

SURVEYOR'S NOTES

1. THE SOUTHEASTERLY LINE OF PARCEL 2 OF 17 PM 36 IS THE COMMON LINE BETWEEN PARCELS 1 AND 2 OF 17 PM 36. THE 1/2" REBAR AND TAG LS4402 REFERENCED AT THE SOUTHWESTERLY TERMINUS OF THIS LINE 17 PM 36 WAS FOUND. THE ORIGINAL PARCEL MAP 17 PM 36 WAS DETERMINED TO HAVE A ROTATION THAT DID NOT RELATE TO THE ADJOINING RECORD MAP 4 RM 19. THE PARCEL MAP IN ERROR IS DELINEATED ON SHEET 2 OF THIS MAP AND HAS BEEN LOCATED BY USING SOME OF THE FOUND MONUMENTATION (CONSIDERED IN ERROR) ITS BEARING WAS USED TO EXTEND FROM THE FOUND REBAR TO THE CENTER OF THE HOLSTEIN ROAD EASEMENT. THE 1/2" REBAR LS 4402 117.00 FEET TO THE WEST WAS NOT FOUND UNDER THE CURRENT SURVEY EFFORT. THE MOST WESTERLY CORNER OF PARCEL 2 17 PM 36 BEING A FOUND 3/4" IRON PIPE WITH PLASTIC CAP RCE 10759 AND ALTHOUGH SET IN ERROR ACTS AS A REFERENCE POINT THROUGH WHICH THE LEGAL PARCEL LINE CAN BE VERIFIED. ADDITIONAL EVIDENCE TO THE LOT LINE LOCATION ARE THE EXISTING FENCES LOCATED ALONG THE LINE SHOWING CLEAR LINES OF OCCUPATION.
2. DEED LINE (D.N. 3458 PG 524) AS SHOWN IS NECESSARY TO LOCATE "POINT A" IN THE CENTERLINE OF HOLSTEIN ROAD. NO PHYSICAL EVIDENCE WAS FOUND AT "POINT A" MAKING THE RECORD LINE NECESSARY.
3. NEGRIN TRUST PARCEL'S (15 OS 94) NORTHERLY LINE ALSO BEING THE SOUTH LINE OF PARCEL 2 OF 17 PM 36 WAS ESTABLISHED BY HOLDING THE 1/2" REBAR AND TAG LS4402 (FOUND & REFERENCED ON PARCEL MAP 17 PM 36) AT THE EASTERLY TERMINUS OF SAID LINE, ALSO BEING THE NORTHEASTERLY CORNER OF THE NEGRIN TRUST PARCEL (15 OS 94). THE ORIGINAL BEARING S89°27'50"W PER 17 PM 36 AND D.N. 3458 PG 524 WAS USED TO EXTEND FROM THE REBAR TO THE INTERSECTION OF THE SOUTHWESTERLY LINE OF PARCEL 2 OF 17 PM 36. THE MOST WESTERLY CORNER OF PARCEL 2 OF 17 PM 36 BEING A FOUND 3/4" IRON PIPE WITH PLASTIC CAP RCE 10759 AND ALTHOUGH SET IN ERROR ACTS AS A REFERENCE POINT THROUGH WHICH THE SOUTHERLY LINE CAN BE VERIFIED BASED UPON BEARINGS AND DISTANCES SHOWN ON THE HEREIN BOUNDARY ESTABLISHMENT. ADDITIONAL EVIDENCE TO THE LOT LINE LOCATION ARE THE EXISTING FENCES LOCATED ALONG THE LINE SHOWING CLEAR LINES OF OCCUPATION.

