

NOTES
1. ALL DISTANCES & DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. ALL TIES SHOWN ARE 90° UNLESS OTHERWISE NOTED.
3. DATE OF SURVEY: 5/31/2020 & 6/10/2020

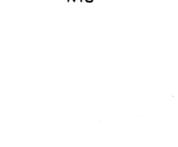
LEGEND
SET 1/2" IRON PIPE & YELLOW PLASTIC PLUG, STAMPED "PLS 8659"
SET BRASS NAIL & BRASS TAG, STAMPED "PLS 8659", IN LEAD PLUG, IN CONCRETE DRIVEWAY
FOUND 5/8" REBAR & YELLOW CAP, STAMPED "PLS 7950", PER R8

DOCUMENT REFERENCES
R1 2 RM 9, MCR, FILED 8-26-1904
R2 4 RM 5, MCR, FILED 7-11-1911
R3 2 OS 203, FILED 11-06-1959
R4 13 RM 37, MCR, FILED 9-07-1965
R5 17 OS 20, FILED 6-25-1981
R6 2000 MAPS 92, MCR, FILED 5-08-2000
R7 CORNER RECORD, DOC NO. 100-123-28, FILED 3-03-2009
R8 CORNER RECORD, DOC NO. 100-121-16, FILED 6-21-2010
R9 CORNER RECORD, AGENCY INDEX DPW 18-016, DOC NO. 100-261-25, FILED 10-29-2018
R10 DN 2019-0041743, MCR, DERBY TO SCHINDLER, RECORDED 11-05-2019

BOUNDARY NOTES

- 1 6X6 CONCRETE MONUMENTS, SET PER R3 TO REFERENCE AND REBUILD IRON MONUMENTS ACCEPTED AS ORIGINAL PINS SET PER R2 AT THE INTERSECTION OF THE CENTERLINE OF OCEAN VIEW AVENUE WITH THE CENTERLINES OF CLIFF STREET AND PARK AVENUE, WERE REBUILT PER R7 IN FEBRUARY OF 2009.
2 THE RECORD LENGTHS OF THE PERPENDICULAR TIES FROM THE ABOVE-MENTIONED CENTERLINE INTERSECTIONS TO THE NORTHERLY LINE OF BLOCK J OF R2, PER THE RECTIFIED MAP SHOWN BELOW, WERE HELD TO DETERMINE POINTS E & F FROM WHICH TO PRORATE THIS LINE BETWEEN. USING THIS LINE AS A CLOSING LINE FOR THE SIDELINES RESOLVED IN 1 ABOVE, DETERMINED SIDELINE LENGTHS THAT MATCHED WELL WITH RECORD LENGTHS PER THE RECTIFIED MAP SHOWN BELOW.
3 THE RESOLVED WESTERLY LINE OF LOT 6 FITS WELL WITH THE POSITION OF THE BACK OF A RETAINING WALL ON LOT 5.
4 PER MAPPING PERFORMED DURING THIS SURVEY, AND GOOGLE EARTH IMAGES, IT IS CLEAR THAT SOME OF THE HOUSES IN BLOCK J, EAST OF THE SUBJECT PARCEL, ARE ASKEW OF THE ALIGNMENT OF THE HOUSE ON THE SUBJECT PARCEL, THOSE WESTERLY OF IT, AND THE TWO MOST EASTERLY HOUSES IN THE BLOCK, THE WESTERLY SIDELINE OF LOT 10, THOUGH WITHIN THE SPAN OF THE PRORATION APPLIED IN THIS SURVEY, MAY BE FOUND TO HAVE AN ALTERNATE POSITION WHEN ALL THE AVAILABLE EVIDENCE EAST OF PARK AVENUE IS CONSIDERED, OR WHEN THE FACT THAT R6 APPEARS TO HAVE BEEN RELIED UPON FOR SOME IMPROVEMENT WORK, AND THEREFORE, IT IS NOT SHOWN AS RESOLVED PER THIS SURVEY.
5 THIS SURVEY ALSO FINDS, IN AGREEMENT WITH R5 & R6, THAT THE DILLON'S BEACH SUBDIVISION NO. 2 (R3) IS SENIOR TO R4, AND THAT R4 SHOWS NO DOCUMENTATION OF ANY EVIDENCE FOUND THAT LED TO THE ESTABLISHMENT OF ITS EXTERIOR BOUNDARY. THE DEED FOR APN 100-100-30 (DN 1999-0072481, MCR, THE PARCEL TO THE WEST OF THE OCEANA MARIN SUBDIVISION ALONG THE COMMON BOUNDARY OF OCEANA MARIN AND DILLON'S BEACH SUBDIVISION NO. 2) CONTAINS A LEGAL DESCRIPTION THAT DESCRIBES A LARGE PARENT PARCEL FOR THIS PARCEL THAT HAS A CALL "TO THE FENCE ON THE NORTH LINE OF THE LANDS FORMERLY GEO DILLON", AND THEN STATES SEVERAL CALLS ALONG THAT FENCE. BOTH R1 & R2 DEPICT THE NORTHERLY LINE OF DILLON'S BEACH AS RUNNING ALONG A FENCE IN THE FIRST DECADE OF THE 1900'S, AS STATED ON R6, NO ORIGINAL MONUMENTATION WAS FOUND ALONG THIS SUBDIVISION LINE, AND THE OCCUPATIONAL EVIDENCE IS INCONCLUSIVE. THE LINE WAS RESOLVED PER 1 ABOVE.

