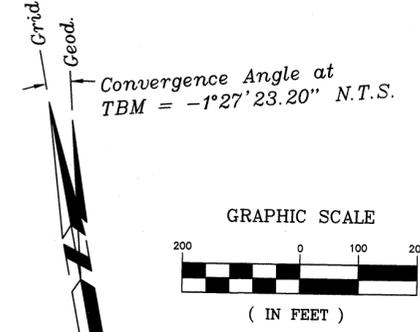


All distances are in grid feet and decimals thereof.
Multiply Grid Distances by 1.00004281 to Obtain Ground Distances

GPS COORDINATES (U.S. Survey Feet) (Published by the National Geodetic Survey)				Horiz. Accuracy (95% Conf)
Station	Northing	Easting	Height(Ellip.)	
P183	2310922.17	5824684.26	35.80	0.004
P196	2302865.96	5918126.02	298.71	0.004
P198	2288031.43	5956599.73	-13.45	0.006
CASR	2354787.75	5918120.33	39.28	0.005
TIBB	2152696.66	5999690.58	-67.47	0.005

GPS COORDINATES (U.S. Survey Feet) (Based on Field Measurements)				Horiz. Accuracy (95% Conf)
Station	Northing	Easting	Height(ortho)	
TBM	2247386.42	5877591.62	8.428	0.052



REFERENCES

- ()1 Unfiled Survey Titled, "Survey of Southwest Boundary of Rancho Nicasio Along Westerly Line of R.C.A. Property Also Line of Tideland Survey #233", by J.C. Oglesby, Job #7883, dated June 1947
- ()2 Unfiled Survey Titled, "Tideland Parcel on Tomales Bay", by Eugene Lockton, Job #S-2534, dated July 1959
- ()3 Unfiled Survey Titled, "Tideland Parcel on Tomales Bay", by Eugene Lockton, Job #S-2564, dated October 1959
- ()4 Unfiled Survey Titled, "Right-of-Way Record Map", Marin County, Route 1, Section P.M. 36.4 to 37.0, Sheets 36 through 38, drafted 1962. Located at CalTrans District 04.
- ()5 2009 RS 073, filed 05/08/2009
- ()6 I.N. 2005-0009017, recorded 02/07/2005
- ()7 I.N. 2008-0027741, recorded 06/12/2008
- ()8 1318 O.R. 428, recorded 10/20/1959
- ()9 I.N. 2020-0015608, recorded 04/21/2020
- ()10 I.N. 2020-0015607, recorded 04/21/2020

NOTE

Boundary evidence collected on/between 03/16/2017 & 03/25/2020

The owners of the unfiled historical archives referenced hereon have asserted copyright and have required me to agree not to disseminate copies to anyone. The relevant data used from those historical documents has been transcribed onto this Record of Survey for other surveyors' consideration. The archives of J.C. Oglesby, are available for review at the Anne T. Kent California Room, part of the Marin County Free Library.

The historical archives of Hool & Lockett are controlled by David Contreras of Novato. The historical archives of Eugene Lockton, L.S. 2535 are owned by Phillip Danskin, PLS 4794. Please contact the owner of the archives to obtain access to these documents.

The Condition of Title Guarantees reviewed during the course of this survey were provided by Stewart Title Guaranty Co., dated March 20, 2017; Guarantee Number: G-2921-00000873 for Joan E. Carlson & Guarantee Number: G-2921-00000875 for Robert J. Evans.

Mean High & Mean Low Water Elevations were determined from Arena Cove and Point Reyes NOAA Tide Station Data. Station#9415020 (Point Reyes) MHW EL = 5.08' (NAVD88); Station#9416841 (Arena Cove) MHW EL = 5.07 (NAVD88).

The B-Monuments & Property Monuments were tied with RTK GPS from a Base Station on Site.

The GPS data was collected using the Javad Triumph-1M Receiver and the Triumph-L rover.

BASIS OF BEARINGS

The Coordinates and Bearings shown hereon are based upon the California Coordinate System of 1983, CCS83, Zone 3, (2010.00) in accordance with the California Public Resources Code Sections 8801-8819; said coordinates and bearings are based locally upon field-observed ties to the following California Spatial Reference Network Stations: CASR, TIBB, P183, P196, & P198.