THE NEGRIN TRUST PARCEL'S (15 OS 94) EASTERLY LINE, ALSO BEING THE WESTERLY LINE OF PARCEL 1 OF 17 PM 36 WAS ESTABLISHED BY HOLDING THE POSITION OF THE FOUND 1/2" REBAR AND TAG LS4402 AND CONNECTING A LINE TO POINT "A" D.N. 3458 PG 524 ON AS DELINEATED ON THE HEREIN BOUNDARY ESTABLISHMENT.
4. MANY POINTS THAT WERE SEARCHED FOR AND NOT FOUND ARE DELINEATED BY LEADER ARROWS WITH THE CHARACTER OF THE POINT STATED FOR MAP CLARITY. THE SEARCH CONSISTED OF VISUAL AND PROVIDED PRE-CALCULATED SEARCH POINTS TO SURVEY FIELD CREW WITH METAL DETECTOR, AND SHOVELS, TO SEARCH FOR POINTS OF BOUNDARY EVIDENCE (WHERE ACCESSIBLE)
5. THE NORTHEASTERLY LINE OF PARCEL 2 OF 17 PM 36 & D.N. BOOK 3458 PG 524 WAS DETERMINED BY THE FOUND POINTS ON SITE COMPARED TO THE SAME POINTS AS POSITIONED ON 2015 MAPS 98. THE BEARING DELINEATED ON 2015 MAPS 98 WAS ROTATED 0°06'55" CLOCKWISE TO MATCH THE PROJECT BASIS OF BEARING FOR THIS RECORD OF SURVEY. THE NORTHWEST TERMINUS WAS ACCEPTED AS THE ANGLE POINT AT THE SOUTH OF LOT 131 OF 4 RM 19.
6. THE SOUTHWESTERLY LINE OF AND ALONG LOTS 130 AND 131 SHOWN THEREON THE "SHORT RANCH, SUBDIVISION ONE" TRACT 4 RM 19, TO WHICH THE PROJECT PARCEL 2 17 PM 36 & D.N. BOOK 3458 PG 524 WERE QUALIFIED TO, WAS ESTABLISHED BY THE LOCATION OF THE NORTHEASTERLY CORNER OF LOT 127 DELINEATED HEREON AND AS SHOWN ON THE RECORD OF SURVEY 2013 MAPS 186. THE NORTHEAST CORNER OF LOT 127 WAS THEN CONNECTED TO THE ANGLE POINT ON THE SOUTH LINE OF LOT 131 AND WAS DETERMINED TO BE THE BEST REPRESENTATION OF THAT ORIGINAL LINE.
7. THE SOUTHWESTERLY LINE COMMON TO LOTS 129 AND 130 SHOWN ON THE "SHORT RANCH, SUBDIVISION ONE" TRACT, 4 RM 19, WAS ESTABLISHED HEREON BY THE LOCATION OF THE NORTHEASTERLY CORNER OF LOT 127 WHICH WAS CALCULATED FROM THE FOUND MONUMENTATION AS SHOWN ON THE RECORD OF SURVEY 13 MAPS 186. ESTABLISHMENT OF THE NORTHWEST TERMINUS OF SAID LOT LINE WAS DERIVED FROM LOCATING THE EXISTING BOUNDARY EVIDENCE AS SHOWN ON THE SAID 13 MAPS 6. MAP RECORDS SHOWING ADDITIONAL REFERENCES TO THE NORTHWESTERLY CORNER OF LOT 130 SPECIFICALLY 16 PM 1 AND 25 PM 96 MADE CALLS TO J.C. OGLEBY SURVEY NO. 7087 (1946) AND A 1/2" IRON PIPE AT A DEPTH OF 0.7 FEET (AT THE NORTHWESTERLY CORNER LOT 130). THE POINT LOCATION APPEARS TO BE NEAR A RETAINING WALL AND MATURE LANDSCAPING. SURVEY CREW DID NOT GET A TONE FROM METAL DETECTOR, AND DUG AS DEEP AS 1' TO ROOT MASS. THE MONUMENTATION REFERENCED BY 13 RM 6 WAS PART OF THE ORIGINAL RTK GPS LOCATION EFFORT AND WAS FOUND TO HAVE A SLIGHT ROTATION OF 0°13'14" COUNTER CLOCKWISE. THE MAP CALLED OUT A BEARING RELATIONSHIP FROM ITS SHOWN MONUMENT CENTERLINE AND A BEARING TIE TO THE NORTHWESTERLY CORNER OF LOT 130. THIS SURVEYOR HELD THAT ANGLE TIE FROM THE SHOWN MONUMENT TO INTERSECT THE CALCULATED RIGHT OF WAY OF THE ALAMEDA. WITHOUT THE SUBSEQUENT MAP EFFORTS AND THEIR CALLED OUT BOUNDARY POINTS 16 PM 1 AND 25 PM 96 THE COMMON LINE TO LOTS 129/130 WAS THEN PLACED BETWEEN THE CALCULATED NORTHEAST CORNER OF LOT 127 (DISCUSSED ABOVE) AND THE CALCULATED NORTHWEST CORNER. THE RESULTANT BEARING DISPLAYED A 0°07' 42" CLOCKWISE SHIFT AND 0.30' DISTANCE DIFFERENCE AND WAS DETERMINED TO BE THE BEST REPRESENTATION OF THAT ORIGINAL LINE COMMON TO LOTS 129 AND 130.
8. AN ADDITIONAL SITE VISIT FOUND MORE BOUNDARY EVIDENCE ON THE EAST OF 25 PM 96. PER A RECENT RECORD OF SURVEY (2015 MAPS 98). THE FOUND PIPES ALLOWED A RESOLUTION OF THE RIGHT OF WAY OF THE ALAMEDA WHICH CONSTRAINED THE NORTH LINE OF THE CALCULATIONS SHOWED THE BOUNDARY POINTS FOUND FOR 13 MAPS 6 TO BE OUT OF POSITION (COMPARING TO FILED MAP), AND ARE STILL SHOWN HEREON AS EVIDENCE. SEE NOTE 7 ABOVE FOR EXPLANATION.
9. CHAIN LINK AND WOOD WIRE FENCES EXIST ALONG THE WESTERN BOUNDARY LINE (4 RM 19 - LOTS 123, 124, AND 125) AND EXIST IN CLOSE PROXIMITY TO THE BOUNDARY ESTABLISHED BY THE FOUND POINTS. A NEWER 6' WOOD FENCE HAS BEEN PLACED AT 1.8' INSIDE THE OLDER EXISTING CHAIN LINK AND WOOD WIRE FENCES FOR WHAT APPEARS AS A PRIVACY FENCE.
10. THE BOUNDARY OF THE PARCEL MAP IN ERROR (PM 019 PG. 36) IS DELINEATED ON SHEET 2 OF 2. ITS VALUE IS TO SHOW EVIDENCE OF THE LOCATION OF THE LOT LINE BETWEEN PARCEL 1 AND 2 AS SHOWN ON THE ORIGINAL PARCEL MAP IN ERROR. FOR FURTHER INFORMATION REFER TO NOTE 1 ABOVE.