DETAIL "A"



BASIS OF BEARINGS

THE BEARING NORTH 86°19'54" EAST AS MEASURED BETWEEN FOUND MONUMENTS IN THE CENTERLINE OF OCEAN VIEW AVENUE AS SHOWN ON 2000 MAPS 92, MARIN COUNTY RECORDS, ALL BEARINGS HEREIN MENTIONED ARE RELATED THERETO

RIGHT OF WAY NOTE

THE 12 FOOT RIGHT OF WAY HALF-WIDTHS SHOWN HEREON ARE PER R2, WHICH DEPICTS MONUMENTS, THOUGH NOT EXPLICITLY SHOWN ON THE CENTERLINE OF THE RIGHTS OF WAYS, SET AT EVERY RIGHT OF WAY INTERSECTION OR ANGLE POINT.

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 JUDY SCHINDLER IN MARCH OF 2020

DEAN J. BARBERIO, P.L.S. 8659
9-30-2020



COUNTY SURVEYOR'S STATEMENT

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

THIS 8th DAY OF OCTOBER 2020.

TRACY W. PARK, PLS 8176 COUNTY SURVEYOR

DAVID O. KNELL, PLS 5301 DEPUTY COUNTY SURVEYOR



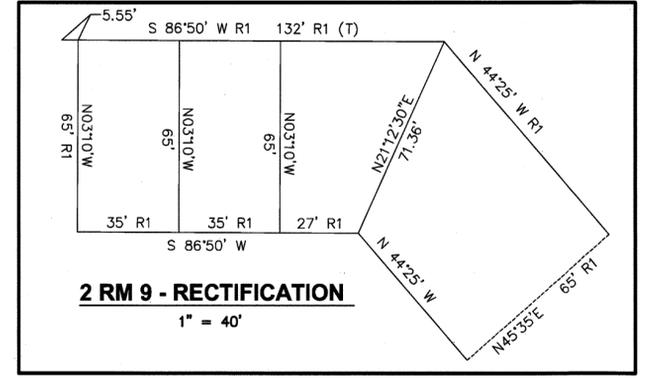
COUNTY RECORDER'S CERTIFICATE

FILED THIS 16th DAY October 2020, AT 9:05 A.M.

IN BOOK 2020 OF MAPS AT PAGE 254 AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS

DOC. NO. 2020-0050026 FEE PAID \$84.00

SHELLEY SCOTT COUNTY RECORDER
Candolagan DEPUTY



RECORD OF SURVEY

OF THE LANDS OF SCHINDLER, AS DESCRIBED BY GRANT DEED RECORDED UNDER DOCUMENT NUMBER 2019-0041743, MARIN COUNTY RECORDS, ALSO BEING LOT 9 IN BLOCK J AS SHOWN ON THAT CERTAIN MAP ENTITLED "SUBDIVISION NO. 2 DILLON'S BEACH, MARIN COUNTY, CALIFORNIA" FILED IN BOOK 4 OF MAPS AT PAGE 5, MARIN COUNTY RECORDS

COUNTY OF MARIN DILLON BEACH STATE OF CALIFORNIA
APN 100-121-05

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
PETALUMA THEATRE SQUARE
140 SECOND STREET, SUITE 312
PETALUMA, CALIFORNIA 94952
707-762-3122 FAX 707-762-3239

PLOT DATE: 2020.09.10
J./SCHINDLER/DWG