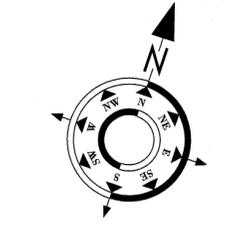


- LEGEND**
- B.O.B. BASIS OF BEARINGS
  - DOC. NO. DOCUMENT NUMBER
  - FD FOUND
  - N.T.S. NOT TO SCALE
  - U.O. UNKNOWN ORIGIN
  - RM RECORD MAPS
  - R/W RIGHT-OF-WAY
  - (C) CALCULATED
  - INDICATES RECORD REFERENCE
  - FOUND IRON PIPE AS NOTED
  - ⊗ FOUND TACK & TAG AS NOTED
  - SET 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK "LS 7735"
  - ⊗ SET TACK & TAG "LS 7735"
  - SUBJECT BOUNDARY LINE
  - ADJOINING LOT LINE / RIGHT-OF-WAY LINE
  - - - SURVEY TIE LINE



**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 NICHOLAS GHIRARDELLI AND ASHLEY MANGUS IN JUNE, 2020.

*Troy J. Erickson*  
TROY J. ERICKSON, P.L.S. #7735



**COUNTY SURVEYOR'S STATEMENT:**

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 28<sup>th</sup> DAY OF DECEMBER, 2020.

TRACY W. PARK, PLS 8176  
COUNTY SURVEYOR

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



**RECORDER'S STATEMENT:**

FILED THIS 14<sup>TH</sup> DAY OF JANUARY, 2021 AT 9:05 A.M.  
IN BOOK 2021 OF MAPS, AT PAGE 1 AT THE REQUEST OF  
TROY J. ERICKSON AND MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

*Shelby Scott*  
COUNTY RECORDER

\$84-  
FEE

*WJ*  
DEPUTY COUNTY RECORDER

2021-002836  
SERIAL NO.

**RECORD OF SURVEY**

OF THE LANDS OF NICHOLAS GHIRARDELLI AND ASHLEY MANGUS, AS SAID LANDS ARE DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JUNE 3, 2020 AS DOCUMENT NUMBER 2020-0022153, MARIN COUNTY RECORDS, BEING A PORTION OF LOT 23, AS SHOWN ON THAT CERTAIN MAP ENTITLED "WINSHIP PARK," FILED FOR RECORD ON DECEMBER 13, 1912 IN BOOK 4 OF MAPS AT PAGE 32A IN THE OFFICE OF THE RECORDER OF MARIN COUNTY AND BEING A PORTION OF LOT G, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF LOTS 21-A AND 22, BLOCK 14, OF AMENDED MAP OF WINSHIP PARK", FILED FOR RECORD ON JUNE 6, 1916 IN BOOK 4 OF MAPS AT PAGE 100, IN THE OFFICE OF THE RECORDER OF MARIN COUNTY.

TOWN OF ROSS MARIN COUNTY CALIFORNIA  
NOVEMBER 2020

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N29°00'00"W	0.30'
L2	S71°30'00"W	18.00'
L3	S03°48'05"W(6)	30.00'(6)
L4	S12°59'47"E(4) S12°58'36"E(6) S12°58'35"E(7)	35.78'(4) 35.80'(6)

**CURVE TABLE**

NO.	RADIUS	DELTA	LENGTH
C1	73.686'(7)	29°42'08"(7)	38.20'(7)
C2	73.686'	31°17'52"	40.25'
C3	70.00'	34°59'24"	42.75'
C4	70.00'	20°30'36"	25.06'
C5	140.00' (6)(7)	12°22'30" (6)(7)	30.24' (30.238') (4)(6)(7)
C6	75.00' (6)(7)	13°04'40" (6)(7)	17.12' (17.119') (4)(6)(7)
C7	85.00'	4°43'07"(7)	7.00'(7)

- RECORD REFERENCES**
- (1) DOC. NO. 2020-0022153
  - (2) "WINSHIP PARK" 4 RM 32A
  - (3) "AMENDED MAP OF WINSHIP PARK" 4 RM 95
  - (4) "SUBDIVISION OF LOTS 21A AND 22, BLOCK 14 OF AMENDED MAP OF WINSHIP PARK" 4 RM 100
  - (5) RECORD OF SURVEY, 15 SURVEYS 86
  - (6) RECORD OF SURVEY, 25 SURVEYS 4
  - (7) RECORD OF SURVEY, 1999 MAPS 125

**BASIS OF BEARINGS**  
THE CALCULATED BEARING SOUTH 68°11'37" WEST, BETWEEN THE FOUND IRON PIPE AT THE NORTHWEST CORNER OF LOT C, IN BLOCK 14 AND THE FOUND IRON PIPE AT THE SOUTHEAST CORNER OF THE "HARVEY JOHNSON" PARCEL, ALL AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON JULY 16, 1999 IN BOOK 1999 OF MAPS AT PAGE 125, IN THE OFFICE OF THE RECORDER OF MARIN COUNTY, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

- NOTES:**
1. THIS SURVEY IS BEING FILED IN ACCORDANCE WITH SECTION 8762 (b) OF THE PROFESSIONAL LAND SURVEYORS' ACT.
  2. ALL DISTANCES AND DIMENSIONS HEREON ARE IN FEET AND DECIMALS THEREOF.
  3. DIMENSIONAL TIES TO IMPROVEMENTS ARE 90° TO THE PROPERTY LINES.
  4. IN OR OUT AS SHOWN ON THIS SURVEY INDICATE THE DISTANCE INSIDE OR OUTSIDE THE SUBJECT PROPERTY.
  5. DATES OF FIELD SURVEY: JUNE 25 AND 29, 2020, JULY 21, 2020, AUGUST 19, 2020



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