BASIS OF BEARINGS

BASIS OF BEARINGS ARE THE FOUND MONUMENTS MARKING THE CENTERLINE CALETA AVENUE AS SHOWN ON THE RECORD OF SURVEY FILED AT THE MARIN COUNTY RECORDERS OFFICE AS 2013 MAPS 186 BEARING TAKEN AS S83°00'00"E

COUNTY RECORDERS STATEMENT

FILED THIS 19 DAY OF JUNE, 2020, AT 9:21 AM. IN BOOK 2020 OF MAPS AT PAGE 162 AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS

SERIAL NO. 2020-0075604 FEE: \$86.00

Shelby Scott COUNTY RECORDER BY DEPUTY A.R. Roberts

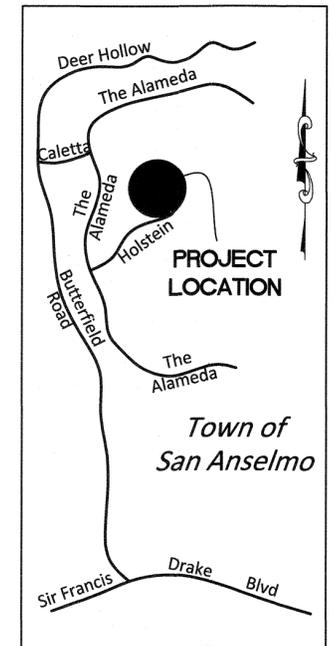
SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT AT THE REQUEST OF TANIA RHOADS & DAVID GOLTZ IN MARCH OF 2019.