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 Joan E. Carlson in March 2017, and Geoff Sears in March 2020.
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 6th day of July, 2020.
Tracy W. Park, PLS 8176, County Surveyor



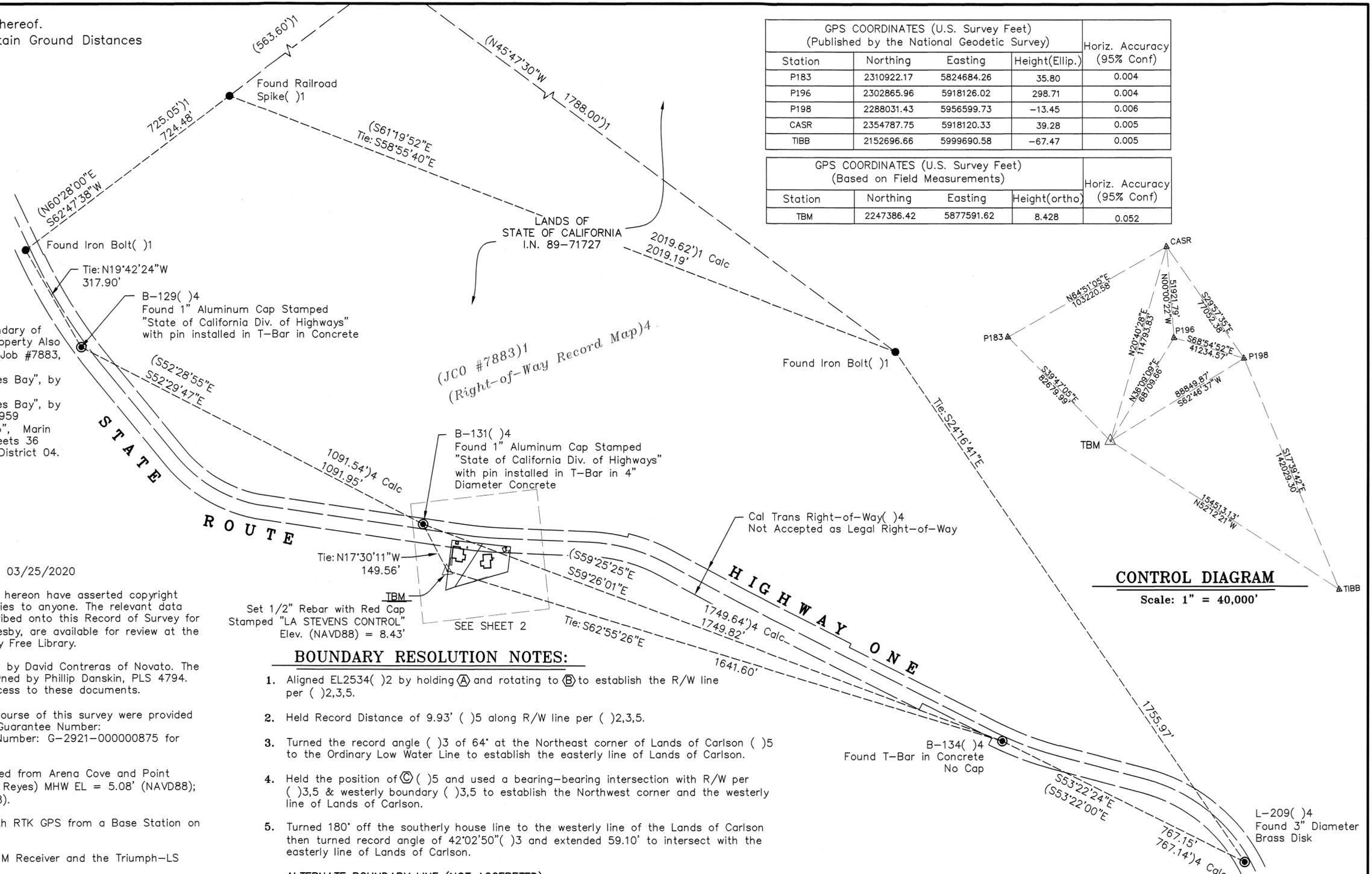
By Deputy

RECORDER'S STATEMENT

Filed this 10 day of JULY, 2020 at 2:33 A.m. in Book 2020 of Maps, Page 168, at the request of Marin County Department of Public Works.
Serial No. 2020-0029576 Fee: \$86.00
Shelly Scott County Recorder
A.R. Roberts Deputy Recorder
AP 106-301-04,05

