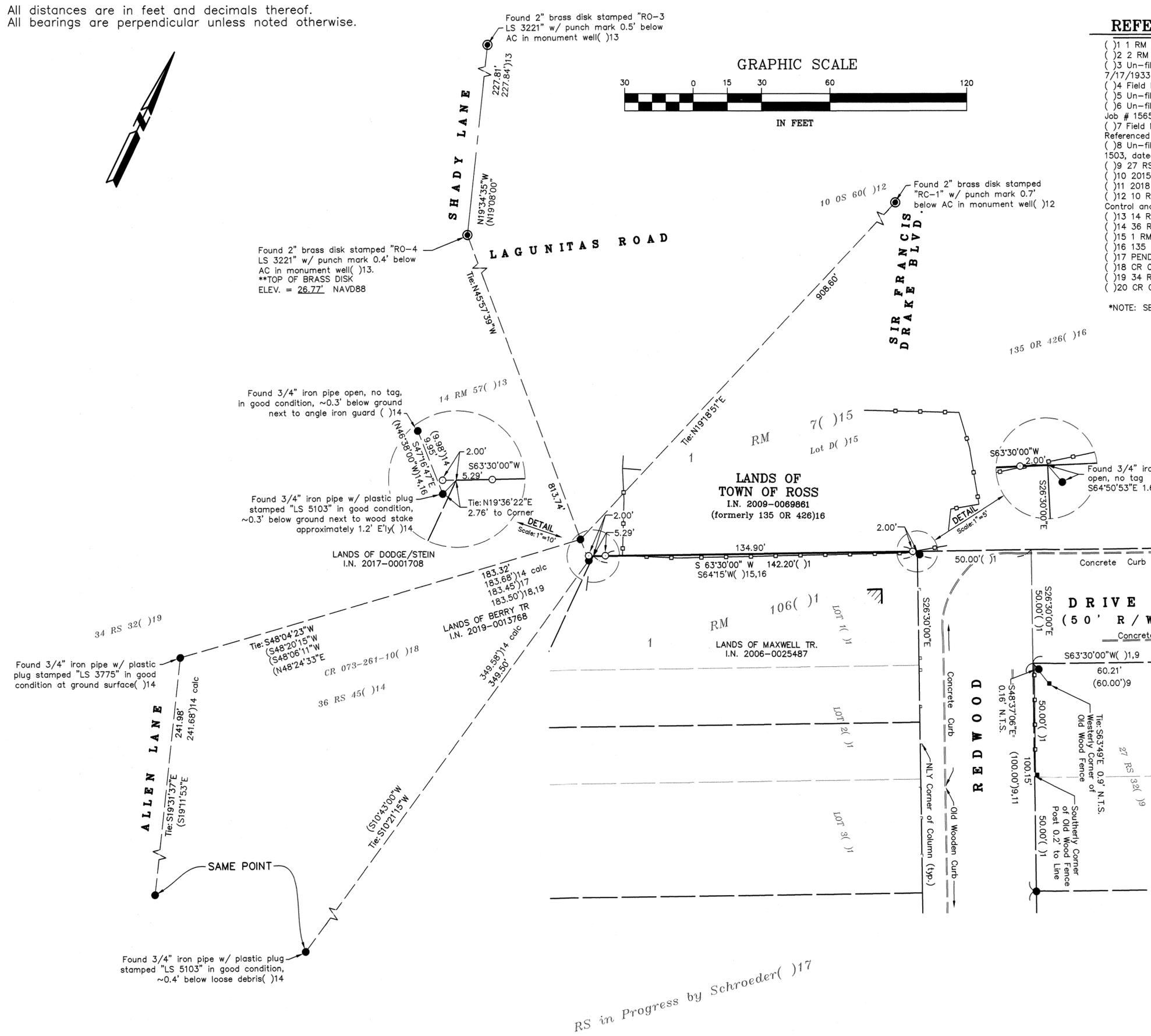
REFERENCES:

- () 1 RM 106, "Map of Cole Tract" by RB Symington, dated 9/23/1898
- () 2 RM 18, "Bosqui tract - Amended" by George M. Dodge, dated 1904, Not Referenced Hereon
- () 3 Un-filed Survey Titled "Survey of Portion of Lot 15 Cole Tract" by J.C. Oglesby, Job # 2287, dated 7/17/1933
- () 4 Field Notes by J.C. Oglesby, Job # 2287, Field Book Number 229 Page 3, dated 7/17/1933
- () 5 Un-filed Survey Titled "Survey of SELV. Line Lot 6 Cole Tract" by J.C. Oglesby, Job # 7912, dated 6/1947
- () 6 Un-filed Survey Titled, "Survey PTN of Lot 28, Map of Cole Tract Surveyed for Al Massara" by J.C. Oglesby, Job # 15657, dated 6/1957
- () 7 Field Notes by J.C. Oglesby, Job # 15657, Field Book Number 575, Page 54-55, dated 7/13/1957. Not Referenced Hereon.
- () 8 Un-filed Survey Titled "Partial As-Built Survey 32 Ross Common" by Joseph Grippi & Associates, Inc, Job # 1503, dated 5/11/1987
- () 9 27 RS 32, "Lands of Lord", by Joseph Grippi & Associates, dated 8/1989
- () 10 2015 RS 90, "Record of Survey Lands of Massara Trust" by DJ Scranton Surveying, filed 6/5/2015
- () 11 2018 RS 77, "Lands of Levin" by J.L. Engineering, filed 04/27/2018.
- () 12 10 RS 60, "Record of Survey Corte Madera Creek Area in the Town of Ross", by Marin County Flood Control and Water Conservation District, filed 9/16/1971.
- () 13 14 RM 57, "Map of 'One Shady Lane'", by Hoffman & Albritton Engineers, filed 07/22/1969.
- () 14 36 RS 45, "Record of Survey Lands of Riesenber", by David Kramer & Associates, filed 07/14/1997
- () 15 1 RM 7, "Plat of Lots in San Anselmo Valley", by Austin, filed 06/1886.
- () 16 135 OR 426, Grantor: Annie S.E. Worn, Grantee: The Town of Ross, recorded 07/05/1911
- () 17 PENDING RS by William Schroeder & Associates over Lot 6 per 1 RM 106, AP 073-271-05.
- () 18 CR 073-261-10, filed 8/5/2008
- () 19 34 RS 52, "Lands of Barton", by William Schroeder, filed 3/26/1996.
- () 20 CR 073-272-09, filed 7/28/2010

*NOTE: SEE SHEET 1 NOTES FOR INFORMATION REGARDING REFERENCES

LEGEND

- ✱ Found Rivet and Brass Tag Set in the Sidewalk Stamped, "PLS 5379" ()10, U.N.O.
- Found 3/4" Iron Pipe & Yellow Plastic Plug Stamped "PLS 5814" ()9, U.N.O.
- Set 5/8" Rebar & 1 1/2" Diameter Aluminum Cap Stamped "PLS 6649", U.N.O.
- Set Mag Nail & 1 1/2" Diameter Brass Washer, Stamped "LA STEVENS L.S. 6649"
- U.N.O. Unless Noted Otherwise
- AC Asphalt Concrete
- /N.T.S. Not to Scale
- Wood Fence
- Cyclone Fence
- Wood Post Wire Fence
- RP Roof Peak
- N.D.R. No Discovered Record
- 19.1' Spot Elevation
- RS Record of Survey filed in Official surveys prior to 1998 & in Book of Maps after 1998.
- RM Major Subdivision Map-Filed in Book of Maps



SEE SHEET 1

RECORD OF SURVEY
NORTHERLY LINE OF LOT 1, 1 RM 106
 &
LANDS OF GHILOTTI
 (DN 2008-053243)
 (Lot 13, per 1 RM 106)
 TOWN OF ROSS
 COUNTY OF MARIN STATE OF CALIFORNIA
 NOVEMBER 2019 SCALE: 1" = 30'

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

RS in Progress by Schroeder ()17