BRIAN L. STOCKINGER, P.L.S. 6995

JUNE 10, 2020

DATE



VICINITY MAP nts

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 15th DAY OF JUNE, 2020

TRACY W. PARK, PLS 8176 COUNTY SURVEYOR

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



RECORD OF SURVEY

PARCEL 2 AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP OF THE LANDS OF GOLTZ, 3458 O.R. 524, SAN ANSELMO, MARIN COUNTY, CALIFORNIA" FILED NOVEMBER 2, 1979 IN VOLUME 17 OF MAPS PAGE 36

TOWN OF SAN ANSELMO, COUNTY OF MARIN, CALIFORNIA

JUNE, 2020

BLS SURVEYING & MAPPING

BRIAN L. STOCKINGER PLS 6995 1531 GRANDVIEW AVE., MARTINEZ, CA 94553 (925)451-1644(C) goodsurveys6995@pacbell.net

RECORD OF SURVEY

PARCEL 2 AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP OF THE LANDS OF GOLTZ, 3458 O.R. 524, SAN ANSELMO, MARIN COUNTY, CALIFORNIA" FILED NOVEMBER 2, 1979 IN VOLUME 17 OF MAPS PAGE 36

TOWN OF SAN ANSELMO, COUNTY OF MARIN, CALIFORNIA

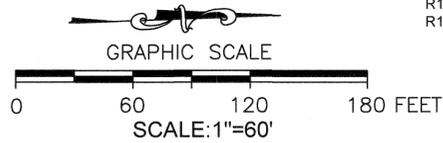
JUNE, 2020

NOTES

- ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- ALL TIES SHOWN HEREON ARE PERPENDICULAR UNLESS SHOWN OTHERWISE
- DATE OF FIELD SURVEY: NOVEMBER 10, 2018

CURVE DATA

C1	R=261.91' Δ=26°38'10" L=121.76' R3
C2	R=40.00' Δ=185°07'20" L=129.24' R3
C3	R=63.29' Δ=64°35'20" L=71.35' R3
C4	R=149.83' Δ=26°43'00" L=69.86' R3
C5	R=100.00' Δ=76°29'30" L=133.50' R3
C6	R=125.00' Δ=32°30'30" L=70.92' R3
C7	R=91.40' Δ=55°28'53" L=88.51' C
	R=91.40' Δ=55°29'00" L=88.51' R3