RECORD OF SURVEY
LANDS OF
CARLSON FAMILY TRUST
& QUE SERA SERA, LLC.
(IN 2008-0027741 & IN 2018-0021449)

MARSHALL MARCH 2020
STATE OF CALIFORNIA SCALE: 1" = 200'
L.A. Stevens & Associates, Inc.
Professional Land Surveyors * (415) 382-7713
7 Commercial Blvd. Suite 1 * Novato, California 94949
Drawing No. 171798fld.dwg
Sheet 1 Of 2



CONTROL DIAGRAM

Scale: 1" = 40,000'

BOUNDARY RESOLUTION NOTES:

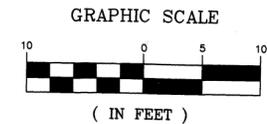
1. Aligned EL2534()2 by holding (A) and rotating to (B) to establish the R/W line per ()2,3,5.
2. Held Record Distance of 9.93' ()5 along R/W line per ()2,3,5.
3. Turned the record angle ()3 of 64° at the Northeast corner of Lands of Carlson ()5 to the Ordinary Low Water Line to establish the easterly line of Lands of Carlson.
4. Held the position of (C) ()5 and used a bearing-bearing intersection with R/W per ()3,5 & westerly boundary ()3,5 to establish the Northwest corner and the westerly line of Lands of Carlson.
5. Turned 180° off the southerly house line to the westerly line of the Lands of Carlson then turned record angle of 42°02'50" ()3 and extended 59.10' to intersect with the easterly line of Lands of Carlson.

ALTERNATE BOUNDARY LINE (NOT ACCEPTED)

1. Turned 180° off the southerly house line to the westerly boundary then turned record angle and distance of 42°02'50" for 57.72' ()3 field notes to determine possible point on J. Carlson Trust easterly boundary.
2. Inversed between this derived point and the Northeast corner of Lands of Carlson to establish the alternate boundary resolution for the easterly line of Lands of Carlson.

All measured distances are in grid feet and decimals thereof.
Multiply Grid Distances by 1.00004281 to Obtain Ground Distances.

State Highway Route 1



LANDS OF Clumber Spaniel 1031, LLC
(D.N. 2019-0007752)

LANDS OF J. CARLSON TRUST
(I.N. 2008-0027741)7

LANDS OF Que Sera Sera, LLC
(I.N. 2018-0021449)
formerly LANDS OF EVANS TRUST
(I.N. 2005-0009017)6

Easement Line Table		
Line #	Length	Direction
L1	31.82'	S28°26'04"W (S21°31'26"W)9
L2	49.8±	S16°01'14"W
L3	47.31'	S81°42'00"W

LEGEND

- Found 60D Spike, Accepted as Conc. Nail ()2,3,5 U.N.O.
- ⊙ Found CalTrans ROW T-Bar Monument Set in Concrete ()4, U.N.O.
- Set 5/8" Rebar & Punched Aluminum Cap, Stamped "L.A. Stevens, PLS6649"
- NTS Not to Scale
- SNF Searched Area Nothing Found
- UNO Unless Noted Otherwise
- Edge of Asphalt Concrete Pavement
- Wood Fence
- TBM Temporary Benchmark
- △ Random Survey Control Point
- O.R. Deed recorded in Book of Official Records, Marin County Records.
- RS Record of Survey filed in Official Surveys prior to 1998 & in Book of Maps in 1998 and thereafter
- I.N. Instrument Number
- Calc Calculated per Record Map

NOTE

Record dimensions per ()3 shown on the plot do not agree with the field notes. Where these discrepancies were found, the field notes were given precedence.

RECORD OF SURVEY
LANDS OF
**CARLSON FAMILY TRUST
& QUE SERA SERA, LLC.**
(IN 2008-0027741 & IN 2018-0021449)

MARSHALL MARCH 2020 STATE OF CALIFORNIA
SCALE: 1" = 10'
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