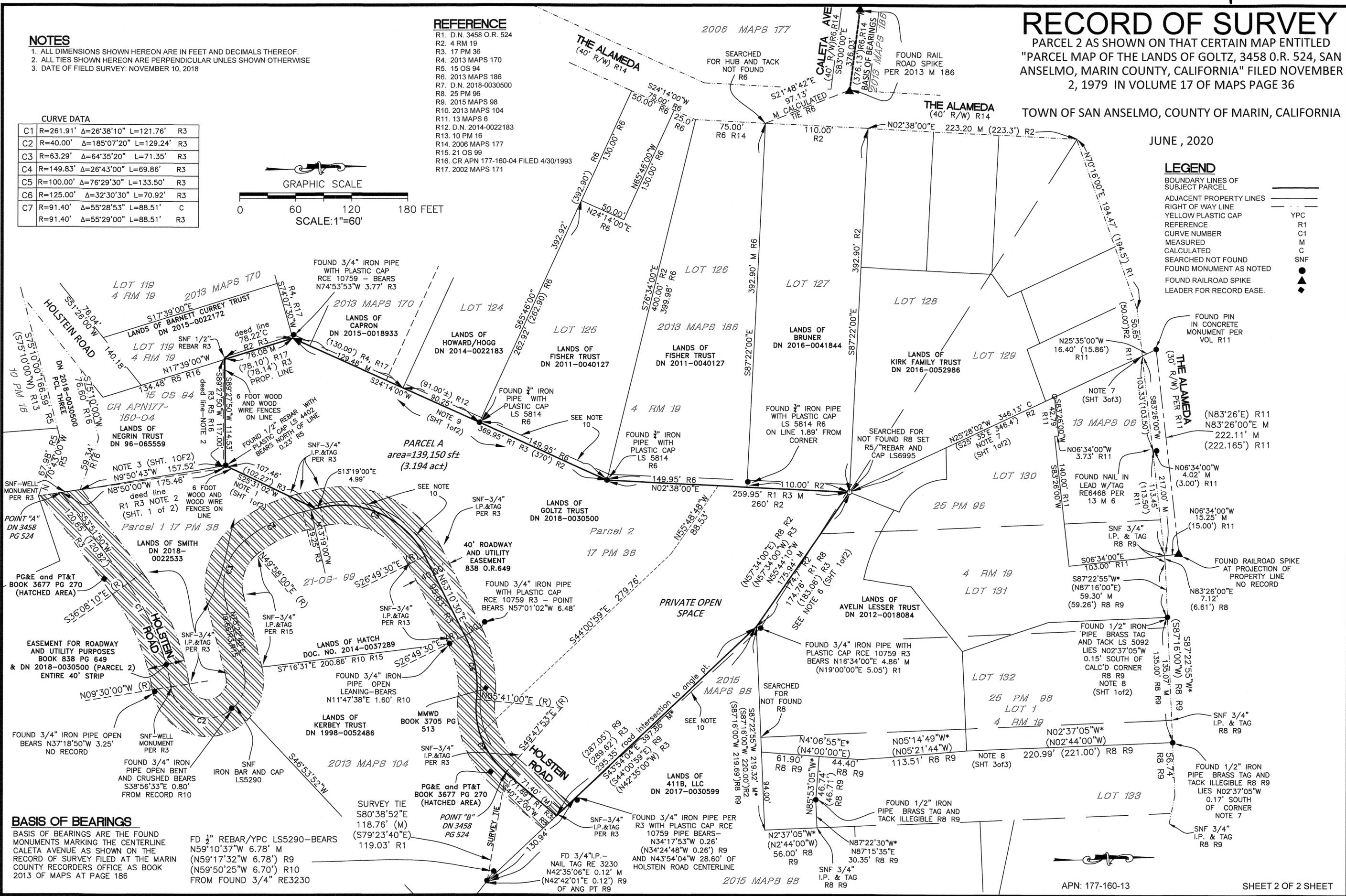


REFERENCE

- D.N. 3458 O.R. 524
- 4 RM 19
- 17 PM 36
- 2013 MAPS 170
- 15 OS 94
- 2013 MAPS 186
- D.N. 2018-0030500
- 25 PM 96
- 2015 MAPS 98
- 2013 MAPS 104
- 13 MAPS 6
- D.N. 2014-0022183
- 10 PM 16
- 2006 MAPS 177
- 21 OS 99
- CR APN 177-160-04 FILED 4/30/1993
- 2002 MAPS 171

LEGEND

- BOUNDARY LINES OF SUBJECT PARCEL
- ADJACENT PROPERTY LINES
- RIGHT OF WAY LINE
- YELLOW PLASTIC CAP
- REFERENCE
- CURVE NUMBER
- MEASURED
- CALCULATED
- SEARCHED NOT FOUND
- FOUND MONUMENT AS NOTED
- FOUND RAILROAD SPIKE
- LEADER FOR RECORD EASE.



BASIS OF BEARINGS

BASIS OF BEARINGS ARE THE FOUND MONUMENTS MARKING THE CENTERLINE CALETA AVENUE AS SHOWN ON THE RECORD OF SURVEY FILED AT THE MARIN COUNTY RECORDERS OFFICE AS BOOK 2013 OF MAPS AT PAGE 186

FD 1/2" REBAR/YPC LS5290-BEARS
 N59°10'37"W 6.78' M
 (N59°17'32"W 6.78') R9
 (N59°50'25"W 6.70') R10
 FROM FOUND 3/4" RE3230